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Consider approval of the minutes from the December 18, 2017 regular city council meeting, and take any action necessary

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Z2017-054 - Consider a City initiated zoning request for the approval of an ordinance amending Article IX, Tree Preservation, of the Unified Development Code [Ordinance No. 04-38] for the purpose of making general corrections and clarifications to the code, and take any action necessary (2nd Reading).

Ord #18-01 34

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Z2017-056 - Consider a City initiated zoning request for the approval of an ordinance amending Section 6.2, Public Hearing Postponement, Recess and Continuations, of Article II, Authority and Administrative Procedures, of the Unified Development Code [Ordinance No. 04-38] for the purpose of amending the time period for postponing or continuing a public hearing, and take any action necessary (2nd Reading).

Ord #18-02 44

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Z2017-057 - Consider a City initiated zoning request for the approval of an ordinance amending Section 2.1.11, Utilities, Communications and Transportation, of Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of changing the antenna standards to allow replacement telecommunications towers in excess of 125-feet by Specific Use Permit (SUP), and take any action necessary (2nd Reading).

Ord #18-03 48

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Z2017-058 - Consider a City initiated zoning request for the approval of an ordinance amending Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of creating a land use and use standards for the Food Truck/Trailer land use, and take any action necessary (2nd Reading).

Ord #18-04 56

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Z2017-060 - Consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of an ordinance for a zoning change from Agricultural (AG) District to a Heavy Commercial (HC) District for a 3.227-acre parcel of land identified as Lot 3, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of Mims Road and Sids Road, and take any action necessary (2nd Reading).

Ord #18-05 61

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Z2017-061 - Consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of an ordinance amending Specific Use Permit (SUP) No. 174 (S-174) [Ordinance No. 17-45] being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary (2nd Reading).
Ord #18-06 66
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Z2017-062 - Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company for the approval of an ordinance for a Specific Use Permit (SUP) for a hotel on a 2.166-acre parcel of land identified as Lot 2A of the Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located southwest of the intersection of Summer Lee Drive and Horizon Road [FM-3097], and take any action necessary (2nd Reading).
Ord #18-07 74
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P2017-069 - Consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a amending plat for Phase 1 of the Somerset Park Subdivision, containing 152 single-family residential lots on a 56.247-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Blocks 1-12, of the Somerset Park Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.
P2017-069 82
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P2017-071 - Consider a request by Jeremy Upton for the approval of a final plat for Lot 1, Block A, Epton Addition being a 4.95-acre tract of land identified as Tracts 18 & 19 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2075 Airport Road, and take any action necessary.
P2017-071 90
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P2017-072 - Consider a request by James Zaferis on behalf of Pete Koulos of Astrocheif Texas LLC (DBA Pegasus Food) for the approval of a replat for Lot 6, Block C, Rockwall Technology Park being a 8.482-acre parcel of land identified as Lot 5, Block C, Rockwall Technology Park, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1635 Innovation Drive, and take any action necessary.
P2017-072 95

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P2017-073 - Consider a city initiated request for the approval of a final plat for Lots 1, 2 & 3, Block A, Fannin Addition being a 4.01-acre tract of land identified as a portion of Lot AA, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Fannin Street south of the intersection of Fannin Street and Heath Street, and take any action necessary.
P2017-073 100
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Consider approval of an ordinance amending the Code of Ordinances in Chapter 4, Alcoholic Beverages, Article II. Permits, Sections 4-23 and 4-25 to provide for a fee schedule in accordance with current fees prescribed by the TX Alcoholic Beverage Commission and to repeal the local Biennial Administrative Processing Fee, and take any action necessary. (1st Reading)
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Appointment with Park Board Chairman Brad Bassett to hear Park Board recommendation(s) regarding potential capital improvement projects associated with future bond program and take any action necessary.
Memo 109
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Z2017-059 - Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an ordinance amending Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary (1st Reading) [Postponed to February 5, 2017].
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Z2017-063 - Discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an ordinance amending Planned Development District 82 (PD-82) for the purpose incorporating an additional 98.341-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 179.831-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary (2nd Reading).

Ord. #18-08 114

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Z2017-064 - Discuss and consider a request by Robert Rash for the approval of an ordinance for a Specific Use Permit (SUP) allowing a detached garage that does not meeting the minimum masonry requirements on a 1.144-acre parcel of land identified as Lot 8, Block A, Grady Rash Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 4 Soapberry Lane, and take any action necessary (2nd Reading).

Ord. 18-09 130

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SP2017-040 - Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of variances in conjunction with an approved site plan for a gas station and strip retail center on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

SP2017-040 137

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MIS2017-017 - Discuss and consider a special request by Steven J. Goldberg of Cogent Realty Advisors, LLC for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of a single-family home on a 0.0172-acre tract of land identified as a portion of Lot 53 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the northwest corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

MIS2017-017 149

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MIS2017-018 - Discuss and consider a request by Peter Muhl of Rockwall Habitat for Humanity for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of two (2) single-family homes on a 0.22-acre parcel of land identified as Lot I, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 801 Lamar Street, and take any action necessary.
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AGENDA
ROCKWALL CITY COUNCIL
Tuesday, January 02, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

1. Hold a work session to consider potential capital improvement projects associated with future bond election.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible sale or lease of real property / land in the vicinity of Heath Street and Fannin Street pursuant to Section §551.072 (Real Property).
2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Tuesday, January 02, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER MACALIK

VIII. OPEN FORUM

IX. CONSENT AGENDA

p.13 **1.** Consider approval of the minutes from the December 18, 2017 regular city council meeting, and take any action necessary

p.34 **2.** **Z2017-054** - Consider a City initiated zoning request for the approval of an **ordinance** amending Article IX, Tree Preservation, of the Unified Development Code [Ordinance No. 04-38] for the purpose of making general corrections and clarifications to the code, and take any action necessary **(2nd Reading).**

p.44 **3.** **Z2017-056** - Consider a City initiated zoning request for the approval of an **ordinance** amending Section 6.2, Public Hearing Postponement, Recess and Continuations, of Article II, Authority and Administrative Procedures, of the Unified Development Code [Ordinance No. 04-38] for the purpose of amending the time period for postponing or continuing a public hearing, and take any action necessary **(2nd Reading).**

p.48 **4.** **Z2017-057** - Consider a City initiated zoning request for the approval of an **ordinance** amending Section 2.1.11, Utilities, Communications and Transportation, of Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of changing the antenna standards to allow replacement telecommunications towers in excess of 125-feet by Specific Use Permit (SUP), and take any action necessary **(2nd Reading).**

p.56 **5.** **Z2017-058** - Consider a City initiated zoning request for the approval of an **ordinance** amending Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of creating a land use and use standards for the Food Truck/Trailer land use, and take any action necessary **(2nd Reading).**

p.61 **6.** **Z2017-060** - Consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of an **ordinance** for a zoning change from Agricultural (AG) District to a Heavy Commercial (HC) District for a 3.227-acre parcel of land identified as Lot 3, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of Mims Road and Sids Road, and take any action necessary **(2nd Reading).**

p.66 **7.** ***Z2017-061*** - Consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of an **ordinance** amending Specific Use Permit (SUP) No. 174 (S-174) [Ordinance No. 17-45] being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary **(2nd Reading).**

p.74 **8.** ***Z2017-062*** - Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company for the approval of an **ordinance** for a Specific Use Permit (SUP) for a hotel on a 2.166-acre parcel of land identified as Lot 2A of the Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located southwest of the intersection of Summer Lee Drive and Horizon Road [FM-3097], and take any action necessary **(2nd Reading).**

p.82 **9.** **P2017-069** - Consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a amending plat for Phase 1 of the Somerset Park Subdivision, containing 152 single-family residential lots on a 56.247-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Blocks 1-12, of the Somerset Park Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

p.90 **10.** **P2017-071** - Consider a request by Jeremy Upton for the approval of a final plat for Lot 1, Block A, Epton Addition being a 4.95-acre tract of land identified as Tracts 18 & 19 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2075 Airport Road, and take any action necessary.

p.95 **11.** **P2017-072** - Consider a request by James Zaferis on behalf of Pete Koulos of Astrocheif Texas LLC (DBA Pegasus Food) for the approval of a replat for Lot 6, Block C, Rockwall Technology Park being a 8.482-acre parcel of land identified as Lot 5, Block C, Rockwall Technology Park, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1635 Innovation Drive, and take any action necessary.

p.100 **12.** **P2017-073** - Consider a city initiated request for the approval of a final plat for Lots 1, 2 & 3, Block A, Fannin Addition being a 4.01-acre tract of land identified as a portion of Lot AA, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Fannin Street south of the intersection of Fannin Street and Heath Street, and take any action necessary.

p.105 **13.** Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 4, Alcoholic Beverages, Article II. Permits, Sections 4-23 and 4-25 to provide for a fee schedule in accordance with current fees prescribed by the TX Alcoholic Beverage Commission and to repeal the local Biennial Administrative Processing Fee, and take any action necessary. **(1st Reading)**

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

p.109 **2.** Appointment with Park Board Chairman Brad Bassett to hear Park Board recommendation(s) regarding potential capital improvement projects associated with future bond program and take any action necessary.

XI. PUBLIC HEARING ITEMS

p.111 ***1.*** **Z2017-059** - Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an **ordinance** amending Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary **(1st Reading)** ***[Postponed to February 5, 2017].***

XII. ACTION ITEMS

p.114 **1.** **Z2017-063** - Discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an **ordinance** amending Planned Development District 82 (PD-82) for the purpose incorporating an additional 98.341-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 179.831-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary **(2nd Reading).**

p.130 **2.** **Z2017-064** - Discuss and consider a request by Robert Rash for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a detached garage that does not meeting the minimum masonry requirements on a 1.144-acre parcel of land identified as Lot 8, Block A, Grady Rash Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 4 Soapberry Lane, and take any action necessary **(2nd Reading).**

p.137 **3.** **SP2017-040** - Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of variances in conjunction with an approved site plan for a gas station and strip retail center on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located

at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

p.149 **4.** **MIS2017-017** - Discuss and consider a special request by Steven J. Goldberg of Cogent Realty Advisors, LLC for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of a single-family home on a 0.0172-acre tract of land identified as a portion of Lot 53 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the northwest corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

p.163 **5.** **MIS2017-018** - Discuss and consider a request by Peter Muhl of Rockwall Habitat for Humanity for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of two (2) single-family homes on a 0.22-acre parcel of land identified as Lot I, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 801 Lamar Street, and take any action necessary.

p.169 **6.** Discuss and consider annual designation of the city's newspaper of record as required by the City Charter, and take any action necessary.

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports

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GIS Division Monthly Report - November 2017 p.191
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Internal Operations Department Monthly Report - November 2017 p.195
p.199 Police Department Monthly Report - November 2017
Rockwall Animal Adoption Center Monthly Report - November 2017 p.202
p.205 STAR Transit First Quarter Report for FY 2018
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2. City Manager's Report

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible sale or lease of real property / land in the vicinity of Heath Street and Fannin Street pursuant to Section §551.072 (Real Property).

2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section 551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.086 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 29th day of December, 2017 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

MINUTES
ROCKWALL CITY COUNCIL
Monday, December 18, 2017
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pro Tem Hohenshelt called the public meeting to order at 4:00 p.m. Present were Mayor Pro Tem John Hohenshelt, Councilmembers Dana Macalik, Mike Townsend, Kevin Fowler, Bennie Daniels and Dennis Lewis. Also present were City Manager Rick Crowley, Assistant City Manager Brad Griggs and City Attorney Frank Garza. Mayor Jim Pruitt and Assistant City Manager Mary Smith were absent from the entirety of the meeting.

II. WORK SESSION

1. HOLD WORK SESSION TO CONSIDER POTENTIAL CAPITAL IMPROVEMENT PROJECTS ASSOCIATED WITH FUTURE BOND ELECTION

City Manager Rick Crowley came forth and briefed the Council on this work session item, generally indicating that projects for the 5-10 year street, alley and drainage Capital Improvement Program (CIP) need to be identified. He explained that a preliminary formula has been developed and applied to the condition assessment provided by the condition assessment study. We know from the output provided by applying the formula that some adjustments to the formula will need to be made, but at this point, Mr. Crowley explained that Council input is needed before the CIP may be finalized. He went on to indicate that if the Council would like to call a bond election, the February 5, 2018 regular city council meeting date would be a good opportunity to do so, as it falls within the state prescribed timeframe for calling a bond election to be held on May 5, 2018.

Director of Public Works/City Engineer, Amy Williams, came forth and continued briefing the Council on this work session item. She generally explained the results of the street, alley and drainage condition assessment that was recently performed.

At the request of Mr. Crowley, Mr. Garza briefed the Council on the legal parameters associated with that which both city staff members and city council members may share with the public. He generally explained that staff is only allowed to provide factual information. However, Council members are allowed to state their own personal support or non-support for individual bond-related propositions.

Discussion ensued generally related to what projects might be put forth for voter consideration in a bond election as well as the associated, estimated costs and the potential taxpayer and water/sewer rate implications. Generally indication was given that it is likely not viable to issue debt for projects that are more than 10 years 'out.' Mr. Crowley shared his opinion that five years is even more viable. Council generally indicated a desire for staff to research the tax rate of Rockwall's comparable cities. Mayor Pro Tem Hohenshelt shared that for the first meeting in January, he would like staff to bring back two options for the Council to evaluate – a $60 million option showing a 5 year vs. 10 year and a $120 million option with a 5 year vs. 10 year.

Mayor Pro Tem Hohenshelt read the below listed discussion items into the public record before recessing the meeting to go into Executive Session at 4:48 p.m.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding City Council's authority to waive state regulations pursuant to Section 551.071 (Consultation with Attorney).
2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

The Council adjourned from Executive Session at 5:14 p.m.

V. RECONVENE PUBLIC MEETING

Hohenshelt reconvened the public meeting at 6:00 p.m. with 6 of the 7 council members being present (Pruitt absent).

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Council took no action as a result of Executive Session.

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER DANIELS

Councilmember Daniels delivered the invocation and led the Pledge of Allegiance.

VIII. OPEN FORUM

Mayor Pro Tem Hohenshelt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time.

Brad Bassett
1592 Sunset Hill
Rockwall, TX 75087

Mr. Bassett came forth and shared comments pertaining to the Council's recent discussion of a possible bond election. He generally expressed concern about the city council potentially not including any parks and recreation-related projects as part of a bond election. He shared that the Park Board (which he currently chairs) often hears from citizens during the Park Board's Open Forum that they would like to see more park-related amenities (such as sports fields, additional parks and parks-related amenities). He asked the Council to consider allowing the Park Board to come forth with some suggestions. Mr. Crowley, City Manager, agreed to work with Mr. Bassett and the Park Board to hold a work session with Council at the next, regular council meeting.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the December 04, 2017 regular city council meeting, and take any action necessary.
2. Consider a recommendation from the City Council Naming Subcommittee honoring Barbara Coleson, and take any action necessary.
3. Consider authorizing the City Manager to execute a contract with Cigna Health and Life Insurance Company to secure reinsurance/stop loss coverage for the City's health insurance plans, applying to claims exceeding $100,000, and take any action necessary.
4. Consider awarding a bid to Maverick Harley-Davidson and authorizing the City Manager to execute a Purchase Order for a new 2018 police pursuit motorcycle totaling $36,090.25 to be funded out of the General Fund, Police Patrol Operations Budget, and take any action necessary.
5. Consider awarding a bid to Waukesha-Pearce and authorizing the City Manager to execute a contract for the purchase and install of stand by power generators at three lift stations totaling $272,377 to be funded out of the Water and Sewer Fund, Sewer Operations Budget, and take any action necessary.
6. Consider approval of a Facilities Agreement with SWBC Rockwall, LP for the pro-rata reimbursement of expenses associated with the over-sizing of the sanitary sewer line and lift station upgrade expenses associated with this development, and take any action necessary.
7. Consider approval of the Construction Materials Testing for Squabble Creek Lift Station Improvements and the Quail Run and Memorial Gravity Bypass Trunk Sewer Project and authorize the City Manager to execute a contract with Alliance Geotechnical Group for a total amount of $29,365.00 and to be to be funded by the Water / Sewer Bond Funds, and take any action necessary.
8. **P2017-059** - Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Hickey of Merritt Capital Partners for the approval of a preliminary plat for an age/restricted senior living community consisting of 47 single-family lots on a 13.031-acre tract of land identified as Lots 5 & 7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [S. SH-205] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

Councilmember Lewis moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, and 8). Councilmember Townsend seconded the motion, which passed by a vote of 6 ayes with 1 absent (Pruitt).

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Chairman of the Planning & Zoning Commission, Johnny Lyons, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. The Council took no action following Mr. Lyons' presentation.

Mayor Pro Tem Hohenshelt then reordered the agenda to address Z2017-062 (Public Hearing item #3) next.

XI. PUBLIC HEARING ITEMS

1. **Z2017-060** - Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of an **ordinance** for a zoning change from Agricultural (AG) District to a Heavy Commercial (HC) District for a 3.227-acre parcel of land identified as Lot 3, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of Mims Road and Sids Road, and take any action necessary **(1st Reading)**.

Planning Director Ryan Miller provided background information concerning this agenda item. Notices were sent out to 13 property owners and residents located within 500' of the subject property. In addition, a few nearby HOA's were also notified. Staff received one notice back in favor of the request and none in opposition. In addition, the Planning & Zoning Commission has recommended approval of this item.

Mayor Pro Tem Hohenshelt opened the public hearing and asked if anyone would like to come forward and speak at this time. There being no one indicating such, he then closed the public hearing.

Councilmember Lewis moved to approve Z2017-060. Councilmember Macalik seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR A 3.227-ACRE TRACT OF LAND IDENTIFIED AS LOT 3, BLOCK A, RAYBURN COUNTRY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* AND DEPICTED IN EXHIBIT '*B*' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed unanimously of those present (6 ayes with Pruitt absent).

2. **Z2017-061** - Hold a public hearing to discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of an **ordinance** amending Specific Use Permit (SUP) No. 174 (S-174) [Ordinance No. 17-45] being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary **(1st Reading)**.

Planning Director Ryan Miller provided background information concerning this agenda item. The applicant would like the Council to consider granting a waiver to remove the masonry fence requirement and allow the existing landscape screening and wrought iron fence to remain instead. Notices were sent out to property owners and residents located within 500' of the subject property. Of the 92 notices sent, staff has received 3 notices back in favor of the request and 3 notices in opposition of the request. In addition, two nearby HOA's were notified (Lyndon Park and Flagstone Estates), and the city's Planning & Zoning Commission has voted to recommend approval of this item with the caveat that the applicant infill the existing landscaping to ensure that a couple of holes are filled in, and that the landscaping be maintained over time.

Mayor Pro Tem Hohenshelt opened the public hearing and asked if anyone would like to come forward and speak at this time. There being no one indicating such, he then closed the public hearing.

Mr. Russ Porter, the owner of Rockwall School of Music, came forth and addressed the Council concerning this agenda item. He briefly spoke about the existing wrought iron fence and the row of landscaping shrubs. He expressed that the building has been sound proofed such that music is not even heard within the building from room to room. So, hearing sound coming from the building on the outside, he explained, will not be an issue. He generally requested approval of this request.

Councilmember Fowler brought up a letter written by some of the neighbors, in part, expressing concern that the screening be maintained over time, including if/when drought occurs and/or if and when the property ever sells / changes hands. Mr. Miller assured that the property owner will still be required to maintain the landscaping, including screening, if drought occurs. Also, the SUP would transfer to the new property owner if the use stays the same (a music school). Or, if, for example, it becomes an office building instead, the landscaping and associated buffer would become part of that new SUP as well.

Councilmember Townsend moved to approve Z2017-061. Councilmember Lewis seconded the motion, clarifying that the applicant will be required to fill in the existing bare spots within the shrubs. Councilmember Daniels asked how the shrubs would be maintained if drought occurs. Mr. Miller generally explained that the applicant/property owner could still utilize drip irrigation to water the landscaping and shrubs. In addition, if anything dies, the applicant would be required to replace any dead landscaping. It would become an enforcement issue should that occur.

Kevin Holmes, an individual present in the audience, asked if he may address the Council. Mayor Pro Tem Hohenshelt opened the public hearing back up again.

Kevin Holmes
2647 Waterstone Lane
Rockwall, TX

Mr. Holmes came forth and shared that his property shares a property line with the applicant/subject property. He indicated that as long as the stipulations are enforced (i.e. the landscaping and screening shrubs are maintained), then he is in support of Council approving this request.

Following Mr. Holmes' comments, Mayor Pro Tem Hohenshelt closed the public hearing (again). The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MUSIC STUDIO IN PLANNED DEVEOPMENT DISTRICT 60 (PD-60), ON A 0.747-ACRE PORTION OF A LARGER 2.49-ACRE PARCEL OF LAND BEING IDENTIFIED AS A PORTION OF LOT 9, BLOCK A, FLAGSTONE CORNERS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

The motion passed unanimously (6 ayes with 1 absent (Pruitt)).

Public Hearing item #4 was addressed next by Council.

3. **Z2017-062** - Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company for the approval of an **ordinance** for a Specific Use Permit (SUP) for a hotel on a 2.166-acre parcel of land identified as Lot 2A of the Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located southwest of the intersection of Summer Lee Drive and Horizon Road [FM-3097], and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item, generally indicating that the applicant is proposing a 98 room, four story hotel under the Hilton "True" brand, and this requires approval and issuance of an SUP. He explained that residential and 'extended stay' hotel components would be prohibited. The applicant has indicated that they may, at some point, participate in a "land swap" with the property to the south. If so, they would like the SUP, if it is approved, to be transferred to that property. Thirty-nine notices were sent out to property owners and residents located within 500' of the subject property. In addition, the Lago Vista homeowners association was also notified. Staff received one notice in favor of this request (from the property owner) and no notices in opposition. In addition, the Planning & Zoning Commission has recommended approval of this request.

Mayor Pro Tem Hohenshelt opened the public hearing and asked if anyone would like to come forward and speak at this time. There being no one indicating such, he then closed the public hearing.

Councilmember Fowler asked Mr. Cuny to come forth and answer what sort of demand exists for this new hotel.

Chris Cuny
FC Cuny Corporation
2 Horizon Court
Heath, TX

Mr. Cuny shared that three feasibility studies were required to be completed, and all three of them indicate that there is a reasonable demand for an additional hotel. In addition, this hotel will be geared toward millennials. The price point per night will not be

on the high end, nor will it be on the low end – instead, it will be moderately priced. Councilmember Fowler asked if Mr. Cuny anticipates that this will be a "variance heavy" project. Mr. Cuny shared that, no, he does not believe it will be. Councilmember Daniels asked how tall this hotel might be. Mr. Cuny shared that it will be a 98 bed hotel that is about 40-50' tall. Councilmember Daniels expressed concern about a hotel being 70 or 80' tall. He asked Mr. Miller if there is a limitation on how tall this hotel, if approved, can be. Mr. Miller shared that the Council will have a chance to approve a PD development plan, and, within that plan, the Council can place stipulations on height.

Councilmember Fowler moved to approve Z2017-062. Councilmember Daniels seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP AND PLANNED DEVELOPMENT DISTRICT 32 [*ORDINANCE NO. 17-22*] TO ADOPT A SPECIFIC USE PERMIT (SUP) FOR A HOTEL WITHIN THE INTERIOR AND RESIDENTIAL SUBDISTRICTS OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) ON A 2.166-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2A OF THE ISSAC BROWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absent (Pruitt).

Public Hearing item #1 was addressed next on the agenda.

4. **Z2017-063** - Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an **ordinance** amending Planned Development District 82 (PD-82) for the purpose incorporating an additional 98.341-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 179.831-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information concerning this agenda item. He shared that the applicant is requesting to rezone the existing PD to incorporate additional land. The applicant has been able to decrease the overall density from 2.5 units per acre to 1.5 units per acre due to incorporating the area of land that contains the radio towers (98 acres will be dedicated as open space and will incorporate a trail). In addition, the applicant has removed the request for "flat front entry" garages. Instead, the applicant has indicated that 100% of the additional homes that will be constructed will be either recessed or j-swing garages/entries. In addition, the size of the lots nearest Sterling Farms has been increased. This particular proposal reflects an additional 148 single family homes with the existing PD-82, which will result in a total of 352 single-

family homes overall. There will be 69.43 acres of open space, which is about 40% of the total land area contained within the development. The open space will include a public park that contains certain amenities prior to it being dedicated to the city as well as a looped trail in the area of the radio towers. Notices were sent out to residents and property owners located within 500' of the property. A total of 111 notices were sent out, and four notices and one email in opposition to this request have been received by staff to date. In addition, three nearby HOA's were also notified.

Mayor Pro Tem Hohenshelt opened the public hearing and asked if anyone would like to come forward and speak at this time.

The applicant came forth to address the Council.

Jim Douglas
Douglas Properties
2309 Avenue K
Plano, TX

Mr. Douglas provided comments pertaining to the portion of the property on which the communication towers sit. He explained that buying the property will allow them to have more control over that area, including keeping it mowed and maintained and providing the potential for a hike/bike trail. Also, an additional playground pavilion will be added. He shared that his request does comply with the city's comp plan, and it does add a considerable amount of additional open space. He showed some visual examples of the proposed pavilion and playground areas as well as examples of what the homes (Bloomfield builders) will look like.

There being no one else wishing to come forth and speak to the Council, Hohenshelt then closed the public hearing.

Councilmember Fowler asked what the price point of these homes will be. Mr. Douglas shared that the pricing will range from about $270,000 up to $400,000.

Councilmember Lewis moved to approve Z2017-063. Councilmember Daniels seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 82 (PD-82) [*ORDINANCE NO. 16-43*], AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE PLANNED DEVELOPMENT DISTRICT TO INCORPORATE A 98.341-ACRE TRACT OF LAND INTO THE EXISTING 81.49-ACRE TRACT OF LAND, CREATING A 179.831-ACRE PLANNED DEVELOPMENT DISTRICT IDENTIFIED AS PLANNED DEVELOPMENT DISTRICT 82 (PD-82) AND BEING TRACT 3, TRACT 8 AND TRACT 16, OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 ayes, 1 against (Townsend) and 1 absent (Pruitt).

5. **Z2017-064** - Hold a public hearing to discuss and consider a request by Robert Rash for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a detached garage that does not meeting the minimum masonry requirements on a 1.144-acre parcel of land identified as Lot 8, Block A, Grady Rash Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 4 Soapberry Lane, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller explained that this request is to enclose an existing 900 square foot carport with metal panels. He explained that the request had to go through the city's Board of Adjustments in order to have the use changed (to make it 'legally non-conforming'). Sixty-five notices were sent out to residents and property owners located within 500' of the property, and one nearby HOA was also notified. Staff has received four notices back in opposition and four notices back in favor of the request. In addition, the City's Planning & Zoning Commission has recommended approval of this request.

Mayor Pro Tem Hohenshelt opened the public hearing and asked if anyone would like to come forward and speak at this time.

Mr. Robert Rash (3 Soapberry Lane), the applicant, came forth and explained that this subdivision only has four homes, and there is no HOA. He shared that he and his neighbors work hard to maintain their little subdivision. He clarified that the building will be 15' tall (not 20' tall as Mr. Miller indicated). He went on to describe what this detached garage will be made out of and generally how it will look.

There being no one else indicating a desire to come forth and speak at this time, Hohenshelt then closed the public hearing.

Councilmember Fowler moved to approve Z2017-064. Councilmember Townsend seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS, ON A 1.144-ACRE TRACT OF LAND ZONED SINGLE-FAMILY 10 (SF-10) DISTRICT AND IDENTIFIED AS LOT 8, BLOCK A, GRADY RASH SUBDIVISION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 4 in favor, 2 against (Daniels and Macalik) and 1 absent (Pruitt).

6. **Z2017-052** - Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG)

District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary **(1st Reading) [Postpone to January 15, 2017] .**

It was announced that the applicant has requested to postpone this item until the January 16th (not 15th) city council meeting.

7. **Z2017-054** - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an **ordinance** amending Article IX, Tree Preservation, of the Unified Development Code [Ordinance No. 04-38] for the purpose of making general corrections and clarifications to the code, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided very brief comments pertaining to this agenda item. The Planning & Zoning Commission has recommended approval of this item. Councilmember Fowler moved to approve Z2017-054. Councilmember Macalik seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IX, *TREE PRESERVATION*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

It was pointed out by the city attorney that the public hearing still needed to be opened and held. Mayor Pro Tem Hohenshelt then opened the public hearing and asked if anyone would like to come forward and speak at this time. There being no one indicating such, he then closed the public hearing. The motion passed by a vote of 6 in favor with 1 absent (Pruitt).

8. **Z2017-056** - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an **ordinance** amending Section 6.2, Public Hearing Postponement, Recess and Continuations, of Article II, Authority and Administrative Procedures, of the Unified Development Code [Ordinance No. 04-38] for the purpose of amending the time period for postponing or continuing a public hearing, and take any action necessary **(1st Reading).**

Mr. Miller provided very brief, introductory comments pertaining to this agenda item. Mayor Pro Tem Hohenshelt opened the public hearing and asked if anyone would like to come forward and speak at this time. There being no one indicating such, he then closed the public hearing. Councilmember Lewis then moved to approve Z2017-056. Councilmember Townsend seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6.2, *PUBLIC HEARING POSTPONEMENT,*

***RECESS AND CONTINUATIONS*, OF ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

The motion passed by a vote of 6 ayes with 1 absent (Pruitt).

9. **Z2017-057** - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an **ordinance** amending Section 2.1.11, Utilities, Communications and Transportation, of Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of changing the antenna standards to allow replacement telecommunications towers in excess of 125-feet by Specific Use Permit (SUP), and take any action necessary **(1st Reading)**.

Mr. Miller provided brief, introductory comments pertaining to this agenda item. Mayor Pro Tem Hohenshelt then opened the public hearing and asked if anyone would like to come forward and speak at this time. There being no one indicating such, he then closed the public hearing. Councilmember Townsend moved to approve Z2017-057. Councilmember Lewis seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SUBSECTION 2.1.11, *UTILITIES, COMMUNICATIONS AND TRANSPORTATION*, OF SECTION 2, *USE STANDARDS*, OF ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absent (Pruitt).

10. **Z2017-058** - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an **ordinance** amending Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of creating a land use and use standards for the Food Truck/Trailer land use, and take any action necessary **(1st Reading).**

Mr. Miller, Planning Director, provided brief, introductory comments pertaining to this agenda item. Mayor Pro Tem Hohenshelt opened the public hearing and asked if anyone would like to come forward and speak at this time. There being no one indicating such, he then closed the public hearing. Councilmember Fowler then moved to approve Z2017-058. Councilmember Townsend seconded the motion. The ordinance was then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 1, *LAND USE SCHEDULE*, AND SECTION 2, *USE STANDARDS*, OF ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE

SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absent (Pruitt).

11. **Z2017-059** - Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an **ordinance** amending Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided introductory comments pertaining to this agenda item. The subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on October 29, 1973 (Ordinance No. 73-43). On November 12, 1973, the subject property was rezoned to Planned Development District 8 (PD-8) and designated for a Multi-Family Structure or Condominium by Ordinance No. 73-48. This designation was amended on October 19, 1992 by Ordinance No. 92-39 (Case No. PZ1992-008-01), which re-designated the subject property to allow 44 zero-lot-line, single-family homes. The subject property is an un-platted 6.88-acre tract of land located on Henry M. Chandler Drive, adjacent to the Chandler's Landing Marina and the Spyglass Condominiums, in the Chandler's Landing community.

On October 13, 2017, the applicant requested to reinstate the preliminary plat that was approved in 1992 in accordance with Ordinance No. 92-39. This preliminary plat depicted the proposed layout for the 44 zero-lot-line, single-family homes. The Planning and Zoning Commission approved the reinstatement request October 24, 2017; however, the applicant ultimately chose to submit an application on November 17, 2017 requesting to amend Ordinance No. 92-39 to allow for a 48-unit townhome development.

According to the concept plan provided by the applicant the proposed townhome development will consist of 48-single family attached lots that will be broken up into blocks of three (3) to five (5) homes. The development will incorporate approximately 42% open space, the majority of which will be used to create a buffer between the proposed development and Spyglass, Phase 3 (which is located directly east of the subject property). The concept plan also shows that about half of the proposed lots will have front entry garages. The remainder of the lots will incorporate rear entry garages (i.e. accessible from an alleyway). Staff should note that the applicant has requested that the streets be private and maintained by the Homeowner's Association (HOA). Staff has included this condition in the proposed draft ordinance with the stipulation that the applicant provide a 29-foot back-to-back concrete street built to the City's standards. A summary of the proposed density and dimensional requirements for the project were briefly mentioned.

Two-hundred and sixty-nine notices were sent out to residents and property owners within 500' of the property, and the Chandler's Landing and a few other HOAs were also notified. Nine notices and one email, including a letter from the Chandler's Landing HOA, have been received back in opposition of the request.

Mayor Pro Tem Hohenshelt opened the public hearing and asked if anyone would like to come forward and speak at this time.

Ross Ramsay
2235 Ridge Road
Rockwall, TX

Mr. Ramsay came forth and addressed the Council, indicating that he is the architect and is representing the applicant. He shared a drawing with the Council that depicted the lots and layout pertaining to the proposal. He explained that the properties would be individually platted. He also explained that the elevation drops as you head down the hill.

Ed Cavendish
Ed Cavendish Homes
1017 Native Trail
Heath, TX

Mr. Cavendish came forth and further explained some aspects of the proposal, generally explaining that the plan that was approved for zero lots in 1992 did not contain any open space. This current proposal, however, does include open space. He then showed the Council a visual, 3-D depiction of what was approved in 1992 versus what is being proposed today. He went on to speak about the elevations of the property as they pertain to where the first townhome will be placed, including how the view line of the property owners already located above the area will be affected. He went on to show visual renderings of what the proposed townhomes will look like. He also shared a letter of recommendation from an Ebby Halliday realtor as well as sample photos of past custom homes he has constructed in the past.

Scott Mason
275 Henry M. Chandler
Rockwall, TX

Mr. Mason came forth and shared that his property is directly adjacent to the proposed townhomes. He then provided comments pertaining to the proposal, generally expressing concern about the setbacks and the elevations associated with the tops of the rooflines. He shared that he is not absolutely against this request; however, he does have some concerns. He appreciates Mr. Ramsay and Mr. Cavendish working with him and the other existing homeowners located uphill from this proposed development.

Scott Self
319 Harborview Drive
Rockwall, TX

Mr. Self came forth and shared that he represents the Henry M. Chandler Homeowner's Association. He shared that the HOA recently expressed opposition to increasing the density of this particular area of (now) undeveloped land.

Gary Amerson
293 Harborview
Rockwall, TX

Mr. Amerson indicated that he is part of the Environmental Committee of the Henry M. Chandler HOA. He expressed that the environmental committee has also voted to

recommend that the city council not approve this request. They have concerns about the density and the elevations, and both he and the Environmental Committee would like to see this property remain "single-family." He expressed that he and others have concerns about the number of rental properties within the subdivision, which he said is about 30%. So, he would like to see this remain single-family.

Dennis Vierling
1121 Bayshore Drive
Rockwall, TX

Mr. Vierling shared that he owns the property on Bayshore, but he also owns several other properties. He believes that Mr. Ramsay and Mr. Cavendish will work to build something quality and will work to preserve the views. He generally spoke in favor of the request.

Mr. Cavendish came forward again to provide additional comments to Council. He shared details pertaining to about how large, square footage wise, that these homes will be and how much 'green space' will be included.

It was pointed out by Hohenshelt and Mr. Miller that the Planning & Zoning Commission received a case memo that contained a 'typo' which indicated that the number of units approved in 1992 was 44; however, it was really 36 units. Council also received the same 'typo' in its packet / meeting information. Mr. Miller shared that if the Council believes that this error is material enough, then it may wish to remand this back to the Planning & Zoning Commission for further consideration.

Mr. Ramsay again came forth and shared additional comments, generally encouraging the Council to consider moving forth with approval of this request tonight.

Councilmember Daniels shared that he believes the Council should remand this back to P&Z, especially since the information that was provided to the Commission was not accurate when it was initially discussed.

Hohenshelt asked if anyone else would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing.

Councilmember Daniels moved to remand this item (Z2017-059) back to the Planning & Zoning Commission for further consideration. Councilmember Macalik seconded the motion, which passed by a vote of 5 ayes, 1 against (Lewis), and 1 absence (Pruitt). Councilmember Lewis expressed that he voted against the motion because he was ready to vote on this item tonight.

Mayor Pro Tem Hohenshelt called for a break at 8:03 p.m. Hohenshelt reconvened the council meeting at 8:13 p.m.

XII. ACTION ITEMS

1. **Z2017-055** – Discuss and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of an **ordinance** for a PD Development Plan amending Ordinance 13-16 and in accordance with Ordinance No. 10-21, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development

District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary **(2nd Reading).**

Mayor Pro Tem Hohenshelt indicated that he will be recusing himself from this agenda item (and he has filed an affidavit of recusal with the city secretary). Councilmember Fowler then took over chairing the meeting for the duration of this agenda item.

Planning Director Ryan Miller briefly shared that at the last council meeting, staff was instructed to make certain changes to this item and then take those back to the Planning & Zoning Commission for an additional review. This is technically second reading of the ordinance.

Councilmember Lewis moved to approve Z2017-055. Councilmember Townsend seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 11-43 & ORDINANCE NO. 13-16*, PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF *TWO THOUSAND DOLLARS ($2,000.00)* FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 ayes, 1 recusal (Hohenshelt), and 1 absent (Pruitt).

2. Discuss and consider approval of a variance request from the Rockwall Housing Authority from the City's Standards of Design and Construction, Section 2.19 (Off-Street Parking) allowing for the asphalt overlay of an existing concrete parking lot, and take any action necessary.

Tony Rios
Executive Director of Rockwall Housing Authority
100 Lake Meadows
Rockwall, TX

Mr. Rios indicated that he is requesting a variance from the Council, explaining that the Housing Authority has taken steps to make several improvements to the property. He would like a variance to do an asphalt overlay to the existing parking lot in an effort to improve the parking lot. He showed photos of a lot of cracks in the existing concrete parking lot at the Housing Authority. He explained that he believes the apartment complex located next door did an asphalt overlay, and it greatly improved their parking lot. So, he is seeking approval of the asphalt overlay as well.

Councilmember Lewis shared that if the existing cracks on the concrete are not addressed before the asphalt is laid (if this even gets approved), then those cracks will eventually reappear within the asphalt. Mr. Rios shared that they plan to make improvements to the parking lot every 4 or 5 years.

Ms. Williams clarified that the property next door to the Housing Authority property did have some asphalt overlaid; however, the existing parking lot prior to the overlay was asphalt to begin with. That property, she said, does have concrete curbs and gutters; however, the existing surface that was overlaid was asphalt. Also, the parking lot where Planet Fitness is located did recently get an asphalt overlay; however, it was also 'existing asphalt.' Ms. Williams clarified that if a property already had asphalt, the property owner can do an asphalt overlay. However, if the parking lot is concrete, it has to be replaced / improved with concrete, per the city's standards.

Councilmember Daniels moved to deny the request to overlay the parking lot with asphalt. Councilmember Macalik seconded the motion, which passed by a vote of 6 ayes with 1 absent (Pruitt).

3. Discuss and consider height and size variance requests associated with the expansion of an existing monument sign located at 3018 Ridge Road, and take any action necessary.

Building Official Jeffrey Widmer came forth and explained that the applicant is requesting variances to both the height and size of a monument sign. The existing monument sign is 82 sq. ft. in size and 7' in height and is in compliance with all other sign ordinance regulations. The applicant desires to expand the sign to an overall size of 150 sq. ft. and height of 12'-10". The applicant states the increase in the size and height is necessary, because of the current limited visibility for Coldwell Banker. He explained that the sign ordinance allows a monument sign to be a maximum of 7' in height and a maximum of 98 sq. ft. in area. He also mentioned that this is a unique request in that he cannot recall any other past sign of this type being approved for this large of a size or height.

Councilmember Daniels shared that he visited the property, and he observed that this sign is actually one of the more visible signs. Some of the other signs are more obscure. He believes that approving this request would open up the floodgates to others coming forth to request larger signs.

The applicant came forth.

Jamie (no last name was stated)
Signature Signs and Graphics
880 E. Ralph Hall Parkway
Rockwall, TX

Jamie pointed out that it is his understanding that the name of the shopping center has to be included at the top of the sign. Mr. Widmer came forth and shared that this sign is not a retail center, but, rather, it is a stand-alone building that contains multiple tenants within the building. So, whether there are 4 or 6 tenants, they would all be required to share the space on the sign. He pointed out that the applicant is willing to remove the "castle" topper on the proposed sign as well as the name of the business center.

Mayor Pro Tem Hohenshelt asked if anyone would like to make a motion. Councilmember Daniels then moved to deny the height and size variance requests. Councilmember Townsend seconded the motion, which passed by a vote of 6 in favor with 1 absent (Pruitt).

4. **SP2017-039** - Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Frank of Hacienda Car Wash for the approval of variances in conjunction with an approved site

plan for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

Mr. Miller, Planning Director, provided background information concerning this agenda item. The applicant is requesting approval of variances to the Scenic Overlay (SOV) District standards to allow for not meeting the 20% stone requirement for the rear building elevation and to allow for stucco to exceed the 50% standard as outlined in staff's report and as depicted on the building elevations. The request is in conjunction with an approved site plan and will allow the construction of a single-story, 4,396 SF car wash facilities. The proposed car wash will be situated on a 2.008-acre tract of land identified as Lots 1 & 2-01, Block A, The Woods at Rockwall Addition that is located south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], is situated within the Scenic Overlay (*SOV*) District, and is zoned *Commercial* (C) *District*.

On February 6, 2017, the City Council approved a Specific Use Permit (*SUP No. S-162*) [*Ordinance No. 17-09*] to allow for a car wash facility within the Scenic Overlay (SOV) District. The SUP also established operational conditions requiring the car wash tunnel to be setback a minimum of 50-ft from Ridge Road and that the facility is required to provide screening adjacent to the southern boundary (*i.e. Lot 1, Block A, Lakewood Park Addition*) that consists of a wrought iron fence and landscaping. The applicant's site plan meets both of these conditions. Additionally, the SUP stipulates that the development shall generally be in conformance with the concept plan as established in the ordinance. The Architectural Review Board did ask the applicant to tone down the colors some; however, both the ARB and the Planning & Zoning Commission did ultimately recommend approval of this request.

The applicant then came forth:

Russell Frank
2400 S. Goliad
Rockwall, TX

Mr. Frank stood ready to answer any questions of Council; however, none were asked. Councilmember Lewis then moved to approve SP2017-039. Councilmember Townsend seconded the motion, which passed by a vote of 5 ayes, 1 against (Fowler), and 1 absent (Pruitt).

5. **MIS2017-015** - Discuss and consider a special request by Michael Hunter of the North East Texas Community Development Corporation for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of a duplex on a 0.1120-acre tract of land identified as a portion of Lot 4B, Block H, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Multi Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the northeast corner of Peters Colony and E. Bourn Street, and take any action necessary.

The applicant has submitted a special request for the approval of a deviation from the minimum front yard setback, minimum lot size, a masonry exception, and minimum lot depth for properties in the Southside Residential Neighborhood Overlay (SRO) District as stipulated by the Unified Development Code (UDC). The purpose of this request is to allow for the subject property to platted as shown the by the ownership lines

depicted on the Rockwall County Appraisal District (RCAD) website. The purpose for the replat is for the construction of a duplex. The property is situated at the northeast corner of Peters Colony and E. Bourn Street.

The concept plan submitted by the applicant shows that the subject property will have a duplex oriented toward Peters Colony. The applicant is requesting a special exception to the minimum front yard setback adjacent to Peters Colony to reduce it from 20-feet to 15-feet. The applicant is also requesting a special exception to the minimum lot size to allow a reduction from 5,000 SF to 4,896 SF. Additionally, the applicant is requesting a masonry exception to allow 60% Hardi Board (or other similar cementaceous material) instead of the 50% maximum allowed for properties located in the Southside Residential Overlay (SRO) District. Finally, the applicant is requesting a special exception to the minimum lot depth to reduce it from 100-feet to 70-feet. Staff should note that a duplex is allowed by-right in a Multi-Family 14 (MF-14) District.

The Southside Residential Overlay (SRO) District was created to provide flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood. According to Subsection 6.4, *Southside Residential Neighborhood Overlay (SRO) District,* of Section 6*, Overlay Districts,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), residential properties located within the Southside Residential Neighborhood Overlay (SRO) District are subject to certain development standards. The City's Planning & Zoning Commission did recommend approval of this request by a vote of 4 in favor with 2 against.

Following a few, brief questions, Councilmember Fowler moved to approve MIS2017-015. Councilmember Lewis seconded the motion, which passed by a vote of 5 in favor, 1 against (Macalik), and 1 absent (Pruitt).

6. Discuss and consider adoption of a resolution setting solid waste collection rates, and take any action necessary.

Mr. Crowley shared that the existing contract with Republic Waste allows for various opportunities to request rate increases during the contract length. The resolution reflects a 3% increase, which will result in an increase of about a .42 cents per month for residential customers.

Mr. Rick Bernas with Republic Services came forth and provided one, brief comment, generally indicating that his company is requesting the annual 3% increase, which can occur each January, per the contract terms. Councilmember Fowler then moved to approve the resolution. Councilmember Lewis seconded the motion, which passed by a vote of 6 ayes with 1 absent (Pruitt).

7. **MIS2017-016** - Discuss and consider a special request by Steven J. Goldberg of Cogent Realty Advisors, LLC for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of two (2) single-family homes on a 0.310-acre tract of land identified as Lots 33 & 34, Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southeast corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

Mr. Miller, Planning Director, provided background information concerning this agenda item. On November 28, 2017, the Planning and Zoning Commission recommended denial of a request for approval of a deviation from the minimum front yard setback, minimum lot depth, and minimum lot size for the purpose of constructing three (3)

single-family homes. After the Planning and Zoning Commission's recommendation, the applicant chose to withdraw the request. Since that time, the applicant has changed his request and is seeking approval of a deviation from the minimum front yard setback stipulated for properties in the Southside Residential Neighborhood Overlay (SRO) District as stipulated by the Unified Development Code (UDC). The purpose of this request is to allow for the subdivision of three (3) tracts of land into two (2) lots for the construction of two (2) single-family homes. According to the applicant, the lots were purchased after reviewing the ownership lines depicted by the Rockwall Central Appraisal District (RCAD), which makes the properties appear to be in three (3) parcels of land; however, two (2) of the properties were subdivided by metes and bounds, and these lots are not buildable in their current format (i.e. they do not meet the lot depth and lot size requirements). In addition, the lots are currently platted into two (2) lots. Staff should note that this property is located within the Southside Residential Neighborhood Overlay (SRO) District, which allows for less restrictive development standards than a typical single-family, residentially zoned property. Mr. Miller mentioned that the Planning & Zoning Commission has recommended approval of this request.

Councilmember Townsend moved to approve MIS2017-016. Councilmember Daniels seconded the motion, which passed by a vote of 6 ayes with 1 absent (Pruitt).

8. **SP2017-037** - Discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of variances in conjunction with an approved site plan for a restaurant with drive-through on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

Mr. Miller provided background information concerning this agenda item. The applicant is requesting variances associated with an approved site plan for a restaurant, 2,000 SF or more, w/ drive-through [i.e. Chick-Fil-A]. The proposed restaurant is ~2,200 SF and situated on a 0.656-acre parcel of land [i.e. Lots 1 & 2, Block A, Billy Peoples #1 Addition], is zoned General Retail (GR) District and is addressed as 1902 & 2000 S. Goliad Street [SH-205]. Currently, there is an existing vacant convenient store [i.e. E-Z Mart] and a vacant restaurant [i.e. Pizza Hut] that will need to be demolished in order to develop the site. According to Subsection 2.1.6, Retail and Personal Service Use Conditions, of Section 2, Use Standards, of Article IV, Permissible Uses, of the Unified Development Code (UDC) a restaurant with a drive- through shall not have access to local residential streets. Additionally, the UDC states that stacking lanes for drive-through service windows shall accommodate at least six (6) vehicles per lane. In this case, the submitted site plan shows stacking to accommodate ~19 vehicles with dual lanes. Based on the applicant's submittal, staff has identified the following variances:

A) *Four (4) Sided Architecture:* According to Section 6.7, *SH-205 Overlay (SH-205 OV) District*, of Article V, *District Development Standards*, of the UDC, commercial buildings shall be architecturally finished on all four (4) sides (i.e. incorporating the same materials detailing, and features).

B) Pitched roof and landscaping standards associated with the city's SH-205 Overlay (SH-205 OV) District Standards

Councilmember Daniels asked if it is necessary to act on the variances individually or IF it is ok to vote on them together. He went on to indicate that he is opposed to the variance requests associated with the vertical articulation (a proposed flat roof instead of the required pitched roof). He essentially views this as a preference of the applicant, and he does not believe this is reason enough to approve this particular variance request.

Robert Gunner
5613 Lindell Avenue

Dallas, TX

Robert came forth and shared that he is the architect on the project. He provided brief comments, explaining that the flat roof is proposed, in part, to allow for air conditioning units to be placed on top of the roof. After brief discussion, Councilmember Daniels generally indicated that he was now comfortable with approving the variance pertaining to a flat roof rather than a pitched roof.

Councilmember Townsend pointed out that all of the surrounding buildings all have flat roofs as well. At that, Councilmember Daniels shared that he is okay with the proposed flat roof.

Councilmember Lewis moved to approve SP2017-037, including all three variance requests. Councilmember Daniels seconded the motion, which passed by a vote of 6 ayes with 1 absent (Pruitt).

XIII. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding City Council's authority to waive state regulations pursuant to Section 551.071 (Consultation with Attorney).
2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section 551.071 (Consultation with Attorney).

XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

The Council did not reconvene into Executive Session following the close of the public meeting agenda.

XV. ADJOURNMENT

The Council acknowledged students in the audience tonight who are from a local high school "government class." Mayor Pro Tem Hohenshelt adjourned the public meeting at 8:59 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 2nd DAY OF JANUARY, 2018.

_____

ATTEST: **Jim Pruitt, Mayor**

_____

Kristy Cole, City Secretary

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CITY OF ROCKWALL

ORDINANCE NO. 18-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IX, *TREE PRESERVATION* FOR THE PURPOSE OF MAKING GENERAL CORRECTIONS AND CLARIFICATIONS TO THE CODE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article IX, *District Tree Preservation*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That Article IX, *Tree Preservation,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

Section 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: December 18, 2017

2nd Reading: January 2, 2018

Article IX, Tree Preservation, of the Unified Development Code

Section 1. Purpose, Applicability and Exemptions.

Section 1.1. Purpose.

The purpose of this article is to secure the preservation of mature, healthy trees and natural areas, and to ensure the consideration of protected trees during the planning and design process for development and/or redevelopment within the City. In addition, this article is intended to layout procedures for the protection of trees during the construction process, and outline the requirements for the replacement and replanting of trees that have been removed. This article also provides protection for the indiscriminate clearing of any property within the City.

Section 1.2. Applicability.

The terms and provisions of this article shall apply to all real property within the City's corporate limits that meets one (1) of the following criteria:

1. The establishment of a new subdivision of land.
2. The replatting of undeveloped land for the purpose of combining and/or subdividing real property.
3. The development of a residential tract of land that is greater than or equal to three (3) acres.
4. The development and/or removal of trees on a non-residential tract of land that is greater than or equal to one (1) acre.
5. A submission of a site plan and/or plat for the purpose of developing, subdividing or combing non-residential land.

Section 1.3. Exemptions.

The terms and provisions of this article shall not apply if the following conditions exist:

1. *Agricultural Property.* Property zoned Agricultural (AG) District and being actively used for agricultural purposes shall be exempt from the requirements specified by this article; however, clear-cutting of land on property zoned Agricultural (AG) District that is not being actively used for agricultural purposes is prohibited.
2. *Damaged/Diseased Trees.* If a certified arborist establishes that the tree is dead, diseased, damaged beyond the point of recovery, or in danger of falling the tree maybe removed.
3. *Residential Property.* The owner of a property with an existing single-family home shall be exempt from the tree protection and replacement requirements specified by this article as it pertains to that property on which the home is located.
4. *Public Safety.* If the City determines that a tree or trees create unsafe vision clearance or conflicts with other ordinances or regulations, or the tree or trees are determined to be in a diseased, dead, hazardous or dangerous condition so as to endanger the public health, safety or welfare of the general public, the City or property owner may remove the tree or trees without being required to follow the terms and provisions of this ordinance.
5. *Utility Service Interruption.* The tree has disrupted a public utility service due to tornado, flood or other act of God. Removal shall be limited to the part of the tree that is found necessary to be removed to reestablish and maintain the utility service.
6. *Utility Companies, Utility Service and or Distribution/Transmission Lines.* Utility companies shall not be subject to the tree protection or replacement requirements in this article when establishing distribution and transmission lines. When establishing new utility service, services should be routed between the service pole or transmission and distribution lines and the building being served in a manner that does not require the removal of a protected of feature tree. All right-of-way, easements or similar types of public property maintained by utility companies shall not be subject to the tree protection or replacement requirements of this article.
7. *Public Property.* All right-of-way, easements or similar types of public property maintained by the city shall not be subject to the terms and provisions of this article.

Section 2. Definitions.

- ☑ *Critical Root Zone (CRZ).* The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line but not less than a one (1) foot radius for each one (1) inch DBH.

- ☑ *Clear-Cutting.* The removal of all trees or a significant majority of the trees within an area.

- ☑ *Diameter at Breast Height (DBH).* The diameter in inches of a tree as measured through the main trunk at a point 4½-feet above the natural ground level.

- ☑ *Drip Line.* A vertical line running through the outermost portion of the crown of a tree and extending down to the ground.

- ☑ *Feature Tree.* Any tree -- *excluding non-protected trees* -- that has a DBH of greater than 25-inches. Feature Trees may not be removed without approval of the Planning and Zoning Commission.

- ☑ *Limits of Construction.* A delineation on the *Treescape Plan* that shows the boundary of the area within which all construction activity will occur.

- ☑ *Non-Protected Tree.* All Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry regardless of size and Hackberry and Cedar trees less than 11-inches shall be considered non-protected trees and do not require mitigation to be removed.

- ☑ *Primary Protected Tree.* Any tree -- *excluding non-protected trees and Hackberry and Cedar trees* -- that have a DBH of four (4) inches or greater. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

- ☑ *Protective/Temporary Fencing.* Snow fencing, chainlink fencing, orange vinyl construction fencing or similar fencing with a four (4) foot approximate height. The Director of Planning and Zoning or his/her designee, shall determine the appropriate type of fencing for any particular property or portion thereof.

- ☑ *Replacement Tree.* A tree from the Reclamation/Tree Preservation list contained in Table 1.1, Required Trees by District, of Appendix F, Landscaping Guidelines and Requirements, of this Unified Development Code with a minimum caliper size of three (3) inches and height of seven (7) feet. For the purpose of determining size, replacement trees should be measured at DBH.

- ☑ *Secondary Protected Tree.* Any Hackberry or Cedar tree that measures 11-inches or more. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

- ☑ *Tree.* Any self-supported woody perennial plant that will attain a trunk diameter of three (3) inches DBH and normally attains an overall height of at least 15-feet at maturity; usually with one (1) main stem or trunk and many branches.

Section 3. Treescape Plan.

Section 3.1. Treescape.

A *Treescape Plan* is a plan showing the exact location, size (*i.e. trunk diameter and height*), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced. A *Treescape Plan* shall be prepared by a landscape architect or design professional, be drawn to the largest scale practical, and incorporate the following elements:

1. The location of all existing and/or proposed structures, or building pads as shown on the grading plan and all improvements properly dimensioned and referenced to the property lines.
2. The building setbacks.
3. All existing and proposed site elevations, grades, major contour lines and the limits of construction.
4. The location of all existing or proposed utilities and easements.
5. The location of all protected and feature trees.
6. The location of all trees to be removed from the site and the location of all replacement trees.
7. A spreadsheet indicating all trees by species, location key shown on the *Treescape Plan*, the DBH, the physical condition of tree, and an indication of whether or not the applicant is proposing to remove that tree. Each column with numeric values shall be totaled.
8. A title block stating street address, lot and block, subdivision name, date and project number.
9. The name, address, and phone number of person preparing the plan and the developer/property owner.

Section 3.2. Treescape Plan Required.

No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging, any tree situated on a property regulated by this article without first submitting and receiving approval of a *Treescape Plan* unless otherwise allowed by this article.

For properties that have no protected or feature trees or where the development of the property will not require the removal of any protected or feature trees, the developer or property owner may submit a letter certifying that no protected or feature trees will be affected as a result of the proposed development. This letter will be submitted with the understanding that if it is determined that there are protected or feature trees on the property any violation of the provisions of this article shall be subject to the violation provisions and fines stipulated in Section 10, *Violations*.

Staff may administratively approve any *Treescape Plan* or letter that does not involve the removal of any protected or feature trees.

Section 3.3. Treescape Plan Application.

All applications for *Treescape Plans* shall be submitted to the Director of Planning and Zoning or his/her designee. In addition to the application, an applicant shall also submit 1) a *Treescape Plan* conforming to the requirements of this article and 2) a letter from the applicant or property owner indicating the reason for the removal of any protected or feature trees. A *Treescape Plan* may also be required with an application for a site plan and/or a preliminary plat, replat, or final plat.

Section 3.4. Treescape Plan Review Process.

The Director of Planning and Zoning, or his/her designee, shall review the *Treescape Plan* and approve the plan per the requirements of this article, or forward any recommendations to the Planning and Zoning Commission. As part of the *Treescape Plan* review process, the city has the right to request changes or adjustments in the layout and design of a development to save trees. The Planning and Zoning Commission will review and approve or disapprove the *Treescape Plan*. The decision of the Planning and Zoning Commission may be appealed to the City Council.

Section 3.5. Treescape Plan Expiration.

A *Treescape Plan* shall be valid for two (2) years from the approval date. A *Treescape Plan* that is approved in conjunction with a preliminary plat, final plat, site plan, and/or building permit shall be valid for the same amount of time as the corresponding plan and/or permit.

Section 3.6. Builder/Contractor Responsibility.

It shall be the responsibility of the builder/contractor to verify that a parcel of land has an approved *Treescape Plan* prior to commencing work on a property. In addition, the builder/contractor shall be responsible for ensuring that all construction activities meet the requirements of this article.

Section 4. Tree Removal Permit.

Once a *Treescape Plan* has been approved for a property, a Tree Removal Permit will be required to remove any tree(s). Tree Removal Permits may be approved administratively by the Director of Planning and Zoning or his/her designee, or forwarded on to the Planning and Zoning Commission for approval. Feature trees may not be removed without the approval of the Planning and Zoning Commission. All trees removed through this process will require mitigation in accordance with the Sections contained in this article.

Section 5. Tree Mitigation Requirements.

The Tree Mitigation requirements shall apply for all properties that do not fall under the exemptions listed in Section 1.3, *Exemptions*, of this Article. In addition, if a *Treescape Plan* or Tree Removal Permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

1. *Primary Protected Trees*. Primary protected trees measuring four (4) inches through 25-inches DBH shall be replaced on an inch-for-inch basis (*i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed*).
2. *Secondary Protected Trees*. Hackberry and Cedar trees measuring 11-inches through 25-inches DBH shall be replaced with a half (½) inch for every inch removed (*i.e. the total number of caliper inches of tree required to be replaced shall be half (½) of the inches being removed*).
3. *Featured Trees*. Featured trees (*i.e. all trees greater than 25-inches*) shall be replaced with twice the number of inches being removed (*i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed*).
4. *Non-Protected Tree*. No mitigation will be required for the removal of any tree that is less than four (4) inches DBH or less than 11-inches DBH for Hackberry and Cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry trees.

Table 1: Summary of Mitigation Requirements

Type of Tree	Mitigation Value	Mitigation Requirement	Example of Mitigation Requirements
Primary Protected Trees	4" – 25"	1":1"	A 20-inch tree would require 20-inches of mitigation.
Secondary Protect Trees	11" – 25"	1":½" or 1":0.5"	A 20-inch tree would require ten (10) inches of mitigation.
Featured Trees	Greater Than 25"	1":2"	A 30-inch tree would require 60-inches of mitigation.

5. *Tree Preservation Credits*. For each saved Oak, Pecan or Elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (*i.e. Total Mitigation Balance x 20% = Total Eligible Tree Preservation Credit*).
6. *Mitigation Balance*. The Total Mitigation Balance (*i.e. mitigation balance – tree preservation credits = total mitigation balance*) may be satisfied through one or a combination of the following:

    (a) The developer/property owner can provide the required number of trees -- *three (3) inch caliper DBH minimum* -- on the subject property to offset the total mitigation balance (*e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be planted on-site to satisfy the mitigation requirements*).

    (b) The developer/property owner may petition the Parks and Recreation Department to accept the required number of trees -- *three (3) inch caliper DBH minimum* -- to offset the total mitigation balance (*e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be submitted to the Parks and Recreation Department to satisfy the mitigation requirements*). Depending on the number of trees being submitted the Director of Parks and Recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.

(c) Tree Preservation Credits may be purchased at a rate of $200.00 per inch for up to 20% of the total replacement inches (*e.g. if total mitigation required was 100-inches the developer/property owner could pay a total of $4,000.00 [i.e. (20% x 100) x $200.00 = $4,000.00] into the City's Tree Fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80-inches*). In addition, if the developer/property owner plants a tree on (i) the property for which the tree preservation credit was assessed or (ii) a location that is mutually agreed upon by the City and the developer/property owner, the developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50%. These funds will be deposited in the *City's Tree Mitigation Fund* and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.

(d) Trees required by Article VIII, *Landscape Standards*, of this Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.

7. Alternative Tree Mitigation Settlement Agreements. In certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an Alternative Tree Mitigation Settlement Agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the *City's Tree Mitigation Fund* and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.

Section 6. Tree Planting and Transplanting Requirements.

Section 6.1. Replacement Trees.

All replacement trees shall be subject to the following planting requirements:

1. All replacement trees must be maintained in a healthy growing condition for a minimum of two (2) years from the date of planting.
2. Replacement trees shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines. In addition, no tree shall be planted within five (5) feet of an existing fire hydrant, water line or sewer line.
3. Replacement trees shall be selected from the Reclamation/Tree Preservation section of Table 1.1: Required Trees by District contained in Appendix 'F', *Landscape Guidelines and Requirements*, of the Unified Development Code.
4. All replacement trees shall be a minimum of three (3) caliper inches DBH.

Section 6.2. Transplanting Trees.

All trees conforming to the species permitted in the *Reclamation/Tree Preservation* section of *Table 1.1: Required Trees by District* contained in Appendix 'F', *Landscape Guidelines and Requirements*, of the Unified Development Code can be transplanted to meet the replacement requirements and shall be subject to the following planting requirements:

1. All trees three (3) caliper inches DBH through six (6) caliper inches DBH are eligible for transplanting.
2. All transplanted trees must survive and be maintained in a healthy condition for a minimum of two (2) years from the date of transplanting. The developer/property owner who received the transplanting credit must replace trees that do not meet these criteria.
3. Transplanted protected trees will be listed in the tree survey with the notation that they are being transplanted.

Section 7. Tree Protection During Construction.

Section 7.1. Tree Protection.

1. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- *indicating the trees relationship to the Treescape*

Plan -- and flag (*i.e. bright fluorescent red vinyl tape*). The red tape should be wrapped around the main trunk of the protected and/or feature tree at a height of approximately five (5) feet so that the tape is clearly visible during construction. In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required. The protective fence must be maintained during all construction phases until the project is finished.

2. The developer or property owner shall be responsible for preserving all protected and feature trees during construction. This includes hiring an arborist, if necessary.

Section 7.2. Material and Equipment Storage.

The developer or contractor shall not store any material or equipment under the canopy of any protected or featured tree. During the construction stage of the development no cleaning or storage of equipment or material shall be allowed within the drip line of any tree scheduled to be preserved on an approve *Treescape Plan*. Those materials include, but are not limited to, oils, solvents, mortar, asphalt and concrete.

Section 7.3. Signs.

No signs, wire or other attachments shall be affixed to any tree scheduled to be preserved on an approve *Treescape Plan*.

Section 7.4. Traffic.

No vehicular traffic, construction equipment traffic or parking shall take place within the drip line of any tree unless on existing street pavement. This restriction does not apply to single incident access for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

Section 7.5. Grade.

No grade change in excess of two (2) inches shall be allowed within the drip line of any protected or featured tree unless adequate construction methods are approved beforehand. If approved, major grade changes (i.e. two [2] inches or greater) within the critical root zone of a protected or featured tree will require additional measures to maintain proper oxygen and water exchange with the roots. Root pruning will be required when disturbance will result in root exposure.

Section 7.6. Tree Flagging.

At the time of submittal of a *Treescape Plan* all protected trees or feature trees should be marked with an aluminum tag, which indicates its relationship to the *Treescape Plan*, and clearly flagged with bright fluorescent red vinyl tape. The red tape should be wrapped around the main trunk of the protected tree at a height of approximately four (4) feet so that the tape is clearly visible.

Section 7.7. Boring.

Boring of utilities under protected or feature trees shall be required in those circumstances where it is not possible to trench around the critical root zone of a protected or feature tree. When required, the length of the bore shall be the width of the critical root zone plus two (2) feet on either side of the critical root zone and shall be at a minimum depth of 48-inches.

Section 7.8. Damage.

Any physical damage to a tree being preserved for a tree credit that is considered to place the survival of the tree in doubt shall be eliminated as a credited tree and will require additional trees to planted in its place at the required ratio. A certified arborist shall be consulted to determine whether physical damage to a tree places the survival of the tree in doubt.

Section 8. Tree Pruning.

Section 8.1. General.

No protected or featured tree shall be pruned in a manner that would significantly disfigure the tree, or in a manner that would lead to the death of the tree.

Section 8.2. Pruning by Utility Companies.

Utility companies may prune trees as necessary to reestablish disrupted service or maintain existing service without obtaining a permit.

Section 8.3. Allowed Pruning.

A protected or featured tree may be pruned in cases where it is necessary to remove branches broken during the course of construction, or where protected or featured trees must be pruned to allow construction of a structure. Pruning should be done in manner that does not significantly disfigure the tree or lead to the death of the tree.

Section 9. Tree Fund.

Section 9.1. Administration of the Tree Fund.

The city shall administer the Tree Fund. The funds shall be used to purchase plant material as permitted by this ordinance, install (*including the equipment or labor necessary to install the plant materials*) and maintain trees on public property including the necessary irrigation equipment, to acquire wooded property that remains in a naturalistic state in perpetuity, to perform and maintain a city wide tree inventory and to educate citizens and developers on the benefits and value of trees. The city council shall have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/or funds for purchasing trees.

Funds collected as a result of the mitigation of trees may be used to purchase trees, both deciduous and coniferous, any woody type plant or any perennial appropriate for the climatic conditions of the north Texas region.

(Ord. No. 09-23, 6-15-2009; Ord. No. 15-13, § 1, 4-20-2015)

Section 9.2. Collection of Money for the Tree Fund.

Money contributed to the tree fund shall be paid prior to the issuance of a building permit and/or prior to the filing of a Final Plat.

Section 10. Violations.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this article shall be fined $500.00 for each offense. The unlawful damage, destruction or removal of each tree shall be considered a separate incident and each offence subjects the violator to the maximum penalty of $500.00 for the first tree with each subsequent tree increasing by $500.00 increments.

No acceptance of public improvements shall be authorized and no Certificates of Occupancy (CO) shall be issued until all fines for violations of this article have been paid to the city.

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CITY OF ROCKWALL

ORDINANCE NO. 18-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6.2, *PUBLIC HEARING POSTPONEMENT, RECESS AND CONTINUATIONS*, OF ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES* FOR THE PURPOSE OF AMENDING THE TIME PERIOD FOR POSTPONING OR CONTINUING A PUBLIC HEARING; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 6.2, *Public Hearing Postponement, Recess and Continuations,* of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That Section 6.2, *Public Hearing Postponement, Recess and Continuations,* of Article II, *Authority and Administrative Procedures,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: December 18, 2017

2nd Reading: January 2, 2018

Key:
Additions
~~*Deletions*~~

Section 6.2. Public Hearing Postponement, Recess, and Continuations.

A. A public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin.

B. A public hearing may be recessed and continued any time after the hearing has commenced.

C. If a postponement or continuance of a public hearing is to a specific date and time no later than 30 ~~60~~ days from the first or most recent hearing, the announcement of the postponement or continuance at the public hearing in which the application has been postponed or continued shall be sufficient notice and no additional notice is required.

D. Postponed or continued public hearing shall be presumed to be held in the same location, unless a different location for the hearing is announced at the time of the postponement or continuance.

E. In the event that any request or amendment is being considered, whether or not a public hearing is involved, and it is continued at the request of the applicant more than one time, an additional fee shall be required to cover the reasonable costs to the city, including the cost of any additional advertising cost and the cost of the city's consultants due to the postponement.

F. If the applicant is not present at a meeting where the request is being considered and the request cannot be considered, then an additional fee, as described in 6.2.E above, shall also be required.

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CITY OF ROCKWALL

ORDINANCE NO. 18-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SUBSECTION 2.1.11, *UTILITIES, COMMUNICATIONS AND TRANSPORTATION*, OF SECTION 2, *USE STANDARDS*, OF ARTICLE IV, *PERMISSIBLE USES* FOR THE PURPOSE OF CHANGING THE ANTENNA STANDARDS TO ALLOW REPLACEMENT TELECOMMUNICATIONS TOWERS IN EXCESS OF 125-FEET BY SPECIFIC USE PERMIT (SUP); PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Subsection 2.1.11, *Utilities, Communications and Transportation*, of Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That Subsection 2.1.11, *Utilities, Communications and Transportation*, of Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: December 18, 2017

2nd Reading: January 2, 2018

Key:
Additions
~~*Deletions*~~

Section 2.1.11. Utilities, Communications and Transportation.

Antenna.

1. *Definitions*.

~~For the purpose of this section, an antenna~~ Antenna mast is defined as an antenna, mast or tower, or all or any two of these combined to constitute a structure designed for radio and television reception or transmission.

Antenna means a device or apparatus consisting of one or more wires or rods arranged to send and receive radio, television, electromagnetic or microwave signals. For purposes of this section, several antenna components may be assembled to perform a single function for a single operator and may be considered one antenna.

Antenna, accessory, means an antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, electromagnetic or microwave signals as part of and directly related to a principal activity within an office, retail or industrial building and which itself is not a principal use or unrelated to any principal use on the property.

Antenna, amateur radio, means a radio communication antenna used by a person holding an amateur station license from the Federal Communications Commission (FCC). An amateur radio antenna shall be allowed as an accessory use in any zoning district, under the following guidelines:

(a) Amateur antenna support structures, antenna, or support wires must be located behind the front facade of the main building, and no amateur antenna support structure, antenna, or support wires may be located in the required rear or side yard setback.

(b) No amateur antenna support structure or antenna may be greater than the maximum height of the underlying zoning district. However, the height of such antenna support structure or antenna may be increased up to 70 feet provided the setback from side and rear setback lines is increased by one foot for every foot the height exceeds the limit specified in the underlying zoning district. In addition, the city council may consider approval of a specific use permit for any amateur antenna support structure or antenna that is proposed to exceed these height limits.

(c) Only one amateur radio support structure may be erected on a residential lot. Additional antenna support structures may be allowed with the approval of a specific use permit.

(Ord. No. 10-14, § 23, 7-6-2010)

Antenna, commercial, means an antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, cellular, electromagnetic or microwave signals, and any other similar technology, primarily for the purpose of operating a business and/or for financial gain. A commercial antenna may be either mounted or freestanding as described below.

Antenna, commercial—freestanding, means a commercial antenna supported by or affixed to a freestanding pole, tower, tripod, frame or other similar structure.

Antenna, commercial—mounted, means a commercial antenna permanently affixed to the roof or other portion of a building.

2. *Antenna standards.*

(a) Antenna, accessory.

(1) The antenna installation shall comply with the height and area regulations of the applicable zoning district.

(2) Administrative approval of the antenna installation shall be required.

(b) *Antenna, commercial*. Located entirely within any nonresidential structure allowed under the applicable zoning district regulations:

(1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.

(2) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six feet at maturity or a masonry screening wall at least eight feet in height, compatible in color with the principal building and the equipment building.

(3) At least one paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property.

(4) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(5) No more than three separate equipment buildings shall be located on a single lot.

(c) *Antenna, commercial—freestanding*, when attached to a utility installation or a light pole in a public park or on public school property:

(1) The height of the utility installation or light pole upon which the antenna is attached shall be greater than 75 feet but no more than 150 feet.

(2) The antenna shall extend no more than ten feet above the maximum height of the utility structure.

(3) A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

(4) A minimum setback of 20 feet shall be maintained from the utility installation, light pole or any equipment building to the lot line of the nearest property developed for residential occupancy.

(5) Any necessary equipment building may be constructed of metal with a baked-on or pre-painted surface and shall not exceed seven feet in height and 75 square feet in area. The exterior surfaces shall be covered in paint or a similar coating; or the building may be built of a material allowed by the applicable zoning district for the principal building; or the necessary equipment may be contained entirely within a principal building on the property or in an underground vault. All equipment buildings shall be maintained free from graffiti.

(6) At least one paved parking space with paved access may be required at the antenna location; this parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property, if any.

(7) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(8) No more than three separate antennas and three equipment buildings shall be located on a single lot or structure.

(d) Antenna, commercial—freestanding, other.

(1) The antenna installation shall comply with the height and area regulations of the applicable zoning district and the support structure shall not exceed 125 feet in height.

(2) The antenna shall not extend more than ten feet above the maximum height of the support structure. (3) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

(3) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six feet at maturity or by a masonry screening wall at least eight feet in height, compatible in color and character with the principal building and the equipment building.

(4) At least one paved parking space with paved access may be required at the antenna location; this space need not be reserved exclusively for use in conjunction with the antenna facility and may be one of the spaces required for the principal use on the property.

(5) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(6) No more than three separate antennas and three equipment buildings shall be located on a single lot or structure.

(e) Antenna, commercial—mounted, 12 feet or less in height, on nonresidential structures allowed under the applicable zoning district regulations:

(1) The total height of the structure, including the antenna, shall not exceed the maximum height of the zoning district by more than 12 feet.

(2) A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

(3) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

(4) The antenna and any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six feet at maturity or a masonry screening wall at least eight feet in height, compatible in color and character with the principal building and the equipment building.

(5) At least one paved parking space with paved access thereto shall be provided at the antenna location; said space need not be reserved exclusively for use in conjunction with the antenna facility and may be one of the spaces required for the principal use on the property.

(6) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(f) *Replacement of an existing Antenna, commercial – freestanding, other.* Where an antenna installation has not been permitted under this chapter but that is considered to be a legally recognized, non-conforming structure or facility, the replacement of the antenna installation may be approved by the City Council on a case-by-case basis through a Specific Use Permit (SUP) pending the request conforms to the following criteria:

(1) The replacement of any legally recognized, non-conforming antenna installation shall only be permitted within the Heavy Commercial (HC), Light Industrial (LI) and Heavy Industrial (HI) Districts.

(2) The replacement antenna installation shall be setback a minimum distance equal to the height of the proposed structure from any residential property or residentially zoned property.

(3) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement antenna installation.

(4) The height of the replacement installation shall be equal to or less than the existing antenna installation, and any additional antennas added to the structure shall not exceed the height of the replacement installation.

(5) Any necessary equipment buildings associated with the replacement installation shall be of a material allowed by the applicable zoning district and be similar in color and character to the principal building on the site. As an alternative, the necessary equipment can be contained entirely within the principal building on the property or in an underground vault.

(6) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a landscape screening that will achieve a height of at least six (6) feet at maturity. As an alternative a masonry screening wall at least eight (8) feet in height, compatible in color and character with the principal building may be used.

(7) At least one paved parking space with paved access may be required at the antenna location. This parking space does not need to be reserved exclusively for the replacement tower use and may be one (1) of the spaces required for the principal use on the property.

3. *Construction and maintenance requirements.* All antenna masts, towers and antenna supports used for television and radio reception or transmission shall be constructed and maintained in accordance with the following requirements:

(a) All electrical specifications of such antenna masts, towers and supports shall comply with the National Electrical Code, the electrical code of the city, Standard Building Code, and the building code of the city.

(b) Antenna structures shall be designed in accordance with section 1205.1 of the Standard Building Code. 4. Permit required. Any person desiring to erect or have erected an antenna more than 25 feet in height above ground level, or an antenna mast 25 feet or less in height but not erected as required by this section, shall make written application to the building inspection department for a permit to erect same. Sufficient plans and specifications, as determined by the chief building official, must accompany each application. It shall be unlawful and a violation of this division to erect, or cause to be erected, or to maintain, or cause to maintain, such antenna mast without first having obtained a permit. It shall be the duty of the permittee to request a final inspection upon completion of the antenna system. Domestic TV antennas are exempt from this section.

4. Restrictions and limitations. All antenna systems constructed and maintained under the provisions of this section shall be subject to the following restrictions and limitations:

(a) No such antenna system shall be more than 99 feet in height.

(b) The location on the lot of such antenna system shall comply with the requirements of this Unified Development Code insofar as the front building line and side yard building line and requirements are concerned. No portion of an antenna system shall extend beyond the front building line on any lot, and on corner lots the side yard setback requirements shall be adhered to on the side adjacent to a public street, and where the front and side yard requirements are applicable, all portions of such structures shall be within the limits fixed by such requirements.

(Ord. No. 10-14, § 24, 7-6-2010)

(c) All antenna systems constructed under the provisions of this section shall be maintained so as to at all times comply with the requirements of this section.

(d) The regulations contained herein shall not apply to the extent that they have been preempted by specific regulations of the FCC to the contrary.

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CITY OF ROCKWALL

ORDINANCE NO. 18-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 1, *LAND USE SCHEDULE*, AND SECTION 2, *USE STANDARDS*, OF ARTICLE IV, *PERMISSIBLE USES*; FOR THE PURPOSE OF CREATING A LAND USE AND ASSOCIATED USE STANDARDS FOR THE FOOD TRUCK/TRAILER LAND USE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 1, *Land Use Schedule,* and Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That Section 1, *Land Use Schedule,* and Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: December 18, 2017

2nd Reading: January 2, 2018

Key:
Additions
~~*Deletions*~~

Section 1. Land Use Schedule.
Section 1.1 Use of Land and Buildings.

Retail and Personal Service	Residential										Mixed Use		Commercial				Industrial		
	AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	DT	R-O	NS	GR	C	HC	RT	LI	HI
Food Trucks/Trailers +											P	S	S	P	P	P	P	P	P
Beverage ~~and/or Food~~ Service Facility, Portable +											S	S		S	S	S		S	P

P=Permitted; A=Accessory Use; S=SUP; +=Permitted with Conditions

Section 2. Use Standards.
Section 2.1.6. Retail and Personal Service Use Conditions.

Beverage ~~and/or food~~ service facility, portable. A portable beverage ~~and/or food~~ service facility is an establishment that sells beverages ~~and/or food~~ from a structure ~~or trailer~~ that can be moved from place to place but that stays at one location during a normal business day; food sales are prohibited in these facilities. A portable beverage ~~and/or food~~ facility shall meet the following minimum conditions:

1. The service shall be limited to snow cone stands, beverage ~~and/or food~~ stands serving nonalcoholic beverages such as coffee, juices or sodas ~~and/or prepared food products~~.
2. The maximum time limit of such temporary use shall not exceed 150 days annually or a time limit otherwise approved by the city council. At the end of the time period, the structure shall be removed from the property.
3. Any temporary power poles will be removed on the date of or immediately following the termination date of the permit.
4. No additional freestanding signage shall be permitted.
5. The temporary portable structure or trailer shall meet all health and electrical codes off the city.
6. Any such temporary facility shall not reduce the number of required parking spaces of any nearby building or use.
7. Any such temporary facility shall have permanent restrooms for employees available within 300 feet of the door of the portable beverage facility. Written permission from the permanent building owner for restroom use must be submitted to the building official; no portable restroom facility is allowed.
8. Any such temporary facility shall be located on an all-weather (asphalt or concrete) parking surface with adequate space for parking and circulation, unless alternatively approved by the city council.

Food Truck/Trailer. A *Food Truck* or *Trailer* is a *Mobile Food Vendor* that sells food and/or beverages that are either pre-packaged or prepared in the confines of a portable truck/trailer, which can be moved from place to place, but is typically in a fixed location for extended periods of time. A *Food Truck/Trailer* shall meet the following conditions:

1. The *Food Truck/Trailer* shall be located on an improved surface (*i.e. concrete or asphalt*) on private property where an existing business is currently operating with a valid Certificate of Occupancy (CO). Operation within the public right-of-way is prohibited.

2. *Food Trucks/Trailers* shall only operate between the hours of 7:00 AM and 10:00 PM, and the *Food Truck/Trailer* shall be required to be removed from the property during non-operation hours (*i.e. overnight storage on the site is prohibited*).
3. The *Food Truck/Trailer* shall be equipped with trash receptacles approved by the City Health Inspector and that comply with all other applicable City codes. The outside storage of trash shall be prohibited.
4. The *Food Truck/Trailer* shall have permanent restrooms (*i.e. public or private*) for employees available within 300-feet of the facility. Portable restrooms facilities are not permitted to meet this requirement.
5. The *Food Truck/Trailer* shall have access to a minimum of two (2) dedicated parking spaces and shall not reduce the required parking for the existing building/land use.
6. All noise and lighting shall be subject to the requirements of the Municipal Code of Ordinances and the Unified Development Code. In addition, no lights associated with the operation of a *Food Truck/Trailer* may be directed towards an adjacent property or onto a public right-of-way.
7. All signage must be attached to the *Food Truck/Trailer* with the exception of one (1) freestanding menu board no greater than eight (8) SF placed adjacent to the *Food Truck/Trailer*.
8. Food Trucks/Trailers shall be prohibited from locating within the Downtown Square (*i.e. the properties bounded by N. Alamo Street, E. Interurban Street, S. Fannin Street, and E. Washington Street*); however, the City Council may consider allowing a Food Truck/Trailer to locate within the Downtown Square on a case-by-case basis through the approval of a Specific Use Permit (SUP).

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CITY OF ROCKWALL

ORDINANCE NO. 18-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR A 3.227-ACRE TRACT OF LAND IDENTIFIED AS LOT 3, BLOCK A, RAYBURN COUNTRY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* AND DEPICTED IN EXHIBIT '*B*' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from David Naylor of Rayburn Country Electric Cooperative for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from an Agricultural (AG) District to a Heavy Commercial (HC) for a 3.227-acre tract of land identified as Lot 3, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, and more specifically depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Heavy Commercial (HC) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Heavy Commercial (HC) District* as stipulated by Subsection 4.7*, Heavy Commercial (HC) District,* of Section 4*, Commercial Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 2nd DAY OF JANUARY, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: December 18, 2017

2nd Reading: January 2, 2018

Exhibit 'A'
Survey

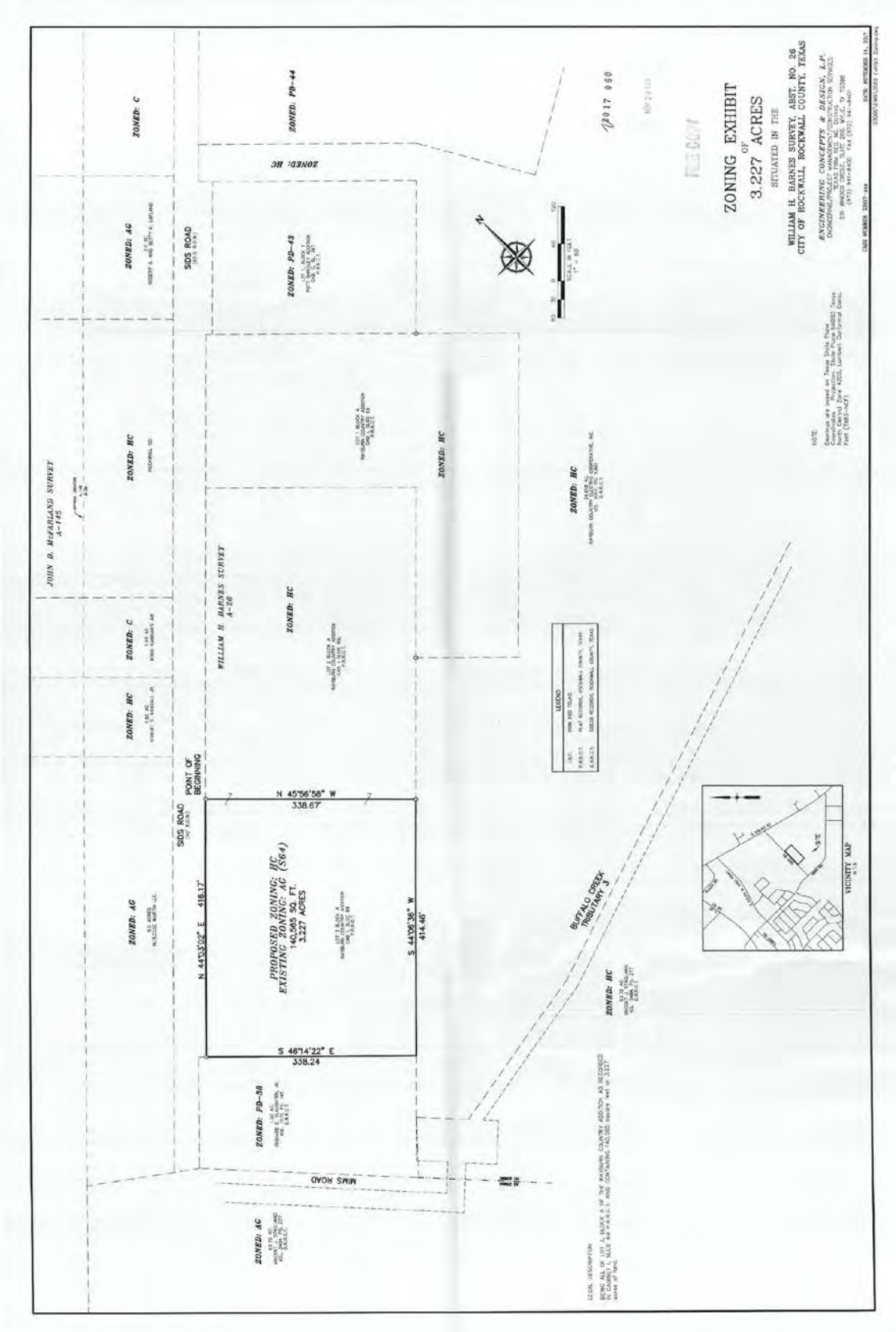
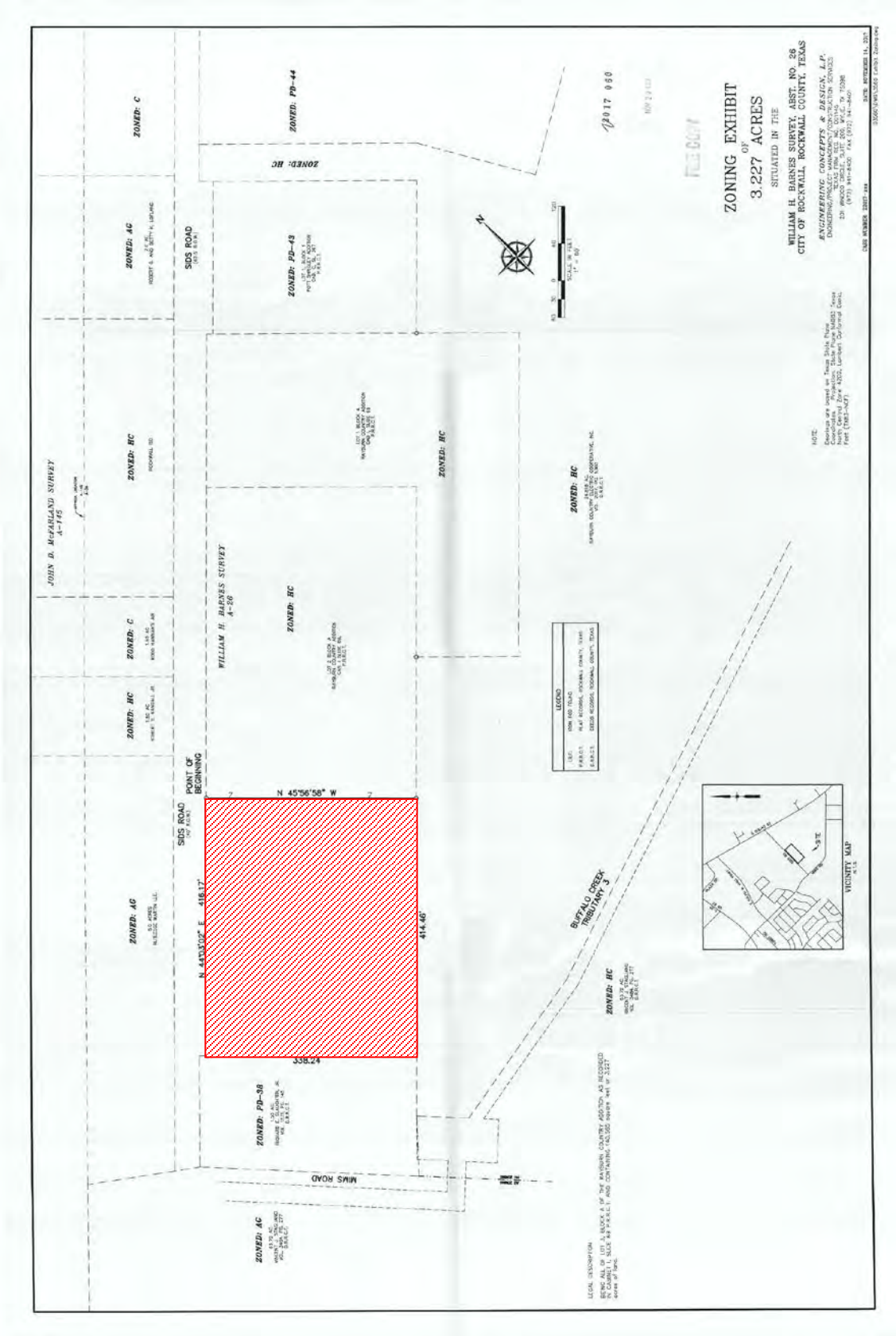


Exhibit 'B'
Zoning Exhibit



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CITY OF ROCKWALL

ORDINANCE NO. 18-06
SPECIFIC USE PERMIT NO. S-181

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MUSIC STUDIO IN PLANNED DEVEOPMENT DISTRICT 60 (PD-60), ON A 0.747-ACRE PORTION OF A LARGER 2.49-ACRE PARCEL OF LAND BEING IDENTIFIED AS A PORTION OF LOT 9, BLOCK A, FLAGSTONE CORNERS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Deric Salser of Salsar Development Group on behalf of Russ Porter of Rockwall School of Music, LLC for the approval of a Specific Use Permit (SUP) to allow for a *Music Studio* in Planned Development District 60 (PD-60) on a 0.747-acre portion of a larger 2.49-acre parcel of land being described as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and being more specifically described in *Exhibit 'A'* and depicted in *'Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*], Planned Development District 60 (PD-60) [*Ordinance No. 05-05*], and Specific Use Permit (SUP) No. S-175 [*Ordinance No. 17-45*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-45*;

SECTION 2. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Music Studio* as stipulated by Planned Development District 60 (PD-60) [*Ordinance No. 05-05*] and Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 1, Land Use Schedule,* of *Article IV, Permissible Uses, and Planned Development District 60 (PD-60)* [*Ordinance No. 05-05*] as heretofore amended and as may be amended in the future,

and shall be subject to the following:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a music studio on the *Subject Property* and conformance to these stipulations is required for continued operations:

1) The music studio shall generally conform to the concept plan shown in *Exhibit 'C'* and the concept building elevations shown in *Exhibit 'D'* of this ordinance.

2) A row of canopy trees a minimum of four (4) caliper-inches in size and spaced 20-feet on center shall be planted adjacent to the residential properties to the northeast and southeast of the subject property.

3) Incidental display/outside storage is prohibited.

4) A shrub row shall be provided as headlight screening for any parking adjacent to residential properties or that face towards Mims Road.

5) The dumpster enclosure doors shall not face towards any residential properties.

6) A Cross-access easement shall be provided adjacent to the property to the northwest of the subject property.

7) Music outside of the studio is prohibited.

8) The developer is to fill-in and maintain shrub row adjacent to the residential property lines to the northeast and southeast.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF JANUARY, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: December 18, 2017

2nd Reading: January 2, 2018

Exhibit 'A':
Legal Description

BEING a 32,538 square feet or 0.747 acre tract of land situated in the JD McFarland Survey, Abstract No. 145, in the City of Rockwall, Rockwall County, Texas, and being part of Lot 9, Block A of the Replat of Flagstone Corners recorded in Instrument Number 2012000047945000 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of said Lot 9, and being the southwest corner of Lot 1 of the Flagstone Estates recorded in Instrument Number 200600003619110 of the Official Public Records of Rockwall County, Texas, and being in the north line of Mims Road;

THENCE North 45°55'42" East, a distance of 182.46 feet, along the north line of Mims Road, same being the south line of Lot 9, to a 1/2" iron rod set in the northwest corner of said 0.747 acre tract;

THENCE North 43°56'04" East, a distance of 182.46 feet, departing the north line of Mims Road, along the northwest line of said 0.747 acre tract, to a 1/2" iron rod set for the northwest corner of said 0.747 acre tract, and being in the south line of Lot 8, Block A of said Replat of Flagstone Corners;

THENCE South 45°53'02" East, a distance of 62.84 feet, along the north line of said 0.747 acre tract, and the common south line of said Lot 8, to a found 'X" cut in concrete, being the southeast corner of said Lot 8, and being in the west line of Lot 4 of said Flagstone Estates;

THENCE South 44'00 '58" West, a distance of 6.82 feet, along the east line of said 0.747 acre tract, and the common west line said Lot 4, to a found "X" cut in concrete at the southwest corner of said Lot 4;

THENCE South 46°33'56" East, a distance of 119.58 feet, along the northeast line of said 0.747 acre tract, same being the south line of said Lot 4, to a 1/2" iron rod set for the southeast corner of said 0.747 acre tract, and being the southwest corner of said Lot 4, and being the northwest corner of Lot 3 of said Flagstone Estates;

THENCE South 43°54 '55 " West, a distance of 176.87 feet, along the southeast line of said Lot 9, same being the west line of said Lot 3, and the west line of said Lot 1, to the POINT OF BEGINNING, and containing 32,538 square feet or 0.747 acres of land, more or less.

BASIS OF BEARING:

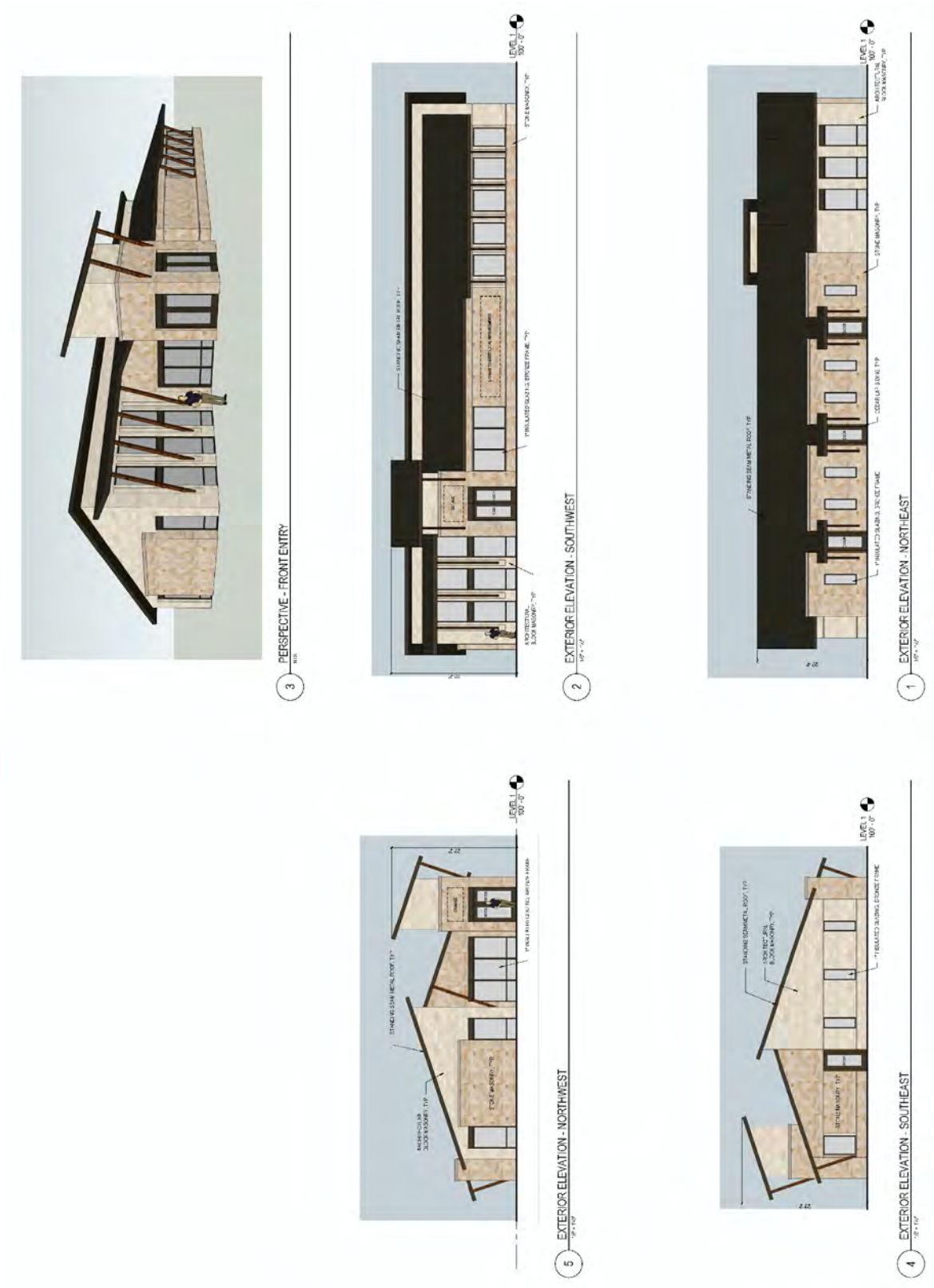
THE BASIS OF BEARING FOR THIS SURVEY IS THE
TEXAS STATE PLANE, NORTH CENTRAL ZONE,
GEODETIC BEARING ESTABLISHED BY GPS
MEASUREMENTS TAKEN ON 6/26/17

Exhibit 'B':
Survey



Exhibit 'C':
Concept Plan

Exhibit 'D':
Concept Building Elevations



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CITY OF ROCKWALL

ORDINANCE NO. 18-07

SPECIFIC USE PERMIT NO. S-182

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP AND PLANNED DEVELOPMENT DISTRICT 32 [*ORDINANCE NO. 17-22*] TO ADOPT A SPECIFIC USE PERMIT (SUP) FOR A HOTEL WITHIN THE INTERIOR AND RESIDENTIAL SUBDISTRICTS OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) ON A 2.166-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2A OF THE ISSAC BROWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company for the approval of a Specific Use Permit (SUP) to allow a *Hotel* on a 2.166-acre parcel of land identified as Lot 2A of the Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the *Interior* and *Residential Subdistricts* of Planned Development District 32 (PD-32) and the Scenic Overlay (SOV) District, generally located southwest of the intersection of Summer Lee Drive and Horizon Road [*FM-3097*], and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for *Hotel* within a Planned Development District 32 (PD-32) as stipulated by *Ordinance No. 17-22* on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as set forth in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development

Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Hotel* on the *Subject Property* and conformance to these stipulations are required for continued operations:

1) Prior to the submission of a site plan, a *PD Development Plan* depicting a more detailed *Concept Site Plan* and *Concept Building Elevations* than those contained in this Specific Use Permit (SUP) ordinance shall be required to be approved by the City Council pending a recommendation from the Planning and Zoning Commission.

2) Nothing contained in this Specific Use Permit (SUP) ordinance shall be deemed to supersede the requirements of *Ordinance No. 17-22*.

3) The development of this property shall generally conform to the *Concept Site Plan* depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance where not in conflict with *Ordinance No. 17-22.*

4) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of this Specific Use Permit (SUP) ordinance where not in conflict with *Ordinance No. 17-22* and pending a recommendation from the Architectural Review Board (ARB).

5) This Specific Use Permit (SUP) ordinance shall constitute approval of a structure in excess of 36-feet within the Scenic Overlay (SOV) District, and satisfy the requirements of Subsection C, *Special Use Standards*, of Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*].

6) The proposed hotel shall be prohibited from being utilized as an *Extended Stay*, *Transient* or *Residence Hotel*, which are considered to be standard hotel rooms that do not contain kitchen facilities.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: December 18, 2017

2nd Reading: January 2, 2018

Exhibit 'A'
Legal Description

All that certain lot, tract or parcel of land situated in the *EDWARD TEAL SURVEY, ABSTRACT NO. 207*, City of Rockwall, Rockwall County, Texas, and being a part of Lot 2A of *ISAAC BROWN'S LAND PARTITIONED TO HIS HEIRS*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 57 of the plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southeast right of way line of Summer Lee Drive at its intersection with the Northeast boundary line of said Lot 2A, said point being at the East corner of a 9,569 square foot tract as described in a Deed from William Dale Douglass to the City of Rockwall, Texas, as recorded in Volume 4967, Page 188 of the Real Property Records of Rockwall County, Texas;

THENCE South 45 degrees 00 minutes 00 seconds East along the Northeast line of Said Lot 2A, a distance of 785.78 feet to a ½" iron road with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the East corner of said Lot 2A, said point being the Northwest line of Hammer Addition, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D. Slide 210 of the plat Records of Rockwall County, Texas;

THENCE South 44 degrees 07 minutes 20 seconds West, along the northwest line of Hammer Addition, a distance of 120 feet to a ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the South corner of Lot 2A and the East corner of Lot 3A;

THENCE North 45 degrees 00 minutes 01 second West along the South line of said Lot 2A, a distance of 785.97 feet to a ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southeast right of way of Summer Lee Drive;

THENCE North 44 degrees 12 minutes 43 seconds East along said right of way line a distance of 120 feet to the *POINT OF BEGINNING* and containing 94,351 square feet or 2.16 acres of land.

Exhibit 'B'
Concept Site Plan

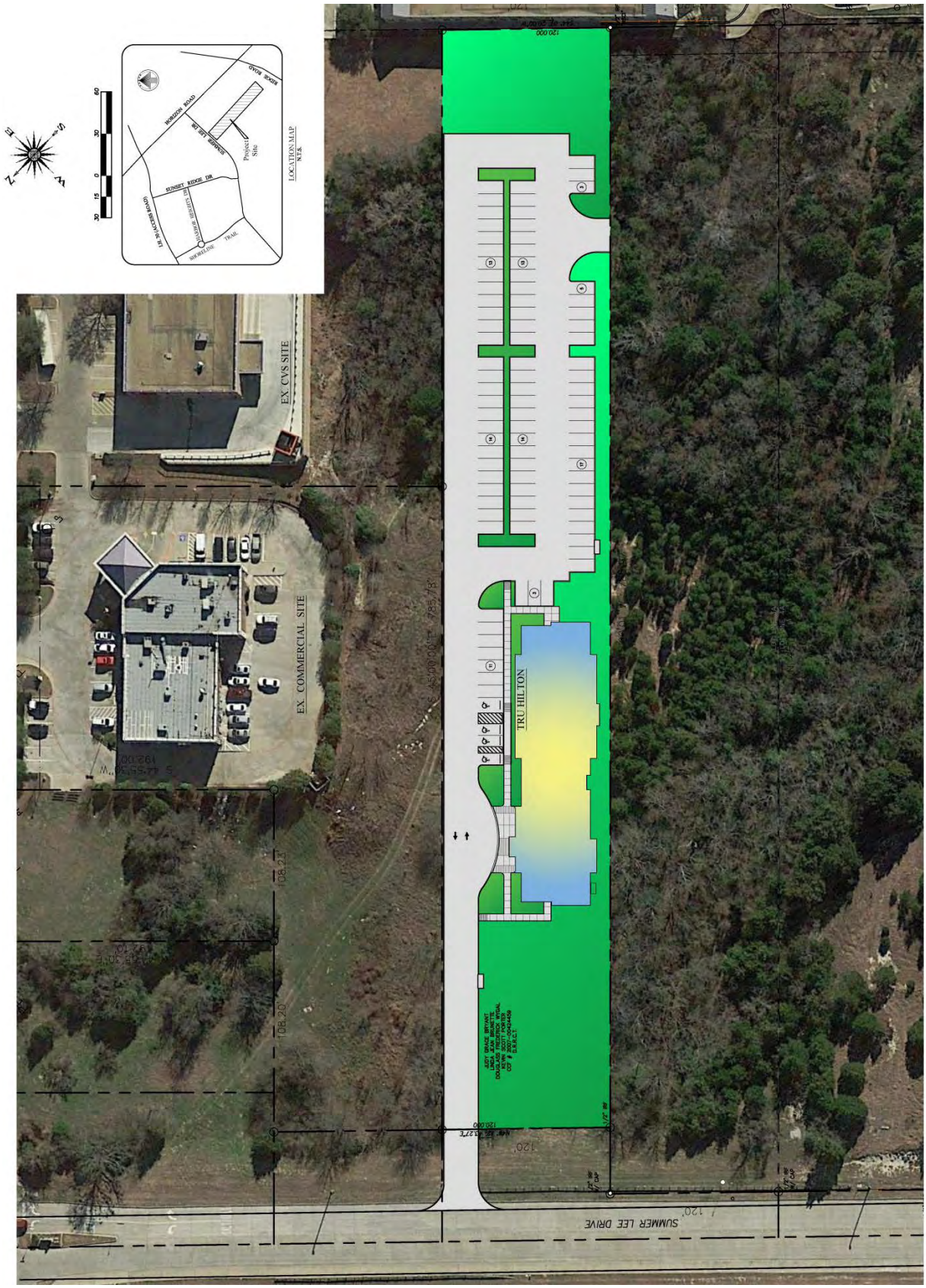

Exhibit 'C'
Concept Building Elevations



Exhibit 'C'
Concept Building Elevations



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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/02/2018

APPLICANT: Christopher Orr, *Arcadia Lakes of Somerset Holdings, LLC*

AGENDA ITEM: **P2017-069**; *Somerset Park Subdivision, Phase I*

SUMMARY:

Consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a amending plat for Phase 1 of the Somerset Park Subdivision, containing 152 single-family residential lots on a 56.247-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Blocks 1-12, of the Somerset Park Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

PLAT INFORMATION:

- ☑ On November 21, 2016, the City Council approved a request to final plat 144 of the proposed 309 residential lots, private park, and open space.
- ☑ The purpose of this request is to *replat* Phase I [*i.e. 144 of the 309 single-family residential lots*] and 5.998-acres of private park and open space for the purpose of establishing the necessary franchise utility easements for development of a single-family residential subdivision. The lot mix has not changed from the final plat.
- ☑ The *replat* conforms to Planned Development District 63 (PD-63) [*Ordinance No. 14-49*], which was approved by the City Council on November 17, 2014 under *Case No. Z2014-025*.
- ☑ The Surveyor/Engineer has completed the majority of the technical revisions requested by staff, and this *replat* conforming to the requirements for *replats* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

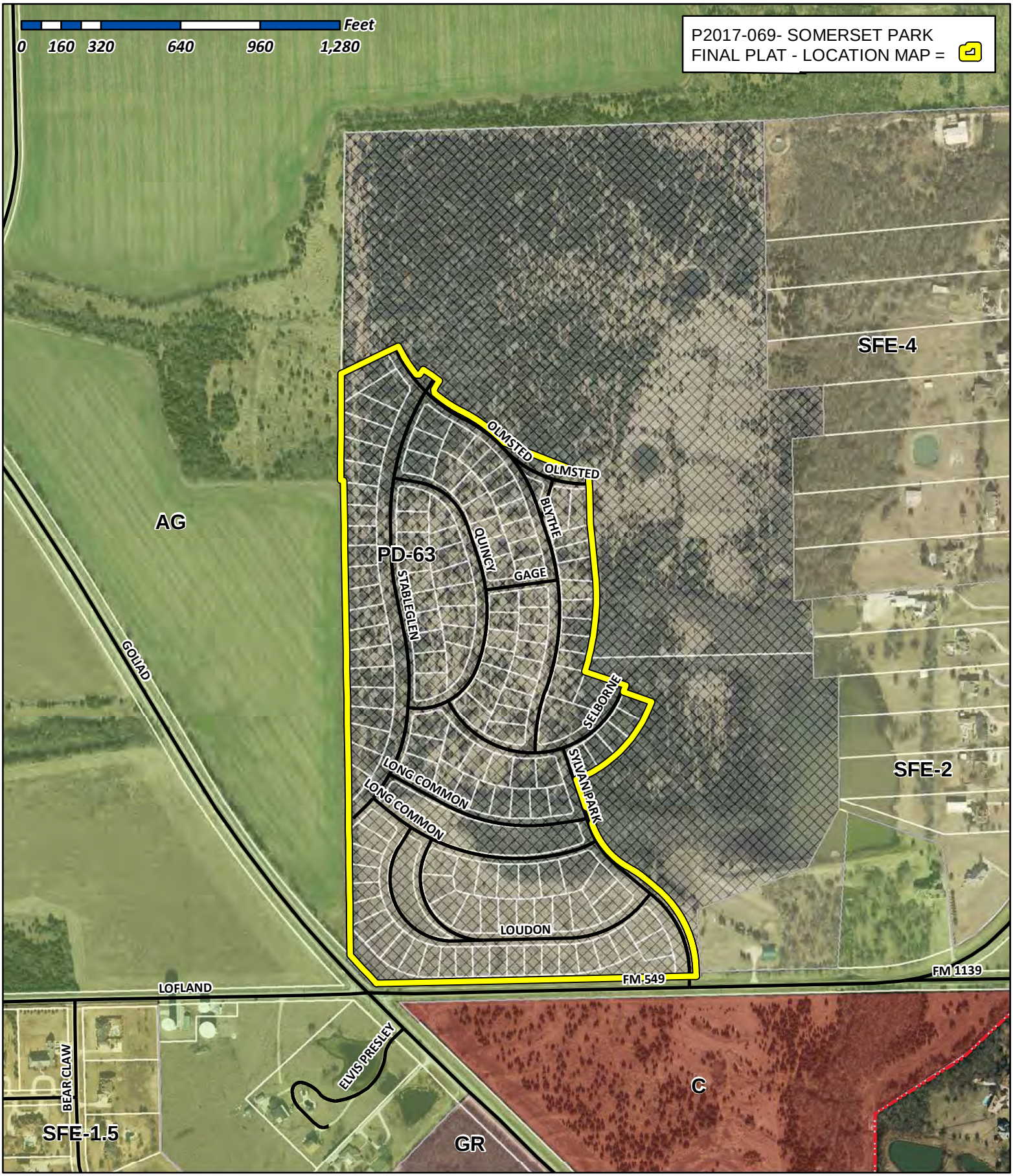
Should the City Council choose to approve the *replat* for the *Somerset Park Subdivision* staff would recommend the following conditions of approval:

1) The *replat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

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

PLANNING AND ZONING COMMISSION:

On December 26, 2017, the Planning and Zoning Commission's motion to recommend approval of the replat with staff recommendations passed by a vote of 5-0 with Commissioners Lyons and Fishman absent.



City of Rockwall

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

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

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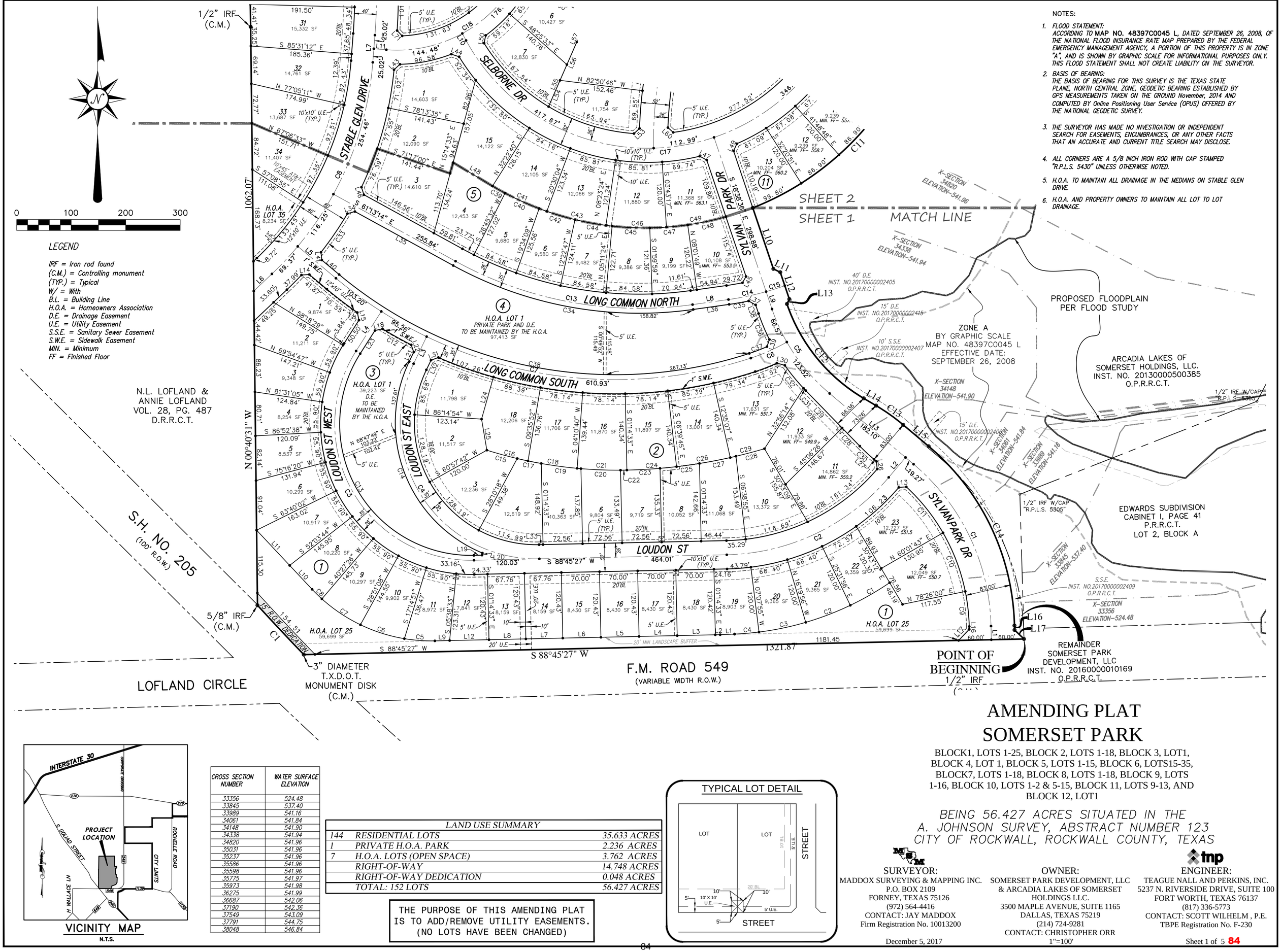

NOTES:

1. *FLOOD STATEMENT:*
   ACCORDING TO **MAP NO. 48397C0045 L**, *DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", AND IS SHOWN BY GRAPHIC SCALE FOR INFORMATIONAL PURPOSES ONLY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.*
2. *BASIS OF BEARING:*
   THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND November, 2014 AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
3. *THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.*
4. *ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.*
5. *H.O.A. TO MAINTAIN ALL DRAINAGE IN THE MEDIANS ON STABLE GLEN DRIVE.*
6. *H.O.A. AND PROPERTY OWNERS TO MAINTAIN ALL LOT TO LOT DRAINAGE.*

CROSS SECTION NUMBER	WATER SURFACE ELEVATION
33356	524.48
33845	537.40
33989	541.16
34061	541.84
34148	541.90
34338	541.94
34820	541.96
35031	541.96
35237	541.96
35586	541.96
35598	541.96
35775	541.97
35973	541.98
36275	541.99
36687	542.06
37190	542.36
37549	543.09
37791	544.75
38048	546.84

LAND USE SUMMARY		
144	RESIDENTIAL LOTS	35.633 ACRES
1	PRIVATE H.O.A. PARK	2.236 ACRES
7	H.O.A. LOTS (OPEN SPACE)	3.762 ACRES
	RIGHT-OF-WAY	14.748 ACRES
	RIGHT-OF-WAY DEDICATION	0.048 ACRES
	TOTAL: 152 LOTS	56.427 ACRES

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD/REMOVE UTILITY EASEMENTS. (NO LOTS HAVE BEEN CHANGED)

AMENDING PLAT
SOMERSET PARK

BLOCK1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT1, BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS15-35, BLOCK7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND BLOCK 12, LOT1

BEING 56.427 ACRES SITUATED IN THE A. JOHNSON SURVEY, ABSTRACT NUMBER 123 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: JAY MADDOX
Firm Registration No. 10013200

OWNER:
SOMERSET PARK DEVELOPMENT, LLC & ARCADIA LAKES OF SOMERSET HOLDINGS LLC.
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(214) 724-9281
CONTACT: CHRISTOPHER ORR

ENGINEER:
TEAGUE NALL AND PERKINS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: SCOTT WILHELM , P.E.
TBPE Registration No. F-230

December 5, 2017 1"=100'

0 100 200 300

LEGEND

IRF = Iron rod found
(C.M.) = Controlling monument
(TYP.) = Typical
W/ = With
B.L. = Building Line
H.O.A. = Homeowners Association
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N.L. LOFLAND & ANNIE LOFLAND VOL. 28, PG. 487 D.R.R.C.T.

1/2" IRF (C.M.)

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC. INST. NO. 20130000500385 O.P.R.R.C.T.

SHEET 3 SHEET 2 MATCH LINE

SHEET 2 SHEET 1 MATCH LINE

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ZONE A
BY GRAPHIC SCALE
MAP NO. 48397C0045 L
EFFECTIVE DATE:
SEPTEMBER 26, 2008

PROPOSED FLOODPLAIN PER FLOOD STUDY

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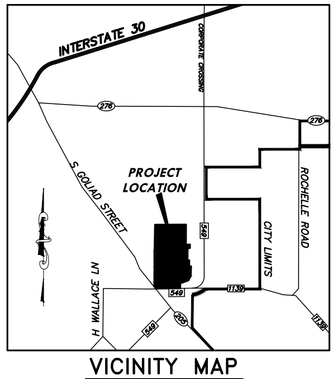
X-SECTION 35775 ELEVATION-541.97
X-SECTION 35598 ELEVATION-541.96
X-SECTION 35586 ELEVATION-541.96
X-SECTION 35237 ELEVATION-541.96
X-SECTION 35031 ELEVATION-541.96
X-SECTION 34820 ELEVATION-541.96
X-SECTION 34338 ELEVATION-541.94



VICINITY MAP
N.T.S.

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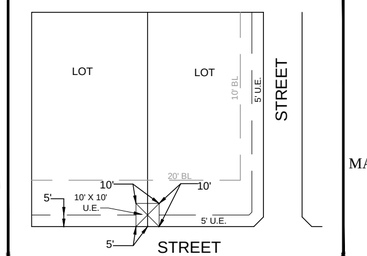

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SOMERSET PARK

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FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: JAY MADDOX
Firm Registration No. 10013200

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December 5, 2017
1"=100'

0 100 200 300

LEGEND

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(C.M.) = Controlling monument
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N.L. LOFLAND
VOL. 30, PG. 548
D.R.R.C.T.

REMAINDER
ARCADIA LAKES OF SOMERSET HOLDINGS, LLC.
INST. NO. 20130000500385
O.P.R.R.C.T.

N.L. LOFLAND &
ANNIE LOFLAND
VOL. 28, PG. 487
D.R.R.C.T.

ARCADIA LAKES OF SOMERSET
HOLDINGS, LLC.
INST. NO. 20130000500385
O.P.R.R.C.T.

STABLE GLEN DRIVE
OLMSTED DR
GAGE ST
BLYTHE ST
QUINCY ST

1/2" IRF (C.M.)
60D NAIL

TEMPORARY STREET AND UTILITY EASEMENT INST. NO.20170000002412 O.P.R.R.C.T.
TEMPORARY STREET AND UTILITY EASEMENT INST. NO.20170000002413 O.P.R.R.C.T.
15' D.E. INST. NO.20170000002416 O.P.R.R.C.T.
10' S.S.E. INST. NO.20170000002408 O.P.R.R.C.T.
D.E. INST. NO.20170000002404 O.P.R.R.C.T.

H.O.A. LOT 1 & U.E. 4,638 SF
H.O.A. LOT 18 10,945 SF 10'x10' U.E. (TYP.)

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BY GRAPHIC SCALE
MAP NO. 48397C0045 L
EFFECTIVE DATE:
SEPTEMBER 26, 2008

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SHEET 2
MATCH LINE

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TBPE Registration No. F-230

December 5, 2017
1"=100'

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	546.00	8°45'14"	83.42	N 60°05'27" E	83.34
C2	546.00'	9°12'00"	87.67'	N 69°04'04" E	87.58'
C3	546.00'	9°12'00"	87.67'	N 78°16'05" E	87.58'
C4	546.00'	4°43'21"	45.00'	N 85°13'46" E	44.99'
C5	300.00'	10°44'00"	56.20'	S 85°52'33" E	56.12'
C6	300.00'	16°12'41"	84.88'	S 72°24'12" E	84.60'
C7	300.00'	16°19'12"	85.45'	S 56°08'16" E	85.16'
C8	300.00'	4°48'11"	25.15'	S 45°34'34" E	25.14'
C9	360.00	10°19'27"	64.87	N 06°24'16" W	64.78
C10	360.00	18°24'18"	115.64	N 20°46'09" W	115.15
C11	360.00	17°14'59"	108.38	N 38°35'47" W	107.97
C12	826.00'	4°11'12"	60.36'	S 60°55'20" E	60.34'
C13	241.00'	123°43'53"	520.44'	S 29°22'36" E	425.05'
C14	259.00'	93°09'47"	421.13'	S 20°54'54" E	376.25'
C15	800.10'	4°08'14"	57.77'	S 74°38'33" E	57.76'
C16	800.10'	5°35'20"	78.05'	S 75°22'06" E	78.02'
C17	800.10'	3°13'45"	45.10'	S 78°19'33" E	45.09'
C18	800.10'	6°32'06"	91.26'	S 81°25'49" E	91.21'
C19	800.10'	5°15'29"	73.43'	S 82°34'10" E	73.40'
C20	800.10'	5°12'26"	72.71'	S 87°48'07" E	72.69'
C21	800.10'	6°32'40"	91.39'	S 87°58'12" E	91.34'
C22	800.10'	0°50'12"	11.69'	N 89°10'34" E	11.69'
C23	966.34'	3°36'42"	60.91'	N 86°57'06" E	60.90'
C24	966.34'	5°25'12"	91.41'	N 86°02'51" E	91.38'
C25	966.34'	4°19'30"	72.95'	N 82°59'00" E	72.93'
C26	966.34'	5°55'22"	99.89'	N 80°22'34" E	99.85'
C27	966.34'	4°02'50"	68.26'	N 78°47'50" E	68.24'
C28	966.34'	3°12'29"	54.10'	N 75°10'11" E	54.10'
C29	966.34'	3°50'57"	64.92'	N 75°29'25" E	64.90'
C30	361.00'	5°40'15"	35.73'	S 47°02'16" E	35.72'
C31	376.00'	0°50'50"	5.56'	S 43°46'44" E	5.56'
C32	376.00'	8°19'27"	54.63'	S 39°11'35" E	54.58'
C33	640.00'	7°41'55"	85.99'	N 34°19'47" E	85.93'
C34	709.00'	36°48'34"	455.49'	S 79°37'31" E	447.70'
C35	535.00'	3°52'43"	36.22'	N 80°01'51" E	36.21'
C36	376.00	7°52'51"	51.72	S 22°41'14" E	51.68
C37	341.00'	5°50'06"	34.73'	N 68°59'39" E	34.71'
C38	791.00'	57°58'07"	800.29'	S 79°06'15" E	766.59'
C39	547.21'	2°45'36"	26.36'	S 60°38'19" E	26.36'
C40	547.21'	7°11'53"	68.74'	S 65°37'04" E	68.70'
C41	547.21'	11°31'21"	110.05'	S 65°01'11" E	109.86'
C42	547.21'	7°13'01"	68.93'	S 72°49'30" E	68.88'
C43	547.21'	11°41'31"	111.66'	S 76°37'37" E	111.47'
C44	547.21'	7°14'09"	69.10'	S 80°03'05" E	69.06'
C45	547.21'	7°15'13"	69.28'	S 87°17'46" E	69.23'
C46	547.21'	11°39'13"	111.30'	S 88°17'59" E	111.11'
C47	547.21'	7°18'47"	69.84'	N 85°25'14" E	69.80'
C48	547.21'	7°30'19"	71.68'	N 78°00'40" E	71.63'
C49	547.21'	11°36'54"	110.93'	N 80°03'58" E	110.74'
C50	796.00'	0°41'56"	9.71'	N 23°15'38" E	9.71'
C51	796.00'	4°45'40"	66.15'	N 20°31'50" E	66.13'
C52	796.00'	5°27'36"	75.85'	N 20°52'48" E	75.83'
C53	796.00'	4°42'21"	65.38'	N 15°47'49" E	65.36'
C54	796.00'	5°45'54"	80.09'	N 15°16'03" E	80.06'
C55	796.00'	4°42'21"	65.38'	N 11°05'29" E	65.36'
C56	796.00'	5°45'54"	80.09'	N 09°30'09" E	80.06'
C57	796.00'	4°42'21"	65.38'	N 06°23'08" E	65.36'
C58	796.00'	5°45'54"	80.09'	N 03°44'15" E	80.06'
C59	796.00'	4°42'50"	65.49'	N 01°40'33" E	65.47'
C60	796.00'	4°56'08"	68.57'	N 03°08'56" W	68.55'
C61	796.00'	6°28'19"	89.91'	N 02°22'51" W	89.86'
C62	1000.00'	7°45'31"	135.41'	N 21°29'22" E	135.31'
C63	476.00'	10°54'33"	90.63'	S 65°12'50" E	90.49'
C64	589.00'	11°45'11"	120.82'	N 24°15'08" W	120.61'
C65	407.88'	11°30'43"	81.95'	N 61°20'23" W	81.82'
C66	407.88'	8°47'19"	62.56'	N 51°11'22" W	62.50'
C67	407.88'	21°18'26"	151.68'	N 56°26'32" W	150.81'
C68	407.88'	8°48'36"	62.72'	N 42°23'25" W	62.66'
C69	407.88'	15°06'36"	107.57'	N 38°14'01" W	107.26'
C70	407.88'	8°49'13"	62.79'	N 33°34'30" W	62.73'
C71	407.88'	8°49'10"	62.79'	N 24°45'18" W	62.72'
C72	407.88'	12°18'10"	87.58'	N 24°31'37" W	87.41'
C73	407.88'	1°58'10"	14.02'	N 19°21'38" W	14.02'
C74	796.00'	1°46'56"	24.76'	N 17°29'04" W	24.76'
C75	796.00'	4°13'36"	58.72'	N 16°15'44" W	58.71'
C76	796.00'	4°47'19"	66.53'	N 11°45'17" W	66.51'
C77	796.00'	7°13'59"	100.49'	N 12°58'37" W	100.42'
C78	830.00'	6°10'26"	89.44'	S 13°36'40" W	89.39'
C79	830.00'	8°39'56"	125.53'	S 14°51'25" W	125.41'
C80	830.00'	5°27'06"	78.97'	S 19°25'26" W	78.94'
C81	830.00'	5°41'57"	82.56'	S 24°59'58" W	82.53'
C82	830.00'	8°39'33"	125.44'	S 23°31'10" W	125.32'
C83	830.00'	5°08'42"	74.53'	S 04°10'44" W	74.51'
C84	830.00'	2°25'17"	35.08'	S 00°23'45" W	35.07'
C85	830.00'	1°34'28"	22.81'	S 01°36'07" E	22.81'
C86	830.00'	2°03'58"	29.93'	S 01°50'52" E	29.93'
C87	830.00'	4°50'25"	70.12'	S 05°18'04" E	70.10'
C88	830.00'	5°39'45"	82.03'	S 05°42'44" E	81.99'
C89	830.00'	2°48'08"	40.59'	S 09°56'40" E	40.59'
C90	830.00'	3°37'28"	52.50'	S 09°32'00" E	52.50'
C91	1170.00'	0°58'18"	19.84'	N 10°51'35" W	19.84'
C92	1170.00'	3°28'35"	70.99'	N 09°36'26" W	70.98'
C93	1170.00'	4°19'21"	88.27'	N 08°12'45" W	88.25'
C94	1170.00'	4°19'21"	88.27'	N 03°53'24" W	88.25'
C95	1170.00'	3°31'18"	71.91'	N 00°01'56" E	71.90'
C96	1170.00'	9°39'43"	197.30'	N 03°02'17" W	197.07'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°35'26" E	26.42'
L2	N 88°45'27" E	8.86'
L3	N 88°45'27" E	70.00'
L4	N 88°45'27" E	70.00'
L5	N 88°45'27" E	70.00'
L6	N 88°45'27" E	70.00'
L7	N 88°45'27" E	67.76'
L8	N 88°45'27" E	67.76'
L9	N 88°45'27" E	27.07'
L10	N 43°10'28" W	60.17'
L11	N 43°10'28" W	88.68'
L12	N 88°45'27" E	72.20'
L13	N 85°51'55" E	13.86
L14	N 86°16'05" E	14.48'
L15	N 11°26'08" W	14.41'
L16	N 01°14'33" W	5.08
L17	N 43°45'27" E	28.28
L18	S 77°00'13" W	14.26'
L19	S 88°45'27" W	14.95'
L20	N 10°03'15" E	4.00'
L21	S 25°39'59" W	19.24'
L22	N 18°50'53" W	14.26'
L23	S 32°29'21" W	50.14'
L24	S 15°43'44" W	80.44'
L25	S 09°39'33" E	57.90'
L26	N 04°51'21" W	14.14'
L27	N 49°52'23" W	5.86'
L28	N 44°12'09" W	46.49'
L29	N 44°12'09" W	95.94'
L30	S 74°47'57" E	15.20'
L31	N 69°35'28" E	14.41'
L32	S 25°39'59" W	19.60'
L33	S 88°45'27" W	7.30'
L34	N 74°24'22" E	14.30'
L35	S 61°13'14" E	205.90'
L36	N 81°58'12" E	66.55'
L37	N 60°32'37" W	14.89'
L38	S 18°38'36" E	16.66
L39	N 18°55'24" E	13.81'
L40	S 50°07'12" E	41.41'
L41	N 05°44'48" W	14.30'
L42	S 05°51'02" E	16.27'
L43	N 47°26'22" E	14.75'
L44	S 71°30'06" E	15.16'
L45	N 29°40'27" E	13.30'
L46	N 17°36'31" W	14.48'
L47	S 61°27'16" E	14.67'
L48	S 59°15'31" E	84.21'
L49	N 24°10'05" E	14.67'
L50	N 11°53'48" E	14.63'
L51	N 38°44'12" E	14.49'
L52	S 51°38'28" E	13.88'
L53	N 47°17'18" E	13.89'
L54	N 23°36'35" E	52.56'
L55	N 23°36'35" E	84.08'
L56	N 23°36'35" E	76.85'
L57	N 23°36'35" E	98.15'
L58	N 23°36'35" E	11.65'
L59	N 23°36'35" E	64.48'
L60	S 47°37'20" E	13.09'
L61	N 59°58'03" E	14.54'
L62	N 36°25'11" E	13.92'
L63	N 53°53'29" W	14.43'
L64	N 34°40'16" W	13.91'
L65	N 79°16'32" E	12.64'
L66	S 27°19'25" E	14.40'
L67	S 16°37'23" W	90.81'
L68	N 18°22'32" W	29.34'
L69	N 89°07'25" E	4.00'
L70	N 53°28'43" E	13.91'
L71	N 43°31'05" W	13.48'
L72	N 18°22'32" W	14.76'
L73	N 18°22'32" W	60.66'
L74	N 18°22'32" W	80.00'
L75	N 18°22'32" W	80.00'
L76	N 18°22'32" W	12.45'
L77	N 18°22'32" W	58.35'
L78	N 00°48'53" W	53.41'
L79	N 00°48'53" W	43.64'
L80	N 00°48'53" W	46.59'
L81	N 00°48'53" W	56.36'
L82	S 11°20'44" E	25.62'
L83	S 11°20'44" E	70.09'
L84	S 11°20'44" E	80.00'
L85	S 11°20'44" E	62.02'
L86	S 11°20'44" E	71.94'

STREET ℄ LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°14'33" W	25.08
L2	N 40°07'37" E	47.88'
L3	S 25°39'59" W	55.19'
L4	S 32°29'21" W	86.09'
L5	S 50°07'12" E	91.35'
L6	S 46°30'18" W	45.78'
L7	N 04°28'48" E	50.04'
L8	N 81°58'12" E	66.55'
L9	S 18°38'36" E	33.73'
L10	S 28°37'54" E	14.51'
L11	N 85°31'12" W	23.00'
L12	N 80°35'46" W	97.37'
L13	N 49°52'23" W	201.37
L14	S 16°37'23" W	166.84'

STREET ℄ CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	400.00	48°37'50"	339.51	N 25°33'28" W	329.41
C2	400.00'	48°37'51"	339.51'	N 64°26'32" E	329.41'
C3	250.00'	123°43'53"	539.88'	S 29°22'36" E	440.92'
C4	250.00'	116°54'32"	510.11'	S 32°47'17" E	426.11'
C5	350.00'	31°13'48"	190.77'	S 34°15'29" E	188.42'
C6	350.00'	11°33'52"	70.64'	N 66°07'46" E	70.52'
C7	800.00'	57°58'07"	809.39'	S 79°06'15" E	775.31'
C8	600.00'	42°01'29"	440.08'	N 25°29'33" E	430.28'
C9	1000.00'	15°49'32"	276.21'	N 03°25'58" W	275.33'
C10	1000.00'	10°31'51"	183.80'	S 06°04'49" E	183.54'
C11	1000.00'	31°40'14"	552.76'	S 15°01'14" W	545.75'
C12	1000.00	4°07'01"	71.86	S 32°54'51" W	71.84
C13	700.00'	36°48'34"	449.71'	S 79°37'31" E	442.02'
C14	526.00'	7°41'34"	70.62'	N 78°07'25" E	70.57'
C15	526.00	3°55'22"	36.01	N 72°18'57" E	36.00
C16	1450.00'	0°54'00"	22.77'	N 18°39'08" E	22.77'
C17	380.00'	132°15'59"	877.22'	N 85°14'07" E	695.01'
C18	250.00'	73°33'15"	320.94'	N 57°42'11" E	299.35'
C19	650.00'	39°18'05"	445.86'	N 01°16'30" E	437.17'
C20	250.00'	62°13'14"	271.49'	N 49°29'09" W	258.34'
C21	700.00'	21°05'26"	257.67'	S 09°18'36" W	256.22'
C22	942.00'	38°13'52"	628.56'	N 00°44'24" E	616.96'
C23	580.00'	44°52'27"	454.26'	N 40°48'46" W	442.74'
C24	600.00'	37°37'07"	393.94'	S 44°26'26" E	386.90'
C25	450.00'	50°39'01"	397.81'	S 68°39'41" E	384.98'

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5005.59	1°25'19"	124.23	N 43°10'28" W	124.23
C2	574.00	13°40'50"	137.05	S 32°28'18" E	136.73
C3	1040.00	1°26'00"	26.02	N 34°15'20" E	26.02
C4	960.00	2°27'29"	41.19	S 33°44'40" W	41.18
C5	574.00	13°44'06"	137.60	S 56°22'56" E	137.27
C6	606.00	19°54'48"	210.62	S 53°17'35" E	209.56
C7	424.00	50°39'01"	374.82	S 68°39'41" E	362.73
C8	1000.00	23°47'40"	415.29	S 05°42'46" W	412.31
C9	1476.00	0°54'00"	23.18	S 18°39'08" W	23.18
C10	406.00	0°41'12"	4.86	S 19°26'43" W	4.86
C11	526.00	48°44'05"	447.41	S 44°09'22" W	434.04
C12	321.00	40°44'09"	228.22	S 39°07'20" E	223.45
C13	364.00	9°37'01"	61.10	S 54°40'54" E	61.03
C14	443.00	48°37'50"	376.00	S 25°33'28" E	364.82

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°28'38" W	10.57
L2	N 86°43'34" E	11.91
L3	S 55°02'34" E	80.00
L4	S 08°23'58" E	15.18
L5	S 03°59'12" E	52.00
L6	S 00°57'49" E	142.77
L7	S 06°11'04" E	184.22
L8	S 71°47'52" E	173.23
L9	S 70°12'41" E	120.00
L10	S 18°38'36" E	118.21
L11	S 63°53'02" E	14.08
L12	S 18°38'36" E	52.01
L13	S 26°04'50" W	9.95
L14	S 59°29'25" E	26.18
L15	S 49°52'23" E	61.12
L16	S 01°14'33" E	8.08
L17	S 46°14'32" E	24.04

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD/REMOVE UTILITY EASEMENTS. (NO LOTS HAVE BEEN CHANGED)

AMENDING PLAT
SOMERSET PARK

BLOCK1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT1, BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS15-35, BLOCK7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND BLOCK 12, LOT1

BEING 56.427 ACRES SITUATED IN THE A. JOHNSON SURVEY, ABSTRACT NUMBER 123 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: JAY MADDOX
Firm Registration No. 10013200

OWNER:
SOMERSET PARK DEVELOPMENT, LLC
& ARCADIA LAKES OF SOMERSET HOLDINGS LLC.
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(214) 724-9281
CONTACT: CHRISTOPHER ORR

ENGINEER:
TEAGUE NALL AND PERKINS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: SCOTT WILHELM , P.E.
TBPE Registration No. F-230

December 5, 2017

1"=100'

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as the AMENDING PLAT OF SOMERSET PARK to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

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

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

SOMERSET PARK DEVELOPMENT, LLC,

_____
Representative:

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC.

_____
Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

_____, 2017.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Somerset Park Development, LLC, and Arcadia Lakes of Somerset Holdings, LLC. are the owner's of a tract of land in the Abner Johnson Survey, Abstract No. 123, situated in the City of Rockwall, in Rockwall County, Texas, being a portion of a tract of land to Somerset Park Development, LLC, as recorded in Instrument Number 20160000010169 of the Official Public Records of Rockwall County, Texas and a portion of a remainder of a tract of land to Arcadia Lakes of Somerset Holdings, LLC. recorded in Instrument Number 20130000500385 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Somerset Park tract, lying on the north Right of Way of Farm to Market (F.M.) 549, a variable width right-of-way;

THENCE South 88 degrees 45 minutes 27 seconds West along the south line of said Somerset Park tract and the north line of said F.M. 549, a distance of 1321.87 feet to a 3 inch T.X.D.O.T. right-of-way disk found for the southwest corner of said Somerset Park tract, said point also lying on the east line of State Highway (S.H.) 205 a called 100 feet wide right-of-way and at the beginning of a curve to the right;

THENCE with said curve to the right and along the east line of said S.H. 205, having a radius of 5005.59 feet, a central angle of 01 degrees 25 minutes 19 seconds, an arc length of 124.23 feet, a chord bearing of North 43 degrees 10 minutes 28 seconds West, a distance of, 124.23 feet to a 5/8 inch iron rod found for the most northerly southwest corner of said Somerset Park tract, same being the south corner of a tract of land to N.L. Lofland & Annie Lofland as recorded in Volume 28, Page 487 of the Deed Records of Rockwall County, Texas;

THENCE North 00 degrees 40 minutes 31 seconds West along the common line of said N.L. Lofland & Annie Lofland tract and said Somerset Park tract, a distance of 1062.07 feet to a 1/2 inch iron rod found at an angle point in same;

THENCE North 00 degrees 59 minutes 21 seconds West continuing along said N.L. Lofland & Annie Lofland tract and said Somerset Park tract common line, a distance of 869.90 feet to a 60-D nail found at the northerly base of a fence corner post for the northeast corner of said N.L. Lofland & Annie Lofland tract and at an inner ell corner of said Somerset Park tract;

THENCE North 85 degrees 28 minutes 38 seconds West continuing along said N.L. Lofland & Annie Lofland tract and said Somerset Park tract common line, a distance of 10.57 feet to a 1/2 inch iron rod found for the southeast corner of a tract of land to N.L. Lofland recorded in Volume 30, Page 548, of the Deed Records of Rockwall County, Texas, same point lying on the north line of said N.L. Lofland & Annie Lofland tract and on the west line of said Somerset Park tract;

THENCE North 00 degrees 08 minutes 29 seconds East along the common line of said N.L. Lofland tract and said Somerset Park tract, a distance of 428.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northwest corner of said Somerset Park tract;

THENCE departing the east line of said N.L. Lofland tract, along the north/east lines of said Somerset Park tract and partially through the interior of said Arcadia tract the following courses and distances;

THENCE North 64 degrees 22 minutes 07 seconds East, a distance of 255.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 574.00 feet, a central angle of 13 degrees 40 minutes 50 seconds, an arc length of 137.05 feet,a chord bearing of South 32 degrees 28 minutes 18 seconds East, a distance of 136.73 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 86 degrees 43 minutes 34 seconds East, a distance of 11.91 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1040.00 feet, a central angle of 01 degrees 26 minutes 00 seconds, an arc length of 26.02 feet, a chord bearing of North 34 degrees 15 minutes 20 seconds East a distance of 26.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 55 degrees 02 minutes 34 seconds East a distance of 80.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 960.00 feet, a central angle of 02 degrees 27 minutes 29 seconds, an arc length of 41.19 feet, a chord bearing of South 33 degrees 44 minutes 40 seconds West a distance of 41.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 08 degrees 23 minutes 58 seconds East a distance of 15.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 574.00 feet, a central angle of 13 degrees 44 minutes 06 seconds, an arc length of 137.60 feet, a chord bearing of South 56 degrees 22 minutes 56 seconds East a distance of 137.27 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right having a radius of 606.00 feet, a central angle of 19 degrees 54 minutes 48 seconds, an arc length of 210.62 feet, a chord bearing of South 53 degrees 17 minutes 35 seconds East, a distance of, 209.56 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 424.00 feet, a central angle of 50 degrees 39 minutes 01 seconds, an arc length of 374.82 feet, a chord bearing of South 68 degrees 39 minutes 41 seconds East, a distance of, 362.73 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 03 degrees 59 minutes 12 seconds East, a distance of 52.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 00 degrees 57 minutes 49 seconds East, a distance of 142.77 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 06 degrees 11 minutes 04 seconds East, a distance of 184.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1000.00 feet, a central angle of 23 degrees 47 minutes 40 seconds, an arc length of 415.29 feet, a chord bearing of South 05 degrees 42 minutes 46 seconds West, a distance of 412.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 71 degrees 47 minutes 52 seconds East, a distance of 173.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1476.00 feet, a central angle of 00 degrees 54 minutes 00 seconds, an arc length of 23.18 feet, a chord bearing of South 18 degrees 39 minutes 08 seconds West, a distance of, 23.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a compound curve continuing to the right;

THENCE with said compound curve continuing to the right having a radius of 406.00 feet, a central angle of 00 degrees 41 minutes 12 seconds, an arc length of 4.86 feet, a chord bearing of South 19 degrees 26 minutes 43 seconds West, a distance of, 4.86 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 70 degrees 12 minutes 41 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 526.00 feet, a central angle of 48 degrees 44 minutes 05 seconds, an arc length of 447.41 feet, a chord bearing of South 44 degrees 09 minutes 22 seconds West, a distance of, 434.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 18 degrees 38 minutes 36 seconds East a distance of 118.21 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 63 degrees 53 minutes 02 seconds East a distance of 14.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 18 degrees 38 minutes 36 seconds East a distance of 52.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 26 degrees 04 minutes 50 seconds West a distance of 9.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 321.00 feet, a central angle of 40 degrees 44 minutes 09 seconds, an arc length of 228.22 feet, a chord bearing of South 39 degrees 07 minutes 20 seconds East a distance of 223.45 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 59 degrees 29 minutes 25 seconds East a distance of 26.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 364.00 feet, a central angle of 09 degrees 37 minutes 01 seconds, an arc length of 61.10 feet, a chord bearing of South 54 degrees 40 minutes 54 seconds East a distance of 61.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 49 degrees 52 minutes 23 seconds East a distance of 61.12 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 443.00 feet, a central angle of 48 degrees 37 minutes 50 seconds, an arc length of 376.00 feet, a chord bearing of South 25 degrees 33 minutes 28 seconds East a distance of 364.82 feet;

THENCE South 01 degrees 14 minutes 33 seconds East a distance of 8.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 46 degrees 14 minutes 32 seconds East a distance of 24.04 feet to the POINT OF BEGINNING containing 2,457,949 square Feet, or 56.427 acres of land.

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD/REMOVE UTILITY EASEMENTS. (NO LOTS HAVE BEEN CHANGED)

_____ _____
Planning & Zoning Commission, Chairman *Date*

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

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

Witness our hands this the _____ day of _____, 2017.

_____ _____ _____
Mayor, City of Rockwall *City Secretary* *City Engineer*

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY

OF _____, 2017

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

AMENDING PLAT
SOMERSET PARK

BLOCK1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT1, BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS15-35, BLOCK7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND BLOCK 12, LOT1

BEING 56.427 ACRES SITUATED IN THE A. JOHNSON SURVEY, ABSTRACT NUMBER 123 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: JAY MADDOX
Firm Registration No. 10013200

OWNER:
SOMERSET PARK DEVELOPMENT, LLC
& ARCADIA LAKES OF SOMERSET HOLDINGS LLC.
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(214) 724-9281
CONTACT: CHRISTOPHER ORR

ENGINEER:
TEAGUE NALL AND PERKINS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: SCOTT WILHELM , P.E.
TBPE Registration No. F-230

December 5, 2017
1"=100'

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/02/2018

APPLICANT: Jeremy Epton

AGENDA ITEM: **P2017-071;** *Lot 1, Block A, Epton Addition*

SUMMARY:

Consider a request by Jeremy Upton for the approval of a final plat for Lot 1, Block A, Epton Addition being a 4.95-acre tract of land identified as Tracts 18 & 19 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2075 Airport Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a 4.95-acre tract of land [*i.e. Tracts 18 & 19 of the E. M. Elliott Survey, Abstract No. 77*] into one (1) parcel of land [*Lot 1, Block A, Epton Addition*] for the purpose of combining one (1) lot into two (2) lots for the expansion of an existing single-family home.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

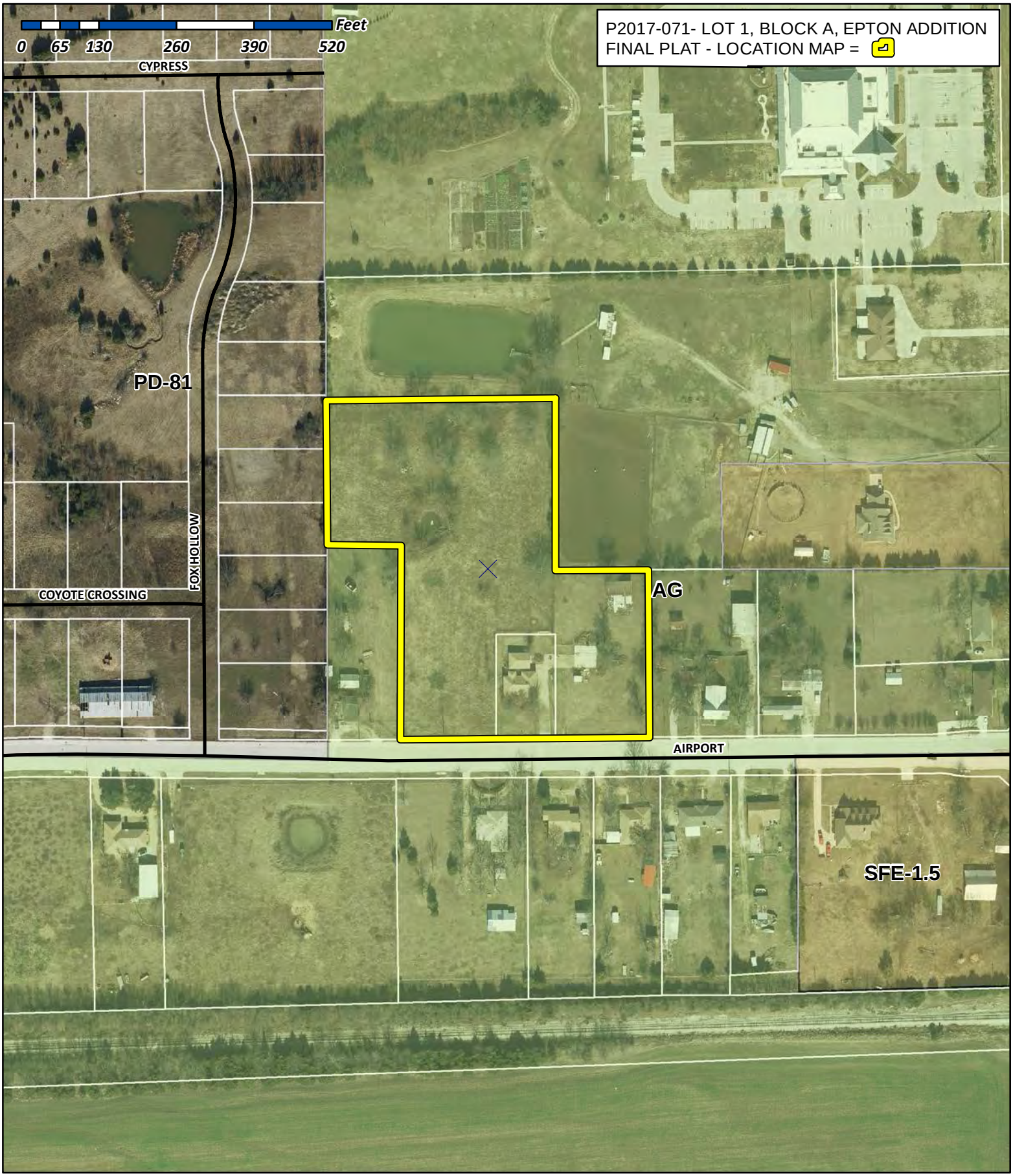
RECOMMENDATIONS:

Should the City Council choose to approve the *final plat* for *Lot 1 Block A, Epton Addition,* staff would recommend the following conditions:

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

PLANNING AND ZONING COMMISSION:

On December 26, 2017, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff recommendations passed by a vote of 5-0 with Commissioners Lyons and Fishman absent.



City of Rockwall

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

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

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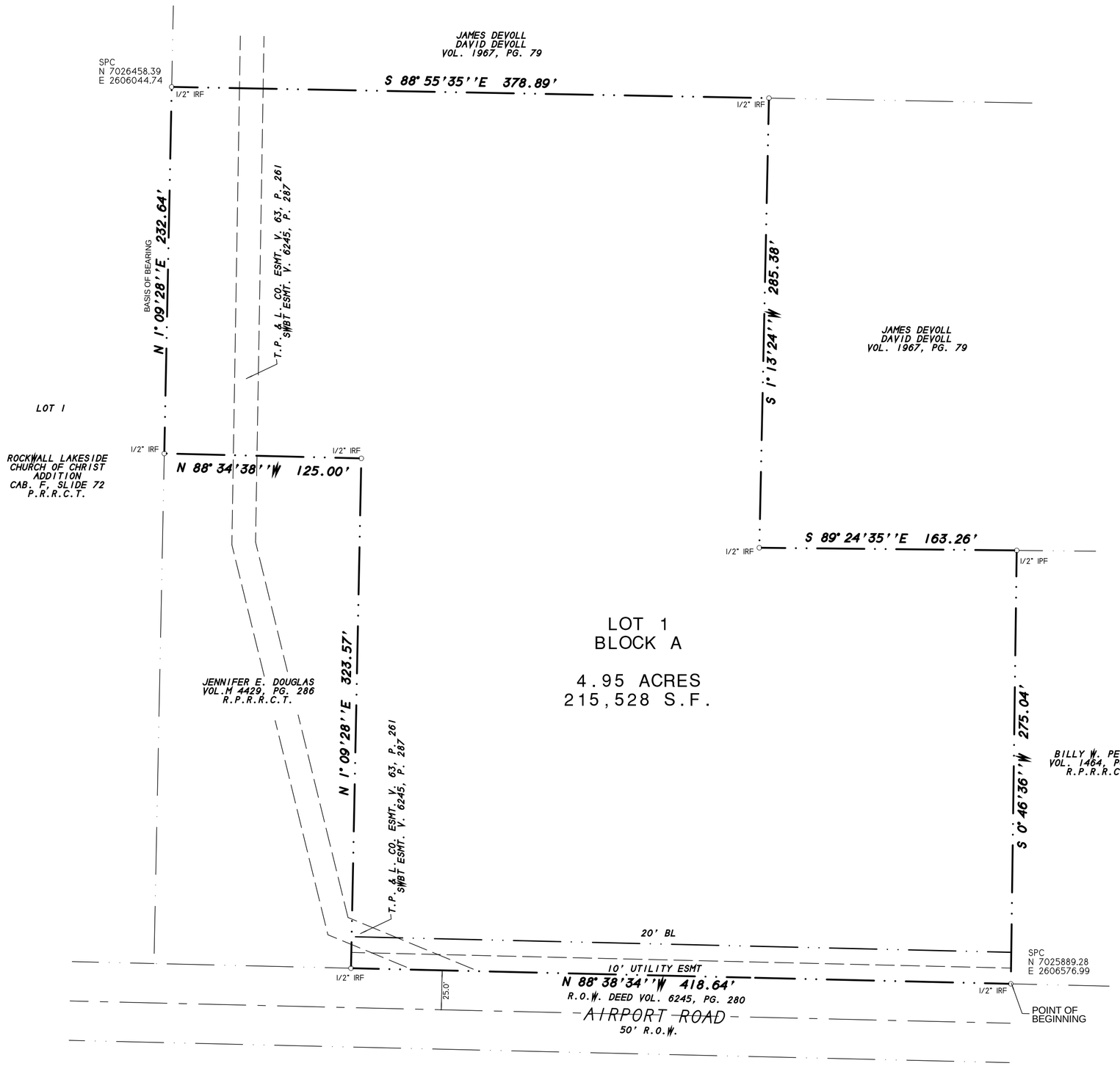
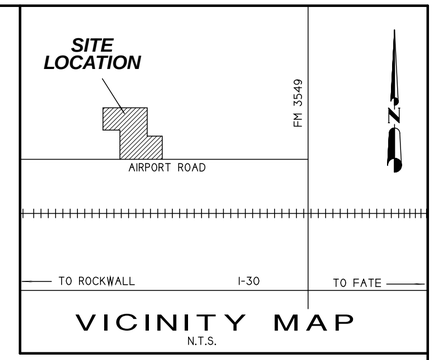
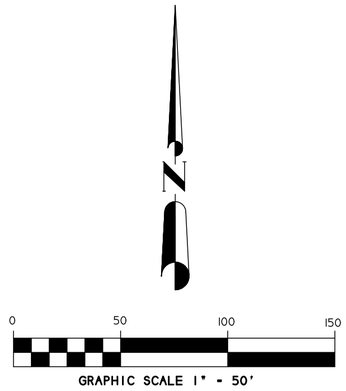




VICINITY MAP
N.T.S.



FINAL PLAT

EPTON ADDITION

LOT 1, BLOCK A

4.95 ACRES OR 215,528 S.F.
(1 LOT)

E. M. ELLIOTT SURVEY, A-80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

2) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

3) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

4) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SHEET 1 OF 2

OWNER:
JEREMY EPTON
KRISTI HELMER
2075 AIRPORT ROAD
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR. COND. UNIT	PROPANE TANK

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE DECEMBER 12, 2017
SCALE 1" = 50' FILE # 20150309PP
CLIENT EPTON

CITY CASE P2017-

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OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Jeremy Epton and Kristi Helmer, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land as described in a Warranty deed from Arvel Gray and Lena Gray to J.E. Parker and Deloris Estelle Parker, dated August 19, 1967 and being recorded in Volume 80, Page 41 of the Deed Records of Rockwall County, Texas, and also a part of a tract of land as described in a Special Warranty deed from Bobby H. Douglas to Deloris Estelle Douglas, dated August 26, 2000 and being recorded in Volume 2011, Page 267 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east boundary line of said Parker tract and the west boundary line of a tract of land as described in a Warranty deed to Billy W. Peoples, as recorded in Volume 1464, Page 321 of the Real Property Records of Rockwall County, Texas, said point being N. 00 deg. 46 min. 36 sec. E., 24.91 feet from the southeast corner of said Parker tract and in the north right-of-way line of Airport Road, per deed recorded in Volume 6245, Page 280 of the Official Public Records of Rockwall County, Texas;

THENCE N. 88 deg. 38 min. 34 sec. W. along the north right-of-way line of Airport Road, a distance of 418.64 feet to a 1/2" iron rod found for corner in the east boundary line of a tract of land as described in a Warranty deed to Jennifer Douglas, as recorded in Volume 4429, Page 286 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 09 min. 28 sec. E. along the east line of said Jennifer Douglas tract, a distance of 323.57 feet to a 1/2" iron rod found for corner at the northeast corner of same;

THENCE N. 88 deg. 34 min. 38 sec. W. along the north line of said tract, a distance of 125.00 feet to a 1/2" iron rod found for corner at the northwest corner of same;

THENCE N. 01 deg. 09 min. 28 sec. E. a distance of 232.64 feet to a 1/2" iron rod found for corner at the northwest corner of said Deloris Estelle Douglas tract;

THENCE S. 88 deg. 55 min. 35 sec. E. a distance of 378.89 feet to a 1/2" iron rod found for corner at the northeast corner of said Deloris Estelle Douglas tract;

THENCE S. 01 deg. 13 min. 24 sec. W. a distance of 285.38 feet to a 1/2" iron rod found for corner at the northwest corner of said Parker tract;

THENCE S. 89 deg. 24 min. 35 sec. E. a distance of 163.26 feet to a 1/2" iron pipe found for corner at the northeast corner of said Parker tract and northwest corner of said Peoples tract;

THENCE S. 00 deg. 46 min. 36 sec. W. a distance of 275.04 feet to the POINT OF BEGINNING and containing 215,528 square feet or 4.95 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as EPTON ADDITION, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in EPTON ADDITION, LOT 1, BLOCK A, have been notified and signed this plat.

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

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

_____
JEREMY EPTON

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEREMY EPTON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

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

_____
KRISTI HELMER

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KRISTI HELMER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of EPTON ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

EPTON ADDITION

LOT 1, BLOCK A

4.95 ACRES OR 215,528 S.F.
(1 LOT)

E. M. ELLIOTT SURVEY, A-80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	I/2" IRF IRON ROD FOUND 1/2" CORNER
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

OWNER:
JEREMY EPTON
KRISTI HELMER
2075 AIRPORT ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE DECEMBER 12, 2017
SCALE 1" = 50' FILE # 20150309PP
CLIENT EPTON

CITY CASE P2017-

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/02/2018

APPLICANT: James Zaferis

AGENDA ITEM: **P2017-072;** *Lot 6, Block C, Rockwall Technology Park Addition*

SUMMARY:

Consider a request by James Zaferis on behalf of Pete Koulos of Astrocheif Texas LLC (DBA Pegasus Food) for the approval of a replat for Lot 6, Block C, Rockwall Technology Park Addition being a 8.482-acre parcel of land identified as Lot 5, Block C, Rockwall Technology Park, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1635 Innovation Drive, and take any action necessary.

PLAT INFORMATION:

☑ The objective of this request is to replat an 8.482-acre parcel of land [*i.e. Lot 5, Block C, Rockwall Technology Park Addition*] into one (1) parcel of land [*i.e. Lot 6, Block C, Rockwall Technology Park Addition*] for the purpose of adding the necessary fire lane and utility easements for an existing building that is being converted to a frozen food manufacturing facility [*i.e. Pegasus Food*].

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

Should the City Council choose to approve the *replat* for *Lot 6 Block C, Rockwall Technology Park Addition,* staff would recommend the following conditions:

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

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

PLANNING AND ZONING COMMISSION:

On December 26, 2017, the Planning and Zoning Commission's motion to recommend approval of the replat with staff recommendations passed by a vote of 5-0 with Commissioners Lyons and Fishman absent.



City of Rockwall

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

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

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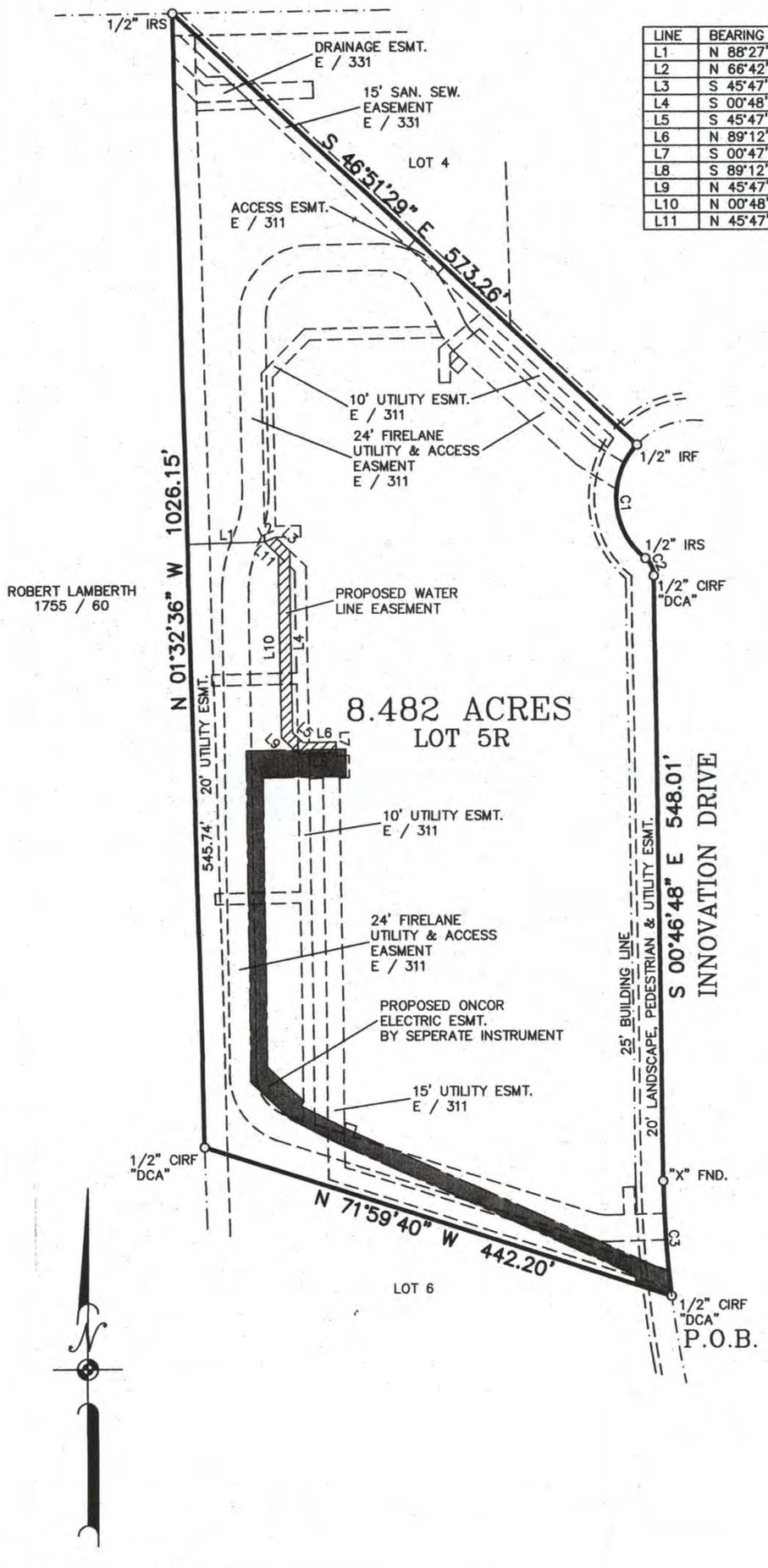
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	115.25'	102.67'	S 04°07'00" E	94°19'57"
C2	20.50'	18.06'	17.48'	S 26°02'37" E	50°28'59"
C3	930.00'	104.71'	104.66'	S 04°02'56" E	6°27'04"

LINE	BEARING	DISTANCE
L1	N 88°27'24" E	69.49'
L2	N 66°42'46" E	10.82'
L3	S 45°47'14" E	17.79'
L4	S 00°48'42" E	164.69'
L5	S 45°47'14" E	12.78'
L6	N 89°12'46" E	29.61'
L7	S 00°47'14" E	10.00'
L8	S 89°12'46" W	33.75'
L9	N 45°47'14" W	21.06'
L10	N 00°48'42" W	164.69'
L11	N 45°47'14" W	17.80'



SCALE: 1" = 100'

LEGEND

POWER POLE · WATER METER · GAS METER · WATER VALVE · FIRE HYDRANT · ELECTRIC METER · MAILBOX · CLEAN OUT · TELEPHONE PEDESTAL · UNDERGROUND CABLE MARKER · WOOD FENCE · BARBED WIRE FENCE · CHAINLINK FENCE

Owens Land Surveying
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875
FIRM REG. CERT. #10022400
P.O. BOX 1025
GREENVILLE, TX 75403

DATE: DEC.
DRAWN BY:

2017 0

FILE CO

REPLAT OF LOT 5, BLOCK
AMENDED PLAT OF LOT 3, I
ROCKWALL TECHNOLO

AN ADDITION TO THE CITY OF R
ROCKWALL COUNTY, TE
8.482 ACRES
DECEMBER, 2017

Owner:
Evangelos & Vasiliki Ambatielos
1635 Innovation Drive
Rockwall, Texas 75032

Surv
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261
Gree
(903

97

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS **EVANGELOS AND VASILIKI AMBATIELOS,** BEING THE OWNERS OF A TRACT OF LAND within the City of Rockwall, County of Rockwall, State of Texas, said tract being described as follows:

LEGAL DESCRIPTION

BEING a tract or parcel of land situated in Rockwall County, Texas, being part of the J.M. Allen Survey, Abstract No. 2, being all of Lot 5, Block C of the AMENDED REPLAT OF LOT 3, BLOCK C OF ROCKWALL TECHNOLOGY PARK, an addition to the City of Rockwall as recorded in Cabinet E on Slides 329-330 of the Plat Records of Rockwall County, Texas and being further described as follows:

BEGINNING at a capped "DCA" 1/2 inch iron rod found for a corner at the southeast corner of Lot 5 in Innovation Drive;
THENCE N 71°59'40" W along the south line of Lot 5, a distance of 442.20 feet to a capped "DCA" 1/2 inch iron rod found for a corner at the southwest corner of Lot 5;
THENCE N 01°32'36" W along the west line of Lot 5, a distance of 1026.15 feet to a 1/2 inch iron rod set for a corner at the northwest corner of Lot 5;
THENCE S 46°51'29" E along the northeast line of Lot 5, a distance of 573.26 feet to a 1/2 inch iron rod found for a corner at the northeast corner of Lot 5 in Innovation Drive, said corner being at the beginning of a curve to the left, having a central angle of 94°19'57", a radius of 70.00 feet and a chord bearing of S 04°07'00" E and a chord length of 102.67 feet;
THENCE in the Southeasterly direction, along said curve to the left and along Innovation Drive, an arc length of 115.25 feet to a 1/2 inch iron rod set for a corner, said corner being at the beginning of a curve to the right, having a central angle of 50°28'59", a radius of 20.50 feet and a chord bearing of S 26°02'37" E and a chord length of 17.48 feet;
THENCE in the Southeasterly direction, along said curve to the right and along Innovation Drive, an arc length of 18.06 feet to a capped "DCA" 1/2 inch iron rod found for a corner,
THENCE S 00°46'48" E along the east line of Lot 5 and Innovation Drive, a distance of 548.01 feet to an "x" found in concrete for a corner, said corner being at the beginning of a curve to the left, having a central angle of 06°27'04", a radius of 930.00 feet and a chord bearing of S 04°02'56" E and a chord length of 104.66 feet;
THENCE in the Southeasterly direction, along said curve to the left and along Innovation Drive, an arc length of 104.71 feet returning to the Point of Beginning and containing 8.482 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **REPLAT OF LOT 5, BLOCK C OF THE AMENDED PLAT OF LOT 3, BLOCK C OF ROCKWALL TECHNOLOGY PARK,** a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **REPLAT OF LOT 5, BLOCK C OF THE AMENDED PLAT OF LOT 3, BLOCK C OF ROCKWALL TECHNOLOGY PARK** have been notified and signed this plat.

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

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

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

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

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

_____ _____
Evangelos Ambatielos **Vasiliki Ambatielos**

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this the _____ day of _____, _____.

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

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this the _____ day of _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Registered Public Surveyor No. 5387

APPROVED

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

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

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

_____
Direction of Planning

_____
City Engineer

REPLAT OF LOT 5, BLOCK C OF THE AMENDED PLAT OF LOT 3, BLOCK C OF ROCKWALL TECHNOLOGY PARK

AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
8.482 ACRES
DECEMBER, 2017

Owner:
Evangelos & Vasiliki Ambatielos
1635 Innovation Drive
Rockwall, Texas 75032

Surveyor:
Owens Land Surveying
2616 Stonewall St., P.O. Box 1025
Greenville, Texas 75401
(903) 450-9837

LEGEND

POWER POLE · WATER METER · GAS METER · WATER VALVE · FIRE HYDRANT · ELECTRIC METER · MAILBOX · CLEAN OUT · TELEPHONE PEDESTAL · UNDERGROUND CABLE MARKER · WOOD FENCE · BARBED WIRE FENCE · CHAINLINK FENCE

Owens Land Surveying
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875
FIRM REG. CERT. #10022400
P.O. BOX 1025
GREENVILLE, TX 75403

DATE: DEC. 12, 2017 | SCALE: 1" = 100'
DRAWN BY: B. EBERT | JOB NO.: 2017-507

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/02/2018

APPLICANT: City of Rockwall

AGENDA ITEM: **P2017-073;** *Lots 1, 2, & 3, Fannin Addition*

SUMMARY:

Consider a city initiated request for the approval of a final plat for Lots 1, 2, & 3, Block A, Fannin Addition being a 4.01-acre tract of land identified as a portion of Lot AA, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Fannin Street south of the intersection of Fanning Street and Heath Street, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a 4.01-acre tract of land [*i.e. a portion of Lot AA, Block 122, B. F. Boydston Addition*] into three (3) parcels of land [*Lots 1, 2, & 3 Block A, Fannin Addition*] in order to subdivide one (1) lot into three (3) lots for the purpose of conveying Lots 1 and 2. Lot 3 contains a 20-inch water line and is being retained by the City of Rockwall in order to provide sufficient access to the water line. Staff should note that Lot 3 does not meet the technical requirements of the Unified Development Code, however, since the City of Rockwall is maintaining ownership of the lot, the City Council has the ability to waive the requirements.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

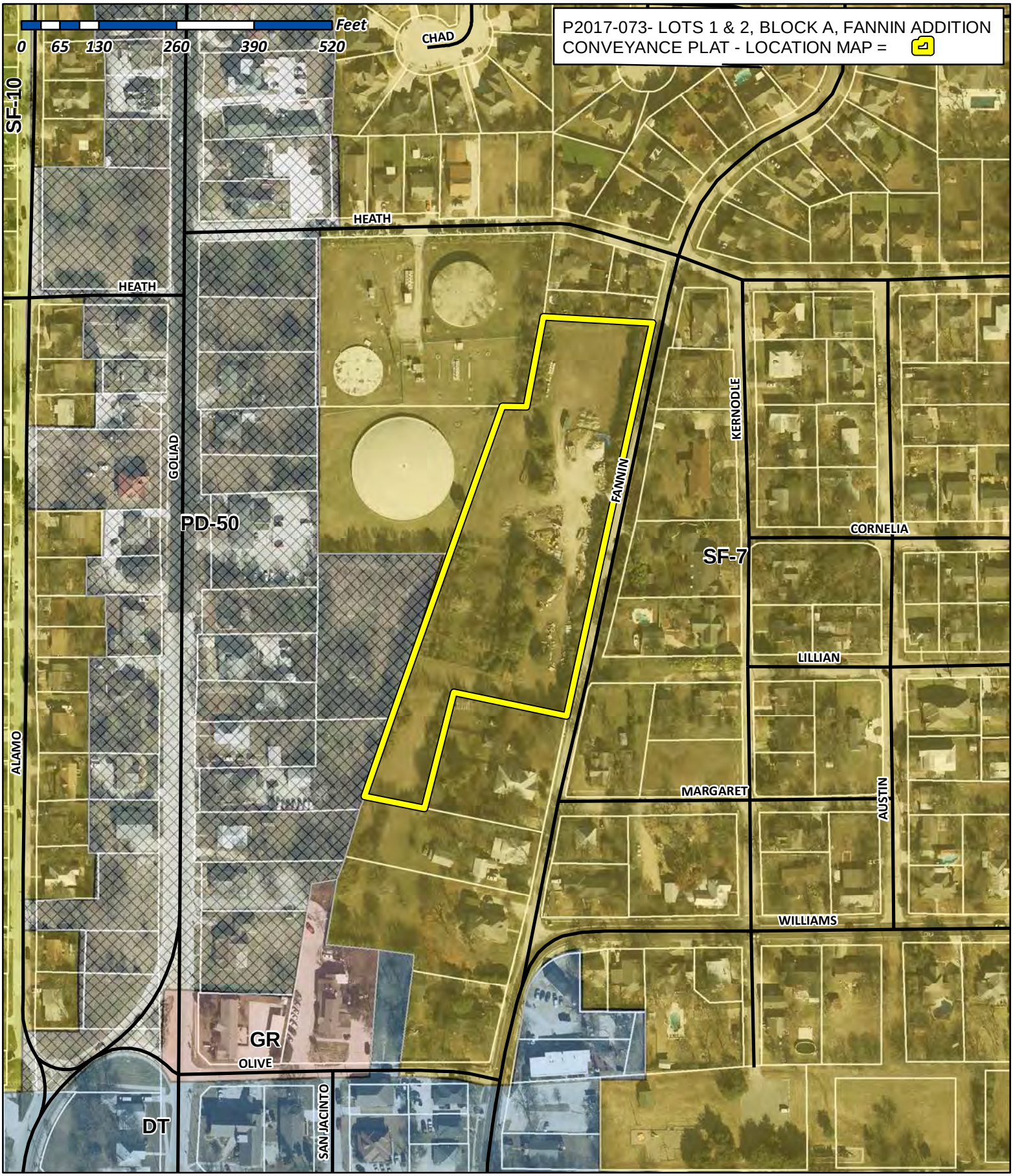
RECOMMENDATIONS:

Should the City Council choose to approve the *final plat* for *Lots 1, 2, & 3, Block A, Fannin Addition,* staff would recommend the following conditions:

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

PLANNING AND ZONING COMMISSION:

On December 26, 2017, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff recommendations passed by a vote of 5-0 with Commissioners Lyons and Fishman absent.



City of Rockwall

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

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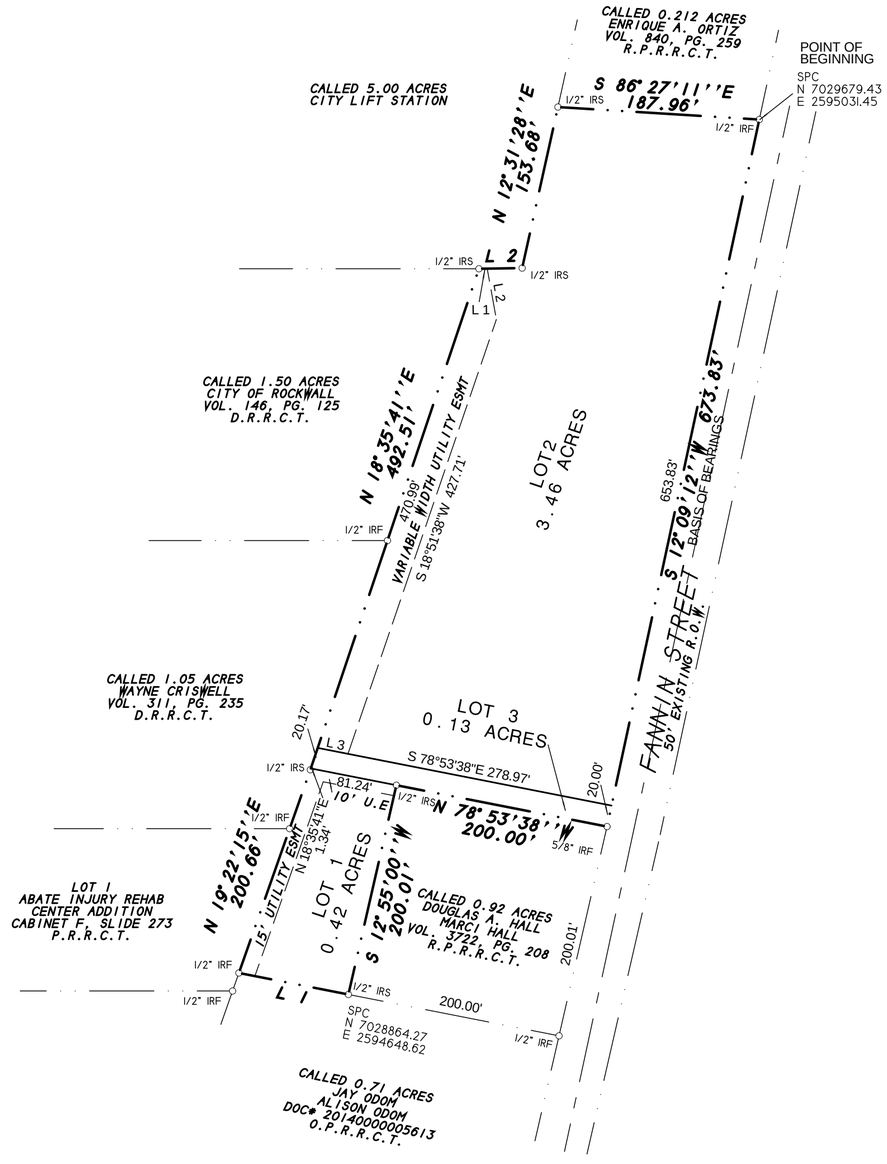
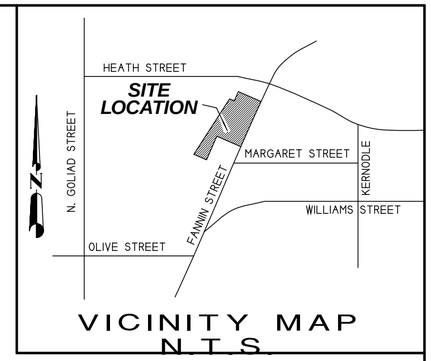


BOUNDARY LINE TABLE		
Line	Bearing	Distance
1	N 78°53'38"W	103.94'
2	N 89°05'44"E	40.29'

VARIABLE WIDTH EASEMENT LINE TABE		
Line	Bearing	Distance
1	N 89°05'44"E	7.73'
2	S 10°13'14"E	48.08'
3	N 78°53'38"W	28.73'



VICINITY MAP
N.T.S.

N

0 100 200 300

GRAPHIC SCALE 1" = 100'

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

CONVEYANCE PLAT

FANNIN ADDITION

4.01 ACRES OR 174,707 S.F.
(3 LOTS)

B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
CITY OF ROCKWALL
385 GOLIAD STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE NOVEMBER 20, 2017
SCALE 1" = 100' FILE # 20170403PP
CLIENT ROCKWALL

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

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OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, City of Rockwall, Texas, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a called 3.998 tract of land as described in a Warranty deed to Cityof Rockwall, Texas, as recorded in Volume 237, Page 426 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" ion rod found for corner in the west right-of-way line of Fannin Street, at the northeast corner of of said 3.998 acres tract of land and also at the southeast corner of a 0.212 acres tract of land as described in a Deed to Enrique A. Ortiz, as recorded in Volume 840, Page 259 of the Real Property Records of Rockwall County, Texas;

THENCE S. 12 deg. 09 min. 12 sec. W. along the west right-of-way line of Fannin Street, a distance of 673.83 feet to a 5/8" iron rod found for corner;

THENCE N. 78 deg. 53 min. 38 sec. W. a distance of 200.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 12 deg. 55 min. 00 sec. W. a distance of 200.01 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 78 deg. 53 min. 38 sec. W. a distacne of 103.94 feet to a 1/2" iron rod found for corner;

THENCE N. 19 deg. 22 min. 15 sec. E. a distance of 200.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 18 deg. 35 min. 41 sec. E. a distance of 492.51 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 89 deg. 05 min. 44 sec. E. a distance of 40.29 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 12 deg. 31 min. 28 sec. E. a distance of 153.68 to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 86 deg. 26 min. 11 sec. E. a distance of 187.96 feet to the POINT OF BEGINNING and containing 174,707 square feet or 4.01 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

_____
for the City of Rockwall, Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

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

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

CONVEYANCE PLAT

FANNIN ADDITION

4.01 ACRES OR 174,707 S.F.
(3 LOTS)

B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE NOVEMBER 20, 2017
SCALE 1" = 100' FILE # 20170403PP
CLIENT ROCKWALL

OWNER:
CITY OF ROCKWALL
385 GOLIAD STREET
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and Council**

FROM: **Kristy Cole, City Secretary/Assistant to the City Manager**

DATE: **January 2, 2018**

SUBJECT: **Updates to local alcoholic beverage permit provisions**

The City of Rockwall held a local option election in 2007. As a result of the election, voters approved the City to be "wet" and permit alcohol sales locally in the following ways: Beer – Off Premise Consumption; Wine – Off Premise Consumption; and Mixed Beverages (in) Restaurants for On Premise Consumption ("RM") only for those who also hold a food and beverage certificate ("FB"). (Note: the locally imposed requirement that a permit holder also carry an "FB" essentially disallows 'bars' within the city).

Any sublicense(s) for a specific type of business that falls into the above categories is eligible for approval by TABC as long as said sublicenses are not prohibited by any City Ordinance. As part of the TABC application approval process and the County Judge guidelines for approval, the **City Secretary** must certify that the sale of alcoholic beverages is not prohibited by charter or ordinance. These local ordinances may be related to zoning, special use, or distance requirements from schools, churches or hospitals. The City Secretary accomplishes this task through collaboration with the City's Director of Planning.

Staff has collaborated with the city attorney in an effort to make minor modifications to existing language within the city's Code of Ordinances in order to bring the City's Local Alcoholic Beverage Permit Application and Certification provisions into alignment with State law.

The draft ordinance provided to Council for consideration essentially eliminates a previous provision that called for a local fee schedule to be on file in the city secretary's office and incorporated said fee schedule as "Exhibit A" to the ordinance. These fee schedules change somewhat regularly. As such, it makes more sense to simply reference that the city will charge ½ of the state prescribed fees – that way if state fees change in the future, the city will not have to keep updating a local fee schedule.

The second thing the draft ordinance accomplishes is it eliminates the assessment of a local "administrative processing fee," as it is believed that this type of fee is not permissible according to the State code.

In conclusion, passage of this ordinance will streamline the city's local provisions and ensure the city is in compliance with current state law. Staff will be available to answer any questions the Council may have at or before Tuesday's council meeting.

CITY OF ROCKWALL, TEXAS

ORDINANCE #_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING CHAPTER 4, ALCOHOLIC BEVERAGES, ARTICLE II. PERMITS, SEC. 4-23 AND SEC. 4-25 TO PROVIDE FOR A FEE SCHEDULE IN ACCORDANCE WITH CURRENT FEES PRESCRIBED BY THE TEXAS ALCOHOLIC BEVERAGE COMMISSION; REPEAL OF BIENNIAL ADMINISTRATIVE PROCESSING FEE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, since the City of Rockwall's original adoption of the schedule and fees associated with local Alcoholic Beverage Permits (Ord. 07-55), the City Council of the City of Rockwall amended Ordinance07-55 in July 2013 (Ord. 13-18) to amend its local regulations to mirror the State's fee and licensing schedule and update the City's fee schedule, and

WHEREAS, the City Council of the City of Rockwall in the exercise of its legislative discretion now believes it to be in the best interest of the City and its alcoholic beverage permit holders to amend its local regulations to mirror the State's fee and licensing schedule and to repeal the Biennial Administrative Processing Fee.

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

Section 1. That Sections 4-23 and 4-25 of Chapter 4. Alcoholic Beverages, Article II. Permits of the Code of Ordinances are hereby amended and shall read as follows:

Sec. 4-23. - Required; biennial fee required and expiration of local permit.

(a) It shall be unlawful for any person to manufacture, distill, brew, import, transport, store for purposes of sale, distribute or sell any beer, wine or other alcoholic beverage within the city without having first paid a biennial city fee equal to one-half of the state fee (not including the state surcharge) required by the Texas Alcoholic Beverage Commission (TABC) of every person that may be issued any permit or license or renew such permit or license by the state for the manufacture, distilling, brewing, importing, transporting, storing, distributing, or sale of any beer or wine. The City will charge one half of the amount of the State's fee for each permit as the local permit fee.

(b) The fee contained in subsection (a) of this section shall be paid to the city secretary biennially, except that the city shall not assess a local permit fee for a mixed beverage permit during the three-year period following the state's issuance of said permit. The city secretary shall issue a receipt for the permit fee(s) and keep a record of the same in the city secretary's office in accordance with state prescribed local record retention schedules. Any and all applicable local fees shall be paid to the City Secretary

biennially with the local permit expiring one day before the expiration date of the permit holder's State TABC license. All fees are nonrefundable.

Sec. 4-25. – Repealed.

Section 2. If any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance, or application thereof to any persons or circumstances, is held invalid or unconstitutional by a court of competent jurisdiction such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remain portion of this Ordinance despite such invalidity which remaining portions shall remain in full force and effect.

Section 3. That this ordinance shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 16th DAY OF JANUARY, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

1st Reading: 01/02/2018

2nd Reading: 01/16/2018

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Brad Griggs, Assistant City Manager

CC: Rick Crowley, City Manager

FROM: Andy Hesser, Parks and Recreation Director

DATE: December 28, 2017

SUBJECT: PARK BOARD APPOINTMENT WITH CITY COUNCIL

As you recall, Park Board Chairman Brad Bassett spoke with the City Council during open forum at the December 18th Council meeting. At that time he requested that Council consider park projects to be included in the possible call for a bond election for improving City infrastructure. As a result, Mayor Pro-Tem Hohenshelt asked staff to work with the Park Board on this initiative.

Consequently, a special Park Board meeting was held on December 27th to discuss the topic of potential project recommendations, priorities and associated development costs. The Park Board voted unanimously to recommend that City Council consider two potential ballot initiatives. Park Board Chairman Brad Bassett has requested an appointment with City Council at the January 2nd meeting to present the following items for consideration:

- $1,750,000 for the continued development of neighborhood parks. These funds would be allocated among several possible neighborhood parks that have previously utilized developer pro-rata equipment fees or other funds for the first phase of park construction. This project would fulfill the 50% public portion as prescribed by the Mandatory Park Land Dedication Ordinance leading to a fully developed neighborhood park.

- $8,250,000 for the development of phase 1 of the Lakeside Park. The Lakeside Park Master Plan was developed about 10 years ago and shows many recreational amenities adjacent to Lake Ray Hubbard. Park Board discussed utilizing the first phase funds to develop the southern end of the proposed park land.

These items are in line with past strategic initiatives and Parks and Open Space Master Plan recommendations. Staff will be available to answer any questions.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: January 2, 2018

SUBJECT: Z2017-059; *Amendment to PD-8 for Townhomes*

On December 26, 2017, the Planning and Zoning Commission approved a motion to allow the applicant, Ross Ramsay, to postpone the public hearing for *Case No. Z2017-059* to the *January 30, 2018* Planning and Zoning Commission meeting. The motion was approved by a vote of 5-0, with Chairman Lyons and Commissioner Fishman absent. The purpose of this request is to allow the applicant time to modify the request to address the concerns stated at the December 18, 2017 City Council meeting and to meet with the Chandler's Landing Homeowner's Association (HOA). This means the new City Council public hearing would be *February 5, 2018*.

According to Section 6.2, *Public Hearing Postponements, Recess, and Continuations*, of the Article II, Authority and Administrative Procedures, of the Unified Development Code (UDC), a public hearing may be postponed by announcing the postponement at the public hearing and indicating the time and place the new hearing is scheduled to begin. The announcement of a postponement shall be sufficient notice and no additional notice shall be required.

From: Ross Ramsay
To: Miller, Ryan
Subject: Plannign and Zoning Case No.
Date: Wednesday, December 20, 2017 11:06:58 AM

Ryan Miller:

We would like to request a postponement before Planning & Zoning until Tuesday, Jan. 30, 2018. We would like this time to make amendments to the plan and to gather support from the neighbors.

Thank you.

Ross Ramsay

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CITY OF ROCKWALL

ORDINANCE NO. 18-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 82 (PD-82) [*ORDINANCE NO. 16-43*], AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE PLANNED DEVELOPMENT DISTRICT TO INCORPORATE A 98.341-ACRE TRACT OF LAND INTO THE EXISTING 81.49-ACRE TRACT OF LAND, CREATING A 179.831-ACRE PLANNED DEVELOPMENT DISTRICT IDENTIFIED AS PLANNED DEVELOPMENT DISTRICT 82 (PD-82) AND BEING TRACT 3, TRACT 8 AND TRACT 16, OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company, for the purpose of amending Planned Development District 82 (PD-82) [*Ordinance No. 16-43*], by incorporating an additional 98.341-acre tract of land into the existing 81.49-acre tract of land, for the purpose of developing a residential subdivision on a 179.831-acre tract of land identified as Tract 3,Tract 8, and Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 82 (PD-82) [*Ordinance No. 16-43*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in Planned Development District 82 (PD-82) [*Ordinance No. 16-43*];

Section 2. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described within this *Planned Development District Ordinance*, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Single Family 10 (SF-10) District as specified in Section 3.4, *Single*

Family Residential (SF-10) District, of Article V, District Development Standards, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Concept Phasing Plan*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the park areas on the *Subject Property* shall generally be in accordance with the *Parks Concept Plan*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 6. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 7. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 7(b) through 7(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) PD Site Plan
(4) Preliminary Plat
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat*. A *Master Plat* application covering all of the Subject Property shall be submitted and shall identify each phase of the development. The *Master Plat* application shall not be approved until the *Open Space Master Plan* may be processed by the City concurrently with the Master Plat Application.

(e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features as depicted in *Exhibit 'D'* (*Park Concept Plan and Amenity Package*). A *PD Site Plan* application, including a plan for improvements for the parkland and/or trails, may be processed by the City concurrently with a *Preliminary Plat Application* for the development.

(f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application, including a plan for improvements for the parkland and/or trails as identified in Section 6(d) above, may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 8. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 9. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 10. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 11. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: December 18, 2017

2nd Reading: January 2, 2018

Exhibit 'A':
Legal Description

PHASES I & II

BEING an 61.49 acre tract of land situated in the J. RAMSEY SURVEY A-186 of Rockwall County, Texas and being a part of a once called 405 acre tract described in a deed recorded in Volume D Page 73 and being the same land as described in deed to James F. Wood, Trustee as recorded in Volume 122 Page 783 of the Rockwall County, Deed Records, said 81.49 acre tract being further described as follows;

BEGINNING at a nail set in the center of an existing public road on the East line of the Ramsey Survey and being about South 2874 feet from the Northeast corner of said Ramsey Survey and being the Southeast corner of that certain tract described in deed to Joe Smart as recorded in Volume 59 Page 509 of tire Rockwall County, Deed Records from said nail a fence corner bears S 89 degree 39 min 28 sec W 40 feet;

THENCE S 00 degree 37 min 46 sec W along the center of said road and along the East line of the Ramsey Survey 1678.46 feet to the Southeast corner of said 405 acre tract and being the Northeast corner of the Ridge Haven Estates, subdivision as per plat recorded in Glide A 213 of the Rockwall County, Plat Records, from which a 3/8-inch iron rod was found to bear N 89 degree 19 min 38 sec W 29.58 feet;

THENCE N 89 de 19 min 38 sec W along the North line of said Ridge Haven Estates and along an old fence 2133.00 feet to a fence corner found at the Southeast corner of a called 80.42 acre tract described in a deed to B. R. McClendon as recorded in Volume 91 Page 523 of the Rockwall County, Deed Records;

THENCE N 00 degree 12 min 45 sec East along the East line of said McClendon tract and along an old fence 1640.51 feet to a ½-inch Iron rod found at a fence corner at an ell corner of that certain tract described in deed to Joe Smart as recorded In Volume 59 Page 511 of the Rockwall County, Deed Records;

THENCE N 89 degree 39 min 28 sec E along the South line of the Smart tracts 2145.25 feet to the point of beginning and containing 81.49 acres of land.

Exhibit 'A':
Legal Description

PHASE III

BEING a 98.341 acre tract of land located in the John A. Ramsey Survey AB-127, in the City of Rockwall, Rockwall County, Texas, being a part of Tracts 1 and 2 as described in a deed to The McClendon Corporation as recorded in, *Volume 91, Page 526*, Deed Records Rockwall County Texas (DRRCT) and Tract 3 as described in a deed to Iheartmedia Tower Co. I(am), LLC as recorded in, Instrument No. 20150000005151 , Deed Records Rockwall County Texas (DRRCT) and more particularly described as follows;

COMMENCING at a found ½-inch iron rod for the southwest corner of Sterling Farms Addition, an Addition to the City of Rockwall as recorded Slide C, Page 396, Plat Records Rockwall County Texas (PRRCT), said point being in the common north line of said Tract 2, and being in the East right of way line for Farm to Market Road 543;

THENCE N 88°52'38" E with the common line of said McClendon Tract 2, and said Addition a distance of 665.59 feet to the *POINT OF BEGINNING*, from said point a found iron rod for the common southerly corner of Lots 17 and 16 of said Sterling Farms Addition bears N 88°52' E, 136.53 feet;

THENCE N 88°04'30" E, a distance of 140.05 feet to a found ½-inch iron rod;

THENCE N 88°52'36" E, a distance of 1773.18 feet to a point for southeast corner of said Sterling Farms Addition, and the westerly southwest corner of Timber Creek Estates, Phase 2 & 3, an Addition to the City of Rockwall as recorded in Cabinet E, Slides 55-57, Plat Records Rockwall County Texas (PRRCT);

THENCE easterly and southerly with the line common to said Timber Creek Estates and said McClendon Tract 2 as follows:

> N 89°51'04" E, a distance of 523.95 feet to a point for a corner in said common line;
>
> S 01°05'16" E, a distance of 612.61 feet to a ½-inch iron rod for the southerly southwest corner of said Timber Creek Estates;

THENCE S 01°01'20" E continuing with the east line of said McClendon tract and with the west line of that West Union Investments, Co. tract as described in Volume 377, Page 273, Deed Records Rockwall County Texas, at 1644.86 feet pass a found 3/8-inch iron rod, continuing for a total distance of 1648.36 feet to a found fence post for corner, being on the north line of Ridge Haven Estates, an Addition to the City of Rockwall as recorded in Book A, Slide 213, (PRRCT);

THENCE N 88°53'47" W with the north line of said Addition, a distance of 284.75 feet to a found ½-inch iron rod for the northwest corner of said Addition, same being the northeast corner of Fontanna Ranch Phase II, an Addition to the City of Rockwall as recorded in Instrument No. 20170000010844, Official Public Records Rockwall County Texas (OPRRCT);

THENCE S 89°19' 19" W with the north line of Fontanna Ranch, a distance of 447.16 feet to a found ½-inch iron rod;

THENCE N 01°00'46" W, a distance of 18.05 feet to a found iron rod with Powell & Powell cap for a corner of said Fontanna Ranch and being the southwesterly corner of that tact described in a Special Warranty Deed to iHeartMedia Tower Company, I, LLC, as recorded in Instrument No. 20150000005151,(OPRRCT);

THENCE N 48°51'10" W, a distance of 2825.34 feet to a found 5/8-inch iron rod with Powell & Powell cap for the northwest corner of said iHeartMedia Tower Company tract;

THENCE N 48°05'00" E, with the northwesterly line of said iHeartMedia Tower Company tract, a distance of 515.38 feet to the *POINT OF BEGINNING*, and containing 98.3415 acres of land, more or less.

Exhibit 'B':
Concept Plan



Exhibit 'C':
Concept Phasing Plan

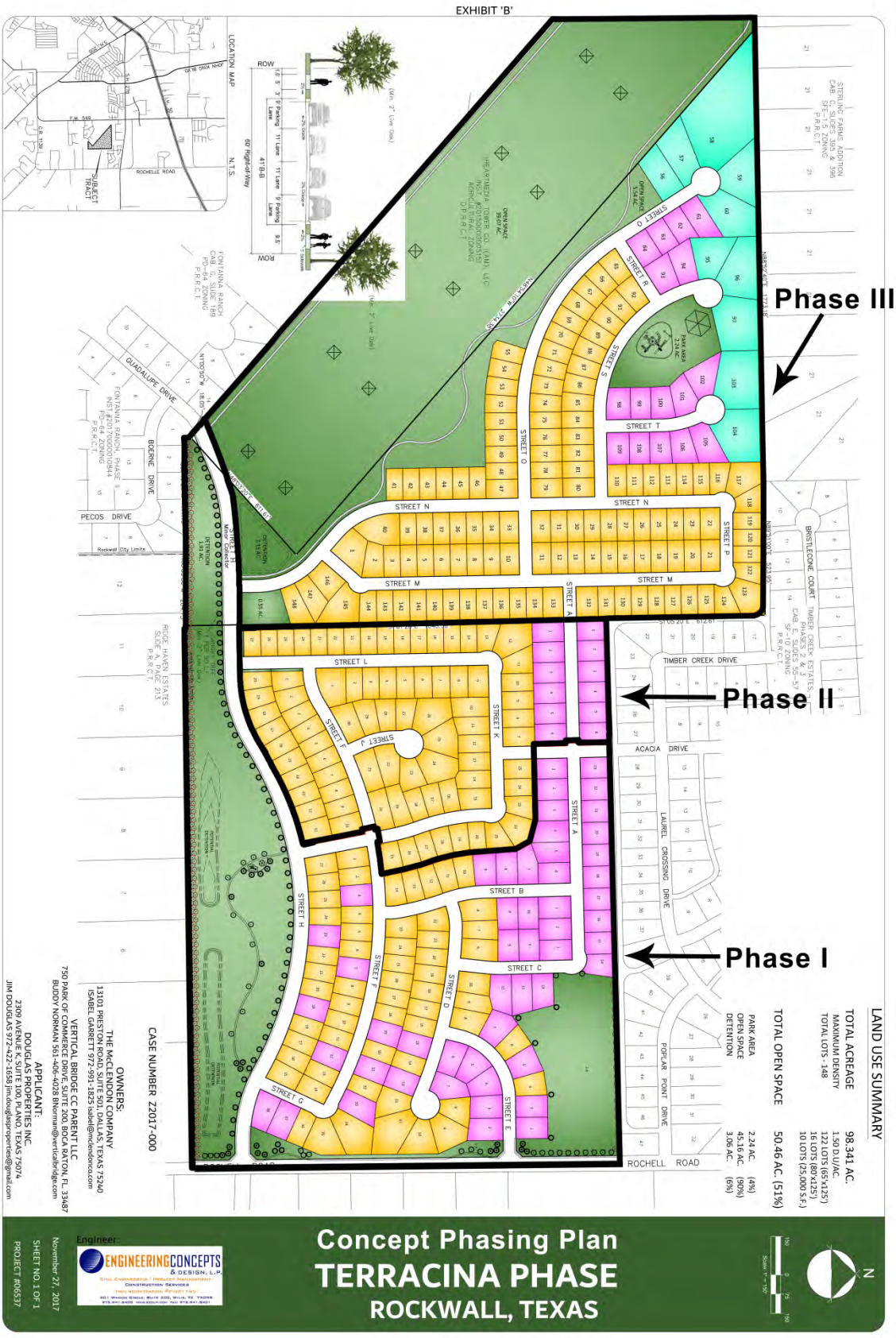

Exhibit 'D':
Park Concept Plans



Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plans* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Maximum Dwelling Units (#)*	*Dwelling Units (%)*
A	65' x 125'	8,125 SF	296	84.09%
B	80' x 125'	10,000 SF	46	13.06%
C	80' x 125'	25,000 SF	10	2.85%
		Maximum Permitted Units:	*352*	*100%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *1.96* dwelling units per gross acre of land; however, in no case should the proposed development exceed *352* dwelling units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width [1] & [5]	65'	80'	80'
Minimum Lot Depth	125'	125'	125'
Minimum Lot Area	8,125 SF	10,000 SF	25,000 SF
Minimum Front Yard Setback [2]	20'	20'	20'
Minimum Side Yard Setback	5'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) [2]	10'	10'	10'
Minimum Length of Driveway Pavement	25'	25'	25'
Maximum Height [3]	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	10'	10'
Minimum Area/Dwelling Unit (SF)	1,800 SF	2,000 SF	2,000 SF
Maximum Lot Coverage	65%	65%	65%

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.

4. *Building Standards.* All development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone.

Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.

(b) *Roof Pitch.* A minimum of a *6:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation.* A minimum of 30% of garages shall be oriented in a *traditional swing* (or *j-swing*) configuration for *Phase I* and *Phase II* of the *subject property* as depicted in *Exhibit 'C'* of this ordinance. The remainder of garages in *Phase I* and *Phase II* may be configured in a front entry configuration where the front of the garage is flush with (*or recessed behind*) the front façade of the home and the driveway has a minimum length of 25-feet. However, 100% of the garages in *Phase III -- as depicted in Exhibit 'C' of this ordinance* -- shall be oriented in a *traditional swing* (or *j-swing*) configuration. All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code. All garage doors are required to be of cedar construction.

5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (*for spacing requirements see the illustration below*).

Table 3 : Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	65' x 125'	(1), (2), (3), (4)
B	80' x 125'	(1), (2), (3), (4)
C	80' x 125'	(1), (2), (3), (4)

(1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and three (3) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and three (3) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on Rochell Road shall not repeat without at least four (4) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Porch and/or Sunroom Type and Layout
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.



Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the following design standards:

   (a) Wood Fences. All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.

   (b) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

   (c) Corner Lots. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

   (d) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. *Landscape and Hardscape Standards.*

   (1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:

   (a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

   (b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

   (2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

   (a) Landscape Buffer and Sidewalks (Rochell Road). A minimum of a 15-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least one canopy tree shall be planted per 50 linear feet of frontage. A minimum of a five (5) foot sidewalk shall be required along Rochell Road.

   (3) *Street Trees.* Street trees shall generally be planted in conformance with the *Planned Development Concept Plan* as depicted in *Exhibits 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of a 14-foot vertical clearance height for all trees. All street trees shall be planted a minimum of five (5) feet from all water, sanitary sewer and storm lines.

   (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

   (5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

9. *Park Improvements.* All parks within this development -- *including all features outlined in Section 'A' & 'B' below* -- shall be maintained by the *Home Owners Association (HOA)*.

Exhibit 'E':
Development Standards

A) The development of *Phase I* and *Phase II* -- *as depicted in Exhibit 'C' of this ordinance* -- shall incorporate a nine (9) acre, fully established natural turf (*e.g. seeding process*) and irrigated park as generally depicted in the *Planned Development Park Concept Plan* of *Exhibit 'D'* of this ordinance. This area shall also incorporate the following improvements:

1. Eight (8) Foot Concrete *Hike & Bike Trail*
2. Playground
3. Plaza
4. Covered Pavilion
5. Picnic Area
6. Benches
7. Landscape Features (*e.g. Trees and Other Vegetation*)

B) The development of *Phase III* -- *as depicted in Exhibit 'C' of this ordinance* -- shall incorporate a 2.24-acre, fully established natural turf (*e.g. seeding process*) and irrigated private park as generally depicted in the *Planned Development Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

10. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

11. *Sidewalks.* At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.

12. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

13. *Open Space.* All phases of the development (*i.e. Phase I, Phase II, and Phase III as depicted in Exhibit 'C' of this ordinance*) shall adhere to *Exhibits 'B' & 'D'* and all private parks and open space areas shall be maintained by the Homeowners Association (HOA).

14. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

15. *Drainage Standards.* The development shall comply with existing drainage standards including the permissible spread of water in the streets and permissible gutter flow

through intersections as outlined in the City of Rockwall's *Standards of Design and Construction* (*approved in August 2003 and updated in October 2007*). The proposed drainage areas, flow patterns (*not lot to lot drainage*), and storm drain system that will be constructed shall be based on the City's drainage criteria and be identified on a *Conceptual Drainage Plan*, which shall be submitted with the *Civil Plans* at the time of *Engineering* submittal. The *Conceptual Drainage Plan* shall be reviewed and approved by the Engineering Department in compliance with engineering standards.

16. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

17. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL

ORDINANCE NO. 18-09

SPECIFIC USE PERMIT NO. S-183

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS, ON A 1.144-ACRE TRACT OF LAND ZONED SINGLE-FAMILY 10 (SF-10) DISTRICT AND IDENTIFIED AS LOT 8, BLOCK A, GRADY RASH SUBDIVISION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Robert Rash for the approval of a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the minimum masonry requirements, and exceeds the maximum height requirements as stipulated by the Unified Development Code (UDC), situated on 1.144-acre tract of land, zoned Single-Family 10 (SF-10) District, and being identified as Lot 8, Block A, Grady Rash Subdivision, City of Rockwall, Rockwall County, Texas, addressed as 4 Soapberry Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a metal accessory building that does not conform to the minimum masonry requirements and maximum height requirements for accessory buildings in a Single-Family 10 (SF-10) District as stipulated by Section 2.1.2, *Residential Lodging Use Conditions,* of Article IV*, Permissible Uses,* and Section 3.2 of Article V*, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 3.4*, Single-Family 10 (SF-10) District,* of Section 3*, Residential Districts*, of Article V*, District Development Standards,* and Section 2.1.2, *Residential Lodging Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be

amended in the future, and shall be subject to the following operational conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the construction of an accessory building on the *Subject Property*, and conformance to these operations is required for continued operation:

1) The accessory building shall generally conform to the site plan depicted in *Exhibit 'B'* and the concept building elevations depicted in *Exhibit 'C'* of this ordinance.

2) The accessory building shall not exceed a maximum size of 900 SF.

3) The accessory building shall not exceed a maximum overall height of 20-feet.

4) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF JANUARY, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: December 18, 2017

2nd Reading: January 2, 2018

Exhibit 'A':
Survey



Exhibit 'B':
Site Plan

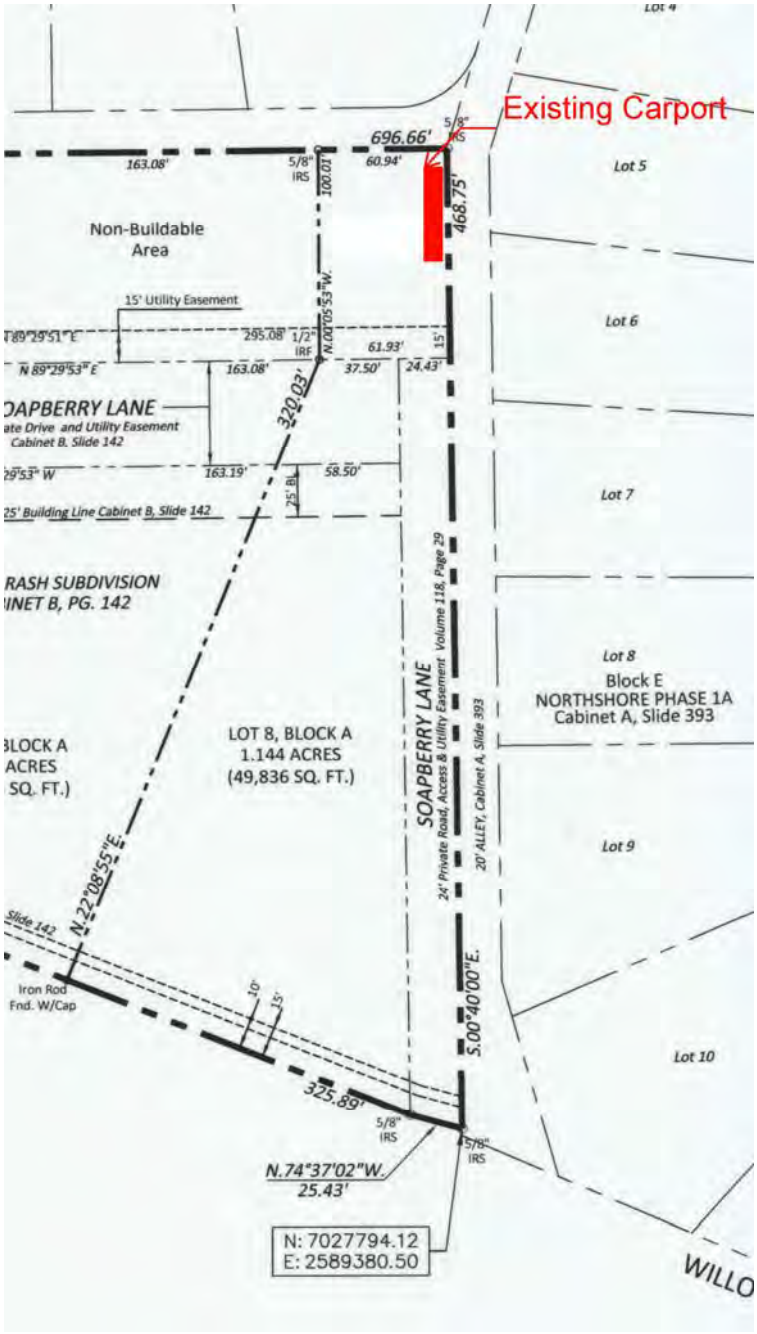
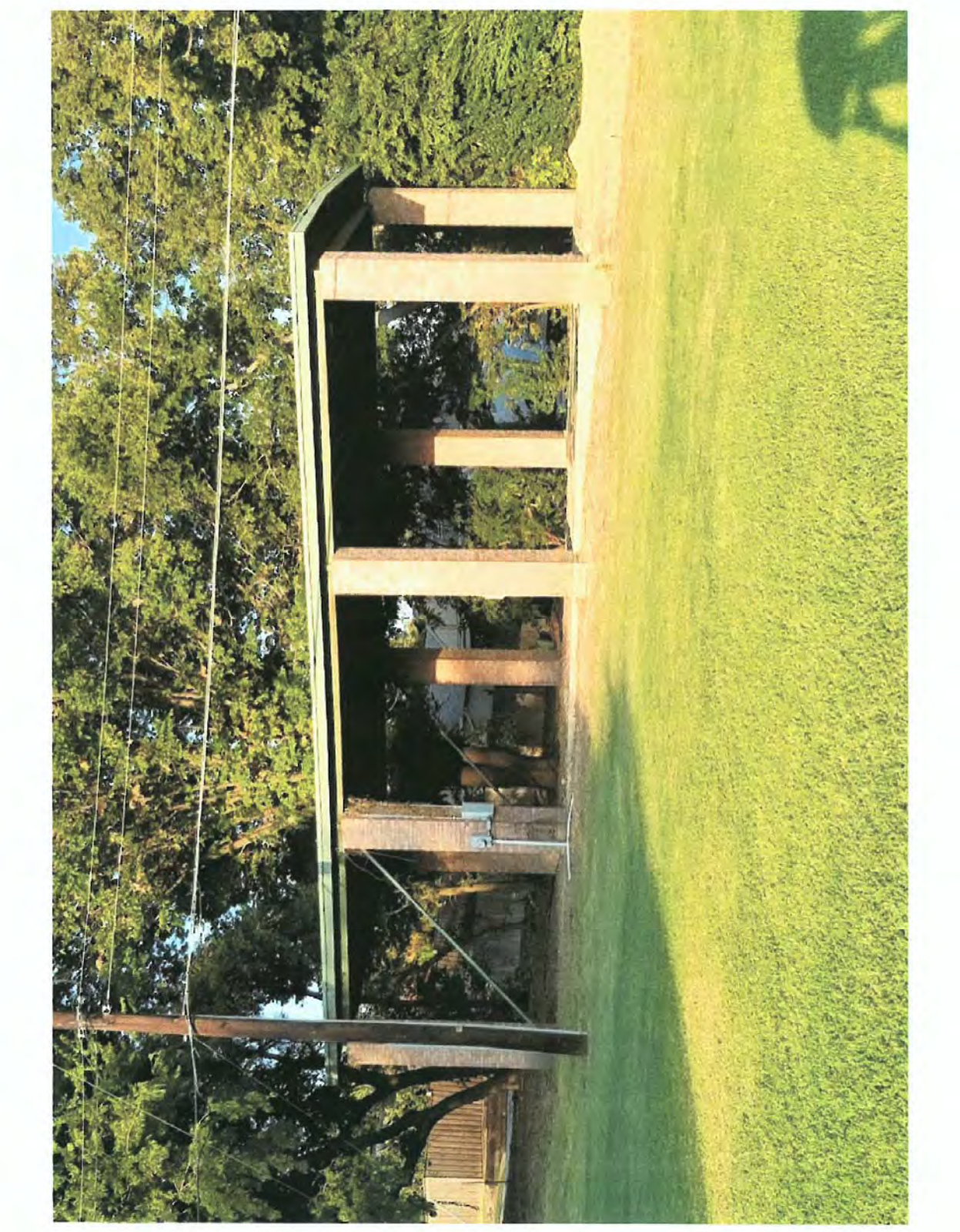


Exhibit 'C':
Building Elevation



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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/02/2018

APPLICANT: Sami Ibrahim; *DFW Distributor Petroleum, Inc.*

AGENDA ITEM: **SP2017-040;** *Retail Center & Convenience Store with Gasoline Sales*

SUMMARY:

Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of variances in conjunction with an approved site plan for a gas station and strip retail center on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

PURPOSE AND BACKGROUND:

On December 26, 2017, the Planning and Zoning Commission approved a *site plan* proposing to construct an 11,550 SF retail center and 5,000 SF gas station. The proposed retail center and gas station will be situated on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract No. 186 that is located at the southeast corner of the intersection of SH-276 and FM-549, is within the SH-276 Overlay (S*H-276 OV*) and FM-549 (*FM-549 OV*) Districts , and is zoned Commercial (C) District. A summary of the density and dimensional requirements for the subject property and the proposed project's conformance to these requirements is as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*x=2.47-Acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*x>60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>15-Feet; In Conformance*
Minimum Rear Yard Setback	*20-Feet + 1/2*[1]	*x>28-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*x=10-Foot; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*[2]	*x<60 Ft; In Conformance*
Max Building/Lot Coverage	*60%*	*x=15%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Minimum Number of Parking Spaces	*67*	*92 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*x< 20%; Not In Conformance Variance Required*
Minimum Landscaping Percentage	*15%*	*x=25.5%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*x=15.5%; In Conformance*

NOTES:
[1]: *Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.*
[2]: *Maximum building height: 240 feet. Any structure over 36 feet shall require a specific use permit.*

VARIANCE REQUESTS:

Based on the applicant's request the following variances will be required:

1) *Section 6.13, FM-549 Overlay (FM-549 OV) District and Section 6.14, SH-276 Overlay (SH-276 OV) District, of Article V, District Development Standards of the Unified Development Code (UDC)*. The proposed project will require a variance to four (4) side architecture

requirements of the overlay districts, which requires all four sides of the building be finished with the same materials, detailing, articulation and features as the primary building elevation. As established in Section 6.13.C.5, and Section 6.14.C.5, of Article V, of the UDC the east and west elevations of the retail center and the south, east and west elevations of the convenience store do not incorporate the same elements (*e.g. awnings, canopies*) as the primary elevation. The variance would allow the retail center and convenience stores to be constructed as depicted on the elevations submitted. Furthermore, the code requires that a row of trees be planted behind the primary building. The approval of this variance would exempt the development from this requirement [*¾-Majority Vote*].

2) *Section 6.13, FM-549 Overlay (FM-549 OV) District and Section 6.14, SH-276 Overlay (SH-276 OV) District, of Article V, District Development Standards of the UDC*. The proposed development will require a variance to allow for not meeting the 20% natural or quarried stone requirement stipulated by Sec. 6.13.C.1 and 6.14.C.1 of Article V, of the UDC. If approved this variance will allow for 12% natural or quarried stone on the north elevation of both buildings as depicted on the building elevations submitted. The north elevations are located at the rear of the property and are blocked from view by a six (6) foot masonry wall [*¾-Majority Vote*].

3) Section 5.1.C, of Article V, District Development Standards, of the UDC. The proposed building will require a variance to allow for not meeting the vertical and horizontal articulation requirements on both buildings. This variance is as follows: (1) The *Retail Center* will require a variance on the north and south building elevations for not meeting both the vertical and horizontal articulation requirements and (2) the *Convenience Center* will require a variance on the north elevation to not meeting the vertical and horizontal articulation requirements [*Simple Majority Vote*].

4) Based on staff's review of the site plan the applicant will need to provide vertical walls in their detention areas, and according to the Engineering's *Standards of Design and Construction Manual* the City does not allow vertical walls. This means that the applicant will need to either request a variance to the City's detention requirements or provide underground detention [*Simple Majority Vote*].

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On November 28, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB requested the applicant provide a materials sample board and provide a perspective of the buildings. The ARB also recommended the applicant make changes to the building elevations so that the retail building matches the gas station building and creates more of a unified appearance between the architecture of the two (2) buildings.

On December 26, 2017, the Architectural Review Board (ARB) approved a motion to recommend approval of the building elevations and variances to the overlay district and articulation requirements by a vote of 3-0, with Board Members Neill, Myrat, Johannesen and Craddock absent.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) The convenience store/gas station cannot incorporate a public paging system in conformance to the residential adjacency standards.

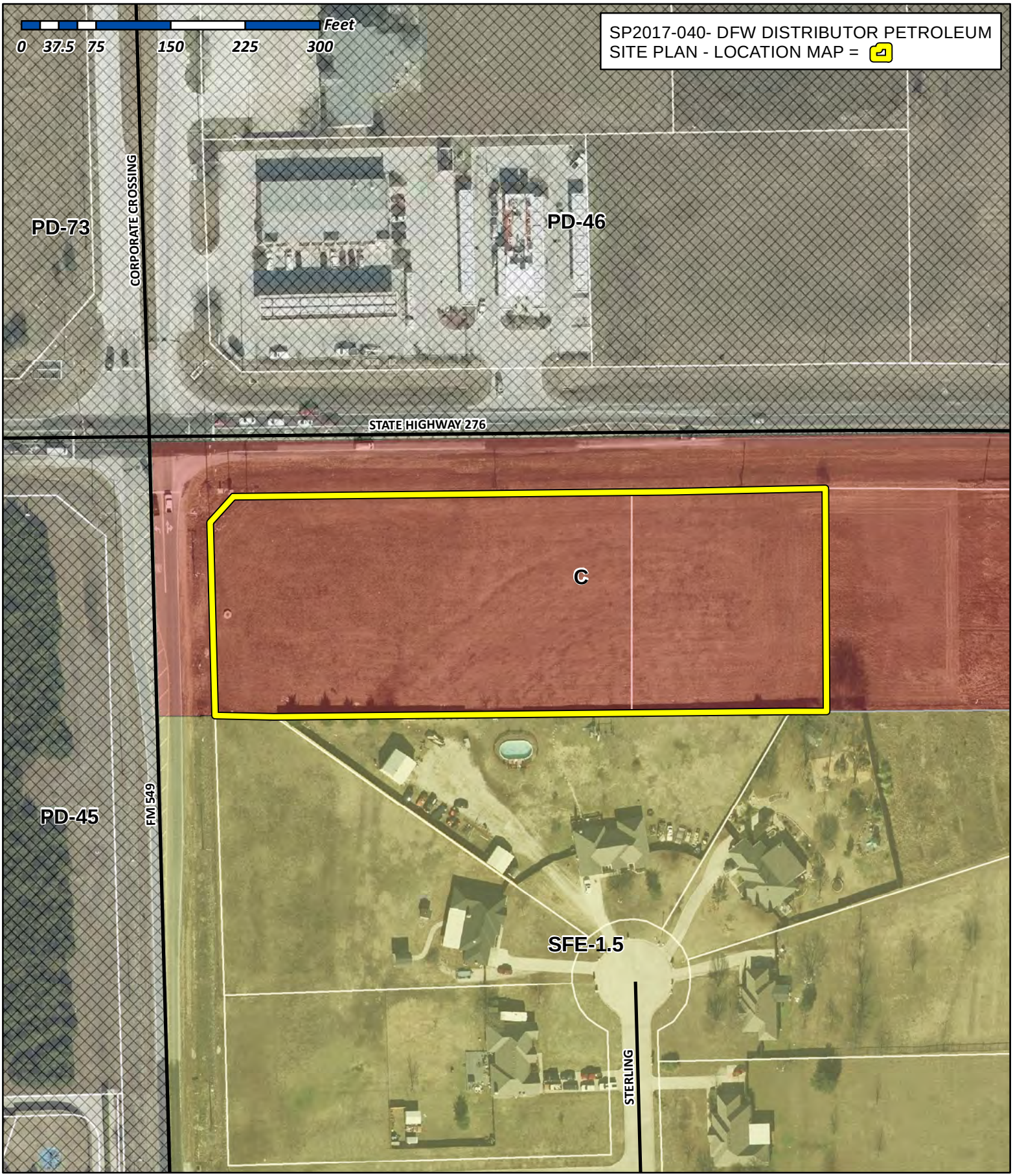
3) The gas station shall not incorporate a drive-through or walk-up window in conformance to the residential adjacency standards.

4) No outside storage or display shall be permitted for the gas station unless the applicant revises the site plan.

5) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On December 26, 2017, the Planning and Zoning Commission approved a motion to approve the site plan and recommend approval of variances to the overlay district requirements by a vote of 5-0, with Chairman Lyons and Commissioner Fishman absent. A subsequent motion was made to deny the variance request for vertical walls. This motion failed by a vote of 2-3, with Commissioners Chodun, Welch and Moeller dissenting. A final motion to approve the variance request for vertical walls was approved by a vote of 3-2, with Commissioners Trowbridge and Logan dissenting.



City of Rockwall

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

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

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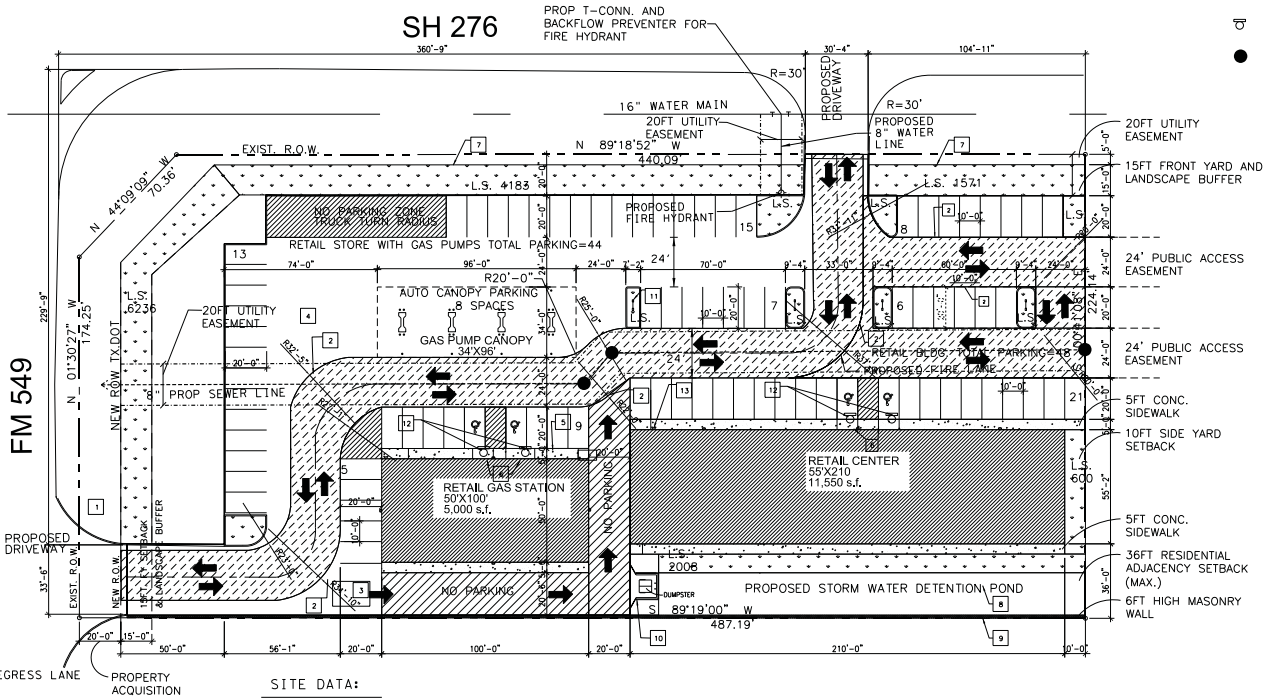
NOTES:
1. ALL WORK MUST CONFORM TO THE CITY OF ROCKWALL &NCTCOG STANDARDS AND DETAILS.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS AND DETAILS.

GENERAL NOTES:
1. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS.
2. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
3. FIRE LANES SHALL BE DESIGNED AS PER CITY STANDARDS.
4. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
5. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES ANS EASEMENT PRIOR TO START OF OPERATIONS. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
7. AREA UNDER THE CANOPY WILL DRAIN TO AN OIL/WATER SEPARATOR



LEGEND

- PROPOSED BUILDINGS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CANOPY LIGHTING
- PROPOSED SITE LIGHTING
- PROPOSED WALL PACK
- PROPOSED 6FT HIGH MASONRY WALL
- FIRE HYDRANT
- SIGN POLE (HANDICAP PARKING SIGN)
- PROPOSED 4FT MANHOLE

N

SITE PLAN

GRAPHIC SCALE

0 15 30 60
(IN FEET)
1 inch = 30 ft.

TYPICAL PAVING SECTION

CONCRETE PAVEMENT:
6" -4000 PSI CLASS "C" CONCRETE PAVEMENT WITH #3 BAR AT 18" O.C.E.W
6" LIME STABILIZED SUBGRADE RECOMPACTED AT 98% STANDARD PROCTOR DENSITY AR OR NEAR OPTIMUM MOISTURE CONTENT.

FIRE LANE:
7" -4500 PSI CONCRETE PAVEMENT WITH #3 BAR AT 12" O.C.E.W
6" LIME STABILIZED SUBGRADE RECOMPACTED AT 98% STANDARD PROCTOR DENSITY AR OR NEAR OPTIMUM MOISTURE CONTENT.

DUMPSTER:
7" -4000 PSI CONCRETE PAVEMENT WITH #3 BAR AT 18" O.C.E.W
6" LIME STABILIZED SUBGRADE RECOMPACTED AT 98% STANDARD PROCTOR DENSITY AR OR NEAR OPTIMUM MOISTURE CONTENT.

KEYED NOTES

1. PROPOSED INGRESS/EGRESS LANE
2. MIN. 24FT WIDE FIRE LANE
3. PROPOSED OIL/WATER SEPARATOR
4. PROPOSED CONCRETE PAVING
5. PROPOSED 5FT CONCRETE SIDEWALK
6. PROPOSED ADA CURB RAMP SLOPE 1:12 MAX. FLARED SIDES SLOPE: 1:10 MAX.
7. PROPOSED LANDSCAPE AREA
8. PROPOSED LOCATION OF DETENTION POND
9. PROPOSED 6FT HIGH MASONRY WALL
10. PROPOSED DUMPSTER ENCLOSURE MATERIALS SHALL MATCH BUILDINGS
11. PROPOSED LIGHTING SEE FIXTURE SCHEDULE
12. PROPOSED HANDICAP SIGN
13. PROPOSED FIRE DEPT. CONNECTION (FDC)

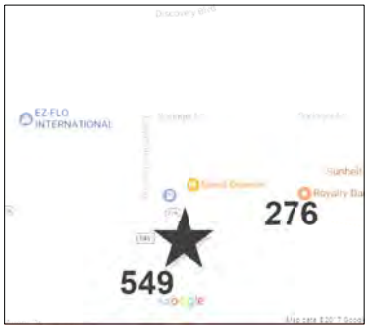
SITE DATA:

DEVELOPER: MODERN PYRAMIDS, INC.
11551 FOREST CENTRAL DRIVE SUITE 230
DALLAS, TEXAS-75243
PROJECT ADDRESS: HWY 276
(SE CORNER SH 276 & FM 549 ROCKWALL, TEXAS
ZONED: C (COMMERCIAL)
PROPERTY: LOT N/A, BLOCK N/A (2.47 ACRES)
FLOOR AREA RATIO:
TOTAL BUILDINGS AREA/PROPERTY AREA
16,550/107,687 S.F. = .15=15%
BUILDING USAGE:
PROPOSED CONVENIENT STORE WITH GAS PUMPS AND RETAIL CENTER
BUILDING CODES: 2015 I-CODES; 2011 NEC
RETAIL BUILDING HEIGHT: 24FT TOP OF PARAPET
GAS PUMP CANOPY HEIGHT: 16FT
REFER TO LANDSCAPE PLAN 107,687 S.F. x 15% = 16,153 S.F.
BOTH BUILDINGS SHALL BE EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM

PARKING DATA:

RETAIL BUILDING: PROPOSED CONVENIENT STORE AND RETAIL CENTER

AREA UNDER ROOF BUILDINGS	16,550 S.F.
PARKING CALCULATIONS	1 SPACE PER 250 SF
PARKING REQUIRED (CODE)	67 SPACES
PARKING PROVIDED	92 SPACES
ACCESSIBLE PKG PROVIDED	2 VAN ACCESSIBLE SPACE
ACCESSIBLE PKG PROVIDED	4 REG. ACCESSIBLE SPACE



VICINITY MAP
NTS

NO.	DATE	REVISION
1	11-17-17	SITE PLAN APPLICATION

PRELIMINARY
NOT FOR CONSTRUCTION OR BIDDING PROCESS
PREPARED UNDER SUPERVISION OF
FIROZE SHAMS, P.E.
TEXAS REGISTRATION 97215

GLOBAL CIVIL SOLUTIONS, LLC
11551 FOREST CENTRAL DRIVE
SUITE 220
DALLAS, TX 75243
F-12801

OWNER: DFW DISTRIBUTOR
PETROLIUM, INC.
ADDRESS: 11551 FOREST CENTRAL DR.
SUITE 230, DALLAS, TX 75243
214-319-9100

PROJECT TITLE:
FM 549/SH 276
PROJECT ADDRESS:
Vol. 1799, pg 302 ORRCT
ROCKWALL, TX 75032

SHEET TITLE
SITE PLAN
SHEET NO.
C-1

FILENAME: P:\Jobs\2017\16-FM549+SH276\CAD\Xbl\Im1218\17-122+ST+apln.dgn
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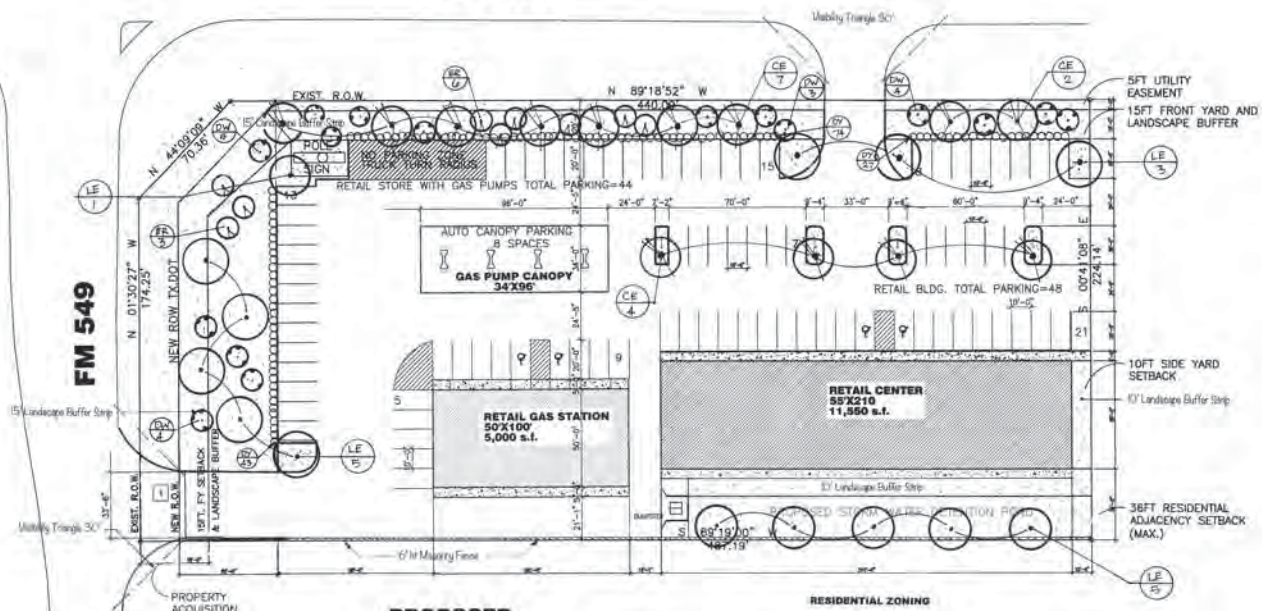

PROPOSED LANDSCAPE PLAN

1 SCALE: 1"=30'-0"

PLANT MATERIALS

Key	Common Name	Scientific Name	Quantity	Size	Specs
CE	Cedar elm	Ulmus crassifolia	13	~4" cal	6/7' ht, 3-4" cal, b&b
LE	Lacebark Elm	Ulmus parvifolia	14	4" cal	6/7' ht, 3-4" cal, b&b
DW	Desert Willow	Chilopsis linearis	10	4' ht	2-3" cal, b&b
ER	Eastern Redbud	Cercis Canadensis	9	4' ht	2-3" cal, b&b
DY	Dwf. Yaupon Holly	Ilex vomitoria 'Nana'	444	5 gal.	36" ht, 36" o.c.
	Common Bermuda	Cynodon dactylon	as noted		solid sod

GENERAL NOTES:

Irrigation: Shall be provided to all landscape areas. Irrigation to provide 100% coverage to all planted areas. Irrigation to be maintained and kept operational at all times to provide for efficient water distribution.

Landscape Maintenance: The Owner, tenant, or agent shall be responsible for providing, protecting and maintaining all landscape in a healthy growing condition. Replacements to be made in a timely manner to ensure continuous performance per the landscape requirements, and within the current growing season. All landscape areas to be kept free of debris and trash in accordance to applicable codes of the city.

SUSAN KLEIN LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECTURE
RESIDENTIAL & COMMERCIAL
285 Flat Creek Dr. Rockwall, TX. 75087 214-769-8338

LANDSCAPE PLAN DATA

Site Landscape Area: 15% of total Site Area
15% of 107,667 sf = 16,159 sf required
27,507 sf provided

Landscape of Parking Lot
1 tree/10 parking spaces required = 54 spaces provided
84/10 = 8.4 = 9 parking lot trees required & provided
1530 s.f. of landscape islands provided

Landscape Buffer Strip
10' wide buffer required along street frontage
15' wide buffer strip provided
2 Canopy trees/100' of street frontage
SH276 - 440'/100 = 4.4 x 2 = 9 Canopy trees required/provided
FM549 - 174.25'/100' = 1.74 x 2 = 4 Canopy trees required/provided
4 Accent trees/100' of street frontage
SH276 - 440'/100' = 4.4 x 4 = 18 Accent trees required/provided
FM549 - 174.25'/100' = 1.74 x 4 = 7 Accent trees required/provided

10' wide landscape buffer strip provided along the perimeter of the proposed commercial building adjacent to Residential Zoning.

No.	Revision/Issue	Date
1	ISSUED FOR Site Plan Application	11-17-17
2	xxx	xxxxx
3		
4		

Consultant:

Owner:
DFW OIL PETROLEUM
11351 FOREST CENTRAL DRIVE
DALLAS TEXAS 75243

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR, PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS

Designer:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096
FAX: 972-429-8756

Drawn By: JAV
Checked By: JAV
Project: 17-122
Date: 2017, NOVEMBER 17
Scale: 1"=30'-0"
Sheet: **LS-1**
of

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RETAIL CENTER
BUILDING MATERIAL CALCULATIONS

ELEVATION	MATERIAL	AREA	PERCENT
NORTH ELEVATION FRONT	TOTAL	4843	100%
	STONE MASONRY	542	22%
	BRICK MASONRY	1359	39%
	EIFS	386	8%
	GLASS STOREFRONT	1038	21%
	METAL CANOPIES	500	10%
SOUTH ELEVATION REAR	TOTAL	4843	100%
	STONE MASONRY	562	12%
	BRICK MASONRY	4022	83%
	METAL DOORS	49	1%
	EIFS CROWN	210	4%
EAST ELEVATION	TOTAL	1335	100%
	STONE MASONRY	735	51%
	BRICK MASONRY	600	45%
	EIFS	55	4%
WEST ELEVATION	TOTAL	1335	100%
	STONE MASONRY	735	51%
	BRICK MASONRY	600	45%
	EIFS	55	4%

EXTERIOR MATERIAL FINISHES

M1 METAL COPING
MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE

M2 MASONRY & MORTAR
MANUFACTURER: ACME STANDARD BRICK
PRODUCT: NATURAL BRICK
COLOR: TAN
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLENT
COLOR: 55-C KEYSTONE

M3 STONE MASONRY NATURAL STONE
MANUFACTURER: CLASSIC STONE YARD, ROCKWALL , TEXAS
PRODUCT: OKLAHOMA QUARRY STONE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

M4 EIFS
MANUFACTURER: DRYVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW6115 TOTALLY TAN
E-2 SW6080 JAVA
E-3 SW4081 SAFETY RED

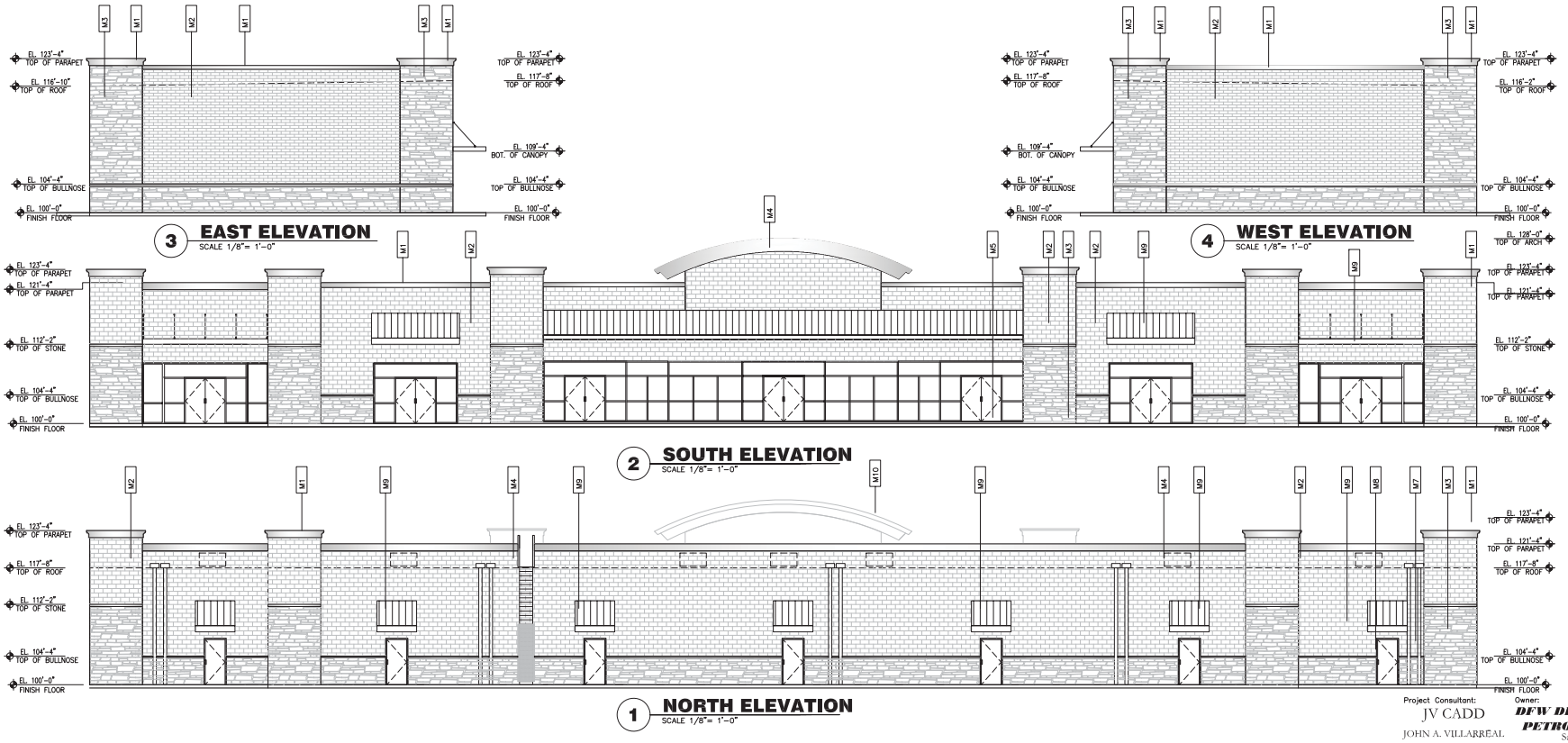
M5 PAINTED HOLLOW METAL DOORS AND FRAMES
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW6095 TOASTY

M6 GLAZING
MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: PPG 1" INSULATING GLASS
SOLARBAN60 (2) CLEAR + CLEAR
CAVITY: 1/2" AIR FILL

M7 STOREFRONT
MANUFACTURER: KAWNEER
PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M8 STOREFRONT DOORS
MANUFACTURER: KAWNEER OR APPROVAL EQUAL
PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1" INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M9 CANTILEVER AND SUSPENDED CANOPIES SHALL BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL
MFG: MAPES CANOPIES, LINCOLN, NEBRASKA



No.	Revision/Issue	Date
1	ISSUED FOR Site Plan Application	11-17-17
2	Revised per Rockwall ARC Comments	12-5-17
3		
4		

Consultant

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR, PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS 75087

CERTIFIED PROFESSIONAL BUILDING DESIGNER

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096

Drawn By: JAV
Checked By: JAV
Project: 17-122
Date: 2017, NOVEMBER 17
Scale: AS INDICATED
Sheet: **A203**
of

CASE NO. SP2017-040

Dec 14, 2017 - 12:18pm - USER JAV-Cameroon
X:_2017 JV CADD Projects\17-122 Rockwall Site Plan Submittal\Exterior Elevations\17-122 Ext Elevs.dwg

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
972-429-9096

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
Sami Ibrahim
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
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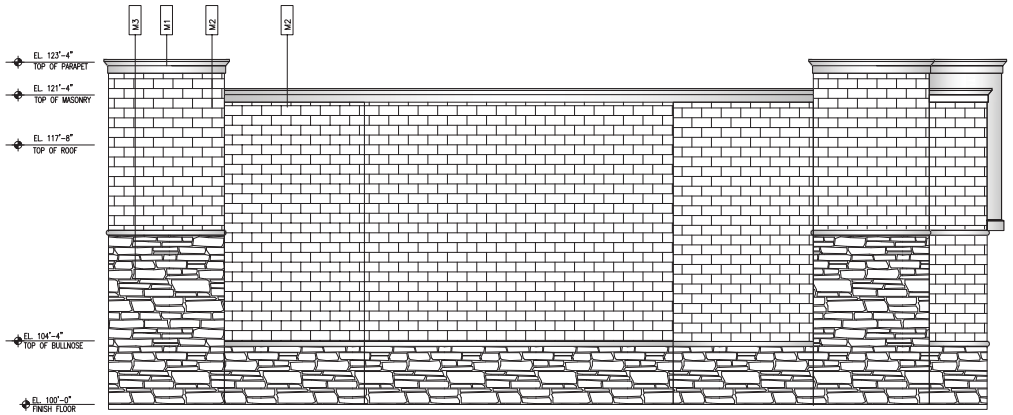
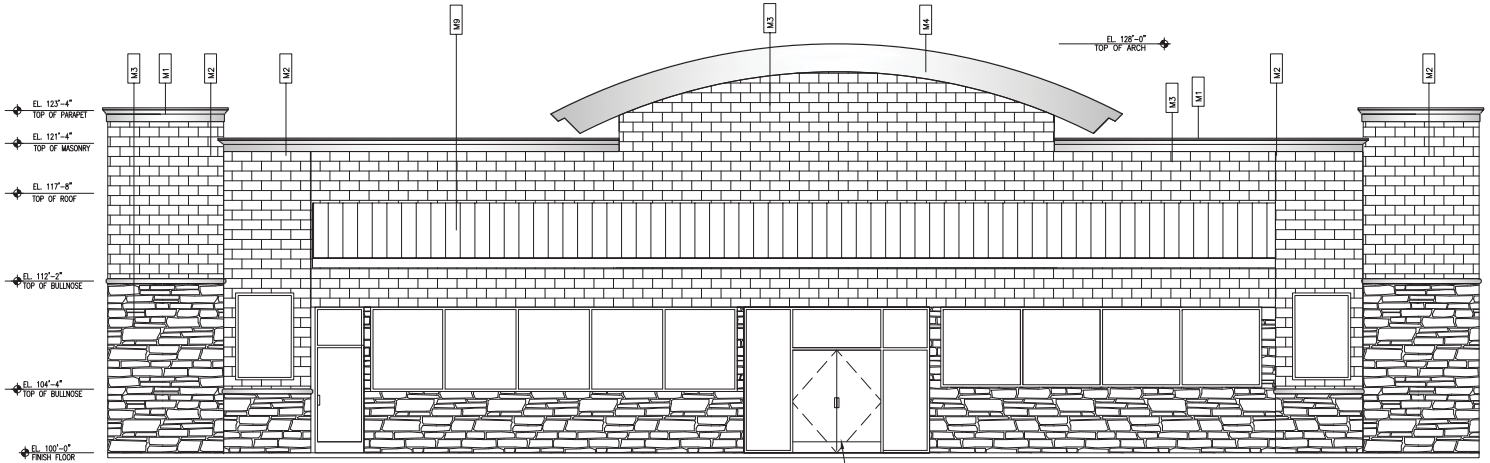
143



2 EAST ELEVATION
SCALE 1/4"= 1'0"



1 NORTH ELEVATION
SCALE 1/4"= 1'0"

EXTERIOR MATERIAL FINISHES

M1 METAL COPING
MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE

M2 MASONRY & MORTAR
MANUFACTURER: ACME STANDARD BRICK
PRODUCT: NATURAL BRICK
COLOR: TAN
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLENT
COLOR: 55-C KEYSTONE

M3 STONE MASONRY NATURAL STONE
MANUFACTURER: CLASSIC STONE YARD, ROCKWALL , TEXAS
PRODUCT: OKLAHOMA QUARRY STONE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

M4 EIFS
MANUFACTURER: DRIVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW6115 TOTALLY TAN
E-2 SW6090 JAVA
E-3 SW4081 SAFETY RED

M5 PAINTED HOLLOW METAL DOORS AND FRAMES
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW6095 TOASTY

M6 GLAZING
MANUFACTURER: GLOCASTLE BUILDING ENVELOPE
PRODUCT: PPG 1" INSULATING GLASS
SOLARBAN60 (2) CLEAR + CLEAR
CAVITY: 1/2" AIR FILL

M7 STOREFRONT
MANUFACTURER: KAWNEER
PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN
FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M8 STOREFRONT DOORS
MANUFACTURER: KAWNEER OR APPROVAL EQUAL
PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1" INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M9 CANTILEVER AND SUSPENDED CANOPIES SHALL BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL.
MFG: MAPES CANOPIES, LINCOLN, NEBRASKA

CONVENIENCE STORE
BUILDING MATERIAL CALCULATIONS

ELEVATION	MATERIAL	AREA	PERCENT
NORTH ELEVATION FRONT	TOTAL	2064	100%
	STONE MASONRY	433	39%
	BRICK MASONRY	970	39%
	EIFS	386	8%
	GLASS STOREFRONT	135	7%
	METAL CANOPIES	135	7%
SOUTH ELEVATION REAR	TOTAL	2064	100%
	STONE MASONRY	433	12%
	BRICK MASONRY	1713	83%
	METAL DOORS	21	1%
	EIFS CROWN	41	2%
EAST ELEVATION	TOTAL	1296	100%
	STONE MASONRY	673	51%
	BRICK MASONRY	600	45%
	EIFS	55	4%
WEST ELEVATION	TOTAL	1296	100%
	STONE MASONRY	673	51%
	BRICK MASONRY	600	45%
	EIFS	55	4%

No.	Revision/Issue	Date
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3		
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Consultant

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR,
PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS 75087

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF ...
JOHN A. VILLARREAL

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096

Drawn By:
JAV
Checked By:
JAV

Project
17-122

Date
2017, NOVEMBER 17

Scale
AS INDICATED

Sheet
A201
of .

CASE NO. SP2017-040

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
972-429-9096

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
Sami Ibrahim
11551 FOREST CENTRAL DRIVE, S-230
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Dec 14, 2017 - 12:16pm - USER JAV-Cameroon
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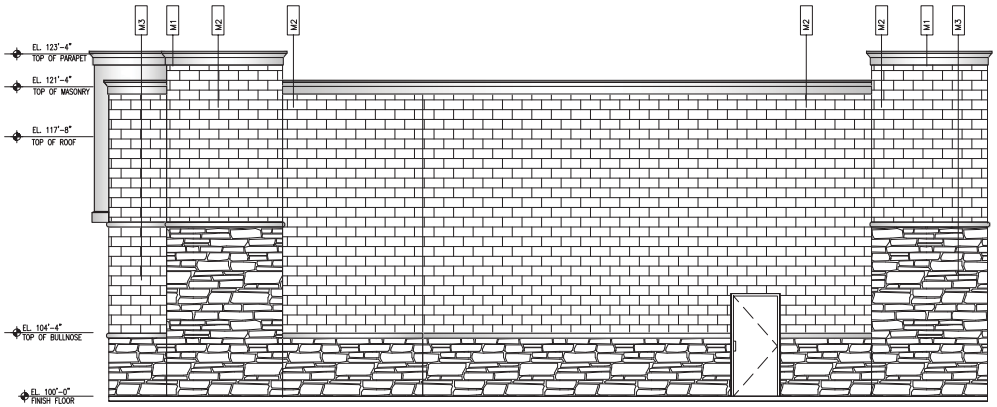
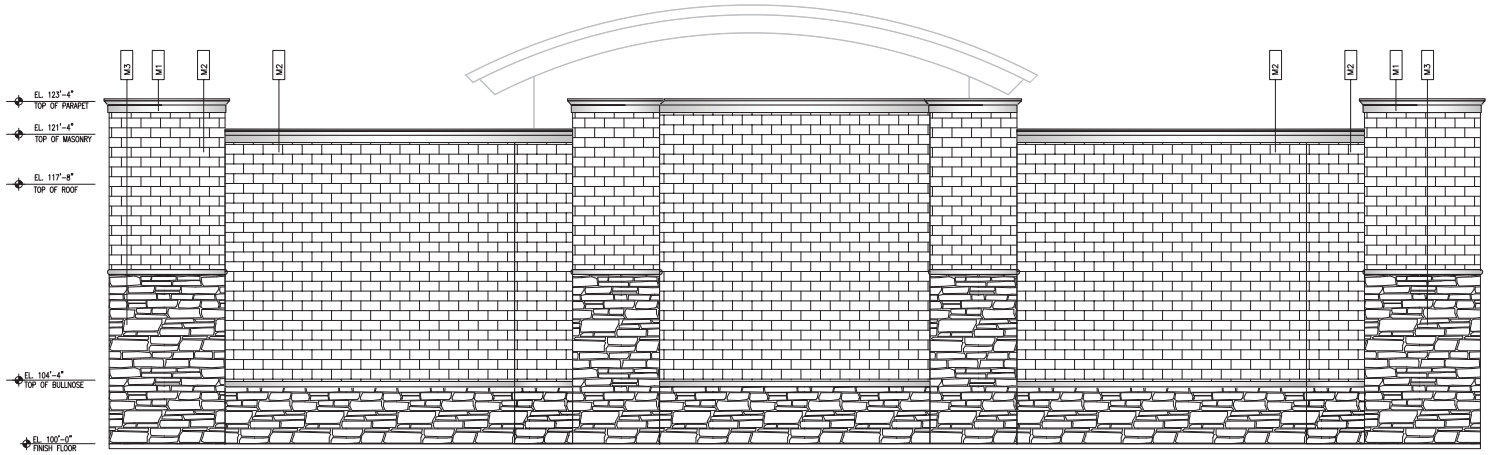


2 WEST ELEVATION
SCALE 1/4"= 1'-0"



1 SOUTH ELEVATION
SCALE 1/4"= 1'-0"

EXTERIOR MATERIAL FINISHES

M1 METAL COPING
MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE

M2 MASONRY & MORTAR
MANUFACTURER: ACME STANDARD BRICK
PRODUCT: NATURAL BRICK
COLOR: TAN
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLENT
COLOR: 55-C KEYSTONE

M3 STONE MASONRY NATURAL STONE
MANUFACTURER: CLASSIC STONE YARD, ROCKWALL , TEXAS
PRODUCT: OKLAHOMA QUARRY STONE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

M4 EIFS
MANUFACTURER: DRIVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW6115 TOTALLY TAN
E-2 SW6090 JAVA
E-3 SW4081 SAFETY RED

M5 PAINTED HOLLOW METAL DOORS AND FRAMES
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW6095 TOASTY

M6 GLAZING
MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: PPG 1" INSULATING GLASS
SOLARBAN60 (2) CLEAR + CLEAR
CAVITY: 1/2" AIR FILL

M7 STOREFRONT
MANUFACTURER: KAWNEER
PRODUCT: YO 451T/CENTER GLASS, THERMALLY BROKEN FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M8 STOREFRONT DOORS
MANUFACTURER: KAWNEER OR APPROVAL EQUAL
PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1" INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M9 CANTILEVER AND SUSPENDED CANOPIES SHALL BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL
MFG: MAPES CANOPIES, LINCOLN, NEBRASKA

CONVENIENCE STORE
BUILDING MATERIAL CALCULATIONS

ELEVATION	MATERIAL	AREA	PERCENT
NORTH ELEVATION FRONT	TOTAL	2064	100%
	STONE MASONRY	433	39%
	BRICK MASONRY	970	39%
	EIFS	386	8%
	GLASS STOREFRONT	135	7%
	METAL CANOPIES	135	7%
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	BRICK MASONRY	1713	83%
	METAL DOORS	21	1%
	EIFS CROWN	41	2%
EAST ELEVATION	TOTAL	1296	100%
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	BRICK MASONRY	600	45%
	EIFS	55	4%
WEST ELEVATION	TOTAL	1296	100%
	STONE MASONRY	673	51%
	BRICK MASONRY	600	45%
	EIFS	55	4%

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Consultant

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

PROPOSED PROJECT:
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D.F.W. DISTRIBUTOR,
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Vol. 1799, pg 302 ORRCT
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CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL ORGANIZATION
JOHN A. VILLARREAL

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096

Drawn By: JAV
Checked By: JAV
Project: 17-122
Date: 2017, NOVEMBER 17
Scale: AS INDICATED
Sheet: **A202**
of .

CASE NO. SP2017-040

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
972-429-9096

Owner:
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Sami Ibrahim
11551 FOREST CENTRAL DRIVE, S-230
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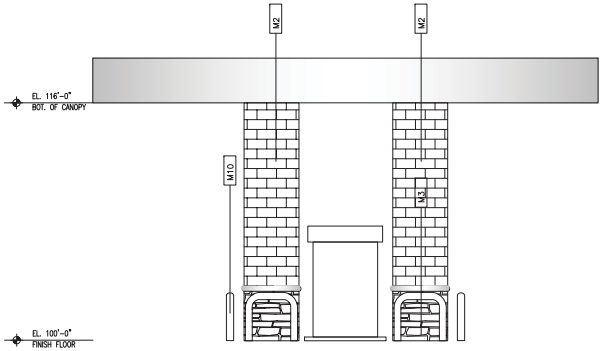
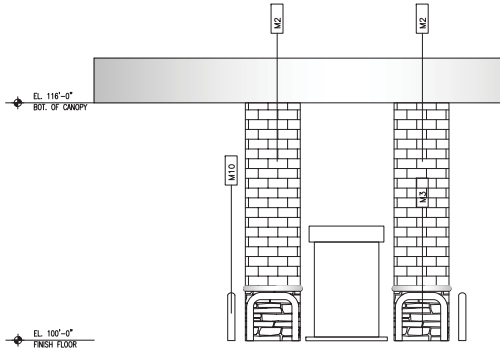


3 **EAST ELEVATION**
SCALE 1/4"= 1'0"



4 **WEST ELEVATION**
SCALE 1/4"= 1'0"

CANOPY EXTERIOR MATERIAL FINISHES

M1 METAL COPING
MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE

M2 MASONRY & MOTAR
MANUFACTURER: ACME STANDARD BRICK
PRODUCT: NATURAL BRICK
COLOR: TAN
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLENT
COLOR: 55-C KEYSTONE

M3 STONE MASONRY NATURAL STONE
MANUFACTURER: CLASSIC STONE YARD, ROCKWALL , TEXAS
PRODUCT: OKLAHOMA QUARRY STONE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

M4 EIFS
MANUFACTURER: DRIVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW6115 TOTALLY TAN
E-2 SW6090 JAVA
E-3 SW4081 SAFETY RED

M5 PAINTED HOLLOW METAL DOORS AND FRAMES
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW6095 TOASTY

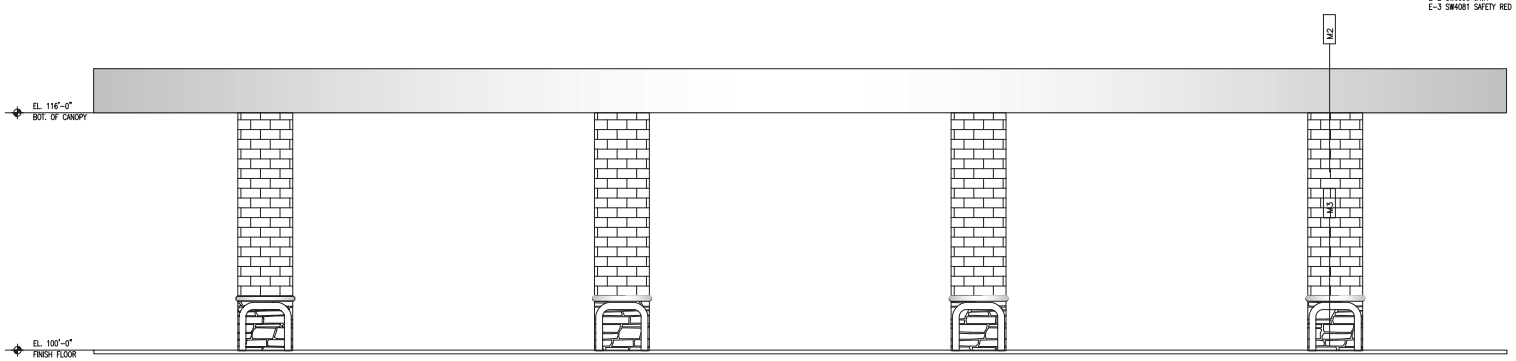
M6 GLAZING
MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: PPG 1" INSULATING GLASS
SOLARBRONZE (2) CLEAR + CLEAR
CAMTY: 1/2" AIR FILL

M7 STOREFRONT
MANUFACTURER: KAWNEER
PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN
FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

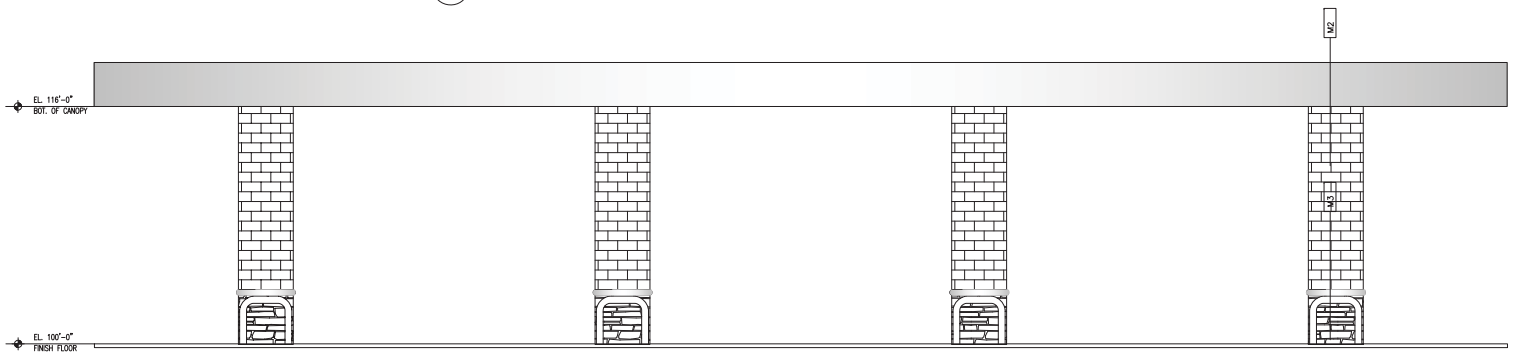
M8 STOREFRONT DOORS
MANUFACTURER: KAWNEER OR APPROVAL EQUAL
PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1" INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M9 CANTILEVER AND SUSPENDED CANOPIES SHALL BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL
MFG: MAPES CANOPIES, LINCOLN, NEBRASKA

M10 PAINTED BOLLARDS AND MISCELLANOUS
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PRO-INDUSTRIAL DTM ACRLIC
PAINT: ONE (1) COAT SHERWIN-WILLIAMS PRIMER AS RECOMMENDED
TWO (2) COATS SHERWIN-WILLIAMS PRO-INDUSTRIAL DTM ACRYLIC
COLOR: B66W311KG CK GRAY



2 **NORTH ELEVATION**
SCALE 1/4"= 1'0"



1 **SOUTH ELEVATION**
SCALE 1/4"= 1'0"

Project Consultant:
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JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
972-429-9096

Owner:
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DFW DISTRIBUTOR PETROLEUM, INC
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR,
PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS 75087

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF EXAMINERS
JOHN A. VILLARREAL

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096

Drawn By: JAV
Checked By: JAV
Project: 17-122
Date: 2017, NOVEMBER 17
Scale: AS INDICATED
Sheet: **A204**
of .

CASE NO. SP2017-040

Dec 14, 2017 - 12:19pm - USER JAV-Cameroom
X:_2017 JV CADD Projects\17-122 Rockwall Site Plan Submittal\Exterior Elevations\17-122 Ext Elevs.dwg

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COLOR SAMPLE BOARD



M1 METAL COPING
MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE



M2 MASONRY & MOTAR
MANUFACTURER: ACME STANDARD BRICK
PRODUCT: NATURAL BRICK
COLOR: TAN

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLENT
COLOR: 55-C KEYSTONE



M3 STONE MASONRY NATURAL STONE
MANUFACTURER: CLASSIC STONE YARD, ROCKWALL , TEXAS
PRODUCT: OKLAHOMA QUARRY STONE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE
TRIM AND SILLS



M4 EIFS
MANUFACTURER: DRIVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW6115 TOTALLY TAN
E-2 SW6090 JAVA
E-3 SW4081 SAFETY RED



M5 PAINTED HOLLOW METAL DOORS AND FRAMES
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL
UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS
SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW6095 TOASTY

M6 GLAZING
MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: PPG 1" INSULATING GLASS
SOLARBAN60 (2) CLEAR + CLEAR
CAVITY: 1/2" AIR FILL



M7 STOREFRONT
MANUFACTURER: KAWNEER
PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN
FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1



M8 STOREFRONT DOORS
MANUFACTURER: KAWNEER OR APPROVAL EQUAL
PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1"
INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M3 OPTIONAL: MASONRY ACME ROSE BRICK LEDGE



RETAIL CENTER BUILDING
FM 549 & SH 276



CONVENIENT STORE BUILDING
FM 549 & SH 276

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
Sami Ibrahim
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

CASE NO. 2017-040

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/02/2018

APPLICANT: Steven J. Goldberg *of Cogent Realty Advisors, LLC.*

AGENDA ITEM: **MIS2017-017;** Special Request – *Emma Jane & Sam Houston*

SUMMARY:

Discuss and consider a special request by Steven J. Goldberg of Cogent Realty Advisors, LLC for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of a single-family home on a 0.0172-acre tract of land identified as a portion of Lot 53 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the northwest corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

CHARACTERISTICS OF REQUEST:

The applicant has submitted a special request for the approval of a deviation from the minimum front and rear yard setbacks, minimum lot depth, and for a flat front entry garage for a property located within the Southside Residential Neighborhood Overlay (SRO) District as stipulated by the Unified Development Code (UDC). The purpose for the request is to allow for the construction of a single-family residential home as depicted on the proposed site plan. The property is situated at the northwest corner of Emma Jane Street and Sam Houston Street.

It should be noted that the *subject property* is considered to be a double frontage lot and requires a minimum setback of 20-ft along both frontages [*i.e. Emma Jane & Sam Houston*]. The proposed site plan submitted by the applicant shows that the *subject property* will have a single family home oriented towards Emma Jane Street, which would allow for a lot depth of less than 100-ft [*i.e. 49-ft 6 inches*]. The applicant has stated in his letter of request that the purpose for this orientation of the home is due to numerous utility service improvements [*i.e. utility poles, telephone connection box, fire hydrant, etc.*] located along the Sam Houston Street frontage. As a result, the applicant is requesting a waiver to the minimum front yard setback adjacent to Emma Jane Street, requesting to reduce this setback from 20-feet to ten (10) feet. The applicant is also request to reduce the rear yard setback from ten (10) feet to six (6) feet. This is being requested due to the lot depth of approximately 49-feet that results from re-orienting the lot off of Emma Jane. If the required front yard and rear yard setbacks were used, this would create an approximately 19-foot deep building envelop based on the re-orientation of the lot. With this being said, the applicant is requesting a reduction in the minimum lot depth to reduce it from 100-feet to 49-feet as depicted on the proposed site plan. Finally, the applicant is requesting to allow a flat front entry driveway. Currently, the UDC requires all garages accessible from the street be configured in a *J-Swing* (*Traditional Swing*) or recessed garage format (*i.e. the garage is setback a minimum of 20-feet from the front façade of the primary structure*).

The Southside Residential Overlay (SRO) District was created to provide flexibility necessary for the development of the Southside Neighborhood. According to Subsection 6.4, *Southside Residential Neighborhood Overlay (SRO) District,* of Section 6*, Overlay Districts,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), residential properties

located within the Southside Residential Neighborhood Overlay (SRO) District are subject to the following development standards:

Ordinance Provisions	*Development Standards*	*Conformance to the Standards*
Minimum Lot Area	*5,000 SF*	*X= 7,772 SF; In Conformance*
Minimum Lot Frontage	*50-Feet*	*X~156-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X~49-Feet; Not In Conformance*
Minimum Front Yard Setback	*20-Feet*	*X=10-Feet; Not In Conformance*
Minimum Side Yard Setback [1]	*6-Feet*	*X=6-Feet; In Conformance*
Minimum Number of Off-Street Parking Spaces [2]	*2*	*X=0; Not In Conformance*

NOTES:
[1]: Side setback is 6-feet for internal lots and 20-feet when abutting a street.
[2]: Two (2) parking spaces are required for a single family dwelling unit. An enclosed garage shall not be considered in meeting the off-street parking requirements.

In addition, Section 6.4.D of Article V, *District Development Standards*, of the UDC grants the City Council the ability to grant, "…special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district [*i.e. Southside Residential Neighborhood Overlay (SRO) District*]." The approval of any such request shall preempt any underlying zoning restrictions stipulated by the UDC. The approvals of these requests are discretionary decisions for the Planning and Zoning Commission and City Council.

RECOMMENDATIONS:

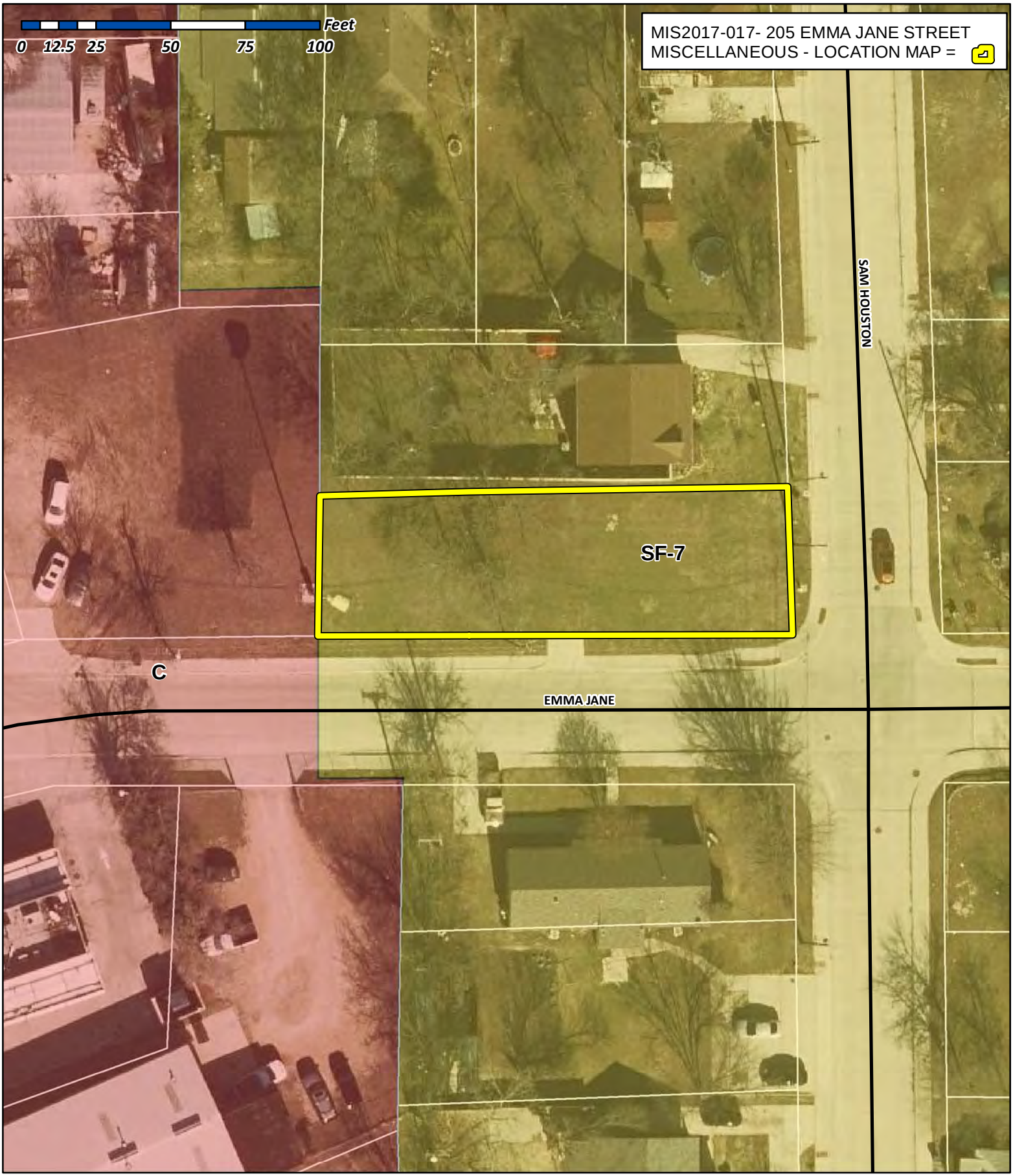
If the Planning & Zoning Commission and City Council choose to approve the applicant's request staff would recommend the following conditions:

1) The property will need to be replatted prior to the issuance of building permits.

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

PLANNING AND ZONING COMMISSION:

On December 26, 2017, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request with the provision that the driveway be a minimum of 20-feet in length. The motion passed by a vote of 5-0, with Chairman Lyons and Commissioner Fishman absent. The applicant has agreed to make the driveway a minimum of 20-feet in length and as a result staff has withdrawn the request to reduce the driveway to ten (10) feet.



City of Rockwall

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

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

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COGENT

December 15, 2017

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032

Re: Lot 53 Emma Jane Street (Northwest corner of Sam Houston and Emma Jane)
Rockwall, Texas 75032

Dear Mr. Miller:

We are requesting consideration of special request in furtherance of neighborhood preservation. The property of concern is situated at the northwest corner of Sam Houston and Emma Jane Streets and per the Rockwall Central Appraisal District consists of one parcel measuring 49.6 feet along Sam Houston Street by 159 feet along Emma Jane Street. Our desire is to develop the site with a single family detached residential dwelling unit with the front oriented toward Emma Jane Street.

As you will note in the attached photos, numerous utility service improvements including two wood utility poles with overhead lines, metal telephone connection box and fire hydrant exist along the parcel's Sam Houston Street frontage. We feel as though the aesthetics of any home built upon the subject parcel would be greatly enhanced if the front is oriented toward Emma Jane Street and away the unsightly utility improvements that line the site's frontage along Sam Houston Street.

In order to facilitate development of a house oriented toward Emma Jane Street, we are requesting various waivers to the requirements stipulated for property situated in the Southside Residential Neighborhood Overlay (SRO) District. Specifically, we are requesting special exceptions to the minimum lot depth requirement from 100 feet to 49.6 feet, waiver of the dual front yard setback requirement for the Emma Jane frontage from 20 feet to 10 feet and rear yard setback requirement from 10 feet to 6 feet. Furthermore, we are seeking approval to construct the house with a front entry garage that faces the street (as is typical of other existing and under construction houses in the immediate area). It is specifically noted that if the site was free of unsightly utility improvements and there were no impediments in orienting the house toward Sam Houston Street, we would not be seeking approval for most of the requested special exceptions noted above.

Attached please find photographs of the subject site, proposed site plan with requested setbacks and foot print of an approximate 1,800 square foot house oriented toward Emma Jane Street and sample front elevation for a home that could be built upon the subject site.

COGENT Realty Advisors, LLC
Real Estate Development, Consultation, Due Diligence
P.O. Box 25245, Dallas, Texas 75225
Tel: 214.212.9060

COGENT

We appreciate your consideration to the above noted items. Please do not hesitate to contact the undersigned with any questions.

Respectfully submitted,

COGENT REALTY ADVISORS, LLC



By: Steven J. Goldberg
Manager

CO-URGENT
Builders
New
Residence
Project
Private Residence
NEW BUILD Projects
LOT 53 EMMA JANE ST. @ HOUSTON ST. ROCKWALL, TX 75087
REVISION
SP1
SAM HOUSTON STREET
House Front Emma Jane
49.6'
20' FRONT BLDG. SETBACK
106.7'
6' SIDEYARD SETBACK
LOT 53
EMMA JANE
COMBINED TRACTS
10' SIDE BLDG. SETBACK
108.3'
EXISTING
DRIVE
50'
50.7'
10' REAR SETBACK
47'
EMMA JANE STREET
PROPOSED SITE PLAN
1" = 20'
20 10 0 20 40
15 5 20 20

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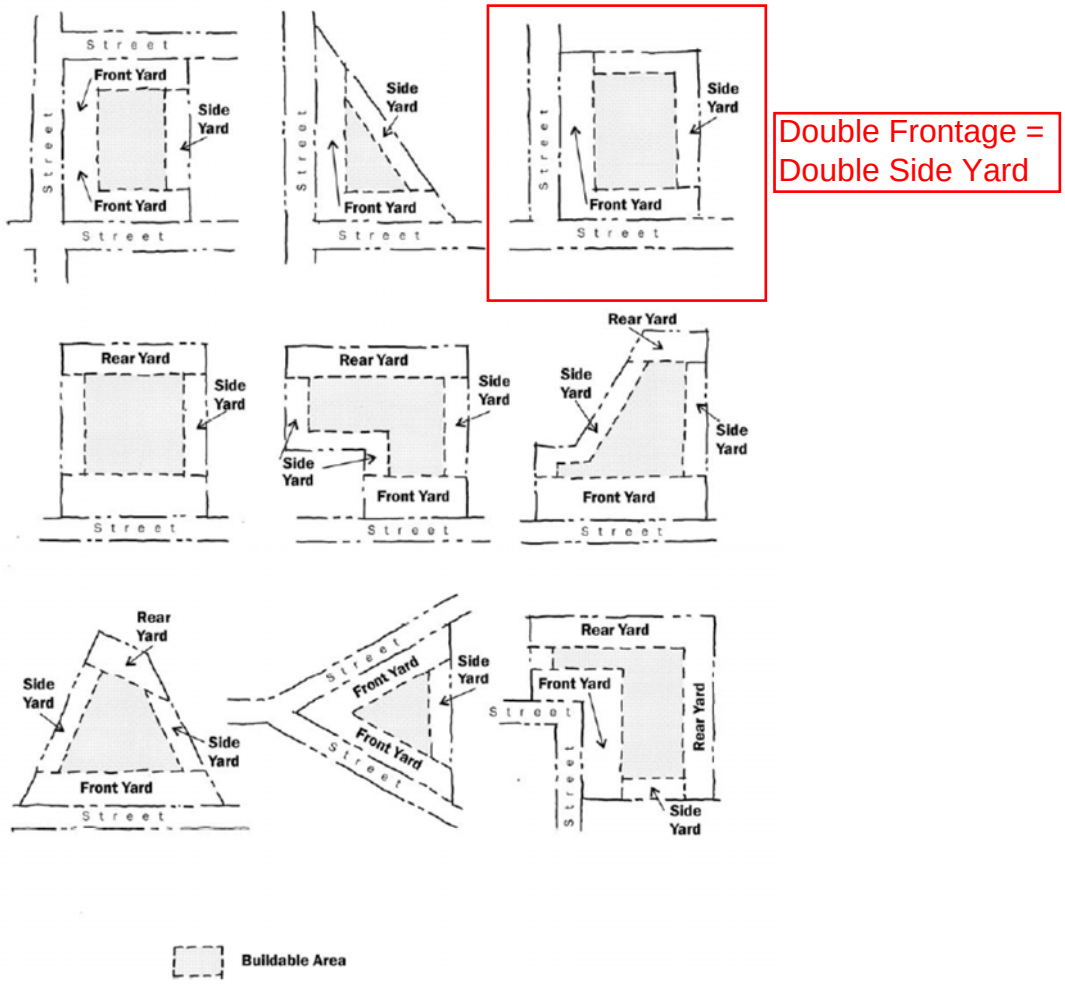
Sec. 1.3. - Lots with multiple frontages.

Where lots have multiple frontages on one or more streets, the required front yard shall be provided on each street.



YARD LOCATION IN DIFFERENT SHAPED LOTS

PLAN #18-154



Photographs may show modified designs.

SUBJECT PROPERTY PHOTOGRAPHS



1. View of Subject Property Frontage along Sam Houston Street



2. View of Subject Frontage as Seen From Across Sam Houston

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SUBJECT PROPERTY PHOTOGRAPHS



3. View Facing Sam Houston From Inside the Subject Site



4. View of Property Frontage Along Emma Jane

SUBJECT PROPERTY PHOTOGRAPHS



5. View of Subject Property Frontage Along Emma Jane



6. View of Neighboring Property Across Emma Jane

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SUBJECT PROPERTY PHOTOGRAPHS



7. Neighboring Property



8. Neighboring Property

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SUBJECT PROPERTY PHOTOGRAPHS



9. New Construction in Neighborhood



10. Recently Built House in Neighborhood

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/02/2018

APPLICANT: Peter Muhl; *Rockwall Habitat for Humanity*

AGENDA ITEM: **MIS2017-018***; Special Request for 801 Lamar Street*

SUMMARY:

Discuss and consider a request by Peter Muhl of Rockwall Habitat for Humanity for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of two (2) single-family homes on a 0.22-acre parcel of land identified as Lot I, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 801 Lamar Street, and take any action necessary.

CHARACTERISTICS OF REQUEST:

The applicant has submitted a special request for the approval of a deviation from the minimum lot size and minimum lot depth for a property in the Southside Residential Neighborhood Overlay (SRO) District as stipulated by the Unified Development Code (UDC). The purpose of this request is to allow for the subject property to be subdivided for the construction of a single-family home on Lot 2. The subject property has an existing single-family home situated on it. The applicant has submitted a replat [*P2017-067*] to subdivide one (1) lot into two (2) lots for the construction of a second single-family home on Lot 2. The applicant is requesting a special exception to the minimum lot size to allow a reduction from 5,000 SF to 4,435 SF on Lot 2; Lot 1 conforms to the requirements stipulated in the Unified Development Code (UDC). Additionally, the applicant is requesting a special exception to the minimum lot depth to reduce it from 100-feet to 75-feet for Lots 1 and 2. Staff should note that the proposed single-family home is allowed by right in a Single-Family 7 (SF-7) District.

The Southside Residential Overlay (SRO) District was created to provide the flexibility necessary for infill and redevelopment within the Southside Neighborhood. According to Subsection 6.4, *Southside Residential Neighborhood Overlay (SRO) District,* of Section 6*, Overlay Districts,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), residential properties located within the Southside Residential Neighborhood Overlay (SRO) District are subject to the following development standards:

		Conformance to the Standards	
Ordinance Provisions	*Zoning District Standards*	*Lot 1*	*Lot 2*
Minimum Lot Area	*5,000 SF*	*X~5,312 SF; In Conformance*	*X~4,435 SF; Not In Conformance*
Minimum Lot Frontage	*50-Feet*	*X~130-Feet; In Conformance*	*X~58-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X~75-Feet; Not In Conformance*	*X~75-Feet; Not In Conformance*
Minimum Front Yard Setback	*20-Feet*	*X=20-Feet; In Conformance*	*X=20-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=10-Feet; In Conformance*	*X=10-Feet; In Conformance*
Minimum Side Yard Setback	*6-Feet*	*X=6-Feet; In Conformance*	*X=6-Feet; In Conformance*

In addition, Section 6.4.D of Article V, *District Development Standards*, of the UDC allows the City Council the ability to grant, "…special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district [*i.e.*

Southside Residential Neighborhood Overlay (SRO) District]." The approval of any such request shall preempt any underlying zoning restrictions stipulated by the UDC. The approval of these requests are discretionary decisions for the Planning and Zoning Commission and City Council.

RECOMMENDATIONS:

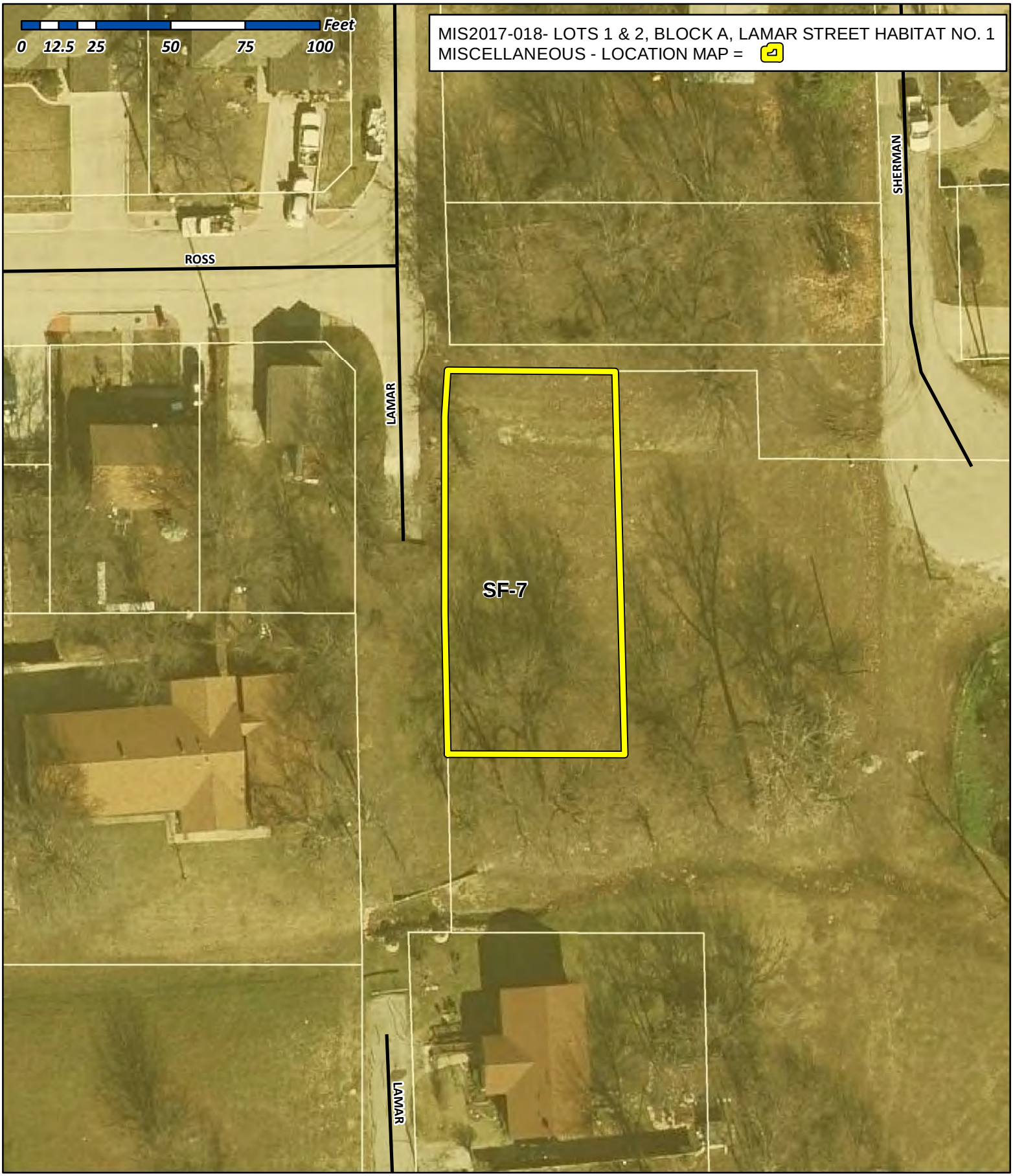
Should the City Council choose to approve the applicant's request staff would recommend the following conditions:

1) Prior to developing Lot 2, Lamar Street will need to be extended [*i.e. 20-foot reinforced concrete access*] to the south property line of Lot 2 in order to provide access.

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

PLANNING AND ZONING COMMISSION:

On December 26, 2017, the Planning and Zoning Commission's motion to recommend approval of the waivers of the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District with staff recommendations passed by a vote of 5-0 with Commissioners Lyons and Fishman absent.



City of Rockwall

Planning & Zoning Department
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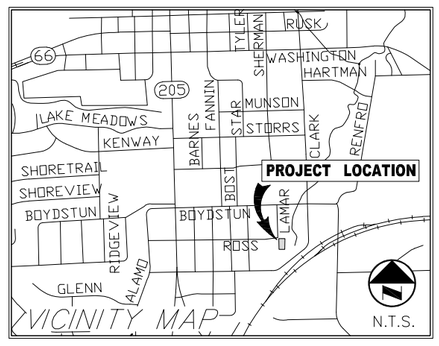

ROSS STREET
(50' RIGHT-OF-WAY)
(CAB. Q, SL. 100)

NOTE:

IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) NORTH CENTRAL ZONE (4202) (NAD 1983, CORS 96, EPOCH 2002)

THE CONVERGENCE/MAPPING ANGLE AT THE P.O.B. IS 01°06'53" WITH A COMBINED FACTOR OF 0.9998538864

RDS – 5/8-INCH STEEL ROD WITH ORANGE CAP STAMPED "R-DELTA ENGINEERS" SET

XF – "X" SCRIBED IN CONCRETE FOUND

CSRF – STEEL ROD WITH YELLOW CAP STAMPED "RPLS 5034" FOUND

SRF – STEEL ROD FOUND

ROCKWALL HABITAT FOR HUMANITY
CC# 20080000403715

P.O.B.
X. 2,595,528.24
Y. 7,024,839.66

N 88°58'25"W
75.00'

1/2-INCH CSRF
EB

TEMP METER POLE

8" HACK

6" HACK

9" HACK

18" HACK

WVL

FH

SDMH

XF

AC

GM

OCO

EM

10" HACK

18" HACK

16" HACK

16" HACK

1/2-INCH SRF

LOT 1, BLOCK C

SANGER BROS' ADDITION
CAB. Q, SL. 100

LAMAR STREET
(20' RIGHT-OF-WAY)
(CAB. Q, SL. 100)

130.00'

71.73'

LOT 1
BLOCK 1
5312-SF

13" HACK

WM

CALLED 0.22 ACRES
ROCKWALL HABITAT FOR HUMANITY
CC# 20090000421452

69.97'

130.00'

N 89°40'58"E
74.98'

RDS

RDS

N 00°19'02"W

58.27'

LOT 2
BLOCK 1
4435-SF

60.03'

S 00°19'02"E

18" ELM

12" HACK

12" HACK

1/2-INCH SRF

LOT 2, BLOCK C

1/2-INCH CSRF

N 88°58'25"W
75.00'

1/2-INCH CSRF
X. 2,595,603.94
Y. 7,024,708.33

ROCKWALL HABITAT FOR HUMANITY
CC# 20170000008236

GN

CONVERGENCE ANGLE
01° 06' 53"

0 5' 10' 20'

GRAPHIC SCALE IN FEET
SCALE: 1" = 10'

MINOR PLAT
of
LOT 1 AND 2, BLOCK 1

LAMAR STREET HABITAT No. 1

0.22 ACRES
SITUATED IN THE
N. M. BALLARD SURVEY – ABSTRACT NO. 48,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 of 2

R-DELTA ENGINEERS, INC.
ENGINEERS, LAND PLANNERS AND LAND SURVEYORS
618 MAIN STREET, GARLAND, TEXAS 75040 TEL. (972) 494-5031 On the Web at WWW.RDELTA.COM

DRAWN BY:	CHECKED BY:	SCALE:	DATE:	
WAL	WCT	1"=10'	DEC 2017	2384 PLAT.dwg

OWNER'S CERTIFICATE

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL HABITAT FOR HUMANITY, TEXAS, is the owner of a 0.22–acre tract of land situated within the City of Rockwall, in the N. M. Ballard Survey, Abstract No. 48, Rockwall County, Texas, and being all of the called 0.22–acre tract of land described in the Cash Warranty Deed executed on the 25th day of August, 2009, from Mary Madgelene Price, Individually and as Independent Executrix of the Estate of Ronnie Fulton Price Deceased, and accepted by Rockwall Habitat for Humanity, and filed under County Clerk File Number 20090000421452, in the County of Rockwall, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete on the easterly line of Lamar Street (20–foot right–of–way) dedicated in the Sanger Bros' Addition and recorded in Cabinet Q, at Page 100 of the Deed Records of Rockwall County, Texas, at the northwest corner of said Rockwall Habitat of Humanity Tract and at the southwest corner of a 0.14–acre tract land as described in a General Warranty Deed from Paul Ray Dabney to Rockwall Habitat for Humanity, dated August 15, 2008 and being recorded in County Clerk File Number 20080000403715, in the County of Rockwall, Texas, said "X" having coordinates of:
X= 2,595,528.24
Y= 7,024,839.66;

THENCE N 88°58'25"W with the common line between the said 0.14–acre tract and the said 0.22–acre tract a distance of 75.00 feet to a 1/2–inch steel rod with yellow cap stamped "RPLS 5034" found marking the northeast corner of said 0.22–acre tract;

THENCE S 00°19'02"E a distance of 130.00 feet to a 1/2–inch steel rod with yellow cap stamped "RPLS 5034" found marking the southeast corner of said 0.22–acre tract;

THENCE N 88°58'25"W a distance of 75.00 feet to a 1/2–inch steel rod with yellow cap stamped "RPLS 5034" found on the easterly right–of–way line of aforementioned Lamar Street;

THENCE N 00°19'02"W with the the said easterly right–of–way line of said Lamar Street for a distance of 130.00 feet to the PLACE OF BEGINNING and containing 0.22 acres of land.

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as the LAMAR STREET HABITAT No. 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have mortgage or lien interest in the LAMAR STREET HABITAT No. 1 subdivision have been notified and signed this plat.

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

1. No buildings shall be constructed or paced upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

EXECUTED this the _____ day of _____, 2016.

_____ _____

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2017.

_____
Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That I Wayne C. Terry, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly places under my personal supervision.

_____
Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184

APPROVED

I hereby certify that the above and forgoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 2017.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

_____ _____
Director of Planning & Zoning City Engineer

MINOR PLAT
of
LOT 1 AND 2, BLOCK 1
LAMAR STREET HABITAT No. 1
0.22 ACRES
SITUATED IN THE
N. M. BALLARD SURVEY – ABSTRACT NO. 48,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 of 2

ZONING: SF–7

OWNER: ROCKWALL HABITAT OF HUMANITY
357 East Tripp Rd.
Sunnyvale, TX 75182

R-DELTA ENGINEERS, INC.
ENGINEERS, LAND PLANNERS AND LAND SURVEYORS
618 MAIN STREET, GARLAND, TEXAS 75040 TEL. (972) 494–5031 On the Web at WWW.RDELTA.COM

DRAWN BY:	CHECKED BY:	SCALE:	DATE:	
WAL	WCT	1"=10'	DEC 2017	2384 PLAT.dwg

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **January 2, 2018**

SUBJECT: **Designating newspaper of record**

The Council has voted in past years to continue designating the Royse City / Rockwall Herald Banner as the city's newspaper of record. This particular newspaper and the Dallas Morning News are believed to be the only newspapers in our area that meet the state law requirements for a "newspaper of record" designation. As a reminder:

According to Article XI., Sec. 11.02 of the city charter,

> *The City Council must designate annually a newspaper of general circulation in the City to serve as newspaper of record. All ordinances, notices and other matters required by this Charter, City ordinance, or the Constitution and laws of the State of Texas must be published in the newspaper of record.*

According to Section 2051.049 of the Texas Government Code;

> *The governmental entity or representative required to publish a notice in a newspaper shall select, in accordance with this subchapter, one or more newspapers to publish the notice.*

According to Section 2051.044 of the Texas Government Code

> *The newspaper in which a notice is published must:(1) devote not less than 25 percent of its total column lineage to general interest items;(2) be published at least once each week;(3) be entered as second-class postal matter in the county where published; and(4) have been published regularly and continuously for at least 12 months before the governmental entity or representative publishes notice.*

While state law outlines the requirements for an official newspaper, and the city's Charter calls for designation of a newspaper of record annually, there is no legal method or process in place that stipulates how the city will select the official newspaper. The Council's options for designating a newspaper of record are as follows:

- rename the Royse City/Rockwall Herald Banner as the official newspaper of record via a motion and simple majority vote of the Council; or,
- instruct staff to initiate a "request for proposals" process, compile the results, and present them to Council for consideration at an upcoming Council meeting.

It is noteworthy that, overall, staff has been satisfied with the Herald Banner since we began doing business with them in 2014, and the publisher has informed me that no rate increase is anticipated for 2018. Staff, as well as the city attorney will be available to any questions the Council may have concerning this matter.

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City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

November 2017

Permits

Total Permits Issued: 294
Building Permits: 39 Contractor Permits: 255

Total Permit Values: $ 37,767,275.73
Building Permits: $33,308,534.65 Contractor Permits: $4,458,741.08

Total Fees Collected: $579,208.80
Building Permits: $ 501,427.89 Contractor Permits: $77,780.91

Board of Adjustment

Board of Adjustment Cases 2

City of Rockwall

PERMITS ISSUED - Summary by Type and Subtype

For the Period 11/1/2017 thru 11/30/2017

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	6	$0.00	$300.00
30 DAY BANNER	6	$0.00	$300.00
CLEAN SHOW	1	$0.00	$75.00
	1	$0.00	$75.00
CO	5	$0.00	$379.50
BUSINESS	3	$0.00	$228.00
INTERIOR	1	$0.00	$75.00
NEW CONSTRUCTION	1	$0.00	$76.50
COMM	26	$3,490,340.23	$65,013.18
ACC BLDG	1	$27,893.75	$441.71
CONCRETE	2	$46,100.00	$724.50
ELECTRICAL	6	$73,989.48	$1,268.80
INTERIOR COMP	1	$48,000.00	$785.05
IRRIGATION	6	$14,000.00	$8,707.48
MECHANICAL	3	$116,362.00	$1,352.72
NEW	1	$2,960,000.00	$50,597.00
PLUMBING	3	$18,495.00	$430.16
REMODEL	1	$15,000.00	$268.01
REPAIR	1	$25,000.00	$402.75
ROOF	1	$145,500.00	$35.00
MULTI FAMILY	1	$27,430,000.00	$365,382.78
NEW	1	$27,430,000.00	$365,382.78
NONPROFIT SIGN	1	$0.00	$0.00
	1	$0.00	$0.00
SIGNAGE	5	$8,300.00	$375.00
DEVELOPMENT	1	$800.00	$75.00
WALL	4	$7,500.00	$300.00
SINGLE FAMILY	229	$6,838,635.50	$146,362.19
ACC BLDG	1	$2,657.90	$96.65
ADDITION	5	$35,500.00	$754.00
CONCRETE	3	$7,000.00	$271.40
ELECTRICAL	8	$56,441.00	$1,166.67
FENCE	41	$92,987.25	$1,407.50
IRRIGATION	41	$78,500.00	$1,452.10
MECHANICAL	16	$127,429.00	$2,755.50
MISCELLANEOUS	1	$300.00	$35.00
NEW	25	$5,722,063.00	$133,117.80
PATIO COVER	3	$39,620.00	$718.25
PLUMBING	42	$58,346.50	$2,493.57
REMODEL	1	$2,500.00	$96.65
RETAINING WALL	2	$28,000.00	$71.50
ROOF	26	$238,491.55	$925.60
SEAWALL	1	$20,000.00	$50.00
STORM SHELTER	2	$10,645.00	$70.00
SWIM POOL	6	$273,000.00	$702.00
WINDOWS	5	$45,154.30	$178.00
SPECIAL EVENT	18	$0.00	$938.65
	18	$0.00	$938.65
TCO	2	$0.00	$382.50
INTERIOR	1	$0.00	$76.50

CRW SYSTEMS

City of Rockwall

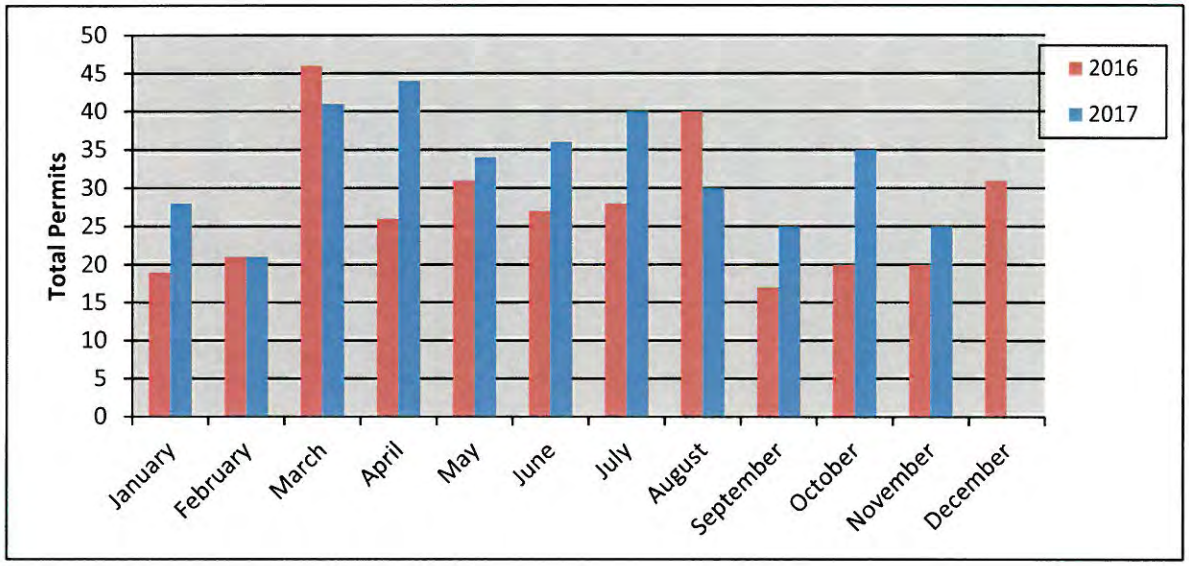
PERMITS ISSUED - Summary by Type and Subtype

For the Period 11/1/2017 thru 11/30/2017

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
SHELL	1	$0.00	$306.00
Totals:	294	$37,767,275.73	$579,208.80

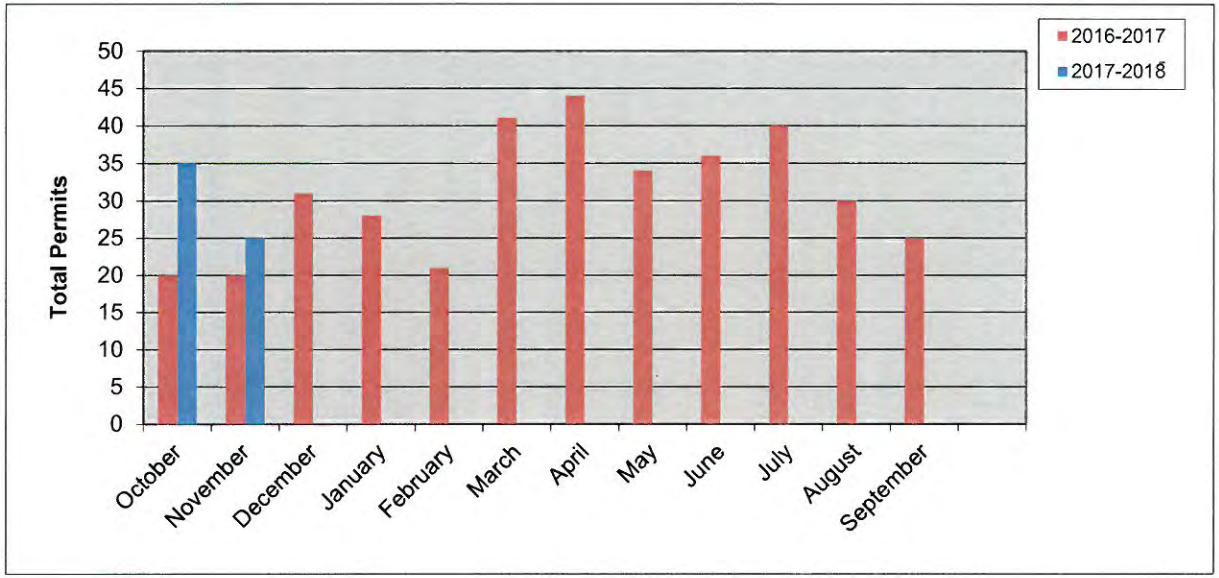
New Residential Permits Calendar Year

	Year	
	2016	2017
January	19	28
February	21	21
March	46	41
April	26	44
May	31	34
June	27	36
July	28	40
August	40	30
September	17	25
October	20	35
November	20	25
December	31	
Totals	**326**	359



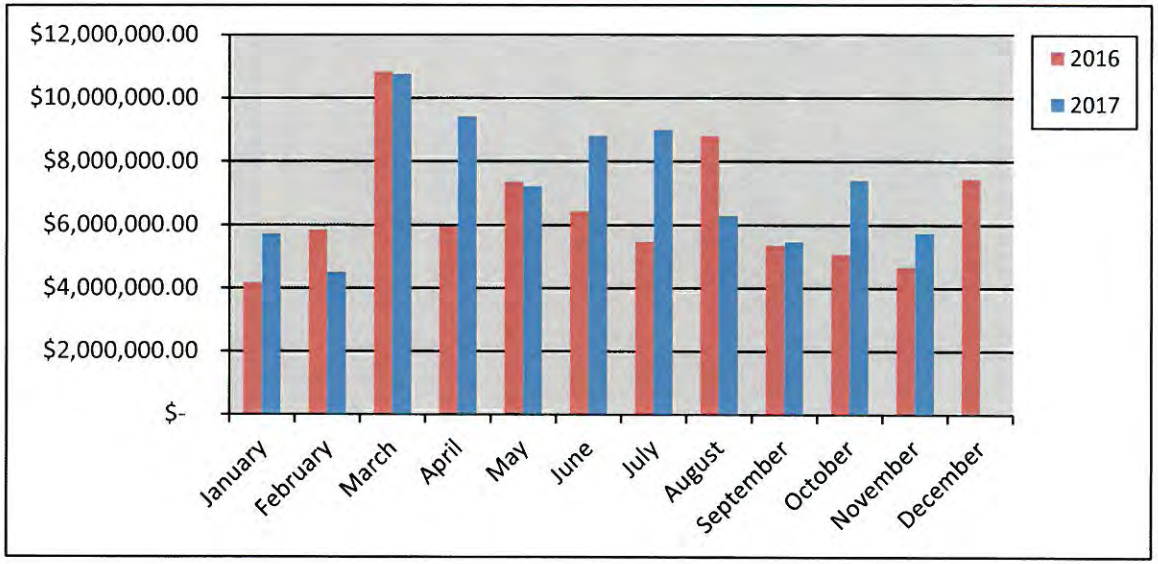
New Residential Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	20	35
November	20	25
December	31	
January	28	
February	21	
March	41	
April	44	
May	34	
June	36	
July	40	
August	30	
September	25	
Totals	**370**	**60**



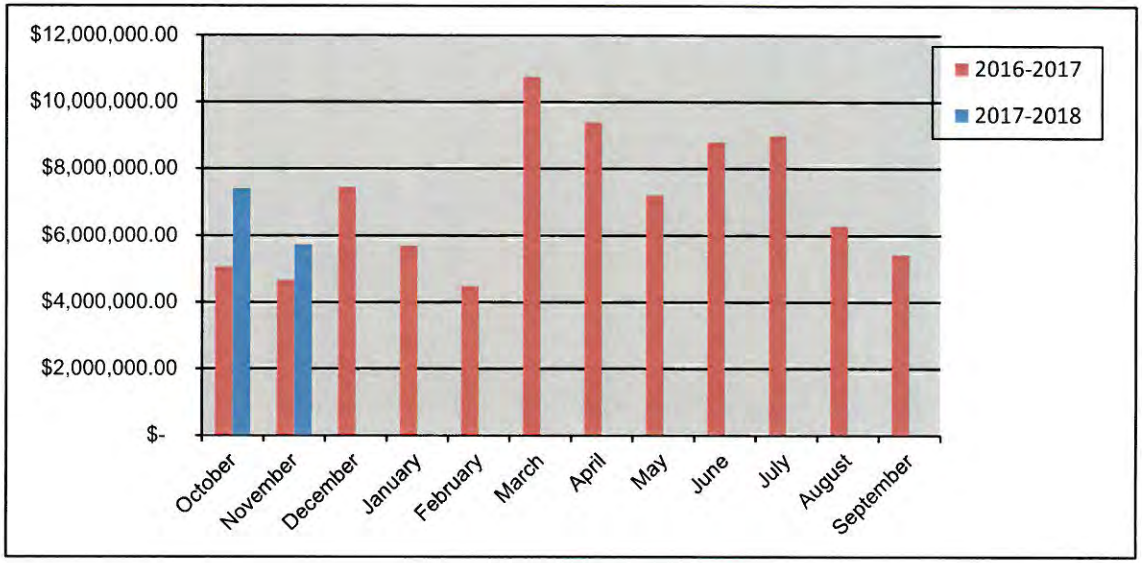
New Residential Value Calendar Year

Year	2016	2017
January	$ 4,176,581.00	$ 5,698,431.00
February	$ 5,843,786.00	$ 4,497,500.00
March	$ 10,809,133.49	$ 10,740,233.00
April	$ 5,943,030.52	$ 9,394,785.27
May	$ 7,359,536.00	$ 7,210,632.79
June	$ 6,421,058.00	$ 8,782,481.00
July	$ 5,469,500.00	$ 8,983,999.47
August	$ 8,789,047.00	$ 6,295,770.00
September	$ 5,349,235.01	$ 5,443,098.00
October	$ 5,060,392.34	$ 7,402,565.06
November	$ 4,672,329.53	$ 5,722,063.00
December	$ 7,447,114.15	
Totals	**$ 77,340,743.04**	**$ 80,171,558.59**



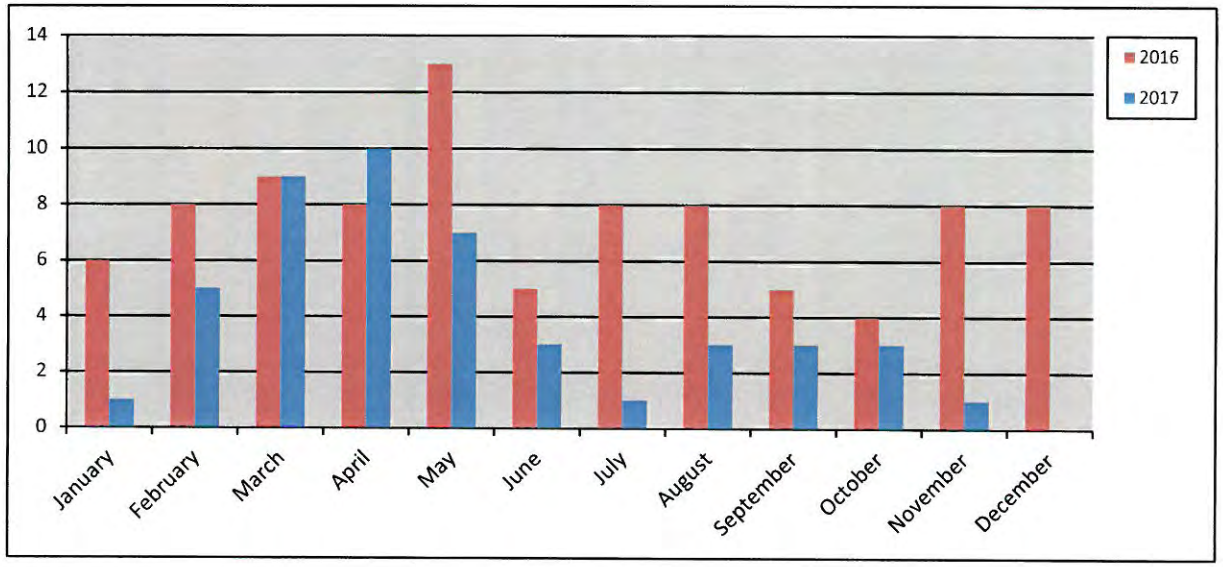
New Residential Value Fiscal Year

Year	2016-2017	2017-2018
October	$ 5,060,392.34	$ 7,402,565.06
November	$ 4,672,329.53	$ 5,722,063.00
December	$ 7,447,114.15	
January	$ 5,698,431.00	
February	$ 4,497,550.00	
March	$ 10,740,233.00	
April	$ 9,394,785.27	
May	$ 7,210,632.79	
June	$ 8,782,481.00	
July	$ 8,983,999.47	
August	$ 6,295,770.00	
September	$ 5,443,098.00	
Totals	**$84,226,816.55**	**$ 13,124,628.06**



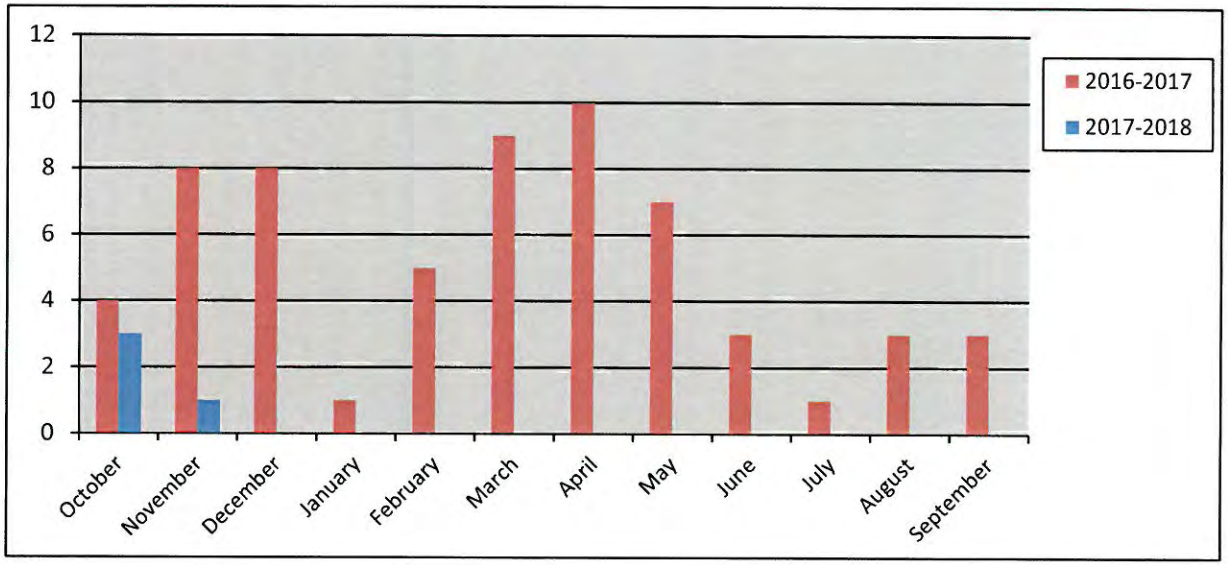
Residential Remodel Permits Calendar Year

	Year	
	2016	2017
January	6	1
February	8	5
March	9	9
April	8	10
May	13	7
June	5	3
July	8	1
August	8	3
September	5	3
October	4	3
November	8	1
December	8	
Totals	**90**	46



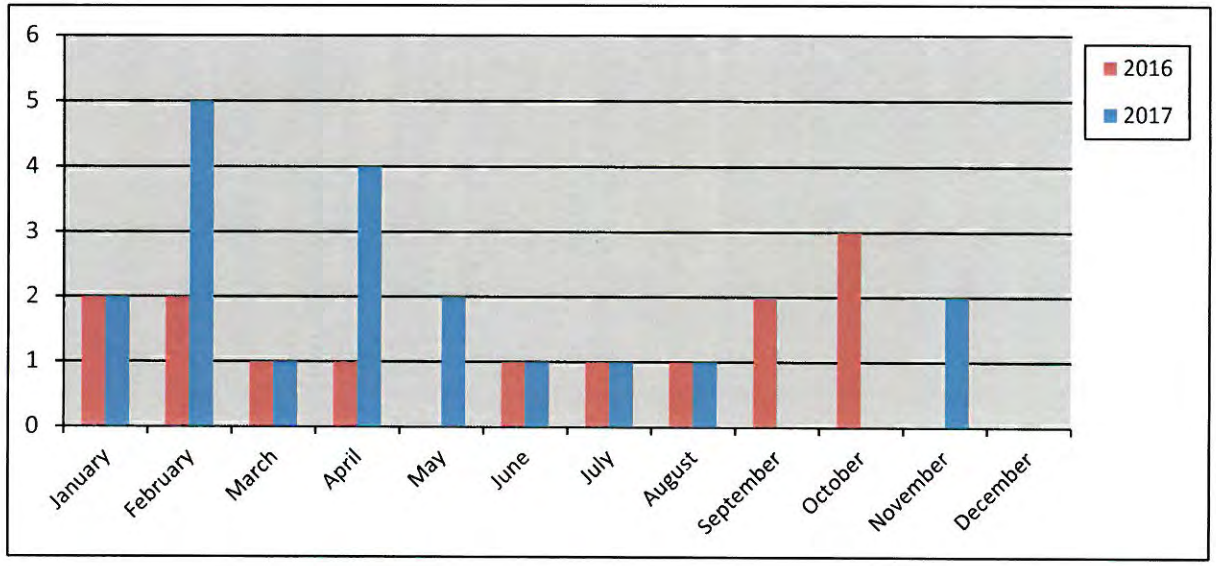
Residential Remodel Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	4	3
November	8	1
December	8	
January	1	
February	5	
March	9	
April	10	
May	7	
June	3	
July	1	
August	3	
September	3	
Totals	**62**	**4**



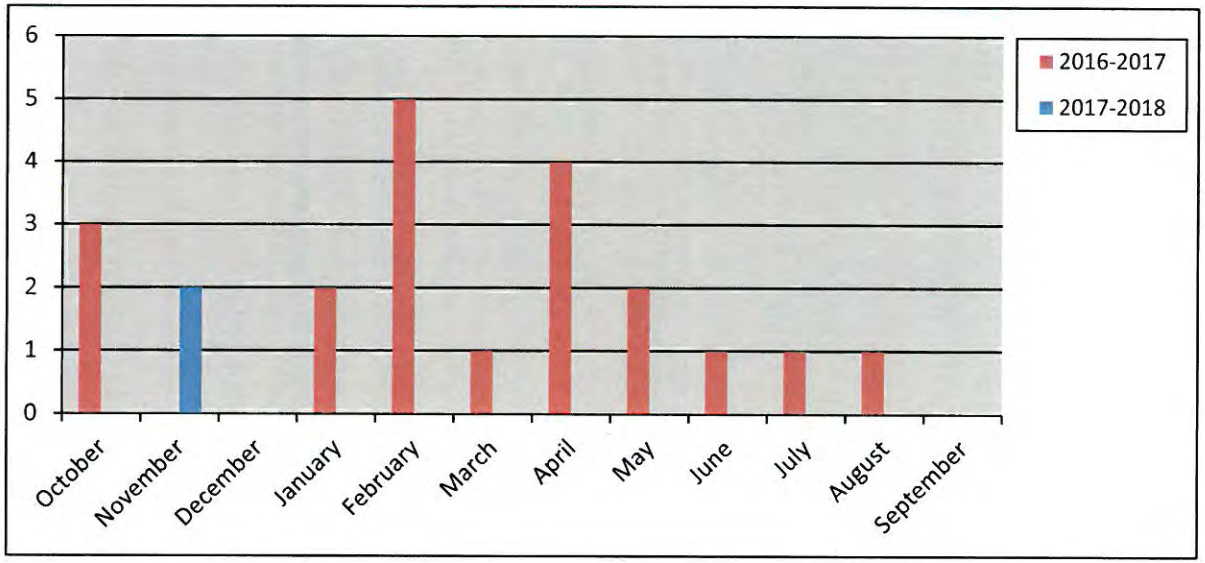
New Commercial Permits Calendar Year

	Year	
	2016	2017
January	2	2
February	2	5
March	1	1
April	1	4
May	0	2
June	1	1
July	1	1
August	1	1
September	2	0
October	3	0
November	0	2
December	0	
Totals	**14**	**19**



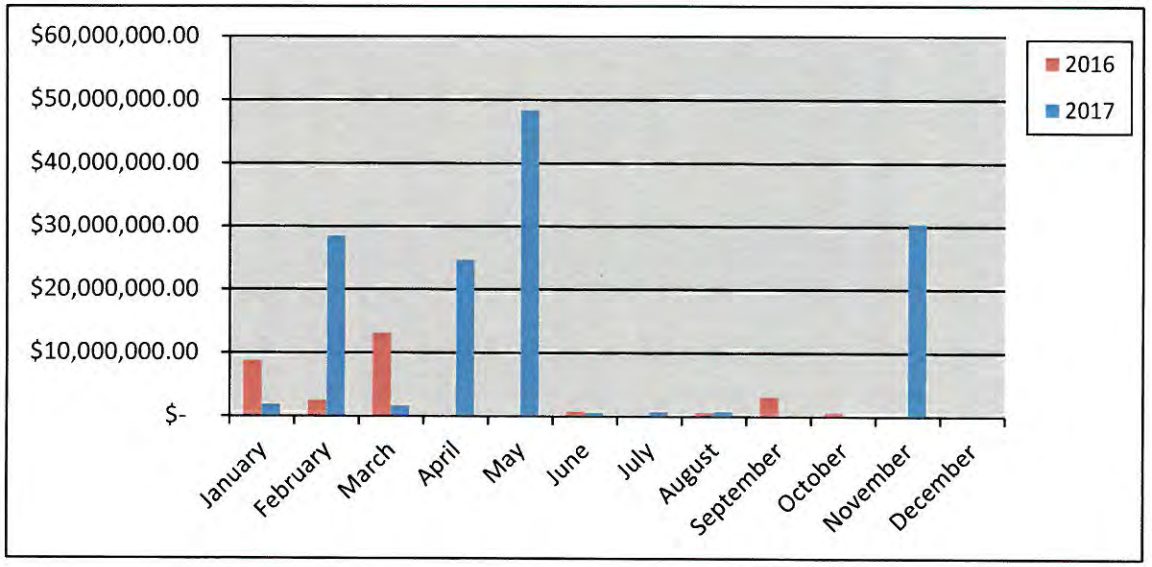
New Commercial Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	3	0
November	0	2
December	0	
January	2	
February	5	
March	1	
April	4	
May	2	
June	1	
July	1	
August	1	
September	0	
Totals	**20**	**2**



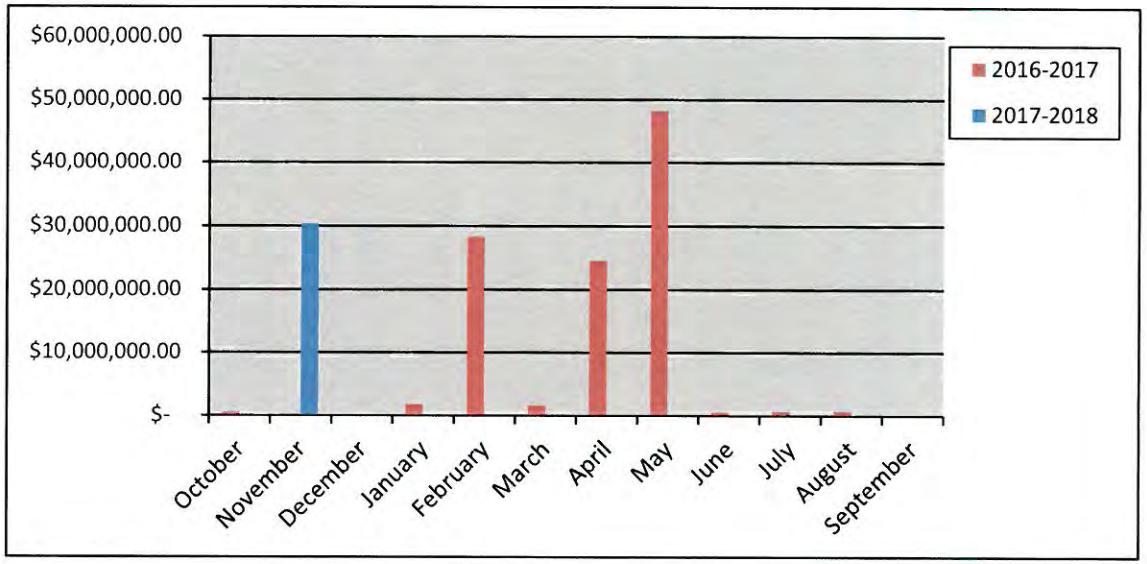
New Commercial Value Calendar Year

Year	2016	2017
January	$ 8,750,000.00	$ 1,800,000.00
February	$ 2,501,566.00	$ 28,400,000.00
March	$ 13,115,616.00	$ 1,599,026.00
April	$ 45,000.00	$ 24,650,000.00
May	$ -	$ 48,300,000.00
June	$ 760,456.48	$ 569,400.00
July	$ 60,000.00	$ 700,000.00
August	$ 600,000.00	$ 726,506.00
September	$ 3,050,000.00	-
October	$ 572,200.00	-
November	$ -	$ 30,390,000.00
December	$ -	
Totals	**$ 29,456,854.48**	**$ 137,134,932.00**



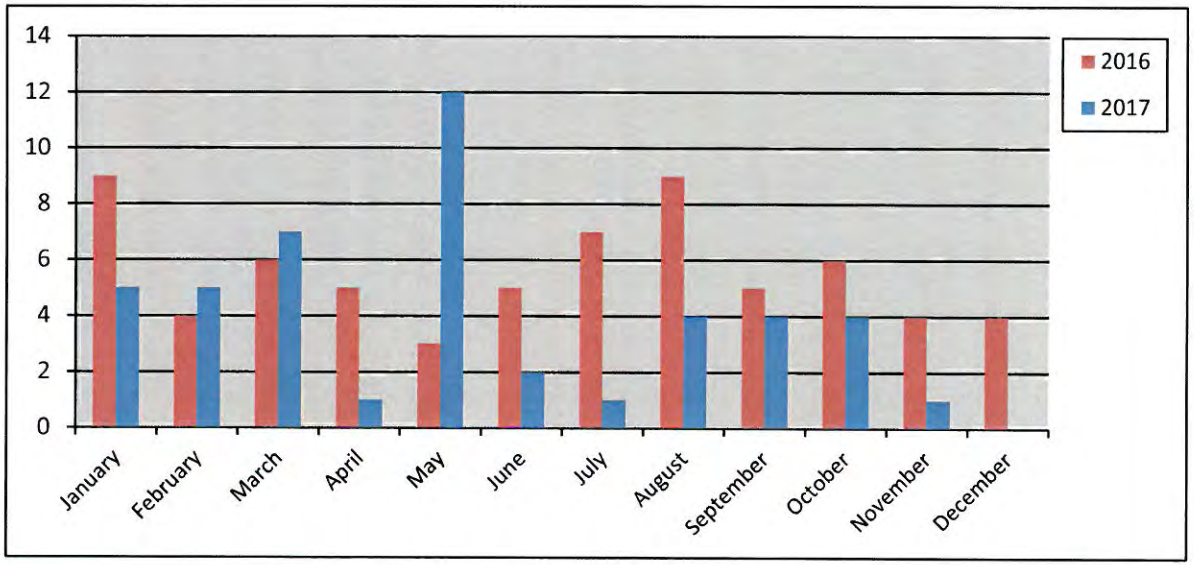
New Commercial Value Fiscal Year

Year	2016-2017	2017-2018
October	$ 572,200.00	-
November	$ -	$ 30,390,000.00
December	$ -	
January	$ 1,800,000.00	
February	$ 28,400,000.00	
March	$ 1,599,026.00	
April	$ 24,650,000.00	
May	$ 48,300,000.00	
June	$ 569,400.00	
July	$ 700,000.00	
August	$ 726,506.00	
September	-	
Totals	**$ 107,317,132.00**	**$ 30,390,000.00**



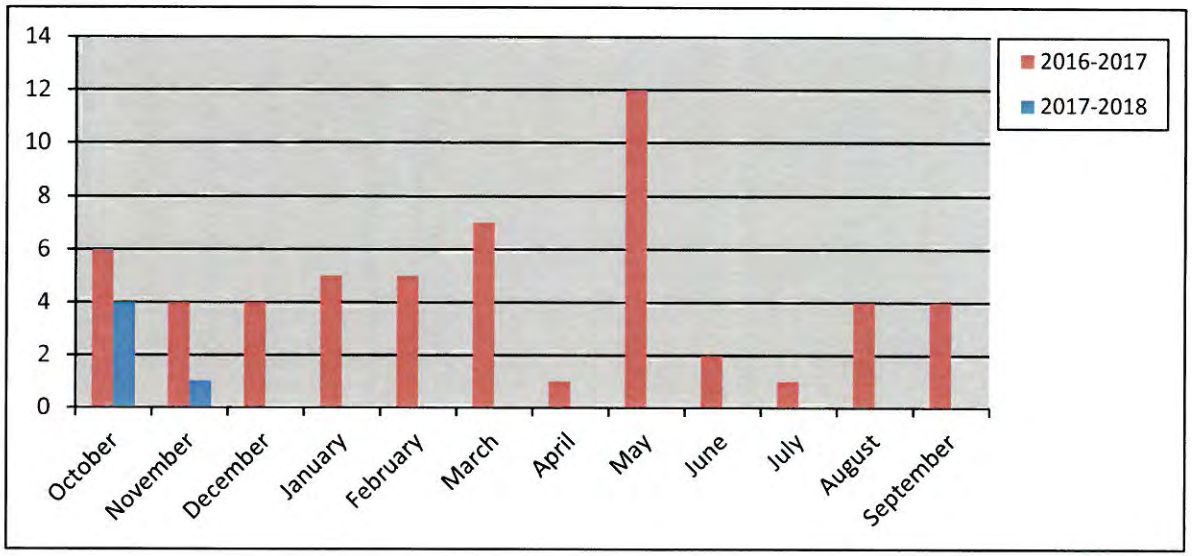
Commercial Remodel Permits Calendar Year

	Year	
	2016	2017
January	9	5
February	4	5
March	6	7
April	5	1
May	3	12
June	5	2
July	7	1
August	9	4
September	5	4
October	6	4
November	4	1
December	4	
Totals	**67**	**46**



Commercial Remodel Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	6	4
November	4	1
December	4	
January	5	
February	5	
March	7	
April	1	
May	12	
June	2	
July	1	
August	4	
September	4	
Totals	**55**	**5**



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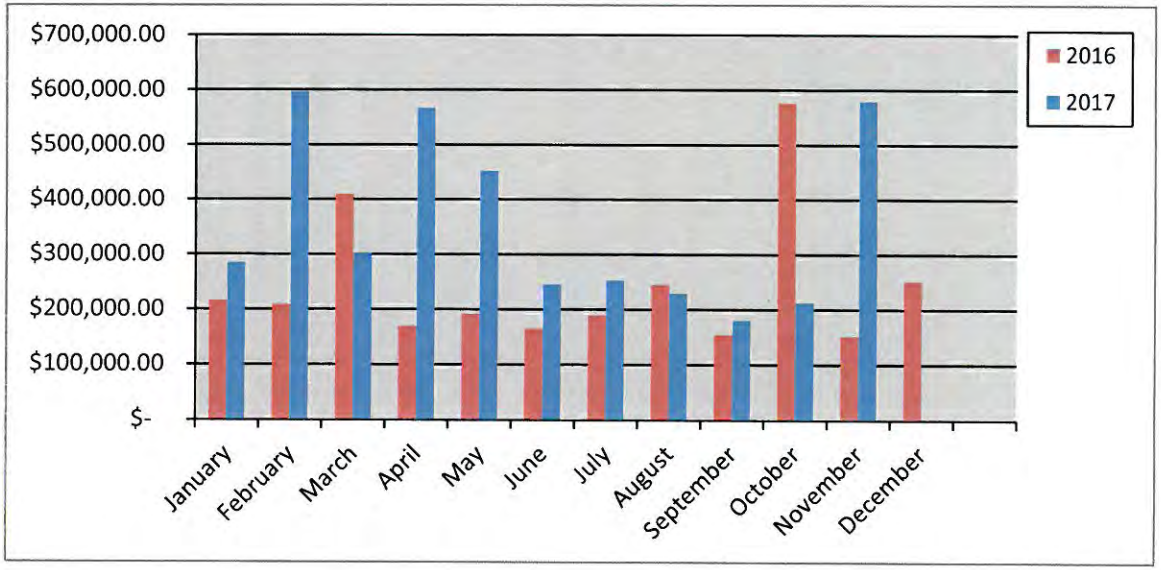
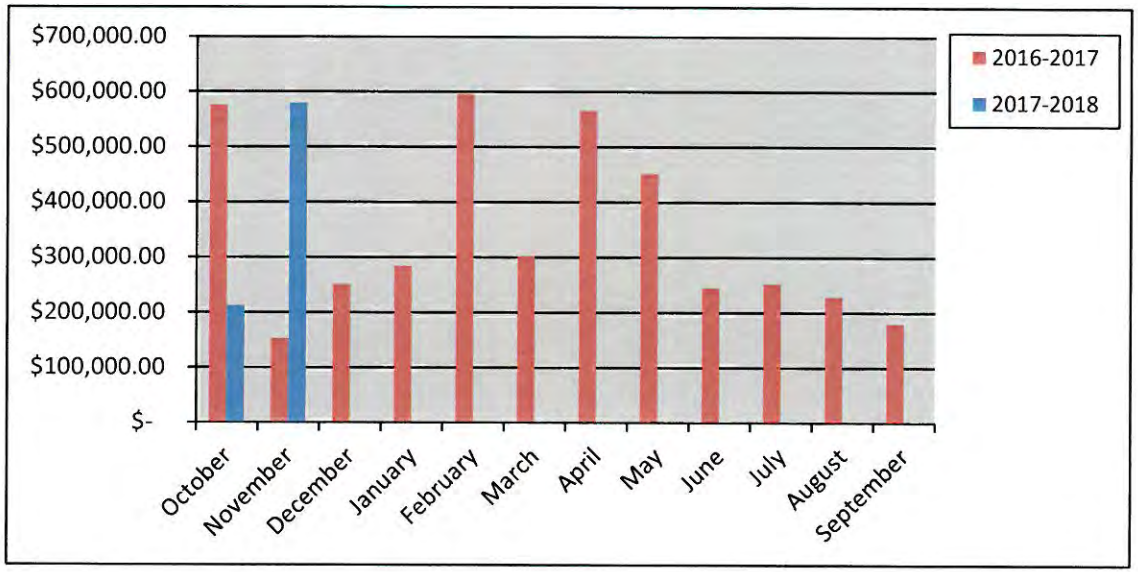
Total Fees Collected Calendar Year

Year	2016	2017
January	$ 216,152.71	$ 284,774.34
February	$ 209,371.39	$ 595,848.26
March	$ 410,013.11	$ 302,406.79
April	$ 170,009.88	$ 566,291.24
May	$ 192,518.96	$ 451,389.66
June	$ 165,271.28	$ 244,930.08
July	$ 190,002.56	$ 252,374.52
August	$ 245,870.75	$ 229,266.56
September	$ 155,084.78	$ 180,561.41
October	$ 576,222.20	$ 212,560.59
November	$ 152,701.44	$ 579,208.80
December	$ 251,265.83	
Totals	**$ 2,934,484.89**	**$ 3,899,612.25**



Total Fees Collected Fiscal Year

Year	2016-2017	2017-2018
October	$ 576,222.20	$ 212,560.59
November	$ 152,701.44	$ 579,208.80
December	$ 251,265.83	
January	$ 284,774.34	
February	$ 595,848.26	
March	$ 302,406.79	
April	$ 566,291.24	
May	$ 451,389.66	
June	$ 244,930.08	
July	$ 252,374.52	
August	$ 229,266.56	
September	$ 180,561.41	
Totals	**$ 4,088,032.33**	**$ 791,769.39**



City of Rockwall
PERMITS ISSUED
For the Period 11/1/2017 thru 11/30/2017

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0098 10/10/2017 11/17/2017	CO BUSINESS ACTIVE	2135 Ridge Rd. 109 5355-000A-0001-00-0R B&B Team Pizza LLC - Little Caesars	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Brent Jones	, ,	(903) 721-3686
BUS OWNER	B&B Team Pizza LLC - Littl	2135 Ridge Rd # 109, Rockwall, TX 75087	(903) 561-1551
INSP RPT EMAIL	Brent Jones	, ,	(903) 721-3686
OWNER	IN, KYUNG H & JUNG OH	512 SUNSTONE DR, IRVING, TX 75060-6776	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0108 11/03/2017 11/13/2017	CO INTERIOR ACTIVE	810 Rockwall Pkwy 1010 3607-000A-0001-00-0R Glaucoma Associates	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	David Godfrey	3200 Villanova St., Dallas, TX 75225	(214) 360-0000
BUS OWNER	David Godfrey	810 Rockwall Pkwy, Rockwall, TX 75032	(214) 360-0000
CONTRACTOR	FOSTER GENERAL CONTI	1600 S LAKESHORE DR., ROCKWALL, TX 75087	(972) 342-2771
OWNER	HOLLY FISHER BRITT INV	, ROCKWALL, TX 75032	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0109 11/06/2017 11/21/2017	CO BUSINESS ACTIVE	316 Goliad St S 113 3200-0000-0001-A0-0R FSP & Remodeling LLC	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Will Johnson	PO Box 2008, Forney, TX 75126	(469) 774-3800
BUS OWNER	Will Johnson	PO Box 2008, Forney, TX 75126	(469) 774-3800
OWNER	DJ Rockwall LLC	PO Box 671007, Dallas, TX 75367	(214) 361-1024

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0114 11/10/2017 11/22/2017	CO NEW CONSTRUCTION ACTIVE	1780 IH 30 E 0134-0000-0007-01-0R Service King Collision Center	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	GREGG MURRY	1790 IH 30 E, ROCKWALL, TX	
BUS OWNER	Service King Collision Cente	2375 N Glenville Dr. BldgA #500, Richardson, TX 75082	(972) 960-7595
CONTRACTOR	Renascent Constructors LLC	6565 MacArthur Blvd #225, Irving, TX 75039	(214) 624-5151
ELEC CONTR	AVALOS ELECTRIC	2615 CAROLINE, Dallas, TX 75235	(214) 357-4854
INSP RPT EMAIL	Renascent Constructors LLC	6565 MacArthur Blvd #225, Irving, TX 75039	(214) 624-5151
MECH CONTR	ABLE SHEET METAL & AI	6400 GREEN VALLEY CIR., AUBREY, TX 76227	(940) 566-6406
OWNER	U, V REAL ESTATE LP	, DALLAS, TX 75251	
PLB CONTR	Texas Built Plumbing	PO Box 80227, KELLER, TX 76248	(817) 944-1181
PLB CONTR 2	INNERLINE PLUMBING	706 OLD GIN RD, ENNIS, TX 75119	(817) 851-6826

City of Rockwall
PERMITS ISSUED
For the Period 11/1/2017 thru 11/30/2017

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0116	CO	1160 Horizon Rd.	0.00	75.00	75.00
11/16/2017	BUSINESS	5023-000A-0003-00-0R			
11/29/2017	ACTIVE	Lifetime Wealth Management			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Jason Potts	3021 Ridge Road # A284, Rockwall, TX 75032	(214) 662-8803
BUS OWNER	Jason Potts	3021 Ridge Road # A284, Rockwall, TX 75032	(214) 662-8803
OWNER	Song, Corporation	1200 Hoizon Road, Rockwall, TX 75032	

Total Valuation: 0.00
Total Fees: 379.50
Total Fees Paid: 379.50

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ROCKWALL FIRE

Monthly Report
November 2017

184

All Calls By Type

November 2017			
Situation Type	Automatic aid given	Mutual aid given	City
111 Building fire			3
113 Cooking fire, confined to container			1
131 Passenger vehicle fire (cars, pickups, SUV's)			3
142 Brush or brush-and-grass mixture fire			1
143 Grass fire			1
311 Medical assist, assist EMS crew			49
322 Motor vehicle accident with injuries			8
323 Motor vehicle/pedestrian accident (MV Ped)			1
324Motor vehicle accident with no injuries.			7
350 Extrication, rescue, other			1
412 Gas leak (natural gas or LPG)			9
424 Carbon monoxide incident			2
440 Electrical wiring/equipment problem, other			1
442 Overheated motor			1
462 Aircraft standby			1
500 Service Call, other		1	
531 Smoke or odor removal			1
551 Assist police or other governmental agency			5
553 Public service			12
556 Public service - Non paged			3
561 Unauthorized burning			1
600 Good intent call, other			1
611 Dispatched & canceled en route	3		3
622 No incident found on arrival at dispatch address		2	
631 Authorized controlled burning			3
651 Smoke scare, odor of smoke			11
652 Steam, vapor, fog or dust thought to be smoke			1
671 HazMat release investigation w/no HazMat			2
731 Sprinkler activation due to malfunction			2
733 Smoke detector activation due to malfunction			3
734 Heat detector activation due to malfunction			1
735 Alarm system sounded due to malfunction			3
736 CO detector activation due to malfunction			1
740 Unintentional transmission of alarm, other			1
741 Sprinkler activation, no fire - unintentional			1
743 Smoke detector activation, no fire - unintentional			5
745 Alarm system activation, no fire - unintentional			3
746 Carbon monoxide detector activation, no CO			1
Totals	**3**	**3**	**153**

EMS Calls-November 2017			Total Calls
			49
First to Arrive	20		
	40.82%		

November 2017 Response Analysis

Enroute to Arrival Analysis-By District (No Mutual Aid)				Total Number of Calls	Average Drive Time Minutes	Percent of Runs per Station
	100s with Station 1					
68%	On Scene in	4.0	minutes or less	40	3.33	34.78%
	200s with Station 2					
88%	On Scene in	4.0	minutes or less	33	2.95	28.70%
	300s with Station 3					
54%	On Scene in	4.0	minutes or less	13	3.70	11.30%
	400s with Station 4					
50%	On Scene in	4.0	minutes or less	22	2.19	19.13%
	500s w/out Station					
0%	On Scene in	4.0	minutes or less	2	14.58	1.74%
	600s w/out Station					
0%	On Scene in	4.0	minutes or less	2	5.37	1.74%
	700s w/out Station					
33%	On Scene in	4.0	minutes or less	3	5.44	2.61%
	800s w/out Station					
N/A	On Scene in	4.0	minutes or less			
	900s w/out Station					
N/A	On Scene in	4.0	minutes or less			
	1000s w/out Station					
N/A	On Scene in	4.0	minutes or less			
			Total Calls	115		

Enroute to Arrival Analysis-All (No Mutual Aid)				Total Calls
66%	On Scene in	4.0	minutes or less	75
82%	On Scene in	5.0	minutes or less	94
89%	On Scene in	6.0	minutes or less	101
93%	On Scene in	7.0	minutes or less	107
95%	On Scene in	8.0	minutes or less	109
100%	On Scene in	21.0	minutes or less	115

Total Calls		115
Average Time Per Call		3.68
	Call Count	Percentage
Under 4 min	75	65.22%
Over 4 min	40	34.78%

186

Total Dollar Losses

November 2017

City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 12/15/2017 15:24
Login ID: rck\sdean
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$6,000.00	$162,500.15	$0.00	$410,383.49	$575,034.55
Total Content Loss:	$0.00	$80,999.69	$0.00	$217,605.51	$238,765.35
Total Property Pre-Incident Value:	$0.00	$0.00	$0.00	$1,152,379.15	$3,776,761.50
Total Contents Pre-Incident Value	$0.00	$0.00	$0.00	$646,811.49	$1,395,120.14
Total Losses:	$6,000.00	$243,499.84	$.00	$627,989.00	$6,000.00
Total Value:	$.00	$.00	$.00	$1,799,190.64	$5,171,881.64

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Fire Marshal Division

Monthly Report - November 2017

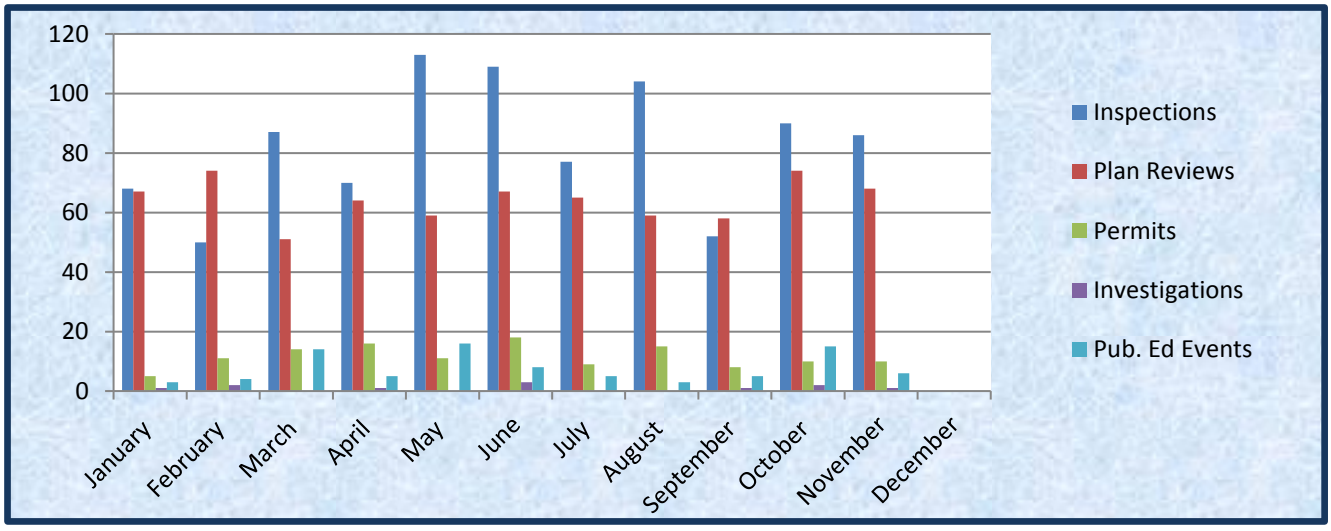
Inspection Status Report	
Finaled Inspections	42
Pending Inspections	44
Total for the Month	**86**

Fire Investigations Status Report	
Active Investigations	0
Closed Investigations	1
Total for the Month	**1**

Plan Review Report	
Above Ground Storage	1
CO	13
COMM	24
Engineering	7
Misc.	1
Plat	7
Single Family	1
Site Plan	5
TCO	1
Zoning	9
Total for the Month	68

Fire Permit Report	
Fire Alarm	4
Fire Sprinkler	1
Fire Sprinkler Monitoring	1
Kitchen Suppression	2
Open Burn	1
Temp Aboveground Tank	1
Total for the Month	**10**

Public Education Events	
Total for the Month	**6**



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City of Rockwall
GIS Department Report
November 2017

GIS Project Request:

Year / Month	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	**2017**	*% to date Change from 2016*	2017 Mo. Trend
January	5	14	19	24	31	21	26	28	38	38	35	-8.57%	↓
February	13	16	26	28	28	25	26	27	33	49	47	-4.26%	↓
March	4	6	32	23	36	22	23	28	30	38	38	0.00%	-
April	9	25	17	22	29	37	23	30	35	30	43	30.23%	↑
May	16	25	18	30	32	33	38	24	31	31	44	29.55%	↑
June	11	9	27	22	38	35	28	15	34	46	42	-9.52%	↓
July	15	24	15	32	23	27	21	31	41	32	48	33.33%	↑
August	15	7	23	24	38	35	36	34	27	36	36	0.00%	-
September	9	7	28	31	37	27	20	39	50	41	44	6.82%	↑
October	10	33	32	39	40	39	27	44	38	35	45	28.57%	↑
November	35	6	15	27	22	13	29	34	46	24	**39**	62.5%	↑
December	10	13	13	28	22	17	28	19	42	22			
Total:	152	185	265	330	376	331	325	353	445	422	461	**15.25 %**↑	

Key Projects:

(1) **Asset Management Software**. Build in progress.

(2) **Outside Agencies / Citizens**. NCTCOG, NTMWD.

(3) **Engineering/Public Works**. Traffic Signal adds / blk ranges, Boydstun / Throckmorton mail out, GPS unit research.

(4) **Parks Department**. Caruth Ln median exhibit, Baseball diamond measurements, Baseball tournament heat map, Squabble Creek sewer alignment map.

(5) **Planning Department**. I30 Corridor Plan & Comp Plan update, CPAC district maps, Stone Creek inset maps, Housing analysis, 300' restaurant buffer maps, Building SF calc's, John King Concept plan photo and map clean up, Update zoning layers.

Monthly Project Request by Department:

Admin / HR / Internal Ops	0
Building Inspections	0
Citizen Request	0
City Council	0
City Manager's Office	2
Neighborhood Improvement Services	0
Engineering / Public Works	3
Finance / Utility Billing	1
Fire Department	1
GIS (Citywide Projects)	14
IT	0
Main Street Program	2
Outside Agencies	2
Parks and Recreation	4
Planning	10
Police Department	0
REDC	0
Total	39

(6) **CMO / Admin / Main St** Football stadium map, Harbor – City owned properties map.

(7) **GIS**. 911 Addressing, GIS Enterprise Install, New SQL and GIS Servers, Map services build & caches, New SDE, GIS Day 2017, Trak-it support cases, GIS Tech position advertise, N Lakeshore block range clean-up, Aerial imagery history, Walking tour poster, Property value change poster, 2018 map preparations, Citywide asset calcs.

(8) **Police / Fire.** Fire station / district study - 4 minute response time maps and calc's etc.

(9) **Main Street / Downtown.** Downtown mural exhibit, Downtown parking counts & map.

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Rockwall Police Department
Harbor District Call For Service
November 2017

Incident Number	Date	Time	Common Name	Incident Type	Incident CFS Disposition
2017-00043831	11/25/2017	21:29:40	The Harbor	Criminal Mischief	Report
2017-00042790	11/17/2017	21:17:05	Cinemark Movies 12	Intoxicated	No Report
2017-00044523	11/30/2017	22:25:20	Glorias Restaurant	Intoxicated	No Report
2017-00041871	11/12/2017	04:29:13	Hilton	Intoxicated	No Report
2017-00041852	11/12/2017	00:24:18	Three Sheets	Intoxicated	Report
2017-00040336	11/01/2017	00:58:58	Hilton	Investigation	Citation
2017-00043818	11/25/2017	19:21:54	Hilton	Investigation	No Report
2017-00043843	11/25/2017	22:56:57	Hilton	Investigation	No Report
2017-00043835	11/25/2017	22:11:09	The Harbor	Investigation	No Report
2017-00044072	11/27/2017	19:15:17	The Harbor	Investigation	No Report
2017-00042918	11/18/2017	23:03:33	Hilton	Ordinance Violation	No Report
2017-00042997	11/19/2017	18:18:39	Hilton	Suspicious Activity	No Report
2017-00041955	11/13/2017	06:00:55	The Harbor	Suspicious Activity	Unable to Locate
2017-00042828	11/18/2017	02:24:26	The Harbor	Suspicious Activity	No Report

Common Name	
Cinemark Movies 12	1
Glorias Restaurant	1
Hilton	6
The Harbor	5
Three Sheets	1
Total	**14**

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
FACILITY MAINTENANCE REQUESTS FOR SERVICE
NOVEMBER 2017

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	10	10	0	100%
ADMINISTRATIVE SERVICES	3	3	0	100%
AIRPORT	9	9	0	100%
ANIMAL SERVICES	4	4	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	4	4	0	100%
ENGINEERING	4	4	0	100%
FINANCE	2	2	0	100%
FIRE DEPARTMENT	32	32	0	100%
INTERNAL OPERATIONS	129	129	0	100%
MUNICIPAL COURT	6	6	0	100%
PARKS & RECREATION	18	18	0	100%
PLANNING & ZONING	4	4	0	100%
POLICE DEPARTMENT	24	24	0	100%
PUBLIC WORKS	12	12	0	100%
UTILITY BILLING	0	0	0	0%
TOTAL	261	261	0	100%

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
RADIO SYSTEM
REQUESTS FOR SERVICE
NOVEMBER 2017

DEPARTMENT	# OF REQUESTS	# OF REQUESTS RESPONDED TO W / IN 24 HOURS	# OF REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ANIMAL SERVICES	0	0	0	100%
CODE ENFORCEMENT	0	0	0	100%
FIRE DEPARTMENT	3	3	0	100%
EMS	1	1	0	100%
INTERNAL OPERATIONS	0	0	0	100%
PARKS & RECREATION	0	0	0	100%
POLICE DEPARTMENT	6	6	0	100%
PUBLIC WORKS	0	0	0	100%
UTILITY BILLING	0	0	0	100%
FATE DPS	0	0	0	100%
HEATH DEPT. PUBLIC SAFETY	1	1	0	100%
HOSPITAL CONTROL STATIONS	0	0	0	100%
SYSTEM ISSUES	1	1	0	100%

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F46 Ralph M Hall Rockwall Municipal Airport

Operations Report November 2017

Fuel Sales

	Gallons Sold	Gross Sales
Jet - A Sales	276	$993.60
Av-Gas Sales	3545.9	$13,474.42
Total Fuel Sales	3821.9	$14,468.02

Hangar Rental Revenue

Open T Hangar	$3,230.00
Enclosed Hangar	$120.00
Community Hangar	$580.00
Total Hangar Rentals	$3,930

Hangar Occupancy

	Total Hangars	Qty Rentable	Quantity Leased	Occupancy Rate
Open T Hangars	46	43	34	74%
Enclosed Hangars	2	1	1	50%
Community Hangar	1	1	1	100%
Total Hangar Occupancy				75%

City Fees Due	Fee Rate		Hangar Rental Due	Fuel Flowage Fee	Total Fees Due
Fuel Sales (Gallons Sold)	3,821.90	$0.10		$382.19	$382.19
Hangars	$3,930.00	5.00%	$196.50		$196.50
Total Fees Due					$578.69

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Rockwall Police Department

Monthly Activity Report

November-2017

ACTIVITY	CURRENT MONTH NOVEMBER	PREVIOUS MONTH OCTOBER	YTD 2017	YTD 2016	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	0	0	0	**0.00%**
Sexual Assault	0	2	10	13	**-23.08%**
Robbery	0	1	6	5	**20.00%**
Aggravated Assault	0	0	20	26	**-23.08%**
Burglary	4	5	68	58	**17.24%**
Larceny	70	72	585	649	**-9.86%**
Motor Vehicle Theft	2	4	41	68	**-39.71%**
TOTAL PART I	**76**	**84**	**730**	**819**	**-10.87%**
TOTAL PART II	**169**	**168**	**1801**	**1699**	**6.00%**
TOTAL OFFENSES	**245**	**252**	**2531**	**2518**	**0.52%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	23	9	203	185	**9.73%**
D.W.I.	11	18	190	163	**16.56%**
ARRESTS					
FELONY	24	35	341	258	**32.17%**
MISDEMEANOR	79	71	869	849	**2.36%**
WARRANT ARREST	13	14	172	329	**-47.72%**
JUVENILE	3	3	72	32	**125.00%**
TOTAL ARRESTS	**119**	**123**	**1454**	**1468**	**-0.95%**
DISPATCH					
CALLS FOR SERVICE	1364	1407	16370	16003	**2.29%**
ACCIDENTS					
INJURY	15	20	184	153	**20.26%**
NON-INJURY	47	57	591	609	**-2.96%**
FATALITY	1	0	5	3	**66.67%**
TOTAL	**63**	**77**	**780**	**765**	**1.96%**
FALSE ALARMS					
RESIDENT ALARMS	59	61	639	688	**-7.12%**
BUSINESS ALARMS	104	126	1330	1229	**8.22%**
TOTAL FALSE ALARMS	**163**	**187**	**1969**	**1917**	**2.71%**
Estimated Lost Hours	**107.58**	**123.42**	**1299.54**	**1265.22**	**2.71%**
Estimated Cost	**$2,559.10**	**$2,935.90**	**$30,913.30**	**$30,096.90**	**2.71%**

ROCKWALL NARCOTICS UNIT

Number of Cases	**4**
Arrests	**4**
Arrest Warrants	
Search Warrants	**1**
Seized	
Marijuana	2.8 ounces
Methamphetamine	14 kilograms
Heroin	2 ounces

Rockwall Police Department

Dispatch and Response Times

November 2017

Police Department

	Average Response Time	
Priority 1		Number of Calls **79**
Call to Dispatch	0:01:51	
Call to Arrival	0:06:34	
% over 7 minutes	34%	

	Average Response Time	
Priority 2		Number of Calls **246**
Call to Dispatch	0:03:47	
Call to Arrival	0:10:33	
% over 7 minutes	59%	

	Average Response Time	
Priority 3		Number of Calls **55**
Call to Dispatch	0:05:15	
Call to Arrival	0:16:03	
% over 7 minutes	60%	

Average dispatch response time goals are as follows:
Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

Fire Department

	Average Response Time	
Call to Dispatch	0:02:01	Number of Calls **111**
Call to Arrival	0:07:29	

Overages

Incident No.	Date	Time Rec'd	Call Type	Time Disp	Resp Time	Reason

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Rockwall Adoption Center

2017 Animal Statistics

	ADOPTIONS	RESCUED	RETURN TO OWNER	EUTHANIZED	1045*	INTAKES	DISPOSITIONS	LIVE
	Total—Average	Total-Average	Total—Average	Total—Average	Total-Average			OUTCOME
Jan '17	99-67%	13-9%	35-23%	2-1%	1-1%	120	150	**99%**
Feb '17	89-72%	3-2%	26-21%	1-1%	0-0%	214	123	**95%**
March '17	99-68%	18-15%	19-13%	2-1%	0-0%	134	144	**96%**
April '17	74-54%	20-14%	37-27%	3-2%	2-1%	116	136	**95%**
May '17	95-76%	7-5%	14-11%	5-4%	2-1%	136	124	**92%**
June 17'	96-65%	11-7%	32-19%	5-3%	3-2%	165	147	**91%**
July 17'	108-71%	5-3%	32-21%	6-3%	2-1%	152	153	**95%**
August 17'	94-61%	24-16%	29-19%	4-1%	2-1%	111	153	**96%**
September 17'	81-65%	16-13%	20-16%	5-4%	3-2%	132	125	**94%**
October 17'	118-71%	14-8%	28-17%	1-1%	4-2%	163	165	**96%**
November 17'	92-70%	17-13%	17-13%	1-1%	3-2%	113	130	**96%**
December 17'								

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Rockwall Animal Adoption Center

PROFIT AND LOSS

November 2017

	TOTAL
INCOME	
4000 - City of Rockwall	114,434.55
4100 - Adoption Fee	7,648.00
4200 - Impound Fee	625.00
4300 - Owner Surrender	1,180.00
4350 - Quarantine Fee	150.00
4650 - Medical	1,305.00
4700 - General Donations	6,629.48
Total Income	**$131,972.03**
GROSS PROFIT	**$131,972.03**
EXPENSES	
5200 - Shelter Expense	
5202 - Micro Chip	1,248.75
5203 - Medication	5,761.02
5209 - Shelter Supplies	531.74
5210 - Cleaning	730.00
5220 - Truck Maintenance	389.85
5230 - Misc	86.56
Total 5200 - Shelter Expense	**8,747.92**
5215 - Insurance	1,268.15
5300 - Veterinary Expense	13,323.75
5400 - Professional Services	2,083.34
65000 5000 - Administative Expense	
5004 - Paypal/Intuit fee	434.64
5005 - Postage	29.09
5006 - Bank Fees	132.29
5025 - Staff Uniforms	968.00
5050 - Payroll	21,232.91
5055 - Payroll Tax	1,855.73
5056 - 401K Employer/Healthcare	924.46
5057 - Tax Penalty	361.54
5099 - Misc	48.45
65040 5001 - Supplies	806.39
Total 65000 5000 - Administative Expense	**26,793.50**
Total Expenses	**$52,216.66**
NET OPERATING INCOME	**$79,755.37**
NET INCOME	**$79,755.37**

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STAR TRANSIT
P.O. Box 703 · Terrell, TX 75160
Phone: 972.563.5875 · Fax: 972.563.1491 · www.STARtransit.org

December 8, 2017

To: City of Rockwall

From: Ashley Ando, Grant Director

Re: First Quarter Demand and Response Ridership Report

TRIP INFORMATION:

Days of Service: September 1st, 2017- November 30th, 2017
62 Service Days

Holidays: September 5th, Labor Day
November 23rd and 24th, Thanksgiving and the Day after

ROCKWALL CITY	1Q
EDUCATION	14
GOVERNMENT	6
MEDICAID	215
MEDICAL	752
NUTRITION (SENIOR CENTERS)	152
OTHER	3,583
SHOPPING	405
WORK	576
	5,703

ROCKWALL CITY	Sep-17	Oct-17	Nov-17	TOTALS
(UPT) Unlinked Passenger Trips	1,970	2,146	1,587	**5,703**
EDU	7	6	1	**14**
GOV	4	0	2	**6**
MDE	69	78	68	**215**
MED	267	267	218	**752**
NUT	33	74	45	**152**
OTH	1,205	1,365	1,013	**3,583**
SHP	159	162	84	**405**
WORK	226	194	156	**576**
TOTAL DR TRIPS	**1,970**	**2,146**	**1,587**	**5,703**

CONTRACTED SERVICES	Sep-17	Oct-17	Nov-17	TOTALS
Medicaid	69	78	68	**215**
Lakepointe Church Contract	894	1,052	676	**2,622**
Nursing Home Contracts	0	0	0	**0**
Charters	0	0	0	
	963	*1,130*	*744*	***2,837***

	Sep-17	Oct-17	Nov-17	TOTALS
Adjusted Trip Total	1,007	1,016	843	**2,866**
	*Trip Totals without Contracts or Medicaid			

ELDERLY AND DISABLED	Sep-17	Oct-17	Nov-17	TOTALS
> = 60	550	645	491	**1,686**
DIS <60	231	256	214	**701**
	781	*901*	*705*	***2,387***
% of Adjusted Trip Total	78%	89%	84%	

	Sep-17	Oct-17	Nov-17	TOTALS
GENERAL PUBLIC	226	115	138	**479**
% of Adjusted Total	22%	11%	16%	

RIDERSHIP STATISTICS	Sep-17	Oct-17	Nov-17	TOTALS
UNDUPLICATED M2M	122	132	115	369
UNDUPLICATED YTD	-	168	195	363
NoShow/Cancel	504	600	709	1,813
Subscription Trips	394	449	354	**1,197**
Percent Subs of Total Trips	20%	21%	22%	

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STAR TRANSIT
P.O. Box 703 · Terrell, TX 75160
Phone: 972.563.5875 · Fax: 972.563.1491 · www.STARtransit.org

December 8, 2017

To: City of Rockwall

From: Ashley Ando, Grant Director

Re: November 2017 Demand and Response Ridership Report

TRIP INFORMATION:

MONTH	NO. OF SERVICE DAYS	TRIPS
NOVEMBER	20	1,587

Non-Service Days: November 23rd and 24th

NO. OF TRIPS	PURPOSE
1	Education
2	Government
68	Medicaid
218	Medical
45	Nutrition (Senior Center)
1,013	Other (adult-day care, beauty salon, friend's homes, etc.)
84	Shopping
156	Work

NOVEMBER UNDUPLICATED PASSENGERS
115
YEAR TO DATE UNDUPLICATED PASSENGERS
195

Adjusted Trip Total	843

*Trip Totals without Contracts or Medicaid

> = 60	491
DIS >60	214
	705
% E & D Trip Total	84%

FY 2018 TOTAL DEMAND AND RESPONSE TRIPS TO DATE: 5,703
(FY 2018-SEPTEMBER 1, 2017 -AUGUST 31, 2018)

ROCKWALL CITY	1Q	2Q	3Q	4Q	*PURPOSE TOTALS*
EDU	14	0	0	0	*14*
GOV	6	0	0	0	*6*
MDE	215	0	0	0	*215*
MED	752	0	0	0	*752*
NUT	152	0	0	0	*152*
OTH	3,583	0	0	0	*3,583*
SHP	405	0	0	0	*405*
WORK	576	0	0	0	*576*
	5,703	0	0	0	*5,703*

ROCKWALL CITY	**Sep-17**	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
(UPT) Unlinked Passenger Trips	1,970	2,146	1,587										**5,703**	*1,901*
EDU	7	6	1										**14**	*5*
GOV	4	0	2										**6**	*2*
MDE	69	78	68										**215**	*72*
MED	267	267	218										**752**	*251*
NUT	33	74	45										**152**	*51*
OTH	1,205	1,365	1,013										**3,583**	*1,194*
SHP	159	162	84										**405**	*135*
WORK	226	194	156										**576**	*192*
TOTAL DR TRIPS	**1,970**	**2,146**	**1,587**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5,703**	*339*
	0	0												

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
Medicaid	69	78	68	0	0	0	0	0	0	0	0	0	**215**	*18*
Lakepointe Church Contract	894	1,052	676										**2,622**	*874*
Nursing Home Contracts	0	0	0	0	0	0	0	0	0	0	0	0	**0**	*0*
Charters	0	0	0	0	0	0	0	0	24	0	0	0		
	963	*1,130*	*744*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	***2,837***	*236*

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
Adjusted Trip Total	1,007	1,016	843	0	0	0	0	0	0	0	0	0	**2,866**	*43,146*
	*Trip Totals without Contracts or Medicaid													

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
> = 60	550	645	491										**1,686**	*562*
DIS <60	231	256	214										**701**	*234*
	781	*901*	*705*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	***2,387***	*199*
% of Adjusted Trip Total	78%	89%	84%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
GENERAL PUBLIC	226	115	138	0	0	0	0	0	0	0	0	0	**479**	*40*
% of Adjusted Total	22%	11%	16%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-17**	**TOTALS**
DOS	20	22	20										62
NoShow/Cancel	504	600	709									565	2378
UNDUPLICATED M2M	122	132	115										369
UNDUPLICATED YTD	-	168	195										363
			27	*-195*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-17**	**TOTALS**
Subscription Trips	**394**	**449**	**354**										**1197**
Percent Subs of Total Trips	**20%**	**21%**	**22%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	

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AGENDA
ROCKWALL CITY COUNCIL
SPECIAL CITY COUNCIL MEETING
Monday, January 22, 2018, 5:00 PM
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

1. Hold a work session to consider potential capital improvement projects associated with future bond election.

III. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.086 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 19th day of January, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **January 19, 2018**

SUBJECT: **2018 CIP Planning Worksession**

Staff has prepared information regarding each of the various aspects of a potential May bond election. During the worksession scheduled for January 22nd we anticipate covering the following:

Questions to be answered:

1. What projects do we anticipate including in a May election?
    a. Streets and Associated Drainage
    b. Drainage Improvements (standalone drainage projects)
    c. Parks to include Neighborhood Parks and/or Lakeside Parks and/or Baseball Improvements
    d. Airport Improvements

2. At what level of funding for each category? Also, what period of time do we anticipate completing the projects? (This decision will impact the tax rate implications as well as both "hard" and "soft" project costs.) We will review the tax rate implications of the various scenarios.

3. What level of specificity for ballot language – broad general terms or named projects? Or some combination of specific and general.

4. Citizen Involvement level between now and the election date?

5. Art in Public Places funding – should it be continued with this bond program?

We will review the timeline for the final vote calling the bond election and whether it will be held at the regularly scheduled February 5th meeting or require a special meeting prior to the final deadline of February 16th. We will also review the state law regarding the 3-year exclusion of funding for activities which do not receive a favorable vote during an election.

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Brad Griggs, Assistant City Manager**

FROM: **Andy Hesser, Parks and Recreation Director**

DATE: **January 19, 2018**

SUBJECT: **ATHLETIC FIELD OPTIONS PRESENTATION**

At recent council meetings, Park Board Chairman Bassett has briefed the Council on a Park Board recommendation to include two park projects on the upcoming bond election. The projects discussed were to complete neighborhood park build-out for a total of $1,750,000 and to develop the southern portion of the Lakeside Park in the amount of $8,250,000.

The attached presentation was given at the Jan. 16 council meeting in an attempt to address some questions previously posed by Council, specifically regarding athletic field needs. To summarize, previous questions asked were about current RBSL program participation and revenue, field capacity, tournaments, grass infields, renovation options for existing facilities and explore possible costs of future construction of athletic fields.

Staff will be available to answer any questions regarding the presentation and other proposed projects at the Jan. 22 work session.

2017 RBSL Operations

$178,036 – League revenue

+ $32,276 - Tournament/clinic revenue

$210,312 – Gross revenue

- $130,301 - Expenses

$80,011 – Net revenue

5

2017 League Registration

- 1921 total participants for spring, summer & fall seasons
- 40% residents
- 60% non-residents
- $41,320 collected in non-resident fee (dollars above the resident discount fee)

6

Additional Revenue

- $15,659 concession stand revenue
- $12,000 Lake Pointe Sports field rental contract
  - LPC is allowed to use 3 fields at Yellowjacket and 2 fields at Myers Park, after the RBSL team needs are fulfilled.
  - Contract expires at the end of 2018 season.

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Tournament Summary

- 2 City tournaments hosted 48 teams
- 2 Scheduled tournaments were rained out
- 4 Regional partnership tournaments hosted 166 teams

✓ 2018 is scheduled to host 5 City operated tournaments

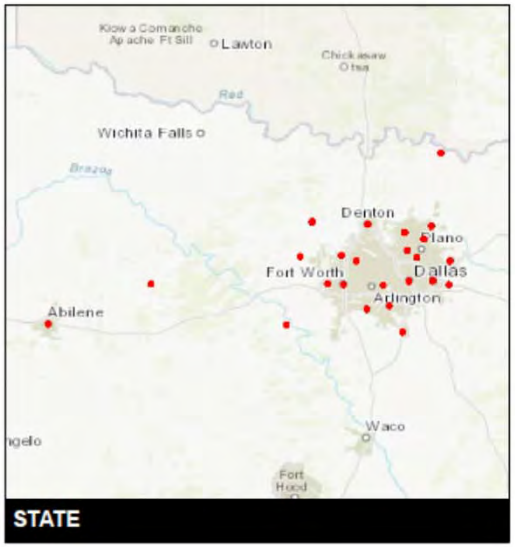
8



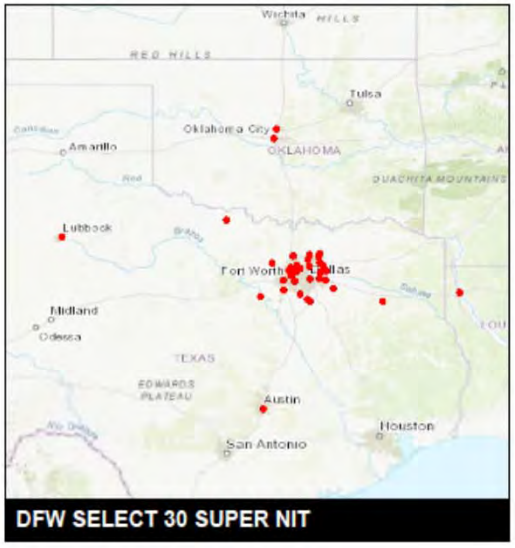
BACK THE BLUE



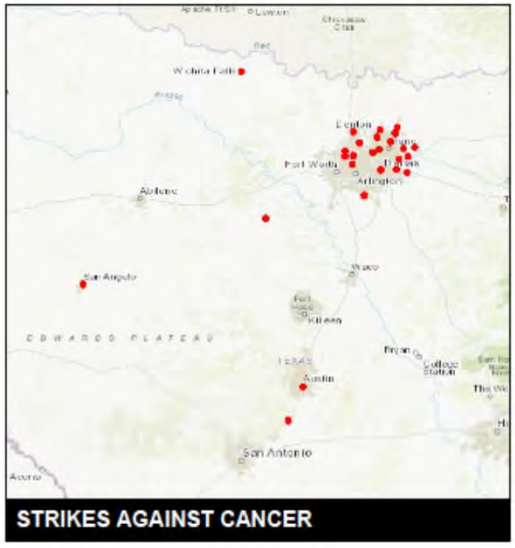
SLIDING INTO SPRING



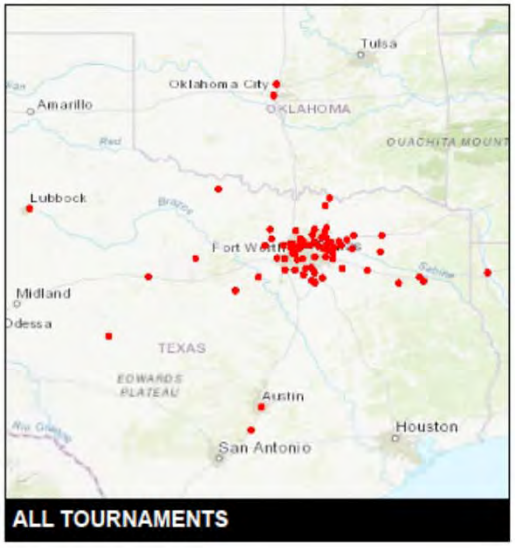
STATE



DFW SELECT 30 SUPER NIT



STRIKES AGAINST CANCER



ALL TOURNAMENTS

City of Rockwall
Geographic Information Systems
385 S Goliad St.
Rockwall, TX 75087
P. 972.771.7745 F. 972.771.7748
www.rockwall.com/gis

0 15 30 60 Miles
1 inch = 39 miles

Tournament Team Locations

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City of Grapevine Case Study

- **National Service Research (NSR)** completed a comprehensive research study for the City of Grapevine, Texas to measure the economic impact of a baseball tournament at Oak Grove Park that comprised 82 teams from across the Southwest part of the United States July 5-9, 2010. The survey provided primary information in which to conduct the economic impact study. The study focused on:
- Expenditure impacts such as food, retail, transportation and entertainment. The survey collected information on the average daily per person expenditure for each category and 2% of these expenditures are returned to the City of Grapevine and represents direct benefits to the City. Transportation impacts such as rental cars and fuel do not provide sales tax return to the City of Grapevine and therefore were excluded from those calculations.
- Hotel expenditures - 6% of these expenditures are returned to the City which directly benefits the City of Grapevine.
- In order to complete this study effort, National Service Research worked with Grapevine park staff on the survey document. NSR sent trained interviewers to Oak Grove Park on July 7. Interviewers queried 300 attendees who live outside of Grapevine at the baseball tournament between the hours of 9am to 9pm. The margin of error of the 300 sample size at a 95% confidence level is plus or minus 5.8%.

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Summary of Key Findings

- Total Attendance - 14,000 (2,000 daily)
- 97% of tournament visitors were from outside of Grapevine
- Day visitors came to the tournament for an average of 5.1 days

- 16.7% stayed in a hotel in Grapevine
- Overnight visitors stayed an average of 5.6 nights and 6.3 days
- Average number of Grapevine hotel rooms per traveling party per night 1.7
- Average daily hotel room expenditure in Grapevine was $85.72/night

- Average food/drink expenditures per person per day $34.23
- Average retail expenditures per person per day $21.91
- Average entertainment/recreation expenditures per person per day $14.95
- Total expenditures per person per day $71.09

- DIRECT IMPACTS:
  - Sales tax returned to the City of Grapevine: $ 14,080
  - Hotel tax returned to the City of Grapevine: $ 16,380
  - **TOTAL** $ **30,460**
- Economic Impact of daily expenditures ($704,000 x 3): $ 2,100,000
- Economic Impact of Grapevine hotel expenditures ($273,000 X 3): $ 819,000
- **Total economic impact** **$ 2,919,000**

Source: National Service Research , Baseball Tournament Personal Interviews. July 2010

Analysis of Existing Facilities

- Tuttle Athletic Complex
  - 14 acres of irrigated multi-purpose fields
  - 6 lighted fields
  - 2 unlighted fields
- Yellowjacket Fields
  - 3 fields irrigated and unlighted
- Myers Park Fields
  - 2 fields unirrigated and unlighted

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Analysis of Existing Facilities

Estimated team capacity: determined by maximum number of teams that can play at any given facility. Typical spring season attendance is about 85 to 95 teams

- Assumes current field conditions; each team gets one weekly practice; depends on age group distribution.
  - Tuttle: 120 teams
  - Myers: practice only at this time
  - Yellowjacket: 30 teams

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Analysis of Existing Facilities

- **Estimated total capacity if lights are added:**
  - Tuttle: 140 teams by lighting fields 7 & 8
  - Myers: 30 teams by lighting fields 1 & 2
  - Yellowjacket: 50 teams by lighting fields 1, 2 & 3
- **Approximately 30% increase in field capacity**
- Fields are multi-purpose in order to accommodate a wide range of age groups. Each field has multiple base anchor distances, pitching mound locations and temporary fencing as illustrated by the *following slide*.

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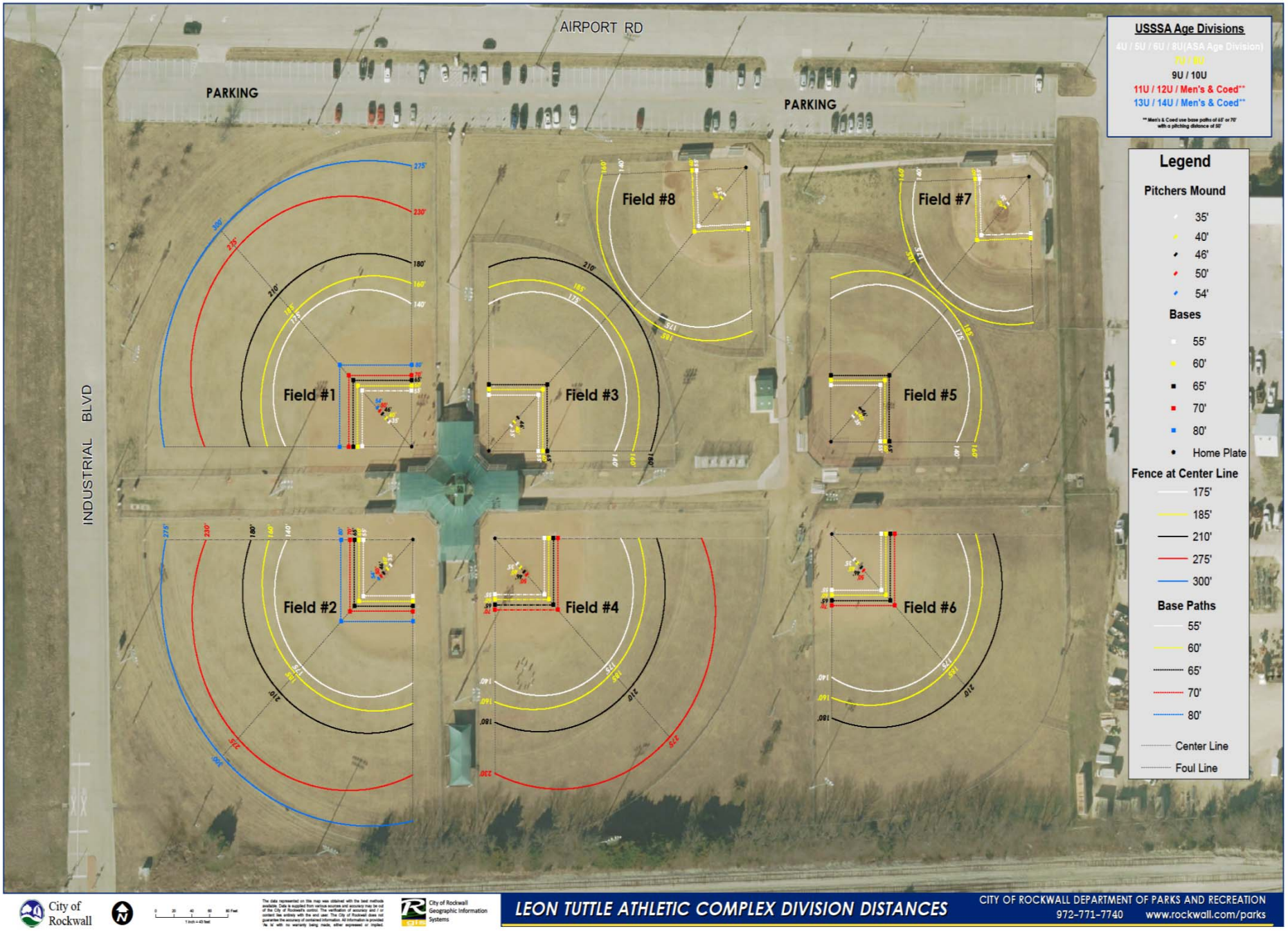
AIRPORT RD
PARKING
PARKING
INDUSTRIAL BLVD
Field #1
Field #2
Field #3
Field #4
Field #5
Field #6
Field #7
Field #8
USSSA Age Divisions
4U / 5U / 6U / 8U(ASA Age Division)
7U / 8U
9U / 10U
11U / 12U / Men's & Coed**
13U / 14U / Men's & Coed**
** Men's & Coed use base paths of 65' or 70' with a pitching distance of 50'
Legend
Pitchers Mound
35'
40'
46'
50'
54'
Bases
55'
60'
65'
70'
80'
Home Plate
Fence at Center Line
175'
185'
210'
275'
300'
Base Paths
55'
60'
65'
70'
80'
Center Line
Foul Line
City of Rockwall
City of Rockwall Geographic Information Systems
LEON TUTTLE ATHLETIC COMPLEX DIVISION DISTANCES
CITY OF ROCKWALL DEPARTMENT OF PARKS AND RECREATION
972-771-7740 www.rockwall.com/parks

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Options to Accommodate Future Growth Needs

- Tuttle
  - $310,000 to light fields 7 & 8
- Myers
  - $367,000 to light fields 1 & 2
  - $380,000 to renovate both fields to game quality
  - $54,200 to install new fence on renovated fields
  - $38,540 to irrigate both fields
  - $839,740 Total renovation cost for game/tournament quality
- Yellowjacket
  - $480,000 to add lighting to 3 fields
  - $100,000 to add parking lot on east side

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Options to Accommodate Future Growth Needs

- Continued:
  - Estimate to add grass infields to existing fields:
    - $50,000 to $100,000 per infield depending on size
    - One additional full time staff to absorb additional maintenance of grass edges, irrigation and increased time for infield grooming.
    - Could potentially reduce over all capacity due to fewer age groups that can be accommodated in a given week.

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Options to Accommodate Future Growth Needs

In the event that it is determined that a new athletic complex is the preferred direction, staff reviewed construction estimates for a $15 million athletic complex in Mt. Pleasant Texas. The project was designed and estimated by MHS Planning and Design in 2016.

It is on 142 acres and includes the potential for 10 baseball fields, 12 soccer fields, some trail and other amenities.

The cost estimates do NOT include land acquisition and the water and sewer utilities are City installed.

The project is designed to be very budget friendly with minimal features. However, some items may not conform to Rockwall design/building standards such as paving and utilities.

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TRAIL
270'
100 CARS
200'
170'
125 CARS
220' x 350'
150' x 240'
110 CARS
100 CARS
100'
150'
3 AC POND
SOCCER FIELD
R. RECONG
111 CARS
HWY 271 BUS.
PARK ROAD
200 CARS
PARK BOUNDARY
CREEK
150 CARS
TRAIL
PLAYA
40
LARGE OAKS TO REMAIN.
SMALL CREEK
CR. 1314
PRELIMINARY SPORTS COMPLEX LAYOUT
MOUNT PLEASANT, TEXAS
DRAWN: HNR
CHECKED: MHS
DATE: JUNE 2017
SCALE: AS SHOWN
JOB NO: 14-008
1 OF 1
MHS
PLANNING & DESIGN, LLC
242 West Ninth Street
Tyler, Texas 75701
903-597-6606
903-597-0517 Fax
TBPE No. F-14571
300' 0' 300' 600'
GRAPHIC SCALE

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Mt. Pleasant Sports Complex
Overall Complex Summary

Description	Design and Construction Cost	Funding Sources
Option 1 (See Exhibit and Summary Below)	$4,600,000.00	TPWD = $500,000; City of MP = $4,100,000
Option 2 (See Exhibit and Summary Below)	$6,990,000.00	TPWD = $500,000; City of MP = $6,490,000
East Baseball Pod	$2,850,000.00	
Secondary Soccer Complex	$1,750,000.00	
West Baseball Pod	$2,900,000.00	
OVERALL PROJECT COST	$14,490,000.00	

Description	Cost after 5 Years (5%/YR)	Cost after 10 Years (5%/YR)
East Baseball Pod	$3,990,000.00	$4,702,500.00
Secondary Soccer Complex	$2,450,000.00	$2,887,500.00
West Baseball Pod	$4,060,000.00	$4,785,000.00

ELEMENTS IN OPTION 1:

4 - 220' x 330' Soccer Fields (One Lighted)

4 - 150' x 240' Soccer Fields (One Lighted)

420 Parking Spaces

1,850 LF of Entry Roadway

Restroom/Concession Stand

Sprayground

Playground

Pavilion

0.75 Mile Concrete Trail

0.4 Mile Nature Trail

ELEMENTS IN OPTION 2:

4 - 220' x 330' Soccer Fields (All Lighted)

4 - 150' x 240' Soccer Fields (All Lighted)

480 Parking Spaces

4,250 LF of Entry Roadway

Restroom/Concession Stand

Sprayground*

Playground*

Pavilion*

1.2 Mile Concrete Trail

1.2 Mile Nature Trail

Pond with Fountain

*Located at Pond Area

Estimated Maintenance Costs for New Athletic Complex

- Maintenance costs associated with 8 new fields
- $510,000 for first year includes:
  - Initial equipment and vehicle purchase
  - 4 maintenance staff
  - Supplies and small tools
  - Chemicals and utilities
- $350,000 Ongoing annual maintenance and staff costs:
  - 4 maintenance staff
  - Supplies and small tools
  - Chemicals and utilities

  - May also require an additional full time recreation staff depending on type of fields and program expectations.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

FROM: **Joey Boyd, Director of Internal Operations**

DATE: **January 19, 2018**

SUBJECT: **Airport Development Plan CIP Cost Estimates**

The Airport Advisory Board discussed and approved a resolution on Monday, January 23, 2017 recommending that the City Council consider adding the local matching funds necessary to make the improvements identified in the Airport Development Plan to the next City CIP bond election. The City Council formally accepted the resolution on February 20, 2017.

At the time that the Airport Development Plan study was completed in December 2012, cost estimates for the improvements identified in the plan totaled more than $16 million. Most of the improvements identified in the study are eligible for funding through either State or Federal grant programs at a 90/10 percent cost sharing, with 10% being the local match by the City.

Attached for review and reference are the resolution previously accepted by the City Council and Chapter 5: Phased Development and Capital Improvement Plan from the Airport Development Plan. The estimates are using 2013 construction costs.

In 2009, the City Council authorized $600,000 to purchase land adjacent to the airport for future expansion.



CHAPTER FIVE: PHASED DEVELOPMENT AND CAPITAL IMPROVEMENT PLAN

FUNDING SOURCES AND OPTIONS

Funding for general aviation airports is typically available from federal, state, and local sources. At the Ralph M. Hall Municipal Airport in Rockwall, Texas, a combination of funding sources, in addition to private financing, will be required during the short and long-term planning periods to implement the proposed airport development program. The Airport is recognized in the Federal Aviation Administration's (FAA) *National Plan of Integrated Airport Systems* (NPIAS) and is included in the most recent *Texas Airport System Plan Update (2010)* qualifying the airport for state and federal airport funding.

FEDERAL AVIATION ADMINISTRATION AIRPORT FUNDING PROGRAM

In Texas, federal airport entitlement, discretionary, and improvement program grants for general aviation and reliever airports are administered through the Texas Department of Transportation (TxDOT), Aviation Division as part of the FAA's State Block Grant Program. The *Airport Improvement Program* (AIP) provides federal planning and development grants to public-use airports included in the NPIAS. The Federal *Airport and Airways Trust Fund* is the source of all AIP funds. These funds are collected through aviation user-generated taxes (airline passenger tax, aircraft parts and fuel), and appropriated by Congress for eligible airport planning, design, construction, and improvement projects. The current system of federal airport funds is distributed by formula and discretion in accordance with provisions contained in the Airport and Airway Improvement Act of 1982, as amended. FAA Order 5100.38C, *AIP Handbook*, provides guidance and describes polices and administrative procedures for funding AIP projects.

The funding mechanism for the AIP requires authorization from Congress. On February 14, 2012, a re-authorization bill was signed into law funding the FAA and its programs annually through 2015 at the sum of $3.35 Billion per year. This new bill provides the capability for airports to initiate long-term planning and ends the five year battle of 23 short-term extensions since September 2007. Under AIP, the national priority system is used to distribute state-apportionment improvement funds in accordance with FAA provisions (population and land size).

As a Block Grant State since 1996, the TxDOT, Aviation Division channels the distribution of AIP funding to general aviation and reliever airports within Texas in accordance with the degree of need. TxDOT also assumes administrative responsibilities related to the distribution of AIP funds, with letters of interest, grant assurances, planning reviews, and other regulatory requirements relating to airport projects conducted under state control. The AIP funds for eligible airport development projects are funded at 90 percent federal and 10 percent local. Approximately $19.3 million was appropriated in 2011 through AIP funding and an additional $10.5 million through discretionary means for airport improvements in the State of Texas.

As a part of the *Wendell H. Ford Aviation Investment and Reform Act for the 21st Century* (AIR 21), general aviation airports listed in the NPIAS are authorized to receive non-primary airport entitlement (NPE) funds. Because Rockwall's airport is listed in the 2013-2017 NPIAS, the airport qualifies for this funding source. The airport could receive NPE funds equal to one fifth of the five-year cost estimate for airport improvements as listed in the NPIAS, to a maximum of $150,000 per year. Approximately $26.4 Million was appropriated to various airports across the state in 2011. These funds typically have a life span of 3 to 4 years and can be banked and rolled over from year to year in order to achieve large project funding without large outlays on behalf of the local airport sponsor.

FAA FACILITIES AND EQUIPMENT (F & E) FUNDING PROGRAM

Within the FAA's Airways Facilities Division, money is available through the Facilities and Equipment Fund (F&E) to purchase and/or install navigational aids (NAVAIDs), visual approach aids, approach lighting systems, and other air safety related technical equipment, which includes Air Traffic Control Towers (ATCT). Each F&E development project is evaluated independently through a cost/benefit analysis to determine funding eligibility and priority ranking.

STATE OF TEXAS FUNDING AND PROGRAMMING

In addition to the FAA's AIP, TxDOT also administers state funded programs for airport planning, maintenance, and construction projects. The funding is derived from a portion of the motor vehicle title and registration fees as part of the State Highway Fund (Fund #6). Each fiscal year's airport program funding level is appropriated by the state's general appropriations bill as part of the TxDOT budget. The most recent Texas AIP was funded at approximately $15.6 million. The state-local cost sharing for most projects under this program is set at 90 percent state and 10 percent local. Revenue generating projects like fuel facilities and other projects like weather stations can be funded at a 75 percent state and 25 percent local. Other projects like terminal buildings, routine maintenance projects, and small capital improvement program items can be funded under a 50-50 funding basis.

TxDOT provides airport maintenance grant assistance under the Routine Airport Maintenance Program (RAMP), intended to match local funds on a 50 percent basis for "lower-cost" airfield and terminal area improvement projects. Airfield items (runway crack seal, patching, herbicide, etc.) tend to carry a higher priority than terminal area items (entrance road paving, fencing, lighting, etc.), with determination of eligibility of specific items made by TxDOT. The State of Texas will match up to $50,000 for a total of $100,000 annually per airport, with the local sponsor responsible for costs in excess of this annual amount. Under RAMP, local governments are permitted to issue their own contracts for the scope of services by means of a standard one-page application form submitted to TxDOT. If the TxDOT District Office (Dallas) is unable to assist in the requested service, the local government may be approved to contract-out for services; however, the local contract will require TxDOT approval for scope and cost. In-kind force accounts are not acceptable for matching funds on RAMP projects. TxDOT typically issues multiple RAMP contracts for goods and services in combination with similar projects at other nearby airports.

In addition to RAMP, other grant programs and their eligibility requirements offered by Texas include:

- **Automated Weather Observation System (AWOS)**
  - 75/25 cost share (estimated cost $140,000)
  - Letter of interest

- **Terminal Building Program**
  - Airport property publicly owned or leased by public entity for at least 20 years
  - Airport must have airport manager or designated person on site on regular basis
  - Airport must have aviation fuel available for sale to flying public
  - 50/50 cost share for design and construction up to $1,000,000
  - 50/50 cost share for vehicle parking and entrance road up to $100,000
  - 90/10 cost share for aircraft parking apron in addition to the building grant amount
  - Letter of interest

- **Hangar Program**
  - 90/10 cost share
  - NPE only/state funding secondary if NPE is exhausted (case by case basis)
  - Capped at $600,000 for structures only, no cap for pavement
  - Airside needs must be met
  - Justification for additional hangar space required
  - Approved ALP designating location
  - Hangar lease and rate schedule in place
  - Adoption of Airport Minimum Standards if not already in place

- Letter of interest

✈ **Fuel Facility Development**

- 75/25 cost share (NPE funding only)
- Installation of new systems owned and controlled by airport sponsor only (above ground storage tank, dispensing system, and card reader for self-serve 100LL)
- Airside needs must be met
- Approved ALP designating location
- Adoption of Airport Minimum Standards if not already in place
- Evidence of compliance with environmental regulations, which includes a Storm Water Pollution Prevention Plan and Spill Prevention Control and Countermeasure Plan. Both plans eligible for RAMP grants
- Letter of interest

LOCAL AIRPORT FUNDING

The local funding requirement for eligible federal or state-funded capital improvement projects normally totals 10 percent of the project development cost. However, as seen above, some airport projects still require a 25 to 50 percent match of the project specific development cost. AIP funding for general aviation airport improvements, even with the multiple federal and state programs, will place greater emphasis on the need for routine pavement maintenance and a continued financial commitment from the local airport sponsor in the future.

PRIVATE (THIRD PARTY) AIRPORT FINANCING

Rockwall's airport has received little or no private-sector money to facilitate airfield development. General aviation airports serving both business and personal aircraft often rely heavily on private sector financing for non-eligible improvement projects. These types of projects, which serve an individual need, have a business-related public benefit, or are beyond the financial resources of the airport sponsor or TxDOT. Private financing can range from a single monetary up-front payment for new hangar development to total financing of new airport structures, property, and facilities to routine maintenance.

Bank loans are considered short-term financing and are typically used at general aviation airports for hangar development and less capital-intensive terminal area improvements. Build-and-lease-back agreements can be used for hangar development either as a pledge to support bond issues or against mortgages on facilities constructed for a particular tenant. Ground-lease rates are nominal to reflect outstanding debt risk to the investor. The major disadvantages to ground leases are higher interest rates, and the non-assignable or restricted leasehold, which remains conditionally unsecured by the financing institution.

PHASED DEVELOPMENT AND PROJECT COST ESTIMATES

PHASED DEVELOPMENT PLAN

The phased development plan is the formulation of an orderly series of improvements intended to yield a safe, efficient, and attractive public facility in a timely and economical manner. A list of capital improvement projects has been assembled from the facility requirements and is based on the preferred airport development alternative selected by the City and an airport committee comprised of City Council members and Rockwall Economic Development Corporation (REDC) board members. This project list, along with the Capital Improvement Program (CIP), upon acceptance by the airport sponsor and TxDOT can be continuously updated by the sponsor and TxDOT.

The following guidelines have been employed in formulating the Phased Development Plan and CIP for Ralph M. Hall Municipal Airport:

- Overall, the development plan has been structured to provide flexibility to meet short and long-range goals. Therefore, individual projects should not be considered as a single improvement but as part of a series of projects that arrive at the ultimate development concept

- The development plan does not represent an obligation of local funds, nor does it require a funding commitment without justification of demand levels by the City of Rockwall, the REDC, TxDOT, or the FAA

- The expressed desire, intent, and ability of the City to achieve airport land use compatibility, coupled with favorable community and business support of the airport, remains an important funding consideration.

Each project is associated with a priority and phase separated by year. This CIP and Phased Development Plan described below and depicted in **Table 5-1** through 5**-3** and on **Figure 5-1** encompass three development and funding phases: Phase I (0-5 years), Phase II (6-10 years), and Phase III (11-20 years).

PHASE I INCLUDES THE FOLLOWING PROJECTS:

- Airfield Improvements
  - A4: Design and construct 25 foot wide partial parallel taxiway offset 225 feet from runway centerline
  - A9: Design and reconstruct Runway 17/35 removing line-of-sight issue, widening to 60 feet, and runway safety area improvement on north end

- A10: Airfield electrical improvements – new electrical vault, runway lights, airport rotating beacon, lighted windsock and new segmented circle

✈ Landside Improvements
- A1: Property acquisition – 19 acres for terminal redevelopment
- A2: Design and construct replacement shade "T" type hangars and associated taxilanes on airport's east side
- A3: Remove existing hangars and terminal building on Airport's east side
- A5: Design and construction new aircraft parking apron
- A6: Remove and replace AvGAS fuel storage and delivery system
- A7: Design and construct new entrance road, auto parking, and security fencing
- A8: Design and construct new terminal building
- A11: Design and construct new 100' x 100' common/box hangar
- A12: Design and construct new 10 unit nested T-hangar
- A13: Design and construct new 10 unit nested T-hangar
- A14: Design and construct new 80' x 80' common/box hangar

PHASE II INCLUDES THE FOLLOWING PROJECTS:

✈ Airfield Improvements
- B1: Install visual approach lighting aids (PAPIs and REILs) to both ends of Runway 17/35
- B4: Relocate AWOS
- B5: Design and construction parallel taxiway extension north to Runway 17 end
- B6: Design and install medium intensity taxiway lights (MITL) along taxiway extension

✈ Landside Improvements
- B2: Design and construct apron expansion
- B3: Design and construct new 80' x 80' common/box hangar

PHASE III INCLUDES THE FOLLOWING PROJECTS:

- Landside Improvements
  - C1 and C2: Design and construct 60' x 60' common/box hangars and associated taxilane and ramp areas
  - C3: Design and construct 60'x 40' common/box hangars and associated taxilane and ramp areas
  - C4: Design and construct 80' x 40' common/box hangar and associated taxilane and ramp area

PROJECT COST ESTIMATES

Opinions of probable costs for individual projects are based on unconstrained funding and have been prepared for improvements identified to meet facility requirements. Since these probable costs are based on current year dollars, they are intended for planning purposes only and should not be used or construed as construction cost estimates. Formalized opinions of probable costs will be developed as part of each project's scoping process during the design and engineering. It is important to note that market demand, not occurrence within a specific time frame, will drive facility need. Additionally, the project list is flexible and evolving. For example, if a project is slated for year three of the Phasing Plan, this does not mean it needs to occur during this time. Project importance changes over time which may allow certain items to move up or down in the priority order.

TABLE 5-1
PHASE I (0-5 YEARS) DEVELOPMENT COSTS
RALPH M. HALL MUNICIPAL AIRPORT

	Project Type	Local Funding	State/Federal Funding	Total Cost	TXDOT Program Source
A1	Acquire Land Adjacent to and East of the Airport (approx. 19 acres)	$179,000	$1,611,000	$1,790,000	AIP
A2	Construct two New 10-unit Shade T-Hangars (northern units) and Associated Taxilane	$114,000	$1,026,000	$1,140,000	AIP/Hangar Program
A3	Remove existing hangars and structures on east-side of airport	$20,000	$180,000	$200,000	AIP/Hangar Program
A4	Construct 25' Parallel Taxiway 225' from Runway Centerline with airport signs and centerline striping (From the AWOS to the Runway 35 End)	$75,000	$675,000	$750,000	AIP
A5	Construct new Terminal Area Apron (400' x 200')	$76,000	$684,000	$760,000	AIP
A6	Remove and Replace underground AvGAS Fuel Storage Tank with Above Ground 12,000 Gallon Tank and 24-Hour Credit System	$87,500	$262,500	$350,000	AIP/Fuel Program
A7	Construct New Airport Entrance Road, Auto Parking, and Security Fence	$48,000	$432,000	$480,000	AIP
A8	Construct new Terminal Building (approx. 3,000 ft^2)	$225,000	$225,000	$450,000	Terminal Program
A9	Reconstruct, Widen, and Re-stripe Runway 17/35. (Width will increase 15' and Reconstruction will correct Line of Sight Deficiency)	$204,000	$1,836,000	$2,040,000	AIP
A10	Install LED MIRL on Reconstructed Runway and Upgrade Electrical Vault, Rotating Beacon, and Lighted Windsock and Segmented Circle	$94,000	$846,000	$940,000	AIP
A11	Construct 100' x 100' Box Hangar	$75,000	$675,000	$750,000	AIP/Hangar Program
A12	Construct New 10-unit Nested T-Hangar with Bi-Fold Doors (southern unit) and Associated Taxilane	$66,000	$594,000	$660,000	AIP/Hangar Program
A13	Construct New 10-unit Nested T-Hangar with Bi-Fold Doors (center unit) and Associated Taxilane	$70,000	$630,000	$700,000	AIP/Hangar Program
A14	Construct 80' x 80' Box Hangar and Associated Taxilane/Ramp	$37,500	$337,500	$375,000	Hangar Program
	PHASE I TOTAL	**$1,371,000**	**$10,014,000**	**$11,385,000**	

TABLE 5-2
PHASE II (6-10 YEARS) DEVELOPMENT COSTS
RALPH M. HALL MUNICIPAL AIRPORT

	Project Type	Local Funding	State/Federal Funding	Total Cost	TXDOT Program Source
B1	Install PAPI-4 and REILs to serve each Runway End	$54,000	$486,000	$540,000	AIP
B2	Expand Apron North	$51,000	$459,000	$510,000	AIP
B3	Construct one 80 x 80 Box Hangar and Associated Taxilane/Ramp	$91,000	$819,000	$910,000	Hangar Program
B4	Relocate AWOS	$10,000	$30,000	$40,000	AWOS
B5	Extend parallel taxiway north to Runway 17 end	$45,000	$405,000	$450,000	AIP
B6	Install medium intensity taxiway lights (MITL) along full length of parallel taxiway	$20,000	$180,000	$200,000	AIP
	PHASE II TOTAL	**$291,000**	**$2,559,000**	**$2,850,000**	

TABLE 5-3
PHASE III (11-20 YEARS) DEVELOPMENT COSTS
RALPH M. HALL MUNICIPAL AIRPORT

	Project Type	Local Funding	State/Federal Funding	Total Cost	TXDOT Program Source
C1	Construct three 60’ x 60’ Box Hangars and Associated Taxilane/Ramp	$150,000	$550,000	$700,000	Hangar Program
C2	Construct two 60’ x 40’ Box Hangars and Associated Taxilane/Ramp	$90,000	$420,000	$510,000	Hangar Program
C3	Construct one 60 x 40 Box Hangar and Associated Taxilane/Ramp	$50,000	$210,000	$260,000	Hangar Program
C4	Construct one 80 x 40 Box Hangar and Associated Taxilane/Ramp	$70,000	$315,000	$385,000	Hangar Program
	PHASE III TOTAL	**$360,000**	**$1,495,000**	**$1,855,000**	
	TOTAL	**$2,022,000**	**$14,068,000**	**$16,090,000**	

Source: Costs reflect current 2013 dollars and should be used for planning purposes only. Engineering/design and construction costs are inclusive.

* If airport owned, hangars are funded at a 90%/10% cost share through NPE up to $600,000. The Airport Sponsor is responsible for 100% of the remaining balance. If privately owned, 100% of the cost is private or third party funding.

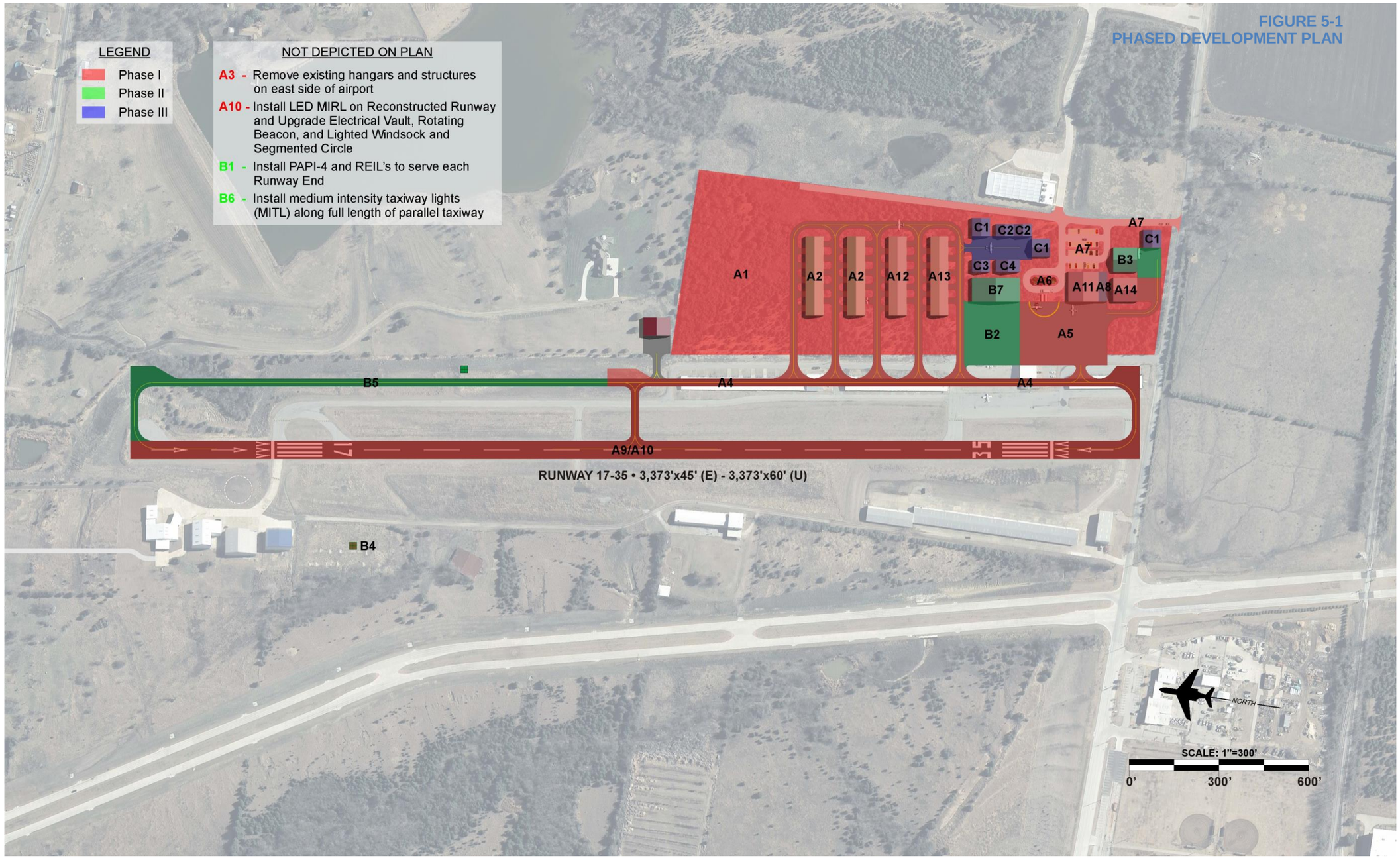
Other likely future projects for the airport over the course of the long-term development include:

TABLE 5-4
LONG-TERM PROJECTS
ROCKWALL MUNICIPAL AIRPORT

Project Type	TXDOT Grant Program
Rehabilitate Runway 17/35 (3,373' x 60')	AIP
Rehabilitate Parallel Taxiway and Connectors (3,373' x 25')	AIP
Rehabilitate Terminal Apron (600' x 200')	AIP
Rehabilitate Airport Entrance Road	AIP
Rehabilitate or Upgrade Airport Beacon	AIP
Install Above-ground Jet-A fuel Tank (12,000 gallons, as demand warrants)	Fuel Program
Install fencing and controlled access gates around new terminal areas east and west	AIP
Institute Airport Minimum Standards and Rules and Regulations.	AIP
Update Airport Master Plan	AIP
Update Height Hazard Zoning Map and associated ordinance to coincide with runway changes	AIP

To supplement the information provided by the project list and project development cost estimates, a Phasing Plan graphic has been prepared. This graphic, represented in **Figure 5-1**, indicates the suggested phasing for improvements for both short-term and long-term projects throughout the next 10-years. It is set up as a color coded system to easily identify projects as they are listed and itemized in **Tables 5-1, 5-2,** and **5-3**.

FIGURE 5-1
PHASED DEVELOPMENT PLAN



CITY OF ROCKWALL, TEXAS
AIRPORT ADVISORY BOARD
RESOLUTION 17-01 AA

A RESOLUTION OF THE AIRPORT ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS RECOMMENDING THAT CERTAIN AIRPORT IMPROVMENTS AT THE RALPH M. HALL / ROCKWALL MUNICIPAL AIRPORT BE INCORPORATED INTO THE CITY'S CAPITAL IMPROVEMENT PLAN AND THAT SAID IMPROVEMENTS BE CONSIDERED FOR INCLUSION ON A FUTURE BOND ELECTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2016, the Rockwall City Council established an Airport Advisory Board to make recommendations regarding both short-term and long-term strategic planning for the airport; and

WHEREAS, the Airport Advisory Board believes the airport is important to local and regional businesses and provides a positive impact to economic development; and

WHEREAS, the City of Rockwall and the Rockwall Economic Development Corporation previously performed an Airport Development Plan study resulting in the need for new construction of the runway, taxiways, airport terminal, new hangars, and a fuel island to bring the airport up to current standards; and

WHEREAS, the Rockwall City Council establishes a Capital Improvement Plan for the City, periodically presenting proposed capital improvements on a general election ballot when it deems such efforts to be in the best interest of the City, including considerations for the health, welfare, safety, and / or quality of life of its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE AIRPORT ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS THAT:

Section 1. The Airport Advisory Board recommends that the City Council consider adding the local matching funds necessary to participate in the State of Texas Airport Capital Improvement Program to the next City of Rockwall bond election.

Section 2. The City Council is asked to direct staff to develop cost estimates and an implementation timeline associated with consideration of certain airport improvements as part of the City's capital improvement program planning process.

Section 3. This resolution shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE AIRPORT ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, on this the 23rd day of January, 2017.

Dwight Royall

Dwight Royall, Chairman

ATTEST:

Joey Boyd

Joey Boyd, Director of Internal Operations

LEGEND

- Concrete Streets <60pci w/ Replacement Scores
- Selected Projects (Conc)
- City Limits

NORTH SECTION CALC'S

Concrete Streets	10.15 LM
Asphalt to Concrete Streets	0.18 LM
Alleys	8.37 LM
	18.70 LM

SCORE VALUES

- 61 - 70
- 51 - 60
- 40 - 50
- 29 - 39

High Candidate for Replacement

Low Candidate for Replacement

City of Rockwall
Geographic Information Systems
385 S Goliad St.
Rockwall, TX 75087
P. 972-771-7745 F. 972-771-7748
www.rockwall.com/gis

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided "AS IS" with no warranty being made, either expressed or implied.

Feet: 0 500 1,000

1 inch = 989 feet

Date: 1/12/2018

2017 PAVEMENT CONDITION BOND STUDY

NORTH OF SH66

35

City of Rockwall
The New Horizon

Public Works Department
Engineering Division

2018 Street Replacement Bond
North Half of City (North of SH 66)

Replacement Score	Streets to be Replaced	Limits of Project	STREET BOND: Length (LF)	Width (FT)	Pavement Area (SY)	Street Replacement Construction Cost [1] $ 400.00 /SY ($)	Traffic Counts (Vehicles /Day)	Adjacent Lots	Drainage Cost [2] ($)	Streets Add'l Project Costs/Contingency		Total Street Replacement Bond Cost: Total Project Cost ($)	Total Cumulative Project Cost ($)	WATER & WASTEWATER: Water Replacement Cost Length of Replacement (LF)	Water Replacement Cost $ 150.00 /LF ($)	Wastewater Replacement Cost Length of Replacement (LF)	Wastewater Replacement Cost $ 165.00 /LF ($)	Water & Wastewater Add'l Project Costs/Contingency		Total Water & Wastewater Replacement Cost: Total Project Cost ($)	Total Cumulative Project Cost ($)
										Construction Contingency	15%							Construction Contingency	15%		
										Engineering	20%							Engineering	20%		
										Construction Project Management & Inspection	20%							Construction Project Management & Inspection	20%		
										Construction Material Testing	2%							Construction Material Testing	2%		
										Public Art	1%										
										% Total Add'l	58%							% Total Add'l	57%		
(Ranked Highest to Lowest Candidate to be Replaced)		(To - From)	(LF)	(FT)	(SY)		(Vehicles /Day)		($)	Appraisal Cost for Easement Cost/Lot	$ 2,000.00	($)	($)	(LF)	($)	(LF)	($)	($)		($)	($)
63	ALTA VISTA DR	N Lakeshore Dr. to Westway Dr.	1130	29	3,641	$ 1,456,444.44	749	23	$ 44,750.00	$ 935,487.78		$ 2,391,932.22	$ 2,391,932.22	1130	$ 169,500.00	480	$ 79,200.00	$ 141,759.00		$ 390,459.00	$ 390,459.00
62	HIGHLAND DR	Bedford Falls Ln. to Valley Dr.	1880	29	6,058	$ 2,423,111.11	1433	22	$ 20,000.00	$ 1,469,404.44		$ 3,892,515.56	$ 6,284,447.78	1946	$ 291,900.00	1115	$ 183,975.00	$ 271,248.75		$ 747,123.75	$ 1,137,582.75
60	RIDGE ROAD WEST	Shores Blvd to N. Goliad St.	4090	37	16,814	$ 6,725,777.78	2984	50	$ 336,288.89	$ 4,337,240.00		$ 11,063,017.78	$ 17,347,465.56	4100	$ 615,000.00	3434	$ 566,610.00	$ 673,517.70		$ 1,855,127.70	$ 2,992,710.45
58	CARRIAGE TRL	Aspen Ct. to Westway Dr.	1065	29	3,432	$ 1,372,666.67	286	21	$ 73,460.00	$ 911,606.67		$ 2,284,273.33	$ 19,631,738.89	1060	$ 159,000.00	1060	$ 174,900.00	$ 190,323.00		$ 524,223.00	$ 3,516,933.45
58	N ALAMO RD	Live Oak St. to Downtown Couplet	2460	29	7,927	$ 3,170,666.67	250	48	$ 20,000.00	$ 1,954,986.67		$ 5,125,653.33	$ 24,757,392.22	2460	$ 369,000.00	2460	$ 405,900.00	$ 441,693.00		$ 1,216,593.00	$ 4,733,526.45
55	WESTWAY DR	Carriage Trl. to Highland Dr.	2060	29	6,638	$ 2,655,111.11	379	31	$ 33,450.00	$ 1,635,414.44		$ 4,290,525.56	$ 29,047,917.78	2100	$ 315,000.00	972	$ 160,380.00	$ 270,966.60		$ 746,346.60	$ 5,479,873.05
52	WILDWOOD LN	Preserve Ph. 1 to South End	1410	29	4,543	$ 1,817,333.33	131	27	$ 212,300.00	$ 1,320,353.33		$ 3,137,686.67	$ 32,185,604.44	1833	$ 274,950.00	1780	$ 293,700.00	$ 324,130.50		$ 892,780.50	$ 6,372,653.55
55	WEST ST	Highland Dr. to W Rusk St.	510	29	1,643	$ 657,333.33		4		$ 389,253.33		$ 1,046,586.67	$ 33,232,191.11	275	$ 41,250.00	175	$ 28,875.00	$ 39,971.25		$ 110,096.25	$ 6,482,749.80
55	ASPEN CT	Highview Ln. to Carriage Trl.	300	29	967	$ 386,666.67		3		$ 230,266.67		$ 616,933.33	$ 33,849,124.44	300	$ 45,000.00	150	$ 24,750.00	$ 39,757.50		$ 109,507.50	$ 6,592,257.30
53	AUSTIN ST	Heath St. to William St.	870	29	2,803	$ 1,121,333.33		12		$ 674,373.33		$ 1,795,706.67	$ 35,644,831.11	870	$ 130,500.00	775	$ 127,875.00	$ 147,273.75		$ 405,648.75	$ 6,997,906.05
52	DARRIN DR	N Goliad St. to N Fannin St.	1170	29	3,770	$ 1,508,000.00		27		$ 928,640.00		$ 2,436,640.00	$ 38,081,471.11	1170	$ 175,500.00	1050	$ 173,250.00	$ 198,787.50		$ 547,537.50	$ 7,545,443.55
50	HERITAGE PL	Highland Dr. to End of Cul-de-sac	360	29	1,160	$ 464,000.00		9		$ 287,120.00		$ 751,120.00	$ 38,832,591.11	380	$ 57,000.00	550	$ 90,750.00	$ 84,217.50		$ 231,967.50	$ 7,777,411.05
50	HIGHVIEW LN	at N. Lakeshore Dr.	365	29	1,176	$ 470,444.44		5		$ 282,857.78		$ 753,302.22	$ 39,585,893.33	365	$ 54,750.00	365	$ 60,225.00	$ 65,535.75		$ 180,510.75	$ 7,957,921.80
50	JACKSON ST	Holli Ln. to Nash St.	1775	29	5,719	$ 2,287,777.78		33		$ 1,392,911.11		$ 3,680,688.89	$ 43,266,582.22		$ -	1350	$ 222,750.00	$ 126,967.50		$ 349,717.50	$ 8,307,639.30
49	STIMSON ST	Joe White St. to Nash St.	580	29	1,869	$ 747,555.56		13		$ 459,582.22		$ 1,207,137.78	$ 44,473,720.00	580	$ 87,000.00	580	$ 95,700.00	$ 104,139.00		$ 286,839.00	$ 8,594,478.30
49	W KAUFMAN ST	N West st. to N West St.	20	37	82	$ 32,888.89		0		$ 19,075.56		$ 51,964.44	$ 44,525,684.44	20	$ 3,000.00	20	$ 3,300.00	$ 3,591.00		$ 9,891.00	$ 8,604,369.30
47	N LAKESHORE DR	Various Segments of Street	1520	29	4,898	$ 1,959,111.11		9		$ 1,154,284.44		$ 3,113,395.56	$ 47,639,080.00	650	$ 97,500.00	600	$ 99,000.00	$ 112,005.00		$ 308,505.00	$ 8,912,874.30
47	SHORES BLVD (North)	Shores Cir. to Champions Dr.	1850	37	7,606	$ 3,042,222.22		21		$ 1,806,488.89		$ 4,848,711.11	$ 52,487,791.11	600	$ 90,000.00	930	$ 153,450.00	$ 138,766.50		$ 382,216.50	$ 9,295,090.80
47	VALLEY DR	Elm Dr. to Westway Dr.	685	29	2,207	$ 882,888.89		14		$ 540,075.56		$ 1,422,964.44	$ 53,910,755.56	1640	$ 246,000.00		$ -	$ 140,220.00		$ 386,220.00	$ 9,681,310.80
47	CHAMPIONS DR	Hillcroft Dr. to Shores Blvd.	3080	29	9,924	$ 3,969,777.78		41		$ 2,384,471.11		$ 6,354,248.89	$ 60,265,004.44	685	$ 102,750.00	2550	$ 420,750.00	$ 298,395.00		$ 821,895.00	$ 10,503,205.80
46	JOE WHITE ST	Stimson St. to Nash St.	1485	29	4,785	$ 1,914,000.00		33		$ 1,176,120.00		$ 3,090,120.00	$ 63,355,124.44	3080	$ 462,000.00	1500	$ 247,500.00	$ 404,415.00		$ 1,113,915.00	$ 11,617,120.80

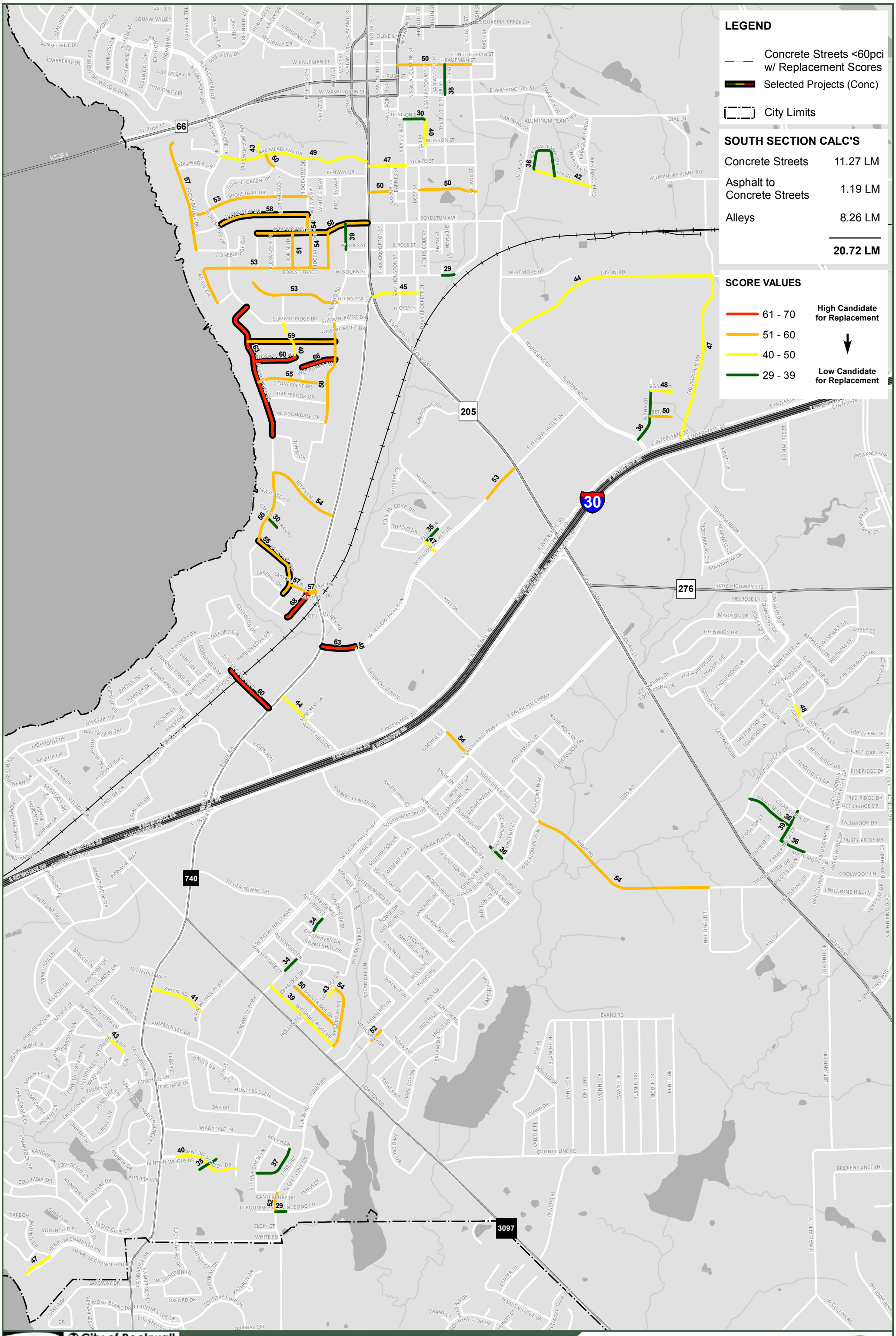
Notes:

(1) **Construction Cost Per Square Yard Assumes:**
- 2018 Projected Construction Pricing
- Concrete Thickness 8-inch and Subgrade Thickness of 8-inches
- 5-foot concrete sidewalks both sides of street
- Reestablishment of Grass, Irrigation Systems & Mailboxes
- No Drainage Improvements
- No Water Line and Wastewater Line Replacement

(2) Drainage Cost are Preliminary. Cost take in account any reported drainage concerns along street, and possible upsizing to current standards within reason.

– Cut of Line for North Streets Bond Package

$ 2,806,382.85 <--- Total Amount of Water & Wastewater August 2017 Budget Meeting Cost


LEGEND
Concrete Streets <60pci w/ Replacement Scores
Selected Projects (Conc)
City Limits
SOUTH SECTION CALC'S
Concrete Streets 11.27 LM
Asphalt to Concrete Streets 1.19 LM
Alleys 8.26 LM
20.72 LM
SCORE VALUES
61 - 70
51 - 60
40 - 50
29 - 39
High Candidate for Replacement
Low Candidate for Replacement
66
205
30
276
740
3097
W RUSK ST
W KAUFMAN ST
E KAUFMAN ST
E INTERURBAN ST
E WASHINGTON ST
W WASHINGTON ST
OLIVE ST
SQUABBLE CREEK LN
ALUMINUM PLANT RD
HARTMAN ST
DIAL LN
DENISON ST
MUNSON ST
STORRS ST
KENWAY DR
LAKE MEADOWS DR
STILLWATER DR
STONEBRIDGE DR
SHORETRAIL DR
SHORVIEW DR
W BOYDSTUN AVE
E BOYDSTUN AVE
W ROSS ST
E ROSS ST
FOREST TRACE
W BOURN ST
GLENN AVE
SUMMIT RIDGE DR
RUSSWOOD DR
WOODPARK LN
STONECREST DR
DARTBROOK DR
MEADOWDALE DR
TANYA DR
WHITMORE DR
JUSTIN RD
TOWNSEND DR
INDUSTRIAL BLVD
DAMASCUS RD
E YELLOW JACKET LN
W YELLOW JACKET LN
E INTERSTATE 30
W INTERSTATE 30
S GOLIAD ST
S SAM HOUSTON ST
S THROCKMORTON ST
S FANNIN ST
S CLARK ST
S SAN JACINTO ST
N SAN JACINTO ST
N SAN AUGUSTINE ST
S SAN ANTONIO ST
N SAN ANTONIO ST
S TYLER ST
N TYLER ST
N GOLIAD ST
N ALAMO RD
S ALAMO RD
N FANNIN ST
N CLARK ST
N SECOND ST
S FIRST ST
N FIRST ST
W NASH ST
NASH ST
E RUSK ST
W WEST ST
N WEST ST
RENFRO ST
PARK PLACE BLVD
CHARLES ST
CT
IVY LN
JORDAN FARM CIR
HAMMACK LN
SIGNATURE CT
ALPHA DR
BETZ
E RALPH HALL PKWY
W RALPH HALL PKWY
ROCHELL CT
WATERSTONE LN
CEDARWOOD TRL
SUNFLOWER TRL
GOLDENWAVE TRL
PRIMROSE LN
BEVERLY DR
ANGIE LN
WRIGHT AVE
HAMPSHIRE LN
SOUTHAMPTON DR
MARKET CENTER DR
RALPH HALL CT
SIDS RD
CAPSTONE WAY
WILDFLOWER WAY
PAINT BRUSH TRL
PINECUP LN
KIRKHAVEN DR
NORWOOD DR
PENDLETON DR
BROOKSHORE DR
GRANGER DR
HAVEN RIDGE DR
GLENHURST DR
BRAEWICK DR
WESTON CT
SOUTHWOOD DR
WEMBLEY WAY
SOUTHLAKE DR
HAIL DR
PARKWAY CT
COTTONWOOD CT
MAPLE CT
OVERBROOK CT
OVERBROOK DR
AUTUMN CT
CRESTHAVEN DR
SUMMERHILL DR
WESTWOOD DR
WINTER PARK CT
WOODCREEK DR
SYCAMORE LN
PINION LN
MAGNOLIA LN
SEQUOIA RD
BEECH DR
TUBBS RD
WALNUT LN
BASS RD
PERCH RD
TROUT RD
SUNFISH RD
LAKESIDE DR
ALTHEA RD
MULBERRY LN
MAPLERIDGE DR
BROCKWAY DR
ELMRIDGE CIR
OAKRIDGE DR
WINDMILL RIDGE DR
HOLLAND CT
MURPHY DR
MURPHY CT
PELICAN COVE DR
TUPELO DR
KYLE DR
OLD COUNTY RD
GREENCREST BLVD
SUNCREST DR
WHITE HILLS DR
ROCKWALL PKWY
SUMMER LEE DR
ARISTA RD
GLEN HILL WAY
SHADYDALE LN
OAK DR
HUNTERS GLEN
FOXCHASE LN
SKYLAR DR
CEDAR CT
MICAH DR
STEEPLE CHASE LN
SECRET COVE LN
VENUS CT
CANTERBURY DR
TURQUOISE TRL
WINDSONG LN
ELGIN CT
WHITE RD
BENTON WOODS DR
EVANS RD
COUNTY LINE RD
BROKEN LANCE LN
H WALLACE LN
RANCH TRL
MIMS RD
WILLOWCREST
LOFLAND CIR
S JOHN KING BLVD
RISE DR
EVA PL
BLANCHE DR
DONALD DR
LYNNE DR
CHRIS DR
YVONNE DR
WAYNE DR
RUSSELL DR
NICOLE DR
RENEE DR
DIANA DR
VALERIE PL
MEDICAL DR
MELROSE LN
MADISON DR
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BARKSDALE DR
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FOXWOOD LN
DOVE CREEK DR
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TRAILVIEW DR
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DEER RIDGE DR
FALLBROOK DR
DUSTY RIDGE DR
COOLWOOD LN
LIMESTONE HILL LN
POST OAK DR
BERKSHIRE DR
PIONEER DR
WILD OAK LN
CLEAR CREEK DR
RIDGETOP CT
TIMBER RIDGE DR
MISTY RIDGE LN
SWEETWOOD DR
BLUEBERRY LN
RAINFLOWER DR
FIELDSTONE DR
WESTFIELD LN
TRAILRIDGE DR
TANGLEGLEN DR
GATEWOOD DR
AMBER RIDGE DR
WALNUT RIDGE DR
RENTRIDGE DR
CHISMATIC CT
TROWBRIDGE CIR
CROMWELL CT
MANNHEIM DR
TOWNSEND DR
SOMERSET DR
PREAKNESS DR
COMMERCE ST
KRISTYN LN
NATIONAL DR
SQUABBLE CREEK LN
SUNSET HILL DR
SOAPBERRY LN
WILLOW BEND
SUNPOINT CIR
ALTA MESA CIR
ALTA VISTA DR
TEAKWOOD DR
CRESTWOOD DR
TOPSIDE LN
BAYSHORE DR
HIGHCREST LN
HIGHVIEW LN
WOOD CT
AMESBURY LN
VAIL CT
SQUAW VALLEY
CARRIAGE TRL
WESTWAY CIR
WESTWAY DR
LAKE TER
GREEN HILL LN
HERITAGE PL
VALLEY DR
HIGHLAND DR
ELM DR
N LAKESHORE DR
S LAKESHORE DR
LAKE MEADOWS CIR
STONEBRIDGE CIR
ALEXANDER LN
ROBIN RD
RIDGEVIEW DR
SHORETRAIL CIR
RIDGEVIEW DR
WHITTLE WAY
ROGERS WAY
SAMMY LEE BARNES ST
BOST ST
STAR ST
PARK PLACE BLVD
AGAPE CIR
SHORELINE DR
SUNSET RIDGE DR
PINNACLE WAY
WINDJAMMER CT
LAKEFRONT TRL
MIRA VISTA LN
MARCIE LN
PARKSIDE CIR
SHADY GROVE CIR
LA COSTA DR
MYSTIC ST
PORTOFINO CIR
NEWPORT DR
LAGO VISTA LN
CHAPARRAL LN
PURITAN LN
BRISTOL LN
VALKYRIE PL
DEFENDER CT
WEATHERLY CIR
BOURBON STREET CIR
EASTERNER PL
FOXCHASE LN
MISCHIEF LN
VICTORY LN
FREEDOM CT
DAME PATTIE CT
VALIANT DR
CHALLENGER CT
LIONHART PL
LIBERTY LN
RESOLUTE LN
VANKEE CT
FRANCES CT
INDEPENDENCE PL
SHAMROCK CIR
RANGER DR
SOVEREIGN CT
COLUMBIA DR
RAINBOW CIR
SCEPTRE DR
CAMBRIA DR
AURORA CIR
BENTON WOODS DR
HARBOR
LANDING DR
VOLUNTEER PL
GRETEL PL
THISTLE PL
YACHT CLUB DR
HENRY M CHANDLER DR
LAKEWAY DR
LAKEWAY DR
MONT BLANC DR
VERSAILLES DR
COUNTRY CLUB DR
FAIRWAY CIR
CAMBRIDGE DR
CAMBRIDGE CT
WELLINGTON LN
OXFORD DR
RACHEAL DR
KATHRYN DR
BUCKINGHAM DR
CHANTILLY CT
STEGER TOWNE DR
SHORELINE DR
LAKEFRONT TRL
GLEN HILL WAY
MARINA DR
HURON DR
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SARATOGA DR
VILLAGE DR
LAGUNA DR
CATALINA DR
PONTCHARTRAIN DR
MEDITERRANEAN DR
HIGHPOINT DR
HILLTOP CIR
CABANA CT
AUGUSTA TRL
AUGUSTA BLVD
WATERVIEW TRL
LAKESIDE DR
PRESTON CT
PRESTON TRL
PRESTON
HARBOR COVE DR
HARBOR DR
BAYSIDE DR
PORTSIDE DR
STARBOARD DR
BLUFFVIEW DR
BRIAR OAKS DR
TURTLE COVE BLVD
WOODLAND WAY
DANIELLE CT
LEXINGTON DR
STAFFORD CIR
GULLWING DR
CHANNEL RIDGE DR
VIGOR WAY
RIDGE RD
WHITE HILLS DR
SUNCREST DR
GREENCREST BLVD
KYLE DR
OLD COUNTY RD
W YELLOW JACKET LN
E YELLOW JACKET LN
DAMASCUS RD
TUPELO DR
PELICAN COVE DR
MURPHY DR
MURPHY CT
BECKY LN
SEASCAPE CT
CAPRI PL
CAPRI DR
LAKEHILL DR
LAKEMOOR DR
LAKEDALE DR
MEADOWDALE DR
TANYA DR
SUMMIT RIDGE DR
GLENN AVE
W BOURN ST
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STONEBRIDGE CIR
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ROBIN RD
RIDGEVIEW DR
SHORETRAIL CIR
SHORVIEW DR
STILLWATER DR
LAKE MEADOWS DR
KENWAY DR
VILLAGE GREEN DR
SHORETRAIL DR
STONEBRIDGE DR
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PETERS COLONY
LAMAR ST
SHERMAN ST
THROCKMORTON ST
SAM HOUSTON ST
DICKEY ST
DAVY CROCKETT DR
S GOLIAD ST
S ALAMO RD
GLENN AVE
SUMMIT RIDGE DR
RUSSWOOD DR
WOODPARK LN
STONECREST DR
DARTBROOK DR
MEADOWDALE DR
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SUNPOINT CIR
ALTA MESA CIR
ALTA VISTA DR
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BAYSHORE DR
HIGHCREST LN
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WOOD CT
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VAIL CT
SQUAW VALLEY
CARRIAGE TRL
WESTWAY CIR
WESTWAY DR
LAKE TER
GREEN HILL LN
HERITAGE PL
VALLEY DR
HIGHLAND DR
ELM DR
N LAKESHORE DR
S LAKESHORE DR
LAKE MEADOWS CIR
STONEBRIDG

City of Rockwall
The New Horizon

Public Works Department
Engineering Division

2018 Street Replacement Bond
South Half of City (South of SH 66)

Replacement Score	Streets to be Replaced	Limits of Project	STREET BOND: Length (LF)	Width (FT)	Pavement Area (SY)	Street Replacement Construction Cost [1] $ 400.00 /SY ($)	Traffic Counts (Vehicles/Day)	Adjacent Lots	Drainage Cost [2] ($)	Streets Add'l Project Costs/Contingency: Construction Contingency 15%; Engineering 20%; Construction Project Management & Inspection 20%; Construction Material Testing 2%; Public Art 1%; % Total Add'l 58%; Appraisal Cost for Easement Cost/Lot $ 2,000.00 ($)	Total Street Replacement Bond Cost: Total Project Cost ($)	Total Cumulative Project Cost ($)	WATER & WASTEWATER: Water Replacement Cost: Length of Replacement (LF)	$ 150.00 /LF ($)	Wastewater Replacement Cost: Length of Replacement (LF)	$ 165.00 /LF ($)	Water and Wastewater Add'l Project Costs/Contingency: Construction Contingency 15%; Engineering 20%; Construction Project Management & Inspection 20%; Construction Material Testing 2%; % Total Add'l 57% ($)	Total Water & Wastewater Replacement Cost: Total Project Cost ($)	Total Cumulative Project Cost ($)
(Ranked Highest to Lowest Candidate to be Replaced)		(To - From)	(LF)	(FT)	(SY)		(Vehicles/Day)		($)		($)	($)	(LF)	($)	(LF)	($)	($)	($)	($)
68	S LAKESHORE DR (South)	by Lakedale Dr.	545	29	1,756	$ 702,444.44	340	13	$ -	$ 433,417.78	$ 1,135,862.22	$ 1,135,862.22	545	$ 81,750.00	545	$ 89,925.00	$ 97,854.75	$ 269,529.75	$ 269,529.75
66	WOODPARK LN	Spring Creek Dr. to S. Alamo Dr.	580	29	1,869	$ 747,555.56	79	8	$ -	$ 449,582.22	$ 1,197,137.78	$ 2,333,000.00	580	$ 87,000.00	545	$ 89,925.00	$ 100,847.25	$ 277,772.25	$ 547,302.00
63	W YELLOW JACKET LN	Ridge Rd. to Greencrest Blvd.	570	48	3,040	$ 1,216,000.00	6748	5	$ 20,000.00	$ 735,280.00	$ 1,951,280.00	$ 4,284,280.00	570	$ 85,500.00	143	$ 23,595.00	$ 62,184.15	$ 171,279.15	$ 718,581.15
63	S LAKESHORE DR (North)	Summit Ridge Dr. to Tanya Dr.	4200	29	13,533	$ 5,413,333.33	679	38	$ 369,000.00	$ 3,584,733.33	$ 8,998,066.67	$ 13,282,346.67	2480	$ 372,000.00	445	$ 73,425.00	$ 253,892.25	$ 699,317.25	$ 1,417,898.40
60	TURTLE COVE BLVD	Brair Oaks Dr. to Ridge Rd.	920	37	3,782	$ 1,512,888.89	1872	3	$ 38,800.00	$ 922,275.56	$ 2,435,164.44	$ 15,717,511.11	795	$ 166,950.00	497	$ 82,005.00	$ 141,904.35	$ 390,859.35	$ 1,808,757.75
60	RUSSWOOD DR	S. Lakeshore Dr. to Spring Creek Dr.	725	29	2,336	$ 934,444.44	89	13	$ 67,550.00	$ 635,527.78	$ 1,569,972.22	$ 17,287,483.33	710	$ 106,500.00	710	$ 117,150.00	$ 127,480.50	$ 351,130.50	$ 2,159,888.25
59	W BOYDSTUN AVE	Bend at W. Boydstun Ave. to S. Goliad St.	1925	29	6,203	$ 2,481,111.11	1051	25	$ 182,250.00	$ 1,671,294.44	$ 4,152,405.56	$ 21,439,888.89	1910	$ 286,500.00	1595	$ 263,175.00	$ 313,314.75	$ 862,989.75	$ 3,022,878.00
59	ROCKBROOK DR	S. Lakeshore Dr. to S. Alamo Dr.	1500	29	4,833	$ 1,933,333.33	99	17	$ 116,375.00	$ 1,271,708.33	$ 3,205,041.67	$ 24,644,930.56	1500	$ 225,000.00	1492	$ 246,180.00	$ 268,572.60	$ 739,752.60	$ 3,762,630.60
58	SHOREVIEW DR	S. Lakeshore Dr. to Ridgeview Dr.	1510	29	4,866	$ 1,946,222.22	151	46	$ 88,650.00	$ 1,309,458.89	$ 3,255,681.11	$ 27,900,611.67	1495	$ 269,100.00		$ -	$ 153,387.00	$ 422,487.00	$ 4,185,117.60
55	LAKEVIEW DR	S. Lakeshore Dr. to Lake Hill Dr.	1170	29	3,770	$ 1,508,000.00	91	25	$ 40,750.00	$ 965,390.00	$ 2,473,390.00	$ 30,374,001.67	670	$ 100,500.00	1170	$ 193,050.00	$ 167,323.50	$ 460,873.50	$ 4,645,991.10
58	S ALAMO RD	Summit Ridge Dr. to Meadowdale Dr.	2170	29	6,992	$ 2,796,888.89		3		$ 1,628,195.56	$ 4,425,084.44	$ 34,799,086.11	1729	$ 259,350.00	750	$ 123,750.00	$ 218,367.00	$ 601,467.00	$ 5,247,458.10
57	LAKEDALE DR	Lakeview Dr. to Ridge Rd.	665	29	2,143	$ 857,111.11		6		$ 509,124.44	$ 1,366,235.56	$ 36,165,321.67	450	$ 67,500.00	354	$ 58,410.00	$ 71,768.70	$ 197,678.70	$ 5,445,136.80
57	STONEBRIDGE DR	Entire Length North to South	1920	29	6,187	$ 2,474,666.67		39		$ 1,513,306.67	$ 3,987,973.33	$ 40,153,295.00	1890	$ 283,500.00	1273	$ 252,054.00	$ 305,265.78	$ 840,819.78	$ 6,285,956.58
55	S LAKESHORE DR (Middle)	Becky Ln to Lakeview Dr.	1230	29	3,963	$ 1,585,333.33		12		$ 943,493.33	$ 2,528,826.67	$ 42,682,121.67	1290	$ 193,500.00	220	$ 36,300.00	$ 130,986.00	$ 360,786.00	$ 6,646,742.58
55	STONECREST DR	S. Lakeshore Dr. to S. Alamo Rd.	1200	29	3,867	$ 1,546,666.67		21		$ 939,066.67	$ 2,485,733.33	$ 45,167,855.00	1180	$ 177,000.00	1147	$ 189,255.00	$ 208,765.35	$ 575,020.35	$ 7,221,762.93
54	MIMS RD [2]	Wildflower Way to National Dr.	3846	45	19,230	$ 7,692,000.00		16		$ 4,493,360.00	$ 12,185,360.00	$ 57,353,215.00		$ -		$ -	$ -	$ -	$ 7,221,762.93
54	BROCKWAY DR	Windmill Ridge Dr. to Elm Ridge Cir.	1095	29	3,528	$ 1,411,333.33		19		$ 856,573.33	$ 2,267,906.67	$ 59,621,121.67	1055	$ 158,250.00	1167	$ 192,555.00	$ 199,958.85	$ 550,763.85	$ 7,772,526.78
54	BECKY LN	S. Lakeshore Dr. to Ridge Rd.	1290	29	4,157	$ 1,662,666.67		23		$ 1,010,346.67	$ 2,673,013.33	$ 62,294,135.00	1260	$ 189,000.00	1067	$ 176,055.00	$ 208,081.35	$ 573,136.35	$ 8,345,663.13
54	RIDGEVIEW DR	W. Boydstun Ave. to Forest Trace	915	29	2,948	$ 1,179,333.33		17		$ 718,013.33	$ 1,897,346.67	$ 64,191,481.67	626	$ 93,900.00	407	$ 67,155.00	$ 91,801.35	$ 252,856.35	$ 8,598,519.48
53	GLENN AVE	West Glenn Ave. to S. Alamo Rd	1555	29	5,011	$ 2,004,222.22		17		$ 1,196,448.89	$ 3,200,671.11	$ 67,392,152.78		$ -		$ -	$ -	$ -	$ 8,598,519.48
53	SHORETRAIL DR	Stonebridge Dr. to Ridgeview Dr.	2055	29	6,622	$ 2,648,666.67		43		$ 1,622,226.67	$ 4,270,893.33	$ 71,663,046.11	2055	$ 308,250.00	866	$ 142,890.00	$ 257,149.80	$ 708,289.80	$ 9,306,809.28
53	FOREST TRACE	S. Lakeshore Dr. to W. Boydstun Ave.	2330	29	7,508	$ 3,003,111.11		38		$ 1,817,804.44	$ 4,820,915.56	$ 76,483,961.67		$ -	2194	$ 362,010.00	$ 206,345.70	$ 568,355.70	$ 9,875,164.98

Notes:

(1) **Construction Cost Per Square Yard Assumes:**
- 2018 Projected Construction Pricing
- Concrete Thickness 8-inch and Subgrade Thickness of 8-inches
- 5-foot concrete sidewalks both sides of street
- Reestablishment of Grass, Irrigation Systems & Mailboxes
- No Drainage Improvements
- No Water Line and Wastewater Line Replacement

(2) Drainage Cost are Preliminary. Cost take in account any reported drainage concerns along street, and possible upsizing to current standards within reason.

<--- Cut of Line for South Streets Bond Package

$ 3,622,979.10 <--- Total Amount of Water & Wastewater August 2017 Budget Meeting Cost

LEGEND *8.37 LM*

Alleys w/ Scores

ALLEY ID / SCORE
100 (59)

Selected Projects

City Limits

REPLACEMENT SCORE VALUES

63 - 72	High Candidate for Replacement
53 - 62	
43 - 52	
32 - 42	Low Candidate for Replacement

262 (37)
260 (39)
256 (41)
263 (34)
259 (43)
255 (32)
224 (37)
223 (38)
222 (45)
220 (52)
219 (52)
218 (64)
231 (38)
230 (63)
233 (42)
234 (66)
235 (48)
236 (46)
404 (51)
405 (59)
410 (37)
185 (40)
178 (43)
181 (33)
213 (37)
214 (38)
130 (44)
227 (68)
129 (40)
128 (56)
146 (50)
147 (33)
144 (72)
133 (64)
134 (50)
217 (67)
154 (65)
152 (47)
150 (42)
155 (41)
156 (51)
157 (62)
136 (32)
143 (43)
138 (36)
139 (54)
141 (46)
131 (52)
132 (63)
126 (59)
125 (64)
124 (63)
123 (53)
120 (47)
121 (42)
122 (49)
119 (52)
172 (49)
400 (34)
158 (46)

205 552 66 1141 740

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

City of Rockwall
Geographic Information Systems
385 S Goliad St.
Rockwall, TX 75087
P. 972-771-7745 F. 972-771-7748
www.rockwall.com/gis

0 500 1,000 Feet
1 inch = 1,366 feet
Date: 12/18/2017

2017 PAVEMENT CONDITION BOND STUDY
(ALLEYS) NORTH OF SH66

City of Rockwall
The New Horizon

Public Works Department
Engineering Division

2018 Alley Replacement Bond
North Half of City (North of SH 66)

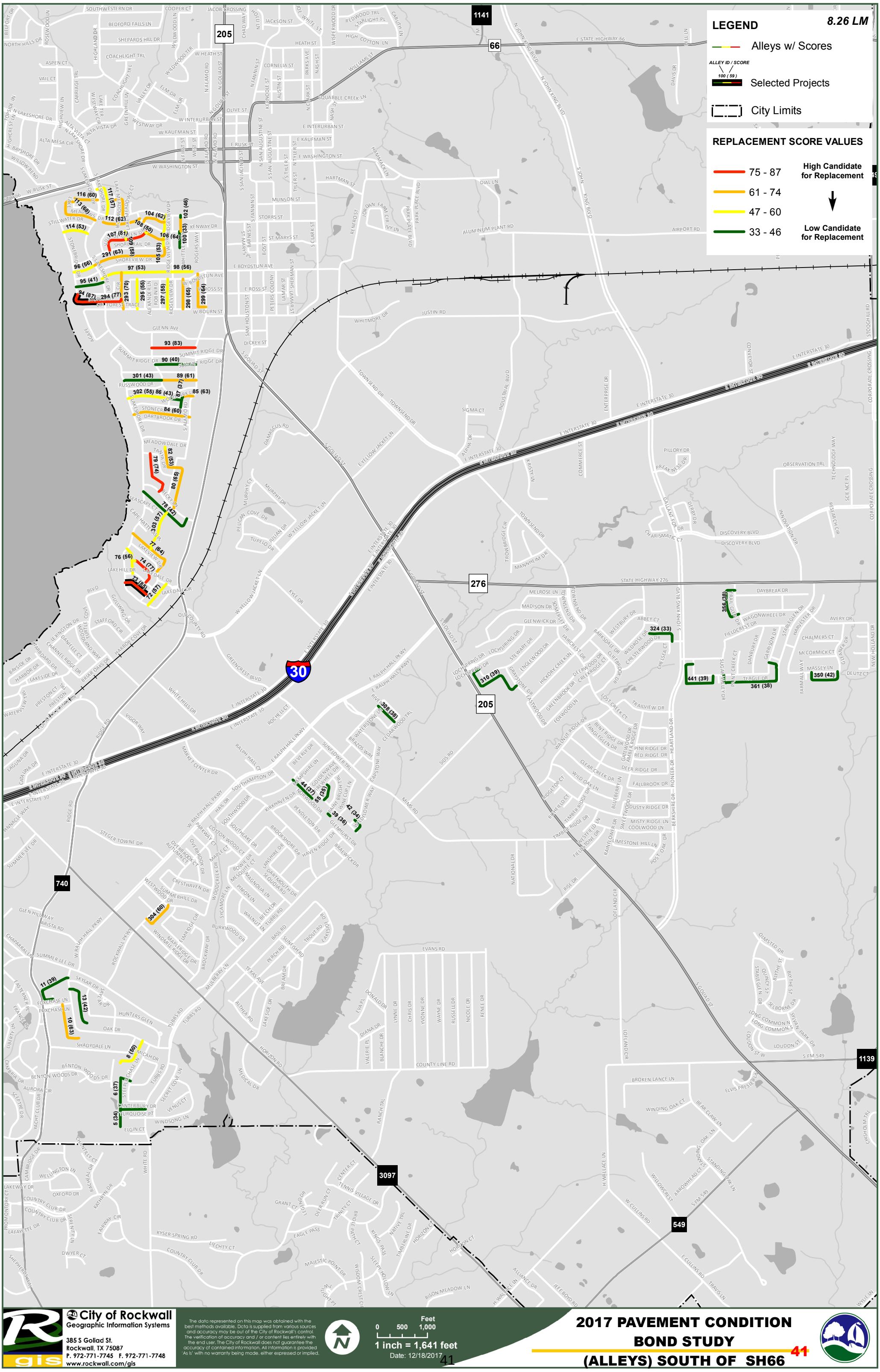
			ALLEY BOND									WATER & WASTEWATER							
Replacement Score	Alley to be Replaced	Limits of Project	Length	Width	Pavement Area	Alley Replacement Construction Cost [1]	Adjacent Lots	Drainage Cost [2]	Alley Add'l Project Costs/Contingency		Total Alley Replacement Bond Cost			Water Replacement Cost		Wastewater Replacement Cost		Water & Wastewater Add'l Project Costs/Contingency		Total Water & Wastewater Replacement Cost	
									Construction Contingency	15%	Total Project Cost	Total Cumulative Project Cost						Construction Contingency	15%	Total Project Cost	Total Cumulative Project Cost
									Engineering	20%								Engineering	20%		
									Construction Project Management & Inspection	20%								Construction Project Management & Inspection	20%		
									Construction Material Testing	2%								Construction Material Testing	2%		
									Public Art	1%											
									% Total Add'l	58%								% Total Add'l	57%		
(Ranked Highest to Lowest Candidate to be Replaced)		(To - From)	(LF)	(FT)	(SY)	$ 375.00 /SY ($)		($)	Appraisal Cost for Easement Cost/Lot	$ 2,000.00 ($)	($)	($)		Length of Replacement (LF)	$ 150.00 /LF ($)	Length of Replacement (LF)	$ 165.00 /LF ($)	($)		($)	($)
72	Alley_144	Carriage Trl. to Highland Dr.	585	12	780	$ 292,500.00	6	$ -	$	181,650.00	$ 474,150.00	$ 474,150.00			$ -		$ -	$ -		$ -	$ -
68	Alley_227	N. Lakeshore Dr. to Sunset Hill Dr.	635	12	847	$ 317,500.00	17	$ 20,000.00	$	238,150.00	$ 555,650.00	$ 1,029,800.00			$ -		$ -	$ -		$ -	$ -
67	Alley_217	Highland Dr. to Wildwood Dr.	1585	12	2,113	$ 792,500.00	32		$	523,650.00	$ 1,316,150.00	$ 2,345,950.00			$ -		$ -	$ -		$ -	$ -
66	Alley_234	Alley_233 to Shores Blvd.	545	12	727	$ 272,500.00	8		$	174,050.00	$ 446,550.00	$ 2,792,500.00			$ -	242	$ 39,930.00	$ 22,760.10		$ 62,690.10	$ 62,690.10
65	Alley_154	Highland Dr. to Wildwood Dr.	1535	12	2,047	$ 767,500.00	25		$	495,150.00	$ 1,262,650.00	$ 4,055,150.00			$ -		$ -	$ -		$ -	$ 62,690.10
65	Alley_118	Lake Meadows Cir. to Lake Meadows Dr.	480	12	640	$ 240,000.00	9		$	157,200.00	$ 397,200.00	$ 4,452,350.00			$ -		$ -	$ -		$ -	$ 62,690.10
64	Alley_125	N. Lakeshore Dr. to Bayshore Dr.	720	12	960	$ 360,000.00	16		$	240,800.00	$ 600,800.00	$ 5,053,150.00			$ -	212	$ 41,976.00	$ 23,926.32		$ 65,902.32	$ 128,592.42
64	Alley_133	Aspen Ct. to N. Lakeshore Dr.	1150	12	1,533	$ 575,000.00	23		$	379,500.00	$ 954,500.00	$ 6,007,650.00			$ -		$ -	$ -		$ -	$ 128,592.42
64	Alley_218	Meadows Dr. to Plummer Dr.	330	12	440	$ 165,000.00	19		$	133,700.00	$ 298,700.00	$ 6,306,350.00			$ -		$ -	$ -		$ -	$ 128,592.42
63	Alley_132	Alley_131 to N Lakeshore Dr.	265	12	353	$ 132,500.00	4		$	84,850.00	$ 217,350.00	$ 6,523,700.00			$ -		$ -	$ -		$ -	$ 128,592.42
63	Alley_124	N. Lakeshore Dr. to Bayshore Dr.	755	12	1,007	$ 377,500.00	17		$	252,950.00	$ 630,450.00	$ 7,154,150.00			$ -		$ -	$ -		$ -	$ 128,592.42
63	Alley_230	Shores Blvd. to Shores Blvd.	790	12	1,053	$ 395,000.00	13		$	255,100.00	$ 650,100.00	$ 7,804,250.00			$ -		$ -	$ -		$ -	$ 128,592.42
62	Alley_157	Wildwood Ln. to Wildwood Ln.	1415	12	1,887	$ 707,500.00	27		$	464,350.00	$ 1,171,850.00	$ 8,976,100.00			$ -	320	$ 52,800.00	$ 30,096.00		$ 82,896.00	$ 211,488.42
60	Alley_232	Hidden Valley to Hidden Hills	390	12	520	$ 195,000.00	24		$	161,100.00	$ 356,100.00	$ 9,332,200.00			$ -		$ -	$ -		$ -	$ 211,488.42
60	Alley_126	N. Lakeshore Dr. to Bayshore Dr.	715	12	953	$ 357,500.00	16		$	239,350.00	$ 596,850.00	$ 9,929,050.00			$ -		$ -	$ -		$ -	$ 211,488.42
59	Alley_405	Ridge Crest Pl. to Alley_404	780	12	1,040	$ 390,000.00	16		$	258,200.00	$ 648,200.00	$ 10,577,250.00			$ -		$ -	$ -		$ -	$ 211,488.42
59	Alley_128	Sunset Hill Dr. to Alley_127	755	12	1,007	$ 377,500.00	9		$	236,950.00	$ 614,450.00	$ 11,191,700.00			$ -	848	$ 139,920.00	$ 79,754.40		$ 219,674.40	$ 431,162.82
57	Alley_139	Carriage Trl. to Westway Dr.	855	12	1,140	$ 427,500.00	17		$	281,950.00	$ 709,450.00	$ 11,901,150.00			$ -		$ -	$ -		$ -	$ 431,162.82
56	Alley_123	N. Lakeshore Dr. to Bayshore Dr.	945	12	1,260	$ 472,500.00	22		$	318,050.00	$ 790,550.00	$ 12,691,700.00			$ -		$ -	$ -		$ -	$ 431,162.82
54	Alley_119	Highview Ln. to Highview Ln.	1445	12	1,927	$ 722,500.00	17		$	453,050.00	$ 1,175,550.00	$ 13,867,250.00			$ -	364	$ 60,060.00	$ 34,234.20		$ 94,294.20	$ 525,457.02
53	Alley_219	Alley_218 to Meandering Way	725	12	967	$ 362,500.00	16		$	242,250.00	$ 604,750.00	$ 14,472,000.00			$ -		$ -	$ -		$ -	$ 525,457.02
52	Alley_131	N. Lakeshore Dr. to Highview Ln.	815	12	1,087	$ 407,500.00	11		$	258,350.00	$ 665,850.00	$ 15,137,850.00			$ -	620	$ 102,300.00	$ 58,311.00		$ 160,611.00	$ 686,068.02
52	Alley_220	Meandering Way to Meadows Dr.	565	12	753	$ 282,500.00	9		$	181,850.00	$ 464,350.00	$ 15,602,200.00			$ -		$ -	$ -		$ -	$ 686,068.02
52	Alley_156	Alley_154 to Wildwood Ln	755	12	1,007	$ 377,500.00	10		$	238,950.00	$ 616,450.00	$ 16,218,650.00			$ -		$ -	$ -		$ -	$ 686,068.02
52	Alley_146	Alley_145 to Aspen Ct.	585	12	780	$ 292,500.00	11		$	191,650.00	$ 484,150.00	$ 16,702,800.00			$ -		$ -	$ -		$ -	$ 686,068.02
51	Alley_134	Carriage Trl. to Alley_135	834	12	1,112	$ 417,000.00	16		$	273,860.00	$ 690,860.00	$ 17,393,660.00			$ -		$ -	$ -		$ -	$ 686,068.02
50	Alley_153	Alley_152 to Highland Dr.	255	12	340	$ 127,500.00	4		$	81,950.00	$ 209,450.00	$ 17,603,110.00			$ -		$ -	$ -		$ -	$ 686,068.02

Notes:

(1) **Construction Cost Per Square Yard Assumes:**
- – 2018 Projected Construction Pricing
- – Average Concrete Thickness 7-5-7-inch and Subgrade Thickness of 6-inches
- – Reestablishment of Grass, Irrigation Systems
- – No Drainage Improvements
- – No Water Line and Wastewater Line Replacement

(2) Drainage Cost are Preliminary. Cost take in account any reported drainage concerns along street, and possible upsizing to current standards within reason.

– Cut of Line for North Alley Bond Package


LEGEND
8.26 LM
Alleys w/ Scores
ALLEY ID / SCORE
100 (59)
Selected Projects
City Limits
REPLACEMENT SCORE VALUES
75 - 87
61 - 74
47 - 60
33 - 46
High Candidate for Replacement
Low Candidate for Replacement
116 (60)
113 (68)
117 (57)
112 (62)
104 (62)
102 (46)
114 (53)
108 (50)
106 (64)
100 (33)
107 (81)
291 (63)
105 (53)
96 (56)
98 (56)
97 (53)
95 (41)
94 (87)
294 (77)
293 (70)
295 (55)
297 (55)
298 (65)
299 (64)
93 (83)
90 (40)
301 (43)
89 (61)
302 (55)
86 (43)
87 (37)
85 (63)
84 (60)
82 (53)
79 (74)
80 (65)
78 (42)
303 (57)
77 (64)
76 (56)
74 (77)
73 (85)
72 (67)
304 (60)
11 (39)
13 (42)
10 (63)
8 (50)
6 (37)
5 (34)
308 (38)
44 (37)
45 (35)
42 (34)
39 (36)
310 (39)
324 (33)
441 (39)
361 (38)
356 (35)
350 (42)
SUMMIT RIDGE DR
RUSSWOOD DR
DARTBROOK DR
MEADOWDALE DR
LAKEVIEW DR
LAKEHILL DR
LAKEDALE DR
SHADYDALE LN
FOXCHASE LN
CANTERBURY DR
TURQUOISE PT
ELGIN CT
WINDSONG LN
STEEPLECHASE LN
MICAH DR
BENTON WOODS DR
AURORA CIR
SCEPTRE DR
YACHT CLUB DR
CAMBRIDGE DR
WELLINGTON LN
LAKEWAY DR
OXFORD DR
COUNTRY CLUB DR
LAFAYETTE DR
PROMONTORY CT
CHANTILLY CT
RICHEAL DR
KATHRYN DR
SERENITY LN
FAIRWAY CIR
KYSER SPRING RD
LIECHTY CT
DWYER CT
SHEPHERDS WAY
WHITE RD
SKYLAR DR
SKY AIR DR
HUNTERS GLEN
OAK DR
TUBBS RD
SECRET COVE LN
VENUS CT
MEDICAL DR
HORIZON RD
COUNTY LINE RD
RANCH TRL
EVANS RD
DONALD DR
EVA PL
VALERIE PL
DIANA DR
BLANCHE DR
LYNNE DR
CHRIS DR
YVONNE DR
WAYNE DR
RUSSELL DR
NICOLE DR
RENEE DR
ALTHEA RD
LAKESIDE DR
MULBERRY LN
TEXAS AVE
BREAM DR
PERCH RD
SUNFISH RD
TROUT RD
BASS RD
BURKWAY DR
BROCKWAY DR
MAPLERIDGE DR
ELMRIDGE CIR
WINDMILL RIDGE DR
WALNUT LN
BEECH DR
TUBBS RD
ROCKWALL PKWY
W RALPH HALL PKWY
ARISTA RD
GLEN HILLWAY
CHAPARRAL LN
SUMMER LEE DR
EASTERNER PL
FRANCES ST
LIBERTY
N7
GAMBRIA DR
BAYSIDE DR
HARBOR DR
LAKESIDE DR
STARBOARD DR
PRESTON CT
PRESTON TRL
WATERVIEW TRL
LAGUNA DR
CATALINA DR
PINNACLE WAY
RIDGE RD
VIGOR WAY
ROCHELL CT
WHITE HILLS DR
GREENCREST BLVD
HARBOR COVE DR
LEXINGTON DR
CHANNEL RIDGE DR
DANIELLE CT
WOODLAND WAY
TURTLE COVE BLVD
STAFFORD CIR
GULLWING DR
OLD COUNTY RD
W YELLOW JACKET LN
KYLE DR
JULIAN DR
TUPELO DR
PELICAN COVE DR
MURPHY DR
MURPHY CT
YELLOW JACKET LN
SAM HOUSTON ST
DICKEY ST
GLENN AVE
ACADIE
STONEBRIDGE DR
SHOREVIEW DR
SHORE TRAIL DR
STILLWATER DR
MEADOWS DR
LAKEMEADOW WAY CT
LAKESHORE DR
LAKESHORE CIR
LAKESHORE DR
ALEXANDER LN
ROBIN RD
FOREST TRACE CIR
RIDGEVIEW DR
WHITTLE DR
ROGERS WAY
KENWAY DR
W BOURN ST
W ROSS ST
E ROSS ST
W BOYDSTUN AVE
E BOYDSTUN AVE
ST MARYS ST
BOST ST
ST MARYS PL
BARNES ST
S FANNIN ST
STORRS ST
MUNSON ST
TYLER ST
S TYLER ST
N TYLER ST
S SAN AUGUSTINE ST
N SAN AUGUSTINE ST
S SAN JACINTO ST
S ALAMO RD
N ALAMO RD
WEST ST
N FIRST ST
E RUSK ST
W WASHINGTON ST
E WASHINGTON ST
E KAUFMAN ST
W KAUFMAN ST
W INTERURBAN ST
E INTERURBAN ST
OLIVE ST
N GOLIAD ST
S GOLIAD ST
CHAD WAY
OLD LN
JACOB CROSSING
SOUTHWESTERN DR
COOPER CT
BEDFORD FALLS LN
SHEPARDS HILL DR
NORTH HILLS DR
ROSEWOOD LN
WILDWOOD LN
HIGHLAND DR
COACHLIGHT TRL
WILDWOOD TER
ASPEN CT
VAIL CT
CARRIAGE TRL
GREENHILL LN
VALLEY DR
ELM DR
LAKE FRONT CIR
HIGHVIEW LN
TOP SIDE LN
HIGHCREST LN
ALTA VISTA CT
ALTA VISTA DR
ALTA MESA CIR
WESTWAY DR
BAYSHORE DR
WILLOW BEND
JACKSON ST
WHITE ST
HEATH ST
W HEATH ST
CORNELIA ST
AUSTIN ST
KERNODLE ST
N FANNIN ST
PARKS AVE
NASH ST
N CLARK ST
SQUABBLE CREEK LN
WISPERWOOD DR
REDWOOD TRL
STARLIGHT PL
HIGH COTTON LN
CARUTH LN
WILLIAMS ST
CROSS ST
E STATE HIGHWAY 66
N JOHN KING BLVD
DAVIS DR
HILL LN
HARTMAN ST
HAMMACK LN
DIAL LN
JORDAN FARM CIR
IVY LN
PARK PLACE BLVD
RENFRO ST
S CLARK ST
ALUMINUM PLANT RD
AIRPORT RD
WHITMORE DR
JUSTIN RD
SAM HOUSTON ST
PETERS COLONY
LAMAR ST
S SHERMAN ST
TOWNSEND DR
INDUSTRIAL BLVD
SIGMA CT
ENTERPRISE DR
DAMASCUS RD
E YELLOW JACKET LN
ALPHA DR
COMMERCE ST
KRISTY LN
PILLORY DR
PREAKNESS DR
OBSERVATION TRL
TECHNOLOGY WAY
SCIENCE PL
CORPORATE CROSSING
CONWAY DR
STODGHILL RD
E INTERSTATE 30
MIMS RD
SIDS RD
CAPSTONE WAY
BRAZOS WAY
W WATERSTONE DR
CEDARWOOD TRL
SUNFLOWER TRL
BEVERLY DR
WISHIRE LN
GOLDENWAVE
PAINT BRUSH TRL
WINE CUP LN
KIRKHAVEN DR
NORWOOD DR
PENDLETON DR
GLENHURST DR
BRAEWICK DR
HAVEN RIDGE DR
BROOKSHORE DR
SOUTHLAKE DR
SOUTHWOOD DR
HAIL DR
W RALPH HALL PKWY
PARKWAY CT
COTTON WOOD CT
MAPLE CT
OVERBROOK DR
OVERBROOK CT
AUTUMN CT
CRESTHAVEN DR
SUMMERHILL DR
WESTWOOD DR
WOODCREEK DR
SYCAMORE LN
PINON LN
MAGNOLIA LN
DARTMOUTH DR
SEQUOIA RD
LANSHIRE DR
BOWIE DR
MESQUITE CT
STEGER TOWNE DR
SUMMER LEE DR
MARKET CENTER DR
RALPH HALL CT
E RALPH HALL PKWY
RIVERSTONE DR
WATERSTONE DR
SOUTHAMPTON DR
GOLDFLOWER WAY
E RALPH HALL PKWY
W RALPH HALL PKWY
RIDGE RD
E INTERSTATE 30
E INTERSTATE 30
E INTERSTATE 30

City of Rockwall
The New Horizon

Public Works Department
Engineering Division

2018 Alley Replacement Bond
South Half of City (South of SH 66)

Replacement Score	Alley to be Replaced	Limits of Project	ALLEY BOND: Length	Width	Pavement Area	Alley Replacement Construction Cost [1]	Adjacent Lots	Drainage Cost [2]	Alley Add'l Project Costs/Contingency		Total Alley Replacement Bond Cost: Total Project Cost	Total Cumulative Project Cost	WATER & WASTEWATER: Water Replacement Cost		Wastewater Replacement Cost		Water & Wastewater Add'l Project Costs/Contingency		Total Water & Wastewater Replacement Cost: Total Project Cost	Total Cumulative Project Cost
									Construction Contingency	15%							Construction Contingency	15%		
									Engineering	20%							Engineering	20%		
									Construction Project Management & Inspection	20%							Construction Project Management & Inspection	20%		
									Construction Material Testing	2%							Construction Material Testing	2%		
									Public Art	1%										
									% Total Add'l	58%							% Total Add'l	57%		
(Ranked Highest to Lowest Candidate to be Replaced)		(To - From)	(LF)	(FT)	(SY)	$ 375.00 /SY ($)		($)	Appraisal Cost for Easement Cost/Lot	$ 2,000.00 ($)	($)	($)	Length of Replacement (LF)	$ 150.00 /LF ($)	Length of Replacement (LF)	$ 165.00 /LF ($)	($)		($)	($)
87	Alley_94	Stonebridge Dr. to S. Lakeshore Dr.	730	12	973	$ 365,000.00	11		$ 233,700.00		$ 598,700.00	$ 598,700.00		$ -		$ -	$ -		$ -	$ -
85	Alley_73	S. Lakeshore Dr. to Lakeview Dr.	510	12	680	$ 255,000.00	11		$ 169,900.00		$ 424,900.00	$ 1,023,600.00		$ -		$ -	$ -		$ -	$ -
83	Alley_93	Spring Creek Dr. to S. Alamo Rd.	875	12	1,167	$ 437,500.00	18		$ 289,750.00		$ 727,250.00	$ 1,750,850.00		$ -		$ -	$ -		$ -	$ -
81	Alley_107	Shoretrail Dr. to Alley_106	975	12	1,300	$ 487,500.00	24		$ 330,750.00		$ 818,250.00	$ 2,569,100.00		$ -	242	$ 39,930.00	$ 22,760.10		$ 62,690.10	$ 62,690.10
77	Alley_294	S. Lakeshore Dr. to Alley_293	355	12	473	$ 177,500.00	6		$ 114,950.00		$ 292,450.00	$ 2,861,550.00		$ -		$ -	$ -		$ -	$ 62,690.10
77	Alley_74	Alley_76 to Lakehill Dr.	600	12	800	$ 300,000.00	13		$ 200,000.00		$ 500,000.00	$ 3,361,550.00		$ -		$ -	$ -		$ -	$ 62,690.10
74	Alley_79	Tanya Dr. to Becky Ln.	905	12	1,207	$ 452,500.00	15		$ 292,450.00		$ 744,950.00	$ 4,106,500.00		$ -	212	$ 41,976.00	$ 23,926.32		$ 65,902.32	$ 128,592.42
71	Alley_293	Alley_97 to Forrest Trace	735	12	980	$ 367,500.00	12		$ 237,150.00		$ 604,650.00	$ 4,711,150.00		$ -		$ -	$ -		$ -	$ 128,592.42
70	Alley_113	Lake Meadows Dr. to S. Lakeshore Dr.	995	12	1,327	$ 497,500.00	18		$ 324,550.00		$ 822,050.00	$ 5,533,200.00		$ -		$ -	$ -		$ -	$ 128,592.42
68	Alley_80	Alley_81 to Becky Ln.	1465	12	1,953	$ 732,500.00	21		$ 466,850.00		$ 1,199,350.00	$ 6,732,550.00		$ -		$ -	$ -		$ -	$ 128,592.42
65	Alley_298	W. Boydstun Ave. to Forest Trace	605	12	807	$ 302,500.00	12		$ 199,450.00		$ 501,950.00	$ 7,234,500.00		$ -		$ -	$ -		$ -	$ 128,592.42
65	Alley_77	S. Lakeshore Dr. to Lakeview Dr.	1125	12	1,500	$ 562,500.00	13		$ 352,250.00		$ 914,750.00	$ 8,149,250.00		$ -		$ -	$ -		$ -	$ 128,592.42
64	Alley_106	Alley_107 to Alley_105	370	12	493	$ 185,000.00	10		$ 127,300.00		$ 312,300.00	$ 8,461,550.00		$ -	320	$ 52,800.00	$ 30,096.00		$ 82,896.00	$ 211,488.42
64	Alley_299	W. Boydstun Ave. to Forest Trace	815	12	1,087	$ 407,500.00	14		$ 264,350.00		$ 671,850.00	$ 9,133,400.00		$ -		$ -	$ -		$ -	$ 211,488.42
64	Alley_85	Alley_87 to S. Alamo Rd.	215	12	287	$ 107,500.00	4		$ 70,350.00		$ 177,850.00	$ 9,311,250.00		$ -		$ -	$ -		$ -	$ 211,488.42
64	Alley_291	S. Lakeshore Dr. to Shoretrail Dr.	1580	12	2,107	$ 790,000.00	40		$ 538,200.00		$ 1,328,200.00	$ 10,639,450.00		$ -		$ -	$ -		$ -	$ 211,488.42
63	Alley_101	Lake Meadows Dr. to Kenway Dr.	280	12	373	$ 140,000.00	4		$ 89,200.00		$ 229,200.00	$ 10,868,650.00		$ -	848	$ 139,920.00	$ 79,754.40		$ 219,674.40	$ 431,162.82
63	Alley_10	Fox Chase Ln. to Alley_9	900	12	1,200	$ 450,000.00	13		$ 287,000.00		$ 737,000.00	$ 11,605,650.00		$ -		$ -	$ -		$ -	$ 431,162.82
63	Alley_104	Kenway Dr. to Alley 103	475	12	633	$ 237,500.00	11		$ 159,750.00		$ 397,250.00	$ 12,002,900.00		$ -		$ -	$ -		$ -	$ 431,162.82
63	Alley_112	Alley_111 to Kenway Dr.	760	12	1,013	$ 380,000.00	18		$ 256,400.00		$ 636,400.00	$ 12,639,300.00		$ -	364	$ 60,060.00	$ 34,234.20		$ 94,294.20	$ 525,457.02
62	Alley_89	Spring Creek Drive to S. Alamo Rd.	690	12	920	$ 345,000.00	13		$ 226,100.00		$ 571,100.00	$ 13,210,400.00		$ -		$ -	$ -		$ -	$ 525,457.02
62	Alley_84	S. Lakeshore Dr. to S. Alamo Rd.	1140	12	1,520	$ 570,000.00	21		$ 372,600.00		$ 942,600.00	$ 14,153,000.00		$ -	620	$ 102,300.00	$ 58,311.00		$ 160,611.00	$ 686,068.02
61	Alley_116	Lake Meadows Dr. to S. Lakeshore Dr.	460	12	613	$ 230,000.00	6		$ 145,400.00		$ 375,400.00	$ 14,528,400.00		$ -		$ -	$ -		$ -	$ 686,068.02
60	Alley_304	Rockwall Pkwy. To Westwood Dr.	650	12	867	$ 325,000.00	18		$ 224,500.00		$ 549,500.00	$ 15,077,900.00		$ -		$ -	$ -		$ -	$ 686,068.02
60	Alley_109	Village Green Dr. to Alley_107	165	12	220	$ 82,500.00	2		$ 51,850.00		$ 134,350.00	$ 15,212,250.00		$ -		$ -	$ -		$ -	$ 686,068.02
60	Alley_72	Lakedale Dr. to S. Lakeshore Dr.	565	12	753	$ 282,500.00	12		$ 187,850.00		$ 470,350.00	$ 15,682,600.00		$ -		$ -	$ -		$ -	$ 686,068.02
58	Alley_117	S. Lakeshore Dr. to Lake Meadows Dr.	710	12	947	$ 355,000.00	12		$ 229,900.00		$ 584,900.00	$ 16,267,500.00		$ -		$ -	$ -		$ -	$ 686,068.02
57	Alley_75	S. Lakeshore Dr. to Lake Hill Dr.	530	12	707	$ 265,000.00	7		$ 167,700.00		$ 432,700.00	$ 16,700,200.00		$ -		$ -	$ -		$ -	$ 686,068.02
57	Alley_303	Alley_78 to Alley_77	815	12	1,087	$ 407,500.00	8		$ 252,350.00		$ 659,850.00	$ 17,360,050.00		$ -		$ -	$ -		$ -	$ 686,068.02

Notes:

(1) **Construction Cost Per Square Yard Assumes:**
- – 2018 Projected Construction Pricing
- – Average Concrete Thickness 7-5-7-inch and Subgrade Thickness of 6-inches
- – Reestablishment of Grass, Irrigation Systems
- – No Drainage Improvements
- – No Water Line and Wastewater Line Replacement

(2) Drainage Cost are Preliminary. Cost take in account any reported drainage concerns along street, and possible upsizing to current standards within reason.

– Cut of Line for South Alley Bond Package

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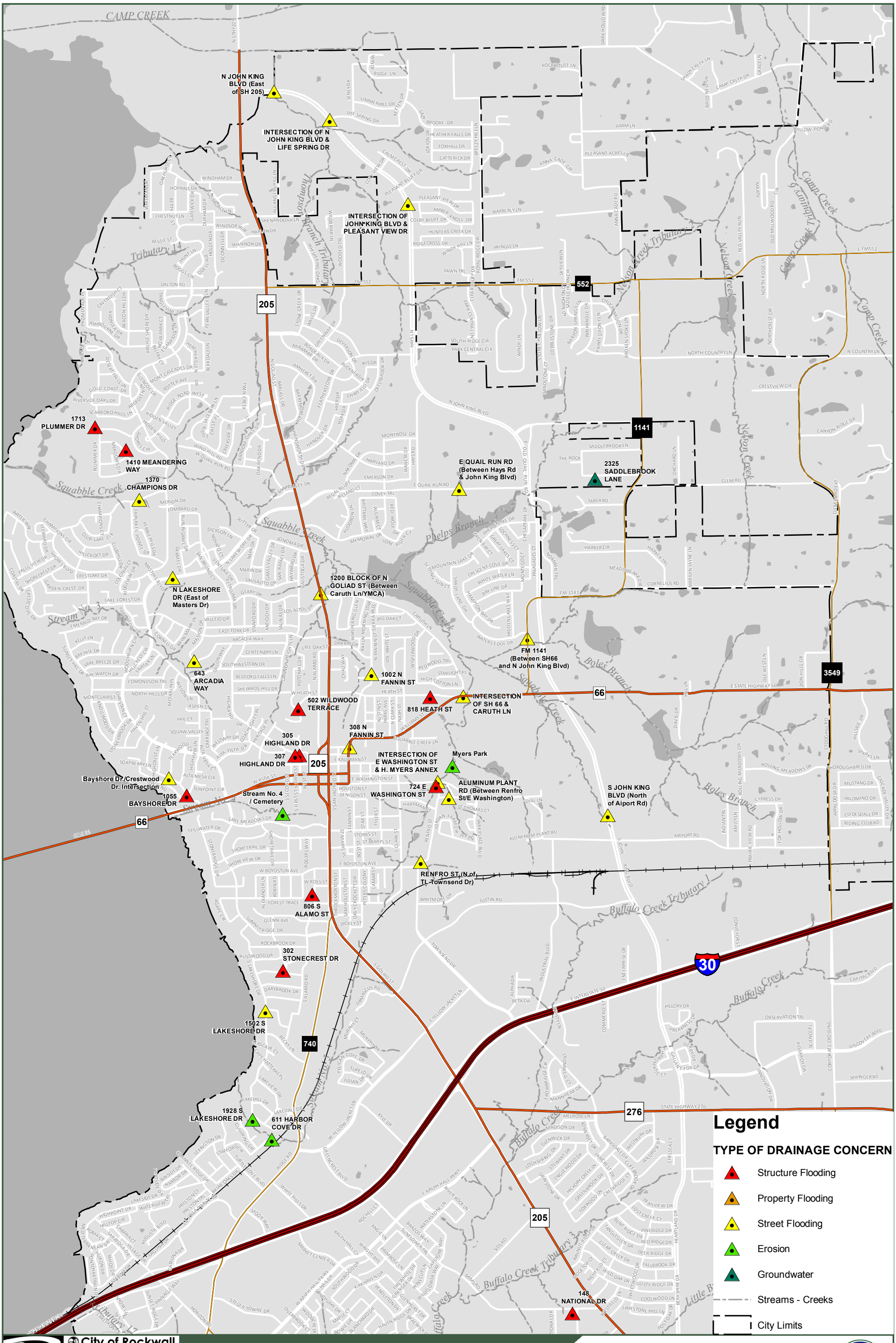

City of Rockwall
Geographic Information Systems
385 S Goliad St.
Rockwall, TX 75087
P. 972-771-7745 F. 972-771-7748
www.rockwall.com/gis

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

0 625 1,250 2,500 Feet
1 inch = 2,157 feet

REPORTED DRAINAGE CONCERNS
NOT CURRENTLY UNDER DESIGN / CONSTRUCTION
AS OF DECEMBER 20, 2017 (2013-2017)

City of Rockwall
The New Horizon

Reported Drainage Concerns within Last 5yrs
Not Currently Under Design/Construction
as of December 20, 2017 (2017-2013)

	Number of Locations
Structure Flooding	9
Property Flooding	0
Street Flooding	14
Erosion	4
Groundwater	1

ADDRESS	CONCERN TYPE	1ST REPORTED OCCURANCE	2ND REPORTED OCCURANCE	3RD REPORTED OCCURANCE	4TH REPORTED OCCURANCE	RESPONSIBILITY	SOLUTION	STATUS	COST
305 HIGHLAND DR	Structure Flooding	5/1/1991	6/21/2015	6/5/2017		Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
307 Highland Drive	Structure Flooding	6/5/2017				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
818 HEATH ST	Structure Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
302 STONECREST DR	Structure Flooding	5/1/1991	5/7/1999	6/21/2015		Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
1055 BAYSHORE DR	Structure Flooding	5/7/1999	6/21/2015	6/5/2017		Public	Public - CIP project	Put on Drainage CIP List - Pending Funding & Phasing	$840,000 to $1,139,000 Engineering & Construction
1713 PLUMMER DR	Structure Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
806 S ALAMO ST	Structure Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
1410 MEANDERING WAY	Structure Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
148 NATIONAL DR	Structure Flooding	5/31/2016	6/12/2016	4/26/2017		Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
1002 N FANNIN ST	Street Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
1370 CHAMPIONS DR	Street Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
INTERSECTION OF N JOHN KING BLVD & LIFE SPRING DR	Street Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
INTERSECTION OF JOHN KING BLVD & PLEASANT VIEW DR	Street Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
N JOHN KING BLVD (East of SH 205)	Street Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
RENFRO ST (N of TL Townsend Dr)	Street Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
N LAKESHORE DR (East of Masters Dr)	Street Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
E QUAIL RUN RD (Between Hays Rd & John King Blvd)	Street Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
S JOHN KING BLVD (North of Aiport Rd)	Street Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
ALUMINUM PLANT RD (Between Renfro St/E Washington)	Street Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
INTERSECTION OF E WASHINGTON ST & H. MYERS ANNEX	Street Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
643 ARCADIA WAY	Street Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
1502 S LAKESHORE DR	Street Flooding	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
Bayshore Dr./Crestwood Dr. Intersection	Street Flooding	6/5/2017				Public	Public - CIP project	Put on Drainage CIP List - Pending Funding & Phasing	$810,000 to $928,000 Engineering & Construction
1928 S LAKESHORE DR	Erosion	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
611 HARBOR COVE DR	Erosion	6/21/2015				Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	Not Determined at this Time
Meyers Park	Erosion	6/21/2015	6/5/2017			Public	Public - CIP project	Pending Funding for Engr Analysis to Begin	$367,950 Engineering & Construction
Stream No. 4 / Cemetery	Erosion	3/1/2016				Public	Public - CIP project	Put on Drainage CIP List - Pending Funding & Phasing	$2,230,500 Engineering & Construction
2325 SADDLEBROOK LANE	Groundwater	7/1/2017				Not determined at this time	Public - CIP project	Pending Funding for Engr Analysis to Begin	$100,000 Engineering & Construction

Total Determined Cost: $ 4,765,450.00

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Hold a work session to consider potential capital improvement projects associated with future bond election.

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Consider approval of the minutes from the January 16, 2018 regular city council meeting, and take any action necessary.

01.16.18 CC Mtg Mins 24

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Consider approval of the minutes from the January 22, 2018 special city council meeting, and take any action necessary.

01.22.18 CC Mtg Mins 41

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Z2017-066 - Consider a request by Trent Hyde for the approval of an ordinance for a Specific Use Permit (SUP) to allow for a detached garage that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Road, and take any action necessary. (2nd Reading)

Ord #18-11 48

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Consider awarding a bid to Utility Truck Equipment Company and authorizing the City Manager to execute a purchase order for a used crane truck in the amount of $125,000 to be funded out of the Water and Sewer Fund, Wastewater Operations Budget, and take any action necessary.

Memo 55

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Consider awarding a bid to Love Field Chrysler Dodge and authorizing the City Manager to execute a purchase order for a 2018 Police Pursuit Dodge Charger in the amount of $25,736 to be funded out of the General Fund, Police Patrol Operations Budget, and take any action necessary.

Memo 57

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Consider authorizing the City Manager to execute an amendment to the agreement with PMAM Corporation for Police and Fire Alarm Tracking and Billing services, and take any action necessary.

Memo 59

Agreement 60

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Consider authorizing the City Manager to enter into an agreement with WME for Founders Day headliner entertainment, and take any action necessary.

Memo . . . 68
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Consider approval of a resolution calling a General Election to be held on Saturday, May 5, 2018 for the purpose of electing City Council Members for Place 2, Place 4, and Place 6, and take any action necessary.

Memo_General Election order . . . 70
Resolution 18-01 . . . 71
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Consider approval of a resolution by the City Council of the City of Rockwall, Texas, Calling a Bond Election to be held on Saturday, May 5, 2018 within said City; making provision for the conduct of the Election; containing other provisions incident and related to the purpose of this Resolution, and take any action necessary.

Memo_Bond Election . . . 76
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Appointment with Chris Lynch, Rockwall County Elections Administrator, to hear update regarding new electronic voting system and other items of interest pertaining to countywide elections, and take any action necessary.

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Appointment with Park Board Chairman Brad Bassett to hear recommendations regarding potential funding of park initiatives, and take any action necessary.

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Appointment with Ed Hicks of Clay Cooley Automotive to discuss an alternative to the requirements of S-131 (Ordinance No. 15-05), and take any action necessary.

Memorandum . . . 104
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Appointment with Wayne Hunter, PE of RPS Group on behalf Camden Homes to discuss the removal of a portion of a 322.34-acre tract of land from the City of Rockwall's Extraterritorial Jurisdiction (ETJ), allowing the City of Royse City to serve the property to facilitate a mixed-use development, and take any action necessary.

Memorandum . . . 116
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A2018-001 [A2017-001] (6:00 PM) – Hold a public hearing to discuss and consider a request by Rick Jones of ADV Rockwall Platinum Property Owner, LLC for the approval of a voluntary annexation of a 4.264-acre tract of land identified as Lot 1, Block 1, Valk Rockwall Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, contiguous to the existing city limits, and take any action necessary.

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A2018-001 [A2017-001] (6:30 PM) – Hold a public hearing to discuss and consider a request by Rick Jones of ADV Rockwall Platinum Property Owner, LLC for the approval of a voluntary annexation of a 4.264-acre tract of land identified as Lot 1, Block 1, Valk Rockwall Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, contiguous to the existing city limits, and take any action necessary.

A2018-001 123

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Z2017-059 - Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an ordinance amending Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary (1st Reading).

Z2017-059 130

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Z2017-052 - Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of an ordinance for a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary (1st Reading).

Z2017-052 172

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Hold a Show Cause Hearing to discuss and consider demolition of a dangerous building located at 373 Renee Drive, legally described as Rockwall Lake Estates #2, Lot 1434, and take any action necessary.

Memo and supporting info 299

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Discuss and consider a request by David Ellis of Ellis Companies for the approval of a resolution abandoning the right-of-way adjacent to Lot 2, Block A and Lots 4 & 5, Block C, Ellis Centre, Phase Two Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.
Memorandum . . . 314
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MIS2018-001 - Discuss and consider a request by Kris Green for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code, for a 0.2421-acre parcel of land identified as Lot 11, Block B, Chandler's Landing, Phase 10, Section 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for residential land uses, addressed as 5626 Cambria Drive, and take any action necessary.
MIS2018-001 . . . 323
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MIS2018-002 - Discuss and consider a request by Kay Uhlig of Sabrina's Flowers and Gifts for the approval of a variance to the district development standards of the SH-205 Overlay (SH-205 OV) District for the approval of a LED message sign on an existing pole sign on a 0.407-acre parcel of land identified as the J. J. Jones Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1903 S. Goliad Street [SH-205], and take any action necessary.
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STAR Transit Report - December 2017
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AGENDA
ROCKWALL CITY COUNCIL
Monday, February 05, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

p.11 **1.** Hold a work session to consider potential capital improvement projects associated with future bond election.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal review of deed records pertaining to public access on Breezy Hill Lane pursuant to Section §551.071 (Attorney/Client Consultation)

2. Discussion regarding claim by former police employee pursuant to Section §551.071 (Attorney/Client Consultation)

3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, February 05, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRO TEM HOHENSHELT

VIII. OPEN FORUM

IX. CONSENT AGENDA

p.24 **1.** Consider approval of the minutes from the January 16, 2018 regular city council meeting, and take any action necessary.

p.41 **2.** Consider approval of the minutes from the January 22, 2018 special city council meeting, and take any action necessary.

p.48 **3.** **Z2017-066** - Consider a request by Trent Hyde for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow for a detached garage that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Road, and take any action necessary. **(2nd Reading)**

p.55 **4.** Consider awarding a bid to Utility Truck Equipment Company and authorizing the City Manager to execute a purchase order for a used crane truck in the amount of $125,000 to be funded out of the Water and Sewer Fund, Wastewater Operations Budget, and take any action necessary.

p.57 **5.** Consider awarding a bid to Love Field Chrysler Dodge and authorizing the City Manager to execute a purchase order for a 2018 Police Pursuit Dodge Charger in the amount of $25,736 to be funded out of the General Fund, Police Patrol Operations Budget, and take any action necessary.

p.59 **6.** Consider authorizing the City Manager to execute an amendment to the agreement with PMAM Corporation for Police and Fire Alarm Tracking and Billing services, and take any action necessary.

p.68 **7.** Consider authorizing the City Manager to enter into an agreement with WME for Founders Day headliner entertainment, and take any action necessary.

p.70 **8.** Consider approval of a resolution calling a General Election to be held on Saturday, May 5, 2018 for the purpose of electing City Council Members for Place 2, Place 4, and Place 6, and take any action necessary.

p.76 **9.** Consider approval of a resolution by the City Council of the City of Rockwall, Texas, calling a Bond Election to be held on Saturday, May 5, 2018 within said City; making provision for the conduct of the Election; containing other provisions incident and related to the purpose of this Resolution, and take any action necessary.

X. APPOINTMENTS

p.91 **1.** Appointment with Chris Lynch, Rockwall County Elections Administrator, to hear update regarding new electronic voting system and other items of interest pertaining to countywide elections, and take any action necessary.

2. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

p.93 **3.** Appointment with Park Board Chairman Brad Bassett to hear recommendations regarding potential funding of park initiatives, and take any action necessary.

p.104 **4.** Appointment with Ed Hicks of Clay Cooley Automotive to discuss an alternative to the requirements of S-131 (Ordinance No. 15-05), and take any action necessary.

p.116 **5.** Appointment with Wayne Hunter, PE of RPS Group on behalf Camden Homes to discuss the removal of a portion of a 322.34-acre tract of land from the City of Rockwall's Extraterritorial Jurisdiction (ETJ), allowing the City of Royse City to serve the property to facilitate a mixed-use development, and take any action necessary.

XI. PUBLIC HEARING ITEMS

p.122 **1.** **A2018-001 [A2017-001] (6:00 PM)** – Hold a public hearing to discuss and consider a request by Rick Jones of ADV Rockwall Platinum Property Owner, LLC for the approval of a voluntary annexation of a 4.264-acre tract of land identified as Lot 1, Block 1, Valk Rockwall Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, contiguous to the existing city limits, and take any action necessary.

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p.130 **3.** **Z2017-059** - Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an **ordinance** amending Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary **(1st Reading).**

p.172 **4.** **Z2017-052** - Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary **(1st Reading).**

XII. ACTION ITEMS

p.299 **1.** Hold a Show Cause Hearing to discuss and consider demolition of a dangerous building located at 373 Renee Drive, legally described as Rockwall Lake Estates #2, Lot 1434, and take any action necessary.

p.314 **2.** Discuss and consider a request by David Ellis of Ellis Companies for the approval of a resolution abandoning the right-of-way adjacent to Lot 2, Block A and Lots 4 & 5, Block C, Ellis Centre, Phase Two Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

p.323 **3.** **MIS2018-001** - Discuss and consider a request by Kris Green for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code, for a 0.2421-acre parcel of land identified as Lot 11, Block B, Chandler's Landing, Phase 10, Section 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for residential land uses, addressed as 5626 Cambria Drive, and take any action necessary.

p.331 **4.** **MIS2018-002** - Discuss and consider a request by Kay Uhlig of Sabrina's Flowers and Gifts for the approval of a variance to the district development standards of the SH-205 Overlay (SH-205 OV) District for the approval of a LED message sign on an existing pole sign on a 0.407-acre parcel of land identified as the J. J. Jones Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1903 S. Goliad Street [SH-205], and take any action necessary.

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports

p.343 Building Inspections Monthly Report - December 2017
p.355 Fire Department Monthly Report - December 2017
p.360 Fire Marshal Monthly Report - December 2017
p.362 GIS Monthly Report - December 2017
p.364 Harbor PD Monthly Report - December 2017
p.366 Internal Operations Department Monthly Report - December 2017

p.371 PARD Monthly Report - November 2017
p.377 PARD Monthly Report - December 2017
p.383 Police Department Monthly Report - December 2017
p.386 Quarterly Report for Rockwall Meals on Wheels / Senior Services
p.388 Rockwall Animal Adoption Center Monthly Report - December 2017
p.391 STAR Transit Report - December 2017

2. City Manager's Report

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal review of deed records pertaining to public access on Breezy Hill Lane pursuant to Section §551.071 (Attorney/Client Consultation)

2. Discussion regarding claim by former police employee pursuant to Section §551.071 (Attorney/Client Consultation)

3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.086 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 2nd day of February, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **February 2, 2018**

SUBJECT: **Bond Election May 2018**

Bond Election Resolution

Bond Counsel, Leroy Grawunder, McCall, Parkhurst & Horton has prepared a couple of versions of the resolution calling the bond election for May 2018. As the Council finalizes discussions, resolutions are in the packet to allow for Streets and Parks propositions and or just one proposition for Streets. In addition, more descriptive and less descriptive language can be selected. Bond Counsel will explain how the recent changes in state law regarding failed propositions causes him to lean toward less descriptive language on propositions. IN addition, the dollar amounts are left blank and will be filled in as the Council makes decisions regarding the projects.

Ability to Absorb New Issues as Debt Levels Drop

This information was previously provided to Council and is included here for reference purposes.

Fiscal Year 2019 – $4.7 million dollars
Fiscal Year 2020 – $9.1 million dollars running total $13.8million
Fiscal Year 2021 – $9.6 million dollars running total $23.4million
Fiscal Year 2024 – $2.6 million dollars running total $26.0million
Fiscal Year 2026 – $6.6 million dollars running total $32.6million
Fiscal Year 2027 – $20.5 million dollars running total $53.1million
Fiscal Year 2028 – $6.9 million dollars running total $60.0million

Impact of Accelerated Issuance – Increased Assessed Values

In order to accelerate the issuances to attempt to complete the road improvements over a five-year rather than a ten-year period could at first analysis require a potential 6-cent tax rate increase. Various scenarios have been run which looked at value increases from a minimum of 5% annually to a maximum of 8% in the early years. The most recent five-year average is 8.63% so these increases should be more than conservative enough for this purpose. This level of value growth should allow the City to either issue the debt for $60million in projects within 7-8 years rather than 10 years or provide opportunity for an additional $20-$25million of additional debt during the 10 year period without a tax rate increase.

For each additional $1million to be issued we would assume $78,000 per year in debt service payable over twenty years. The current assessed value allows the City to fund approximately $500,000 in debt service per penny on the tax rate. This factor will improve as assessed values increase. All of the scenarios that have been run anticipate keeping the debt rate near its current amount of 17.82 cents which is about 40% of the city's current rate.

Conclusion

Looking at a number of scenarios its seems very likely that the City should be able to absorb $60million in new debt within 7-8 years or issue an additional $20million above this level without a tax rate impact. A desire on the part of future Councils to either further accelerate project timelines or pursue other projects could cause a need for a higher debt rate which could result in a tax rate increase.

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Brad Griggs, Assistant City Manager**

FROM: **Andy Hesser, Parks and Recreation Director**

DATE: **January 31, 2018**

SUBJECT: **APPOINTMENT WITH PARK BOARD CHAIRMAN BRAD BASSETT**

At the January 22nd special Council meeting, Park Board Chairman Brad Bassett presented a request that Council consider including certain park projects on the proposed upcoming bond election ballot. After much discussion, Council asked that the Park Board provide additional detail regarding their requests. To facilitate that direction, Park Board held a special meeting on Monday January 29th and voted unanimously of the four present that Council consider the following for the upcoming bond election:

- Phase 2 neighborhood parks construction - $ $2,200,000
- Renovations of Myers ballfields and Yellowjacket ballfields - $1,500,000
- Authorize funding a feasibility study for an athletic complex in this year's budget for consideration of a bond program at the next possible general election.
- Consider funding the completion of concept plans for the remaining identified projects in the 2017 Strategic Plan (Alma Williams Howard Park, a south community, The Lakeside Park and The Lakes of Squabble Creek)

I have included a summary of what was discussed for the neighborhood park phase 2 construction that identifies suggested parks, amenities and associated costs. The spreadsheet lists the cost estimates to renovate and light Myers ballfields to game and tournament quality as well as lighting the fields at Yellowjacket and additional parking. There are also maps of each proposed neighborhood park that show the boundaries and existing amenities.

Mr. Bassett will be available to present the Park Board recommendations. Staff will be available to answer any questions.

Northshore Park - District 4		**$450,000.00**
	1/3 mile trail loop	
	Drinking fountain with dog bowls	
	25'x35' Pavilion	
	Site furniture	
	2 Covered picnic stations	
	4 acres of irrigated turf	
Lakes of Squabble Creek - District 9		**$600,000.00**
	Playground area	
	8'concrete trail	
	Fishing pier and kayak launch	
	Wildlife viewing area	
Hickory Ridge - District 11		**$100,000.00**
	Off street parking - 25 spots	
	Play area for 2-5 year olds	
Stone Creek - District 5		**$110,000.00**
	Basketball court	
	9-hole disc golf course	
	Drinking fountain by the court	
Breezy Hill - District 7		**$365,000.00**
	1,200 LF of 10' Concrete Trail Along John King	
	1,850 LF of 8' Concrete Trail to connect park to John King along creek	
	Off street parking - 25 spots	
	Drainage, retaining walls and culverts	
Fontanna - District 22		**$360,000.00**
	1/3 mile Trail loop	
	25'X35' Pavilion	
	2 Covered Picnic stations	
	Site furniture	
	Drinking fountain	
	Playground for 2-5 year olds	
	Bermuda seed and irrigation expansion	
Phase 2 Neighorhood Park Subtotal		**$1,985,000.00**
Design Fees		**$198,500.00**
TOTAL		**$2,183,500.00**

Yellowjacket Fields		**$650,000.00**
	Add lighting to three fields	
	Add asphalt parking for approximately 50-75 spaces	
Myers Fields		
	Add lighting to two fields	**$850,000.00**
	Renovate two fields to game quality irrigated turf and skinned infields	
	Install new fences for two fields	
	Irrigate two fields	
Ballfield Upgrades Subtotal		**$1,500,000.00**
BALLFIELD UPGRADES AND PHASE 2 PARKS TOTAL		**$3,683,500.00**
	*Includes 5% per year for two years cost escalation	**$4,061,060.00**

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City of Rockwall
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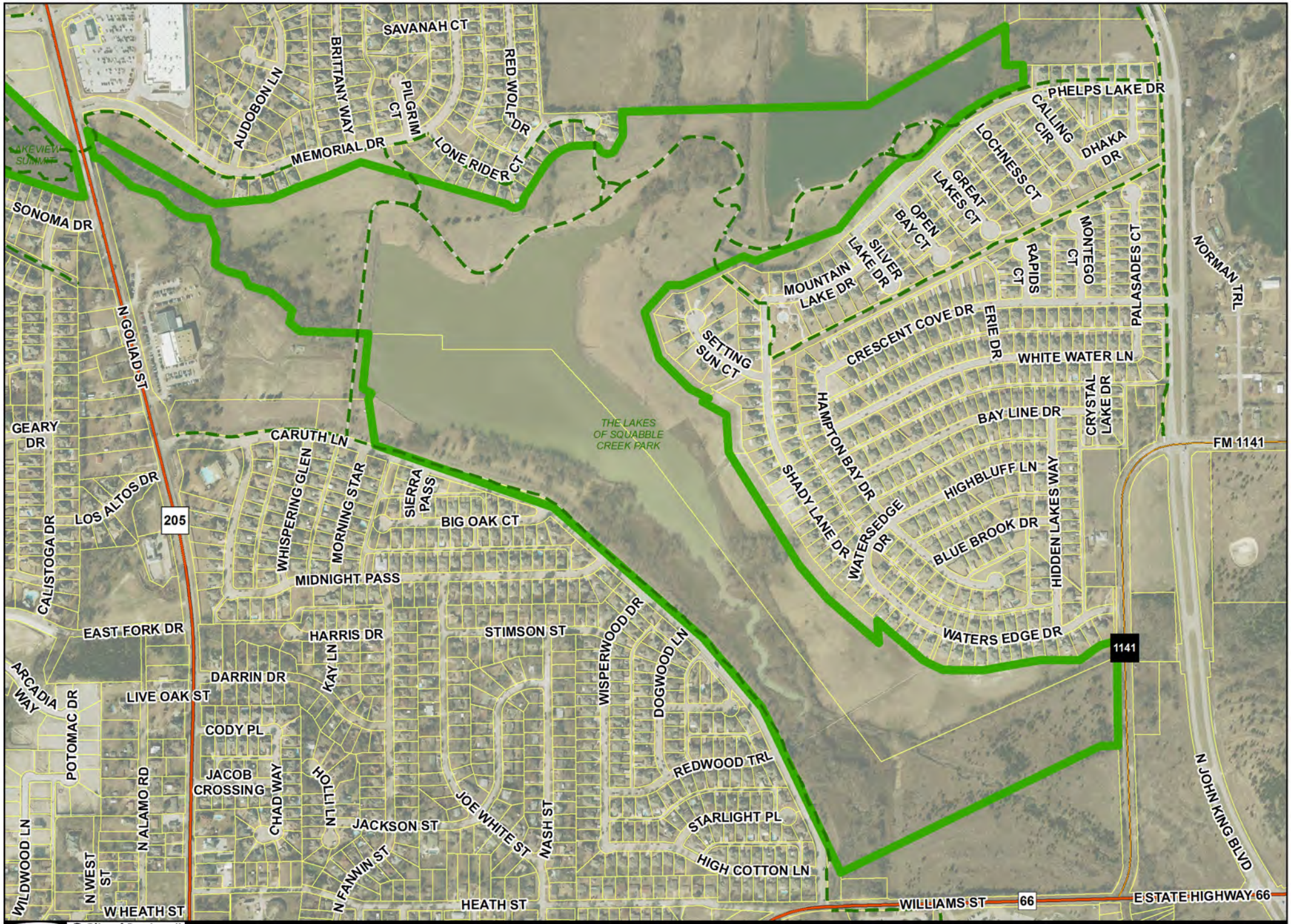
0 20 40 80 Feet

Date: 1/26/2018

NORTHSHORE PARK

16



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0 140 280 560 Feet

Date: 1/31/2018

THE LAKES OF SQUABBLE CREEK PARK 17



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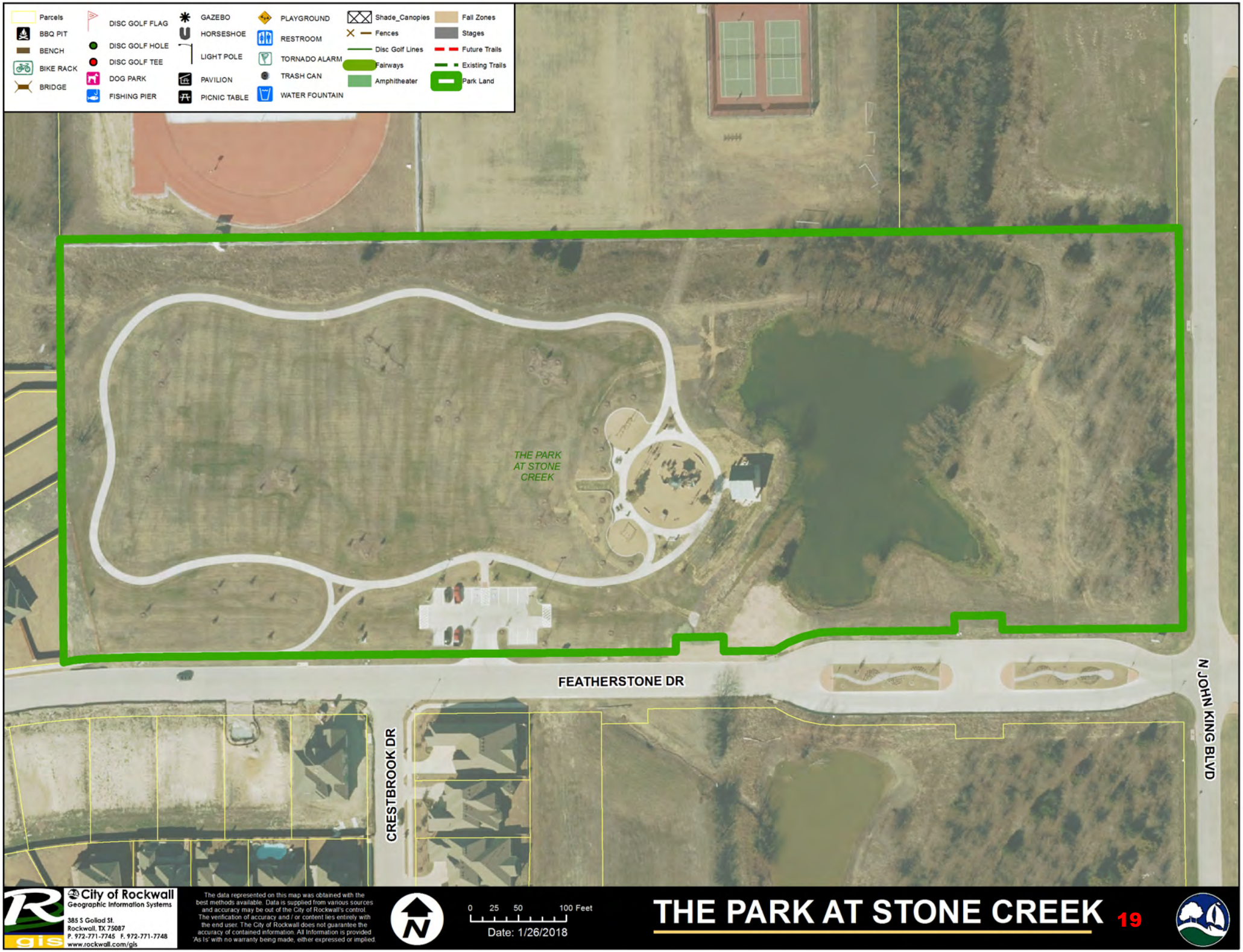
0 37.5 75 150 Feet

Date: 1/26/2018

THE PARK AT HICKORY RIDGE 18



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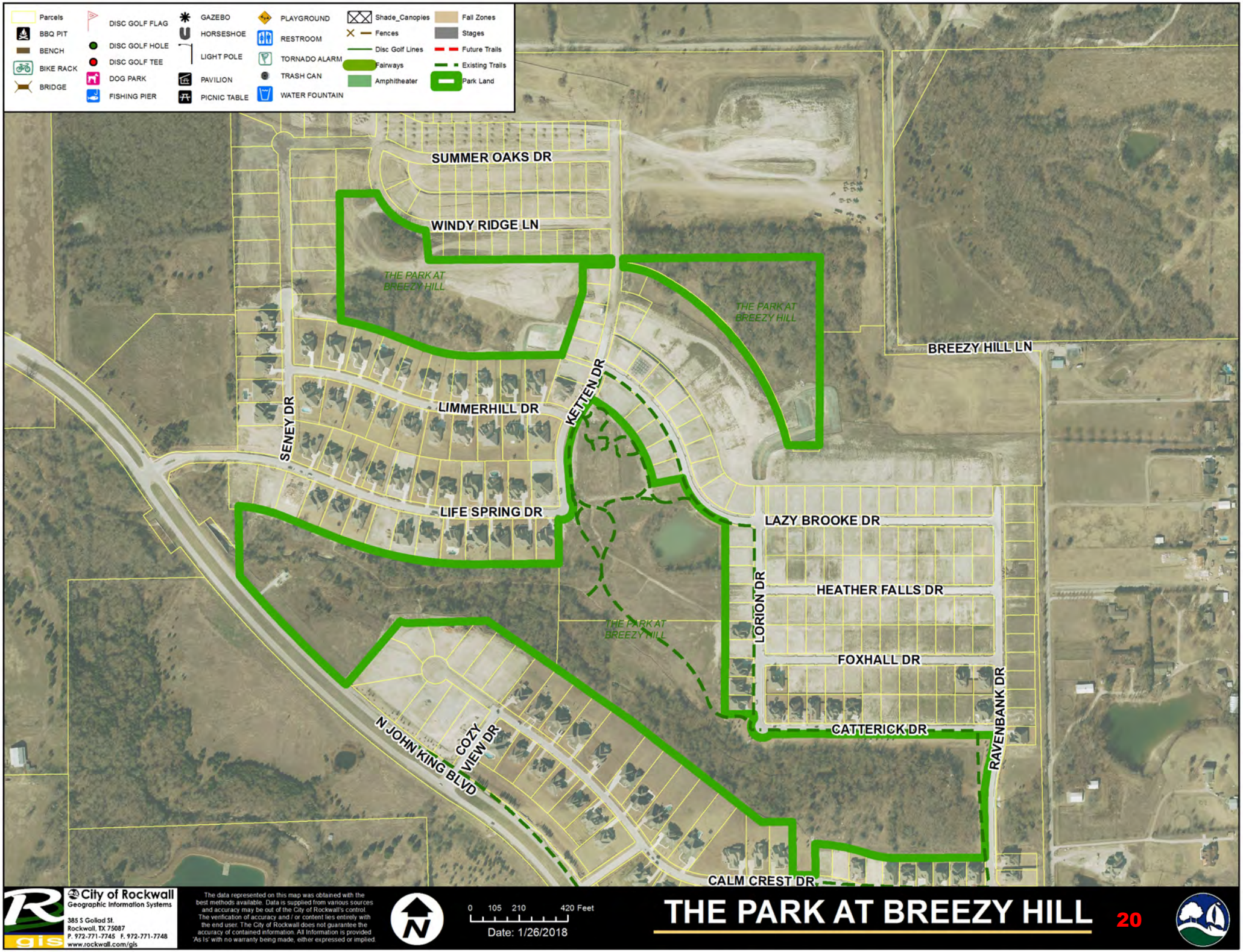
0 25 50 100 Feet

Date: 1/26/2018

THE PARK AT STONE CREEK



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0 105 210 420 Feet

Date: 1/26/2018

THE PARK AT BREEZY HILL

20


LIMMERHILL
KETTEN
LAZY BROOKE
LIFE SPRING
SENEY
Future Trail
1752.25 linear ft
Current Trail
1197.28 linear ft
JOHN KING
JOHN KING
COZY VIEW
CALM CREST
Legend
Parcels
Park Land
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0 70 140 280 Feet
1 inch = 241 feet
Breezy Hill Trails Exhibit
21



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0 15 30 60 Feet

Date: 1/26/2018

FONTANNA PARK

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23

MINUTES
ROCKWALL CITY COUNCIL
Tuesday, January 16, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the public meeting to order at 4:00 p.m. Present were Mayor Jim Pruitt and Council Members Dana Macalik, Mike Townsend, Kevin Fowler, Bennie Daniels and Dennis Lewis. Also present were City Manager Rick Crowley and Assistant City Managers Mary Smith and Brad Griggs. Absent from the meeting were Mayor Pro Tem John Hohenshelt and City Attorney Frank Garza.

II. WORK SESSION

1. Hold a work session to consider potential capital improvement projects associated with future bond election.

Andy Hesser, Director of Parks and Recreation for the city, came forth and gave a presentation to Council concerning, in part, ball fields, tournaments and associated revenue and costs. He also provided Council with details concerning potential capital improvement projects related to park improvements and ball fields. Lengthy discussion about ball fields, including revenues and expenditures related to the city-run sports program(s) ensued. The Council also discussed if and how to potentially put forth bond propositions related to ball fields so that voters have an opportunity to express for what, if anything, they are willing for the city to assume debt over in order to provide those programs and/or facilities.

Current chairman of the city's Park Board, Brad Bassett, came forth to speak to the Council concerning these matters. He commented on the potential advantages and disadvantages of limiting city-run sports programs to only kids who live within the city (versus allowing kids from surrounding cities / areas to also participate). He generally expressed the belief that limiting sports programs to only kids who live within the city would result in a notably diminished program quality.

Discussion ensued regarding road-related improvement needs and associated (estimated) costs. Mr. Bassett spoke briefly about the logic that the Park Board utilized when putting forth a recommendation to the Council to possibly put forth a bond proposition for $1.75 million to make improvements ("build out") seven neighborhood parks throughout the city, pointing out that the Park Board believed that the 'finish out' of these parks would afford a lot of "bang for your buck" if it were to be approved in a bond election.

Mayor Pruitt pointed out that other groups within the city have approached him recently, expressing a desire for the Council to consider bond election propositions related to their own causes as well (i.e. music groups, "the arts" groups, theater groups, etc.).

Joey Boyd, Director of Internal Operations, then briefed the Council on municipal airport-related capital improvement projects and associated, estimated costs for possible inclusion in a bond election. Dwight Royall, current chairman, (1995 Hidden Valley (address)) of the Airport Advisory Board, then came forth and addressed the Council. He explained that, upon original formation of the board, the board was charged with (1) creating rules and regulations for the airport and its use and (2) getting the airport (financially) 'in the black.' He pointed out

that both objectives have since been accomplished and positive progress has been made. Mr. Royall went on to share the advantages, benefits and importance of a city / municipal airport. He pointed out that some of the airport-related improvements may possibly be accomplished through a matching grant(s). Mayor Pruitt expressed apprehension about potentially forcibly condemning Mr. Jack Athey's land (who currently owns the land necessary to potentially expand / lengthen the existing runway). It was pointed out that the city already has money set aside to pay its portion of acquiring the land (with TXDOT Aviation providing matching grant funds). General indication was given by Council that it would like staff and the city attorney to make some inquiries to TXDOT Aviation and also to look into current state and federal laws associated with possibly condemning the property in question.

The Council took no action as a result of the work session discussions.

Mayor Pruitt then read the below listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:16 p.m.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding (re)appointment of city council subcommittees and board liaisons - Fire Dept. Pension Board - pursuant to Section §551.074 (Personnel Matters).
2. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).
3. Discussion regarding legal review of deed records pertaining to public access on Breezy Hill Lane pursuant to Section §551.071 (Attorney/Client Consultation)
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

Mayor and Council adjourned from Executive Session at 5:46 p.m.

V. RECONVENE PUBLIC MEETING (6:00 P.M.)

Mayor Pruitt reconvened the public meeting at 6:00 p.m. with six of the seven council members being present (Hohenshelt was absent).

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Councilmember Townsend moved to reappoint Councilmember Fowler to the city's Fire Pension Board. Councilmember Lewis seconded the motion, which passed by a vote of 6 in favor with 1 absent (Hohenshelt).

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER TOWNSEND

Councilmember Townsend delivered the invocation and led the Pledge of Allegiance.

VIII. PROCLAMATIONS / AWARDS

1. Rockwall Citizens on Patrol Appreciation Day

Mayor Pruitt called forth Rockwall Police Chief, Kirk Riggs. He then read and presented a proclamation recognizing the Rockwall Citizen Police Academy Alumni Association and the Citizens on Patrol volunteers. The volunteers then presented the mayor with a(n oversized) "check," (ceremonial only) representing the $204,000 that the volunteers saved the city this past year.

IX. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time. There being no one indicating such, Mayor Pruitt then closed Open Forum.

X. CONSENT AGENDA

1. Consider approval of the minutes from the January 2, 2017 regular city council meeting, and take any action necessary.

2. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 4, Alcoholic Beverages, Article II. Permits, Sections 4-23 and 4-25 to provide for a fee schedule in accordance with current fees prescribed by the TX Alcoholic Beverage Commission and to repeal the local Biennial Administrative Processing Fee, and take any action necessary. **(2nd Reading)**

3. **P2017-066** - Consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a preliminary plat for the Whisper Rock Subdivision containing 28 single-family lots on a 9.477-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3231 Ridge Road, and take any action necessary.

4. **P2017-068** - Consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W. Ladera, LLC for the approval of a preliminary plat for Lot 1, Block A, Ladera Rockwall being a 28.011-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

5. **P2017-070** - Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Robert S. Whittle for the approval of a final plat for the Highlands Subdivision containing 46 single-family residential lots on a 11.655-acre tract of land identified as Tract 2 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located at the northwest corner of the intersection of SH-66 and FM-1141, and take any action necessary.

Councilmember Lewis moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, and 5). Councilmember Townsend seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING CHAPTER 4, ALCOHOLIC BEVERAGES, ARTICLE II. PERMITS, SEC. 4-23 AND SEC. 4-25 TO PROVIDE FOR A FEE SCHEDULE IN ACCORDANCE WITH CURRENT FEES PRESCRIBED BY THE TEXAS ALCOHOLIC BEVERAGE COMMISSION; REPEAL OF BIENNIAL ADMINISTRATIVE PROCESSING FEE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absent (Hohenshelt).

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Johnny Lyons, current chairman of the city's Planning & Zoning Commission, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's council meeting agenda. The Council took no action as a result of the briefing.

2. Appointment with the Historic Preservation Advisory Board (HPAB) Chairman to discuss and answer any questions regarding cases on the agenda and related issues, and take any action necessary.

Daniel Nichols, current chairman of the city's HPAB, came forth and briefed the Council on recommendations of the Board relative to Action Item #1 on tonight's meeting agenda. Following brief comments, the Council took no action as a result of Mr. Nichols' briefing.

Mayor Pruitt then reordered the agenda to address Action Item #1 next.

3. Appointment with Doug Galloway of Cooper General Contractors to discuss and consider a request to change Article IV, Permissible Uses, of the Unified Development Code to allow the "Brewery or Distillery (Excluding Brew Pubs)" land use through a Specific Use Permit (SUP) in the Downtown (DT) District, and take any action necessary.

Planning Director Ryan Miller provided brief, introductory comments pertaining to this appointment item, indicating that Council has been provided with a memo outlining the details of this request. He indicated that currently, the city "allows, by right" a brewery or distillery to be located within both light industrial and heavy industrial zoning areas.

Doug Galloway
3508 Edgewater
Dallas, TX

Cory and Eva Cannon
1280 Highland Drive
Rockwall, TX

Mr. Galloway indicated that he has had a predevelopment meeting with the city's Planning Director and team. He generally expressed that they have a desire to open a brewery or distillery in the downtown area.

Mr. Cannon shared that he and his wife are both Rockwall homeowners and business owners. He went on to state that they would like to put a 13,000 square foot brewery and tasting room. They desire for it to be a family and community friendly place. They believe that it will positively contribute to tourism. He expressed that the do not desire to be located in an industrially zoned area because they want to be more connected to the downtown area and the community. Also, they want to utilize the facility as a rental event space. Mrs. Cannon expressed that it would not be a bar and that they too have concerns about drunk driving. Furthermore, they will not be open late and will plan to close no later than 9:00 p.m. The business will brew beer for distribution as well as onsite consumption.

Mayor Pruitt expressed concern about this business and its location, as he fears it will operate more like a bar. Councilmember Daniels expressed that he has viewed downtown as a family-friendly area, and he does not personally feel as though this type of business fits in well with that theme. Councilmember Fowler suggested that the Cannon's meet with the downtown merchants to get input from them about this concept.

Following the discussions, Council took no action pertaining to this agenda item.

4. Appointment with Jacob Boan with Suntex Marinas to discuss and consider a request to sublease regarding the Chandlers Landing Marina, and take any action necessary.

Brad Griggs, Assistant City Manager, indicated that Jacob Owen and Chris Petty are with Suntex Marinas, which operates the marina at Chandler's Landing. They have submitted a request for consent to sublease the property to operate under a real estate investment trust.

Jacob Owen
6406 Lakecrest Drive
Sachse, TX

Chris Petty
6086 Dripping Springs
Frisco, TX

Mr. Owen explained that they would like the city to consider approval of a consent to sublease. He explained that this Chandlers Landing Marina sublease would be with a fully owned and controlled entity of Suntex, and it would include the ship store, fuel station and boat rental operation at that location. He explained that this structure is required by the IRS. He shared that there would be no change in management or day-to-day operations should this request be approved. Brief discussion took place pertaining to the advantages that Suntex would experience as a result of operating as a real estate trust. Mayor Pruitt expressed concern that Suntex is potentially "running off" sailboats in favor of speed boats, and that some patrons have told him Suntex does not even have any sailboat rental space available any longer. Mr. Petty shared that the market, in large part, has driven the trend towards sail boats having less and less of a presence in the boat manufacturing market. Brief discussion took place pertaining to potential advantages and disadvantages of the city approving this request. Indication was given that the city's attorney has reviewed and commented on the agreement. Following the comments, Councilmember Lewis moved to approve Suntex's request for a

sublease agreement at Chandler's Landing Marina. Councilmember Townsend seconded the motion, which passed by a vote of 6 in favor with 1 absent (Hohenshelt).

XII. PUBLIC HEARING ITEMS

1. **P2017-046** - Hold a public hearing to discuss and consider a request Theresa Briones for the approval of a replat for Lots 1 & 2, Block A, Briones Addition being a 0.25-acre parcel of land identified as portion of Block 7 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 905 N. Alamo Street, and take any action necessary.

Mr. Miller shared that this property is located within the N. SH-205 overlay district between West and Alamo Streets. It is zoned SF-10, and the applicant is requesting to subdivide the lots. The city's Planning & Zoning Commission has reviewed this request and issued a recommendation of approval (by a vote of 7-0). Since this is not a zoning case, property owners within 200' (rather than 500') were notified of this request. One notice was received back in favor, and one notice was received back today.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak. There being no one indicating such, he then closed the public hearing. The applicant was not in attendance.

Councilmember Townsend moved to approve P2017-046. Councilmember Lewis seconded the motion, which passed by a vote of 5 in favor, 1 against (Pruitt) and 1 absent (Hohenshelt).

2. **Z2017-052** - Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary **(1st Reading).** ***[Postponed to Monday, Feb. 5, 2018]***

Mayor Pruitt indicated that this case is being postponed until the February 5, 2018 city council meeting. Mr. Miller explained that this case has been delayed, in part, due to the Planning & Zoning Commission requesting some additional information. No action was taken.

3. **Z2017-065** - Hold a public hearing to discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) for a restaurant with a drive-through or drive-in on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. The applicant is requesting approval of a Specific Use Permit (SUP) for a *restaurant, 2,000 SF*

or more, w/ drive-through **[*i.e. Chick-Fil-A*]. The proposed restaurant is ~2,200 SF and situated on a 0.656-acre tract of land [*i.e. Lots 1 & 2, Block A, Billy Peoples #1 Addition*], is zoned General Retail (GR) District, and is addressed as 1902 & 2000 S. Goliad Street [SH-205].**

On December 12, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-037*], a restaurant with a drive-through, on the subject property. Subsequently, the City Council approved variances associated with the approved site plan on December 18, 2017. After the approval of the submitted site plan, staff recognized that the subject property was located in a General Retail (GR) District and would require a Specific Use Permit (SUP) for a restaurant greater than 2,000 SF with a drive-through facility. Staff should note that although the approval of a Specific Use Permit (SUP) is discretionary to the Planning and Zoning Commission and the City Council, there currently exists several other restaurants with drive-throughs [*e.g. Taco Casa, Braum's, and Chicken Express*] located adjacent to the subject property and that are zoned General Retail (GR) District.

On December 28, 2017, staff sent 39 notices to property owners and residents within 500-feet of the subject property. Additionally, staff notified the Waterstone Homeowner's Association which is the only Neighborhood Associations/HOA's located within 1,500-feet of the subject property. Since the time tonight's meeting packet was sent out, staff did receive back one notice in favor of the request and a signed petition in opposition of the request from an adjacent property owner. The Planning & Zoning Commission did recommend by a vote of 7-0 to recommend approval of this request. With regards to the parking spaces, Councilmember Townsend asked if a traffic impact study / analysis was conducted. Mr. Miller generally indicated that, no, one was not performed. He then went on to explain under what circumstances a traffic impact analysis would be conducted.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time.

Brian Berry (Mayor of the City of Heath (2 Essex Court Heath, TX)) came forth and addressed the Council concerning this public hearing item. He shared that he is the property owner just west of this property (an office building that houses two tenants). He generally asked the Council to consider calling for a traffic analysis to be conducted, especially since this is a new and unique zoning-related 'use' for the city. He would also like to know how many employees this restaurant will employ, as this will impact the allotted parking spaces, including the number of handicapped spaces. He would also like to require a fence to keep parking associated with this property separate from parking located at adjacent properties / businesses. He is not opposed to Chick-fil-A; however, he suspects this may lead to a traffic nightmare at this location. He has concerns about access to this new Chick-fil-A as well as the additional 'wear and tear' it will put on the parking lot, including his own parking lot. His comments generally seemed to express concern and potential opposition to this request.

The applicant then came forth to address the Council concerning this request. At this point, she simply introduced herself - Priya Acharya with Weir and Associates (the civil engineer firm working on behalf of Chick-fil-A).

Mario Smajli
1422 Murphy Drive
Rockwall, TX

Mr. Smajli, owner of Luigi's (the restaurant located adjacent to this property), came forth to address the Council concerning this request. He generally spoke in opposition to the Council

approving this request. He has various concerns, especially related to the parking and ingress/egress associated with vehicles that will patron this 'drive thru only' restaurant. He pointed out that there is no easement at the rear of his property, and he feels strongly as though people will be walking to the restaurant, and utilizing the back of his property to get to and from. He pointed out that them doing so will be considered 'trespassing,' and, if anyone gets hurt on his property, he will get sued. This will cause his insurance costs to skyrocket. He pointed out that a lady in a wheelchair previous did just that and sued him. So, it is a very real concern. He also has concerns about where the 18-wheeler truck(s) will make deliveries to this Chick-fil-A restaurant, as he believes they will utilize his property to do so. He believes that a traffic study should be conducted. He explained that he is a patron of Chick-fil-A and has no problems with the business itself; however, the existing Chick-fil-A on the north side of town has proven to have a huge traffic problem, and it has choked out at least one or two adjacent businesses over there due to the very high traffic volumes. He is opposed to the Council approving this SUP and strongly encouraged the Council to not approve this item.

With regards to planning and zoning related public hearing items in the city in general, Councilmember Lewis pointed out that the city goes above and beyond that which is required in the Texas Local Government Code. He explained that state law requires notification of property owners and businesses located within 200'; however, the city notifies those within 500' and also notifies adjacent homeowner's associations (within 1,500').

Mayor Pruitt explained that city staff initially made a mistake, as staff inadvertently believed that this type of business was "allowed by right" at this location. He shared, however, that if the process had ensued as it actually should have, then staff and the public may well have not known that this particular restaurant was going to be a Chick-fil-A restaurant.

John McKenzie
9796 FM 1565
Terrell, TX

Mr. McKenzie came forth and expressed opposition to approval of this request because he believes the parking is going to be a real issue as well as traffic congestion. He stated that he generally reiterates everything that Mario previously stated.

Bruce Foith
1087 Shady Lane Drive
Rockwall, TX

Mr. Foith generally expressed that he believes there are better locations within the city that this drive-thru Chick-fil-A restaurant could go in. He indicated that locating a Chick-fil-A in the north part of town, for example, would be much better. He believes that the traffic and parking will be a nightmare at this particular location, and he empathizes with Mario. He stated that if he were an adjacent business owner, he would be really upset too.

Linda Diaz
1935 Copper Ridge Circle
Rockwall, TX 75032

Ms. Diaz expressed that she and her family also own a business in the Hobby Lobby shopping center (All Sports). She believes the traffic flow in and out of a Chick-fil-A restaurant at this location will be a large problem. She shared that she has received a lot of feedback on social

media regarding placement of a Chick-fil-A restaurant at this location. She generally expressed opposition to the Council approving this request.

Mrs. Karen Caramanica
503 Windsor Way
Rockwall, TX

Mrs. Caramanica came forth and expressed that she and her husband moved to Rockwall years ago and that they live in the north part of town. She expressed concern about traffic in Rockwall, in general, as growth has rapidly taken place within the city. She expressed strong opposition to the Council approving this request. She firmly feels that this is not at all a good location and that traffic, especially after school dismisses, will be very heavy.

Mr. John Caramanica
503 Windsor Way
Rockwall, TX

Mr. Caramanica came forth and shared that he has watched the town grow from a two stop sign town to a real traffic nightmare. He questions why a traffic study has not been conducted. He believes that this particular intersection already has a lot of congestion, and putting in a Chick-fil-A at this intersection would only exasperate the traffic problems and would pose more safety concerns. He feels that a wall should be built around this location to keep cars and people from adversely impacting Mario's restaurant and parking next door. He is concerned about growth continuing to rapidly occur and an insufficient water and road infrastructure to support it. He generally expressed strong opposition to the Council approving this request.

Michael Hunter
220 W. Quail Run Road
Rockwall, TX

Mr. Hunter expressed that he offices up north near the other Chick-fil-A. He has observed that traffic at that location backs up substantially. He believes that will be the same case at this location. He urged the council to look at this with some common sense. He generally believes that staff and council should help Chick-fil-A possibly locate a better site elsewhere.

Tim Mosley
466 Chippendale Drive
Heath, TX 75032

Mr. Mosley came forth and provided comments to the Council concerning this request. He shared that he currently owns and operates the existing Chick-fil-A restaurant on Ridge Road. He spoke about his knowledge the Chick-fil-A as a company works very closely with their engineers on site drawings and locations, and he does believe they know what they're doing. He suspects they may be doing this "drive thru only" concept in an effort to take some of the volume off of the Ridge Road Chick-fil-A. He pointed out that every business owner wants to place a business in a location that is busy in order to be successful, to make money, and to be able to give back to the community. Councilmember Lewis asked Mr. Mosely if his location's delivery trucks are 18-wheelers or panel trucks. Mr. Mosley shared that the delivery trucks are all different sizes and they often come in the middle of the night (four of his six regular deliveries take place at night).

The applicant (Priya Acharya) then came forth again to address the Council. She pointed out that this 'drive thru only' Chick-fil-A concept will be the third of its kind in this area. One is located in Dallas on Cockerel Hill, and another one is about to be placed near Love Field in Dallas. She pointed out that the facility at this particular Rockwall location will be substantially smaller in size than the other two locations. Also, she pointed out that this location will have two drive thru lanes that narrow down to just one, ultimate line.

Mayor Pruitt asked Ms. Acharya if Chick-fil-A will consider building a wrought iron fence to separate this site's parking from the adjacent parking lot. Ms. Acharya shared that, if doing so is a condition of approval, she feels as though Chick-fil-A would consider doing so. Ms. Acharya shared that a traffic impact study was not performed because the city did not require one.

Discussion took place related to the Council possibly remanding this topic back to the Planning & Zoning Commission for further evaluation.

Mayor Pruitt expressed that it he does believe there will be a parking problem, as about 13 spaces will be occupied by employees, two will be handicapped spaces, and that will only leave perhaps 2 spaces for patrons to park. He suggested that Chick-fil-A may want to speak to adjacent property owners about potentially establishing a parking agreement so that employees will have a place to park. Councilmember Townsend generally expressed concerns about the limited number of parking spaces, traffic flow and traffic congestion. Discussion took place pertaining to the "drive thru only" Chick-fil-A location in Dallas on Cockrell Hill.

Ms. Acharya generally shared that Chick-fil-A strives to be a good steward and positively contribute to the community.

Mayor Pruitt then closed the public hearing.

Councilmember Lewis moved to approve Z2017-065 with the caveat that they work with staff to develop a fence around the property. Councilmember Townsend seconded the motion.

Following brief comments by Mayor Pruitt, Councilmember Lewis withdrew his motion, and Councilmember Townsend withdrew his second.

Mayor Pruitt moved to deny Z2017-065 without prejudice and instruct Chick-fil-A to work on dealing with the traffic, dealing with the fence, and dealing with the parking (where their employees will park, perhaps through a parking agreement). Councilmember Macalik seconded the motion, which passed by a vote of 5 in favor, 1 against (Townsend) and 1 absent (Hohenshelt).

4. **Z2017-066** - Hold a public hearing to discuss and consider a request by Trent Hyde for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow for a detached garage that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Road, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information concerning this agenda item. He generally indicated that this applicant had a previous SUP request that came before the Council back in October and was essentially denied "with prejudice." So, he has made some changes to his original application and is now returning to seek Council's approval. He changed his request from an accessory building to a detached garage, and he plans to incorporate a concrete foundation, roll-up door and a 3' masonry wainscot. The proposed garage is a metal, detached garage that will be 700' feet and will be situated behind the primary structure. Notices were sent out to property owners and residents located within 500', and nearby HOAs (homeowners associations) were also notified. Staff received back 8 notices in favor and 1 notice in opposition. In addition, the city's Planning & Zoning Commission has voted 6-1 to recommend approval of this SUP request.

Trent Hyde then came forth and briefly addressed the Council regarding his proposed structure. He mainly focused on size of the property, indicating that it is actually significantly larger than SF-10 designation would make it seem. He explained that he is unable to get the same brick as his house; however, he is planning on utilizing Austin stone. He further explained that he plans to move the existing 2,000' Morgan building that is currently located along the property line. He explained that he will move it to the rear of the property (the southwest corner), 12' away from the property line.

Following additional comments regarding the other, existing structure, Mayor Pruitt moved to approve Z2017-066 with the stipulation that the existing accessory building be moved as required and discussed. Councilmember Fowler seconded the motion. After additional comments, the ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A DETACHED GARAGE THAT DOES NOT MEET THE MINIMUM REQUIREMENTS, ON A 0.830-ACRE TRACT OF LAND ZONED SINGLE-FAMILY 10 (SF-10) DISTRICT AND IDENTIFIED AS THE WILSON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 in favor with 1 absent (Hohenshelt).

5. **Z2017-067** - Hold a public hearing to discuss and consider a request by Katherine Crane for the approval of an **ordinance** for a zoning change from a Single Family 10 (SF-10) District to a Residential-Office (RO) District for a 0.210-acre parcel of land identified as Lot 17, Block 14, Highwood Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 302 W. Kaufman Street, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller explained that the applicant is seeking to change the zoning from SF-10 to a "residential office district" designation instead. The purpose is for the applicant to be able to establish a counseling business within her residence. If it is approved,

the applicant will need to go through the proper site plan process to ensure there will be adequate parking and ADA requirements are met. Notices were sent out to property owners and residents within 500', and nearby HOAs within 1,500' were also notified. One notice was received back in favor of the request, and the city's Planning & Zoning Commission has recommended denial of the request by a vote of 7-0. So, approval of this item will require a ¾ majority vote of Council.

Mayor Pruitt then opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing and invited Ms. Crane (the applicant) to come forth. Ms. Crane then showed the Council photographs of her home's location and briefly explained why she is seeking this change in zoning.

Following Ms. Crane's comments, the Council took no action pertaining to this public hearing item.

6. **P2017-067** - Hold a public hearing to discuss and consider a request by Blake Sudduth of R-Delta Engineers, Inc. on behalf of Peter Muhl of Rockwall Habitat for Humanity for the approval of a replat for Lots 1 & 2, Block A, Lamar Street Habitat No. 1 Addition being a 0.22-acre parcel of land identified as Lot I, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 801 Lamar Street, and take any action necessary.

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. The applicant would like to subdivide the property and establish two lots. Property owners located within 200' were notified, and one notice was received back in favor of the request. In addition, the city's Planning & Zoning Commission has voted 7-0 to recommend approval of this item. Mayor Pruitt then opened the public hearing. There being no one wishing to come forth and speak, the mayor then closed the public hearing. Councilmember Lewis moved to approve P2017-067. Councilmember Townsend seconded the motion, which, after brief comments pertaining to the adjacent roadway, passed by a vote of 6 in favor with 1 absent (Hohenshelt).

XIII. ACTION ITEMS

1. Discuss and consider a request by Natalee Davenport appealing a decision by the Historic Preservation Advisory Board (HPAB) concerning the denial of a Certificate of Appropriateness (COA) for a Medium Contributing property, being a 0.24-acre parcel of land identified as a portion of Lot 1 of the Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 902 N. Goliad Street, and take any action necessary.

Planning Director Ryan Miller provided background information concerning this agenda item. He explained that on December 21, 2017, the Historic Preservation Advisory Board (HPAB) denied a request by Natalee Davenport for a Certificate of Appropriateness (COA) by a vote of 4-0, with Board Members Odom, Bowlin and Clark absent. As part of the motion, the HPAB stated that the proposed single pane glass windows and deck were not in keeping with the historic nature of the property, and did not conform to the Historic Preservation Guidelines contained in Appendix D of the Unified Development Code (UDC). In response to this finding, the applicant submitted a request to appeal the HPAB's decision to the City Council. According to the city's Unified Development Code, if a COA is denied by the HPAB "…the applicant may appeal to the City Council by filing a written notice with the Historic Preservation Officer within ten (10) business days after the decision of the board. In

considering an appeal, the sole issue before the City Council shall be whether the board erred in its decision. The City Council shall consider the same standards and evidence that was considered in making the decision. Appeal to the City Council constitutes the final administrative remedy." Should the City Council find that the HPAB erred in its decision the applicant will be permitted to keep the improvements as is and will be required to submit a building permit to the Building Inspections Department. Should the City Council find that the HPAB acted within its purview, the applicant would be required to remove the improvements from the property and will be prohibited from submitting a COA application -- *requesting the same changes to the property* -- for a period of one (1) year from the date of the City Council's decision unless [*1*] the City Council denies the request without prejudice or [*2*] the HPAB waives the time period due to a change in circumstances.

Natalee Davenport
1640 Coastal Drive
Rockwall, TX 75087

Ms. Davenport came forth with her current contractor and addressed the Council concerning her request. Ms. Davenport generally explained to the Council the various improvements that she has made to the property since she assumed ownership. She indicated that she and her contractor had no intentional malice in removing the windows and replacing them with new ones and with constructing the deck. The contractor spoke, indicating that when he took over the job, he thought he was performing work under the original permit that was pulled by the initial contractor, and he did not know that said permit had already been closed out and he needed to pull a new permit. He went to the city that same day and pulled a new permit. The gentleman indicated that the purpose of constructing the deck is so that the business may utilize it as an entertainment area for its clients.

Mayor Pruitt explained that the Council's job tonight is not to decide on if the work that has been performed so far is legitimate or not. The Council's job, instead, is to make a decision regarding if the city's Historic Preservation Advisory Board, made a mistake in its ruling or not.

Discussion ensued regarding Ms. Davenport having originally purchased the property when it was designated by the city as a "landmark property;" however, the city thereafter downgraded the property to a "medium contributing" property (historic-wise). This, Mr. Miller explained, because of work that the previous owners had done without having received approval from the city.

Councilmember Lewis asked if the Council has an ability to remand this issue back to the HPAB at this point. Mr. Miller shared that, no, the Council actually does not have the ability to do so under these particular circumstances and under the city's current regulations.

Councilmember Lewis moved to approve the HPAB's denial without prejudice. Councilmember Daniels seconded the motion, which passed by a vote of 6 ayes with 1 absent (Hohenshelt).

Following discussion of this item, Mayor Pruitt then reordered the agenda to address Public Hearing item #3 next.

2. **SP2017-041** - Discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a variance to the parking requirements and an exception to the material requirements in conjunction with an approved site plan for an addition to an existing facility on an 18.875-acre

tract of land identified as Lots 1, 2 & 3, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary.

Planning Director Ryan Miller provided brief background information pertaining to this agenda item. He generally explained that this request pertains to an expansion of Rayburn County Electric Cooperative, as the applicant will be addition two, additional buildings which will be built behind the existing building and will create and a sort of "campus feel" to their existing structure. A new office building and a new warehouse are part of this request, and the applicant is seeking two variances – one related to a reduction in the minimum parking requirements and one related to 50% cementous materials requirement. The applicant is seeking to receive approval of a combination of tilt wall and a type of hardiboard. Both buildings will require approval of these variance requests. The Architectural Review Board has reviewed this request, and the ARB did ultimately approve the variance requests. In addition, the city's Planning & Zoning Commission has unanimously recommended approval of these requests as well.

Mike Malone (the architect) came forth and provided brief comments to the Council concerning these requests. He explained that the buildings will be built to withstand tornadic winds, and they will have very strong windows.

Councilmember Fowler asked some questions pertaining to the adjacent neighbors, flood plain and treed area. He wants to be sure that the neighbors to the south will not be bothered by the addition of these two, new buildings. Mr. Malone shared that he believes there will be a pretty good buffer in place.

Councilmember Lewis moved to approve SP2017-041, including the parking and masonry (materials) variance. Councilmember Fowler seconded the motion, which passed by a vote of 6 in favor with 1 absent (Hohenshelt).

3. **SP2017-042** - Discuss and consider a request by Bob Leimberg of Clayco Construction on behalf of Alan Yu of Lollicup USA, Inc. for the approval of exceptions and variances in conjunction with an approved site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item, indicating that this is located within Phase 2 of the Technology Park. The first three variance requests – related to the natural stone requirement; the seven architectural elements otherwise required in the overlay district; and the positioning of the loading docks (they will be visible from the public right-of-way) - will require a ¾ supermajority vote of Council for approval. They are also seeking variances (requiring simple majority votes of Council) related to a reduction in the number of parking spaces (they say they only need 206 based on the maximum number of employees per shift). Also, they're seeking an exception to the tilt wall materials that will be utilized on the buildings. Finally, they are seeking variances to the city's horizontal and vertical articulation requirements. The city's Architectural Review Board has

reviewed the proposed articulation / elevations twice. Ultimately, the ARB recommended approval, and the city's P&Z Commission also recommended approval.

Mayor Pruitt then made a motion to approve the variance requests that require the ¾ majority approval of Council (the ones related to the following: the 20% stone requirement; the architectural elements; and utilizing of landscaping rather than the 10' masonry wall for screening). Councilmember Lewis seconded the motion, which passed unanimously of those present (Hohenshelt absent).

Mayor Pruitt then moved to approve the remaining variance requests pertaining to: lowering the minimum parking spaces required; to allow for the building to be constructed with tilt wall; and not meeting the city's vertical and horizontal articulation requirements. Councilmember Lewis seconded the motion, which passed by a vote of 6 ayes with 1 absent (Hohenshelt).

4. Discuss and consider authorizing the City Manager to negotiate a Guaranteed Maximum Price (GMP) contract addendum with Dean Construction for the SH 66 Boat Ramp improvements not to exceed $468,150 to be funded by matching grant from Texas Parks and Wildlife Department, and take any action necessary.

Parks Director, Andy Hesser, briefed the Council on this agenda item. Public bids were open on Friday, and this GMP document was submitted thereafter. It is believed that this amount will be sufficient and allow for a "contingency" of about $15,000. Councilmember Townsend moved to authorize the City Manager to negotiate a Guaranteed Maximum Price contract addendum with Dean Construction for the SH 66 Boat Ramp improvements not to exceed $468,150 to be funded by matching grant from Texas Parks and Wildlife Department. Councilmember Lewis seconded the motion, which passed by a vote of 6 ayes with 1 absent (Hohenshelt).

5. Discuss and consider authorizing the City Manager to negotiate a contract with Bellingham Marine, Inc. for The Harbor boat dock repairs in the amount of $359,394.62, to be funded from the general fund and reimbursed by insurance claim funds, and take any action necessary.

Parks Director, Andy Hesser, provided brief comments to the Council pertaining to this agenda item. He generally indicated that insurance proceeds will cover these costs. Following additional, brief comments, Councilmember Townsend moved to authorize the City Manager to negotiate a contract with Bellingham Marine, Inc. for The Harbor boat dock repairs. Councilmember Lewis seconded the motion, which passed by a vote of 6 ayes with 1 absent (Hohenshelt).

6. Discuss and consider (re)appointments to the city's Main Street Advisory Board, and take any action necessary.

Councilmember Macalik moved to reappoint the following Main Street Advisory Board Members to serve an additional two year term on the MSAB: Terry Gregory, Claudette Hatfield, Evan Matteson and Daniel Nichols. Mayor Pruitt seconded the motion, which passed by a vote of 6 ayes with 1 absent (Hohenshelt).

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding (re)appointment of city council subcommittees and board liaisons - Fire Dept. Pension Board - pursuant to Section §551.074 (Personnel Matters).

2. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).

3. Discussion regarding legal review of deed records pertaining to public access on Breezy Hill Lane pursuant to Section §551.071 (Attorney/Client Consultation)

4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not reconvene in Executive Session following the close of the public meeting agenda.

XVI. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 10:01 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 5th DAY OF FEBRUARY, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

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MINUTES
ROCKWALL CITY COUNCIL
SPECIAL CITY COUNCIL MEETING

Monday, January 22, 2018, 5:00 PM
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the meeting to order at 5:10 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem John Hohenshelt, and Council Members Dana Macalik, Mike Townsend, Kevin Fowler, Bennie Daniels and Dennis Lewis. Also present were City Manager Rick Crowley and Assistant City Managers Mary Smith and Brad Griggs.

II. WORK SESSION

1. Hold a work session to consider potential capital improvement projects associated with future bond election.

Mayor Pruitt began the work session discussion. He provided a broad overview of the capital improvement-related discussions that have taken place on the part of the Council for the last couple of years. He generally indicated that an Engineering study has been completed that shows the city in desperate need of addressing roadway replacement and/or repairs. As such, the Council began evaluating the possibility of calling a bond election to address some of these needs. The mayor shared that if the city spends $60 million on roadway improvements, it can issue that debt over a period of 10 years without raising city taxes. He expressed that he is not in favor of a tax increase. He acknowledged having heard from the park board representatives and airport board representatives as well as other groups within the city (i.e. theater and orchestra groups) expressing additional needs; however, he is not in favor of raising taxes at this point. Instead, he prefers that this bond election solely focus on road-related projects.

Councilmember Daniels generally expressed the belief that citizens should have an opportunity to vote on additional projects (such as ball fields) and decide on their own if they do or do not wish for their taxes to be raised in order to pay for those things. Councilmember Townsend expressed agreement with Councilmember Daniels' sentiments in this regard. He pointed out that a recent parks and recreation survey showed that the citizens are really interested in having additional ball fields. In addition, regarding other projects (such as the airport), he also does not have a desire to raise taxes. He shared that the city is right on the cusp of not being able to absorb costs pertaining to additional, large projects within the regular city budget. He does believe that the voters should be able to decide what they are willing to pay for.

Councilmember Macalik also expressed opposition to raising taxes, indicating that she is most concerned about the city's infrastructure and roadways. She believes that a lot of the

roadway and infrastructure improvements are way overdue, acknowledging that $120 million could easily be spent on roads and infrastructure because there are so many needs.

Mayor Pruitt clarified that the Council will not be taking action this evening; however, the hope is to make a definitive decision by the February 5 city council meeting if possible.

Councilmember Fowler inquired about the finish out of the neighborhood parks, asking if the city could come up with a means by which these parks could be prioritized and what sort of amenities would need to be included. Assistant City Manager Brad Griggs indicated that public hearings would need to be held with residents in those particular neighborhoods in order to determine what amenities they would like to see in their neighborhood park(s). Brief comments were made pertaining to the north lakeside park. Indication was given that Rockwall will need to further work with the City of Dallas in order to establish additional interlocal agreement for some of the property along the lakeshore. However, he expressed, the city could begin developing the area that extends out about 3,500 feet beyond Dalton Road.

Councilmember Hohenshelt suggested that the Council systematically address the various CIP-related topics one at a time (i.e. roads first, parks next, the airport after, etc.).

Councilmember Fowler acknowledged that the city's true roadway-related needs far exceed $60 million. However, that is the dollar amount that would mean taxes won't have to be raised.

Assistant City Manager Mary Smith briefed the Council on the process that would ensue if a bond election was successful. She shared that the $60 million would be issued over time; as only a limited number of projects can take place at one time over the course of the ten years. She shared that the estimates that have been made concerning "project management" may be inflated and may therefore allow for some 'wiggle room.'

Councilmember Hohenshelt proposed that any bond proposition related to streets be increased to $90 million. He suggests this because there will be a cost escalation, and that will need to be factored in, and the numbers we are working with are already two years out-of-date. He then shared details regarding the tax rate of various other cities within the Metroplex. Of the half a dozen or so cities he mentioned, Rockwall's city tax rate was the lowest. He seems to express that a tax rate increase may be necessary in order to address aged and failing infrastructure. Furthermore, he does not believe that Rockwall citizens would necessarily balk at the need for a tax rate increase if it were related to improving roadways.

Lengthy discussion ensued pertaining to how much debt should potentially be proposed in a bond election and the associated, possible tax implications if certain amounts of debt were to be approved for issuance by voters. Mrs. Smith generally indicated that there are a lot of variables that come into play when attempting to make such predictions, such as future sales tax and property tax revenues, among other things.

Councilmember Fowler expressed concern about the potential that a $90 million debt issuance proposal in a bond election could fail and not be approved by voters. Then, the

city will be forced to wait for three years before a subsequent roadway-related bond election could be held.

Councilmember Macalik shared that she has taken time over the last couple of months to visit with some local constituents to discuss their feelings on potentially having their taxes raised – if not substantially – in order to address roadway improvements. She expressed that about 80% of those with whom she spoke seemed to express they would be in favor of that, especially because they are so frustrated with our city's roadways.

Mr. Crowley shared that staff could bring forth a resolution for the Council to consider at the February 5 regular city council meeting that reflects $90 million in debt issuance for roadways and then prepare estimates with regards to issuing that debt over a period of 10 years or more (attempting to estimate the amount of time over which the debt could potentially be issued without taxes having to be raised).

Mr. Crowley cautioned the Council on possibly being too specific in bond proposition language with regards to roadway repairs versus expansion(s) of roadways.

Mr. Crowley indicated that staff will move forward with bringing forth an election order for the Council to consider at its next meeting. At Council's direction, he will ensure to be relatively non-specific on the language that is utilized in the election order, including the proposed bond proposition language.

Additional discussion then ensued (again) pertaining to the existing tax rate, possible tax rate increases and associated implications, especially pertaining to the possibility that bad economic times could possibly occur over the course of the next ten years. The governor's and lieutenant governor's tax rate caps were also discussed.

Mr. Crowley pointed out that needed drainage improvements have also been put forth to the Council for consideration and discussion as part of this work session. Mrs. Smith shared that if a brand new roadway is being built, the cost of putting in water/sewer infrastructure can be spent as part of the new roadway installation. However, if new water/sewer infrastructure is needed on an existing roadway, the cost has to be taken out of water/sewer funds, and doing so would affect rates.

City Engineer Amy Williams pointed out the various drainage-related projects that have been identified within the city. Mayor Pruitt urged the Council to consider which of these sorts of projects, if any, may be the city's responsibility to fix. The Council generally expressed a desire to perhaps evaluate drainage-related projects as part of a future bond election (not this one in May 2018), as they believe that more information on these projects is needed and more discussion is necessary.

Mayor Pruitt recessed the meeting, calling for a break at 6:32 p.m.

Mayor Pruitt called the meeting back to order at 6:50 p.m.

Mr. Crowley then engaged the Council in discussions pertaining to possible park-related capital improvement projects. Mayor Pruitt generally asked the Park Board chairman, Brad Bassett, to consider having the Park Board further prioritize and attempt to solidify

additional details pertaining to amenities that may need to be included in finishing out the various neighborhood parks throughout the city.

Councilmember Lewis expressed that our city's ball fields have been subpar ever since he moved to Rockwall in 1993. Therefore, residents living in Rockwall leave our city to go to other cities to have their kids play ball, resulting in those residents spending their money elsewhere. Also, Rockwall is not able to attract tournaments, which would also result in additional tax dollars. He believes that Rockwall is a "baseball town," and our city is notably subpar when evaluated against other cities to which we often compare ourselves. Councilmember Lewis generally expressed a desire to put ball fields on the ballot and allow voters to decide whether or not they want to spend tax dollars on them. Assistant City Manager, Brad Griggs, shared that ball fields have traditionally been among the top five priorities of the city over the last several years.

Councilmember Townsend shared that a lot of things are not easily quantifiable – for example, 'quality of life' and 'open space.' He believes that Parks are key to maintaining quality of life. In addition, the city has been discussing lake side parks for years, and he believes that citizens are interested in lake side parks. Furthermore, he pointed out that a "ball fields" project is the only project that will actually bring revenue into the city.

Mr. Crowley expressed that the city's bond counsel would need to verify this; however, he believes that park-related bond propositions could be put forth as separate items or as one, combined item.

Councilmember Macalik suggested that perhaps the Council might consider putting forth the lake side park as one, stand alone bond proposition and then put forth, for example, ball fields as a separate bond proposition on the ballot.

Councilmember Hohenshelt pointed out that bond projects are associated with capital expenditures; however, additional maintenance-related expenses will invariably impact the budget in general (i.e. mowing, lighting, general maintenance and upkeep, etc.). He generally expressed a desire for the Park Board to do some additional work in order to provide additional information to the Council.

Councilmember Townsend recommended that the Council consider putting forth a bond proposition that contains both a lake side park and an athletic (ball fields) complex.

Mayor Pruitt expressed concern about the parks and recreation-related projects not yet having been sufficiently evaluated. He suggested that parks related items should potentially be placed on the next uniform election date (rather than on an election this May).

Councilmember Townsend pointed out that the Council did not allocate funding in this year's budget to allow for parks and recreation related projects to be studied in more depth (i.e. hiring a consultant to assist with estimated costs, possible amenities, etc.).

Mayor Pruitt expressed that he is not in favor of spending tax payer dollars to build a ball field complex so that a lot of players who do not live in our city can come into our city and utilize those facilities.

Councilmember Townsend expressed strong support for the Council putting forth to the voters a proposition(s) that would allow voters to decide on increasing ball field capacity within the city. He believes that the existing league is not growing, and, as a result, it eventually will fail.

Mayor Pruitt expressed a desire for the Council to figure out how to prioritize the needs of all organizations within the city (i.e. theater groups, baseball, soccer, 'the arts,' etc.).

Mr. Crowley clarified that the Park Board will work on bringing forth additional, more concrete details pertaining to potential bond-related projects between now and the next city council meeting.

Councilmember Hohenshelt urged Mr. Bassett, Park Board chairman, to consider bringing back to the Council for consideration a specific bond proposition dollar amount, as well as more specifics about what benefits each project might possibly afford (i.e. if we spend "x amount of dollars" on ballfield enhancements, "x number of additional teams" may be served).

Mayor Pruitt expressed concern about park-related bond projects perhaps being "rushed" for inclusion on this upcoming May's uniform election date. He feels that more time is needed to study the projects, and more thought needs to be put into them without rushing forward with placing them on a bond election ballot.

Discussion ensued related to possibly authorizing money to be spent on hiring consultants to perform a study in order to help the Park Board further evaluate the needs and associated costs. Mr. Crowley shared that existing money is in the city's Rec Development fund that could be utilized to further evaluate these park-related needs. Indication was given that the city manager will spend money (within his spending limits) to hire a consultant to work with staff and the Park Board to bring back some additional information between now and the next scheduled city council meeting.

Joey Boyd, Director of Internal Operations, and Dwight Royall, current Chairman of the city's Airport Advisory Board, then discussed capital expenditure-related needs pertaining to the city's municipal airport. It was pointed out that a lot of the project needs at the airport could be accomplished through 'matching grant funds' potentially available through the federal government. Mr. Boyd suggested updating the cost estimates. Mayor Pruitt shared that he has reservations with possibly condemning someone's property and purchasing it if the city is not going to end up actually using it. Mr. Crowley cautioned that staff and the Airport Board will need to be sure that TXDOT Aviation rules are carefully followed. Mr. Royall proposed a meeting with a subcommittee of the Council, Airport Advisory Board members (or a subcommittee of the board) as well as the person at TXDOT Aviation who is responsible for land acquisition. Mr. Royall urged the Council to move forward with starting the process of acquiring the land because he believes doing so will demonstrate to TXDOT Aviation that the City of Rockwall is serious about moving forward. Mr. Crowley suggested that Mr. Griggs, Mr. Boyd, and Mr. Royall meet with the TXDOT Aviation land acquisition representative and then report back to the Council thereafter. Mr. Royall pointed out that there are several airport hangars that will, in the short term, will end up reverting to the city and generating some off-setting revenue.

Mayor Pruitt expressed the belief that TXDOT may likely not fund smaller airports like Rockwall's in the future, especially since the funds they have available have become limited.

Mayor Pruitt again expressed a desire for the Council to, at some point, consider the needs of other groups within the city, such as "the arts" groups (theater, orchestra, etc.). Mr. Crowley indicated that staff will be happy to work with any / all of those groups. Mayor Pruitt shared that The Rockwall Summer Musicals, the Rockwall Community Playhouse and the Rockwall Philharmonic Orchestra are the groups to which he is referring. Councilmember Fowler wonders what the level of interest is that Rockwall citizens have in these sorts of groups. Mr. Crowley indicated that a citizen survey has not been conducted in a number of years, so it is not certain. Councilmember Fowler is interested in knowing what our citizens value as far as facility-related needs. Mr. Crowley pointed out that the city itself also has building related CIP needs (i.e. police station, city hall expansion, etc.).

Councilmember Daniels pointed out that the organizations Mayor Pruitt has mentioned (i.e. theater groups) are currently privately funded; whereas, the other facilities that the Council has been speaking about are related to publicly-funded programs (i.e. the city's sports / ball fields program and the municipal airport).

Councilmember Fowler expressed that he is nearly convinced that the Council will only be able to logically vote on putting forth road-related CIP projects on a bond election within the next eighteen working days.

Mayor Pruitt shared that perhaps the city council should consider establishing a CIP citizen committee in the future to evaluate other, future bond election projects. Councilmember Hohenshelt shared that he too believes that only road-related projects should be put forth to voters on a May 2018 bond election.

The Council took no formal action as a result of these work session discussions.

III. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 8:10 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 5th DAY OF FEBRUARY, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

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CITY OF ROCKWALL

ORDINANCE NO. 18-11

SPECIFIC USE PERMIT NO. S-184

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A DETACHED GARAGE THAT DOES NOT MEET THE MINIMUM REQUIREMENTS, ON A 0.830-ACRE TRACT OF LAND ZONED SINGLE-FAMILY 10 (SF-10) DISTRICT AND IDENTIFIED AS THE WILSON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Trent Hyde for the approval for a Specific Use Permit (SUP) for the purpose of constructing a detached that does not meet the minimum masonry requirements as stipulated by the Unified Development Code (UDC), situated on 0.830-acre tract of land, zoned Single-Family 10 (SF-10) District, and being identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, addressed as 218 West Quail Run Road, and being more specifically depicted in *Exhibit 'A'*, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal detached garage that does not conform to the minimum masonry requirements and maximum size requirements for detached garages in a Single-Family 10 (SF-10) District as stipulated by Subsection *2.1.2, Residential and Lodging Use Conditions,* of Section 2, *Use Standards*, of Article IV*, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 3.4*, Single-Family 10 (SF-10) District,* of Section 3*, Residential Districts*, of Article V*, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the following operational conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the construction of a detached garage on the subject property, and conformance to these operations is required for continued operation:

1) The detached garage shall generally conform to the site plan depicted in *Exhibit 'B'* and building elevations depicted in *Exhibit 'C'* of this ordinance.

2) The detached garage shall not exceed a maximum size of 900 SF.

3) The detached garage shall not exceed a maximum overall height of 15-feet.

4) The subject property shall have no more than two (2) accessory buildings.

5) The detached garage is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF FEBRUARY, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: January 16, 2018

2nd Reading: February 5, 2018

Exhibit 'A':
Survey

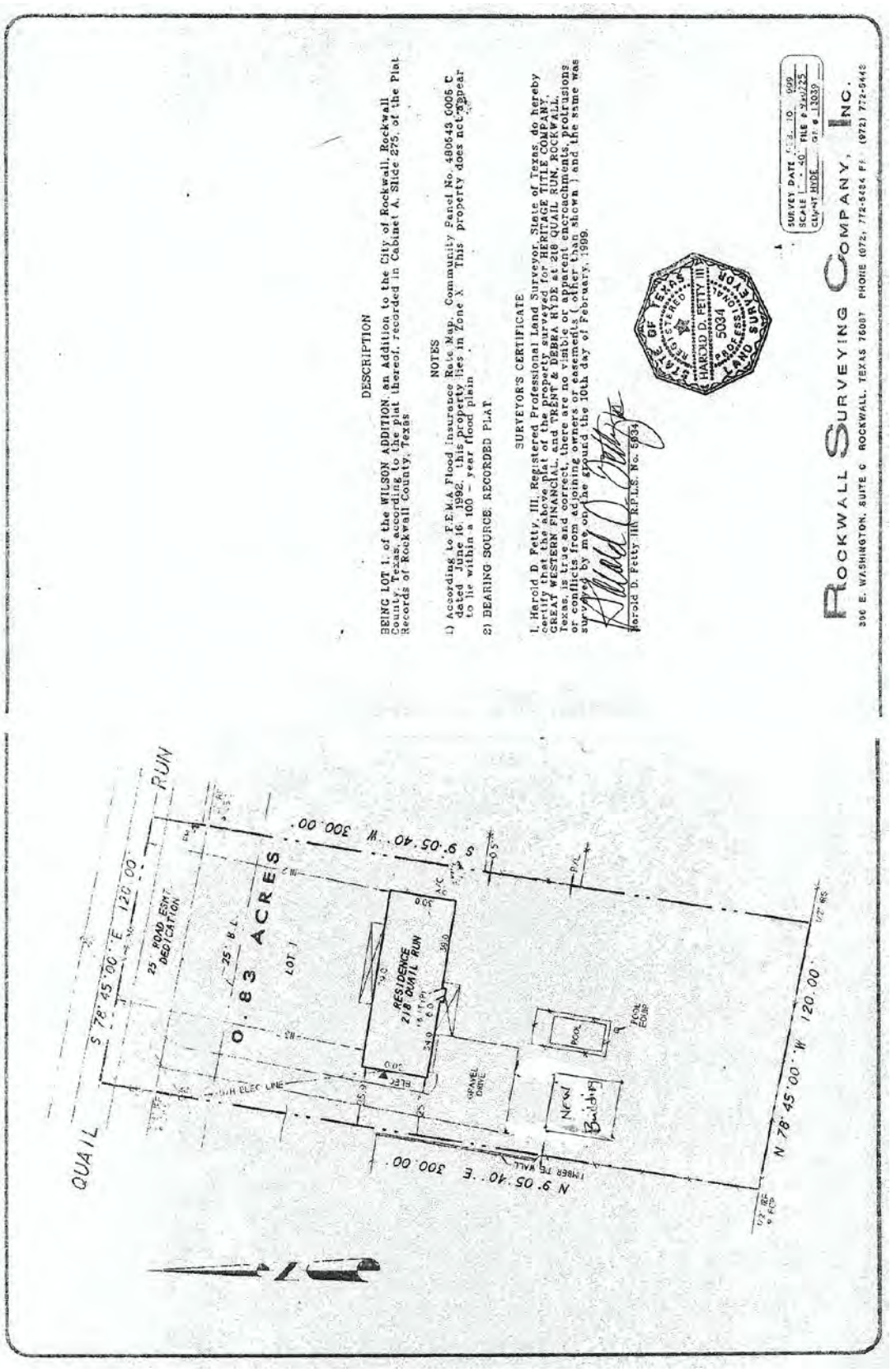


Exhibit 'B':
Concept Plan

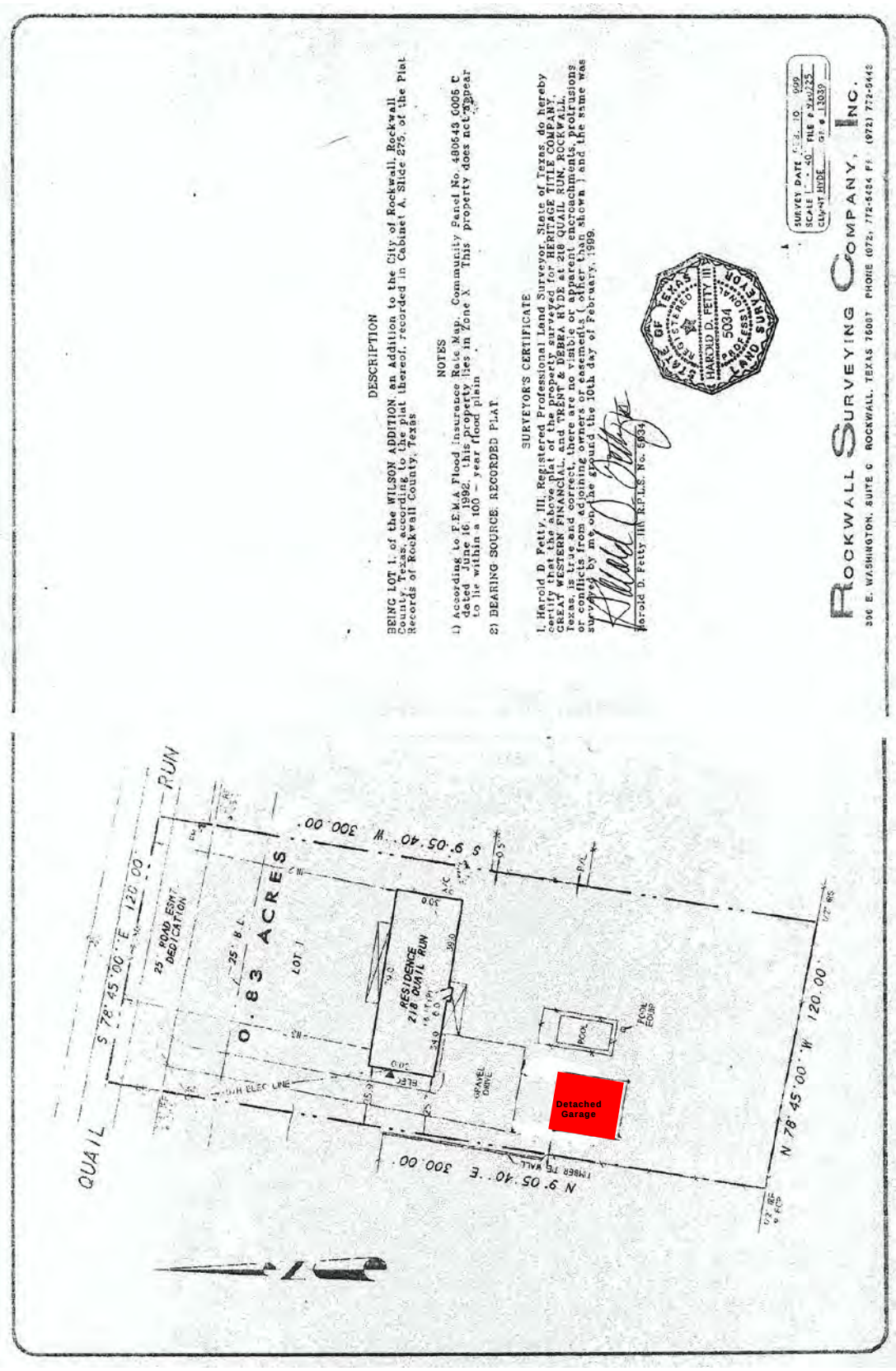
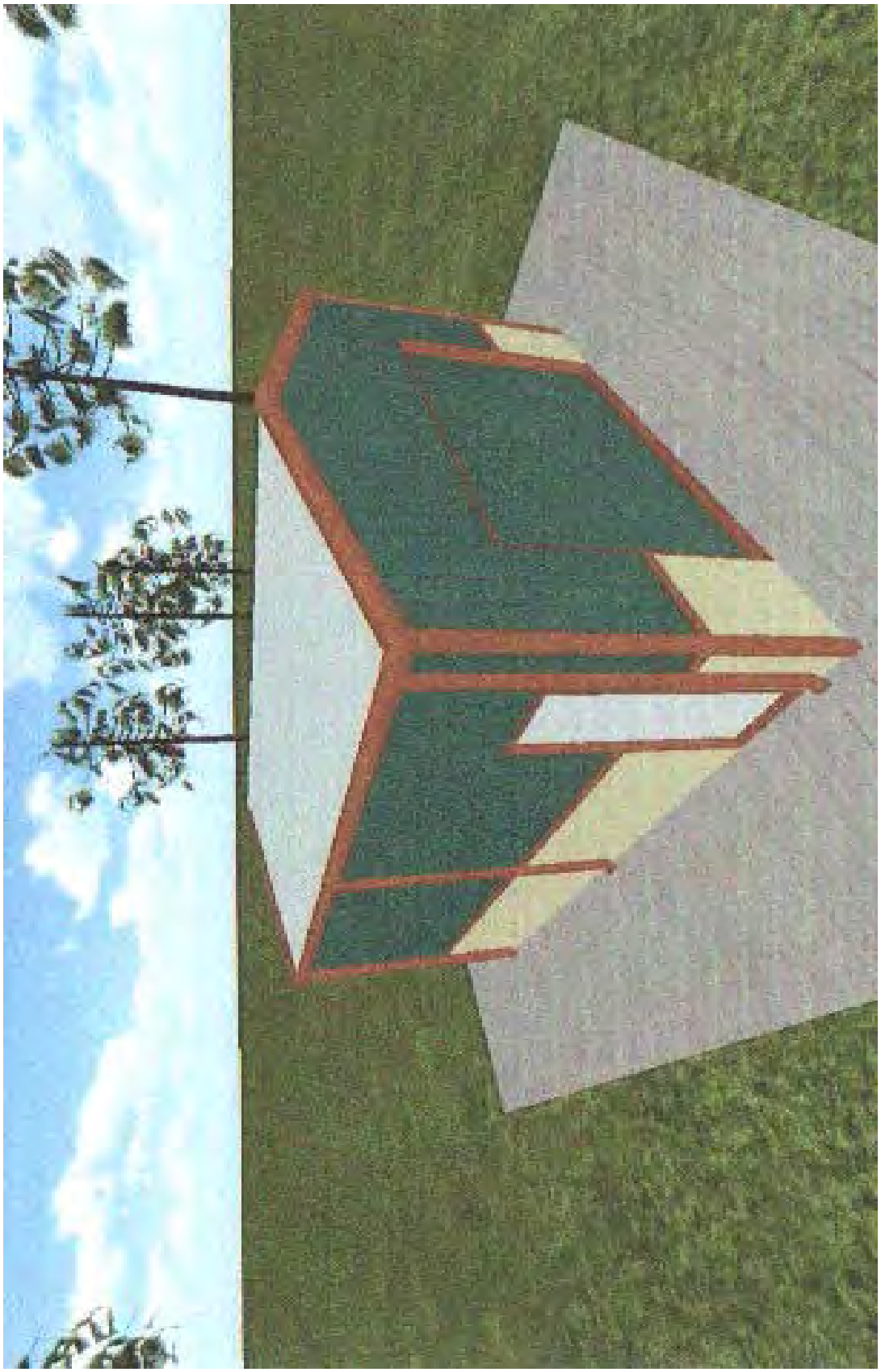


Exhibit 'C':
Concept Building Elevations



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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **January 26, 2018**

SUBJECT: **Purchase of a used Crane Truck**

Approved in the Water & Sewer Fund, Wastewater operating budget is $125,000 to purchase a used crane truck. Request for Sealed Proposals were solicited this January to find a used crane truck from dealers who mainly buy and sell used construction/utility vehicles and equipment. One bid was received from Utility Truck Equipment Company (UTEC) located in Waco. Their truck bid met our specifications and the bid price of $125,000 was within budget.

The proposed truck is a 2016 model Ford F750 chassis with 8,557 miles. Installed on the chassis is a Knapheide Custom Crane Body and a Venturo 8K Hydraulic Crane. UTEC offered a 12-month warranty on the chassis, bed and all equipment. This truck was used only by UTEC for demo purposes. Staff physically inspected the truck and its equipment for specification compliance and were completely satisfied. This truck listed for approximately $139,478 (new condition) in 2016.

For Council consideration is the bid award to UTEC for the used crane truck for $125,000 and authorize the City Manager to approve a purchase order for the purchase of this truck.

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City of Rockwall
The New Horizon

MEMORANDUM

To: **Rick Crowley, City Manager**

From: **Lea Ann Ewing, Purchasing Agent**

Date: **January 31, 2018**

Subject: **Replace Police Patrol Charger**

Recently one of our 2014 model Police Patrol Chargers was involved in an accident. TML has examined this vehicle and declared it totaled. TML has paid the City $17,388 as settlement. Staff would like to replace this Charger.

A new 2018 model pursuit Charger meeting specifications has been located at Love Field Chrysler Dodge for $25,736. This vehicle is available for purchase through the Dallas County purchasing cooperative contract #802913. As a member and participant in this cooperative program, the City has met all formal bidding requirements pertaining to the purchase of this new vehicle.

For Council consideration are 1) a budget amendment increase of $8,400 in General Fund, Police Patrol Vehicle budget for the difference needed to purchase the new Charger, 2) the bid award to Love Field Dodge and 3) authorizing the City Manager to execute a purchase order for this new vehicle.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Kirk Riggs, Chief of Police**

DATE: **January 31, 2018**

SUBJECT: **PMAM Amendment to Agreement**

Attached for your review and consideration is an Amendment to Agreement for Police and Fire Alarm Tracking and Billing services with PMAM Corporation. We entered into our original contract with PMAM in November of 2008. City Attorney Frank Garza and I have both reviewed this agreement and are satisfied with its content.

PMAM has offered to increase the City's ratio from 44% to 60%, and reduce PMAM to 40% of the total revenue collected annually.

Council is asked to consider authorizing the City Manager to approve the revised agreement with PMAM Corporation.

AMENDMENT TO AGREEMENT

THIS AMENDMENT TO AGREEMENT is made and entered in the City of Rockwall on March 1, 2018, by and between the CITY OF ROCKWALL, a municipal corporation, herein referred to as City, and PM AM CORPORATION, hereinafter referred to as Contractor.

WITNESSETH:

WHEREAS, on November 6, 2008 the City entered into an Agreement with Contractor for contact services in connection with the City of Rockwall's Alarm Ordinance, per Ordinance No. 08-62; and

Whereas, the City desires to extend the term of the Agreement for an additional 5 years and Contractor has mutually agreed.

NOW THEREFORE, in consideration of their mutual promises, obligations and covenants hereinafter contained, the parties hereto agree as follows:

1. The initial term of this Agreement shall be for a period of five (5) years commencing on March 1, 2018 and ending on the day immediately preceding the fifth anniversary of the Contract Implementation Date. Upon the expiration of the Initial Term, this Agreement shall be subject to automatic extension from year to year thereafter (each an **"Extended Term"**) on the same terms and conditions as set forth herein, unless either party notifies the other in writing at least sixty (90) days prior to the expiration of the Initial Term or the Extended Term, as applicable, that such party will not further extend the term of this Agreement.

2. Effective March 1, 2018 the split ratio identified in Exhibit B under "Compensation", shall read as follows:

City of Rockwall to receive:	60%
PM AM Corporation to receive:	40%

3. All other terms and conditions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed the day and year first written above.

CITY OF ROCKWALL	PM AM CORPORATION
Name: _____	Name: Pankaj Kumar
Title: _____	Title: Chief Executive Officer
Signature: _____	Signature: _____
Date: _____	Date: Jan-30-2018

EXHIBIT "B"

Specifications for Alarm Tracking and Billing Service and Revenue Sharing Agreement

The City of Rockwall (City) wants to ensure the overall success of the enforcement of the City's Alarm Ordinance related to alarm tracking and billing. The City wants to reduce the number of false alarms and save valuable resources of the Rockwall Police Department (RPD). The City also wishes to increase the revenue through PMAM's Alarm Tracking and Billing (ATB) system by timely collection of renewal fees, collection of fines and new permit fees. The City wants to outsource the entire operation of administering and maintenance of this system. Under the said revenue-sharing / outsourcing agreement, PMAM shall:

1. Provide a software package that maintains and tracks the false alarm data and reports as outlined later in this document.
2. Perform all 7 testing procedures (internal and external ATB system) to ensure the integrity of the ATB. (1) Unit (2) Integration (3) External Function (4) System (5) Acceptance (6) Regression and (7) Installation.
3. Send out "Alarm Permit Applications" for renewals.
4. Send out Alarm permit applications to residents who may have alarms but are not registered in the system.
5. Download "call data" on a daily basis.
6. Send out letters and invoices to the residences/businesses who have had more than 3 or more than incidents of false alarm.
7. Follow up with the defaulters who have not paid their dues on time on a monthly basis.
8. Collect all fees associated with program.
9. Reconcile accounts on a monthly basis.
10. Identify top 1 % to 5% residents/businesses that have been responsible for maximum number of false alarm calls and send them the required material to bring awareness to alarm reduction program.
11. Respond to all queries that citizens may have within 24 hours of the time the complaint was received by PMAM on normal business days Monday through Friday, 8 am – 5 pm.
12. Provide required information and reports to the RPD representative on a weekly basis.

PMAM Responsibilities

1. PMAM will work towards increasing the number of new and renewed permit applications and reduce the false alarm count. Given the cost advantage of solutions developed in India, it will reduce the running cost of the operations and make profits for itself as well as for the City.
2. PMAM will make several enhancements in consultation with the RPD and City officials so that the citizens are provided up to date information and at the same time they have the ease of paying their dues.
3. Some of the areas identified for enhancements are
    - Provide a web-based solution allowing for payment of alarm permit fee on line.

- In all correspondence with the citizens for the false alarm calls, the system will provide the history of the false alarms caused by the residents. This will result in residents making fewer calls to determine whether they have been billed correctly.
- Make voice enabled multi-media CDs that officers may drop at business places and the new incumbents will be able to listen, see and learn about the precautions they may take to reduce the false alarms.
- One software personnel will be available in our Indian facility to develop additional features, reports and modules that may be needed to continuously improve the software deployed for the ATB system. The software specialist will be available during the term of the contract.
- Apart from the current reports that are generated for the false alarm reduction program, PMAM will identify new reports though which effectiveness, efficiency and accuracy of the information can be monitored by the City and PMAM.
- Will provide an Alarm Tracking and Billing System (ATB) system which will aid the False Alarm Reduction Program and service the ATB system with the following capabilities:
    i. Tracking new and existing registrations (The City currently has approximately 3,400 permit holders)
    ii. False alarm and violation (finable and non finable reports)
    iii. Billing notifications
    iv. Collection services
    v. Self Service Login capability by the citizens to maintain their account and view the history
    vi. Online bill payment capability by the citizens
    vii. Detailed invoice generation, which will have the history of all the False alarms

4. PMAM will accurately convert all pertinent data downloaded from the City's current primary alarm and accounts receivable (AR) databases to populate the ATB system. PMAM will provide ATB system interface to upload data from RPD's New World System on a daily basis. The interface will be such a way that all parties share and benefit from the most current and accurate information and do not cause any disruption to the City and RPD operations.

5. PMAM will provide a single point of contact and personnel for daily citizen assistance, who will be located at PMAM's Las Colinas office,

6. PMAM shall test and integrate the customized ATB system within 4 to 6 weeks from the receipt of all applicable data from the City. Thereafter PMAM's personnel will take care of the daily operations and ensure its smooth functioning.

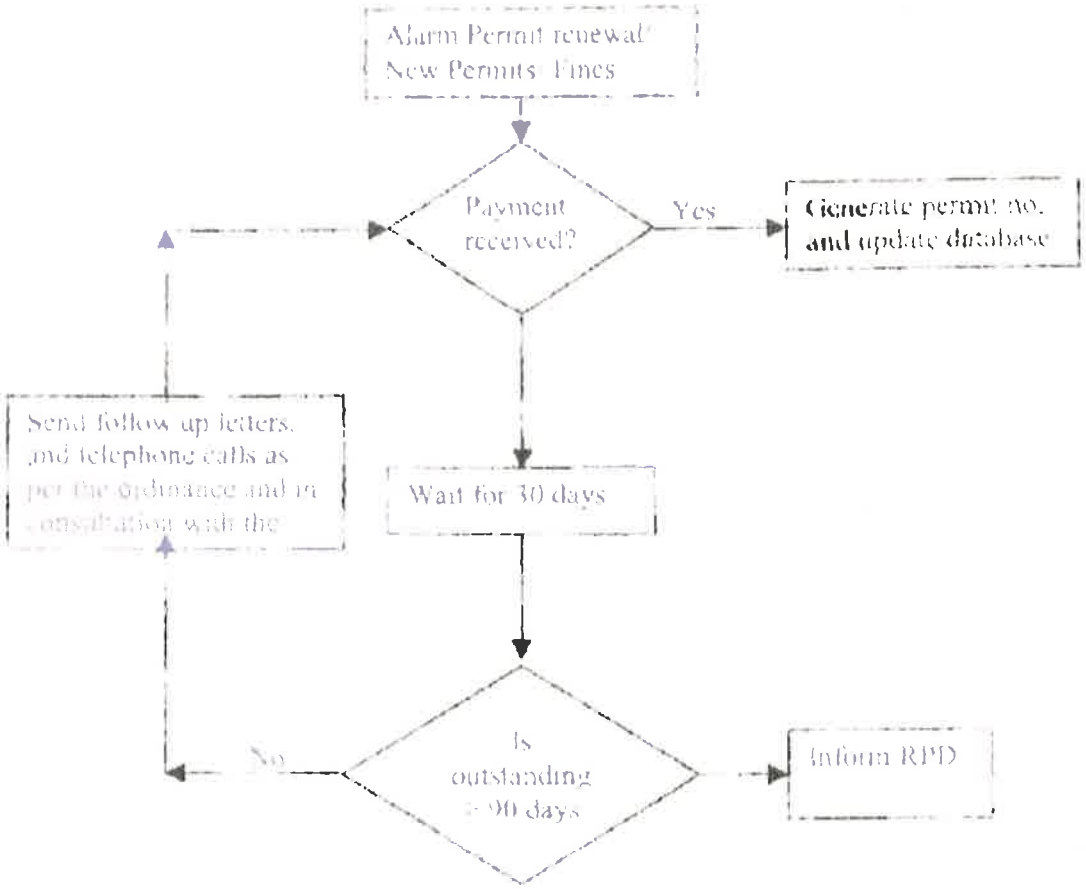
PMAM's Understanding of the ATB System

ATB system can be broadly classified into 3 main processes:

1. Alarm Renewals' new permits/fines and payment follow up.

Whenever a fee or a fine needs to be collected, an invoice is generated and sent to the citizens. If the payment is not received within 30 days, then a reminder notice is sent as per the ordinance and backed by a telephone call. This cycle will be repeated 3 times. If after 90 days the amount is outstanding. PMAM will inform the RPD and the City by written report.

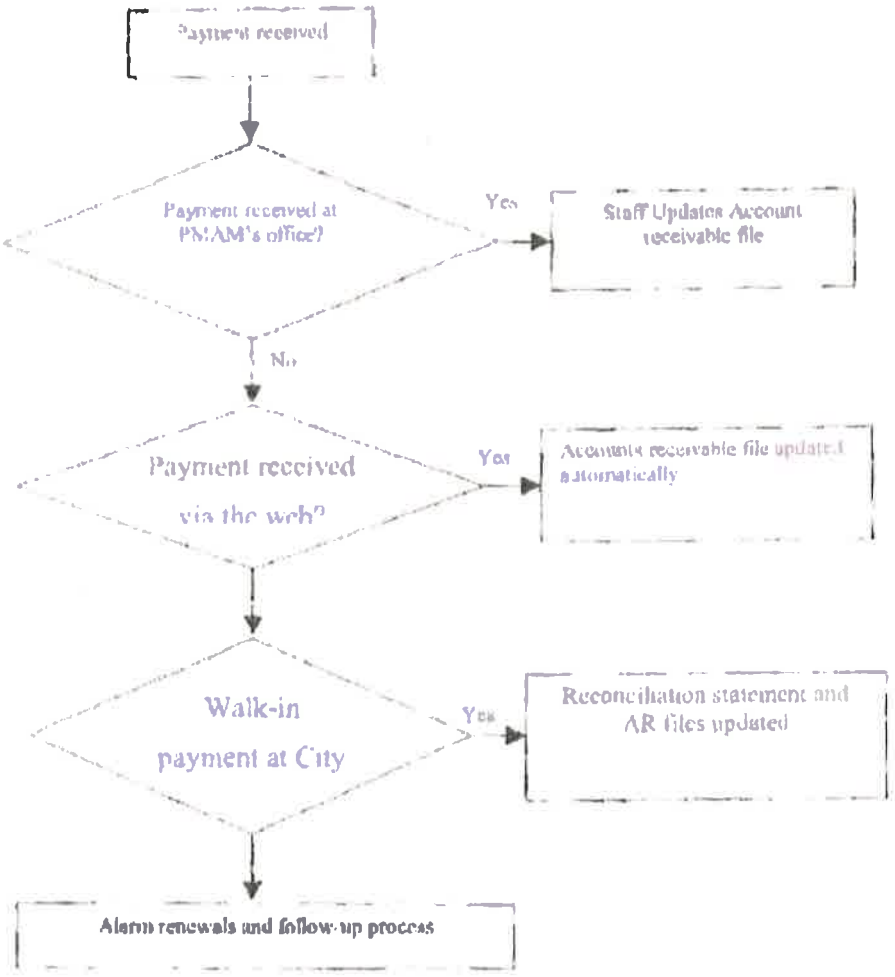
Flow Chart for Alarm Renewals/New Permits/Fines and Payment Follow Up



2. False Alarm fee (Registered and Unregistered users).

When an alarm is received, the CAD dispatches the RPD officers. The police officer returns and updates the status of the alarm disposition. The ATB system will pick up this information from the CAD once a day. The ATB system will determine whether there exists a permit number for the location. If the citizen did not have a permit number then a permit application and an application fee invoice is sent as per the Ordinance. If the citizen had a permit number, however it was a false alarm, then the system will determine the total number of false alarms that have been generated by that permit number in the past 12 months. If the count is more than 3, then the citizen is fined as per the Ordinance.

Flow Chart for False Alarm Fee



3. Payment and Collection Process.

There are 3 ways that the citizen can pay the permit fees/fines. (1) The citizen can send the check payment to PMAM's office and the staff will update the A/R file. (2) If the payment is received via the web then the account receivable file is automatically updated after the payment is approved. (3) The citizen can also walk in to the City office and make the payment. In that case PMAM will collect the payments from the City office and generate reconciliation statement and update the A/R file.

PMAM's Suggestions/Enhancements

PMAM'S ATB system will have full compliance with all the features described in this contract. PMAM can also generate the following additional reports. These reports will help the City and the management of PMAM to analyze the new system and make improvements or take corrective actions as necessary.

1. Report for number of inbound calls received from customers seeking clarification. It is PMAM's intent to bring down the number of inbound calls from the current volume that the RPD and City receive.
2. Report for number of outbound calls to follow up for collections. This will help analyze the effort put in by PMAM for collections.
3. Report for the type of calls received. This can also be linked to the area, or individual, so that the citizens are aware of what corrective action to take to avoid false alarms.
4. Citizens can also be informed that they have generated 3 false alarms within a calendar year and the next one will attract a fine as outlined in the ordinance. This will enable the citizens to take notice and take preventive action to reduce the number of false alarms.
5. A Report can also be generated which shows the revenue collected at different points of time, example, more than 3 alarm defaulters, non registered users fine, renewal fees, new permit fees.
6. All the reports generated in point 5 above can also be viewed by effort; that is the payment as received after how many follow up reminders.
7. PMAM can have login for the citizens. The citizens will have to login using their permit numbers and a password which is known only to them. Citizens can then maintain their own accounts. They can change the address, telephone number and any other personal information. The citizens will be able to view their history of alarms online. The citizens will be able to pay their bills online. This self-service option will reduce the number of calls to PMAM office and hence increase the efficiency.

Database Conversion

PMAM will accurately convert all pertinent data downloaded from the City's current primary alarm database (New World Systems) and accounts receivable (AR) databases (AS/400) to populate the ATB system. This will be a one-time activity. PMAM will take current record layout and the details of the

- Field name
- Type
- Length
- Business rules associated with the fields

PMAM will map the fields with its own database structure and then write SQL procedures to convert and upload the database from New World Systems and AS/400 to PMAM's ATB system.

Based on the uploaded database PMAM will generate important reports and check the accuracy of these reports with the existing reports of the current ATB system.

PMAM will provide ATB system interface to upload data from RPO New World Systems on a daily basis. This will be accomplished by running an SQL query on the CAD database as is currently being done. PMAM will provide an interface to upload the relevant data from the ATB system to CAD (this phase is e pected to take about 1 week).

Compensation

Revenue sharing will commence when PMAM talces over revenue collection activity. Revenue is defined as all fees related to alarms but not fines (which will accrue fully to the City of Rockwall).

Revenue sharing of alarm fees:	City of Rockwall to receive	60%
	PMAM to receive	40%

PMAM shall provide and pay for all facilities, products, labor, materials, maintenance, tools, delivery, transportation and other facilities and services necessary to implement the ATB system and perform the work required under this agreement.

Mode of Collections

1. Currently PMAM banks with "Bank of America".
2. Payments collected by PMAM from the citizens of Rockwall for the purpose of new permit, renewals, false alarms fines will be deposited in a separate account opened for the False Alarm Reduction Program. The account shall be in the name of PMAM Corporation.
3. Any payment made through the website will also be deposited to this account.
4. Any alarm payment made at the City office will remain with the City and be deducted from their rortion of the revenue sharing.
5. On the 1st day of the subsequent month, PMAM will run a report to determine the total collections for the previous month. For example, for the month of July, the collections report wiII be ran on August 15th.
6. The City's share will then be determined as shown by the table above. PMAM will deliver the check to the City and the share of PMAM shall be deposited in the corporate account PMAM.

PMAM shall provide to the City all written and oral citizen correspondence for review and approval by the City representative before such correspondence is delivered to the citizens.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley – City Manager**

FROM: **Brad Griggs – Assistant City Manager**

DATE: **January 29, 2018**

SUBJECT: **2018 Founders Day Festival**

In preparation for the 2018 Founders Day Festival scheduled for Saturday, May 19, staff is requesting that the City Council to authorize the City Manager to enter into an agreement with WME for festival headline entertainment. The contract amount is $45,000 plus rider requirements to be paid from the Hotel/Motel Tax revenue. These funds were appropriated in the 2017-2018 fiscal year budget. We can begin to publish the name of the headline entertainment beginning the third week of April.

Similar to the past three or four years, there will be a daytime stage featuring regional acts and the main stage will begin at 6:00pm with a support act followed by the headline entertainment. There will be close to one hundred vendor booths and a variety of food vendors open throughout the festival as well as a large children's area.

Staff will be available to answer any questions at the meeting.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **February 2, 2018**

SUBJECT: **Resolution calling May 5, 2018 General Election**

The attached resolution serves as the city's "election order" to call the May 5, 2018 General Election. City Council Member Places 2, 4, and 6 will appear on the ballot. The application period for those seeking local elected office runs from January 17 thru February 16, 2018. In the coming weeks, staff will work with Chris Lynch, Rockwall County Elections Administrator, to prepare and bring forth a contract regarding administering the city's election on its behalf. The city attorney has reviewed the draft resolution.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 18-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CALLING A GENERAL ELECTION TO BE HELD JOINTLY WITH THE ROCKWALL INDEPENDENT SCHOOL DISTRICT AND ADMINISTERED BY THE ROCKWALL COUNTY ELECTIONS ADMINISTRATOR ON SATURDAY, MAY 5, 2018 FOR THE PURPOSE OF ELECTING THREE (3) COUNCIL MEMBERS - ONE (1) FOR PLACE 2, ONE (1) FOR PLACE 4, AND ONE (1) FOR PLACE 6 - EACH FOR TWO (2) YEAR TERMS; DESIGNATING THE ENTIRE CITY AS ONE ELECTION PRECINCT; DESIGNATING THE POLLING PLACE; DESIGNATING FILING DEADLINES: ORDERING NOTICES OF ELECTION TO BE POSTED AND PUBLISHED AS PRESCRIBED BY LAW IN CONNECTION WITH SAID ELECTION; PROVIDNG A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 41.001(a) of the Texas Election Code, as amended (the "Code") specifies that each general or special election in this state shall be held on the first Saturday in May in an even-numbered year and that a general election of a city may be held on such day; and

WHEREAS, the City Council of the City of Rockwall, Texas (hereinafter referred to as the "City"), in accordance with its City Charter, Section 5.01, has determined that the City shall conduct general municipal elections on the first Saturday in May 2018; and

WHEREAS, Section 271.002(a) of the Texas Election Code authorizes two or more political subdivisions to enter into an agreement to hold elections jointly in the election precincts that can be served by common polling places; and

WHEREAS, the City of Rockwall and Rockwall Independent School District desire that a joint election be held in order to provide a convenient, simple, and cost-saving election to the voters in their respective jurisdictions; and

WHEREAS, the City of Rockwall and Rockwall County Elections Administrator will enter into an agreement setting out their respective duties and responsibilities for the May 5, 2018 election; and

WHEREAS, by this Resolution, it is the intention of the City Council to: (i) call for said election to be held on said date, (ii) designate the entire City as one election precinct, (iii) designate the Rockwall County Library as the polling place for the election and (iv) establish and set forth procedures for conducting said election.

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

Section 1. Incorporation of Premises. That all of the above premises are found to be true and correct and are incorporated into the body of this Resolution as if copied in their entirety.

Section 2. Election Date, Purpose of Election, Officers and Terms of Office. That a general election is hereby ordered to be held in and throughout the City of Rockwall on Saturday, May 5, 2018, for the purpose of electing three (3) Council Members - one (1) for Place 2, one (1) for Place 4, and one (1) for Place 6 - each for two (2) year terms.

Section 3. Eligibility for Candidacy. That in accordance with Section 22.032 of the Texas Local Government Code and Section 5.02 of the City Charter of the City of Rockwall, no person shall be eligible for the office of Council Member, unless he/she is a registered voter who shall have resided within the corporate limits of the City, or recently annexed territory, for at least twelve (12) months prior to the filing deadline, shall be twenty-one years old and not be in arrears in payment of taxes or other liabilities due the City. In accordance with Section 5.04 of the City Charter, a plurality vote is required to be elected and declared the winner.

Section 4. Application for a Place on the Ballot. That in accordance with Section 143.007 of the Code, any eligible and qualified person may have his/her name printed upon the official ballot as a candidate for the offices herein before set forth by filing his/her sworn application with the City Secretary not earlier than 8:00 a.m., January 17, 2018 and not later than 5:00 p.m., February 16, 2018. Each such application shall be on a form as prescribed by Section 141.031 of the Code. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing by the City Secretary as provided by Section 52.094 of the Code. Notice of the time and place for such drawing shall be given in accordance with the Code.

Section 5. Election Precinct, Polling Place, and Election Hours. That the entire City of Rockwall, Texas shall constitute one (1) election precinct for the election, and the polling place is hereby designated to be located at the Rockwall County Library – 1215 E. Yellow Jacket Lane, Rockwall, TX 75087. In accordance with and pursuant to the requirements of the Code, said polling place shall be open from 7:00 a.m. until 7:00 p.m. on the date of the election.

Section 6. Early Voting. That early voting by personal appearance shall also be conducted at the Rockwall County Library - 1215 E. Yellow Jacket Lane Rockwall, TX 75087, Heath City Hall – 200 Laurence Drive, Heath TX, Fate City Hall – 1900 CD Boren Parkway, Fate, TX, Royse City Hall – 305 N. Arch St., Royse, TX, Cullins Lake Pointe Elementary – 5701 Scenic Drive, Rowlett, TX and McLendon Chisholm City Hall – 1371 W. FM 550, Rockwall, TX- on the following dates at the specified times:

Monday, April 23 through Friday, April 27 from 8:00 a.m. until 5:00 p.m.;
Saturday, April 28 from 10:00 a.m. until 3:00 p.m.; and
Monday, April 30 and Tuesday, May 1 from 7:00 a.m. until 7:00 p.m.

Applications for ballot by mail shall be requested from and mailed to the Rockwall County Election Administrator at 915 Whitmore Drive, Suite D Rockwall, TX 75087. The last day to receive an application by mail for a ballot to be voted by mail is no later than the close of business on April 24, 2018.

Section 7. Method of Voting. That ES&S' ExpressVote System shall be used for early voting by personal appearance and for Election Day voting. Optical scan ballots shall be used for early voting by mail. The City Secretary, acting as chief elections officer, shall ensure at least one (1) ES&S ExpressVote "ADA" approved voting machine is provided at the polling place as required by Section 61.012, of the Texas Election Code.

Section 8. Governing Law and Qualified Voters. That the election shall be held in accordance with the constitution of the State of Texas and the Code, and all resident, qualified electors of the city, shall be eligible to vote at the election.

Section 9. Publication and Posting of the Notice. That notice of the election in English and Spanish shall be given by posting a notice of election on the City Hall bulletin board used for posting notices of the meetings of the City Council not less than twenty-one (21) days prior to the date upon which the election is to be held, and by publication of said notice at least once in a newspaper of general circulation in accordance with Section 2051.44 of the Texas Government Code, the date of said publication to be not less than ten (10) days and not more than thirty (30) days prior to the date set for the election.

Section 10. That the Rockwall County Elections Administrator shall serve as the Administrator of the election. The Elections Administrator shall appoint a sufficient number of judges and clerks in accordance with Chapter 32 Texas Elections Code to assist in the proper conduct of the election.

Section 11. Delivery of Returns: Preservation of Election Records. That in accordance with the Code and the City's contract with the Rockwall County Elections Administrator, immediately after the closing of the poll on the day of the election, the election officers shall make and deliver the returns of the election in triplicate as follows: one copy shall be retained by the Presiding Election Judge and by the Presiding Election Judge of the Early Voting Ballot Board, one copy shall be delivered to the Mayor of the City, and one copy of the returns, together with the ballot boxes and all election supplies, shall be delivered to the Rockwall County Elections Administrator. All election records and supplies shall be preserved in accordance with the Code.

Section 12. Representatives. That the following slate of officials and other designated persons are hereby authorized to be present to observe the election counting process:

- the Mayor and members of the City Council of the City of Rockwall;
- candidates for the City Council of the City of Rockwall; and
- the Rockwall City Secretary or her designated representative.

Section 13. Canvassing of Returns. That the City Council of the City shall convene between May 8, 2018 and May 16, 2018 to canvass the returns of the election in accordance with the Texas Election Code.

Section 14. Necessary Action. That the Mayor and the City Secretary of the City, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the election, whether or not expressly authorized herein.

Section 15. Severability. That should any part, section, subsection, paragraph, sentence, clause or phrase contained in this resolution be held to be unconstitutional or of no force and effect, such holding shall not affect the validity of the remaining portion of this resolution, but in all respects said remaining portion shall be and remain in full force and effect.

Section 16. Effective Date. That this resolution shall be in force and effect from and after its passage, and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 5th DAY OF FEBRUARY, 2018.

ATTEST: **Jim Pruitt, Mayor**

Kristy Cole, City Secretary

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **February 2, 2018**

SUBJECT: **Bond Election May 2018**

Bond Election Resolution

Bond Counsel, Leroy Grawunder, McCall, Parkhurst & Horton has prepared a couple of versions of the resolution calling the bond election for May 2018. As the Council finalizes discussions, resolutions are in the packet to allow for Streets and Parks propositions and or just one proposition for Streets. In addition, more descriptive and less descriptive language can be selected. Bond Counsel will explain how the recent changes in state law regarding failed propositions causes him to lean toward less descriptive language on propositions. IN addition, the dollar amounts are left blank and will be filled in as the Council makes decisions regarding the projects.

Ability to Absorb New Issues as Debt Levels Drop

This information was previously provided to Council and is included here for reference purposes.

Fiscal Year 2019 – $4.7 million dollars
Fiscal Year 2020 – $9.1 million dollars running total $13.8million
Fiscal Year 2021 – $9.6 million dollars running total $23.4million
Fiscal Year 2024 – $2.6 million dollars running total $26.0million
Fiscal Year 2026 – $6.6 million dollars running total $32.6million
Fiscal Year 2027 – $20.5 million dollars running total $53.1million
Fiscal Year 2028 – $6.9 million dollars running total $60.0million

Impact of Accelerated Issuance – Increased Assessed Values

In order to accelerate the issuances to attempt to complete the road improvements over a five-year rather than a ten-year period could at first analysis require a potential 6-cent tax rate increase. Various scenarios have been run which looked at value increases from a minimum of 5% annually to a maximum of 8% in the early years. The most recent five-year average is 8.63% so these increases should be more than conservative enough for this purpose. This level of value growth should allow the City to either issue the debt for $60million in projects within 7-8 years rather than 10 years or provide opportunity for an additional $20-$25million of additional debt during the 10 year period without a tax rate increase.

For each additional $1million to be issued we would assume $78,000 per year in debt service payable over twenty years. The current assessed value allows the City to fund approximately $500,000 in debt service per penny on the tax rate. This factor will improve as assessed values increase. All of the scenarios that have been run anticipate keeping the debt rate near its current amount of 17.82 cents which is about 40% of the city's current rate.

Conclusion

Looking at a number of scenarios its seems very likely that the City should be able to absorb $60million in new debt within 7-8 years or issue an additional $20million above this level without a tax rate impact. A desire on the part of future Councils to either further accelerate project timelines or pursue other projects could cause a need for a higher debt rate which could result in a tax rate increase.

CITY OF ROCKWALL
RESOLUTION NO. ____

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CALLING A BOND ELECTION TO BE HELD WITHIN SAID CITY; MAKING PROVISION FOR THE CONDUCT OF THE ELECTION; AND CONTAINING OTHER PROVISIONS INCIDENT AND RELATED TO THE PURPOSE OF THIS RESOLUTION

WHEREAS, this City Council finds and determines that it is necessary and advisable to call and hold an election (the "Election") within the City on the propositions hereinafter set forth;

WHEREAS, this City Council deems it advisable and in the best interest of the City and the health, welfare and safety of its residents to present propositions in the Election hereinafter ordered to provide needed park and recreational improvements and street and road projects in the City;

WHEREAS, the Election is subject to the provisions of Texas Election Code (the "Code") and the City is contracting with Rockwall County, Texas (the "County") for the administration of the Election pursuant to an interlocal agreement with the County (the "Election Contract") and the Code; and

WHEREAS, the County, acting through the County Elections Administrator (the "Elections Administrator") in accordance with the Election Contract, will provide for the administration of the Election; and

WHEREAS, it is hereby officially found and determined that said meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code;

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

Section 1. Findings. The statements contained in the preamble of this Resolution are true and correct and are adopted as findings of fact hereby, which findings are conclusive and incontestable.

Section 2. Election Date; Polling Places. An election shall be held in the City of Rockwall, Texas, between the hours of 7:00 a.m. and 7:00 p.m. on May 5, 2018 ("Election Day"). Election Day voting is to be administered by the Elections Administrator, as provided in the Election Contract and the Code. Voting on Election Day shall occur during the hours and at the designated polling places designated in the Election Contract and as set forth in Exhibit "A" attached hereto, which exhibit shall be modified to include additional or different Election Day polling places required to conform to the Election Contract and the Code.

Section 3. Early Voting. (a) Early Voting is to be administered by the Elections Administrator as set forth in the Election Contract and the Code. Early voting shall be conducted by personal appearance at the locations and during the period early voting is required or permitted by law, being April 23, 2018 through May 1, 2018, on the dates and at the times as set forth in Exhibit "B" attached hereto, which exhibit shall be modified to include additional or different early voting polling places, dates and times required to conform to the Election Contract and the Code. The Elections Administrator shall serve as the early voting clerk in accordance with the Election Contract and the Code.

(b) Applications for early voting by mail must be received (not postmarked) by April 24, 2018 at the following address: Christopher J. Lynch, Rockwall County Elections Administrator and Early Voting Clerk, 915 Whitmore Dr., Suite D, Rockwall, Texas 75087; email: clynch@rockwallcountytexas.com.

If application to vote by mail is made by personal delivery, the application must be delivered by the close of business on April 20, 2018.

Section 4. Propositions. At the Election, the following propositions shall be submitted in accordance with law:

CITY OF ROCKWALL, TEXAS PROPOSITION A

Shall the City Council of the City of Rockwall, Texas, be authorized to issue and sell the bonds of said City, in one or more series or issues, in the aggregate principal amount of $_____, for the purpose of constructing and equipping improvements and additions to City parks, including recreational and sports facilities and related infrastructure; with said bonds to be issued in one or more series or issues, to mature serially or otherwise not to exceed 40 years from their date and bear interest at such rate or rates, not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at such price or prices, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said City in an amount sufficient, within the limits prescribed by law, to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

CITY OF ROCKWALL, TEXAS PROPOSITION B

Shall the City Council of the City of Rockwall, Texas, be authorized to issue and sell the bonds of said City, in one or more series or issues, in the aggregate principal amount of $_____, for the purpose of reconstruction and rehabilitation of existing streets, roads and thoroughfares in the City, including related drainage, utility relocation and landscaping; with said bonds to be issued in one or more series or issues, to mature serially or otherwise not to exceed 40 years from their date and bear interest at such rate or rates, not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at such price or prices, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said City in an amount sufficient, within the limits prescribed by law, to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

Section 5. Official Ballots. The official ballots for the Election shall be prepared in accordance with the Code, so as to permit the electors to vote "FOR" or "AGAINST" the aforesaid propositions which shall be set forth in substantially the following form:

CITY OF ROCKWALL, TEXAS SPECIAL ELECTION
CITY OF ROCKWALL, TEXAS PROPOSITION A

FOR	( )	THE ISSUANCE OF $_____ TAX BONDS BY THE CITY OF ROCKWALL, TEXAS FOR IMPROVEMENTS AND ADDITIONS TO CITY PARKS, INCLUDING RECREATIONAL AND SPORTS FACILITIES AND LEVYING THE TAX IN PAYMENT THEREOF
AGAINST	( )	

CITY OF ROCKWALL, TEXAS SPECIAL ELECTION
CITY OF ROCKWALL, TEXAS PROPOSITION B

FOR	( )	THE ISSUANCE OF $_____ TAX BONDS BY THE CITY OF ROCKWALL, TEXAS FOR STREET AND ROAD RECONSTRUCTION
AGAINST	( )	AND LEVYING THE TAX IN PAYMENT THEREOF

Section 6. Persons Qualified to Vote. All resident qualified electors of the City shall be permitted to vote in the Election.

Section 7. Notice and Conduct of Election. Proper notice of the Election shall be given and, in all respects, the Election shall be conducted in accordance with the Code.

Section 8. Election Officers. That the Elections Administrator, early ballot board, voting judges, voting clerks and all other election officers and officials designated or to be designated pursuant to law and the Election Contract are hereby appointed and confirmed to hold the Election at said polling places and all early voting places. The Elections Administrator, the City and the County may employ other personnel necessary for the proper administration of the Election, including such part-time help as is necessary for the Election, to ensure the timely delivery of supplies during early voting and on Election Day.

Section 9. Further Procedures. The City Council hereby authorizes and directs the Mayor, City Manager, Assistant City Manager, City Secretary, and all other officers, employees and agents of the City, in consultation with the City Attorney, if necessary, to do and perform all such acts and to execute, acknowledge and deliver in the name and on behalf of the City such documents, agreements, certificates and other instruments, whether or not mentioned in this Resolution, as may be necessary or desirable in order to carry out the terms, provisions and actions provided for in this Resolution.

Section 10. Required Information. In accordance with the provisions of Section 3.009(b), Texas Election Code, it is hereby found and determined that:

(a) The proposition language that will appear on the ballot is set forth in Section 5 hereof.

(b) The purpose for which the bonds are to be authorized is set forth in Section 4 hereof.

(c) The principal amount of the bonds to be authorized is set forth in Sections 4 and 5 hereof.

(d) As set forth in Sections 4 and 5 hereof, if the bonds are approved by the voters, the City Council will be authorized to levy annual ad valorem taxes on all taxable property in the City, sufficient, within the limits prescribed by law, to pay the annual principal of and interest on the bonds and provide a sinking fund to pay the bonds at maturity.

(e) Based upon the bond market conditions at the date of adoption of this Resolution, the maximum interest rate for any series of the bonds is estimated to be 5.00% as calculated in accordance with applicable law. Such estimate takes into account a number of factors, including the issuance schedule, maturity schedule and the expected bond ratings of the proposed bonds. Such estimated maximum interest rate is provided as a matter of information, but is not a limitation on the interest rate at which the bonds, or any series thereof, may be sold.

(f) As set forth in Section 4 hereof, if the bonds are approved, they may be issued in one or more series over a period not to exceed 40 years from the date of issuance of each series of bonds.

(g) The aggregate amount of the outstanding principal of the City's debt obligations which are secured by ad valorem taxes as of the beginning of the City's 2017-2018 fiscal year is $135,140,000.

(h) The aggregate amount of the outstanding interest of the City's debt obligations which are secured by ad valorem taxes as of the beginning of the City's 2017-2018 fiscal year is $39,751,996.00.

(i) The ad valorem debt service tax rate for the City for the 2017-2018 fiscal year is $0.1782 per $100 of taxable assessed valuation.

Section 11. Effective Date. This Resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of FEBRUARY, 2018.

_____
Mayor

ATTEST:

_____
City Secretary

[SEAL]

APPROVED AS TO FORM:

_____
City Attorney

Exhibit "A"
Election Day Voting Locations and Hours
Saturday, May 5, 2018 - 7:00 a.m. to 7:00 p.m.

Rockwall County Library
1215 E. Yellow Jacket Ln,
Rockwall, Texas 75087

Exhibit "B"
Early Voting Locations and Times
Voters may vote at any of the Early Voting locations open under full contract services with the Rockwall County Elections Department.

LOCATION & ADDRESS	CITY
Rockwall County Library 1215 E. Yellow Jacket Ln Rockwall, Texas 75087	Rockwall
Heath City Hall 200 Laurence Dr. Heath, Texas 75032	Heath
Fate City Hall 1900 CD Boren Pkway, Rockwall, Texas 75087	Fate
Royse City City Hall 305 N. Arch St. Royse City, Texas 75189	Royse city
Mclendon-Chisholm City Hall 1371 W. FM550 Rockwall, Texas 75032	Mclendon-Chisholm

Early Voting Dates and Hours						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	April 23 8am – 5pm	April 24 8am – 5pm	April 25 8am – 5pm	April 26 8am – 5pm	April 27 8am – 5pm	April 28 10am – 3pm
	April 30 7am – 7pm	May 1 7am – 7pm				

CITY OF ROCKWALL
RESOLUTION NO. ____

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CALLING A BOND ELECTION TO BE HELD WITHIN SAID CITY; MAKING PROVISION FOR THE CONDUCT OF THE ELECTION; AND CONTAINING OTHER PROVISIONS INCIDENT AND RELATED TO THE PURPOSE OF THIS RESOLUTION

WHEREAS, this City Council finds and determines that it is necessary and advisable to call and hold an election (the "Election") within the City on the proposition hereinafter set forth;

WHEREAS, this City Council deems it advisable and in the best interest of the City and the health, welfare and safety of its residents to present the proposition in the Election hereinafter ordered to provide needed street and road projects in the City;

WHEREAS, the Election is subject to the provisions of Texas Election Code (the "Code") and the City is contracting with Rockwall County, Texas (the "County") for the administration of the Election pursuant to an interlocal agreement with the County (the "Election Contract") and the Code; and

WHEREAS, the County, acting through the County Elections Administrator (the "Elections Administrator") in accordance with the Election Contract, will provide for the administration of the Election; and

WHEREAS, it is hereby officially found and determined that said meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code;

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

Section 1. Findings. The statements contained in the preamble of this Resolution are true and correct and are adopted as findings of fact hereby, which findings are conclusive and incontestable.

Section 2. Election Date; Polling Places. An election shall be held in the City of Rockwall, Texas, between the hours of 7:00 a.m. and 7:00 p.m. on May 5, 2018 ("Election Day"). Election Day voting is to be administered by the Elections Administrator, as provided in the Election Contract and the Code. Voting on Election Day shall occur during the hours and at the designated polling places designated in the Election Contract and as set forth in Exhibit "A" attached hereto, which exhibit shall be modified to include additional or different Election Day polling places required to conform to the Election Contract and the Code.

Section 3. Early Voting. (a) Early Voting is to be administered by the Elections Administrator as set forth in the Election Contract and the Code. Early voting shall be conducted by personal appearance at the locations and during the period early voting is required or permitted by law, being April 23, 2018 through May 1, 2018, on the dates and at the times as set forth in Exhibit "B" attached hereto, which exhibit shall be modified to include additional or different early voting polling places, dates and times required to conform to the Election Contract and the Code. The Elections Administrator shall serve as the early voting clerk in accordance with the Election Contract and the Code.

(b) Applications for early voting by mail must be received (not postmarked) by April 24, 2018 at the following address: Christopher J. Lynch, Rockwall County Elections Administrator and Early Voting Clerk, 915 Whitmore Dr., Suite D, Rockwall, Texas 75087; email: clynch@rockwallcountytexas.com.

If application to vote by mail is made by personal delivery, the application must be delivered by the close of business on April 20, 2018.

Section 4. Propositions. At the Election, the following proposition shall be submitted in accordance with law:

CITY OF ROCKWALL, TEXAS PROPOSITION A

Shall the City Council of the City of Rockwall, Texas, be authorized to issue and sell the bonds of said City, in one or more series or issues, in the aggregate principal amount of $_____, for the purpose of reconstruction and rehabilitation of existing streets, roads and thoroughfares in the City, including related drainage, utility relocation and landscaping; with said bonds to be issued in one or more series or issues, to mature serially or otherwise not to exceed 40 years from their date and bear interest at such rate or rates, not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at such price or prices, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said City in an amount sufficient, within the limits prescribed by law, to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

Section 5. Official Ballots. The official ballot for the Election shall be prepared in accordance with the Code, so as to permit the electors to vote "FOR" or "AGAINST" the aforesaid proposition which shall be set forth in substantially the following form:

CITY OF ROCKWALL, TEXAS SPECIAL ELECTION
CITY OF ROCKWALL, TEXAS PROPOSITION A

FOR	( )	THE ISSUANCE OF $_____ TAX BONDS BY THE CITY OF ROCKWALL, TEXAS FOR STREET AND ROAD RECONSTRUCTION
AGAINST	( )	AND LEVYING THE TAX IN PAYMENT THEREOF

Section 6. Persons Qualified to Vote. All resident qualified electors of the City shall be permitted to vote in the Election.

Section 7. Notice and Conduct of Election. Proper notice of the Election shall be given and, in all respects, the Election shall be conducted in accordance with the Code.

Section 8. Election Officers. That the Elections Administrator, early ballot board, voting judges, voting clerks and all other election officers and officials designated or to be designated pursuant to law and the Election Contract are hereby appointed and confirmed to hold the Election at said polling places and all early voting places. The Elections Administrator, the City and the County may employ other personnel necessary for the proper administration of the Election, including such part-time help as is necessary for the Election, to ensure the timely delivery of supplies during early voting and on Election Day.

Section 9. Further Procedures. The City Council hereby authorizes and directs the Mayor, City Manager, Assistant City Manager, City Secretary, and all other officers, employees and agents of the City, in consultation with the City Attorney, if necessary, to do and perform all such acts and to execute,

acknowledge and deliver in the name and on behalf of the City such documents, agreements, certificates and other instruments, whether or not mentioned in this Resolution, as may be necessary or desirable in order to carry out the terms, provisions and actions provided for in this Resolution.

Section 10. Required Information. In accordance with the provisions of Section 3.009(b), Texas Election Code, it is hereby found and determined that:

(a) The proposition language that will appear on the ballot is set forth in Section 5 hereof.

(b) The purpose for which the bonds are to be authorized is set forth in Section 4 hereof.

(c) The principal amount of the bonds to be authorized is set forth in Sections 4 and 5 hereof.

(d) As set forth in Sections 4 and 5 hereof, if the bonds are approved by the voters, the City Council will be authorized to levy annual ad valorem taxes on all taxable property in the City, sufficient, within the limits prescribed by law, to pay the annual principal of and interest on the bonds and provide a sinking fund to pay the bonds at maturity.

(e) Based upon the bond market conditions at the date of adoption of this Resolution, the maximum interest rate for any series of the bonds is estimated to be 5.00% as calculated in accordance with applicable law. Such estimate takes into account a number of factors, including the issuance schedule, maturity schedule and the expected bond ratings of the proposed bonds. Such estimated maximum interest rate is provided as a matter of information, but is not a limitation on the interest rate at which the bonds, or any series thereof, may be sold.

(f) As set forth in Section 4 hereof, if the bonds are approved, they may be issued in one or more series over a period not to exceed 40 years from the date of issuance of each series of bonds.

(g) The aggregate amount of the outstanding principal of the City's debt obligations which are secured by ad valorem taxes as of the beginning of the City's 2017-2018 fiscal year is $135,140,000.

(h) The aggregate amount of the outstanding interest of the City's debt obligations which are secured by ad valorem taxes as of the beginning of the City's 2017-2018 fiscal year is $39,751,996.00.

(i) The ad valorem debt service tax rate for the City for the 2017-2018 fiscal year is $0.1782 per $100 of taxable assessed valuation.

Section 11. Effective Date. This Resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of FEBRUARY, 2018.

_____
Mayor

ATTEST:

_____
City Secretary

[SEAL]

APPROVED AS TO FORM:

_____
City Attorney

Exhibit "A"
Election Day Voting Locations and Hours
Saturday, May 5, 2018 - 7:00 a.m. to 7:00 p.m.

Rockwall County Library
1215 E. Yellow Jacket Ln,
Rockwall, Texas 75087

Exhibit "B"
Early Voting Locations and Times
Voters may vote at any of the Early Voting locations open under full contract services with the Rockwall County Elections Department.

LOCATION & ADDRESS	CITY
Rockwall County Library 1215 E. Yellow Jacket Ln Rockwall, Texas 75087	Rockwall
Heath City Hall 200 Laurence Dr. Heath, Texas 75032	Heath
Fate City Hall 1900 CD Boren Pkway, Rockwall, Texas 75087	Fate
Royse City City Hall 305 N. Arch St. Royse City, Texas 75189	Royse city
Mclendon-Chisholm City Hall 1371 W. FM550 Rockwall, Texas 75032	Mclendon-Chisholm

Early Voting Dates and Hours						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	April 23 8am – 5pm	April 24 8am – 5pm	April 25 8am – 5pm	April 26 8am – 5pm	April 27 8am – 5pm	April 28 10am – 3pm
	April 30 7am – 7pm	May 1 7am – 7pm				

CITY OF ROCKWALL, TEXAS PROPOSITION __

Shall the City Council of the City of Rockwall, Texas, be authorized to issue and sell the bonds of said City, in one or more series or issues, in the aggregate principal amount of $_____, for the purpose of constructing, improving, extending, expanding, upgrading and developing streets, roads and thoroughfares in the City, as follows: reconstruction and rehabilitation of existing streets, roads and thoroughfares and access roads and related improvements, including bridges, intersections, utility relocation, landscaping, sidewalks, traffic safety and operational improvements, the purchase of any necessary land and right-of-way, drainage and other related costs, with any remaining bond proceeds to be used for construction, rehabilitation and improvement of such other streets and roads as the City Council may determine; with said bonds to be issued in one or more series or issues, to mature serially or otherwise not to exceed 40 years from their date and bear interest at such rate or rates, not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at such price or prices, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said City in an amount sufficient, within the limits prescribed by law, to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

CITY OF ROCKWALL, TEXAS SPECIAL ELECTION
CITY OF ROCKWALL, TEXAS PROPOSITION __

FOR	( )	THE ISSUANCE OF $_____ TAX BONDS BY THE CITY OF ROCKWALL, TEXAS FOR STREET AND ROAD IMPROVEMENTS AND
AGAINST	( )	LEVYING THE TAX IN PAYMENT THEREOF

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **January 30, 2018**

SUBJECT: **Appointment with Chris Lynch, County Elections Administrator**

Chris Lynch, the County of Rockwall Elections Administrator, would like to come and update the city council on the county's new ES&S ExpressVote electronic voting system.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Brad Griggs, Assistant City Manager**

FROM: **Andy Hesser, Parks and Recreation Director**

DATE: **January 31, 2018**

SUBJECT: **APPOINTMENT WITH PARK BOARD CHAIRMAN BRAD BASSETT**

At the January 22nd special Council meeting, Park Board Chairman Brad Bassett presented a request that Council consider including certain park projects on the proposed upcoming bond election ballot. After much discussion, Council asked that the Park Board provide additional detail regarding their requests. To facilitate that direction, Park Board held a special meeting on Monday January 29th and voted unanimously of the four present that Council consider the following for the upcoming bond election:

- Phase 2 neighborhood parks construction - $ $2,200,000
- Renovations of Myers ballfields and Yellowjacket ballfields - $1,500,000
- Authorize funding a feasibility study for an athletic complex in this year's budget for consideration of a bond program at the next possible general election.
- Consider funding the completion of concept plans for the remaining identified projects in the 2017 Strategic Plan (Alma Williams Howard Park, a south community, The Lakeside Park and The Lakes of Squabble Creek)

I have included a summary of what was discussed for the neighborhood park phase 2 construction that identifies suggested parks, amenities and associated costs. The spreadsheet lists the cost estimates to renovate and light Myers ballfields to game and tournament quality as well as lighting the fields at Yellowjacket and additional parking. There are also maps of each proposed neighborhood park that show the boundaries and existing amenities.

Mr. Bassett will be available to present the Park Board recommendations. Staff will be available to answer any questions.

Northshore Park - District 4		**$450,000.00**
	1/3 mile trail loop	
	Drinking fountain with dog bowls	
	25'x35' Pavilion	
	Site furniture	
	2 Covered picnic stations	
	4 acres of irrigated turf	
Lakes of Squabble Creek - District 9		**$600,000.00**
	Playground area	
	8'concrete trail	
	Fishing pier and kayak launch	
	Wildlife viewing area	
Hickory Ridge - District 11		**$100,000.00**
	Off street parking - 25 spots	
	Play area for 2-5 year olds	
Stone Creek - District 5		**$110,000.00**
	Basketball court	
	9-hole disc golf course	
	Drinking fountain by the court	
Breezy Hill - District 7		**$365,000.00**
	1,200 LF of 10' Concrete Trail Along John King	
	1,850 LF of 8' Concrete Trail to connect park to John King along creek	
	Off street parking - 25 spots	
	Drainage, retaining walls and culverts	
Fontanna - District 22		**$360,000.00**
	1/3 mile Trail loop	
	25'X35' Pavilion	
	2 Covered Picnic stations	
	Site furniture	
	Drinking fountain	
	Playground for 2-5 year olds	
	Bermuda seed and irrigation expansion	
Phase 2 Neighorhood Park Subtotal		**$1,985,000.00**
Design Fees		**$198,500.00**
TOTAL		**$2,183,500.00**

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Yellowjacket Fields		**$650,000.00**
	Add lighting to three fields	
	Add asphalt parking for approximately 50-75 spaces	
Myers Fields		
	Add lighting to two fields	**$850,000.00**
	Renovate two fields to game quality irrigated turf and skinned infields	
	Install new fences for two fields	
	Irrigate two fields	
Ballfield Upgrades Subtotal		**$1,500,000.00**
BALLFIELD UPGRADES AND PHASE 2 PARKS TOTAL		**$3,683,500.00**
	*Includes 5% per year for two years cost escalation	**$4,061,060.00**

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City of Rockwall
Geographic Information Systems
385 S Goliad St.
Rockwall, TX 75087
P. 972-771-7745 F. 972-771-7748
www.rockwall.com/gis

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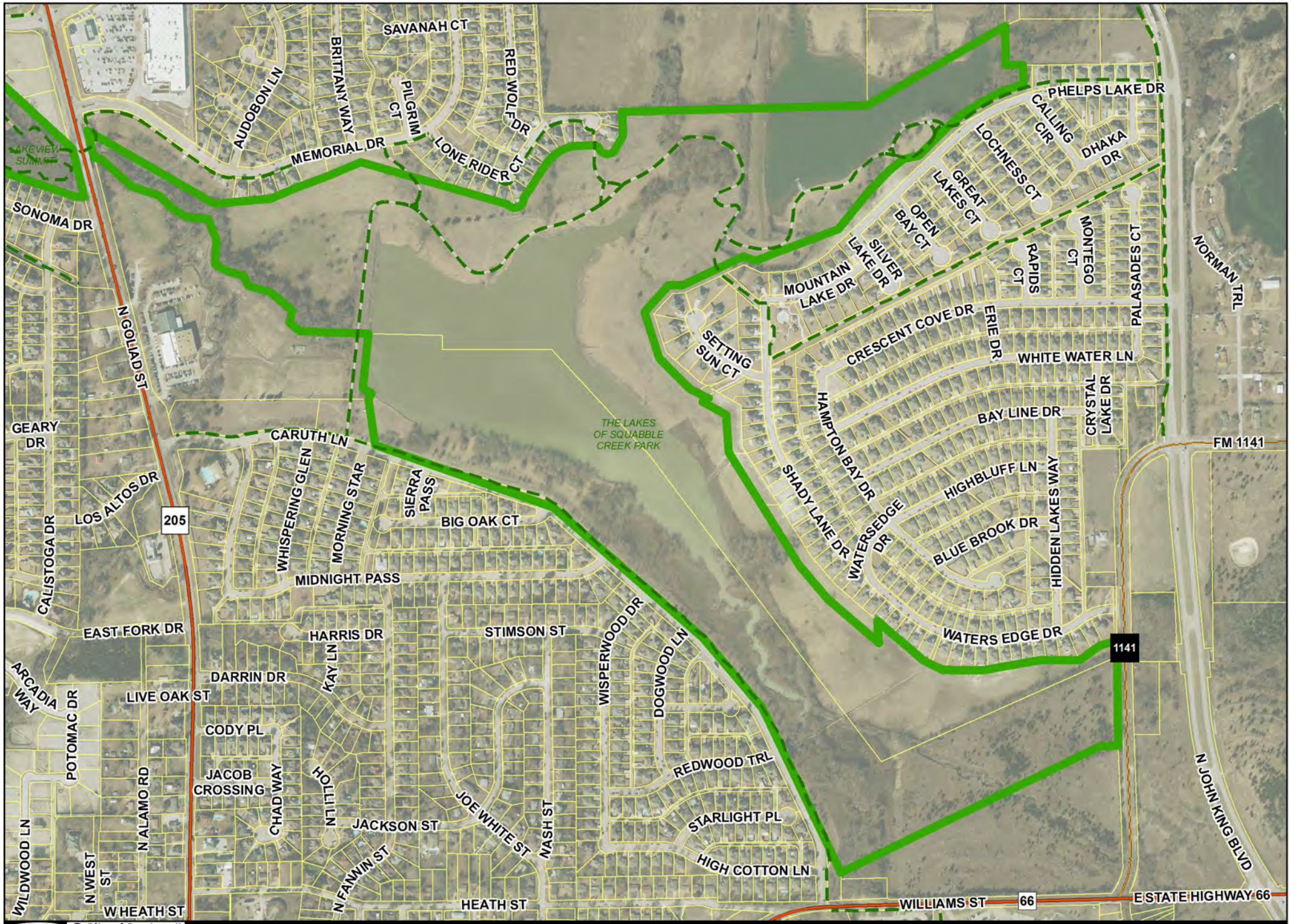
Date: 1/26/2018

NORTHSHORE PARK



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Date: 1/31/2018

THE LAKES OF SQUABBLE CREEK PARK



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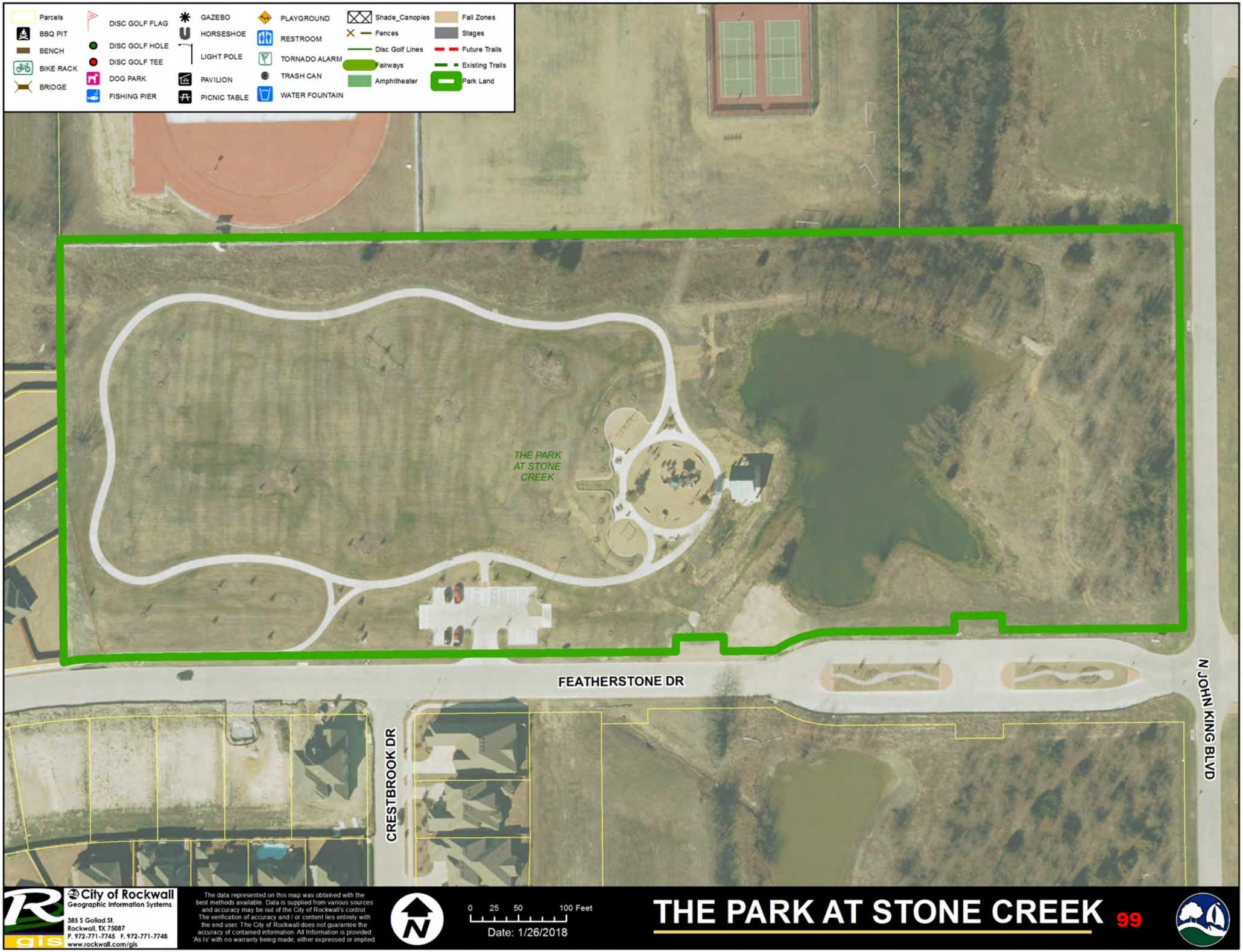
0 37.5 75 150 Feet

Date: 1/26/2018

THE PARK AT HICKORY RIDGE 98



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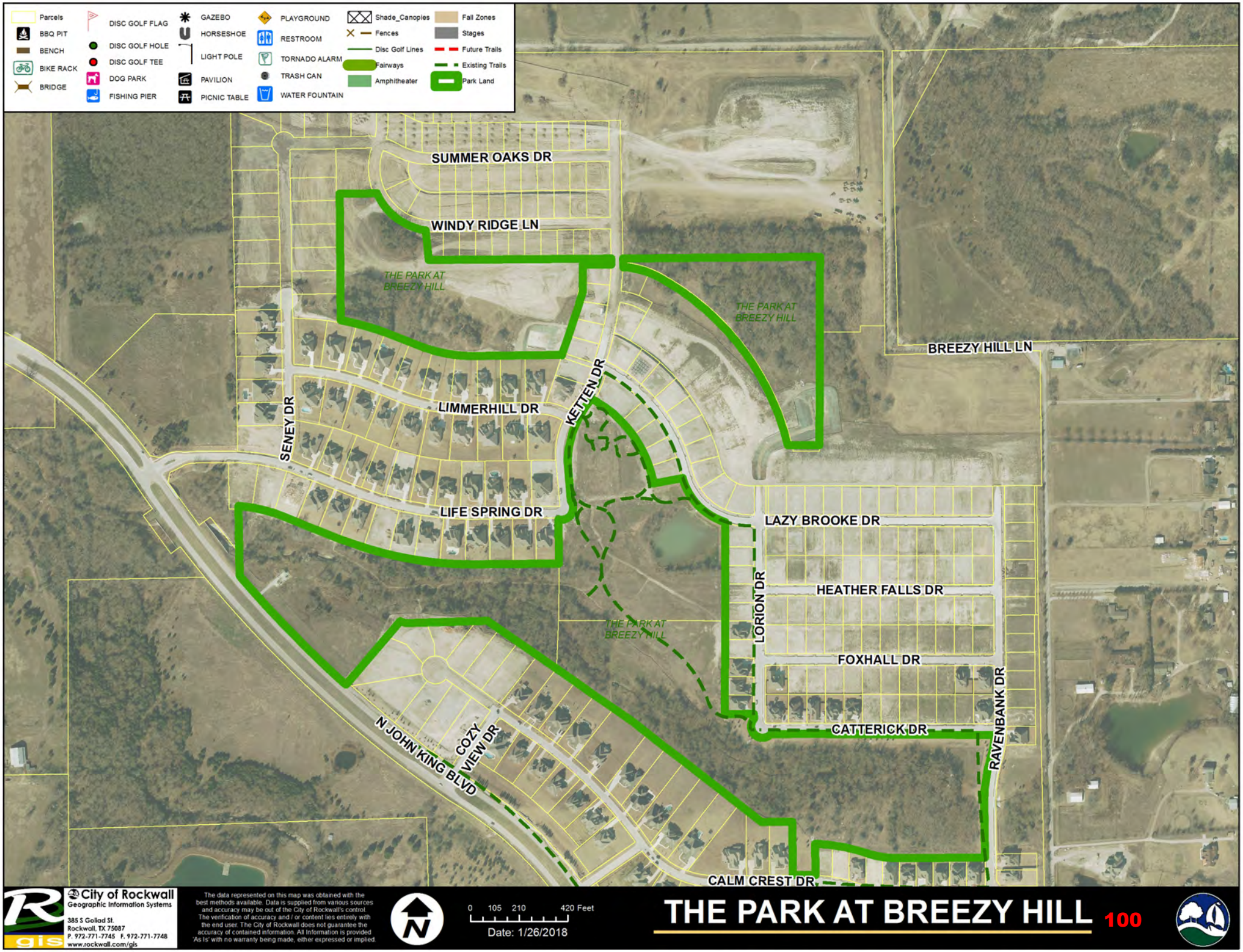
0 25 50 100 Feet

Date: 1/26/2018

THE PARK AT STONE CREEK 99


Parcels
BBQ PIT
BENCH
BIKE RACK
BRIDGE
DISC GOLF FLAG
DISC GOLF HOLE
DISC GOLF TEE
DOG PARK
FISHING PIER
GAZEBO
HORSESHOE
LIGHT POLE
PAVILION
PICNIC TABLE
PLAYGROUND
RESTROOM
TORNADO ALARM
TRASH CAN
WATER FOUNTAIN
Shade_Canopies
Fences
Disc Golf Lines
Fairways
Amphitheater
Fall Zones
Stages
Future Trails
Existing Trails
Park Land
SUMMER OAKS DR
WINDY RIDGE LN
THE PARK AT BREEZY HILL
THE PARK AT BREEZY HILL
BREEZY HILL LN
SENEY DR
LIMMERHILL DR
KEITTEN DR
LIFE SPRING DR
LAZY BROOKE DR
LORION DR
HEATHER FALLS DR
THE PARK AT BREEZY HILL
FOXHALL DR
RAVENBANK DR
CATTERICK DR
N JOHN KING BLVD
COZY VIEW DR
CALM CREST DR
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N
0 105 210 420 Feet
Date: 1/26/2018
THE PARK AT BREEZY HILL
100



Breezy Hill Trails Exhibit

101



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Date: 1/26/2018

FONTANNA PARK

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

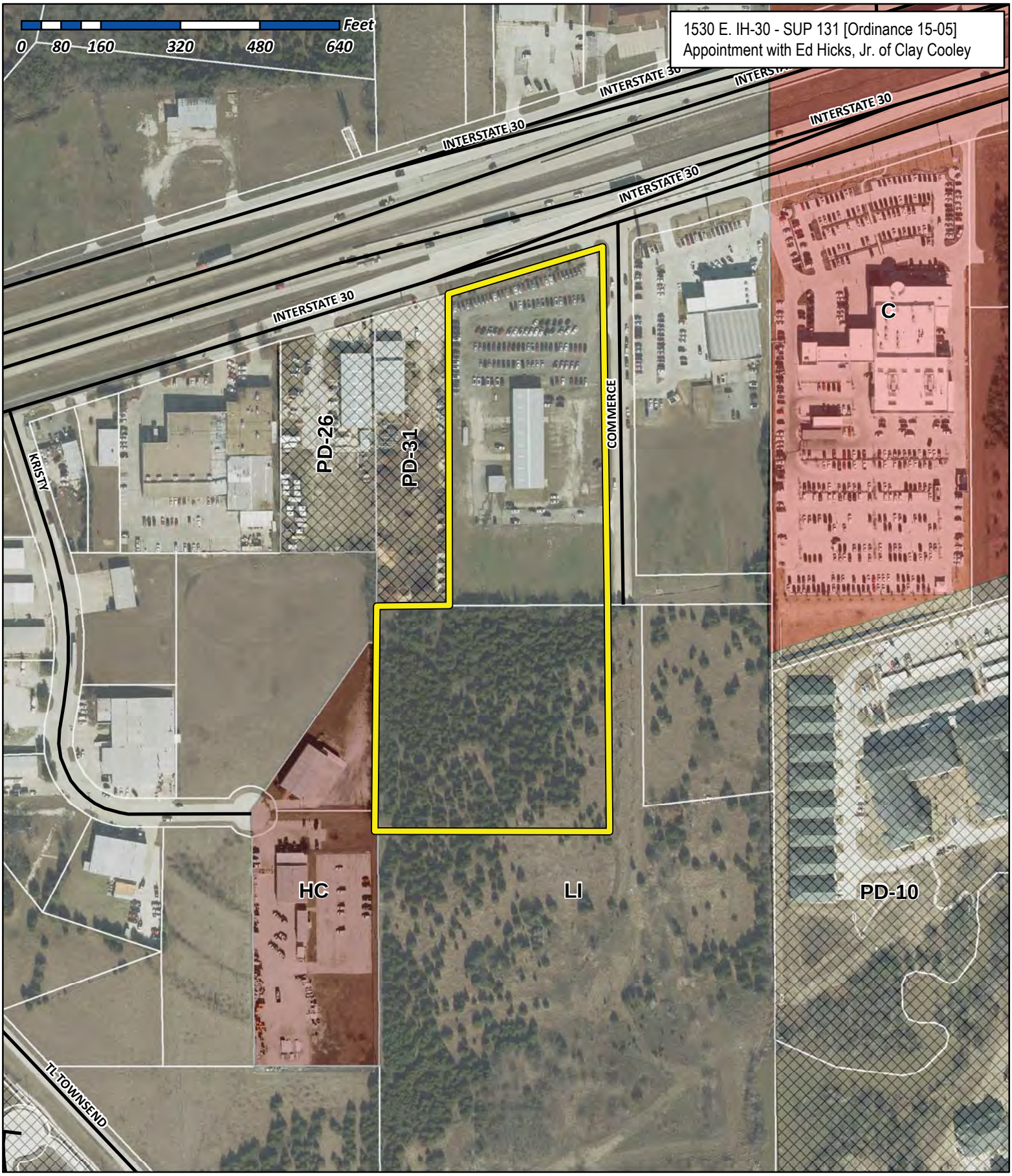
FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: February 5, 2018

SUBJECT: Appointment with Ed Hicks, Jr. of Clay Cooley Automotive

Ed Hicks, Jr. of Clay Cooley Automotive is requesting an appointment with the City Council to discuss amending S-131 [*Ordinance No. 15-05*] (*in the attached packet*) to allow for the demolition of the metal building that currently exists at 1530 E. IH-30. Under *Ordinance No. 15-05*, the applicant is required to meet certain benchmarks associated with improvements on the property to keep the current SUP active. This SUP allows for limited outside storage of new automobiles on the subject property, and has the ability for the applicant to convert this use to a *New Automotive Dealership* (*without amending the SUP*) if all phases of the improvements outlined in the ordinance are completed. Currently, the applicant has finished *Phases 1 & 2* -- *which include various paving and drainage requirements* -- and is proceeding to commence with *Phase 3*, which requires the exterior of the metal building be clad in an Aluminum Composite Material (ACM). The applicant has indicated to staff that they are working on closing a deal with a new automotive dealership and will be demolishing the building to accommodate the new user. Based on this they would like to amend the S-131 to allow for the demolition of the metal building as opposed to improving a building they will be later demolishing; however, if they submit an application to amend the SUP ordinance the case would not be heard by the City Council until March 19, 2018 and the ordinance would not be approved until April 2, 2018. This approval date would be after the March 2, 2018 date that they would need to have completed *Phase 3*.

After conferring with the City Attorney, staff has determined that the City Council cannot indicate whether or not they would approve the requested SUP amendment -- *since this would be a zoning request* --; however, the City Council could allow for deferred action of the SUP ordinance, which would allow the applicant to submit an application. The application would need to be submitted to staff by February 16, 2018 and would not be complete until April 2, 2018. In the event that the City Council chooses not to approve the applicant's SUP amendment request on March 19, 2018, the Council could set a new benchmark date for the *Phase 3* improvements at that meeting. Should the City Council have any questions concerning the schedule or the attached SUP ordinance, staff will be available at the meeting on February 5, 2018.



City of Rockwall

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

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106

CITY OF ROCKWALL

ORDINANCE NO. 15-05

SPECIFIC USE PERMIT NO. S-131

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND SPECIFIC USE PERMIT NO. S-107 TO ALLOW FOR A NEW MOTOR VEHICLE DEALERSHIP ON A TEN (10) ACRE TRACT OF LAND IDENTIFIED AS TRACTS 4 & 4-02 OF THE N. M. BALLARD SURVEY, ABSTRACT NO. 24, AND THE A. HANNA SURVEY, ABSTRACT NO. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Zack Amick of Gordon Rockwall Investments, LLC on behalf of Keith Young for the purpose of amending Specific Use Permit No. 107 to allow a *New Motor Vehicle Dealership* on a ten (10) acre tract of land identified as Tracts 4 & 4-02 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located within the IH-30 Overlay (IH-30 OV) District, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the enactment of this Specific Use Permit (SUP) Ordinance shall supersede all requirements stipulated in *Ordinance No. 13-13*;

SECTION 2. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *New Motor Vehicle Dealership* within a Light Industrial (LI) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code on the *Subject Property*;

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as stipulated by Section 2.1.10, *Distribution and Storage,* of Article IV, *Permissible* Uses; Section 5.1, *General Industrial District Standards*; Section 5.3, *Light Industrial (LI) District*, of Article IV, *District Development Standards*; Section 6.6, *IH-30 Overlay (IH-30 OV) District* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following operational conditions and compliance standards:

3.1 COMPLIANCE STANDARDS

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following standards:

1) This Specific Use Permit (SUP) shall be subject to review by Planning Department staff and/or the Planning and Zoning Commission and City Council within three (3) years of the effective date of the ordinance. At the time of review, Planning Department staff shall be required to review the completeness of the improvements outline in the applicant's letter contained in *Exhibit 'B'* of this ordinance and listed as follows:

   (i) *Phase 1.* Engineering plans addressing paving, drainage, and etcetera shall be approved by the Engineering Department. The storm water/drainage and detention pond shall be permitted and accepted by the City.
   (ii) *Phase 2.* All concrete paving depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance shall be permitted and accepted by the City.
   (iii) *Phase 3.* Remodel of existing building façade in conformance with the *Building Elevations* contained in *Exhibit 'D'* of this ordinance shall be permitted and accepted by the City.

   Should the improvements be complete staff shall provide a report to the Planning and Zoning Commission and City Council indicating conformance to the requirements of this ordinance, and operation of the *New Motor Vehicle Dealership* shall be permitted to continue under the requirements of this ordinance and the Unified Development Code (UDC). Should the improvements be incomplete this SUP ordinance shall automatically expire.

2) Should the *Subject Property* continued to be operated as an outside storage/outside display lot for new vehicles in conjunction with the adjacent *New Motor Vehicle Dealership* (*i.e. S-094*) then no Certificate of Occupancy (CO) shall be required. Upon changing the use to a standalone *New Motor Vehicle Dealership*, a Certificate of Occupancy (CO) shall be required for the change of use.

3) Should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may -- *after proper notice* -- initiate proceedings before the City Council to revoke this SUP ordinance.

3.2 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership* on the *Subject Property*, and conformance to these operational conditions is required for continued operation:

1) All development on the *Subject Property* shall be in conformance to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance;

2) The rehabilitation of the existing structure on the *Subject Property* shall conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of this ordinance;

3) Should the use of the subject property become independent of the adjacent *New Motor Vehicle Dealership* [*Young Hyundai*] (*i.e. any event that would require a separate Certificate of Occupancy [CO] to be issued*) and development not conforming to *Exhibits 'C'* and *'D'* of this ordinance is proposed, a new site plan submittal shall be required to be submitted, reviewed and approved by the Planning and Zoning Commission and/or City Council in accordance with the requirements of the Unified Development Code;

4) All motor vehicles shall be required to be parked on an all-weather surface (*i.e. concrete or asphalt*) upon the completion of the three (3) year time period established in *Section 3.1* of this SUP ordinance.;

5) The redevelopment of the *Subject Property* shall generally be in conformance with the timeline established by the applicant's letter contained in *Exhibit 'B'* of this ordinance, and shall be reviewed by staff for compliance upon receipt of an application for renewal; and,

6) The operation of the *Subject Property* shall conform to all federal, state and local standards.

SECTION 4. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF MARCH, 2015.

Jim Pruitt, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 02-16-2015

2nd Reading: 03-02-2015

BEING a 10.000 acre tract or parcel of land lying and being situated in the N. M. BALLARD SURVEY, Abstract 24, and the A. HANNA SURVEY, Abstract 99, in the City of Rockwall, Rockwall County, Texas and being that certain tract described in Special Warranty Deed to Gordon Rockwall Investments, LLC, recorded in Volume 6959, Page 100, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and a portion of that certain tract described in deed to Thomas Real Estate, LP, recorded in Volume 1507, Page 203, D.R.R.C.T.; and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum TxDOT monument at the southern end of a corner clip located at the intersection of the southerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and the west right-of-way line of Commerce Street (a 60-foot wide right-of-way per Cabinet F, Slide 379, Map Records, Rockwall County, Texas);

THENCE South 00 degrees 40 minutes 20 seconds East, along the east line of said Gordon Rockwall tract and said west right-of-way line, a distance of 707.36 feet to a *3/8* inch iron rod found for the southeast corner of said Gordon Rockwall tract and the southwest corner of said right-of-way of Commerce Street; said found iron rod also being located at an angle point in the north line of said Thomas Real Estate tract;

THENCE South 00 degrees 35 minutes 03 seconds East, crossing said Thomas Real Estate tract, a distance of 469.11 feet to a point for corner;

THENCE South 89 degrees 24 minutes 57 seconds West, continuing to cross said Thomas Real Estate tract, a distance of 472.60 feet to a point on the west line of said Thomas Real Estate tract;

THENCE North 00 degrees 21 minutes 13 seconds West, along the west line of said Thomas Real Estate tract, a distance of 468.78 feet to a 112 inch iron rod found for the northwest corner of said Thomas Real Estate tract and the southwest corner of that certain tract described in General Warranty Deed to Rockwall Credit Services, L.C., recorded in Volume 4314, Page 34, D.R.R.C.T;

THENCE North 89 degrees 22 minutes 30 seconds East along the common line of the said Thomas Real Estate tract and said Rockwall Credit Services, L.C. tract, a distance of 153.71 feet to a point for corner; said point being the southeast corner of the Rockwall Credit Services, L.C. tract and the southwest corner of the Gordon Rockwall tract;

THENCE North 00 degrees 41 minutes 38 seconds West, continuing along the common line of said Rockwall Credit tract and Gordon Rockwall tract, a distance of 629.40 feet to a point for corner in the south right-of-way line of the aforementioned Interstate Highway 30, same point being the northeast corner of said Rockwall Credit tract and the northwest corner of said Gordon Rockwall tract;

THENCE North 72 degrees 46 minutes 00 seconds East, continuing along said south right-of-way line and along the north line of said Gordon Rockwall tract, a distance of 308.48 feet to a point for the northern end of the aforementioned corner clip;

THENCE South 65 degrees 17 minutes 09 seconds East, along said comer clip, a distance of 23.86 feet to the Point of Beginning and containing 10.000 Acres (435,600 Square Feet) of land.

NOTE: The Basis of Bearings for this description is the deed to Thomas Real Estate, LP, recorded in Volume 1507, Page 203, D.R.R.C.T. This description is based upon a compilation of public records.

January 23, 2015

Robert LaCroix, AICP
Director of Planning
Planning and Zoning
City of Rockwall
385 South Goliad Street
Rockwall, TX 75087

Subject: 1530 IH-30 East, Rockwall, Texas Special Use Permit

Dear Mr. LaCroix,

The purpose of this letter is to request a change to our existing Specific Use Permit. As you know, this property currently has an SUP that was approved by City Council on 06/03/2013 allowing outside storage and display of motor vehicles. This SUP has a time limitation of 3 years. Our business is growing and we would like to expand.

The capital investment required to improve the property for our use is significant and we respectfully request a Specific Use Permit allowing for a "Motor Vehicle Dealership, New" on the subject 10.00-acre tract of land with existing buildings located at 1530 Interstate Highway 30 East, Rockwall, Texas.

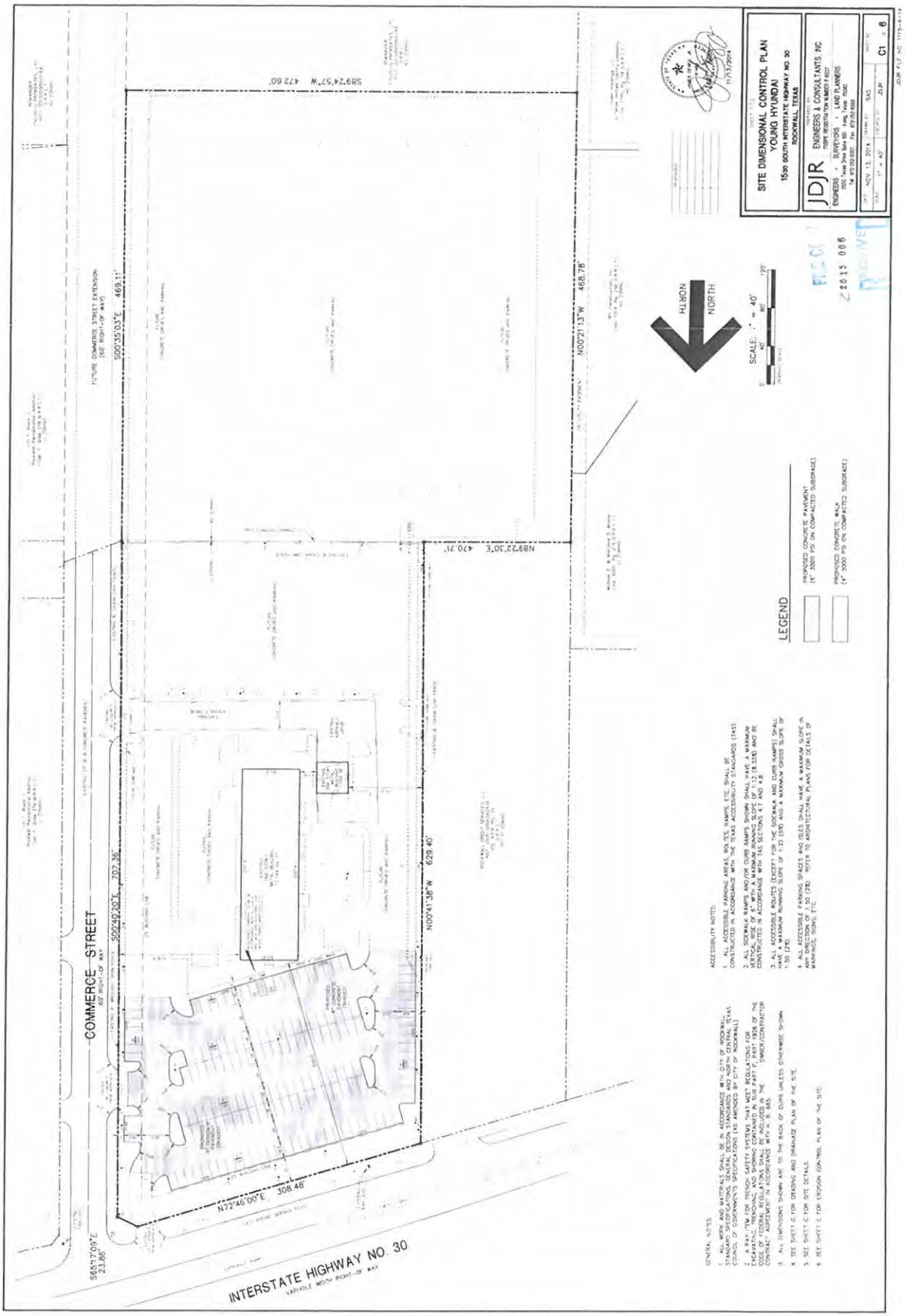
Listed below is an outline of planned improvements for the property. We intend to complete the work in 3 phases over a 3 year period of time.

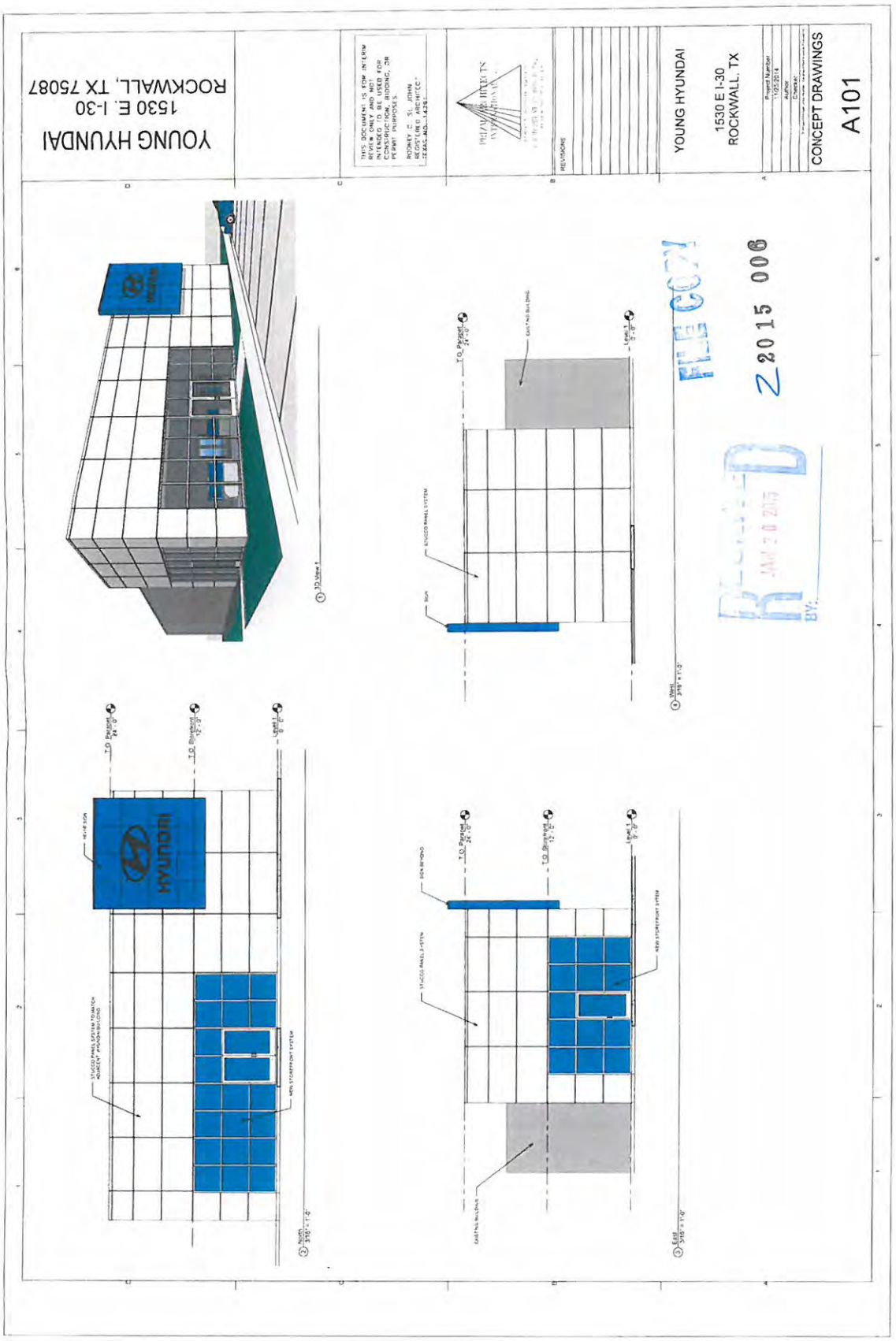
Phase 1: Engage a civil engineer to provide plans meeting city approval for phased development that address paving, drainage, utilities etc. Complete storm drainage and detention pond within 12 months of receiving counsel approved SUP.
Phase 2: Concrete paving improvements will be completed within 24 months of receiving counsel approved SUP.
Phase 3: Within 36 months of receiving counsel approved SUP. Remodel the existing building façade with new exterior elevations that includes masonry, storefront glazing and other items that would be similar to our existing dealership.

Sincerely,

Zack Amick
Gordon Rockwall Investments, LLC
1551 E. IH 30, Suite 100
Rockwall, TX 75087
214-507-9831

Exhibit 'C': Concept Plan




YOUNG HYUNDAI
1530 E. I-30
ROCKWALL, TX 75087
THIS DOCUMENT IS FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR BIDDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RODNEY C. St. JOHN
REGISTERED ARCHITECT
REVISIONS
YOUNG HYUNDAI
1530 E I-30
ROCKWALL, TX
CONCEPT DRAWINGS
A101
HYUNDAI
RECEIVED
JAN 20 2015
BY:
Z 2015 006

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: February 5, 2018

SUBJECT: Request for Release of Extraterritorial Jurisdiction (ETJ)

Wayne Hunter, PE of RPS Group has requested an appointment with the City Council to discuss releasing approximately 288.50-acres of land situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ) to the City of Royse City. The request is being made on behalf of Camden Homes for the purpose of allowing the Royse City CCN to serve wastewater service in the capacity needed to support a 322.34-acre development (*i.e. ~288.50-acres is situated within the City of Rockwall's ETJ and the remainder situated within the City of Royse City ETJ*). According to the applicant's letter, this development will consist of 763 single-family lots, 20.30-acres of senior living, 22.00-acres of multi-family, 17.80-acres of commercial/retail and an 8.40-acre storage facility. Staff has included the applicant's letter requesting the appointment, and a map and concept plan provided by the applicant showing the proposed development. In addition, staff has received an email from the City Manager of the City of Royse City stating, "…concerns regarding the high density plans for the area and the associated impacts on an already strained transportation system." Should the City Council have any questions Mr. Hunter will be available at the meeting on February 5, 2018.

RPS

2777 North Stemmons Freeway, Suite 1102, Dallas, Texas 75207
T 214 951 0807 F 214 951 0906 W rpsgroup.com

December 15 2017

Mr. Ryan Miller, AICP
Director of Planning
City of Rockwall
385 S. Goliad
Rockwall, Texas 75087

Re: Camden Homes- Request for Removal from Rockwall ETJ

Dear Mr. Miller,

Camden Homes has acquired a 322.34 Acre tract of land situated south of interstate 30 approximately 2.8 miles contiguous with the eastern right of way of FM 548, in Rockwall County. Given the considerable investment for this tract of land, the owner, Camden Homes, represented by Ted Zadeh, has engaged the engineering firm of RPS to assist in the development of the tract. A Concept Master Plan has been prepared on a preliminary basis, attached herewith, that identifies a mixed land use of 763 residential lots, and areas planned conceptually for multi-family, senior living, and commercial/retail land uses.

Our research to date shows the majority of this tract of land lying within the southernmost reach of the City of Rockwall's ETJ. In researching the access to utilities as identified in the attached map, existing utilities in the City of Rockwall are approximately four miles away from this tract.

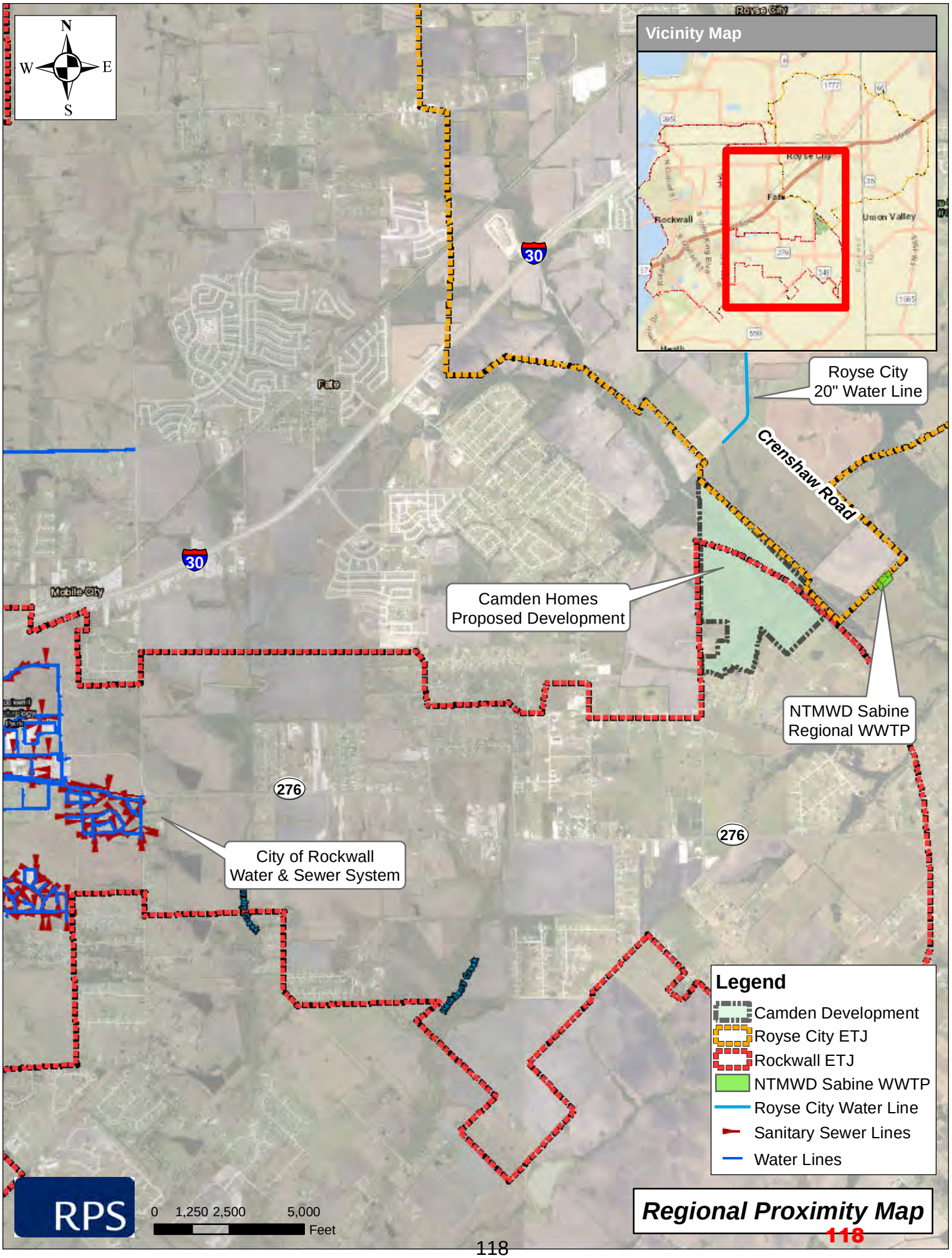
The map also shows a wastewater treatment plant located down gradient from the entire Camden Homes tract (meaning the entire Camden Homes tract drains toward the treatment plant) on an adjacent tract being developed as the Waterscapes development immediately east of and contiguous with this development. The treatment plant is owned by the Cities of Royse City and Fate. The City of Royse City also has extended a 20-inch water main to provide potable water service to this Waterscapes development.

Recognizing the City of Royse City's water and wastewater facilities are less than 2,000 feet away from this tract, we requested Royse City's views on how we might most expediently secure utilities for our proposed development. Royse City noted the existence of the City of Rockwall's ETJ for most of the tract and recommended that we approach the City of Rockwall to determine if the City of Rockwall would consider releasing our development from the City of Rockwall's ETJ in a cooperative manner, in which case, the City of Royse City offered to then consider the extension of the City of Royse City's utilities to this development.

We recognize that there is an extreme difference in the economics and likely timeline that would result in our development awaiting service from the City of Rockwall so we are respectfully requesting, on behalf of Camden Homes, that the City of Rockwall consider releasing this tract of land from the City's ETJ to allow us to initiate development of our tract. We understand this process requires consideration by the City Council for the City of Rockwall and we will be prepared to support this request before this body when it can be scheduled. Please let me know if there is any additional information required.

Sincerely,

Wayne Hunter, PE
Infrastructure Department Manager, RPS


N
W
E
S
Vicinity Map
Royse City
Rockwall
Fate
Union Valley
30
Fate
Royse City
20" Water Line
Crenshaw Road
30
Mobile City
Camden Homes
Proposed Development
NTMWD Sabine
Regional WWTP
276
276
City of Rockwall
Water & Sewer System
Legend
Camden Development
Royse City ETJ
Rockwall ETJ
NTMWD Sabine WWTP
Royse City Water Line
Sanitary Sewer Lines
Water Lines
RPS
0 1,250 2,500 5,000
Feet
Regional Proximity Map

F.M. 548

Comm/Ret
6.50 Ac.

Comm/Ret
11.3 Ac.

Storage Facility
8.40 Ac.

Senior Living
20.3 Ac.

Multi-Family
22.0 Ac.

Floodplain
Limits

N

200 0 100 200

Scale: 1" = 200'



Vacinity Map
n.t.s.

50'x120' - 40 Lots

50'x100' - 280 Lots

50'x110' - 334 Lots

60'x120' - 109 Lots

763 Lots

322.34 Ac.

CONCEPT MASTER PLAN

Royse City, Rockwall County, Texas

Owner:
TED ZEDAH
9400 N. Central Expwy. S. 404
Dallas, Texas 75231
214.384.8486

Engineer:
Crannell Engineering
2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633

January 24, 2017

Scale: 1"=200'

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Miller, Ryan

To: Crowley, Rick; Griggs, Brad; Smith, Mary
Subject: RE: Camden Homes

From: Carl Alsabrook <carl.alsabrook@RoyseCity.com>
Date: January 23, 2018 at 11:09:29 AM CST
To: "Crowley, Rick" <RCrowley@rockwall.com>
Subject: Re: Camden Homes

Rick, the requested ETJ exchange being proposed by the Camden Homes developers is being made by them and not at the request of Royse City. We have concerns regarding the high density plans for the area and the associated impacts on an already strained transportation system.

Carl

Sent from my Verizon, Samsung Galaxy smartphone

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

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

FROM: David Gonzales, *Senior Planner*

DATE: February 5, 2018

SUBJECT: A2017-001; *Voluntary Annexation of 4028 N. Goliad Street*

As you may recall, on July 17, 2017, the City Council approved a motion to annex the subject property [*Lot 1, Block 1, Valk Rockwall Addition*] in accordance with the terms of the 212 Development Agreement. The agreement expired on December 9, 2017. Staff has provided notice to the property owner (*i.e. Mr. Rick Jones of ADV Rockwall Platimum Property Owner, LLC*) of the impending annexation proceedings. The subject property is located within the City's Extraterritorial Jurisdiction (ETJ), and is addressed as 4028 N. SH-205, Rockwall, Texas 75087. Annexation proceedings for subject property will involve two (2) public hearings, scheduled for *Monday, February 5, 2018*. The annexation schedules -- (*per the requirements of Chapter 43 of the Texas Local Government Code*) -- are as follows:

- ☑ *January 8, 2018:* The preliminary service plan was provided to the property owner.
- ☑ *January 19, 2018:* Notice of the first and second public hearings were posted in the Herald Banner and on the City's website.
- ☑ *February 5, 2018:* The first (*6:00 PM*) and second (*6:30 PM*) public hearing will be held in the City Council Chambers.
- ☑ *March 5, 2018:* The City Council will hold the first reading of the annexation ordinance.
- ☑ *March 19, 2018:* The City Council will hold the second reading of the annexation ordinance.

It should be noted that once the first reading of the ordinance takes place the City Council will have 90 days to approve the annexation ordinance (*i.e. June 3, 2018*). Attached to this memorandum is a location map showing the subject property, the legal description, and a copy of the service plan.



City of Rockwall

0 100 200 300 400 Feet

1 inch = 250 feet

CITY OF ROCKWALL
GEOGRAPHIC INFORMATION SYSTEMS

4028 N. GOLIAD STREET
EXPIRING 212 AGREEMENT A2017-001
EXHIBIT A

BEGINNING at a point in the southwest corner of Lot 1, Block 1 of the Valk Rockwall Addition, (*GPS Coordinates N7027433.81, E2592745.56*) said point being the *POINT OF BEGINNING*;

THENCE N 21° 10' 20" W along the east Right of Way of State Highway 205 (*the existing City Limits line*) a distance of 176.63 feet for a corner;

THENCE N 89° 05' 59" E, a distance of 763.28 feet for a corner;

THENCE S 00° 57' 31" E, a distance of 259.05 feet for a corner;

THENCE S 89° 05' 58" W, a distance of 669.73 feet to the POINT OF BEGINNING Containing 185,738 square feet or 4.264 acres more or less.

Said description is intended to adjoin existing city limits of the City of Rockwall and incorporate all of the 4.264-acre tract of land identified as Tract 25-09 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas and addressed as 4028 N. Goliad Street [SH-205].

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SERVICE PLAN FOR ANNEXED AREA

Annexation Case No. A2018-001
City and County of Rockwall, Texas

Acreage Annexed: 4.264-Acres

Survey Abstract and County: Lot 1, Block 1, Valk Rockwall Addition, Rockwall County, Texas

Date of Adoption of Annexation Ordinance: March 19, 2018

Municipal services to the acreage described above shall be furnished by or on behalf of the City of Rockwall, Texas, at the following levels and in accordance with the following schedule:

(A) Police Services

(1) Patrolling, responses to calls, and other routine police services, within the limits of existing personnel and equipment, will be provided within 60 days of the effective date of annexation.

(2) As development and construction commence within this area, sufficient police personnel and equipment will be provided to continue to furnish this area the level of police services consistent with police services available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(B) Fire Services

(1) Fire protection by the present personnel and the present equipment of the fire Department, within the limitations of available water and distances from existing fire stations, will be provided to this area within 60 days of the effective date of annexation.

(2) As development and construction commences within this area, sufficient fire personnel and equipment will be provided to continue to furnish this area the level of fire services consistent with fire service available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(C) Health and Code Compliance Services

(1) Enforcement of the City's health ordinances and regulations including, but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances, food handlers ordinances and animal control ordinances, shall be provided within this area on the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel. *Complaints of ordinance or regulation violations within this area will be responded and investigated by existing personnel beginning with the effective date of the annexation ordinance.*

(2) The City's building, plumbing, electrical, gas heating, air conditioning and all other construction codes will be enforced within this area beginning with the effective date of the annexation ordinance. Existing personnel will be used to provide these services.

(3) The City's zoning, subdivision, and other ordinances shall be enforced in this area beginning on the effective date of the annexation ordinance.

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(4) All inspection services furnished by the City of Rockwall, but not mentioned above, will be provided to this area beginning on the effective date of the annexation ordinance. Any property owner or his/her assigns who in good faith has a new building or structure, as defined in the Comprehensive Zoning Ordinance, under construction on the effective date of annexation shall be exempted from these inspections for that building or structure under construction for a period of one year from the effective date of annexation. For the purpose of this ordinance "under construction" shall mean any work that requires a building permit from the City of Rockwall.

(5) As development and construction commence within this area, sufficient personnel will be provided to continue to furnish this area the same level of Health and Code compliance services as are furnished throughout the City.

(D) Planning and Zoning Services

(1) The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Comprehensive Plan, Zoning Ordinance, Landscape Ordinance and Code of Ordinances.

(E) Recreation and Leisure Services

(1) Residents of this property may utilize all existing recreational and leisure services facilities and sites throughout the City beginning with the effective date of the annexation ordinance.

(2) Existing parks, playgrounds, swimming pools and other recreation and leisure facilities within this property shall, upon dedication to and acceptance by the City, be maintained and operated by the City of Rockwall.

(F) Solid Waste Collection

(1) Solid waste collection shall be provided to the property owner in accordance with existing City policies as to frequency and charges, beginning on the effective date of annexation except for properties that are served by a privately owned solid waste management service provider. Such properties will be allowed to continue private service for a period of two years from the effective date of annexation at which time the property will be required to begin service with a franchised solid waste contractor within the City of Rockwall.

(G) Streets

(1) The City of Rockwall's existing policies with regard to street maintenance, applicable throughout the entire City, shall apply to this property beginning immediately as of the effective date of the annexation ordinance.

(2) As development, improvements or construction of streets to the City standards commence within this property, the policies of the City of Rockwall with regard to impact fees and participation in the cost thereof, acceptance upon completion, and maintenance after completion, shall apply.

(3) The same level of maintenance shall be provided to streets within this property that have been accepted by the City of Rockwall as is provided to like City streets throughout the City.

(H) Water Services

(1) Connection to existing City water mains for water services for domestic, commercial and industrial use within this property will be provided in accordance with existing City policies. Upon connection to existing mains, water will be provided at rates established by City ordinance for such services throughout the City.

(2) Water mains of the City will be extended in accordance with provisions of the Code of Ordinances and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, population densities similar to those reasonably contemplated or projected in the annexed area.

(3) Water mains which are within the annexed area and are owned and operated by the City shall be maintained beginning with the effective date of the annexation ordinance or upon acquisition by the City.

(4) Private water lines within this property shall be maintained by their owners, in accordance with existing policies applicable throughout the City.

(I) Sanitary Sewer Services

(1) Connections to existing City sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with the existing City policies. Upon connection, sanitary sewage service will be provided at rates established by City ordinances for such services throughout the City.

(2) Sanitary sewer mains and/or lift stations which are within the annexed area and are connected to City mains shall be maintained by the City of Rockwall beginning with the effective date of the annexation ordinance or upon acquisition by the City.

(3) Sanitary sewer mains of the City will be extended in accordance with the provisions of the Code of Ordinances and engineering standards and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise availably in other parts of the City with topography, land uses, and population densities similar to those reasonably contemplated or projected in the area.

(4) Previously granted exceptions to the requirements of connections to the city's sanitary sewer treatment system shall be continued until such alternate systems are determined to no longer function to meet the sanitary sewer needs of the subdivision granted the exception.

(J) Public Utilities

(1) Other public utilities will be provided by the City's franchisee or a provider holding a certificate of convenience issued by the state to serve that area.

(K) Miscellaneous

(1) General municipal administration services of the City shall be available to the annexed area beginning with the effective date of the annexation ordinance.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: February 5, 2018

SUBJECT: Z2017-059; *Amendment to PD-8 for Townhomes*

On December 18, 2017, the City Council remanded *Case No. Z2017-059* back to the Planning and Zoning Commission to allow the applicant to make changes to concept plan. Following this action the applicant submitted a request to postpone the public hearing for this case to ***January 30, 2017*** to allow time to modify the request to address the concerns stated in the City Council meeting and to meet with the Chandler's Landing Homeowner's Association (HOA). The Planning and Zoning Commission approved this request on December 26, 2017.

Since the City Council meeting, the applicant has changed the request reducing the number of units from 48 to 40. This reduces the requested density from 6.98 to 5.81 units per acre. This does not have an effect on the future land use map, which already designates the subject property for ***High Density Residential*** land uses (*i.e. any development that exceeds three [3] units per gross acre*). In addition, the applicant has removed the request for additional cementaceous materials and is proposing to meet or exceed the material requirements of the Unified Development Code. After reviewing these changes and holding a public hearing on January 30, 2017, the Planning and Zoning Commission approved a motion to recommend approval of the amendment to Planned Development District 8 (PD-8) by a vote of 7-0.

Staff has provided an updated case memo and draft ordinance for the City Council's review. Should the City Council have any questions the applicant and staff will be available at the meeting on February 5, 2018.

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 02/05/2018

APPLICANT: ED Cavendish, *Cavendish Homes/VPS Construction*

AGENDA ITEM: **Z2017-059**; *Amendment to PD-8 for Townhomes*

SUMMARY:

Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an amendment to Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], and take any action necessary.

PURPOSE AND BACKGROUND:

The subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on October 29, 1973 (*Ordinance No. 73-43*). On November 12, 1973, the subject property was rezoned to Planned Development District 8 (PD-8) and designated for a *Multi-Family Structure or Condominium* by *Ordinance No. 73-48*. This designation was amended on October 19, 1992 by *Ordinance No. 92-39* (*Case No. PZ1992-008-01*), which re-designated the subject property to allow 36 *zero-lot-line*, single-family homes. The subject property is an un-platted 6.88-acre tract of land located on Henry M. Chandler Drive, adjacent to the Chandler's Landing Marina and the Spyglass Condominiums, in the Chandler's Landing community.

On October 13, 2017, the applicant requested to reinstate the preliminary plat that was approved in 1992 in accordance with *Ordinance No. 92-39*. This preliminary plat depicted the proposed layout for the 36 *zero-lot-line*, single-family homes. The Planning and Zoning Commission approved the reinstatement request October 24, 2017; however, the applicant ultimately choose to submit an application on November 17, 2017 requesting to amend *Ordinance No. 92-39* to allow for a 48-unit townhome development.

ADJACENT LAND USES AND ACCESS:

The subject property is located on the south side of Henry M. Chandler Drive west of the intersection of Henry M. Chandler Drive and Ridge Road [*FM-740*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Henry M. Chandler Drive, which is identified as a *Minor Collector* on the City's *Master Thoroughfare Plan* contained in the Comprehensive Plan. Beyond this are *Phases 1 & 2* of the Harbor Landing Subdivision, which are located within the Chandler's Landing Community and zoned Planned Development District 8 (PD-8).

South: Directly south of the subject property is the corporate boundary between the City of Rockwall and the City of Heath. Situated in the City of Heath adjacent to the subject property are several single-family homes.

East: Directly east of the subject property is *Phase 3* of the Spyglass Hill Subdivision, which is composed of 46-condominiums and zoned Planned Development District 8 (PD-8). Beyond this are *Phases 1 & 2* of the Spyglass Hill Subdivision, which are composed of 110-condominiums (*i.e. Phase 1 has 67-condominiums and Phase 2 has 43-condominiums*) and zoned Planned Development District 8 (PD-8).

West: Directly west of the subject property is the Chandler's Landing Marina, which is located within the *takeline* for Lake Ray Hubbard (*i.e. owned by the City of Dallas and leased by the City of Rockwall*). Beyond this is Lake Ray Hubbard.

CHARACTERISTICS OF THE REQUEST:

According to the concept plan provided by the applicant the proposed townhome development will consist of 40-single family attached lots that will be broken up into blocks of three (3) to five (5) homes. The development will incorporate approximately 42% open space, the majority of which will be used to create a buffer between the proposed development and *Spyglass, Phase 3* (*which is located directly east of the subject property*). The concept plan also shows that half of the proposed lots will have *front entry* garages. The remainder of the lots will incorporate rear entry garages (*i.e. accessible from an alleyway*). Staff should note that the applicant has requested that the streets be private and maintained by the Homeowner's Association (HOA). Staff has included this condition in the proposed draft ordinance with the stipulation that the applicant provide a 29-foot *back-to-back* concrete street built to the City's standards. A summary of the proposed density and dimensional requirements for this project are as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width	24'
Minimum Lot Depth	55'
Minimum Lot Area	2,250 SF
Minimum Front Yard Setback [1]	15'
Minimum Side Yard Setback [2]	0'/25'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Rear Property Line	20'
Maximum Height [3]	30'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,900 SF
Maximum Lot Coverage	90%

General Notes:

[1]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.

[2]: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.

[3]: The Maximum Height shall be measured to the midpoint of the roof of the single family home, and in no case should any home exceed an elevation of 508-feet above sea level.

The applicant has not provided examples of the proposed building elevations; however, staff has incorporated anti-monotony standards that require a minimum of two (2) intervening homes of differing appearance be used before the same material blend/building elevation is utilized. In addition, staff should note that when *Ordinance No. 92-39* was approved, the City Council established maximum finished floor elevations for each building pad on the proposed concept plan. The purpose of these maximums was to ensure that the views of the properties located directly east (*i.e. Spyglass, Phase 3*) of the subject property would not be affected by the proposed development. In conformance with these requirements the applicant has stated that the highest roof elevation of any townhome will be at an elevation of 500-feet above sea level. This is eight (8) feet below the

highest elevation permitted under *Ordinance No. 92-39*. Staff has included this in the conditions of approval for this case.

CONFORMANCE WITH THE CODE OF ORDINANCES:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ *Garages.* The applicant is proposing to incorporate approximately 50% front entry garages (*i.e. 20 of the 40 townhomes requested*). The remaining garages will be accessible from an alleyway or rear entry garage. According to the Engineering Department's *Standards of Design and Construction* Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." In addition, the UDC requires all garages accessible from the street be configured in a *J-Swing* (*Traditional Swing*) or recessed garage format (*i.e. the garage is setback a minimum of 20-feet from the front façade of the primary structure*).

- ☑ *Lot Size.* Currently, the City of Rockwall does not have standards or a zoning district that would permit a townhome product with the exception of the Two Family (2F) or Multi-Family 14 (MF-14) Districts. In addition, the City's smallest single-family lot size permitted by the UDC is 5,000 SF, which is permitted in the Zero Lot Line (ZL-5) District. The Two Family (2F) District -- *which could accommodate a Townhouse based on the permitted side yard setbacks* -- requires a minimum lot size of 7,000 SF. In this case, the applicant is proposing a minimum lot size of 2,250 SF.

By approving the proposed Planned Development District, the City Council is waiving these standards.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained in the Comprehensive Plan, designates the subject property for *High Density Residential* land uses, which is defined as any development that exceeds three (3) units per gross acre. In this case, the applicant is proposing a density of 5.81 dwelling units per gross acre, which is conformance with the *High Density Residential* land use designation. Staff should note that the proposed density would be a 0.58 unit increase to the current density of 5.23 dwelling units per gross acre. The Comprehensive Plan states that "(h)igh density residential [*land uses*] should be used as a transitional use from commercial (*or [an] existing retail*) use, or where it will serve as a logical extension of an existing high density development." (*Land Use; Page 17; Policy #9.e*) The proposed development is adjacent to the Spyglass Condominiums (*adjacent to the eastern property line*), which carry the following densities by phase: (1) *Phase 1*: 18.99 dwelling units per gross acre, (2) *Phase 2*: 14.23 dwelling units per gross acre, and (3) *Phase 3*: 15.38 dwelling units per gross acre. These densities may warrant a consideration of the proposed development; however, any increase in density is a discretionary decision for the City Council. Should the City Council approve the applicant's request no change would be required to the Future Land Use Map.

NOTIFICATION:

On November 30, 2017, staff mailed 269 notices to property owners and residents within 500-feet of the subject property. Staff also sent a notice to the Chandler's Landing, The Cabana's at Chandler's Landing, Matchpoint Townhomes, Cutter Hill (*Phases 1-3*), and the Spyglass Homeowner's Associations (HOA's), which are the only HOA/Neighborhood Organizations located within 1,500 feet of the subject property. Additionally, staff posted a sign along Henry M. Chandler Drive as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received nine (9) notices and one (1) email in opposition of the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 8 (PD-8) to allow townhomes, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) The highest roof elevation permitted for all townhomes in the development shall be 500-feet above sea level; and,

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

PLANNING AND ZONING COMMISSION:

On December 12, 2017, the Planning and Zoning Commission approved a motion to recommend approval of the amendment to Planned Development District 8 (PD-8) by a vote of 5-1, with Commissioner Moeller dissenting and Commissioner Fishman absent.

On January 30, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the amendment to Planned Development District 8 (PD-8) by a vote of 7-0.

CITY COUNCIL:

On December 18, 2017, the City Council approved a motion to remand the case back to the Planning and Zoning Commission by a vote of 5-1, with Council Member Lewis dissenting and Mayor Pruitt absent.



City of Rockwall

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

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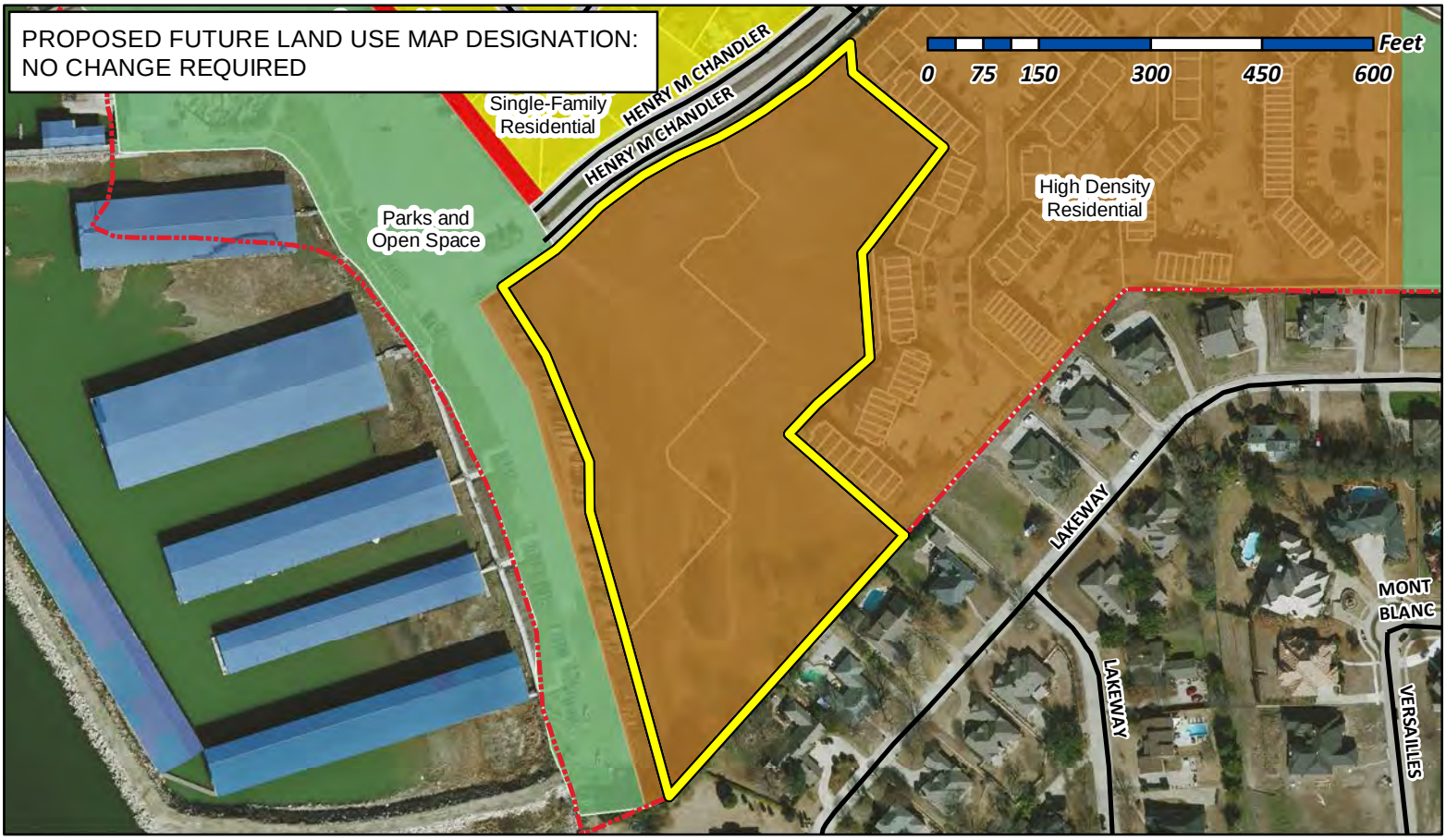

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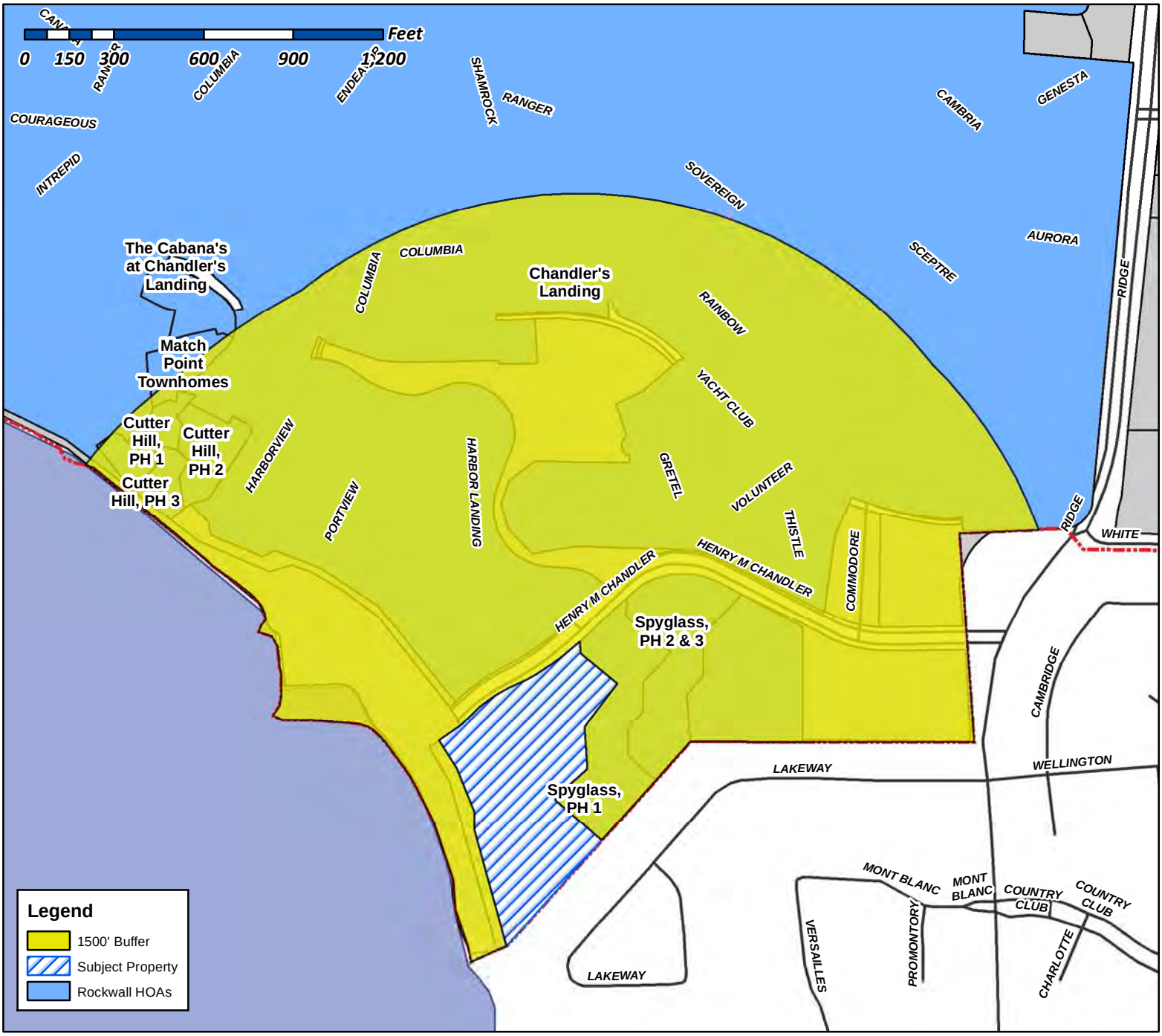
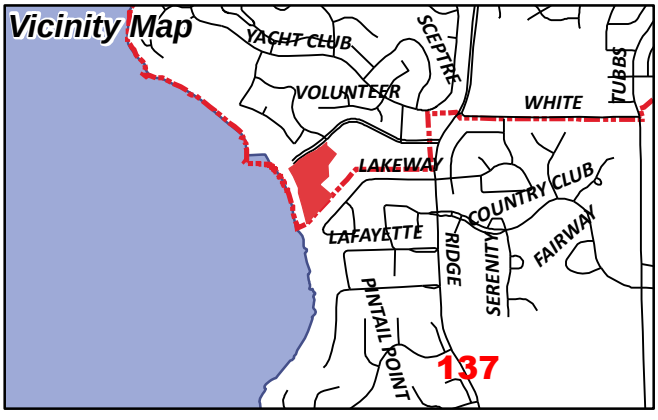


Case Number: Z2017-059
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: PD-8
Case Address: Henry M Chandler Dr



Date Created: ***09/18/2017***
For Questions on this Case Call (972) 771-7745

From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, December 01, 2017 3:33:29 PM
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***November 24, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 12/12/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 12/18/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-059- Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an amendment to Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

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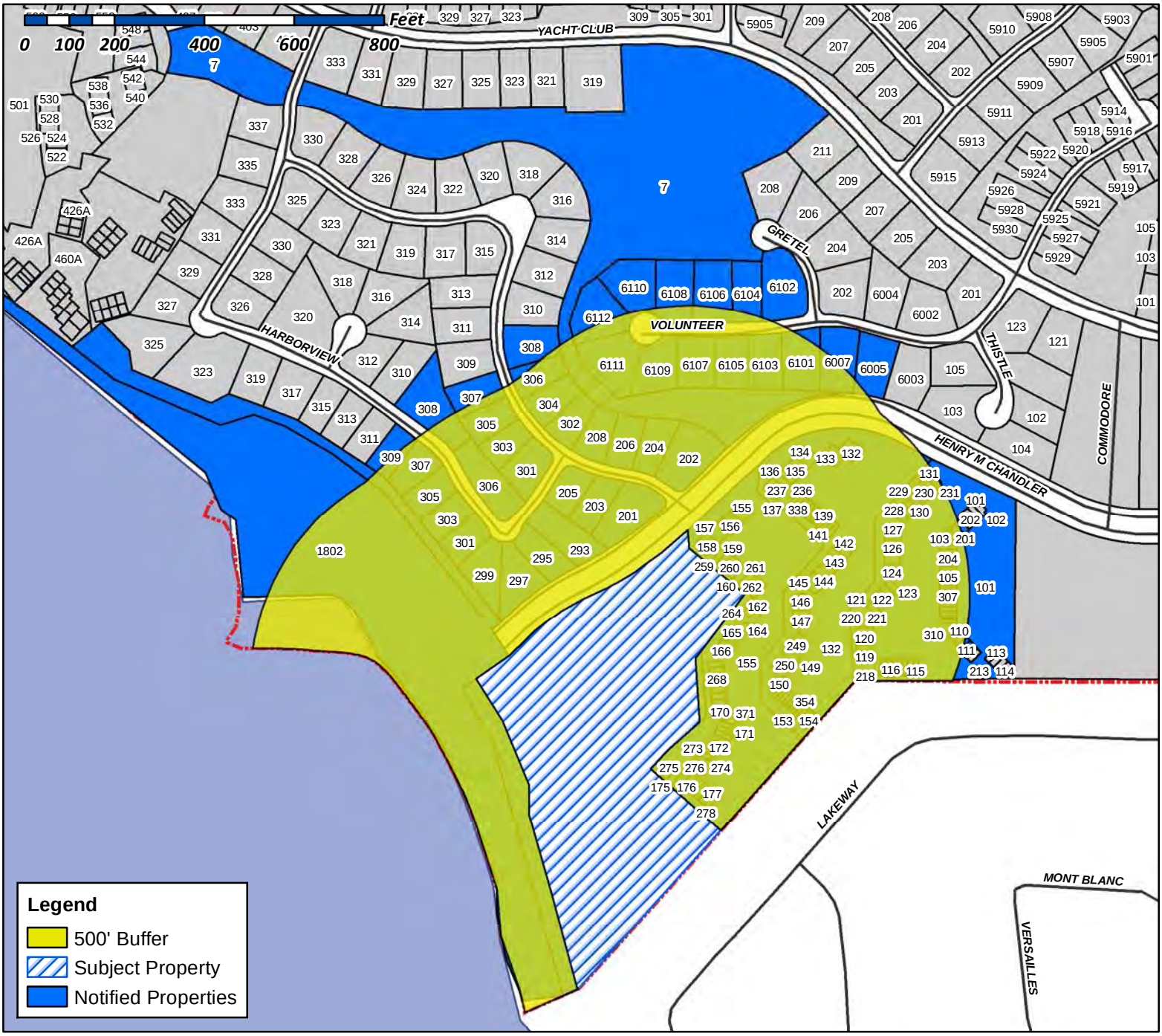

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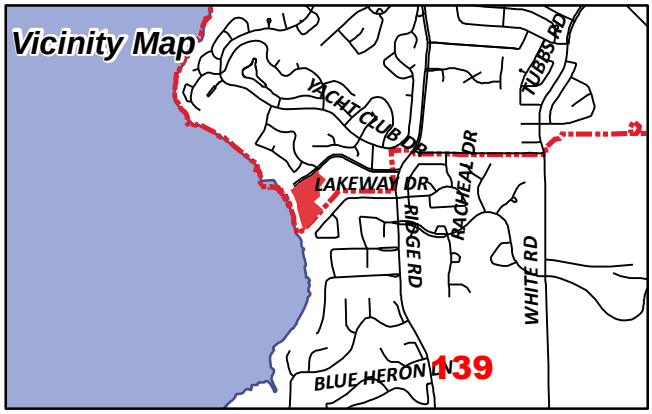
Case Address: Henry M Chandler Dr



Date Created: 08/21/2017
For Questions on this Case Call (972) 771-7745

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AND LAURA MATTESON-RAY
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CARLOS AUGUSTO MOSQUERA
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LES T & CLAUDIA JO POORE SANDKNOP
TRUSTEES
204 SUMMER TANAGER
ROCKWALL, TX 75032

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MICHAEL D KNABLE TRUSTEE
205 BENTON DRIVE APT 1202
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MANDY E YNIGUEZ
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ROCKWALL, TX 75032

CHOATE ELAINE MARGARET
206 RAINBOW CIR
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221 HENRY M CHANDLER DR
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ROCKWALL, TX 75032

CURRENT RESIDENT
237 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
238 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
239 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
240 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MORALE PATRICIA L
241 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
249 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
250 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
251 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KIM SEOK H
2516 WOODHAVEN DR
FLOWER MOUND, TX 75028

CURRENT RESIDENT
252 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
253 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
254 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
259 HENRY M CHANDLER DR
ROCKWALL, TX 75032

144

CURRENT RESIDENT
260 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
261 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CARNEY DON
262 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEARY TERENCE
2622 MICHIGAN AVE
ROCKWALL, TX 33916

CURRENT RESIDENT
263 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
264 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
267 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
268 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
269 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
270 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
271 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
272 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
273 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
274 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MASON JANIS E
275 HENRY M CHANDLER DR UNIT 3
ROCKWALL, TX 75032

CURRENT RESIDENT
276 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
277 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
278 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NICKSON SPYGLASS LLC
2807 EASTGROVE LN
ROCKWALL, TX 77027

AMERICAN CONDO CORP OF HOUSTON
2807 EASTGROVE LN
ROCKWALL, TX 77027

CGN SPYGLASS LLC
2807 EASTGROVE LN
ROCKWALL, TX 77027

BALLARD AMANDA L &
MATTHEW WEST BALLARD
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

MCCLOY STEPHANIE JOAN
2850 SHORELINE TRL PMB 78
ROCKWALL, TX 75032

AMERSON GARY W AND DEBRA J
293 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
295 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
297 HABORVIEW DR
ROCKWALL, TX 75032

SLATE CRAIG M & TANYA
299 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
301 HARBORVIEW DR
ROCKWALL, TX 75032

YANES DAVID AND CHRISTIE MARIE SCRIBNER
301 HARBOR LANDING DR
ROCKWALL, TX 75032

SMITH KERRY CRAWFORD
301 WILLIAMS RD
ROCKWALL, TX 76120

145

GENTLE BILL
302 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
303 HARBORVIEW DR
ROCKWALL, TX 75032

CARTER CHARLES & ALLENE 2/3 INT
TIM B HADDOCK 1/3 INT
303 HARBOR LANDING DR
ROCKWALL, TX 75032

ANDERSON MARK ANDREAS
303 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
304 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C
304 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
305 HARBORVIEW DR
ROCKWALL, TX 75032

MAYES FAMILY TRUST
PATRICIA A MAYES TRUSTEE
305 HARBOR LANDING
ROCKWALL, TX 75032

MAYES FAMILY TR
JOHN H & PATRICIA A MAYES TRUSTEES
305 HARBOR LANDING DR
ROCKWALL, TX 75032

WADE KENNETH K
305 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
306 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
306 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CLEATON JERRY LEE
306 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

NIGH PHILLIP S & LINDA M
306 LAUREL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
307 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
307 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI
307 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE
308 HARBOR LANDING DR
ROCKWALL, TX 75032

MCCLAIN-SMITH GARETH AND
DONNA L WINDSOR
308 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
309 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
309 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
310 HENRY M CHANDLER DR
ROCKWALL, TX 75032

M & H PROPERTIES INC
3125 RIDGE RD
ROCKWALL, TX 75032

CZECH JOSHUA AND SHARONA
319 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
320 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ENGEL MARIA AND MICHAEL
330 LAKE TRAIL CT
ROCKWALL, TX 75077

NEAL TERESA LOU
338 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
339 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
340 HENRY M CHANDLER DR
ROCKWALL, TX 75032

146

CAMACHO MARC AND JARITA
3409 BERMUDA DR
ROWLETT, TX 75088

CURRENT RESIDENT
341 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
351 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BERRY ROBERT N
352 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
353 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
354 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KLINE LINDA ANN MULLANE
3543 VANCOUVER DRIVE
ROCKWALL, TX 75229

RIGGS LELAND L & STELLA E
3547 REGENT DR
ROCKWALL, TX 75229

CURRENT RESIDENT
371 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
372 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
373 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
374 HENRY M CHANDLER DR
ROCKWALL, TX 75032

JOHNSON BRENT B & LINDA
3810 COVE RD
ROCKWALL, TX 75088

NELSON JERRY C & MARIBETH
410 COLUMBIA DR
ROCKWALL, TX 75032

DJA REAL ESTATE LLC
42 MARY ST
MT VERNON, TX 75457

GARDNER DAVID L REV LIV TR
4440 FAIRWAYS BLVD APT 410
ROCKWALL, TX 34209

GREEN JOHN & JULIE
458 YACHT CLUB DR APT A
ROCKWALL, TX 75032

ROCKWALL MARINA DEVELOPMENT LLC
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

DAVIS GEORGE
5 DARR RD
ROCKWALL, TX 75032

JOHNSON BRENT & LINDA
500 N CENTRAL EXPWY SUITE 103
ROCKWALL, TX 75074

LIECHTY FAMILY PARTNERSHIP LP
502 TERRY LN
ROCKWALL, TX 75032

CASTER JAMES E JR AND MILINDA J
512 PRIVATE RD 52444
ROCKWALL, TX 75451

P V REAL ESTATE HOLDINGS SERIES LLC SERIES D
540 NANCE RD
SUNNYVALE, TX 75182

MARTIN FREDERICK B & SONJA B
5601 RANGER DR
ROCKWALL, TX 75032

DEAN ANGIE D & ROY M
6005 VOLUNTEER PL
ROCKWALL, TX 75032

SCHRIMPF GEORGE R AND
RHODY L KENNEDY
6007 VOLUNTEER PLACE
ROCKWALL, TX 75032

ABLE RENTAL PROPERTIES LLC
608 DEVELOPMENT DR SUITE 150
ROCKWALL, TX 75074

DWYER REX W AND AMY
6101 VOLUNTEER PL
ROCKWALL, TX 75032

CURRENT RESIDENT
6102 VOLUNTEER PL
ROCKWALL, TX 75032

CURRENT RESIDENT
6103 VOLUNTEER PL
ROCKWALL, TX 75032

147

CURRENT RESIDENT
6104 VOLUNTEER PL
ROCKWALL, TX 75032

BROWN GWENDOLYN E
6105 VOLUNTEER PL
ROCKWALL, TX 75032

HUMPHREY JAY
6106 VOLUNTEER PL
ROCKWALL, TX 75032

CONFIDENTIAL
6107 VOLUNTEER PL
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M
6108 VOLUNTEER PL
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK
6109 VOLUNTEER PL
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON
6110 VOLUNTEER PLACE
ROCKWALL, TX 75032

CURRENT RESIDENT
6111 VOLUNTEER PL
ROCKWALL, TX 75032

WILLIAMSON DAVID B
6112 VOLUNTEER PLACE
ROCKWALL, TX 75032

BLASSINGAME KENNETH E ETUX
6227 HIGHGATE LN
ROCKWALL, TX 75214

PATTERSON JAMES S & IRENE L
631 SILVERSTONE DR
ROCKWALL, TX 75080

HAYS DANNY W & JOAN
639 STAFFORD CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
7 GREENBELT
ROCKWALL, TX 75032

STRANGE LULA MAE ESTATE
7 CYPRESS CT
ROCKWALL, TX 75032

PATTERSON WILLIAM L & DWAYLA
782 HANOVER DR
ROCKWALL, TX 75087

DEL CID EVELYN CAROL JOHNSON
7926 ENCLAVE WAY
ROCKWALL, TX 75218

HUNT JOEL J AND RISA
801 COUNTRY CLUB DR
ROCKWALL, TX 75032

ARMSTRONG D
804 EAGLE PASS
ROCKWALL, TX 75032

TARBERT LLC
8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

SOMERS WILLIAM STEPHEN
872 PARKWAY DR
ROCKWALL, TX 83221

WILLIAMS FAMILY TRUST
LARRY/TERESA WILLIAMS TRUSTEE
892 STEGER TOWNE RD
ROCKWALL, TX 75032

ESTRERA AARON S ETUX
9011 CLEARHURST DR
ROCKWALL, TX 75238

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
909 CULLINS RD
ROCKWALL, TX 75032

ENGEL MARIA
994 GREEN RIVER RD
ROCKWALL, TX 38485

VIERLING DENNIS A & LISA F
PO BOX 1506
ROCKWALL, TX 75087

MACALIK OTTO JEFFREY
PO BOX 2110
ROCKWALL, TX 75087

VARUGHESE MINI
PO BOX 2381
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an amendment to Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/12/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 12/18/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/18/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

The Town Homes that are there now are falling down and are a fire Hazard. They will lower home values and Bring in lower income residents. Spy Glass and Bent tree Condos are in horrible condition.

Name: Constable Trey Chaney

Address: 305 Harborview Dr Rockwall 75

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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PLEASE RETURN THE BELOW FORM

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Our preference is for the zoning to remain for single family structures. Traffic should also be a consideration on Henry M. Chandler drive with stoplight on 740 exct from present residents.

Name: Leland D. Peterson

Address: 203 Harbor Landing Drive, Rockwall, 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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PLEASE RETURN THE BELOW FORM

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

I believe we have enough apartment housing approved in Rockwall. Single family homes will greatly enhance the land behind the Marina. The homes on Harborview are a great testimony!

Name: Elizabeth Marsh

Address: 6109 Volunteer Pl.

* Apartment/townhomes in this area will damage our home values — There are enough!

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Name: Susan L. Doman

Address: 151 Henry M. Chandler Dr. #151 Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Restricted view & traffic concerns on Henry M. Chandler

Name: Terry Penn

Address: 6107 Volunteer, Rockwall, TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

Please "No"

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Just moved here from St. Louis cause my husband passed away. Bought this condo to start over - Love the view - now you want to take that away from me also - NO! NO!

Name: Diane Laughlin

Address: 162 Henry M. Chandler

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

We purchased our ~~this~~ Lot & built our home here 12 months ago. We back up to this property. We understood when we purchased that we would have single family homes behind us, not townhomes. Chandlers Landing is already a dense community, & we don't need higher density. Keep AS IS!!

Name: GARY & DEBRA AMERSON

Address: 293 HARBORVIEW Drive

<u>Tex. Loc. Gov. Code, Sec. 211.006 (d)</u> **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

1. Infrastructure is not in place to support
2. will destroy the pristine view of shore
3. Safety issues due to increased traffic
4. They cant rent out slips in the harbor, I dont want Speculators with no ties to rockwall

Name:

Address: Over building to make a buck that dont live a but Community

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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PLEASE RETURN THE BELOW FORM

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

I OWN 6 CONDO'S IN SPYGLASS HILL PHASE 3, MY OBSERVATION OF THE PROJECT - OBSCURES THE VIEW OF THE LAKE. (WHICH IS THE MAIN REASON I PURCHASED THE CONDO'S.)

Name: SKR INVESTMENTS - RICK GARRETT

Address: 1682 CHOTEAU CIR. GRAPEVINE, TX 76051

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From:	Planning
To:	Miller, Ryan
Subject:	FW: Case No. Z2017-059
Date:	Thursday, December 14, 2017 8:45:24 AM

From: Jeff Macalik [redacted]
Sent: Wednesday, December 13, 2017 4:48 PM
To: Planning
Subject: Case No. Z2017-059

Dear P&Z,

I am opposed to this because I prefer zero lot line homes vs townhomes.

I find zero lot line homes more visually appealing.

Thanks,

Jeff Macalik
6102 Volunteer Place
Rockwall, TX 75032
214-674-1072



RAMSAY & REYES LLC

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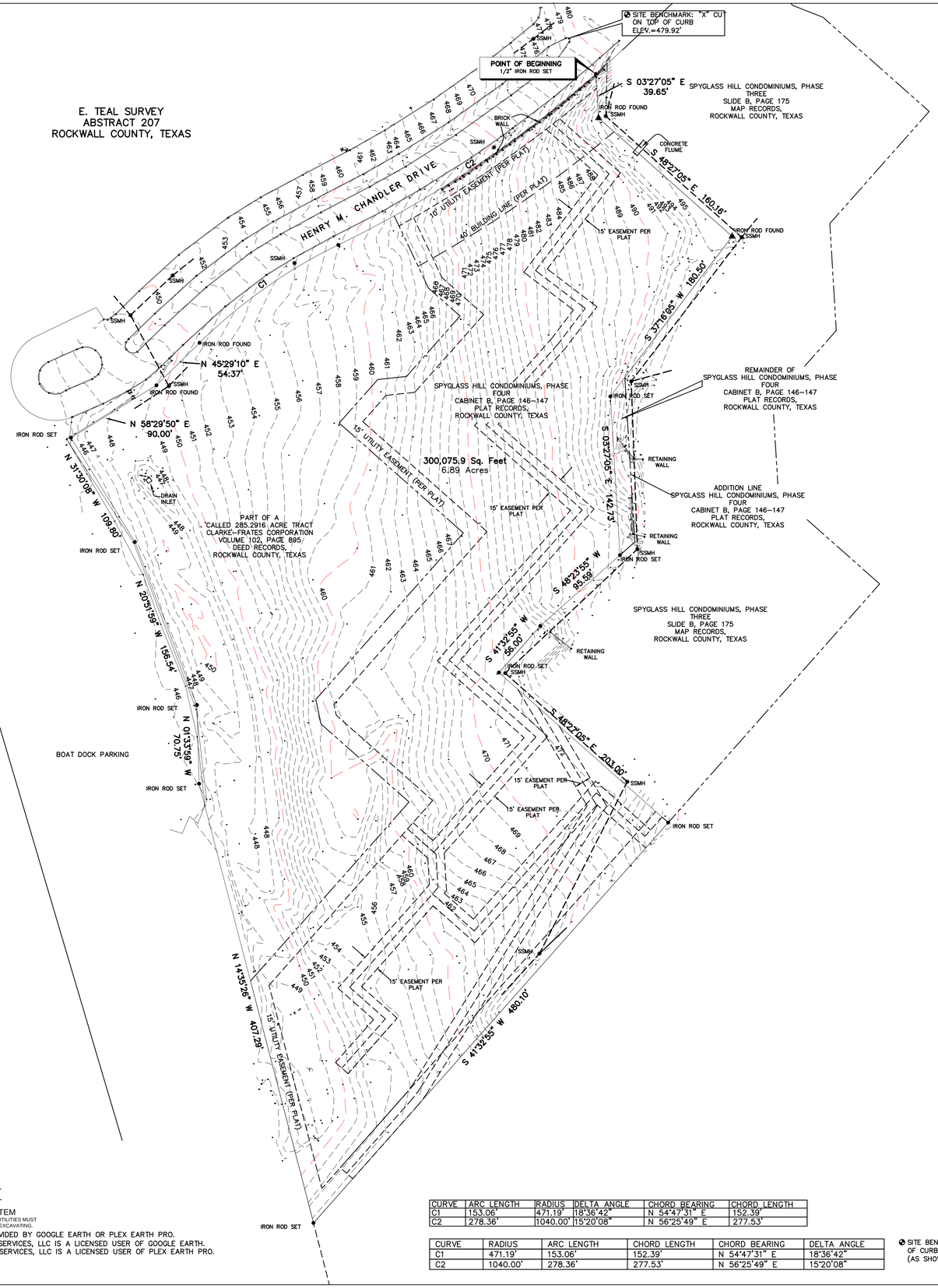
*ALL ELEMENTS OF THIS DRAWING ARE THE INTELLECTUAL PROPERTY OF RAMSAY & REYES LLC.

CONCEPTUAL PLAN - TOWNHOUSES
6.88 ACRES on HENRY M. CHANDLER DR.
January 24, 2018
Revision II

160



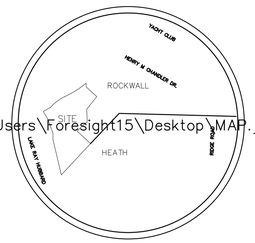
N
W E
S

SCALE: 1" = 50'

50 25 0 50 100

GRAPHIC SCALE

LOCATION MAP



C:\Users\Foresight15\Desktop\MAP.jpg

NOT TO SCALE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	153.06'	471.19'	18°36'42"	N 54°47'31" E	152.39'
C2	278.36'	1040.00'	15°20'08"	N 56°25'49" E	277.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	471.19'	153.06'	152.39'	N 54°47'31" E	18°36'42"
C2	1040.00'	278.36'	277.53'	N 56°25'49" E	15°20'08"

SITE BENCHMARK: "X" CUT ON TOP OF CURB ELEV.=479.92' (AS SHOWN WDS GNSS NETWORK)

LEGEND

- "CM" = CONTROLLING MONUMENT
- IRF = IRON ROD FOUND
- IRS = 5/8" IRON ROD SET "BCLS"
- WM = WATER METER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- EP = ELECTRIC PEDESTAL
- PP = POWER POLE
- GM = GAS METER
- AC = AIR CONDITIONER
- E = OVERHEAD ELECTRIC
- SSMH = SANITARY SEWER MANHOLE
- CLF = CHAIN LINK FENCE
- WF = WIRE FENCE
- WDF = WOOD FENCE
- MF = METAL FENCE

D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS

1-800-245-4545
WWW.TEXASONECALL.COM
TEXAS ONE CALL SYSTEM
CONSTRUCTION NOTE: UNDER GROUND UTILITIES MUST BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATING.

AERIAL IMAGERY PROVIDED BY GOOGLE EARTH OR PLEX EARTH PRO.
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BISON CREEK LAND SERVICES, LLC IS A LICENSED USER OF PLEX EARTH PRO.

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and Being a part of that 285.2916 acre tract as conveyed to Clarke-Frates Corporation as recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being part of Spyglass Hill Condominiums Phase Four as recorded in Cabinet B, Slides 146-147 of the Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, and addition to the City of Rockwall, Texas, as recorded in Slide B, Page 175, Map Records, Rockwall County, Texas, a 1/2 inch iron rod set for corner;

THENCE Along the Westerly line of said Spyglass Hill Condominiums, the following:
South 03 degrees 27 minutes 05 seconds East, a distance of 39.65 feet to a 1/2 inch iron rod found for corner;
South 48 degrees 27 minutes 05 seconds East, a distance of 160.16 feet to a 1/2 inch iron rod found for corner;
South 37 degrees 16 minutes 05 seconds West, a distance of 180.50 feet to a 1/2 inch iron rod set for corner;
South 03 degrees 27 minutes 05 seconds East, a distance of 142.73 feet to a 1/2 inch iron rod set for corner;
South 48 degrees 23 minutes 55 seconds West, a distance of 95.59 feet to a 1/2 inch iron rod found for corner;
South 41 degrees 32 minutes 55 seconds West, a distance of 56.00 feet to a 1/2 inch iron rod found for corner;
South 48 degrees 27 minutes 05 seconds East, a distance of 203.00 feet to a 1/2 inch iron rod set for corner on the Northerly line of Windward Slope Addition;

THENCE South 41 degrees 32 minutes 55 seconds West, along the Northerly line of Windward Slope Addition, an addition to the City of Heath, Rockwall County, Texas, a distance of 480.10 feet to a 1/2 inch iron rod set for corner;

THENCE North 14 degrees 35 minutes 26 seconds West, a distance of 407.29 feet to a 1/2 inch iron rod set for corner;

THENCE North 01 degrees 33 minutes 59 seconds West, a distance of 70.75 feet to a 1/2 inch iron rod set for corner;

THENCE North 20 degrees 51 minutes 59 seconds West, a distance of 156.54 feet to a 1/2 inch iron rod set for corner;

THENCE North 31 degrees 30 minutes 08 seconds West, a distance of 109.80 feet to a 1/2 inch iron rod found for corner on the Southerly right-of-way line of Henry M. Chandler Drive;

THENCE along the Southerly line of Henry M. Chandler Drive, the following:
North 58 degrees 29 minutes 50 seconds East, a distance of 90.00 feet to a 1/2 inch iron rod found for corner;
North 45 degrees 29 minutes 10 seconds East, a distance of 54.37 feet to a 1/2 inch iron rod found and being the beginning of a curve to the right having a central angle of 18 degrees 36 minutes 40 seconds and a radius of 471.19 feet;
THENCE along said curve an arc length of 153.06 feet to a 1/2 inch iron rod found and being the beginning of a curve to the left having a central angle of 15 degrees 20 minutes 08 seconds and a radius of 1040.00 feet;

THENCE along said curve an arc length of 278.36 feet to the PLACE OF BEGINNING and containing 300,076 square feet or 6.89 acres of land.

TO:

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the _____ day of _____, 2017 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties.

ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

James P. Keene, R.P.L.S.
Texas Registration No. 5100
Date: _____
Bison Creek Land Services, LLC.
24443 IH 20
Wills Point, Texas 75169
Phone (903) 873-3600

SURVEY NOTES:

1) Except as shown there are no visible protrusions.

2) Basis of Bearing (S 48°27'05" E 160.16') Northeasterly line of Rockwall Mararina Development, LLC tract as recorded in Instrument No. 2011-00452487 O.P.R.R.C.T.

3) The Surveyor has been provided with the Commitment for Title Insurance described below and has relied upon it for all matters of record affecting the subject property.

TITLE RESOURCRES GUARANTY COMPANY
GF. No. R171557R
Effective Date: June 21, 2017 Issued: July 18, 2017

SUBJECT TO THE FOLLOWING:

10)

b. Easements and building lines as shown on Plat recorded in Cabinet B, Envelope 146, Plat Records, Rockwall County, Texas.

c. Easement dated August 1, 1975, from Clarke-Frates Corporation to City of Rockwall recorded in Volume 118, Page 37, Deed Records, Rockwall County, Texas.

d. Easement dated August 1, 1975, from Clarke-Frates Corporation to City of Rockwall recorded in Volume 118, Page 60, Deed Records, Rockwall County, Texas

e. Easement dated November 17, 1982, from American Condominium Corporation of Texas to City of Rockwall recorded in Volume 169, Page 520, Deed Records, Rockwall County, Texas.

f. Easement dated November 17, 1982, from American Condominium Corporation of Texas to City of Rockwall recorded in Volume 169, Page 522, Deed Records, Rockwall County, Texas.

g. Easement dated November 22, 1982, from American Condominium Corporation of Texas to Stoner Communications recorded in Volume 169, Page 175, Deed Records, Rockwall County, Texas.

BISON CREEK
LAND SERVICES, LLC
WWW.BISONCREEK.COM
FIRM LICENSE NO. 10193880
COPYRIGHT @ 2017

BOUNDARY SURVEY
BEING A 6.88 ACRE TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PART OF CALLED 285.2916 ACRES VOLUME 102, PAGE 895 D.R.R.C.T. SPYGLASS HILL CONDOMINIUMS, PHASE 4 CABINET B, SLIDES 146-147 P.R.R.C.T.

OWNER'S NAME
ADDRESS
????, TEXAS

REVISION:

SCALE: 1" = 50'
DATE: 09/08/2017
APPROVED BY: JPK
DRAWN BY: MP
CREW: BSM
PROJECT NO. 17-2858

SHEET 1 OF 1

BISON CREEK LAND SERVICES, LLC 24443 INTERSTATE 20, BLDG. 3, WILLS POINT, TEXAS 75169 PHONE: 903-873-3600 WWW.BISON-CREEK.COM

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RAMSAY & REYES LLC

PROJECT MANAGEMENT · ARCHITECTS · PLANNERS

Project : 6.88 ACRES on Henry M. Chandler Dr., Rockwall, Texas 75032

Owner: Ed Cavendish

Development Standards

Houses are scheduled to be from 1,900 sq. ft. to 2,200 sq. ft., and will sell from $325,000 to $375,000, producing a taxable value of approximately **$16,800,000.**

Description

Project will contain 48 houses - single lots and in groups of 3,4, and 5 with adjacent side walls.

Lot sizes:	Mostly 24' – 27' wide x 105' deep
Units per lot:	(1) One unit per lot
Lot setbacks:	Front - 20' Rear – 10' Side – (Varies) Zero – 25' Maintenance – 5' Minimum
Landscape:	(1) One tree per every 50' along Henry M. Chandler Dr. Wrought Iron Fence along perimeter of site.

The site is 6.88 acres with 2.88 acres of community park and open space (42%).

Highest top of roof elevation is 500' above sea level which is 8'-0" below the 1992 P&Z recommendation of 508' above sea level.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 92-39*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 92-39*, BEING A 6.88-ACRE TRACT OF LAND IDENTIFIED AS LOT 4, BLOCK A, SPYGLASS HILL #4 ADDITION AND TRACT 134-12 OF THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ed Cavendish of Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for an amendment to the *Planned Development Concept Plan* and *Development Standards* contained within Planned Development District 8 (PD-8) [*specifically contained within Ordinance No. 92-39*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 92-39*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT 09.19.18

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(d) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.

1. Open Space Master Plan
2. Master Plat
3. Preliminary Plat
4. PD Site Plan
5. Final plats

(c) A *Master Plat* application covering all of the *Subject Property* shall be submitted. No master plat application shall be approved until the *Open Space Master Plan* for all of the *Subject Property* has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the *Master Plat* and *Preliminary Plat* application. If only one (1) phase is being proposed, the applicant may submit a letter stating the timing of the phase with the *Preliminary Plat* application to satisfy the *Master Plat* requirement.

(d) A *PD Site* Plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with the *Final Plat* application for the development.

SECTION 6. That the official zoning map of the City of Rockwall shall be corrected to reflect the changes in zoning as described herein.

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19TH DAY OF FEBRUARY, 2018.

DRAFT ORDINANCE 02.19.2018

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *February 5, 2018*

2nd Reading: *February 19, 2018*

DRAFT ORDINANCE 02.19.2018

Exhibit 'A':
Legal Description

BEING a tract of land situated in the E. *TEAL SURVEY, ABSTRACT NO. 207*, City of Rockwall, Rockwall County, Texas, and being a part of that 285.2916 acre tract as conveyed to Clarke-Frates Corporation, as recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, an addition to the City of Rockwall, as recorded in Slide B, page 175, Map Records, Rockwall County, Texas, a ½" iron stake set for corner;

THENCE Along the Westerly lines of said Spyglass Hill Condominiums, the following:

South 03 deg. 27' 05" East a distance of 39.65 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 160.16 feet to a ½" iron stake set for corner;
South 37 deg. 16' 05" West a distance of 180.50 feet to a ½" iron stake set for corner;
South 03 deg. 27' 05" East a distance of 142.73 feet to a ½" iron stake set for corner;
South 48 deg. 23' 55" West a distance of 95.59 feet to a ½" iron stake set for corner;
South 41 deg. 23 '55" West a distance of 56.00 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 203.00 feet to a ½" iron stake set for a corner;

THENCE South 41 deg. 32' 55" West, along the Northerly line of Windward Slope Addition, and addition to the city of Heath, Rockwall County, Texas, a distance of 480.10 feet to a ½" iron stake found for corner;

THENCE North 14 deg. 35' 26" West, a distance of 407.29 feet to a ½" iron stake set for corner;

THENCE North 1 deg. 33' 59" West a distance of 70.75 feet to a ½" iron stake set for corner;

THENCE North 20 deg. 51' 59" West a distance of 156.54 feet to a ½" iron stake set for corner;

THENCE North 31 deg. 30' 08" West a distance of 109.80 feet to a ½" iron stake found for corner;

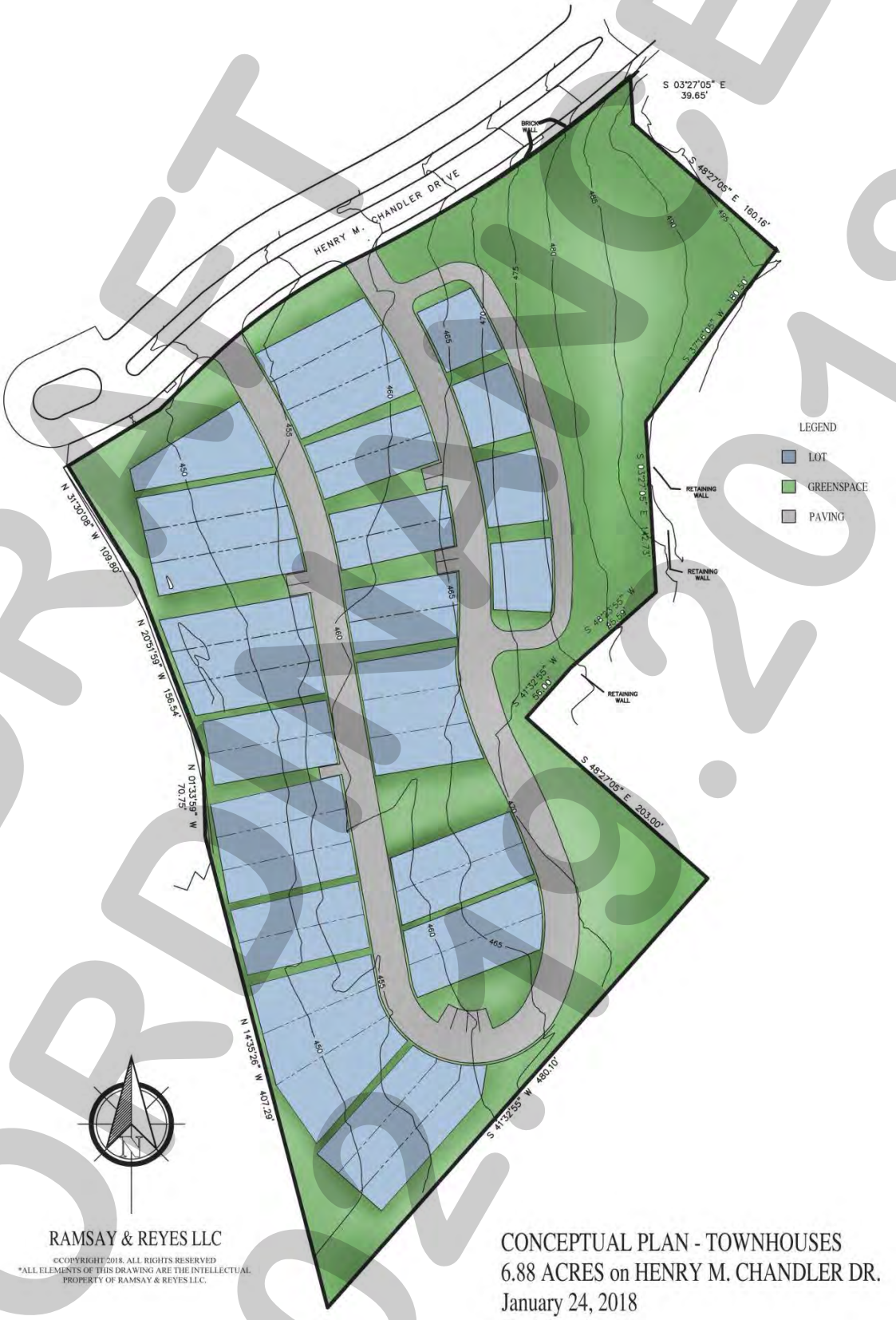
THENCE along the Southerly line of Henry M. Chandler Drive, the following:

North 58 deg. 29' 50" East a distance of 90.00 feet to a ½" iron stake set for corner;
North 45 deg. 29' 10" East a distance of 54.37 feet to the beginning of a curve to the right having a central angle of 18 deg. 36' 41", and a radius of 471.19 feet, a ½" iron stake set for corner;
Around said curve, a distance of 153.06 feet to the beginning of a curve to the left having a central angle of 15 deg. 20' and a radius of 1,040.00 feet, a ½" iron stake set for corner;

Around said curve a distance of 278.32 feet to the *PLACE OF BEGINNING* and containing 6.88 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Professional Land Surveyor on February 25, 1992.

DRAFT ORDINANCE 02.19.2018

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 02.05.2018

Exhibit 'C':
PD Development Standards

PD Development Standards.

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

☑ Townhomes/Townhouses

(2) *Density and Dimensional Standards.* Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be seven (7) dwelling units per gross acre of land; however, in no case should the proposed development exceed 40-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width	24'
Minimum Lot Depth	55'
Minimum Lot Area	2,250 SF
Minimum Front Yard Setback [(1)]	15'
Minimum Side Yard Setback [(2)]	0'/25'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Rear Property Line	20'
Maximum Height [(3)]	30'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,900 SF
Maximum Lot Coverage	90%

General Notes:

[1]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.

[2]: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.

[3]: The Maximum Height shall be measured to the midpoint of the roof of the single family home, and in no case should any home exceed an elevation of 500-feet above sea level.

(3) *Garage Orientation.* Garages adjacent to the Marina (*i.e. adjacent to the western property line*) shall be permitted to be forward facing (*i.e. facing onto the private street in a front entry configuration*) with a minimum driveway length of 20-feet. All other garages shall be rear entry or accessible from an alleyway with a minimum driveway length of 20-feet.

(4) *Building Standards.* The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

DRAFT ORDINANCE 02.13.2018

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions*. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Landscaping Standards.*

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) Landscape Buffers. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage.

(iii) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Trash Dumpster Enclosure.* If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) *Open Space.* A minimum of 42% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) *Private Right-of-Way.* The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.

DRAFT ORDINANCE 02.19.2018

(11) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) *Variances.* The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

DRAFT ORDINANCE 02.19.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 02/05/2017

APPLICANT: Pat Atkins, *Saddlestar Land Development*

AGENDA ITEM: **Z2017-052**; *The Enclave (AG, C & HC to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

PURPOSE AND BACKGROUND:

The subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on May 19, 1986 by *Case No. A1986-005* (*Ordinance No. 1986-37*). The *subject property* is currently zoned Agricultural (AG), Heavy Commercial (HC), and Commercial (C) Districts, with the Agricultural (AG) District being located east of Mims Road, the Commercial (C) District designation being located adjacent to Mims Road and S. Goliad Street [*SH-205*] and the Heavy Commercial (HC) District designation being located on the interior of the *subject property*. In 2016, the Texas Department of Transportation (TXDOT) established a staging area for the SH-205 improvements at the southwestern corner of the subject property (*i.e. at the corner of Mims Road and S. Goliad Street*).

On October 13, 2017, the applicant -- *Pat Atkins of Saddlestar Land Development* -- submitted an application requesting to rezone the property from Agricultural (AG), Heavy Commercial (HC), and Commercial (C) Districts to a Planned Development District for single-family, townhome and commercial land uses. Based on the concept plan, this will establish a horizontal mixed use development with commercial/retail on the northwest quadrant of S. Goliad Street and Mims Road, while transitioning to a 198 lot townhome (*i.e. 22' x 75' min. lot size*) development and continuing west to a 65 single-family lot (*i.e. 50' x 120' min. lot size*) development creating the Planned Development District.

ADJACENT LAND USES AND ACCESS:

The subject property is located on the west side of S. Goliad Street [*SH-205*] at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and Mims Road. A more detailed description of the adjacent land uses is as follows:

North: Directly north of the subject property is a vacant, 24.818-acre tract of land zoned Heavy Commercial (HC) and Commercial (C) District. This property is owned by Rayburn Electric Cooperative, Inc. Beyond this are industrial/office/warehouse facilities for Rayburn Electric Cooperation and S&A Systems, and a trucking facility owned by Transam Trucking. These properties are zoned Heavy Commercial (HC), Planned Development District 43 (PD-43), and Planned Development District 44 (PD-44).

South: Directly south of the subject property is Mims Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this thoroughfare is a 140.50-acre tract of land (*i.e. Tract 3 of the G. Wells Survey, Abstract No. 219*) that is zoned Agricultural (AG) District. Also south of Mims Road are several industrial buildings zoned Heavy Commercial (HC) District.

East: Directly east of the subject property is S. Goliad Street [*SH-205*], which is identified as a TXDOT 6D on the City's Master Thoroughfare Plan. Beyond this thoroughfare is Hickory Ridge, Phase 1, which is a 139-lot single-family subdivision, zoned Planned Development District 10 (PD-10).

West: Directly west of the subject property is Highland Meadows, Phase 1, which is a 101-lot single-family subdivision, zoned Single Family 7 (SF-7) District. Beyond this are additional phases of the Highland Meadows and Lynden Park Estates subdivisions.

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan and development standards outlining the proposed development. The concept plan shows that an approximately 5.30-acre tract of commercial/retail land -- *identified as Tract 1 on the concept plan* -- will be situated at the hard corner of Mims Road and S. Goliad Street. North and west of the non-residential land uses will be a 16.89-acre tract of land designated for 198, 22' x 75' townhome lots. This is identified as *Tract 2* on the concept plan. Parking for the townhomes will be to the rear of the properties. Additionally, niche parking will be located at the front of the townhomes. East of the townhomes is *Tract 3* on the concept plan, which is composed of a 12.60-acre tract of land and a 2.21-acre tract of land reserved for the construction of 65 single-family home lots that will measure 50' x 150'. This portion of the development will be located adjacent to the Highland Meadows Subdivision.

In addition, the concept plan shows that approximately 21.5-acres of open space will be provided; however, staff should note that the majority of this open space is situated within existing floodplain and would only count at a rate of ½-acre for every acre (*i.e. 50%*) of the 20% open space requirement. The floodplain totals 17.6-acres and will equate to 8.8-acres total open space based on the 50% maximum allowed by the UDC; therefore, the adjusted acreage of open space for the development will equal 12.7-acres (*i.e. 19.9%*) and require a *waiver* to the Unified Development Code (UDC) for not meeting the minimum 20% requirement. Additionally, the applicant has indicated an amenity center at the northeast quadrant, and a proposed eight (8) foot hike and bike trail along the outer edge of the development, which provides access to SH-205 and Mims Road and is generally in conformance with the City Master Trail Plan. A summary of the proposed density and dimensional requirements for the single-family and townhome lots are as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
Tract 2	22' x 75'	1,650 SF	198	75.29%
Tract 3	50' x 120'	6,000 SF	65	24.71%
		Maximum Permitted Units:	*263*	*100.00%*

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***Tract 2***	***Tract 3***
Minimum Lot Width [1]	22'	50'
Minimum Lot Depth	75'	120'
Minimum Lot Area	1,650 SF	6,000 SF
Minimum Front Yard Setback [2]	5'	20'
Minimum Side Yard Setback	0'	5'

Minimum Side Yard Setback (Adjacent to a Street) [2]	5'	10'
Minimum Length of Driveway Pavement	20'	20'
Maximum Height [3]	35'	35'
Minimum Rear Yard Setback [4]	5'	10'
Minimum Area/Dwelling Unit (SF)	1,600 SF	2,000 SF
Maximum Lot Coverage	90%	70%

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the structure.
[4]: As measured from the rear yard property line.

Staff should note that the requested overall density for this development would be 4.50-dwelling units per acre (*i.e. 263-units/63.72-acres – 5.30-commercial acres = 4.50 dwelling units/acre*), with the density of *Tract 2* (*i.e. the Townhomes*) being an estimated 7.50-dwelling units per acre and the density of *Tract 3 (i.e. Single-Family Residential)* being an estimated 2.68 dwelling units per acre.

On *Tract 1* the applicant is requesting limited General Retail (GR) District land uses. However, the applicant is also requesting that a Retail Store with Gasoline Product Sales be allowed as a use by right for this tract of land. It should be noted that the General Retail (GR) District allows a Retail Store with Gasoline Sales use as of right with a maximum of two (2) dispensers. If more than two (2) dispensers are requested, approval of a Specific Use Permit (SUP) would be required. The applicant is requesting the ability to provide more than two (2) dispensers. If approved, the draft ordinance has language establishing the use as of right, which would not require an SUP for more than two (2) dispensers. With this being said, the applicant is specifically proposing to prohibit the following land uses, which are currently permitted *by-right* or by Specific Use Permit (SUP) within the General Retail (GR) District:

- ☑ Convent or Monastery
- ☑ Hotel or Motel
- ☑ Hotel, Residence
- ☑ Cemetery/Mausoleum
- ☑ Mortuary or Funeral Chapel
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Garden Supply/Plant Nursery
- ☑ Gun Club, Skeet or Target Range (*Indoor*)
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash, Self Service
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

This property would be subject to the density and development standards for the General Retail (GR) District and the SH-205 Overlay (SH-205 OV) District. Following is a summary of the proposed density and development standards for this development:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*6,000 Sq. Ft.*
Minimum Lot frontage	*60-Feet*

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Depth	*100-Feet*
Minimum Front Yard Setback	*15-Feet*
Minimum Rear Yard Setback	*10-Feet*[1]
Minimum Side Yard Setback	*10-Feet*[2]
Maximum Building Height	*36-Ft w/o SUP*[3]
Max Building/Lot Coverage	*40%*
Minimum Masonry Requirement	*90%*
Floor Area Ratio	*2:1*
Minimum Number of Parking Spaces	*28*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*
Minimum Landscaping Percentage	*15%*
Maximum Impervious Coverage	*85 to 90%*

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE AND CODE OF ORDINANCES:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

☑ According to the Engineering Department's *Standards of Design and Construction* Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." In addition, the UDC requires all garages accessible from the street be configured in a *J-Swing* (*Traditional Swing*) or recessed garage format (*i.e. the garage is setback a minimum of 20-feet from the front façade of the primary structure*). Currently, the applicant is requesting to allow 100% *Flat Front Entry* garages (*i.e. even with the front façade of the primary structure*) in lieu of alleyways, *J-Swing* and/or recessed garage formats.

☑ According to Section 1.2.B Open Space Standards, of Nature of PD Districts and Minimum Standards, of Article X, Planned Development Regulations, of the Unified Development Code (UDC), states:

- *Public and private open space. Unless otherwise provided by the PD ordinance, a minimum of 20 percent of the gross land area within the entire PD District shall be devoted to open space, except where a floodplain exists in the proposed development in which case the dedicated floodplain shall be allowed to count for up to 50 percent of the 20 percent open space requirement, and shall be consistent with the open space requirements of the city's parks and open space plan. Open space for PD Districts may be satisfied by either public or by a combination of public and private open space. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering. Public open space shall be dedicated to the city.*

The applicant is proposing a total of 12.7-acres of open space (*i.e. 19.9%*), which is primarily flood plain. It should be noted that if the floodplain were calculated at 100% (*as opposed to 50%*) the development would exceed the minimum 20% requirement. With this being said, the proposed open space standard is a discretionary decision for the City Council.

By approving the proposed Planned Development District, the City Council is waiving these standards. Attached to this case memo is a draft ordinance for the City Council's review.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The *subject property* is zoned for Agricultural (AG), Commercial (C) and Heavy Commercial (HC) land uses. The Future Land Use Map, adopted with the Comprehensive Plan, designates the majority of the *subject property* for *Commercial/Industrial* land uses and a portion of *Tract 3 (i.e. 2.21-acres) located east of Mims Road* for *Medium Density Residential* land uses. The proposed zoning change would necessitate that the designation of *Tract 1* be changed from a *Commercial/Industrial* designation to a *Commercial* designation, *Tract 2* be changed from a *Commercial/Industrial* designation to a *High Density Residential* designation, and a portion of *Tract 3 (i.e. 12.60-acre)* from a *Commercial/Industrial* designation to a *Medium Density Residential* designation. The 2.21-acre portion of *Tract 3,* located east of Mims Road, would maintain its current designation as *Medium Density Residential*.

With regard to *Tract 1*, and according to the Comprehensive Plan, a *Commercial* land use is defined as an area "where commercial is indicated at the intersection of major roadways and development have not occurred." The Comprehensive Plan goes on to state that "(z)oning should only be allowed where the commercial use is eminent and where it would be planned and integrated with the adjacent residential neighborhoods. Furthermore, the Comprehensive Plan states "(t)he amount of retail and the size of the area to be designated for commercial or mixed use development may be large or small depending on the service area it will serve and the style and quality of development." In this case, the proposed development is adjacent to heavy commercial and single-family residential land uses, which is east of the *subject property* and buffered by S. Goliad Street. These existing land uses may warrant a transition of land uses.

With regard to *Tract 2,* and according to the Comprehensive Plan, a *High Density Residential* land use is defined as any development that exceeds three (3) units per gross acre. In this case, the density of the proposed townhome use is at 7.5-units per gross acre. The Comprehensive Plan goes on to state that "(h)igh density residential [*land uses*] should be used as a transitional use from commercial (*or existing retail*) use, or where it will serve as a logical extension of an existing high density development". In this case, the proposed development is adjacent to the proposed commercial/retail land use. Townhomes "should differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback."

With regard to *Tract 3*, and according to the Comprehensive Plan, a Medium Density Residential land use is defined as an area consisting of residential developments "that have typically been built in Rockwall. They may be 2-3 units per acre, but generally about 3 units per acre." In this case, the density of the proposed single-family lots is at 2.68-units per gross acre. The zoning proposal conforms to the majority of the residential policies and guidelines contained in the Comprehensive Plan for a single-family residential development and the *Medium Density Residential* land use.

With regard to the overall development, the applicant's proposal of a townhome product provides a transition between the commercial/retail land use and the proposed single-family residential home lots. With this being said, the approval of any changes to the Future Land Use Map or the approval of an increased density would be a discretionary decision for the City Council. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect the requested designations.

NOTIFICATION:

On October 27, 2017, staff mailed 160 notices to property owners and residents within 500-feet of the *subject property*. Staff also sent a notice to the Flagstone Estates, Lynden Park, Hickory Ridge, and Hickory Ridge East Homeowner's Association (HOA), which are the only HOA/Neighborhood Organizations located within 1,500 feet of the *subject property*. Additionally, staff posted a sign along S. Goliad Street -- *adjacent to the subject property* -- as required by the Unified Development

Code (UDC). At the time this case memo was drafted staff had received two (2) notices opposed to the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District, Commercial (C) District, and Heavy Commercial (HC) District to a Planned Development District for limited General Retail (GR) District, Single-Family 7 (SF-7) District and Townhome land uses, then staff would propose the following conditions of approval:

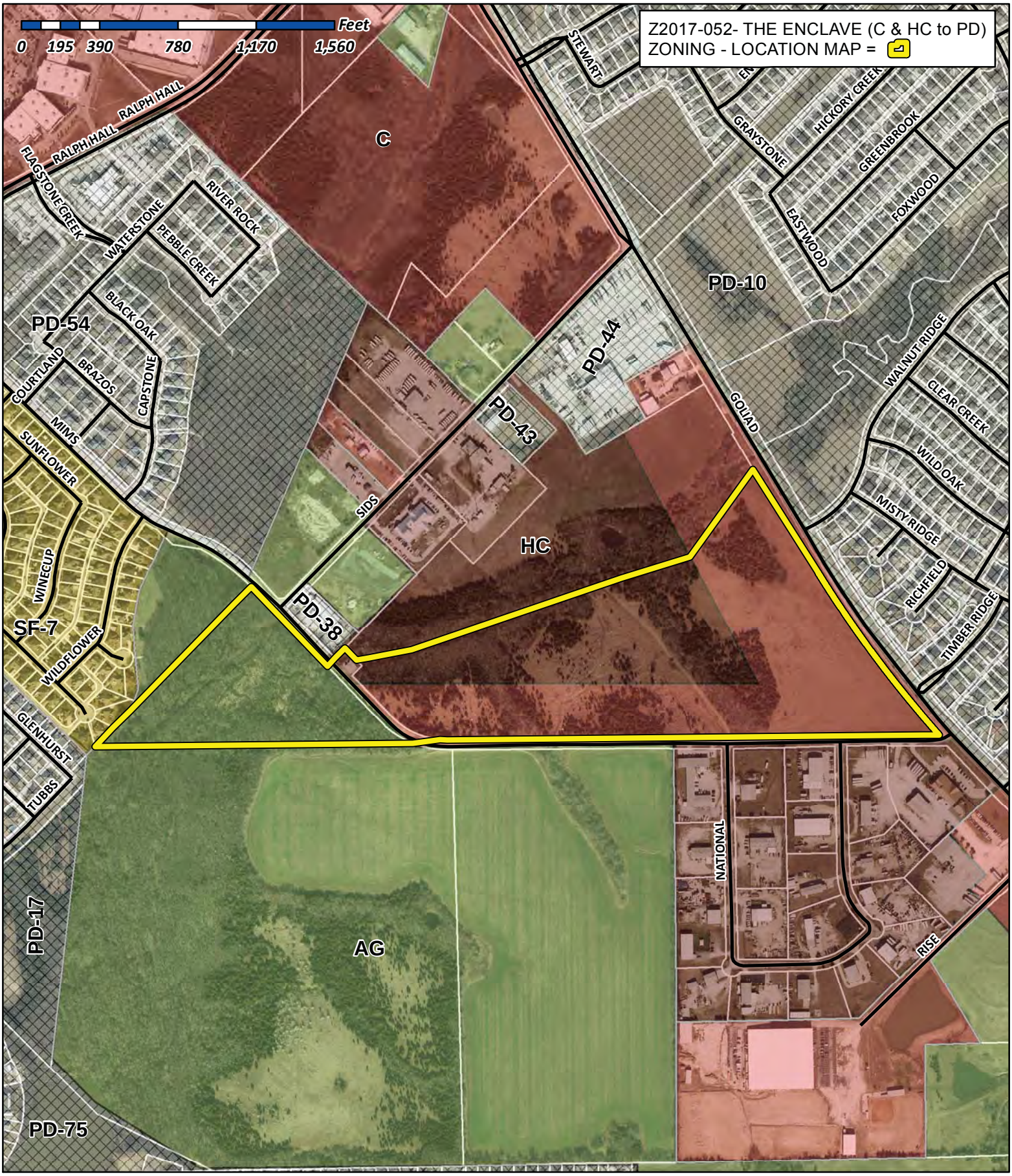
1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of *Tract 1* from a *Commercial/Industrial* designation to a *Commercial* designation, *Tract 2* from a *Commercial/Industrial* designation to a *High Density Residential* designation, and a portion of *Tract 3 (i.e. 12.60-acre)* from a *Commercial/Industrial* designation to a *Medium Density Residential* designation; and,

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On January 30, 2018, the Planning and Zoning Commission approved a motion to recommend denial of the proposed Planned Development District by a vote of 4 to 3 with Commissions Lyons, Trowbridge, and Fishman dissenting. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(i)f such change [zoning change] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths [¾] of all eligible members of the Council."



City of Rockwall

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

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City of Rockwall

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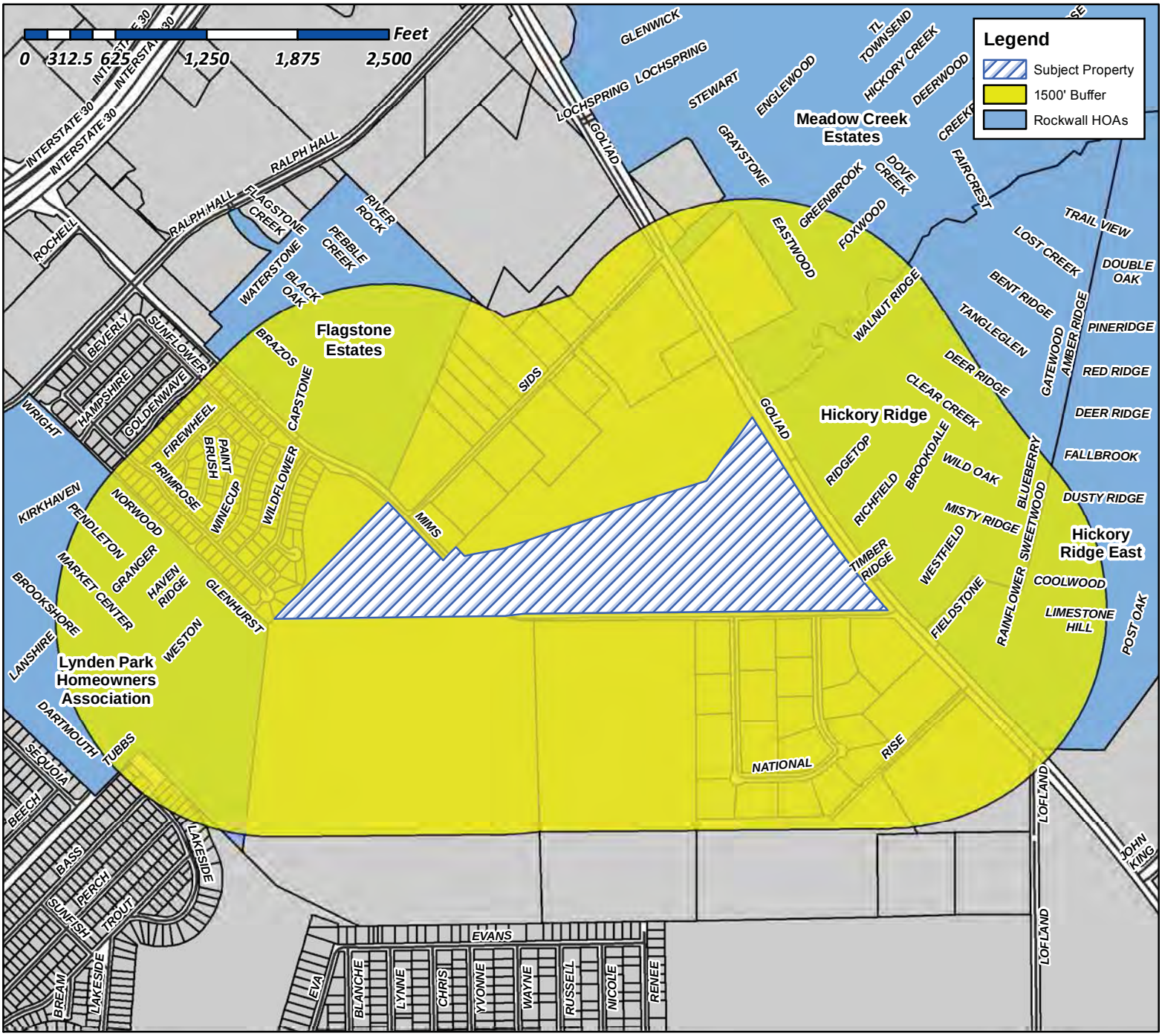
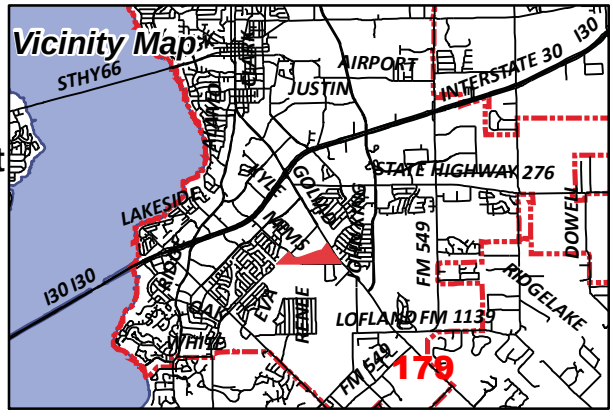


Case Number: Z2017-052
Case Name: Zoning Change (C & HC to PD)
Case Type: Zoning
Zoning: Commercial & Heavy Commercial District
Case Address: Northwest Corner of S. Goliad Street and Mims Road.



Date Created: 10/17/2017
For Questions on this Case Call (972) 771-7745

Gonzales, David

From: Morales, Laura
Sent: Thursday, October 26, 2017 3:03 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***October 27, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 11/14/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 11/20/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Z2017-052- Zoning Change C & HC to PD
Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from a Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

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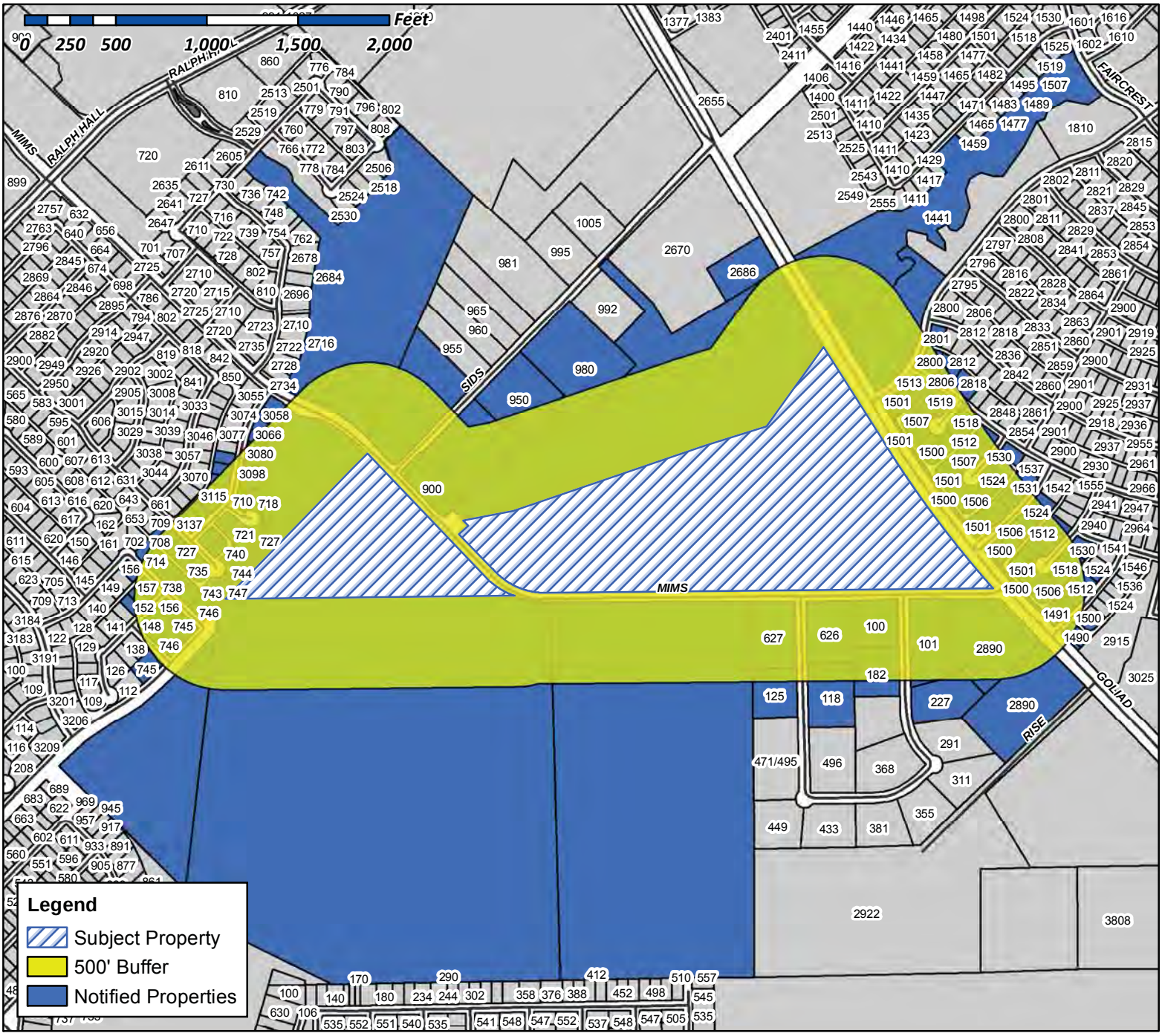

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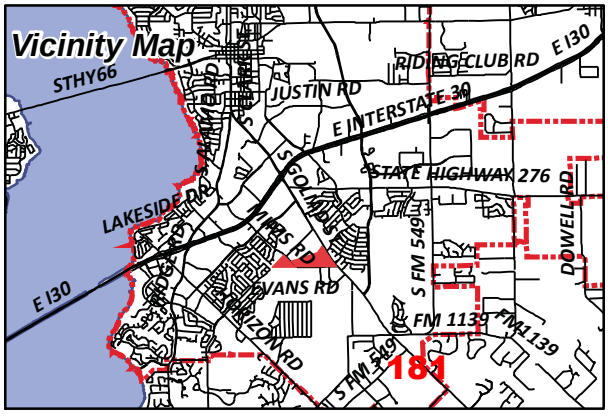

Date Created: 10/17/2017
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75087

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103 GROSS RD BLDG A
MESQUITE, TX 75149

LEMMOND BRENTON & KIMBERLY
10349 S STATE HWY 205
ROCKWALL, TX 75032

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

SCOTTFREE INVESTMENTS LP
118 NATIONAL DR
ROCKWALL, TX 75032

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ROCKWALL, TX 75087

MOORE LEE OSCAR & SHRYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

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148 NATIONAL DR
ROCKWALL, TX 75032

PEACOCK JAY C & ROBYN M
148 WESTON CT
ROCKWALL, TX 75032

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149 WESTON CT
ROCKWALL, TX 75087

ZIYADEH MUNEER R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
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1500 RICHFIELD CT
ROCKWALL, TX 75087

CURRENT RESIDENT
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CONFIDENTIAL
1500 FIELDSTONE DR
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
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ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
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NICKERSON TELISA A
1501 FIELDSTONE DR
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GARY SHAWN
1501 RICHFIELD CT
ROCKWALL, TX 75032

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ROCKWALL, TX 75032

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MARTINEZ JOSUE
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JONES MYRON D
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ROCKWALL, TX 75032

DOUGLAS LEANNE
1506 RICHFIELD COURT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

182

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
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1507 FIELDSTONE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75087

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

TORRES JOSLYN NOEL & ANDREW
1507 RIDGETOP COURT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
1509 LEXINGTON DR
GARLAND, TX 75041

BROOKS CLINT E
1512 RICHFIELD CT
ROCKWALL, TX 75032

LOPEZ ANDREW T & LAUREL L
1512 RIDGETOP COURT
ROCKWALL, TX 75032

DAVIDSON ANTHONY D & CLOTEAL M
1512 TIMBER RIDGE DR
ROCKWALL, TX 75032

LIM KATCHHAUY & MONY KROUCH
1512 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 WALNUT RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1513 WESTFIELD LN
ROCKWALL, TX 75087

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

CROSSWHITE MICHAEL B
1513 RICHFIELD CT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

AMIN DEVESHCHANDRA A AND
MANISHA D AMIN
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75087

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

HURLEY MARTHA AND DAVID
1519 RIDGETOP CT
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH & GINO AND
SHARLE L CAMP
1519 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

AL-GHAZAWI OMAR AND SAMAH ALMALKAWIE
1519 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
152 WESTON CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1524 WESTFIELD LN
ROCKWALL, TX 75087

BURRISS ELWOOD & DOROTHY L
1524 RICHFIELD CT
ROCKWALL, TX 75032

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MEBRATU GEZI
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

SAWYER CHARLENE &
DANNY & CHARLOTTE SAWYER
1525 FIELDSTONE DR
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

WHALEN DANIEL & KYONG SUK
1525 TIMBER RIDGE DR
ROCKWALL, TX 75032

SHAH MURTAZA & MARIA
1525 WESTFIELD LN
ROCKWALL, TX 75032

RICHARDS NINA R
153 WESTON CT
ROCKWALL, TX 75032

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1530 WESTFIELD LN
ROCKWALL, TX 75087

LABLANK CORTLIN AND ASHLEY
1530 RICHFIELD CT
ROCKWALL, TX 75032

CHODUN ERIC
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75087

SHAFER LORI E
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RYSZARD PROPERTIES LLC
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
156 WESTON CT
ROCKWALL, TX 75087

PENA YOAMY G & JOAQUIN S
156 HAVEN RIDGE DRIVE
ROCKWALL, TX 75032

EISENSTEIN JENNIPHER
157 WESTON CT
ROCKWALL, TX 75032

DOS HILLS INC
1701 SHERBURNE DR
KELLER, TX 76262

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

CURRENT RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75087

GREGORY COREY ALAN
2124 BURTON DR APT 207
AUSTIN, TX 78741

WATTS KYLA & CALE
218 STANFORD CT
HEATH, TX 75032

CURRENT RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75087

NGUYEN JENNIFER
2608 SANTA ROSA AVE
ODESSA, TX 79763

CURRENT RESIDENT
2686 S HWY205
ROCKWALL, TX 75087

CROSS RONALD D & EMMA R
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2801 WILD OAK LN
ROCKWALL, TX 75087

HARDMAN MARK
2801 WILD OAK LN
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

PRICE BETTY L
2812 MISTY RIDGE LN
ROCKWALL, TX 75032

CONFIDENTIAL
2818 MISTY RIDGE LN
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

AXUM MARC R & DEBRA S
2849 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75087

STAEV GHINICA
299 PHEASANT HILL DR
ROCKWALL, TX 75032

LLC SERIES G
RONALD SPENCER FAMILY INVESTMENTS
3021 RIDGE RD SUITE A-277
ROCKWALL, TX 75032

RACK PARTNERS LTD
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

CHRISTIAN LARRY N
3058 WILDFLOWER WAY
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MARKS WESLEY & AMY E
3066 WILDFLOWER WAY
ROCKWALL, TX 75032

MCFARLAND RODERIC B
3074 WILDFLOWER WAY
ROCKWALL, TX 75032

BARNETT VIRGINIA M
3080 WILDFLOWER WAY
ROCKWALL, TX 75032

ELLIOTT PAULA C
3086 WILDFLOWER WAY
ROCKWALL, TX 75032

HUDSON JOHN D & KATHY L
3092 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3095 WILDFLOWER WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
3098 WILDFLOWER WAY
ROCKWALL, TX 75087

CANETTY CHAYRA SANCHEZ
3101 WILDFLOWER WAY
ROCKWALL, TX 75032

CHRISTIAN LON K JR
3104 WILDFLOWER WAY
ROCKWALL, TX 75032

SILVA GLADYS E
3107 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3115 WILDFLOWER WAY
ROCKWALL, TX 75087

PEREZ ELIZABETH
3120 W NORTHWEST HWY
DALLAS, TX 75220

COOPER TERESA L
3123 WILDFLOWER WAY
ROCKWALL, TX 75032

SHIVERS WAYNE A
3129 WILDFLOWER WAY
ROCKWALL, TX 75032

PRICE TIMOTHY F & DIANA M
3137 WILDFLOWER WAY
ROCKWALL, TX 75032

BODFORD ALVIN M
C/O EPES TRANSPORT SYSTEM
3400 EDGEFIELD COURT
GREENSBORO, NC 27409

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

CLARK RICHARD A II
5019 MERLIN DR
SAN ANTONIO, TX 78218

STAGLIANO FAMILY TRUST
5501 ST ANDRES CT
PLANO, TX 75093

JACOBS DAVID RAY
626 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75087

CHEN CHAI
708 GLENHURST DR
ROCKWALL, TX 75032

185

REECE EDDY P & JUDY
709 BLUEBELL CT
ROCKWALL, TX 75032

LEBLANC BRIAN E
709 PRIMROSE LN
ROCKWALL, TX 75032

TURNER LAQUITTA L
710 BLUEBELL CT
ROCKWALL, TX 75032

CLARK JEAN F & KRISTINE L
714 GLENHURT DR
ROCKWALL, TX 75032

RIDDLE RONALD E & LINDA K
715 BLUEBELL CT
ROCKWALL, TX 75032

GRIFFITH ALLYSON RENEE SCARBER
715 PRIMROSE LN
ROCKWALL, TX 75032

MISSELL KASSIE DANIELLE & KEVIN MICHAEL
720 GLENHURST DR
ROCKWALL, TX 75032

JONES JAMES & MARY
721 BLUEBELL CT
ROCKWALL, TX 75032

HARRIS CHAD &
MISTY PIERCE
721 PRIMROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
726 GLENHURST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
727 PRIMROSE LN
ROCKWALL, TX 75087

NUGENT GAYLEEN K
727 BLUEBELL CT
ROCKWALL, TX 75032

BRIDGMAN SHAWN AND RENEE
728 PRIMROSE LN
ROCKWALL, TX 75032

SOAITA MARIUS & DANIELA M
732 GLENHURST DR
ROCKWALL, TX 75032

GULICK ANNA C
734 PRIMROSE LN
ROCKWALL, TX 75032

TIPPING DORA MARIA
735 PRIMROSE LN
ROCKWALL, TX 75032

HUDDLESTON EMILY D AND
BRYON STEWART JR
738 GLENHURST DR
ROCKWALL, TX 75032

LEWIS GOMER J & CHARLSIE J
740 PRIMROSE LN
ROCKWALL, TX 75032

SITTER KAREEN RUTH
743 PRIMROSE LN
ROCKWALL, TX 75032

HEFFLER MICHAEL A
744 PRIMROSE LN
ROCKWALL, TX 75032

ROACH SHANE D AND LEANNE L
745 BRAEWICK DR
FATE, TX 75032

WINTERS KEVIN R & STELIANA V
745 GLENHURST DR
ROCKWALL, TX 75032

ORAVSKY JAMES S & GINGER L
746 BRAEWICK DR
ROCKWALL, TX 75032

CZARNOPYS BENJAMIN J & ROBIN K
746 GLENHURST DR
ROCKWALL, TX 75032

HOLLAND JON E
747 PRIMROSE LN
ROCKWALL, TX 75032

WHITE CODY
7828 OLD HICKORY DR
N RICHLAND HILLS, TX 76182

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY SUITE 300
DALLAS, TX 75243

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY SUITE 300
DALLAS, TX 75243

CURRENT RESIDENT
900 SIDS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

186

CURRENT RESIDENT
980 SIDS RD
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

ASBURY MICHAEL & LEAANN
PO BOX 1012
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE INC
PO BOX 37
ROCKWALL, TX 75087

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

187

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-052: The Enclave (C and HC to PD)

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from a Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/14/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 11/20/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **11/20/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-052: The Enclave (C and HC to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Gonzales, David

From: Planning
Sent: Tuesday, November 07, 2017 8:11 AM
To: Gonzales, David
Subject: FW: Proposed Zoning Change -- Case No. Z2017-052: The Enclave

---

From: David Naylor [redacted]
Sent: Tuesday, November 07, 2017 6:38 AM
To: Planning
Cc: Miller, Ryan
Subject: RE: Proposed Zoning Change -- Case No. Z2017-052: The Enclave

I plan to attend the P&Z meeting on the 14th but, in reading the instructions again, it looks like I need to email my comments to the Planning Department in general.

Rayburn's address is 950 Sids Road, Rockwall. We own almost all of the property that will be immediately to the north of the proposed subdivision. As described below, we are not currently taking a position on the proposed development but we would like to ensure there are sufficient security measures between us.

Thanks.

David Naylor
President / CEO
Rayburn Electric Cooperative
[redacted]
469.402.2118

From: Miller, Ryan [mailto:RMiller@rockwall.com]
Sent: Wednesday, November 1, 2017 2:21 PM
To: David Naylor [redacted]
Subject: RE: Proposed Zoning Change -- Case No. Z2017-052: The Enclave

David … At this point attending the P&Z meeting would be the best way to engage the developer concerning his request. If you have any additional question please let me know.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: David Naylor [redacted]
Sent: Tuesday, October 31, 2017 2:58 PM
To: Miller, Ryan
Subject: Proposed Zoning Change -- Case No. Z2017-052: The Enclave

Good afternoon Ryan,

We received the notice of the zoning change regarding the property to the south of us. While Rayburn is not necessarily opposed to the development, we do have security concerns with our shared property line. With the various regulatory and compliance requirements we have, we will need to make sure that there is a sufficient barrier between our properties to minimize our security concerns. We are already in the process of constructing a wrought iron fence; however, for a planned development, that may not be sufficient. We would like to visit with the developer to try and address these concerns.

I can attend the PNZ meeting if that would be the best course of action; however, I wasn't sure the proper way to voice our concerns.

Thanks.

David Naylor
President / CEO
Rayburn Electric Cooperative
[redacted]
469.402.2118

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

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Rockwall Planning and Zoning Dept.
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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2017-052: The Enclave (C and HC to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Name: P.T. ISSAC AND LEELAMMA ISSAC

Address: 1415 MURPHY ROCKWALL. TX. 75087.

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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Case No. Z2017-052: The Enclave (C and HC to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

IN ROCKWALL WE NEED MORE BIG BUSINESS TO CREATE MORE JOBS. THAT IS WHAT THIS LAND SHOULD BE USED FOR

Name: KEVIN WINTERS

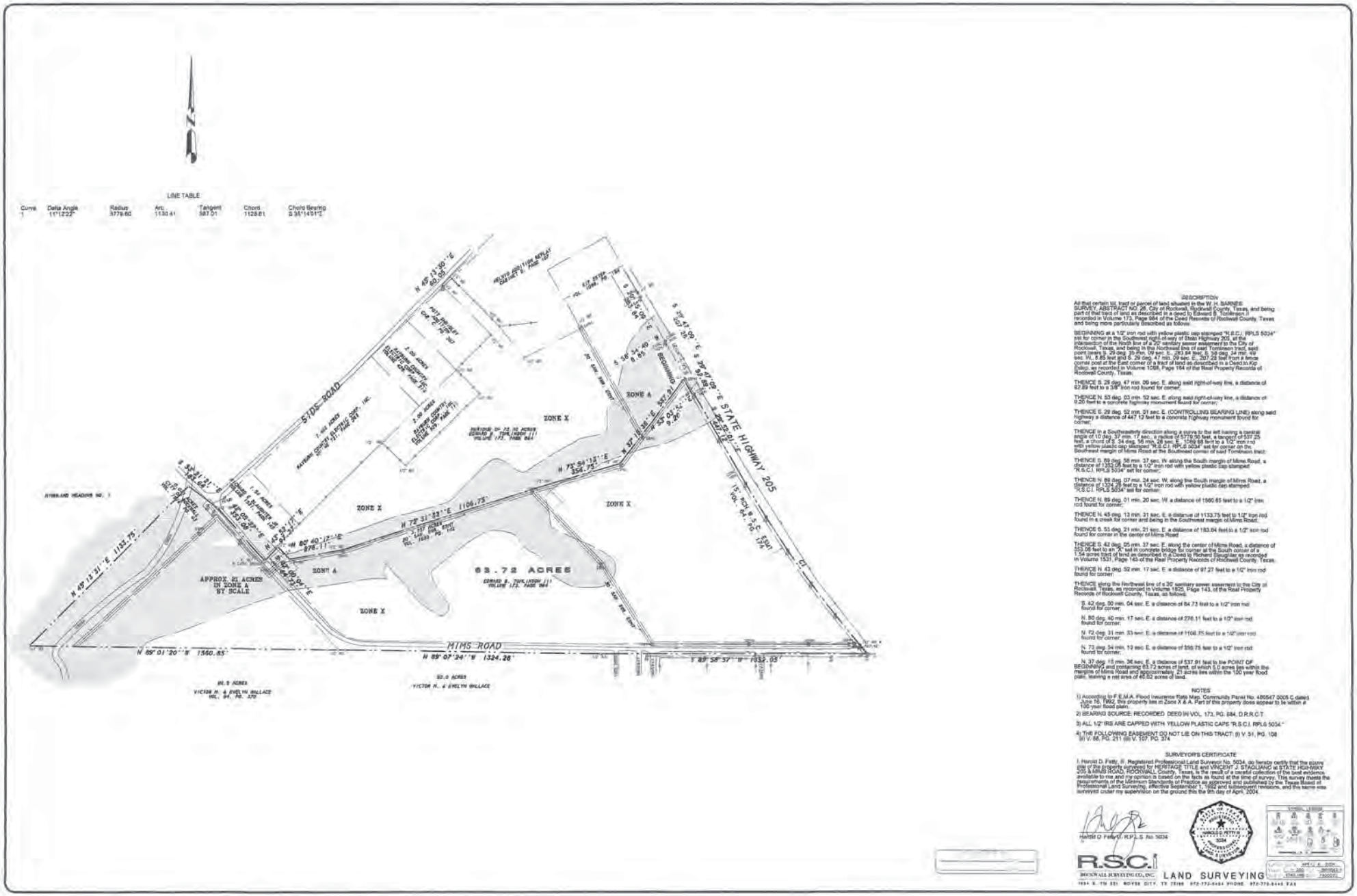
Address: 745 GLENHURST DR, ROCKWALL, TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

DEVELOPMENT OUTLINE

The property consists of 63.72 Acres of Land, adjacent to S.H 205 a 120' Major Thoroughfare, also Mims Road a 65' Major Collector , South of and adjacent to Buffalo Creek consisting of 19 acres of open space. The property is sparsely vegetated on the southern 63 acres with native tree's. The Planned Development will create a pedestrian oriented neighborhood allowing for residential access to retail office and opens pace amenity areas. New homes construction will range from $250K Enclave Villas Townhouse and Enclave Urban Housing $350k and up. The homes will be marketed towards young families, young professionals and empty nesters lifestyle. Creating an additional 129 million dollars to the City of Rockwall tax base. There will be a Master H.O.A. required within the development of the property. We are excited to bring this upscale residential retail-office development to this area which surpasses expectations required in your Comprehensive Master Plan . A master trail system , along with the required Landscape Buffer along S.H. 205 , Mims Road and Buffalo Creek will be implemented which will encourage pedestrian access to all uses.


LINE TABLE
Curve 1 Delta Angle 11°12'22" Radius 3779.60 Arc 1130.41 Tangent 567.01 Chord 1128.81 Chord Bearing S 35°14'01"E
N 45° 13' 30" E 60.05'
S 72° 47' 09" E 204.09'
S 72° 47' 09" E 204.09'
S 35° 54' 40" E 8.55'
BEGINNING
S 72° 47' 09" E 204.09'
S 72° 47' 09" E 204.09'
S 72° 47' 09" E 204.09'



Townhouse Front Elevation
n.t.s.

Tract 2 - TH - Typical Section
n.t.s.

195



196



197



198



199



200

TRAFFIC IMPACT ANALYSIS

FOR

THE ENCLAVE SUBDIVISION

IN

ROCKWALL, TEXAS

Prepared for:

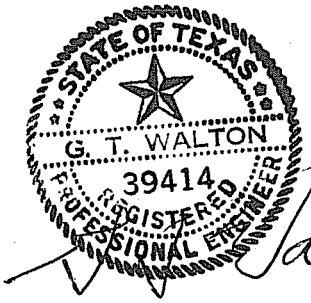
ENGINEERING CONCEPTS & DESIGN LP

Representing:

SADDLE STAR LAND DEVELOPMENT LLC

Prepared By:

G.T. (Tom) Walton, P.E.
Consulting Traffic Engineer



DECEMBER, 2017

201

Executive Summary

Saddle Star Land Development is planning to build The Enclave in the City of Rockwall Texas. The Enclave will be on the west side of SH 205 and the north side on Mims Rd. The development will be made up of 198 Townhouses, 65 single family lots and a retail tract along the SH 205 frontage and at the intersection of the two roads.

SH 205 is a two lane, two way asphalt TxDOT roadway. There are no improvements planned for the roadway adjacent to the site in the next ten years. An improvement to the SH 205 and John King Pkwy to the south may affect the volume of traffic past the site and the new signal at the Sids Rd intersection to the north may be beneficial. Mims Rd will be paved by the developer from SH 205 to Sids Rd.

In order to obtain approval of the plans for the new development by the City of Rockwall, a Traffic Impact Analysis (TIA) must be completed. This TIA investigates the traffic operations on the roadways and intersections near the site.

Traffic counts were conducted on SH 205, Mims Rd and at their intersection. Existing conditions were analyzed to determine the level of congestion on the roadways and the intersection in 2017. Due to the fact that the Enclave is expected to take 7 years to fully develop, the traffic volumes for the year 2024 were calculated and the congestion situation analyzed.

Trip generation calculations were completed for the proposed residential homes and retail businesses to determine the amount of traffic increase the development will create. The increase in traffic was applied to the roadways and intersections and the resulting traffic congestion situation analyzed.

The Traffic Impact Analysis investigations produced the following results:

- The construction of Mims Rd from SH 205 to Sids Rd at the beginning of development will provide smooth, free flow access for the residential portion of the project.
- When the retail portion of the development is constructed, separate right turn lanes should be built into each of the driveways on the SH 205 frontage.
- An effort should be made by the City of Rockwall and TxDOT to improve the geometry of the portion of SH 205 from Sids Rd to John King Pkwy.

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INTRODUCTION

Saddle Star Land Development is the owner of the THE ENCLAVE subdivision in Rockwall Texas. The project is along the west side of SH 205 and the north side of Mims Rd in the northwest quadrant of their intersection. The Enclave will contain 198 Townhouse lots, 65 Single Family lots and 5.30 acres of general retail including a convenience store with gas pumps at the Mims Rd/SH 205 intersection. The Retail area will have 46,000 sq ft of office retail and a 3000 sq ft convenience store with gas pumps. The entire development will be built together and buildout is expected in 7 years in late 2024. The City of Rockwall staff has required that a Traffic Impact Analysis (TIA) be completed as part of the submittal of plans for The Enclave. ENGINEERING CONCEPTS & DESIGN LP is the Engineer for the owners of THE Enclave. G.T. (Tom) Walton, P.E. Consulting Traffic Engineer has been hired to conduct the needed study.

PURPOSE

The following study will evaluate the traffic situation on the existing roadways and intersections in the area of the development. It will then impose the traffic created by the proposed development on the existing roadway system to determine the effect the new traffic will have on the operation of the existing system and if any roadway improvements are needed to accommodate the traffic additions. Any problems identified will be addressed and mitigation steps recommended.

SCOPE

The Enclave will make use of 8 street intersections and three driveways to access both SH 205 and Mims Rd. The intersection of Street A and two driveways from the retail area and the Mims intersection will provide access to and from SH 205. One driveway from the retail area and 7 street intersections alphabetically C through I will provide access to and from Mims Rd. The location of the site is shown in FIGURE I.

The analysis will include the study of existing conditions on SH205 and Mims Rd adjacent to the development As mentioned above, the developer expects that the build out of the entire project will occur by 2024. The traffic volumes on both SH 205 and Mims Rd will be counted and the existing conditions on SH 205, Mims Rd and their intersection will be analyzed. The traffic volume conditions will be grown to those expected in 2024. The amount of new traffic to be created by the development will be calculated and the new trips created will be added to the 2024 traffic and the buildout conditions analyzed. The analysis will include a link analysis on SH 205 and on Mims Rd and an unsignlized intersection analysis on the intersection of the two streets and each of the driveways and street intersections created by the development. These analyses will include both AM and PM peak hour conditions and will apply the entire traffic loading

from the development at the same time. The analyses will be done for the AM and PM peak hour generation rates during the peak traffic hour on the roadways.

METHODOLOGY

The methodology for the study will include the following steps;

- definition of the roadways and intersections under consideration,
- counting of the existing traffic volumes on the subject roadways and the turning movements at their intersection,
- the analysis of existing traffic conditions on the subject roadways and their intersection,
- the generation of traffic from the proposed development,
- the distribution of site traffic to the roadways and intersections
- growth of the SH 205 and Mims Rd traffic to the 2024 conditions
- the analysis of build out traffic conditions including the loading from the entire development,
- comparison of turning traffic at the intersections with the TxDOT turn lane criteria
- the identification of any problems caused by the new development and
- the recommendation of mitigation efforts to deal with identified problems.

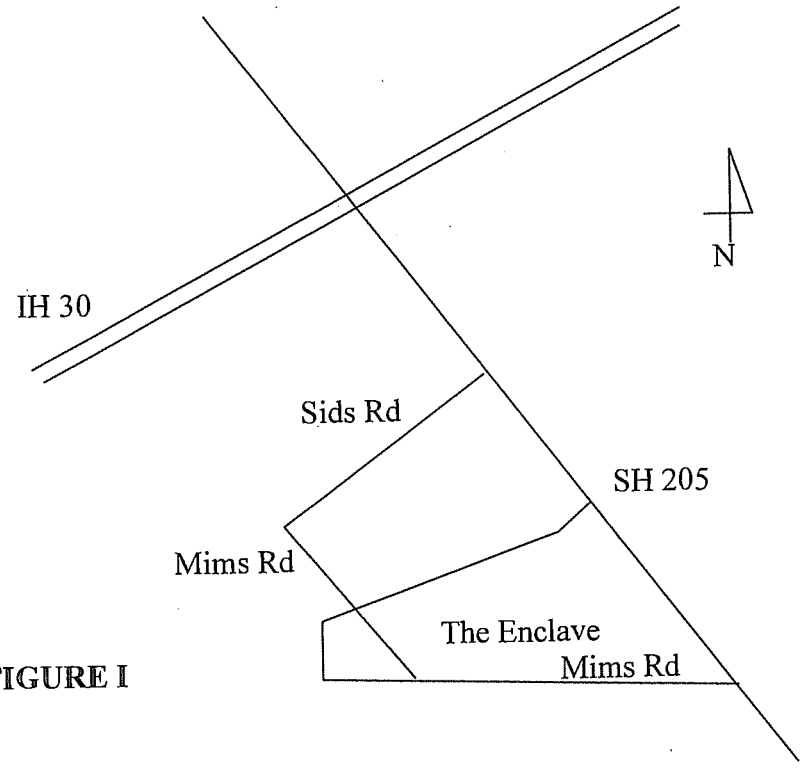

FIGURE I

AREA ROADWAYS AND INTERSECTIONS

SH 205 extends from SH 78 on the north to US 80 in the City of Terrell to the south. The section abutting the Enclave is a 25 foot wide, two lane, two way asphalt TxDOT roadway with a double yellow centerline and a 45 MPH speed limit. The roadway is widened to 36 feet wide at the intersection with Walnut Ridge Rd. and at the intersections with Timber Ridge and Mims roads. No improvements are planned for this section of SH 205 in the next 10 years. To the north of the site, a project is to begin by TxDOT in the immediate future to realign SH 276 to intersect SH 205 at the Sids Rd intersection and include the construction of a traffic signal at the intersection. To the south of the site the intersection of SH 205 and John King Pkwy is to be realigned to smooth the flow from 205 to John King in the next 5 to 10 years.

Mims Rd. is a 20 foot wide, two lane, two way asphalt roadway. The asphalt pavement extends from the Mims/SH 205 intersection to the west approximately 1400 feet. The roadway then turns to gravel and extends west and then north to intersect with Sids Rd and on north to Ralph Hall Pkwy. As part of the building of the Enclave, the developer will construct Mims as at least a 24 foot wide concrete roadway from its intersection with SH 205 to its intersection with Sids Rd.

The intersection of SH 205 and Mims Rd has one southbound lane and one right turn lane on SH205, one eastbound lane on Mims Rd and one through and one left turn lane on northbound SH 205. The intersection is controlled by a stop sign and a STOP line for eastbound Mims Rd. The curve radii on both sides of Mims are large to ease right turns from south bound to west bound and from east bound to south bound.

At the intersection of Street A and SH 205 the street A approach will be divided with one west bound lane and separate east bound left and right turn lanes.

Two driveways will be built in the retail frontage on SH 205 complying with the TxDOT spacing requirements.

One driveway will be built in the retail frontage on Mims Rd.

Three street intersections will be built in the Townhouse frontage on Mims Rd. These will be the streets C, D, and E intersections with Mims Rd. Each intersecting street will have one entering and one exiting lane.

In the Single Family area, streets F, G, and H will intersect Mims Rd. There will also be an intersection of Mims with streets A and I with A on the east and I on the west. The intersecting streets will all have one entering and one exiting lane.

Street A will be a collector street running from an intersection with SH 205 on the east to an intersection with Mims Rd. on the west. Streets C through H will run north-south from Street A to Mims.

EXISTING TRAFFIC VOLUMES

The existing traffic volumes on SH 205 and Mims Rd were measured by making two directional 24 hour machine counts on each roadway approximately 300 ft. from their intersection. An AM and PM peak hour turning movement count was also done at the SH 205 and Mims Rd. intersection. The details of the traffic counts are given in Appendix A.

EXISTING TRAFFIC CONDITIONS

The quality and safety of the operation of traffic is measured by quantifying the level of congestion that drivers are experiencing. The term that is used to describe traffic conditions is Level of Service (LOS). In Traffic Engineering analysis, LOS on a section of roadway is calculated by comparing the volume of traffic measured on the road to the capacity of the roadway. LOS is described by alphabetic designations. LOS ranges from A to F. The various levels are as follows:

- Volume/Capacity ratio is <= 0.25 is LOS "A" or "B"
- Volume/Capacity ratio is 0.25<x,<=0.40 is LOS "C"
- Volume/Capacity ratio is 0.40<x,<=0.75 is LOS "D"
- Volume/Capacity ratio is 0.75<x,<=1.0 is LOS "E"
- Volume/Capacity Ratio is > 1.0 is LOS "F"

LOS A or B are referred to as "Free" flow conditions, LOS C is "Stable" flow, LOS D is "Forced" flow, LOS E is "Capacity" flow and LOS F is "Failure" conditions.

The existing traffic volume count information was used with the HCS + software which uses the Highway Capacity Manual methodology to analyze the operation of roadway links and intersections. A two way link analysis was conducted on the existing SH 205 and Mims Rd. for both the AM and PM Peak Hour conditions. An unsignalized intersection analysis was also done for existing AM and PM peak hour conditions at the SH 205 and Mims Rd. intersection.

The results of the analyses of existing conditions are as follows:

- The roadway link analysis

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Link	LOS
SH205 north of Mims Rd A.M.	C
SH205 north of Mims Rd P.M.	D

Mims Rd west of SH 205 A.M.	A
Mims Rd west of SH 205 P.M.	A

- The unsignalized intersection analysis

Intersection	Approach LOS North b	South b	East b	West b
SH 205 at Mims Rd AM	A	A	C	
SH 205 at Mims Rd PM	A	A	D	

The details of the existing conditions analyses are given in Appendix B.

SITE TRAFFIC GENERATION

The amount of traffic that a development will generate can be calculated for an average day or for the peak traffic periods of a day. The number of vehicle trips generated or trip generation will be used to project the effect that the new development will have on the serving roadways. The amount of traffic generated during both the AM and PM Peak Hour will be considered.

Trip generation information is found in Trip Generation published by the Institute of Transportation Engineers. This is a standard reference to determine the trip generation characteristics of particular land use types and densities. Rates are established for specific land use types including residential, office, commercial, industrial and institutional. Trip generation rates are given for a number of development measurement units and at various times of day and days of the week. The percentage of the generated traffic that enters and leaves the site is also indicated. For residential development the dwelling unit (DU) is the measurement unit while 1,000 square feet of gross floor area is used for office, commercial, industrial and general retail uses.

As was noted above, the The Enclave will have 65 single family lots or 65 dwelling units (D.U.)s and 198 townhouse lots or 198 dwelling units (D.U)s. The retail area will have 46,000 sq ft of office retail and 3000 sq ft of convenience store with gas pumps. The P.M. Peak Hour rate for single family residential development from Trip Generation is 1.00 trips per dwelling unit with 63% entering and 37% exiting the site. The AM Peak Hour rate is 0.75 trips per dwelling unit with 25% entering and 75% exiting. The PM Peak Hour rate for townhouse development is 0.52 trips per DU with 67% entering and 33% exiting. The AM Peak Hour rate for townhouse is 0.44 trips per DU with 17%

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entering and 83% exiting. The AM Peak Hour rate for office retail is 6.84 trips per 1000 sq ft with 48% entering and 52% exiting. The PM Peak Hour rate for office retail is 5.02 trips per 1000 sq ft with 56% entering and 44% exiting. The AM Peak Hour rate for convenience store with gas pumps is 40.92 trips per 1000 sq ft with 50% entering and 50% exiting. The PM Peak Hour rate is 50.92 trips per 1000 sq ft with 50% entering and 50% exiting. A copy of the pages from Trip Generation is given in Appendix C.

The total traffic to be expected from the development during the each Peak Hour is as follows:

USE	Dev Unit	P.H.	Rate	Size	Trips	Enter	Exit
Single Family	D.U.	A.M.	.75/DU	65 DU	49	13	36
Single Family	D.U.	P.M.	1.0/DU	65 DU	65	44	25
Townhouse	D.U.	A.M.	.44/DU	198 DU	87	15	72
Townhouse	D.U.	P.M.	.52/DU	198 DU	103	68	35
Office Retail	K sq ft	A.M.	6.84/K	46 K	315	151	164
Office Retail	K sq ft	P.M.	5.02/K	46 K	231	129	102
Conven. w Pump	K sq ft	A.M.	40.92/K	3 K	123	62	61
Conven. w Pump	K sq ft	P.M.	50.92/K	3 K	153	77	76

TRAFFIC DISTRIBUTION

The distribution of traffic moving to and from a proposed development is based upon the type of development and the distribution of attractors around the site. In addition, the ease of access to available serving roadways will affect the driver's choice of which to use. The LOS problems being experienced for the eastbound approach to the SH205 at Mims intersection are caused by the difficulty of making an eastbound to northbound left turn onto SH205. The stop control on Mims and the relatively high volume of traffic on SH 205 create the problem. This problem will continue for the Mims intersection and also the two retail drives and the Street A intersection with SH205.

Based upon information provided by the City of Rockwall staff, 85% of the traffic created by the development will go to and from the north and 15% will go to and from the south. Since Mims Rd will be connected to Sids Rd and points north, it can be expected to be to be the route of choice for most of the residential development. Therefore, 20% of the residential traffic will use SH 205 through the Street A intersection and 80% will make use of Mims Rd. 80% of the traffic from each of the streets, C through G, will use their intersection with Mims Rd. All traffic on streets H and I will use their Mims intersection. Similar to the situation on SH 205, 85% of the traffic using Mims will go west and then north and 15% will go east and then south.

In the retail area, 40% of the traffic will enter and leave by the northern drive, 45% by the southern drive on SH 205 and 15% by the drive on Mims.

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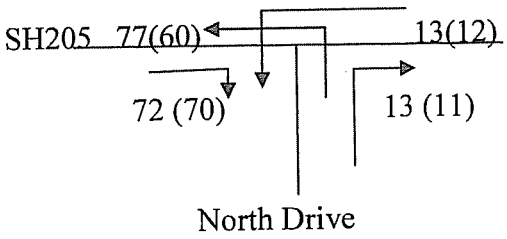
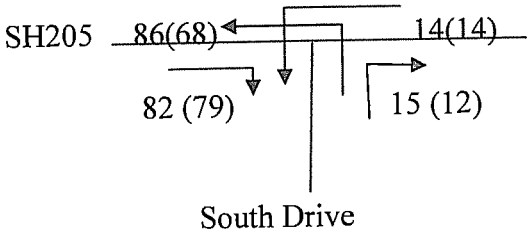
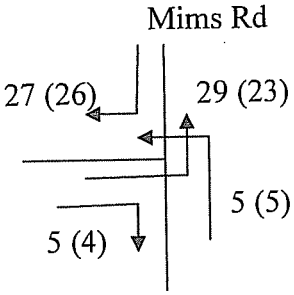
The distribution of generated traffic to the various intersections are shown in FIGURE II

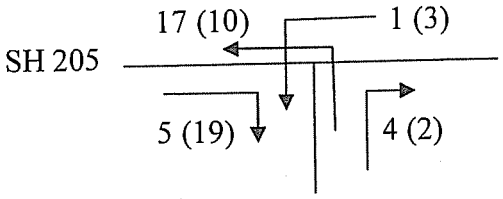
Retail area turning movements at driveways:

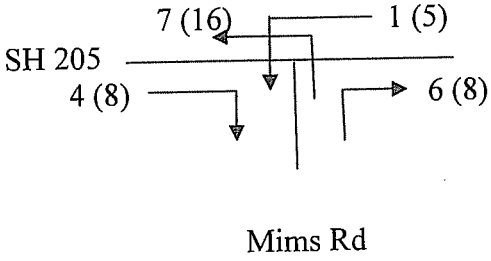




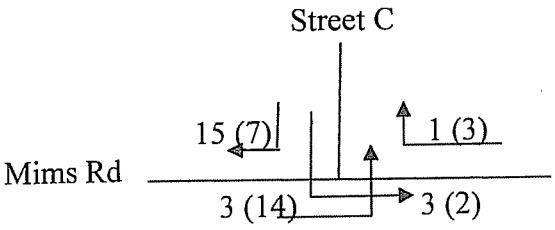
xx = AM
(xx) = PM

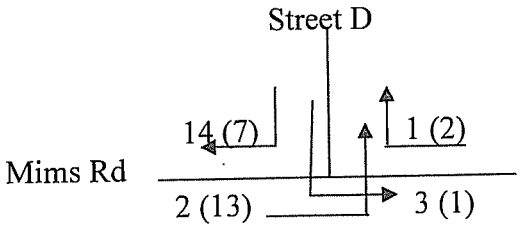


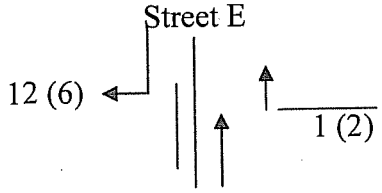


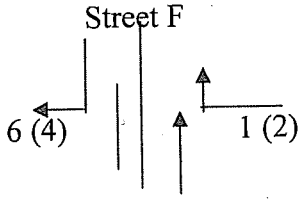


Residential street intersections on Mims Rd









209

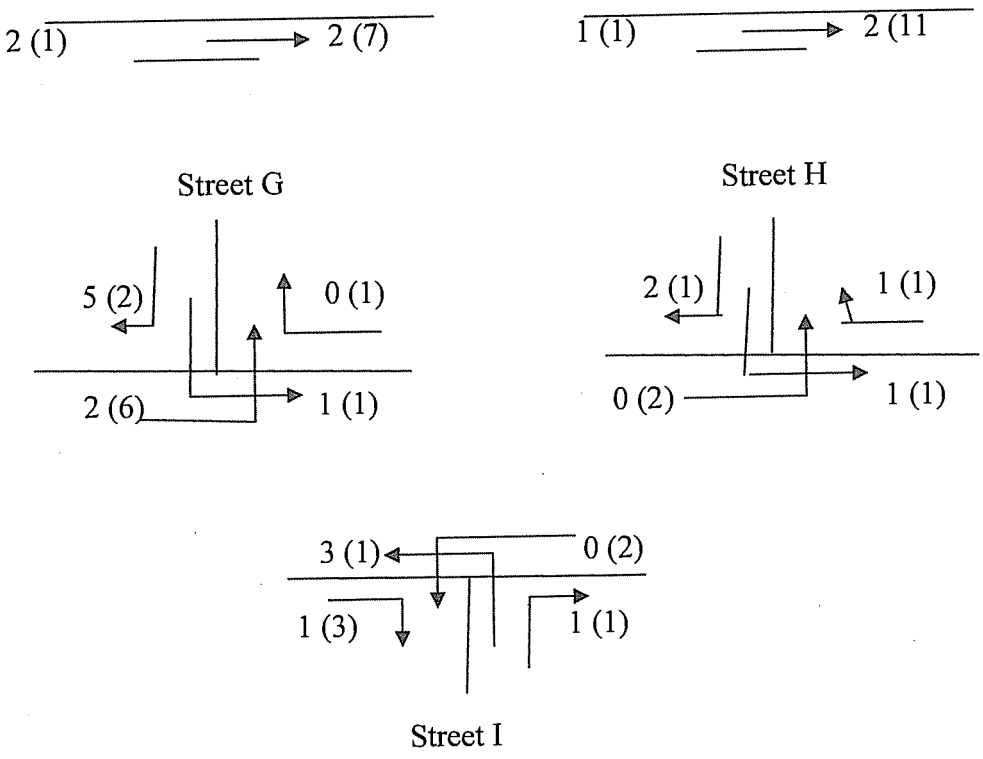


FIGURE II

FUTURE BACKGROUND TRAFFIC CONDITIONS

Analysis of future conditions created by the new development will involve the addition of the site generated traffic to the traffic existing on the roadways at the time of build-out of the development. Due to the fact that it is expected to take seven years for the development to build out, the existing traffic on the roadways will be grown by an agreed upon growth rate for the area. Discussion with the City's staff produced an expected growth rate of 4% per year. Therefore, the background traffic volumes on Mims Rd. and SH 205 in 2024 at build-out will be 28% higher than the current volumes on each section of the road. In the case of this section of SH 205 the intersection of SH 205 and John King Pkwy to the south will be realigned by TxDOT by the buildout date. The realignment will divert part of the SH 205 traffic onto John King. TxDOT staff indicates that 85% of the SH 205 traffic will continue to use the section adjacent to the Enclave development. Therefore the expected traffic increase in volume at buildout will be 85% of 1.28% or 1.08% on SH 205. The operation of the roadway sections under the 2024 volumes was analyzed. The results are as follows:

- The roadway link analysis:

Link	LOS
Mims west of SH 205 A.M.	A

210

Mims west of SH 205 P.M.	A
SH 205 north of Mims Rd A.M.	C
SH 205 north of Mims Rd P.M.	D

The insignalized intersection analysis:

	Approach LOS			
Intersection	North b	South b	East b	West b
SH 205 at Mims Rd AM	A	A	C	
SH 205 at Mims Rd PM	B	B	F	

The details of the 2024 background analyses are given in Appendix D.

BUILDOUT TRAFFIC CONDITIONS

Adding the traffic generated by the development to the background traffic will produce the volumes that can be expected on SH 205, Mims Rd and the intersections in 2024 when the Enclave is built out. The results of the link analyses and the unsignalized Intersection analyses under build out conditions are as follows:

- The roadway link analyses:

Link	LOS
Mims Rd west of SH205 AM	A
Mims Rd west of SH 205 PM	A
SH 205 north of Mims Rd AM	D
SH 205 north of Mims Rd PM	E

- The unsignalized intersection analyses:

	Approach LOS			
Intersection	North b	South b	East b	West b
SH 205 at Street A AM	A	A	C	
SH 205 at Street A PM	B	B	E	
SH 205 at North Drive AM	A	A	E	
SH 205 at North Drive PM	B	B	F	
SH 205 at South Drive AM	A	A	E	
SH 205 at South Drive PM	A	A	F	
SH 205 at Mims Rd AM	A	A	C	
SH 205 at Mims Rd PM	B	B	F	
Mims at Retail Drive AM		A	A	A

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Mims at Retail Drive PM		A	A	A
Mims at Street C AM		A	A	A
Mims at Street C PM		A	A	A
Mims at Street D AM		A	A	A
Mims at Street D PM		A	A	A
Mims at Street E AM		A	A	A
Mims at Street E PM		A	A	A

Mims at Street F AM		A	A	A
Mims at Street F PM		A	A	A
Mims at Street G AM		A	A	A
Mims at Street G PM		A	A	A
Mims at Street H AM		A	A	A
Mims at Street H PM		A	A	A
Mims at Street I AM	A		A	A
Mims at Street I PM	A		A	A

The details of the link analyses and the unsignalized intersection analyses under build out conditions are given in Appendix E.

TXDOT ACCESS MANAGEMENT CRITERIA

The Texas Department of Transportation (TxDOT) Access Management Manual provides criteria concerning the need to provide a separate right turn lane when building a driveway or street intersection with a TxDOT roadway. The thresholds for the need for these lanes is given in Table 2-3 of the Access Management Manual. The thresholds depend upon the volume of right turning traffic and the speed of the roadway.

For a roadway with a speed of 45 MPH, the threshold for the need for a turn lane is over 50 vehicles per hour during the peak hour.

CONCLUSIONS

The analyses above indicate that a problem exists with the congestion level on SH 205 and at the intersections with it. The problems are seen to worsen with the normal growth of traffic on the roadways. The delays are especially felt by those trying to turn left onto the road. The poor level of service indicated on all of the SH205 intersections is caused by long delays for left turns onto the roadway.

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The connection of Mims Rd to Sids Rd and points north provides an attractive alternate access for the residential portion of the Enclave. Mims Rd and all of its residential intersections are found to operate at "free flow" LOS A condition.

The intersection traffic movement volume information projected indicates that the right turn movements into the site at both of the retail driveways on SH 205 exceed the TxDOT threshold to require a separate right turn lane. The new turn lanes can be expected to ease the flow of southbound traffic on SH 205 and improve the operation of the driveways.

RECOMMENDATIONS

When the retail portion of the Enclave is developed separate right turn lanes should be built at the driveways from SH 205 into the site.

The construction of Mims Rd from SH 205 to Sids Rd should be completed as the first step in the development of the residential portion of the Enclave.

An effort should be pursued by the City of Rockwall and TxDOT to improve the capacity and operation of SH 205 from Sids Rd to John King Pkwy.

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APPENDIX A

Traffic Counts

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Accurate Counts
Traffic Data Services
SPEED SUMMARY
WED 12/20/2017

te Reference: 000012201701
te ID: 000012201701
ocation: Mims-W of Goliad
rection: WEST
ne: 2

File: D1220004.prn
City: Rockwall
County: Rockwall

TIME	10	15	20	25	30	35	40	45	50	55	60	65	70	71+	Total
15:00	0	2	7	9	12	2	1	0	0	0	0	0	0	0	33
16:00	0	0	0	9	18	9	1	0	0	0	0	0	0	0	37
17:00	0	1	1	7	15	7	2	0	0	0	0	0	0	0	33
18:00	0	1	1	4	7	6	2	0	0	0	0	0	0	0	21
19:00	0	0	1	3	5	2	0	0	0	0	0	0	0	1	12
20:00	0	0	0	0	4	1	0	0	0	0	0	0	0	0	5
21:00	0	0	1	2	4	0	0	0	0	0	0	0	0	0	7
22:00	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
23:00	0	0	1	0	2	0	0	0	0	0	0	0	0	0	3
24:00	0	0	1	1	0	1	0	0	0	0	0	0	0	0	3
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	4	5	0	2	0	0	0	0	0	0	0	11
07:00	1	4	1	4	14	8	0	0	1	0	0	0	0	0	33
08:00	0	0	2	3	19	8	2	0	0	0	0	0	0	0	34
09:00	1	2	2	12	20	9	2	1	0	0	0	0	0	0	49
10:00	2	3	3	10	11	10	1	0	0	0	0	0	0	0	40
11:00	0	4	3	11	12	7	0	0	0	0	0	0	0	0	37
12:00	0	3	6	7	13	11	1	0	0	0	0	0	0	0	41
13:00	0	2	1	5	10	6	2	0	0	0	0	0	0	0	26
14:00	0	0	2	9	11	7	0	0	0	0	0	0	0	0	29
AY TOTAL	4	22	33	100	184	95	16	1	1	0	0	0	0	1	457
RCENTS	0.9%	4.9%	7.3%	21.9%	40.2%	20.7%	3.5%	0.2%	0.2%	0.0%	0.0%	0.0%	0.0%	0.2%	100%

atistical Information...

15th Percentile Speed
20.5 Mph

85th Percentile Speed
32.4 Mph

Median Speed
26.9 Mph

Average Speed
26.3 Mph

10 MPH Pace Speed
20MPH to 30MPH
284 vehicles in pace
Representing 62.1% of the total vehicles

Vehicles > 65 MPH
1
.21%

215

Accurate Counts
Traffic Data Services
SPEED SUMMARY
WED 12/20/2017

te Reference: 000012201701
ıte ID: 000012201701
ɔcation: Mims-W of Goliad
rection: EAST
ne: 1

File: D1220004.prn
City: Rockwall
County: Rockwall

TIME	10	15	20	25	30	35	40	45	50	55	60	65	70	71+	Total
15:00	0	3	1	10	13	4	4	1	0	0	0	0	0	0	36
16:00	0	1	4	14	14	7	3	0	0	0	0	0	0	0	43
17:00	1	2	5	13	25	12	9	1	0	0	0	0	0	0	68
18:00	0	1	5	8	15	3	8	0	0	0	0	0	0	0	40
19:00	0	1	2	3	8	8	2	0	0	0	0	0	0	0	24
20:00	0	0	0	5	6	4	1	1	0	0	0	0	0	0	17
21:00	0	0	1	1	4	5	2	0	0	0	0	0	0	0	13
22:00	0	0	1	3	1	3	3	0	0	0	0	0	0	0	11
23:00	0	0	0	3	3	1	0	0	0	0	0	0	0	0	7
24:00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	3
01:00	0	0	0	2	1	0	1	0	0	0	0	0	0	0	4
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
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05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
07:00	0	3	3	2	3	3	3	0	0	0	0	0	0	0	17
08:00	0	3	0	2	4	1	1	0	0	0	0	0	0	0	11
09:00	0	2	2	5	6	4	2	0	0	0	0	0	0	0	21
10:00	2	0	2	14	6	6	1	2	0	0	0	0	0	0	33
11:00	1	2	2	5	11	5	1	0	0	0	0	0	0	0	27
12:00	1	5	3	16	13	8	1	0	2	0	0	0	0	0	49
13:00	0	0	1	10	12	9	1	0	0	0	0	0	0	0	33
14:00	0	0	1	10	8	7	1	2	0	0	0	0	0	0	29
AY TOTAL	5	24	35	128	154	90	44	7	2	0	0	0	0	0	489
ERCENTS	1.1%	5.0%	7.2%	26.2%	31.4%	18.4%	8.9%	1.4%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	100%

tatistical Information...

15th Percentile Speed
20.4 Mph

85th Percentile Speed
33.9 Mph

Median Speed
26.7 Mph

Average Speed
26.6 Mph

10 MPH Pace Speed
20MPH to 30MPH
282 vehicles in pace
Representing 57.6% of the total vehicles

Vehicles > 65 MPH
0
0%

216

Accurate Counts
Traffic Data Services
SPEED SUMMARY
WED 12/20/2017

te Reference: 000012201704
te ID: 000012201704
ocation: Goliad-N of Mims
irection: NORTH
ne: 1

File: D1220003.prn
City: Rockwall
County: Rockwall

TIME	10	15	20	25	30	35	40	45	50	55	60	65	70	71+	Total
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17:00	4	0	0	1	0	11	36	109	172	201	61	20	3	18	636
18:00	6	1	0	1	1	9	56	163	250	119	22	3	5	10	646
19:00	3	0	1	1	1	6	50	141	184	96	21	3	1	16	524
20:00	0	0	0	0	1	7	15	60	101	87	27	4	3	10	315
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01:00	0	0	0	0	0	0	1	2	7	5	4	1	0	0	20
02:00	0	0	0	0	0	0	0	4	11	4	6	0	0	0	25
03:00	0	0	0	0	0	0	3	6	3	8	7	2	0	0	29
04:00	0	0	0	0	0	1	2	11	8	10	8	5	1	0	46
05:00	0	0	0	0	0	1	4	7	7	57	47	13	0	1	137
06:00	0	0	0	0	0	3	8	17	57	163	110	24	2	2	386
07:00	0	0	0	0	1	11	14	79	168	267	57	9	1	9	616
08:00	2	0	0	0	1	7	33	35	180	277	130	17	0	9	691
09:00	0	0	0	0	0	2	15	73	182	241	116	17	2	10	658
10:00	0	0	0	0	0	7	41	126	263	238	63	7	4	6	755
11:00	4	0	0	2	4	22	32	107	269	255	62	10	0	8	775
12:00	0	0	0	0	2	19	59	154	298	204	33	5	2	16	792
13:00	2	0	0	0	0	0	35	131	218	134	34	2	0	5	561
14:00	0	0	0	0	2	11	61	153	244	140	51	3	2	2	669
AY TOTAL	28	2	3	5	18	147	537	1617	3123	2965	1035	182	30	149	9841
RCENTS	0.3%	0.1%	0.1%	0.1%	0.2%	1.5%	5.4%	16.4%	31.7%	30.1%	10.5%	1.8%	0.3%	1.5%	100%

atistical Information...

15th Percentile Speed
42.3 Mph

85th Percentile Speed
54.9 Mph

Median Speed
49.1 Mph

Average Speed
48.5 Mph

10 MPH Pace Speed
45MPH to 55MPH
6088 vehicles in pace
Representing 61.8% of the total vehicles

Vehicles > 65 MPH
179
1.8%

217

Accurate Counts
Traffic Data Services
SPEED SUMMARY
WED 12/20/2017

te Reference: 000012201704
te ID: 000012201704
ocation: Goliad-N of Mims
irection: SOUTH
ne: 2

File: D1220003.prn
City: Rockwall
County: Rockwall

TIME	10	15	20	25	30	35	40	45	50	55	60	65	70	71+	Total
15:00	4	0	0	7	5	68	123	184	171	140	64	17	1	16	800
16:00	1	1	0	0	1	29	135	204	188	179	75	16	4	14	847
17:00	5	1	0	2	6	62	159	217	208	129	63	14	2	15	883
18:00	3	0	0	1	2	78	178	207	158	135	33	11	2	15	823
19:00	5	0	0	3	16	49	116	222	176	140	44	13	2	7	793
20:00	0	0	0	0	0	7	41	125	170	164	64	19	0	3	593
21:00	0	0	0	0	0	0	22	108	164	159	44	14	1	4	516
22:00	0	0	0	0	1	2	12	41	100	126	58	16	2	3	361
23:00	0	0	0	0	0	2	12	31	42	79	45	12	5	3	231
24:00	0	0	0	0	0	1	2	9	19	28	29	6	1	0	95
01:00	0	0	0	0	0	2	3	3	17	24	8	2	3	2	64
02:00	0	0	0	0	0	1	2	1	4	8	4	3	1	1	25
03:00	0	0	0	0	0	0	2	1	6	9	7	3	0	2	30
04:00	0	0	0	0	0	0	4	3	1	5	8	2	0	0	23
05:00	0	0	0	0	0	0	1	2	6	13	13	3	2	0	40
06:00	0	0	0	0	0	1	3	9	24	25	30	15	3	2	112
07:00	0	0	0	0	0	1	2	46	75	77	48	10	4	2	265
08:00	5	0	0	0	0	3	2	30	94	125	74	24	3	4	364
09:00	4	0	0	0	0	9	21	42	114	118	80	22	1	6	417
10:00	3	3	0	2	5	2	29	53	115	109	69	13	1	9	413
11:00	3	0	2	0	0	19	52	88	129	129	53	15	0	14	504
12:00	6	0	0	0	3	14	44	130	182	119	58	12	2	18	588
13:00	0	0	0	0	0	24	47	119	147	113	52	8	2	9	521
14:00	0	0	0	0	3	39	94	173	187	136	72	9	2	7	722
AY TOTAL	39	5	2	15	42	413	1106	2048	2497	2289	1095	279	44	156	10030
ERCENTS	0.4%	0.1%	0.1%	0.2%	0.5%	4.2%	11.0%	20.4%	24.8%	22.8%	10.9%	2.7%	0.4%	1.5%	100%

tatistical Information...

15th Percentile Speed
39.5 Mph

85th Percentile Speed
55.3 Mph

Median Speed
47.7 Mph

Average Speed
47.0 Mph

10 MPH Pace Speed
45MPH to 55MPH
4786 vehicles in pace
Representing 47.7% of the total vehicles

Vehicles > 65 MPH
200
1.9%

Accurate Counts
Traffic Data Collection Services
(214) 681-6468

ocation: GOLIAD @ MIMS
'eather: COOL
ɔunted By: PI
'ehicle Type:

File Name : Goliad @ Mims
Site Code : 00000000
Start Date : 12/20/2017
Page No : 1

Groups Printed- Unshifted

	GOLIAD Southbound					MIMS Westbound					GOLIAD Northbound					MIMS Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
07:00	0	90	11	0	101	0	0	0	0	0	5	186	0	0	191	3	0	0	0	3	295
07:15	0	98	4	0	102	0	0	0	0	0	9	177	0	0	186	1	0	1	0	2	290
07:30	0	116	5	0	121	0	0	0	0	0	1	188	0	0	189	2	0	0	0	2	312
07:45	0	86	10	0	96	0	0	0	0	0	7	197	0	0	204	3	0	3	0	6	306
Total	0	390	30	0	420	0	0	0	0	0	22	748	0	0	770	9	0	4	0	13	1203
08:00	0	86	13	0	99	0	0	0	0	0	3	168	0	0	171	1	0	0	0	1	271
08:15	0	86	3	0	89	0	0	0	0	0	1	163	0	0	164	3	0	4	0	7	260
08:30	0	78	4	0	82	0	0	0	0	0	3	174	0	0	177	0	0	3	0	3	262
08:45	0	79	10	0	89	0	0	0	0	0	2	188	0	0	190	10	0	1	0	11	290
Total	0	329	30	0	359	0	0	0	0	0	9	693	0	0	702	14	0	8	0	22	1083
16:00	0	217	5	0	222	0	0	0	0	0	1	156	0	0	157	7	0	5	0	12	391
16:15	0	189	8	0	197	0	0	0	0	0	2	136	0	0	138	8	0	4	0	12	347
16:30	0	222	7	0	229	0	0	0	0	0	0	162	0	0	162	3	0	6	0	9	400
16:45	0	210	7	0	217	0	0	0	0	0	3	150	0	0	153	5	0	6	0	11	381
Total	0	838	27	0	865	0	0	0	0	0	6	604	0	0	610	23	0	21	0	44	1519
17:00	0	236	5	0	241	0	0	0	0	0	3	159	0	0	162	10	0	8	0	18	421
17:15	0	206	3	0	209	0	0	0	0	0	2	182	0	0	184	9	0	1	0	10	403
17:30	0	189	2	0	191	0	0	0	0	0	3	138	0	0	141	3	0	4	0	7	339
17:45	0	207	3	0	210	0	0	0	0	0	0	175	0	0	175	4	0	3	0	7	392
Total	0	838	13	0	851	0	0	0	0	0	8	654	0	0	662	26	0	16	0	42	1555
Grand Total	0	2395	100	0	2495	0	0	0	0	0	45	2699	0	0	2744	72	0	49	0	121	5360
Apprch %	0.0	96.0	4.0	0.0		0.0	0.0	0.0	0.0		1.6	98.4	0.0	0.0		59.5	0.0	40.5	0.0		
Total %	0.0	44.7	1.9	0.0	46.5	0.0	0.0	0.0	0.0	0.0	0.8	50.4	0.0	0.0	51.2	1.3	0.0	0.9	0.0	2.3	

	GOLIAD Southbound					MIMS Westbound					GOLIAD Northbound					MIMS Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
eak Hour From 07:00 to 11:45 - Peak 1 of 1																					
ntersection	07:00																				
Volume	0	390	30	0	420	0	0	0	0	0	22	748	0	0	770	9	0	4	0	13	1203
Percent	0.0	92.9	7.1	0.0		0.0	0.0	0.0	0.0		2.9	97.1	0.0	0.0		69.2	0.0	30.8	0.0		
07:30 Volume	0	116	5	0	121	0	0	0	0	0	1	188	0	0	189	2	0	0	0	2	312
Peak Factor																					0.964
High Int.	07:30					6:45:00 AM					07:45					07:45					
Volume	0	116	5	0	121	0	0	0	0	0	7	197	0	0	204	3	0	3	0	6	
Peak Factor					0.868										0.944					0.542	
ak Hour From 12:00 to 17:45 - Peak 1 of 1																					
Intersection	16:30																				
Volume	0	874	22	0	896	0	0	0	0	0	8	653	0	0	661	27	0	21	0	48	1605
Percent	0.0	97.5	2.5	0.0		0.0	0.0	0.0	0.0		1.2	98.8	0.0	0.0		56.3	0.0	43.8	0.0		
17:00 Volume	0	236	5	0	241	0	0	0	0	0	3	159	0	0	162	10	0	8	0	18	421
Peak Factor																					0.953
High Int.	17:00										17:15					17:00					
Volume	0	236	5	0	241	0	0	0	0	0	2	182	0	0	184	10	0	8	0	18	
Peak Factor					0.929										0.898					0.667	

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APPENDIX B

Current Traffic Conditions

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Phone:
E-Mail:

Fax:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	Rockwall TX
Date Performed	12/28/2017
Analysis Time Period	AM Peak Hour
Highway	Mims Rd
From/To	SH 205 to Sids Rd
Jurisdiction	Rockwall
Analysis Year	2017
Description	The Enclave Mims Existing AM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	73		veh/h
Directional split	60 /	40	%

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.7	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.911	
Two-way flow rate, (note-1) vp	91	pc/h
Highest directional split proportion (note-2)	55	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	42.3	mi/h

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	0.986	
Two-way flow rate,(note-1) vp	84	pc/h
Highest directional split proportion (note-2)	50	
Base percent time-spent-following, BPTSF	7.1	%
Adj.for directional distribution and no-passing zones, fd/np	2.2	
Percent time-spent-following, PTSF	9.4	%

Level of Service and Other Performance Measures

Level of service, LOS	A	
Volume to capacity ratio, v/c	0.03	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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Phone:
E-Mail:
Fax:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	Rockwall TX
Date Performed	12/28/2017
Analysis Time Period	PM Peak Hour
Highway	Mims Rd
From/To	SH 205 to Sids Rd
Jurisdiction	Rockwall
Analysis Year	2017
Description	The Enclave Mims Existing PM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	101		veh/h
Directional split	60	/ 40	%

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.7	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.911	
Two-way flow rate,(note-1) vp	126	pc/h
Highest directional split proportion (note-2)	76	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	42.0	mi/h

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	0.986	
Two-way flow rate,(note-1) vp	116	pc/h
Highest directional split proportion (note-2)	70	
Base percent time-spent-following, BPTSF	9.7	%
Adj.for directional distribution and no-passing zones, fd/np	2.1	
Percent time-spent-following, PTSF	11.8	%

Level of Service and Other Performance Measures

Level of service, LOS	A	
Volume to capacity ratio, v/c	0.04	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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Phone:
E-Mail:

Fax:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	TxDOT
Date Performed	12/28/2017
Analysis Time Period	AM Peak Hour
Highway	Goliad Rd. (SH205)
From/To	John KIng Pkwy to Sids Rd.
Jurisdiction	Rockwall
Analysis Year	2017
Description	The Enclave Existing AM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	1075	veh/h	
Directional split	60 / 40	%	

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.986	
Two-way flow rate,(note-1) vp	1239	pc/h
Highest directional split proportion (note-2)	743	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	33.4	mi/h

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.0	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	1.000	
Two-way flow rate,(note-1) vp	1222	pc/h
Highest directional split proportion (note-2)	733	
Base percent time-spent-following, BPTSF	65.8	%
Adj.for directional distribution and no-passing zones, fd/np	0.0	
Percent time-spent-following, PTSF	65.8	%

Level of Service and Other Performance Measures

Level of service, LOS	C	
Volume to capacity ratio, v/c	0.39	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	TxDOT
Date Performed	12/28/2017
Analysis Time Period	PM Peak Hour
Highway	Goliad Rd. (SH205)
From/To	John KIng Pkwy to Sids Rd.
Jurisdiction	Rockwall
Analysis Year	2017
Description	The Enclave Existing PM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	1519	veh/h	
Directional split	60 / 40	%	

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.986	
Two-way flow rate, (note-1) vp	1750	pc/h
Highest directional split proportion (note-2)	1050	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	29.4	mi/h

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Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.0	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	1.000	
Two-way flow rate,(note-1) vp	1726	pc/h
Highest directional split proportion (note-2)	1036	
Base percent time-spent-following, BPTSF	78.1	%
Adj.for directional distribution and no-passing zones, fd/np	0.0	
Percent time-spent-following, PTSF	78.1	%

Level of Service and Other Performance Measures

Level of service, LOS	D	
Volume to capacity ratio, v/c	0.55	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	12/28/2017
Analysis Time Period:	PM Peak Hour
Intersection:	SH 205 at Mims Rd.
Jurisdiction:	TxDOT
Units: U. S. Customary	
Analysis Year:	2017
Project ID:	Thew Enclave SH 205 at Mims Ex PM
East/West Street:	Mims Rd
North/South Street:	SH 205
Intersection Orientation:	NS
Study period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	8	653			874	22
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	8	653			874	22
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						No
Lanes	1	1			1	1
Configuration	L	T			T	R
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				27		21
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				27		21
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	8					27		21
C(m) (vph)	766					127		352
v/c	0.01					0.21		0.06
95% queue length	0.03					0.76		0.19
Control Delay	9.7					40.8		15.9
LOS	A					E		C
Approach Delay							29.9	
Approach LOS							D	

229

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 12/28/2017
Analysis Time Period: AM Peak Hour
Intersection: SH 205 at Mims Rd.
Jurisdiction: TxDOT
Units: U. S. Customary
Analysis Year: 2017
Project ID: Thew Enclave SH 205 at Mims Ex AM
East/West Street: Mims Rd
North/South Street: SH 205
Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach	Northbound			Southbound		
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume		22	748			390	30
Peak-Hour Factor, PHF		1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR		22	748			390	30
Percent Heavy Vehicles		0	--	--		--	--
Median Type/Storage		Undivided			/		
RT Channelized?							No
Lanes		1	1			1	1
Configuration		L	T			T	R
Upstream Signal?			No			No	

Minor Street:	Approach	Westbound			Eastbound		
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume					9		4
Peak Hour Factor, PHF					1.00		1.00
Hourly Flow Rate, HFR					9		4
Percent Heavy Vehicles					0		0
Percent Grade (%)			0			0	
Flared Approach: Exists?/Storage					/		/
Lanes					1		1
Configuration					L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	22					9		4
C(m) (vph)	1150					208		663
v/c	0.02					0.04		0.01
95% queue length	0.06					0.13		0.02
Control Delay	8.2					23.1		10.5
LOS	A					C		B
Approach Delay							19.2	
Approach LOS							C	

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APPENDIX C

Trip Generation Sheet

231

Single-Family Detached Housing
(210)

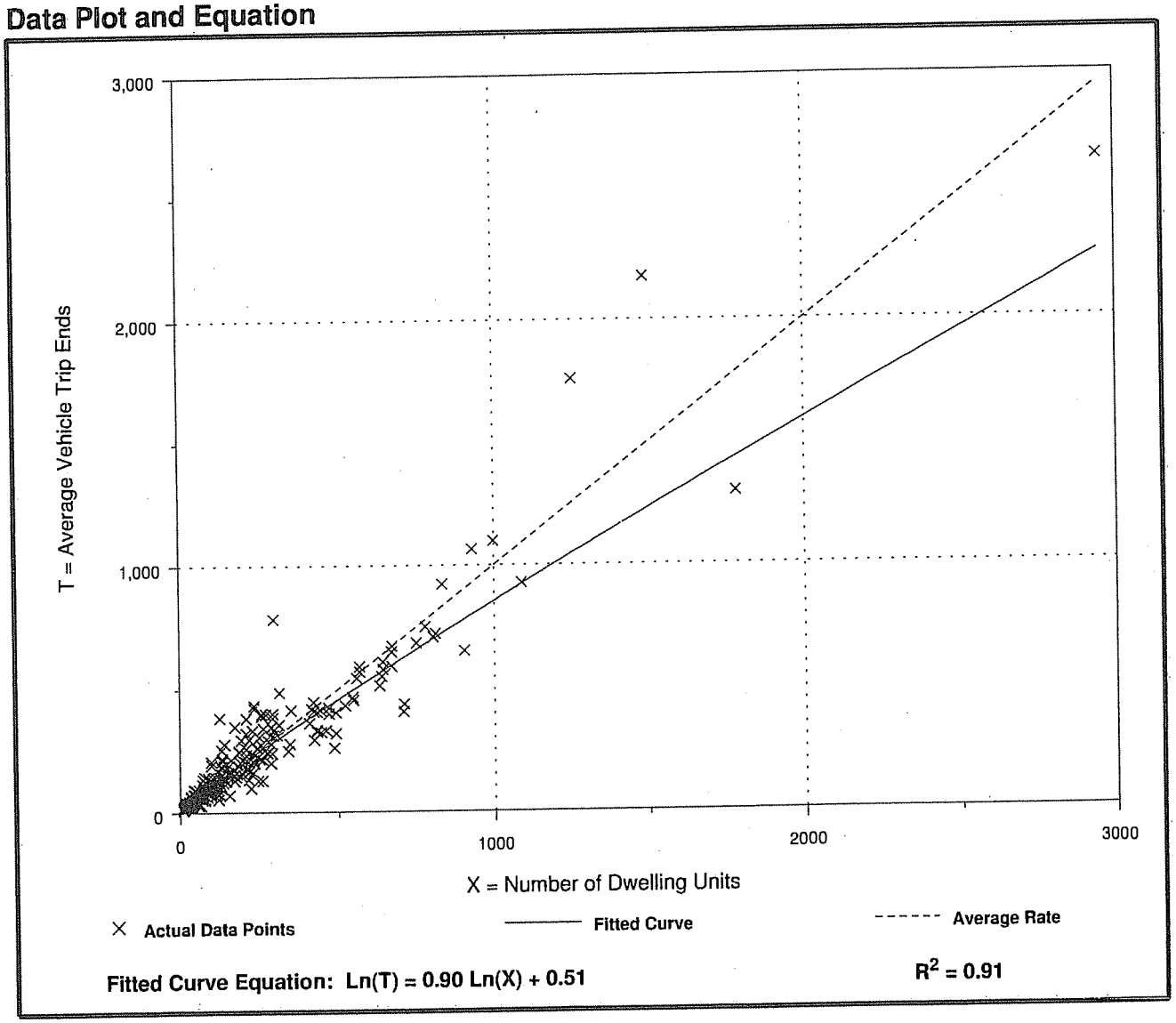
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 321
Avg. Number of Dwelling Units: 207
Directional Distribution: 63% entering, 37% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.42 - 2.98	1.05

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.90 Ln(X) + 0.51

R^2 = 0.91

Single-Family Detached Housing
(210)

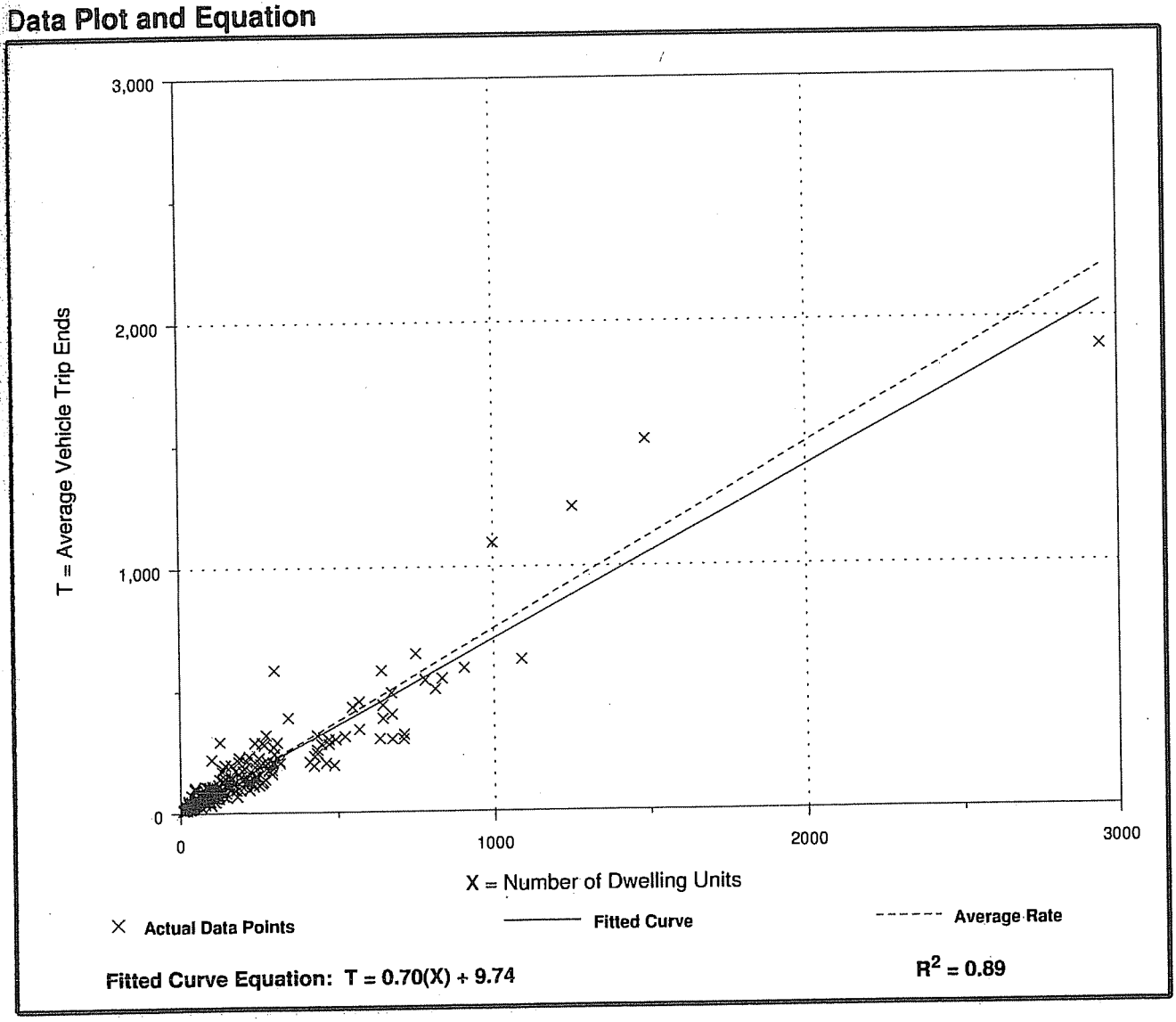
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 292
Avg. Number of Dwelling Units: 194
Directional Distribution: 25% entering, 75% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.33 - 2.27	0.90

Data Plot and Equation



Fitted Curve Equation: T = 0.70(X) + 9.74

R^2 = 0.89

Residential Condominium/Townhouse
(230)

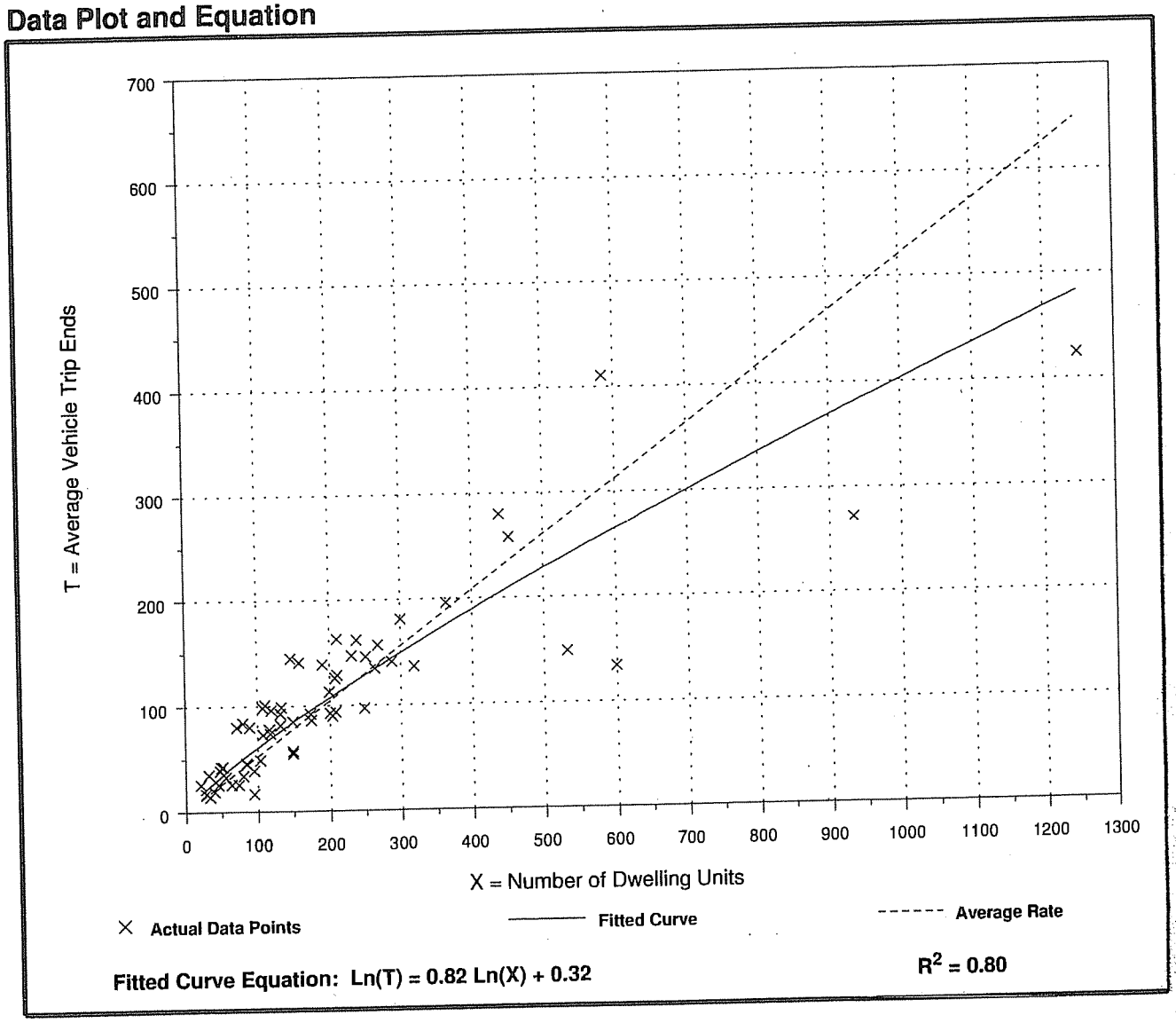
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 62
Avg. Number of Dwelling Units: 205
Directional Distribution: 67% entering, 33% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.18 - 1.24	0.75

Data Plot and Equation



Fitted Curve Equation: $Ln(T) = 0.82\ Ln(X) + 0.32$

$R^2 = 0.80$

Residential Condominium/Townhouse
(230)

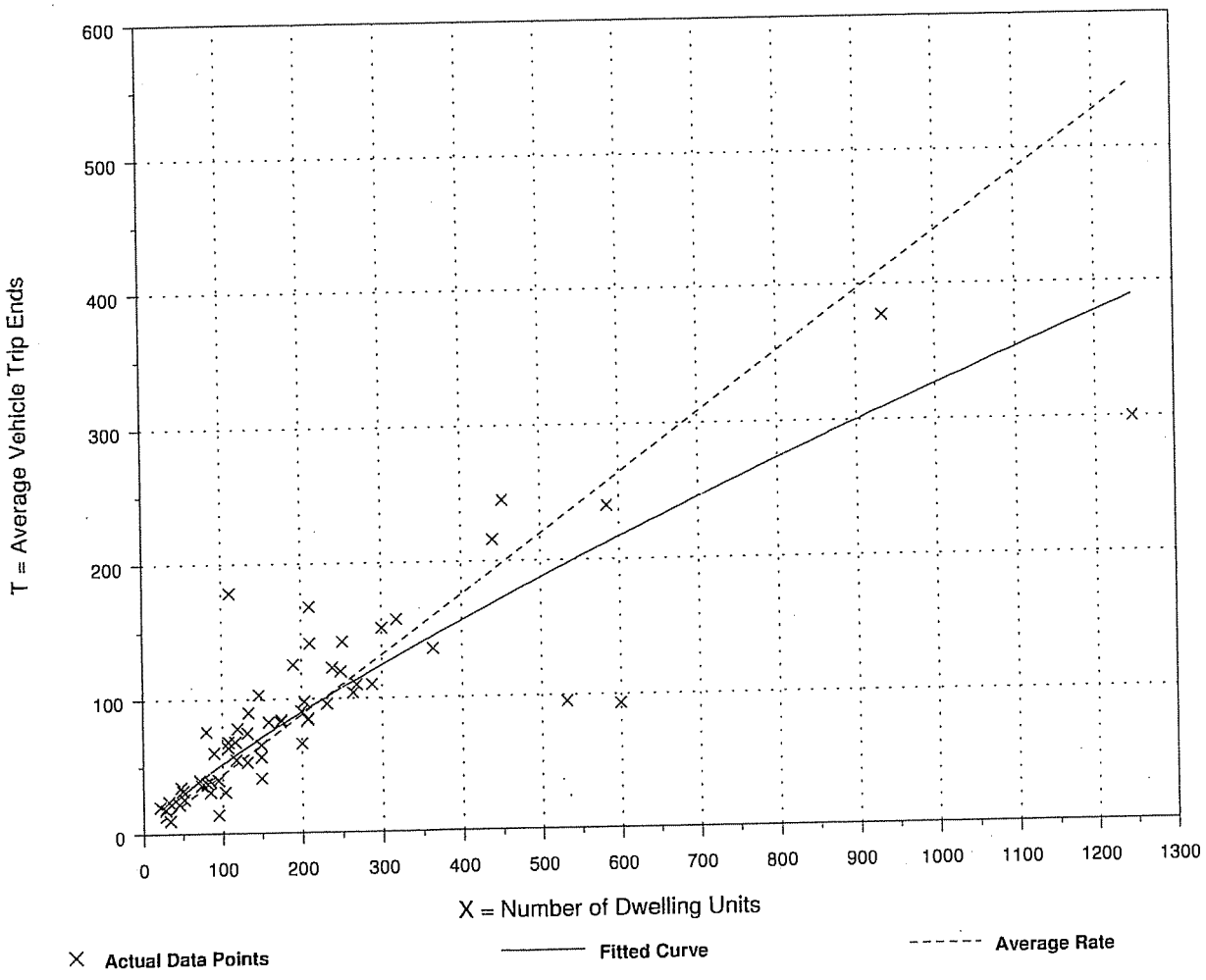
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 59
Avg. Number of Dwelling Units: 213
Directional Distribution: 17% entering, 83% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.61	0.69

Data Plot and Equation



Fitted Curve Equation: $Ln(T) = 0.80\ Ln(X) + 0.26$

$R^2 = 0.76$

Specialty Retail Center
(826)

Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Leasable Area**
On a: **Weekday,**
P.M. Peak Hour of Generator

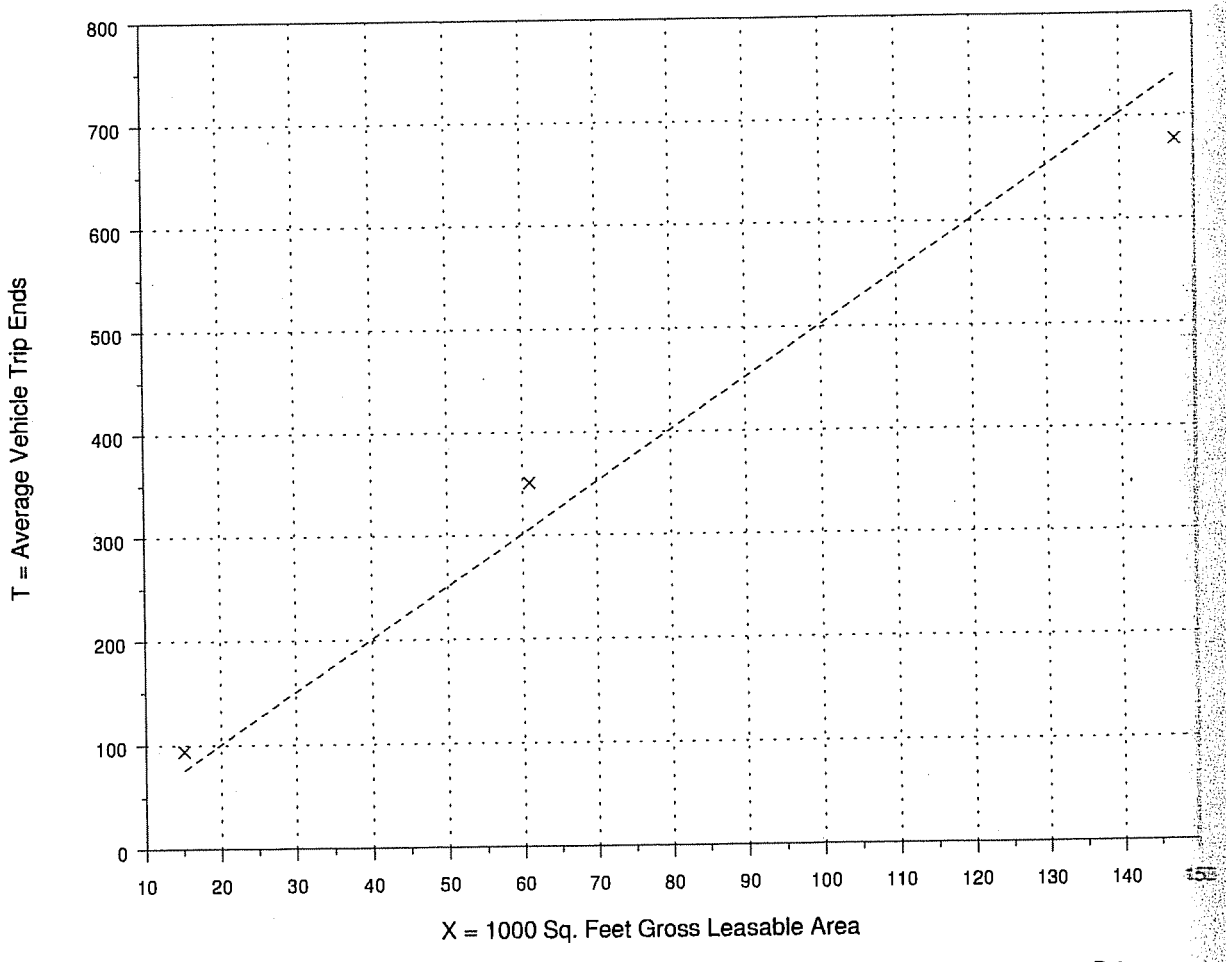
Number of Studies: 3
Average 1000 Sq. Feet GLA: 75
Directional Distribution: 56% entering, 44% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
5.02	4.59 - 6.18	2.31

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Fitted Curve Equation: Not given

R^2 = ****

Specialty Retail Center
(826)

Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Leasable Area**
On a: **Weekday,**
A.M. Peak Hour of Generator

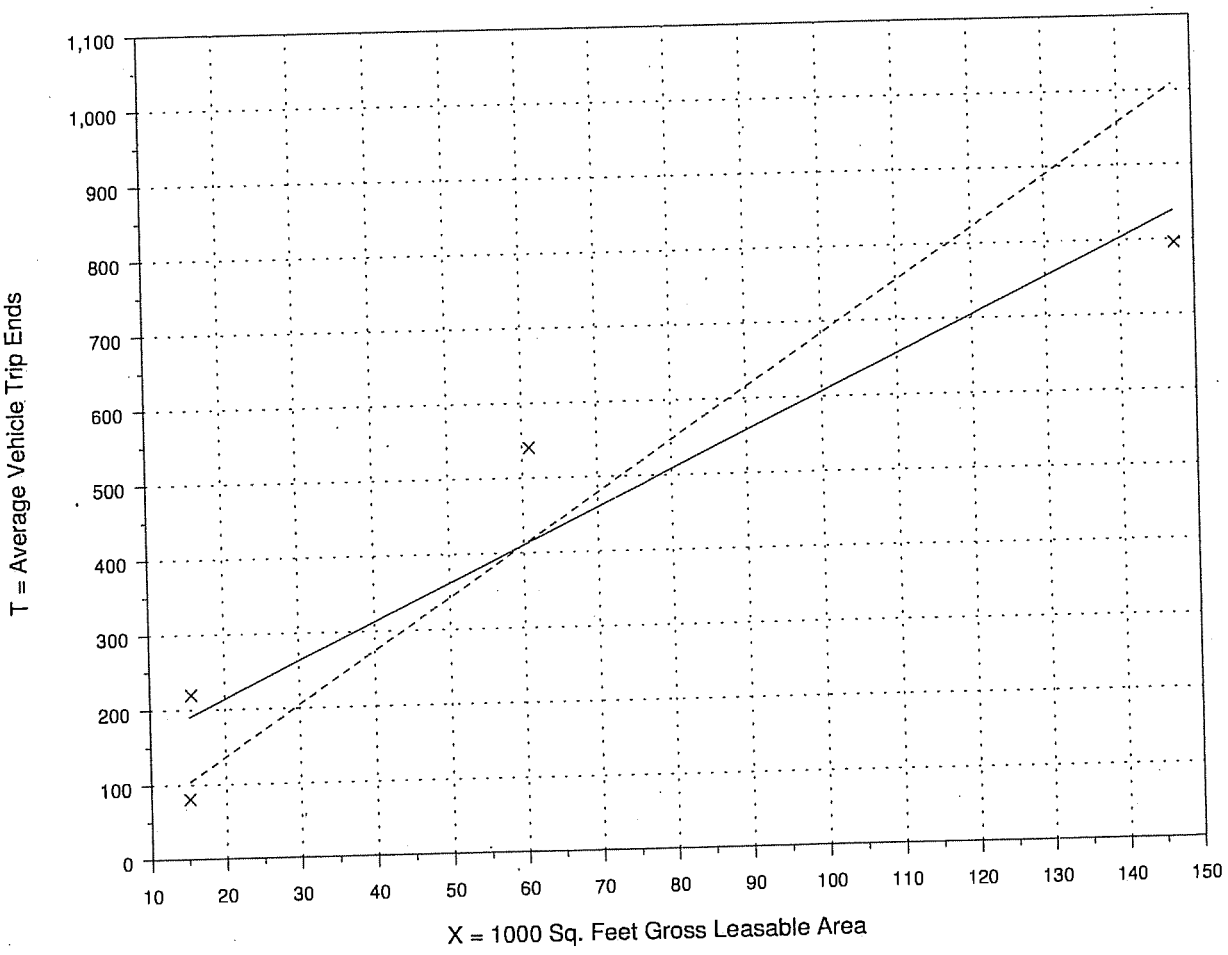
Number of Studies: 4
Average 1000 Sq. Feet GLA: 60
Directional Distribution: 48% entering, 52% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
6.84	5.33 - 14.08	3.55

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Fitted Curve Equation: $T = 4.91(X) + 115.59$

$R^2 = 0.90$

Convenience Market with Gasoline Pumps
(853)

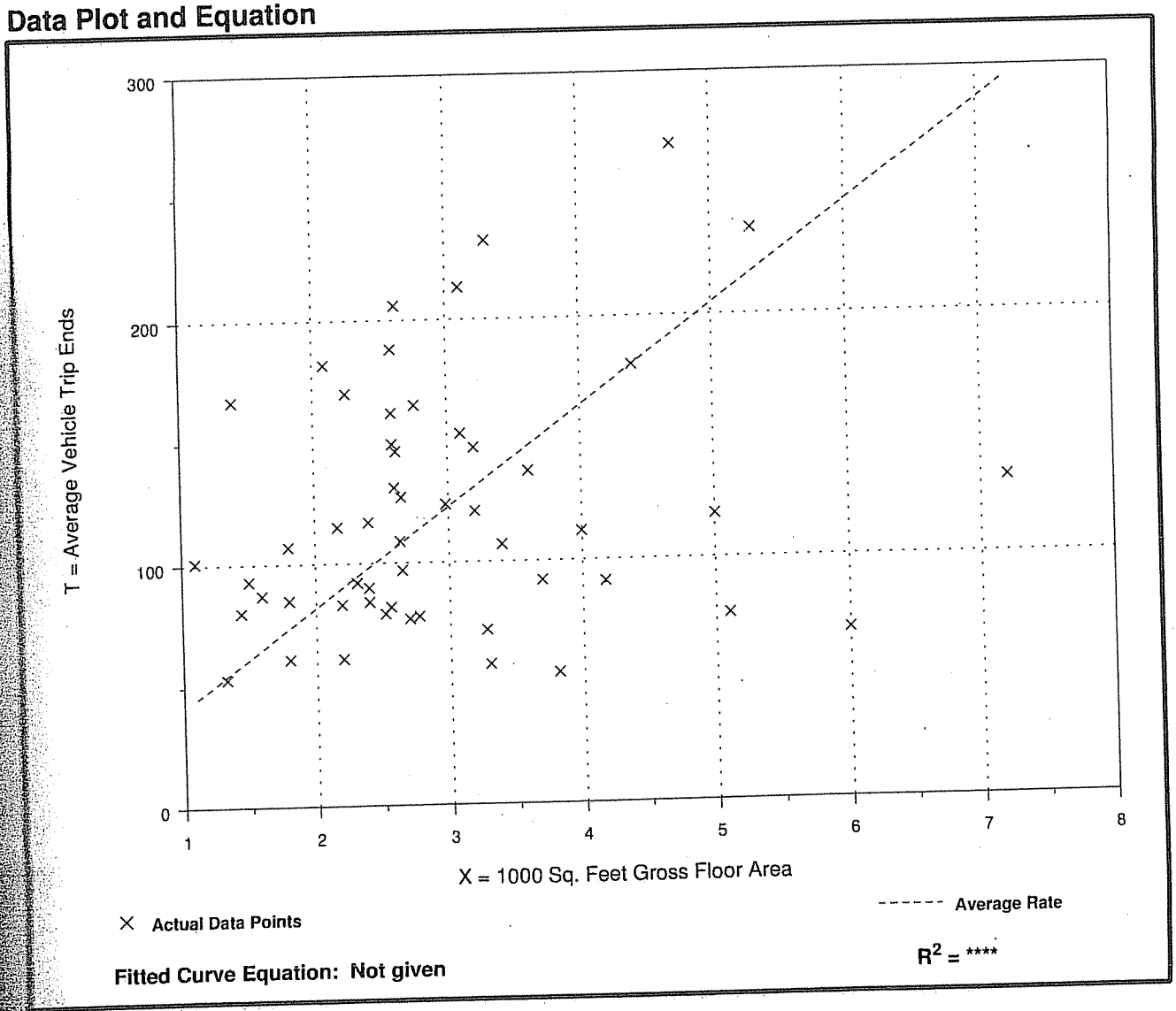
Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Floor Area**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 53
Average 1000 Sq. Feet GFA: 3
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
40.92	11.67 - 119.29	20.75

Data Plot and Equation



Fitted Curve Equation: Not given

R^2 = ****

Convenience Market with Gasoline Pumps
(853)

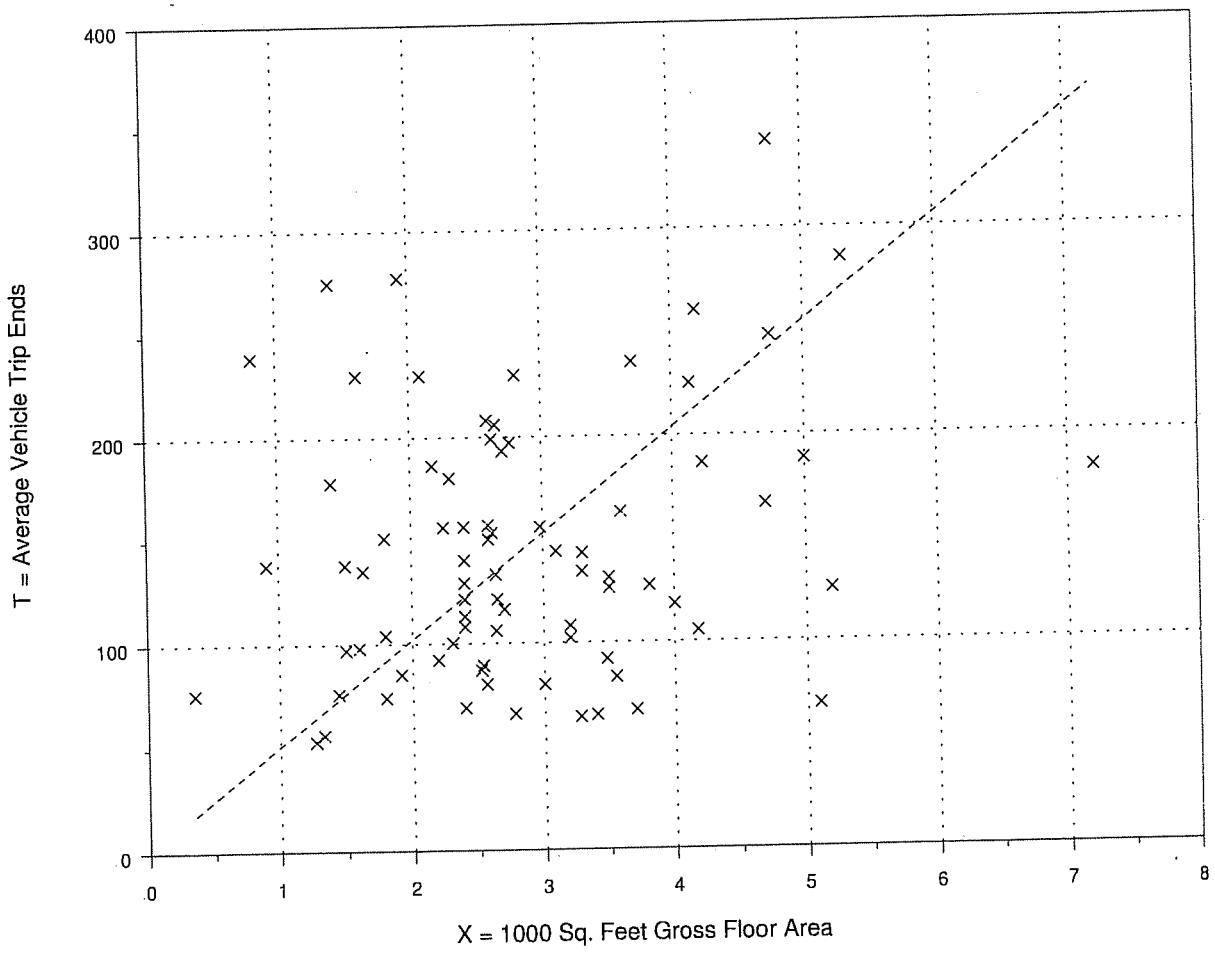
Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Floor Area**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 78
Average 1000 Sq. Feet GFA: 3
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
50.92	13.53 - 292.89	32.15

Data Plot and Equation



Fitted Curve Equation: Not given

R^2 = ****

APPENDIX D

2024 Background Analysis

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Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	Rockwall TX
Date Performed	12/28/2017
Analysis Time Period	AM Peak Hour
Highway	Mims Rd
From/To	SH 205 to Sids Rd
Jurisdiction	Rockwall
Analysis Year	2024
Description	The Enclave Mims 2024 AM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	93		veh/h
Directional split	60 /	40	%

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.7	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.911	
Two-way flow rate, (note-1) vp	116	pc/h
Highest directional split proportion (note-2)	70	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	42.1	mi/h

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	0.986	
Two-way flow rate,(note-1) vp	107	pc/h
Highest directional split proportion (note-2)	64	
Base percent time-spent-following, BPTSF	9.0	%
Adj.for directional distribution and no-passing zones, fd/np	2.1	
Percent time-spent-following, PTSF	11.1	%

Level of Service and Other Performance Measures

Level of service, LOS	A	
Volume to capacity ratio, v/c	0.04	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	Rockwall TX
Date Performed	12/28/2017
Analysis Time Period	PM Peak Hour
Highway	Mims Rd
From/To	SH 205 to Sids Rd
Jurisdiction	Rockwall
Analysis Year	2024
Description	The Enclave Mims 2024 PM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V 129 veh/h
Directional split 60 / 40 %

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.7	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.911	
Two-way flow rate, (note-1) vp	161	pc/h
Highest directional split proportion (note-2)	97	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	41.8	mi/h

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	0.986	
Two-way flow rate,(note-1) vp	149	pc/h
Highest directional split proportion (note-2)	89	
Base percent time-spent-following, BPTSF	12.3	%
Adj.for directional distribution and no-passing zones, fd/np	1.9	
Percent time-spent-following, PTSF	14.2	%

Level of Service and Other Performance Measures

Level of service, LOS	A	
Volume to capacity ratio, v/c	0.05	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	TxDOT
Date Performed	12/28/2017
Analysis Time Period	AM Peak Hour
Highway	Goliad Rd. (SH205)
From/To	John KIng Pkwy to Sids Rd.
Jurisdiction	Rockwall
Analysis Year	2024
Description	The Enclave 2024 AM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	1161	veh/h	
Directional split	60 / 40	%	

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.986	
Two-way flow rate,(note-1) vp	1338	pc/h
Highest directional split proportion (note-2)	803	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	32.6	mi/h

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.0	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	1.000	
Two-way flow rate,(note-1) vp	1319	pc/h
Highest directional split proportion (note-2)	791	
Base percent time-spent-following, BPTSF	68.6	%
Adj.for directional distribution and no-passing zones, fd/np	0.0	
Percent time-spent-following, PTSF	68.6	%

Level of Service and Other Performance Measures

Level of service, LOS	C	
Volume to capacity ratio, v/c	0.42	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	TxDOT
Date Performed	12/28/2017
Analysis Time Period	PM Peak Hour
Highway	Goliad Rd. (SH205)
From/To	John KIng Pkwy to Sids Rd.
Jurisdiction	Rockwall
Analysis Year	2024
Description	The Enclave 2024 PM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	1640	veh/h	
Directional split	60 / 40	%	

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.986	
Two-way flow rate, (note-1) vp	1890	pc/h
Highest directional split proportion (note-2)	1134	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	28.3	mi/h

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.0	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	1.000	
Two-way flow rate,(note-1) vp	1864	pc/h
Highest directional split proportion (note-2)	1118	
Base percent time-spent-following, BPTSF	80.6	%
Adj.for directional distribution and no-passing zones, fd/np	0.0	
Percent time-spent-following, PTSF	80.6	%

Level of Service and Other Performance Measures

Level of service, LOS	D	
Volume to capacity ratio, v/c	0.59	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	12/28/2017
Analysis Time Period:	AM Peak Hour
Intersection:	SH 205 at Mims Rd.
Jurisdiction:	TxDOT
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	Thew Enclave SH 205 at Mims 2024 AM
East/West Street:	Mims Rd
North/South Street:	SH 205
Intersection Orientation:	NS
Study period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	24	808			421	32
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	24	808			421	32
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						No
Lanes	1	1			1	1
Configuration	L	T			T	R
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				12		5
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				12		5
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	24					12		5
C(m) (vph)	1118					181		637
v/c	0.02					0.07		0.01
95% queue length	0.07					0.21		0.02
Control Delay	8.3					26.3		10.7
LOS	A					D		B
Approach Delay							21.7	
Approach LOS							C	

249

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	12/28/2017
Analysis Time Period:	PM Peak Hour
Intersection:	SH 205 at Mims Rd.
Jurisdiction:	TxDOT
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	Thew Enclave SH 205 at Mims Ex PM
East/West Street:	Mims Rd
North/South Street:	SH 205
Intersection Orientation:	NS
Study period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	9	705			1119	24
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	9	705			1119	24
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						No
Lanes	1	1			1	1
Configuration	L	T			T	R
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				35		27
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				35		27
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	9					35		27
C(m) (vph)	619					83		254
v/c	0.01					0.42		0.11
95% queue length	0.04					1.70		0.35
Control Delay	10.9					76.9		20.9
LOS	B					F		C
Approach Delay							52.5	
Approach LOS							F	

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APPENDIX E

Buildout Analysis

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Phone:
E-Mail:
Fax:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	Rockwall TX
Date Performed	12/28/2017
Analysis Time Period	AM Peak Hour
Highway	Mims Rd
From/To	SH 205 to Sids Rd
Jurisdiction	Rockwall
Analysis Year	2024
Description	The Enclave Mims 2024 Buildout AM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V 202 veh/h
Directional split 60 / 40 %

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.7	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.911	
Two-way flow rate,(note-1) vp	252	pc/h
Highest directional split proportion (note-2)	151	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	41.0	mi/h

252

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	0.986	
Two-way flow rate,(note-1) vp	233	pc/h
Highest directional split proportion (note-2)	140	
Base percent time-spent-following, BPTSF	18.5	%
Adj.for directional distribution and no-passing zones, fd/np	1.4	
Percent time-spent-following, PTSF	19.9	%

Level of Service and Other Performance Measures

Level of service, LOS	A	
Volume to capacity ratio, v/c	0.08	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	Rockwall TX
Date Performed	12/28/2017
Analysis Time Period	PM Peak Hour
Highway	Mims Rd
From/To	SH 205 to Sids Rd
Jurisdiction	Rockwall
Analysis Year	2024
Description	The Enclave Mims 2024 Buildout PM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	264			veh/h
Directional split	60	/	40	%

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.7	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.911	
Two-way flow rate,(note-1) vp	329	pc/h
Highest directional split proportion (note-2)	197	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	40.4	mi/h

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	0.986	
Two-way flow rate,(note-1) vp	304	pc/h
Highest directional split proportion (note-2)	182	
Base percent time-spent-following, BPTSF	23.4	%
Adj.for directional distribution and no-passing zones, fd/np	1.0	
Percent time-spent-following, PTSF	24.5	%

Level of Service and Other Performance Measures

Level of service, LOS	A	
Volume to capacity ratio, v/c	0.10	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	TxDOT
Date Performed	12/28/2017
Analysis Time Period	AM Peak Hour
Highway	Goliad Rd. (SH205)
From/To	John KIng Pkwy to Sids Rd.
Jurisdiction	Rockwall
Analysis Year	2024
Description	The Enclave 2024 buildout AM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	1626	veh/h	
Directional split	60 / 40	%	

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.986	
Two-way flow rate,(note-1) vp	1874	pc/h
Highest directional split proportion (note-2)	1124	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	28.5	mi/h

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.0	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	1.000	
Two-way flow rate,(note-1) vp	1848	pc/h
Highest directional split proportion (note-2)	1109	
Base percent time-spent-following, BPTSF	80.3	%
Adj.for directional distribution and no-passing zones, fd/np	0.0	
Percent time-spent-following, PTSF	80.3	%

Level of Service and Other Performance Measures

Level of service, LOS	D	
Volume to capacity ratio, v/c	0.59	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	TxDOT
Date Performed	12/28/2017
Analysis Time Period	PM Peak Hour
Highway	Goliad Rd. (SH205)
From/To	John KIng Pkwy to Sids Rd.
Jurisdiction	Rockwall
Analysis Year	2024
Description	The Enclave 2024 Buildout PM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	2057	veh/h	
Directional split	60 / 40	%	

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.986	
Two-way flow rate,(note-1) vp	2370	pc/h
Highest directional split proportion (note-2)	1422	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	24.6	mi/h

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.0	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	1.000	
Two-way flow rate,(note-1) vp	2338	pc/h
Highest directional split proportion (note-2)	1403	
Base percent time-spent-following, BPTSF	87.2	%
Adj.for directional distribution and no-passing zones, fd/np	0.0	
Percent time-spent-following, PTSF	87.2	%

Level of Service and Other Performance Measures

Level of service, LOS	E	
Volume to capacity ratio, v/c	0.74	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	12/28/2017
Analysis Time Period:	PM Peak Hour
Intersection:	SH 205 at Street A
Jurisdiction:	TxDOT
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	Thew Enclave SH 205 at Street A 2024 Buildout PM
East/West Street:	Street A
North/South Street:	SH 205
Intersection Orientation:	NS
Study period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	3	705			1119	19
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	3	705			1119	19
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						No
Lanes	1	1			1	1
Configuration	L	T			T	R
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				10		2
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				10		2
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	3					10		2
C(m) (vph)	621					85		254
v/c	0.00					0.12		0.01
95% queue length	0.01					0.38		0.02
Control Delay	10.8					52.9		19.3
LOS	B					F		C
Approach Delay							47.3	
Approach LOS							E	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 12/28/2017
Analysis Time Period: AM Peak Hour
Intersection: SH 205 at Street A
Jurisdiction: TxDOT
Units: U. S. Customary
Analysis Year: 2024
Project ID: Thew Enclave SH 205 at Street A 2024 Buildout AM
East/West Street: Street A
North/South Street: SH 205
Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	1	808			421	5
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	1	808			421	5
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided			/		
RT Channelized?						No
Lanes	1	1			1	1
Configuration	L	T			T	R
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				17		4
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				17		4
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	1					17		4
C(m) (vph)	1144					198		637
v/c	0.00					0.09		0.01
95% queue length	0.00					0.28		0.02
Control Delay	8.1					24.9		10.7
LOS	A					C		B
Approach Delay							22.2	
Approach LOS							C	

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TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	1/2/2018
Analysis Time Period:	PM Peak Hour
Intersection:	SH 205 at North Retail Drive
Jurisdiction:	TxDOT
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	SH 205 at North Drive Buildout PM
East/West Street:	North Drive
North/South Street:	SH 205
Intersection Orientation: NS	Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	12	705			1119	70
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	12	705			1119	70
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				60		11
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				60		11
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT					L		R
v (vph)	12					60		11
C(m) (vph)	594					77		242
v/c	0.02					0.78		0.05
95% queue length	0.06					3.80		0.14
Control Delay	11.2					139.4		20.6
LOS	B					F		C
Approach Delay							121.0	
Approach LOS							F	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: AM Peak Hour
Intersection: SH 205 at North Retail Drive
Jurisdiction: TxDOT
Units: U. S. Customary
Analysis Year: 2024
Project ID: SH 205 at North Drive Buildout AM
East/West Street: North Drive
North/South Street: SH 205
Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	13	808			421	72
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	13	808			421	72
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration		LT				TR
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				77		13
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				77		13
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT					L		R
v (vph)	13					77		13
C(m) (vph)	1081					180		608
v/c	0.01					0.43		0.02
95% queue length	0.04					1.95		0.07
Control Delay	8.4					39.2		11.1
LOS	A					E		B
Approach Delay							35.1	
Approach LOS							E	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: AM Peak Hour
Intersection: SH 205 at South Retail Drive
Jurisdiction: TxDOT
Units: U. S. Customary
Analysis Year: 2024
Project ID: SH 205 at South Drive Buildout AM
East/West Street: South Drive
North/South Street: SH 205
Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	14	808			421	82
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	14	808			421	82
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				86		15
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				86		15
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT					L		R
v (vph)	14					86		15
C(m) (vph)	1072					178		604
v/c	0.01					0.48		0.02
95% queue length	0.04					2.33		0.08
Control Delay	8.4					42.8		11.1
LOS	A					E		B
Approach Delay							38.1	
Approach LOS							E	

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TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	1/2/2018
Analysis Time Period:	PM Peak Hour
Intersection:	SH 205 at South Retail Drive
Jurisdiction:	TxDOT
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	SH 205 at South Drive Buildout PM
East/West Street:	South Drive
North/South Street:	SH 205
Intersection Orientation: NS	Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	14	705			1119	79
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	14	705			1119	79
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration		LT				TR
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				68		12
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				68		12
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT					L		R
v (vph)	14					68		12
C(m) (vph)	590					76		241
v/c	0.02					0.89		0.05
95% queue length	0.07					4.57		0.16
Control Delay	11.2					168.8		20.7
LOS	B					F		C
Approach Delay							146.6	
Approach LOS							F	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 12/28/2017
Analysis Time Period: AM Peak Hour
Intersection: SH 205 at Mims Rd.
Jurisdiction: TxDOT
Units: U. S. Customary
Analysis Year: 2024
Project ID: Thew Enclave SH 205 at Mims 2024 BO AM
East/West Street: Mims Rd
North/South Street: SH 205
Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	25	808			421	36
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	25	808			421	36
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						No
Lanes	1	1			1	1
Configuration	L	T			T	R
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				19		11
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				19		11
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	25					19		11
C(m) (vph)	1114					181		637
v/c	0.02					0.10		0.02
95% queue length	0.07					0.35		0.05
Control Delay	8.3					27.2		10.8
LOS	A					D		B
Approach Delay							21.2	
Approach LOS							C	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	12/28/2017
Analysis Time Period:	PM Peak Hour
Intersection:	SH 205 at Mims Rd.
Jurisdiction:	TxDOT
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	Thew Enclave SH 205 at Mims 2024 BO PM
East/West Street:	Mims Rd
North/South Street:	SH 205
Intersection Orientation:	NS
Study period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	14	705			1119	32
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	14	705			1119	32
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						No
Lanes	1	1			1	1
Configuration	L	T			T	R
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				51		35
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				51		35
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	14					51		35
C(m) (vph)	614					80		254
v/c	0.02					0.64		0.14
95% queue length	0.07					2.92		0.47
Control Delay	11.0					108.3		21.4
LOS	B					F		C
Approach Delay							72.9	
Approach LOS							F	

267

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: AM Peak Hour
Intersection: Mims at Retail Drive
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Retail Drive Buildout AM
East/West Street: Mims Rd
North/South Street: Retail Drive
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	5	42			51	27
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	5	42			51	27
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				29	0	5
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				29	0	5
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/			No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	5						34	
C(m) (vph)	1533						898	
v/c	0.00						0.04	
95% queue length	0.01						0.12	
Control Delay	7.4						9.2	
LOS	A						A	
Approach Delay							9.2	
Approach LOS							A	

268

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: PM Peak Hour
Intersection: Mims at Retail Drive
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Retail Drive Buildout PM
East/West Street: Mims Rd
North/South Street: Retail Drive
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	5	42			87	26
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	5	42			87	26
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				23	0	4
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				23	0	4
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/			No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	5						27	
C(m) (vph)	1489						857	
v/c	0.00						0.03	
95% queue length	0.01						0.10	
Control Delay	7.4						9.3	
LOS	A						A	
Approach Delay							9.3	
Approach LOS							A	

269

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: AM Peak Hour
Intersection: Mims at Street C
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street C Buildout AM
East/West Street: Mims Rd
North/South Street: Street C
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	3	42			51	1
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	3	42			51	1
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				3	0	15
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				3	0	15
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/			No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	3						18	
C(m) (vph)	1567						999	
v/c	0.00						0.02	
95% queue length	0.01						0.06	
Control Delay	7.3						8.7	
LOS	A						A	
Approach Delay							8.7	
Approach LOS							A	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	1/2/2018
Analysis Time Period:	PM Peak Hour
Intersection:	Mims at Street C
Jurisdiction:	Rockwall
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	Enclave Mims at Street C Buildout PM
East/West Street:	Mims Rd
North/South Street:	Street C
Intersection Orientation:	EW
Study period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street:	Approach	Eastbound			Westbound		
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume		14	42			87	3
Peak-Hour Factor, PHF		1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR		14	42			87	3
Percent Heavy Vehicles		0	--	--		--	--
Median Type/Storage		Undivided		/			
RT Channelized?							
Lanes		0	1			1	0
Configuration		LT				TR	
Upstream Signal?			No			No	

Minor Street:	Approach	Northbound			Southbound		
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume					2	0	7
Peak Hour Factor, PHF					1.00	1.00	1.00
Hourly Flow Rate, HFR					2	0	7
Percent Heavy Vehicles					0	0	0
Percent Grade (%)			0			0	
Flared Approach:	Exists?/Storage				/		No /
Lanes						0 1	0
Configuration						LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	14						9	
C(m) (vph)	1518						939	
v/c	0.01						0.01	
95% queue length	0.03						0.03	
Control Delay	7.4						8.9	
LOS	A						A	
Approach Delay							8.9	
Approach LOS							A	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	1/2/2018
Analysis Time Period:	AM Peak Hour
Intersection:	Mims at Street D
Jurisdiction:	Rockwall
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	Enclave Mims at Street D Buildout AM
East/West Street:	Mims Rd
North/South Street:	Street D
Intersection Orientation:	EW
Study period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	2	42			51	1
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	2	42			51	1
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				3	0	14
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				3	0	14
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	2						17	
C(m) (vph)	1567						998	
v/c	0.00						0.02	
95% queue length	0.00						0.05	
Control Delay	7.3						8.7	
LOS	A						A	
Approach Delay							8.7	
Approach LOS							A	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: PM Peak Hour
Intersection: Mims at Street D
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street D Buildout PM
East/West Street: Mims Rd
North/South Street: Street D
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach	Eastbound			Westbound		
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume		13	42			87	2
Peak-Hour Factor, PHF		1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR		13	42			87	2
Percent Heavy Vehicles		0	--	--		--	--
Median Type/Storage		Undivided			/		
RT Channelized?							
Lanes		0	1			1	0
Configuration			LT				TR
Upstream Signal?			No			No	

Minor Street:	Approach	Northbound			Southbound		
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume					1	0	7
Peak Hour Factor, PHF					1.00	1.00	1.00
Hourly Flow Rate, HFR					1	0	7
Percent Heavy Vehicles					0	0	0
Percent Grade (%)			0			0	
Flared Approach:	Exists?/Storage				/		No /
Lanes					0	1	0
Configuration						LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	13						8	
C(m) (vph)	1519						955	
v/c	0.01						0.01	
95% queue length	0.03						0.03	
Control Delay	7.4						8.8	
LOS	A						A	
Approach Delay							8.8	
Approach LOS							A	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	1/2/2018
Analysis Time Period:	AM Peak Hour
Intersection:	Mims at Street E
Jurisdiction:	Rockwall
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	Enclave Mims at Street E Buildout AM
East/West Street:	Mims Rd
North/South Street:	Street E
Intersection Orientation:	EW
Study period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	2	42			51	1
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	2	42			51	1
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT				TR	
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				2	0	12
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				2	0	12
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/			No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	2						14	
C(m) (vph)	1567						1003	
v/c	0.00						0.01	
95% queue length	0.00						0.04	
Control Delay	7.3						8.6	
LOS	A						A	
Approach Delay							8.6	
Approach LOS							A	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: PM Peak Hour
Intersection: Mims at Street E
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street E Buildout PM
East/West Street: Mims Rd
North/South Street: Street E
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	1	42			87	2
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	1	42			87	2
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT				TR	
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				7	0	6
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				7	0	6
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	1						13	
C(m) (vph)	1519						914	
v/c	0.00						0.01	
95% queue length	0.00						0.04	
Control Delay	7.4						9.0	
LOS	A						A	
Approach Delay							9.0	
Approach LOS							A	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: AM Peak Hour
Intersection: Mims at Street F
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street F Buildout AM
East/West Street: Mims Rd
North/South Street: Street F
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	1	42			51	1
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	1	42			51	1
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				2	0	
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				2	0	4
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	1						6	
C(m) (vph)	1567						980	
v/c	0.00						0.01	
95% queue length	0.00						0.02	
Control Delay	7.3						8.7	
LOS	A						A	
Approach Delay							8.7	
Approach LOS							A	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	1/2/2018
Analysis Time Period:	PM Peak Hour
Intersection:	Mims at Street F
Jurisdiction:	Rockwall
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	Enclave Mims at Street F Buildout PM
East/West Street:	Mims Rd
North/South Street:	Street F
Intersection Orientation: EW	Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	1	42			87	2
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	1	42			87	2
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT				TR	
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				11	0	4
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				11	0	4
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/		No	/
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	1						15	
C(m) (vph)	1519						893	
v/c	0.00						0.02	
95% queue length	0.00						0.05	
Control Delay	7.4						9.1	
LOS	A						A	
Approach Delay							9.1	
Approach LOS							A	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: AM Peak Hour
Intersection: Mims at Street G
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street G Buildout AM
East/West Street: Mims Rd
North/South Street: Street G
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	2	42			51	0
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	2	42			51	0
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration		LT				TR
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				1	0	5
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				1	0	5
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	2						6	
C(m) (vph)	1568						1001	
v/c	0.00						0.01	
95% queue length	0.00						0.02	
Control Delay	7.3						8.6	
LOS	A						A	
Approach Delay							8.6	
Approach LOS							A	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: PM Peak Hour
Intersection: Mims at Street G
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street G Buildout PM
East/West Street: Mims Rd
North/South Street: Street G
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	6	42			87	1
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	6	42			87	1
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration		LT				TR
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				1	0	2
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				1	0	2
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	6						3	
C(m) (vph)	1520						931	
v/c	0.00						0.00	
95% queue length	0.01						0.01	
Control Delay	7.4						8.9	
LOS	A						A	
Approach Delay							8.9	
Approach LOS							A	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: AM Peak Hour
Intersection: Mims at Street H
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street H Buildout AM
East/West Street: Mims Rd
North/South Street: Street H
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach	Eastbound			Westbound		
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume		0	42			51	1
Peak-Hour Factor, PHF		1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR		0	42			51	1
Percent Heavy Vehicles		0	--	--		--	--
Median Type/Storage		Undivided			/		
RT Channelized?							
Lanes		0	1			1	0
Configuration			LT				TR
Upstream Signal?			No			No	

Minor Street:	Approach	Northbound			Southbound		
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume					1	0	2
Peak Hour Factor, PHF					1.00	1.00	1.00
Hourly Flow Rate, HFR					1	0	2
Percent Heavy Vehicles					0	0	0
Percent Grade (%)			0			0	
Flared Approach:	Exists?/Storage				/		No /
Lanes					0	1	0
Configuration						LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	0						3	
C(m) (vph)	1567						981	
v/c	0.00						0.00	
95% queue length	0.00						0.01	
Control Delay	7.3						8.7	
LOS	A						A	
Approach Delay							8.7	
Approach LOS							A	

280

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	1/2/2018
Analysis Time Period:	PM Peak Hour
Intersection:	Mims at Street H
Jurisdiction:	Rockwall
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	Enclave Mims at Street H Buildout PM
East/West Street:	Mims Rd
North/South Street:	Street H
Intersection Orientation: EW	Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	2	42			87	1
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	2	42			87	1
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT				TR	
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				1	0	1
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				1	0	1
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	2						2	
C(m) (vph)	1520						916	
v/c	0.00						0.00	
95% queue length	0.00						0.01	
Control Delay	7.4						8.9	
LOS	A						A	
Approach Delay							8.9	
Approach LOS							A	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: AM Peak Hour
Intersection: Mims at Street I
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street I Buildout AM
East/West Street: Mims Rd
North/South Street: Street I
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach	Eastbound			Westbound		
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume			42	1	0	51	
Peak-Hour Factor, PHF			1.00	1.00	1.00	1.00	
Hourly Flow Rate, HFR			42	1	0	51	
Percent Heavy Vehicles			--	--	0	--	--
Median Type/Storage		Undivided			/		
RT Channelized?							
Lanes			1	0		0	1
Configuration				TR		LT	
Upstream Signal?			No			No	

Minor Street:	Approach	Northbound			Southbound		
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume		3	0	1			
Peak Hour Factor, PHF		1.00	1.00	1.00			
Hourly Flow Rate, HFR		3	0	1			
Percent Heavy Vehicles		0	0	0			
Percent Grade (%)			0			0	
Flared Approach:	Exists?/Storage			No	/		/
Lanes		0	1	0			
Configuration			LTR				

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config		LT		LTR				
v (vph)		0		4				
C(m) (vph)		1579		940				
v/c		0.00		0.00				
95% queue length		0.00		0.01				
Control Delay		7.3		8.8				
LOS		A		A				
Approach Delay				8.8				
Approach LOS				A				

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: PM Peak Hour
Intersection: Mims at Street I
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street I Buildout PM
East/West Street: Mims Rd
North/South Street: Street I
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume		42	3	2	87	
Peak-Hour Factor, PHF		1.00	1.00	1.00	1.00	
Hourly Flow Rate, HFR		42	3	2	87	
Percent Heavy Vehicles		--	--	0	--	--
Median Type/Storage	Undivided			/		
RT Channelized?						
Lanes		1	0	0	1	
Configuration		TR		LT		
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	1	0	1			
Peak Hour Factor, PHF	1.00	1.00	1.00			
Hourly Flow Rate, HFR	1	0	1			
Percent Heavy Vehicles	0	0	0			
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			No /			/
Lanes	0	1	0			
Configuration		LTR				

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config		LT		LTR				
v (vph)		2		2				
C(m) (vph)		1576		939				
v/c		0.00		0.00				
95% queue length		0.00		0.01				
Control Delay		7.3		8.8				
LOS		A		A				
Approach Delay				8.8				
Approach LOS				A				

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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG), COMMERCIAL (C) AND HEAVY COMMERCIAL (HC) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR GENERAL RETAIL (GR), TWO FAMILY (2F) AND SINGLE FAMILY 7 (SF-7) DISTRICT LAND USES ON THE *SUBJECT PROPERTY*, BEING A 63.72-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG), Commercial (C) and Heavy Commercial (HC) District to a Planned Development District for General Retail (GR), Two Family (2F) and Single Family 7 (SF-7) District land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

DRAFT 03.30.18

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 4(b) through 4(d) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.

1. Open Space Master Plan (*Tracts 2 & 3 Only)*
2. Master Plat (*Tracts 2 & 3 Only)*
3. Preliminary Plat (*Tracts 2 & 3 Only)*
4. PD Site Plan (*All Tracts*)
5. Final Plats (*All Tracts*)

(c) A *Master Plat* application covering all of the *Subject Property* shall be submitted. No master plat application shall be approved until the *Open Space Master Plan* for all of the *Subject Property* has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the *Master Plat* and *Preliminary Plat* application. If only one (1) phase is being proposed, the applicant may submit a letter stating the timing of the phase with the *Preliminary Plat* application to satisfy the *Master Plat* requirement.

(d) A *PD Site* Plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with the *Final Plat* application for the development.

SECTION 5. That the official zoning map of the City of Rockwall shall be corrected to reflect the changes in zoning as described herein.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF FEBRUARY, 2018.

DRAFT 02.05.2018

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *February 5, 2018*

2nd Reading: *February 19, 2018*

DRAFT ORDINANCE 02.05.2018

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the W. H. BARNES SURVEY, ABSTRACT NO. 26, City of Rockwall, Rockwall County, Texas, and being part of that tract of land as described in a deed 10 Edward B. Tomlinson II recorded in *Volume 173, Page 984* of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.L RPLS 5034" set for corner in the Southwest right-of-way of State Highway 205, at the intersection of the North line of a 20' sanitary sewer easement to the City of Rockwall, Texas, and being in the Northeast line of said Tomlinson tract, said point bears S. 29 Deg. 35 Min. 09 Sec. E., 283.84-feet, S. 58 Deg. 34 Min. 49 Sec. W., 8.85-feet and S. 29 Deg. 47 Min. 09 Sec. E., 207.28-feet from a fence corner post at the East corner of a tract of land as described in a Deed to Kip Estep, as recorded in *Volume 1098, Page 164* of the Real Property Records of Rockwall County, Texas;

THENCE S. 29 Deg. 47 Min. 09 Sec. E. along said right-of-way line, a distance of 92.89-feet to a 3/8" iron rod found for corner;

THENCE N. 53 Deg. 03 Min. 52 Sec. E. along said right-of-way line, a distance of 9.20-feet to a concrete highway monument round for corner;

THENCE S. 29 Deg. 52 Min. 01 Sec. E. (*CONTROLLING SEARING LINE*) along said highway a distance of 447.12 feet to a concrete highway monument found for corner;

THENCE in a southeasterly direction along a curve to the left having a central angle of 10 Deg. 37 Min. 17 Sec., a radius of 5,779.60-feet, a tangent of 537.25 feet, a chord of S. 34 Deg. 56 Min. 28 Sec. E., 1,069.88-feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.L. RPLS 5034" set for corner on the Southeast margin of Mims Road at the Southeast corner of said Tomlinson tract;

THENCE S. 89 Deg. 58 Min. 37 Sec. W. along the South margin of Mims Road, a distance of 1,352.05-feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 Deg. 07 Min. 24 Sec. W. along the South margin of Mims Road, a distance of 1,324.28-feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 Deg. 01 Min. 20 Sec. W. a distance of 1,560.85-feet to a 1/2" iron rod found for corner;

THENCE N. 45 Deg. 13 Min. 31 Sec. E. a distance of 1,133.75-feet to 1/2" iron rod found in a creek for corner and being in the Southwest margin of Mims Road;

THENCE S. 53 Deg. 21 Min. 21 Sec. E. a distance of 183.64-feet to a 1/2" iron rod found for corner in the center of Mims Road;

THENCE S. 42 Deg. 05 Min. 37 Sec. E. along the center of Mims Road, a distance of 353.08-feet to an "X" set in concrete bridge for comer at the South corner of a 1.54-acres tract of land as described in a Deed to Richard Slaughter as recorded in *Volume 1531, Page 145* of the Real Property Records of Rockwall County, Texas;

THENCE N. 43 Deg. 52 Min. 17 Sec. E. a distance of 97.27-feet to a 1/2" iron rod found for corner;

THENCE along the Northeast line of a 20' sanitary sewer easement to the City of Rockwall, Texas, as recorded in *Volume 1825, Page 143* of the Real Property Records of Rockwall County, Texas, as follows:

S. 42 Deg. 00 Min. 04 Sec. E. a distance of 84.73-feet to a 1/2" iron rod found for corner;
N. 80 Deg. 40 Min. 17 Sec. E. a distance of 276.11-feet to a 1/2" iron rod found for corner;
N. 72 Deg. 31 Min. 33 Sec. E. a distance of 1,106.75-feet to a 1/2" iron rod found for corner;
N. 73 Deg. 54 Min. 13 Sec. E. a distance of 356.75-feet to a 1/2" iron rod found for corner;
N. 37 Deg. 15 Min. 36 Sec. E. a distance of 537.91-feet to the *POINT OF BEGINNING* and containing 63.72-acres of land, of which 5.0-acres lies within the margins of Mims Road and approximate 21-acres lies within the 100-year floodplain, leaving a net area of 40.62-acres of land.

DRAFT ORDINANCE 05.2018

Exhibit *'A'*
Survey

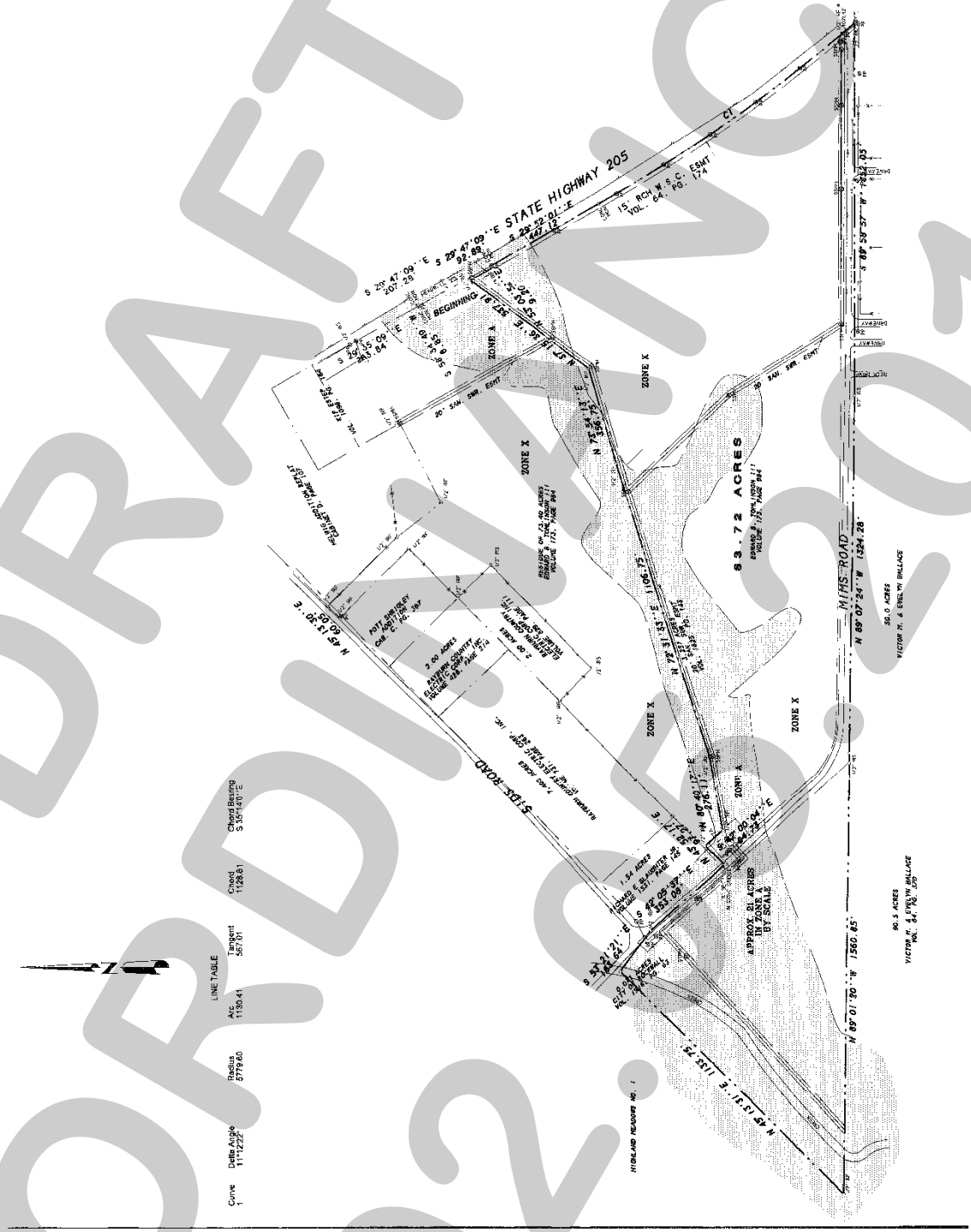
STATE HIGHWAY 205
S 29° 47' 09" E
207.28'
S 29° 47' 09" E
92.69'
S 23° 52' 01" E
467.12'
15' RCH W.S.C. ESMT
VOL. 64, PG. 174
BEGINNING
N 23° 52' 01" W
N 29° 47' 09" W
207.28'
20' SAN. SWR. ESMT
ZONE X
ZONE X
ZONE X
ZONE X
83.72 ACRES
EDWARD B. TOM HUDSON III
VOLUME 113, PAGE 944
MIMS ROAD
N 89° 07' 24" W 1324.28'
30.0 ACRES
VICTOR H. & EVELYN VILLAGE
VOL. 54, PG. 370
N 89° 01' 30" W 1560.85'
90.5 ACRES
VICTOR H. & EVELYN VILLAGE
VOL. 54, PG. 370
APPROX. 21 ACRES
IN ZONE A
1" = 200' SCALE
1.54 ACRES
RICHARD & SHERRY B.
VOL. 1571, PAGE 25
3.00 ACRES
ROBERT & SHERRY B.
VOL. 1571, PAGE 25
3.00 ACRES
ROBERT & SHERRY B.
VOL. 1571, PAGE 25
3.00 ACRES
RAINS COUNTY
ELECTRIC COOP., INC.
VOL. 668, PAGE 219
ROAD
S 45° 13' 31" E
1135.75'
N 45° 13' 31" W
1135.75'
N 45° 13' 31" W
1135.75'
N 45° 13' 31" W
1135.75'
S 45° 13' 31" E
1135.75'
S 45° 13' 31" E
1135.75'
S 45° 13' 31" E

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 03.05.2018

Exhibit 'C':
PD Development Standards

PD DEVELOPMENT STANDARDS.

GENERAL PD STANDARDS

(1) *Residential Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance and stated in *Table 1* below. Allowances for changes to the quantity and location of the single family lot type are permitted in conformance with the requirements listed below; however in no case shall the proposed development exceed 263-units (*townhome and single family*) or a density of 4.5-dwelling units per acre.

Table 1: Unit Composition

Lot Type	Lot Dimensions	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
Tract 2	22' x 75'	1,650 SF	198	75.29%
Tract 3	50' x 120'	6,000 SF	65	24.71%
		Maximum Permitted Units:	263	100.00%

(2) *Residential Deviation Provisions.* The allocation of single-family dwellings

(3) *Trash Dumpster Enclosure.* All trash dumpsters enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the adjacent structure, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers, and not be visible from a public street or open space.

(4) *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(5) *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home/structure and the property line.

(6) *Open Space.* A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(7) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved during the site plan review process.

(8) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA or HOA's shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences private roadway, drive aisles and drive approaches for the areas identified as *Tracts 1 & 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(9) *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *Variances.* The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 02.13.18

Exhibit 'C':
PD Development Standards

TRACT 1: GENERAL RETAIL

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; however, the following shall apply:

Permitted by-Right. The following uses shall be permitted by right:

- ❒ Retail Store with Gasoline Product Sales [More than two (2) *Dispensers*]

Prohibited Uses. The following uses shall be prohibited:

- ❒ Convent or Monastery
- ❒ Hotel or Motel
- ❒ Hotel, Residence
- ❒ Cemetery/Mausoleum
- ❒ Mortuary or Funeral Chapel
- ❒ Social Service Provider
- ❒ Billiard Parlor or Pool Hall
- ❒ Carnival, Circus, or Amusement Ride
- ❒ Commercial Amusement/Recreation (*Outside*)
- ❒ Gun Club, Skeet or Target Range (*Indoor*)
- ❒ Astrologer, Hypnotist, or Psychic Art and Science
- ❒ Night Club, Discotheque, or Dance Hall
- ❒ Secondhand Dealer
- ❒ Car Wash, Self Service
- ❒ Service Station
- ❒ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ❒ Helipad
- ❒ Railroad Yard or Shop
- ❒ Transit Passenger Facility
- ❒ Garden Supply/Plant Nursery

(2) *Density and Dimensional Requirements.* Any development on the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards required for properties in a General Retail (GR) District and within the SH-205 Overlay (SH-205 OV) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Connectivity and Design.* The area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be designed to be pedestrian oriented and easily accessible to the adjacent residential land uses. In addition, the non-residential land uses shall be designed in a manner that reduces physical barriers between the residential land uses by incorporating cross connectivity in the form of walking paths and pedestrian scale elements. Buildings constructed in this area should be designed to a pedestrian scale with architectural elements that complement the adjacent residential land uses.

(4) *Landscape Requirements*. All *Canopy/Shade Trees* planted within *Tract 1* shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

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(5) *Landscape Buffers.* All landscape buffers and plantings located within the buffers adjacent to the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall adhere to the following:

(a) *Landscape Buffer (SH-205).* A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a eight (8) foot trail situated within the 20-foot landscape buffer adjacent to SH-205.

(b) *Landscape Buffer (Mims Road).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road (*outside of and beyond any required right-of-way dedication*). In addition, one (1) canopy tree shall be planted per 50-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the ten (10) foot landscape buffer adjacent to Mims Road.

(c) *Landscape Buffer (Adjacent to Residential).* A minimum of a 50-foot landscape buffer shall be provided adjacent to all residential land uses. The landscape buffer shall incorporate a built-up berm with ground cover and/or shrubbery or a combination thereof along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency.

TRACT 2: TOWNHOMES

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the area identified as *Tract 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; however, the following additional land uses shall be permitted *by-right*:

- ❒ Townhomes/Townhouses

(2) *Density and Dimensional Standards.* Unless specifically provided by this Planned Development ordinance, any development on the area identified as *Tract 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width	22'
Minimum Lot Depth	75'
Minimum Lot Area	1,650 SF
Minimum Front Yard Setback	5'
Minimum Side Yard Setback [(1)]	0'/20'
Minimum Side Yard Setback (Adjacent to a Street)	5'
Minimum Length of Driveway Pavement from Rear Property Line	20'
Maximum Height [(2)]	36'
Minimum Rear Yard Setback	5'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,600 SF
Maximum Lot Coverage	90%

General Notes:

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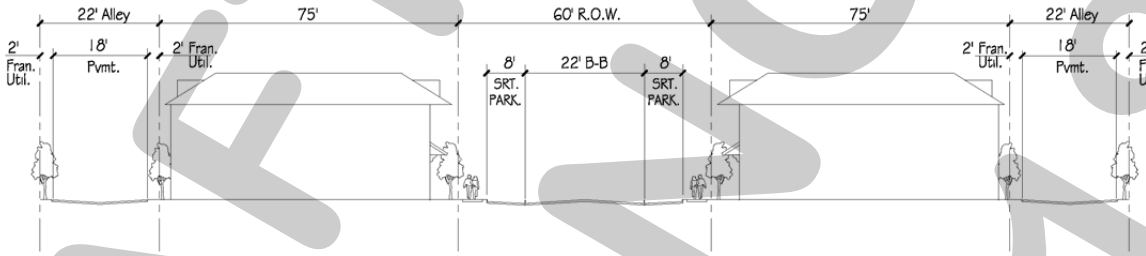
02.05.18

[1]: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.
[2]: The Maximum Height shall be measured to the eave or top plate (*whichever is greater*) of the single family home.

(3) *Garage Orientation.* All garages shall be rear entry and accessible from an alleyway adjacent to the rear of the subject properties as depicted in the typical cross section below. Front entry garages shall be prohibited in *Tract 2* of the proposed development.

Typical Townhome Cross Section



(4) *Building Standards.* The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 100%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance. Stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space.

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. If ground mounted equipment is proposed, landscape screening shall be required to impair visibility of the units from a public right-of-way or open space.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features and generally conform to the example depicted below. In addition, the design of the proposed townhomes shall require review and recommendation from the Architectural Review Board (ARB) during the site plan review process.

Example of Townhome Elevations



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(5) *Anti-Monotony Restrictions.* All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Landscaping Standards.*

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved during the site plan review process. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers* (*Mims Road*). A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage.

(iii) *Landscape Buffer (SH-205).* A minimum of a 40-foot landscape buffer shall be provided along the frontage of SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a eight (8) foot trail situated within the 40-foot landscape buffer adjacent to SH-205.

(iv) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(i) *Wrought Iron/Tubular Steel.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(ii) *Corner Lots.* Corner lots fences (i.e. adjacent to the street) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) wrought iron/tubular steel fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

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(iii) *Fencing Adjacent to Roadways.* All fencing adjacent to a roadway shall incorporate shrubbery adjacent to the wrought iron/tubular steel fencing to screen the rear/side yard.

TRACT 3: SINGLE FAMILY

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the area identified as *Tract 3* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) *Density and Dimensional Standards.* Unless specifically provided by this Planned Development ordinance, any development on the area identified as *Tract 3* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be subject to the density and dimensional requirements required for a Single Family 7 (SF-7) District, as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. All development on the *Subject Property* shall conform to the standards stipulated by *Table 3: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 3: Lot Dimensional Requirements

Minimum Lot Width	50'
Minimum Lot Depth	100'
Minimum Lot Area	6,000 SF
Minimum Front Yard Setback	20'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'
Minimum Length of Driveway Pavement from Rear Property Line	20'
Maximum Height [(1)]	36'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	2,000 SF
Maximum Lot Coverage	70%

General Notes:

[1]: The Maximum Height shall be measured to the eave or top plate (*whichever is greater*) of the single family home.

(3) *Building Standards.* The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 100%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance. Stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space.

(ii) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(iii) *Garage Orientation.* All garages are permitted to be accessed from the street in a front entry format (*i.e. facing the street even with the front façade of the primary structure*).

(4) *Anti-Monotony Restrictions.* All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

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(ii) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on SH-205 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

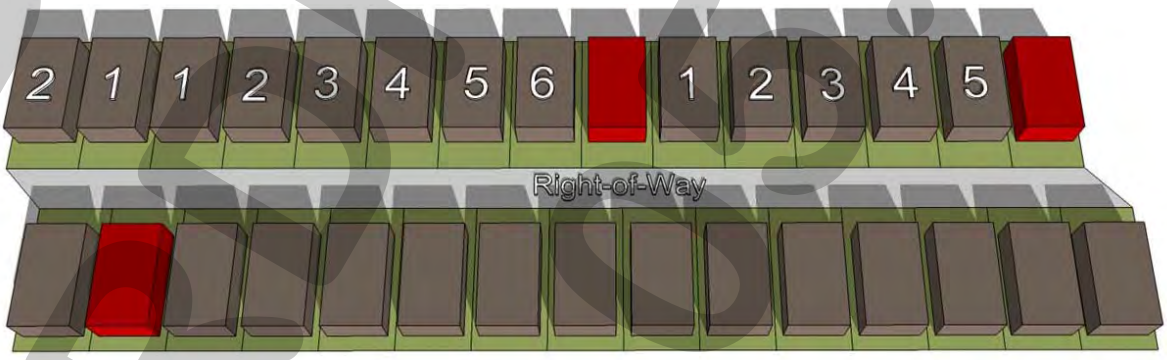
(a) Number of Stories
(b) Roof Type and Layout
(c) Articulation of the Front Façade

(iii) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*i.e. 3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject



Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject



(5) *Landscape and Hardscape Standards.*

(i) Landscape. *Landscape Requirements*. Landscaping shall be reviewed and approved during the site plan review process. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers* (*Mims Road*). A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road, and shall incorporate a minimum of one (1) canopy tree per 50- feet of linear frontage.

(iii) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all

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residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees in the following sizes and proportions:

(i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in

the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

(iv) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

(v) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved during the site plan review process.

(6) *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(i) *Wood Fences.* All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the public side facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.

(ii) *Wrought Iron/Tubular Steel.* Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(iii) *Corner Lots.* Corner lots fences (i.e. adjacent to the street) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid board-on-board panel fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(iv) *Solid Fences (including Wood Fences).* All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall Mayor and City Council**

FROM: **Jeffrey Widmer, Building Official**

DATE: **02/05/18**

SUBJECT: **Show Cause Hearing for 373 Renee Dr.**

The owner, or any other responsible party of the property and structures located at 373 Renee Dr. have been ordered to appear before the Rockwall City Council to show cause, if any, why the structures at this address should not be repaired, removed, or demolished.

This manufactured home and (2) accessory buildings at this address are vacant and unsecured. Neighbors have complained about it being an attractive nuisance for kids as well as vermin. These structures are in dilapidated condition, and seemingly beyond repair (see included photos).

The Rockwall County Appraisal District as well as a title search show the owner to be Juanita McIntire, who is deceased. The Neighborhood Improvement Services Department has been unable to locate any responsible party to hold accountable for the condition of the structures at this address. On 01/24/18, in accordance with the Texas Local Government Code, and Rockwall City Code of Ordinances, a notice for the show cause hearing was posted on the manufactured home at 373 Renee Dr. Also, a public notice referencing the show cause hearing was placed in the Rockwall County Herald Banner which was published on Friday, 01/26/18.

Staff requests the Council order the manufactured home and accessory structures be removed or demolished. The demolition cost is $4,800.00. The NIS department currently has enough funds allocated in their budget to cover this task.

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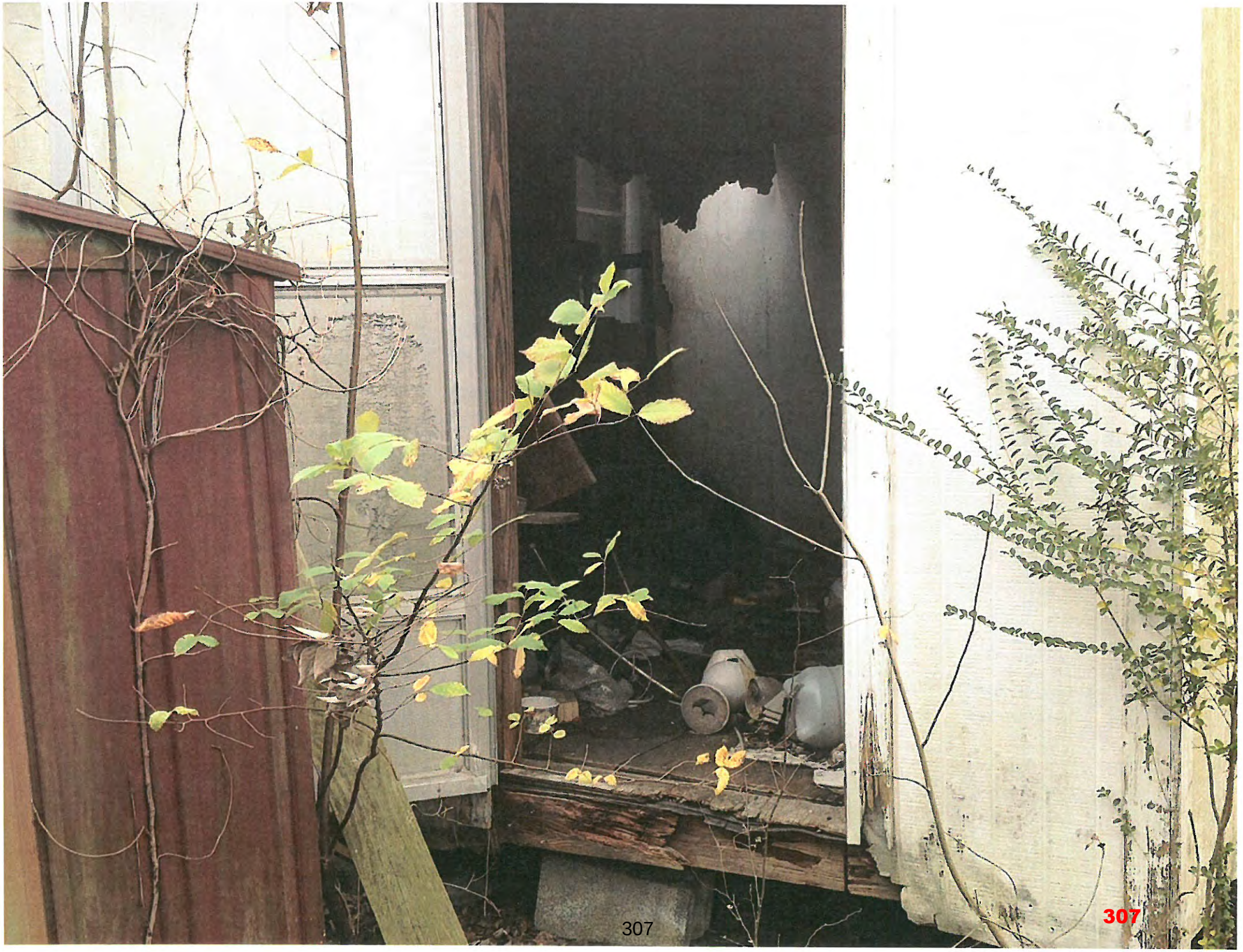

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: February 5, 2018

SUBJECT: Right-of-Way Abandonment for Ellis Centre, Phase 3

The applicant, David Ellis of Ellis Companies, is requesting that the City Council abandon a 1.24-acre tract of unimproved right-of-way being a portion of Alpha Road and all of Gamma Court for the purpose of reassembling Lot 2, Block A and Lots 3, 4 & 5 Block C of the Ellis Centre, Phase 2 Addition. The applicant is requesting this abandonment in order to accommodate a potential development that would take up the majority of the land. In addition, the applicant has indicated intent to construct a cul-de-sac at the end of Alpha Road. The right-of-way in question was dedicated on February 15, 1985 with the final plat for Ellis Centre, Phase 2 Addition. At the time of platting, Alpha Road was indicated on the City's Master Thoroughfare Plan as a *Minor Collector*, and was intended to connect IH-30 to the Justin Road. Alpha Road was later removed from the Master Thoroughfare Plan in favor of upgrading Industrial Boulevard to a M4U (*i.e. minor collector, four [4] lane, undivided roadway*).

Currently, both the subject property and the property directly north of the subject property (*i.e. 71.022-acre tract of land identified as a portion of Tract 20-1 of the A. Hanna Survey, Abstract No. 99*) remain vacant and no development plans for either property have been submitted to staff. In addition, the property to the north is served by both Industrial Boulevard and Justin Road, and would not be affected by the removal of the right-of-way. Taking this into consideration and the fact that the City's Master Thoroughfare Plan has changed, the City Attorney has stated that the City Council could abandon the right-of-way without charging the applicant the fair market value of the land (*i.e. returning the dedicated land to the applicant without compensation*). In accordance with this request, staff has prepared a resolution in the attached packet should the City Council choose to approve the right-of-way abandonment. Staff has also included a copy of the applicant's letter and a location map of the proeprty. Should the City Council have any questions concerning this request staff and the applicant will be available at the meeting on February 5, 2018.

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

January 29, 2018

Dear Mr. Miller,

In 1982, Ellis Centre was developed as an office-flex business park. It was designed to attract clean manufacturing, technology and office warehouse users to the City of Rockwall. The initial development consisted of 25,000 s.f. of speculative office warehouse space along with another 47,000 s.f. of user owned buildings. It was originally designed in three phases. Phase I & II were completed by 1986, but Phase III (7.25 acres), see below, was platted and right-of-way deeded to the City of Rockwall, but never built out.



Today Phase III has interest from two developers. The developers have agreed to subdivide the 7.25 acre track. The Dallas developer plans to build two 30,000 sf speculative office warehouse buildings. The Louisiana developer will build a 30,000 s.f. regional distribution center for the nation's largest wholesale distributor of swimming pool supplies, equipment and related products.

In today's commercial real estate environment, due to market factors, Phase III can't financially be developed as originally platted. Our request to the City of Rockwall is to abandon the original plat and right-of-way. This will enhance the marketability of the property along with the flexibly for subdividing and development.

Thank you for your time and consideration.

David M. Ellis

Ellis Companies PO BOX 180354 Dallas, TX 75218 phone: 972-716-3459 dellis@ellisccompanies.com



City of Rockwall

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

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

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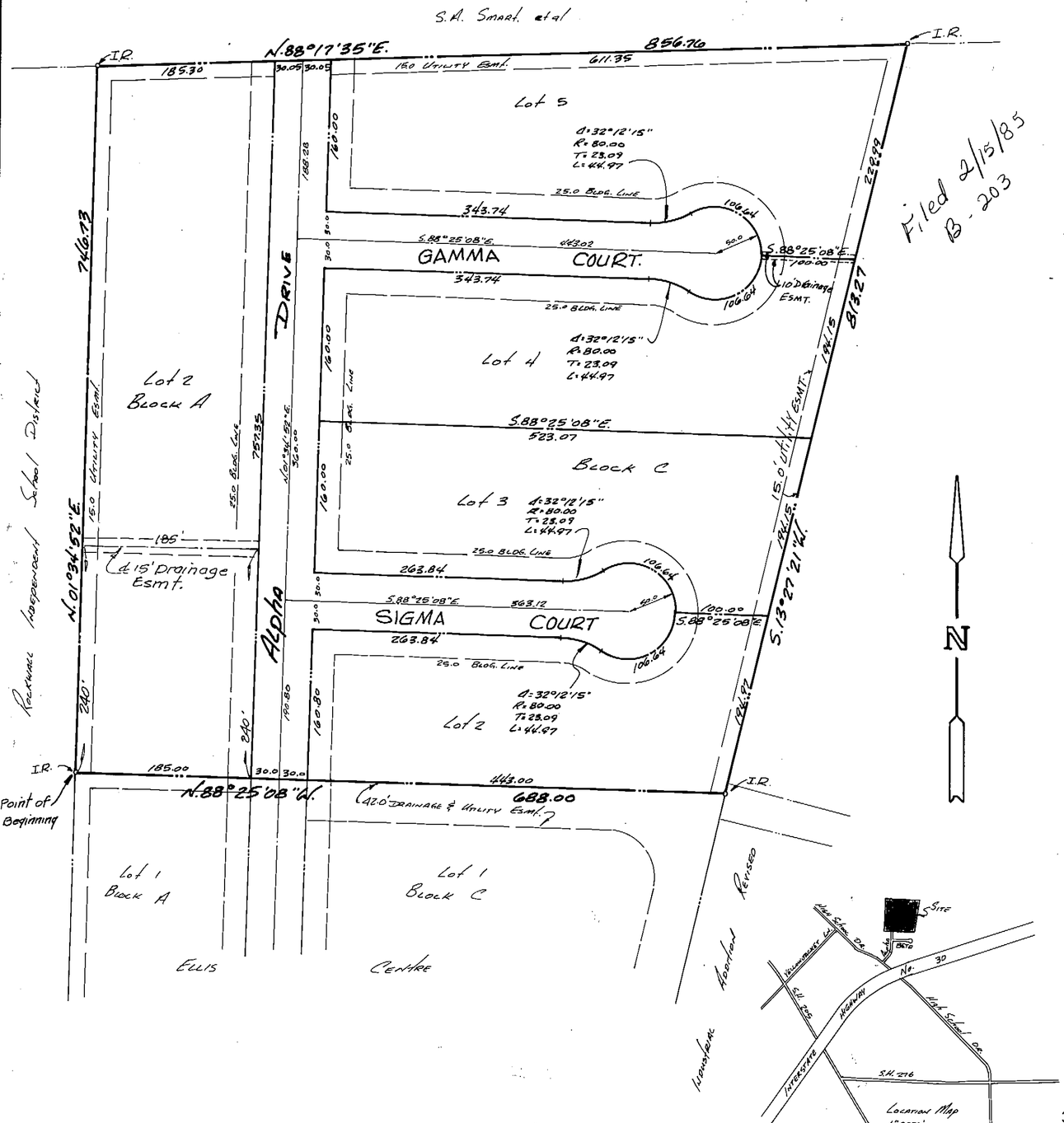
STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, Richard M. Ellis, Jr., is the owner of a tract of land situated in the A. Hanna Survey, Abstract No. 99, Rockwall County, Texas, and being a part of that 23.888 acre, more or less, tract of land conveyed to Richard M. Ellis, Jr., by deed recorded in Volume 169, Page 27, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner at the Northeast corner of Ellis Centre, an addition to the City of Rockwall, according to the plat recorded in Cabinet B at Page 101 of the Plat Records of Rockwall County, Texas, said iron rod also being in the East line of said Ellis tract, said iron rod bears North 13° 27' 21" West a distance of 670.89 feet from the North line of Interstate Highway No. 30;
THENCE: North 88° 25' 08" West a distance of 688.00 feet along the North line of said Ellis Centre to an iron rod for a corner;
THENCE: North 01° 34' 52" East a distance of 746.73 feet to an iron rod for a corner, said iron rod being the Northwest corner of said Ellis tract;
THENCE: North 88° 17' 35" East a distance of 856.76 feet to an iron rod for a corner, said iron rod being the Northeast corner of said Ellis tract;
THENCE: South 13° 27' 21" West a distance of 813.27 feet to the Point of Beginning and Containing 13.616 Acres of Land.

The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefor issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Richard M. Ellis, Jr., being owner, does hereby adopt this plat designating the hereinabove described property as Ellis Centre Phase Two, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep remov all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utilit shall have the right of ingress or egress to, from and upon the said easement strips for purpose of constructing, reconstruct inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems without the neces of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any natu resulting from or occasioned by the establishment of grades of streets in this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installatio of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

WITNESS MY HAND at Rockwall, Texas, this 7 day of February, 1985.

Richard M Ellis Jr
RICHARD M. ELLIS, JR.

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on the 7 day of February, 1985, by Richard M. Ellis, Jr.

Notary Public
Commission expires 10-17-85

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 28 day of January, 1985, by Harold L. Evans.

Notary Public
Commission expires 5-26-85

RECOMMENDED FOR FINAL APPROVAL

William Ervin
City Administrator
Date: 7/12/84

Chairman, Planning and Zoning Commission
Date: 7/12/84

I hereby certify that the above and foregoing plat of Ellis Centre Phase Two, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 6 day of August, 1984.

Said addition shall be subject to all the requirements of the Platting Ordinances of the City of Rockwall.

WITNESS OUR HANDS this 7 day of February, 1985.

Mayor, City of Rockwall

City Secretary, City of Rockwall

CITY OF ROCKWALL TEXAS SEAL

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=100'	6-6-84	83204

1 OF 6

ELLIS CENTRE PHASE TWO

A. HANNA SURVEY — ABSTRACT No. 99
City of Rockwall — Rockwall County, TEXAS
Richard Ellis, 116 A. E Rush St. — OWNER, Rockwall, Texas

CITY OF ROCKWALL

RESOLUTION NO. 18-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ABANDONING AND CONVEYING A 1.24-ACRE PORTION OF RIGHT-OF-WAY BEING A PORTION OF ALPHA DRIVE AND ALL OF GAMMA COURT TO DAVID M. ELLIS OF ELLIS COMPANIES; IDENTIFYING A MUNICIPAL PURPOSE AND AN EFFECTIVE DATE.

WHEREAS, David M. Ellis of Ellis Companies (*i.e. David M. Ellis*) has requested that the City Council of the City of Rockwall abandon and convey a 1.24-acre portion of the right-of-way being a portion of Alpha Road and all of Gamma Court, abutting property owned by David M. Ellis and described as Lot 2, Block A and Lots 3, 4 & 5, Block C of Ellis Centre, Phase 2 Addition, City of Rockwall, Rockwall County, Texas (*i.e. Property*), and which is more particularly described by metes and bounds in *Exhibit 'A'* of this resolution; and,

WHEREAS, *Section 272.001(b)* of the *Texas Local Government Code* provides that land, including streets or alleys, owned in fee or used by easement by a political subdivision of the state, may be conveyed, sold or exchanged for less than fair market value with one or more of the abutting property owners who own the underlying fee; and,

WHEREAS, the City Council finds that it is in the best interest of the City to convey the *Property* to *David M. Ellis* the abutting property owner; and

WHEREAS, the City of Rockwall wishes to abandon this city property subject to the terms and conditions set forth below; now

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

SECTION 1. PROPERTY. The following portions of the *Right-of-Way* of land more or less and described as:

> *a 1.24-acre tract of unimproved right-of-way being a portion of Alpha Road and all of Gamma Court, abutting property owned by David M. Ellis and described as Lot 2, Block A and Lots 3, 4 & 5, Block C of the Ellis Centre, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, and which is more particularly described by metes and bounds in Exhibit 'A' (Property), save and except any utility easements used for municipal purposes.*

SECTION 2. QUITCLAIM. *Section 272.001(b)* of the Texas Local Government Code allows the city to convey city-owned property at less than fair market value to the abutting property owner. The Mayor of the City or the City Manager as the case may be are authorized to quitclaim the *Property* described in *Section 1* hereof to *David M. Ellis*.

SECTION 3. LIMITATIONS. The abandonment of the *Property* shall extend only to the public right, title and easement in and to the tracts of land described in *Exhibit 'A'* of this resolution, and shall be construed only to that interest the governing body of the City may legally and lawfully abandon.

SECTION 4. MUNICIPAL PURPOSE. The *Property* described in *Section 1*, save and

DRAFT RESOLUTION 05-2018

except the municipal utility easements located thereon, is no longer needed for municipal purposes and it is in the public interest of the City, to abandon said described portions of the right-of-way to *David M. Ellis*.

SECTION 5. EXCEPTIONS. In addition to the express reservations provided for in *Section 1* hereof, the conveyance is made subject to any and all valid, conditions, easements, restrictions and the like, whether or record or not in the real property records of Rockwall County Texas.

SECTION 6. INCORPORATION OF RECITALS. The City Council finds the recitals contained in the preamble to this *Resolution* are true and correct and incorporates them as findings of fact.

SECTION 7. EFFECTIVE DATE. This *Resolution* shall be effective immediately following its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 5TH DAY OF FEBRUARY, 2018.

APPROVED:

_____

Jim Pruitt, *Mayor*

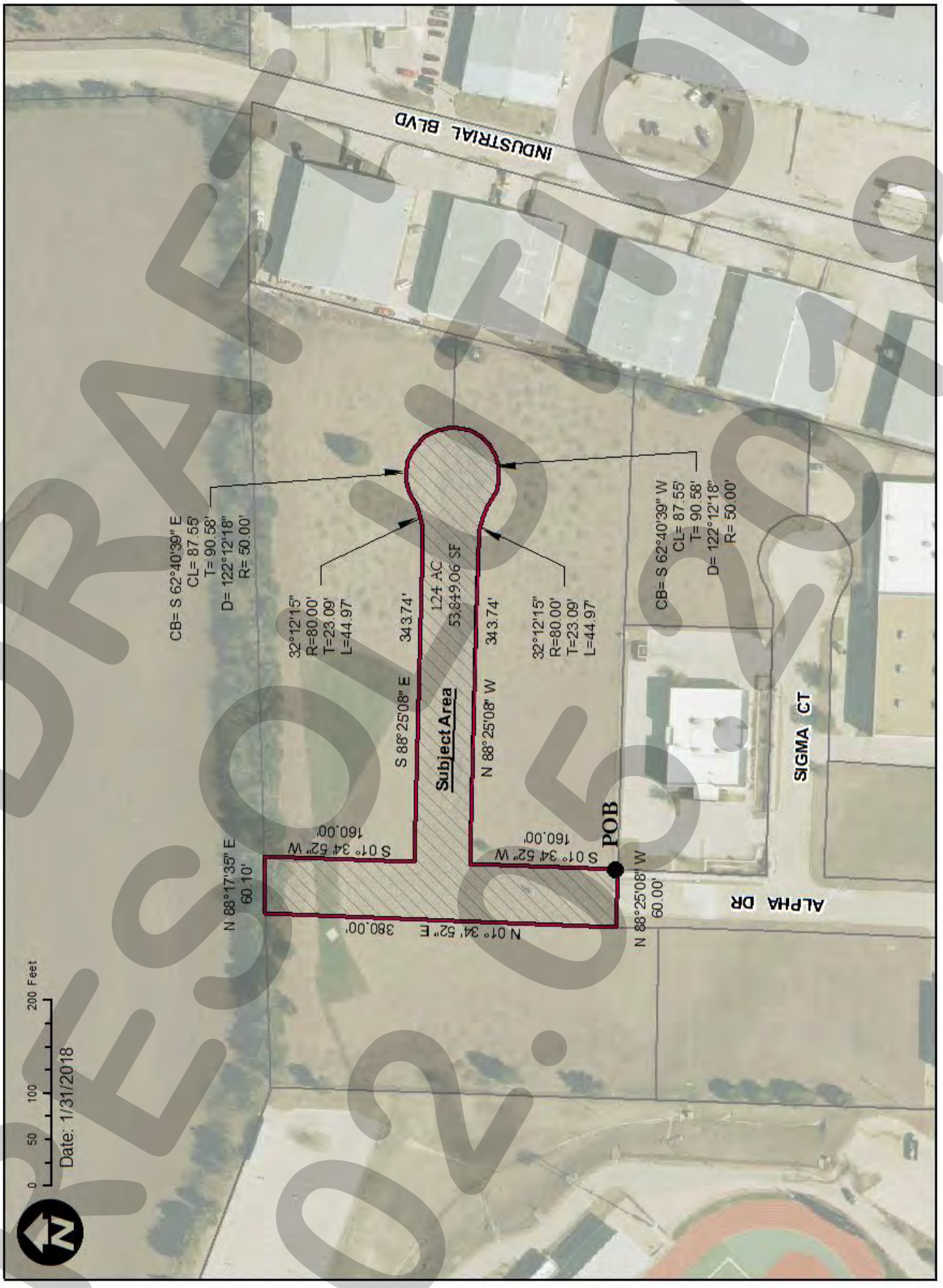
ATTEST:

_____

Kristy Cole, *City Secretary*

DRAFT RESOLUTION 02.05.2018

Exhibit 'A'
Right-of-Way Description



DRAFT RESOLUTION 02.05.2018

Exhibit 'A'
Right-of-Way Description

BEING a 1.24 acre tract of land situated in the Ellis Centre #2 Addition, (B-203 (2/15/1985) D.R.R.C.T.) in the County of Rockwall, Texas and being more particularly described as follows:

Beginning at a point in the southwest corner of Ellis Centre #2 Addition, Lot 4, Block C (Texas State Plane GPS Coordinates 2,599,140.828 7,022,626.488 Feet) said point being the *POINT OF BEGINNING*;

THENCE N 88°25'08" W a distance of 60.00 feet for a corner;
THENCE N 01°34'52" E, a distance of 380.00 feet for a corner;
THENCE N 88°17'35" E, a distance of 60.10 feet for a corner;
THENCE S 01°34'52"W, a distance of 160.00 feet for a corner;
THENCE S 88°25'08"E, a distance of 343.74 feet to the beginningof a curve to the left having a radius of 80.00 feet;
CONTINUING along said curve to the left, through a central angle of 32° 12' 15", a distance of 44.97, tangent of 23.09 to a point;

CONTINUING along a curve to the right, chord bearing S 62° 40' 39" E, a distance of 87.55, tangent of 90.58 and a radius of 50.00 feet to a point;

CONTINUING along a curve to the right, chord bearing S 62° 40' 39" W, a distance of 87.55, tangent of 90.58 and a radius of 50.00 feet to a point;

CONTINUING along a curve to the left, through a central angle of 32° 12' 15", a distance of 44.97, tangent of 23.09 to a point;

THENCE N 88°25'08"W, a distance of 343.74 feet for a corner;

THENCE S 01°34'52"W, a distance of 160.00 feet to the *POINT OF BEGINNING*
Containing 53,849.06 square feet or *1.24* acres more or less.

DRAFT RESOLUTION 02.05.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 02/05/2018

APPLICANT: Kris Green

AGENDA ITEM: **MIS2018-001**; *Masonry Exception*

SUMMARY:

Discuss and consider a request by Kris Green for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 0.255-acre parcel of land identified as Lot 7, Block A, Eagle Point Estates, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1507 South Alamo Drive, and take any action necessary.

CHARACTERISTICS OF REQUEST:

The applicant has submitted a request for an exception to the minimum masonry requirements for the purpose of constructing an ~3,100 SF home on the subject property. According to the applicant's letter, the proposed home will be constructed in a modern farmhouse style. The applicant is proposing to utilize 100% fiber-cement [*e.g. Hardie Board*] siding in a vertical *board-and-baton* pattern that will be painted white.

According to Subsection 3.1.A.1, *Exterior Wall Material*s, of Section 3*, Residential Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), all buildings 120 SF or more and over ten (10) feet in height shall have exterior walls constructed of at least 80% masonry materials with no more than 50% being Hardie Board or other similar cementitious material. Buildings not meeting this requirement shall require approval of the Planning and Zoning Commission and City Council. According to Subsection 3.1.A.3*, Exterior Wall Materials*, of Section 3*, Residential Districts*, of Article V*, District Development Standards*, of the Unified Development Code (UDC), exceptions to these requirement may be permitted on a case-by-case basis by the City Council upon submission and approval of elevation drawings of the subject structure and material samples. In this case, the applicant has provided examples of the style of home and siding proposed for the home in the attached packet.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the applicant's request staff would recommend the following conditions:

1) Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On January 30, 2018, the Planning and Zoning Commission's motion to recommend approval of the exception to the minimum masonry requirements stipulated in the Unified Development Code (UDC) with staff recommendations passed by a vote of 5-2 with Commissioners Lyons and Welch dissenting.



City of Rockwall

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

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January 11, 2018

City of Rockwall

Planning and Zoning Department

385 S. Goliad Street

Rockwall, TX 75087

Dear P&Z Department,

I am in the planning stages of building a home at 1507 South Alamo Rd., Eagle Point Estates Lot 7, block A.

We would like to build a modern 2 story farm house. For the exterior we would like to use the concrete Hardie siding and Hardie board and batten. Our home size will approximately be 3100 a/c square footage.

I have a provided a photo of the home that was the inspiration for our design.

Thanks in advance for allowing us to build our dream home in Rockwall.

Kris Green

5626 Cambria Dr.

Rockwall, TX 75032

972-824-9805

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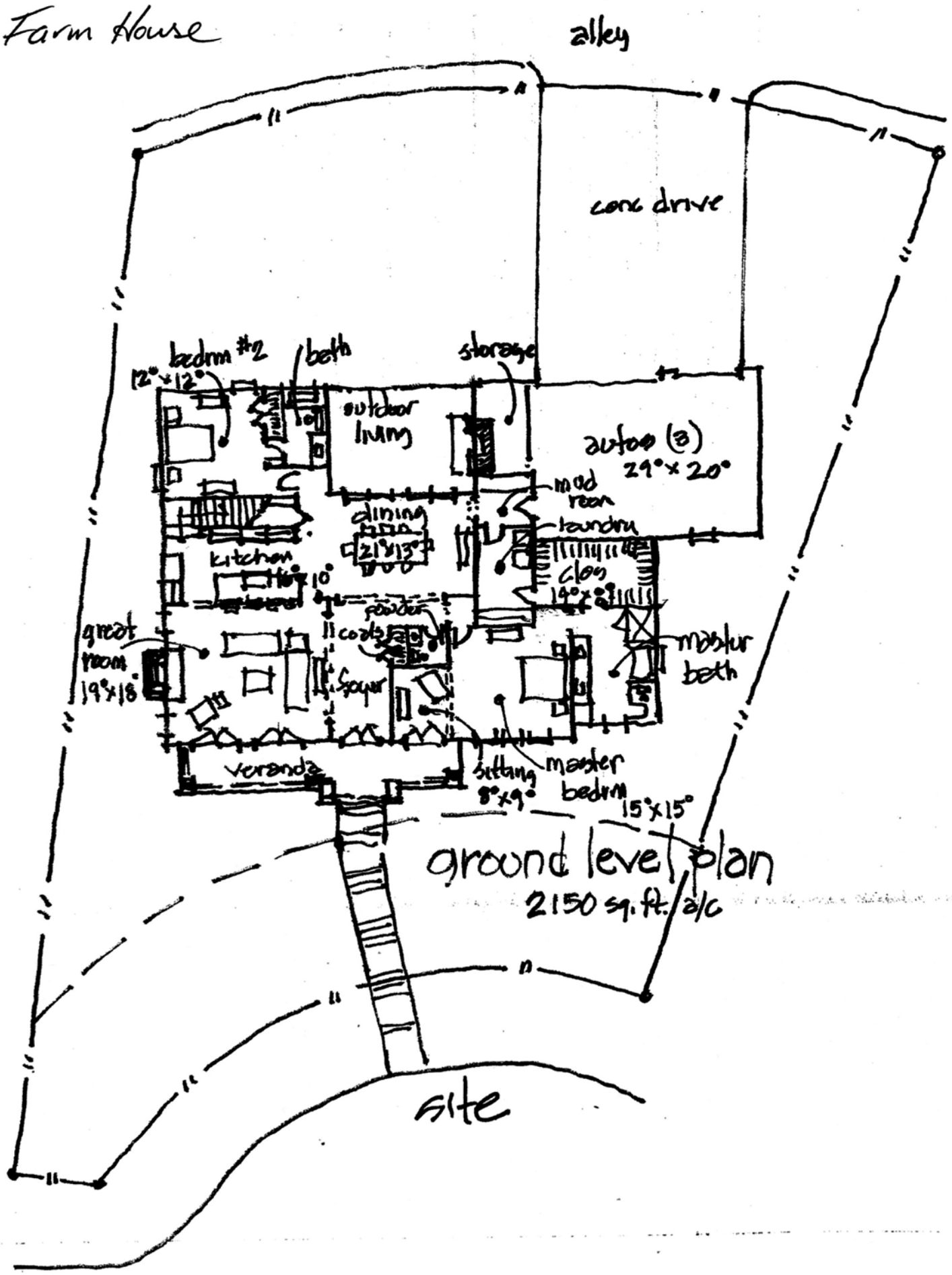
Farm House
alley
conc drive
bedrm #2
12' x 12'
bath
storage
outdoor living
autop (2)
24' x 20'
mud room
laundry
dining
21' x 13'
kitchen
10'
clos
14' x
great room
19' x 18'
master bath
verandah
sitting
8' x 9'
master bedrm
15' x 15'
ground level plan
2150 sq. ft. a/c
site

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: February 5, 2018

SUBJECT: *Sign Exception for 1903 S. Goliad Street*

On August 29, 2017, the Planning and Zoning Commission approved a motion to recommend *denial* of *Case No. MIS2017-009* by a vote of 4-3, with Commissioners Fishman, Chodun and Lyons dissenting. This was a request for a variance to the sign requirements stipulated by the SH-205 Overlay (SH-205 OV) District to allow the replacement of a message reader board with a *Changeable Electronic Variable Message Sign* (CEVMS) on a legally non-conforming pole sign at 1903 S. Goliad Street. Subsequently, the City Council denied the request with prejudice on September 5, 2017 by a vote of 4-2, with Mayor Pruitt and Council Member Macalik dissenting and Council Member Hohenshelt absent.

On January 12, 2018, the applicant resubmitted the application proposing no changes to the original submittal. Since the applicant is not proposing any changes to the original submittal staff has placed a copy of the case memo from *Case No. MIS2017-009* in the attached packet along with all exhibits submitted by the applicant. Staff should point out that the applicant was not subject to the one (1) year prohibition on similar requests associated with cases that are denied with prejudice because this case does not require a public hearing. Staff should also note that this request could not be made under the current sign code, and would require the applicant to convert the sign to a monument sign to allow for the CEVMS installation.

On January 30, 2018, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend approval by a vote of 5-2, with Commissioners Logan and Trowbridge dissenting. According to the SH-205 Overlay (SH-205 OV) District the City Council has the power to, "…grant a variance to any provision of this section [*i.e. Section 6.7; Article V of the UDC*] where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship." In order to approve a variance under this section of the code the City Council is required to hold a super majority vote requiring a minimum of ¾ [*three fourths*] of all City Council members present to vote in the affirmative.

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/05/2017

APPLICANT: Kay Uhlig, *Sabrina's Flowers and Gifts*

AGENDA ITEM: **MIS2017-009**; *Sign Exception*

SUMMARY:

Discuss and consider a request by Kay Uhlig of Sabrina's Flowers and Gifts for the approval of a variance to the district development standards of the SH-205 Overlay (SH-205 OV) District for the approval of a LED message sign on an existing pole sign on a 0.407-acre parcel of land identified as the J. J. Jones Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1903 S. Goliad Street [*SH-205*], and take any action necessary.

CHARACTERISTICS OF REQUEST:

The applicant, Kay Uhlig, is requesting to convert the message reader board on the existing pole sign in front of Sabrina's Flowers and Gifts (*i.e. 1903 S. Goliad Street*) to a LED message board. This would be a retrofit of the existing four (4) foot by eight (8) foot message reader board and would not increase the size or height of the existing sign. In addition, the applicant's letter states that they will be upgrading the landscaping and repainting the existing pole. The sign as it sits today is considered to be a legally non-conforming sign (*i.e. the City does not allow pole signs along SH-205*), and according to Division 4, *Non-Conforming Signs*, of Article II, *Administration*, of Chapter 32, *Signs*, of the Municipal Code of Ordinances non-conforming signs "…shall not be moved, altered, repaired, expanded, or the use intensified unless it is made to comply with all the provisions of this chapter." In addition, according to Section 6.7, *SH-205 Overlay (SH-205 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), signs must adhere to the following requirements in the SH-205 Overlay (SH-205 OV) district:

G. Signs. All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote.

Based on this any changes to the sign would necessitate the applicant to convert the sign to a monument sign, and the *Sign Code* does not grant the ability for the City Council to approve a variance for a non-conforming sign; however, the SH-205 Overlay (SH-205 OV) District does go on to state that the City Council has the power to, "…grant a variance to any provision of this section [*i.e. Section 6.7; Article V of the UDC*] where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship." In order to approve a variance under this section of the code the City Council is required to hold a super majority vote requiring a minimum of ¾ [*three fourths*] of all City Council members present to vote in the affirmative. Staff should note that the applicant would be permitted to establish an LED message board under the requirements of Chapter 32, *Signs*, of the Municipal Code of

Ordinances if the pole sign was converted to a monument sign and staff could not identify a hardship in this case; however, this matter is a discretionary decision for the City Council.

For the City Council's review, the applicant has prepared an exhibit showing the proposed changes to the sign, and for comparison staff has included a current picture of the sign. These along with the applicant's request letter have been placed in the attached packet. As a condition of approval staff is requesting the if approved the applicant be required to meet the current requirements of the *Sign Code* for *Changeable Electronic Variable Message (CEVM) Signs* when applicable (*this will regulate items like brightness, message duration, etc.*).

RECOMMENDATIONS:

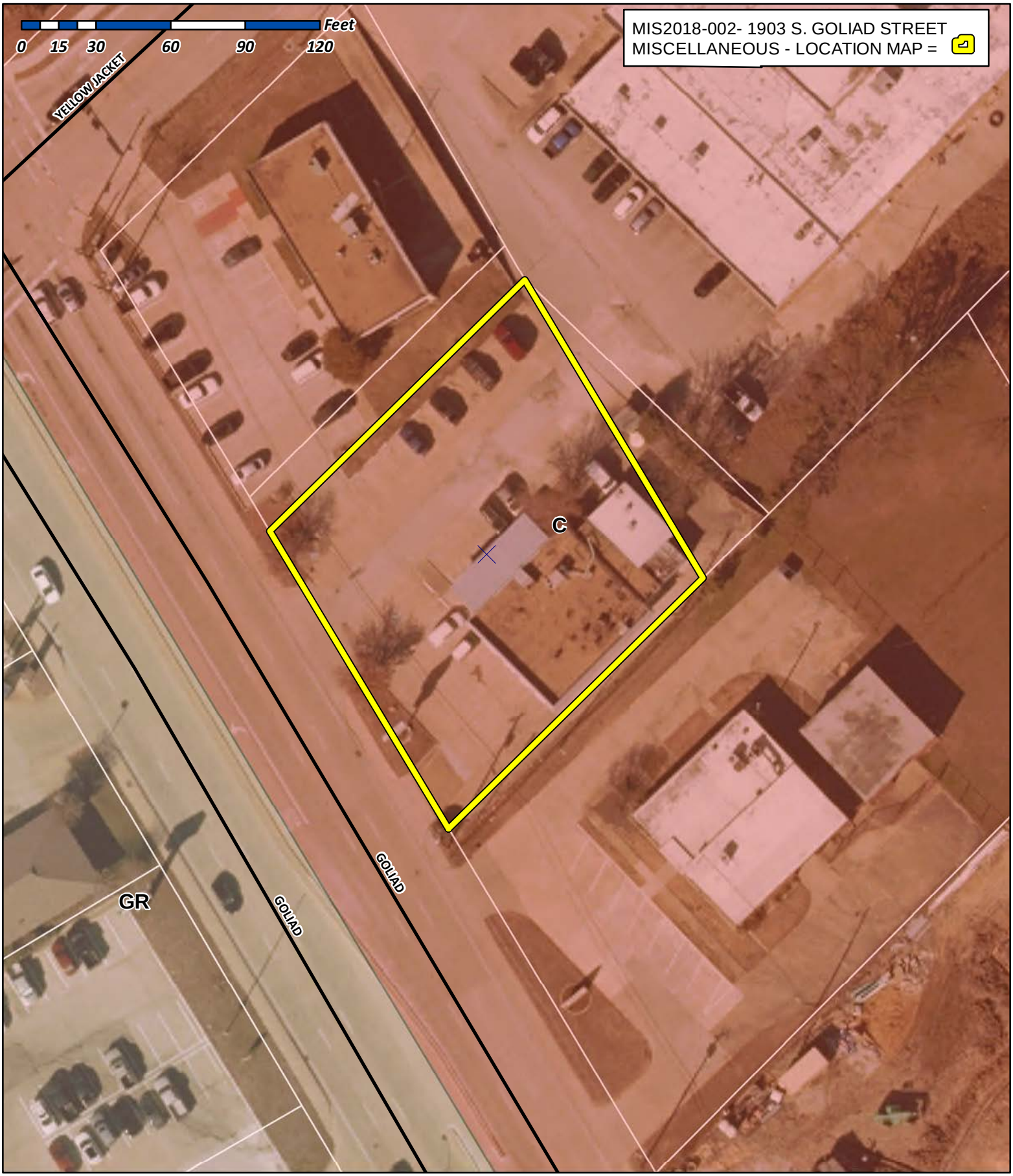
If the Planning & Zoning Commission and City Council choose to approve the applicant's request staff would recommend the following conditions:

1) The sign shall adhere to all applicable requirements for CEVM signs as stipulated in Chapter 32, Signs, of the Municipal Code of Ordinances.

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

PLANNING AND ZONING COMMISSION:

On August 29, 2017, the Planning and Zoning Commission approved a motion to recommend denial of the applicant's request by a vote of 4-3, with Commissioners Fishman, Chodun and Lyons dissenting.



City of Rockwall

Planning & Zoning Department
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Signature Signs & Graphics
ALIEN WRAPS.com
A Division of Signature Signs & Graphics

880 E Ralph Hall Pkwy • Rockwall, Texas 75087 • 972.771.7818 • www.SignsOfRockwall.com • info@signsofrockwall.com

Board of Adjustment

City of Rockwall

385 South Goliad

Rockwall, TX.

75087

City of Rockwall

We at Signature Signs & Graphics are writing to request a variance for a sign located 1903 S. Goliad Sabrina's Flowers.

Let me preface my appeal by a brief description of the proposed sign development.

The plan would be to update the outdated letter board sign that is old and in disrepair with a new LED message center on their existing Grandfathered pole sign. Our company will be removing the faces, using the existing cabinet and installing a retrofit 4' x 8' LED message center. We will also be painting the poles and cabinets, customer will update landscaping & flowerbeds.

The new sign will not have any negative effects on the surrounding business community or the City as others already have LED message centers. We feel the projected sign development will be an important asset to the City of Rockwall and improving characteristics to the properties in Rockwall.

Signs are intended to identify location of various services and the proposed sign does by supplementing the existing sign that is out of date and in disrepair.

We respectfully request this variance, and we appreciate you giving this request your earnest consideration. Please see attached renderings of before and after. If you have any questions please contact us at 972-771-7818

Sincerely,

Jamison Kahler Owner

Signature Signs & Graphics



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Before: corrugated acrylic message board that is rotted and yellowed, with multiple broken letter tracks.



After: freshly painted pole and cabinets, new led lighting inside upper cabinet, retro-fit existing message board with led message center, update flower bed surround and landscape flower bed and yard

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Sabrina's
FLOWERS
& GIFTS
(972) 771-1896
READY
TO MAKE AN IMPRESSION?

Cirrus System Brightness Levels

Client: Sabrina's Flowers
1903 S. Goliad Street

Factory Settings:

The brightness levels for Sabrina's sign will be preset not to exceed 7,500 NITs surring the day and no more that 750 NITs durring the night.

Local Ordinance Compliance:

The LED Display for Sabrina's Flowers will comply with local sign ordinance which will require (5) second hold time between content changes.

Brightness Control:

The software uses a time table to adjust the brightness to the preset NITS.


Culver's®
FROZEN CUSTARD
BUTTERBURGERS™
Today's Flavor
CHOCOLATE ECLAIR
ALL YOU CAN EAT
CHICKEN 4-8
WIFI


Culver's
FROZEN CUSTARD
BUTTERBURGERS
VALENTINE'S
DAY SALE
watchFire
WIFI

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City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

December 2017

Permits

Total Permits Issued: 218
Building Permits: 55 Contractor Permits: 163

Total Permit Values: $ 12,380,579.32
Building Permits: $10,746,678.30 Contractor Permits: $1,633,901.02

Total Fees Collected: $313,423.19
Building Permits: $ 248,545.62 Contractor Permits: $64,877.57

Board of Adjustment

Board of Adjustment Cases 1

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City of Rockwall

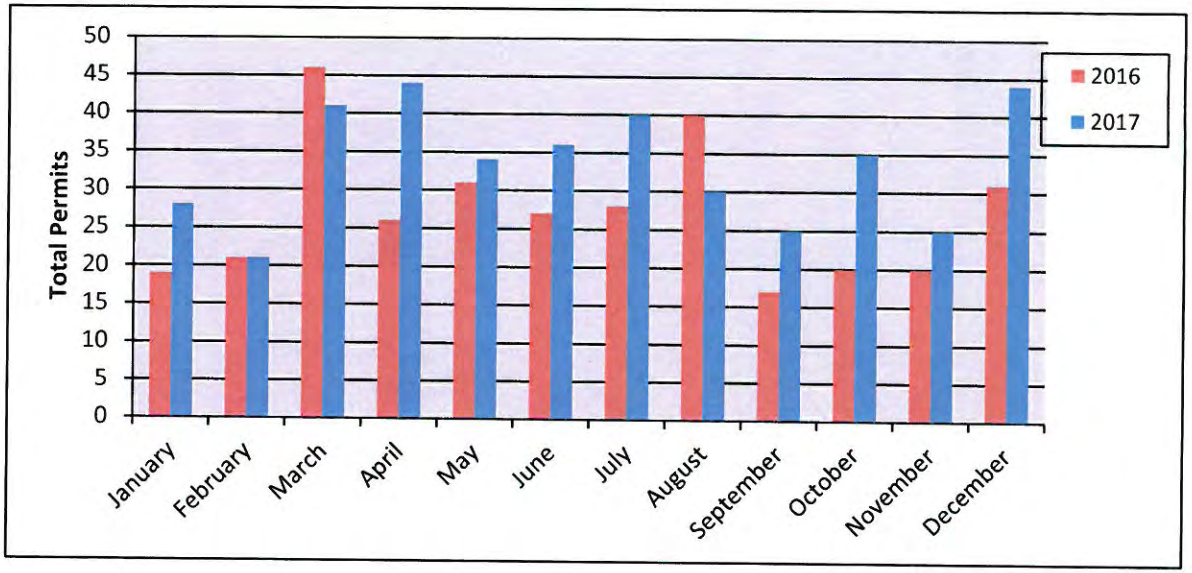
PERMITS ISSUED - Summary by Type and Subtype

For the Period 12/1/2017 thru 12/31/2017

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	3	$0.00	$150.00
30 DAY BANNER	2	$0.00	$100.00
GRAND OPENING	1	$0.00	$50.00
CLEAN SHOW	2	$0.00	$150.00
	2	$0.00	$150.00
CO	8	$0.00	$604.50
BUSINESS	5	$0.00	$376.50
INTERIOR	2	$0.00	$153.00
SHELL	1	$0.00	$75.00
COMM	16	$695,736.03	$52,212.50
CONCRETE	1	$3,200.00	$108.75
ELECTRICAL	1	$200,000.00	$1,565.25
INTERIOR COMP	1	$121,586.00	$1,128.45
IRRIGATION	8	$145,000.03	$46,498.75
PLUMBING	1	$950.00	$50.00
REMODEL	4	$225,000.00	$2,861.30
FILL	1	$0.00	$0.00
STOCKPILE	1	$0.00	$0.00
SIGNAGE	9	$18,599.00	$681.00
MONUMENT	1	$699.00	$75.00
POLE	1	$500.00	$76.50
TEMP REAL ESTATE	1	$400.00	$75.00
WALL	6	$17,000.00	$454.50
SINGLE FAMILY	169	$11,666,244.29	$258,952.19
ACC BLDG	4	$11,873.00	$441.30
BALCONY	1	$6,000.00	$36.50
BOAT DOCK	1	$50,000.00	$655.00
CONCRETE	2	$7,500.00	$219.96
ELECTRICAL	4	$73,500.00	$1,180.60
FENCE	21	$63,849.25	$739.50
IRRIGATION	23	$47,900.00	$817.00
MECHANICAL	13	$121,377.00	$2,479.75
MISCELLANEOUS	2	$8,500.00	$70.00
NEW	44	$10,576,719.30	$246,280.37
PATIO COVER	1	$6,500.00	$153.77
PERGOLA	2	$15,000.00	$317.96
PLUMBING	31	$43,035.12	$3,653.91
REMODEL	1	$6,500.00	$153.77
RETAINING WALL	2	$31,800.00	$70.70
ROOF	8	$144,935.62	$288.10
SWIM POOL	9	$451,255.00	$1,394.00
SPECIAL EVENT	10	$0.00	$673.00
	10	$0.00	$673.00
Totals:	218	$12,380,579.32	$313,423.19

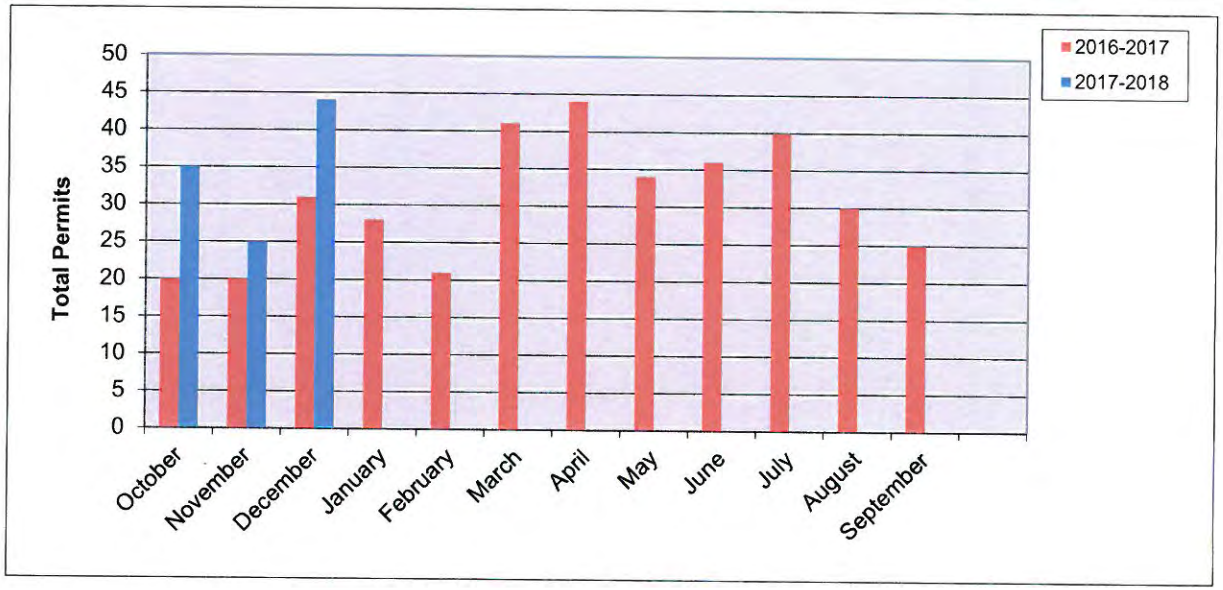
New Residential Permits Calendar Year

	Year	
	2016	2017
January	19	28
February	21	21
March	46	41
April	26	44
May	31	34
June	27	36
July	28	40
August	40	30
September	17	25
October	20	35
November	20	25
December	31	44
Totals	**326**	403



New Residential Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	20	35
November	20	25
December	31	44
January	28	
February	21	
March	41	
April	44	
May	34	
June	36	
July	40	
August	30	
September	25	
Totals	**370**	**104**



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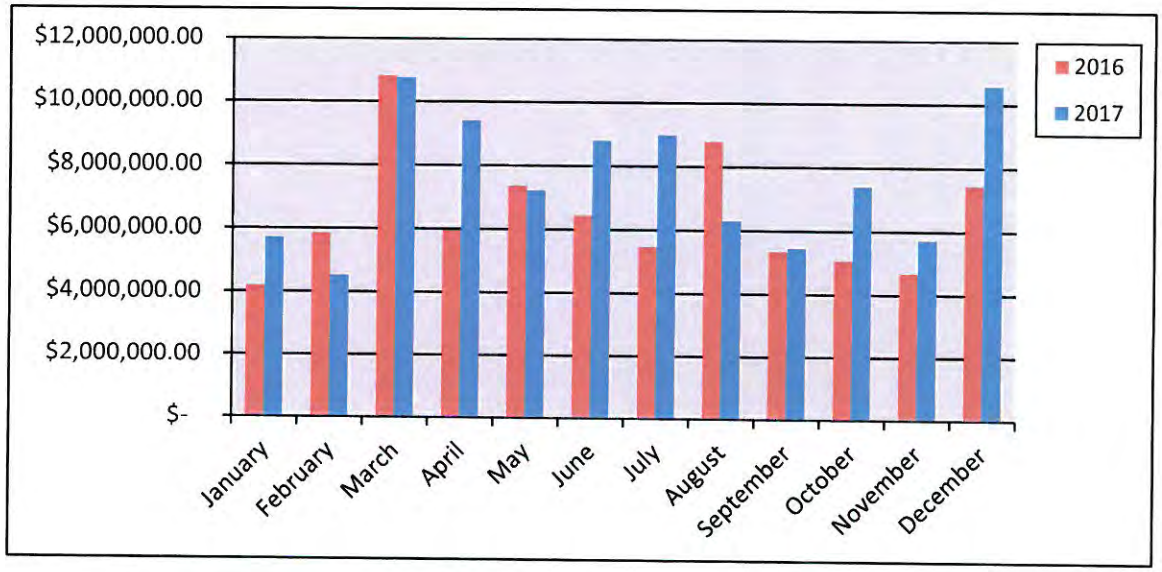
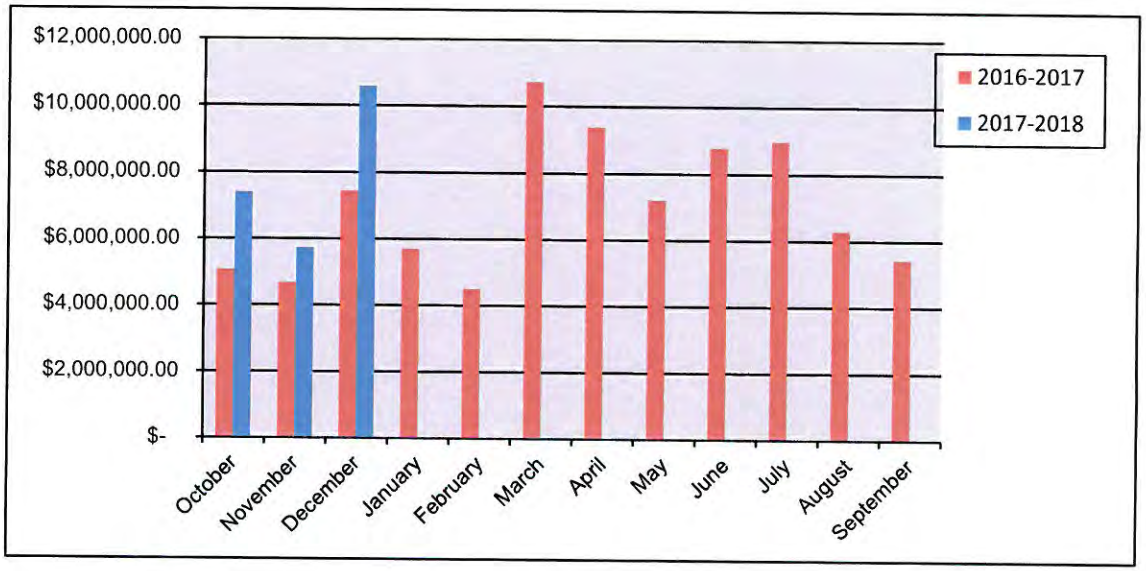
New Residential Value Calendar Year

Year	2016	2017
January	$ 4,176,581.00	$ 5,698,431.00
February	$ 5,843,786.00	$ 4,497,500.00
March	$ 10,809,133.49	$ 10,740,233.00
April	$ 5,943,030.52	$ 9,394,785.27
May	$ 7,359,536.00	$ 7,210,632.79
June	$ 6,421,058.00	$ 8,782,481.00
July	$ 5,469,500.00	$ 8,983,999.47
August	$ 8,789,047.00	$ 6,295,770.00
September	$ 5,349,235.01	$ 5,443,098.00
October	$ 5,060,392.34	$ 7,402,565.06
November	$ 4,672,329.53	$ 5,722,063.00
December	$ 7,447,114.15	$ 10,576,719.30
Totals	**$ 77,340,743.04**	**$ 90,748,277.89**



New Residential Value Fiscal Year

Year	2016-2017	2017-2018
October	$ 5,060,392.34	$ 7,402,565.06
November	$ 4,672,329.53	$ 5,722,063.00
December	$ 7,447,114.15	$ 10,576,719.30
January	$ 5,698,431.00	
February	$ 4,497,550.00	
March	$ 10,740,233.00	
April	$ 9,394,785.27	
May	$ 7,210,632.79	
June	$ 8,782,481.00	
July	$ 8,983,999.47	
August	$ 6,295,770.00	
September	$ 5,443,098.00	
Totals	**$84,226,816.55**	**$ 23,701,347.36**



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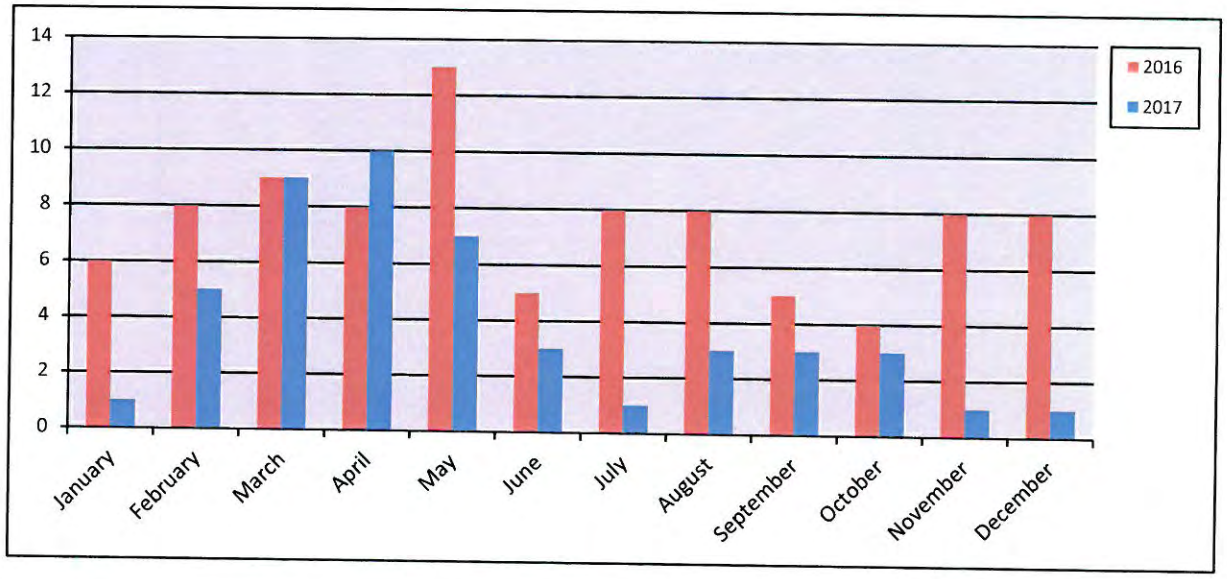
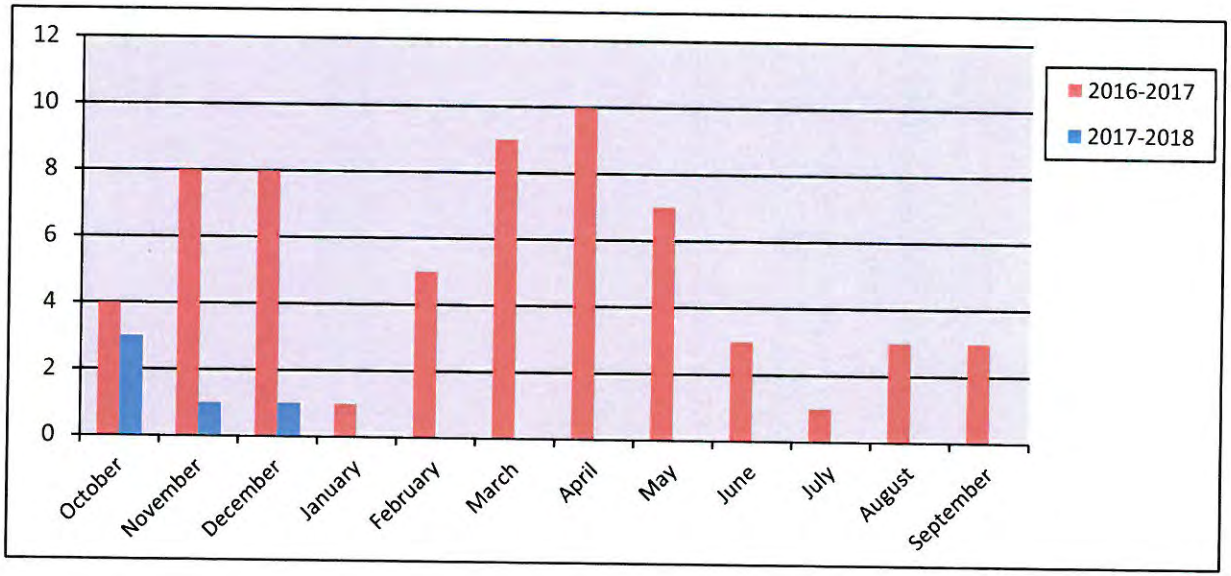
Residential Remodel Permits Calendar Year

	Year	
	2016	2017
January	6	1
February	8	5
March	9	9
April	8	10
May	13	7
June	5	3
July	8	1
August	8	3
September	5	3
October	4	3
November	8	1
December	8	1
Totals	**90**	47



Residential Remodel Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	4	3
November	8	1
December	8	1
January	1	
February	5	
March	9	
April	10	
May	7	
June	3	
July	1	
August	3	
September	3	
Totals	**62**	**5**



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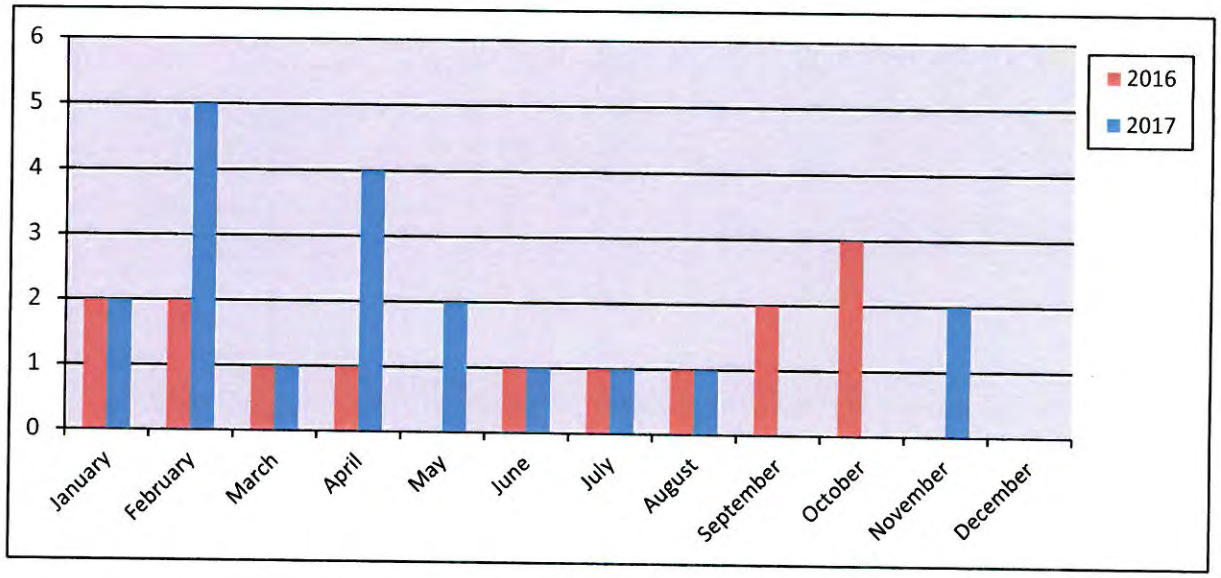
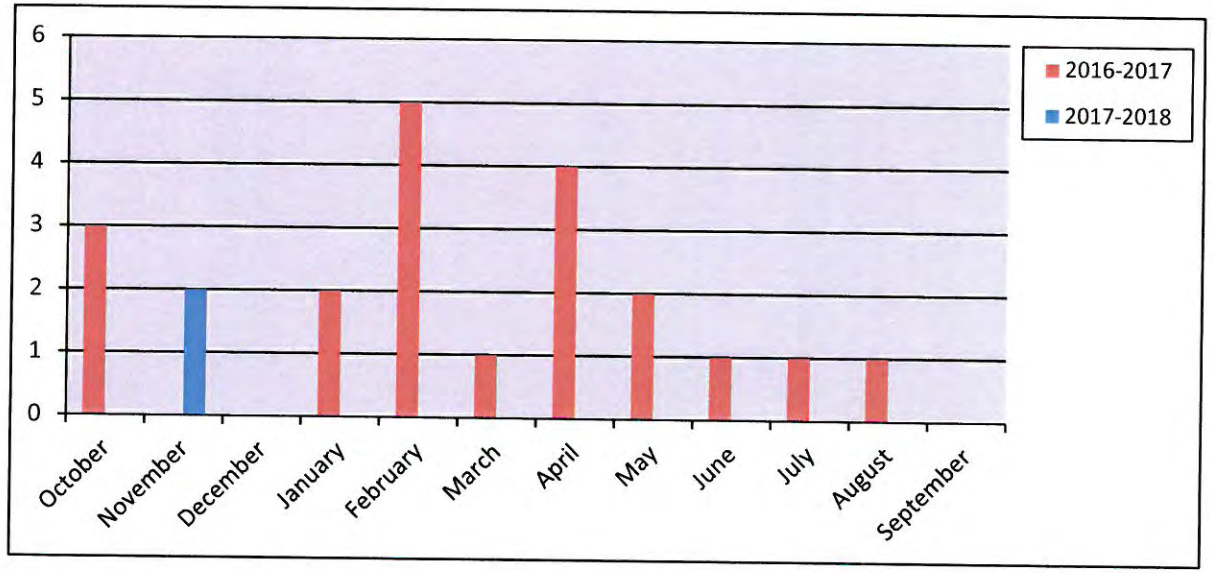
New Commercial Permits Calendar Year

	Year	
	2016	2017
January	2	2
February	2	5
March	1	1
April	1	4
May	0	2
June	1	1
July	1	1
August	1	1
September	2	0
October	3	0
November	0	2
December	0	0
Totals	**14**	**19**



New Commercial Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	3	0
November	0	2
December	0	0
January	2	
February	5	
March	1	
April	4	
May	2	
June	1	
July	1	
August	1	
September	0	
Totals	**20**	**2**



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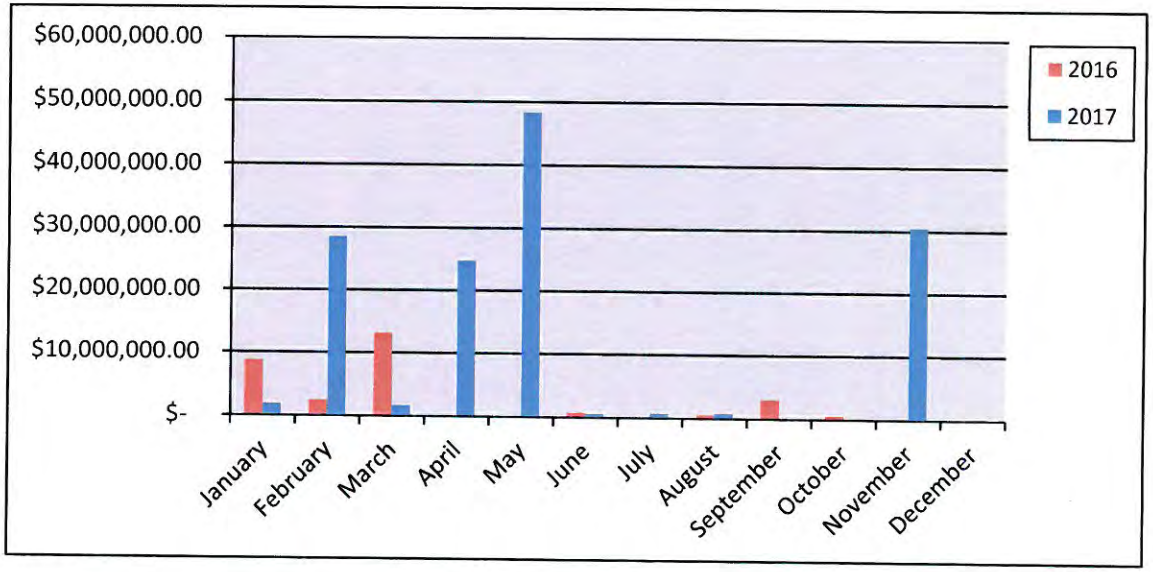
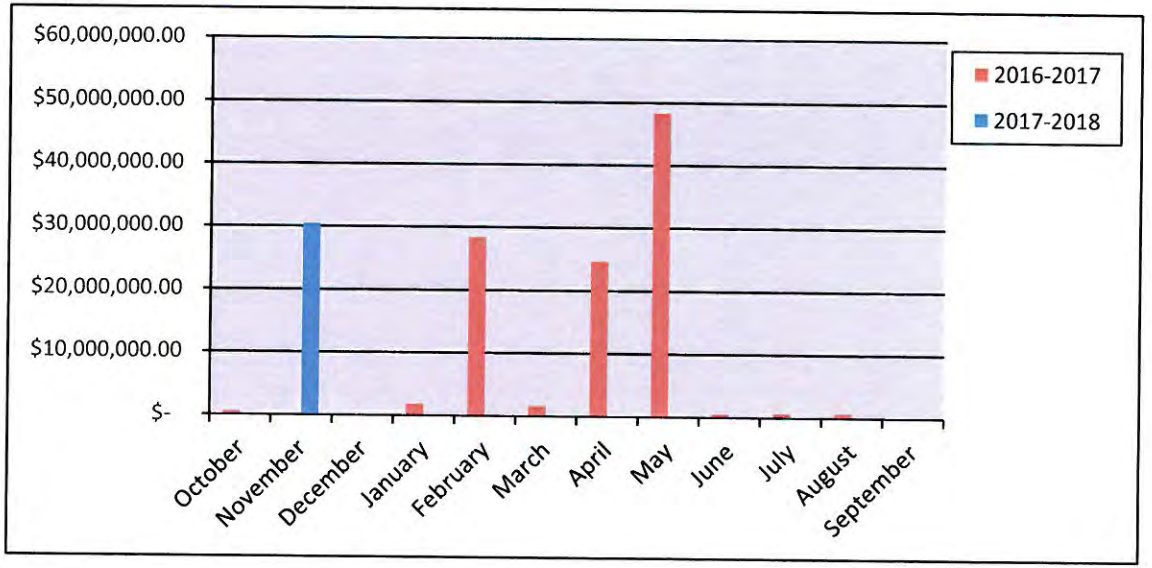
New Commercial Value Calendar Year

Year	2016	2017
January	$ 8,750,000.00	$ 1,800,000.00
February	$ 2,501,566.00	$ 28,400,000.00
March	$ 13,115,616.00	$ 1,599,026.00
April	$ 45,000.00	$ 24,650,000.00
May	$ -	$ 48,300,000.00
June	$ 760,456.48	$ 569,400.00
July	$ 60,000.00	$ 700,000.00
August	$ 600,000.00	$ 726,506.00
September	$ 3,050,000.00	-
October	$ 572,200.00	-
November	$ -	$ 30,390,000.00
December	$ -	-
Totals	**$ 29,456,854.48**	**$ 137,134,932.00**



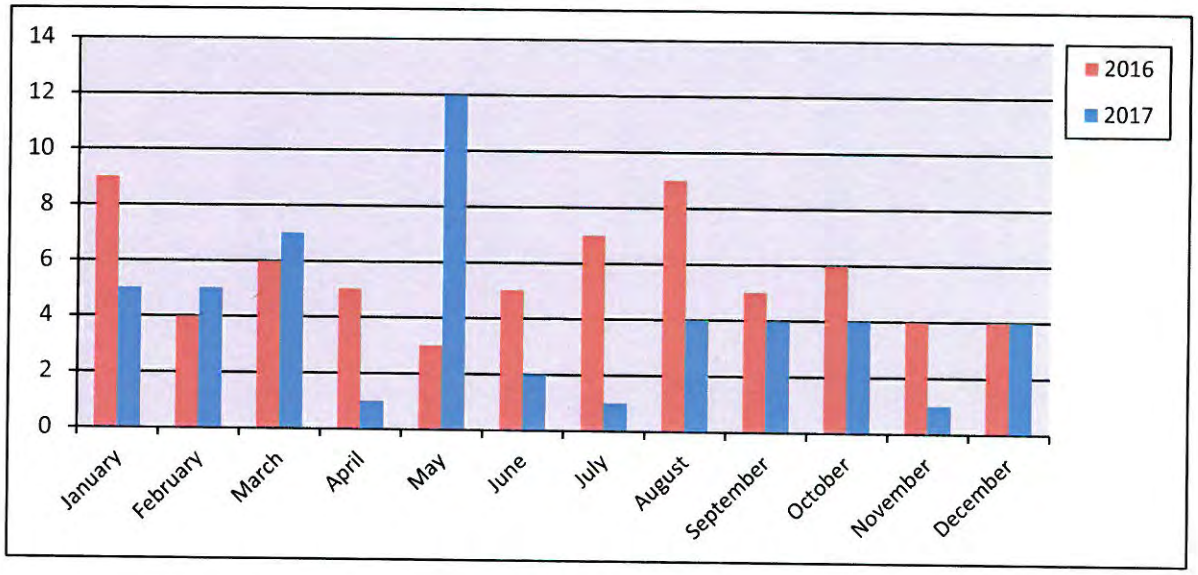
New Commercial Value Fiscal Year

Year	2016-2017	2017-2018
October	$ 572,200.00	-
November	$ -	$ 30,390,000.00
December	$ -	-
January	$ 1,800,000.00	
February	$ 28,400,000.00	
March	$ 1,599,026.00	
April	$ 24,650,000.00	
May	$ 48,300,000.00	
June	$ 569,400.00	
July	$ 700,000.00	
August	$ 726,506.00	
September	-	
Totals	**$ 107,317,132.00**	**$ 30,390,000.00**



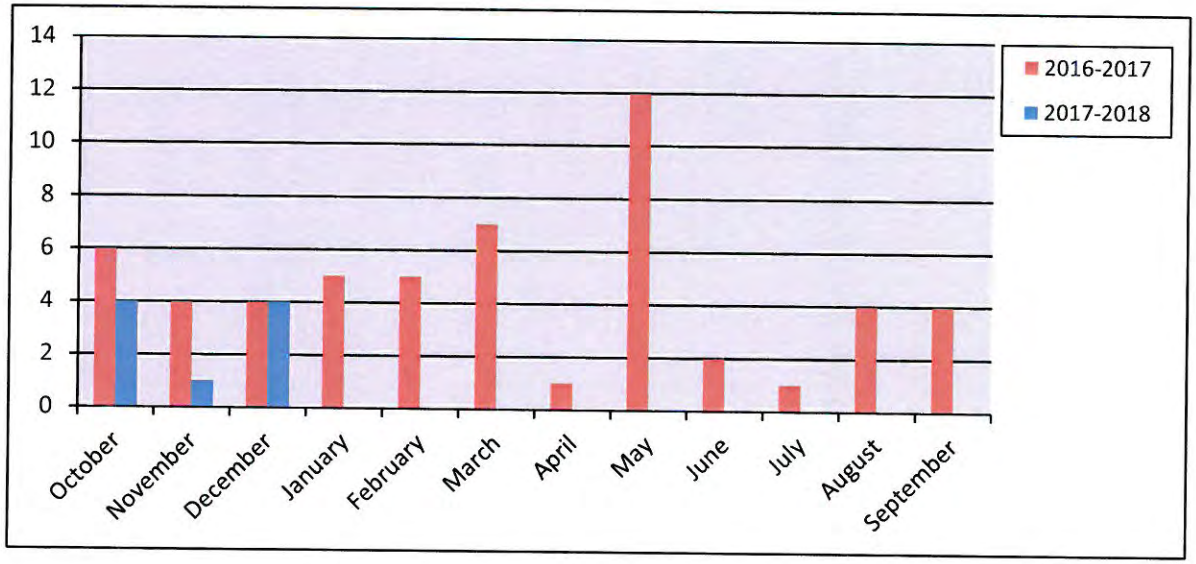
Commercial Remodel Permits Calendar Year

	Year	
	2016	2017
January	9	5
February	4	5
March	6	7
April	5	1
May	3	12
June	5	2
July	7	1
August	9	4
September	5	4
October	6	4
November	4	1
December	4	4
Totals	**67**	**50**



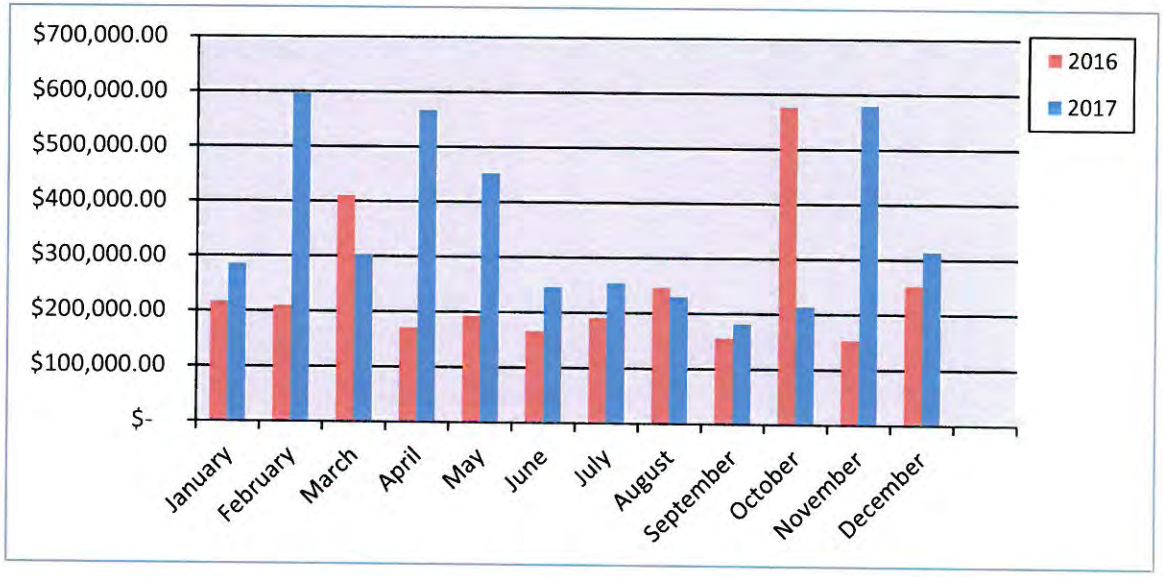
Commercial Remodel Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	6	4
November	4	1
December	4	4
January	5	
February	5	
March	7	
April	1	
May	12	
June	2	
July	1	
August	4	
September	4	
Totals	**55**	**9**



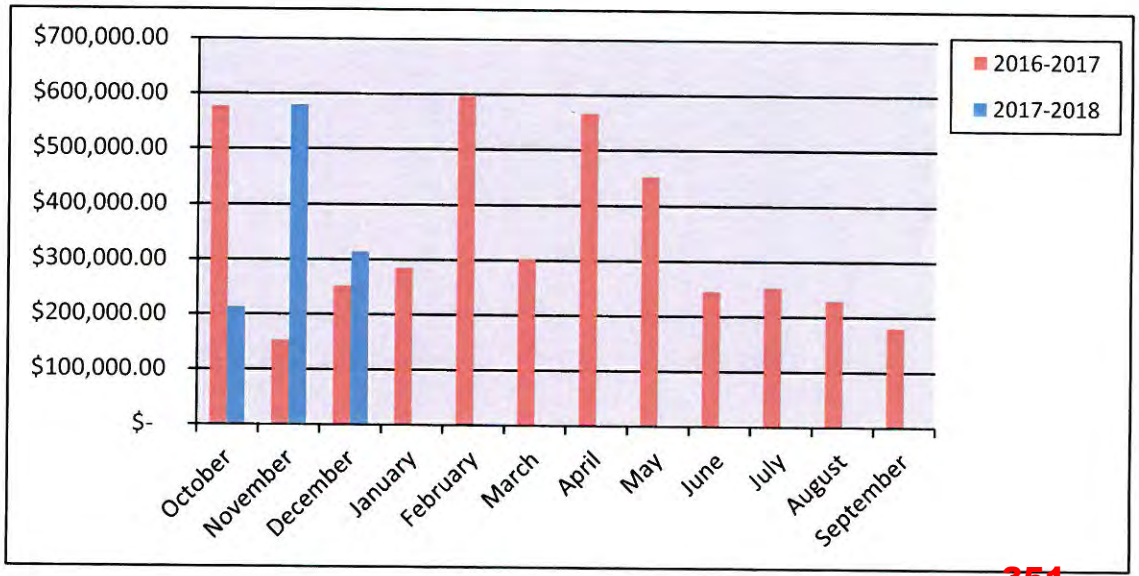
Total Fees Collected Calendar Year

Year	2016	2017
January	$ 216,152.71	$ 284,774.34
February	$ 209,371.39	$ 595,848.26
March	$ 410,013.11	$ 302,406.79
April	$ 170,009.88	$ 566,291.24
May	$ 192,518.96	$ 451,389.66
June	$ 165,271.28	$ 244,930.08
July	$ 190,002.56	$ 252,374.52
August	$ 245,870.75	$ 229,266.56
September	$ 155,084.78	$ 180,561.41
October	$ 576,222.20	$ 212,560.59
November	$ 152,701.44	$ 579,208.80
December	$ 251,265.83	$ 313,423.19
Totals	**$ 2,934,484.89**	**$ 4,213,035.44**



Total Fees Collected Fiscal Year

Year	2016-2017	2017-2018
October	$ 576,222.20	$ 212,560.59
November	$ 152,701.44	$ 579,208.80
December	$ 251,265.83	$ 313,423.19
January	$ 284,774.34	
February	$ 595,848.26	
March	$ 302,406.79	
April	$ 566,291.24	
May	$ 451,389.66	
June	$ 244,930.08	
July	$ 252,374.52	
August	$ 229,266.56	
September	$ 180,561.41	
Totals	**$ 4,088,032.33**	**$ 1,105,192.58**



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City of Rockwall
PERMITS ISSUED
For the Period 12/1/2017 thru 12/31/2017

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0036 05/22/2017 12/07/2017	CO BUSINESS ACTIVE	3100 Ridge Rd. 3413-0001-000B-B2-0R Adjust	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
BUS OWNER	Chris Chakmakjian	3100 Ridge Rd, Rockwall, TX 75032	(214) 755-3662
OWNER	CHAKMAKJIAN, ZAVEN C	, ROCKWALL, TX 75032	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0074 08/02/2017 12/15/2017	CO INTERIOR ACTIVE	2006 Industrial 4824-0000-0002-00-0R Fab Tech Services LP	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	GREG STANBERRY	904 HEATHERWOOD, Wylie, TX 75098	(972) 495-2026
BUS OWNER	Greg Stanberry	2006 Industrial, Rockwall, TX 75087	(972) 495-2026
BUSINESS	FAB TECH SERVICES LP	2006 INDUSTRIAL BLVD., ROCKWALL, TX 75087	(972) 495-2026
OWNER	ROCKWALL, STEEL CO	PO BOX 159, ROCKWALL, TX 75087	(214) 515-5415

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0100 10/17/2017 12/19/2017	CO BUSINESS ACTIVE	1309 Ridge Rd #105 4866-000A-0001-00-0R KB Carlton, PLLC	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Kyle E. Carlton	7800 Dallas Pkwy Suite 360, PLANO, TX 75024	(469) 647-3701
BUS OWNER	Kyle E. Carlton	7800 Dallas Pkwy Suite 360, Plano, TX 75024	(469) 307-5100
OWNER	Rockwall Commons LP	2255 Ridge Road Suite 208, ROCKWALL, TX 75087	(972) 961-8532

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0105 10/30/2017 12/07/2017	CO SHELL ACTIVE	3301 N Goliad St 0030-0000-0004-01-0R Rockwall 205-552 LLC	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	ROCKWALL 205-552 LLC	1408 QUORUM DR., STE 160, Dallas, TX 75254	(214) 402-8702
BUS OWNER	Jay Holman	1408 Quorum Dr , # 160, Dallas, TX 75254	(214) 402-8702
CONTRACTOR	ROCKWALL 205-552 LLC	1408 QUORUM DR., STE 160, Dallas, TX 75254	(214) 402-8702
INSP RPT EMAIL	ROCKWALL 205-552 LLC	1408 QUORUM DR., STE 160, Dallas, TX 75254	(214) 402-8702
OWNER	ROCKWALL 205-552 LLC	1408 QUORUM DR., STE 160, Dallas, TX 75254	(214) 402-8702

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0107 11/02/2017 12/04/2017	CO BUSINESS ACTIVE	2001 Ridge Rd. 0001-0000-0007-00-0R Everybody Massage	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	SUSAN GAMEZ	602 LAUTENCE DR, HEATH, TX 75032	(972) 679-6635
BUS OWNER	Susan Gamez	2001 Ridge Rd., Rockwall, TX 75087	(972) 679-6635
OWNER	IN, KYUNG HWAN	, IRVING, TX 75060	

City of Rockwall
PERMITS ISSUED
For the Period 12/1/2017 thru 12/31/2017

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0112 11/08/2017 12/01/2017	CO BUSINESS ACTIVE	955 W Ralph Hall Pkwy 105 & 107 4009-000B-0006-09-0R Chryso Inc.	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Manie le Raix	1161 SH 276, Rockwall, TX 75032	(469) 562-9623
BUS OWNER	Lew Cook	1611 SH 276, Rockwall, TX 75032	(214) 215-2323
OWNER	MILLER, ROLAND MORRI	, ROCKWALL, TX 75087	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0122 12/08/2017 12/18/2017	CO BUSINESS ACTIVE	641 White Hills Dr. 4922-0000-0000-00-0R Kumon Math & Reading Center of Rockwall	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
BUS OWNER	Nikita Patel	641 White Hill Dr., Rockwall, TX 75087	(903) 484-4384
OWNER	SAFA & SONS, LLC,	, IRVING, TX 75063	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0123 12/11/2017 12/21/2017	CO INTERIOR ACTIVE	3301 N Goliad St. 101 0030-0000-0004-01-0R Marco's Pizza	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Ljubinko Topalovic	519 Meadowlark Place, Heath, TX 75032	(214) 912-7803
BUS OWNER	Ljubinko Topalovic	3301 N Goliad St #101, Rockwall, TX 75087	(214) 912-7803
OWNER	Rockwall 205&552 LLC	14801 Quorum Dr., #160, Dallas, TX	(214) 402-8702

Total Valuation:	**0.00**
Total Fees:	**604.50**
Total Fees Paid:	**604.50**

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ROCKWALL FIRE

Monthly Report

December 2017

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December 2017					
Situation Type	Automatic aid given	Automatic aid received	Mutual aid given	City	Grand Total
111 Building fire	2			1	3
118 Trash or rubbish fire, contained				2	2
131 Passenger vehicle fire (cars, pickups, SUV's)				1	1
143 Grass fire				2	2
151 Outside rubbish, trash or waste fire				1	1
251 Excessive heat, scorch burns with no ignition				1	1
311 Medical assist, assist EMS crew				58	58
321 EMS call, excluding vehicle accident with injury				10	10
322 Motor vehicle accident with injuries				12	12
323 Motor vehicle/pedestrian accident (MV Ped)				1	1
324Motor vehicle accident with no injuries.				10	10
353 Removal of victim(s) from stalled elevator				2	2
411 Gasoline or other flammable liquid spill				1	1
412 Gas leak (natural gas or LPG)				11	11
424 Carbon monoxide incident				1	1
442 Overheated motor				2	2
445 Arcing, shorted electrical equipment				3	3
463 Vehicle accident, general cleanup				1	1
551 Assist police or other governmental agency				9	9
553 Public service				2	2
556 Public service - Non paged				7	7
561 Unauthorized burning			1	1	2
611 Dispatched & canceled en route	1		1	6	8
622 No incident found on arrival at dispatch address		1		1	2
631 Authorized controlled burning				1	1
650 Steam, other gas mistaken for smoke, other				2	2
651 Smoke scare, odor of smoke				6	6
652 Steam, vapor, fog or dust thought to be smoke				2	2
733 Smoke detector activation due to malfunction				6	6
735 Alarm system sounded due to malfunction				1	1
740 Unintentional transmission of alarm, other				2	2
743 Smoke detector activation, no fire - unintentional				3	3
745 Alarm system activation, no fire - unintentional				10	10
746 Carbon monoxide detector activation, no CO				1	1
Grand Total	**3**	**1**	**2**	**180**	**186**

EMS Calls-December 2017	
Total Calls	68
First to Arrive	23
Percentage of calls Fire Arrived 1st	33.82%

December 2017 Response Time Analysis

	Enroute to Arrival Analysis-By District (No Mutual Aid)			Total Number of Calls	Average Drive Time Minutes	Percent of Runs per Station
	100s with Station 1					
73%	On Scene in	4.0	minutes or less	45	3.89	39.13%
	200s with Station 2					
69%	On Scene in	4.0	minutes or less	32	4.12	27.83%
	300s with Station 3					
74%	On Scene in	4.0	minutes or less	19	2.71	16.52%
	400s with Station 4					
69%	On Scene in	4.0	minutes or less	26	1.98	22.61%
	500s w/out Station					
0%	On Scene in	4.0	minutes or less	4	8.13	3.48%
	600s w/out Station					
33%	On Scene in	4.0	minutes or less	3	6.89	2.61%
	700s w/out Station					
14%	On Scene in	4.0	minutes or less	7	6.39	6.09%
	800s w/out Station					
0%	On Scene in	4.0	minutes or less	1	15.18	
	900s w/out Station					
50%	On Scene in	4.0	minutes or less	2	2.25	1.74%
	1000s w/out Station					
N/A	On Scene in	4.0	minutes or less			
			Total Calls	139		

Enroute to Arrival Analysis-All (No Mutual Aid)				Total Calls
65%	On Scene in	4.0	minutes or less	90
79%	On Scene in	5.0	minutes or less	110
85%	On Scene in	6.0	minutes or less	118
89%	On Scene in	7.0	minutes or less	124
91%	On Scene in	8.0	minutes or less	127
100%	On Scene in	25.0	minutes or less	139

Total Calls		139
Average Time Per Call		4.19
	Call Count	Percentage
Under 4 min	90	64.75%
Over 4 min	49	35.25%

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Total Dollar Losses

December 2017

City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 01/22/2018 16:57
Login ID: rck\sdean
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$400,000.00	$6,000.00	$300.00	$810,383.49	$575,334.55
Total Content Loss:	$0.00	$0.00	$0.00	$217,605.51	$238,765.35
Total Property Pre-Incident Value:	$483,000.00	$0.00	$0.00	$1,635,379.15	$3,776,761.50
Total Contents Pre-Incident Value	$0.00	$0.00	$0.00	$646,811.49	$1,395,120.14
Total Losses:	$400,000.00	$6,000.00	$300.00	$1,027,989.00	$400,000.00
Total Value:	$483,000.00	$.00	$.00	$2,282,190.64	$5,171,881.64

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Fire Marshal Division

Monthly Report - December 2017

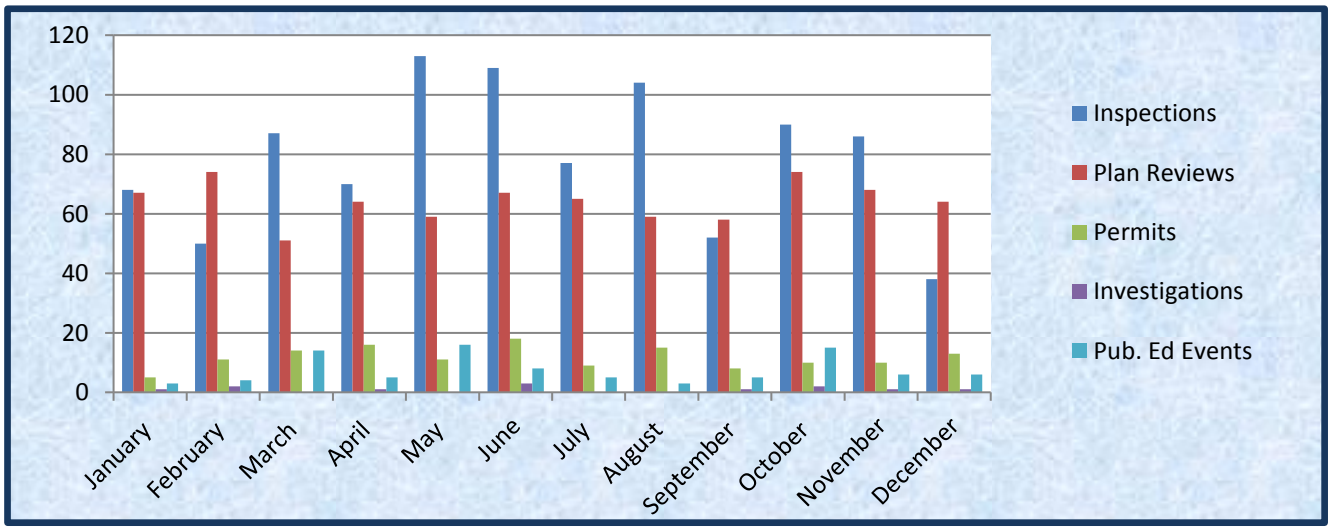
Inspection Status Report	
Finaled Inspections	15
Pending Inspections	23
Total for the Month	**38**

Fire Investigations Status Report	
Active Investigations	1
Closed Investigations	0
Total for the Month	**1**

Plan Review Report	
Above Ground Storage	1
Clean Show	1
CO	7
COMM	21
Engineering	9
Misc.	2
Plat	8
School	1
Single Family	5
Site Plan	6
Zoning	3
Total for the Month	64

Fire Permit Report	
Fire Alarm	5
Fire Sprinkler	3
Fire Sprinkler Monitoring	0
Haz-Mat	1
Kitchen Suppression	2
Underground Sprinkler	2
Total for the Month	**13**

Public Education Events	
Total for the Month	**6**



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City of Rockwall
GIS Department Report
December 2017

GIS Project Request:

Year / Month	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	**2017**	*% to date Change from 2016*	2017 Mo. Trend
January	5	14	19	24	31	21	26	28	38	38	35	-8.57%	↓
February	13	16	26	28	28	25	26	27	33	49	47	-4.26%	↓
March	4	6	32	23	36	22	23	28	30	38	38	0.00%	-
April	9	25	17	22	29	37	23	30	35	30	43	30.23%	↑
May	16	25	18	30	32	33	38	24	31	31	44	29.55%	↑
June	11	9	27	22	38	35	28	15	34	46	42	-9.52%	↓
July	15	24	15	32	23	27	21	31	41	32	48	33.33%	↑
August	15	7	23	24	38	35	36	34	27	36	36	0.00%	-
September	9	7	28	31	37	27	20	39	50	41	44	6.82%	↑
October	10	33	32	39	40	39	27	44	38	35	45	28.57%	↑
November	35	6	15	27	22	13	29	34	46	24	39	62.5%	↑
December	10	13	13	28	22	17	28	19	42	22	**34**	35.29%	↑
Total:	152	185	265	330	376	331	325	353	445	422	**495**	**17.30 %↑**	

Key Projects:

(1) **Asset Management Software**. Install in progress.

(2) **Outside Agencies / Citizens**. Engineering Consultant

(3) **Engineering/Public Works**. Somerset Park block ranges, Wastewater exports,

(4) **Parks Department**. Trails map, ½ mile buffer of neighborhood parks, Overall Parks and Trails MPA

(5) **Planning Department**. I30 Corridor Plan & Comp Plan update, Demographics – Calc's, Lumpkin tract exhibits, Blackland Auto exhibits, Terracina concept exhibits, John King Blvd Concept exhibits, McLendon-Chisholm area exhibits, Harbor exhibits, Roadway enhancement renderings, Various map conversions

(6) **Building Inspections** City Limits 11x17 inch map

Monthly Project Request by Department:

Admin / HR / Internal Ops	0
Building Inspections	1
Citizen Request	0
City Council	0
City Manager's Office	2
Neighborhood Improvement Services	0
Engineering / Public Works	2
Finance / Utility Billing	0
Fire Department	2
GIS (Citywide Projects)	9
IT	0
Main Street Program	2
Outside Agencies	1
Parks and Recreation	3
Planning	10
Police Department	2
REDC	0
Total	34

(7) **GIS**. 911 Addressing, Post GIS Enterprise SQL-SDE upgrade, Trak-it support cases, GIS Tech position interviews, Marketing quote, GPS Unit research /order, NTMWD updates, Update master layers, Database schema changes

(8) **Police / Fire.** Fire station / district study, 1-1/2 mile response time maps and calc's, PD beat Map, Beat map book

(9) **Main Street / Downtown.** Downtown mural exhibit, Downtown parking counts & map.

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Rockwall Police Department
Harbor District Call For Service
December 2017

Incident Number	Date	Time	Common Name	Incident Type	Incident CFS Disposition
2017-00045478	12/08/2017	00:45:32	The Hilton	Disturbance	Arrest
2017-00048162	12/31/2017	00:26:07	The Hilton	Disturbance	Arrest
2017-00046638	12/17/2017	02:17:48	The Hilton	Intoxicated	Arrest
2017-00044818	12/02/2017	23:36:53	Three Sheets	Intoxicated	Arrest
2017-00046925	12/19/2017	15:47:53	Glorias Restaurant	Intoxicated	Arrest
2017-00045653	12/09/2017	00:46:04	Campisi's	Intoxicated	Arrest
2017-00046649	12/17/2017	04:44:13	The Hilton	Intoxicated	No Report
2017-00044829	12/03/2017	01:06:46	Three Sheets	Intoxicated	Unable to Locate
2017-00044819	12/02/2017	23:59:45	The Harbor	Investigation	No Report
2017-00045764	12/10/2017	00:47:47	The Harbor	Investigation	No Report
2017-00047544	12/24/2017	23:37:44	The Harbor	Investigation	No Report
2017-00047607	12/26/2017	02:27:02	The Hilton	Investigation	No Report
2017-00044930	12/03/2017	22:42:00	The Harbor	Investigation	No Report
2017-00045145	12/05/2017	14:33:01	The Harbor	Motor Vehicle Theft	Report
2017-00044832	12/03/2017	02:09:30	The Harbor	Suspicious Activity	Arrest
2017-00044997	12/04/2017	14:20:38	The Harbor	Suspicious Activity	No Report
2017-00047609	12/26/2017	02:33:17	Cinemark Movies 12	Suspicious Activity	No Report

	Common Name	
	Campisi's	1
	Cinemark Movies 12	1
	Glorias Restaurant	1
	The Harbor	7
	The Hilton	5
	Three Sheets	2
	Total	**17**

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
FACILITY MAINTENANCE REQUESTS FOR SERVICE
DECEMBER 2017

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	8	8	0	100%
ADMINISTRATIVE SERVICES	0	0	0	0%
AIRPORT	3	3	0	100%
ANIMAL SERVICES	11	11	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	2	2	0	100%
ENGINEERING	1	1	0	100%
FINANCE	2	2	0	100%
FIRE DEPARTMENT	21	21	0	100%
INTERNAL OPERATIONS	133	133	0	100%
MUNICIPAL COURT	7	7	0	100%
PARKS & RECREATION	16	16	0	100%
PLANNING & ZONING	2	2	0	100%
POLICE DEPARTMENT	24	24	0	100%
PUBLIC WORKS	11	11	0	100%
UTILITY BILLING	0	0	0	0%
TOTAL	241	241	0	100%

366

CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
RADIO SYSTEM
REQUESTS FOR SERVICE
DECEMBER 2017

DEPARTMENT	# OF REQUESTS	# OF REQUESTS RESPONDED TO W / IN 24 HOURS	# OF REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ANIMAL SERVICES	0	0	0	100%
CODE ENFORCEMENT	0	0	0	100%
FIRE DEPARTMENT	3	3	0	100%
EMS	1	1	0	100%
INTERNAL OPERATIONS	0	0	0	100%
POLICE DEPARTMENT	7	7	0	100%
PUBLIC WORKS	1	1	0	100%
UTILITY BILLING	0	0	0	100%
HEATH DEPT. PUBLIC SAFETY	2	2	0	100%
FATE DEPT. PUBLIC SAFETY				
HOSPITAL CONTROL STATIONS	0	0	0	100%
SYSTEM ISSUES	0	0	0	100%

367

F46 Ralph M Hall Rockwall Municipal Airport

Operations Report December 2017

Fuel Sales

	Gallons Sold	Gross Sales
Jet - A Sales	370	$1,324.60
Av-Gas Sales	2576.5	$9,790.70
Total Fuel Sales	2946.5	$11,115.30

Hangar Rental Revenue

Overnight Tiedown	$70.00
Covered Overnight Tiedown	$15.00
Open T Hangar	$2,975.00
Enclosed Hangar	$120.00
Community Hangar	$580.00
Total Hangar Rentals	$3,760

Hangar Occupancy

	Total Hangars	Qty Rentable	Quantity Leased	Occupancy Rate
Open T Hangars	46	43	35	76%
Enclosed Hangars	2	1	1	50%
Community Hangar	1	1	1	100%
Total Hangar Occupancy				75%

City Fees Due	Fee Rate		Hangar Rental Due	Fuel Flowage Fee	Total Fees Due
Fuel Sales (Gallons Sold)	2,946.50	$0.10		$294.65	$294.65
Hangars	$3,760.00	5.00%	$188.00		$188.00
Total Fees Due					$482.65

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Joey Boyd, Director of Internal Operations**

DATE: **January 31, 2018**

SUBJECT: **County Wide Interoperability Radio Network Update**

The new County-wide P25 Interoperability Radio Network is constructed, tested, and carrying communications for the agencies of Fate DPS, Royse City PD & FD, Rockwall County Sheriff's Office, and McClendon Chisolm Fire Department. The integration of the City of Rockwall's Police and Fire Departments, as well as Heath DPS, is currently slated to take place beginning in the 1st and 2nd week in March 2018. Several task items will take place prior to this:

- Harris Corporation's Tactical Assistance Center (TAC), in Lynchburg, VA, is writing code for a problem found in the portable radio's screen brightness. While this has delayed getting radios to Rockwall, staff is being told that the new code is expected to be released on February 19th and will be programmed into all radios.

- Portable radio user training is currently slated to begin the last week of February. All agencies within the network will schedule times for officers and firefighters, and other users to be trained on functionality of the radios.

- Once user training is complete, crews will be onsite and installation of mobile radios will begin on police vehicles and fire apparatus in the first week of March.

- While users will have new P25 Portable Radios, they will still operate, as needed, on the existing EDACS mobiles until the new installs are complete. The old system and new system will be tied together via a migration gateway, which will enable communications between old mobiles and new portables.

- Interoperability control stations should be deployed for connectivity to public safety agencies in Garland, Mesquite, Rowlett, Sachse, Plano, Allen, Wylie, Murphy, Collin Co, and Kaufman County in the February / March timeframe.

Please let me know if you have any questions.

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NOVEMBER 2017
MONTHLY REPORT

ROCKWALL PARKS & RECREATION

PARTICIPATION



FISHING DERBY - 102 PARTICIPANTS



OUTDOOR FAMILY CAMPOUT - 63 PARTICIPANTS



CORNHOLE TOURNAMENT - 36 PARTICIPANTS

MONTHLY OVERVIEW	NOV '17
Part Time Labor Hours	207.5
Program Offerings	19
Program Participants	282
Resident Participants	158
Non-Resident Participants	124
Programs that Made	15
Cancelled Programs	4
% of Programs Cancelled	21%

FEE BASED RESIDENT VS NON-RESIDENT

19 programs

56%	44%

371

VOLUNTEER IN THE PARKS (V.I.P.)



BLUEBONNET PLANTING - PHELPS
11/11/2017
9:00 AM - 12:00 PM

TOTAL # OF VOLUNTEER HOURS

# OF VOLUNTEERS	10
# OF VOLUNTEER HOURS	3

30

FACILITY RENTALS



HMCC	NOV '17
Time Blocks Rented	59
Monthly Revenue	$1680

HMCC RENTAL ACTIVITY BY TIME BLOCK
59 Rentals

6 - 11 AM | 11 AM - 5 PM | 5 - 11 PM





PAVILIONS	NOV '17
Time Blocks Rented	16
Monthly Revenue	$640

PAVILION RENTAL ACTIVITY BY TIME BLOCK
16 Rentals

6 AM - 3 PM | 3 - 11 PM



372

PARKS



PARK MAINTENANCE

LOFLAND PARK:
Continued progress Drainage Channel Reconstruction Project.



PREVENTATIVE MAINTENANCE:

Winterized and shut down 90 irrigation systems



URBAN FORESTRY PROGRAM::

Performed 5 year pruning cycle maintenance on 840 trees; removed 20 hazardous trees; and planted 127 new trees.

PROJECT:

Built Christmas Float which received grand marshal award



373

MARKETING

FACEBOOK PAGE LIKES

	GAIN OR LOSS
OCT	+22
NOV	+27

TOTAL LIKES THRU 11/30/2017

Like **9,946**

TWITTER FOLLOWERS

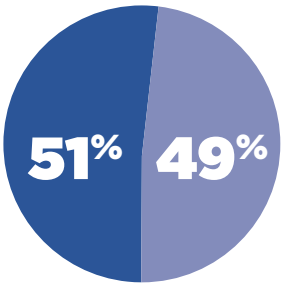
	GAIN OR LOSS
OCT	N/A
NOV	N/A

TOTAL FOLLOWERS THRU 12/31/2017

FOLLOW **564**

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

	ACCOUNTS	GAIN OR LOSS
OCT	4820	+101
NOV	4939	+119



RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

PLAYROCKWALL.COM

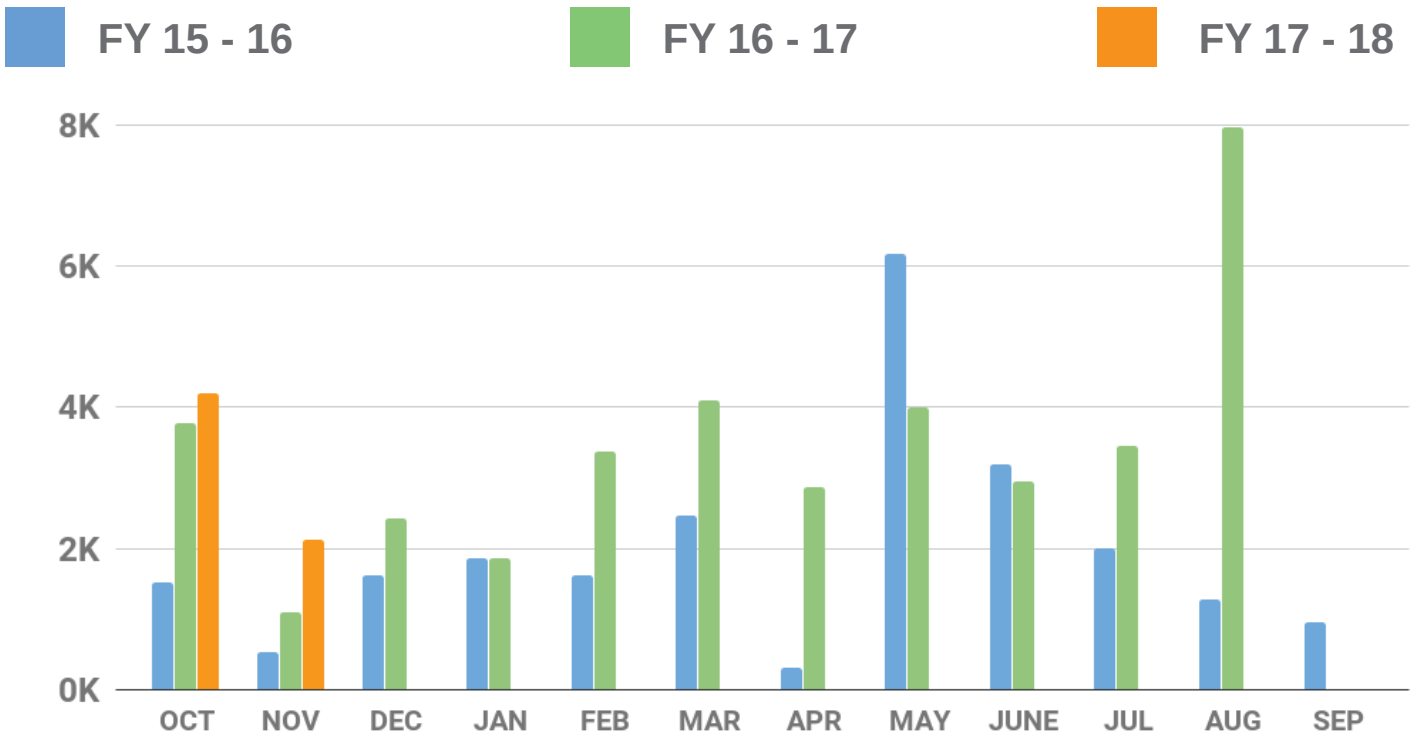
PAGEVIEWS Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of December, 2017.	36,126
SESSIONS Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com	6,902
USERS Visitors to playrockwall.com	5,117

374

REVENUE

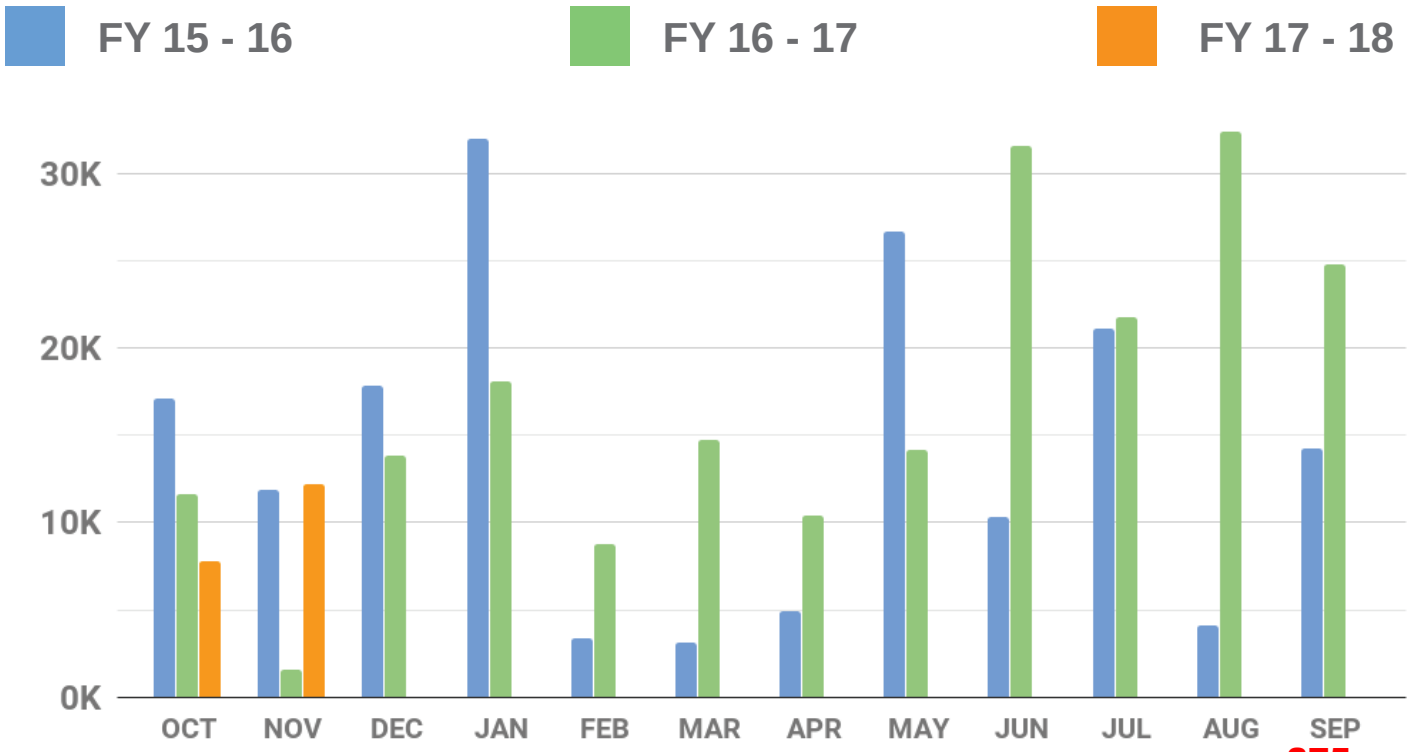
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



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PARTICIPATION



BREAKFAST WITH SANTA - 322 PARTICIPANTS



SENIOR SOCIAL - 26 PARTICIPANTS



MONTHLY OVERVIEW	DEC '17
Part Time Labor Hours	111
Program Offerings	13
Program Participants	411
Resident Participants	284
Non-Resident Participants	127
Programs that Made	10
Cancelled Programs	3
% of Programs Cancelled	23%

FEE BASED RESIDENT VS NON-RESIDENT

13 programs



377

VOLUNTEER IN THE PARKS (V.I.P.)



BREAKFAST W/SANTA VOLUNTEERS
12/08/2017
8:00 AM - 12:00 PM

TOTAL # OF VOLUNTEER HOURS

# OF VOLUNTEERS	19
# OF VOLUNTEER HOURS	4

76

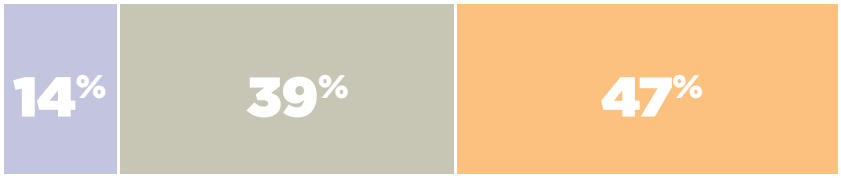
FACILITY RENTALS



HMCC	DEC '17
Time Blocks Rented	49
Monthly Revenue	**$1280**

HMCC RENTAL ACTIVITY BY TIME BLOCK
59 Rentals

6 - 11 AM | 11 AM - 5 PM | 5 - 11 PM





PAVILIONS	DEC '17
Time Blocks Rented	8
Monthly Revenue	**$320**

PAVILION RENTAL ACTIVITY BY TIME BLOCK
8 Rentals

6 AM - 3 PM | 3 - 11 PM



PARKS





PARK MAINTENANCE

TUTTLE/YELLOWJACKET/MYERS:

Athletic Field Maintenance - Infield leveling, 50 tons of clay, 25 tons of infield conditioner, all new amenities, dugout covers, replaced all backstop fence with heavier gauge

PREVENTATIVE MAINTENANCE:

Clean and re-organize facility and equipment

PROJECT:

Planted Wildflower seed in Breezy Hill Park Open space area

PROJECT:

Performed lighting and concrete repairs at The Harbor



PROJECT:

Completed construction of **The Park at Breezy Hill**. Grand Opening held on January 6, 2018



MARKETING

FACEBOOK PAGE LIKES

	GAIN OR LOSS
NOV	+27
DEC	+28

TOTAL LIKES THRU 12/31/2017

Like **9,973**

TWITTER FOLLOWERS

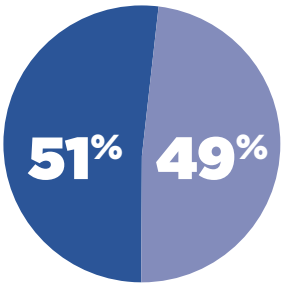
	GAIN OR LOSS
NOV	N/A
DEC	N/A

TOTAL FOLLOWERS THRU 12/31/2017

FOLLOW **564**

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

	ACCOUNTS	GAIN OR LOSS
NOV	4939	+119
DEC	5061	+122



RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

PLAYROCKWALL.COM

PAGEVIEWS — 35,860

Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of December, 2017.

SESSIONS — 6,494

Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com

USERS — 4,812

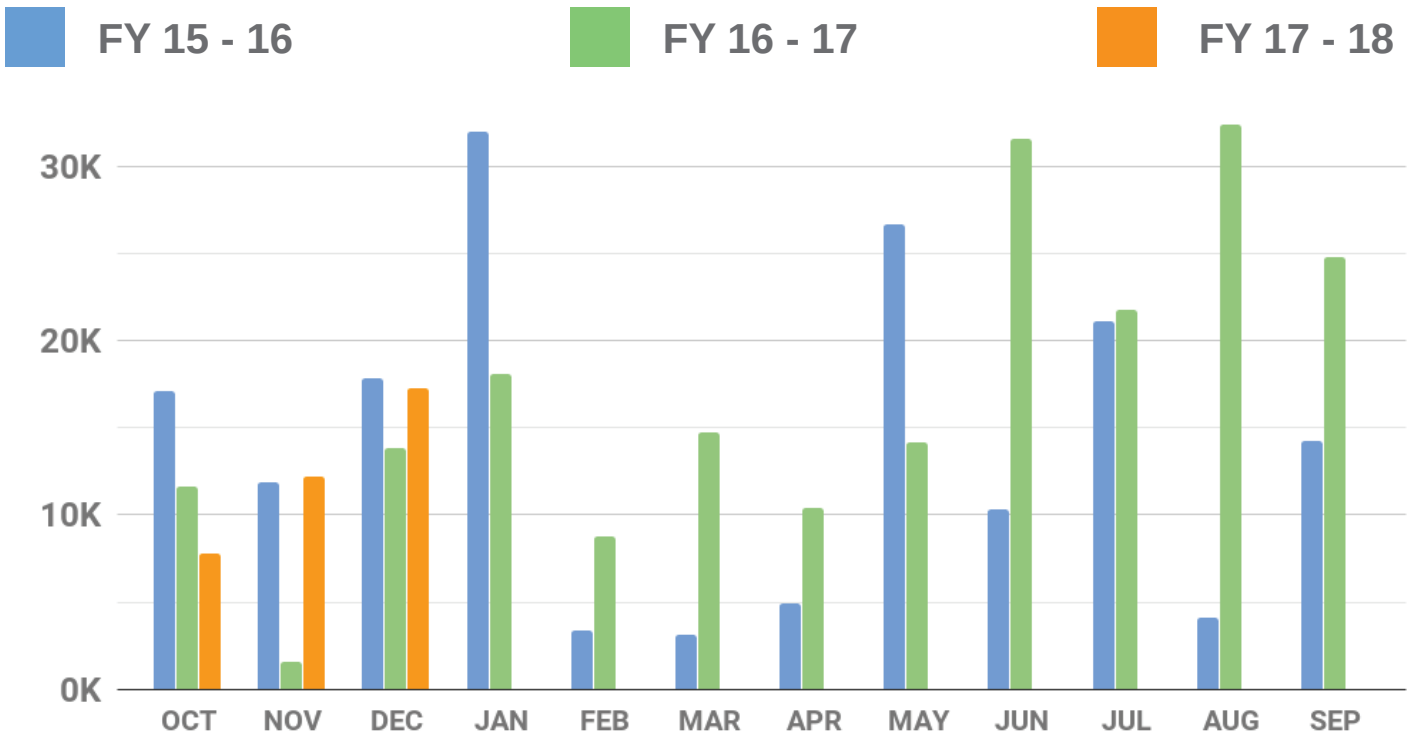
Visitors to playrockwall.com

380

REVENUE

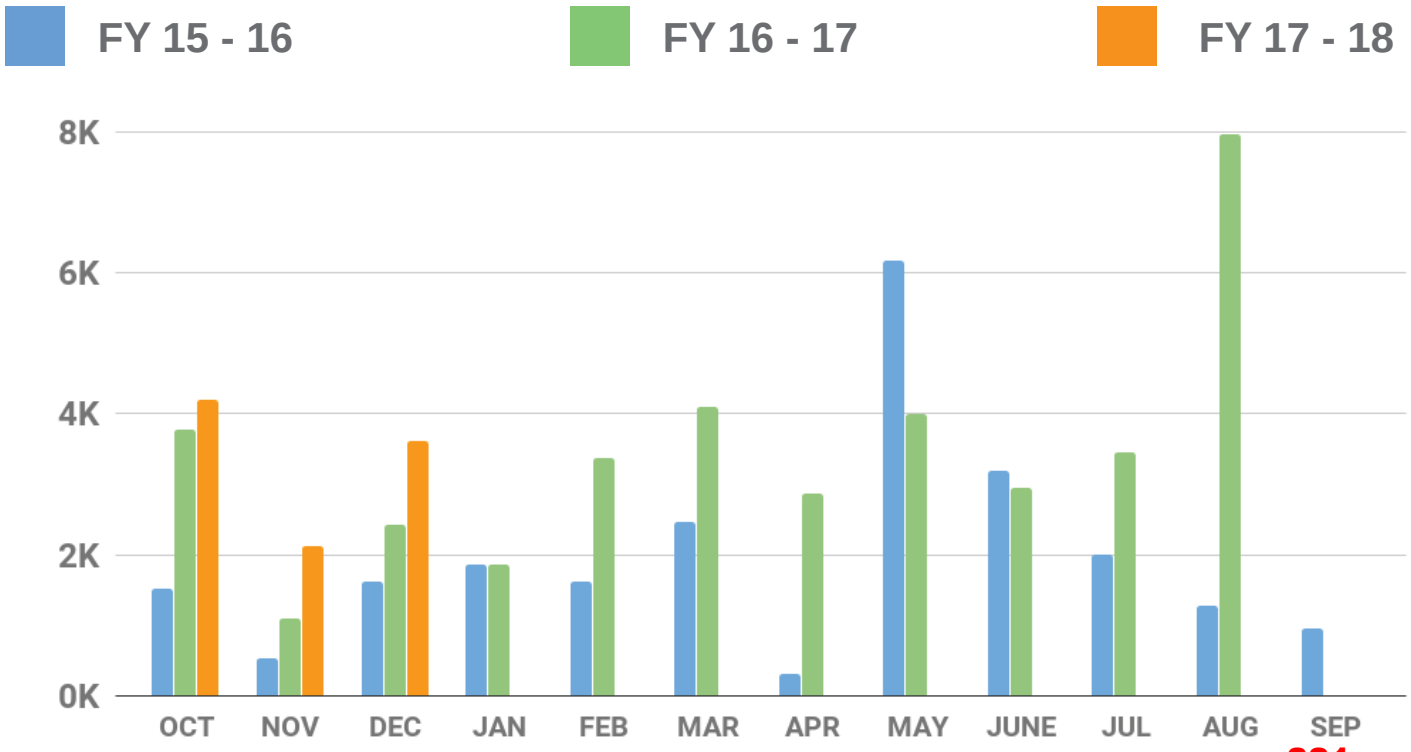
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



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Rockwall Police Department

Monthly Activity Report

December-2017

ACTIVITY	CURRENT MONTH DECEMBER	PREVIOUS MONTH NOVEMBER	YTD 2017	YTD 2016	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	0	0	0	**0.00%**
Sexual Assault	0	0	10	13	**-23.08%**
Robbery	0	0	6	5	**20.00%**
Aggravated Assault	0	0	20	27	**-25.93%**
Burglary	4	4	72	62	**16.13%**
Larceny	51	70	636	705	**-9.79%**
Motor Vehicle Theft	7	2	48	74	**-35.14%**
TOTAL PART I	**62**	**76**	**792**	**886**	**-10.61%**
TOTAL PART II	**137**	**169**	**1938**	**1845**	**5.04%**
TOTAL OFFENSES	**199**	**245**	**2730**	**2731**	**-0.04%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	25	23	228	204	**11.76%**
D.W.I.	16	11	206	178	**15.73%**
ARRESTS					
FELONY	18	24	359	274	**31.02%**
MISDEMEANOR	78	79	947	933	**1.50%**
WARRANT ARREST	14	13	186	359	**-48.19%**
JUVENILE	6	3	78	40	**95.00%**
TOTAL ARRESTS	**116**	**119**	**1570**	**1606**	**-2.24%**
DISPATCH					
CALLS FOR SERVICE	1525	1364	17895	17592	**1.72%**
ACCIDENTS					
INJURY	16	15	200	171	**16.96%**
NON-INJURY	52	47	643	677	**-5.02%**
FATALITY	0	1	5	3	**66.67%**
TOTAL	**68**	**63**	**848**	**851**	**-0.35%**
FALSE ALARMS					
RESIDENT ALARMS	60	59	699	748	**-6.55%**
BUSINESS ALARMS	166	104	1496	1354	**10.49%**
TOTAL FALSE ALARMS	**226**	**163**	**2195**	**2102**	**4.42%**
Estimated Lost Hours	**149.16**	**107.58**	**1448.7**	**1387.32**	**4.42%**
Estimated Cost	**$3,548.20**	**$2,559.10**	**$34,461.50**	**$33,001.40**	**4.42%**

ROCKWALL NARCOTICS UNIT

Number of Cases	
Arrests	
Arrest Warrants	
Search Warrants	
Seized	

Rockwall Police Department
Dispatch and Response Times
December 2017

Police Department

	Average Response Time	
Priority 1		Number of Calls **88**
Call to Dispatch	0:01:42	
Call to Arrival	0:06:41	
% over 7 minutes	36%	

	Average Response Time	
Priority 2		Number of Calls **278**
Call to Dispatch	0:03:50	
Call to Arrival	0:10:27	
% over 7 minutes	58%	

	Average Response Time	
Priority 3		Number of Calls **50**
Call to Dispatch	0:05:45	
Call to Arrival	0:11:49	
% over 7 minutes	56%	

Average dispatch response time goals are as follows:
Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

Fire Department

	Average Response Time	
Call to Dispatch	0:02:03	Number of Calls **126**
Call to Arrival	0:08:01	

Overages

Incident No.	Date	Time Rec'd	Call Type	Time Disp	Resp Time	Reason

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FY2018 City of Rockwall In kind values /Meals 1st Quarter
Meals on Wheels Senior Services

Oct-17 — Days served 22

ROUTES	MILES	$
A	120	$68.40
B	240	$136.80
C	725	$413.25
E	620	$353.40
F& K	528	$224.00
H	270	$153.90
I&J	1242	$707.94
RM & R	325	$185.25
	4070	$2,242.94

	HOURS	$
A	22	$306.24
B	38	$528.96
C	22	$306.24
E	20	$278.40
F & K	48	$584.64
H	22	$306.24
I&J	32	$445.44
RM & R	37	$515.04
	241	$3,271.20

$ Value in kind volunteer services $5,514.14

Total Oct. in-kind value $5,514.14

ROCKWALL PROGRAM MEALS
1,928 Home Delivered and Disabled
389 Congregate Centers

Total purchased Meals 2,317

Nov-17 — Days served 21

ROUTES	MILES	$
A	115	$64.40
B	230	$128.80
C	695	$389.20
E	635	$355.60
F& K	415	$232.40
H	265	$148.40
I&J	1240	$683.20
RM & R	316	$176.96
	3911	$2,178.96

	HOURS	$
A	23	$320.16
B	33	$459.36
C	23	$320.16
E	23	$320.16
F & K	44	$612.48
H	23	$320.16
I&J	28	$389.76
RM & R	33	$459.36
	230	$3,201.60

$ Value in kind volunteer services $5,380.56

Kiwanis $850.00
prepared by Luby's

Volunteer Hrs. & Miles $220.00

Total Nov.in-kind value $6,450.56

ROCKWALL PROGRAM MEALS
1,921 Home Delivered and Disabled
339 Congregate Centers

Total purchased Meals & Holiday Meals 2,440

Dec-17 — Days served 20

ROUTES	MILES	$
A	100	$56.00
B	200	$112.00
C	680	$380.80
E	620	$347.20
F& K	400	$224.00
H	250	$140.00
I&J	1150	$655.50
RM & R	301	$168.56
	3701	$2,084.06

	HOURS	$
A	20	$278.40
B	30	$417.60
C	20	$278.40
E	20	$278.40
F & K	42	$584.64
H	20	$278.40
I&J	25	$348.00
RM & R	30	$417.60
	207	$2,881.44

$ Value in kind volunteer services $4,965.50

Zanata $750.00
Zanata (value) $2,850.00
Volunteer Hrs. & Miles $220.00

Total Dec. in-kind value $8,785.50

ROCKWALL PROGRAM MEALS
2,014 Home Delivered and Disabled
343 Congregate Centers

Total Purchased Meals & Holiday Meals 2537

386

THANK YOU FOR YOUR SUPPORT

Sincerely, Margie VerHagen E.D.

Total meals Program Purchased	In-kind VALUE Donated 1st Quarter 2018		
	$5,514.14	Oct.	Total $ 20,750.20
	$6,450.56	Nov.	
7,294	$8,785.50	Dec.	

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Rockwall Adoption Center

2017 Animal Statistics

	ADOPTIONS	RESCUED	RETURN TO OWNER	EUTHANIZED	1045*	INTAKES	DISPOSITIONS	LIVE
	Total—Average	Total-Average	Total—Average	Total—Average	Total-Average			OUTCOME
Jan '17	99-67%	13-9%	35-23%	2-1%	1-1%	120	150	**99%**
Feb '17	89-72%	3-2%	26-21%	1-1%	0-0%	214	123	**95%**
March '17	99-68%	18-15%	19-13%	2-1%	0-0%	134	144	**96%**
April '17	74-54%	20-14%	37-27%	3-2%	2-1%	116	136	**95%**
May '17	95-76%	7-5%	14-11%	5-4%	2-1%	136	124	**92%**
June 17'	96-65%	11-7%	32-19%	5-3%	3-2%	165	147	**91%**
July 17'	108-71%	5-3%	32-21%	6-3%	2-1%	152	153	**95%**
August 17'	94-61%	24-16%	29-19%	4-1%	2-1%	111	153	**96%**
September 17'	81-65%	16-13%	20-16%	5-4%	3-2%	132	125	**94%**
October 17'	118-71%	14-8%	28-17%	1-1%	4-2%	163	165	**96%**
November 17'	92-70%	17-13%	17-13%	1-1%	3-2%	113	130	**96%**
December 17'	97-74%	6-4%	22-18%	1-1%	0-0%	124	126	**96%**

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Rockwall Animal Adoption Center

PROFIT AND LOSS

December 2017

	TOTAL
Income	
4100 - Adoption Fee	7,022.00
4200 - Impound Fee	750.00
4300 - Owner Surrender	880.00
4350 - Quarantine Fee	100.00
4700 - General Donations	4,396.90
Total Income	**$13,148.90**
GROSS PROFIT	**$13,148.90**
Expenses	
5200 - Shelter Expense	
5203 - Medication	5,270.26
5209 - Shelter Supplies	1,113.37
5210 - Cleaning	730.00
5220 - Truck Maintenance	301.39
5230 - Misc	42.75
Total 5200 - Shelter Expense	**7,457.77**
5215 - Insurance	3,589.00
5300 - Veterinary Expense	4,550.30
5400 - Professional Services	2,208.34
62100 Contract Services	
62150 Outside Contract Services	1,599.00
Total 62100 Contract Services	**1,599.00**
62800 Facilities and Equipment	
62840 Equip Rental and Maintenance	216.49
Total 62800 Facilities and Equipment	**216.49**
65000 5000 - Administative Expense	
5004 - Paypal/Intuit fee	468.38
5005 - Postage	6.65
5006 - Bank Fees	180.25
5040 - Retirement srvs - 401K	254.00
5050 - Payroll	23,865.66
5055 - Payroll Tax	2,184.15
5056 - 401K Employer/Healthcare	752.39
5099 - Misc	3,250.49
65040 5001 - Supplies	73.60
Total 65000 5000 - Administative Expense	**31,035.57**
Total Expenses	**$50,656.47**
NET OPERATING INCOME	**$ -37,507.57**
NET INCOME	**$ -37,507.57**

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STAR TRANSIT
P.O. Box 703 · Terrell, TX 75160
Phone: 972.563.5875 · Fax: 972.563.1491 · www.STARtransit.org

January 8, 2018

To: City of Rockwall

From: Ashley Ando, Grant Director

Re: December 2017 Demand and Response Ridership Report

TRIP INFORMATION:

MONTH	NO. OF SERVICE DAYS	TRIPS
DECEMBER	19	1,145

Non-Service Days: December 22nd and 25th

NO. OF TRIPS	PURPOSE
0	Education
2	Government
91	Medicaid
139	Medical
22	Nutrition (Senior Center)
699	Other (adult-day care, beauty salon, friend's homes, etc.)
72	Shopping
120	Work

DECEMBER UNDUPLICATED PASSENGERS
98
YEAR TO DATE UNDUPLICATED PASSENGERS
227

Adjusted Trip Total	637

*Trip Totals without Contracts or Medicaid

> = 60	309
DIS >60	181
	490
% E & D Trip Total	77%

FY 2018 TOTAL DEMAND AND RESPONSE TRIPS TO DATE: 6,848
(FY 2018-SEPTEMBER 1, 2017 -AUGUST 31, 2018)

ROCKWALL CITY	1Q	2Q	3Q	4Q	*PURPOSE TOTALS*
EDU	14	0	0	0	*14*
GOV	6	2	0	0	*8*
MDE	215	91	0	0	*306*
MED	752	139	0	0	*891*
NUT	152	22	0	0	*174*
OTH	3,583	699	0	0	*4,282*
SHP	405	72	0	0	*477*
WORK	576	120	0	0	*696*
	5,703	1,145	0	0	*6,848*

ROCKWALL CITY	**Sep-17**	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
(UPT) Unlinked Passenger Trips	1,970	2,146	1,587	1,145									**6,848**	*1,712*
EDU	7	6	1	0									**14**	*4*
GOV	4	0	2	2									**8**	*2*
MDE	69	78	68	91									**306**	*77*
MED	267	267	218	139									**891**	*223*
NUT	33	74	45	22									**174**	*44*
OTH	1,205	1,365	1,013	699									**4,282**	*1,071*
SHP	159	162	84	72									**477**	*119*
WORK	226	194	156	120									**696**	*174*
TOTAL DR TRIPS	**1,970**	**2,146**	**1,587**	**1,145**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	6,848	*443*
	0	0												

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
Medicaid	69	78	68	91	0	0	0	0	0	0	0	0	**306**	*26*
Lakepointe Church Contract	894	1,052	676	417									**3,039**	*760*
Nursing Home Contracts	0	0	0	0	0	0	0	0	0	0	0	0	**0**	*0*
Charters	0	0	0	0	0	0	0	0	24	0	0	0		
	963	*1,130*	*744*	*508*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	***3,345***	*279*

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
Adjusted Trip Total	1,007	1,016	843	637	0	0	0	0	0	0	0	0	**3,503**	*43,146*
	*Trip Totals without Contracts or Medicaid													

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
> = 60	550	645	491	309									**1,995**	*499*
DIS <60	231	256	214	181									**882**	*221*
	781	*901*	*705*	*490*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	***2,877***	*240*
% of Adjusted Trip Total	78%	89%	84%	77%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
GENERAL PUBLIC	226	115	138	147	0	0	0	0	0	0	0	0	**626**	*52*
% of Adjusted Total	22%	11%	16%	23%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-17**	**TOTALS**
DOS	20	22	20	19									81
NoShow/Cancel	504	600	709	565								565	2943
UNDUPLICATED M2M	122	132	115	98									467
UNDUPLICATED YTD	-	168	195	227									590
			27	*32*	*-227*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-17**	**TOTALS**
Subscription Trips	**394**	**449**	**354**	**372**									**1569**
Percent Subs of Total Trips	**20%**	**21%**	**22%**	**32%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	

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Consider approval of an ordinance repealing Ch. 10, Article II, Division 3. Construction Advisory Appeals Board of the Code of Ordinances and transferring those duties to the Board of Adjustments under Article II, Section 11 of the Unified Land Development Code, and take any action necessary. (1st reading)
Memo_Const Adv. Board Ord 58
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Consider a Park Board recommendation concerning approval of a resolution associated with the annual update of the Mandatory Park Land Dedication Ordinance regulations regarding neighborhood park development pro-rata equipment fees, and take any action necessary.

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Z2018-001 - Hold a public hearing to discuss and consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of an ordinance for a PD Development Plan amending Ordinance No.'s 16-48 & 16-54 and in accordance with Ordinance No. 10-21, for a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary. (1st Reading)

Z2018-001 . . . 308

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Z2018-002 - Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of an ordinance for a Specific Use Permit (SUP) for the replacement of a telecommunications tower exceeding 125-feet in a Heavy Commercial (HC) District on a 5.053-acre tract of land identified as Lot 1, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary. (1st Reading)

Z2018-002 . . . 343

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Z2018-003 - Hold a public hearing to discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of an ordinance for a Specific Use Permit (SUP) for a restaurant with a drive-through or drive-in on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary. (1st Reading)

Z2018-003 . . . 358

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Hold a public hearing to discuss and consider approval of a resolution readopting local standards of care for the city parks and recreation youth programs as originally adopted by Ordinance 17-42 and as required by Chapter 42 of the Texas Human Resources Code, and take any action necessary.

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SP2018-001 - Discuss and consider a request by Larae Tucker of Verdad Real Estate for the approval of a site plan with variances for a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situatued west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

SP2018-001 444

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SP2018-002 - Discuss and consider a request by Matthew Peterson of D. B. Contractors, Inc. on behalf of Jeff Fleming of J. R. Investments, LLC for the approval of an exception and variances in conjunction with an approved site plan for a manufacturing facility on an 11.155-acre parcel of land identified as a portion of Lot 6 and all of Lot 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Innovation Drive and Observation Trail, and take any action necessary.

SP2018-002 474

MIS2018-001 - Discuss and consider a request by Kris Green for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code, for a 0.255-acre parcel of land identified as Lot 7, Block A, Eagle Point Estates, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1507 S. Alamo Drive, and take any action necessary.

MIS2018-001 485

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MIS2018-003 - Discuss and consider a request by Jim Lawson of the Rockwall Independent School District (RISD) for the approval of an exception to the minimum masonry requirements for the purpose of constructing an accessory building on a 25.569-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School No. 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 16 (SF-16), situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 625 FM-552, and take any action necessary.

MIS2018-003 493

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MIS2018-004 - Discuss and consider a request by Tom Kirkland of TEKMAK Development Company on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of an extension to a Specific Use Permit [S-161; Ordinance No. 17-07] that allows a Residence Hotel on a three (3) acre portion of a larger 8.613-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

MIS2018-004 500
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MIS2018-005 - Discuss and consider a request by John Delin of R. W. Ladera, LLC for the approval of variances to Planned Development District 85 (PD-85) [Ordinance No. 17-18] on a 28.011-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E. SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

MIS2018-005 512
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Discuss and consider authorizing City staff to secure proposals for conducting a feasibility study related to ballfields and provide associated budget amendments related to revising or creating concept plans and construction estimates for the north community park, south community park, Lakes of Squabble Creek Park and Lakeside Park and take any action necessary.

Memo_Lewis Agenda Request 521
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Discuss and consider approval of an ordinance in amending Chapter 44. Utilities of the Code of Ordinances to add a new article, Article VI. for the purpose of adopting Storm Water Management provisions in accordance with the City of Rockwall's MS4 Permit, and take any action necessary. (1st reading)

Memo 523
Ordinance 524
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AGENDA
ROCKWALL CITY COUNCIL
Monday, February 19, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

p.12 **1.** Hold a work session to discuss and consider planning for IH-30 aesthetics and entry features.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation)

2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, February 19, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE –MAYOR PRUITT

VIII. PROCLAMATIONS / AWARDS

p.27 **1.** National Pancake Day / Shriners Hospitals for Children Day
p.29 **2.** Engineer's Week Proclamation

IX. OPEN FORUM

X. CONSENT AGENDA

p.31 **1.** Consider approval of the minutes from the February 5, 2018 regular City Council meeting, and take any action necessary.

p.45 **2.** Consider approval of a consulting services agreement with Willdan/Economists.com to conduct an independent water and wastewater rate analysis in the amount of $39,000 to be funded by the Water Operations Budget, and take any action necessary.

p.52 **3.** **P2018-002** - Consider a request by Lizandro Ormeno of Livay, LLC for the approval of a final plat for Lot 1, Block A, Lizandro Ormeno Addition being a 1.24-acre tract of land identified as Tract 3 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1201 N. Goliad Street [SH-205], and take any action necessary.

p.58 **4.** Consider approval of an **ordinance** repealing Ch. 10, Article II, Division 3. Construction Advisory Appeals Board of the Code of Ordinances and transferring those duties to the Board of Adjustments under Article II, Section 11 of the Unified Land Development Code, and take any action necessary. **(1st reading)**

p.63 **5.** Consider a Park Board recommendation concerning approval of a resolution associated with the annual update of the Mandatory Park Land Dedication Ordinance regulations regarding neighborhood park development pro-rata equipment fees, and take any action necessary.

p.67 **6.** Consider a Park Board recommendation concerning approval of a resolution associated with the annual update of the Mandatory Park Land Dedication Ordinance regulations regarding the per acre value of land for

the purpose of calculating cash-in-lieu of land fees, and take any action necessary.

p.107 **7.** Consider authorizing the City Manager to execute an amendment to an existing contract with Verizon Wireless to install additional equipment on the City-owned communication tower located at 305 E. Boydstun Avenue, and take any action necessary.

p.190 **8.** Consider approval of a budget amendment in the amount of $38,000 from the city's Tree Mitigation Fund for planting of trees and shrubs in City facilities and rights-of-way, and take any action necessary.

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

p.192 **2.** Appointment with County Commissioner David Magness to hear update pertaining to countywide roadway projects (County of Rockwall Traffic Consortium), and take any action necessary.

p.194 **3.** Appointment with Richard Martin, Director, Gov't Relations & Real Estate with Primary Media to hear request associated with replacing one static billboard face with a digital billboard face for a sign located on the north side of IH-30 approximately 1000 feet east of John King Blvd., and take any action necessary.

p.198 **4.** Appointment with Rockwall Police Chief to hear the 2017 Racial Profiling Report, and take any action necessary.

XII. PUBLIC HEARING ITEMS

p.308 **1.** **Z2018-001** - Hold a public hearing to discuss and consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of an **ordinance** for a PD Development Plan amending Ordinance No.'s 16-48 & 16-54 and in accordance with Ordinance No. 10-21, for a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary. **(1st Reading)**

p.343 **2.** **Z2018-002** - Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of an **ordinance** for a Specific Use Permit (SUP) for the replacement of a telecommunications tower exceeding 125-feet in a Heavy Commercial (HC) District on a 5.053-acre tract of land identified as Lot 1, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes

Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary. **(1st Reading)**

p.358 **3.** **Z2018-003** - Hold a public hearing to discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) for a restaurant with a drive-through or drive-in on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary. **(1st Reading)**

p.427 **4.** Hold a public hearing to discuss and consider approval of a resolution readopting local standards of care for the city parks and recreation youth programs as originally adopted by Ordinance 17-42 and as required by Chapter 42 of the Texas Human Resources Code, and take any action necessary.

XIII. ACTION ITEMS

p.444 **1.** **SP2018-001** - Discuss and consider a request by Larae Tucker of Verdad Real Estate for the approval of a site plan with variances for a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situatued west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

p.474 **2.** **SP2018-002** - Discuss and consider a request by Matthew Peterson of D. B. Contractors, Inc. on behalf of Jeff Fleming of J. R. Investments, LLC for the approval of an exception and variances in conjunction with an approved site plan for a manufacturing facility on an 11.155-acre parcel of land identified as a portion of Lot 6 and all of Lot 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Innovation Drive and Observation Trail, and take any action necessary.

p.485 **3.** **MIS2018-001** - Discuss and consider a request by Kris Green for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code, for a 0.255-acre parcel of land identified as Lot 7, Block A, Eagle Point Estates, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1507 S. Alamo Drive, and take any action necessary.

p.493 **4.** **MIS2018-003** - Discuss and consider a request by Jim Lawson of the Rockwall Independent School District (RISD) for the approval of an exception to the minimum masonry requirements for the purpose of constructing an accessory building on a 25.569-acre parcel of land

identified as Lot 1, Block 1, Rockwall Middle School No. 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 16 (SF-16), situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 625 FM-552, and take any action necessary.

p.500 **5.** **MIS2018-004** - Discuss and consider a request by Tom Kirkland of TEKMAK Development Company on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of an extension to a Specific Use Permit [S-161; Ordinance No. 17-07] that allows a Residence Hotel on a three (3) acre portion of a larger 8.613-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

p.512 **6.** **MIS2018-005** - Discuss and consider a request by John Delin of R. W. Ladera, LLC for the approval of variances to Planned Development District 85 (PD-85) [Ordinance No. 17-18] on a 28.011-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E. SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

p.521 **7.** Discuss and consider authorizing City staff to secure proposals for conducting a feasibility study related to ballfields and provide associated budget amendments related to revising or creating concept plans and construction estimates for the north community park, south community park, Lakes of Squabble Creek Park and Lakeside Park and take any action necessary.

p.523 **8.** Discuss and consider approval of an **ordinance** in amending Chapter 44. Utilities of the Code of Ordinances to add a new article, Article VI. for the purpose of adopting Storm Water Management provisions in accordance with the City of Rockwall's MS4 Permit, and take any action necessary. **(1st reading)**

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation)
2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.086 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 16Th day of February, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council**

FROM: **Rick Crowley, City Manager**

DATE: **February 16, 2018**

SUBJECT: "**Aesthetic Package" Related to I-30 Project**

TxDoT has met with Rockwall, Fate, Royse City, and Rockwall County regarding the need to make certain decisions related to an "Aesthetic Package" for inclusion in plans for the I-30 improvements. This package is generally made available to cities with a considerable amount of the total cost being the responsibility of the cities – depending on what the City wants to see included. As a part of the TxDoT design contract, the TxDoT consulting design engineer has certain schematic design assistance responsibility. We have inquired as to the scope of that work and have received several examples from them in advance of the next meeting that we will have with the design group.

Cities generally have the option to include, within TxDoT design standards, the type of entryway of gateway "monument signage" and aesthetic improvements that each city may find appropriate in terms of achieving their desired entry features which may "mark" entry into the city. These can range from no special aesthetic treatment of entryways and along the length of the project to those that are quite substantial both in terms of construction and costs.

At the work session on Monday, we hope to get general guidance from the Council as to how the City of Rockwall will want to approach the package. Options, within TxDoT guidelines, are quite numerous as the Council has surely observed in travel throughout D-FW and the state.

The attachment contains several options which may be of assistance as we discuss the matter in the work session. Several examples have been provided by TxDoT, we have had drawings prepared which provide yet other alternatives for general consideration. These will be discussed with the Council at the work session. There are several process options as the City proceeds with providing our proposals to TxDoT.

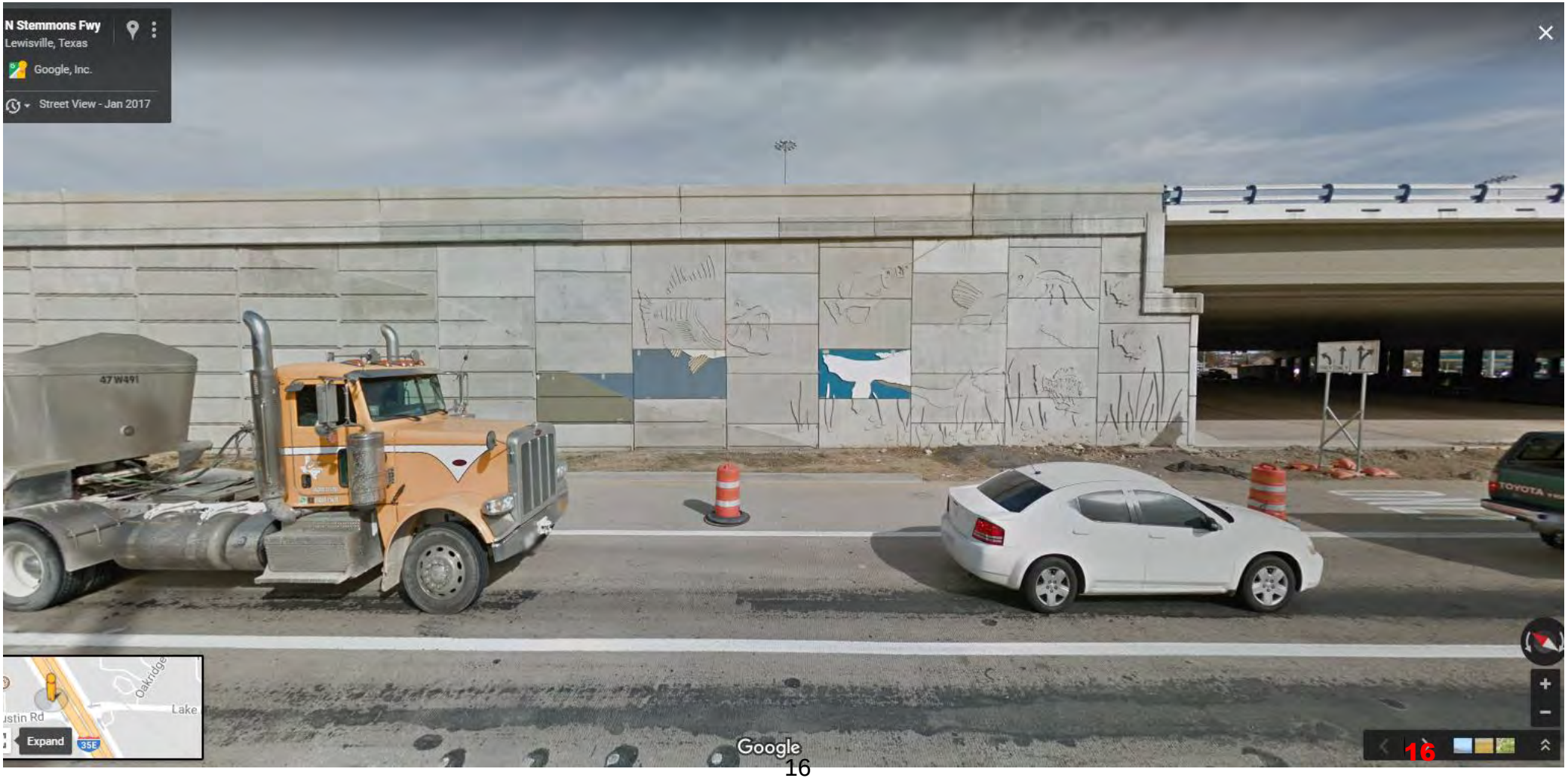
Note: The City costs for the Lewisville aesthetics shown on the following pages are $1,494,776. The improvements in the photos are under construction by TxDoT for the City of Lewisville. This information was provided by TxDoT.



	Parsons Brinckerhoff	AESTHETIC IMPROVEMENTS COST OPINION			DATE PREPARED 07/12/12					
	ACTIVITY AND LOCATION Justin Road-FM 407 Interchange -Aesthetic Improvements Lewisville, TX		CONTRACT NO. 28329A		Discipline/Department Landscape Architecture					
			ESTIMATED BY: CMS		Division Landscape Architecture					
	PROJECT TITLE Final Design		STATUS OF DESIGN 100% Design		Project/Job Number PB 28329A					
			ENGINEERING ESTIMATE				Participation %		TOTALS	
	ITEM DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL	TxDOT	City	TxDOT	City
	Aesthetic Wall Enhancements									
423-2021	East Face of Abutment Walls - South-A	Bird panels	30.0	EA	$1,500	$45,000	30%	70%	$13,500	$31,500
423-2021	East Face of Abutment Walls - North-E	Bird panels	30.0	EA	$1,500	$45,000	30%	70%	$13,500	$31,500
423-2021	West Face of Abutment Walls - North-F	Fish panels	30.0	EA	$1,500	$33,000	30%	70%	$9,900	$23,100
423-2021	West Face of Abutment Walls - South-C	Fish panels	30.0	EA	$1,500	$45,000	30%	70%	$13,500	$31,500
427-2003	Colored Opaque Concrete Sealer	All Graphic Panels Combine	4742.3	SF	$1.75	$8,299	0%	100%	$0	$8,299
740-2005	Graffiti Removal and Anti-Graffiti Coating - Graphics		4742.3	SF	$3.59	$17,025	50%	50%	$8,512	$8,512
	Abutment Wall Treatment									
740-2005	Graffiti Removal and Anti-Graffiti Coating - Abutment		6120.0	SF	$3.59	$21,971	50%	50%	$10,985	$10,985
423-2028	Formliners for brick and textured accents		5.0	EA	$2,000	$10,000	0%	100%	$0	$10,000
423-2018	Formliners for Wave Pattern Panels		8.0	EA	$1,500	$12,000	0%	100%	$0	$12,000
423-2028	Abut. Pre-Cast Conc. Panel Walls (Brick Veneer		3856.5	SF	$3.50	$13,498	0%	100%	$0	$13,498
423-2018	Abut. Pre-Cast Conc. Panel Walls (Wave Pattern)		5734.0	SF	$5.00	$28,670	0%	100%	$0	$28,670
	Subtotal Aesthetic Wall Enhancements					**$279,462**			**$69,898**	**$209,565**
	Under-Bridge/Site Aesthetic Enhancements									
	Specialty Furnishings									
647	Quad-Banner Poles with convenience outle		8.0	EA	$7,800	$62,400	0%	100%	$0	$62,400
647	Banner Arms		64.0	EA	$100	$6,400	0%	100%	$0	$6,400
420-2001	Raised Planters		16.8	CY	$400	$6,720	0%	100%	$0	$6,720
644	Wayfinding Sign Panels		2.0	EA	$1,250	$2,500	0%	100%	$0	$2,500
644	Wayfinding Poles		2.0	EA	$3,000	$6,000	0%	100%	$0	$6,000
416-2001	Banner and Wayfinding Pole Base and Reinforced Conc. Foundatio		10.0	EA	$420	$4,200	0%	100%	$0	$4,200
416-2001	Drilled Shaft Footing Excavation and Disposa		7.0	CY	$285	$1,995	0%	100%	$0	$1,995
	Subtotal Aesthetic Site Amenities					**$90,215**			**$0**	**$90,215**
	Lighting									
420	Light Pole and Fixture - Alcott 12' with convenience outlet T		14.0	EA	$4,522	$63,308	15%	85%	$9,496	$53,812
420	Light Pole and Fixture - Alcott 12' with convenience outlet T		17.0	EA	$4,087	$69,479	15%	85%	$10,422	$59,057
416-2001	Light Pole Base and Reinforced Conc. Foundatio		31.0	EA	$263	$8,153	15%	85%	$1,223	$6,930
416-2001	Drilled Shaft Footing Excavation and Disposa		5.8	CY	$285	$1,662	15%	85%	$249	$1,412
420	Installation and Energize		31.0	EA	$650	$20,150	15%	85%	$3,023	$17,128
618-2012	Conduit (pvc) (sched 40) 1"		316.0	LF	$12	$3,792	15%	85%	$569	$3,223
618-2018	Conduit (pvc) (sched 40) 2"		1069.0	LF	$13	$13,897	15%	85%	$2,085	$11,812
618-2019	Conduit (pvc) (sched 40) 2" Bored/Encase		459.0	LF	$32	$14,688	15%	85%	$2,203	$12,485
624-2008	Ground Box (TY A) (122311) w/APRON		16.0	EA	$1,125	$18,000	15%	85%	$2,700	$15,300
624	Ground Box (TY D) (162922) w/APRON		5.0	EA	$1,125	$5,625	15%	85%	$844	$4,781
624	Pilaster Junction Box		18.0	EA	$1,125	$20,250	15%	85%	$3,038	$17,213
620	Elec conduc (no. 4 TY XHHW)		21.2	CLF	$140	$2,961	15%	85%	$444	$2,517
620-2010	Elec conduc (no. 6 TY XHHW)		21.5	CLF	$140	$3,013	15%	85%	$452	$2,561
620-2012	Elec conduc (no. 8TY XHHW)		19.5	CLF	$140	$2,730	15%	85%	$410	$2,321
620	Elec conduc (no. 10 TY XHHW)		18.7	CLF	$140	$2,612	15%	85%	$392	$2,221
620	Elec conduc (no. 4 Bare)		7.8	CLF	$100	$778	15%	85%	$117	$661
620-2009	Elec conduc (no. 6 Bare)		7.2	CLF	$100	$717	15%	85%	$108	$609
620	Elec conduc (no. 10 Bare)		3.5	CLF	$100	$350	15%	85%	$53	$298
628	Elect Service TY C 120/240 60 (NS) SS (E) SP (U)		1.0	EA	$9,600	$9,600	15%	85%	$1,440	$8,160
	Subtotal Lighting and Electrical					**$261,765**			**$39,265**	**$222,500**
	Paving									
528-2023	Colored Concrete Paving - Small Waves		11888.1	SF	$5.00	$59,441	49%	51%	$29,126	$30,315
528-2006	Colored Concrete Paving - Large Waves		34032.6	SF	$3.50	$119,114	49%	51%	$58,366	$60,748
531-2024	Concrete Pavement Bands		7100.1	SF	$2.25	$15,975	49%	51%	$7,828	$8,147
528-2003	Stamped / Colored Concrete Pavment - Crosswalk		4354.4	SF	$5.00	$21,772	100%	0%	$21,772	$0
531-2028	Sidewalk Sections for Future Connection		125.0	SF	$2.25	$281	49%	51%	$138	$143
	Subtotal Specialty Paving					**$216,583**			**$117,229**	**$99,354**
	Pedestrian Separation Barriers									
740-2005	Graffiti Removal and Anti-Graffiti Coating - Barriers		0.0	SF	$3.59	$0	0%	100%	$0	$0
450-2179	Rail 1 Flamed Granite Formliner for Free-Standing Barrier Rai		3.0	EA	$1,650.00	$4,950	0%	100%	$0	$4,950
450-2180	Rail 2 Flamed Granite Formliner for Infill barrier rail		3.0	EA	$1,650.00	$4,950	0%	100%	$0	$4,950
427-2003	Colored Opaque Concrete Sealer Walls and Pilasters		8302.8	SF	$0.50	$4,151	0%	100%	$0	$4,151
450-2180	Infill Pedestrian Barrier Wall		407.7	LF	$65.00	$26,501	0%	100%	$0	$26,501
450-2179	Free-Standing Pedestrian Barrier Wall		626.0	LF	$65.00	$40,690	0%	100%	$0	$40,690
450-2179	Pilasters along wall		40.0	EA	$500.00	$20,000	0%	100%	$0	$20,000
	Sub-Total Pedestrian Separation Barriers					**$101,242**			**$0**	**$101,242**
	Landscape Enhancements									
170-2001	IRRIGATION SYSTEM		1.0	LS	$190,000.00	$190,000	20%	80%	$38,000	$152,000
192-2002	BLOCK SOD		18065.3	SY	$2.45	$44,260	100%	0%	$44,260	$0
166-2001	FERTILIZER		3.7	AC	$548.00	$2,044	100%	0%	$2,044	$0
192-2002	PLANT MATERIAL (SEED)		0.0	AC	$700.00	$0	100%	0%	$0	$0
192-2081	PLANTING SOIL MIX		811.0	CY	$40.50	$32,846	32%	68%	$10,511	$22,335
192-2013	MULCH		9742.0	SY	$2.45	$23,868	32%	68%	$7,638	$16,230
192-2015	LANDSCAPE EDGE		3206.0	LF	$15.00	$48,090	19%	81%	$9,137	$38,953
192-2016	PLANT BED PREPARATION		9742.0	SY	$3.75	$36,533	32%	68%	$11,690	$24,842
192-2017	VEGETATION BARRIER		9742.0	SY	$1.30	$12,665	32%	68%	$4,053	$8,612
192-2025	PLANT MATERIAL (45-GAL) (TREE)		52.0	EA	$375.0	$19,500	0%	100%	$0	$19,500
192-2024	PLANT MATERIAL (30-GAL) (TREE)		45.0	EA	$275.0	$12,375	0%	100%	$0	$12,375
192-2023	PLANT MATERIAL (15-GAL) (TREE)		148.0	EA	$125.0	$18,500	23%	77%	$4,255	$14,245
192-2030	PLANT MATERIAL (3-GAL) (SHRUB)		2534.0	EA	$24.0	$60,816	36%	64%	$21,894	$38,922
192-2003	PLANT MATERIAL (3-GAL) (GRASSES)		16795.0	EA	$14.5	$243,528	36%	64%	$87,670	$155,858
193-2001	PLANT MAINTENANCE		12.0	MO	$3,000.0	$36,000	36%	64%	$12,960	$23,040
193-2006	VEGETATIVE WATERING		4174.4	MG	$16.3	$67,833	36%	64%	$24,420	$43,413
193-2007	IRRIGATION SYSTEM OPERATION AND MAINTENANCE		12.0	MO	$860.0	$10,320	36%	64%	$3,715	$6,605
	Sub-Total Landscape Enhancements					**$859,176**			**$282,246**	**$576,930**
	Total Aesthetic Enhancement Improvements					**$1,808,443**			**$508,638**	**$1,299,805**
	CONTINGENCY 15%					**$271,267**			**$76,296**	**$194,971**
	TOTAL WITH CONTENGENCY					**$2,079,710**			**$584,934**	**$1,494,776**
									TxDOT	**CITY**

	$279,462
	$90,215
	contribution of lighting toward overall project needs.
	$ 261,765
	Txdot base/accent includes 49% special pvmt.
	Txdot base/accent includes 49% special pvmt.
	Txdot base/accent includes 49% special pvmt.
	Txdot accent includes decorative crosswalk
	$101,242
	TxDOT plans indicate planting along wall graphics
	drip 77188 SF
	spray 125054 SF
	Hold for possible VE exercise
	TxDOT plans indicate planting along wall graphics
	TxDOT plans indicate planting along wall graphics
	TxDOT plans indicate planting along wall graphics
	TxDOT plans indicate planting along wall graphics
	TxDOT plans indicate planting along wall graphics
	$859,176
	$1,808,443
	$271,267
	$2,079,710

15


N Stemmons Fwy
Lewisville, Texas
Google, Inc.
Street View - Jan 2017
47W491
Oakridge
Lake
Expand
35E
Google
16


Lewisville, Texas
Google, Inc.
Street View - Jan 2017
DO NOT ENTER
Oakridge
Lake
Expand
35E
Google
17


N Stemmons Fwy
Lewisville, Texas
Google, Inc.
Street View - Aug 2015
Justin Rd
Oakridge
Lake
Expand
35E
Google
18


N Stemmons Fwy
Lewisville, Texas
Google, Inc.
Street View - Jan 2017
Justin Rd
35E
Google
19

Note 1: The City cost of each monument sign as shown in the attached photo is about $40,000. This has been constructed by TxDoT for the City of Fate. This information was provided by TxDoT.

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Note: After discussing the aesthetics package process with TxDoT, the staff had the attached drawings containing different ideas prepared along with a preliminary total budget. The total budget is estimated at about $400,000. This option has not yet been discussed with TxDoT.

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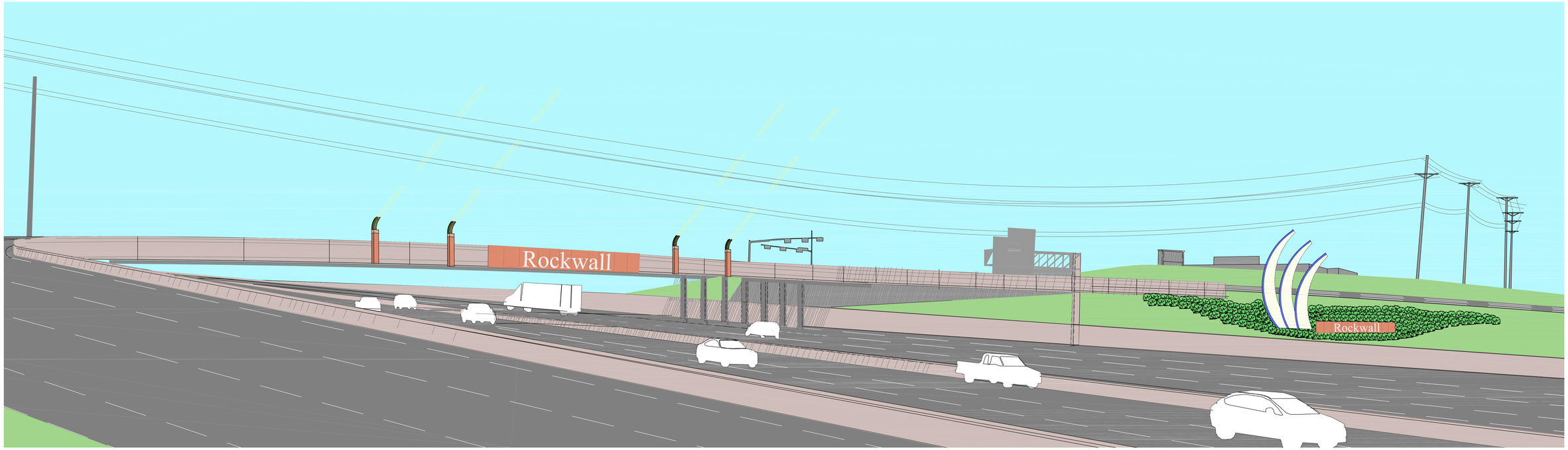

INTERSTATE HIGHWAY 30 AT HORIZON ROAD

INTERSTATE HIGHWAY 30 ENHANCEMENT STUDY

T. H. Pritchett / Associates
Landscape Architects

Texas Department of Transportation

City of Rockwall

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T. H. PRITCHETT / Associates
Landscape Architectural Design and Site Planning
1218 Camino Lago
Irving, Texas 75039
Email: tom@landdesignplan.com
Phone: 214-697-2580

IH 30 ROCKWALL ENHANCEMENT BUDGET ESTIMATES

Horizon Bridge Area Elements

Bridge “Rockwall” Sign, $ 36,000.00

Corten Sign faced 35 feet long sign, 6 feet high, aluminum box and frame. Cut out letters with Lexan surfaces to diffuse the light. LED light source behind. Color changing programable. Source 240 watt power to be provided within 100 feet.

Bridge “Torche” Light Bollards $ 6,000.00 each at $24,00.00

Corten Sign faced 2 feet square, 9 feet high, aluminum box and frame. With curved Aluminum reflector. LED light source from top of Bollard. Color changing programable. Source 240 watt power to be provided within 100 feet.

South Side “Rockwall” Sign $ 30,000.00

Corten Sign faced 20 feet long sign, 4 feet high, aluminum box and frame. Cut out letters with Lexan surfaces to diffuse the light. LED light source behind. Color changing programable. Source 240 watt power to be provided within 100 feet. Including foundation, piers, required paving for service access.

South Side “Arched Forms with Lighted Edge” $120,000.00

Aluminum Brushed finish with hand rubbed pattern and clear coat finish, 20, 25 and 30 feet high, 6 feet wide at bottom, aluminum box and frame. On angled side and outside edge of Arch is a 8” wide Clear Lexan lens cover with LED light source behind. Color changing programable. Source 240 watt power to be provided within 100 feet.

South Side Landscape $70,000.00

Large Live Oak trees behind the sign with drift of native shrubs along the 200-250 foot long landscape area around the sign. With Irrigation System.

FM 3549 Area Elements

Below roadway surface “Rockwall” Sign $ 40,000.00

Corten Sign faced 28 feet high sign, 5 feet wide, aluminum box and frame. Cut out letters with Lexan surfaces to diffuse the light. LED light source behind. Color changing programable. Source 240 watt power to be provided within 100 feet. Including foundation, piers, required paving for service access. May require retaining walls to raise the mounting height to be visible from Highway elevation

One “Arched Forms with Lighted Edge” $60,000.00

Aluminum Brushed finish with hand rubbed pattern and clear coat finish, 25 feet high, 6 feet wide at bottom, aluminum box and frame. On angled side and outside edge of Arch is 8” wide Clear Lexan lens cover with LED light source behind. Color changing programable. Source 240 watt power to be provided within 100 feet. May require retaining walls to raise the mounting height to be visible from Highway elevation

Landscape $20,000.00

Large Live Oak trees installed at grade or in raised beds below roadway elevation. With Irrigation System.

Total Budget $400,000.00

Budgeted as all item priced as Standard Ready Installation

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Rockwall, Texas

Proclamation

Whereas, Shriners Hospitals for Children is a national non-profit organization committed to giving children the opportunity to live a more normal life; and

Whereas, Shriners Hospitals for Children provides children the opportunity to receive treatment for orthopedic problems, severe burns and spinal cord injuries and provides them with a head start in developing a normal life, regardless of the patient's ability to pay, that is essential to becoming successful and contributing adults; and

Whereas, Shriners Hospitals have provided medical and rehabilitative care to millions of children at their many orthopedic hospitals, treating scoliosis, brittle bone disease, hand and back problems, limb deficiencies and growth problems; and

Whereas, on February 27, 2018, Shriners Hospitals for Children and IHOP will join together to encourage people to donate to these worthy causes.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim February 27, 2018 as

IHOP'S NATIONAL PANCAKE & SHRINERS HOSPITALS FOR CHILDREN DAY

in the City of Rockwall and urge all citizens to participate in this important campaign to help transform a stack of pancakes into free treatment for children with orthopedic problems and severe burns within our city.

In Witness Whereof, I hereunto set my hand and official seal this 19th day of February, 2018.

Jim Pruitt, Mayor

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Rockwall, Texas

Proclamation

Whereas, engineers provide the talents and skills necessary to analyze and solve complex problems and create infrastructure for the high quality of life which citizens enjoy; and

Whereas, the support of an understanding and informed citizenry is vital to the efficient planning, design, construction and operation of the public infrastructure, which includes water, sanitary and storm sewers, streets and highways, bridges, public buildings, communications, and electricity and natural gas distribution; and

Whereas, the health, safety, welfare, comfort and economic vitality of this community greatly depends on sound public infrastructure; and

Whereas, engineers address the major technological challenges of our time from rebuilding towns devastated by natural disasters to designing infrastructure that will take our country through the 21st century; and

Whereas, the quality and effectiveness of the public infrastructure is vitally dependent upon the effort, talent and skill of public and private sector engineers; and

Whereas, the City of Rockwall has a small cadre of highly qualified and dedicated engineers whose professionalism materially influences the people's attitude and understanding of the importance of the work they perform; and

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, so hereby proclaim the week of February 18-24, 2018, as:

ENGINEERS APPRECIATION WEEK

in the City of Rockwall, and call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing quality infrastructure and to recognize the significant contributions which our engineers make every day to our health, safety, comfort and quality of life.

In Witness Whereof, I hereunto set my hand and official seal this 19th day of February, 2018.

Jim Pruitt, Mayor

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MINUTES
ROCKWALL CITY COUNCIL
Monday, February 05, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the meeting to order at 4:02 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem John Hohenshelt and Council Members Dana Macalik, Mike Townsend, and Kevin Fowler. Councilmember Dennis Lewis joined the meeting at 4:04 p.m. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs, and City Attorney Frank Garza. The city's bond counsel, Leroy Grawunder was also present. Councilmember Bennie Daniels was absent from the entirety of the meeting.

II. WORK SESSION

1. Hold a work session to consider potential capital improvement projects associated with future bond election.

Mary Smith, Assistant City Manager, briefed the Council on a memo she has provided to the Council concerning options related to calling a bond election. Council members generally indicated that they are comfortable with $85 million dollars being issued and paid for over a ten year period for roadway improvements. It is estimated that this is the amount and timeframe for which debt may be issued and not result in a tax rate increase to the citizens. City Manager Rick Crowley introduced Leroy Grawunder, the city's bond (legal) counsel.

Mayor Pruitt expressed a desire to possibly include verbiage on the ballot language that will show the voters how much outstanding debt the city current has, as well as how much will be added to that debt should the roadway-related bond proposition pass. Mr. Grawunder advised that the election code does not contain provisions that would allow for the bond proposition language itself to contain information concerning the city's current amount of debt. However, he advised that the city is allowed to publish factual information to educate voters in advance of the bond election. Mayor Pruitt generally expressed concern about voters potentially not being sufficiently informed about the city's current debt status and what any further debt issuance will equate to for the city and its taxpayers.

Regarding the possibility of including parks or ball field related bond propositions on a May election ballot, Councilmember Macalik shared that five or six constituents contacted her and expressed a desire to not include either of these things on the ballot. Both Councilmember Lewis and Councilmember Townsend shared that they have each received indication from constituents that they do in fact wish to have parks and ball field-related propositions on the bond election ballot.

Mayor Pruitt called forth Brad Bassett, current Park Board Chairman, to brief Council on the recent discussions Park Board has had pertaining to possible bond proposals. The Park Board held a special meeting on Monday January 29th and voted unanimously (of the four in attendance) that City Council consider the following for the upcoming bond election:

- **Phase 2 neighborhood parks construction - $2,200,000**
- **Renovations of Myers ball fields and Yellowjacket ball fields - $1,500,000**

- **Authorize funding a feasibility study for an athletic complex in this year's budget for consideration of a bond program at the next possible general election.**
- **Consider funding the completion of concept plans for the remaining identified projects in the 2017 Strategic Plan (Alma Williams Howard Park, a south community, The Lakeside Park and The Lakes of Squabble Creek)**

Mr. Bassett generally expressed a desire for staff and the Park Board to further evaluate some of these items and perhaps consider them on a subsequent bond election (perhaps in November of 2018). He would like the Council to consider authorizing some funding in order to retain a consultant(s) to assist staff and the Park Board with further evaluating and pricing some of these items. Mr. Crowley indicated that a budget request that would have funded these studies was previously submitted; however, it was not approved in the current fiscal year budget.

Discussion ensued pertaining to potential, future improvements within neighborhood parks. Mayor Pruitt encouraged the Park Board to prioritize neighborhood park improvements and come up with a phased plan to implement those improvements over the course of a five year period.

Mayor Pruitt pointed out that normally a committee of voters/citizens is assembled in order to discuss and prioritize items for inclusion in a bond proposition package. However, regarding roadway improvements, there was no need to establish a citizen committee because no one questions that the city's roads are in disrepair and need improvements. He urged the Council to consider waiting on all other items, such as parks, the airport, ball fields, etc. until a citizen committee can be formed to consider all of those types of wants and needs and prioritize them in advance of putting forth a bond proposition package to the Council for consideration.

Regarding the municipal airport, staff has been working with the Airport Advisory Board and has recently taken steps to meet with TXDOT Aviation to further discuss things such as the possibility of land acquisition.

Mayor Pruitt read the below listed discussion items into the public record before recessing the meeting to go into Executive Session at 4:49 p.m.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal review of deed records pertaining to public access on Breezy Hill Lane pursuant to Section §551.071 (Attorney/Client Consultation)
2. Discussion regarding claim by former police employee pursuant to Section §551.071 (Attorney/Client Consultation)
3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:15 p.m.

V. RECONVENE PUBLIC MEETING

Mayor Pruitt reconvened the public meeting at 6:01 p.m.

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

It was announced that no action would be taken as a result of Executive Session.

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRO TEM HOHENSHELT

Mayor Pro Tem Hohenshelt delivered the invocation and led the Pledge of Allegiance.

VIII. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time.

Mr. Bruce Foith
1087 Shady Lane Drive
Rockwall, TX 75087

Mr. Foith came forth and expressed concern about a pond near his home that is in need of some clean-up. He showed a photo of the pond, pointing out that there is a great deal of litter, and it needs to be cleaned up. He also has concerns about erosion on the other side of the pond at the dam area. He suggested that the Council consider cleaning it up and perhaps adding a trail near the dam area. Mayor Pruitt asked the Parks Department to report on these concerns at the next Council meeting.

There being no one else wishing to come forth and speak at this time, Mayor Pruitt then closed Open Forum.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the January 16, 2018 regular city council meeting, and take any action necessary.
2. Consider approval of the minutes from the January 22, 2018 special city council meeting, and take any action necessary.
3. **Z2017-066** - Consider a request by Trent Hyde for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow for a detached garage that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Road, and take any action necessary. **(2nd Reading)**
4. Consider awarding a bid to Utility Truck Equipment Company and authorizing the City Manager to execute a purchase order for a used crane truck in the amount of $125,000 to be funded out of the Water and Sewer Fund, Wastewater Operations Budget, and take any action necessary.

5. Consider awarding a bid to Love Field Chrysler Dodge and authorizing the City Manager to execute a purchase order for a 2018 Police Pursuit Dodge Charger in the amount of $25,736 to be funded out of the General Fund, Police Patrol Operations Budget, and take any action necessary.

6. Consider authorizing the City Manager to execute an amendment to the agreement with PMAM Corporation for Police and Fire Alarm Tracking and Billing services, and take any action necessary.

7. Consider authorizing the City Manager to enter into an agreement with WME for Founders Day headliner entertainment, and take any action necessary.

8. Consider approval of a resolution calling a General Election to be held on Saturday, May 5, 2018 for the purpose of electing City Council Members for Place 2, Place 4, and Place 6, and take any action necessary.

Mayor Pruitt reconvened the public meeting at 7:41 p.m. City Secretary Kristy Cole provided brief comments pertaining to this agenda item, indicating that Section 6 of the resolution was slightly modified this afternoon, in collaboration with the city attorney.

Mayor Pro Tem Hohenshelt moved to approve the resolution (as revised). Councilmember Macalik seconded the motion, which passed by a vote of 6 ayes with 1 absence (Daniels).

9. Consider approval of a resolution by the City Council of the City of Rockwall, Texas, calling a Bond Election to be held on Saturday, May 5, 2018 within said City; making provision for the conduct of the Election; containing other provisions incident and related to the purpose of this Resolution, and take any action necessary.

Mayor Pruitt indicated that the Council had discussions pertaining to this agenda item during the work session that took place earlier this afternoon.

Mayor Pro Tem Hohenshelt moved to approve a resolution calling a bond election to be held on May 5, 2018, putting forth only a roadway-related proposition in the amount of $85 million and allowing up to 40 years for maturity of said debt. Mayor Pruitt seconded the motion.

Mayor Pruitt then expressed that he would like to see the maturity date of the debt to be set at twenty years instead of forty years. Mr. Leroy Grawunder, the city's bond counsel, came forth and clarified the meaning and level of specificity of the proposed bond proposition language regarding reconstruction and rehabilitation of existing streets. He also asked that the Council be sure to specify and vote on the desired "maturity date" as part of the motion.

Councilmember Lewis expressed that he would at least like the Council to authorize staff to fund the feasibility study associated with the Park Board Chairman's recommendation.

The motion passed by a vote of 4 in favor, 2 against (Pruitt and Fowler), and 1 absence (Daniels).

Mayor Pruitt clarified that he and Councilmember Fowler did not vote against this motion because they don't want roads to be fixed. Instead, they voted against the motion because they do not believe in the philosophical differences associated with a twenty versus forty year issuance pertaining to maturity of the bond(s).

Mayor Pruitt expressed that he would like to pull Consent Agenda items #8 and #9 for further discussion later on during the meeting. Councilmember Lewis then moved to approve the remaining Consent Agenda Items (#s 1, 2, 3, 4, 5, 6, and 7). Mayor Pro Tem Hohenshelt seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-11
SPECIFIC USE PERMIT NO. S-184

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A DETACHED GARAGE THAT DOES NOT MEET THE MINIMUM REQUIREMENTS, ON A 0.830-ACRE TRACT OF LAND ZONED SINGLE-FAMILY 10 (SF-10) DISTRICT AND IDENTIFIED AS THE WILSON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absent (Daniels).

X. APPOINTMENTS

1. Appointment with Chris Lynch, Rockwall County Elections Administrator, to hear update regarding new electronic voting system and other items of interest pertaining to countywide elections, and take any action necessary.

Mr. Lynch came forth and shared details with the city council concerning a new voting system that the County of Rockwall recently purchased for use in upcoming elections. He explained that the new voting machines will affect about 33% of the voters in the County who have traditionally voted on paper ballots. He explained that all voters will cast their votes electronically on a machine. Then, the ballot containing the person's votes will be printed out, the voter may review the paper print out, and then he or she may submit their ballot to be formally cast.

Mr. Lynch went on to share details pertaining to the upcoming May elections, indicating that it is likely that the Rockwall Independent School District will end up canceling its election. So, if that happens, he explained that the City of Rockwall will then bear the full cost of the Rockwall County Elections Office administering said election.

Mayor Pruitt asked some clarifying questions pertaining to a Rockwall city voter's ability to 'early vote' at any early voting polling location throughout Rockwall County.

Council took no action as a result of this appointment item.

2. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Johnny Lyons, current chairman of the Planning & Zoning Commission, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's agenda. The Council took no action following Mr. Lyons' comments.

3. Appointment with Park Board Chairman Brad Bassett to hear recommendations regarding potential funding of park initiatives, and take any action necessary.

Mayor Pruitt indicated that the Council held discussions with Mr. Bassett related to this topic earlier this afternoon during a work session. The Council will consider this matter when it discusses Consent Agenda Item #9 above.

4. Appointment with Ed Hicks of Clay Cooley Automotive to discuss an alternative to the requirements of S-131 (Ordinance No. 15-05), and take any action necessary.

Mr. Hicks came forth and requested that the Council consider allowing him to demolish the building in lieu of installing some materials to the exterior façade of the existing building. The applicant indicated that the owners are working on closing a deal with a new automotive dealership and will be demolishing the building to accommodate the new company. He believes that they will likely have a new franchise agreement in place by fall of this year.

Following brief comments and clarification from the city attorney, Mayor Pruitt moved to grant Mr. Cooley a deferred action of the SUP Ordinance to allow for the demolition of the metal building located at 1530 E. IH-30. Councilmember Lewis seconded the motion, which passed by a vote of 6 ayes with 1 absence (Daniels).

5. Appointment with Wayne Hunter, PE of RPS Group on behalf Camden Homes to discuss the removal of a portion of a 322.34-acre tract of land from the City of Rockwall's Extraterritorial Jurisdiction (ETJ), allowing the City of Royse City to serve the property to facilitate a mixed-use development, and take any action necessary.

Mr. Hunter came forth and made a presentation to the City Council, briefly explaining that this request is being made on behalf of Camden Homes for the purpose of allowing the Royse City CCN to serve wastewater service in the capacity needed to support a 322.34-acre development (~288.50-acres is situated within the City of Rockwall's ETJ with the remainder being situated within the City of Royse City ETJ). According to the applicant's letter, this development will consist of 763 single-family lots, 20.30-acres of senior living, 22.00-acres of multi-family, 17.80-acres of commercial/retail and a 8.40-acre storage facility.

The Council took no action pertaining to this agenda item.

XI. PUBLIC HEARING ITEMS

1. **A2018-001 [A2017-001] (6:00 PM)** – Hold a public hearing to discuss and consider a request by Rick Jones of ADV Rockwall Platinum Property Owner, LLC for the approval of a voluntary annexation of a 4.264-acre tract of land identified as Lot 1, Block 1, Valk Rockwall Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, contiguous to the existing city limits, and take any action necessary.

Mayor Pruitt opened the public hearing at 6:34 p.m., asking if anyone would like to come forth and speak at this time. There being no one indicating such, Mayor Pruitt then closed the public hearing. The city attorney explained that there is an Attorney General's opinion that states that when the two required public hearings are held on the same date pertaining to annexation, then those two public hearings must be held at least 30 minutes apart. Mr. Crowley explained that two public hearings regarding annexation are never held on the same date when it is a "forced annexation." However, because this one is a voluntary annexation, the two public hearings are being held on the same date in order to accommodate speeding up the annexation on the applicant's behalf.

2. **A2018-001 [A2017-001] (6:30 PM)** – Hold a public hearing to discuss and consider a request by Rick Jones of ADV Rockwall Platinum Property Owner, LLC for the approval of a voluntary annexation of a 4.264-acre tract of land identified as Lot 1, Block 1, Valk Rockwall Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, contiguous to the existing city limits, and take any action necessary.

Mayor Pruitt skipped over this item for now and came back to it later on in the meeting.

Mayor Pruitt opened the public hearing at 7:15 p.m., asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing. No action was taken by Council at this time.

3. **Z2017-059** - Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an **ordinance** amending Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary **(1st Reading).**

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time. On December 18, 2017, the City Council remanded Case No. Z2017-059 back to the Planning and Zoning Commission to allow the applicant to make changes to the concept plan. Following this action the applicant submitted a request to postpone the public hearing for this case to January 30, 2017 to allow time to modify the request to address the concerns stated in the City Council meeting and to meet with the Chandler's Landing Homeowner's Association (HOA). The Planning and Zoning Commission approved this request on December 26, 2017.

Since the City Council meeting, the applicant has changed the request reducing the number of units from 48 to 40. This reduces the requested density from 6.98 to 5.81 units per acre. This does not have an effect on the future land use map, which already designates the subject property for High Density Residential land uses (i.e. any development that exceeds three [3] units per gross acre). In addition, the applicant has removed the request for additional cementaceous materials and is proposing to meet or exceed the material requirements of the Unified Development Code. After reviewing these changes and holding a public hearing on January 30, 2017, the Planning and

Zoning Commission approved a motion to recommend approval of the amendment to Planned Development District 8 (PD-8) by a vote of 7-0.

Mayor Pruitt then opened the public hearing and asked if anyone from the Chandler's Landing Homeowner's Association (HOA) would like to come forth and speak at this time.

Jeff Macalik
6102 Volunteer Place
Rockwall, TX 75032

Mr. Macalik indicated that he is the Chairman of the Chandler's Landing Homeowner's Association's Environmental Committee. He came forth and shared a letter with the Council, on behalf of the HOA, generally indicating that the HOA is not in favor of any high density multi-family development. He also pointed out that ten neighbors have all expressed opposition to this development. He wonders who will own the streets within this development, pointing out that the Chandler's HOA maintains its own, private streets. He also questions if this development will be gated or not. He overall indicated that the HOA board does not want a lot density of any more than 36 lots.

Councilmember Fowler questioned if this land area is or is not part of the Chandler's subdivision and HOA. Mr. Miller, Planning Director, shared that he is not sure – that is more of a question for the Chandler's HOA.

Mr. Macalik shared that, although he is not totally certain, he does know that Chandler's HOA board members have generally indicated a belief that this area would be in the Chandler's HOA. Mr. Garza, the city's legal counsel, generally explained that the city is not to consider any deed restrictions which may or may not be in place.

After additional, brief discussion pertaining to density, Mayor Pruitt called the next speaker forward.

Phil Bishop
333 Columbia Drive
Rockwall, TX

Mr. Bishop came forth and expressed that he lives in Chandler's Landing. He went on to explain that, up until recently, he managed Spyglass Hill. He shared that the three phases of Spyglass are much denser because they are condominiums. Also, they do not have setback rules, and the streets are not repaired by Chandler's Landing. He shares that her currently manages Spyglass Hill, Phase 3, and, up until recently, he managed Phase 2 as well. He went on to speak about "the 12' rule," that had, in part, been discussed this evening, sharing that this rule never applied to Spyglass Hill Phase I, Phase II, or Phase III. Also, the rule only applies to certain lots on certain streets within Chandler's Landing. He mentioned that, as a result of a past lawsuit, some areas have height restrictions in place which dictate how tall a home may be (above sea level). Each of the three phases of Spyglass is essentially "self-governed," and residents can pay for the ability to utilize amenities within the Chandler's subdivision; however, there is also an "opt out" option for each Phase. He shared that Phase II did so (opted out) a couple of years ago, so residents within Phase II no longer pay dues to Chandler's landing. Mr. Bishop went on to share his own, personal opinion, indicating that this particular project proposal seems to be the best one for protecting view corridors and minimizing the overall heights of the homes.

Scott Mason
275 Henry M. Chandler Drive
Rockwall, TX

Mr. Mason shared that he owns one of the condos that would be in direct view of some of these proposed townhomes. Mr. Mason generally expressed that he believes what is being proposed now by Mr. Cavendish is in the best scenario for development of these lots.

Dennis Vierling
1121 Bayshore Drive
Rockwall, TX

Mr. Vierling came forth and generally expressed that he believes what is being proposed by Mr. Ross Ramsay and Mr. Cavendish does allow for the best views (of the lake) to be experienced by all. He generally expressed support for approval of this request.

Mr. Ross Ramsay, the architect associated with development of this property, came forth and briefed the Council on this revised proposal.

Mayor Pruitt asked if anyone else would like to come forth and speak during the public hearing.

Mr. Ed Cavendish with Cavendish Homes came forth and addressed the Council. He generally expressed that he does not believe this council meeting is the proper time or place to be discussing things such as Chandler's Landing's "twelve foot rule." He believes that said issue should be discussed at a separate time and is something that is solely between him and the HOA if/when he actually begins constructing the townhomes.

Mr. Macalik, who previously spoke, came back before the council and offered additional, brief comments regarding the "12' rule,' clarifying that he cannot speak as to if this proposal would or would not be in compliance with said rule. He went on to talk about the huge change in elevation that exists within this area, sharing that he does not feel the "open space" that would be part of this development would truly be useable (because it is so steep).

There being no one else wishing to come forth and speak at this time, Mayor Pruitt then closed the public hearing.

Mayor Pruitt shared that he has received a lot of input from residents, mainly those living in Spyglass, who have expressed opposition to this proposal. Councilmember Lewis generally shared that he has received a lot of input from various residents pertaining to this request. Chandler's changed their bylaws last year to restrict the number of rental units within the subdivision to 15%. He believes that zero lot line homes tend to be more 'owner occupied,' while townhomes tend to be more 'renter occupied.'

Mayor Pruitt summarized that the Council should focus tonight on the following two factors - (1) if townhomes or zero lot line homes are what should be allowed and (2) should the units be allowed to increase from 36 to 40 units? Mr. Garza clarified that, if there are deed restrictions in place, it will not be the city's responsibility to enforce those. Instead, that would be something that would need to be addressed between the developer and the HOA.

Councilmember Macalik expressed that most of these units will sell between $325k and $350k. So, she pointed out that most of the other existing townhomes and condos, both in Chandler's and Spyglass, are not in this price range. So, this will be a different housing product for the HOA. She expressed a desire to be sure that all of the expressed issues are being addressed.

Following additional, brief comments, Mayor Pro Tem Hohenshelt moved to approve Z2017-059. Councilmember Townsend seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 92-39*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 92-39*, BEING A 6.88-ACRE TRACT OF LAND IDENTIFIED AS LOT 4, BLOCK A, SPYGLASS HILL #4 ADDITION AND TRACT 134-12 OF THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion failed by a vote of 2 ayes with 4 against (Pruitt, Fowler, Lewis, and Macalik) and 1 absent (Daniels).

4. **Z2017-052** - Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary **(1st Reading).**

Mr. Miller, Planning Director, indicated that Mr. Atkins, the applicant, has asked to withdraw this case at this time. No action was taken by Council at this time.

XII. ACTION ITEMS

1. Hold a Show Cause Hearing to discuss and consider demolition of a dangerous building located at 373 Renee Drive, legally described as Rockwall Lake Estates #2, Lot 1434, and take any action necessary.

Building Official, Jeffrey Widmer, provided brief comments pertaining to this agenda item. Councilmember Lewis moved to approve the demolition of the dangerous building located at 373 Renee Drive, legally described as Rockwall Lake Estates #2, Lot 1434. Mayor Pro Tem Hohenshelt seconded the motion, which passed by a vote of 6 ayes with 1 absent (Daniels).

2. Discuss and consider a request by David Ellis of Ellis Companies for the approval of a resolution abandoning the right-of-way adjacent to Lot 2, Block A and Lots 4 & 5, Block C, Ellis Centre, Phase Two Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Mr. Miller, the city's Planning Director, generally explained that the applicant is requesting this abandonment in order to accommodate a potential development that would take up the majority of the land. In addition, the applicant has indicated intent to construct a cul-de-sac at the end of Alpha Road. The right- of-way in question was dedicated on February 15, 1985 with the final plat for Ellis Centre, Phase 2 Addition. At the time of platting, Alpha Road was indicated on the City's Master Thoroughfare Plan as a Minor Collector, and was intended to connect IH-30 to the Justin Road. Alpha Road was later removed from the Master Thoroughfare Plan in favor of upgrading Industrial Boulevard to a M4U (i.e. minor collector, four [4] lane, undivided roadway).

Currently, both the subject property and the property directly north of the subject property (i.e. 71.022-acre tract of land identified as a portion of Tract 20-1 of the A. Hanna Survey, Abstract No. 99) remain vacant and no development plans for either property have been submitted to staff. In addition, the property to the north is served by both Industrial Boulevard and Justin Road, and would not be affected by the removal of the right-of-way. Taking this into consideration and the fact that the City's Master Thoroughfare Plan has changed, the City Attorney has stated that the City Council could abandon the right-of-way without charging the applicant the fair market value of the land (i.e. returning the dedicated land to the applicant without compensation). In accordance with this request, staff has prepared a resolution in the attached packet should the City Council choose to approve the right-of-way abandonment.

Following brief comments by Mr. Ellis, Mayor Pro Tem Hohenshelt moved to approve the resolution abandoning the right-of-way adjacent to Lot 2, Block A and Lots 4 & 5, Block C, Ellis Centre, Phase Two Addition, City of Rockwall, Rockwall County, Texas. Councilmember Fowler seconded the motion, which passed by a vote of 6 ayes with 1 absence (Daniels).

3. **MIS2018-001** - Discuss and consider a request by Kris Green for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code, for a 0.2421-acre parcel of land identified as Lot 11, Block B, Chandler's Landing, Phase 10, Section 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for residential land uses, addressed as 5107 S. Alamo Drive, and take any action necessary.

Mayor Pruitt announced that MIS2018-001 is going to be reset to the February 19 city council meeting. Council did not discuss this item, and no action was taken at this time.

4. **MIS2018-002** - Discuss and consider a request by Kay Uhlig of Sabrina's Flowers and Gifts for the approval of a variance to the district development standards of the SH-205 Overlay (SH-205 OV) District for the approval of a LED message sign on an existing pole sign on a 0.407-acre parcel of land identified as the J. J. Jones Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1903 S. Goliad Street [SH-205], and take any action necessary.

Mr. Miller, the city's Planning Director, explained that this is a request for a variance to the sign requirements stipulated by the SH-205 Overlay (SH-205 OV) District to allow the replacement of a message reader board with a Changeable Electronic Variable Message Sign (CEVMS) on a legally non-conforming pole sign at 1903 S. Goliad Street. Subsequently, the City Council denied the request with prejudice on September 5, 2017 by a vote of 4-2, with Mayor Pruitt and Council Member Macalik dissenting and Council Member Hohenshelt absent.

He went on to explain that on January 12, 2018, the applicant resubmitted the application proposing no changes to the original submittal. Therefore, since the applicant is not proposing any changes to the original submittal, staff has provided a copy of the (original) case memo from Case No. MIS2017-009 along with all exhibits submitted by the applicant. Staff should point out that the applicant was not subject to the one (1) year prohibition on similar requests associated with cases that are denied with prejudice because this case does not require a public hearing. Staff should also note that this request could not be made under the current sign code, and would require the applicant to convert the sign to a monument sign to allow for the CEVMS installation.

Mayor Pro Tem Hohenshelt moved to deny MIS2018-002. Councilmember Fowler seconded the motion. Councilmember Fowler then explained that he believes the existing sign looks awful, so he feels like anything to enhance it would be an improvement. The motion failed by a vote of 3 in favor with 3 against (Macalik, Fowler and Lewis).

Mayor Pruitt then called for a brief break at 7:29 p.m. before addressing Consent Agenda item #8 and #9.

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports
   Building Inspections Monthly Report - December 2017
   Fire Department Monthly Report - December 2017
   Fire Marshal Monthly Report - December 2017
   GIS Monthly Report - December 2017
   Harbor PD Monthly Report - December 2017
   Internal Operations Department Monthly Report - December 2017
   PARD Monthly Report - November 2017
   PARD Monthly Report - December 2017
   Police Department Monthly Report - December 2017
   Quarterly Report for Rockwall Meals on Wheels / Senior Services
   Rockwall Animal Adoption Center Monthly Report - December 2017
   STAR Transit Report - December 2017
2. City Manager's Report

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal review of deed records pertaining to public access on Breezy Hill Lane pursuant to Section §551.071 (Attorney/Client Consultation)
2. Discussion regarding claim by former police employee pursuant to Section §551.071 (Attorney/Client Consultation)
3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not reconvene in Executive Session following the end of the public meeting agenda.

XVI. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 7:57 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 19th DAY OF FEBRUARY, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **February 15, 2018**

SUBJECT: **Water/Wastewater Rate Study**

It has been a few years since the City last conducted a comprehensive study of our water and wastewater wholesale and retail rates. The previous studies have each set a framework for rates to be followed for several years with the ability to adapt to significant factors like the drop consumption and corresponding drop in reserves due to very successful conservation efforts.

An independent rate study will look at the breakdown of our revenues by meter size and volumes of consumption per customer class. They will also look at the rate projections provided by NTMWD for treated water over the next ten years, maintenance and operations, and plans for capital projects in that timeframe. The consultant will then devise a rate structure which will generate sufficient revenues to meet those costs.

After reviewing our options for rate consultants, staff is proposing to contract with Willdan/Economists.com for this project. We've had their principal, Dan Jackson, work with the City over the last decade on system valuation projects as we acquired the right to serve neighborhoods such as Lake Rockwall Estates and Oaks of Buffalo Way. Mr. Jackson's firm will work extensively with City management and operations employees to ensure that the current and long-term needs of the utility system are met. We've found this process in the past to be very enlightening regarding both our system and other area cities rate structures and best practices.

The Willdan proposal for this study is $39,000 and funds were included in the Water operations budget for this purpose. Staff asks Council to consider authorizing the rate study. As the process progresses the consultant will make presentations to the Council regarding his findings.

January 19 2018

Ms. Mary Smith
Assistant City Manager
City of Rockwall
385 S. Goliad
Rockwall TX 75087

Dear Ms. Smith:

Thank you for allowing Willdan Financial Services/Economists.com the opportunity to present this proposal to provide a water and wastewater rate analysis and long-term financial plan for the City of Rockwall ("The City"). Willdan Financial Services is one of the largest public sector financial consulting firms in the United States. Our company has helped over 800 public agencies across the United States successfully address a broad range of financial challenges, such as financing the costs of growth and generating revenues to fund desired services.

On April 6, 2015, Willdan merged with Economists.com, a Texas-based economic and financial consulting firm established in October 1997. Our combined firm specializes in municipal and public sector utilities and our principal clients are national, state and local governments. Each of our clients is served directly by our senior level professionals with decades of experience in utility consulting and economic/financial management. We are proud of our history of building long term relationships with clients based on affordability, professionalism and performance. We have served as consultants to the City of Rockwall for various projects since 2005 and are grateful for the opportunity to continue to provide service to the City.

Our specific services include:

- Water and Wastewater Rate Studies
- Sanitation Rate Studies
- Economic evaluation of water resources
- Water Planning and Management
- Connection and Impact Fee Studies
- Privatization Analysis
- Expert Witness Testimony on Reasonableness of Rate Structure
- Resource Allocation Studies
- Economic Impact and Development Studies

More information is available on our firm and professionals at our web sites, www.economists.com and www.willdan.com.

In the past five years, we have performed similar rate studies for Frisco, Plano, Richardson, Garland, McKinney, Princeton, Fairview, Rowlett, Little Elm, Coppell, Cedar Hill, Midlothian, Balch Springs, Hutchins and Royse City, along with 50 other cities in Texas and other cities across the USA. I have managed every one of these projects, and as Vice President of Willdan/Economists.com, I will manage and have primary responsibility for preparing this study for the City. I will be assisted by Mr. Dan Lanning, Project Analyst, and Mr. Dennis Goral, Project Analyst.

It is our understanding that the City is interested in developing a water and wastewater financial and rate plan that will enable the City to fund all ongoing operating expenses as well as funding long-term water and wastewater capital improvement projects. Our objective is to develop a long-term rate plan that will enable the City to fund these obligations and any assumed debt service and coverage requirements, while at the same time minimizing the impact of any potential rate adjustments on the ratepayers. We will work closely with City staff and council to ensure that the rate plan alternatives reflect the preferences of the ratepayers of the City.

Our workplan includes the following specific assistance:

1) A detailed analysis and comparison of the City's current and proposed rates to the state average as well as other surrounding communities.

2) Using current budget, volume and CIP data, the project team will prepare a comprehensive ten-year water and wastewater cost of service forecast model. The model will identify current and forecast operating expenses, capital outlays and debt service for the period 2018 – 2027. The model will functionalize costs between water treatment, distribution, administration and customer billing, and wastewater treatment, collection, administration and customer billing. The model will contain an interactive dashboard for ease of use in evaluating alternative rate and funding scenarios. The model will adhere to AWWA ratemaking standards to ensure that the cost of service is just, reasonable and accurate. An electronic, executable copy of the model will be provided to City staff at the conclusion of this engagement for staff's use in future updates.

3) The project team will prepare a water and wastewater long-term rate plan for the City Council to consider. The rate plan will enable the City to recover sufficient revenues to fund operating and capital costs. The project team will prepare additional alternatives and scenarios should the staff or council so desire in order to choose which is the most just and reasonable.

4) The project team will present its analysis in the form of a PowerPoint presentation that will provide background analysis, along with relevant documentation supporting the calculations and rate alternatives. The project team will prepare a detailed written report that will document all findings and conclusions.

5) We will conduct the following meetings: an initial meeting with City staff to review data and objectives for the analysis, a meeting with staff to go over preliminary findings and recommendations, a workshop with the City Council to review our findings and results, and a final meeting at which the chosen rate plan is adopted. Any meetings beyond these four identified meetings will be on a time and expense basis.

Attached is a request for the information we will require to complete the initial analysis.

Table 1 presents a summary of hours and estimated professional fees by team member for each task associated with this project. As the table reveals, we project that approximately 264 hours of effort will be required for this engagement. Further, we are proposing to complete this engagement for professional fees and expenses not to exceed $39,000. This total represents a discount of approximately 12.0% and is less than or equal to our fees for the similar studies we prepared for Rowlett, Coppell, Frisco, McKinney, Plano and other similar cities.

Table 1

City of Rockwall
Water and Wastewater Rate Study
Proposed Project Team Hours and Professional Fees

	D. Jackson Project Manager	D. Lanning Financial Analyst	D. Goral Project Analyst	Total
	$190	$160	$90	Hours
Scope of Services				
Task I – Project Kick-off, Data Acquisition & Assessment	8.0	8.0	16.0	**32.0**
Task II – Demographic Analysis	8.0	8.0	16.0	**32.0**
Task III – Determine Revenue Requirements	8.0	8.0	16.0	**32.0**
Task IV – Determine User Characteristics & Customer Classes	8.0	8.0	16.0	**32.0**
Task V – Cost Functionalization, Classification, & Allocation	8.0	8.0	16.0	**32.0**
Task VI – Alternative Rate Designs	16.0	16.0	-	**32.0**
Task VII – Prepare & Present Draft & Final Reports	16.0	40.0	-	**56.0**
Task VIII – Public Involvement	16.0	8.0	-	**24.0**
Task IX – Project Management & Quality Control	16.0	-	-	**16.0**
Subtotal Hours	**104.0**	**104.0**	**80.0**	**288.0**
Task I – Project Kick-off, Data Acquisition & Assessment	1,520	1,280	1,440	**4,240**
Task II – Demographic Analysis	1,520	1,280	1,440	**4,240**
Task III – Determine Revenue Requirements	1,520	1,280	1,440	**4,240**
Task IV – Determine User Characteristics & Customer Classes	1,520	1,280	1,440	**4,240**
Task V – Cost Functionalization, Classification, & Allocation	1,520	1,280	1,440	**4,240**
Task VI – Alternative Rate Designs	3,040	2,560	-	**5,600**
Task VII – Prepare & Present Draft & Final Reports	3,040	6,400	-	**9,440**
Task VIII – Public Involvement	3,040	1,280	-	**4,320**
Task IX – Project Management & Quality Control	3,040	-	-	**3,040**
Subtotal Professional Fees	**19,760**	**16,640**	**7,200**	**43,600**
Production Expenses				$ 500
Total Cost				44,100
Less Discount				$ (5,100)
				-11.6%
Official Bid – Not to Exceed				**$ 39,000**

Attached is a Request for Information for the data we will need to complete this study. Assuming that the City commences with the study in February 2018, and assuming the timely receipt of requested data, we propose to have draft results completed by May 2018.

Willdan/Economists.com reserves the right to invoice for services on a monthly basis. Payment is requested 30 days after receipt of each invoice.

If this proposal is acceptable to you, please execute one copy of this letter and return it to our Dallas office. Thank you for this opportunity; we look forward to working with you on this engagement.

Respectfully submitted,
WILLDAN FINANCIAL SERVICES



Dan V. Jackson
Vice President

ACCEPTED BY:

_____ _____

Date

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CITY OF ROCKWALL
2018 RATE STUDY AND LONG-TERM FINANCIAL PLAN
INITIAL REQUEST FOR INFORMATION

1. Please provide a copy of the City's FY 2018 Water and Wastewater Utility Budget.

2. Please provide a copy of the City's most recent audited financial statement (CAFR).

3. Please provide water billed consumption by customer class by month from October 2014 to the present.

4. Please provide water active accounts by customer class by month from October 2014 to the present.

5. Please provide water billed revenues by customer class by month from October 2014 to the present.

6. Please provide wastewater active accounts by customer class by month from October 2014 to the present.

7. Please provide wastewater billing units by customer class by month from October 2014 to the present.

8. Please provide wastewater billed revenues by customer class by month from October 2014 to the present.

9. Please provide the City's most up to date Capital Improvement Plan for the Water and Wastewater utility.

10. Please provide debt service schedules for all outstanding debt.

11. Please provide any wholesale contracts for water and wastewater service currently in place by the City.

12. Please provide an electronic copy of the City's logo.

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 02/19/2018

APPLICANT: Lizanrdo Ormeno

AGENDA ITEM: **P2018-002;** *Lot 1, Block A, Lizandro Ormeno Addition*

SUMMARY:

Consider a request by Lizandro Ormeno on behalf of Livay, LLC for the approval of a final plat for Lot 1, Block A, Lizandro Ormeno Addition being a 1.24-acre tract of land identified as Tract 3 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, situated within the N. SH-205 Overlay (N SH 205 OV) District, zoned Planned Development District 69 (PD-69), addressed as 1201 N. Goliad, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a 1.24-acre tract of land [*i.e. Tract 3 of the H. B. Jones Survey, Abstract No. 124*] into one (1) parcel of land [*Lot 1, Block A, Lizandro Ormeno Addition*] for the purpose of establishing the necessary firelane, cross access, utility, and drainage easements for the conversion of a single-family home into an office building.
- ☑ On February 28, 2016, the Planning and Zoning Commission approved a site plan for the purpose of converting a single-family home into an office building.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the City Council chooses to approve the *final plat* for *Lot 1 Block A, Lizandro Ormeno Addition,* staff would recommend the following conditions:

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

PLANNING AND ZONING COMMISSION:

On February 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff recommendations passed by a vote of 5-0 with Commissioners Fishman and Chodun absent.

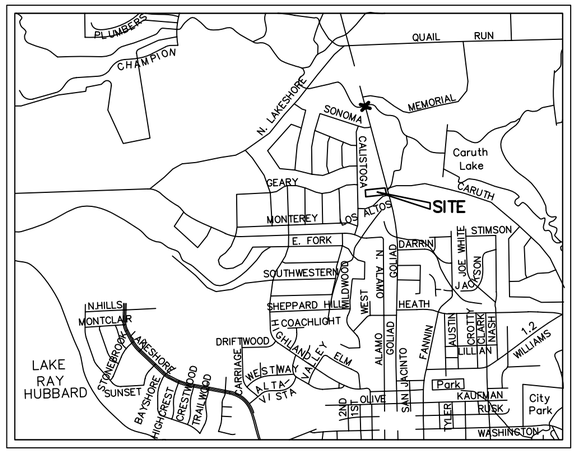


City of Rockwall

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

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

VICINITY MAP
N.T.S.

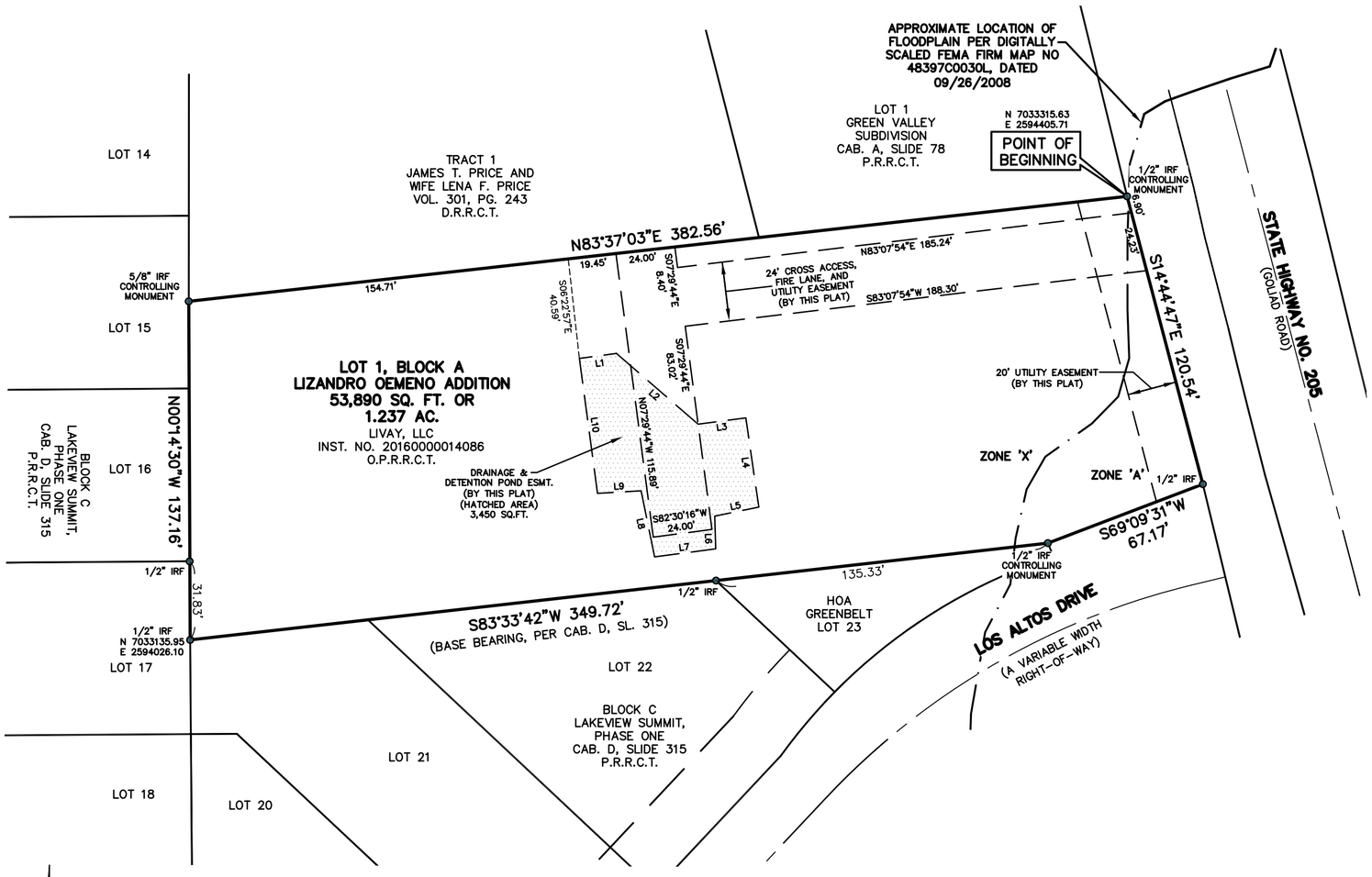


FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 84397C0030L subject lot is located in Zone 'X' & 'A'.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.14'	N82°13'18"E
L2	43.80'	S49°05'56"E
L3	19.50'	N82°30'16"E
L4	36.50'	S08°16'49"E
L5	18.23'	S78°21'30"W
L6	13.25'	S01°47'09"E
L7	25.00'	S82°30'16"W
L8	27.33'	N11°32'47"W
L9	17.68'	S86°39'24"W
L10	55.14'	N07°39'56"W



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

HAYDON

OWNER'S CERTIFICATION

WHEREAS LIVAY, LLC, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being all that certain tract of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being all of that certain tract of the do LIVAY, LLC, by General Warranty Deed recorded in Instrument Number 20160000014086, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said LIVAY tract, same being the southeast corner of Lot 1, Green Valley Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 78, Plat Records, Rockwall County, Texas, same being in the southwest right-of-way line of State Highway No. 205 (Goliad Road);

THENCE South 14 deg. 44 min. 47 sec. East, along the common line of said LIVAY tract, and said State Highway No. 205, a distance of 120.54 feet to a 1/2 inch iron rod found for the southeast corner of said LIVAY tract, same being the intersection of the southwest right-of-way line of said State Highway No. 205 with the north right-of-way line of Los Altos Drive (a variable width right-of-way at this point);

THENCE South 69 deg. 09 min. 31 sec. West, along the common line of said LIVAY tract, and said Los Altos Drive, a distance of 67.17 feet to a 1/2 inch iron rod found for an angle point, same being the northeast corner of HOA Greenbelt, Lot 23, Block C, Lakeview Summit, Phase One, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Slide 315, Plat Records, Rockwall County, Texas;

THENCE along the common line of said LIVAY tract, and said Block C as follows:

South 83 deg. 33 min. 42 sec. West, a distance of 349.72 feet to a 1/2 inch iron rod found for the southwest corner of said LIVAY tract, same being an internal corner of said Block C;

North 00 deg. 14 min. 30 sec. West, a distance of 137.16 feet to a 5/8 inch iron rod found for the northwest corner of said LIVAY tract, same being the southwest corner of that certain tract of land to James T. Price and wife Lena F. Price, Tract 1, by deed recorded in Volume 301, Page 243, Deed Records, Rockwall County, Texas;

THENCE North 83 deg. 37 min. 30 sec. East, along the common line of said LIVAY tract, and said Price tract, passing the southeast corner of said Price tract, same being the southwest corner of aforesaid Lot 1, Green Valley subdivision, and continuing along the common line of said LIVAY tract, and said Lot 1, a total distance of 382.56 feet to the POINT OF BEGINNING and containing 53,890 square feet or 1.237 acres of computed land, more or less.

NOTES:
1. IRF – Iron Rod Found
2. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.
3. O.P.R.R.T. – Official Public Records, Rockwall County, Texas.
4. D.R.R.C.T. – Deed Records, Rockwall County, Texas.
5. P.R.R.C.T. – Deed Records, Rockwall County, Texas.
6. Basis of Bearing – Based on the north line (South 83 deg. 33 min. 42 sec. West) of Block C, Lakeview Summit, Phase One, an addition to the City of Rockwall, Rockwall County, According to the plat thereof recorded in Cabinet D, Slide 315, Plat Records, Rockwall County, Texas.
7. SLD. – SLIDE
8. CAB. – CABINET
9. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
10. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.

FINAL PLAT
LIZANDRO ORMENO ADDITION
LOT 1, BLOCK A

BEING 1.237 ACRES OUT OF THE
J.H.B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JANUARY 2018

CASE NO. _____

ENGINEER:

SHOLA MOROHUNFOLA
OKM ENGINEERING, INC.
112 S. MADISON AVENUE
DALLAS, TX 75208
214-941-9412
817-657-7995
214-941-9445 (FAX)

OWNER:

LIVAY, LLC
816 COURTLAND DRIVE
MESQUITE, TEXAS 75150
CONTACT: LIZANDRO ORMENO, OWNER
214-475-5144

JOB NO.:	17-0340FP
DATE:	01/31/2018
REV:	
SCALE:	1" = 40'
DRAWN:	J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
tmankin@peisersurveying.com
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
FIRM No. 100999-00
Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 2

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

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

WITNESS OUR HANDS, this _____ day of _____, 2018.

_____ __ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

01/31/2018 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____ _____
Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **LIZANDRO ORMENO ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **LIZANDRO ORMENO ADDITION** subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. All detention/drainage systems to be maintained, repaired, and replaced by property owner.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, this _____ day of _____, 2018

LIVAY, LLC

_____
By: LIZANDRO ORMENO, OWNER

STATE OF TEXAS:
COUNTY OF _____:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Lizandro Ormeno, Owner of LIVAY, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

FINAL PLAT
LIZANDRO ORMENO ADDITION
LOT 1, BLOCK A
BEING 1.237 ACRES OUT OF THE
J.H.B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JANUARY 2018

CASE NO. _____

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tmankin@peisersurveying.com
FIRM No. 100999-00

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas Society of Professional Surveyors
Member Since 1977

SHEET 2 OF 2

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Parcel name: Lot 1

   North: 7033315.6343        East : 2594405.7066
Line  Course: S 14-44-47 E  Length: 120.545
        North: 7033199.0598          East : 2594436.3902
Line  Course: S 69-09-31 W  Length: 67.170
        North: 7033175.1620          East : 2594373.6152
Line  Course: S 83-33-42 W  Length: 349.720
        North: 7033135.9465          East : 2594026.1009
Line  Course: N 00-14-30 W  Length: 137.162
        North: 7033273.1073          East : 2594025.5224
Line  Course: N 83-37-03 E  Length: 382.556
        North: 7033315.6343          East : 2594405.7072

   Perimeter: 1057.153   Area: 53,890 SQ. FT. 1.24 AC.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0006               Course: S 87-18-37 E
  Error North: -0.00003              East : 0.00065
Precision  1: 1,761,921.667
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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **February 14, 2018**

SUBJECT: **Dissolving Construction Advisory Appeals Board**

In accordance with previous direction given by Council, City Attorney Frank Garza has drafted the enclosed ordinance for consideration. The ordinance essentially dissolves the current Construction Advisory Appeals Board (a board that has not met in many years) and transfers pertinent duties to the city's Board of Adjustments instead.

Mr. Garza will be available to answer any questions of Council at Monday's meeting.

CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 18-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE CODE OF ORDINANCES TO REPEAL CHAPTER 10. BUILDINGS AND BUILDING REGULATIONS, ARTICLE II. ADMINISTRATION AND ENFORCEMENT, DIVISION 3. CONSTRUCTION ADVISORY APPEALS BOARD AND TRANSFERING THOSE DUTIES TO THE BOARD OF ADJUSTMENT UNDER ARTICLE II, SECTION 11 OF THE UNIFIED LAND DEVELOPMNT CODE AND INCORPORATING RECITALS; PROVIDING REPEALING, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall, Texas ("City Council") has determined that it would be advantageous and beneficial to the City of Rockwall, Texas ("City") to transfer the duties of the Construction Advisory and Appeals Board to the City's Board of Adjustment; and

WHEREAS, the Construction Advisory and Appeals Board hears and decides appeals of orders, decisions or determinations made by the building official, fire official or city engineer relative to the application and interpretation of the 2015 International Residential Code, International Building Code, International Plumbing Code, International Mechanical Code, International Energy Conservation Code, International Fuel Gas Code, International Fire Code, International Existing Building Code , 2014 National Electrical Code and City of Rockwall Standards of Design and Construction (Engineering Standards); and

WHEREAS, the current Board of Adjustment has jurisdiction to hear appeals from any person aggrieved by a decision of any administrative officer with authority over any matter regulated by the Unified Development Code or by any officer, department, board or division of the city affected by any decision of the administrative officer; and

WHEREAS, the City Council has determined that it is in the best interest of the City to repeal Chapter 10, Article II., Division 3, "Construction Advisory Board" and transfer all duties and responsibilities to the Board of Adjustment under Article II, Section 11 of the Unified Land Development Code.

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

SECTION 1. REPEAL. That the Code of Ordinances of the City of Rockwall, Texas is hereby amended by repealing Chapter 10, Article II., Division 3, "Construction Advisory Board," specifically Sections 10-61 through 10-69.

SECTION 2. AMENDMENT. That Article II, Section 11 of the Unified Land Development Code, "Board of Adjustment" shall hereinafter read as follows:

UNIFIED DEVELOPMENT CODE
ARTICLE II. - AUTHORITY AND ADMINISTRATIVE PROCEDURES
SECTION 11. - BOARD OF ADJUSTMENT

Sec. 11-3. – Jurisdiction.

When in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the board of adjustment may, in specific cases, after public notice and public hearing, and subject to appropriate conditions and safeguards, authorize the following special exceptions to the regulations herein established:

A1. ***Appeal of an administrative decision.*** Consider an appeal from any person aggrieved by a decision of any administrative officer with authority over any matter regulated by this [Unified Development Code] or by any officer, department, board or division of the city affected by any decision of the administrative officer. Such appeal shall be received within 15 calendar days after the decision has been rendered by the administrative officer, by filing with the officer whose decision is being appealed and with the board of adjustment, a notice of appeal specifying the grounds of the appeal and the city's required fee.

A2. ***Appeal of a Code decision.*** Consider an appeal from any person aggrieved by orders, decisions or determinations made by the building official, fire official or city engineer relative to the application and interpretation of the 2015 International Residential Code, International Building Code, International Plumbing Code, International Mechanical Code, International Energy Conservation Code, International Fuel Gas Code, International Fire Code, International Existing Building Code , 2014 National Electrical Code and City of Rockwall Standards of Design and Construction (Engineering Standards).

The officer from whom the appeal is taken shall forthwith transmit to the board, all papers constituting the record from which the action appealed was taken.

An appeal shall stay all proceedings of the action which has been appealed, unless the officer from whom the appeal is taken, certifies to the board that a stay would, in the officer's opinion, cause imminent peril to life or property.

SECTION 3. That the remainder of Chapter 10 in the City's Code of Ordinances remains unchanged. The Code of the City of Rockwall, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict with all remaining portions not conflicting being saved from repeal herein.

SECTION 5. That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared void.

SECTION 6. That it is hereby found and determined that the meeting at which this ordinance was passed was open to the public as required by Section 551.001 et seq., Texas Government Code and that advance public notice of the time, place and purpose of said meeting was given.

SECTION 7. That this Ordinance shall take effect immediately upon its second reading as required by the City Charter, Section 3.11 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 5th DAY OF MARCH, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

1st reading: 02/19/2018

2nd reading: 03/05/2018

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: City Council
CC: Rick Crowley, City Manager
Brad Griggs, Assistant City Manager

FROM: Andy Hesser, Parks and Recreation Director

DATE: February 13, 2018

SUBJECT: MANDATORY PARK LAND DEDICATION ORDINANCE

A component of our Mandatory Park Land Dedication Ordinance is the cash in lieu of land fee. This fee is applied when the Park Board feels that it is in the best interest of the City to accept cash-in-lieu of land for neighborhood parkland. According to our Mandatory Parkland Dedication Ordinance, the Park Board shall annually make a recommendation to the City Council and Council will set the fee by resolution. The fee is based on the average cost of neighborhood park land across the entire City.

Bryan E. Humphries and Associates completed their appraisal in January of 2018 to determine the average cost per acre of land and provided a final report. To establish comparable parcels, the properties evaluated must have easy access to utilities, public street, not be within the 100 year flood plain and not possess any unusual topography rendering the land useless for organized recreational activities. According to Mr. Humphries' report, the average cost of one acre of neighborhood park land with the above restrictions within the City limits is **$46,200**. I have attached the appraisal report completed by Mr. Humphries.

In accordance with the Mandatory Park Land Dedication Ordinance, each year the cost to develop an 11 acre neighborhood park should be considered and set by Council resolution as well. In 2017 MHS Planning and Design recommended it be raised from $1,050,000 to $1,250,000 to account for increased construction costs. Park Board voted unanimously to recommend that Council consider adopting $1,250,000 for calendar year 2018 as the cost basis to develop an 11 acre neighborhood park for the purpose of calculating the pro-rata equipment fees owed by residential developers at the time of final plat.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 18-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ADOPTING THE PER NEIGHBORHOOD PARK DEVELOPMENT COST TO BE USED IN CALCULATION OF A NEW DEVELOPMENT'S PRO RATA SHARE CONTRIBUTION FOR NEIGHBORHOOD PARK DEVELOPMENT EQUIPMENT FEES; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Rockwall desires to provide a park system which includes adequately sized and appropriately equipped Neighborhood Parks, and

WHEREAS, the City of Rockwall has adopted a Park and Recreation Master Plan designed to facilitate development of its Park Systems; and

WHEREAS, in Chapter 38. "Subdivisions," Article II. "Parkland Dedication" of the Code of Ordinances, the City of Rockwall has adopted Mandatory Neighborhood Parkland Dedication regulations designed to facilitate participation by developers (on a pro-rata basis) in acquisition and development of neighborhood parks; and

WHEREAS, said ordinance provisions provide that the City Council shall annually adopt a resolution establishing the "per neighborhood park development cost" to be used in calculation of a new development's pro-rata share contribution for neighborhood park development equipment fees.

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

Section 1. Based upon a recommendation of the City of Rockwall Parks and Recreation Board, $625,000.00 per neighborhood park is hereby adopted as the "per neighborhood park" park development cost to be used in calculation of pro-rata neighborhood park development equipment fees;

Section 2. This resolution shall be in force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 19th day of February, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

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City of Rockwall

ADOPTED MANDATORY PARK LAND DEDICATION FEES DRAFT

2018

ROCKWALL PARKS & RECREATION

GO OUTSIDE AND PLAY

PLAYROCKWALL.COM

33
Land: $271
Equipment: $333

34
Land: $248
Equipment: $305

35
Land: $169
Equipment: $208

1
Land: $1112
Equipment: $1368

7
Land: $207
Equipment: $255

23
Land: $286
Equipment: $352

2
Land: $419
Equipment: $516

5
Land: $578
Equipment: $711

6
Land: $414
Equipment: $509

26
Land: $526
Equipment: $647

3
Land: $364
Equipment: $447

4
Land: $392
Equipment: $483

9
Land: $279
Equipment: $343

8
Land: $426
Equipment: $523

21
Land: $419
Equipment: $516

10
Land: $1166
Equipment: $1433

19
Land: $481
Equipment: $591

32
Land: $906
Equipment: $1114

20
Land: $433
Equipment: $532

25
Land: $1037
Equipment: $1276

31
Land: $511
Equipment: $629

18
Land: $740
Equipment: $910

15
Land: $405
Equipment: $498

11
Land: $458
Equipment: $563

22
Land: $431
Equipment: $531

24
Land: $240
Equipment: $296

12
Land: $378
Equipment: $465

17
Land: $183
Equipment: $225

16
Land: $1465
Equipment: $1801

14
Land: $183
Equipment: $225

13
Land: $514
Equipment: $632

SEE INSERT

INSERT

31

29
Land: $229
Equipment: $282

30
Land: $552
Equipment: $642

24

27
Land: $244
Equipment: $301

28
Land: $210
Equipment: $258

0 1,000 2,000 3,000 4,000 5,000 Feet
0 0.2 0.4 0.6 0.8 1 Miles

N W E S

0 1,000 2,000 3,000 4,000 5,000 Feet
0 0.2 0.4 0.6 0.8 1 Miles

CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS
MAP UPDATED: FEBRUARY 15, 2018
COORDINATE SYSTEM: TEXAS STATE PLANE, NORTH CENTRAL ZONE
HORIZONTAL DATUM: NAD 83 UNITS: US SURVEY FEET

CITY OF ROCKWALL
385 S. GOLIAD ST
ROCKWALL, TEXAS 75087

VISIT US ON THE WEB AT
www.rockwall.com

Please submit any changes or corrections to:
Email: GISGroup@rockwall.com or Fax: 972-771-7748

"The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied."

Lake Ray Hubbard

FM 552 · N JOHN KING BLVD · W GOLIAD ST · E SH 66 · WILLIAMS ST · W RUSK ST · S LAKESHORE DR · RIDGE RD · W YELLOW JACKET LN · SH 276 · S JOHN KING BLVD · CORPORATE CROSSING · HORIZON RD · RALPH HALL PKWY · SUMMER LEE DR · HENRY M CHANDLER DR · S GOLIAD ST · FM 549 · FM 3549

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: City Council
CC: Rick Crowley, City Manager
Brad Griggs, Assistant City Manager

FROM: Andy Hesser, Parks and Recreation Director

DATE: February 13, 2018

SUBJECT: MANDATORY PARK LAND DEDICATION ORDINANCE

A component of our Mandatory Park Land Dedication Ordinance is the cash in lieu of land fee. This fee is applied when the Park Board feels that it is in the best interest of the City to accept cash-in-lieu of land for neighborhood parkland. According to our Mandatory Parkland Dedication Ordinance, the Park Board shall annually make a recommendation to the City Council and Council will set the fee by resolution. The fee is based on the average cost of neighborhood park land across the entire City.

Bryan E. Humphries and Associates completed their appraisal in January of 2018 to determine the average cost per acre of land and provided a final report. To establish comparable parcels, the properties evaluated must have easy access to utilities, public street, not be within the 100 year flood plain and not possess any unusual topography rendering the land useless for organized recreational activities. According to Mr. Humphries' report, the average cost of one acre of neighborhood park land with the above restrictions within the City limits is **$46,200**. I have attached the appraisal report completed by Mr. Humphries.

In accordance with the Mandatory Park Land Dedication Ordinance, each year the cost to develop an 11 acre neighborhood park should be considered and set by Council resolution as well. In 2017 MHS Planning and Design recommended it be raised from $1,050,000 to $1,250,000 to account for increased construction costs. Park Board voted unanimously to recommend that Council consider adopting $1,250,000 for calendar year 2018 as the cost basis to develop an 11 acre neighborhood park for the purpose of calculating the pro-rata equipment fees owed by residential developers at the time of final plat.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 18-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ESTABLISHING THE "COST PER ACRE" TO BE USED IN CALCULATION OF A NEW DEVELOPMENT'S PRO RATA SHARE CONTRIBUTION FOR NEIGHBORHOOD PARK LAND; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall desires to provide a park system which includes adequately sized and appropriately equipped Neighborhood Parks, and

WHEREAS, the City of Rockwall has adopted a Park and Recreation Master Plan designed to facilitate development of its Park Systems, and

WHEREAS, in Chapter 38. "Subdivisions" Article II. "Parkland Dedication" of the Code of Ordinances, the City of Rockwall has adopted Mandatory Neighborhood Parkland Dedication Ordinance, designed to facilitate participation by developers (on a pro-rata basis) in acquisition and development of neighborhood parks, and

WHEREAS, said ordinance provisions provide that the City Council shall annually adopt a resolution establishing the "cost per acre" to be used in calculation of a new development's pro rata share contribution for neighborhood park land;

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

Section 1. Based upon a recommendation of the City of Rockwall Parks and Recreation Board, $46,200.00 is hereby adopted as the "cost per acre" park development cost to be used in calculation of pro-rata neighborhood park development matters;

Section 2. This resolution shall be in force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 19th day of February, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

MARKET STUDY

REAL PROPERTY APPRAISAL CONSULTING REPORT

Prepared For

Andy Hesser, Parks and Recreation Manager
City of Rockwall
108 E. Washington
Rockwall, Texas, 75087

MARKET STUDY
Average Price Per-Acre of Land in the City of Rockwall
The City of Rockwall, Rockwall County, Texas

EFFECTIVE DATE OF CONSULTING ASSIGNMENT
JANUARY 1, 2018

Prepared By

Bryan E. Humphries & Associates
4050 McKinney Avenue
Suite 210
Dallas, Texas 75204

BRYAN E. HUMPHRIES & ASSOCIATES
REAL ESTATE VALUATION AND SERVICES

January 15, 2018

Andy Hesser, Park and Recreation
Manager City of Rockwall
108 E. Washington
Rockwall, TX 75807

Re: Average Price Per- Acre of Land in the City of
Rockwall City of Rockwall, Rockwall County, Texas

Mr. Andy Hesser,

We are pleased to transmit this gross market study/real property appraisal consulting report that was prepared for the purpose of valuing typical parkland in the City of Rockwall, This parkland is typically five acres and in the early stages of development. Please refer to identification of project on page 4 for further explanation of the project scope. This report is a gross market study (real property appraisal consulting report) and does not involve analysis of or the inspection of a physical subject property. The purpose of this gross market study is to derive an opinion of a fee simple market value of the average price per-acre of land in the City of Rockwall, as set forth in the City of Rockwall Park Land Dedication Ordinance, Section 24-45 (b). The effective date of this gross market study is January 1, 2018.

The client should not conclude that an appraisal has been prepared, and this report should not be used for condemnation purposes. This consulting report is only intended to assist the City of Rockwall, in establishing a general value trend and current market value of the average price per- acre of land in the City of Rockwall.

4054 McKinney Avenue, Suite 210, Dallas, Texas 75204

214/528-7584 E-Mail: behinc@flash.net FAX 214/528-2921

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Assumptions and Limiting Conditions ..... Addendum B
Park Land Dedication Ordinance ..... Addendum C

CERTIFICATE

I certify that, to the best of my knowledge and belief,...

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.

As of the date of the appraisal only, I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent on the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

Bryan Humphries has made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the persons signing this certificate.

I have performed a previous appraisal (1/1/13, 1/1/14, 1/1/15, 1/1/16, and 1/1/17) involving the subject property within the three years prior to this assignment.

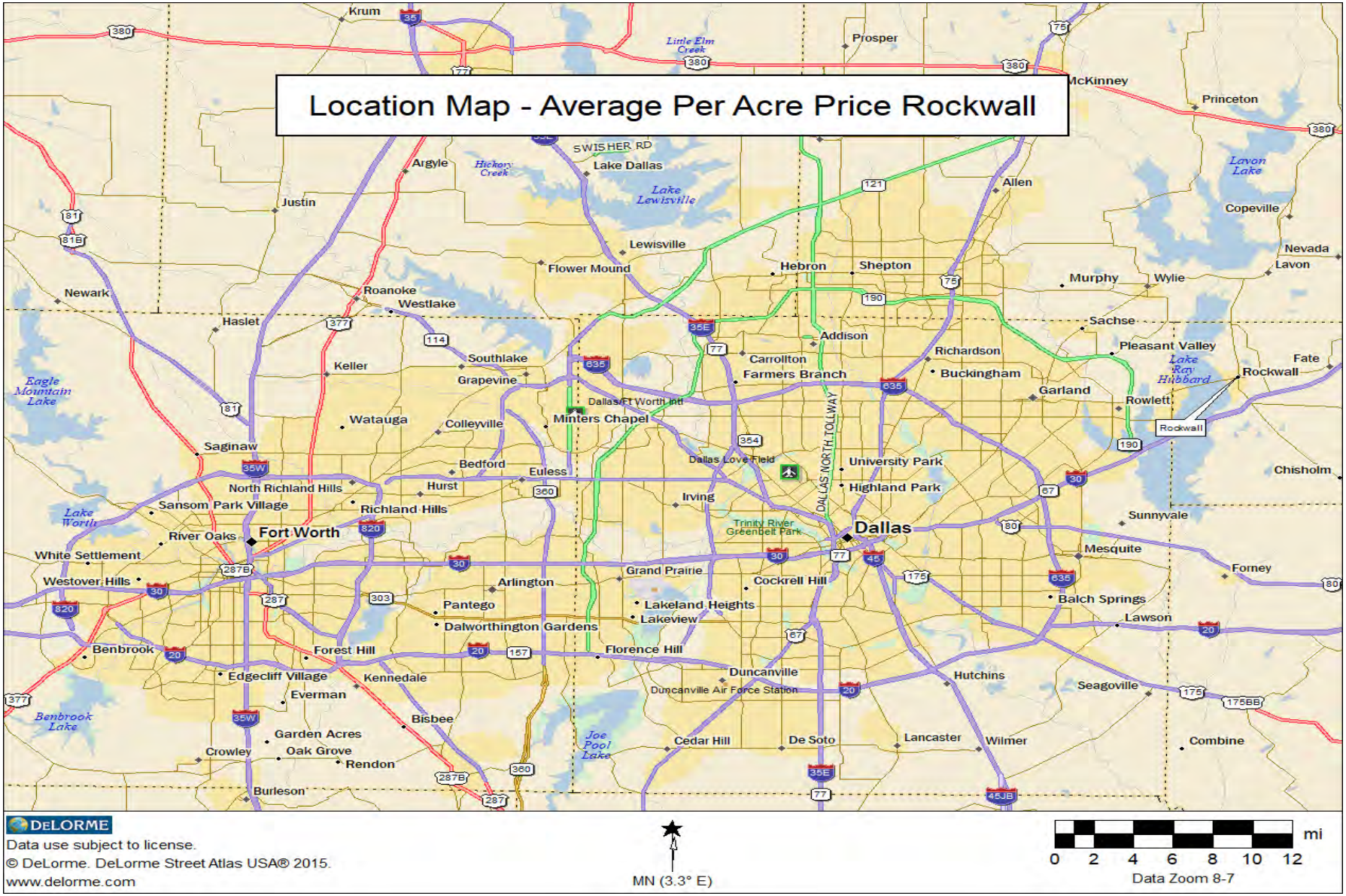
The report analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this Study, I have completed the requirements of the continuing education program of the Appraisal Institute.



Bryan Humphries, MAI, TX-1320676-G


Location Map - Average Per Acre Price Rockwall
Krum
Prosper
McKinney
Princeton
Little Elm Creek
Lake Lewisville
Lake Lavon
Argyle
Hickory Creek
Lake Dallas
SWISHER RD
Justin
Allen
Copeville
Lewisville
Flower Mound
Hebron
Shepton
Murphy
Wylie
Nevada
Lavon
Newark
Roanoke
Westlake
Haslet
Sachse
Addison
Pleasant Valley
Richardson
Carrollton
Farmers Branch
Buckingham
Garland
Rowlett
Fate
Rockwall
Lake Ray Hubbard
Eagle Mountain Lake
Keller
Southlake
Grapevine
Dallas/Ft Worth Intl
Minters Chapel
Watauga
Colleyville
Saginaw
Bedford
Euless
Dallas Love Field
University Park
Highland Park
Chisholm
North Richland Hills
Hurst
Irving
DALLAS NORTH TOLLWAY
Sansom Park Village
Richland Hills
Lake Worth
River Oaks
Fort Worth
Trinity River Greenbelt Park
Dallas
Sunnyvale
Mesquite
White Settlement
Westover Hills
Arlington
Grand Prairie
Cockrell Hill
Forney
Balch Springs
Pantego
Lakeland Heights
Lakeview
Lawson
Dalworthington Gardens
Benbrook
Forest Hill
Florence Hill
Edgecliff Village
Kennedale
Duncanville
Hutchins
Seagoville
Everman
Duncanville Air Force Station
Benbrook Lake
Bisbee
Garden Acres
Crowley
Oak Grove
Rendon
Joe Pool Lake
Cedar Hill
De Soto
Lancaster
Wilmer
Combine
Burleson
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GENERAL INFORMATION & SCOPE OF WORK

Identification of Subject and Project

The subject property is a typical, underdeveloped, Parcel in the City of Rockwall. The parcel represents the average in the City of Rockwall, as set forth in the City of Rockwall Park Land Dedication Ordinance, Section 24-45 (b). According to the ordinance, from time to time, developers must dedicate land to the City of Rockwall in order to meet the need for park land in the area. If the dedication is not feasible, the developers must then give the City cash in lieu of land that is reflective of typical residential land in Rockwall. The client has indicated that this average residential land is typically 5 acres and in the early stages of development.

Inspection Information, Effective Date and Date of Report

This analysis does not involve a physical subject property, only a hypothetical property, thus no inspection is required. The effective date of the assignment is January 1, 2018. The date of the report is the date of the signature on the first page of this report. Unless otherwise stated, all factors pertinent to a determination of value are considered as of this date.

Identification of the Client/Intended User

This real property appraisal consulting report is prepared for the City of Rockwall, Mr. Andy Hesser, 108 E. Washington, Rockwall, Texas 75087. Any other use or users are not intended or authorized.

Objective of the Assignment/Intended Use

This consulting assignment is only intended to assist the client in establishing an average price per-acre of land. The client should not conclude that an appraisal has been prepared, and this report should not be used for condemnation purposes.

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Appraisal Report Option

This is a real property appraisal consulting assignment that complies with the reporting requirements set forth under Standard 5 of the *Uniform Standards of professional Appraisal Practices (USPAP).* As such, it presents sufficient information to enable the client and other intended users, as identified, to understand it properly. The depth of discussion contained in this report is specific to the needs of the client and the intended users of this property appraisal consulting report.

Analysis Overview

As part of this consulting assignment, we have completed the following steps to gather, confirm, and analyze the data.

- Physically inspected the subject markets and the surrounding neighborhoods.
- Collected factual information about the surrounding market and confirmed that information with various sources.
- Collected market information needed to consider the three traditional approaches to value: Cost approach, sales comparison approach and income capitalization approach (if applicable).
- Prepared a real property appraisal consulting report setting forth the conclusion derived in this analysis as well as a summary of the information upon which the conclusions are based.

Extraordinary Assumptions

An extraordinary assumption is something that is assumed to be true, but it is not certain. If it turns out to be untrue, the value conclusion could be impacted. Extraordinary assumptions are those assumptions that are specific to the assignment, as opposed to general assumptions, which could be applicable to any assignment. In this assignment, we have assumed typical general assumptions and limiting conditions as cited above. In this particular assignment, the following extraordinary assumptions were made:

- Sales and listing data obtained from the Multiple Listing Service is deemed to be sufficiently reliable data to establish overall market trends and the current market value of an average, price per-acre of land. While some knowledgeable real estate brokers and salespeople have been contacted to obtain and confirm data, the reader should be aware that not all of the sales and listing data analyzed was independently confirmed.

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- The client should not conclude than an appraisal has been prepared, and this consulting report should not be used for condemnation purposes. This gross market study (real property appraisal consulting report) is only intended to assist the City of Rockwall in establishing a general value trend and current market value of an average price per-acre in the City of Rockwall.

- The purpose of this consultation report is to establish the average price per acre of land in the City of Rockwall. As set forth in the City of Rockwall, Park Land Dedication Ordinance, Section 24-45(b). However, it is beyond the scope of this consultation report to estimate the actual costs of adjacent street and site utilities as stated in the ordinance (see addenda).

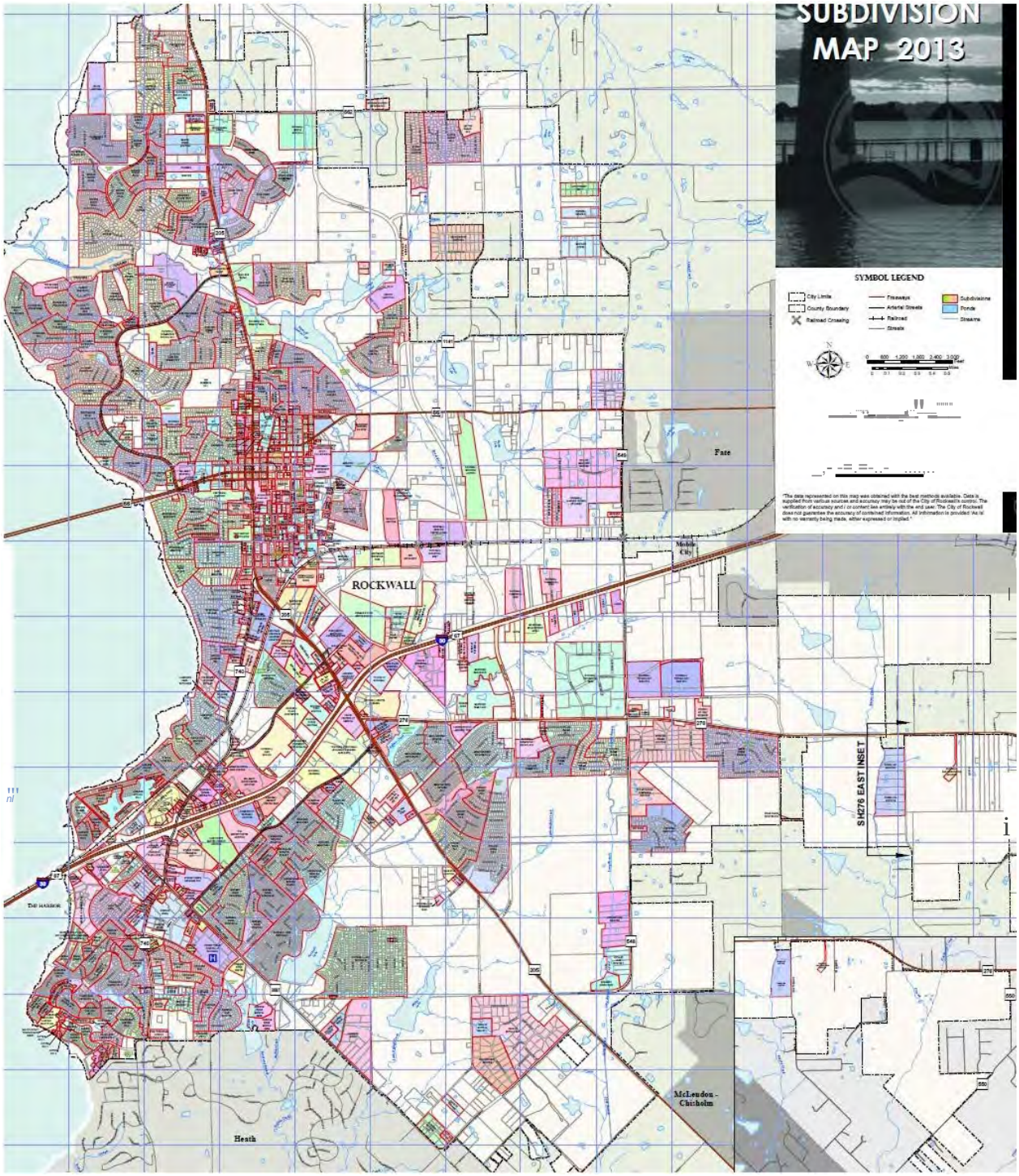
Jurisdictional Exceptions

The Jurisdictional Exception Rule provides for severability preserving the balance of the *Uniform Standards of Professional Appraisal Practice (USPAP).* If one or more parts of *USPAP* are "contrary to the law or public policy of any jurisdiction, only that part shall be void and of no force or effect in that jurisdiction." According to *USPAP*, "A law means a body of rules with binding legal force established by the controlling governmental authority." This includes federal and state constitutions, legislative and court made law, administrative rules, regulations and ordinances. In this assignment, there are no known conflicts of law or public policy that disregard the *USPAP*.

Hypothetical Conditions

A hypothetical condition is that which is contrary to what exists but is supposed for the purpose of analysis. In this particular assignment, the following hypothetical condition was made:

> For purposes of this analysis, the subject property is a hypothetical, undeveloped, parcel in the City of Rockwall.


SUBDIVISION
MAP 2013
SYMBOL LEGEND
City Limits
County Boundary
Railroad Crossing
Freeways
Arterial Streets
Railroad
Streets
Subdivisions
Ponds
Streams
ROCKWALL
Fate
Mobile City
SH276 EAST INSET
McLendon-Chisholm
Heath

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Residential Market Analysis

Boundaries

The neighborhood boundaries are generally defined as follows:
City of Rockwall (Urban)
Outlying areas of the City of Rockwall (Suburban)

Development Activities and Trends

Residential development comprises approximately ±80% of the development in Rockwall. According to ESRI, the median 2017 home value within a 1-mile, 3-mile, and 5-mile radius of the Subject is $224,639; $231,808 and $226,471 respectively.

Recent single family building permit activity in Rockwall County summarized as follows:

Rockwall County Single Family Building Permits[1]				
Year	**Units**	**% Change**	**Average Value**	**% Change**
2000	955	-	$194,400	-
2001	1.267	32.7%	$171,000	-12%
2002	1,224	-3.4%	$171,000	0.0%
2003	1,219	-0.4%	$168,500	-1.5%
2004	1,598	31.1%	$168,100	-0.2%
2005	1,756	9.9%	$183,400	9.1%
2006	1,190	-32.2%	$201,800	10.0%
2007	759	-36.2%	$240,200	19.0%
2008	589	-22.4%	$192,800	-19.7%
2009	545	-7.5%	$166,500	-13.6%
2010	489	-10.3%	$200,800	20.6%
2011	411	-16.0%	$233,800	16.4%
2012	675	+64.2%	$247,700	5.9%
2013	741	+9.8%	$256,900	3.7%
2014	965	+30.2	$288,800	12.4%
2015	1046	+8.4	$284,600	-1.5%
2016	1116	+6.7	$317,000	11.4
YTD Nov 2017	1144		$306,982	

1 Data provided by Texas A&M Real Estate Center

As indicated by the preceding chart, new single family home activity peaked in 2005 at 1,756 permits. Building permit activity dropped significantly in 2006, 2007, and 2008, but slowed to 7.5% in 2009. New construction continued to decline in 2010, but appears to have bottomed in 2011 with 411 homes as 487 building permits were issued through September 2012. For 2012, 2013, 2014, 2015, 2016 and 2017 permits have rebounded significantly, being up over + 178% from 2011 levels.

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Demographic Trends

Population growth in Rockwall County had been slow in relation to the Dallas-Fort Worth CMSA after Lake Ray Hubbard was impounded in the 1960's. That changed when IH-30 was upgraded and the bridge widened in the 1990s. While the entire county has benefited, most of the growth has taken place along or near IH-30, and from west to east. Access remains an important factor in Rockwall County's growth pattern.

Area	1980	1990	2000	2010	2010 to 2017 Compounded Annual %Change	Estimated 2017
City of Fate	NA	477	463	6,357	8.67%	11,380
City of Heath	1,459	2,108	4,149	6,921	1.75%	7,820
City of Rockwall	5,939	10,486	17,976	37,490	1.68%	42,120
City of Rowlett	7,522	23,260	44,503	56,199	.41%	57,840
City of Royse City	1,566	2,206	2,957	9,349	3.05%	11,540
Rockwall County	14,528	25,600	43,080	78,337	2.5%	93,130

Source: U.S. Bureau of the Census & State of Texas

The population in the City of Rockwall increased 1.68% compounded annually from 2010 to its 2017 level of 42,120. The Rockwall County grew 2.50% annually to 93,130 during the same period.

Demographics

The following chart summarizes demographic data in the Subject Neighborhood. The data was provided by ESRI, Inc., and is based on demographics in a 1,3, and 5-mile radius from the Subject Property.

2010-2016 Demographic Data (Source, ERSI, Inc.)			
Item	**1 Mile**	**3 Mile**	**5 Mile**
2010 Population	6,945	32,537	82,777
2017 Population	7,565	38,812	95,789
2010-2017 Population Growth Rate	9.13%	19.3%	15.7%
Projected 2022 Population	8,641	44,889	111,439
Projected 5-Year Growth Rate- annually	2.70%	2.95%	3.07%
2017 Households	2,275	13,357	31,630
2017 Average Household Size	2.61	2.84	2.97
2017 Median Household Income	$77,940	$86,184	$89,439
2017 Average Household Income	$94,624	$105,368	$110,181
2017 Per Capita Income	$36,323	$36,805	$36,780
2017 Housing Units	2,904	13,917	32,025
2017 Owner Occupied Housing Units	69.3%	73.6%	78%
2017 Renter Occupied Housing Units	26.3%	22.4%	17.8%
2017 Vacant Housing Units	4.4%	4%	4.2%
Projected 2022 Housing Units	3,361	16,292	38,638
2017 Median Home Value	$225,639	$231,808	$226,471

The following data is compiled from the North Texas Real Estate Information Systems and analyzed by the Real Estate Center at Texas A&M University. According to the data as of December 2017 (includes residential, commercial and farm and ranch) the number of closed transactions year-to-date for lots and vacant land in the Rockwall market area has decreased 22% and the average price has increased 33%. The average sold to list price has remained at ±92% and the average days on market has decreased 37%. Pending sales have decreased by 19% and months inventory has remained 14.2 months. The decrease in pending sales is an indicator of possible decrease transaction levels in the coming months.

Year-to-Date Sales Closed by Area for: December 2017 Lots and Vacant Land – Part 1								
Area	Sales	%Change Year Ago	Dollar Volume	% Change Year Ago	Average Price	% Change Year Ago	Median Price	% Change Year Ago
34	157	-22%	$31,754,736	3%	$203,556	33%	$87,000	+16%

Year-to-Date Sales Closed by Area for: December 2017 Lots and Vacant Land – Part 11								
Area	Price per SF	%Change Year Ago	Sold to List Price	% Change Year Ago	Co-op Sales	% Change Year Ago	DOM	% Change Year Ago
34			92%	+1%	66%	+22	125	-37%

Year-to-Date Sales Closed by Area for: December 2017 Lots and Vacant Land – Part 111								
Area	Pending Sales	%Change Year Ago	New Listings	% Change Year Ago	Active Listings	% Change Year Ago	Months Inventory	% Change Year Ago
34	178	-19%	355	+3	185	-22%	14.2	0

The following data is also compiled from the North Texas Real Estate Information Systems and analyzed by the Real Estate Center at Texas A&M University. According to the data as of December 2017 the number of closed transactions year-to-date for single family residences in the Rockwall market area has increased 6% and the average price increased 7%. The average price per square foot has increased 6% and the average days on market has increased 11%. Pending sales have increased 5% and months of inventory has increased 6%.

Year-to-Date Sales Closed by Area for: December 2017 Single Family – Part 1								
Area	Sales	%Change Year Ago	Dollar Volume	% Change Year Ago	Average Price	% Change Year Ago	Median Price	% Change Year Ago
34	2133	6%	$690,680,331	+13%	$323,807	+7%	$282,000	+9

Year-to-Date Sales Closed by Area for: December 2017 Single Family – Part 11								
Area	Price per SF	%Change Year Ago	Sold to List Price	% Change Year Ago	Co-op Sales	% Change Year Ago	DOM	% Change Year Ago
34	$121	+6%	98%	0%	88%	+3%	49	+11

Year-to-Date Sales Closed by Area for: December 2017 Single Family – Part 111								
Area	Pending Sales	%Change Year Ago	New Listings	% Change Year Ago	Active Listings	% Change Year Ago	Months Inventory	% Change Year Ago
34	2,271	-5%	2,852	+9%	453	+12%	2.5	+6

Conclusions

Rockwall has shown strong population growth over the past twenty years and employment trends are positive. The area is rapidly being developed with commercial and residential uses. In the future, Rockwall County is anticipated to be a strong growing area of the Metropolex. The neighborhood is considered to be in a growth life stage and the overall aspects are considered to be good.

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DATA ANALYSIS

Description and Analysis of the Subject

For purposes of this analysis, the subject property is a typical, undeveloped, parcel in the City of Rockwall. According to the client, the City of Rockwall will be using the data to value parklands ranging in size from 1 to 10 acres. The client instructed the appraisers to base adjustments on a typical 5 acre residential parcel.

Description of the Data and Analysis

The purpose of this analysis is to determine the average value of a residential, undeveloped, parcel within the City of Rockwall. The parcel is assumed to have paved street access, utilities and to be in the early stages of development.

Sales and listing data was obtained from the NTREIS Multiple Listing Service. Our queried data included all residential land sales from one tenth of an acre to twenty acres in the City of Rockwall. Included within the data are land sales of parcels improved with typical subdivision infra-structure (i.e. paved streets, utilities, engineering, platting, etc.) and those that do not have these improvements. These sales have been adjusted to reflect their condition above and below the average undeveloped parcel. Within our analysis we have also considered historical land sale prices and trends as these are good indicators of current prices and prices going forward and provide a helpful frame of reference for the overall market. Other factors considered and adjusted for within the sales data include parcel size and location.

Our queries presented the following raw data. The data is not adjusted to reflect the average, undeveloped parcel. The raw average price per acre is heavily biased and influenced by sales of lake front lots.

	2010	2011	2012	2013	2014	2015	2016	2017
Total Sales	51	79	90	97	68	92	84	61
Sale to List Ratio	83%	85%	88%	92%	92%	97%	93	93
Avg. Price Per Acre	$139,558	$75,231	$59,877	$89,958	$67,148	$80,105	$84,744	170,548
Avg. Days on Market	304	371	90	282	154	255	247	184
Percentage of Sale Under 1 Acre	33.33%	45.57%	36.67%	41.1%	53%	57%	48%	41%

Data Analysis, continued

A trend analysis of the raw price per acre of lot sales listed in MLS from 2010 to 2017 suggests the price trend is to be to slightly increasing. The Trend Line graph is shown on page 1. However, little weight should be given in this data as it is heavily upward biased because of small lots located on or near the lake which sale at a premium price due to location and higher unit prices due to economies of scale. Likewise, at the other end of the spectrum, a few sales sold for $300,000+. Only lot sales stated by MLS to be in the City of Rockwall were considered. In an attempt to reduce the skewing for the 2010 thru 2017 time period, the data set is narrowed to sales greater than 1.00 acres and up to 20 acres with a price ± less than $100,000. The following chart reflects the trend of these sales. The data indicates that the lots sales from 2010 to 2017 had an increasing trend. From 2010, the typical price per acre was ± $20,000, the price per acre increase to ± $40,500 in 2017. The average per acre price was $29,417 for 2010 to 2017.

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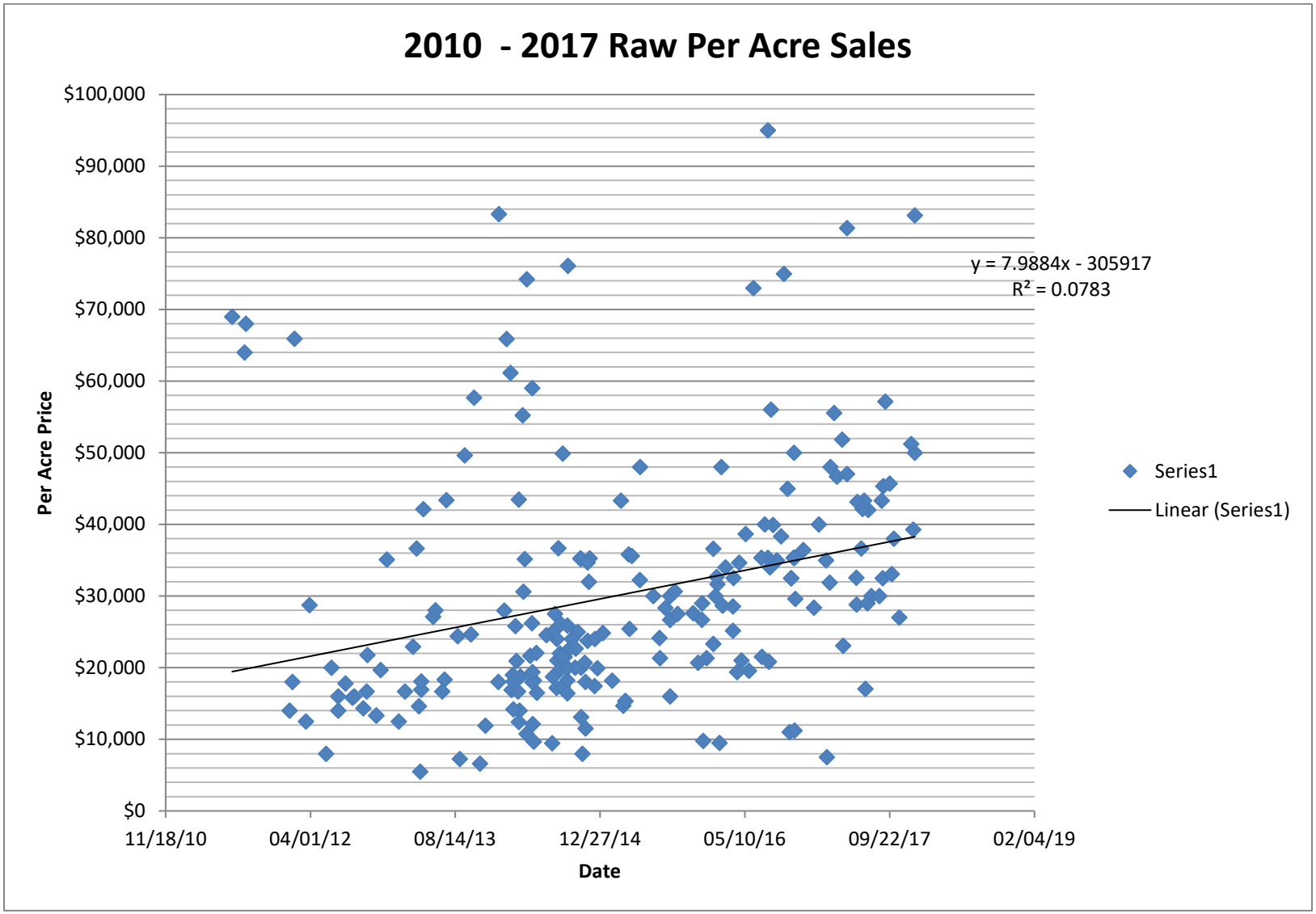
2010 - 2017 Raw Per Acre Sales
$100,000
$90,000
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
Per Acre Price
11/18/10
04/01/12
08/14/13
12/27/14
05/10/16
09/22/17
02/04/19
Date
y = 7.9884x - 305917
R² = 0.0783
Series1
Linear (Series1)

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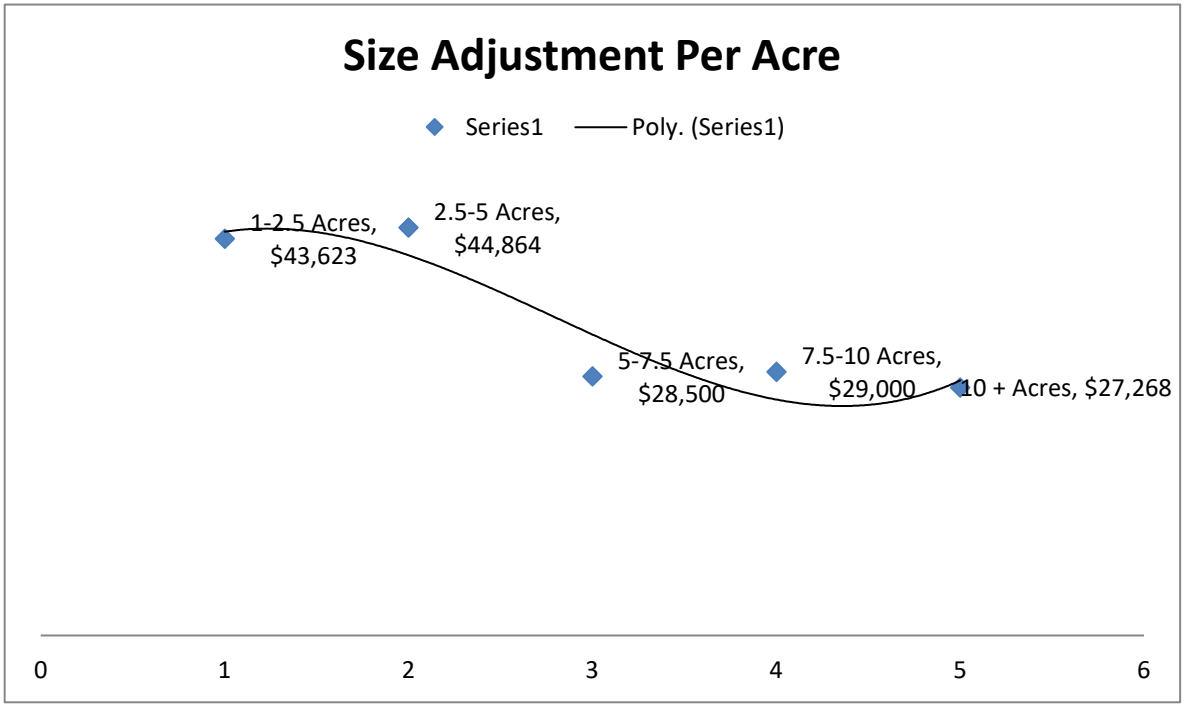
The most recent sales of lots is the 2017 data set and our analysis will focus on the 2017 sales. This data set contains 35 sales that MLS lists as in the City of Rockwall. The sales are all greater than 1.00 Acre up to 20 Acre and less than $100,000/acre.

The data will first be adjusted for location and in infrastructure. These adjustments considered information included in the detail MLS write up sheets. The next adjustment is a lot size adjustment. The following chart represents the size adjustment of the data set.



86

Approximately 83% of the data is between 1 to 5 Acres, with 57% being between 1 & 2.5 Acres. Thus, the majority of the data is within the target size range, no size adjustment will be applied to the analysis.

Following are two charts. The first shows the 2017 per acre raw lot sales date unadjusted. This chart shows the data between ±$7,500 per acre price to a $83,142 per acre price. The average 2017 per acre price was $40,479/Acre. The trend line indicates that the Acre price to be approximately $34,000/Acre at the beginning of 2017 and around $46,000/Acre at the end of 2017.

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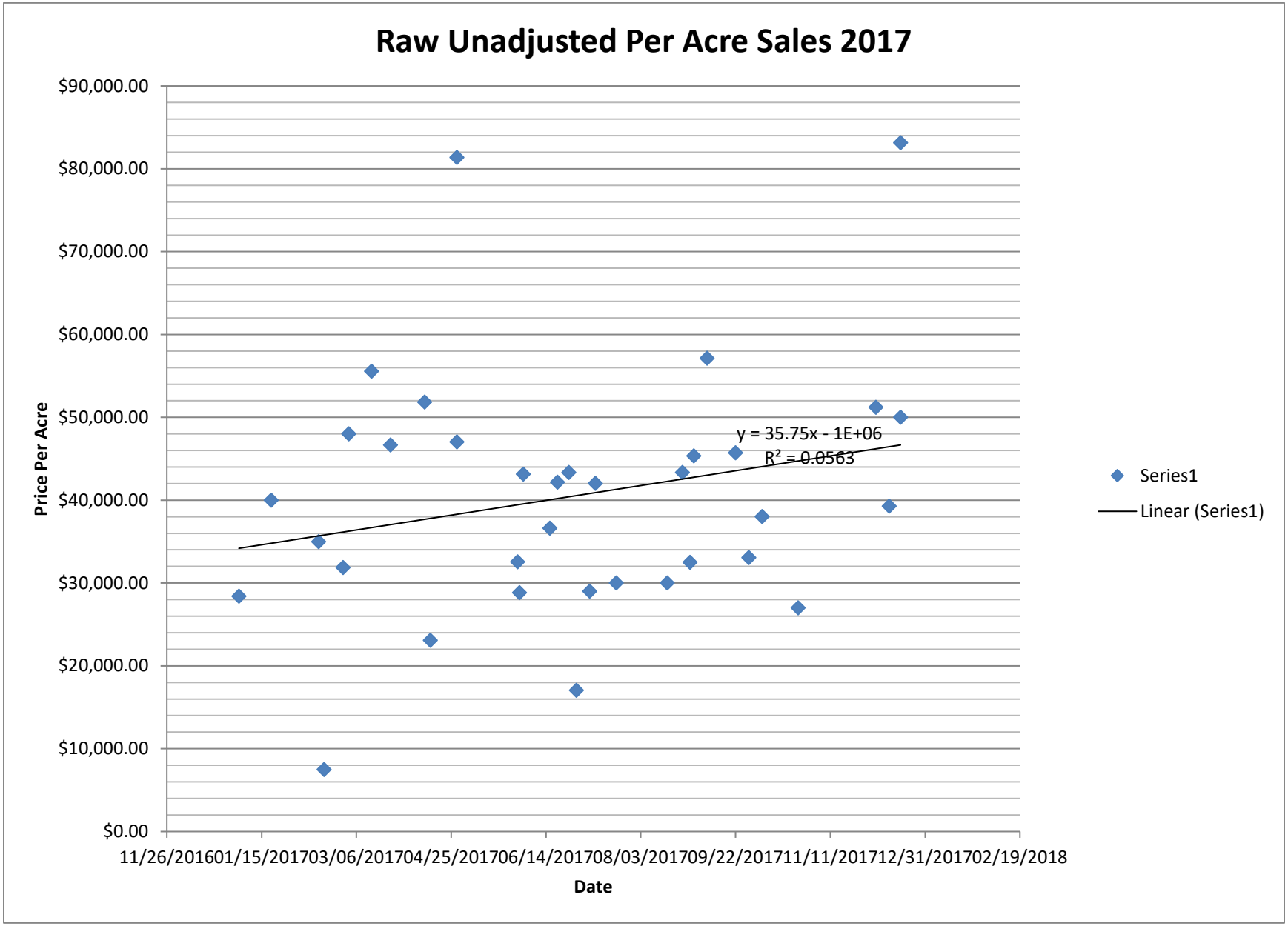
Raw Unadjusted Per Acre Sales 2017
$90,000.00
$80,000.00
$70,000.00
$60,000.00
$50,000.00
$40,000.00
$30,000.00
$20,000.00
$10,000.00
$0.00
Price Per Acre
y = 35.75x - 1E+06
R² = 0.0563
Series1
Linear (Series1)
11/26/201601/15/201703/06/201704/25/201706/14/201708/03/201709/22/201711/11/201712/31/201702/19/2018
Date

Data Analysis, continued

The second chart represents the 2017 data after adjustments for location and infrastructure. As shown on the chart, the data is represented in a range from $10,500/Acre to $66,514. The average for the adjusted data is $46,199/Acre. The trend line indicates the price per acre at the beginning of 2017 to be approximately $42,000/Acre and $50,000/acre toward the end of the year.

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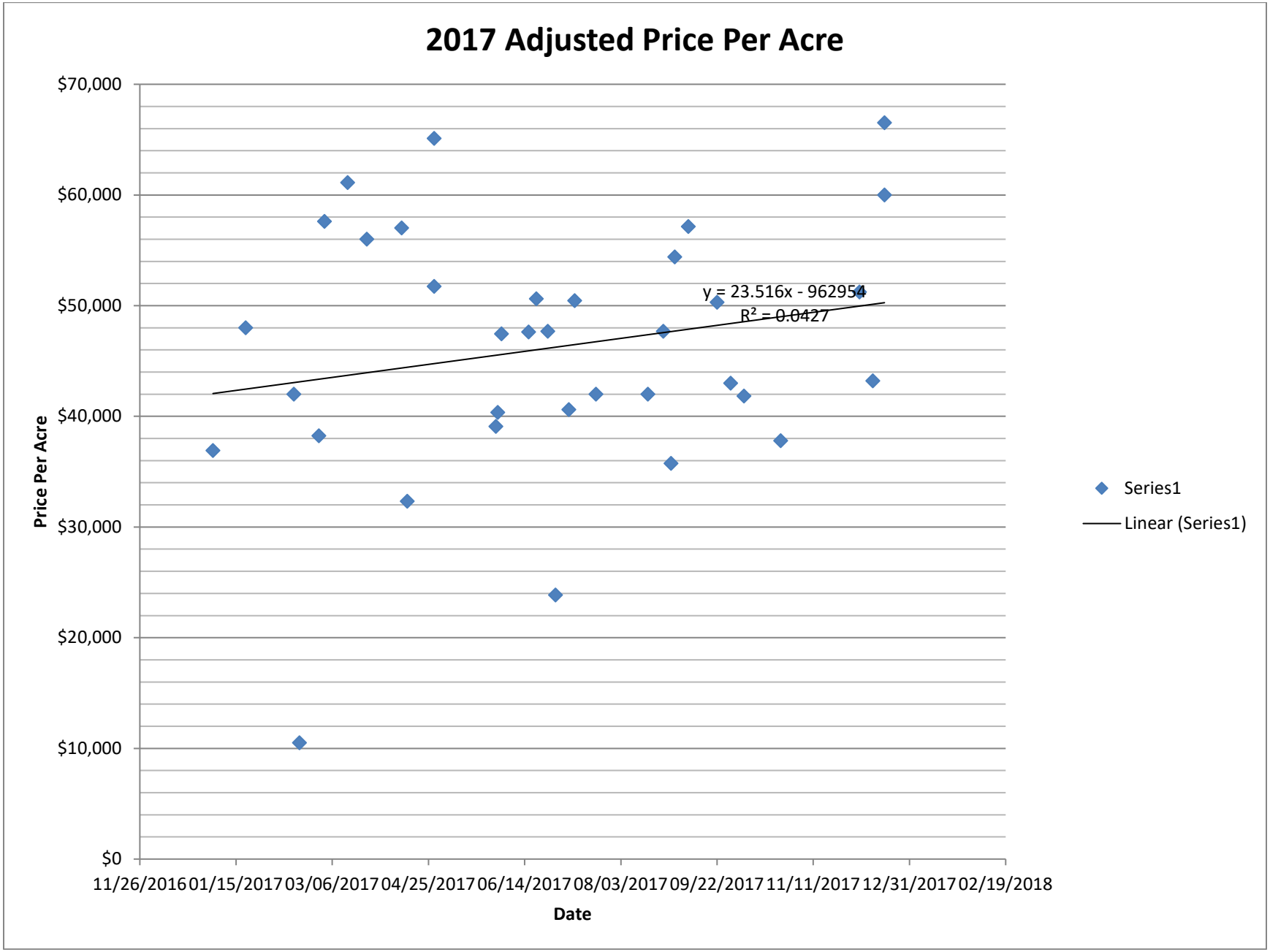
2017 Adjusted Price Per Acre
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
Price Per Acre
y = 23.516x - 962954
R² = 0.0427
11/26/2016
01/15/2017
03/06/2017
04/25/2017
06/14/2017
08/03/2017
09/22/2017
11/11/2017
12/31/2017
02/19/2018
Date
Series1
Linear (Series1)

Data Analysis, continued

Conclusions

Over the last seven years lot sales actively has been improving for both the number of sales as well as the price.

The following list a summary of our data findings over the past three years.

Average Per Acre Price 2010 to 2017 Unadjusted:	$29,417/Acre
Average Per Acre Price 2017 Unadjusted:	$40,479/Acre
Average per Acre Price 2017 Adjusted for Location, Infrastructure and Size:	$46,199/Acre

The adjusted 2017 data represents the most recent range of lot sales. The trend line of the data indicates per acre lot sales increased during 2017 from ±$42,000/Acre to ±$50,000/Acre at the end of the year.

Based upon our analysis and conclusions, subject to parameters defined, my opinion of the average market value price per acre of residential land in the City of Rockwall as of 1/1/2018 is:

$46,200/Acre

Respectfully Submitted,



Bryan Humphries, MAI, TX-1320676-G

Addendum

Qualifications

Assumptions & Limiting Conditions

City of Rockwall Park Land Ordinance

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SUMMARY OF QUALIFICATIONS - Bryan E. Humphries, MAI

Currently

Owner, BRYAN E. HUMPHRIES, INC.

Experience

Over 39 years experience in the appraisal of real properties, including commercial, multi-family, industrial, and special purpose properties, for mortgage bankers, savings and loan associations, insurance companies, attorneys, private individuals, public utilities, and governmental agencies.

Education

Graduated from Texas Tech University in 1974: B.B.A. Business

Graduated from Texas Tech University in 1976: M.S. Finance

Completed college, SREA, and AIREA courses in real estate appraisal

Qualified as "Expert" in real estate valuation in various courts

Professional Designations and Affiliations

MAI	Member (#6514), Appraisal Institute
AI	Admissions Committee, North Texas Chapter 17, 1983-1992 (Chairman, 1989-1990); National Admissions Review (1994-1996); Education Committee (1988); Region 8 Representative (1994, 1996, 1997, 2002); North Texas Chapter 17 Board of Directors (1993 - 1995; 1999 – 2001)
	Appraisal Institute National Screener (1996-2005)
Broker	Licensed Broker (#216136-12), Texas Real Estate Commission
State Certified	Texas State Certified - General Real Estate Appraiser (#TX 1320676-G)
State Certified	Texas State Certified – Property Tax Consultant (00003440)
Member	North Texas Commercial Association of Realtors
Member	Real Estate Financial Executive Association

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ASSUMPTIONS AND LIMITING CONDITIONS

1. It is assumed that title to the property herein appraised is good and merchantable, and in fee simple. The value is reported without regard to questions of title, boundaries, encroachments, environmental regulations, licenses, or other matters of a legal nature unless noncompliance has been stated, defined, and considered in the appraisal report.

2. The value is estimated under the assumption that there will be no international or domestic political, economic, or military actions that will seriously affect real estate values throughout the country.

3. Certain information concerning market and operating data was obtained from others. This information is verified and checked, where possible, and is used in this appraisal only if it is believed to be accurate and correct. However, such information is not guaranteed. Dimensions and areas of the Subject Property and of the comparables were obtained by various means and are not guaranteed to be exact.

4. Real estate values are influenced by a number of external factors. The information contained herein is all of the data we consider necessary to support the value estimate. We have not knowingly withheld any pertinent facts, but we do not guarantee that we have knowledge of all factors, which might influence the value of the Subject Property. Due to rapid changes in external factors, the value estimate is considered to be reliable only as of the date of the appraisal.

5. Opinions of value contained herein are estimates. This is the definition of an appraisal. There is no guarantee, written or implied, that the Subject Property will sell for the estimated value. The estimated value assumes that the property is under responsible ownership and has competent and prudent management.

6. The appraiser will not be required to provide testimony or attendance in court or before other legal authority by reason of this appraisal without prior agreement and arrangement between the employer and the appraiser.

7. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any opinions, analyses, or conclusions concerning value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or the M.A.I. or SRA Designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, prospectus for securities, or any other public means of communication without prior written consent and approval of the undersigned.

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8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable, except as stated in this report. No responsibility is assumed for such conditions or for engineering, which may be required to discover them. It is assumed that a prudent owner/buyer would allow inspection of the property by a qualified soils or structure engineer if conditions so required.

9. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the land. The allocation of value for land and improvements, if presented, must not be used in conjunction with any other appraisal and are invalid if so used.

10. Estimates of costs to cure deferred maintenance are difficult at best. Contractors approach such problems in various ways. The estimates, if any, provided within this report are probable costs given current market conditions, available information, and the appraiser's expertise.

11. No environmental impact studies were requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise, and/or rescind the value opinions based upon any subsequent environmental impact studies, research, or investigation.

12. This appraisal was prepared by Bryan E. Humphries & Associates and consists of trade secrets and commercial or financial information, which is privileged and confidential and is exempted from disclosure under 5 U.S.C. 552 (b) (4). Please notify Bryan E. Humphries & Associates of any request of reproduction of this appraisal.

13. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is

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no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

14. Anyone acting in reliance upon the opinions, judgments, conclusions, or data contained herein, who has the potential for monetary loss due to the reliance thereon, is advised to secure an independent review and verification of all such conclusions and/or facts.

    The user agrees to notify the appraiser prior to any irrevocable loan or investment decision of any error, which would reasonably be determined from a thorough and knowledgeable review.

15. By acceptance and use of this report, the user agrees that any liability for errors, omissions or judgment of the appraiser is limited to the amount of the fee charged.

16. The limiting condition relating to the ADA is as follows:

    > This appraisal has not considered the effects of the enactment of the Americans with Disabilities Act of 1990 (ADA), which initially became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. Standards of this act are designed to provide access to all public facilities to all persons, regardless of mobility limitations. The act provides forceful encouragement for commercial establishments to enhance their accessibility and requires that renovations after this date fully comply with the access standards established by the Architectural and Transportation Barriers Compliance Board. Enhancements to buildings must be readily achievable and able to be carried out without much difficulty or expense. The act recognizes that "readily achievable" is different for companies depending on their resources. The first priority is to provide access from sidewalks, parking and transportation areas, with the second priority being to provide access to areas where goods and services are available to the public. Finally, access to restroom facilities must accommodate all persons. The modifications and costs that may be necessary for the property to conform to ADA can be ascertained only by a qualified architect. Should such a study be undertaken, and should the retrofit costs, if any, become known, then the appraisers reserve the right to re-evaluate the Subject Property.

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CITY OF ROCKWALL, TEXAS

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ARTICLE II. PARK LAND DEDICATION OF THE SUBDIVISION REGULATIONS OF THE CODE OF ORDINANCES AS SET FORTH HEREIN; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS ($500.00); PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

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

Section 1. That the Subdivision Regulations of the Code of Ordinances shall be amended in Article II. Park Land Dedication, which shall hereafter read in its entirety as follows:

"ARTICLE II. PARK LAND DEDICATION

Sec. 24-41. Purpose.

(a) This article [Ordinance Number 87-1] is adopted to provide recreational areas in the form of neighborhood parks as a function of subdivision development in the City of Rockwall, Texas.This article is enacted in accordance with the Home Rule powers of the City of Rockwall, granted under the Texas Constitution, in statutes of the State of Texas, including but not by way of limitation, articles 974a and 1175. It is hereby declared by the city council that recreation areas in the form of neighborhood parks are necessary and in the public welfare, and that the only adequate procedure to provide for same is by integrating such a requirement into the procedure for planning and developing property or subdivisions in the city, whether such development consists of new construction on vacant land or rebuilding structures on existing residential property.

(b) Neighborhood parks are those parks providing for a variety of outdoor recreational opportunities, be a minimum of ten acres, and be within convenient distances for a majority of the residents to be served thereby. Park districts are established by the official park plan for the City of Rockwall, Texas, and shall be prima facie proof that any park located therein is within such convenient distance from any residence located therein. Primary cost of neighborhood parks shall be borne by the ultimate residential property owners, who, by reason of the proximity of their property to such parks, shall be the primary beneficiary of such facilities. Therefore, the following requirements are adopted to effect the purposes stated. (Ord. No. 87-1, § I, 1-5-87)

Sec. 24-42. Definitions.

For the purposes of this article, the following definitions shall apply:

Develop (VJ: The act of subdividing a parcel or tract of land and installation of community facilities in accordance with and as defined by the City of Rockwall Subdivision Ordinance.

Development (NJ: A parcel or tract of land proposed for subdivision in accordance with and as defined by the City of Rockwall Subdivision Ordinance.

Park development. The development of a park site by construction of streets, drainage, utilities, and recreational improvements to serve a neighborhood park district.

Recreational Improvements - Facilities: The park features set forth for a neighborhood park in the Activity Menu of the Park Plan. A uniform cost shall be prepared annually for these features and adopted by resolution by the City Council. The dedication factor shall be applied to this cost to determine the pro rata share per new dwelling unit for recreational improvements - facilities.

Pro rata share of required dedication. The amount of land that shall be dedicated (or the acreage figure used to calculate cash in lieu of land donation) as prescribed within this article. The pro rata share of required dedication in a neighborhood park district shall be calculated as follows: Pro rata share of required acreage dedication per new dwelling unit is the factor obtained when the 10 "acre area of park is divided by the ultimate residential dwelling unit holding capacity for park district in which the unit(s) is located.

The total number of residential units which a *neighborhood park district is projected to have when fully developed* shall be determined by the Impact Fee Land Use Assumptions as set forth in Table 1, Park Dedication Acreage Factor per Dwelling Unit, below. (Ord. No. 87-1, § II, 1-5-87)

TABLE 1
PARK DEDICATION ACREAGE FACTOR PER DWELLING UNIT

Park District	Ultimate Dwelling Unit Holding Capacity	Dwelling Unit Dedication Factor (Acre)
1	653	.015
2	1151	.009
3	962	.010
4	1660	.006
5	1558	.007
6	978	.010
7	1282	.008
8	1856	.005
9	1524	.007
10	1041	.010
11	948	.011

12	2663	.004
13	728	.014
14	1940	.005
15	870	.015
16	728	.014
17	1235	.008
18	801	.012
19	1071	.009
20	699	.014
21	1473	.007
22	1598	.006
Total	27,419	

Sec. 24-43. General Requirement for SF-16, SF-10, SF-7, ZL-5, 2-F and MF-15, to be used for single-family, zero lot line, duplex, and/or apartment multi family residential purposes.

(a) Whenever a final plat is filed of record with the county clerk of Rockwall County for development of a residential area in accordance with the planning and zoning ordinances of the City of Rockwall, such plat shall contain a clear fee simple dedication of an area of land to the City of Rockwall for park purposes, which area shall be equal to or greater than the property being subdivided's pro rata share of neighborhood park property required for the neighborhood park district in which the property being platted or subdivided is located as shown by the Park Master Plan. In addition, the developer shall make payment of money for pro-rata share and recreational improvement facilities as defined in this article. Any proposed plat submitted to the city for approval shall show the area proposed to be dedicated under this article. The requirement for dedication under this article may be met by a payment of money in lieu of land when permitted or required by the other provisions of this article.

(b) The city council declares the development of an area smaller than one acre for public park purposes to be impractical. Therefore, if less than one acre is calculated to be the pro rata share of a development plat filed for approval, the developer shall be required to pay the applicable cash in lieu of land amount provided for by Section 24-45(c) of this article, rather than dedicate any land area. No plat showing a dedication of less than one acre shall be approved.

(c) In instances where an area of less than six (6) acres but more than one acre is calculated to be the pro rata share of a development the city council shall have the option of requiring land dedication or cash in lieu of land in accordance with Section 24-45(c) of this article after consideration of the recommendation of the planning and zoning commission and the parks and recreation board. If the City determines that sufficient park area is already in the public domain in the area of the proposed development or the neighborhood park district, or if the recreation potential for that zone would be better served by

expanding or improving an existing park, dedication may also be refused and cash in lieu of land may, likewise, be required.

(d) The dedication required by this article shall be made by filing of final plat or contemporaneously by separate instrument. If the actual number of completed dwelling units exceeds the figures upon which the original dedication is based, additional dedication shall be required and shall be made by payment in lieu of land amount described by Section 24-45(c) of this article, or by the conveyance of an entire numbered lot to the city. (Ord. No.87-1, § III, 1-5-87)

Sec. 24-44. Prior dedication; absence of prior dedication.

At the discretion of the city council, any former gift of land to the city may be credited on a per acre basis toward the eventual land dedication requirements imposed on the donor of such land. The city council shall consider recommendations of the planning and zoning commission and the parks and recreation board in exercising its discretion under this section. (Ord. No. 87-1, § IV, 1-5-87)

Sec. 24-45. Money in lieu of land.

(a) Subject to the veto of the city council and the terms of Section 24-43 of this article, a land owner responsible for dedication under this article may elect to meet the requirements of Section 24-43 in whole or in part by a cash payment in lieu of land, in an amount set forth in Section 24-45(c). Such payment in lieu of land shall be made at or prior to final plat approval.

(b) The city may from time to time decide to purchase land for parks in or near the area of actual or potential development. If the city does purchase park land in a neighborhood park district and said land purchased is used to meet the need for a neighborhood park, subsequent land dedications for that district shall be in cash only and calculated on a pro rata share basis to reimburse the city's actual cost of acquisition and development of such land for parks. The cash amount shall be equal to the sum of (1) the average price per acre of such land, and (2) the actual cost of adjacent streets and site utilities, or an estimate of such actual costs provided by the city engineer and the recreation improvement costs for facilities as set forth in the Park Master Plan for neighborhood parks. Once the city has been reimbursed entirely for all park land within a park zone, this section shall cease to apply and the other sections of this article shall be applicable.

(c) To the extent that Section 24-45(b) is not applicable, the dedication requirements shall be met by a cash payment in lieu of land on the basis of a per acre price. Said per acre price shall be determined annually by the city council and shall be based on current land values within the City. . Once established the Council shall adopt the value(s) by resolution for appreciation as required in this subsection. Cash payments may be used only for acquisition or improvement of neighborhood parks located within the same neighborhood park district as the development in accordance with the Park Master Plan. (Ord. No. 87-1, § V, 1-5-87)

Sec. 24-46. Dedication of more than the pro rata share of park land.

The developer of a residential subdivision which is subject to the terms of this article may dedicate more land than the pro rata share calculated for the development if approved by the city council. If the developer dedicates an amount equal to or greater than the total required park land area for the neighborhood park district in which his subdivision is located, the city and the developer shall execute a pro rata refunding agreement in accordance with the City of Rockwall Subdivision Regulations which shall recover the cost of land dedicated in excess of the developer's pro rata share after streets, drainage, and utilities are constructed on the dedicated property.

The developer shall install the streets, drainage, and utilities to serve the neighborhood park, and the cost of same shall be included in the pro rata refunding agreement. The pro rata refunding agreement shall provide that future developers in the same neighborhood park district shall pay their pro rata share of the actual cost of park development which shall be calculated based on the per acre cash in lieu of land cost in effect at the time of dedication, plus the costs of streets, drainage, utilities, and recreational facilities installed to serve the dedicated neighborhood park. The cost of streets, drainage and utilities installed to serve the park shall be certified by the city engineer. In no case shall the developer receive pro rata payments after he has recovered an amount equal to the number of acres actually dedicated in excess of his pro rata share multiplied by the per acre cash in lieu of land figure in effect at the time of actual dedication, plus the costs of streets, drainage, and utilities as certified by the city engineer necessary to serve the neighborhood park. In no case shall the term of any pro rata agreement provided by this article be for a period in excess of five (5) years from the date of dedication. (Ord. No. 87-1, § VI, 1-5-87)

Sec. 24-47. Special fund established; right to refund.

(a) There is hereby established a special fund for the deposit of all cash funds in lieu of land dedication under this article, which fund shall be known as the "Park Land Dedication Fund."

(b) The city shall account for all sums paid in lieu of land dedication under this article referenced to individual plats involved. Any funds paid for such purposes must be expended by the city within eight (8) years from the date received by the city for acquisition and development of a neighborhood park as defined herein. Such funds shall be considered to be spent on a first/in first/out basis. If not so expended, the owners of the property on the last day of such period shall be entitled to a pro rata refund of such funds, calculated on a square footage basis. The owners of such property must request such refund within one year of entitlement; in writing, or such rights shall be barred. (Ord. No. 87-1, § VII, 1-5-87)

Sec. 24-48. Additional requirements and provisions.

(a) Any land dedicated to the city under this article shall be suitable for park and recreation use. The following characteristics of a proposed area are generally unsuitable:

(1) Any area located in the one hundred-year floodplain;

(2) Any area of unusual topography or slope which renders same unusable for organized recreational activities.

The above characteristics of park land dedication area may be grounds for refusal of a plat.

(b) Each park must have ready access to a public street.

(c) Unless provided otherwise herein, action by the city shall be by the city council after consideration of the recommendations of the planning and zoning commission and the parks and recreation board. Any proposal considered by the planning and zoning commission under this article shall have been reviewed by the parks and recreation board and its recommendation given to the commission. The commission may make a decision contrary to such recommendation only by a vote of at least five (5) members. Should the commission be unable to get this vote, the matter shall then be referred to the city council for final decision.

(d) If any provision of this article or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect any other provisions or applications of this article which can be given effect without the invalid provision or application, and to this end the provisions of this article are declared to be severable.

(e) This article shall become effective upon adoption by the city council. (Ord. No. 87-1, § VIII, 1-5-87)

Sec. 24-49. Review and updating park master plan.

The City of Rockwall Parks and Recreation Department shall consider the need to update the Park Master Plan at least annually to insure that the plan remains current and provides an equitable, effective framework from which to pursue the acquisition and development of neighborhood park services for each neighborhood park district.

(Ord. No. 87-1, § XI, 1-5-87)

Sec. 24-50. Waiver of mandatory neighborhood park land dedication in the case of private developments.

If a development is proposed to be a private development where no public streets are dedicated for use by the public the city shall:

(1) Calculate the pro rata share of the proposed private development as if it were to be a development where public streets were to be dedicated.

(2) Waive the requirement for mandatory dedication if the private amenities of the proposed development meet or exceed the calculated pro rata share as calculated under Section 24-50(1) above.

(3) Decrease the total acreage shown in the Park Master Plan as being required to meet the ultimate need for neighborhood parks in the applicable neighborhood park district by the acreage calculated under Section 24-50(1) above (for the purpose of future calculations of pro rata shares for future developments).

(4) In a private development within a park district or a private development encompassing an entire park district, the park property within the private development must be easily accessible to the general public either through the use of the city trail system or public roadways. If the private development encompasses the entire park district and the ten acres of park land is not continuous, each separate section of park property must be accessible to the general public and connected by way of a minimum eight foot wide trail.

(Ord. No. 87-1, § IX, 1-5-87)

Sec. 24-51. Waiver of article requirements by city council.

The city council of the City of Rockwall, Texas may waive the requirements of this article upon a finding by the city council that said waiver is clearly in the best interest of the City of Rockwall. (Ord. No. 87-13, § I, 3-16-87)"

Section 2. Any person violating the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction be subject to a fine in accordance with the general provisions of the Code of Ordinances.

Section 3. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 4. That this ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this day of , 1999.

_____
Mayor
City of Rockwall, Texas

ATTEST:

_____
City Secretary
City of Rockwall, Texas

APPROVED:

_____
City Attorney
City of Rockwall, Texas

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105

City of Rockwall

ADOPTED MANDATORY PARK LAND DEDICATION FEES DRAFT

2018

ROCKWALL PARKS & RECREATION

GO OUTSIDE AND PLAY

PLAYROCKWALL.COM

33
Land: $271
Equipment: $333

34
Land: $248
Equipment: $305

35
Land: $169
Equipment: $208

7
Land: $207
Equipment: $255

23
Land: $286
Equipment: $352

1
Land: $1112
Equipment: $1368

2
Land: $419
Equipment: $516

5
Land: $578
Equipment: $711

6
Land: $414
Equipment: $509

26
Land: $526
Equipment: $647

3
Land: $364
Equipment: $447

4
Land: $392
Equipment: $483

9
Land: $279
Equipment: $343

8
Land: $426
Equipment: $523

21
Land: $419
Equipment: $516

10
Land: $1166
Equipment: $1433

19
Land: $481
Equipment: $591

32
Land: $906
Equipment: $1114

20
Land: $433
Equipment: $532

25
Land: $1037
Equipment: $1276

31
Land: $511
Equipment: $629

18
Land: $740
Equipment: $910

15
Land: $405
Equipment: $498

11
Land: $458
Equipment: $563

22
Land: $431
Equipment: $531

24
Land: $240
Equipment: $296

12
Land: $378
Equipment: $465

17
Land: $183
Equipment: $225

16
Land: $1465
Equipment: $1801

14
Land: $183
Equipment: $225

13
Land: $514
Equipment: $632

SEE INSERT

INSERT

31

29
Land: $229
Equipment: $282

30
Land: $552
Equipment: $642

24

27
Land: $244
Equipment: $301

28
Land: $210
Equipment: $258

0 1,000 2,000 3,000 4,000 5,000 Feet
0 0.2 0.4 0.6 0.8 1 Miles

CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS
MAP UPDATED: FEBRUARY 15, 2018
COORDINATE SYSTEM: TEXAS STATE PLANE, NORTH CENTRAL ZONE
HORIZONTAL DATUM: NAD 83 UNITS: US SURVEY FEET

CITY OF ROCKWALL
385 S. GOLIAD ST
ROCKWALL, TEXAS 75087

VISIT US ON THE WEB AT
www.rockwall.com

Please submit any changes or corrections to:
Email: GISGroup@rockwall.com or Fax: 972-771-7748

"The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied."

Lake Ray Hubbard

N JOHN KING BLVD
FM 552
W GOLIAD ST
E SH 66
WILLIAMS ST
W RUSK ST
S LAKESHORE DR
RIDGE RD
W YELLOW JACKET LN
SH 276
S JOHN KING BLVD
CORPORATE CROSSING
HORIZON RD
RALPH HALL PKWY
SUMMER LEE DR
HENRY M CHANDLER DR
S GOLIAD ST
FM 3549
FM 549

City of Rockwall
The New Horizon

MEMORANDUM

TO: **City Council**

FROM: **Joey Boyd, Director of Internal Operations**

DATE: **February 14, 2018**

SUBJECT: **Verizon Wireless Contract Amendment**

In 2004, the City of Rockwall and Verizon Wireless entered into an agreement to construct a communication tower at the Fire Station 1 site on Boydstun Avenue. Verizon then conveyed ownership of the tower to the City to use for its public safety radio system. Verizon placed its wireless equipment on the tower and received rent abatement from the City for the first 180 months. The City still uses this site for the radio system and also subleases space to other wireless companies for revenue. In 2011, Verizon and the City amended the original agreement to allow for installation of additional wireless equipment for further compensation.

Since then, the City and Rockwall County have entered into an agreement to use this same tower for a new county-wide radio system. The new radio system equipment has been installed and is now in the testing phase of the project. Verizon is now requesting to place additional equipment on the tower but due to multiple users, including Verizon, the City, and other wireless providers, the structural loading is reaching its capacity. Verizon is proposing to perform structural improvement modifications to the tower (such as additional bracing, strengthening of cross beams, etc.) in order to accommodate their additional equipment and to lower the overall structural load of the tower. Verizon anticipates a cost between $30,000 and $40,000 for the structural modifications.

The City recently studied deconstructing the old water tower on Boydstun that was taken off the water system many years ago. This old water tower has two separate wireless carriers attached to the structure: Clearwire and AT&T. In order to dismantle the water tower, the City would have to move Clearwire and AT&T onto the structural tower, causing the City to spend an estimated $36,000 to $41,000 for modifications, engineering, and consulting. Verizon's proposed modifications are mutually beneficial to the City as well should the City choose to proceed at a later date with moving carriers to the communication tower and deconstructing the water tower.

Verizon Wireless is requesting the following with the proposed amendment:

- That the City Council approve the structural modifications to the tower to increase the load capacity to accommodate additional equipment.
- In order to recuperate the costs of the modifications, Verizon is requesting rent abatement for the first 36 months and to begin paying an additional $200.00 per month beginning on the 37th month upon installation of equipment.

The second amendment with exhibits, the original agreement, and first amendment are attached for the City Council's review and reference. The City's consultants have reviewed what Verizon proposes for equipment and for tower modifications and are satisfied that no radio system interference should occur and that the structural load levels are within appropriate levels.

If these terms are acceptable, the City Council is asked to authorize the City Manager to execute the agreement on behalf of the City of Rockwall.

Lessee Site Name: Rockwall Central
Lessee Contract #: 58825

SECOND AMENDMENT TO TOWER LEASE AGREEMENT

This Second Amendment to Tower Lease Agreement (this "**Amendment**") is made and entered into this ____ day of _____, 20__, by and between the City of Rockwall, a Texas municipal corporation ("**Lessor**"), and Dallas MTA, L.P. d/b/a Verizon Wireless ("**Lessee**"), with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920.

WHEREAS, Lessor and Lessee entered into the Tower Lease Agreement dated May 12, 2004, as amended by the September 15, 2011 First Amendment to Tower Lease Agreement (collectively, the "**Agreement**") for the lease of tower space on Lessor's tower and ground space on Lessor's Property located at Boydstun Avenue, Rockwall, Rockwall County, Texas (the "**Premises**"); and

WHEREAS, Lessor and Lessee desire to amend the Agreement to permit Lessee to modify portions of Lessee's equipment.

NOW THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee mutually agree as follows:

1. Lessee's Equipment. Exhibit B-1 to the Agreement is hereby deleted in its entirety and replaced with **Exhibit B-2**, attached hereto and incorporated by reference herein. All references to Exhibit B or Exhibit B-1 in the Agreement are hereafter references to Exhibit B-2.

2. Tower Modifications. Lessee agrees to modify the New Tower to provide structural capacity of 85% after the addition of Lessee's new equipment, as stated in the November 6, 2017 Rigorous Structural Analysis Report, and depicted in the Structural Drawings, both attached to this Amendment as Exhibit E.

3. Rent Increase. Beginning on the 1st day of the 37th month after Lessee commences installation of its modified equipment outlined in Exhibit B-2, rent shall increase by $200.00 per month (the "**Rent Increase**"). Thereafter, the Rent Increase shall escalate as provided in Section 5 of the Agreement, as amended in this Amendment.

4. Acknowledgment of Installation Commencement. Lessee and Lessor agree to acknowledge in writing the date that that Lessee commences installation of its modified equipment. Lessee's initial payment of the Rent Increase shall not be due until at least 90 days after Lessee's receipt of the required written acknowledgment.

5. Extension Rentals. Section 5 of the Lease is deleted in its entirety, and replaced with the following:

> EXTENSION RENTALS. Subject to Section 2.7 herein, the annual rental for each five (5) year extension term shall increase by 15% of the rental for the preceding five (5) year term.

6. Signing Authority. Lessor and Lessee each hereby warrant to the other that the person executing this Amendment on behalf of the warranting party has the full right, power and authority to enter into, and execute, this Amendment on that party's behalf, and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Amendment.

7. Additional Provisions. Except as specifically modified by this Amendment, the parties agree that all of the terms and conditions of the Agreement are in full force and effect and remain unmodified. In the event of a conflict between any term or provision of the Agreement and this Amendment, the terms and provisions of this Amendment shall control. Except as otherwise stated in this Amendment, all capitalized terms have the same defined meaning as stated in the Agreement.

[*Signatures on the following page*]

Lessee Site Name: Rockwall Central
Lessee Contract #: 58825

IN WITNESS WHEREOF, Lessor and Lessee have executed this Amendment effective as of the day and year first above written.

OWNER:

City of Rockwall

By: _____

ATTEST:

Printed Name:_____

Title: _____

_____

Date:_____

Title: _____

Tenant:

Dallas MTA, L.P.
d/b/a Verizon Wireless

By: Verizon Wireless Texas, LLC,
its general partner

By: _____
Jacob Hamilton
Director - Network Field Engineering

Date:_____

4815-9019-9897 v3

3000007-700519 02/01/2018

Lessee Site Name: Rockwall Central
Lessee Contract #: 58825

Exhibit B-2

Lessee is authorized to install and maintain the following equipment:

Antennas:	Six (6) CWWX063X25X00 @ approximately 193' Three (3) BXA-185063-12CF @ approximately 193'
RRUs:	Nine (9)
Raycaps:	Two (2)
Coax:	Two (2) hybrid cables Sixteen (16) 1-5/8" coax

verizon

ROCKWALL CENTRAL

285 E BOYDSTUN AVE
ROCKWALL, TX 75087
ROCKWALL COUNTY

SITE ID # 108052

NEW 4XTX/AWS-3 UPGRADE ON EXISTING TELECOMMUNICATION SITE

VERIZON WIRELESS
600 HIDDEN RIDGE
IRVING, TEXAS 75038
PHONE: (817) 961-2572

Texas 811 — Know what's below. Call before you dig.

OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED PRIOR TO EXCAVATION

BUILDING CODES:
CITY OF ROCKWALL, JURISDICTION:
IBC 2015 AND NEC 2014 TO BE FOLLOWED AS A MINIMUM STANDARD

CD REVIEWER NOTE:
NOTE TO REVIEWER:
ANY PLAN SIZE LESS THAN 11"X17" IS REDUCED IN SIZE AND SHOULD NOT BE SCALED

SCOPE OF WORK:
REMOVE: (3) TTMAS AND (2) 1-5/8" COAX.

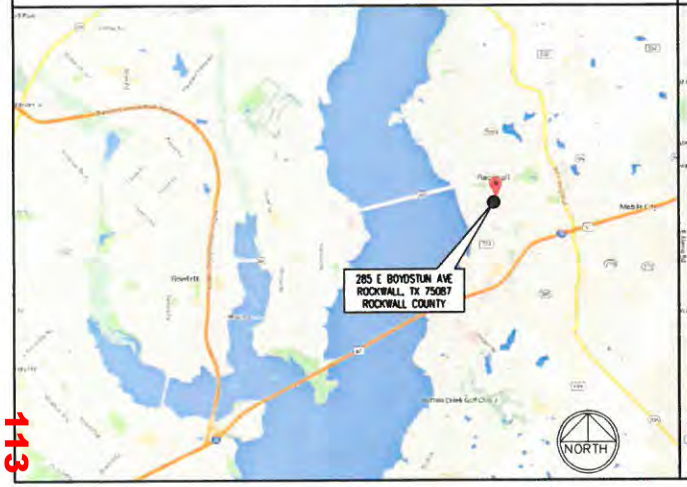
INSTALL: (3) MKS09T07TWIN (SIDE BY SIDE ANT BRACKETS), (1) 1-¼" HYBRIFLEX CABLE, (1) MAIN OVP BOX ON THE GROUND, (1) MAIN OVP BOX ON THE TOWER, (3) 4X30 700 RRHS AND (3) 4X45 AWS RRHS.

NET TOTAL: (6) CWWX063X25G00-T03 ANTENNAS, (3) BXA-185063/12CF-2 ANTENNAS, (3) MKS09T07TWIN (SIDE BY SIDE ANT BRACKETS), (16) 1-5/8" COAX, (2) 1-¼" HYBRIFLEX CABLES, (2) MAIN OVP BOXES ON THE GROUND, (2) MAIN OVP BOXES ON THE TOWER, (3) 4X30 700 RRHS, (3) 4X45 AWS RRHS AND (3) 4X30 LOP RRHS.

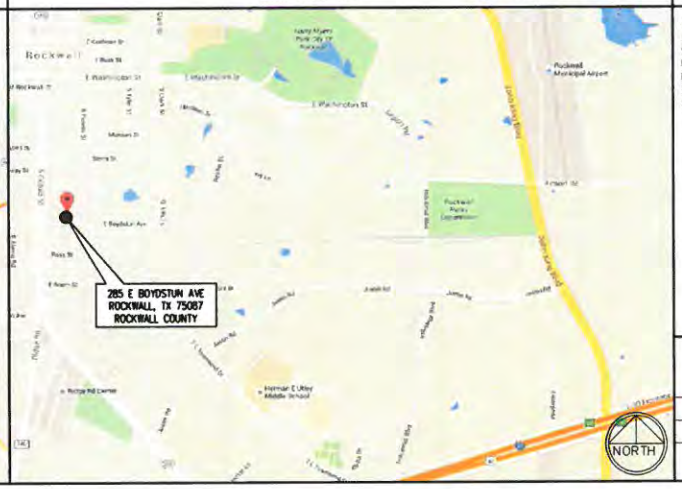
STRUCTURAL REVIEW NOTE:
AN ANALYSIS OF THE TOWER OR STRUCTURE HAS BEEN PERFORMED BY MALOUF ENGINEERING INTERNATIONAL, INC., WITH MEI PROJECT # TX000425-17V1 DATED 10/11/17. THE ANTENNAS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND THE HEIGHT, LOCATION, AND MOUNTING SHOWN IN THE STRUCTURAL ANALYSIS SHOULD SUPERSEDE THESE DRAWINGS.

PROJECT SIGNOFF:
REAL ESTATE: _____
RF: _____
CONSTRUCTION: _____
OPERATIONS: _____

VICINITY MAP — Google Maps – © 2015 Google



LOCATION MAP — Google Maps – ©2015 Google



DRAWING INDEX

SHEET NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	SITE PLAN
C-2	TOWER ELEVATION BEFORE/AFTER
A-1	ANTENNA ORIENTATION PLAN

NO.	DATE	DRAWN BY	REVISION
A	10/20/17	H. ELBEHY	ISSUED FOR REVIEW

DATA:
LATITUDE: 32° 55' 28.72" N
LONGITUDE: 96° 27' 32.56" W
ELEVATION: 578.0' AMSL
(OBTAINED FROM GOOGLE MAPS)

POWER COMPANY
T.B.D.

TELEPHONE COMPANY
T.B.D.

SITE INFORMATION
COUNTY: ROCKWALL
CITY: ROCKWALL
OCCUPANCY: U-UTILITY
CONSTRUCTION TYPE: UPGRADE

LANDLORD
CITY OF ROCKWALL
385 S. GOLIAD STREET,
ROCKWALL, TX 75087
(972) 771-7700

SITE REP
PROJECT MANAGER
C.A.BASS LLC
LANA MCNEILL
903-596-8464

PROFESSIONAL ENGINEER
ALLPRO CONSULTING GROUP, INC
9221 LYNDON B. JOHNSON FREEWAY, STE 204
DALLAS, TEXAS 75243
CONTACT: JOJI GEORGE P.E.
PHONE: (972) 231-8893

STRUCTURAL ENGINEER
MALOUF ENGINEERING INTL., INC.
17950 PRESTON ROAD.
SUITE 720
DALLAS, TX. 75252
PHONE: (972) 783-2578

APPLICANT
VERIZON WIRELESS
600 HIDDEN RIDGE
IRVING, TEXAS 75038
PHONE: (817) 961-2572

ALLPRO CONSULTING GROUP, INC.
9221 LYNDON B JOHNSON FREEWAY
SUITE 204, DALLAS, TX 75243
PHONE: 972-231-8893
FAX: 866-384-8375
WWW.ALLPROCGI.COM

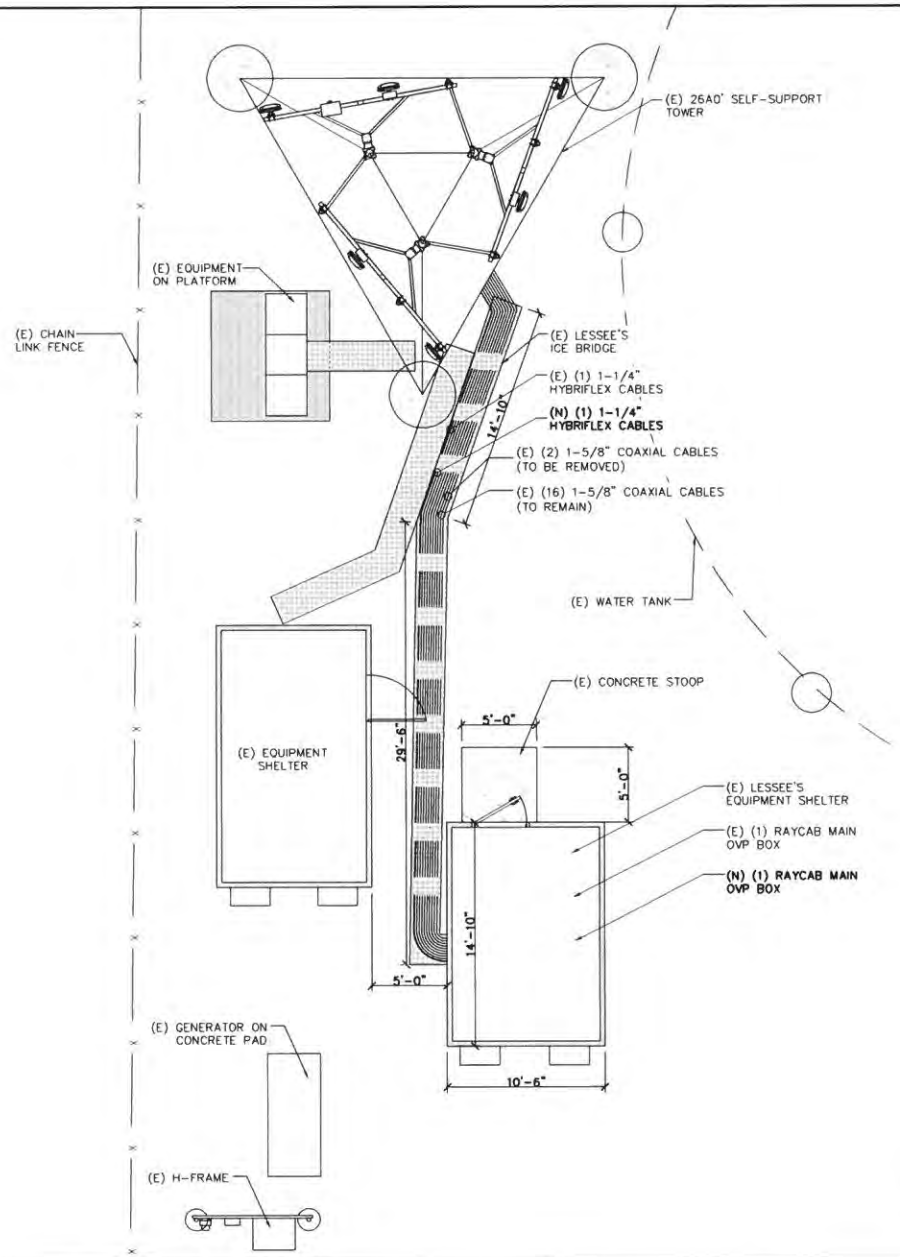
FIRM REGISTRATION # 8242
ACGI# 17-6617

ROCKWALL CENTRAL

DATE DRAWN:	10/20/17	DRAWN BY:	H. ELBEHY
CHECKED BY:	J. GEORGE	ACGI NO.	17-6617

SITE ID # 108052 — SHEET: T-1

113



1 SITE PLAN
SCALE: 1/8" = 1'-0"

NORTH

SCOPE OF WORK:

REMOVE: (3) TTMAS AND (2) 1-5/8" COAX.

INSTALL: (3) MKS09T07TWIN (SIDE BY SIDE ANT BRACKETS), (1) 1-¼" HYBRIFLEX CABLE, (1) MAIN OVP BOX ON THE GROUND, (1) MAIN OVP BOX ON THE TOWER, (3) 4X30 700 RRHS AND (3) 4X45 AWS RRHS.

NET TOTAL: (6) CWWX063X25G00-T03 ANTENNAS, (3) BXA-185063/12CF-2 ANTENNAS, (3) MKS09T07TWIN (SIDE BY SIDE ANT BRACKETS), (16) 1-5/8" COAX, (2) 1-¼" HYBRIFLEX CABLES, (2) MAIN OVP BOXES ON THE GROUND, (2) MAIN OVP BOXES ON THE TOWER, (3) 4X30 700 RRHS, (3) 4X45 AWS RRHS AND (3) 4X30 LOP RRHS.

DIMENSIONS HAVE BEEN APPROXIMATED FROM GOOGLE EARTH

NOTE:
SITE LAYOUT IS BASED ON CONSTRUCTION SURVEY PROVIDED BY CA BASS, DATED 02/11/13. NO INDEPENDENT SITE VISIT WAS PERFORMED BY ALLPRO CONSULTING GROUP, INC. TO VERIFY THE SITE DIMENSIONS OR LAYOUT. IF ANY DISCREPANCY IS NOTICED BETWEEN THE ACTUAL SITE LAYOUT AND THESE DRAWINGS, PLEASE NOTIFY ALLPRO CONSULTING GROUP, INC. FOR A REDESIGN.

NO	DATE	REVISION
A	10/20/17	ISSUED FOR REVIEW

verizon
600 HIDDEN RIDGE
IRVING, TEXAS 75038

DATE DRAWN:	DRAWN BY:	APPROVED BY:
10/20/17	H. ELBEHY	J. GEORGE

4XTX/AWS-3 UPGRADE
ROCKWALL CENTRAL
SITE ID # 108052
285 E BOYDSTUN AVE
ROCKWALL, TX 75087

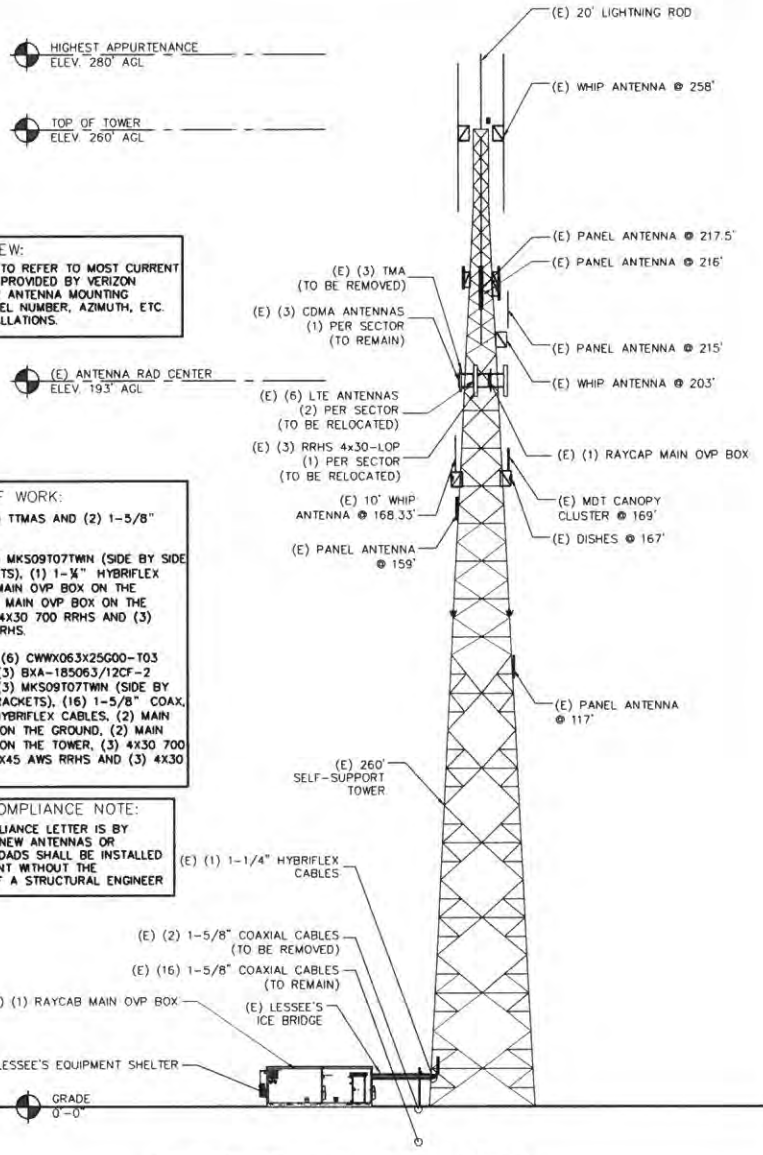
ALLPRO CONSULTING GROUP, INC.
9221 LYNDON B JOHNSON FREEWAY
SUITE 204, DALLAS, TX 75243
PHONE: 972-231-8893
FAX: 866-364-8275
WWW.ALLPROCGI.COM
FIRM REGISTRATION # 8242
ACGI# 17-5617

ACGI NO: 17-5617

SHEET NAME
SITE PLAN

SHEET NUMBER
C-1

114



2 TOWER ELEVATION–AFTER
SCALE: 1/32" = 1'-0"

TECH REVIEW:
CONTRACTOR TO REFER TO MOST CURRENT TECH REVIEW PROVIDED BY VERIZON WIRELESS FOR ANTENNA MOUNTING HEIGHTS, MODEL NUMBER, AZIMUTH, ETC. BEFORE INSTALLATIONS.

SCOPE OF WORK:
REMOVE: (3) TTMAS AND (2) 1-5/8" COAX.

INSTALL: (3) MKS09T07TWIN (SIDE BY SIDE ANT BRACKETS), (1) 1-¼" HYBRIFLEX CABLE, (1) MAIN OVP BOX ON THE GROUND, (1) MAIN OVP BOX ON THE TOWER, (3) 4X30 700 RRHS AND (3) 4X45 AWS RRHS.

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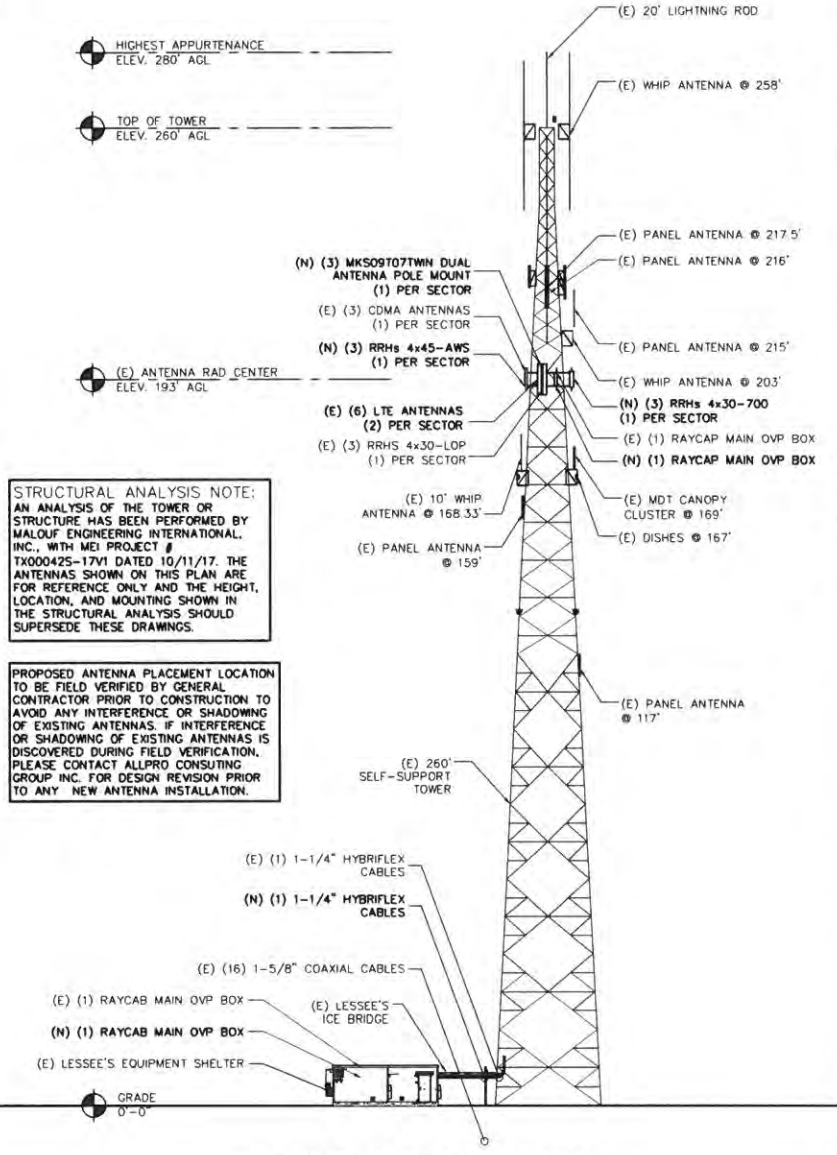
MOUNT COMPLIANCE NOTE:
MOUNT COMPLIANCE LETTER IS BY OTHERS. NO NEW ANTENNAS OR EQUIPMENT LOADS SHALL BE INSTALLED ON THE MOUNT WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER



2 TOWER ELEVATION–AFTER
SCALE: 1/32" = 1'-0"

STRUCTURAL ANALYSIS NOTE:
AN ANALYSIS OF THE TOWER OR STRUCTURE HAS BEEN PERFORMED BY MALOUF ENGINEERING INTERNATIONAL, INC., WITH MEI PROJECT # TX00042S-17V1 DATED 10/11/17. THE ANTENNAS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND THE HEIGHT, LOCATION, AND MOUNTING SHOWN IN THE STRUCTURAL ANALYSIS SHOULD SUPERSEDE THESE DRAWINGS.

PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING GROUP INC. FOR DESIGN REVISION PRIOR TO ANY NEW ANTENNA INSTALLATION.

NO	DATE	REVISION
A	10/20/17	ISSUED FOR REVIEW

verizon
600 HIDDEN RIDGE
IRVING, TEXAS 75038

DATE DRAWN:	DRAWN BY:	APPROVED BY:
10/20/17	H. ELBEHY	J. GEORGE

4XTX/AWS-3 UPGRADE
ROCKWALL CENTRAL
SITE ID # 108052
285 E BOYDSTUN AVE
ROCKWALL, TX 75087

ALLPRO CONSULTING GROUP, INC.
9221 LYNDON B. JOHNSON FREEWAY
SUITE 204, DALLAS, TX 75243
PHONE: 972-231-8853
FAX: 866-364-6375
WWW.ALLPROCG.COM
FIRM REGISTRATION # 8242

ACGI NO: 17-6617

SHEET NAME
TOWER ELEVATION BEFORE / AFTER

SHEET NUMBER
C-2

115

115

SCOPE OF WORK:

REMOVE: (3) TTMAS AND (2) 1-5/8" COAX.

INSTALL: (3) MKS09T07TWIN (SIDE BY SIDE ANT BRACKETS), (1) 1-¼" HYBRIFLEX CABLE, (1) MAIN OVP BOX ON THE GROUND, (1) MAIN OVP BOX ON THE TOWER, (3) 4X30 700 RRHS AND (3) 4X45 AWS RRHS.

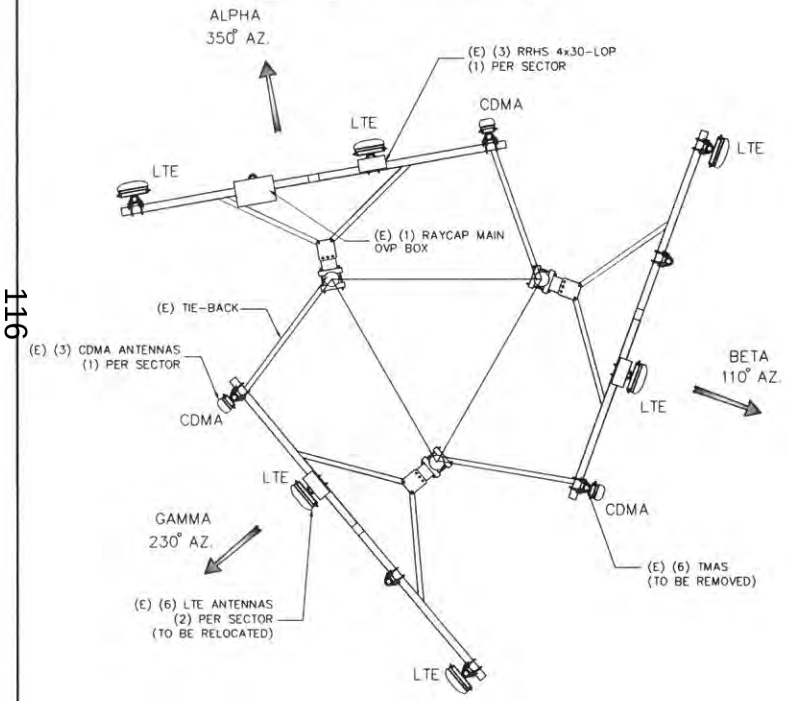
NET TOTAL: (6) CWWX063X25G00-T03 ANTENNAS, (3) BXA-185063/12CF-2 ANTENNAS, (3) MKS09T07TWIN (SIDE BY SIDE ANT BRACKETS), (16) 1-5/8" COAX, (2) 1-¼" HYBRIFLEX CABLES, (2) MAIN OVP BOXES ON THE GROUND, (2) MAIN OVP BOXES ON THE TOWER, (3) 4X30 700 RRHS, (3) 4X45 AWS RRHS AND (3) 4X30 LOP RRHS.

TECH REVIEW:

CONTRACTOR TO REFER TO MOST CURRENT TECH REVIEW PROVIDED BY VERIZON WIRELESS FOR ANTENNA MOUNTING HEIGHTS, MODEL NUMBER, AZIMUTH, ETC. BEFORE INSTALLATIONS.

MOUNT COMPLIANCE NOTE:

MOUNT COMPLIANCE LETTER IS BY OTHERS. NO NEW ANTENNAS OR EQUIPMENT LOADS SHALL BE INSTALLED ON THE MOUNT WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER



1 ANTENNA LAYOUT-BEFORE

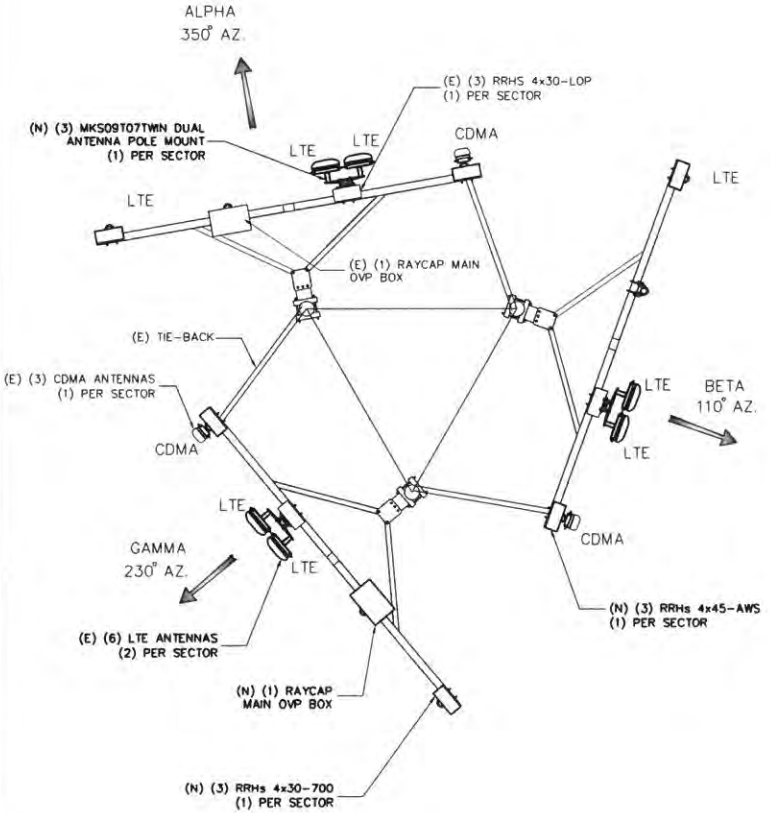
SCALE: 1/4" = 1'-0"

NORTH

STRUCTURAL ANALYSIS NOTE:

AN ANALYSIS OF THE TOWER OR STRUCTURE HAS BEEN PERFORMED BY MALOUF ENGINEERING INTERNATIONAL, INC., WITH MEI PROJECT # TX000425-17V1 DATED 10/11/17. THE ANTENNAS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND THE HEIGHT, LOCATION, AND MOUNTING SHOWN IN THE STRUCTURAL ANALYSIS SHOULD SUPERSEDE THESE DRAWINGS.

PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING GROUP INC. FOR DESIGN REVISION PRIOR TO ANY NEW ANTENNA INSTALLATION.



2 ANTENNA LAYOUT-AFTER

SCALE: 1/4" = 1'-0"

NORTH

NO	DATE	ISSUED FOR REVIEW / REVISION
A	10/20/17	

verizon

600 HIDDEN RIDGE
IRVING, TEXAS 75038

DATE DRAWN:	DRAWN BY:	APPROVED BY:
10/20/17	H. ELBEHY	J. GEORGE

4XTX/AWS-3 UPGRADE
ROCKWALL CENTRAL
SITE ID # 108052
285 E BOYDSTUN AVE
ROCKWALL, TX 75087

ALLPRO CONSULTING GROUP, INC.
9221 LYNDON B JOHNSON FREEWAY
SUITE 214 DALLAS, TX 75243
PHONE: 972-251-3553
FAX: 866-364-8377
WWW.ALLPROCG.COM
FIRM REGISTRATION # 8242
ACGI# 17-6617

ACGI NO: 17-6617

SHEET NAME
ANTENNA ORIENTATION BEFORE / AFTER

SHEET NUMBER
A-1

116

Lessee Site Name: Rockwall Central
Lessee Contract #: 58825

Exhibit E

Structural Analysis and Structural Drawings

[*See attached*]

Rigorous Structural Analysis Report

verizon

Verizon Wireless - Rockwall Central Site #108052

Siterra Project ID 2573916 / 700_AWS Upgrade
Owner: City of Rockwall - Fire Station #1 Site
Rockwall, Texas

November 6, 2017

MEI PROJECT ID: TX00042S-17V3

MALOUF ENGINEERING INTL., INC.

STRUCTURAL CONSULTANTS

17950 PRESTON ROAD, SUITE 720 ▪ DALLAS, TEXAS 75252 ▪ TEL. 972-783-2578 FAX 972-783-2583
www.maloufengineering.com

TIA AISC PROFESSIONAL MEMBER ACEC MEMBER

MALOUF ENGINEERING INTL., INC.

STRUCTURAL CONSULTANTS

November 6, 2017

Ms. Amanda Eastin
Verizon Wireless
Irving, TX 75038

RIGOROUS STRUCTURAL ANALYSIS

Structure/Make/Model:	260 ft **Self-Supporting Tower**		FWT / SST	
Client/Site Name/#:	**Verizon Wireless** [NTX_700_AWS Upgrade]		**Rockwall Central #108052** **Siterra Project ID 2573916**	
Owner/Site Name/#:	City of Rockwall		Fire Station #1	
MEI Project ID:	**TX00042S-17V3**			
Location:	285 E Boydstun Ave Rockwall, Texas 75087		Rockwall County FCC #1243645	
	LAT	32-55-28.72 N	LON	96-27-32.56 W

EXECUTIVE SUMMARY:

Malouf Engineering Int'l (MEI), as requested, has performed a structural analysis and modification design of the above mentioned structure to assess the impact of the changed condition as noted in Table 1.

Based on the stress analysis performed, the existing structure **is in conformance** with the Int'l Building Code (IBC) / ANSI/TIA-**222-G** Standard for the loading considered under the criteria listed and referenced in the report sections **after proper installation of the recommended structural strengthening modifications outlined** – tower rated at 82.6% - Horizontals (meets owner requirement of max. stress of 85%).

The addition of the proposed changed condition as noted in Table 1 is structurally acceptable after proper installation of the proposed strengthening modifications. Please refer to modification drawings for details.

MEI appreciates the opportunity of providing our continuing professional services to you. If you have any questions or need further assistance on this or other projects please contact us.

Respectfully submitted,

MALOUF ENGINEERING INT'L, INC.
Texas CoA #F-1401

Analysis performed by:

Krishna Manda, PE
Sr. Project Engineer

Reviewed & Approved by:



E. Mark Malouf, PE
Texas #64167
972-783-2578 ext. 106
mmalouf@maloufengineering.com

11/6/2017

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Separate Attachment:

Modification Design Drawings

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1. INTRODUCTION & SCOPE

A rigorous structural analysis and modification design were performed by Malouf Engineering Int'l (MEI), as requested and authorized by Ms. Amanda Eastin, Verizon Wireless, on behalf of Verizon Wireless, to determine the acceptance of the proposed changed conditions in conformance with the IBC / ANSI/TIA-222-G Standard, *"Structural Standard for Antenna Supporting Structures and Antennas"*.

The scope of this independent analysis is to determine the overall stability and the adequacy of structural members, foundations, and member connections, as available and stated. This analysis considers the structure to have been properly installed and maintained with no structural defects. Installation procedures and related loading are not within the scope of this analysis and should be performed and evaluated by a competent person of the erection contractor.

The different report sections detail the applicable information used in this evaluation, relating to the tower data, the appurtenances configuration and the wind and ice loading considered.

2. SOURCE OF DATA

The following information has been used in this evaluation as source data that accurately represent the existing structure and the related appurtenances:

	Source	Information	Reference
STRUCTURE			
Tower	MEI Records	Previous Structural Analysis	ID TX00042S-17V1 Dated 10/11/2017
Foundation	MEI Records	Previous Structural Analysis / Mods	ID TX00042S-17V1 Dated 10/11/2017
Material Grade	Available from supplied documents noted above-refer to Appendix		
CURRENT APPURTENANCES			
	MEI Records	Previous Structural Analysis / Mods	ID TX00042S-17V1 Dated 10/11/2017
CHANGED CONDITION			
	CA Bass Ms. Kira Bauman	VzW RFDS Sheet / Email Instructions	Dated 07/21/2017 Received 10/02/2017

Background Information:

Based on available information, the following is known regarding this structure:

DESIGNER / FABRICATOR	FWT / SST
ORIGINAL DESIGN CRITERIA	TIA/EIA 222-F – 110/95 Mph + 0/0.50" Ice
PRIOR STRUCTURAL MODIFICATIONS	MEI Drawings ID TX00042S-13V1 dated 07/03/2013 & TX00042S-11V4 dated 06/08/2011 - considered properly installed.

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3. ANALYSIS CRITERIA

The structural analysis performed used the following criteria:

CODE / STANDARD	2015 Int'l Building Code / ANSI/TIA-222-G-2 Standard	
LOADING CASES	*Full Wind:*	120 Mph ultimate gust [equiv. 93 Mph (3-sec gust)] w/No Radial Ice**
	Iced Case:	30 Mph + 0.75" Radial Ice
	Service:	60 Mph
	Seismic:	S_s = 0.104 / S_1 = 0.055 / Site Class: D – Stiff Soil
STRUCTURE CRITERIA	*Structure Classification:* **III** / Risk Category **III**– Essential Communications	
	Exposure Category: '**D**' – *Topographic Category:* 1	

Appurtenances Configuration

The following appurtenances configuration is denoted by the *summation of Tables 1 & 2*:

Table 1: Tenant with Changed Condition Appurtenances Configuration

Elev (ft)	Tenant	Ant #	Ants Qty	Appurtenance Model / Description	Mount Description	Line #	Lines Qty	Line size & Location
193	VzW	-		[Relocate Panels onto New Brackets]	(3)MKS09T07TWIN Dual Mounts		1	1-1/4" (6x12) Hybrid (HFT1206-24S49-xxx) or Equiv. –(FZ)
			3	B13 RRH4x30 – 700 Boxes				
			3	B66A RRH4x45W AWS Boxes				
			1	OVP Box (Raycap RxxDC-3315-PF-48)				
Appurtenances to Remain								
193	VzW	10	3	BXA-185063-12CF [PCS] Panel Ants.	(3) LP Sector Mounts + **New Side-by-side brackets**	2-13 14-17	16	1-5/8"-(FZ)
		-	6	CWWX063X25x00 Panel Antennas *[Relocate onto Side By Side Mount]*				
		-	3	B25 RRH4x30W-LOP Boxes		-	1	1-1/4" Hybrid Cable-(FZ)
		-	1	OVP Box (Raycap RxxDC-3315-PF-48)				
Appurtenances to be Removed								
193	VzW	9	3	AWC-TTMA-AWS-VA Boxes		18,19	2	1 5/8" –(FZ)

Table 2: Remaining Tenants Current and Reserved/Future Appurtenances

Elev (ft)	Tenant	Ant #	Ants Qty	Appurtenance Model / Description	Mount Description	Line #	Lines Qty	Line size & Location
260 Base		20	1	Lightning Rod	Pipe Mount			
		25	1	Top Beacon		49	1	0.75" SO Cord
		21	1	DB638-C Whip Antenna (Up)	(3) 6ft Standoff Mounts	35	1	1-1/4"-(FZ)
		23	1	ASP-682 Whip Antenna		39	1	1/2"-(FZ)
		21-22	2	DB810K-XT Whip Antenna (Up/Dn)		41 42	1 1	7/8" 1-5/8"-(FZ)
259 base	RCSO	-	1	Sinclair SC479-HF1LDF Whip Antenna	(1) 6ft Standoff Mount	-	1	7/8"-(FZ)
			1	Combilent CP00732 TMA		-	1	1/2"-(FZ)
258	RCSO	24	1	DB638-C Whip Antennas (Dn)	[Existing Standoff Mount]	43	1	1-5/8"-(FZ)
243.7	RCSO	-	1	DS1F03F36U-N Whip Antenna (Up)	(2) 6ft Standoff Mounts	-	1	7/8"-(FZ)
242.8	RCSO	-	1	DS7C10F36U-D Whip Antenna (Up)		-	1	7/8"-(FZ)
223 base	RCSO	-	1	Sinclair SC479-HF1LDF Whip Antenna	6ft Standoff Mount	-	1	1-5/8"-(FZ)
223.5		19	1	ASP-682 Whip Antenna (Up)	6ft Standoff Mount	40	1	1/2"-(FZ)
222.5		18	1	DB638-C Whip Antenna (Dn)		37	1	1/2"-(FZ)

(Appurtenances continue on next page.)

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Table 2: Remaining Tenants Current and Reserved/Future Appurtenances – Cont'd

Elev (ft)	Tenant	Ant #	Ants Qty	Appurtenance Model / Description	Mount Description	Line #	Lines Qty	Line size & Location
220.5	JabBroadb	17	5	Canopy Panel Antennas	(3) 2ft Standoff Mounts	50	1	1" R.C.-(FZ)
219	and/	16	1	Cambium Networks 14" Panel Ant.	2ft Sidearm Mount			
217.5	Skybeam	15	1	MD Wireless Panel Antenna				
			1	TMA				
216.25		14	1	2.5ft Whip Antenna	Leg Mounted			
216		13	1	Canopy Panel Antenna	Leg Mounted			
215		12	1	Maxrad Panel Ant. (MSP24013120)	Leg Mounted			
206±	RCSO	-	1	6ft Ice Shield (Commscope MD-S6 or equivalent)	Leg Mounted			
205		11	1	ASP-682 Whip Antenna (Up)	6ft Standoff Mount	38	1	1/2"-(FZ)
203	RCSO	24	1	DB638-C Whip Antennas (Dn)	6ft Standoff Mount	36	1	1-1/4"-(FZ)
201±	RCSO	-	1	6ft Dia. Dish w/Radome (PAD6-65B) (Az. 73.906°)	Dish Pipe Mount-NE Leg	-	1	EP65-(FZ)
189	RCSO	-	1	3ft Ice Shield (Commscope MD-SQ3 or equivalent)	Leg Mounted			
184	RCSO	-	1	3ft Dia. UHP Dish (SC3-W100A) (Az. 337.331°)	Dish Pipe Mount-NW Leg	-	1	EP105-(FZ)
169		7	1	MDT Canopy Cluster (5 Panels)	(2) Sidearm Mounts	25-34	10	1/4"-(FZ)
168.33		6	1	10ft Whip Antenna		20	1	7/8"-(FZ)
167		5	2	24" Canopy Dishes (Az. 140°±/95°±)		21-24	4	1/4"-(FZ)
159		4	1	18" Panel Antenna	Pipe Mount	46-47	2	1/4"-(FZ)
130.5		3	3	OB Lights		48	1	0.625" SO Cord
		-	1	GPS				[Shared 1" Cond.]
117		2	1	18" Panel Antenna	Pipe Mount	44-45	2	0.375"-(FZ)
115		1	1	Camera		1	1	1.32" Flex Cond

Notes:

1. **As per 2015 IBC for ultimate 3-sec gust wind speed converted to nominal 3-sec gust wind speed as per Sect. 1609.3.1 as required to be used in ANSI/TIA-222-G Standard per exception 5 of Sect. 1609.1.1.
2. All elevations are measured from tower base.
3. Please note appurtenances not listed above are to be removed/not present as per data supplied.
4. (I) = Internal; (E) = External; (FZ) = Within Face Zone; (OFZ) = Outside Face Zone - as per TIA-222-G.
5. The above appurtenances represent MEI's understanding of the appurtenances configuration. If different than above, the analysis is invalid. Please contact MEI if any discrepancies are found.

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4. ANALYSIS PROCEDURE

The subject structure is analyzed for feasibility of the installation of the proposed changed condition previously noted. The data records furnished were reviewed and a computer stress analysis was performed in accordance with the TIA-222 Standard provisions and with the agreed scope of work terms and the results of this analysis are reported.

Analysis Program

The computer program used to model the structure is a rigorous Finite Element Analysis program, tnxTower (ver. 7.08), a commercially available program by Tower Numerics Inc. The latticed structures members are modeled using beam/truss and cable members and the pole members using tubular beam elements. The structural parameters and geometry of the members are included in the model. The dead and temperature loads and the wind loads are internally calculated by the program for the different wind directions and then applied as external loads on the structure. Any applicable exemptions, as per Section 15.6 of the TIA-222-G Standard for existing structures originally designed in accordance with a previous revision of the TIA-222 Standard, have been taken.

Assumptions

This engineering study is based on the theoretical capacity of the members and is not a condition assessment of the structure. This analysis is based on information supplied, and therefore, its results are based on and as accurate as that supplied data. MEI has made no independent determination, nor is it required to, of its accuracy. The following assumptions were made for this structural stress analysis:

- This existing tower is assumed, for the purpose of this analysis, to have been properly maintained and to be in good condition with no structural defects and with no deterioration to its member capacities ('as-new' condition).
- The tower member sizes and configuration are considered accurate as supplied. The material grade is as per data supplied and/or as assumed and as stated.
- The appurtenances configuration is as supplied and/or as stated in the report. It is assumed to be complete and accurate. All antennas, mounts, coax and waveguides are assumed to be properly installed and supported as per manufacturer requirements.
- Some assumptions are made regarding antennas and mounts sizes and their projected areas based on best interpretation of data supplied and of best knowledge of antenna type & industry practice.
- Mounts/Platforms are considered adequate to support the loading. No actual analysis of the platform/mount itself is performed, with the analysis being limited to analyzing the structure.
- The soil parameters are as per data supplied or as assumed and stated in the calculations. Refer to the Appendix. If no data is available, the foundation system is assumed to support the structure with its new reactions.
- All welds and connections are assumed to develop at least the member capacity, unless determined otherwise and explicitly stated in this report.
- All prior structural modifications, if any, are assumed to be as per data supplied/available, and to have been properly installed and to be fully effective.

If any of the above assumptions are not valid or have been made in error, this analysis results may be invalided, MEI should be contacted to review any contradictory information to determine its effect.

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5. ANALYSIS RESULTS

The structure will require structural strengthening as follows: (Refer to the attached drawings for details.)

Note: The Wind loading controls over the Seismic loading as per TIA Section 2.7.

STRUCTURAL STRENGTHENING REQUIRED	
1	Add internal Hip horizontals at elevation 20 to 60ft and 80 to 120ft (4 Sections Total)
2	Add internal Hip diagonals at elevation 0 to 120ft (6 Sections Total)
3	Add quarter point internal bracing horizontal at elevation 70ft (1 Bay Total)
4	Reinforce horizontal as shown at elevation 50ft (1 Bay Total)
5	Reinforce Sub-Horizontals as shown at elevation 0 to 20ft (1 Section Total)
6	Provide temporary bracing as required for stability of structure during reinforcement / replacement of members / bolts. Replace one member / bolt at a time.
7	Perform any Maintenance work as required to have structure in good operational condition.
8	Contractor to perform field determination/verification before fabrication.

Prior to implementation of the changed conditions and modifications, the data designated on the design documents requiring field verification shall be validated. Rigging and temporary supports required for the erection/modification shall be determined, documented, furnished and installed by the erector/contractor accounting for the loads imposed on the structure due to the proposed construction method.

Table 3: Stress Analysis Results– AFTER PROPER INSTALLATION OF MODS

Component Type	Maximum Stress Ratio	Controlling Elev. (ft) / Component	Pass/Fail	Comment
LEGS	79.2%	40 - 20	Pass	
DIAGONALS	69.8%	160 - 140	Pass	
HORIZONTALS	**82.6%**	**20 - 0**	Pass	
BRACING	82.4%	80 - 60	Pass	
FOUNDATION	77.0%	Uplift	Pass	

Table 4: Serviceability Requirements

	Maximum Value	TIA Requirement (10dB)	Pass/Fail	Comment
TWIST/SWAY	0.1942 Deg.	1.0787 Deg.	Pass	(SC3-W100A) Elev. 184.000ft
	0.217 Deg.	0.9409 Deg.	Pass	(PAD6-65B) Elev. 201.000ft
	0.1716 Deg.	1.8568 Deg.	Pass	24" Canopy Dish Elev. 167.000ft
	0.2871 Deg.	4 Deg. from Vert. or Horiz. Axis	Pass	
HORIZONTAL DISPLACEMENT	7.661 In./ 0.24% of Ht.	3.0% of Height	Pass	

Notes:
1. The Maximum Stress Ratio is the percentage that the maximum load in the member is relative to the allowable load as determined by Code requirements.
2. Refer to the Appendix 1 for more details on the member loads.
3. A maximum stress ratio between 100% and 105% may be considered as *Acceptable* according to industry standard practice.

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6. FINDINGS & RECOMMENDATIONS

- Based on the rigorous stress analysis results, the subject structure is **rated at 82.6%** of its support capacity (controlling component: Horizontals) with the proposed changed condition considered after strengthening. Please refer to Table 3 and to Appendix 1 for more details of the analysis results.
- Based on the stress analysis performed, the existing structure **is in conformance** with the IBC / ANSI/TIA **222-G** Standard for the loading considered under the criteria listed and referenced in the report sections **after proper installation of the recommended structural strengthening modifications outlined**. *The new maximum stress meets the owner requirement of maximum stress of 85%.*
- *Please note that the Verizon mounts have been analyzed and recommendations provided in a separate report. Refer to separate report MEI ID TX00042S-17V2 for details.*
- ***The addition of the proposed changed condition as noted in Table 1 is structurally acceptable after proper installation of the proposed strengthening modifications.*** Please refer to modification drawings for details.
- This superstructure (above grade) would have limited additional support capacity for the appurtenances and loading criteria considered, after its modification. Therefore, no changes to the configuration considered should be made without performing a new proper evaluation.

Rigging and temporary supports required for the erection/modification shall be determined, documented, furnished and installed by the erector/contractor accounting for the loads imposed on the structure due to the proposed construction method.

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7. REPORT DISCLAIMER

The engineering services rendered by **M**alouf **E**ngineering **I**nternational, Inc. *('MEI') in connection with this Structural Analysis are limited to a computer analysis of the tower structure, size and capacity of its members. MEI does not analyze the fabrication, including welding and connection capacities, except as included in this Report.*

The analysis performed and the conclusions contained herein are based on the assumption that the tower has been properly installed and maintained, including, but not limited to the following:

1. Proper alignment and plumbness.
2. Correct guy tensions, as applicable.
3. Correct bolt tightness or slip jacking of sleeved connections.
4. No significant deterioration or damage to any structural component.

Furthermore, the information and conclusions contained in this Report were determined by application of the current "state-of-the-art" engineering and analysis procedures and formulae. MALOUF ENGINEERING INTERNATIONAL, INC. assumes no obligation to revise any of the information or conclusions contained in this Report in the event that such engineering and analysis procedures and formulae are hereafter modified or revised. In addition, under no circumstances will MALOUF ENGINEERING INTERNATIONAL, INC. have any obligation or responsibility whatsoever for or on account of consequential or incidental damages sustained by any person, firm or organization as a result of any information or conclusions contained in the Report, and the maximum liability of MALOUF ENGINEERING INTERNATIONAL, INC., if any, pursuant to this Report shall be limited to the total funds actually received by MALOUF ENGINEERING INTERNATIONAL, INC. for preparation of this Report.

Customer has requested MALOUF ENGINEERING INTERNATIONAL, INC. to prepare and submit to Customer an engineering analysis with respect to the Subject Tower and has further requested MALOUF ENGINEERING INTERNATIONAL, INC. to make appropriate recommendations regarding suggested structural modifications and changes to the Subject Tower. In making such request of MALOUF ENGINEERING INTERNATIONAL, INC., Customer has informed MALOUF ENGINEERING INTERNATIONAL, INC. that Customer will make a determination as to whether or not to implement any of the changes or modifications which may be suggested by MALOUF ENGINEERING INTERNATIONAL, INC. and that Customer will have any such changes or modifications made by riggers, erectors and other subcontractors of Customer's choice. MALOUF ENGINEERING INTERNATIONAL, INC. shall have the right to rely upon the accuracy of the information supplied by the customer and shall not be held responsible for the Customer's misrepresentation or omission of relevant fact whether intentional or otherwise.

Customer hereby agrees and acknowledges that MALOUF ENGINEERING INTERNATIONAL, INC. shall have no liability whatsoever to Customer or to others for any work or services performed by any persons other than MALOUF ENGINEERING INTERNATIONAL, INC. in connection with the implementation of services including but not limited to any services rendered for Customer or for others by riggers, erectors or other subcontractors. Customer acknowledges and agrees that any riggers, erectors or subcontractors retained or employed by Customer shall be solely responsible to Customer and to others for the quality of work performed by them and that MALOUF ENGINEERING INTERNATIONAL, INC. shall have no liability or responsibility whatsoever as a result of any negligence or breach of contract by any such rigger, erector or subcontractor and that Customer and rigger, erector, or subcontractor will provide MALOUF ENGINEERING INTERNATIONAL, INC. with a Certificate of Insurance naming MALOUF ENGINEERING INTERNATIONAL, INC. as additional insured.

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APPENDIX 1 - ANALYSIS PRINTOUT & GRAPHICS

AFTER NOTED MODIFICATIONS

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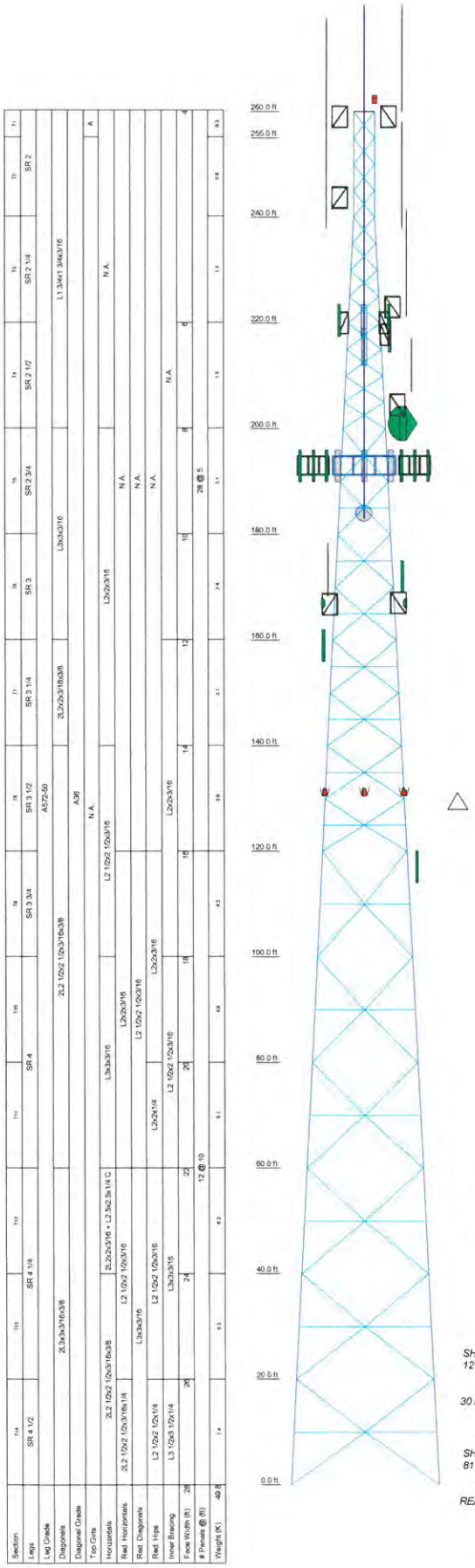


ALL REACTIONS ARE FACTORED

MAX. CORNER REACTIONS AT BASE:
DOWN: 459 K
SHEAR: 49 K

UPLIFT: -380 K
SHEAR: 42 K

AXIAL 268 K
SHEAR 12 K
MOMENT 1769 kip-ft
TORQUE 9 kip-ft
30 mph WIND - 0.750 in ICE

AXIAL 85 K
SHEAR 81 K
MOMENT 10443 kip-ft
TORQUE 70 kip-ft
REACTIONS - 93 mph WIND

DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
LIGHTNING ROD ON PIPE MOUNT (E / #20)	260	(1) 6' STANDOFF MOUNT (E / #11)	205.5 - 203.5
TOP BEACON (E / #25)	260	(1) ASP-682 WHIP (UP) (E / #11)	205
(1) DB638-C WHIP (UP) (E / #21)	260	(1) DB638-C WHIP (DN) (Relocated / E / #24)	203
(1) 6' STANDOFF MOUNT (E / #21)	260 - 258	(1) 6' STANDOFF MOUNT (E / #24)	203
(1) 6' STANDOFF MOUNT (RCSO / E)	260 - 258	DISH PIPE MOUNT (6'x4.5"OD) (RCSO / E)	201
(1) DB810K-XT WHIP (UP) (E / #21)	260	6ft Dish w/ Radome (PAD6-65B) (Az 73.906 / NE Leg / RCSO / E)	201
(1) 6' STANDOFF MOUNT (E / #21,22)	260 - 258	(2) CWWX063X25x00 w/ Pipe Mount (VzW / E)	193
(1) ASP-682 WHIP (E / #23)	260	(2) CWWX063X25x00 w/ Pipe Mount (VzW / E)	193
(1) 6' STANDOFF MOUNT (E / #23,24)	260 - 258	BXA-185063-12CF w/ Pipe Mount (VzW / E)	193
SINCLAIR SC479-HF1LDF WHIP ANTENNA (RCSO / E)	259	BXA-185063-12CF w/ Pipe Mount (VzW / E)	193
Combilent CP00732 TMA (RCSO / E)	259	BXA-185063-12CF w/ Pipe Mount (VzW / E)	193
(1) DB638-C WHIP (DN) (E / #24)	258	B25 RRH4x30W-LOP (VzW / E / LOP)	193
(1) DB810K-XT WHIP (DN) (E / #22)	258	B25 RRH4x30W-LOP (VzW / E / LOP)	193
DS1F03F36U-N Whip Antenna (RCSO / E)	243.7	B25 RRH4x30W-LOP (VzW / E / LOP)	193
(1) 6' STANDOFF MOUNT (RCSO / E)	243.7	B13 RRH4x30W-700 (VzW / P / LTE)	193
DS7C10F36U-D Whip Antenna (RCSO / E)	242.8	B13 RRH4x30W-700 (VzW / P / LTE)	193
(1) 6' STANDOFF MOUNT (RCSO / E)	242.8	B13 RRH4x30W-700 (VzW / P / LTE)	193
(1) ASP-682 WHIP (UP) (E / #19)	223.5	B66a 4x45W-AWS RRH (VZW / P / AWS)	193
(1) 6' STANDOFF MOUNT (E / #18,19)	223	B66a 4x45W-AWS RRH (VZW / P / AWS)	193
SINCLAIR SC479-HF1LDF WHIP ANTENNA (RCSO / E)	223	B66a 4x45W-AWS RRH (VZW / P / AWS)	193
		MKS09T07TWIN Dual Mount (VZW / P)	193
(1) 6' STANDOFF MOUNT (RCSO / E)	223	MKS09T07TWIN Dual Mount (VZW / P)	193
(1) DB638-C WHIP (DN) (E / #18)	222.5	MKS09T07TWIN Dual Mount (VZW / P)	193
Canopy Panel (JebBroadband/Skybeam / E / #17)	220.5	Raycap RxoDC-3315-PF-48 (VzW / E)	193
(2) Canopy Panel (JebBroadband/Skybeam / E / #17)	220.5	Raycap RxoDC-3315-PF-48 (VzW / E)	193
		(2) CWWX063X25x00 w/ Pipe Mount (VzW / E)	193
(2) Canopy Panel (JebBroadband/Skybeam / E / #17)	220.5	L.P. SECTOR MOUNT (VzW / E)	192 - 189
2ft Standoff Mount (JebBroadband/Skybeam / E / #17)	220	L.P. SECTOR MOUNT (VzW / E)	192 - 189
		L.P. SECTOR MOUNT (VzW / E)	192 - 189
2ft Standoff Mount (JebBroadband/Skybeam / E / #17)	220	3FT ICE SHIELD (Commscope MD-SQ3 or Equivalent) (RCSO / E)	189
2ft Standoff Mount (JebBroadband/Skybeam / E / #17)	220	DISH PIPE MOUNT (5'x4.5"OD) (RCSO / E)	184
		3ft UHP Dish (SC3-W100A) (Az 337.331 / NW Leg / RCSO / E)	184
Cambium Networks 14" Panel (JebBroadband/Skybeam / E / #16)	219	MDT Canopy Cluster (5 Panels) (E / #7)	189
2ft Side Arm Mount (JebBroadband/Skybeam / E / #15, 16)	218.5 - 217	10ft Whip (E / #6)	168.33
		Sidearm Mount (E / #7)	168 - 166
TMA (JebBroadband/Skybeam / E / #15)	217.5	Sidearm Mount (E / #6)	167.5 - 166
MD Wireless Panel (JebBroadband/Skybeam / E / #15)	217.5	24" Canopy Dish (Az 140 / S Leg / E / #5)	167
		24" Canopy Dish (Az 95 / NE Leg / E / #5)	167
2.5ft Whip Antenna (JebBroadband/Skybeam / E / #14)	216.25	18" Panel w/ Pipe Mount (E / #4)	159
		OB LIGHT (E / #3)	130.5
Canopy Panel (JebBroadband/Skybeam / E / #13)	216	OB LIGHT (E / #3)	130.5
Maxrad Panel (MSP2401312G) (JebBroadband/Skybeam / E / #12)	215	OB LIGHT (E / #3)	130.5
		GPS (E)	130.5
6FT ICE SHIELD (Commscope MD-S6 or Equivalent) (RCSO / E)	206	18" Panel w/ Pipe Mount (E / #2)	117
		Camera (E / #1)	11.5

SYMBOL LIST

MARK	SIZE	MARK	SIZE
A	L2x2x3/16		

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-50	50 ksi	65 ksi	A36	36 ksi	58 ksi

TOWER DESIGN NOTES

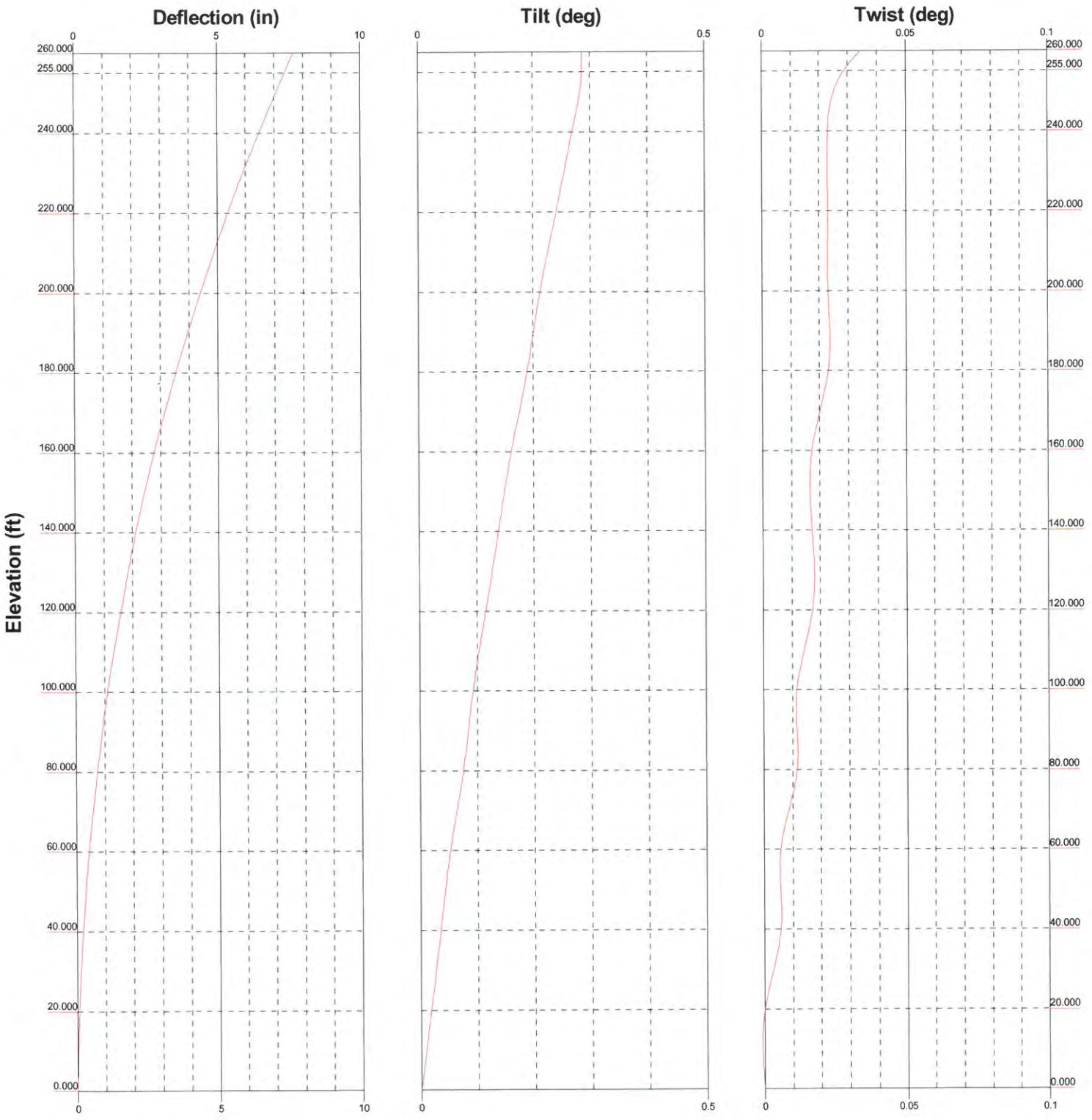
1. Tower is located in Rockwall County, Texas.
2. Tower designed for Exposure D to the TIA-222-G Standard.
3. Tower designed for a 93 mph basic wind in accordance with the TIA-222-G Standard.
4. Tower is also designed for a 30 mph basic wind with 0.75 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Structure Class III.
7. Topographic Category 1 with Crest Height of 0.000 ft
8. 2015 IBC / ASCE 7-10 / TIA-222-G
9. Ultimate Wind Speed 120 Mph / Risk Category III
10. OWNER - CITY OF ROCKWALL - FIRE STATION #1 SITE
11. TOWER RATING: 82.6%

Malouf Engineering Int'l Inc.
17950 Preston Road, STE 720
Dallas, Texas 75252
Phone: (972) 783 2578
FAX: (972) 783 2583
malouf.engineering.com

Job:	260ft SST - ROCKWALL CENTRAL - LC #108052
Project:	TX00042S-17V3-RUN-III (Modification Analysis)
Client: VERIZON WIRELESS	Drawn by: KM / App'd:
Code: TIA-222-G	Date: 11/06/17 / Scale: NTS
Path:	Dwg No. E-1

TIA-222-G - Service - 60 mph

Maximum Values



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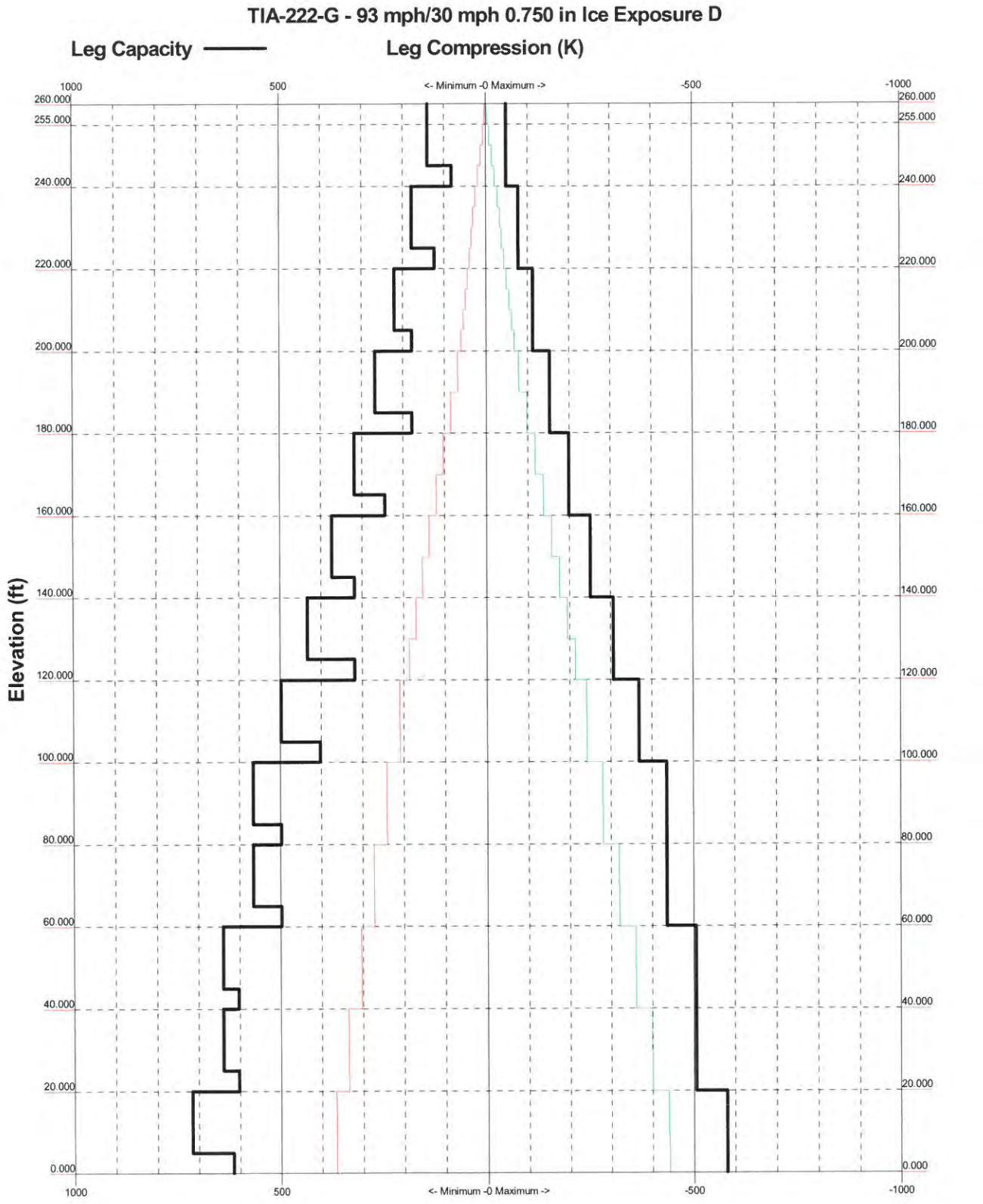
Project: TX00042S-17V3-RUN-III (Modification Analysis)		
Client: VERIZON WIRELESS	Drawn by: KM	App'd:
Code: TIA-222-G	Date: 11/06/17	Scale: NTS
Path:		Dwg No. E-5



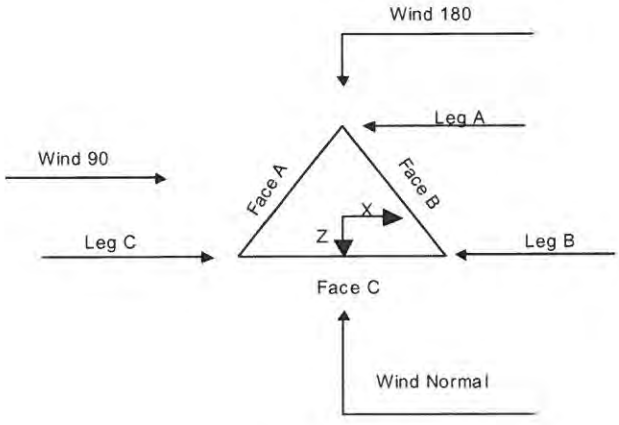
Malouf Engineering Int'l Inc.	Job: 260ft SST - ROCKWALL CENTRAL - LC #108052		
17950 Preston Road, STE 720	Project: TX00042S-17V3-RUN-III (Modification Analysis)		
Dallas, Texas 75252	Client: VERIZON WIRELESS	Drawn by: KM	App'd:
Phone: (972) 783 2578	Code: TIA-222-G	Date: 11/06/17	Scale: NTS
FAX: (972) 783 2583	Path:		Dwg No. E-3

maloufengineering.com

Tower Input Data

The main tower is a 3x free standing tower with an overall height of 260.000 ft above the ground line.
The base of the tower is set at an elevation of 0.000 ft above the ground line.
The face width of the tower is 4.000 ft at the top and 28.000 ft at the base.
This tower is designed using the TIA-222-G standard.
The following design criteria apply:

Tower is located in Rockwall County, Texas.
ASCE 7-10 Wind Data is used (wind speeds converted to nominal values).
Basic wind speed of 93 mph.
Structure Class III.
Exposure Category D.
Topographic Category 1.
Crest Height 0.000 ft.
Nominal ice thickness of 0.750 in.
Ice thickness is considered to increase with height.
Ice density of 56 pcf.
A wind speed of 30 mph is used in combination with ice.
Deflections calculated using a wind speed of 60 mph.
2015 IBC / ASCE 7-10 / TIA-222-G.
Ultimate Wind Speed 120 Mph / Risk Category III.
OWNER - CITY OF ROCKWALL - FIRE STATION #1 SITE.
A non-linear (P-delta) analysis was used.
Pressures are calculated at each section.
Stress ratio used in tower member design is 1.
Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.



Triangular Tower

Feed Line/Linear Appurtenances - Entered As Round Or Flat

Description	Placement	#	Weight
	ft		plf
7/8 (RCSO / E)	259.000 - 0.000	1	0.540
1/2 (RCSO / E)	259.000 - 0.000	1	0.250
1 5/8 (RCSO / E)	223.000 - 0.000	1	1.040
EP65 (RCSO / E)	201.000 - 0.000	1	0.500
EP105 (RCSO / E)	184.000 - 0.000	1	0.320
7/8 (RCSO / E)	242.800 - 0.000	2	0.540
7/8 (RCSO / E)	243.700 - 242.800	1	0.540
Feedline Ladder (Af) (E / WG B)	260.000 - 0.000	1	8.400
Climbing Ladder (E)	260.000 - 0.000	1	7.900
Safety Line 3/8 (E)	260.000 - 0.000	1	0.220
1.32" Flex Conduit (E / #1)	11.500 - 0.000	1	0.850
1-1/4" (6x12) Hybrid (HFT1206-24 S49-xxx) or Equiv. (VzW / E)	193.000 - 0.000	1	1.781
1-1/4" (6x12) Hybrid (HFT1206-24 S49-xxx) or Equiv. (VzW / P)	193.000 - 0.000	1	1.781
1 5/8 (VzW / E / #2-13)	193.000 - 0.000	12	1.040
1 5/8 (VzW / E / #14-19)	193.000 - 0.000	4	1.040
7/8 (E / #20)	168.330 - 0.000	1	0.540
1/4 (E / #21-24)	167.000 - 0.000	4	0.064
1/4 (E / #25-34)	169.000 - 0.000	10	0.064
1 1/4 (E / #35, (#36 Relocated))	203.000 - 0.000	2	0.660
1 1/4 (E / #35)	260.000 - 203.000	1	0.660
1/2 (E / #37-40)	205.000 - 0.000	4	0.250
1/2 (E / #37,39,40)	222.500 - 205.000	3	0.250
1/2 (E / #39,40)	223.500 - 222.500	2	0.250
1/2 (E / #39)	260.000 - 223.500	1	0.250
7/8 (E / #41)	260.000 - 0.000	1	0.540
1 5/8 (E / #42,#43)	258.000 - 0.000	2	1.040
0.375 (E / #44,45)	117.000 - 0.000	2	0.135
1/4 (E / #46, 47)	159.000 - 0.000	2	0.064
0.625" SO Cord (E / #48)	130.500 - 0.000	1	0.400
0.75" SO Cord (E / #49)	260.000 - 0.000	1	0.700
1" Rigid Conduit (Jab Broadband/Skybeam / E / #50)	220.500 - 0.000	1	1.680
Feedline Ladder (Af) (E / WG A)	260.000 - 0.000	1	8.400

Discrete Tower Loads

Description	Placement	Weight
	ft	*K*
LIGHTNING ROD ON PIPE MOUNT (E / #20)	260.000	0.070 0.098 0.126
TOP BEACON (E / #25)	260.000	0.120 0.180 0.240
(1) DB638-C WHIP (UP) (E / #21)	260.000	0.040 0.060 0.080
(1) 6' STANDOFF MOUNT (E / #21)	260.000 - 258.000	0.200 0.300 0.400
SINCLAIR SC479-HF1LDF WHIP ANTENNA (RCSO / E)	259.000	0.034 0.070 0.115
Combilent CP00732 TMA (RCSO / E)	259.000	0.035 0.054 0.075
(1) 6' STANDOFF MOUNT (RCSO / E)	260.000 - 258.000	0.200 0.300 0.400
(1) DB810K-XT WHIP (UP) (E / #21)	260.000	0.045 0.068 0.090
(1) DB810K-XT WHIP (DN) (E / #22)	258.000	0.045 0.068 0.090
(1) 6' STANDOFF MOUNT (E / #21,22)	260.000 - 258.000	0.200 0.300 0.400
(1) DB638-C WHIP (DN) (E / #24)	258.000	0.040 0.060 0.080
(1) ASP-682 WHIP (E / #23)	260.000	0.010 0.015 0.020
(1) 6' STANDOFF MOUNT (E / #23,24)	260.000 - 258.000	0.200 0.300 0.400
DS1F03F36U-N Whip Antenna (RCSO / E)	243.700	0.037 0.064 0.100
(1) 6' STANDOFF MOUNT (RCSO / E)	243.700	0.200 0.300 0.400
DS7C10F36U-D Whip Antenna (RCSO / E)	242.800	0.038 0.069 0.110
(1) 6' STANDOFF MOUNT (RCSO / E)	242.800	0.200 0.300 0.400
(1) ASP-682 WHIP (UP) (E / #19)	223.500	0.010 0.015 0.020

Description	Placement	Weight
	ft	*K*
(1) DB638-C WHIP (DN) (E / #18)	222.500	0.040 0.060 0.080
(1) 6' STANDOFF MOUNT (E / #18,19)	223.000	0.200 0.300 0.400
SINCLAIR SC479-HF1LDF WHIP ANTENNA (RCSO / E)	223.000	0.034 0.070 0.115
(1) 6' STANDOFF MOUNT (RCSO / E)	223.000	0.200 0.300 0.400
Canopy Panel (JabBroadband/Skybeam / E / #17)	220.500	0.015 0.018 0.022
(2) Canopy Panel (JabBroadband/Skybeam / E / #17)	220.500	0.015 0.018 0.022
(2) Canopy Panel (JabBroadband/Skybeam / E / #17)	220.500	0.015 0.018 0.022
2ft Standoff Mount (JabBroadband/Skybeam / E / #17)	220.000	0.035 0.048 0.060
2ft Standoff Mount (JabBroadband/Skybeam / E / #17)	220.000	0.035 0.048 0.060
2ft Standoff Mount (JabBroadband/Skybeam / E / #17)	220.000	0.035 0.048 0.060
Cambium Networks 14" Panel (JabBroadband/Skybeam / E / #16)	219.000	0.025 0.035 0.045
MD Wireless Panel (JabBroadband/Skybeam / E / #15)	217.500	0.028 0.045 0.062
TMA (JabBroadband/Skybeam / E / #15)	217.500	0.018 0.022 0.026
2ft Side Arm Mount (JabBroadband/Skybeam / E / #15, 16)	218.500 - 217.000	0.035 0.048 0.060
2.5ft Whip Antenna (JabBroadband/Skybeam / E / #14)	216.250	0.005 0.090 0.175
Canopy Panel (JabBroadband/Skybeam / E / #13)	216.000	0.015 0.018 0.022
Maxrad Panel (MSP24013120) (JabBroadband/Skybeam / E / #12)	215.000	0.035 0.048 0.060
6FT ICE SHIELD	206.000	0.443

Description	Placement	Weight
	ft	K
(Commscope MD-S6 or		0.886
Equivalent)		1.327
(RCSO / E)		
(1) ASP-682 WHIP (UP)	205.000	0.010
(E / #11)		0.015
		0.020
(1) 6' STANDOFF MOUNT	205.500 -	0.200
(E / #11)	203.500	0.300
		0.400
(1) DB638-C WHIP (DN)	203.000	0.040
(Relocated / E / #24)		0.060
		0.080
(1) 6' STANDOFF MOUNT	203.000	0.200
(E / #24)		0.300
		0.400
DISH PIPE MOUNT	201.000	0.106
(6'x4.5"OD)		0.135
(RCSO / E)		0.164
(2) CWWX063X25x00 w/	193.000	0.082
Pipe Mount		0.171
(VzW / E)		0.269
(2) CWWX063X25x00 w/	193.000	0.082
Pipe Mount		0.171
(VzW / E)		0.269
(2) CWWX063X25x00 w/	193.000	0.082
Pipe Mount		0.171
(VzW / E)		0.269
BXA-185063-12CF w/ Pipe	193.000	0.041
Mount		0.086
(VzW / E)		0.140
BXA-185063-12CF w/ Pipe	193.000	0.041
Mount		0.086
(VzW / E)		0.140
BXA-185063-12CF w/ Pipe	193.000	0.041
Mount		0.086
(VzW / E)		0.140
B25 RRH4x30W-LOP	193.000	0.055
(VzW / E / LOP)		0.075
		0.096
B25 RRH4x30W-LOP	193.000	0.055
(VzW / E / LOP)		0.075
		0.096
B25 RRH4x30W-LOP	193.000	0.055
(VzW / E / LOP)		0.075
		0.096
B13 RRH4x30W-700	193.000	0.075
(VzW / P / LTE)		0.108
		0.141
B13 RRH4x30W-700	193.000	0.075
(VzW / P / LTE)		0.108
		0.141
B13 RRH4x30W-700	193.000	0.075
(VzW / P / LTE)		0.108
		0.141
B66a 4x45W-AWS RRH	193.000	0.060
(VZW / P / AWS)		0.084
		0.108
B66a 4x45W-AWS RRH	193.000	0.060
(VZW / P / AWS)		0.084

Description	Placement	Weight
	ft	K
		0.108
B66a 4x45W-AWS RRH	193.000	0.060
(VZW / P / AWS)		0.084
		0.108
MKS09T07TWIN Dual	193.000	0.020
Mount		0.017
(VZW / P)		0.020
MKS09T07TWIN Dual	193.000	0.020
Mount		0.017
(VZW / P)		0.020
MKS09T07TWIN Dual	193.000	0.020
Mount		0.017
(VZW / P)		0.020
Raycap RxxDC-3315-PF-48	193.000	0.027
(VzW / E)		0.052
		0.080
Raycap RxxDC-3315-PF-48	193.000	0.027
(VzW / E)		0.052
		0.080
L.P. SECTOR MOUNT	192.000 -	0.375
(VzW / E)	189.000	0.550
		0.725
L.P. SECTOR MOUNT	192.000 -	0.375
(VzW / E)	189.000	0.550
		0.725
L.P. SECTOR MOUNT	192.000 -	0.375
(VzW / E)	189.000	0.550
		0.725
3FT ICE SHIELD	189.000	0.125
(Commscope MD-SQ3 or		0.188
Equivalent)		0.250
(RCSO / E)		
DISH PIPE MOUNT	184.000	0.078
(5'x4.5"OD)		0.104
(RCSO / E)		0.130
MDT Canopy Cluster (5	169.000	0.048
Panels)		0.062
(E / #7)		0.076
Sidearm Mount	168.000 -	0.150
(E / #7)	166.000	0.195
		0.240
10ft Whip	168.330	0.018
(E / #6)		0.024
		0.029
Sidearm Mount	167.500 -	0.150
(E / #6)	166.000	0.195
		0.240
18" Panel w/ Pipe Mount	159.000	0.035
(E / #4)		0.048
		0.060
OB LIGHT	130.500	0.075
(E / #3)		0.098
		0.120
OB LIGHT	130.500	0.075
(E / #3)		0.098
		0.120
OB LIGHT	130.500	0.075
(E / #3)		0.098
		0.120

Description	Placement	Weight
	ft	K
GPS	130.500	0.004
(E)		0.007
		0.010
18" Panel w/ Pipe Mount	117.000	0.035
(E / #2)		0.048
		0.060
Camera	11.500	0.025

Description	Placement	Weight
	ft	K
(E / #1)		0.045
		0.065

Dishes

Description	Elevation	Weight
	ft	K
24" Canopy Dish	167.000	0.020
(Az 140 / S Leg / E /		0.030
#5)		0.040
24" Canopy Dish	167.000	0.020
(Az 95 / NE Leg / E /		0.030
#5)		0.040
6ft Dish w/ Radome	201.000	0.270
(PAD6-65B)		0.580
(Az 73.906 / NE Leg /		0.890
RCSO / E)		
3ft UHP Dish	184.000	0.040
(SC3-W100A)		0.219
(Az 337.331 / NW		0.398
Leg / RCSO / E)		

Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
T1	260 - 255	7.661	43	0.2849	0.0353
T2	255 - 240	7.357	43	0.2839	0.0310
T3	240 - 220	6.459	43	0.2707	0.0209
T4	220 - 200	5.364	43	0.2430	0.0211
T5	200 - 180	4.396	43	0.2146	0.0211
T6	180 - 160	3.525	43	0.1878	0.0201
T7	160 - 140	2.761	43	0.1613	0.0192
T8	140 - 120	2.110	43	0.1360	0.0172
T9	120 - 100	1.564	43	0.1126	0.0152
T10	100 - 80	1.097	43	0.0915	0.0124
T11	80 - 60	0.725	43	0.0726	0.0096
T12	60 - 40	0.419	43	0.0527	0.0068
T13	40 - 20	0.211	43	0.0349	0.0045
T14	20 - 0	0.061	39	0.0164	0.0022

Critical Deflections and Radius of Curvature - Service Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
260.000	LIGHTNING ROD ON PIPE MOUNT	43	7.661	0.2849	0.0353	254055
259.000	(1) 6' STANDOFF MOUNT	43	7.600	0.2848	0.0344	254055
258.000	(1) 6' STANDOFF MOUNT	43	7.539	0.2846	0.0336	254055
243.700	DS1F03F36U-N Whip Antenna	43	6.676	0.2750	0.0229	39940
242.800	DS7C10F36U-D Whip Antenna	43	6.623	0.2740	0.0224	37421
223.500	(1) ASP-682 WHIP (UP)	43	5.546	0.2481	0.0206	33901
223.000	(1) 6' STANDOFF MOUNT	43	5.520	0.2474	0.0207	34022
222.500	(1) DB638-C WHIP (DN)	43	5.494	0.2467	0.0208	34155
220.500	Canopy Panel	43	5.390	0.2438	0.0211	34867
220.000	2ft Standoff Mount	43	5.364	0.2430	0.0211	35107
219.000	Cambium Networks 14" Panel	43	5.313	0.2416	0.0212	35680
218.500	2ft Side Arm Mount	43	5.288	0.2409	0.0212	36012
217.750	2ft Side Arm Mount	43	5.250	0.2398	0.0212	36560
217.500	MD Wireless Panel	43	5.237	0.2394	0.0212	36756
217.000	2ft Side Arm Mount	43	5.212	0.2387	0.0212	37166
216.250	2.5ft Whip Antenna	43	5.174	0.2376	0.0213	37821
216.000	Canopy Panel	43	5.162	0.2372	0.0214	38050
215.000	Maxrad Panel (MSP24013120)	43	5.112	0.2358	0.0216	39005
206.000	6FT ICE SHIELD (Commscope MD-S6 or Equivalent)	43	4.676	0.2230	0.0219	48015
205.500	(1) 6' STANDOFF MOUNT	43	4.652	0.2223	0.0219	48611
205.000	(1) ASP-682 WHIP (UP)	43	4.629	0.2216	0.0218	49222
204.500	(1) 6' STANDOFF MOUNT	43	4.605	0.2209	0.0218	49847
203.500	(1) 6' STANDOFF MOUNT	43	4.558	0.2195	0.0216	51104
203.000	(1) DB638-C WHIP (DN)	43	4.535	0.2188	0.0216	51714
201.000	6ft Dish w/ Radome (PAD6-65B)	43	4.442	0.2160 (3 dB) 0.9409	0.0213 (3 dB) 0.9409	53732
193.000	(2) CWWX063X25x00 w/ Pipe Mount	43	4.080	0.2051	0.0205	50709
192.000	L.P. SECTOR MOUNT	43	4.036	0.2038	0.0205	50000
190.500	L.P. SECTOR MOUNT	43	3.970	0.2018	0.0205	48973
189.000	L.P. SECTOR MOUNT	43	3.905	0.1998	0.0204	47987
184.000	3ft UHP Dish (SC3-W100A)	43	3.691	0.1931 (3 dB) 1.0787	0.0202 (3 dB) 1.0787	44974
169.000	MDT Canopy Cluster (5 Panels)	43	3.090	0.1732	0.0197	42317
168.330	10ft Whip	43	3.065	0.1723	0.0196	42296
168.000	Sidearm Mount	43	3.053	0.1718	0.0196	42285
167.500	Sidearm Mount	43	3.034	0.1712	0.0196	42269
167.000	24" Canopy Dish	43	3.015	0.1705 (3 dB) 1.8568	0.0196 (3 dB) 1.8568	42252
166.750	Sidearm Mount	43	3.006	0.1702	0.0196	42244
166.000	Sidearm Mount	43	2.978	0.1692	0.0195	42220
159.000	18" Panel w/ Pipe Mount	43	2.725	0.1600	0.0191	42081
130.500	OB LIGHT	43	1.840	0.1247	0.0163	54249
117.000	18" Panel w/ Pipe Mount	43	1.489	0.1093	0.0148	68424
11.500	Camera	39	0.027	0.0092	0.0013	65139

Maximum Tower Deflections - Design Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
T1	260 - 255	29.301	10	1.0938	0.1365
T2	255 - 240	28.134	10	1.0896	0.1200
T3	240 - 220	24.688	10	1.0372	0.0809
T4	220 - 200	20.505	10	0.9274	0.0818
T5	200 - 180	16.814	10	0.8183	0.0816
T6	180 - 160	13.485	10	0.7171	0.0769
T7	160 - 140	10.565	10	0.6162	0.0735
T8	140 - 120	8.078	10	0.5198	0.0660
T9	120 - 100	5.989	10	0.4307	0.0582
T10	100 - 80	4.205	10	0.3501	0.0475
T11	80 - 60	2.776	10	0.2776	0.0367
T12	60 - 40	1.609	10	0.2017	0.0260
T13	40 - 20	0.806	10	0.1336	0.0172
T14	20 - 0	0.234	3	0.0628	0.0085

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
T1	260 - 255	Leg	2	3	-4.321	49.286	8.8	Pass
T2	255 - 240	Leg	2	15	-21.192	49.286	43.0	Pass
T3	240 - 220	Leg	2 1/4	36	-43.475	77.655	56.0	Pass
T4	220 - 200	Leg	2 1/2	62	-68.415	112.346	60.9	Pass
T5	200 - 180	Leg	2 3/4	89	-98.063	152.863	64.2	Pass
T6	180 - 160	Leg	3	122	-137.163	198.902	69.0	Pass
T7	160 - 140	Leg	3 1/4	155	-175.785	250.223	70.3	Pass
T8	140 - 120	Leg	3 1/2	194	-213.928	306.641	69.8	Pass
T9	120 - 100	Leg	3 3/4	233	-242.060	368.015	65.8	Pass
T10	100 - 80	Leg	4	290	-281.442	434.236	64.8	Pass
T11	80 - 60	Leg	4	347	-320.288	434.236	73.8	Pass
T12	60 - 40	Leg	4 1/4	404	-359.941	505.220	71.2	Pass
T13	40 - 20	Leg	4 1/4	461	-400.261	505.220	79.2	Pass
T14	20 - 0	Leg	4 1/2	518	-440.312	580.902	75.8	Pass
T1	260 - 255	Diagonal	L1 3/4x1 3/4x3/16	9	-1.767	11.306	15.6 17.1 (b)	Pass
T2	255 - 240	Diagonal	L1 3/4x1 3/4x3/16	21	-3.222	11.306	28.5 29.4 (b)	Pass
T3	240 - 220	Diagonal	L1 3/4x1 3/4x3/16	39	-2.627	8.857	29.7	Pass
T4	220 - 200	Diagonal	L1 3/4x1 3/4x3/16	67	-4.028	6.592	61.1	Pass
T5	200 - 180	Diagonal	L3x3x3/16	96	-8.355	15.123	55.2	Pass
T6	180 - 160	Diagonal	L3x3x3/16	129	-8.468	13.388	63.2	Pass
T7	160 - 140	Diagonal	2L2x2x3/16x3/8	158	-8.573	12.274	69.8	Pass
T8	140 - 120	Diagonal	2L2 1/2x2 1/2x3/16x3/8	197	-9.608	19.608	49.0	Pass
T9	120 - 100	Diagonal	2L2 1/2x2 1/2x3/16x3/8	236	-14.316	33.550	42.7 44.1 (b)	Pass
T10	100 - 80	Diagonal	2L2 1/2x2 1/2x3/16x3/8	293	-14.934	31.596	47.3 47.7 (b)	Pass
T11	80 - 60	Diagonal	2L2 1/2x2 1/2x3/16x3/8	350	-15.890	29.513	53.8	Pass
T12	60 - 40	Diagonal	2L3x3x3/16x3/8	407	-17.064	40.810	41.8 49.2 (b)	Pass
T13	40 - 20	Diagonal	2L3x3x3/16x3/8	464	-17.427	38.621	45.1 52.3 (b)	Pass
T14	20 - 0	Diagonal	2L3x3x3/16x3/8	521	-18.460	36.436	50.7 53.0 (b)	Pass

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	øP$_{allow}$ K	% Capacity	Pass Fail
T5	200 - 180	Horizontal	L2x2x3/16	91	-1.701	8.710	19.5	Pass
T6	180 - 160	Horizontal	L2x2x3/16	124	-2.379	6.378	37.3	Pass
T7	160 - 140	Horizontal	L2x2x3/16	157	-3.048	4.870	62.6	Pass
T8	140 - 120	Horizontal	L2 1/2x2 1/2x3/16	196	-3.710	7.129	52.0	Pass
T9	120 - 100	Horizontal	L2 1/2x2 1/2x3/16	235	-4.198	5.146	81.6	Pass
T10	100 - 80	Horizontal	L3x3x3/16	292	-4.881	7.180	68.0	Pass
T11	80 - 60	Horizontal	L3x3x3/16	349	-5.554	14.383	38.6 56.8 (b)	Pass
T12	60 - 40	Horizontal	2L2x2x3/16 + L2.5x2.5x1/4 C	413	-6.242	8.887	70.2	Pass
T13	40 - 20	Horizontal	2L2 1/2x2 1/2x3/16x3/8	463	-6.941	10.794	64.3	Pass
T14	20 - 0	Horizontal	2L2 1/2x2 1/2x3/16x3/8	520	-7.636	9.242	82.6	Pass
T1	260 - 255	Top Girt	L2x2x3/16	5	-0.315	11.652	2.7 3.8 (b)	Pass
T9	120 - 100	Redund Horz 1 Bracing	L2x2x3/16	240	-4.198	10.219	41.1	Pass
T10	100 - 80	Redund Horz 1 Bracing	L2x2x3/16	301	-4.881	8.289	58.9	Pass
T11	80 - 60	Redund Horz 1 Bracing	L2x2x3/16	354	-5.554	6.739	82.4	Pass
T12	60 - 40	Redund Horz 1 Bracing	L2 1/2x2 1/2x3/16	411	-6.242	11.164	55.9	Pass
T13	40 - 20	Redund Horz 1 Bracing	L2 1/2x2 1/2x3/16	468	-6.941	9.402	73.8	Pass
T14	20 - 0	Redund Horz 1 Bracing	2L2 1/2x2 1/2x3/16x1/4	525	-7.636	34.108	22.4	Pass
T9	120 - 100	Redund Diag 1 Bracing	L2 1/2x2 1/2x3/16	270	-3.323	8.262	40.2	Pass
T10	100 - 80	Redund Diag 1 Bracing	L2 1/2x2 1/2x3/16	327	-3.634	7.447	48.8	Pass
T11	80 - 60	Redund Diag 1 Bracing	L2 1/2x2 1/2x3/16	387	-3.933	6.691	58.8	Pass
T12	60 - 40	Redund Diag 1 Bracing	L3x3x3/16	441	-4.240	10.594	40.0	Pass
T13	40 - 20	Redund Diag 1 Bracing	L3x3x3/16	501	-4.555	9.559	47.6	Pass
T14	20 - 0	Redund Diag 1 Bracing	L3x3x3/16	555	-4.866	8.677	56.1	Pass
T9	120 - 100	Redund Hip 1 Bracing	L2x2x3/16	260	-0.055	9.589	0.6	Pass
T10	100 - 80	Redund Hip 1 Bracing	L2x2x3/16	317	-0.051	7.718	0.7	Pass
T11	80 - 60	Redund Hip 1 Bracing	L2x2x1/4	374	-0.048	8.162	0.6	Pass
T12	60 - 40	Redund Hip 1 Bracing	L2 1/2x2 1/2x3/16	431	-0.056	10.487	0.5	Pass
T13	40 - 20	Redund Hip 1 Bracing	L2 1/2x2 1/2x3/16	488	-0.054	8.876	0.6	Pass
T14	20 - 0	Redund Hip 1 Bracing	L2 1/2x2 1/2x1/4	545	-0.048	9.878	0.5	Pass
T9	120 - 100	Redund Hip Diagonal 1 Bracing	L2 1/2x2 1/2x3/16	288	-0.081	4.495	1.8	Pass
T10	100 - 80	Redund Hip Diagonal 1 Bracing	L2 1/2x2 1/2x3/16	345	-0.069	3.836	1.8	Pass
T11	80 - 60	Redund Hip Diagonal 1 Bracing	L3x3x3/16	402	-0.065	5.777	1.1	Pass
T12	60 - 40	Redund Hip Diagonal 1 Bracing	L3x3x3/16	459	-0.079	5.004	1.6	Pass
T13	40 - 20	Redund Hip Diagonal 1 Bracing	L3x3x3/16	516	-0.070	4.365	1.6	Pass
T14	20 - 0	Redund Hip Diagonal 1 Bracing	L3 1/2x3 1/2x1/4	573	-0.074	8.062	0.9	Pass

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
T7	160 - 140	Inner Bracing	L2x2x3/16	167	-0.012	3.822	0.8	Pass
T8	140 - 120	Inner Bracing	L2x2x3/16	206	-0.015	2.899	0.9	Pass
T9	120 - 100	Inner Bracing	L2x2x3/16	264	-0.043	2.410	1.8	Pass
T10	100 - 80	Inner Bracing	L2 1/2x2 1/2x3/16	319	-0.027	3.842	0.9	Pass
T11	80 - 60	Inner Bracing	L2 1/2x2 1/2x3/16	378	-0.037	3.145	1.2	Pass
T12	60 - 40	Inner Bracing	L3x3x3/16	433	-0.031	4.593	1.0	Pass
T13	40 - 20	Inner Bracing	L3x3x3/16	492	-0.044	3.888	1.1	Pass
T14	20 - 0	Inner Bracing	L3 1/2x3 1/2x1/4	547	-0.024	7.007	0.8	Pass
							Summary	
						Leg (T13)	79.2	Pass
						Diagonal (T7)	69.8	Pass
						Horizontal (T14)	82.6	Pass
						Top Girt (T1)	3.8	Pass
						Redund Horz 1 Bracing (T11)	82.4	Pass
						Redund Diag 1 Bracing (T11)	58.8	Pass
						Redund Hip 1 Bracing (T10)	0.7	Pass
						Redund Hip Diagonal 1 Bracing (T9)	1.8	Pass
						Inner Bracing (T9)	1.8	Pass
						Bolt Checks	59.4	Pass
						RATING =	**82.6**	**Pass**

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APPENDIX 2 – SOURCE / CHANGED CONDITION

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SOUTH > South Central > Central Texas > North TX > ROCKWALL_CENTRAL

- Danawala, Mohamed - mohamed.danawala@verizonwireless.com - 07/21/2017 17:48:24

Project Detail		Location Information	
Site Type	Macro	**Siterra Site ID#**	697464
Carrier Aggregation	false	**Site Name**	ROCKWALL_CENTRAL
MPT Id		**Siterra SR#**	697464
eCIP-0	false	**E-NodeB ID#**	133104
Siterra Project Name	Manual Modification Entry - 2573916	**PSLC#**	108052
RFDS Project ID	123975	**Switch Name**	DFW
Siterra Project ID	2573916	**Tower Owner**	OTHER
Site Traker Project ID		**Tower Type**	Self Support
RFDS Project Scope	Upgrade 700 and AWS TRDUs to RRHs. Remove 2 Coax and Add 1 Hyberflex. Add Antenna Brackets	**Street Address**	285 E. Boydstun Avenue
		City	Rockwall
		State	Texas
		Zip Code	75087
		County	Rockwall
		Latitude	32.924722 / 32 55' 28.99" N
		Longitude	-96.458889 / 96 27' 32.0" W

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ROCKWALL_CENTRAL - Danawala, Mohamed - mohamed.danawala@verizonwireless.com - 07/21/2017 17:48:24

Antenna Summary

Added Antennas

700 LTE	850 CDMA	850 LTE	1900 CDMA	1900 LTE	2100 LTE	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	QTY

Removed Antennas

700 LTE	850 CDMA	850 LTE	1900 CDMA	1900 LTE	2100 LTE	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	QTY

Retained Antennas

700 LTE	850 CDMA	850 LTE	1900 CDMA	1900 LTE	2100 LTE	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	QTY
YES				YES		AMPHENOL	CWWX063X25G00-T03-1900-(-45)-LEFT (567790)	193	197.1	110(D2),350(D1),230(D3)	true	true	PHYSICAL	3
					YES	AMPHENOL	CWWX063X25G00-T03-2100-(45)-LEFT (567791)	193	197.1	110(D2),350(D1),230(D3)	true	true	PHYSICAL	3
			YES			ANTEL	BXA-185063/12CF-2 (81047)	193	196	230(D3),110(D2),350(D1)	false	false	PHYSICAL	3

Added: 0 | Removed: 0 | Retained: 9

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Equipment Summary

Added Non Antennas

Equipment Type	700 LTE	850 CDMA	850 LTE	1900 CDMA	1900 LTE	2100 LTE	Location	Make	Model	Cable Length	Cable Size	Inst. Type	Quantity
RRU	YES						Tower	ALU	B13 RRH4X30- 700			PHYSICAL	3
RRU						YES	Tower	ALU	B66a RRH4x45W-AWS			PHYSICAL	3
HTTA Box							Tower	Raycap	Main OVP			PHYSICAL	1
HTTA Box							Shelter	Raycap	Main OVP			PHYSICAL	1
Hybrid Fiber							Tower	Unk	Hybriflex 6x12		1-1/4"	PHYSICAL	1
Mount							Tower	Amphenol	MKS09T07TWIN			PHYSICAL	3

Removed Non Antennas

Equipment Type	700 LTE	850 CDMA	850 LTE	1900 CDMA	1900 LTE	2100 LTE	Location	Make	Model	Cable Length	Cable Size	Inst. Type	Quantity
TMA							Tower	Westell-Antone	AWC-TTMA-AWS-VG			PHYSICAL	3
Coaxial Cables							Tower	ANDREW	LDF7-50A		1 5/8	PHYSICAL	2

Retained Non Antennas

Equipment Type	700 LTE	850 CDMA	850 LTE	1900 CDMA	1900 LTE	2100 LTE	Location	Make	Model	Cable Length	Cable Size	Inst. Type	Quantity
Coaxial Cables				YES			Tower				1-5/8"	PHYSICAL	6
Coaxial Cables							Tower				1-5/8"	SPARE	10
RRU					YES		Tower	ALU	B25 RRH4x30W-LOP			PHYSICAL	3
HTTA Box							Tower	Raycap	OVP Main Box			PHYSICAL	1
HTTA Box							Shelter	Raycap	OVP Main Box			PHYSICAL	1
Hybrid Cable							Tower		Hybriflex 6x12		1-1/4"	PHYSICAL	1

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Services

700 MHZ LTE						
	Current Version:			Proposed Version:		
	0000			0002		
Sector	D1	D2	D3	D1	D2	D3
Azimuth	350	110	230	350	110	230
Cell/ENode B ID	133104	133104	133104	133104	133104	133104
Antenna Model	CWWX063X25G00-T03-750-(-45) (567793)	CWWX063X25G00-T03-750-(-45) (567793)	CWWX063X25G00-T03-750-(-45) (567793)	CWWX063X25G00-T03-750-(-45) (567793)	CWWX063X25G00-T03-750-(-45) (567793)	CWWX063X25G00-T03-750-(-45) (567793)
Antenna Make	AMPHENOL	AMPHENOL	AMPHENOL	AMPHENOL	AMPHENOL	AMPHENOL
Centerline(Ft)	193	193	193	193	193	193
Mechanical DT(Deg.)	0	0	0	0	0	0
Electrical DT	3	3	3	3	3	3
Tip Height	197.1	197.1	197.1	197.1	197.1	197.1
TMA make						
TMA model						
RRU make				ALU	ALU	ALU
RRU model				B13 RRH4x30W-700	B13 RRH4x30W-700	B13 RRH4x30W-700
# of Tx, Rx Lines	2,4	2,4	2,4	2,4	2,4	2,4
Position						

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2100 MHZ LTE						
	Current Version:			Proposed Version:		
	0000			0002		
Sector	D1	D2	D3	D1	D2	D3
Azimuth	350	110	230	350	110	230
Cell/ENode B ID	133104	133104	133104	133104	133104	133104
Antenna Model	CWWX063X25G00-T03-2100-(45)-LEFT (567791)	CWWX063X25G00-T03-2100-(45)-LEFT (567791)	CWWX063X25G00-T03-2100-(45)-LEFT (567791)	CWWX063X25G00-T03-2100-(45)-LEFT (567791)	CWWX063X25G00-T03-2100-(45)-LEFT (567791)	CWWX063X25G00-T03-2100-(45)-LEFT (567791)
Antenna Make	AMPHENOL	AMPHENOL	AMPHENOL	AMPHENOL	AMPHENOL	AMPHENOL
Centerline(Ft)	193	193	193	193	193	193
Mechanical DT(Deg.)	0	0	0	0	0	0
Electrical DT	3	3	3	3	3	3
Tip Height	197.1	197.1	197.1	197.1	197.1	197.1
TMA make	Westell-Antone	Westell-Antone	Westell-Antone			
TMA model	AWC-TTMA-AWS-VG	AWC-TTMA-AWS-VG	AWC-TTMA-AWS-VG			
RRU make				ALU	ALU	ALU
RRU model				B66A RRH4x45W-AWS	B66A RRH4x45W-AWS	B66A RRH4x45W-AWS
# of Tx, Rx Lines	2,4	2,4	2,4	2,4	2,4	2,4
Position						

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1900 MHZ CDMA						
	Current Version:			Proposed Version:		
	0000			0002		
Sector	D1	D2	D3	D1	D2	D3
Azimuth	350	110	230	350	110	230
Cell/ENode B ID						
Antenna Model	BXA-185063/12CF-2 (81047)	BXA-185063/12CF-2 (81047)	BXA-185063/12CF-2 (81047)	BXA-185063/12CF-2 (81047)	BXA-185063/12CF-2 (81047)	BXA-185063/12CF-2 (81047)
Antenna Make	ANTEL	ANTEL	ANTEL	ANTEL	ANTEL	ANTEL
Centerline(Ft)	193	193	193	193	193	193
Mechanical DT(Deg.)	1	1	1	1	1	1
Electrical DT	2	2	2	2	2	2
Tip Height	196	196	196	196	196	196
TMA make						
TMA model						
RRU make						
RRU model						
# of Tx, Rx Lines	,	,	,	,	,	,
Position						

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1900 MHZ LTE						
	Current Version:			Proposed Version:		
	0000			0002		
Sector	D1	D2	D3	D1	D2	D3
Azimuth	350	110	230	350	110	230
Cell/ENode B ID	133104	133104	133104	133104	133104	133104
Antenna Model	CWWX063X25G00-T03-1900-(-45)-LEFT (567790)	CWWX063X25G00-T03-1900-(-45)-LEFT (567790)	CWWX063X25G00-T03-1900-(-45)-LEFT (567790)	CWWX063X25G00-T03-1900-(-45)-LEFT (567790)	CWWX063X25G00-T03-1900-(-45)-LEFT (567790)	CWWX063X25G00-T03-1900-(-45)-LEFT (567790)
Antenna Make	AMPHENOL	AMPHENOL	AMPHENOL	AMPHENOL	AMPHENOL	AMPHENOL
Centerline(Ft)	193	193	193	193	193	193
Mechanical DT(Deg.)	0	0	0	0	0	0
Electrical DT	3	3	3	3	3	3
Tip Height	197.1	197.1	197.1	197.1	197.1	197.1
TMA make						
TMA model						
RRU make	ALU	ALU	ALU	ALU	ALU	ALU
RRU model	B25 RRH4x30W-LOP	B25 RRH4x30W-LOP	B25 RRH4x30W-LOP	B25 RRH4x30W-LOP	B25 RRH4x30W-LOP	B25 RRH4x30W-LOP
# of Tx, Rx Lines	2,4	2,4	2,4	2,4	2,4	2,4
Position						

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Service Comments

Upgrade 700 and AWS TRDUs to RRHs. Remove 2 Coax and Add 1 Hyberflex. Add Antenna Brackets

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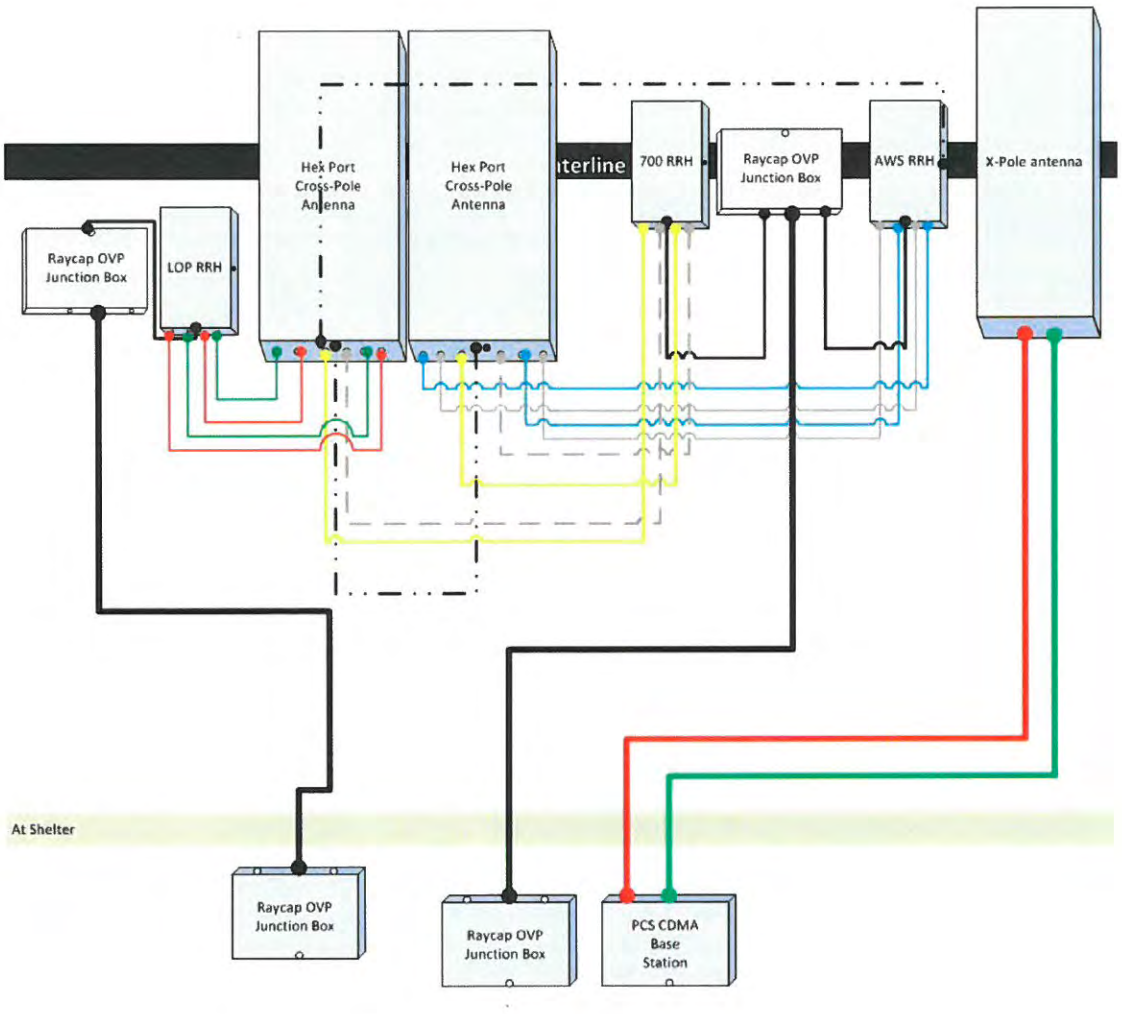
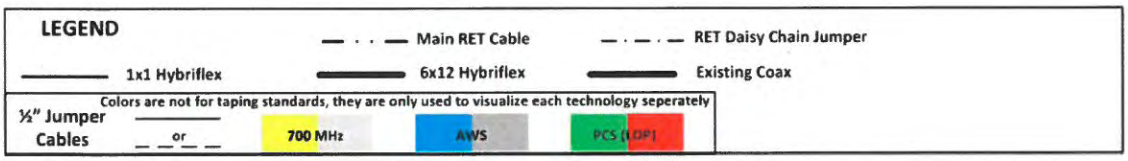
ROCKWALL_CENTRAL - Danawala, Mohamed - mohamed.danawala@verizonwireless.com - 07/21/2017 17:48:24

*Reference is from behind the antennas from the direction of the azimuth

Each Sector view is identical

If any technology is not implemented, please weatherproof any un-used ports and use 50 ohm loads where necessary!





PROJECT TEAM

CLIENT:	STRUCTURAL ENGINEER:
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PROJECT INFORMATION

verizon

260' S.S. TOWER
ROCKWALL CENTRAL #108052
FCC ASR # 1243645

285 E. BOYDSTUN AVE., ROCKWALL, TX 75087
LAT: 32-55-28.72 N - LON: 96-27-32.56 W
OWNER: CITY OF ROCKWALL
FIRESTATION #1 SITE

DRAWING INDEX

T01	TITLE SHEET
T02	TECHNICAL SPECIFICATION NOTES
T03	TECH. SPEC. NOTES CONT. & INSPECTION NOTES & CHECKLIST
S01	TOWER MODIFICATION AND SCHEDULE
S02	APPURTENANCES SCHEDULE AND SCHEMATIC TxLINE LAYOUT
S03	NEW INTERNAL HIP DIAGONAL BRACE DETAILS
S04	INTERNAL HIP HORIZONTAL BRACE DETAILS
S05	NEW HORIZONTAL REINFORCEMENT DETAILS
S06	HORIZ. 1/4 PT. INTERNAL BRACING DETAILS
S07	NEW SUB-HORIZONTAL REINFORCEMENT DETAILS

STRUCTURE ELEVATION PHOTO



VICINITY MAP



CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIAL INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

STRUCTURAL CODE:	IBC 2015
DESIGN STANDARD:	ANSI/TIA-222-G

SCOPE OF WORK

1. THESE DRAWINGS INDICATE THE MAJOR OPERATIONS TO BE PERFORMED, BUT DO NOT SHOW EVERY FIELD CONDITION THAT MAY BE ENCOUNTERED. THEREFORE, PRIOR TO BEGINNING OF WORK, THE CONTRACTOR SHALL GET FAMILIARIZED WITH THE WORK NOTED AND SHALL PERFORM A FIELD SITE VISIT TO SURVEY THE STRUCTURE FOR FIELD VERIFICATION / DETERMINATION OF REQUIRED WORK AND THE JOB SITE THOROUGHLY TO MINIMIZE FUTURE FIELD PROBLEMS.
2. THE MODIFICATION WORK SCHEDULE IS AS SHOWN ON SHEET S01 WITH THE FOLLOWING MAIN ITEMS:
   - ADD INTERNAL HIP HORIZONTALS AT ELEVATION 20 TO 60FT AND 80 TO 120FT (4 SECTIONS TOTAL)
   - ADD INTERNAL HIP DIAGONALS AT ELEVATION 0 TO 120FT (6 SECTIONS TOTAL)
   - ADD QUARTER POINT INTERNAL BRACING HORIZONTAL AT ELEVATION 70FT (1 BAY TOTAL)
   - REINFORCE HORIZONTAL AS SHOWN AT ELEVATION 50FT (1 BAY TOTAL)
   - REINFORCE SUB-HORIZONTALS AS SHOWN AT ELEVATION 0 TO 20FT (1 SECTION TOTAL)
   - PROVIDE TEMPORARY BRACING AS REQUIRED FOR STABILITY OF STRUCTURE DURING REINFORCEMENT / REPLACEMENT OF MEMBERS / BOLTS. REPLACE ONE MEMBER / BOLT AT A TIME.
   - PERFORM ANY MAINTENANCE WORK AS REQUIRED & APPLICABLE TO BRING THE STRUCTURE INTO GOOD OPERATIONAL CONDITION.
   - CONTRACTOR TO PERFORM FIELD DETERMINATION/VERIFICATION BEFORE FABRICATION.

ALL RIGHTS RESERVED. THIS DRAWING SET IS THE PROPERTY OF MALOUF ENGINEERING INTERNATIONAL, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT WAS SPECIFICALLY PREPARED BY MEI, WITHOUT THE WRITTEN PERMISSION OF MEI, INC.

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verizon

NO.	DATE	REVISIONS	DRWN	CHKD	APPD
0	11/07/17	ISSUED FOR CONSTRUCTION	TRS	KMM	MM

STATE OF TEXAS
E. MARC MALOUF
94167
REGISTERED PROFESSIONAL ENGINEER
NOV. 7, 2017

VERIZON WIRELESS
TITLE SHEET

MEI PROJECT ID	SHEET NUMBER	REV.
TX00042S-17V3	T01	0

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GENERAL NOTES

1. STRUCTURAL MODIFICATIONS HAVE BEEN DESIGNED IN CONFORMANCE WITH THE NOTED BUILDING CODE & STANDARD. MATERIALS, FABRICATION, INSTALLATION, AND ALL OTHER SERVICES PROVIDED BY THE CONTRACTOR SHALL CONFORM TO THE NOTED CODES / STANDARDS AND THE CONTRACT SPECIFICATIONS.
2. SOURCE DATA REGARDING SUBJECT STRUCTURE HAVE BEEN OBTAINED FROM SUPPLIED / OBTAINED DOCUMENTS. ACTUAL SITE DIMENSIONS SHOULD BE DETERMINED / VERIFIED PRIOR TO FABRICATION OF ANY MATERIAL OR PROVISION FOR FIELD ADAPTATION SHOULD BE MADE. THIS DESIGN IS BEING PROVIDED WITHOUT A CONDITION ASSESSMENT BY THE ENGINEER. CONTRACTOR SHALL PERFORM A COMPLETE CONDITION ASSESSMENT PRIOR TO ORDERING ANY REINFORCING MATERIALS AND NOTIFY ENGINEER OF ANY CONDITION THAT WOULD AFFECT THE DESIGN OR THE WORK SPECIFIED. ANY CHANGES, DISCREPANCIES &/OR MODIFICATIONS THAT MAY BE REQUIRED DUE TO THE EXISTING CONDITIONS SHALL NEED TO BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
3. ALL CONSTRUCTION WORK SHALL BE PERFORMED AND INSTALLED BY A CONTRACTOR WITH MIN. 5 YEARS EXPERIENCE IN SIMILAR WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION AND INDUSTRY PRACTICE.
4. CONTRACTOR SHALL PERFORM A SITE VISIT TO CONFIRM RELEVANT EXISTING STRUCTURE DIMENSIONS, PROPOSED REINFORCING DIMENSIONS, CLEARANCES AND DETERMINE ANY INTERFERENCES, SITE CONSTRAINTS, UTILITIES AND ALL OTHER INFORMATION NECESSARY TO PERFORM THE WORK. THE CONTRACTOR SHALL NOT START FABRICATION OR CONSTRUCTION PRIOR TO PERFORMING THIS SITE VISIT AND VALIDATING THE INFORMATION ON THESE DRAWINGS AND ANY ADDITIONAL INFORMATION REQUIRED TO SUCCESSFULLY PERFORM THE WORK.
5. MATERIAL QUANTITIES AND LENGTH ARE FOR BIDDING PURPOSE - CONTRACTOR TO BE RESPONSIBLE FOR REQUIRED QUANTITIES AND PROPER FIT AND CLEARANCES OF NEW MATERIAL.
6. ALL MATERIAL SPECIFIED MUST BE NEW AND FREE OF ANY DEFECTS. ANY MATERIAL SUBSTITUTIONS, INCLUDING BUT NOT LIMITED TO ALTERED SIZES AND/OR STRENGTHS, MUST BE APPROVED BY THE OWNER AND ENGINEER IN WRITING PRIOR TO FABRICATION / ORDERING / INSTALLATION. CONTRACTOR SHALL PROVIDE DOCUMENTATION TO ENGINEER FOR DETERMINING IF SUBSTITUTE IS SUITABLE FOR USE AND MEETS THE ORIGINAL DESIGN CRITERIA. DIFFERENCES FROM THE ORIGINAL DESIGN, INCLUDING MAINTENANCE, REPAIR AND REPLACEMENT, SHALL BE NOTED. COSTS ASSOCIATED WITH THE SUBSTITUTION (INCLUDING REVIEW & RE-DESIGN COSTS) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL PERMITS, LICENSES, APPROVALS, AND OTHER REQUIREMENTS FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR AS DESIGNATED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AMPLE NOTICE TO BUILDING INSPECTION DEPARTMENT TO SCHEDULE ANY REQUIRED INSPECTIONS.
8. CONTRACTOR, INCLUDING LOWER TIER CONTRACTORS, SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION AND OF JOB SITE CONDITIONS DURING THE CONSTRUCTION WORK, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY AND INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
9. CONTRACTOR IS RESPONSIBLE FOR ENGAGING A MODIFICATION INSPECTOR AT THE TIME OF AWARD TO COORDINATE AN INSPECTION SCHEDULE AND ENSURE PROPER DOCUMENTATION IS RETAINED THROUGHOUT THE PROJECT. FOUNDATION WORK REQUIRES INSPECTION PRIOR TO THE CONCRETE POUR AND MAY INVOLVE A SEPARATE INSPECTION VISIT. REFER TO TABLE FOR MODIFICATION INSPECTION CHECKLIST. CONTACT ENGINEER TO OBTAIN PRICING TO COMPLETE FINAL AND/OR FOUNDATION INSPECTION SERVICES, IF NOT ALREADY COORDINATED WITH THE OWNER / CARRIER. INSTALLATION OF PROPOSED LOADING PRIOR TO COMPLETION OF POST MODIFICATION INSPECTION IS PROHIBITED WITHOUT PRIOR APPROVAL FROM OWNER AND ENGINEER OF RECORD.
10. EXISTING STRUCTURE IS ASSUMED TO BE IN GOOD CONDITION AND FREE FROM STRUCTURAL DEFECTS. AT MINIMUM ANSI/TIA-222 RECOMMENDED INSPECTIONS AND ALL MAINTENANCE TYPE & DEFICIENCY REPAIR WORK IS ASSUMED COMPLETED. INSPECTION & MAINTENANCE OF NEW REINFORCEMENTS SHALL BE IMPLEMENTED SUCH AS TO AVOID ANY DETERIORATION OR CORROSION OF REINFORCEMENT.
11. REFER TO OWNER REQUIREMENTS FOR NEW MEMBERS PAINT, OTHERWISE PAINT NEW MEMBERS WITH A FINISH COAT OF ACRYLIC PAINT TO MATCH EXISTING PAINT AT THAT ELEVATION.
12. ALL EXISTING PAINTED GALVANIZED SURFACES DAMAGED DURING REHAB WORK SHALL BE WIRE BRUSHED CLEAN, REPAIRED BY COLD GALVANIZING BRUSH APPLIED PAINT (ZINGA OR EQUAL), AND REPAINTED TO MATCH THE EXISTING FINISH (AS APPLICABLE).

INSTALLATION NOTES

1. ALL INSTALLATION PROCEDURES, SAFEGUARDS AND MEANS AND METHODS OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL FOLLOW SAFE WORK PRACTICES WITH APPROPRIATE FALL PROTECTION AND SHALL BE PERFORMED IN ACCORDANCE WITH ANSI/ASSE A10.48 AND ANSI/TIA-322 OR ANSI/TIA1019-A CONSTRUCTION STANDARDS, OSHA REQUIREMENTS, INDUSTRY PRACTICE AND NATE GUIDELINES. RIGGING PLANS SHALL BE PREPARED IN ACCORDANCE WITH NOTED STANDARDS. ALL ERECTION STRESSES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REVIEWED/PERFORMED BY A COMPETENT PROFESSIONAL EXPERIENCED IN SIMILAR WORK.
2. MINIMUM RECOMMENDED WEATHER CONDITION THAT INSURES A SAFE WORKING CONDITION SHOULD BE OBSERVED: WIND SPEED NOT TO EXCEED 10-15 MPH AT GROUND LEVEL, NO THUNDERSTORMS FORECASTED, AND WITH TOWER STEEL TEMPERATURE BETWEEN 20 F & 95 F. FOLLOW ALL APPLICABLE INDUSTRY AND OSHA SAFETY GUIDELINES.
3. CONTRACTOR SHALL WORK WITHIN THE LIMITS OF THE SITE COMPOUND/ OWNER'S PROPERTY OR LEASE AREA AND APPROVED EASEMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WORK IS WITHIN THESE BOUNDARIES. ANY WORK OUTSIDE THESE BOUNDARIES SHALL BE APPROVED IN WRITING BY THE LAND OWNER PRIOR TO MOBILIZATION.
4. FAA / FCC FILING AND LIGHTING MAY BE REQUIRED. ALL GOVERNMENTAL REGULATORY DETERMINATIONS AND FILINGS ARE TO BE COMPLIED WITH AND SHALL BE BY OTHERS.
5. TOWER SHALL BE PROPERLY BRACED AND CARE SHALL BE TAKEN IN THE REMOVAL AND REPLACEMENT OF ANY TOWER MEMBER IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS AND PROCEDURES.
6. ALL PRECAUTIONS AND EFFORTS SHALL BE TAKEN TO INSURE THE STRUCTURE STABILITY DURING THE MODIFICATIONS WORK. BRACING MEMBERS / FRAMES WITH CAPACITY MATCHING MEMBERS BEING WORKED ON SHALL BE REQUIRED AND USED. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY LOCAL AND GLOBAL SHORING OF THE STRUCTURE AND ALL SHORING OF SURROUNDING BUILDINGS, PADS, AND OTHER OUTDOOR SITE OBSTRUCTIONS.
7. IN AREAS TO BE MODIFIED, CONTRACTOR IS RESPONSIBLE FOR TEMPORARILY REMOVING ANY COAXES, T-BRACKETS, MOUNTS, OR ANY OTHER APPURTENANCES INTERFERING WITH THE WORK. ALL APPURTENANCES MUST BE REPLACED AND/OR RESTORED TO ORIGINAL LOCATION, AS APPLICABLE, RE-WORK ATTACHMENTS THAT REQUIRE MODIFICATIONS TO PROPERLY FIT MODIFIED MEMBERS. THESE CUSTOMIZATIONS ARE TO BE DESIGNED BY OTHERS AND MAINTAIN ORIGINAL CAPACITY. ANY CARRIER DOWNTIME MUST BE COORDINATED WITH THE OWNER / CARRIER IN WRITING.
8. CAULKING SHALL BE PROVIDED AROUND PERIMETER OF ALL MODIFICATION MEMBERS TO ENSURE COMPLETE SEAL BETWEEN EXISTING STRUCTURE AND REINFORCING MEMBERS IN FULL CONTACT WITH EXISTING STEEL. SEALANT IS TO BE EXTERIOR GRADE, PAINTABLE SILICONE CAULKING AS MANUFACTURED BY DOW OR EQUIVALENT.
9. THE CLIMBING FACILITIES, SAFETY CLIMB AND ALL ASSOCIATED HARDWARE SHALL NOT BE IMPEDED OR MODIFIED WITHOUT THE WRITTEN CONSENT OF THE OWNER.
10. ALL SAFETY EQUIPMENT SHALL BE INSPECTED ACCORDING TO ALL OSHA AND INDUSTRY SCHEDULED INTERVALS AND ALL INSPECTIONS SHALL BE DOCUMENTED PER APPLICABLE CODES AND STANDARDS.
11. FASTENERS SHALL BE INSTALLED IN PROPERLY ALIGNED HOLES. ALL BOLTS AT EVERY CONNECTION SHALL BE INSTALLED SNUG FIT UNTIL THE SECTION IS FULLY COMPACTED, AND THEN TIGHTENED ADDITIONALLY IN ACCORDANCE WITH THE AISC "TURN-OF-THE-NUT" METHOD. TIGHTENING SHALL PROGRESS SYSTEMATICALLY.
12. BOLT LENGTHS UP TO AND INCLUDING FOUR DIAMETERS SHALL BE TENSIONED 1/3 TURN BEYOND SNUG FIT. BOLT LENGTHS OVER 4 DIAMETERS SHALL BE 1/2 TURN BEYOND SNUG TIGHT.
13. NO WELDING, TORCH CUTTING, OR OPEN FLAME OF ANY TYPE IS PERMITTED ON THIS STRUCTURE AND ON THIS CONSTRUCTION SITE UNLESS DIRECTLY SPECIFIED WITHIN THESE DRAWINGS.
14. ALL MANUFACTURERS HARDWARE AND ASSEMBLY INSTRUCTIONS SHALL BE FOLLOWED. DEVIATION FROM THE INSTRUCTIONS IS UNACCEPTABLE AND REQUIRES WRITTEN APPROVAL FROM THE ENGINEER.
15. FOR ANY STEEL MEMBER DAMAGED DURING MODS WORK AND AFTER ANY FIELD HOLE PUNCHING/DRILLING OR CUTTING HAS BEEN COMPLETED, WIRE BRUSH CLEAN THESE SURFACES AND REPAIR USING COLD GALVANIZING BRUSH APPLIED PAINT (TWO COATS OF ZINGA OR EQUAL), AND REPAINT TO MATCH THE EXISTING FINISH (AS APPLICABLE).
16. UPON COMPLETION OF ALL WORK, THE SITE SHALL BE CLEANED OF ALL DEBRIS AS REQUIRED. ANY SURPLUS MATERIALS NOT REMOVED FROM THE SITE SHALL BE NEATLY STORED IN AN AREA DESIGNATED BY THE OWNER REPRESENTATIVE.

STEEL / FABRICATION NOTES

1. ALL STEEL FABRICATION AND INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL AND SPECIFICATIONS "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
2. THESE DRAWINGS SHOW RELATED DETAILS BUT ARE NOT SHOP DRAWINGS. SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH AISC DETAILING REQUIREMENTS. DIMENSIONAL TOLERANCES SHALL BE IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE AND ASTM A7 REQUIREMENTS.
3. ALL NEW MEMBERS, UNLESS NOTED OTHERWISE, SHALL MAINTAIN THE EXISTING MEMBER WORK LINES AND NOT INTRODUCE ECCENTRICITIES INTO THE STRUCTURE.
4. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH THE AISC STEEL CONSTRUCTION MANUAL, AISC 360-10 LRFD.
5. ALL WELDING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS AND BE IN ACCORDANCE WITH AWS D1.1/D1.1M, "STRUCTURAL WELDING CODE-STEEL"(LATEST EDITION).
6. FOR ALL WELDING, UNLESS NOTED OTHERWISE, USE E70XX ELECTRODES FOR SMAW PROCESS AND E7XT-XX ELECTRODES FOR FCAW PROCESS.
7. FOR WELDING ON MONOPOLE SHAFTS, USE 80 KSI LOW HYDROGEN ELECTRODES. ELECTRODES SHALL BE APPROPRIATE FO THE WELDING POSITION REQUIRED TO MAKE THE JOINT.
8. COOLING EFFECTS OF THE WELDED MATERIAL SHALL BE TAKEN INTO CONSIDERATION (I.E. EXPANSION OF HOT MATERIAL AND CONTRACTION OF COOLED MATERIAL).
9. ALL NEW STEEL SHALL BE HOT-DIPPED GALVANIZED PER ASTM A123, ASTM A153/A153M, OR ASTM A653 G90, AS APPLICABLE FOR FULL WEATHER PROTECTION. FOR HIGH STRENGTH STEEL FASTENERS WHERE HOT-DIPPED GALVANIZING IS NOT PERMITTED, DACROMET F1136 GRADE 3 COATING (OR ENGINEER APPROVED EQUIVALENT) SHALL BE USED.
10. PRIOR TO GALVANIZING, ALL FABRICATED STEEL SHALL BE THOROUGHLY SHOP INSPECTED AND QUANTITIES COUNTED ACCORDING TO THE BEST QUALITY CONTROL AND INSPECTION METHODS.
11. MATERIAL MAY BE CUT BY SHEARING, SAWING, OR CUTTING WITH A ROUTER OR GAS CUT. MATERIAL GREATER THAN 1/2" THICKNESS SHALL NOT BE SHEARED.
12. CUT EDGES SHALL BE TRUE AND SMOOTH, AND FREE FROM EXCESSIVE BURRS AND RAGGED BREAKS. SHEARED EDGES OF THICK PLATES SHALL BE PLANED TO A DEPTH OF 1/4". RE-ENTRANT CUTS SHALL BE AVOIDED. IF USED, THEY SHALL BE FILLETED BY DRILLING PRIOR TO CUTTING.
13. ALL BOLTS, WASHERS AND ANCO LOCKNUTS SHALL BE NEW DOMESTIC HIGH STRENGTH GALVANIZED BOLTS AS NOTED BELOW.
14. ALL BOLT ASSEMBLIES FOR STRUCTURAL MEMBERS WILL REQUIRE LOCKING DEVICES TO BE INSTALLED IN CONFORMANCE WITH NOTED STANDARDS/SPECIFICATIONS.
15. THE FINISHED DIAMETER OF BOLT HOLES SHALL NOT BE MORE THAN 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER AND SHALL NOT BE FLAME CUT THROUGH STEEL, UNLESS OTHERWISE NOTED.
16. ANY BOLT REMOVED FROM EXISTING TOWER STRUCTURE SHALL BE REPLACED WITH A NEW DOMESTIC ASTM A325 HIGH STRENGTH BOLT OF EQUAL DIAMETER SIZE AND OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS, UNLESS NOTED OTHERWISE.
17. ALL BOLT HOLES EDGE DISTANCES SHALL BE 1 1/2" UNLESS OTHERWISE NOTED.
18. FIELD PUNCH / DRILL HOLES AS REQUIRED FOR ACCURATE FIT OF MODIFICATION MEMBER.
19. NEW STEEL MATERIAL SHALL BE DOMESTIC AND SHALL CONFORM TO THE FOLLOWING STEEL SPECIFICATIONS UNLESS NOTED OTHERWISE:

MATERIAL	ASTM SPECS
U-BOLTS	A193 B7, A449 OR SAE J429 (GR. 5 - 1/2" DIA. & GR. 8 - 5/8" DIA.)
BOLTS - 1/2" DIA. & GREATER	A325 TYPE X
BOLTS - 1/2" DIA.	SAE J429 GRADE 5 TYPE X
BOLTS - 3/8" DIA.	A307 OR SAE J429 GRADE 5
ANGLES, GUSSET & TAB PLATES	A36

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verizon

NO	DATE	REVISIONS	TRS	KMM	MM
0	11/07/17	ISSUED FOR CONSTRUCTION	DRWN	CHKD	APPD

STATE OF TEXAS
E. MARK MALOUF
84167
REGISTERED
PROFESSIONAL ENGINEER
NOV. 7, 2017

VERIZON WIRELESS

TECHNICAL SPECIFICATION NOTES

MEI PROJECT ID	SHEET NUMBER	REV.
TX00042S-17V3	T02	0

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BOLT TIGHTENING PROCEDURE

1. TIGHTEN BOLTS BY AISC "TURN OF THE NUT" METHOD USING THE CHART BELOW:
   BOLT LENGTHS UP TO AND INCLUDING FOUR DIAMETERS:
   + 1/3 TURN BEYOND SNUG TIGHT
   BOLT LENGTHS OVER FOUR AND UP TO EIGHT DIAMETERS:
   + 1/2 TURN BEYOND SNUG TIGHT

2. ALL ONE-SIDED BOLTS SHALL BE TIGHTENED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS

3. SPLICE BOLTS SUBJECT TO DIRECT TENSION SHALL BE INSTALLED AND TIGHTENED AS PER SECTION 8(D)(1) OF THE AISC MANUAL OF STEEL CONSTRUCTION. THE INSTALLATION PROCEDURE IS AS FOLLOWS:

"FASTENERS SHALL BE INSTALLED IN PROPERLY ALIGNED HOLES AND BE TIGHTENED BY ONE OF THE METHODS DESCRIBED IN SUBSECTION 8(D)(1) THROUGH 8(D)(4).

8(D)(1) TURN-OF-THE-NUT TIGHTENING:

BOLTS SHALL BE INSTALLED IN ALL HOLES OF THE CONNECTION AND BROUGHT TO A SNUG TIGHT CONDITION. SNUG TIGHT IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN THE PLIES OF A JOINT ARE IN FIRM CONTACT. THIS MAY BE OBTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH. SNUG TIGHTENING SHALL PROGRESS SYSTEMATICALLY...UNTIL ALL THE BOLTS ARE SIMULTANEOUSLY SNUG TIGHT AND THE CONNECTION IS FULLY COMPACTED. FOLLOWING THIS INITIAL OPERATION, ALL BOLTS IN THE CONNECTION SHALL BE TIGHTENED FURTHER BY THE APPLICABLE AMOUNT OF ROTATION SPECIFIED ABOVE. DURING THE TIGHTENING OPERATION, THERE SHALL BE NO ROTATION OF THE PART NOT TURNED BY THE WRENCH. TIGHTENING SHALL PROGRESS SYSTEMATICALLY.

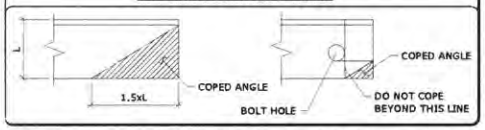


BEFORE 1/3 TURN



AFTER 1/3 TURN

ALLOWABLE ANGLE COPE



1. ALL DIMENSIONS REPRESENTED IN THE ABOVE TABLES ARE AISC MINIMUM REQUIREMENTS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN FIELD AND NOTIFY ENGINEER IF DISTANCES ARE LESS THAN THOSE PROVIDED.

2. THE DIMENSIONS PROVIDED ARE MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS OR PROPOSED MEMBERS WITHIN THESE DRAWINGS MAY VARY FROM THE AISC MINIMUM REQUIREMENTS.

USUAL GAGES FOR ANGLES IN INCHES

LEG	8	7	6	5	4	3 1/2	3	2 1/2	2	1 3/4	1 1/2	1 3/8	1 1/4	1
g	4 1/2	4	3 1/2	3	2 1/2	2	1 3/4	1 3/8	1 1/8	1	7/8	7/8	3/4	5/8
g1	3	2 1/2	2 1/4	2										
g2	3	3	2 1/2	1 3/4										



POST-MODIFICATION INSPECTION NOTES

GENERAL

THE POST-MODIFICATION INSPECTION (PMI) IS A VISUAL INSPECTION OF TOWER MODIFICATIONS AND A REVIEW OF CONSTRUCTION INSPECTIONS AND OTHER REPORTS TO ENSURE THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH THE MODIFICATION DESIGN DRAWINGS BY THE ENGINEER OF RECORD (EOR).

ALL PMI'S SHALL BE CONDUCTED BY A QUALIFIED TOWER INSPECTION VENDOR (QTIV) THAT IS APPROVED TO PERFORM ELEVATED WORK AND HAS QUALIFIED RELATED EXPERIENCE.

TO ENSURE THAT THE REQUIREMENTS OF THE PMI ARE MET, IT IS VITAL THAT THE GENERAL CONTRACTOR (GC) AND THE PMI INSPECTOR BEGIN COMMUNICATING AND COORDINATING AS SOON AS APPROVAL IS RECEIVED TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS.

GENERAL CONTRACTOR

THE GC IS REQUIRED TO, AT A MINIMUM:
- REVIEW THE REQUIREMENTS OF THE PMI CHECKLIST
- WORK WITH THE PMI INSPECTOR TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE PMI INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- BETTER UNDERSTAND ALL INSPECTION AND TESTING REQUIREMENTS.

THE GC SHALL PERFORM AND RECORD THE TEST AND INSPECTION RESULTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PMI CHECKLIST.

RECOMMENDATIONS

THE FOLLOWING RECOMMENDATIONS AND SUGGESTIONS ARE OFFERED TO ENHANCE THE EFFICIENCY AND EFFECTIVENESS OF DELIVERING A PMI REPORT:
- IT IS SUGGESTED THAT THE GC PROVIDE A MINIMUM OF 5 BUSINESS DAYS NOTICE, PREFERABLY 10, TO THE PMI INSPECTOR AS TO WHEN THE SITE WILL BE READY FOR THE MI TO BE CONDUCTED.
- IT MAY BE BENEFICIAL TO INSTALL ALL TOWER MODIFICATIONS PRIOR TO CONDUCTING THE FOUNDATION INSPECTIONS TO ALLOW FOUNDATION AND MI INSPECTION(S) TO COMMENCE WITH ONE SITE VISIT.
- WHEN POSSIBLE, IT IS PREFERRED TO HAVE THE GC AND PMI INSPECTOR ON-SITE DURING THE PMI TO HAVE ANY DEFICIENCIES CORRECTED DURING THE INITIAL PMI. THEREFORE, THE GC MAY CHOOSE TO COORDINATE THE PMI CAREFULLY TO ENDURE ALL CONSTRUCTION FACILITIES ARE AT THEIR DISPOSAL WHEN THE PMI INSPECTOR IS ON SITE.

CORRECTION OF FAILING PMI'S

IF THE POST-MODIFICATION INSTALLATION WOULD FAIL THE PMI ("FAILED MI"), THE GC SHALL WORK TO COORDINATE A REMEDIATION PLAN IN ONE OF TWO WAYS:
- CORRECT FAILING ISSUES TO COMPLY WITH THE SPECIFICATIONS CONTAINED IN THE ORIGINAL CONTRACT DOCUMENTS AND COORDINATE A SUPPLEMENT PMI.
- OR, WITH OWNER'S APPROVAL, THE GC MAY WORK WITH THE EOR TO RE-ANALYZE THE MODIFICATION/REINFORCEMENT USING THE AS-BUILT CONDITION

REQUIRED PHOTOS

BETWEEN THE GC AND THE PMI INSPECTOR THE FOLLOWING PHOTOGRAPHS, AT A MINIMUM, ARE TO BE TAKEN AND INCLUDED IN THE PMI REPORT:

- PRE-CONSTRUCTION GENERAL SITE CONDITION
- PHOTOGRAPHS DURING THE REINFORCEMENT MODIFICATION CONSTRUCTION.
  - RAW MATERIALS
  - PHOTOS OF ALL CRITICAL DETAILS
  - FOUNDATION MODIFICATIONS
  - WELD PREPARATION
  - BOLT INSTALLATION AND TORQUE
  - FINAL INSTALLED CONDITION
  - SURFACE COATING REPAIR
- POST CONSTRUCTION PHOTOGRAPHS
- FINAL IN-FIELD CONDITION

SPECIAL INSPECTION & PMI CHECKLIST

REQ'D	REPORT ITEM	BRIEF DESCRIPTION
		PRE-CONSTRUCTION
X	MI CHECKLIST	THIS CHECKLIST SHALL BE INCLUDED IN THE MI REPORT
X	EOR APPROVED SHOP DRAWINGS	FABRICATION DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW. THE CONTRACTOR SHALL PROVIDE APPROVED SHOP DRAWINGS TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
N/A	FABRICATOR CERTIFIED WELD INSPECTION	A LETTER FROM THE FABRICATOR, STATING THAT THE WORK WAS PREFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS AND THE CONTRACT DOCUMENTS SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
X	MATERIAL CERT. REPORT (MTR)	MILL CERTIFICATION SHALL BE PROVIDED FOR ALL STEEL AS SPECIFIED IN THE MODIFICATION DRAWINGS AND THIS DOCUMENTATION SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
N/A	FABRICATOR NDE INSPECTION	CRITICAL SHOP WELDS THAT REQUIRE TESTER ARE NOTED ON THESE CONTRACT DRAWINGS. A CERTIFIED WELD INSPECTOR SHALL PERFORM NON-DESTRUCTIVE EXAMINATION AND REPORT SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
N/A	NDE REPORT OF MONOPOLE BASE PLATE	A NDE OF THE POLE TO BASE PLATE CONNECTION IS REQUIRED AND WRITTEN REPORT SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
X	PACKING SLIPS	THE MATERIAL SHIPPING LIST SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
		CONSTRUCTION
X	CONSTRUCTION INSPECTIONS	A LETTER FROM THE GENERAL CONTRACTOR STATING THAT THE WORKMANSHIP WAS PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS AND THESE CONTRACT DRAWINGS SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
N/A	FOUNDATION INSPECTIONS	A VISUAL OBSERVATION OF THE EXCAVATION AND REBAR SHALL BE PERFORMED BEFORE PLACING THE CONCRETE. A WRITTEN REPORT SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
N/A	CONCRETE COMP. STRENGTH AND SLUMP TESTS	THE CONCRETE MIX DESIGN, SLUMP TEST, AND COMPRESSIVE STRENGTH TESTS SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
N/A	POST INSTALLED ANCHOR ROD VERIFICATION	POST INSTALLED ANCHOR ROD VERIFICATION SHALL BE PERFORMED IN ACCORDANCE WITH ACI318 AND MANUFACTURERS REQUIREMENTS AND A REPORT SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
N/A	BASE PLATE GROUT VERIFICATION	THE GENERAL CONTRACTOR SHALL PROVIDE DOCUMENTATION TO THE MI INSPECTOR THAT VERIFIES THAT THE GROUT WAS INSTALLED IN ACCORDANCE WITH MEI SPECS FOR INCLUSION IN THE MI REPORT.
N/A	CONTRACTOR'S CERTIFIED WELD INSPECTION	A CERTIFIED WELD INSPECTOR SHALL INSPECT AND TEST AS NECESSARY ALL FIELD WELDS. A REPORT SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
N/A	EARTHWORK: LIFT AND DENSITY	FOUNDATION SUB-GRADES SHALL BE INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER AND A REPORT SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
X	ON SITE COLD GALVANIZING VERIFICATION	THE GENERAL CONTRACTOR SHALL PROVIDE DOCUMENTATION TO MI INSPECTOR VERIFYING THAT ANY ON-SITE COLD GALVANIZING WAS APPLIED IN ACCORDANCE WITH MANUF. INSTRUCTIONS.
N/A	GUY WIRE TENSION REPORT	THE GENERAL CONTRACTOR SHALL PROVIDE A REPORT TO THE MI INSPECTOR INDICATING THE TEMPERATURE AND TENSION IN EVERY GUY CABLE AS PART OF PLUMB AND TENSION PROCEDURE FOR INCLUSION IN THE MI REPORT.
X	GC AS-BUILT DOCUMENTS	THE GENERAL CONTRACTOR SHALL SUBMIT A COPY OF THE CONTRACT DRAWINGS EITHER STATING "INSTALLED AS DESIGNED" OR NOTING ANY CHANGES THAT WERE REQUIRED AND APPROVED BY THE ENGINEER OF RECORD DUE TO FIELD CONDITIONS.
		POST-CONSTRUCTION
X	MI INSPECTOR REDLINE OF RECORD DRAWING(S)	THE MI INSPECTOR SHALL OBSERVE AND REPORT ANY DISCREPANCIES BETWEEN THE CONTRACTORS REDLINE DRAWING AND THE ACTUAL COMPLETED INSTALLATION.
N/A	POST INSTALLED ANCHOR ROD PULL-OUT TESTING	POST-INSTALLED ANCHOR RODS SHALL BE TESTED IN ACCORDANCE WITH MANUF. REQUIREMENTS AND A REPORT SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
X	PHOTOGRAPHS	PHOTOGRAPHS SHALL BE SUBMITTED TO THE MI WHICH DOCUMENT ALL PHASES OF THE CONSTRUCTION. THE PHOTOS SHALL BE ORGANIZED IN A MANNER THAT EASILY IDENTIFIES THE EXACT LOCATION OF THE PHOTO.
ADDITIONAL TESTING AND INSPECTIONS:		

NOTES: X DENOTES A DOCUMENT NEEDED FOR THE MI REPORT
N/A DENOTES A DOCUMENT THAT IS NOT REQUIRED FOR THE MI REPORT

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TX REG. ENG. FIRM #F-1401

260' SELF-SUPPORTING TOWER
ROCKWALL CENTRAL #108052
285 E. BOYDSTUN AVE., ROCKWALL, TX 75087
LAT: 32-55-28.72 N - LON: 96-27-32.56 W

verizon

NO.	DATE	REVISIONS:	DRAWN	ENG'D	APP'D
0	11/07/17	ISSUED FOR CONSTRUCTION:	TRS	KMM	KM

STATE OF TEXAS — E. MARK MAJOR — 84167 — REGISTERED — PROFESSIONAL ENGINEER
NOV. 7, 2017

VERIZON WIRELESS

TECH. SPEC. NOTES CONT. & INSPECTION NOTES & CHECKLIST

MEI PROJECT ID	SHEET NUMBER	REV.
TX00042S-17V3	**T03**	0

153

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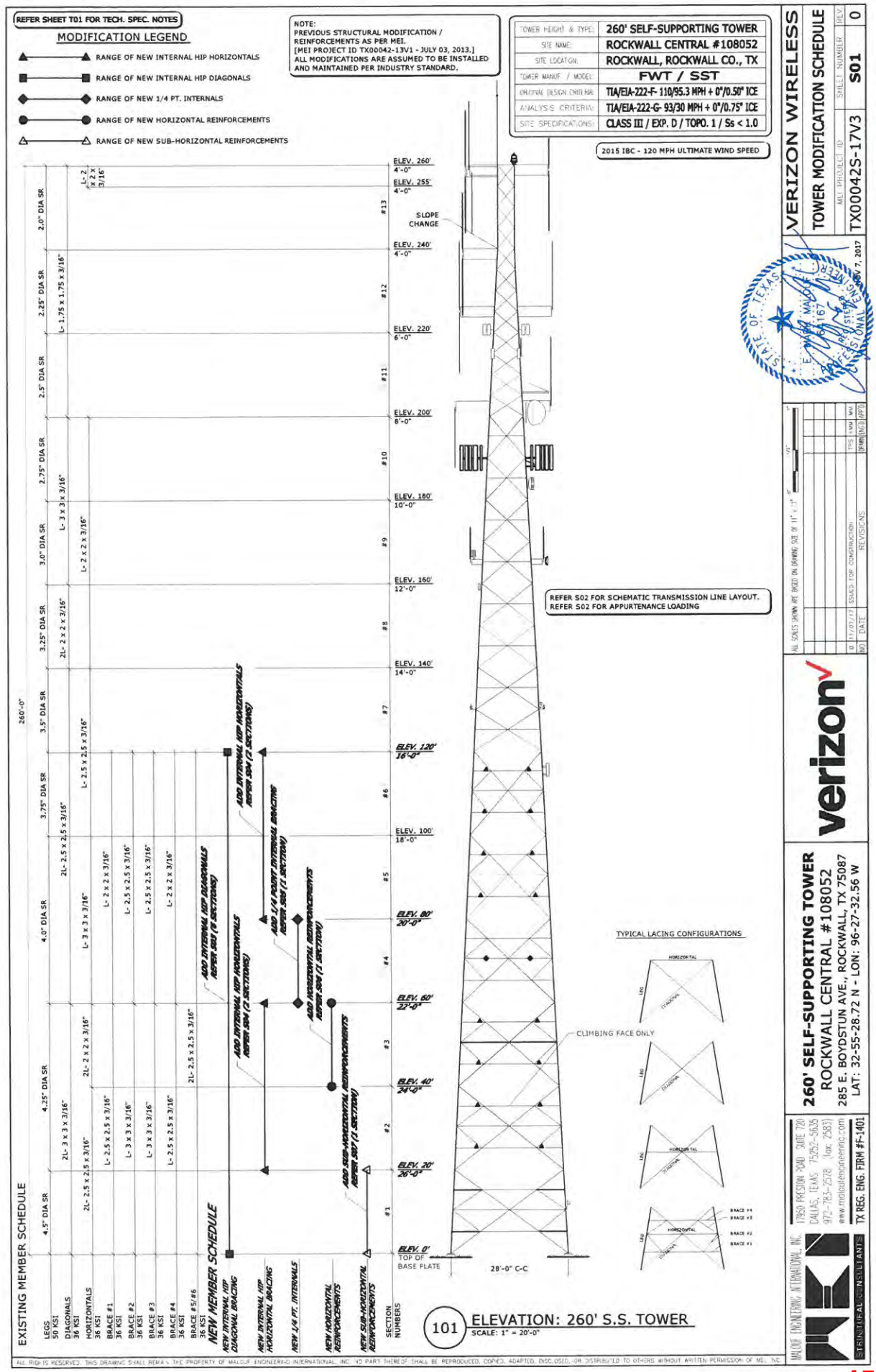
REFER SHEET T01 FOR TECH. SPEC. NOTES
MODIFICATION LEGEND
RANGE OF NEW INTERNAL HIP HORIZONTALS
RANGE OF NEW INTERNAL HIP DIAGONALS
RANGE OF NEW 1/4 PT. INTERNALS
RANGE OF NEW HORIZONTAL REINFORCEMENTS
RANGE OF NEW SUB-HORIZONTAL REINFORCEMENTS
NOTE:
PREVIOUS STRUCTURAL MODIFICATION / REINFORCEMENTS AS PER MEI.
[MEI PROJECT ID TX00042-13V1 - JULY 03, 2013.]
ALL MODIFICATIONS ARE ASSUMED TO BE INSTALLED AND MAINTAINED PER INDUSTRY STANDARD.
TOWER HEIGHT & TYPE: 260' SELF-SUPPORTING TOWER
SITE NAME: ROCKWALL CENTRAL #108052
SITE LOCATION: ROCKWALL, ROCKWALL CO., TX
TOWER MANUF. / MODEL: FWT / SST
ORIGINAL DESIGN CRITERIA: TIA/EIA-222-F- 110/95.3 MPH + 0°/0.50" ICE
ANALYSIS CRITERIA: TIA/EIA-222-G- 93/30 MPH + 0°/0.75" ICE
SITE SPECIFICATIONS: CLASS III / EXP. D / TOPO. 1 / Ss < 1.0
2015 IBC - 120 MPH ULTIMATE WIND SPEED
REFER S02 FOR SCHEMATIC TRANSMISSION LINE LAYOUT.
REFER S02 FOR APPURTENANCE LOADING
EXISTING MEMBER SCHEDULE
NEW MEMBER SCHEDULE
TYPICAL LACING CONFIGURATIONS
CLIMBING FACE ONLY
ELEVATION: 260' S.S. TOWER
SCALE: 1" = 20'-0"
VERIZON WIRELESS
TOWER MODIFICATION SCHEDULE
MEI PROJECT ID: TX00042S-17V3
SHEET NUMBER: S01
REV: 0
260' SELF-SUPPORTING TOWER
ROCKWALL CENTRAL #108052
285 E. BOYDSTUN AVE., ROCKWALL, TX 75087
LAT: 32-55-28.72 N - LON: 96-27-32.56 W
MALOUF ENGINEERING INTERNATIONAL, INC.
17809 PRESTON ROAD, SUITE 720
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972-783-2578 (fax: 2583)
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STRUCTURAL CONSULTANTS
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ELEV (FT)	TENANT	ANT #	ANTS QTY	APPURTENANCE MODEL / DESCRIPTION	MOUNT DESCRIPTION
193	VZW			[RELOCATE PANELS ONTO NEW BRACKETS]	(3)MKS09TD7TWIN DUAL MOUNTS
		-	3	B13 RRH4X30 – 700 BOXES	
			3	B66A RRH4X45W AWS BOXES	
			1	OVP BOX (RAYCAP RXXDC-3315-PF-48)	
				APPURTENANCES TO REMAIN	
193	VZW	10	3	BXA-185063-12CF [PCS] PANEL ANTS.	(3) LP SECTOR MOUNTS + NEW SIDE-BY-SIDE BRACKETS
		-	6	CWWX063X25X00 PANEL ANTENNAS *[RELOCATE ONTO SIDE BY SIDE MOUNT]*	
		-	3	B25 RRH4X30W-LOP BOXES	
		-	1	OVP BOX (RAYCAP RXXDC-3315-PF-48)	
				APPURTENANCES TO BE REMOVED	
193	VZW	9	3	AWC-TTMA-AWS-VA BOXES	

202 CHANGED CONDITION APPURT.

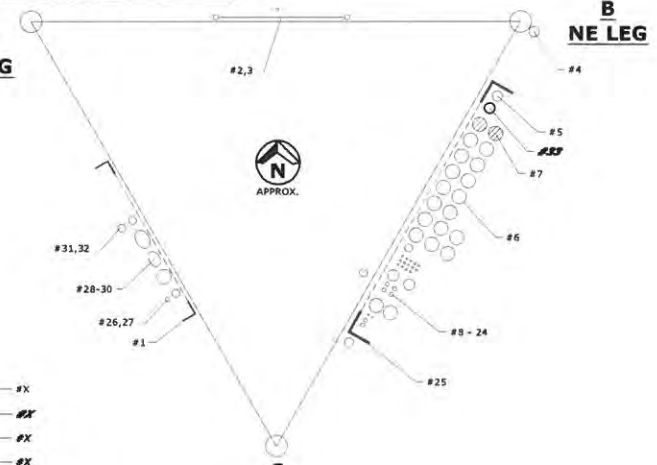
ELEV (FT)	TENANT	ANT #	ANTS QTY	APPURTENANCE MODEL / DESCRIPTION	MOUNT DESCRIPTION
260 BASE		20	1	LIGHTNING ROD	PIPE MOUNT
		25	1	TOP BEACON	(3) 6FT STANDOFF MOUNTS
		21	1	DB638-C W-HP ANTENNA (UP)	
		23	1	ASP-682 WHIP ANTENNA	
		21-22	2	DBB10K-XT WHIP ANTENNA (UP/DN)	
259 BASE	RCSO	-	1	SINCLAIR SC479-HF1LDF WHIP ANTENNA	(1) 6FT STANDOFF MOUNT
			1	COMBILENT CP00732 TMA	
258	RCSO	24	1	DB638-C W-HP ANTENNAS (DN)	(EXISTING STANDOFF MOUNT)
243.7	RCSO	-	1	DS1F03F36U-N WHIP ANTENNA (UP)	(2) 6FT STANDOFF MOUNTS
242.8	RCSO	-	1	DS7C10F36U-D WHIP ANTENNA (UP)	
223 BASE	RCSO	-	1	SINCLAIR SC479-HF1LDF WHIP ANTENNA	6FT STANDOFF MOUNT
223.5		19	1	ASP-682 WHIP ANTENNA (UP)	6FT STANDOFF MOUNT
222.5		18	1	DB638-C W-HP ANTENNA (DN)	
220.5	JABBROAD	17	5	CANOPY PANEL ANTENNAS	(3) 2FT STANDOFF MOUNTS
219	BAND/ SKYBEAM	16	1	CAMBIUM NETWORKS 14" PANEL ANT.	2FT SIDEARM MOUNT
217.5		15	1	MD WIRELESS PANEL ANTENNA	
			1	TMA	
216.25		14	1	2.5FT WHIP ANTENNA	LEG MOUNTED
216		13	1	CANOPY PANEL ANTENNA	LEG MOUNTED
215		12	1	MAXRAD PANEL ANT. (MSP24013120)	LEG MOUNTED
206±	RCSO		1	6FT ICE SHIELD (COMMSCOPE MD-S6 OR EQUIVALENT)	LEG MOUNTED
205		11	1	ASP-682 WHIP ANTENNA (UP)	6FT STANDOFF MOUNT
203	RCSO	24	1	DB638-C W-HP ANTENNAS (DN)	6FT STANDOFF MOUNT
201±	RCSO	-	1	6FT DIA. DISH W/RADOME (PAD6-65B) (AZ. 73.906°)	DISH PIPE MOUNT-NE LEG
189	RCSO	-	1	3FT ICE SHIELD (COMMSCOPE MD-SQ3 OR EQUIVALENT)	LEG MOUNTED
184	RCSO	-	1	3FT DIA. UHP DISH (SC3-W103A) (AZ. 337.331°)	DISH PIPE MOUNT-NW LEG
169		7	1	MDT CANOPY CLUSTER (5 PANELS)	(2) SIDEARM MOUNTS
168.33		6	1	10FT WHIP ANTENNA	
167		5	2	24" CANOPY DISHES (AZ. 140°±/95°±)	
159		4	1	18" PANEL ANTENNA	PIPE MOUNT
130.5		3	3	OB LIGHTS	
		-	1	GPS	
117		2	1	18" PANEL ANTENNA	PIPE MOUNT
115		1	1	CAMERA	

201 REMAINING / FUTURE APPURTENANCES

REFER SHEET T01 FOR TECH. SPEC. NOTES

No.	QTY.	DESCRIPTION	ELEV.	TENANT
1	1	Feedline Ladder (Af)	260'	E / WG B
2	1	Climbing Ladder	260'	E
3	1	Safety Line 3/8	260'	E
4	1	1.32" Flex Conduit	11'	E / #1
5	1	1 1/4" Hybrid Cable	193'	VzW / E
6	16	1 5/8	193'	VzW / E / #2-17
7	2	1-5/8" **[TO BE REMOVED]**	193'	VzW / R / #18,19
8	1	7/8	168'	E / #20
9	4	1/4	167'	E / #21-24
10	10	1/4	169'	E / #25-34
11	1	1 1/4	260'	E / #35
12	1	1 1/4 [SHORTENED]	203'	E / #36
13	1	1/2	222.5'	E / #37
14	1	1/2	205'	E / #38
15	1	1/2	260'	E / #39
16	1	1/2	223'	E / #40
17	1	7/8 [SHORTENED]	260'	E / #41
18	1	1 5/8	258'	E / #42
19	1	1 5/8 [SHORTENED]	258'	E / #43

No.	QTY.	DESCRIPTION	ELEV.	TENANT
20	2	0.375	117'	E / #44,45
21	2	1/4	159'	E / #46, 47
22	1	0.625" SO Cord	130'	E / #48
23	1	0.75" SO Cord	260'	E / #49
24	1	1" Rigid Conduit	220'	Jab Broadband/Skybeam / E / #50
25	1	Feedline Ladder (Af)	260'	E / WG A
26	1	7/8	259'	RCSO / E
27	1	1/2	259'	RCSO / E
28	1	1 5/8	223'	RCSO / E
29	1	EP65	201'	RCSO / E
30	1	EP105	184'	RCSO / E
31	1	7/8	242.8'	RCSO / E
32	1	7/8	243.7'	RCSO / E
33	1	1-1/4" HYBRID CABLE	193'	VzW / P



LEGEND:

E = EXISTING #X
P = PROPOSED #X
F = FUTURE #X
R = REMOVE #X
TO RELOCATE

203 PLAN: SCHEMATIC Tx-LINE LAYOUT

SCALE: NOT TO SCALE

NOTES:
1. Tx LINE LAYOUT IS SCHEMATIC ONLY, BASED UPON MEI MAPPING (SUB: HTS) DATED 11/28/2012.
2. NEW RACKET SUPPORT SPECIFICATION BY OTHERS.

REFER 101 FOR NEW AND EXISTING MEMBER SIZES AND SCHEDULES.

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TX REG. ENG. FIRM #F-1401

260' SELF-SUPPORTING TOWER
ROCKWALL CENTRAL #108052
285 E. BOYDSTUN AVE., ROCKWALL, TX 75087
LAT: 32-55-28.72 N - LON: 96-27-32.56 W

verizon

NO.	DATE	REVISIONS	DRWN	CHCD	APPD
0	11/27/17	ISSUED FOR CONSTRUCTION	TRS	KMM	MM

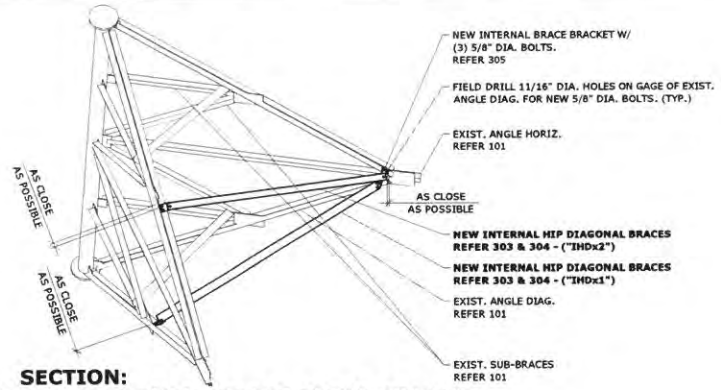
STATE OF TEXAS
E. MARK MALOUF
96167
REGISTERED
PROFESSIONAL ENGINEER
NOV. 7, 2017

VERIZON WIRELESS
APPURTENANCES SCHEDULE AND SCHEMATIC TxLINE LAYOUT

MEI PROJECT ID	SHEET NUMBER	REV.
TX00042S-17V3	S02	0

155

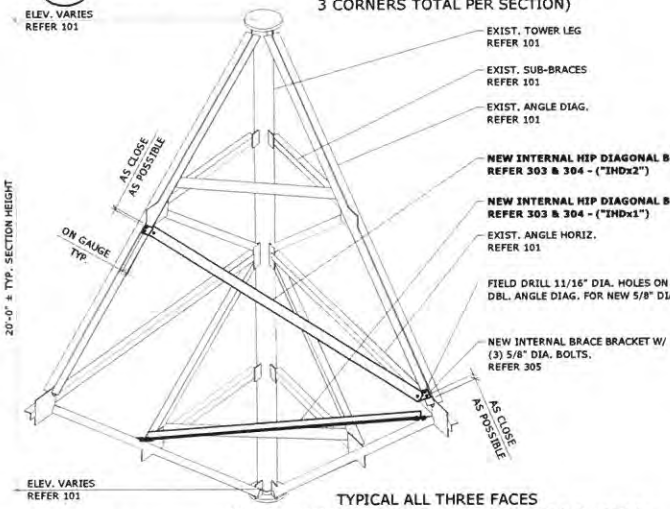
REFER SHEET T01 FOR TECH. SPEC. NOTES



302 SECTION: NEW INTERNAL HIP DIAGONAL BRACING

SCALE: NOT TO SCALE

(1 CORNER SHOWN - 3 CORNERS TOTAL PER SECTION)



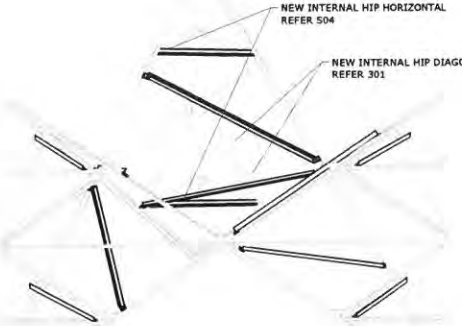
TYPICAL ALL THREE FACES
(EXIST. MEMBERS BEYOND NOT SHOWN FOR CLARITY)

301 ELEVATION: NEW INTERNAL HIP DIAGONAL BRACING

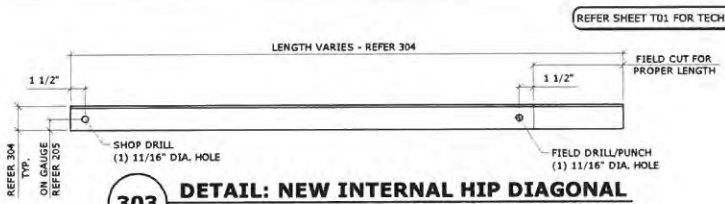
SCALE: NOT TO SCALE

(1 SECTION CORNER SHOWN 6 SECTIONS TOTAL)

REFER 101 FOR NEW AND EXISTING MEMBER SIZES AND SCHEDULES.



ISOMETRIC VIEW



303 DETAIL: NEW INTERNAL HIP DIAGONAL

SCALE: NOT TO SCALE

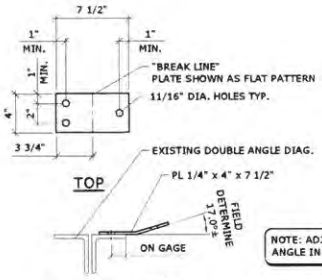
(3 OF EACH REQ'D PER BAY)
(MARK "IHDxx" - REFER 304)

ADDITIONAL INTERNAL HIP DIAGONAL BRACE MEMBER CHART

SECTION	LEVEL	ELEVATION	INT. BRACE ANGLE SIZE & LENGTH (*)	MK. INT. BR.	QTY
#6	#2	110'-115'	L 2 1/2" x 2 1/2" x 3/16" x 8'-9"± LG.	IHDB62	3
#6	#1	105'-110'	L 2 1/2" x 2 1/2" x 3/16" x 9'-4"± LG.	IHDB61	3
#5	#2	90'-95'	L 2 1/2" x 2 1/2" x 3/16" x 9'-6"± LG.	IHDB52	3
#5	#1	85'-90'	L 2 1/2" x 2 1/2" x 3/16" x 10'-0"± LG.	IHDB51	3
#4	#2	70'-75'	L 3" x 3" x 3/16" x 10'-3"± LG.	IHDB42	3
#4	#1	65'-70'	L 3" x 3" x 3/16" x 10'-9"± LG.	IHDB41	3
#3	#2	50'-55'	L 3" x 3" x 3/16" x 11'-0"± LG.	IHDB32	3
#3	#1	45'-50'	L 3" x 3" x 3/16" x 11'-6"± LG.	IHDB31	3
#2	#2	30'-35'	L 3" x 3" x 3/16" x 11'-10"± LG.	IHDB22	3
#2	#1	25'-30'	L 3" x 3" x 3/16" x 12'-3"± LG.	IHDB21	3
#1	#2	10'-15'	L 3 1/2" x 3 1/2" x 1/4" x 12'-7"± LG.	IHDB12	3
#1	#1	5'-10'	L 3 1/2" x 3 1/2" x 1/4" x 13'-0"± LG.	IHDB11	3

(*) LENGTH APPROX. FOR BIDDING PURPOSES;
FIELD VERIFY / DETERMINE ACTUAL LENGTH BEFORE FABRICATION.

304 NEW INTERNAL HIP MEMBER SCHEDULE



NOTE: ADJUST FINAL BENT PLATE ANGLE IN FIELD AS REQ'D

305 DETAIL: INTERNAL BRACE BRACKET

1" = 1'-0"

(12 PER SECTION - 72 REQ'D. TOTAL MARK - IBB1)

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verizon

NO.	DATE	REVISIONS	DRAWN	CHKD	APP'D
0	11/02/17	ISSUED FOR CONSTRUCTION	TRS	KMM	MM

STATE OF TEXAS
MARK MALOUF
96167
REGISTERED
PROFESSIONAL ENGINEER
NOV. 7, 2017

VERIZON WIRELESS

NEW INTERNAL HIP DIAGONAL BRACE DETAILS

MFI PROJECT ID	SHEET NUMBER	REV.
TX00042S-17V3	S03	0

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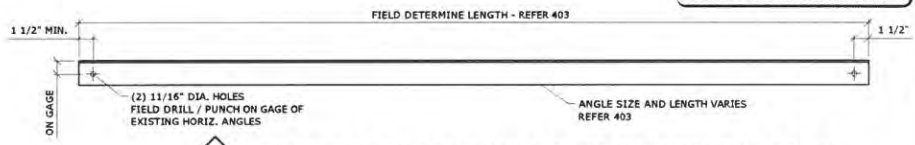
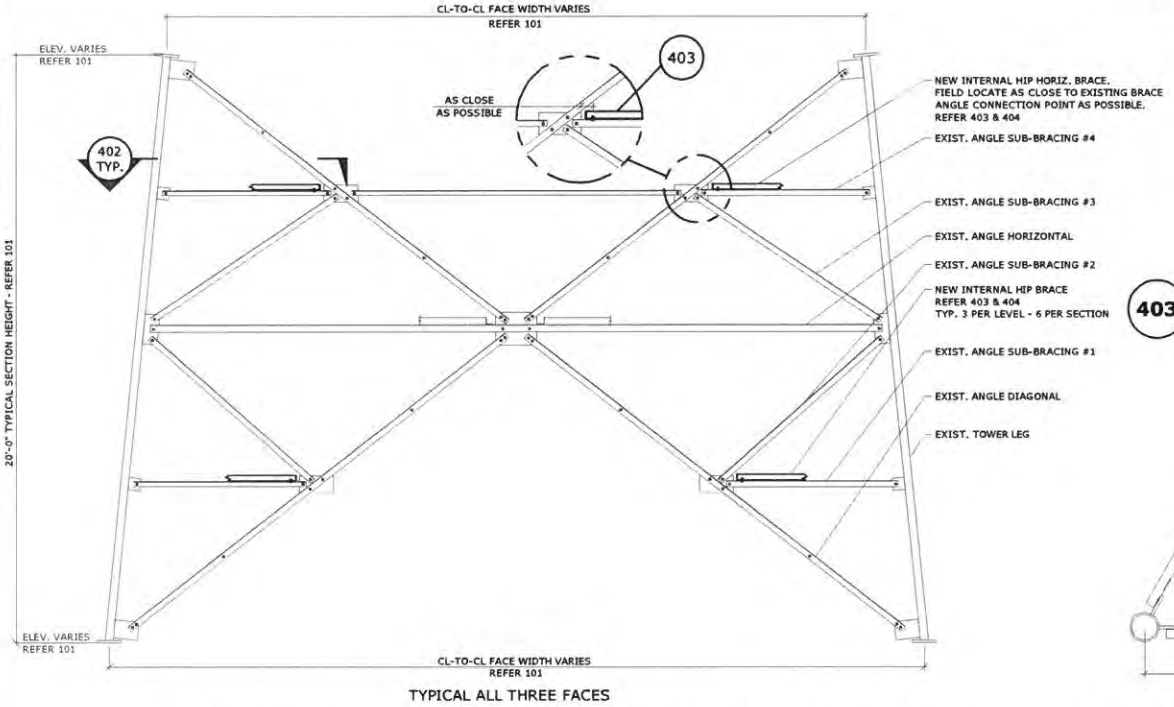
REFER SHEET T01 FOR TECH. SPEC. NOTES



404 DETAIL: NEW REDUNDANT HIP HORIZONTAL BRACE

SCALE: 1" = 1'-0"

(3 REQ'D PER LEVEL)
(MARK "RHHBXX")



TYPICAL ALL THREE FACES

401 ELEVATION: TYPICAL NEW REDUNDANT HIP HORIZONTAL BRACE

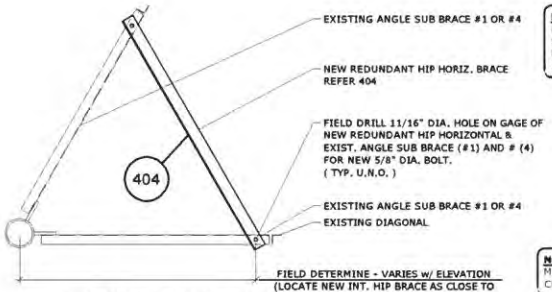
SCALE: 1/4" = 1'-0"

(1 SECTION SHOWN -
4 SECTIONS TOTAL)

ADDITIONAL REDUNDANT HIP HORIZONTAL BRACE MEMBER CHART					
SECTION	LEVEL	ELEVATION	INT. BRACE ANGLE SIZE & LENGTH (*)	MK. INT. BR.	QTY
#6	#2	115'-0"	L 2" x 2" x 3/16" x 4'-9" ± LG.	RHHB62	3
#6	#1	105'-0"	L 2" x 2" x 3/16" x 4'-9" ± LG.	RHHB61	3
#5	#2	95'-0"	L 2" x 2" x 3/16" x 5'-0" ± LG.	RHHB52	3
#5	#1	85'-0"	L 2" x 2" x 3/16" x 5'-0" ± LG.	RHHB51	3
#3	#2	55'-0"	L 2 1/2" x 2 1/2" x 3/16" x 6'-0" ± LG.	RHHB32	3
#3	#1	45'-0"	L 2 1/2" x 2 1/2" x 3/16" x 6'-0" ± LG.	RHHB31	3
#2	#2	35'-0"	L 2 1/2" x 2 1/2" x 3/16" x 6'-9" ± LG.	RHHB22	3
#2	#1	25'-0"	L 2 1/2" x 2 1/2" x 3/16" x 6'-9" ± LG.	RHHB21	3

(*) LENGTH APPROX. FOR BIDDING PURPOSES;
FIELD VERIFY / DETERMINE ACTUAL LENGTH.

403 NEW REDUNDANT HIP HORIZ. BRACE MEMBER SCHEDULE



SYM. ABOUT TOWER AXIS

NOTE: NEW REDUNDANT HORIZ. HIP BRACES ARE SHOWN SCHEMATICALLY ONLY. FIELD PIVOT AND ORIENT AS REQ'D FOR FIT.

NOTE: SOME EXISTING MEMBERS NOT SHOWN FOR CLARITY.

402 SECTION: NEW DIAGONAL HIP BRACING

SCALE: NOT TO SCALE

REFER 101 FOR NEW AND EXISTING MEMBER SIZES AND SCHEDULES.

MALOUF ENGINEERING INTERNATIONAL, INC.
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972-783-2578 (fax: 2583)
www.maloufengineering.com
TX REG. ENG. FIRM #F-1401

260' SELF-SUPPORTING TOWER
ROCKWALL CENTRAL #108052
285 E. BOYDSTUN AVE., ROCKWALL, TX 75087
LAT: 32-55-28.72 N - LON: 96-27-32.56 W

verizon

NO.	DATE	REVISIONS	DRWN	CHKD	APVD
0	11/07/17	ISSUED FOR CONSTRUCTION	TRS	KMM	MM

STATE OF TEXAS
E. MARK MALOUF
96167
REGISTERED
PROFESSIONAL ENGINEER
NOV. 7, 2017

VERIZON WIRELESS

INTERNAL HIP HORIZONTAL BRACE DETAILS

MEI PROJECT ID	SHEET NUMBER	REV.
TX00042S-17V3	S04	0

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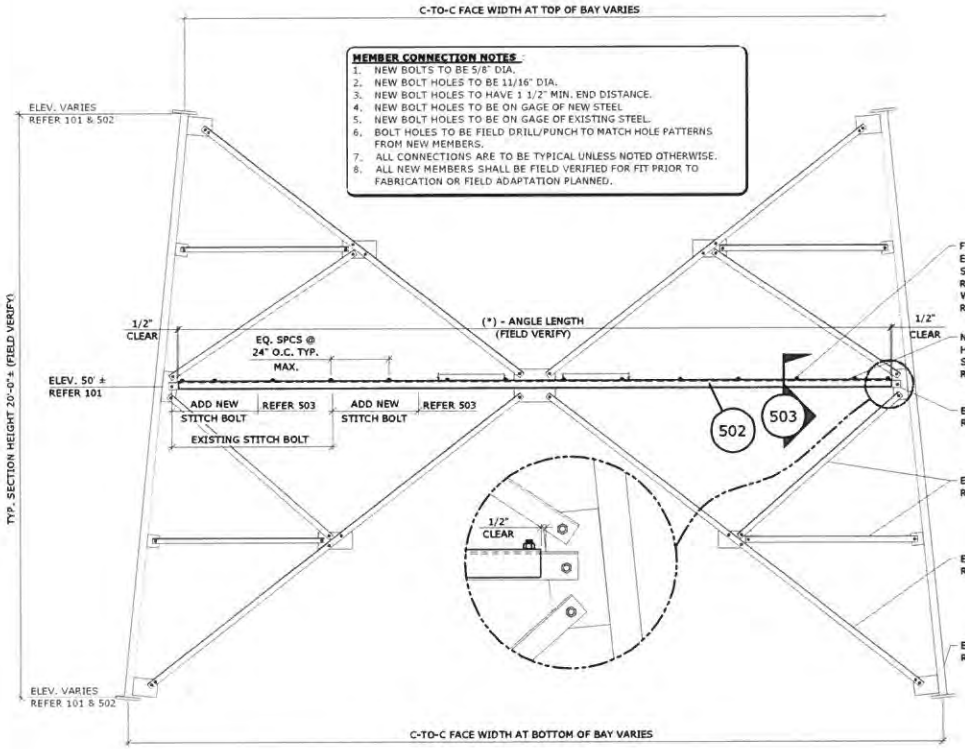
REFER SHEET T01 FOR TECH. SPEC. NOTES

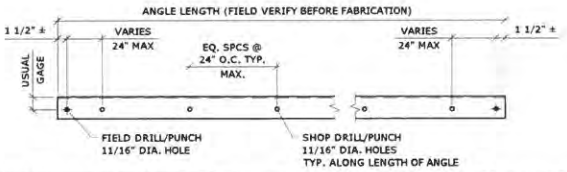


TYPICAL ALL THREE FACES

501 ELEVATION: NEW HORIZONTAL REINFORCEMENT

SCALE: NTS

(1 SECTION SHOWN - 1 SECTION TOTAL)

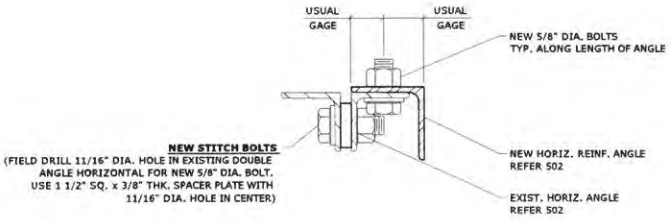


HORIZONTAL REINFORCEMENT MEMBER CHART (TO BE FIELD VERIFIED)						
SECTION	ELEVATION	NEW HORIZ. REINF. ANG. SIZE & LENGTH (*)	MK. REINF.	QTY.	"B"	BOLT QTY.
#3	50'±	L 2 1/2" x 2 1/2" x 3/16" x 21'-7 3/4 ± LG.	HR3	3	11/16" DIA. HOLES FOR 5/8" BOLTS	13±

(*) LENGTH APPROX. FOR BIDDING PURPOSES; FIELD VERIFY / DETERMINE ACTUAL LENGTH.

502 DETAIL: HORIZONTAL REINFORCEMENT ANGLE

SCALE: NOT TO SCALE



503 SECTION: HORIZONTAL REINFORCEMENT

SCALE: NOT TO SCALE

REFER 101 FOR NEW AND EXISTING MEMBER SIZES AND SCHEDULES.

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LAT: 32-55-28.72 N - LON: 96-27-32.56 W

verizon

NO	DATE	REVISIONS	DRWN	CHK'D	APP'D
0	11/07/17	ISSUED FOR CONSTRUCTION	TRS	KWM	MM

STATE OF TEXAS
E. MARK MALOUF
96167
REGISTERED
PROFESSIONAL ENGINEER
NOV. 7, 2017

VERIZON WIRELESS
NEW HORIZONTAL REINFORCEMENT DETAILS

MEI PROJECT ID	SHEET NUMBER	REV.
TX00042S-17V3	S05	0

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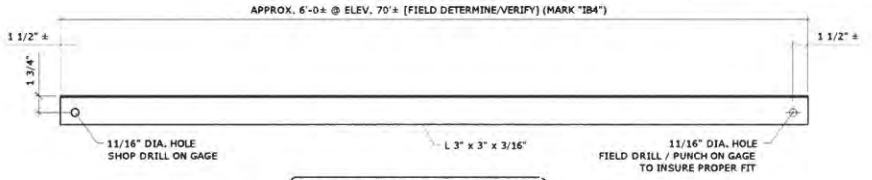
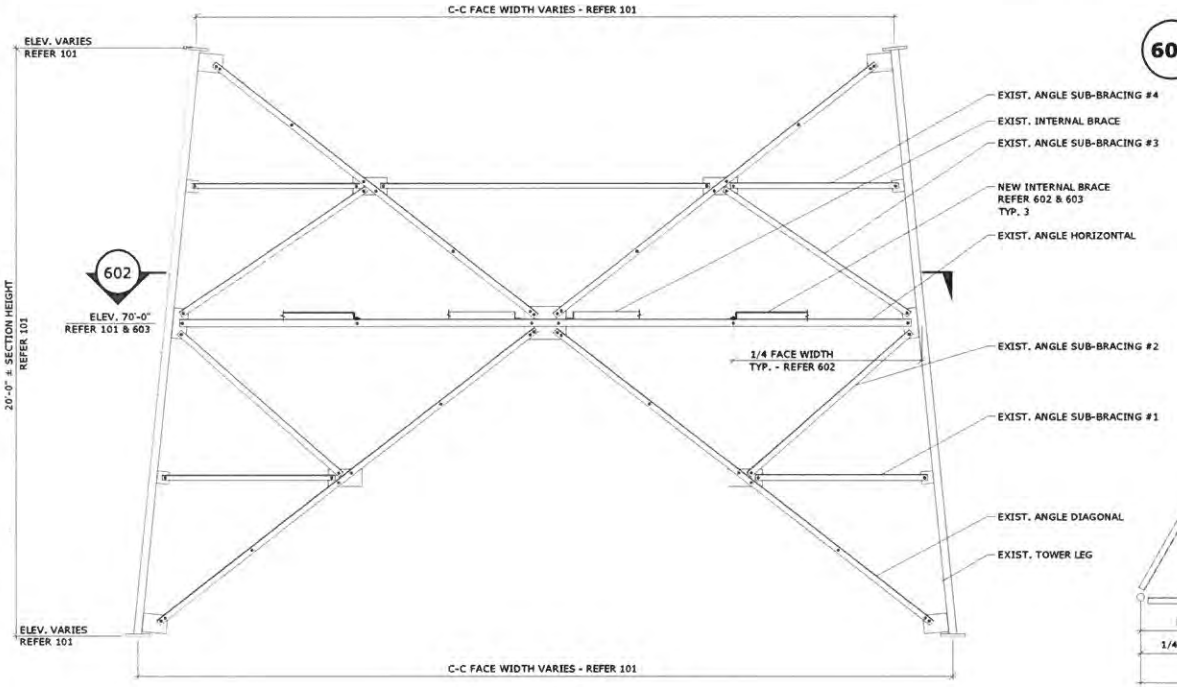
REFER SHEET T01 FOR TECH. SPEC. NOTES



(*) LENGTH APPROX. FOR BIDDING PURPOSES; FIELD VERIFY / DETERMINE ACTUAL LENGTH.

603 DETAIL: INTERNAL BRACE ANGLE

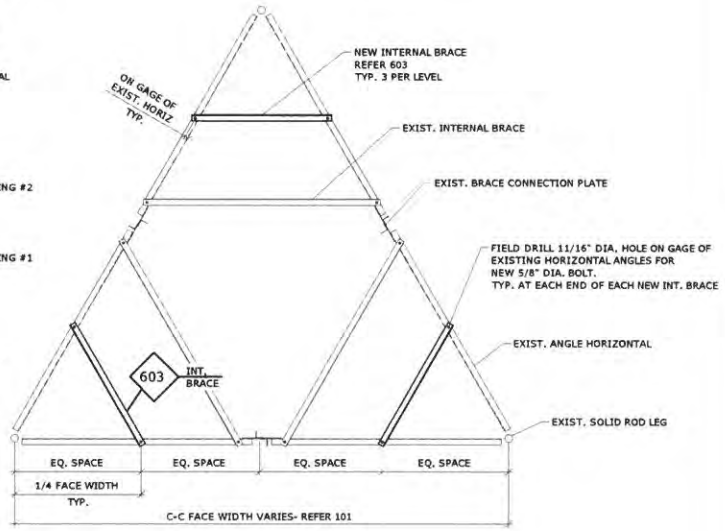
SCALE: 1" = 1'-0" (3 REQ'D TOTAL)



TYPICAL ALL THREE FACES

601 ELEVATION: NEW HORIZONTAL 1/4 PT. INTERNAL BRACE

SCALE: NTS (1 SECTION SHOWN - 1 SECTION TOTAL)



602 PLAN: NEW HORIZONTAL 1/4 PT. INTERNAL BRACE

SCALE: NTS (1 LEVEL SHOWN - 1 LEVEL TOTAL)

REFER 101 FOR NEW AND EXISTING MEMBER SIZES AND SCHEDULES.

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LAT: 32-55-28.72 N - LON: 96-27-32.56 W

verizon

NO.	DATE	REVISIONS	TRS	KMM	MM
0	11/07/17	ISSUED FOR CONSTRUCTION	DRWN	CHKD	APPD

STATE OF TEXAS — E. MARK MALOUF — 67167 — REGISTERED PROFESSIONAL ENGINEER

NOV. 7, 2017

VERIZON WIRELESS

HORIZ. 1/4 PT. INTERNAL BRACING DETAILS

MEI PROJECT ID	SHEET NUMBER	REV.
TX00042S-17V3	S06	0

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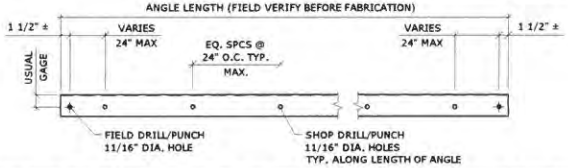
REFER SHEET T01 FOR TECH. SPEC. NOTES



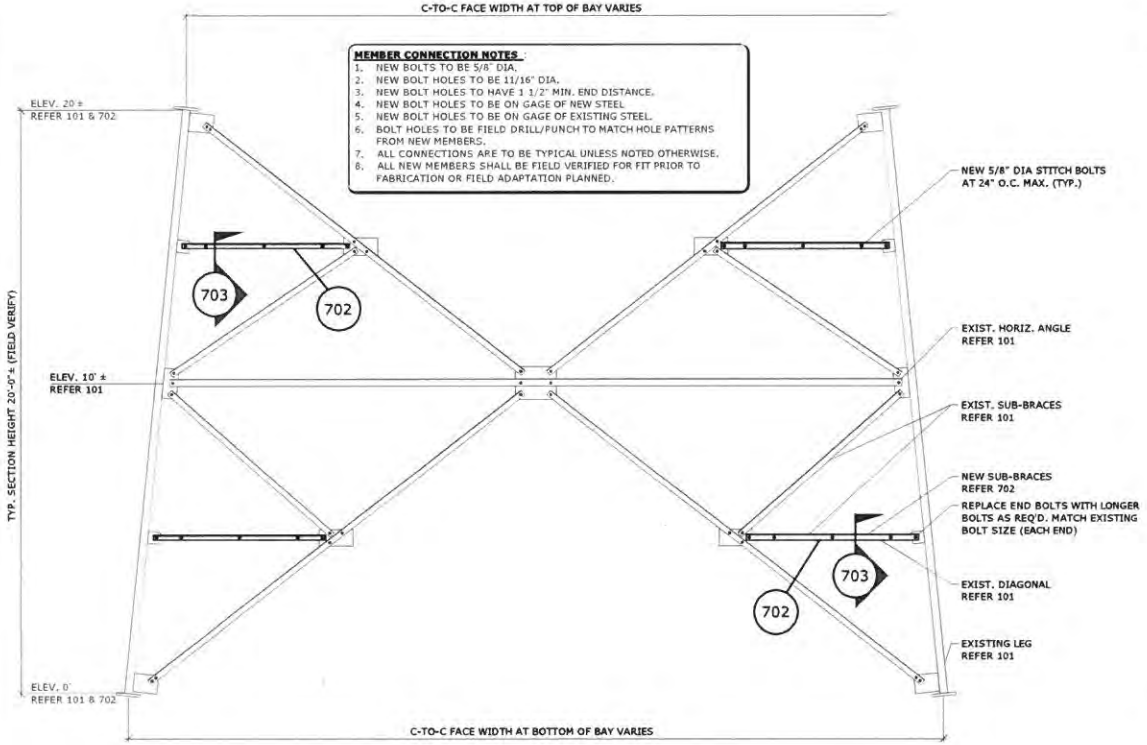
HORIZONTAL REINFORCEMENT MEMBER CHART (TO BE FIELD VERIFIED)

SECTION	LEVEL	ELEVATION	NEW HORIZ. REINF. ANG. SIZE & LENGTH (*)	MK. REINF.	QTY.	"B"
#1	#1	5'±	L 2 1/2" x 2 1/2" x 3/16" x 6'-0 5/16"± LG.	SHR1	6	11/16" DIA. HOLES FOR 5/8" BOLTS
#1	#2	15'±	L 2 1/2" x 2 1/2" x 3/16" x 6'-0 5/16"± LG.	SHR2	6	11/16" DIA. HOLES FOR 5/8" BOLTS

(*) LENGTH APPROX. FOR BIDDING PURPOSES; FIELD VERIFY / DETERMINE ACTUAL LENGTH.

702 DETAIL: SUB-HORIZONTAL REINFORCEMENT ANGLE

SCALE: NOT TO SCALE

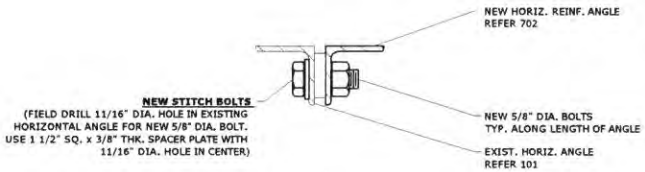


TYPICAL ALL THREE FACES

701 ELEVATION: NEW SUB-HORIZONTAL REINFORCEMENT

SCALE: NTS

(1 SECTION SHOWN - 1 SECTION TOTAL)



703 SECTION: SUB-HORIZONTAL REINFORCEMENT

SCALE: NOT TO SCALE

REFER 101 FOR NEW AND EXISTING MEMBER SIZES AND SCHEDULES.

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NO	DATE	REVISIONS	DRWN	ENG'D	APP'D
0	11/07/17	ISSUED FOR CONSTRUCTION	TRS	MM	MM

STATE OF TEXAS
E. MARK MALOUF
66167
REGISTERED
PROFESSIONAL ENGINEER
NOV. 7, 2017

VERIZON WIRELESS
NEW SUB-HORIZONTAL REINFORCEMENT DETAILS

MEI PROJECT ID	SHEET NUMBER	REV.
TX00042S-17V3	S07	0

Original Tower Lease Agreement &
First Amendment

TOWER LEASE AGREEMENT

This Agreement, made this 12 day of May, 2004 between the City of Rockwall, a Texas Municipal Corporation, with its principal mailing address of 385 South Goliad Street, Rockwall, Texas 75087, Tax ID #1-756000652, hereinafter designated LESSOR and Dallas MTA, L.P. d/b/a Verizon Wireless, with its principal office located at 180 Washington Valley Road, Bedminster, New Jersey 07921, hereinafter designated LESSEE. The LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

WITNESSETH

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

1. PREMISES. LESSOR hereby leases to the LESSEE a portion of that certain space on the LESSOR's New Tower, as defined in Section 2 herein, located at Boydstun Avenue, Rockwall, Rockwall County, Texas 75087, and being a tract out of the B.F. Boydstun Survey, Abstract No. 14 and the B.J.T. Lewis Survey, Abstract No. 225, and being all of Lot 1, Block A of the Central Fire Station Addition, an addition to the city of Rockwall as recorded in Cabinet B, Slide 48 of the Plat records, Rockwall County, Texas, (the entirety of LESSOR's property is referred to hereinafter as the "Property"), together with three (3) parcels of land measuring 20' by 25' and containing 500 square feet for the installation of LESSEE's equipment building, and 5' by 15' and containing 75 square feet for the installation of LESSEE's generator, and 35' x 35' containing 1,225 square feet for the installation of the New Tower, all totaling 1,800 square feet, as shown on Exhibit "A", attached hereto and made a part hereof together with the non-exclusive right for ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle, including trucks, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along a fifteen (15) foot wide right-of-way extending from the nearest public right-of-way, Boydstun Avenue, to the demised premises, said demised premises and right-of-way for access being substantially as described herein in Exhibit "A" and attached hereto and made a part hereof which tower space, demised premises and right-of-way are collectively referred to hereinafter as the "Premises".

In the event any public utility is unable to use the aforementioned right-of-way, the LESSOR hereby agrees to grant an additional right-of-way either to the LESSEE or to the public utility at no cost to the LESSEE.

LESSOR hereby grants permission to LESSEE to install, maintain and operate the radio communications equipment, antennas and appurtenances described in Exhibits "B" and "C1" attached hereto.

LESSEE reserves the right to replace the aforementioned equipment with similar and comparable equipment provided said replacement does not increase tower loading of said New Tower.

LESSOR also hereby grants to LESSEE the right to survey the Property and Premises, and said survey shall then become Exhibit "D" which shall be attached hereto and made a part hereof, and shall control in the event of boundary and access discrepancies between it and Exhibit "A". Cost for such work shall be borne by the LESSEE.

2. NEW TOWER. Notwithstanding anything contained herein, LESSEE agrees to build a new self-support tower, ("New Tower") and to convey said New Tower to LESSOR upon completion according to the following terms and conditions:

2.1 Building of New Tower. The New Tower shall be of sufficient structural capacity to accommodate three (3) wireless communications carrier's antennas and cables, in addition to LESSEE'S antennas and cables and as such New Tower is more fully described in Exhibit "C1". The parties agree that the location of the New Tower on the Property and the location of LESSEE's facilities on the New Tower and the Premises are as depicted on the Construction Drawing, as defined in Section 2.3 herein. LESSEE shall construct the New Tower in accordance with all terms and conditions of the Agreement, including without limitation, Sections 2.1, 2.2, 2.3, 2.4 and 7 of the Agreement for purposes of which, communications facility shall include the New Tower.

2.2 Government Approvals. Prior to commencing construction of the New Tower, LESSEE shall obtain and submit to LESSOR copies of all certificates, permits, licenses, and other approvals that may be required by any federal, state, or local authorities, including, without limitation, the FCC and FAA, relating to LESSEE's construction of the New Tower (collectively the "Governmental Approvals"). Nothing contained in the Agreement shall be construed as imposing upon LESSOR the obligation to seek or obtain such approvals. LESSOR, at no cost to LESSOR, shall cooperate with LESSEE's reasonable business efforts to obtain Governmental Approvals.

2.3 Approval of LESSOR. Prior to commencing the construction of the New Tower, LESSEE will obtain the approval of LESSOR for the construction drawing ("Construction Drawing"), which shall be attached to Exhibit "C1" and made a part hereof, and which shall detail the planned location and specifications of (i) the New Tower, (ii) all ground based equipment, and (iii) all equipment which is to be installed upon the New Tower and its elevation. LESSOR's approval shall not be unreasonably withheld, conditioned or delayed. In the event LESSEE is not able to obtain such approval, LESSEE may in its sole discretion terminate this Agreement without further obligation or penalty.

2.4 Construction Schedule. LESSEE agrees to use its reasonable business efforts to: (1) obtain all Governmental Approvals with respect to the New Tower on or before September 1, 2004; (2) obtain all building permits with respect to the New Tower on or before September 1, 2004; and (3) obtain Final Completion, as defined below, of the New Tower on or before September 1, 2004 (the "Final Completion Date"). In addition, LESSEE will prepare or cause to be prepared any and all Federal regulatory filings, and deliver same to LESSOR for filing in LESSOR's name. LESSOR and LESSEE agree that the time periods set forth above, including the Final Completion Date, shall be extended on a day-to-day basis for a reasonable period of time if the completion of the New Tower is delayed through no fault of LESSEE and if the delay is a result of: (a) delays in obtaining Governmental Approvals from the applicable governmental jurisdiction, or (b) extraordinary weather conditions or Acts of God. LESSEE shall provide written notice to LESSOR upon the occurrence of any event that LESSEE believes may result in a delay of the completion of construction. The notice shall include the nature of the event causing the delay, the date upon which the event occurred, and the anticipated period of delay.

As used in this section, "Final Completion" shall occur when the local jurisdiction in which the New Tower is located has inspected the New Tower and has issued a final unconditioned certificate of occupancy or equivalent certification with respect to the New Tower. If LESSEE is unable to obtain Final Completion of the New Tower by the Final Completion Date, LESSOR shall have the right at its option to: (a) complete the New Tower, the cost of completion to be at LESSEE's expense, in which event, the LESSEE shall convey all right, title and interest in the uncompleted tower to LESSOR and LESSEE will not claim any interest in the New Tower; or (b) proceed under this Agreement and further extend the time for Final Completion.

2.5 Conveyance of New Tower. Upon Final Completion, LESSEE shall provide LESSOR with personal and real property title searches, a final certificate of occupancy, an as-built survey of the New Tower, and all other documents reasonably requested by LESSOR evidencing that the New Tower is free of all liens and encumbrances and that the New Tower complies with all applicable local, state and federal laws and regulations. Upon LESSOR's written acknowledgment of receipt of such documentation in a form reasonably acceptable to LESSOR, LESSEE shall convey title to the New Tower to LESSOR by bill of sale in a form substantially similar to Exhibit "C2" to this Agreement.

2.6 Payment of Costs. LESSEE shall pay all costs associated with the construction of the New Tower, including without limitation: the cost of the New Tower; freight to the Site; foundation installation costs; tower erection costs; costs associated with the construction of a fence or other provisions for security; the cost of drawing telephone and electric services to the New Tower; tower grounding costs; the cost of building and other permits and performance bonds or payments; the costs of erosion control and drainage; landscaping costs; the cost of environmental and geotechnical studies; the costs of all design and engineering plans and specifications and surveys; title examination and title commitment costs; zoning costs including without limitation, filing and application fees;

recording costs; and costs incurred regarding FAA and FCC compliance, and any and all other required Federal regulatory filings.

2.7 Rent Abatement. In consideration for LESSEE's conveyance of New Tower to LESSOR, LESSEE shall receive rent abatements equal to one hundred eighty (180) months as per Sections 3 and 5 of this Agreement. LESSEE shall begin actual rental payments in the one hundred eighty-first (181st) month following the Commencement Date.

3. TERM. This Agreement shall be effective as of the date of execution by both parties, provided, however, the initial term shall be for five (5) years and shall commence on the Commencement Date (as hereinafter defined) at which time rental payments, subject to Section 2.7 herein, will be due at an annual rental of Seven Thousand Eight Hundred and no/100 Dollars ($7,800.00) to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR or to such other person, firm or place as the LESSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date. The Commencement Date is defined as the first (1st) day of the month following the date this Agreement is executed by the parties or the first (1st) day of the month following the date LESSEE is granted a building permit by the governmental agency charged with issuing such permits, whichever event occurs last.

If permitted by the local utility company servicing the Property, LESSEE shall furnish and install an electrical submeter at the Property for the measurement of electrical power used by LESSEE's installation. LESSEE shall pay for its own power consumption used thirty (30) days after receipt of an invoice from LESSOR indicating the usage amount.

4. EXTENSIONS. This Agreement shall automatically be extended for four (4) additional five (5) year terms unless the LESSEE terminates it at the end of the then current term by giving the LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term.

5. EXTENSION RENTALS. Subject to Section 2.7 herein, the annual rental for the first (1st) five (5) year extension term shall be increased to Eight Thousand Nine Hundred Seventy and no/100 Dollars ($8,970.00); the second (2nd) five (5) year extension term shall be increased to Ten Thousand Three Hundred Fifteen and 50/100 Dollars ($10,315.50); the third (3rd) five (5) year extension term shall be increased to Eleven Thousand Eight Hundred Sixty-Two and 83/100 Dollars ($11,862.83); and the fourth (4th) five (5) year extension shall be increased to Thirteen Thousand Six Hundred Forty- Two and 25/100 Dollars ($13,642.25).

6. ADDITIONAL EXTENSIONS. If at the end of the fourth (4th) five (5) year extension term this Agreement has not been terminated by either Party by giving to the other written notice of an intention to terminate it at least six (6) months prior to the end of such term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of five (5) years and for five (5) year terms thereafter until terminated by either Party by giving to the other written notice of its intention to so terminate at least six (6) months prior to the end of such term. Annual rental for each such additional five (5) year term shall be equal to 115% of the annual rental payable with respect to the immediately preceding five (5) year term.

7. USE; GOVERNMENTAL APPROVALS. LESSEE shall use the Premises for the purpose of constructing, maintaining and operating a communications facility and uses incidental and all necessary appurtenances. A security fence consisting of chain link construction or similar but comparable construction may be placed around the perimeter of the Premises at the discretion of LESSEE (not including the access easement). All improvements shall be at LESSEE's expense and the installation of all improvements shall be at the discretion and option of the LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its equipment or any portion thereof, whether the equipment is specified or not on any exhibit attached hereto, during the term of this Agreement. LESSEE will maintain the Premises in a good condition reasonable wear and tear excepted. LESSOR will maintain the Property, excluding the Premises, in good condition, reasonable wear and tear excepted. It is understood and agreed that LESSEE's ability to use the Property is contingent upon its obtaining after the execution date of this Agreement all of the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any

Federal, State or Local authorities as well as satisfactory soil boring tests which will permit LESSEE use of the Premises as set forth above. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Property with respect to the proposed use by LESSEE. In the event that any of such applications for such Governmental Approvals should be finally rejected or LESSEE determines that such Governmental Approvals may not be obtained in a timely manner or any Governmental Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority or soil boring tests are found to be unsatisfactory so that LESSEE in its sole discretion will be unable to use the Premises for its intended purposes or the LESSEE determines that the Property is no longer technically compatible for its intended use, LESSEE shall have the right to terminate this Agreement. Notice of the LESSEE's exercise of its right to terminate shall be given to LESSOR in writing by certified mail, return receipt requested, and shall be effective upon the mailing of such notice by the LESSEE. All rentals paid to said termination date shall be retained by the LESSOR. Upon such termination, this Agreement shall become null and void and all the Parties shall have no further obligations including the payment of money, to each other.

8. ACCESS TO NEW TOWER. LESSOR agrees the LESSEE shall have free access to the New Tower at all times for the purpose of installing and maintaining the said equipment. LESSOR shall furnish LESSEE with necessary means of access for the purpose of ingress and egress to this site and New Tower location. It is agreed, however, that only authorized engineers, employees or properly authorized contractors of LESSEE or persons under their direct supervision will be permitted to enter said premises.

9. NEW TOWER COMPLIANCE. LESSOR covenants that it will keep the New Tower in good repair as required by all federal, state, county and local laws. The LESSOR shall also comply with all rules and regulations enforced by the Federal Communications Commission with regard to the lighting, marking and painting of towers. If the LESSOR fails to make such repairs including maintenance the LESSEE may make the repairs and the costs thereof shall be payable to the LESSEE by the LESSOR on demand. If the LESSOR does not make payment to the LESSEE within ten (10) days after such demand, the LESSEE shall have the right to deduct the costs of the repairs from the succeeding monthly rental amounts normally due from the LESSEE to the LESSOR.

No materials may be used in the installation of the antennas or transmission lines that will cause corrosion or rust or deterioration of the New Tower structure or its appurtenances.

All antenna(s) on the New Tower must be identified by a marking fastened securely to its bracket on the New Tower and all transmission lines are to be tagged at the conduit opening where it enters any user's equipment space.

10. INTERFERENCE. LESSEE agrees to have installed radio equipment of the type and frequency which will not cause measurable interference to the equipment of the LESSOR, including LESSOR's planned installation of additional equipment, or other lessees of the Property existing as of the date this Agreement is executed by the Parties. In the event LESSEE's equipment causes such interference, and after LESSOR has notified LESSEE of such interference, LESSEE will take all steps necessary to correct and eliminate the interference. LESSOR agrees that LESSOR and any other tenants of the property who currently have or in the future take possession of the Property will be permitted to install only such radio equipment that is of the type and frequency which will not cause measurable interference to the existing equipment of the LESSEE. The Parties acknowledge that there will not be an adequate remedy at law for non-compliance with the provisions of this paragraph and therefore, either Party shall have the right to specifically enforce the provisions of this paragraph in a court of competent jurisdiction.

11. LESSEE COMPLIANCE. All installations and operation in connection with this Agreement by LESSEE shall meet with all applicable Rules and Regulations of the Federal Communications Commission, Federal Aviation Agency and all applicable codes and regulations of the township, county and state concerned. Under this Agreement, the LESSOR assumes no responsibility for the licensing, operation, and/or maintenance of LESSEE's radio equipment.

12. INDEMNIFICATION. To the extent permitted by law, each Party shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out

of the use and occupancy of the Premises or the Property by the Party, its servants or agents, excepting, however, such claims or damages as may be due to or caused by the acts or omissions of the other Party, or its servants or agents.

13. INSURANCE. The Parties hereby waive any and all rights of action for negligence against the other which may hereafter arise on account of damage to the premises or to property, resulting from any fire, or other casualty of the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the Parties, or either of them. LESSOR and LESSEE each agree that at its own cost and expense, each will maintain comprehensive general liability and property liability insurance with liability limits of not less than $1,000,000 for injury to or death of one or more persons in any one occurrence and $500,000 for damage or destruction to property in any one occurrence. LESSOR agrees that LESSEE may self-insure against any loss or damage which could be covered by a comprehensive general public liability insurance policy.

14. ANNUAL TERMINATION. Not withstanding anything to the contrary contained herein, provided LESSEE is not in default hereunder and shall have paid all rents and sums due and payable to the LESSOR by LESSEE, LESSEE shall have the right to terminate this Agreement upon the annual anniversary of this Agreement provided that three (3) months prior notice is given the LESSOR.

15. REMOVAL UPON TERMINATION. LESSEE, upon termination of the Agreement, shall, within ninety (90) days, remove its building(s), antenna structure(s) (except footings), fixtures and all personal property and otherwise restore the Property to its original condition, reasonable wear and tear excepted. LESSOR agrees and acknowledges that all of the equipment, fixtures and personal property of the LESSEE shall remain the personal property of the LESSEE and the LESSEE shall have the right to remove the same, whether or not said items are considered fixtures and attachments to real property under applicable law. If such time for removal causes LESSEE to remain on the Premises after termination of this Agreement, LESSEE shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of the building, antenna structure, fixtures and all personal property are completed.

16. RIGHT OF FIRST REFUSAL. [INTENTIONALLY DELETED]

17. RIGHTS UPON SALE. Should the LESSOR, at any time during the term of this Agreement, decide to sell all or any part of the Property to a purchaser other than LESSEE, such sale shall be under and subject to this Agreement and LESSEE's rights hereunder, and any sale by the LESSOR of the portion of this Property underlying the right-of-way herein granted shall be under and subject to the right of the LESSEE in and to such right-of-way.

18. QUIET ENJOYMENT. LESSOR covenants that LESSEE, on paying the rent and performing the covenants shall peaceably and quietly have, hold and enjoy the Premises.

19. TITLE. LESSOR covenants that LESSOR is seized of good and sufficient title and interest to the Property and has full authority to enter into and execute this Agreement. LESSOR further covenants that there are no other liens, judgments or impediments of title on the Property, or affecting LESSOR's title to the same. and that there are no covenants, easements or restrictions which prevent the use of the Premises by the LESSEE as set forth above.

20. INTEGRATION. It is agreed and understood that this Agreement contains all agreements, promises and understandings between the LESSOR and LESSEE and that no verbal or oral agreements, promises or understandings shall be binding upon either the LESSOR or LESSEE in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing signed by the Parties. In the event any provision of the Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement. The failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, either in law or in equity.

21. GOVERNING LAW. This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State in which the Property is located.

22. ASSIGNMENT. This Agreement may be sold, assigned or transferred by the LESSEE without any approval or consent of the LESSOR to the LESSEE's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the LESSOR, which such consent will not be unreasonably withheld or delayed.

23. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: City of Rockwall
385 S. Goliad
Rockwall, Texas 75087
ATTN: Assistant City Manager

LESSEE: Dallas MTA, L.P.
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Notice shall be effective upon mailing or delivering the same to a commercial courier, as permitted above.

24. DEFAULT. In the event there is a default by the LESSEE with respect to any of the provisions of this Agreement or its obligations under it, including the payment of rent, the LESSOR shall give LESSEE written notice of such default. After receipt of such written notice, the LESSEE shall have fifteen (15) days in which to cure any monetary default and thirty (30) days in which to cure any non-monetary default, provided the LESSEE shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and the LESSEE commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. The LESSOR may not maintain any action or effect any remedies for default against the LESSEE unless and until the LESSEE has failed to cure the same within the time periods provided in this paragraph.

25. SUCCESSORS. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns of the Parties hereto.

26. SUBORDINATION AND NON-DISTURBANCE. At LESSOR's option, this Agreement shall be subordinate to any mortgage or other security interest by LESSOR which from time to time may encumber all or part of the Property or right-of-way; provided, however, every such mortgage or other security interest shall recognize the validity of this Agreement in the event of a foreclosure of LESSOR's interest and also LESSEE's right to remain in occupancy of and have access to the Premises as long as LESSEE is not in default of this Agreement. LESSEE shall execute whatever instruments may reasonably be required to evidence this subordination clause. In the event the Property is encumbered by a mortgage or other security interest, the LESSOR immediately after this Agreement is

executed, will obtain and furnish to LESSEE, a non-disturbance agreement for each such mortgage or other security interest in recordable form. In the event the LESSOR defaults in the payment and/or other performance of any mortgage or other security interest encumbering the Property, LESSEE, may, at its sole option and without obligation, cure or correct LESSOR's default and upon doing so, LESSEE shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or security interest and the LESSEE shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by LESSEE to cure or correct such defaults.

27. RECORDING. LESSOR agrees to execute a Memorandum of this Lease Agreement which LESSEE may record with the appropriate Recording Officer The date set forth in the Memorandum of Lease is for recording purposes only and bears no reference to commencement of either term or rent payments.

28. ENVIRONMENTAL.

a. LESSOR will be responsible for all obligations of compliance with any and all environmental and industrial hygiene laws, including any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene conditions or concerns as may now or at any time hereafter be in effect, that are or were in any way related to activity now conducted in, on, or in any way related to the Property, unless such conditions or concerns are caused by the activities of the LESSEE.

b. To the extent permitted by law, LESSOR shall hold LESSEE harmless and indemnify the LESSEE from and assume all duties, responsibility and liability at LESSOR's sole cost and expense, for all duties, responsibilities, and liability (for payment of penalties, sanctions, forfeitures, losses, costs, or damages) and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding, including without limitation any claims in strict liability, which is in any way related to: a) failure to comply with any environmental or industrial hygiene law, including without limitation any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene concerns or conditions as may now or at any time hereafter be in effect, unless such compliance results from conditions caused by the LESSEE; and b) any environmental or industrial hygiene conditions arising out of or in any way related to the condition of the Property or activities conducted thereon, unless such environmental conditions are caused by the LESSEE.

29. CASUALTY. In the event of damage by fire or other casualty to the Premises that cannot reasonably be expected to be repaired within forty-five (45) days following same or, if the Property is damaged by fire or other casualty so that such damage may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, then LESSEE may at any time following such fire or other casualty, provided LESSOR has not completed the restoration required to permit LESSEE to resume its operation at the Premises, terminate this Lease upon fifteen (15) days written notice to LESSOR. Any such notice of termination shall cause this Lease to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Lease and the parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Lease. Notwithstanding the foregoing, all rental shall abate during the period of such fire or other casualty.

30. CONDEMNATION. In the event of any condemnation of the Property, LESSEE may terminate this Lease upon fifteen (15) days written notice to LESSOR if such condemnation may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to the antennas, equipment, its relocation costs and its damages and losses (but not for the loss of its leasehold interest). Any such notice of termination shall cause this Lease to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Lease and the parties shall make an appropriate adjustment as of such termination date with respect to payments due to the other under this Lease.

31. SUBMISSION OF LEASE. The submission of this Lease for examination does not constitute an offer to lease the Premises and this Lease becomes effective only upon the full execution of this Lease by the Parties. If any provision herein is invalid, it shall be considered deleted from this Lease and shall not invalidate the remaining provisions of this Lease. Each of the Parties hereto warrants to the other that the person or persons executing this Lease on behalf of such party has the full right, power and authority to enter into and execute this Lease on such Party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Lease.

32. APPLICABLE LAWS. LESSEE shall use the Premises as may be required or as permitted by applicable laws, rules and regulations. LESSOR agrees to keep the Property in conformance with all applicable, laws, rules and regulations and agrees to reasonably cooperate with the LESSEE regarding any compliance required by the LESSEE in respect to its use of the Premises.

33. SURVIVAL. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement. Additionally, any provisions of this Agreement which require performance subsequent to the termination or expiration of this Agreement shall also survive such termination or expiration.

34. CAPTIONS. The captions contained in this Agreement are inserted for convenience only and are not intended to be part of the Agreement. They shall not affect or be utilized in the construction or interpretation of the Agreement.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LESSOR: City of Rockwall, Texas

By: _____
Julie Couch
City Manager

Date: 5-4-04

LESSEE:

Dallas MTA, L.P. d/b/a Verizon Wireless,
by Verizon Wireless Texas LLC, its general partner

By: _____
Howard H. Bower
Area Vice President –Network, South Area

Date: 5/12/04

Exhibit "A"

DESCRIPTION PARENT PARCEL:

BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, and the B.F. Boydstun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, also being situated in Lot 1, Block A, Central Fire Station Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 48, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to the City of Rockwall by Deed dated October 29, 1976, and recorded in Volume 124, Page 449, Deed Records, Rockwall County, Texas.

DESCRIPTION LEASE AREA:

BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas, also being situated in Lot 1, Block A, Central Fire Station Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 48, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to the City of Rockwall by Deed dated October 29, 1976, and recorded in Volume 124, Page 449, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the southwest corner of said Lot 1, Block A, Central Fire Station Addition, same being the most southerly southeast corner of Lot 1, Block A, Rockwall Main Post Office Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 369, Plat Records, Rockwall County, Texas, and being on the north right-of-way line of Boydstun Avenue (60' right-of-way);

THENCE along the west line of said Lot 1, Block A, Central Fire Station Addition, also being the most southerly east line of Lot 1, Block A, Rockwall Main Post Office Addition, North 00 degrees 30 minutes 31 seconds West, a distance of 18.46 feet to a Point;

THENCE through the interior of said Lot 1, Block A, Central Fire Station Addition, North 89 degrees 29 minutes 29 seconds East, a distance of 42.20 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 1, Block A, Central Fire Station Addition the following four (4) courses:

1. South 89 degrees 29 minutes 29 seconds West, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
2. North 00 degrees 30 minutes 31 seconds West, a distance of 25.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
3. North 89 degrees 29 minutes 29 seconds East, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
4. South 00 degrees 30 minutes 31 seconds East, a distance of 25.00 feet to the POINT OF BEGINNING hereof and containing 0.0115 acres or 500 square feet of land, more or less.

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DESCRIPTION GENERATOR PAD AREA:

BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas, also being situated in Lot 1, Block A, Central Fire Station Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 48, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to the City of Rockwall by Deed dated October 29, 1976, and recorded in Volume 124, Page 449, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the southwest corner of said Lot 1, Block A, Central Fire Station Addition, same being the most southerly southeast corner of Lot 1, Block A, Rockwall Main Post Office Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 369, Plat Records, Rockwall County, Texas, and being on the north right-of-way line of Boydstun Avenue (60' right-of-way);

THENCE along the west line of said Lot 1, Block A, Central Fire Station Addition, also being the most southerly east line of Lot 1, Block A, Rockwall Main Post Office Addition, North 00 degrees 30 minutes 31 seconds West, a distance of 18.46 feet to a Point;

THENCE through the interior of said Lot 1, Block A, Central Fire Station Addition, North 89 degrees 29 minutes 29 seconds East, a distance of 12.20 feet to the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 1, Block A, Central Fire Station Addition the following four (4) courses:

1. North 89 degrees 29 minutes 29 seconds East, a distance of 5.00 feet to a Point;
2. South 00 degrees 30 minutes 31 seconds East, a distance of 15.00 feet to a Point;
3. South 89 degrees 29 minutes 29 seconds West, a distance of 5.00 feet to a Point;
4. North 00 degrees 30 minutes 31 seconds West, a distance of 15.00 feet to the POINT OF BEGINNING hereof and containing 0.0017 acres or 75 square feet of land, more or less.

DESCRIPTION 5' UTILITY EASEMENT:

BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas, also being situated in Lot 1, Block A, Central Fire Station Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 48, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to the City of Rockwall by Deed dated October 29, 1976, and recorded in Volume 124, Page 449, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the southwest corner of said Lot 1, Block A, Central Fire Station Addition, same being the most southerly southeast corner of Lot 1, Block A, Rockwall Main Post Office Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 369, Plat Records, Rockwall County, Texas, and being on the north right-of-way line of Boydstun Avenue (60' right-of-way);

THENCE along the west line of said Lot 1, Block A, Central Fire Station Addition, also being the most southerly east line of Lot 1, Block A, Rockwall Main Post Office Addition, North 00 degrees 30 minutes 31 seconds West, a distance of 18.46 feet to the POINT OF BEGINNING hereof;

THENCE continuing along the west line of said Lot 1, Block A, Central Fire Station Addition, also being the most southerly east line of Lot 1, Block A, Rockwall Main Post Office Addition, North 00 degrees 30 minutes 31 seconds West, a distance of 5.00 feet to a Point;

THENCE through the interior of said Lot 1, Block A, Central Fire Station Addition the following three (3) courses:

1. North 89 degrees 29 minutes 29 seconds East, a distance of 22.20 feet to a Point, same being on the west line of the lease area described hereon;
2. Along the west line of said lease area, South 00 degrees 30 minutes 31 seconds East, a distance of 5.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the southwest corner thereof;
3. South 89 degrees 29 minutes 29 seconds West, a distance of 22.20 feet to the POINT OF BEGINNING hereof and containing 0.0025 acres or 111 square feet of land, more or less.

DESCRIPTION 15' ACCESS EASEMENT:

BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas, also being situated in Lot 1, Block A, Central Fire Station Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 48, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to the City of Rockwall by Deed dated October 29, 1976, and recorded in Volume 124, Page 449, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the southwest corner of said Lot 1, Block A, Central Fire Station Addition, same being the most southerly southeast corner of Lot 1, Block A, Rockwall Main Post Office Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 369, Plat Records, Rockwall County, Texas, and being on the north right-of-way line of Boydstun Avenue (60' right-of-way);

THENCE along the north right-of-way line of Boydstun Avenue, North 88 degrees 41 minutes 23 seconds East, a distance of 114.53 feet to the POINT OF BEGINNING hereof;

THENCE through the interior of said Lot 1, Block A, Central Fire Station Addition the following ten (10) courses:

1. North 00 degrees 30 minutes 31 seconds West, a distance of 37.54 feet to a Point;
2. South 89 degrees 45 minutes 47 seconds West, a distance of 65.92 feet to a Point;
3. South 38 degrees 09 minutes 04 seconds West, a distance of 10.25 feet to a Point, same being on the east line of the lease area described hereon;
4. Along the east line of said lease area, North 00 degrees 30 minutes 31 seconds West, a distance of 12.01 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northeast corner thereof;
5. Along the north line of said lease area, South 89 degrees 29 minutes 29 seconds West, a distance of 14.54 feet to a Point;
6. North 24 degrees 09 minutes 29 seconds West, a distance of 20.41 feet to a Point, same being on the south line of the tower area described hereon;
7. Along the south line of said tower area, North 89 degrees 29 minutes 29 seconds East, a distance of 15.53 feet to a Point for the southeast corner thereof;
8. South 40 degrees 25 minutes 45 seconds East, a distance of 10.00 feet to a Point;
9. North 89 degrees 45 minutes 47 seconds East, a distance of 88.10 feet to a Point;
10. South 00 degrees 30 minutes 31 seconds East, a distance of 52.26 feet to a Point, same being on the north right-of-way line of Boydstun Avenue (60' right-of-way);

THENCE along the north right-of-way line of Boydstun Avenue, South 88 degrees 41 minutes 23 seconds West, a distance of 15.00 feet to the POINT OF BEGINNING hereof and containing 0.0508 acres or 2214 square feet of land, more or less.

DESCRIPTION TOWER AREA:

BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas, also being situated in Lot 1, Block A, Central Fire Station Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 48, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to the City of Rockwall by Deed dated October 29, 1976, and recorded in Volume 124, Page 449, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the southwest corner of said Lot 1, Block A, Central Fire Station Addition, same being the most southerly southeast corner of Lot 1, Block A, Rockwall Main Post Office Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 369, Plat Records, Rockwall County, Texas, and being on the north right-of-way line of Boydstun Avenue (60 right-of-way);

THENCE along the west line of said Lot 1, Block A, Central Fire Station Addition, also being the most southerly east line of Lot 1, Block A, Rockwall Main Post Office Addition, North 00 degrees 30 minutes 31 seconds West, a distance of 62.16 feet to the POINT OF BEGINNING hereof;

THENCE continuing along the west line of said Lot 1, Block A, Central Fire Station Addition, also being the most southerly east line of Lot 1, Block A, Rockwall Main Post Office Addition, North 00 degrees 30 minutes 31 seconds West, a distance of 35.00 feet to a Point;

THENCE through the interior of said Lot 1, Block A, Central Fire Station Addition, the following three (3) courses:

1. North 89 degrees 29 minutes 29 seconds East, a distance of 35.00 feet to a Point;
2. South 00 degrees 30 minutes 31 seconds East, a distance of 35.00 feet to a Point;
3. South 89 degrees 29 minutes 29 seconds West, a distance of 35.00 feet to the POINT OF BEGINNING hereof and containing 0.0281 acres or 1,225 square feet of land, more or less.

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DESCRIPTION 5' COAX EASEMENT:

BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas, also being situated in Lot 1, Block A, Central Fire Station Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 48, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to the City of Rockwall by Deed dated October 29, 1976, and recorded in Volume 124, Page 449, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the southwest corner of said Lot 1, Block A, Central Fire Station Addition, same being the most southerly southeast corner of Lot 1, Block A, Rockwall Main Post Office Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 369, Plat Records, Rockwall County, Texas, and being on the north right-of-way line of Boydstun Avenue (60' right-of-way);

THENCE along the west line of said Lot 1, Block A, Central Fire Station Addition, also being the most southerly east line of Lot 1, Block A, Rockwall Main Post Office Addition, North 00 degrees 30 minutes 31 seconds West, a distance of 18.46 feet to a Point;

THENCE through the interior of said Lot 1, Block A, Central Fire Station Addition the following two (2) courses:

North 89 degrees 29 minutes 29 seconds East, a distance of 22.20 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the southwest corner of the lease area described hereon;

Along the west line of said lease area, North 00 degrees 30 minutes 31 seconds West, a distance of 25.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northwest corner of said lease area for the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 1, Block A, Central Fire Station Addition the following four (4) courses:

1. North 24 degrees 09 minutes 29 seconds West, a distance of 20.41 feet to a Point, same being on the south line of the tower area described hereon;
2. Along the south line of said tower area, North 89 degrees 29 minutes 29 seconds East, a distance of 5.46 feet to a Point;
3. South 24 degrees 09 minutes 29 seconds East, a distance of 20.41 feet to a Point, same being on the north line of said lease area;
4. Along the north line of said lease area, South 89 degrees 29 minutes 29 seconds West, a distance of 5.46 feet to the POINT OF BEGINNING hereof and containing 0.0023 acres or 102 square feet of land, more or less.

Rockwall Central 16-7551B

Exhibit "B"

LESSEE is authorized to install and maintain the following equipment:

ANTENNA INFORMATION

ANTENNAS: (6) PCS1065-19-2 @ 190'
Orientation: 350, 110, 230

( ) _____ Solid dish
below _____', Azimuth: _____ NA

Diameter of transmission line: Not to exceed 1 5/8 "

Exhibit "C1" to Agreement

New Tower Description and Specifications

Construction Drawings to be attached

Proposed 260' (height above ground level) self support tower

New Tower Description and Specifications

General

LESSOR will utilize the proposed New Tower structure to mount antennas and associated transmission lines for a proposed trunked radio system and various conventional radio systems. The proposed New Tower structure must be suitable for the intended purpose and shall meet or exceed all applicable FAA and FCC regulations, structural standards of TIA/EIA-222, and shall comply with all codes of the City of Rockwall, Texas.

Tower Description

The proposed New Tower will be a self-supporting structure with a height above ground of 260 feet. Top mounted antennas will have a tip height of up to 284 feet above ground. All work and materials pertaining to the New Tower shall meet or exceed the standards to TIA/EIA-222. LESSEE will submit a complete New Tower design to LESSOR for review and approval. With its design, LESSEE shall include a complete description of the New Tower and foundation designs based upon the soil analysis provided by the LESSOR. The New Tower design shall include 1.) New Tower structure with required foundation, 2.) New Tower and foundation strength analysis, 3.) grounding ring network for the New Tower structure and New Tower mounted antennas and coaxial cables, 4.) cable support ladderway with cable mounting hardware to support the coaxial cables on the New Tower, and 5.) an ice bridge to support the coaxial cables from the New Tower to the equipment shelter.

Marking and Lighting

The New Tower shall conform to the marking and lighting requirements specified by the respective FAA Aeronautical Studies and FAA/FCC requirements.

Drainage

The New Tower installation shall provide drainage for rainwater in accordance with applicable City of Rockwall Code.

Soil Samples and Treatment

The LESSOR has commissioned a soil sample analysis, for the proposed tower location. LESSEE shall review the soil analysis report and perform any treatment necessary to convert the existing soil to adequate bearing and stable soil. The New Tower foundation shall be designed based upon the soil analysis report.

LESSEE shall specify the concrete mix to be used. In addition, LESSEE shall submit to the LESSOR, a core sample of the concrete mix used for the foundation.

Exhibit "C1" to Agreement (continued)

Foundation
The New Tower foundation shall be designed based upon the soil conditions which prevail at the installation site for the maximum combined dead and live load expected from the structure.

New Tower Structural Materials
All steel members shall be of structural quality and shall meet ASTM and AISC standards. New Tower sections shall be of welded or bolted construction. All welds shall meet AWS standards. Bracing for New Tower sections shall be either of X-type or K-type configuration. All braces shall be manufactured from steel which has a minimum yield strength of 50,000 psi. All material shall be of hot dip galvanized construction, with minimum zinc coating of 2 oz per square foot. All material shall be hot dip galvanized after fabrication. All galvanizing shall be done in compliance with TIA and ASTM specifications.

New Tower Access
The New Tower shall be provided with a climbing ladder and safety climbing device, which meets the design requirements of the ANSI standard for Safety Code for Fixed Ladders.

Loading
The New Tower shall be designed in accordance with TIA/EIA-222 for a basic wind speed of 110 miles per hour with 0.5 inches of radial ice. The New Tower shall be designed to support the loading as required for the LESSOR's proposed antenna systems and anticipated future growth. All side-mounted antennas will utilize an antenna standoff of 6 feet. The following is a list of the antennas and based mounting heights.

Antenna Make/Model	Base Height (AGL)	Status
Decibel Products DB638C	260 ft.	Planned
Decibel Products ASP682	260 ft.	Planned
Decibel Products DB638C	260 ft.	Future
Decibel Products DB638C	230 ft.	Planned
Decibel Products DB638C	230 ft.	Planned
Decibel Products DB638C	230 ft.	Future
Decibel Products ASP682	200 ft.	Planned
Decibel Products ASP682	200 ft.	Planned
Decibel Products ASP682	200 ft.	Future
Decibel Products ASP680	200 ft.	Future

Grounding
The New Tower structure shall be grounded in accordance with the Motorola R-56 grounding standard for antenna towers. The complete grounding plan and design shall be submitted to the LESSOR for review and approval.

Exhibit "C2" to Agreement

BILL OF SALE

THIS BILL OF SALE (the "Bill of Sale") is made as of the ____ day of _____, 200__, (the "Effective Date") by DALLAS MTA, L.P., d/b/a Verizon Wireless, with its offices at 180 Washington Valley Road, Bedminster, New Jersey 07921 ("Verizon Wireless") in favor of the City of Rockwall, a Texas Municipal Corporation, with its principal mailing address of 385 South Goliad Street, Rockwall, Texas 75087 ("City").

For good and valuable consideration received by Verizon Wireless, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby:

1. Verizon Wireless hereby sells, assigns, transfers, conveys and delivers to City all of Verizon Wireless' right, title and interest in and to the _____ foot tower more particularly described and constructed on the land described in Exhibit A to Bill of Sale attached hereto and incorporated herein by this reference and each and every component thereof (collectively, "New Tower").

2. Verizon Wireless hereby represents and warrants as follows:

   (a) Verizon Wireless owns and has merchantable title to the New Tower free and clear of any and all liens, encumbrances and rights of third parties; and

   (b) The New Tower complies with all applicable laws and was constructed in strict accordance with the plans and specifications approved by City.

IN WITNESS WHEREOF, Verizon Wireless has executed this Bill of Sale as of the day and year first written above.

Dallas MTA, L.P., d/b/a/ Verizon Wireless
by Verizon Wireless Texas LLC, its general partner

By: _____
Howard H. Bower
Area Vice President – Network, South Area

State of North Carolina)
) ss.
County of Mecklenburg)

Subscribed and sworn to before me this ___ day of ___ _____, 200_

My commission expires:

_____

_____
Notary Public

Exhibit A to Bill of Sale

Legal Description

BEING, a tract of land in the B.F. Boydstun Survey, Abstract No. 14, and the B.J.T. Lewis Survey, Abstract No.225, City of Rockwall, Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at the point of intersection of the North line of Boydstun Avenue (a 60 foot R.O.W.) with the west line of Fannin Street, (a 50 foot R.O.W.) an iron stake for corner;

THENCE, N. 89° 35' W., along the North line of Boydstun Avenue, a distance of 224.86 feet to an iron stake for corner;

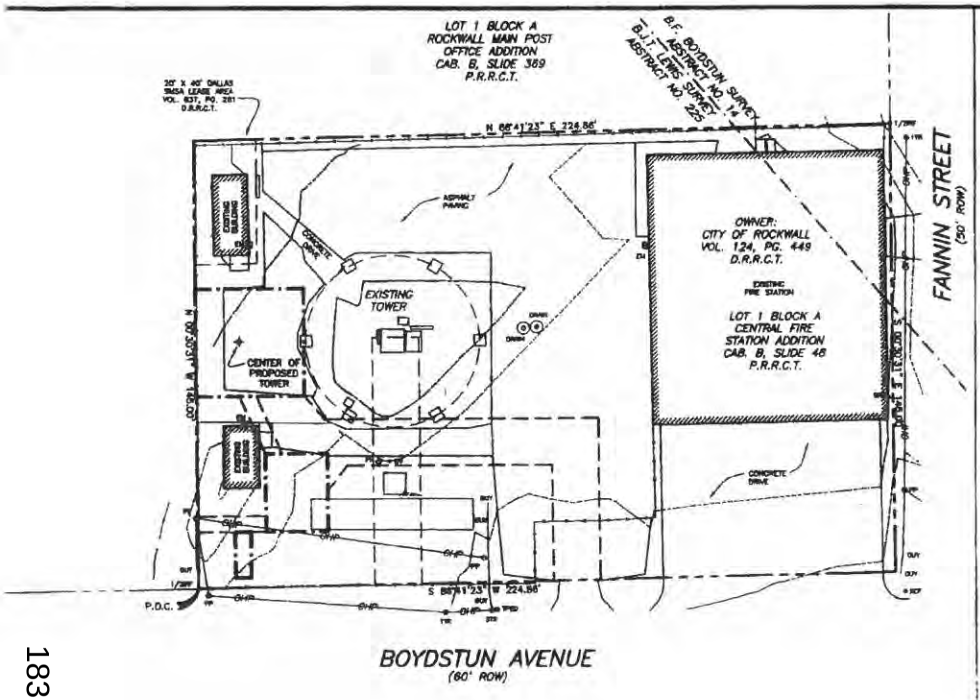
THENCE, North, leaving the North line of Boydstun Avenue, a distance of 145.00 feet to an iron stake for corner;

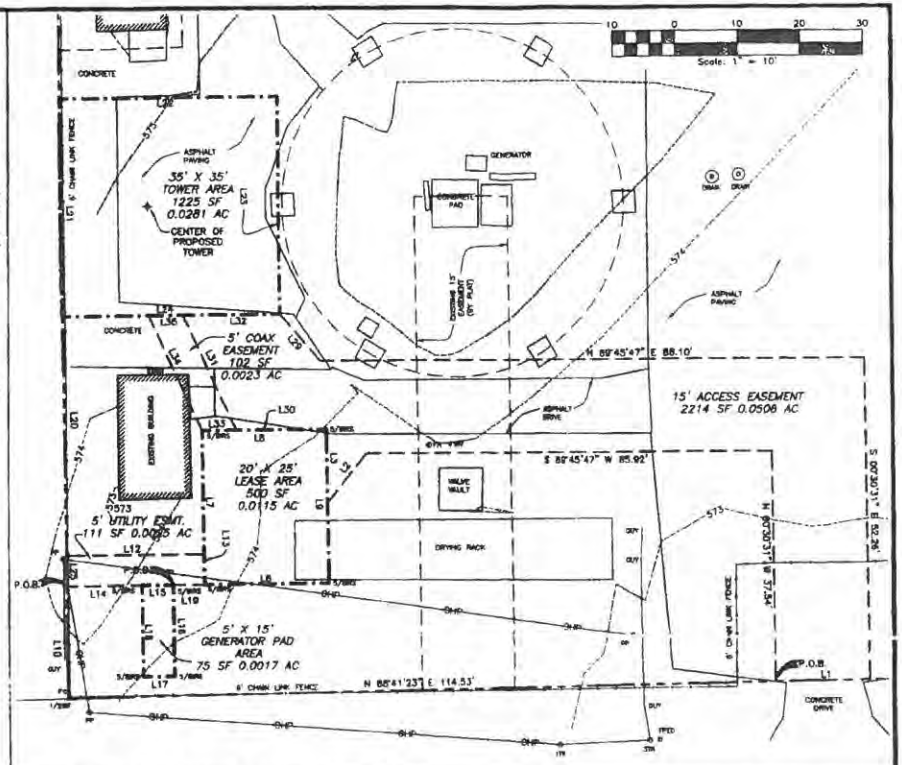
THENCE, S. 89° 35' E., a distance of 224.86 feet to a point on the West line of Fannin Street, to an iron stake for corner;

THENCE, South, along the West line of Fannin Street, a distance of 145.00 feet to the PLACE OF BEGINNING and containing 0.732 acres of land.

Exhibit "D"

Survey





ENLARGED SITE PLAN SCALE: 1" = 10'

LINE	DIRECTION	DISTANCE
L1	S [illegible] W	16.00'
L2	[illegible]	10.00'
L3	[illegible]	13.81'
L4	[illegible]	16.00'
L5	[illegible]	5.00'
L6	[illegible]	16.00'
L7	[illegible]	5.00'
L8	[illegible]	16.00'
L9	[illegible]	5.00'
L10	[illegible]	16.00'
L11	[illegible]	5.00'
L12	[illegible]	16.00'
L13	[illegible]	5.00'
L14	[illegible]	16.00'
L15	[illegible]	5.00'
L16	[illegible]	16.00'
L17	[illegible]	5.00'
L18	[illegible]	16.00'
L19	[illegible]	5.00'
L20	[illegible]	16.00'
L21	[illegible]	5.00'
L22	[illegible]	16.00'
L23	[illegible]	5.00'
L24	[illegible]	16.00'
L25	N [illegible]	5.00'
L26	[illegible]	10.00'
L27	[illegible]	14.84'
L28	[illegible]	22.41'
L29	[illegible]	10.33'
L30	S [illegible]	5.46'
L31	N [illegible]	30.41'
L32	N [illegible]	5.46'



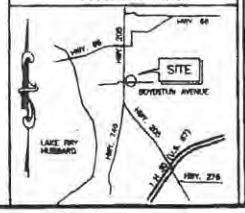


SITE PLAN SCALE: 1" = 20'

LEGEND

- POWER POLE
- GUY ANCHOR
- TELEPHONE RISER
- WATER VALVE
- FIRE HYDRANT
- TOWER CENTROID
- LIGHT POLE
- IRON ROD SET
- BENCH MARK
- BUILDING LINES
- ACCESS EASEMENT
- UTILITY EASEMENT
- AZIMUTH LINE
- FENCE LINE
- POWER LINE
- LEASE AREA
- SETBACK LINE

VICINITY MAP



PROJECT INFORMATION

CENTER OF PROPOSED TOWER COORDINATES:

NAD27:
LAT 32° 55' 28.2758"
LONG 96° 27' 31.8137"
ELEV. 574.8 (AMSL NGVD29)

NAD83:
LAT 32° 55' 28.7175"
LONG 96° 27' 32.8548"
ELEV. 574.8 (AMSL NAVD88)

NOTES:

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

CONVERGENCE ANGLE: 01° 06' 47.3"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48085470095C, DATED 08/18/1992. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies unto Lesser and Kennedy & Patterson, L.L.P., that (a) this survey drawing is based upon an on-the-ground survey made by the undersigned on February 16, 2004 and as to matters of record relies upon Abstractor's Certificate #167551A, dated effective as of February 2, 2004, issued by Bullard Abstract, covering the Lease Property (the "Lease Property") described on this drawing; (b) this survey accurately shows to the best of my knowledge upon review of the existing recorded instruments provided (1) the location of any buildings, structures and other improvements situated on or within the Lease Property, (2) the facts found by the undersigned at the time of said survey, (3) the courses and measured distances of the perimeter boundaries of the Lease Property, and (4) all setback lines, encroachments, easements and rights-of-way, across, abutting or affecting the Lease Property, as shown on the Abstractor's Certificate or otherwise known to or observed by the undersigned, along with any recording information for such setback lines, encroachments, easements and rights-of-way; (c) the area of the Lease Property shown hereon is accurate to the nearest square foot, and there are no discrepancies, conflicts or shortages in area or boundary lines; (d) the legal description attached to this survey accurately states the courses and measured distances found in performing the on-the-ground survey; (e) except as shown on the survey drawing, to the best of my knowledge upon review of the existing recorded instruments provided, there are no (1) visible easements or rights-of-way across or abutting or affecting the Lease Property, (2) easements or rights-of-way across or abutting or affecting the Lease Property of which the undersigned has been advised, (3) visible encroachments from the Lease Property onto an adjacent property, or onto easements, streets, or alleys, by any of the Lease Property building structures or other improvements, or (4) visible encroachments on the Lease Property by building structures or other improvements situated on adjoining property; (f) no portion of the Lease Property has been designated as lying within a flood zone or flood prone area as designated on the most recent Flood Insurance Rate Map promulgated by the Federal Emergency Management Agency; and (g) this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Murtle K. Cobb
R.P.L.S. #4125

Lesser and Kennedy & Patterson, L.L.P.
Lewisville, TX 75057

SURVEY
SITE NAME: ROCKWALL CENTRAL
SITE NUMBER: 167551A
285 E. BOYDSTUN AVENUE
ROCKWALL, TX 75087

LESSEE

NO:	DATE:	DESCRIPTION:
-	06/13/04	ISSUED FOR REVIEW
-	02/17/04	REVISED
-	06/23/04	ADDED TOWER NOTE
-	06/29/04	ADDED TOWER CENTROID

SV-1

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LEASE AREA

BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas, also being situated in Lot 1, Block A, Central Fire Station Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 48, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to the City of Rockwall by Deed dated October 29, 1976, and recorded in Volume 124, Page 448, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the southwest corner of said Lot 1, Block A, Central Fire Station Addition, same being the most southerly southeast corner of Lot 1, Block A, Rockwall Main Post Office Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 369, Plat Records, Rockwall County, Texas, and being on the north right-of-way line of Boydstun Avenue (80' right-of-way);

THENCE along the west line of said Lot 1, Block A, Central Fire Station Addition, also being the most southerly east line of Lot 1, Block A, Rockwall Main Post Office Addition, North 00 degrees 30 minutes 31 seconds West, a distance of 18.46 feet to a Point;

THENCE through the interior of said Lot 1, Block A, Central Fire Station Addition, North 89 degrees 29 minutes 29 seconds East, a distance of 42.20 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 1, Block A, Central Fire Station Addition the following four (4) courses:

1. South 88 degrees 29 minutes 29 seconds West, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";

2. North 00 degrees 30 minutes 31 seconds West, a distance of 25.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";

3. North 89 degrees 29 minutes 29 seconds East, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";

4. South 00 degrees 30 minutes 31 seconds East, a distance of 25.00 feet to the POINT OF BEGINNING hereof and containing 0.0115 acres or 500 square feet of land, more or less.

GENERATOR PAD AREA

BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas, also being situated in Lot 1, Block A, Central Fire Station Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 48, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to the City of Rockwall by Deed dated October 29, 1976, and recorded in Volume 124, Page 448, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the southwest corner of said Lot 1, Block A, Central Fire Station Addition, same being the most southerly southeast corner of Lot 1, Block A, Rockwall Main Post Office Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 369, Plat Records, Rockwall County, Texas, and being on the north right-of-way line of Boydstun Avenue (80' right-of-way);

THENCE along the west line of said Lot 1, Block A, Central Fire Station Addition, also being the most southerly east line of Lot 1, Block A, Rockwall Main Post Office Addition, North 00 degrees 30 minutes 31 seconds West, a distance of 18.46 feet to a Point;

THENCE through the interior of said Lot 1, Block A, Central Fire Station Addition, North 89 degrees 29 minutes 29 seconds East, a distance of 12.20 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 1, Block A, Central Fire Station Addition the following four (4) courses:

1. North 89 degrees 29 minutes 29 seconds East, a distance of 5.00 feet to a Point;

2. South 00 degrees 30 minutes 31 seconds East, a distance of 15.00 feet to a Point;

3. South 89 degrees 29 minutes 29 seconds West, a distance of 5.00 feet to a Point;

4. North 00 degrees 30 minutes 31 seconds West, a distance of 15.00 feet to the POINT OF BEGINNING hereof and containing 0.0017 acres or 75 square feet of land, more or less.

TOWER AREA

BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas, also being situated in Lot 1, Block A, Central Fire Station Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 48, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to the City of Rockwall by Deed dated October 29, 1976, and recorded in Volume 124, Page 448, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the southwest corner of said Lot 1, Block A, Central Fire Station Addition, same being the most southerly southeast corner of Lot 1, Block A, Rockwall Main Post Office Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 369, Plat Records, Rockwall County, Texas, and being on the north right-of-way line of Boydstun Avenue (80' right-of-way);

THENCE along the west line of said Lot 1, Block A, Central Fire Station Addition, also being the most southerly east line of Lot 1, Block A, Rockwall Main Post Office Addition, North 00 degrees 30 minutes 31 seconds West, a distance of 62.16 feet to the POINT OF BEGINNING hereof;

THENCE continuing along the west line of said Lot 1, Block A, Central Fire Station Addition, also being the most southerly east line of Lot 1, Block A, Rockwall Main Post Office Addition, North 00 degrees 30 minutes 31 seconds West, a distance of 35.00 feet to a Point;

THENCE through the interior of said Lot 1, Block A, Central Fire Station Addition, the following three (3) courses:

1. North 89 degrees 29 minutes 29 seconds East, a distance of 35.00 feet to a Point;

2. South 00 degrees 30 minutes 31 seconds East, a distance of 35.00 feet to a Point;

3. South 89 degrees 29 minutes 29 seconds West, a distance of 35.00 feet to the POINT OF BEGINNING hereof and containing 0.0281 acres or 1,225 square feet of land, more or less.

15' ACCESS EASEMENT

BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas, also being situated in Lot 1, Block A, Central Fire Station Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 48, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to the City of Rockwall by Deed dated October 29, 1976, and recorded in Volume 124, Page 448, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the southwest corner of said Lot 1, Block A, Central Fire Station Addition, same being the most southerly southeast corner of Lot 1, Block A, Rockwall Main Post Office Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 369, Plat Records, Rockwall County, Texas, and being on the north right-of-way line of Boydstun Avenue (80' right-of-way);

THENCE along the north right-of-way line of Boydstun Avenue, North 88 degrees 41 minutes 23 seconds East, a distance of 114.53 feet to the POINT OF BEGINNING hereof;

THENCE through the interior of said Lot 1, Block A, Central Fire Station Addition the following ten (10) courses:

1. North 00 degrees 30 minutes 31 seconds West, a distance of 37.54 feet to a Point;

2. South 89 degrees 48 minutes 47 seconds West, a distance of 65.92 feet to a Point;

3. South 38 degrees 09 minutes 04 seconds West, a distance of 10.25 feet to a Point, same being on the east line of the lease area described hereon;

4. Along the east line of said lease area, North 00 degrees 30 minutes 31 seconds West, a distance of 12.01 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northeast corner thereof;

5. Along the north line of said lease area, South 89 degrees 29 minutes 29 seconds West, a distance of 14.54 feet to a Point;

6. North 24 degrees 08 minutes 29 seconds West, a distance of 20.41 feet to a Point, same being on the south line of the tower area described hereon;

7. Along the south line of said tower area, North 89 degrees 29 minutes 29 seconds East, a distance of 15.53 feet to a Point for the southeast corner thereof;

8. South 40 degrees 25 minutes 45 seconds East, a distance of 10.00 feet to a Point;

9. North 89 degrees 48 minutes 47 seconds East, a distance of 68.10 feet to a Point;

10. South 00 degrees 30 minutes 31 seconds East, a distance of 52.26 feet to a Point, same being on the north right-of-way line of Boydstun Avenue (80' right-of-way);

THENCE along the north right-of-way line of Boydstun Avenue, South 88 degrees 41 minutes 23 seconds West, a distance of 15.00 feet to the POINT OF BEGINNING hereof and containing 0.0508 acres or 2214 square feet of land, more or less.

5' UTILITY EASEMENT

BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas, also being situated in Lot 1, Block A, Central Fire Station Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 48, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to the City of Rockwall by Deed dated October 29, 1976, and recorded in Volume 124, Page 448, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the southwest corner of said Lot 1, Block A, Central Fire Station Addition, same being the most southerly southeast corner of Lot 1, Block A, Rockwall Main Post Office Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 369, Plat Records, Rockwall County, Texas, and being on the north right-of-way line of Boydstun Avenue (80' right-of-way);

THENCE along the west line of said Lot 1, Block A, Central Fire Station Addition, also being the most southerly east line of Lot 1, Block A, Rockwall Main Post Office Addition, North 00 degrees 30 minutes 31 seconds West, a distance of 18.46 feet to the POINT OF BEGINNING hereof;

THENCE continuing along the west line of said Lot 1, Block A, Central Fire Station Addition, also being the most southerly east line of Lot 1, Block A, Rockwall Main Post Office Addition, North 00 degrees 30 minutes 31 seconds West, a distance of 18.46 feet to a Point;

THENCE through the interior of said Lot 1, Block A, Central Fire Station Addition the following three (3) courses:

1. North 89 degrees 29 minutes 29 seconds East, a distance of 22.20 feet to a Point, same being on the west line of the lease area described hereon;

2. Along the west line of said lease area, South 00 degrees 30 minutes 31 seconds East, a distance of 5.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the southwest corner thereof;

3. South 89 degrees 29 minutes 29 seconds West, a distance of 22.20 feet to the POINT OF BEGINNING hereof and containing 0.0023 acres or 111 square feet of land, more or less.

5' COAX EASEMENT

BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas, also being situated in Lot 1, Block A, Central Fire Station Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 48, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to the City of Rockwall by Deed dated October 29, 1976, and recorded in Volume 124, Page 448, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the southwest corner of said Lot 1, Block A, Central Fire Station Addition, same being the most southerly southeast corner of Lot 1, Block A, Rockwall Main Post Office Addition, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B, Slide 369, Plat Records, Rockwall County, Texas, and being on the north right-of-way line of Boydstun Avenue (80' right-of-way);

THENCE along the west line of said Lot 1, Block A, Central Fire Station Addition, also being the most southerly east line of Lot 1, Block A, Rockwall Main Post Office Addition, North 00 degrees 30 minutes 31 seconds West, a distance of 18.46 feet to a Point;

THENCE through the interior of said Lot 1, Block A, Central Fire Station Addition the following two (2) courses:

North 89 degrees 29 minutes 29 seconds East, a distance of 22.20 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the southeast corner of the lease area described hereon;

Along the east line of said lease area, North 00 degrees 30 minutes 31 seconds West, a distance of 25.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northeast corner of said lease area for the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 1, Block A, Central Fire Station Addition the following four (4) courses:

1. North 24 degrees 08 minutes 29 seconds West, a distance of 20.41 feet to a Point, same being on the south line of the tower area described hereon;

2. Along the south line of said tower area, North 89 degrees 29 minutes 29 seconds East, a distance of 5.46 feet to a Point;

3. South 24 degrees 09 minutes 29 seconds East, a distance of 20.41 feet to a Point, same being on the north line of said lease area;

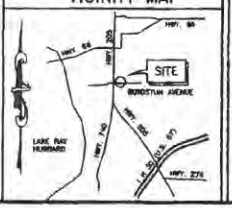
4. Along the north line of said lease area, South 89 degrees 29 minutes 29 seconds West, a distance of 5.46 feet to the POINT OF BEGINNING hereof and containing 0.0023 acres or 102 square feet of land, more or less.

ENLARGED SITE PLAN SCALE: 1" = 10'

LEGEND

- POWER POLE
- GUY ANCHOR
- TELEPHONE RISER
- WATER VALVE
- FIRE HYDRANT
- TOWER CENTROID
- LIGHT POLE
- IRS IRON ROD SET
- TBM BENCH MARK
- BUILDING LINES
- ACCESS EASEMENT
- UTILITY EASEMENT
- AZIMUTH LINE
- FENCE LINE
- POWER LINE
- LEASE AREA
- SETBACK LINE

VICINITY MAP



PROJECT INFORMATION

CENTER OF PROPOSED TOWER COORDINATES:

NAD27:
LAT 32° 55' 28.2759"
LONG 96° 27' 31.8127"
ELEV. 574.9 (AMSL, NGVD29)

NAD83:
LAT 32° 55' 28.7175"
LONG 96° 27' 32.5648"
ELEV. 574.8 (AMSL, NAVD88)

NOTES:

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

CONVERGENCE ANGLE: 01° 08' 47.3"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 480547000D, DATED 06/19/1992. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies unto Lessee and Sitecraft & Patterson, L.L.P., that (a) this survey drawing is based upon an on-the-ground survey made by the undersigned on February 18, 2004 and as to matters of record relies upon Abstractor's Certificate #167581A, dated effective as of February 2, 2004, issued by Ballard Abstract, covering the Lease Property (the "Lease Property") described on this drawing; (b) this survey accurately shows to the best of my knowledge upon review of the existing recorded instruments provided (1) the location of any buildings, structures and other improvements situated on or within the Lease Property, (2) the facts found by the undersigned at the time of said survey, (3) the courses and measured distances of the perimeter boundaries of the Lease Property, and (4) all setback lines, encroachments, easements and rights-of-way across, abutting or affecting the Lease Property, as shown on the Abstractor's Certificate or otherwise known to or observed by the undersigned, along with any recording information for such setback lines, encroachments, easements and rights-of-way; (c) the area of the Lease Property shown hereon is accurate to the nearest square foot, and there are no discrepancies, conflicts or shortages in area or boundary lines; (d) the legal description attached to this survey accurately states the courses and measured distances found in performing the on-the-ground survey; (e) except as shown on the survey drawing, to the best of my knowledge upon review of the existing recorded instruments provided, there are no (1) visible easements or rights-of-way across or abutting or affecting the Lease Property, (2) easements or rights-of-way across or abutting or affecting the Lease Property of which the undersigned has been advised, (3) visible encroachments from the Lease Property onto an adjacent property, or onto easements, streets, or alleys, by any of the Lease Property building structures or other improvements, or (4) visible encroachments on the Lease Property by building structures or other improvements situated on adjoining property; (f) no portion of the Lease Property has been designated as lying within a flood zone or flood prone area as designated on the most recent Flood Insurance Rate Map promulgated by the Federal Emergency Management Agency; and (g) this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Kurtis R. Webb
R.P.L.S. #4125

NO:	DATE:	DESCRIPTION:	DRWN BY:	CK BY:
1	02/27/04	ADDED TOWER AREA		
2	03/02/04	ADDED COAX EASEMENT		
3	03/04/04	ADDED GENERATOR PAD		
4	03/05/04	ADDED ACCESS EASEMENT		
5	03/08/04	REVISED		

SITE NAME: ROCKWALL CENTRAL
SITE NUMBER: 167551A
285 E. BOYDSTUN AVENUE
ROCKWALL, TX 75087

LESSEE

SV-2

FIRST AMENDMENT TO TOWER LEASE AGREEMENT

This First Amendment to Tower Lease Agreement (this "Amendment") is being made this 15 day of September 2011, between the City of Rockwall, a Texas Municipal Corporation ("LESSOR"), and Dallas MTA, L.P. d/b/a Verizon Wireless ("LESSEE"). LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

WHEREAS, LESSOR and LESSEE entered into that certain Tower Lease Agreement, dated May 12, 2004 (the "Lease"), for the lease of land and tower space by LESSEE as more particularly described therein;

WHEREAS, the Parties now desire to amend the Lease as herein set forth;

NOW, THEREFORE, in consideration of the foregoing premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. Exhibit B-1 attached hereto hereby replaces Exhibit B of the Lease in its entirety.

2. Commencing on October 1, 2011, the current annual rental under the Lease shall increase by Two Thousand Four Hundred and No/100 Dollars ($2,400.00), from Eight Thousand Nine Hundred Seventy and No/100 Dollars ($8,970.00) to Eleven Thousand Three Hundred Seventy and No/100 Dollars ($11,370.00).

3. Section 2.7 of the Lease is revised to read in its entirety as follows:

   "2.7 **Rent Abatement**. In consideration for LESSEE's conveyance of New Tower to LESSOR, LESSEE shall receive rent abatement equal to one hundred eighty (180) months as per Sections 3 and 5 of this Agreement; provided, however, commencing on October 1, 2011 until such time as the expiration of said one hundred eighty (180) month rent abatement period, LESSEE shall pay to LESSOR partial rent payments equal to Two Hundred and No/100 Dollars ($200.00) per month. LESSEE shall begin actual rental payments in the one hundred eighty-first (181st) month following the Commencement Date."

4. Section 5 of the Lease is revised to reflect that the annual rental for the second (2nd) five (5) year extension term shall be increased to Thirteen Thousand Seventy-Five and 50/100 Dollars ($13,075.50); the third (3rd) five (5) year extension term shall be increased to Fifteen Thousand Thirty-Six and 83/100 Dollars ($15,036.83); and the fourth (4th) five (5) year extension term shall be increased to Seventeen Thousand Two Hundred Ninety-Two and 36/100 Dollars ($17,292.36).

IN WITNESS WHEREOF, the Parties intend that this Amendment shall be effective as the date first set forth above.

LESSOR:

City of Rockwall, Texas

By: _____
Name: Julie Couch
Title: City Manager
Date: August 9, 2011

LESSEE:

Dallas MTA, L.P. d/b/a Verizon Wireless

By: Verizon Wireless Texas, LLC,
its general partner

By: _____
Hans F. Leutenegger,
Area Vice President Network

Date: 9/15/2011

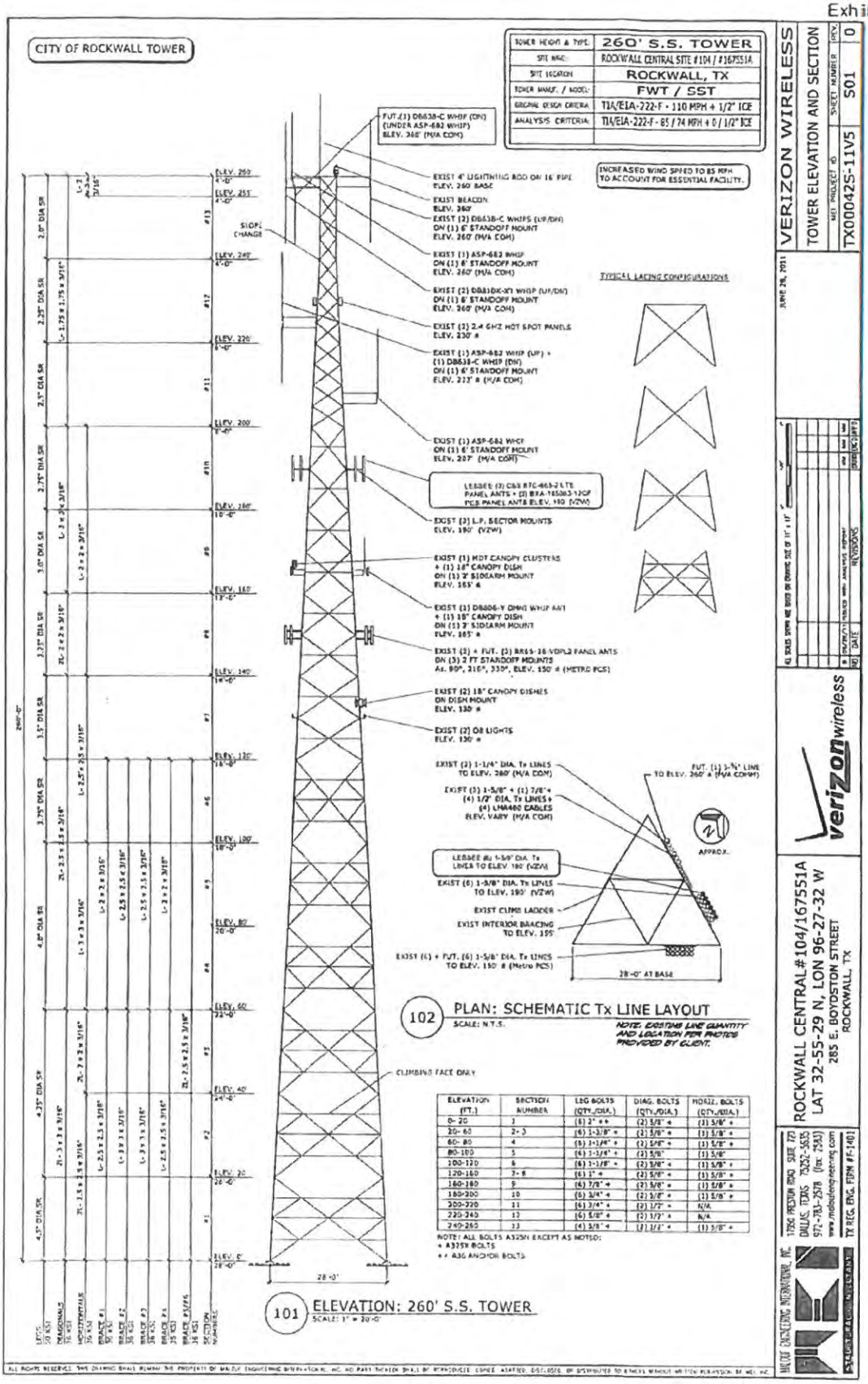
EXHIBIT B-1

LESSEE is authorized to install and maintain the following equipment:

ANTENNA INFORMATION

ANTENNAS:	(3)	BXA-185063/12CF-2 @190.4' Orientation 350°, 110°, 230° Two lines per antenna
	(3)	X7C-665-2 @190.4' Orientation 350°, 110°, 230° Two lines per antenna

Diameter of transmission lines: Not to exceed 1-5/8"


CITY OF ROCKWALL TOWER
TOWER HEIGHT & TYPE: 260' S.S. TOWER
SITE NAME: ROCKWALL CENTRAL SITE #104 / #167551A
SITE LOCATION: ROCKWALL, TX
TOWER MANUF. / MODEL: FWT / SST
ORIGINAL DESIGN CRITERIA: TIA/EIA-222-F - 110 MPH + 1/2" ICE
ANALYSIS CRITERIA: TIA/EIA-222-F - 85 / 74 MPH + 0 / 1/2" ICE
INCREASED WIND SPEED TO 85 MPH TO ACCOUNT FOR ESSENTIAL FACILITY.
EXIST 4' LIGHTNING ROD ON 16' PIPE ELEV. 260' BASE
EXIST BEACON ELEV. 260'
EXIST (2) DB638-C WHIPS (UP/DN) ON (1) 6' STANDOFF MOUNT ELEV. 260' (M/A COM)
EXIST (1) ASP-682 WHIP ON (1) 6' STANDOFF MOUNT ELEV. 260' (M/A COM)
EXIST (2) DB810K-XY WHIP (UP/DN) ON (1) 6' STANDOFF MOUNT ELEV. 260' (M/A COM)
EXIST (3) 2.4 GHZ HOT SPOT PANELS ELEV. 230' ±
EXIST (1) ASP-682 WHIP (UP) + (1) DB638-C WHIP (DN) ON (1) 6' STANDOFF MOUNT ELEV. 223' ± (M/A COM)
EXIST (1) ASP-682 WHIP ON (1) 6' STANDOFF MOUNT ELEV. 207' (M/A COM)
LEGEND (3) C&S RTC-663-2 LTE PANEL ANTS + (3) RFA-T6503-12OF PCS PANEL ANTS ELEV. 193' (VZW)
EXIST (3) L.P. SECTOR MOUNTS ELEV. 190' (VZW)
EXIST (1) HDT CANOPY CLUSTERS + (1) 18" CANOPY DISH ON (1) 3' SIDEARM MOUNT ELEV. 165' ±
EXIST (1) DB606-Y OMNI WHIP ANT + (1) 18" CANOPY DISH ON (1) 3' SIDEARM MOUNT ELEV. 165' ±
EXIST (3) + FUT. (3) RR65-18-00PL2 PANEL ANTS ON (3) 2 FT STANDOFF MOUNTS Az. 80°, 210°, 330°, ELEV. 150' ± (METRO PCS)
EXIST (2) 18" CANOPY DISHES ON DISH MOUNT ELEV. 130' ±
EXIST (2) OB LIGHTS ELEV. 130' ±
EXIST (2) 1-1/4" DIA. Tx LINES TO ELEV. 260' (M/A COM)
EXIST (3) 1-5/8" + (1) 7/8" + (4) 1/2" DIA. Tx LINES + (4) LMR400 CABLES ELEV. VARY (M/A COM)
LEGEND (6) 1-5/8" DIA. Tx LINES TO ELEV. 193' (VZW)
EXIST (6) 1-5/8" DIA. Tx LINES TO ELEV. 193' (VZW)
EXIST CLIMB LADDER
EXIST INTERIOR BRACING TO ELEV. 195'
EXIST (6) + FUT. (6) 1-5/8" DIA. Tx LINES TO ELEV. 150' ± (Metro PCS)
FUT. (1) 1-5/8" LINE TO ELEV. 260' ± (M/A COMM)
APPROX.
28'-0" AT BASE
CLIMBING FACE ONLY
TYPICAL LACING CONFIGURATIONS
102 PLAN: SCHEMATIC Tx LINE LAYOUT
SCALE: N.T.S.
NOTE: EXISTING LINE QUANTITY AND LOCATION PER PHOTOS PROVIDED BY CLIENT.
101 ELEVATION: 260' S.S. TOWER
SCALE: 1" = 20'-0"
28'-0"
ELEVATION (FT.) | SECTION NUMBER | LEG BOLTS (QTY./DIA.) | DIAG. BOLTS (QTY./DIA.) | HORIZ. BOLTS (QTY./DIA.)
0- 20 | 1 | (6) 1" + ± | (2) 5/8" + | (1) 5/8" +
20- 60 | 2- 3 | (6) 1-3/8" + | (2) 5/8" + | (1) 5/8" +
60- 80 | 4 | (6) 1-1/4" + | (2) 5/8" + | (1) 5/8" +
80-100 | 5 | (6) 1-1/4" + | (2) 5/8" | (1) 5/8"
100-120 | 6 | (6) 1-1/8" + | (2) 5/8" + | (1) 5/8" +
120-140 | 7- 8 | (6) 1" + | (2) 5/8" + | (1) 5/8" +
140-160 | 9 | (6) 7/8" + | (2) 5/8" + | (1) 5/8" +
160-200 | 10 | (6) 3/4" + | (2) 5/8" + | (1) 5/8" +
200-220 | 11 | (6) 3/4" + | (2) 1/2" + | N/A
220-240 | 12 | (6) 5/8" + | (2) 1/2" + | N/A
240-260 | 13 | (4) 5/8" + | (1) 1/2" + | (1) 5/8" +
NOTE: ALL BOLTS A325N EXCEPT AS NOTED:
+ A325X BOLTS
++ A36 ANCHOR BOLTS
VERIZON WIRELESS
TOWER ELEVATION AND SECTION
SITE PROJECT ID: TX00042S-11V5
SHEET NUMBER: S01
DEV: 0
JUNE 29, 2011
ROCKWALL CENTRAL #104/167551A
LAT 32-55-29 N, LON 96-27-32 W
285 E. BOYDSTON STREET
ROCKWALL, TX
verizonwireless
MAJOR ENGINEERING INTERNATIONAL, INC.
17304 PRESTON ROAD SUITE 720
DALLAS, TEXAS 75252-5635
972-783-2578 (fax: 7543)
www.majorengineering.com
TX REG. ENG. FIRM #F-1401

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Brad Griggs, Assistant City Manager**

FROM: **Andy Hesser, Parks and Recreation Director**

DATE: **February 14, 2018**

SUBJECT: **BUDGET AMENDMENT FOR TREE MITIGATION FUNDS**

Staff is requesting a budget amendment to transfer $38,000 from the Tree Mitigation escrow fund to the Parks Department agricultural supplies account for the purpose of replacing trees throughout City facilities and rights-of-way. Developers pay into this escrow fund if they choose to mitigate the value of trees removed as a result of development.

Approximately 20 crepe myrtles have been removed along FM 740, SH 66 and SH 205 due to vehicular accidents and need to be replanted during the cool time of the year. Other tree plantings will take place in City parks and other City facilities to replace unsafe trees that were removed due to disease or storm damage.

Contingent on Council approval, competitive bids will be solicited to provide and plant specific tree species and is anticipated to begin immediately. Staff will be available to answer any questions.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **February 14, 2018**

SUBJECT: **Appt. with County Commissioner David Magness**

Rockwall County Commissioner David Magness has expressed a desire to come before the City Council on Monday to provide an update regarding countywide roadway projects.

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PRIMARY MEDIA
OUTDOOR ADVERTISING

February 16, 2018

Rockwall City Council & Staff
365 South Goliad Street
Rockwall, Texas 75087

Re: Primary Media Digital Sign at 1785 East I-30

Council & Staff:

Primary Media Outdoor Advertising hereby requests to appear as an Appointment Item on the agenda for the Monday, February 19th Rockwall City Council meeting.

We ask the Council to allow us to convert one face of an existing static off-premise advertising sign to digital. The sign faces both eastbound and westbound traffic on Interstate 30. Our request is to convert the side that faces westbound traffic to digital. We further propose to promote city events at no charge on this sign and elsewhere in our growing North Texas digital advertising network.

We propose no other changes to the sign unless directed to do so by Council or Staff. We have attached a mock-up of the sign with a digital face.

This proposal enjoys the support of the Rockwall Chamber of Commerce and our advertisers, many of whom are Rockall business owners. A digital face looks better and better serves the City, its citizens and the local business community. For these reasons we ask that you carefully consider and approve our request.

Respectfully Submitted,

Richard Martin
Director of Gov't Relations & Real Estate
Primary Media Outdoor Advertising
2511 Boll Street
Dallas, Texas 75204
214-880-0440 ofc
214-923-8002 cell
Richard@PrimaryMedia.com


City of Rockwall
The New Horizon

March 31, 2017

Dana Macalik
Rockwall Chamber of Commerce
697 E I-30
Rockwall, TX 75032

RE: Primary Media Work with Frisco Chamber of Commerce

Dear Dana,

It has come to my attention that a vendor we have done a great deal of good business with is interested in working with the Rockwall Chamber of Commerce. As such, I felt it would be of benefit to you to be aware of the working relationship we are currently enjoying with Primary Media and the benefits the Frisco Chamber of Commerce is reaping as a result.

Primary Media first approached us in early 2016 and inquired about possible need in using their services for a billboard on Highway 380, on the northern boundary of Frisco. They were very willing to listen to our needs/abilities and work with us accordingly on a structure that would benefit both entities.

We have been able to utilize the billboard to advertise our advocacy efforts, promote our events, thank our upper level sponsors, as well as educate the community about the role of the Frisco Chamber of Commerce.

While the specific return on this investment/arrangement is still being measured and determined, I can say that our exposure in the community, our branding, and our message have all been greatly magnified given our relationship with Primary Media. It is very common to hear a mention by members or those in the community of "seeing the Frisco Chamber" on Highway 380.

It is my understanding they are interested in working with you to possibly discuss a similar working arrangement. I would encourage to at least visit with them and see what might work for you and the Rockwall Chamber of Commerce. Please let me know if you have any questions and/or wish to discuss in more detail.

Sincerely,

Tony Felker- CCE, IOM
President/CEO Frisco Chamber of Commerce

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Kirk H. Riggs, Chief of Police**

DATE: **February 5, 2018**

SUBJECT: **2017 Racial Profiling Report**

To comply with Article 2.132 of the Texas Code of Criminal Procedure addressing racial profiling, each law enforcement agency must collect information relating to motor vehicle stops where a citation has been issued or an arrest been made. The law enforcement agency must also report this information to the governing body no later than March 1st of the following year and must submit the report to the Texas Commission on Law Enforcement (TCOLE) who is the designated central depository for all reports in the state.

There were no complaints of racial profiling made against any Rockwall Police Officer this past year.

Attached is our annual contact report that was prepared by Del Carmen Consulting LLC, and submitted to TCOLE on the racial breakdown for citations issued, searches conducted, and arrests made resulting from motor vehicle stops by the Rockwall Police Department for 2017.

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DEL CARMEN
CONSULTING, LLC



Annual Contact Report
2017
The Rockwall Police Department

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(I) Introduction

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Opening Statement

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January 26, 2018

Rockwall City Council
385 S. Goliad St.
Rockwall, Texas 75087

Dear Distinguished Members of the City Council,

The Texas Legislature, with the intent of addressing the issue of racial profiling in policing, enacted in 2001 the Texas Racial Profiling Law. Since then, the Rockwall Police Department, in accordance with the law, has collected and reported traffic and motor vehicle-related contact data for the purpose of identifying and addressing (if necessary) areas of concern regarding racial profiling practices. In the 2009 Texas legislative session, the Racial Profiling Law was modified and additional requirements were implemented. Moreover, in 2017, the Sandra Bland Act was passed and signed into law (along with HB 3051 which introduced new racial and ethnic designations). The Sandra Bland Law requires for all law enforcement agencies in the state to collect additional data and provide a more detailed analysis.

This particular report contains three sections with information on traffic and motor vehicle- related contact data. In addition, when appropriate, documentation is also a component of this report, aiming at demonstrating the manner in which the Rockwall Police Department has complied with the Texas Racial Profiling Law. In section 1, you will find the table of contents in addition to the Texas Senate Bill (SB1074); which later became the Texas Racial Profiling Law. In addition, you will find the Texas HB 3389, which, in 2009, introduced new requirements relevant to racial profiling as well as the Sandra Bland Act. Also, in this section, a list of requirements relevant to the Racial Profiling Law as established by TCOLE (Texas Commission on Law Enforcement) is included. In addition, you will find, in sections 2 and 3 documentation which demonstrates compliance by the Rockwall Police Department relevant to the requirements as established in the Texas Racial Profiling Law. That is, you will find documents relevant to the implementation of an institutional policy banning racial profiling, the incorporation of a racial profiling complaint process and the training administered to all law enforcement personnel.

The last section of this report provides statistical data relevant to contacts, made during the course of motor vehicle stops, between 1/1/17 and 12/31/17. In addition, this section contains the TCOLE Tier 1 form, which is required to be submitted to this particular organization by March 1st of each year. The data in this report has been analyzed and compared to data derived from the U.S. Census Bureau's Fair Roads Standard. The final analysis and recommendations are also included in this report. The findings in this report serve as evidence of the Rockwall Police Department's commitment to comply with the Texas Racial Profiling Law.

Sincerely,

Alex del Carmen, Ph.D.
Del Carmen Consulting, LLC

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b) Educational Campaign Relevant to the Complaint Process—
Addressing Allegations of Racial Profiling Practices

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TCOLE GUIDELINES

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Guidelines for Compiling and Reporting Data under Senate Bill 1074

Background

Senate Bill 1074 of the 77th Legislature established requirements in the Texas Code of Criminal Procedure (TCCP) for law enforcement agencies. The Commission developed this document to assist agencies in complying with the statutory requirements.

The guidelines are written in the form of standards using a style developed from accreditation organizations including the Commission on Accreditation for Law Enforcement Agencies (CALEA). The standards provide a description of ***what*** must be accomplished by an agency but allows wide latitude in determining ***how*** the agency will achieve compliance with each applicable standard.

Each standard is composed of two parts: the standard statement and the commentary. The *standard statement* is a declarative sentence that places a clear-cut requirement, or multiple requirements, on an agency. The commentary supports the standard statement but is not binding. The commentary can serve as a prompt, as guidance to clarify the intent of the standard, or as an example of one possible way to comply with the standard.

Standard 1

Each law enforcement agency has a detailed written directive that:

- clearly defines acts that constitute racial profiling;
- strictly prohibits peace officers employed by the agency from engaging in racial profiling;
- implements a process by which an individual may file a complaint with the agency if the individual believes a peace officer employed by the agency has engaged in racial profiling with respect to the individual filing the complaint;
- provides for public education relating to the complaint process;
- requires appropriate corrective action to be taken against a peace officer employed by the agency who, after investigation, is shown to have engaged in racial profiling in violation of the agency's written racial profiling policy; and
- requires the collection of certain types of data for subsequent reporting.

Commentary

Article 2.131 of the TCCP prohibits officers from engaging in racial profiling, and article 2.132 of the TCCP now requires a written policy that contains the elements listed in this standard. The article also specifically defines a law enforcement agency as it applies to this statute as an " agency of the state, or of a county, municipality, or other political subdivision of the state, that employs peace officers who make traffic stops in the routine performance of the officers' official duties."

The article further defines race or ethnicity as being of "a particular descent, including Caucasian, African, Hispanic, Asian, or Native American." The statute does not limit the required policies to just these ethnic groups.

This written policy is to be adopted and implemented no later than January 1, 2002.

Standard 2

Each peace officer who stops a motor vehicle for an alleged violation of a law or ordinance regulating traffic, or who stops a pedestrian for any suspected offense reports to the employing law enforcement agency information relating to the stop, to include:

- a physical description of each person detained, including gender and the person's race or ethnicity, as stated by the person, or, if the person does not state a race or ethnicity, as determined by the officer's best judgment;
- the traffic law or ordinance alleged to have been violated or the suspected offense;
- whether the officer conducted a search as a result of the stop and, if so, whether the person stopped consented to the search;
- whether any contraband was discovered in the course of the search, and the type of contraband discovered;
- whether probable cause to search existed, and the facts supporting the existence of that probable cause;
- whether the officer made an arrest as a result of the stop or the search, including a statement of the offense charged;
- the street address or approximate location of the stop; and
- whether the officer issued a warning or citation as a result of the stop, including a description of the warning or a statement of the violation charged.

Commentary

The information required by 2.133 TCCP is used to complete the agency reporting requirements found in Article 2.134. A peace officer and an agency may be exempted from this requirement under Article 2.135 TCCP Exemption for Agencies Using Video and Audio Equipment. An agency may be exempt from this reporting requirement by applying for the funds from the Department of Public Safety for video and audio equipment and the State does not supply those funds. Section 2.135 (a)(2) states, "the governing body of the county or municipality served by the law enforcement agency, in conjunction with the law enforcement agency, certifies to the Department of Public Safety, not later than the date specified by rule by the department, that the law enforcement agency needs funds or video and audio equipment for the purpose of installing video and audio equipment as described by Subsection (a) (1) (A) and the agency does not receive from the state funds for video and audio equipment sufficient, as determined by the department, for the agency to accomplish that purpose."

Standard 3

The agency compiles the information collected under 2.132 and 2.133 and analyzes the information identified in 2.133.

Commentary

Senate Bill 1074 from the 77th Session of the Texas Legislature created requirements for law enforcement agencies to gather specific information and to report it to each county or municipality served. New sections of law were added to the Code of Criminal Procedure regarding the reporting of traffic and pedestrian stops. Detained is defined as when a person stopped is not free to leave.

Article 2.134 TCCP requires the agency to compile and provide and analysis of the information collected by peace officer employed by the agency. The report is provided to the governing body of the municipality or county no later than March 1 of each year and covers the previous calendar year.

There is data collection and reporting required based on Article 2.132 CCP (tier one) and Article 2.133 CCP (tier two).

The minimum requirements for "tier one" data for traffic stops in which a citation results are:

1) the race or ethnicity of individual detained (race and ethnicity as defined by the bill means of "a particular descent, including Caucasian, African, Hispanic, Asian, or Native American");
2) whether a search was conducted, and if there was a search, whether it was a consent search or a probable cause search; and
3) whether there was a custody arrest.

The minimum requirements for reporting on "tier two" reports include traffic and pedestrian stops. Tier two data include:

1) the detained person's gender and race or ethnicity;
2) the type of law violation suspected, e.g., hazardous traffic, non-hazardous traffic, or other criminal investigation (the Texas Department of Public Safety publishes a categorization of traffic offenses into hazardous or non-hazardous);
3) whether a search was conducted, and if so whether it was based on consent or probable cause;
4) facts supporting probable cause;
5) the type, if any, of contraband that was collected;
6) disposition of the stop, e.g., arrest, ticket, warning, or release;
7) location of stop; and
8) statement of the charge, e.g., felony, misdemeanor, or traffic.

Tier one reports are made to the governing body of each county or municipality served by the agency an annual report of information if the agency is an agency of a county, municipality, or other political subdivision of the state. Tier one and two reports are reported to the county or municipality not later than March 1 for the previous calendar year beginning March 1, 2003. Tier two reports include a comparative analysis between the race and ethnicity of persons detained to see if a differential pattern of treatment can be discerned based on the disposition of stops including searches resulting from the stops. The reports also include information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling. An agency may be exempt from the tier two reporting requirement by applying for the funds from the Department of Public Safety for video and audio equipment and the State does not supply those funds [See 2.135 (a)(2) TCCP].

Reports should include both raw numbers and percentages for each group. Caution should be exercised in interpreting the data involving percentages because of statistical distortions caused by very small numbers in any particular category, for example, if only one American Indian is stopped and searched, that stop would not provide an accurate comparison with 200 stops among Caucasians with 100 searches. In the first case, a 100% search rate would be skewed data when compared to a 50% rate for Caucasians.

Standard 4

If a law enforcement agency has video and audio capabilities in motor vehicles regularly used for traffic stops, or audio capabilities on motorcycles regularly used to make traffic stops, the agency:

- adopts standards for reviewing and retaining audio and video documentation; and
- promptly provides a copy of the recording to a peace officer who is the subject of a complaint on written request by the officer.

Commentary

The agency should have a specific review and retention policy. Article 2.132 TCCP specifically requires that the peace officer be promptly provided with a copy of the audio or video recordings if the officer is the subject of a complaint and the officer makes a written request.

Standard 5

Agencies that do not currently have video or audio equipment must examine the feasibility of installing such equipment.

Commentary
None

Standard 6
Agencies that have video and audio recording capabilities are exempt from the reporting requirements of Article 2.134 TCCP and officers are exempt from the reporting requirements of Article 2.133 TCCP provided that:

- the equipment was in place and used during the proceeding calendar year; and
- video and audio documentation is retained for at least 90 days.

Commentary
The audio and video equipment and policy must have been in place during the previous calendar year. Audio and video documentation must be kept for at least 90 days or longer if a complaint has been filed. The documentation must be retained until the complaint is resolved. Peace officers are not exempt from the requirements under Article 2.132 TCCP.

Standard 7
Agencies have citation forms or other electronic media that comply with Section 543.202 of the Transportation Code.

Commentary
Senate Bill 1074 changed Section 543.202 of the Transportation Code requiring citations to include:

- race or ethnicity, and
- whether a search of the vehicle was conducted and whether consent for the search was obtained.

The Texas Law on Racial Profiling

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S.B. No. 1074

AN ACT

relating to the prevention of racial profiling by certain peace officers.

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

SECTION 1. Chapter 2, Code of Criminal Procedure, is amended by adding Articles 2.131 through 2.138 to read as follows:

Art. 2.131. RACIAL PROFILING PROHIBITED. A peace officer may not engage in racial profiling.

Art. 2.132. LAW ENFORCEMENT POLICY ON RACIAL PROFILING. (a) In this article:

(1) "Law enforcement agency" means an agency of the state, or of a county, municipality, or other political subdivision of the state, that employs peace officers who make traffic stops in the routine performance of the officers' official duties.

(2) "Race or ethnicity" means of a particular descent, including Caucasian, African, Hispanic, Asian, or Native American descent.

(b) Each law enforcement agency in this state shall adopt a detailed written policy on racial profiling. The policy must:

(1) clearly define acts constituting racial profiling;

(2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;

(3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;

(4) provide public education relating to the agency's complaint process;

(5) require appropriate corrective action to be taken against a peace officer employed by the agency who, after an investigation, is shown to have engaged in racial profiling in violation of the agency's policy adopted under this article;

(6) require collection of information relating to traffic stops in which a citation is issued and to arrests resulting from those traffic stops, including information relating to:

(A) the race or ethnicity of the individual detained; and

(B) whether a search was conducted and, if so, whether the person detained consented to the search; and

(7) require the agency to submit to the governing body of each county or municipality served by the agency an annual report of the information collected under Subdivision (6) if the agency is an agency of a county, municipality, or other political subdivision of the state.

(c) The data collected as a result of the reporting requirements of this article shall not constitute prima facie evidence of racial profiling.

(d) On adoption of a policy under Subsection (b), a law enforcement agency shall examine the feasibility of installing video camera and transmitter-activated equipment in each agency law enforcement motor vehicle regularly used to make traffic stops and transmitter-activated equipment in each agency law enforcement motorcycle regularly used to make traffic stops. If a law enforcement agency installs video or audio equipment as provided by this subsection, the policy adopted by the agency under Subsection (b) must include standards for reviewing video and audio documentation.

(e) A report required under Subsection (b)(7) may not include identifying information about a peace officer who makes a traffic stop or about an individual

who is stopped or arrested by a peace officer. This subsection does not affect the collection of information as required by a policy under Subsection (b)(6).

(f) On the commencement of an investigation by a law enforcement agency of a complaint described by Subsection (b)(3) in which a video or audio recording of the occurrence on which the complaint is based was made, the agency shall promptly provide a copy of the recording to the peace officer who is the subject of the complaint on written request by the officer.

Art. 2.133. REPORTS REQUIRED FOR TRAFFIC AND PEDESTRIAN STOPS. (a) In this article:

(1) "Race or ethnicity" has the meaning assigned by Article 2.132(a).

(2) "Pedestrian stop" means an interaction between a peace officer and an individual who is being detained for the purpose of a criminal investigation in which the individual is not under arrest.

(b) A peace officer who stops a motor vehicle for an alleged violation of a law or ordinance regulating traffic or who stops a pedestrian for any suspected offense shall report to the law enforcement agency that employs the officer information relating to the stop, including:

(1) a physical description of each person detained as a result of the stop, including:

(A) the person's gender; and

(B) the person's race or ethnicity, as stated by the person or, if the person does not state the person's race or ethnicity, as determined by the officer to the best of the officer's ability;

(2) the traffic law or ordinance alleged to have been violated or the suspected offense;

(3) whether the officer conducted a search as a result of the stop and, if so, whether the person detained consented to the search;

(4) whether any contraband was discovered in the course of the search and the type of contraband discovered;

(5) whether probable cause to search existed and the facts supporting the existence of that probable cause;

(6) whether the officer made an arrest as a result of the stop or the search, including a statement of the offense charged;

(7) the street address or approximate location of the stop; and

(8) whether the officer issued a warning or a citation as a result of the stop, including a description of the warning or a statement of the violation charged.

Art. 2.134. COMPILATION AND ANALYSIS OF INFORMATION COLLECTED. (a) In this article, "pedestrian stop" means an interaction between a peace officer and an individual who is being detained for the purpose of a criminal investigation in which the individual is not under arrest.

(b) A law enforcement agency shall compile and analyze the information contained in each report received by the agency under Article 2.133. Not later than March 1 of each year, each local law enforcement agency shall submit a report containing the information compiled during the previous calendar year to the governing body of each county or municipality served by the agency in a manner approved by the agency.

(c) A report required under Subsection (b) must include:

(1) a comparative analysis of the information compiled under Article 2.133 to:

(A) determine the prevalence of racial profiling by peace officers employed by the agency; and

(B) examine the disposition of traffic and pedestrian stops made by officers employed by the agency, including searches resulting from the stops; and

(2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.

(d) A report required under Subsection (b) may not include identifying information about a peace officer who makes a traffic or pedestrian stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the reporting of information required under Article 2.133(b)(1).

(e) The Commission on Law Enforcement Officer Standards and Education shall develop guidelines for compiling and reporting information as required by this article.

(f) The data collected as a result of the reporting requirements of this article shall not constitute prima facie evidence of racial profiling.

Art. 2.135. EXEMPTION FOR AGENCIES USING VIDEO AND AUDIO EQUIPMENT. (a) A peace officer is exempt from the reporting requirement under Article 2.133 and a law enforcement agency is exempt from the compilation, analysis, and reporting requirements under Article 2.134 if:

(1) during the calendar year preceding the date that a report under Article 2.134 is required to be submitted:

(A) each law enforcement motor vehicle regularly used by an officer employed by the agency to make traffic and pedestrian stops is equipped with video camera and transmitter-activated equipment and each law enforcement motorcycle regularly used to make traffic and pedestrian stops is equipped with transmitter-activated equipment; and

(B) each traffic and pedestrian stop made by an officer employed by the agency that is capable of being recorded by video and audio or audio equipment, as appropriate, is recorded by using the equipment; or

(2) the governing body of the county or municipality served by the law enforcement agency, in conjunction with the law enforcement agency, certifies to the Department of Public Safety, not later than the date specified by rule by the department, that the law enforcement agency needs funds or video and audio equipment for the purpose of installing video and audio equipment as described by Subsection (a)(1)(A) and the agency does not receive from the state funds or video and audio equipment sufficient, as determined by the department, for the agency to accomplish that purpose.

(b) Except as otherwise provided by this subsection, a law enforcement agency that is exempt from the requirements under Article 2.134 shall retain the video and audio or audio documentation of each traffic and pedestrian stop for at least 90 days after the date of the stop. If a complaint is filed with the law enforcement agency alleging that a peace officer employed by the agency has engaged in racial profiling with respect to a traffic or pedestrian stop, the agency shall retain the video and audio or audio record of the stop until final disposition of the complaint.

(c) This article does not affect the collection or reporting requirements under Article 2.132.

Art. 2.136. LIABILITY. A peace officer is not liable for damages arising from an act relating to the collection or reporting of information as required by Article 2.133 or under a policy adopted under Article 2.132.

Art. 2.137. PROVISION OF FUNDING OR EQUIPMENT. (a) The Department of Public Safety shall adopt rules for providing funds or video and audio equipment to law enforcement agencies for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A), including specifying criteria to prioritize funding or equipment provided to law enforcement agencies. The criteria may include consideration of tax

effort, financial hardship, available revenue, and budget surpluses. The criteria must give priority to:

(1) law enforcement agencies that employ peace officers whose primary duty is traffic enforcement;

(2) smaller jurisdictions; and

(3) municipal and county law enforcement agencies.

(b) The Department of Public Safety shall collaborate with an institution of higher education to identify law enforcement agencies that need funds or video and audio equipment for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A). The collaboration may include the use of a survey to assist in developing criteria to prioritize funding or equipment provided to law enforcement agencies.

(c) To receive funds or video and audio equipment from the state for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A), the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency needs funds or video and audio equipment for that purpose.

(d) On receipt of funds or video and audio equipment from the state for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A), the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency has installed video and audio equipment as described by Article 2.135(a)(1)(A) and is using the equipment as required by Article 2.135(a)(1).

Art. 2.138. RULES. The Department of Public Safety may adopt rules to implement Articles 2.131-2.137.

SECTION 2. Chapter 3, Code of Criminal Procedure, is amended by adding Article 3.05 to read as follows:

Art. 3.05. RACIAL PROFILING. In this code, "racial profiling" means a law enforcement-initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity.

SECTION 3. Section 96.641, Education Code, is amended by adding Subsection (j) to read as follows:

(j) As part of the initial training and continuing education for police chiefs required under this section, the institute shall establish a program on racial profiling. The program must include an examination of the best practices for:

(1) monitoring peace officers' compliance with laws and internal agency policies relating to racial profiling;

(2) implementing laws and internal agency policies relating to preventing racial profiling; and

(3) analyzing and reporting collected information.

SECTION 4. Section 1701.253, Occupations Code, is amended by adding Subsection (e) to read as follows:

(e) As part of the minimum curriculum requirements, the commission shall establish a statewide comprehensive education and training program on racial profiling for officers licensed under this chapter. An officer shall complete a program established under this subsection not later than the second anniversary of the date the officer is licensed under this chapter or the date the officer applies for an intermediate proficiency certificate, whichever date is earlier.

SECTION 5. Section 1701.402, Occupations Code, is amended by adding Subsection (d) to read as follows:

(d) As a requirement for an intermediate proficiency certificate, an officer must complete an education and training program on racial profiling established by the commission under Section 1701.253(e).

SECTION 6. Section 543.202, Transportation Code, is amended to read as follows:

Sec. 543.202. FORM OF RECORD. (a) In this section, "race or ethnicity" means of a particular descent, including Caucasian, African, Hispanic, Asian, or Native American descent.

(b) The record must be made on a form or by a data processing method acceptable to the department and must include:

(1) the name, address, physical description, including race or ethnicity, date of birth, and driver's license number of the person charged;

(2) the registration number of the vehicle involved;

(3) whether the vehicle was a commercial motor vehicle as defined by Chapter 522 or was involved in transporting hazardous materials;

(4) the person's social security number, if the person was operating a commercial motor vehicle or was the holder of a commercial driver's license or commercial driver learner's permit;

(5) the date and nature of the offense, including whether the offense was a serious traffic violation as defined by Chapter 522;

(6) whether a search of the vehicle was conducted and whether consent for the search was obtained;

(7) the plea, the judgment, and whether bail was forfeited;

(8) [~~(7)~~] the date of conviction; and

(9) [~~(8)~~] the amount of the fine or forfeiture.

SECTION 7. Not later than January 1, 2002, a law enforcement agency shall adopt and implement a policy and begin collecting information under the policy as required by Article 2.132, Code of Criminal Procedure, as added by this Act. A local law enforcement agency shall first submit information to the governing body of each county or municipality served by the agency as required by Article 2.132, Code of Criminal Procedure, as

added by this Act, on March 1, 2003. The first submission of information shall consist of information compiled by the agency during the period beginning January 1, 2002, and ending December 31, 2002.

SECTION 8. A local law enforcement agency shall first submit information to the governing body of each county or municipality served by the agency as required by Article 2.134, Code of Criminal Procedure, as added by this Act, on March 1, 2004. The first submission of information shall consist of information compiled by the agency during the period beginning January 1, 2003, and ending December 31, 2003.

SECTION 9. Not later than January 1, 2002:

(1) the Commission on Law Enforcement Officer Standards and Education shall establish an education and training program on racial profiling as required by Subsection (e), Section 1701.253, Occupations Code, as added by this Act; and

(2) the Bill Blackwood Law Enforcement Management Institute of Texas shall establish a program on racial profiling as required by Subsection (j), Section 96.641, Education Code, as added by this Act.

SECTION 10. A person who on the effective date of this Act holds an intermediate proficiency certificate issued by the Commission on Law Enforcement Officer Standards and Education or has held a peace officer license issued by the Commission on Law Enforcement Officer Standards and Education for at least two years shall complete an education and training program on racial profiling established under Subsection (e), Section 1701.253, Occupations Code, as added by this Act, not later than September 1, 2003.

SECTION 11. An individual appointed or elected as a police chief before the effective date of this Act shall complete a program on racial profiling established under Subsection (j), Section 96.641, Education Code, as added by this Act, not later than September 1, 2003.

SECTION 12. This Act takes effect September 1, 200

_____ _____

President of the Senate Speaker of the House

I hereby certify that S.B. No. 1074 passed the Senate on April 4, 2001, by the following vote: Yeas 28, Nays 2; May 21, 2001, Senate refused to concur in House amendments and requested appointment of Conference Committee; May 22, 2001, House granted request of the Senate; May 24, 2001, Senate adopted Conference Committee Report by a viva-voce vote.

_____

Secretary of the Senate

I hereby certify that S.B. No. 1074 passed the House, with amendments, on May 15, 2001, by a non-record vote; May 22, 2001, House granted request of the Senate for appointment of Conference Committee; May 24, 2001, House adopted Conference Committee Report by a non-record vote.

_____

Chief Clerk of the House

Approved:

_____

Date

_____

Governor

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Modifications to the Original Law (H.B. 3389)

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Amend CSHB 3389 (Senate committee report) as follows:

(1) Strike the following SECTIONS of the bill:

(A) SECTION 8, adding Section 1701.164, Occupations Code (page 4, lines 61-66);

(B) SECTION 24, amending Article 2.132(b), Code of Criminal Procedure (page 8, lines 19-53);

(C) SECTION 25, amending Article 2.134(b), Code of Criminal Procedure (page 8, lines 54-64);

(D) SECTION 28, providing transition language for the amendments to Articles 2.132(b) and 2.134(b), Code of Criminal Procedure (page 9, lines 40-47).

(2) Add the following appropriately numbered SECTIONS to the bill and renumber subsequent SECTIONS of the bill accordingly:

SECTION _____. Article 2.132, Code of Criminal Procedure, is amended by amending Subsections (a), (b), (d), and (e) and adding Subsection (g) to read as follows:

(a) In this article:

(1) "Law enforcement agency" means an agency of the state, or of a county, municipality, or other political subdivision of the state, that employs peace officers who make motor vehicle [~~traffic~~] stops in the routine performance of the officers' official duties.

(2) "Motor vehicle stop" means an occasion in which a peace officer stops a motor vehicle for an alleged violation of a law or ordinance.

(3) "Race or ethnicity" means of a particular descent, including Caucasian, African, Hispanic, Asian, [~~or~~] Native American, or Middle Eastern descent.

(b) Each law enforcement agency in this state shall adopt a detailed written policy on racial profiling. The policy must:

(1) clearly define acts constituting racial profiling;

(2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;

(3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;

(4) provide public education relating to the agency's complaint process;

(5) require appropriate corrective action to be taken against a peace officer employed by the agency who, after an investigation, is shown to have engaged in racial profiling in violation of the agency's policy adopted under this article;

(6) require collection of information relating to motor vehicle [~~traffic~~] stops in which a citation is issued and to arrests made as a result of [~~resulting from~~] those [~~traffic~~] stops, including information relating to:

(A) the race or ethnicity of the individual detained; and

(B) whether a search was conducted and, if so,

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whether the individual [~~person~~] detained consented to the search; and

(C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual; and

(7) require the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit [~~to the governing body of each county or municipality served by the agency~~] an annual report of the information collected under Subdivision (6) to:

(A) the Commission on Law Enforcement Officer Standards and Education; and

(B) the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

(d) On adoption of a policy under Subsection (b), a law enforcement agency shall examine the feasibility of installing video camera and transmitter-activated equipment in each agency law enforcement motor vehicle regularly used to make motor vehicle [~~traffic~~] stops and transmitter-activated equipment in each agency law enforcement motorcycle regularly used to make motor vehicle [~~traffic~~] stops. If a law enforcement agency installs video or audio equipment as provided by this subsection, the policy adopted by the agency under Subsection (b) must include standards for reviewing video and audio documentation.

(e) A report required under Subsection (b)(7) may not include identifying information about a peace officer who makes a motor vehicle [~~traffic~~] stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the collection of information as required by a policy under Subsection (b)(6).

(g) On a finding by the Commission on Law Enforcement Officer Standards and Education that the chief administrator of a law enforcement agency intentionally failed to submit a report required under Subsection (b)(7), the commission shall begin disciplinary procedures against the chief administrator.

SECTION ____. Article 2.133, Code of Criminal Procedure, is amended to read as follows:

Art. 2.133. REPORTS REQUIRED FOR MOTOR VEHICLE [~~TRAFFIC AND PEDESTRIAN~~] STOPS. (a) In this article, "race[~~:~~

[~~(1) "Race~~] or ethnicity" has the meaning assigned by Article 2.132(a).

[~~(2) "Pedestrian stop" means an interaction between a peace officer and an individual who is being detained for the purpose of a criminal investigation in which the individual is not under arrest.~~]

(b) A peace officer who stops a motor vehicle for an alleged violation of a law or ordinance [~~regulating traffic or who stops a pedestrian for any suspected offense~~] shall report to the law enforcement agency that employs the officer information relating to the stop, including:

(1) a physical description of any [~~each~~] person operating the motor vehicle who is detained as a result of the stop, including:

(A) the person's gender; and

(B) the person's race or ethnicity, as stated by the person or, if the person does not state the person's race or

ethnicity, as determined by the officer to the best of the officer's ability;

(2) the initial reason for the stop [~~traffic law or ordinance alleged to have been violated or the suspected offense~~];

(3) whether the officer conducted a search as a result of the stop and, if so, whether the person detained consented to the search;

(4) whether any contraband or other evidence was discovered in the course of the search and a description [~~the type~~] of the contraband or evidence [~~discovered~~];

(5) the reason for the search, including whether:

(A) any contraband or other evidence was in plain view;

(B) any probable cause or reasonable suspicion existed to perform the search; or

(C) the search was performed as a result of the towing of the motor vehicle or the arrest of any person in the motor vehicle [~~existed and the facts supporting the existence of that probable cause~~];

(6) whether the officer made an arrest as a result of the stop or the search, including a statement of whether the arrest was based on a violation of the Penal Code, a violation of a traffic law or ordinance, or an outstanding warrant and a statement of the offense charged;

(7) the street address or approximate location of the stop; and

(8) whether the officer issued a written warning or a citation as a result of the stop[~~, including a description of the warning or a statement of the violation charged~~].

SECTION ____. Article 2.134, Code of Criminal Procedure, is amended by amending Subsections (a) through (e) and adding Subsection (g) to read as follows:

(a) In this article:

(1) "Motor vehicle[~~, "pedestrian~~] stop" has the meaning assigned by Article 2.132(a) [~~means an interaction between a peace officer and an individual who is being detained for the purpose of a criminal investigation in which the individual is not under arrest~~].

(2) "Race or ethnicity" has the meaning assigned by Article 2.132(a).

(b) A law enforcement agency shall compile and analyze the information contained in each report received by the agency under Article 2.133. Not later than March 1 of each year, each [~~local~~] law enforcement agency shall submit a report containing the incident-based data [~~information~~] compiled during the previous calendar year to the Commission on Law Enforcement Officer Standards and Education and, if the law enforcement agency is a local law enforcement agency, to the governing body of each county or municipality served by the agency [~~in a manner approved by the agency~~].

(c) A report required under Subsection (b) must be submitted by the chief administrator of the law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, and must include:

(1) a comparative analysis of the information compiled under Article 2.133 to:

(A) evaluate and compare the number of motor

vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and persons who are not recognized as racial or ethnic minorities [~~determine the prevalence of racial profiling by peace officers employed by the agency~~]; and

(B) examine the disposition of motor vehicle [~~traffic and pedestrian~~] stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including any searches resulting from [~~the~~] stops within the applicable jurisdiction; and

(2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.

(d) A report required under Subsection (b) may not include identifying information about a peace officer who makes a motor vehicle [~~traffic or pedestrian~~] stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the reporting of information required under Article 2.133(b)(1).

(e) The Commission on Law Enforcement Officer Standards and Education, in accordance with Section 1701.162, Occupations Code, shall develop guidelines for compiling and reporting information as required by this article.

(g) On a finding by the Commission on Law Enforcement Officer Standards and Education that the chief administrator of a law enforcement agency intentionally failed to submit a report required under Subsection (b), the commission shall begin disciplinary procedures against the chief administrator.

SECTION ____. Article 2.135, Code of Criminal Procedure, is amended to read as follows:

Art. 2.135. PARTIAL EXEMPTION FOR AGENCIES USING VIDEO AND AUDIO EQUIPMENT. (a) A peace officer is exempt from the reporting requirement under Article 2.133 and the chief administrator of a law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, is exempt from the compilation, analysis, and reporting requirements under Article 2.134 if:

(1) during the calendar year preceding the date that a report under Article 2.134 is required to be submitted:

(A) each law enforcement motor vehicle regularly used by an officer employed by the agency to make motor vehicle [~~traffic and pedestrian~~] stops is equipped with video camera and transmitter-activated equipment and each law enforcement motorcycle regularly used to make motor vehicle [~~traffic and pedestrian~~] stops is equipped with transmitter-activated equipment; and

(B) each motor vehicle [~~traffic and pedestrian~~] stop made by an officer employed by the agency that is capable of being recorded by video and audio or audio equipment, as appropriate, is recorded by using the equipment; or

(2) the governing body of the county or municipality served by the law enforcement agency, in conjunction with the law enforcement agency, certifies to the Department of Public Safety, not later than the date specified by rule by the department, that the law enforcement agency needs funds or video and audio equipment for the purpose of installing video and audio equipment as described by Subsection (a)(1)(A) and the agency does not receive from the state funds or video and audio equipment sufficient, as

determined by the department, for the agency to accomplish that purpose.

(b) Except as otherwise provided by this subsection, a law enforcement agency that is exempt from the requirements under Article 2.134 shall retain the video and audio or audio documentation of each motor vehicle [~~traffic and pedestrian~~] stop for at least 90 days after the date of the stop. If a complaint is filed with the law enforcement agency alleging that a peace officer employed by the agency has engaged in racial profiling with respect to a motor vehicle [~~traffic or pedestrian~~] stop, the agency shall retain the video and audio or audio record of the stop until final disposition of the complaint.

(c) This article does not affect the collection or reporting requirements under Article 2.132.

(d) In this article, "motor vehicle stop" has the meaning assigned by Article 2.132(a).

SECTION ____. Chapter 2, Code of Criminal Procedure, is amended by adding Article 2.1385 to read as follows:

Art. 2.1385. CIVIL PENALTY. (a) If the chief administrator of a local law enforcement agency intentionally fails to submit the incident-based data as required by Article 2.134, the agency is liable to the state for a civil penalty in the amount of $1,000 for each violation. The attorney general may sue to collect a civil penalty under this subsection.

(b) From money appropriated to the agency for the administration of the agency, the executive director of a state law enforcement agency that intentionally fails to submit the incident-based data as required by Article 2.134 shall remit to the comptroller the amount of $1,000 for each violation.

(c) Money collected under this article shall be deposited in the state treasury to the credit of the general revenue fund.

SECTION ____. Subchapter A, Chapter 102, Code of Criminal Procedure, is amended by adding Article 102.022 to read as follows:

Art. 102.022. COSTS ON CONVICTION TO FUND STATEWIDE REPOSITORY FOR DATA RELATED TO CIVIL JUSTICE. (a) In this article, "moving violation" means an offense that:

(1) involves the operation of a motor vehicle; and

(2) is classified as a moving violation by the Department of Public Safety under Section 708.052, Transportation Code.

(b) A defendant convicted of a moving violation in a justice court, county court, county court at law, or municipal court shall pay a fee of 10 cents as a cost of court.

(c) In this article, a person is considered convicted if:

(1) a sentence is imposed on the person;

(2) the person receives community supervision, including deferred adjudication; or

(3) the court defers final disposition of the person's case.

(d) The clerks of the respective courts shall collect the costs described by this article. The clerk shall keep separate records of the funds collected as costs under this article and shall deposit the funds in the county or municipal treasury, as appropriate.

(e) The custodian of a county or municipal treasury shall:

(1) keep records of the amount of funds on deposit collected under this article; and

(2) send to the comptroller before the last day of the first month following each calendar quarter the funds collected under this article during the preceding quarter.

(f) A county or municipality may retain 10 percent of the funds collected under this article by an officer of the county or municipality as a collection fee if the custodian of the county or municipal treasury complies with Subsection (e).

(g) If no funds due as costs under this article are deposited in a county or municipal treasury in a calendar quarter, the custodian of the treasury shall file the report required for the quarter in the regular manner and must state that no funds were collected.

(h) The comptroller shall deposit the funds received under this article to the credit of the Civil Justice Data Repository fund in the general revenue fund, to be used only by the Commission on Law Enforcement Officer Standards and Education to implement duties under Section 1701.162, Occupations Code.

(i) Funds collected under this article are subject to audit by the comptroller.

SECTION ____. (a) Section 102.061, Government Code, as reenacted and amended by Chapter 921 (H.B. 3167), Acts of the 80th Legislature, Regular Session, 2007, is amended to conform to the amendments made to Section 102.061, Government Code, by Chapter 1053 (H.B. 2151), Acts of the 80th Legislature, Regular Session, 2007, and is further amended to read as follows:

Sec. 102.061. ADDITIONAL COURT COSTS ON CONVICTION IN STATUTORY COUNTY COURT: CODE OF CRIMINAL PROCEDURE. The clerk of a statutory county court shall collect fees and costs under the Code of Criminal Procedure on conviction of a defendant as follows:

(1) a jury fee (Art. 102.004, Code of Criminal Procedure) . . . $20;

(2) a fee for services of the clerk of the court (Art. 102.005, Code of Criminal Procedure) . . . $40;

(3) a records management and preservation services fee (Art. 102.005, Code of Criminal Procedure) . . . $25;

(4) a security fee on a misdemeanor offense (Art. 102.017, Code of Criminal Procedure) . . . $3;

(5) a juvenile delinquency prevention and graffiti eradication fee (Art. 102.0171, Code of Criminal Procedure) . . . $50 [~~$5~~]; [~~and~~]

(6) a juvenile case manager fee (Art. 102.0174, Code of Criminal Procedure) . . . not to exceed $5; and

(7) a civil justice fee (Art. 102.022, Code of Criminal Procedure) . . . $0.10.

(b) Section 102.061, Government Code, as amended by Chapter 1053 (H.B. 2151), Acts of the 80th Legislature, Regular Session, 2007, is repealed. Section 102.061, Government Code, as reenacted and amended by Chapter 921 (H.B. 3167), Acts of the 80th Legislature, Regular Session, 2007, to reorganize and renumber that section, continues in effect as further amended by this section.

SECTION ____. (a) Section 102.081, Government Code, as amended by Chapter 921 (H.B. 3167), Acts of the 80th Legislature, Regular Session, 2007, is amended to conform to the amendments made to Section 102.081, Government Code, by Chapter 1053 (H.B. 2151), Acts of the 80th Legislature, Regular Session, 2007, and is further amended to read as follows:

Sec. 102.081. ADDITIONAL COURT COSTS ON CONVICTION IN

COUNTY COURT: CODE OF CRIMINAL PROCEDURE. The clerk of a county court shall collect fees and costs under the Code of Criminal Procedure on conviction of a defendant as follows:

(1) a jury fee (Art. 102.004, Code of Criminal Procedure) . . . $20;

(2) a fee for clerk of the court services (Art. 102.005, Code of Criminal Procedure) . . . $40;

(3) a records management and preservation services fee (Art. 102.005, Code of Criminal Procedure) . . . $25;

(4) a security fee on a misdemeanor offense (Art. 102.017, Code of Criminal Procedure) . . . $3;

(5) a juvenile delinquency prevention and graffiti eradication fee (Art. 102.0171, Code of Criminal Procedure) . . . $50 [~~$5~~]; [~~and~~]

(6) a juvenile case manager fee (Art. 102.0174, Code of Criminal Procedure) . . . not to exceed $5; and

(7) a civil justice fee (Art. 102.022, Code of Criminal Procedure) . . . $0.10.

(b) Section 102.081, Government Code, as amended by Chapter 1053 (H.B. 2151), Acts of the 80th Legislature, Regular Session, 2007, is repealed. Section 102.081, Government Code, as amended by Chapter 921 (H.B. 3167), Acts of the 80th Legislature, Regular Session, 2007, to reorganize and renumber that section, continues in effect as further amended by this section.

SECTION ____. Section 102.101, Government Code, is amended to read as follows:

Sec. 102.101. ADDITIONAL COURT COSTS ON CONVICTION IN JUSTICE COURT: CODE OF CRIMINAL PROCEDURE. A clerk of a justice court shall collect fees and costs under the Code of Criminal Procedure on conviction of a defendant as follows:

(1) a jury fee (Art. 102.004, Code of Criminal Procedure) . . . $3;

(2) a fee for withdrawing request for jury less than 24 hours before time of trial (Art. 102.004, Code of Criminal Procedure) . . . $3;

(3) a jury fee for two or more defendants tried jointly (Art. 102.004, Code of Criminal Procedure) . . . one jury fee of $3;

(4) a security fee on a misdemeanor offense (Art. 102.017, Code of Criminal Procedure) . . . $4;

(5) a fee for technology fund on a misdemeanor offense (Art. 102.0173, Code of Criminal Procedure) . . . $4;

(6) a juvenile case manager fee (Art. 102.0174, Code of Criminal Procedure) . . . not to exceed $5;

(7) a fee on conviction of certain offenses involving issuing or passing a subsequently dishonored check (Art. 102.0071, Code of Criminal Procedure) . . . not to exceed $30; [~~and~~]

(8) a court cost on conviction of a Class C misdemeanor in a county with a population of 3.3 million or more, if authorized by the county commissioners court (Art. 102.009, Code of Criminal Procedure) . . . not to exceed $7; and

(9) a civil justice fee (Art. 102.022, Code of Criminal Procedure) . . . $0.10.

SECTION ____. Section 102.121, Government Code, is amended to read as follows:

Sec. 102.121. ADDITIONAL COURT COSTS ON CONVICTION IN MUNICIPAL COURT: CODE OF CRIMINAL PROCEDURE. The clerk of a

municipal court shall collect fees and costs on conviction of a defendant as follows:

(1) a jury fee (Art. 102.004, Code of Criminal Procedure) . . . $3;

(2) a fee for withdrawing request for jury less than 24 hours before time of trial (Art. 102.004, Code of Criminal Procedure) . . . $3;

(3) a jury fee for two or more defendants tried jointly (Art. 102.004, Code of Criminal Procedure) . . . one jury fee of $3;

(4) a security fee on a misdemeanor offense (Art. 102.017, Code of Criminal Procedure) . . . $3;

(5) a fee for technology fund on a misdemeanor offense (Art. 102.0172, Code of Criminal Procedure) . . . not to exceed $4; [~~and~~]

(6) a juvenile case manager fee (Art. 102.0174, Code of Criminal Procedure) . . . not to exceed $5; and

(7) a civil justice fee (Art. 102.022, Code of Criminal Procedure) . . . $0.10.

SECTION ____. Subchapter D, Chapter 1701, Occupations Code, is amended by adding Section 1701.164 to read as follows:

Sec. 1701.164. COLLECTION OF CERTAIN INCIDENT-BASED DATA SUBMITTED BY LAW ENFORCEMENT AGENCIES. The commission shall collect and maintain incident-based data submitted to the commission under Article 2.134, Code of Criminal Procedure, including incident-based data compiled by a law enforcement agency from reports received by the law enforcement agency under Article 2.133 of that code. The commission in consultation with the Department of Public Safety, the Bill Blackwood Law Enforcement Management Institute of Texas, the W. W. Caruth, Jr., Police Institute at Dallas, and the Texas Police Chiefs Association shall develop guidelines for submitting in a standard format the report containing incident-based data as required by Article 2.134, Code of Criminal Procedure.

SECTION ____. Subsection (a), Section 1701.501, Occupations Code, is amended to read as follows:

(a) Except as provided by Subsection (d), the commission shall revoke or suspend a license, place on probation a person whose license has been suspended, or reprimand a license holder for a violation of:

(1) this chapter;

(2) the reporting requirements provided by Articles 2.132 and 2.134, Code of Criminal Procedure; or

(3) a commission rule.

SECTION ____. (a) The requirements of Articles 2.132, 2.133, and 2.134, Code of Criminal Procedure, as amended by this Act, relating to the compilation, analysis, and submission of incident-based data apply only to information based on a motor vehicle stop occurring on or after January 1, 2010.

(b) The imposition of a cost of court under Article 102.022, Code of Criminal Procedure, as added by this Act, applies only to an offense committed on or after the effective date of this Act. An offense committed before the effective date of this Act is covered by the law in effect when the offense was committed, and the former law is continued in effect for that purpose. For purposes of this section, an offense was committed before the effective date of this Act if any element of the offense occurred before that date.

Racial and Ethnic Designations (H.B. 3051)

H.B. No. 3051

AN ACT

relating to the categories used to record the race or ethnicity of persons stopped for or convicted of traffic offenses.

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

SECTION 1. Article 2.132(a)(3), Code of Criminal Procedure, is amended to read as follows:

(3) "Race or ethnicity" means the following categories:

(A) Alaska native or American Indian;

(B) [~~of a particular descent, including Caucasian, African, Hispanic,~~] Asian or Pacific Islander;

(C) black;

(D) white; and

(E) Hispanic or Latino [~~, Native American, or Middle Eastern descent~~].

SECTION 2. Section 543.202(a), Transportation Code, is amended to read as follows:

(a) In this section, "race or ethnicity" means the following categories:

(1) Alaska native or American Indian;

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(2) [~~of a particular descent, including Caucasian, African, Hispanic,~~] Asian or Pacific Islander;

(3) black;

(4) white; and

(5) Hispanic or Latino [~~, or Native American descent~~].

SECTION 3. This Act takes effect September 1, 2017.

_____ _____

President of the Senate Speaker of the House

I certify that H.B. No. 3051 was passed by the House on May 4, 2017, by the following vote: Yeas 143, Nays 2, 2 present, not voting.

_____

Chief Clerk of the House

I certify that H.B. No. 3051 was passed by the Senate on May 19, 2017, by the following vote: Yeas 31, Nays 0.

_____

Secretary of the Senate

APPROVED: _____

Date

_____

Governor

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The Sandra Bland Act (S.B. 1849)

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S.B. No. 1849

AN ACT

relating to interactions between law enforcement and individuals detained or arrested on suspicion of the commission of criminal offenses, to the confinement, conviction, or release of those individuals, and to grants supporting populations that are more likely to interact frequently with law enforcement.

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

ARTICLE 1. SHORT TITLE

SECTION 1.01. SHORT TITLE. This Act shall be known as the Sandra Bland Act, in memory of Sandra Bland.

ARTICLE 2. IDENTIFICATION AND DIVERSION OF AND SERVICES FOR PERSONS SUSPECTED OF HAVING A MENTAL ILLNESS, AN INTELLECTUAL DISABILITY, OR A SUBSTANCE ABUSE ISSUE

SECTION 2.01. Article 16.22, Code of Criminal Procedure, is amended to read as follows:

Art. 16.22. EARLY IDENTIFICATION OF DEFENDANT SUSPECTED OF HAVING MENTAL ILLNESS OR INTELLECTUAL DISABILITY [MENTAL RETARDATION]. (a)(1) Not later than 12 [72] hours after receiving credible information that may establish reasonable cause to believe that a defendant committed to the sheriff's custody has a mental illness or is a person with an intellectual disability [mental retardation], including observation of the defendant's behavior immediately before, during, and after the defendant's arrest and the results of any previous assessment of the defendant, the sheriff shall provide written or electronic notice of the information to the magistrate. On a determination that there is reasonable cause to believe that the defendant has a mental illness or is a person with an intellectual disability [mental

retardation], the magistrate, except as provided by Subdivision (2), shall order the local mental health or intellectual and developmental disability [mental retardation] authority or another qualified mental health or intellectual disability [mental retardation] expert to:

(A) collect information regarding whether the defendant has a mental illness as defined by Section 571.003, Health and Safety Code, or is a person with an intellectual disability [mental retardation] as defined by Section 591.003, Health and Safety Code, including information obtained from any previous assessment of the defendant; and

(B) provide to the magistrate a written assessment of the information collected under Paragraph (A).

(2) The magistrate is not required to order the collection of information under Subdivision (1) if the defendant in the year preceding the defendant's applicable date of arrest has been determined to have a mental illness or to be a person with an intellectual disability [mental retardation] by the local mental health or intellectual and developmental disability [mental retardation] authority or another mental health or intellectual disability [mental retardation] expert described by Subdivision (1). A court that elects to use the results of that previous determination may proceed under Subsection (c).

(3) If the defendant fails or refuses to submit to the collection of information regarding the defendant as required under Subdivision (1), the magistrate may order the defendant to submit to an examination in a mental health facility determined to be appropriate by the local mental health or intellectual and developmental disability [mental retardation] authority for a reasonable period not to exceed 21 days. The magistrate may order a defendant to a facility operated by the Department of State Health Services or the Health and Human Services Commission [Department of

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Aging and Disability Services] for examination only on request of the local mental health or intellectual and developmental disability [mental retardation] authority and with the consent of the head of the facility. If a defendant who has been ordered to a facility operated by the Department of State Health Services or the Health and Human Services Commission [Department of Aging and Disability Services] for examination remains in the facility for a period exceeding 21 days, the head of that facility shall cause the defendant to be immediately transported to the committing court and placed in the custody of the sheriff of the county in which the committing court is located. That county shall reimburse the facility for the mileage and per diem expenses of the personnel required to transport the defendant calculated in accordance with the state travel regulations in effect at the time.

(b) A written assessment of the information collected under Subsection (a)(1)(A) shall be provided to the magistrate not later than the 30th day after the date of any order issued under Subsection (a) in a felony case and not later than the 10th day after the date of any order issued under that subsection in a misdemeanor case, and the magistrate shall provide copies of the written assessment to the defense counsel, the prosecuting attorney, and the trial court. The written assessment must include a description of the procedures used in the collection of information under Subsection (a)(1)(A) and the applicable expert's observations and findings pertaining to:

(1) whether the defendant is a person who has a mental illness or is a person with an intellectual disability [mental retardation];

(2) whether there is clinical evidence to support a belief that the defendant may be incompetent to stand trial and should undergo a complete competency examination under Subchapter B, Chapter 46B; and

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(3) recommended treatment.

(c) After the trial court receives the applicable expert's written assessment relating to the defendant under Subsection (b) or elects to use the results of a previous determination as described by Subsection (a)(2), the trial court may, as applicable:

(1) resume criminal proceedings against the defendant, including any appropriate proceedings related to the defendant's release on personal bond under Article 17.032;

(2) resume or initiate competency proceedings, if required, as provided by Chapter 46B or other proceedings affecting the defendant's receipt of appropriate court-ordered mental health or intellectual disability [mental retardation] services, including proceedings related to the defendant's receipt of outpatient mental health services under Section 574.034, Health and Safety Code; or

(3) consider the written assessment during the punishment phase after a conviction of the offense for which the defendant was arrested, as part of a presentence investigation report, or in connection with the impositions of conditions following placement on community supervision, including deferred adjudication community supervision.

(d) This article does not prevent the applicable court from, before, during, or after the collection of information regarding the defendant as described by this article:

(1) releasing a defendant who has a mental illness [mentally ill] or is a person with an intellectual disability [mentally retarded defendant] from custody on personal or surety bond; or

(2) ordering an examination regarding the defendant's competency to stand trial.

SECTION 2.02. Chapter 16, Code of Criminal Procedure, is

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amended by adding Article 16.23 to read as follows:

Art. 16.23. DIVERSION OF PERSONS SUFFERING MENTAL HEALTH CRISIS OR SUBSTANCE ABUSE ISSUE. (a) Each law enforcement agency shall make a good faith effort to divert a person suffering a mental health crisis or suffering from the effects of substance abuse to a proper treatment center in the agency's jurisdiction if:

(1) there is an available and appropriate treatment center in the agency's jurisdiction to which the agency may divert the person;

(2) it is reasonable to divert the person;

(3) the offense that the person is accused of is a misdemeanor, other than a misdemeanor involving violence; and

(4) the mental health crisis or substance abuse issue is suspected to be the reason the person committed the alleged offense.

(b) Subsection (a) does not apply to a person who is accused of an offense under Section 49.04, 49.045, 49.05, 49.06, 49.065, 49.07, or 49.08, Penal Code.

SECTION 2.03. Section 539.002, Government Code, is amended to read as follows:

Sec. 539.002. GRANTS FOR ESTABLISHMENT AND EXPANSION OF COMMUNITY COLLABORATIVES. (a) To the extent funds are appropriated to the department for that purpose, the department shall make grants to entities, including local governmental entities, nonprofit community organizations, and faith-based community organizations, to establish or expand community collaboratives that bring the public and private sectors together to provide services to persons experiencing homelessness, substance abuse issues, or [and] mental illness. [The department may make a maximum of five grants, which must be made in the most populous municipalities in this state that are located in counties with a population of more than one million.] In awarding grants,

the department shall give special consideration to entities:

(1) establishing [a] new collaboratives; or

(2) establishing or expanding collaboratives that serve two or more counties, each with a population of less than 100,000 [collaborative].

(b) The department shall require each entity awarded a grant under this section to:

(1) leverage additional funding from private sources in an amount that is at least equal to the amount of the grant awarded under this section; [and]

(2) provide evidence of significant coordination and collaboration between the entity, local mental health authorities, municipalities, local law enforcement agencies, and other community stakeholders in establishing or expanding a community collaborative funded by a grant awarded under this section; and

(3) provide evidence of a local law enforcement policy to divert appropriate persons from jails or other detention facilities to an entity affiliated with a community collaborative for the purpose of providing services to those persons.

SECTION 2.04. Chapter 539, Government Code, is amended by adding Section 539.0051 to read as follows:

Sec. 539.0051. PLAN REQUIRED FOR CERTAIN COMMUNITY COLLABORATIVES. (a) The governing body of a county shall develop and make public a plan detailing:

(1) how local mental health authorities, municipalities, local law enforcement agencies, and other community stakeholders in the county could coordinate to establish or expand a community collaborative to accomplish the goals of Section 539.002;

(2) how entities in the county may leverage funding from private sources to accomplish the goals of Section 539.002 through the formation or expansion of a community collaborative;

and

(3) how the formation or expansion of a community collaborative could establish or support resources or services to help local law enforcement agencies to divert persons who have been arrested to appropriate mental health care or substance abuse treatment.

(b) The governing body of a county in which an entity that received a grant under Section 539.002 before September 1, 2017, is located is not required to develop a plan under Subsection (a).

(c) Two or more counties, each with a population of less than 100,000, may form a joint plan under Subsection (a).

ARTICLE 3. BAIL, PRETRIAL RELEASE, AND COUNTY JAIL STANDARDS

SECTION 3.01. The heading to Article 17.032, Code of Criminal Procedure, is amended to read as follows:

Art. 17.032. RELEASE ON PERSONAL BOND OF CERTAIN [MENTALLY ILL] DEFENDANTS WITH MENTAL ILLNESS OR INTELLECTUAL DISABILITY.

SECTION 3.02. Articles 17.032(b) and (c), Code of Criminal Procedure, are amended to read as follows:

(b) A magistrate shall release a defendant on personal bond unless good cause is shown otherwise if the:

(1) defendant is not charged with and has not been previously convicted of a violent offense;

(2) defendant is examined by the local mental health or intellectual and developmental disability [mental retardation] authority or another mental health expert under Article 16.22 [of this code];

(3) applicable expert, in a written assessment submitted to the magistrate under Article 16.22:

(A) concludes that the defendant has a mental illness or is a person with an intellectual disability [mental retardation] and is nonetheless competent to stand trial; and

(B) recommends mental health treatment or

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intellectual disability treatment for the defendant, as applicable; and

(4) magistrate determines, in consultation with the local mental health or intellectual and developmental disability [mental retardation] authority, that appropriate community-based mental health or intellectual disability [mental retardation] services for the defendant are available through the [Texas] Department of State [Mental] Health Services [and Mental Retardation] under Section 534.053, Health and Safety Code, or through another mental health or intellectual disability [mental retardation] services provider.

(c) The magistrate, unless good cause is shown for not requiring treatment, shall require as a condition of release on personal bond under this article that the defendant submit to outpatient or inpatient mental health or intellectual disability [mental retardation] treatment as recommended by the local mental health or intellectual and developmental disability [mental retardation] authority if the defendant's:

(1) mental illness or intellectual disability [mental retardation] is chronic in nature; or

(2) ability to function independently will continue to deteriorate if the defendant is not treated.

SECTION 3.03. Article 25.03, Code of Criminal Procedure, is amended to read as follows:

Art. 25.03. IF ON BAIL IN FELONY. When the accused, in case of felony, is on bail at the time the indictment is presented, [it is not necessary to serve him with a copy, but] the clerk shall [on request] deliver a copy of the indictment [same] to the accused or the accused's [his] counsel[,] at the earliest possible time.

SECTION 3.04. Article 25.04, Code of Criminal Procedure, is amended to read as follows:

Art. 25.04. IN MISDEMEANOR. In misdemeanors, the clerk

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shall deliver a copy of the indictment or information to the accused or the accused's counsel at the earliest possible time before trial [it shall not be necessary before trial to furnish the accused with a copy of the indictment or information; but he or his counsel may demand a copy, which shall be given as early as possible

SECTION 3.05. Section 511.009(a), Government Code, as amended by Chapters 281 (H.B. 875), 648 (H.B. 549), and 688 (H.B. 634), Acts of the 84th Legislature, Regular Session, 2015, is reenacted and amended to read as follows:

(a) The commission shall:

(1) adopt reasonable rules and procedures establishing minimum standards for the construction, equipment, maintenance, and operation of county jails;

(2) adopt reasonable rules and procedures establishing minimum standards for the custody, care, and treatment of prisoners;

(3) adopt reasonable rules establishing minimum standards for the number of jail supervisory personnel and for programs and services to meet the needs of prisoners;

(4) adopt reasonable rules and procedures establishing minimum requirements for programs of rehabilitation, education, and recreation in county jails;

(5) revise, amend, or change rules and procedures if necessary;

(6) provide to local government officials consultation on and technical assistance for county jails;

(7) review and comment on plans for the construction and major modification or renovation of county jails;

(8) require that the sheriff and commissioners of each county submit to the commission, on a form prescribed by the commission, an annual report on the conditions in each county jail

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within their jurisdiction, including all information necessary to determine compliance with state law, commission orders, and the rules adopted under this chapter;

(9) review the reports submitted under Subdivision (8) and require commission employees to inspect county jails regularly to ensure compliance with state law, commission orders, and rules and procedures adopted under this chapter;

(10) adopt a classification system to assist sheriffs and judges in determining which defendants are low-risk and consequently suitable participants in a county jail work release program under Article 42.034, Code of Criminal Procedure;

(11) adopt rules relating to requirements for segregation of classes of inmates and to capacities for county jails;

(12) require that the chief jailer of each municipal lockup submit to the commission, on a form prescribed by the commission, an annual report of persons under 17 years of age securely detained in the lockup, including all information necessary to determine compliance with state law concerning secure confinement of children in municipal lockups;

(13) at least annually determine whether each county jail is in compliance with the rules and procedures adopted under this chapter;

(14) require that the sheriff and commissioners court of each county submit to the commission, on a form prescribed by the commission, an annual report of persons under 17 years of age securely detained in the county jail, including all information necessary to determine compliance with state law concerning secure confinement of children in county jails;

(15) schedule announced and unannounced inspections of jails under the commission's jurisdiction using the risk assessment plan established under Section 511.0085 to guide the

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inspections process;

(16) adopt a policy for gathering and distributing to jails under the commission's jurisdiction information regarding:

(A) common issues concerning jail administration;

(B) examples of successful strategies for maintaining compliance with state law and the rules, standards, and procedures of the commission; and

(C) solutions to operational challenges for jails;

(17) report to the Texas Correctional Office on Offenders with Medical or Mental Impairments on a jail's compliance with Article 16.22, Code of Criminal Procedure;

(18) adopt reasonable rules and procedures establishing minimum requirements for jails to:

(A) determine if a prisoner is pregnant; and

(B) ensure that the jail's health services plan addresses medical and mental health care, including nutritional requirements, and any special housing or work assignment needs for persons who are confined in the jail and are known or determined to be pregnant;

(19) provide guidelines to sheriffs regarding contracts between a sheriff and another entity for the provision of food services to or the operation of a commissary in a jail under the commission's jurisdiction, including specific provisions regarding conflicts of interest and avoiding the appearance of impropriety; [and]

(20) adopt reasonable rules and procedures establishing minimum standards for prisoner visitation that provide each prisoner at a county jail with a minimum of two in-person, noncontact visitation periods per week of at least 20

minutes duration each;

(21) [(20)] require the sheriff of each county to:

(A) investigate and verify the veteran status of each prisoner by using data made available from the Veterans Reentry Search Service (VRSS) operated by the United States Department of Veterans Affairs or a similar service; and

(B) use the data described by Paragraph (A) to assist prisoners who are veterans in applying for federal benefits or compensation for which the prisoners may be eligible under a program administered by the United States Department of Veterans Affairs;

(22) [(20)] adopt reasonable rules and procedures regarding visitation of a prisoner at a county jail by a guardian, as defined by Section 1002.012, Estates Code, that:

(A) allow visitation by a guardian to the same extent as the prisoner's next of kin, including placing the guardian on the prisoner's approved visitors list on the guardian's request and providing the guardian access to the prisoner during a facility's standard visitation hours if the prisoner is otherwise eligible to receive visitors; and

(B) require the guardian to provide the sheriff with letters of guardianship issued as provided by Section 1106.001, Estates Code, before being allowed to visit the prisoner; and

(23) adopt reasonable rules and procedures to ensure the safety of prisoners, including rules and procedures that require a county jail to:

(A) give prisoners the ability to access a mental health professional at the jail through a telemental health service 24 hours a day;

(B) give prisoners the ability to access a health professional at the jail or through a telehealth service 24 hours a

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day or, if a health professional is unavailable at the jail or through a telehealth service, provide for a prisoner to be transported to access a health professional; and

(C) if funding is available under Section 511.019, install automated electronic sensors or cameras to ensure accurate and timely in-person checks of cells or groups of cells confining at-risk individuals.

SECTION 3.06. Section 511.009, Government Code, is amended by adding Subsection (d) to read as follows:

(d) The commission shall adopt reasonable rules and procedures establishing minimum standards regarding the continuity of prescription medications for the care and treatment of prisoners. The rules and procedures shall require that a qualified medical professional shall review as soon as possible any prescription medication a prisoner is taking when the prisoner is taken into custody.

SECTION 3.07. Chapter 511, Government Code, is amended by adding Sections 511.019, 511.020, and 511.021 to read as follows:

Sec. 511.019. PRISONER SAFETY FUND. (a) The prisoner safety fund is a dedicated account in the general revenue fund.

(b) The prisoner safety fund consists of:

(1) appropriations of money to the fund by the legislature; and

(2) gifts, grants, including grants from the federal government, and other donations received for the fund.

(c) Money in the fund may be appropriated only to the commission to pay for capital improvements that are required under Section 511.009(a)(23).

(d) The commission by rule may establish a grant program to provide grants to counties to fund capital improvements described by Subsection (c). The commission may only provide a grant to a county for capital improvements to a county jail with a capacity of

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not more than 96 prisoners.

Sec. 511.020. SERIOUS INCIDENTS REPORT. (a) On or before the fifth day of each month, the sheriff of each county shall report to the commission regarding the occurrence during the preceding month of any of the following incidents involving a prisoner in the county jail:

(1) a suicide;

(2) an attempted suicide;

(3) a death;

(4) a serious bodily injury, as that term is defined by Section 1.07, Penal Code;

(5) an assault;

(6) an escape;

(7) a sexual assault; and

(8) any use of force resulting in bodily injury, as that term is defined by Section 1.07, Penal Code.

(b) The commission shall prescribe a form for the report required by Subsection (a).

(c) The information required to be reported under Subsection (a)(8) may not include the name or other identifying information of a county jailer or jail employee.

(d) The information reported under Subsection (a) is public information subject to an open records request under Chapter 552.

Sec. 511.021. INDEPENDENT INVESTIGATION OF DEATH OCCURRING IN COUNTY JAIL. (a) On the death of a prisoner in a county jail, the commission shall appoint a law enforcement agency, other than the local law enforcement agency that operates the county jail, to investigate the death as soon as possible.

(b) The commission shall adopt any rules necessary relating to the appointment of a law enforcement agency under Subsection (a), including rules relating to cooperation between law enforcement agencies and to procedures for handling evidence.

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SECTION 3.08. The changes in law made by this article to Article 17.032, Code of Criminal Procedure, apply only to a personal bond that is executed on or after the effective date of this Act. A personal bond executed before the effective date of executed, and the former law is continued in effect for that purpose.

SECTION 3.09. Not later than January 1, 2018, the Commission on Jail Standards shall:

(1) adopt the rules and procedures required by Section 511.009(d), Government Code, as added by this article, and the rules required by Section 511.021(b), Government Code, as added by this article; and

(2) prescribe the form required by Section 511.020(b), Government Code, as added by this article.

SECTION 3.10. Not later than September 1, 2018, the Commission on Jail Standards shall adopt the rules and procedures required by Section 511.009(a)(23), Government Code, as added by this article. On and after September 1, 2020, a county jail shall comply with any rule or procedure adopted by the Commission on Jail Standards under that subdivision.

SECTION 3.11. To the extent of any conflict, this Act prevails over another Act of the 85th Legislature, Regular Session, 2017, relating to nonsubstantive additions to and corrections in enacted codes.

ARTICLE 4. PEACE OFFICER AND COUNTY JAILER TRAINING

SECTION 4.01. Chapter 511, Government Code, is amended by adding Section 511.00905 to read as follows:

Sec. 511.00905. JAIL ADMINISTRATOR POSITION; EXAMINATION REQUIRED. (a) The Texas Commission on Law Enforcement shall develop and the commission shall approve an examination for a person assigned to the jail administrator position overseeing a county jail.

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(b) The commission shall adopt rules requiring a person, other than a sheriff, assigned to the jail administrator position overseeing a county jail to pass the examination not later than the 180th day after the date the person is assigned to that position. The rules must provide that a person who fails the examination may be immediately removed from the position and may not be reinstated until the person passes the examination.

(c) The sheriff of a county shall perform the duties of the jail administrator position at any time there is not a person available who satisfies the examination requirements of this section.

(d) A person other than a sheriff may not serve in the jail administrator position of a county jail unless the person satisfies the examination requirement of this section.

SECTION 4.02. Section 1701.253, Occupations Code, is amended by amending Subsection (j) and adding Subsection (n) to read as follows:

commission shall require an officer to complete a 40-hour statewide education and training program on de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments. An officer shall complete the program not later than the second anniversary of the date the officer is licensed under this chapter or the date the officer applies for an intermediate proficiency certificate, whichever date is earlier. An officer may not satisfy the requirements of this subsection [section] or Section 1701.402(g) by taking an online course on de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments.

(n) As part of the minimum curriculum requirements, the commission shall require an officer to complete a statewide education and training program on de-escalation techniques to facilitate interaction with members of the public, including

techniques for limiting the use of force resulting in bodily injury.

SECTION 4.03. Section 1701.310(a), Occupations Code, is amended to read as follows:

(a) Except as provided by Subsection (e), a person may not be appointed as a county jailer, except on a temporary basis, unless the person has satisfactorily completed a preparatory training program, as required by the commission, in the operation of a county jail at a school operated or licensed by the commission. The training program must consist of at least eight hours of mental health training approved by the commission and the Commission on Jail Standards.

SECTION 4.04. Section 1701.352(b), Occupations Code, is amended to read as follows:

(b) The commission shall require a state, county, special district, or municipal agency that appoints or employs peace officers to provide each peace officer with a training program at least once every 48 months that is approved by the commission and consists of:

(1) topics selected by the agency; and

(2) for an officer holding only a basic proficiency certificate, not more than 20 hours of education and training that contain curricula incorporating the learning objectives developed by the commission regarding:

(A) civil rights, racial sensitivity, and cultural diversity;

(B) de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments; [and]

(C) de-escalation techniques to facilitate interaction with members of the public, including techniques for limiting the use of force resulting in bodily injury; and

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(D) unless determined by the agency head to be inconsistent with the officer's assigned duties:

(i) the recognition and documentation of cases that involve child abuse or neglect, family violence, and sexual assault; and

(ii) issues concerning sex offender characteristics.

SECTION 4.05. Section 1701.402, Occupations Code, is amended by adding Subsection (n) to read as follows:

(n) As a requirement for an intermediate proficiency certificate or an advanced proficiency certificate, an officer must complete the education and training program regarding de-escalation techniques to facilitate interaction with members of the public established by the commission under Section 1701.253(n).

SECTION 4.06. Not later than March 1, 2018, the Texas Commission on Law Enforcement shall develop and the Commission on Jail Standards shall approve the examination required by Section 511.00905, Government Code, as added by this article.

SECTION 4.07. (a) Not later than March 1, 2018, the Texas Commission on Law Enforcement shall establish or modify training programs as necessary to comply with Section 1701.253, Occupations Code, as amended by this article.

(b) The minimum curriculum requirements under Section 1701.253(j), Occupations Code, as amended by this article, apply only to a peace officer who first begins to satisfy those requirements on or after April 1, 2018.

SECTION 4.08. (a) Section 1701.310, Occupations Code, as amended by this article, takes effect January 1, 2018.

(b) A person in the position of county jailer on September 1, 2017, must comply with Section 1701.310(a), Occupations Code, as amended by this article, not later than August 31, 2021.

ARTICLE 5. MOTOR VEHICLE STOPS, RACIAL PROFILING, AND ISSUANCE OF

CITATIONS

SECTION 5.01. Article 2.132, Code of Criminal Procedure, is amended by amending Subsections (b) and (d) and adding Subsection (h) to read as follows:

(b) Each law enforcement agency in this state shall adopt a detailed written policy on racial profiling. The policy must:

(1) clearly define acts constituting racial profiling;

(2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;

(3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;

(4) provide public education relating to the agency's compliment and complaint process, including providing the telephone number, mailing address, and e-mail address to make a compliment or complaint with respect to each ticket, citation, or warning issued by a peace officer;

(5) require appropriate corrective action to be taken against a peace officer employed by the agency who, after an investigation, is shown to have engaged in racial profiling in violation of the agency's policy adopted under this article;

(6) require collection of information relating to motor vehicle stops in which a ticket, citation, or warning is issued and to arrests made as a result of those stops, including information relating to:

(A) the race or ethnicity of the individual detained;

(B) whether a search was conducted and, if so, whether the individual detained consented to the search; [and]

(C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;

(D) whether the peace officer used physical force that resulted in bodily injury, as that term is defined by Section 1.07, Penal Code, during the stop;

(E) the location of the stop; and

(F) the reason for the stop; and

(7) require the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:

(A) the Texas Commission on Law Enforcement; and

(B) the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

(d) On adoption of a policy under Subsection (b), a law enforcement agency shall examine the feasibility of installing video camera and transmitter-activated equipment in each agency law enforcement motor vehicle regularly used to make motor vehicle stops and transmitter-activated equipment in each agency law enforcement motorcycle regularly used to make motor vehicle stops. The agency also shall examine the feasibility of equipping each peace officer who regularly detains or stops motor vehicles with a body worn camera, as that term is defined by Section 1701.651, Occupations Code. If a law enforcement agency installs video or audio equipment or equips peace officers with body worn cameras as provided by this subsection, the policy adopted by the agency under Subsection (b) must include standards for reviewing video and audio documentation.

(h) A law enforcement agency shall review the data collected

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under Subsection (b)(6) to identify any improvements the agency could make in its practices and policies regarding motor vehicle stops.

SECTION 5.02. Article 2.133, Code of Criminal Procedure, is amended by amending Subsection (b) and adding Subsection (c) to read as follows:

(b) A peace officer who stops a motor vehicle for an alleged violation of a law or ordinance shall report to the law enforcement agency that employs the officer information relating to the stop, including:

(1) a physical description of any person operating the motor vehicle who is detained as a result of the stop, including:

(A) the person's gender; and

(B) the person's race or ethnicity, as stated by the person or, if the person does not state the person's race or ethnicity, as determined by the officer to the best of the officer's ability;

(2) the initial reason for the stop;

(3) whether the officer conducted a search as a result of the stop and, if so, whether the person detained consented to the search;

(4) whether any contraband or other evidence was discovered in the course of the search and a description of the contraband or evidence;

(5) the reason for the search, including whether:

(A) any contraband or other evidence was in plain view;

(B) any probable cause or reasonable suspicion existed to perform the search; or

(C) the search was performed as a result of the towing of the motor vehicle or the arrest of any person in the motor

vehicle;

(6) whether the officer made an arrest as a result of the stop or the search, including a statement of whether the arrest was based on a violation of the Penal Code, a violation of a traffic law or ordinance, or an outstanding warrant and a statement of the offense charged;

(7) the street address or approximate location of the stop; [and]

(8) whether the officer issued a verbal or written warning or a ticket or citation as a result of the stop; and

(9) whether the officer used physical force that resulted in bodily injury, as that term is defined by Section 1.07, Penal Code, during the stop.

(c) The chief administrator of a law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, is responsible for auditing reports under Subsection (b) to ensure that the race or ethnicity of the person operating the motor vehicle is being reported.

SECTION 5.03. Article 2.134(c), Code of Criminal Procedure, is amended to read as follows:

(c) A report required under Subsection (b) must be submitted by the chief administrator of the law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, and must include:

(1) a comparative analysis of the information compiled under Article 2.133 to:

(A) evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and persons who are not recognized as racial or ethnic minorities; [and]

(B) examine the disposition of motor vehicle

stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including any searches resulting from stops within the applicable jurisdiction; and

(C) evaluate and compare the number of searches resulting from motor vehicle stops within the applicable jurisdiction and whether contraband or other evidence was discovered in the course of those searches; and

(2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.

SECTION 5.04. Article 2.137, Code of Criminal Procedure, is amended to read as follows:

Art. 2.137. PROVISION OF FUNDING OR EQUIPMENT. (a) The Department of Public Safety shall adopt rules for providing funds or video and audio equipment to law enforcement agencies for the purpose of installing video and audio equipment in law enforcement motor vehicles and motorcycles or equipping peace officers with body worn cameras [as described by Article 2.135(a)(1)(A)], including specifying criteria to prioritize funding or equipment provided to law enforcement agencies. The criteria may include consideration of tax effort, financial hardship, available revenue, and budget surpluses. The criteria must give priority to:

(1) law enforcement agencies that employ peace officers whose primary duty is traffic enforcement;

(2) smaller jurisdictions; and

(3) municipal and county law enforcement agencies.

(b) The Department of Public Safety shall collaborate with an institution of higher education to identify law enforcement agencies that need funds or video and audio equipment for the purpose of installing video and audio equipment in law enforcement motor vehicles and motorcycles or equipping peace officers with

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body worn cameras [as described by Article 2.135(a)(1)(A)]. The collaboration may include the use of a survey to assist in developing criteria to prioritize funding or equipment provided to law enforcement agencies.

(c) To receive funds or video and audio equipment from the state for the purpose of installing video and audio equipment in law enforcement motor vehicles and motorcycles or equipping peace officers with body worn cameras [as described by Article 2.135(a)(1)(A)], the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency needs funds or video and audio equipment for that purpose.

(d) On receipt of funds or video and audio equipment from the state for the purpose of installing video and audio equipment in law enforcement motor vehicles and motorcycles or equipping peace officers with body worn cameras [as described by Article 2.135(a)(1)(A)], the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency has taken the necessary actions to use and is using [installed] video and audio equipment and body worn cameras for those purposes [as described by Article 2.135(a)(1)(A) and is using the equipment as required by Article 2.135(a)(1)].

SECTION 5.05. Article 2.1385(a), Code of Criminal Procedure, is amended to read as follows:

(a) If the chief administrator of a local law enforcement agency intentionally fails to submit the incident-based data as required by Article 2.134, the agency is liable to the state for a civil penalty in an [the] amount not to exceed $5,000 [of $1,000] for each violation. The attorney general may sue to collect a civil penalty under this subsection.

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SECTION 5.06. Article 2.135, Code of Criminal Procedure, is repealed.

SECTION 5.07. Articles 2.132 and 2.134, Code of Criminal Procedure, as amended by this article, apply only to a report covering a calendar year beginning on or after January 1, 2018.

SECTION 5.08. Not later than September 1, 2018, the Texas Commission on Law Enforcement shall:

(1) evaluate and change the guidelines for compiling and reporting information required under Article 2.134, Code of Criminal Procedure, as amended by this article, to enable the guidelines to better withstand academic scrutiny; and

(2) make accessible online:

(A) a downloadable format of any information submitted under Article 2.134(b), Code of Criminal Procedure, that is not exempt from public disclosure under Chapter 552, Government Code; and

(B) a glossary of terms relating to the information to make the information readily understandable to the public.

this Act takes effect September 1, 2017.

_____ _____ President of the Senate Speaker of the House

I hereby certify that S.B. No. 1849 passed the Senate on May 11, 2017, by the following vote: Yeas 31, Nays 0.

_____

Secretary of the Senate

I hereby certify that S.B. No. 1849 passed the House on May 20, 2017, by the following vote: Yeas 137, Nays 0, one present not voting.

ARTICLE 6. EFFECTIVE DATE

SECTION 6.01. Except as otherwise provided by this Act,

Approved:

_____

Date

_____

Governor

_____

Chief Clerk of the House

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(II) Responding to the Law

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Institutional Policy on Racial Profiling

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412.00 BIAS BASED PROFILING

The purpose of this policy is to reaffirm the Rockwall Police Department's commitment to unbiased policing in all its encounters between officer and any person, to reinforce procedures that serve to ensure public confidence and mutual trust through the provision of services in a fair and equitable fashion, and to protect our officers from unwarranted accusations of misconduct when they act within the dictates of departmental policy and the law.

A. It is the policy of this department to police in a proactive manner and, to aggressively investigate suspected violations of the law. Officers shall actively enforce state and federal laws in a responsible and professional manner, without regard to race, ethnicity or national origin. Officers are strictly prohibited from engaging in bias based profiling, and especially bias based profiling as defined in this policy. Bias based profiling is an unacceptable police tactic and will not be condoned.

B. This General Order is adopted in compliance with requirements of Articles 2.131 through 2.138, Texas Code of Criminal Procedure, which prohibits Texas peace officers from engaging in bias based profiling.

412.01 DEFINITIONS

A. Bias Based Profiling - A law enforcement-initiated action based on an individual's cultural group, sexual orientation, economic status, age, gender, background, or any other identifiable group rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity. Bias based profiling pertains to persons who are viewed as suspects or potential suspects of criminal behavior. The term is not relevant as it pertains to witnesses, complainants, persons needing assistance or other citizen contacts.

B. Race or Ethnicity – Persons of particular descent, including white, black, Hispanic or Latino, Asian or Pacific Islander, Alaska native or American Indian.

C. Acts Constituting Bias based profiling – Acts initiating law enforcement action, such as a traffic stop, a detention, a search, issuance of a citation or an arrest based solely upon an individual's race, ethnicity or national origin or on the basis of racial or ethnic stereotypes, rather than upon the individual's behavior, information identifying the individual as having possibly engaged in criminal activity, or other lawful reasons for the law enforcement action.

D. Motor Vehicle Contacts – Means an occasion in which a peace officer stops a motor vehicle for an alleged violation of law or ordinance.

412.02 PROHIBITION

A. Officers of the Rockwall Police Department are strictly prohibited from engaging in bias based profiling. The prohibition against bias based profiling does not preclude the use of race, ethnicity or national origin as factors in such a decision when used as part of a description of a suspect or witness for whom an officer is searching.

B. Officers of the Rockwall Police Department shall not engage in profiling based solely on gender, sexual orientation, religion, economic status, age, culture or any other identifiable group.

412.03 COMPLAINT PROCESS

A. No person shall be discouraged, intimidated or coerced from filing a complaint, nor discriminated against because they filed such a complaint.

B. Any person who believes that a peace officer employed by the Rockwall Police Department has engaged in bias based profiling with respect to that person, may file a complaint in accordance with the provisions of General Order 507, Complaint Processing and Investigation.

1. An employee who is contacted regarding a complaint against an officer shall follow the procedures set forth in General Orders 507, Section 507.01, Action upon Receipt of Complaint.
2. Citizens who appear in person wishing to file a complaint shall be provided with a departmental brochure, “Bias Based Profiling Complaint Procedures”. Brochures are maintained in the Rockwall Police Department lobby and at Rockwall City Hall. Citizens may also be directed to the departmental website to file a complaint.

C. Any supervisor who becomes aware of an alleged or suspected violation of the General Order shall report the alleged violation in accordance with General Order 504, Responsibilities in Internal Complaints, Section 504.01, Supervisors Responsibilities.

D. Complaints of bias based profiling shall be investigated by the Internal Affairs Division, unless otherwise directed by the Chief of Police. A log of all Bias based profiling Complaints will be maintained by the Internal Affairs Division.

412.04 DISCIPLINARY AND CORRECTIVE ACTIONS

A. Any officer of this department, who is found, after investigation, to have engaged in bias based profiling in violation of the General Order, may be subject to disciplinary action, up to and including termination. Disciplinary or corrective actions may include diversity, sensitivity or other appropriate training or counseling, as determined by the Chief of Police.

412.05 PUBLIC EDUCATION

A. This department shall provide education to the public concerning the bias based profiling complaint process. The primary method of public education shall be through a brochure, “Bias Based Profiling Complaint Procedures”, which are maintained in the lobby of the Rockwall Police Department and at the Rockwall City Hall. These brochures are available in both English and Spanish versions. Other education methods may be utilized to inform the public include local newspapers, news media, service or civic presentations, the Internet, as well as City Council Meetings.

B. This department shall provide public education relating to our agency’s compliment and complaint process, including providing the:

1. Telephone number
2. Mailing address
3. Email address

412.06 COLLECTION OF INFORMATION AND ANNUAL REPORT WHEN CITATION ISSUED, ARREST MADE, OR WARNING ISSUED

A. For each motor vehicle contact in which a citation or warning is issued and/or for each arrest resulting from a motor vehicle contact, an officer involved in the stop shall collect the following information:

1. The physical description of any person operating the motor vehicle who is being detained as well as a result of the stop, including:

a. Gender
b. Race or Ethnicity (as stated by the person or as determined by the officer to the best of the officer's ability)

2. Race or Ethnicity means the following categories:

a. White
b. Black
c. Hispanic or Latino
d. Asian or Pacific Islander
e. Alaska Native or American Indian

3. Initial reason for the stop:

a. Violation of the law
b. Pre-existing knowledge (i.e. warrant)
c. Moving Traffic Violation
d. Vehicle Traffic Violation (Equipment, Inspection, Registration)

4. If a search was conducted as a result of the stop?

a. If so, did the person detained consent to the search?

5. Was contraband or other evidence discovered as a result of the search?
6. Description of the contraband or evidence found?

a. Illegal drugs/drug paraphernalia
b. Currency
c. Weapons
d. Alcohol
e. Stolen Property
f. Other

7. Reason for search:

a. Consent
b. Contraband/Evidence in Plain Sight
c. Probable Cause or Reasonable Suspicion
d. Inventory Search Performed as a Result of Towing
e. Incident to Arrest/Warrant

8. Information on arrests:

a. Did officer make an arrest as a result of the stop or search?
b. Reasons for Arrest:
    i. Violation of Penal Code
    ii. Violation of Traffic Law
    iii. Violation of City Ordinance
    iv. Outstanding Warrant

9. Street address or approximate location of the stop:

a. City Street
b. US Highway
c. County Road
d. Private Property or Other

10. Verbal or Written Warning or a Ticket or Citation as a result of the stop?

11. Whether the peace officer used physical force that resulted in bodily injury, as that term is defined by Section 1.07, Penal Code ("means physical pain, illness, or any impairment of physical condition"), during the stop;

    a. The location of the stop, and
    b. The reason for the stop

B. The information collected shall be entered in to a database by entering Bias Based Profiling data utilizing the in-car Mobile Data Computer (MDC) or the computers available in the department. All contacts requiring Bias Based Profiling data collection must be entered.

    1. In the event the data is unable to be collected electronically, the data will be recorded on temporary forms and entered in the database at a later date.

C. The Assistant Chief of Police shall ensure all Bias Based Profiling Data is collected and reported to the Chief of Police. The data collected shall be compiled in an annual report covering the period January 1 through December 31 of each year, and shall be submitted to the governing body of the City of Rockwall no later than March 1 of the following year. The report must include:

    1. A comparative analysis of the information compiled (under Article 2.133):

        a. Evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and persons who are not recognized as racial or ethnic minorities;
        b. Examine the disposition of motor vehicle stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including any searches resulting from stops within the applicable jurisdiction;
        c. Evaluate and compare the number of searches resulting from motor vehicle stops within the applicable jurisdiction and whether contraband or other evidence was discovered in the course of those searches (SEARCH ANALYSIS).

    2. Information related to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.
    3. Number of searches that were consensual;
    4. Number of citations that resulted in custodial arrest; and
    5. Public education efforts concerning the Bias Based Profiling complaint process.

D. The annual report shall not include identifying information about any individual stopped or arrested, and shall not include identifying information about any peace officer involved in a stop or arrest.

E. Bias based profiling Data will also be reported to the Texas Commission on Law Enforcement (TCOLE) by March 1 of each year, following the Commission's prescribed format.

412.07 AUDIO AND VIDEO EQUIPMENT

A. Each motor vehicle regularly used by this department to make motor vehicle contacts shall be equipped with a mobile video camera system capable of recording video and audio, and each motorcycle regularly used by this department to make motor vehicle contacts shall be equipped with video and audio recording equipment.

B. Each motor vehicle contact made by an officer of this department capable of being recorded by video and audio, shall be recorded, both on the in car video and issued body worn camera.

C. Supervisors and officers shall ensure that mobile video camera equipment and/or audio equipment is properly functioning prior to commencing their tour of duty. Police units with malfunctioning or inoperable mobile video camera equipment shall not be utilized under normal circumstances.

D. This department shall retain the video and audiotape of each motor vehicle stop.. If a complaint is filed with this department alleging that one of our officers has engaged in bias based profiling with respect to a motor vehicle contact, this department shall retain the video and audiotapes, or the audiotape of the stop until final disposition of the complaint.

412.08 REVIEW OF VIDEO AND AUDIO DOCUMENTATION

A. The Patrol Lieutenants shall ensure that all audio and recordings are properly stored and retained in accordance with applicable laws and this General Order.

B. If a complaint is received alleging that an officer has engaged in bias based profiling, the audio/video recording shall be forwarded through the Chain of Command to the Internal Affairs Division. The Internal Affairs Division shall retain the video until final disposition of the complaint has been made.

C. Supervisors will ensure officers of this department are recording their motor vehicle contacts. A recording of each officer will be reviewed at least once every thirty (30) days.

1. Written documentation shall include:

   a. The names of the officers whose contacts were reviewed;
   b. The date(s) of the videos reviewed;
   c. The date the actual review was conducted; and
   d. The name of the person conducting the review.

2. The Patrol Division Lieutenants shall forward the required documentation to the Internal Affairs Division.
3. The Internal Affairs Division shall maintain a file of all video review documentation performed, in compliance with this General Order.

D. In reviewing audio and video recordings, the Patrol Division Lieutenant or his designee, shall seek to determine if the officer(s) reviewed have engaged in a pattern of Bias Based Profiling, which includes multiple acts constituting bias based profiling for which there no reasonable, credible explanation is based on established police and law enforcement procedures.

E. This agency shall review the data collected to identify any improvements this agency could make in its practices and policies regarding motor vehicle stops.

412.09 TRAINING

A. Each peace officer employed by the department shall complete the comprehensive education and training program on bias based profiling established by the Texas Commission of Law Enforcement (TCOLE) no later than the second anniversary of the date the officer was licensed, or the date the officer applies for an Intermediate Proficiency Certificate, whichever date is earlier. A person, who on September 1, 2001, held a TCOLE Intermediate Proficiency Certificate, or who had held a peace officer license issued by TCOLE for at least two years, shall complete a TCOLE training and education program on bias based profiling not later than September 1, 2003.

B. The Chief of Police shall, in completing the training required by Section 96.941, Texas Education Code, complete the program on Bias Based Profiling established by the Bill Blackwood Law Enforcement Management Institute of Texas (LEMIT), not later than September 1, 2003.

Complaint Process: Informing the Public and Addressing Allegations of Racial Profiling Practices

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Informing the Public on the Process of Filing a Racial Profiling Complaint with the Rockwall Police Department

The Texas Racial Profiling Law requires that police agencies provide information to the public regarding the manner in which to file a racial profiling complaint. In an effort to comply with this particular component, the Rockwall Police Department launched an educational campaign aimed at informing the public on issues relevant to the racial profiling complaint process.

The police department made available, in the lobby area and on its web site, information relevant to filing a complaint on a racial profiling violation by a Rockwall Police officer. It is believed that through these efforts, the community has been properly informed of the new policies and the complaint processes relevant to racial profiling.

Racial Profiling Training

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Racial Profiling Training

Since 2002, all Rockwall Police officers have been instructed, as specified in the Texas Racial Profiling Law, to adhere to all Texas Commission on Law Enforcement (TCOLE) training and the Law Enforcement Management Institute of Texas (LEMIT) requirements. To date, all sworn officers of the Rockwall Police Department have completed the TCOLE basic training on racial profiling. The main outline used to train the officers of Rockwall has been included in this report.

It is important to recognize that the Chief of the Rockwall Police Department has also met the training requirements, as specified by the Texas Racial Profiling Law, in the completion of the LEMIT program on racial profiling. The satisfactory completion of the racial profiling training by the sworn personnel of the Rockwall Police Department fulfills the training requirement as specified in the Education Code (96.641) of the Texas Racial Profiling Law.

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Racial Profiling
Course Number 3256
Texas Commission on Law Enforcement
September 2001

Racial Profiling 3256

Instructor's Note:
You may wish to teach this course in conjunction with Asset Forfeiture 3255 because of the related subject matter and applicability of the courses. If this course is taught in conjunction with Asset Forfeiture, you may report it under Combined Profiling and Forfeiture 3257 to reduce data entry.

Abstract

This instructor guide is designed to meet the educational requirement for racial profiling established by
legislative mandate: 77R-SB1074.

Target Population: Licensed law enforcement personnel in Texas

Prerequisites: Experience as a law enforcement officer

Length of Course: A suggested instructional time of 4 hours

Material Requirements: Overhead projector, chalkboard and/or flip charts, video tape player,
handouts, practical exercises, and demonstrations

Instructor Qualifications: Instructors should be very knowledgeable about traffic stop procedures and law enforcement issues

Evaluation Process and Procedures

An examination should be given. The instructor may decide upon the nature and content of the
examination. It must, however, sufficiently demonstrate the mastery of the subject content by the
student.

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Reference Materials
Reference materials are located at the end of the course. An electronic copy of this instructor guide
may be downloaded from our web site at http://www.tcleose.state.tx.us.

Racial Profiling 3256

1.0 RACIAL PROFILING AND THE LAW

1.1 UNIT GOAL: The student will be able to identify the legal aspects of racial profiling.

1.1.1 LEARNING OBJECTIVE: The student will be able to identify the legislative requirements placed upon peace officers and law enforcement agencies regarding racial profiling.

Racial Profiling Requirements:
Racial profiling CCP 3.05
Racial profiling prohibited CCP 2.131
Law enforcement policy on racial profiling CCP 2.132
Reports required for traffic and pedestrian stops CCP 2.133
Liability CCP 2.136
Racial profiling education for police chiefs Education Code 96.641
Training program Occupations Code 1701.253
Training required for intermediate certificate Occupations Code 1701.402
Definition of "race or ethnicity" for form Transportation Code 543.202

A. Written departmental policies
1. Definition of what constitutes racial profiling
2. Prohibition of racial profiling
3. Complaint process
4. Public education
5. Corrective action
6. Collection of traffic-stop statistics
7. Annual reports

B. Not prima facie evidence

C. Feasibility of use of video equipment

D. Data does not identify officer

E. Copy of complaint-related video evidence to officer in question

F. Vehicle stop report
1. Physical description of detainees: gender, race or ethnicity
2. Alleged violation

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3. Consent to search
4. Contraband
5. Facts supporting probable cause
6. Arrest
7. Warning or citation issued

G. Compilation and analysis of data

H. Exemption from reporting – audio/video equipment

I. Officer non-liability

J. Funding

K. Required training in racial profiling
1. Police chiefs
2. All holders of intermediate certificates and/or two-year-old licenses as of 09/01/2001 (training to be completed no later than 09/01/2003) – see legislation 77R-SB1074

1.1.2 LEARNING OBJECTIVE: The student will become familiar with Supreme Court decisions and other court decisions involving appropriate actions in traffic stops.

A. Whren v. United States, 517 U.S. 806, 116 S.Ct. 1769 (1996)
1. Motor vehicle search exemption
2. Traffic violation acceptable as pretext for further investigation
3. Selective enforcement can be challenged

B. Terry v. Ohio, 392 U.S. 1, 88 S.Ct. 1868 (1968)
1. Stop & Frisk doctrine
2. Stopping and briefly detaining a person
3. Frisk and pat down

C. Other cases
1. Pennsylvania v. Mimms, 434 U.S. 106, 98 S.Ct. 330 (1977)
2. Maryland v. Wilson, 117 S.Ct. 882 (1997)
3. Graham v. State, 119 MdApp 444, 705 A.2d 82 (1998)
4. Pryor v. State, 122 Md.App. 671 (1997) cert. denied 352 Md. 312, 721 A.2d 990 (1998)
5. Ferris v. State, 355 Md. 356, 735 A.2d 491 (1999)
6. New York v. Belton, 453 U.S. 454 (1981)

2.0 RACIAL PROFILING AND THE COMMUNITY

2.1 UNIT GOAL: The student will be able to identify logical and social arguments against racial profiling.

2.1.1 LEARNING OBJECTIVE: The student will be able to identify logical and social arguments against racial profiling.

A. There are appropriate reasons for unusual traffic stops (suspicious behavior, the officer's intuition, MOs, etc.), but police work must stop short of cultural stereotyping and racism

B. Racial profiling would result in criminal arrests, but only because it would target all members of a race randomly – the minor benefits would be far outweighed by the distrust and anger towards law enforcement by minorities and the public as a whole

C. Racial profiling is self-fulfilling bad logic: if you believed that minorities committed more crimes, then you might look for more minority criminals, and find them in disproportionate numbers

D. Inappropriate traffic stops generate suspicion and antagonism towards officers and make future stops more volatile – a racially-based stop today can throw suspicion on tomorrow's legitimate stop

E. By focusing on race, you would not only be harassing innocent citizens, but overlooking criminals of all races and backgrounds – it is a waste of law enforcement resources

3.0 RACIAL PROFILING VERSUS REASONABLE SUSPICION

3.1 UNIT GOAL: The student will be able to identify the elements of both inappropriate and appropriate traffic stops.

3.1.1 LEARNING OBJECTIVE: The student will be able to identify elements of a racially motivated traffic stop.

A. Most race-based complaints come from vehicle stops, often since race is used as an inappropriate substitute for drug courier profile elements

B. "DWB" – "Driving While Black" – a nickname for the public perception that a Black person may be stopped solely because of their race (especially with the suspicion that they are a drug
courier), often extended to other minority groups or activities as well ("Driving While Brown," "Flying While Black," etc.)

C. A typical traffic stop resulting from racial profiling
1. The vehicle is stopped on the basis of a minor or contrived traffic violation which is used as a pretext for closer inspection of the vehicle, driver, and passengers
2. The driver and passengers are questioned about things that do not relate to the traffic violation

3. The driver and passengers are ordered out of the vehicle
4. The officers visually check all observable parts of the vehicle
5. The officers proceed on the assumption that drug courier work is involved by detaining the driver and passengers by the roadside
6. The driver is asked to consent to a vehicle search – if the driver refuses, the officers use other procedures (waiting on a canine unit, criminal record checks, license-plate checks, etc.), and intimidate the driver (with the threat of detaining him/her, obtaining a warrant, etc.)

3.1.2 LEARNING OBJECTIVE: The student will be able to identify elements of a traffic stop which would constitute reasonable suspicion of drug courier activity.
A. Drug courier profile (adapted from a profile developed by the DEA)
1. Driver is nervous or anxious beyond the ordinary anxiety and cultural communication styles
2. Signs of long-term driving (driver is unshaven, has empty food containers, etc.)
3. Vehicle is rented
4. Driver is a young male, 20-35
5. No visible luggage, even though driver is traveling
6. Driver was over-reckless or over-cautious in driving and responding to signals
7. Use of air fresheners

B. Drug courier activity indicators by themselves are usually not sufficient to justify a stop

3.1.3 LEARNING OBJECTIVE: The student will be able to identify elements of a traffic stop which could constitute reasonable suspicion of criminal activity.
A. Thinking about the totality of circumstances in a vehicle stop

B. Vehicle exterior
1. Non-standard repainting (esp. on a new vehicle)
2. Signs of hidden cargo (heavy weight in trunk, windows do not roll down, etc.)
3. Unusual license plate suggesting a switch (dirty plate, bugs on back plate, etc.)
4. Unusual circumstances (pulling a camper at night, kids' bikes with no kids, etc.)

C. Pre-stop indicators
1. Not consistent with traffic flow
2. Driver is overly cautious, or driver/passengers repeatedly look at police car
3. Driver begins using a car- or cell-phone when signaled to stop
4. Unusual pull-over behavior (ignores signals, hesitates, pulls onto new street, moves objects in car, etc.)

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D. Vehicle interior
1. Rear seat or interior panels have been opened, there are tools or spare tire, etc.
2. Inconsistent items (anti-theft club with a rental, unexpected luggage, etc.)

Resources

Proactive Field Stops Training Unit – Instructor's Guide, Maryland Police and Correctional Training Commissions, 2001. (See Appendix A.)
Web address for legislation 77R-SB1074: http://tlo2.tlc.state.tx.us/tlo/77r/billtext/SB01074F.htm

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Report on Complaints

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Report on Complaints

The following table contains data regarding officers that have been the subject of a complaint, during the time period of 1/1/17---12/31/17, based on allegations outlining possible violations related to the Texas Racial Profiling Law. The final disposition of the case is also included.

X

A check above indicates that the Rockwall Police Department has not received any complaints, on any members of its police force, for having violated the Texas Racial Profiling Law during the time period of 1/1/17 ---- 12/31/17.

Complaints Filed for Possible Violations of The Texas Racial Profiling Law

Complaint No.	Alleged Violation			Disposition of the Case

Additional Comments:

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Tables Illustrating Traffic and Motor Vehicle-Related Contacts

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Tier 1 Data

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(I) Tier 1 Data

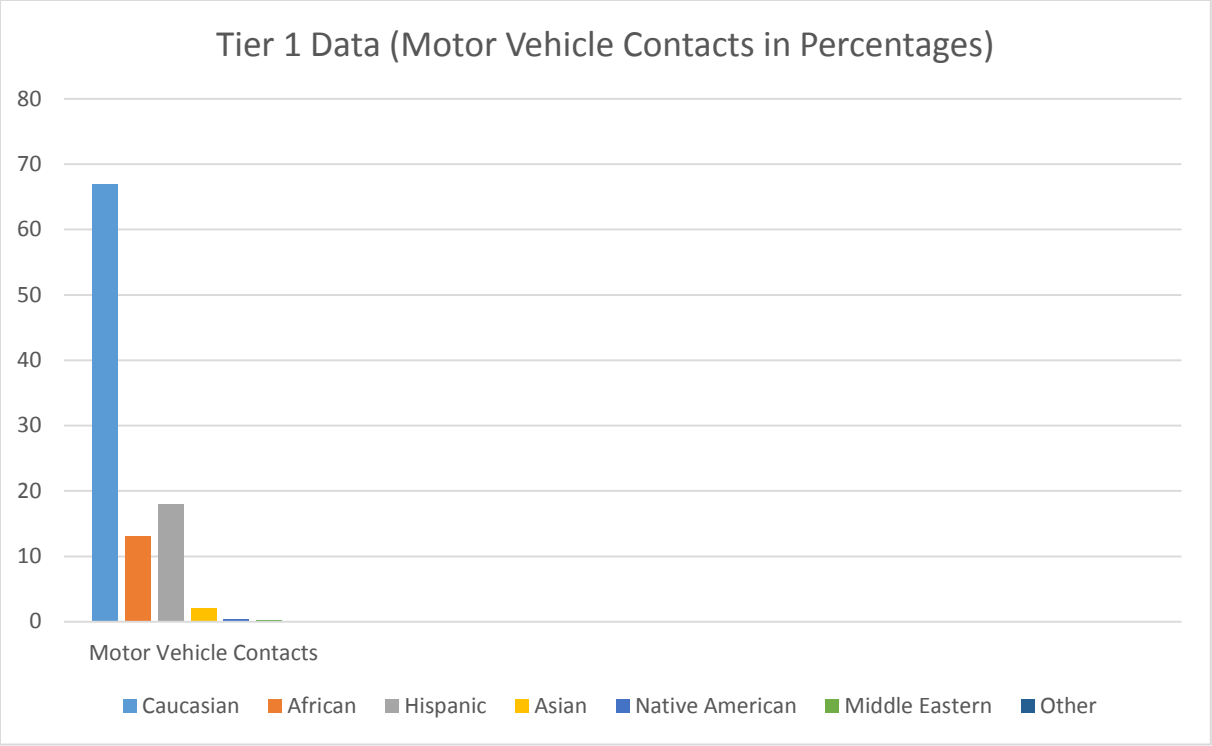
Motor Vehicle-Related Contact Information (1/1/17—12/31/17)

Race/Ethnicity*	Contacts		Searches		Consensual Searches		PC Searches		Custody Arrests	
	N	%	N	%	N	%	N	%	N	%
Caucasian	5,754	67	247	63	96	76	151	57	190	65
African	1,104	13	75	19	19	15	56	21	39	13
Hispanic	1,586	18	65	17	12	9	53	20	53	18
Asian	150	2	3	.8	0	0	3	1	3	1
Native American	33	.4	0	0	0	0	0	0	1	.3
Middle Eastern	15	.2	0	0	0	0	0	0	7	2
Other	3	.03	0	0	0	0	0	0	0	0
Total	8,645	100	390	100	127	100	263	100	293	100

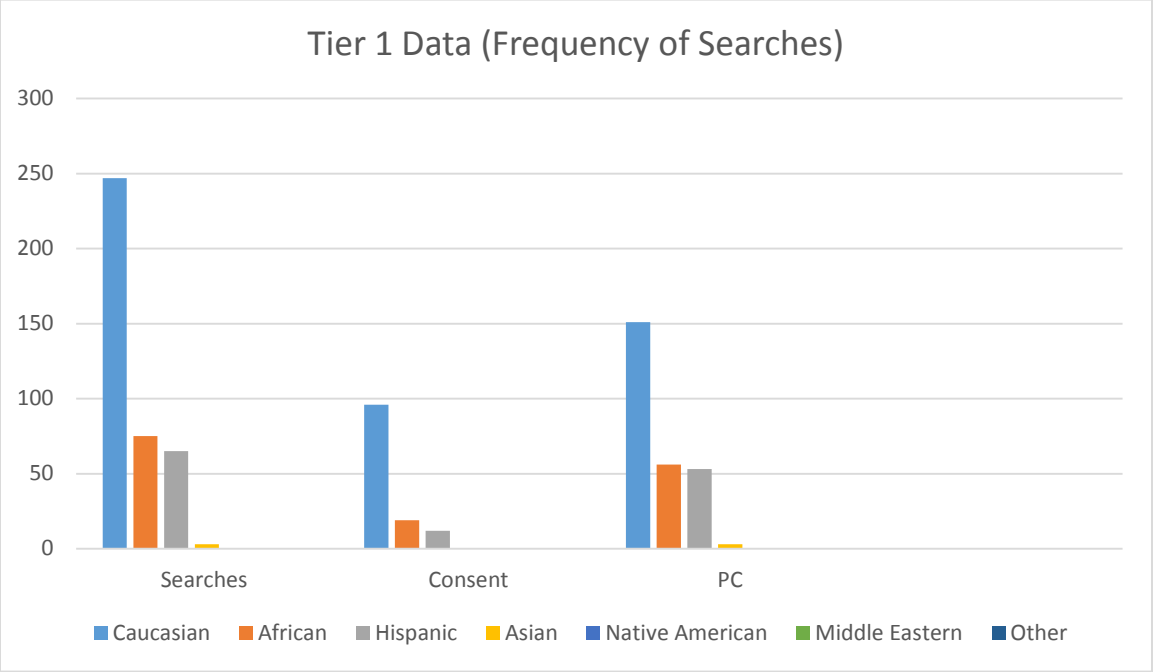
"N" represents "number" of traffic-related contacts

* Race/Ethnicity is defined by Senate Bill 1074 as being of a "particular descent, including Caucasian, African, Hispanic, Asian, Native American or Middle Eastern".

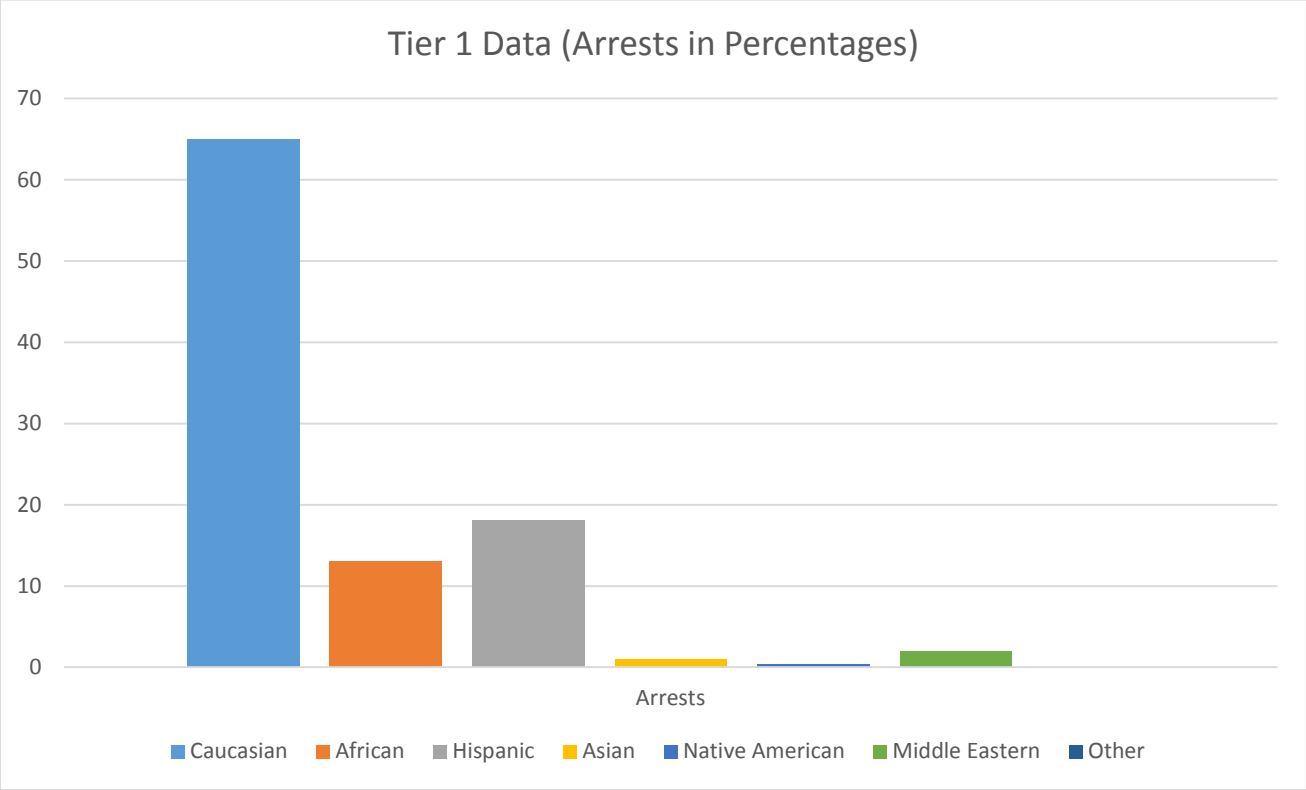
**Figure has been rounded


Tier 1 Data (Motor Vehicle Contacts in Percentages)
80
70
60
50
40
30
20
10
0
Motor Vehicle Contacts
Caucasian
African
Hispanic
Asian
Native American
Middle Eastern
Other

282


Tier 1 Data (Frequency of Searches)
300
250
200
150
100
50
0
Searches
Consent
PC
Caucasian
African
Hispanic
Asian
Native American
Middle Eastern
Other

283


Tier 1 Data (Arrests in Percentages)
70
60
50
40
30
20
10
0
Arrests
Caucasian
African
Hispanic
Asian
Native American
Middle Eastern
Other

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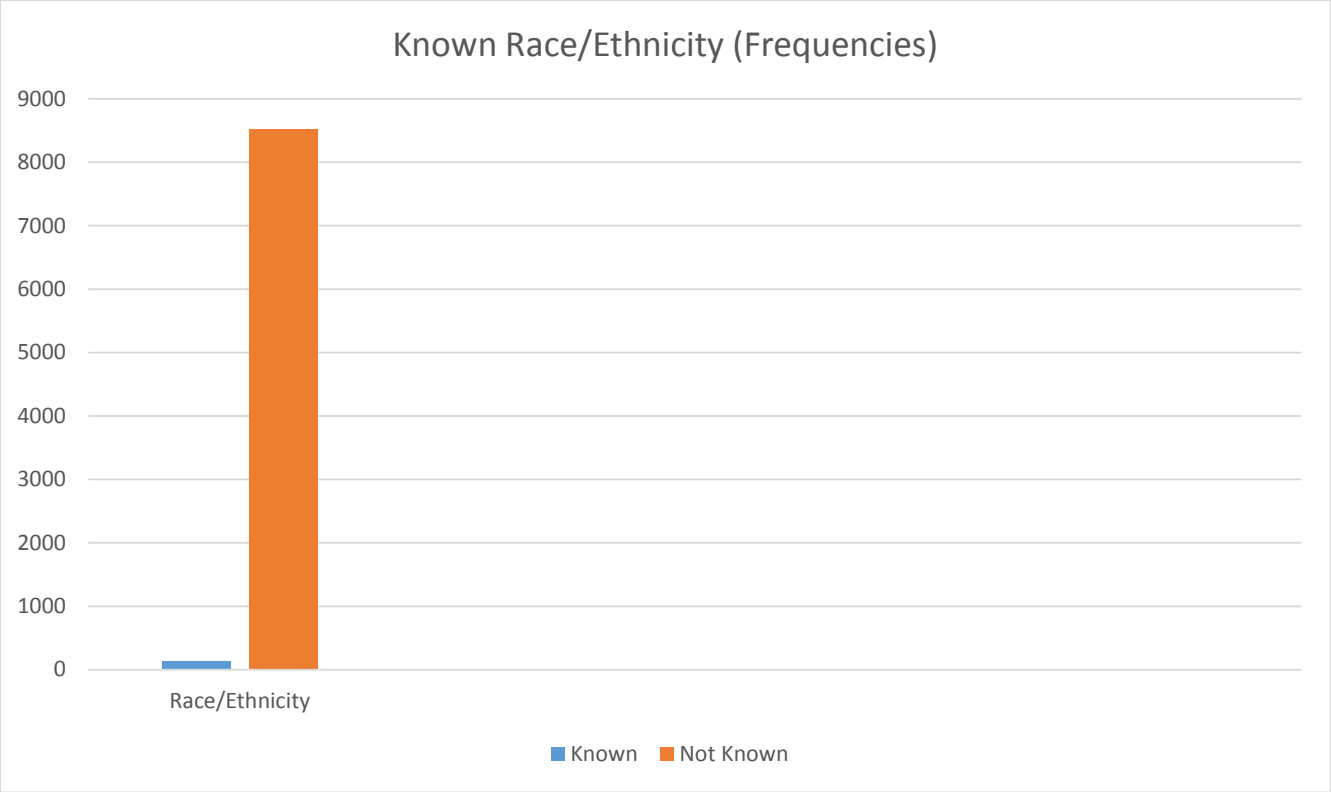
Total Number of Instances where Officers Knew/did not Know Race/Ethnicity of Individuals Before Being Detained (1/1/17--12/31/17)

Total Number of Instances where Officers <u>Knew</u> Race and Ethnicity of Individuals Before Being Detained	**Total Number of Instances where Officers <u>Did Not Know</u> the Race and Ethnicity of Individuals Before Being Detained**
128	8,517


Known Race/Ethnicity (Frequencies)
9000
8000
7000
6000
5000
4000
3000
2000
1000
0
Race/Ethnicity
Known
Not Known

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Tier 1 (Partial Exemption TCOLE Form)

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Partial Exemption Racial Profiling Reporting (Tier 1)

Department Name: **Rockwall Police Department**

Agency Number: 397204

Chief Administrator Name: Kirk Riggs

Reporting Name: Kirk Riggs

Contact Number: 972-772-6454

E-mail Address: kriggs@rockwall.com

Certification to Report 2.132 (Tier 1) – Partial Exemption

Policy Requirements (2.132(b) CCP): Each law enforcement agency in this state shall adopt a detailed written policy on racial profiling. The policy must:

(1) clearly define acts constituting racial profiling;

(2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;

(3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;

(4) provide public education relating to the agency's complaint process;

(5) require appropriate corrective action to be taken against a peace officer employed by the agency who, after an investigation, is shown

to have engaged in racial profiling in violation of the agency's policy adopted under this article;

(6) require collection of information relating to motor vehicle stops in which a citation is issued and to arrests made as a result of those stops, including information relating to:

(A) the race or ethnicity of the individual detained;

(B) whether a search was conducted and, if so, whether the individual detained consented to the search; and

(C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual; and

(7) require the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:

(A) the Commission on Law Enforcement Officer Standards and Education; and

(B) the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

These polices are in effect:

Kirk Riggs January 29, 2018

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Partial Exemption Racial Profiling Reporting

(Tier 1)

Video and Audio Equipment Exemption

Partial Exemption Claimed by (2.135(a) CCP):

☐X all cars regularly used for motor vehicle stops are equipped with video camera and transmitter-activated equipment and each motor stop is recorded and the recording of the stop is retained for at least 90 days after the stop.

OR

☐ In accordance with 2.135(a)(2) the agency has requested and not received funds to install the recording equipment

I claim this exemption

Kirk Riggs January 29, 2018

Partial Exemption Racial Profiling Reporting (Tier 1)

(This is the TCOLE recommended form. The form is not mandatory. The information contained in this form, however, is mandatory. You may use your form, but all information must be provided.)

If you claim a partial exemption you must submit a report that contains the following data or use this format to report the data.

Instructions: Please fill out all boxes. If zero, use 0.

1. Total on lines 4, 11, 14, and 17 Must be equal

2. Total on line 20 Must equal line 15

Number of Motor Vehicle Stops:

1. 8352 citation only

2. 145 arrest only

3. 148 both

4. 8645 Total

Race or Ethnicity:

5. 1104 African

6. 150 Asian

7. 5754 Caucasian

8. 1586 Hispanic

9. 15 Middle Eastern

10.36 Native American

11. 8645 Total

Race or Ethnicity Known Prior to Stop?

12. 128 Yes

13. 8517 No

14. 8645 Total

Search Conducted:

15. 390 Yes

16. 8255 No

17. 8645 Total

Was Search Consented?

18. 127 Yes

19. 263 No

20. 390 Total Must Equal # 15

Option to submit required data by utilizing agency report

You must submit your report in PDF format

Electronic Submission of data required by 2.132(b)(6) CCP

(6) require collection of information relating to motor vehicle stops in which a citation is issued and to arrests made as a result of those stops, including information relating to:

(A) the race or ethnicity of the individual detained;

(B) whether a search was conducted and, if so, whether the individual detained consented to the search; and

(C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual; and

This report meets the above requirements

_____

Chief Administrator Kirk Riggs Date: 1/29/18

Send entire documents electronically to this website

www.tcole.texas.gov

Tier 1 Baseline Comparison
(Fair Roads Standard)

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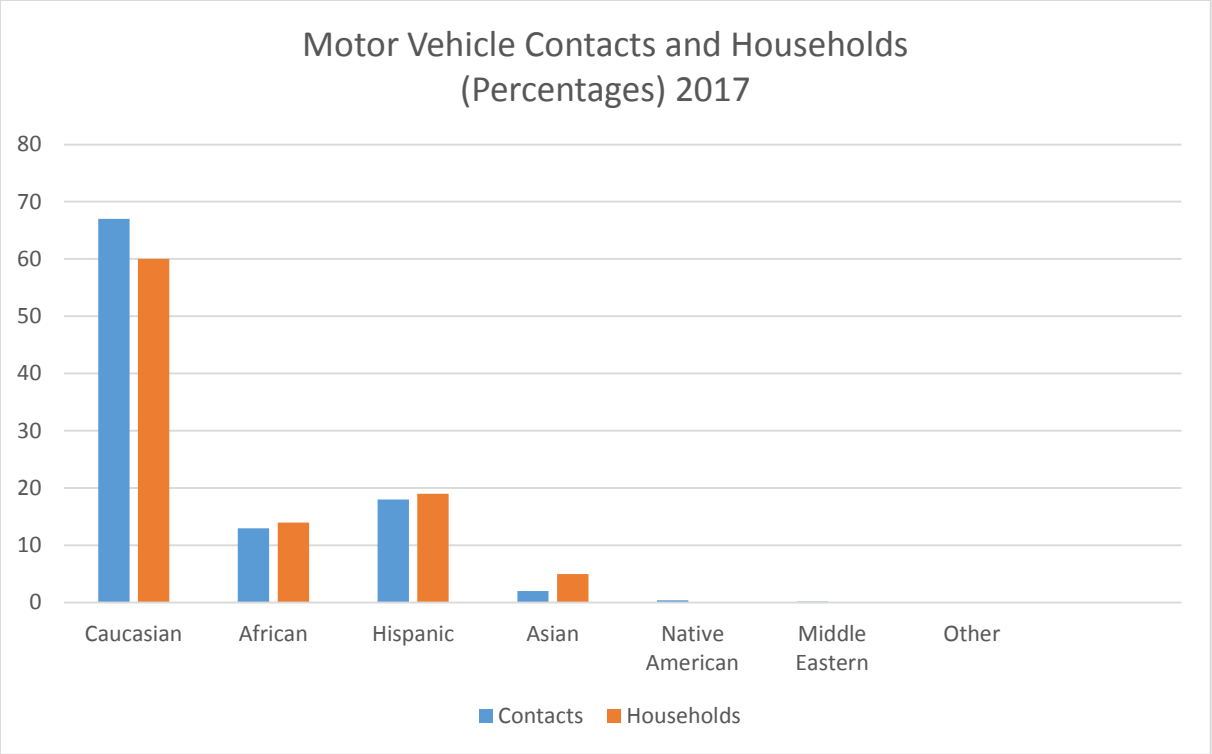
(II) Motor Vehicle-Contacts and Fair Roads Standard Comparison

Comparison of motor vehicle-related contacts with households in DFW that have vehicle access (in percentages). (1/1/17—12/31/17)

Race/Ethnicity*	Contacts (in percentages)	Households with vehicle access (in percentages)
Caucasian	67	60
African	13	14
Hispanic	18	19
Asian	2	5
Native American	.4	N/A
Middle Eastern	.2	N/A
Other	.03	N/A
Total	100	98**

* Race/Ethnicity are defined by Senate Bill 1074 as being of a "particular descent, including Caucasian, African, Hispanic, Asian, Native American and Middle Eastern".

**Represents rounded figure


Motor Vehicle Contacts and Households
(Percentages) 2017
80
70
60
50
40
30
20
10
0
Caucasian
African
Hispanic
Asian
Native American
Middle Eastern
Other
Contacts
Households

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Analysis and Interpretation of Data

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Analysis

In 2001, the Texas legislature passed Senate Bill 1074 which became the Texas Racial Profiling Law. That is, the law came into effect on January 1, 2002 and required all police departments in Texas, to collect traffic-related data and report this information to their local governing authority by March 1st of each year. In 2009, the racial profiling law was modified to include the collection and reporting of all motor vehicle related contacts where a citation was issued or arrest made. In addition, the modification to the law further requires that all police officers indicate whether or not they knew the race or ethnicity of the individual before detaining them. Further, it is required that agencies report motor vehicle related data to their local governing authority and to the Texas Commission on Law Enforcement (TCOLE) by March 1st of each year. The purpose in collecting and presenting this information is to determine if police officers in a particular municipality are engaging in the practice of racially profiling minority motorists.

The Texas Racial Profiling Law also requires police departments to interpret motor vehicle-related data. Even though most researchers would probably agree with the fact that it is within the confines of good practice for police departments to be accountable to the citizenry while carrying a transparent image before the community, it is very difficult to determine if individual police officers are engaging in racial profiling, from a review and analysis of aggregate/institutional data. In other words, it is challenging for a reputable researcher to identify specific “individual” racist behavior from aggregate-level “institutional” data on traffic or motor vehicle-related contacts.

As stated previously, in 2009, the Texas Legislature passed House Bill 3389, which modified the existing Racial Profiling Law by adding new requirements; this took effect on January 1st, 2010. These most recent changes include, but are not exclusive of, the re-definition of a contact to include motor vehicles where a citation was issued or an arrest made. In addition, it requires police officers to indicate if they knew the race or ethnicity of the individual before detaining them. Also, the 2009 law requires adding "middle eastern" to the racial and ethnic category and submitting the annual data report to TCOLE before March 1st of each year. I am pleased to inform you that these additional requirements have been addressed, since 2009, by the Rockwall Police Department as it is demonstrated throughout this report.

In 2017, the Texas Legislators passed H.B. 3051 which removed the Middle Eastern data requirement but standardized the racial and ethnic categories relevant to the individuals that came in contact with the police. In addition, the Sandra Bland Act (S.B. 1849) was passed and became law. That is, the most significant legislative act in Texas history regarding future data requirements on law enforcement contacts, became law and effective January 1, 2018. All future reports will contain more extensive data entries and analysis as well as records regarding audits and the analysis of searches, as required by law.

In an effort to comply with The Texas Racial Profiling Law, the Rockwall Police Department commissioned the analysis of its 2017 motor vehicle contact data. Thus, two different types of data analyses were performed. The first of these involved a careful evaluation of the 2017 motor vehicle-related data. This particular analysis measured, as required by the law, the number and percentage of Caucasians, African Americans, Hispanics, Asians, Native Americans, Middle Easterners and individuals belonging to the "other" category, that came in contact with the police in the course of a motor vehicle related contact, and were either issued a citation or arrested. Further, the analysis included information relevant to the number and percentage of searches (table 1) while indicating the type of search performed (i.e., consensual or probable cause). Also, the data analysis included the number and percentage of individuals who, after they came in contact with the police for a motor vehicle-related reason, were arrested.

The additional data analysis performed was based on a comparison of the 2017 motor vehicle contact data with a specific baseline. When reviewing this particular analysis, it should be noted that there is disagreement, in the literature, regarding the appropriate baseline to be used when analyzing motor vehicle-related contact information. Of the baseline measures available, the Rockwall Police Department opted to adopt, as a baseline measure, the Fair Roads Standard. This particular baseline is based on data obtained through the U.S. Census Bureau (2010) relevant to the number of households that have access to vehicles while controlling for the race and ethnicity of the heads of households.

It is clear that census data presents challenges to any effort made at establishing a fair and accurate racial profiling analysis. That is, census data contains information on all residents of a particular community, regardless of the fact they may or may not be among the driving population. Further, census data, when used as a baseline of comparison, presents the challenge that it captures information related to city residents only. Thus, excluding individuals who may have come in contact with the Rockwall Police Department in 2017 but live outside city limits. In some cases, the percentage of the population that comes in contact with the police but lives outside city limits represents a substantial volume of all motor vehicle-related contacts made in a given year.

Since 2002, several civil rights groups in Texas expressed their desire and made recommendations to the effect that all police departments should rely, in their data analysis, on the Fair Roads Standard. This source contains census data specific to the number of "households" that have access to vehicles. Thus, proposing to compare "households" (which may have multiple residents and only a few vehicles) with "contacts" (an individual-based count). This, in essence, constitutes a comparison that may result in ecological fallacy. Despite this, the Rockwall Police Department made a decision that it would use this form of comparison (i.e., census data relevant to households with vehicles) in an attempt to demonstrate its "good will" and "transparency" before the community. Thus, the Fair Roads Standard data obtained and used in this study is specifically relevant to the Dallas Fort-Worth (DFW) Metroplex.

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Tier 1 (2017) Motor Vehicle-Related Contact Analysis

When analyzing the Tier 1 data collected in 2017, it was evident that most motor vehicle-related contacts were made with Caucasian drivers. This was followed by Hispanic and African American drivers. With respect to searches, most of them were performed on Caucasian drivers. This was followed by African Americans and Hispanics. It is important to note that the arrest data revealed that Caucasian drivers were arrested the most in motor vehicle-related contacts; this was followed by Hispanics.

Fair Roads Standard Analysis

The data analysis of motor vehicle contacts to the census data relevant to the number of "households" in DFW who indicated, in the 2010 census, that they had access to vehicles, produced interesting findings. Specifically, the percentage of individuals of Caucasian descent that came in contact with the police was higher than the percentage of Caucasian households in DFW that claimed, in the 2010 census, to have access to vehicles. With respect to African Americans, Hispanics and Asians, a lower percentage of contacts were detected. That is, the percentage African Americans, Hispanic and Asian drivers that came in contact with the police in 2017 was the lower than the percentage of African American, Hispanic and Asian households in DFW with access to vehicles.

Summary of Findings

The comparison of motor vehicle contacts showed that the Rockwall Police Department came in contact (in motor vehicle-related incidents) with a smaller percentage of African American, Hispanic and Asian drivers than the percentage that resided in DFW and had access to vehicles. Further, the data suggested that the percentage of Caucasian drivers that came in contact with the police in 2017 was higher than the percentage of Caucasian households in the DFW with access to vehicles. In addition, the data showed that in a large number of instances, officers did not know the race or ethnicity of individuals before detaining them, when compared to instances where officers knew the race/ethnicity of individuals before they were detained.

While considering the findings made in this analysis, it is recommended that the Rockwall Police Department should continue to collect and evaluate additional information on motor vehicle contact data (i.e., reason for probable cause searches, contraband detected) which may prove to be useful when determining the nature of the contacts police officers are making with all individuals. Although this additional data may not be required by state law, it is likely to provide insights regarding the nature and outcome of all motor vehicle contacts made with the public.

As part of this effort, the Rockwall Police Department is now required by law to:

1) Perform an independent search analysis on the search data collected throughout 2018.

2) Commission data audits in 2017 in order to assess data integrity; that is, to ensure that the data collected is consistent with the data being reported.

The Rockwall Police Department complied with recommendations made last year, in a similar report, regarding data audits. In sum, the information and analysis provided in this report serves as evidence that the Rockwall Police Department has, once again, complied with the Texas Racial Profiling Law.

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(III) Summary

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Checklist

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Checklist

The following requirements **were** met by the Rockwall Police Department in accordance with The Texas Racial Profiling Law:

☒ Clearly defined act or actions that constitute racial profiling

☒ Statement indicating prohibition of any peace officer employed by the Rockwall Police Department from engaging in racial profiling

☒ Implement a process by which an individual may file a complaint regarding racial profiling violations

☒ Provide public education related to the complaint process

☒ Implement disciplinary guidelines for officer found in violation of the Texas Racial Profiling Law

☒ Collect data (Tier 1) that includes information on
a) Race and ethnicity of individual detained
b) Whether a search was conducted
c) If there was a search, whether it was a consent search or a probable cause search
d) Whether a custody arrest took place

☒ Indicate total number of officers who knew and did not know, the race/ethnicity of individuals before being detained.

☒ Produce an annual report on police contacts (Tier 1) and present this to local governing body and TCOLE by March 1, 2018.

☒ Adopt a policy, if video/audio equipment is installed, on standards for reviewing video and audio documentation

Contact Information

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Contact Information

For additional questions regarding the information presented in this report, please contact:

Del Carmen Consulting, LLC
817.681.7840
www.texasracialprofiling.com
www.delcarmenconsulting.com

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 02/19/2018

APPLICANT: Cameron Sloan & Jason Lentz; *Atticus Rockwall, LLC*

AGENDA ITEM: **Z2018-001**; *PD Development Plan*

SUMMARY:

Hold a public hearing to discuss and consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a PD Development Plan amending *Ordinance No.'s 16-48 & 16-54* and in accordance with *Ordinance No. 17-22*, for a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the *Interior* and *Residential Subdistricts* of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

BACKGROUND AND REQUEST:

On September 19, 2016, the City Council approved *Ordinance No. 16-48*, which established a *PD Development Plan* for a 36-unit townhome development situated within the *Residential Subdistrict*. At the following meeting on October 3, 2016, the City Council approved *Ordinance No. 16-54*, which established a *PD Development Plan* for a 228-unit condominium development situated within the *Interior Subdistrict*. As part of this approval, the City Council approved an alternative roadway cross section replacing the *Street Type 'G'*, which was called out in the Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] concept plan. Currently, the condominium development and street (*i.e. Glen Hill Way*) are under construction.

On January 2, 2018, the City Council approved a Specific Use Permit (SUP) for a hotel (*i.e. TRU by Hilton*) on a 2.166-acre tract of land, which is directly adjacent to the aforementioned condominium and townhome developments. At the time of approval, the applicant -- *Cameron Slown with F. C. Cuny Corporation* -- was working with the owner of the condominium and townhome development (*i.e. Jason Lentz of Atticus Real Estate Services*) to swap land benefitting all three (3) developments. Now that this land swap is complete, the *Hotel* property is requesting the approval of a *PD Development Plan* as required by *Ordinance No. 17-22*, and since the land area of the townhomes and condominiums have changed from the approved *Ordinance No.'s 16-48 & 16-54* an amended *PD Development Plan* reflecting the changes is required. As part of this request, Jason Lentz of Atticus Real Estate Services is requesting an additional six (6) townhome units be added to the 36-unit townhome development. If approved this would decrease the number of available units within the district from 182 to 176 (*i.e. 1,161 [Available Units] – 450 [Marina Village] – 228 [Harbor Condominiums] – 265 [Harbor Heights Condominiums] – 36 [Harbor Townhomes] – 6 [Requested Units] = 176 [Available Units]*). In addition, new concept plans for the townhome development and hotel have been submitted as part of the request. The condominium development and roadway cross section/alignment have remained the same.

CHARACTERISTICS OF THE REQUEST:

The *PD Development Plan* submitted by the applicant shows the layout for the proposed hotel and townhouse development -- *with regard to the land swap* -- which will provide additional parking and

access to the hotel via Glen Hill Way Drive. The *PD Development Plan* also indicates the addition of six (6) townhomes to the concept plan, increasing the number of approved townhomes from 36 to a total of 42 townhomes. Additionally, the layout of the approved concept plan for the townhomes has changed, having a direct effect on the connectivity of the pedestrian mew and amenities; however, the proposed concept plan provides an acceptable level of walkability and amenities consistent with the intent of the district. This *PD Development Plan* should not have an effect on the condominium development as prescribed in *Ordinance No. 16-54*, as it is currently under construction. With regard to the concept plan approved with the SUP (*i.e. Ord. No. 18-07*) for the hotel, this *PD Development Plan* will establish building placement and form by setting the building closer to the property line, creating articulation, redirecting the parking spaces behind the hotel -- *which is less visible from Summer Lee Drive* --, and with the intent of creating a pedestrian environment.

In granting a *PD Development Plan* within Planned Development District 32 (PD-32) the City Council needs to decide if the proposed development meets the following criteria:

(a) Meets the general intent of the *PD District*; and,
(b) Will result in an improved project which will be an attractive contribution to the *PD District*; and,
(c) Will not prevent the implementation of the intent of this *PD District*.

A *PD Development Plan* is a discretionary approval for the City Council, and should the City Council choose to grant the request this request the applicant will still need to submit a PD site plan that will be reviewed by the Architectural Review Board (ARB) and the Planning and Zoning Commission.

NOTIFICATION:

On January 30, 2018, staff mailed 105 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lago Vista, Lakeside Village, and Signal Ridge Homeowner's Associations (HOA), which are the only HOA's located within 1,500-feet of the subject property participating the in the neighborhood notification program. Additionally, staff posted a sign on the subject property along Summer Lee Drive as required by the Unified Development Code (UDC). At the time, this case memo was drafted staff has received two (2) responses opposed to the request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *PD Development Plan* for Planned Development District 32 (PD-32), then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

Area 1: Townhomes

(a) Cross access (*as depicted on the concept plan*) shall be provided to the property directly north of the subject property.

(b) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed PD site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the guidelines contained in *Resolution No. 10-40*.

(c) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*).

(d) An open space master plan will need to be submitted with the PD site plan. The open space master plan will need to be reviewed by the Parks Board.

(e) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Area 2: Condominiums

(a) The north/south public road connecting Summer Lee Drive to the southwest corner of the subject property shall be designed and constructed in accordance with the *Street Type 'G$_1$'* standards stipulated in *Exhibit 'E'* of this ordinance.

(b) The minimum building setback adjacent to *Street Type 'G$_1$'* shall be one (1) foot.

(c) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*.

(d) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*).

(e) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board.

(f) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Area 3: Hotel

(a) This *PD Development Plan* shall constitute approval of a structure in excess of 36-feet within the Scenic Overlay (SOV) District, and satisfy the requirements of Subsection C, *Special Use Standards*, of Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*].

(b) The proposed hotel shall be prohibited from being utilized as an *Extended Stay*, *Transient* or *Residence Hotel*, which are considered to be standard hotel rooms that do not contain kitchen facilities.

(c) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).

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

PLANNING AND ZONING COMMISSION:

On February 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the PD Development Plan with staff conditions passed by a vote of 5 to 0 with Commissioners Chodun and Fishman absent.



City of Rockwall

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

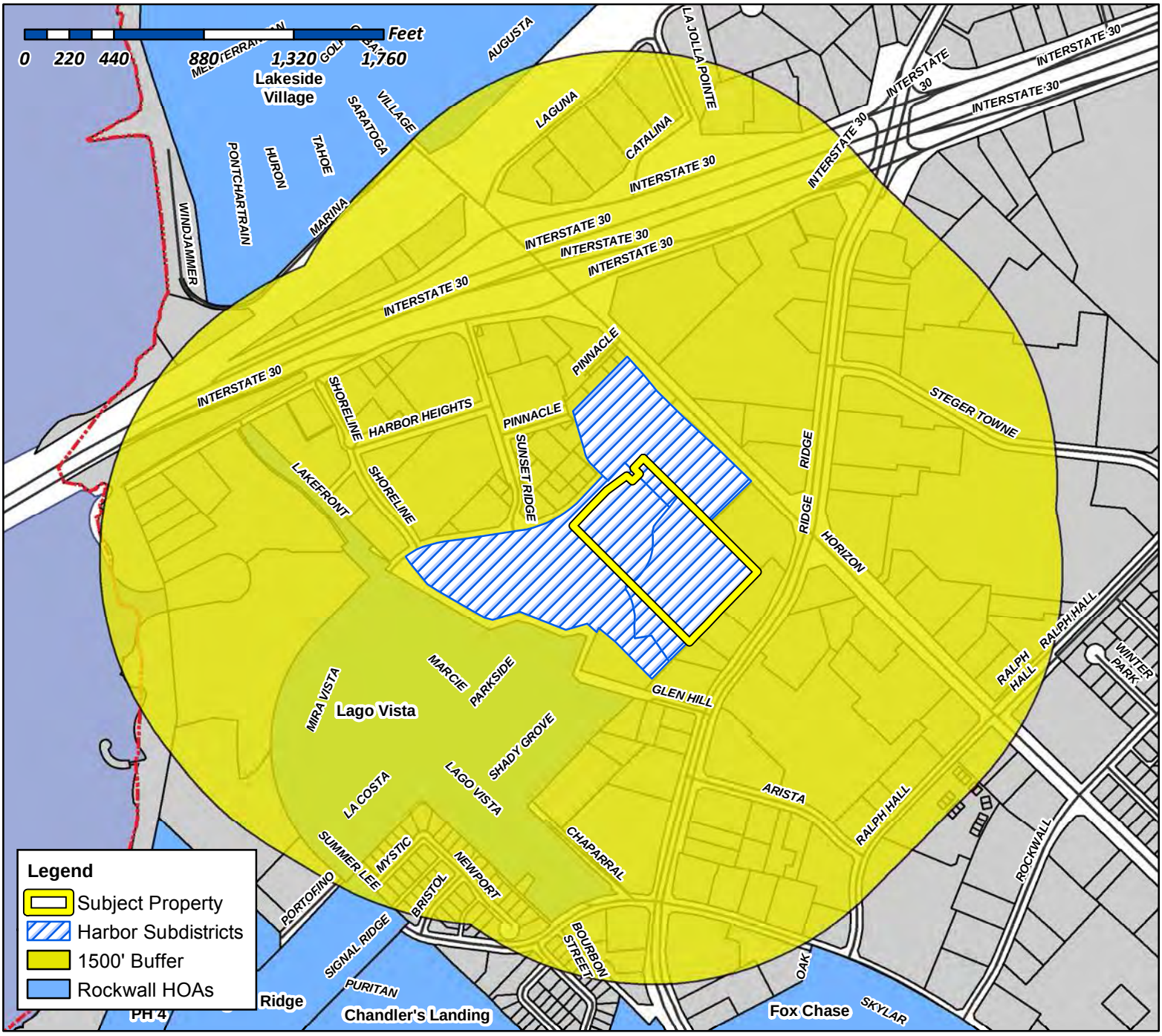
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

311

City of Rockwall

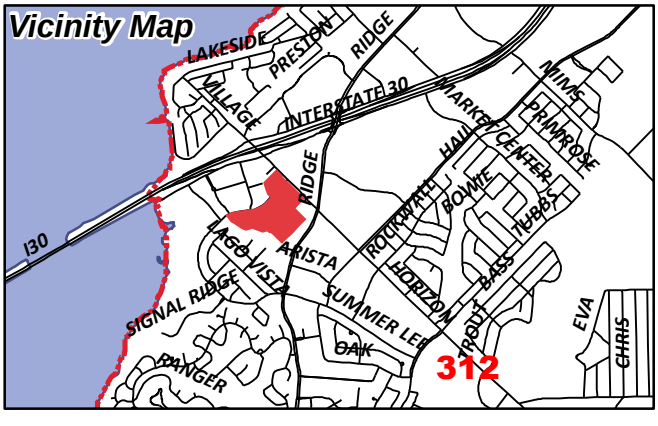
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2018-001
Case Name: Amended PD Development Plan Ordinances 16-54 & 16-48
Case Type: Zoning
Zoning: Amendment to PD-32
Case Address: 2500 Summer Lee Drive

Date Created: *01/12/2018*
For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Wednesday, January 31, 2018 4:27 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was also published in the Rockwall Herald Banner ***January 26, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 2/13/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 2/19/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2018-001- Hold a public hearing to discuss and consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a PD Development Plan amending *Ordinance No.'s 16-48 & 16-54* and in accordance with *Ordinance No. 10-21*, for a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the *Interior* and *Residential Subdistricts* of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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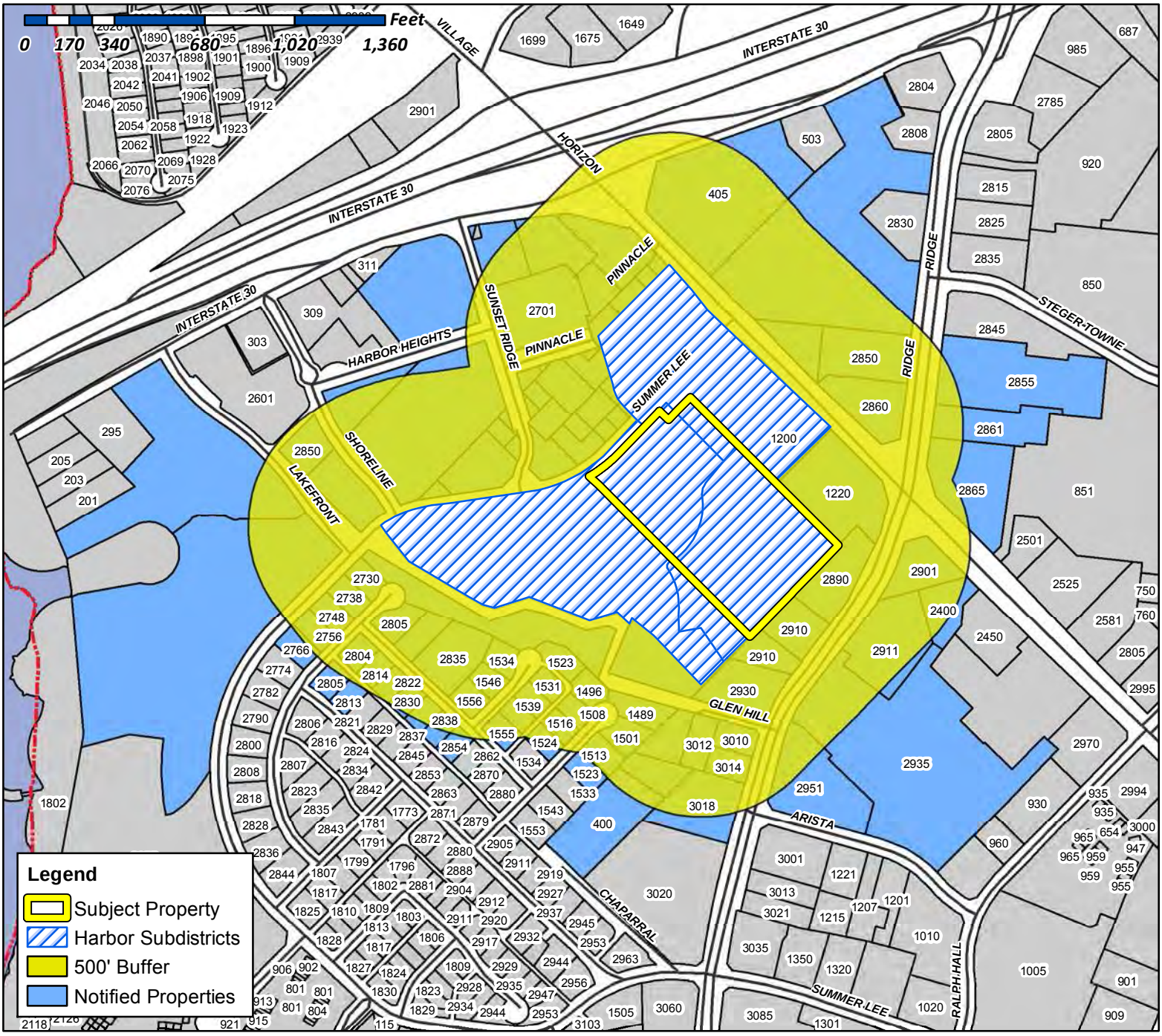

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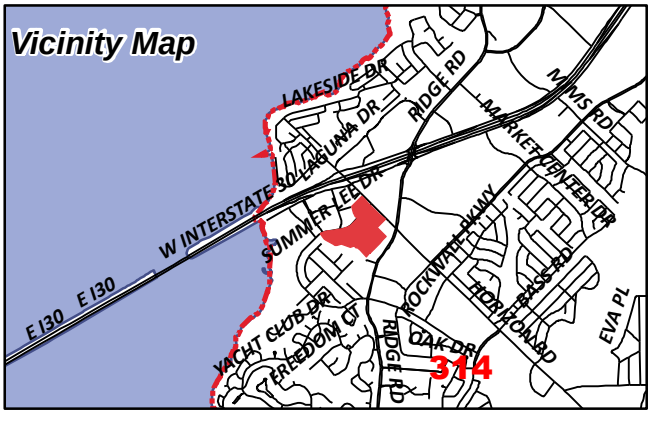

FRIEDEL JOHN M & SANDRA G
1 KEAHOLE PLACE APT 1204
HONOLULU, HI 96825

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CURRENT RESIDENT
1200 HORIZON RD
ROCKWALL, TX 75032

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

WATERFALL LLC
1270 HARBOR COURT
HOLLYWOOD, FL 33019

CN ROCKWALL INVESTORS LLC
12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

LONG MINDI N & HAMILTON P
1489 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

YAYINE BERRE Z
1501 SHADY GROVE CIRCLE
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY
1508 SHADY GROVE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 SHADY GROVE CIR
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D
1516 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

CARROLL PAUL E AND JULIE H
1523 SHADY GROVE CIR
ROCKWALL, TX 75032

BURGUM JILL
1524 SHADY GROVE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 PARKSIDE CIR
ROCKWALL, TX 75032

JORDAN JAY A & COURTNEY L
1534 PARKSIDE CIR
ROCKWALL, TX 75032

CLIFTON LINDA J
1539 PARKSIDE CIR
ROCKWALL, TX 75032

JEMISON ROBERT L & KAY F
1546 PARKSIDE CIR
ROCKWALL, TX 75032

GOUCHER STEVE AND LISA
1547 PARKSIDE CIR
ROCKWALL, TX 75032

LOVERN RONALD AND NANCY
1555 PARKSIDE CIR
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R
1556 PARKSIDE CIR
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

CFT DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
1714 MARCELLA LN
ROWLETT, TX 75089

HPA BORROWER 2016-1 LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

WHITE MICHAEL AND
2304 W WHEATLAND RD
DALLAS, TX 75232

315

3012 RIDGE ROAD LLC
2320 N FM 740
HEATH, TX 75032

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DRIVE SUITE 607
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

ATKINS VIOLA M AND CHRISTOPHER A
2748 MIRA VISTAL LN
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

ROSS BRITT & PATRICIA E
2830 MARCIE LN
ROCKWALL, TX 75032

NOYORI MITSUE
2835 MARCIE LN
ROCKWALL, TX 75032

MANI KARTHICK
2838 MARCIE LN
ROCKWALL, TX 75032

WINDSOR TODD M AND BRITTANY KLAASSEN
2846 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA
2854 MARCIE LN
ROCKWALL, TX 75032

316

CURRENT RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3010 RIDGE RD
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3012 RIDGE RD RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3014 RIDGE RD
ROCKWALL, TX 75032

ATTAWAY LISA K
3014 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

MOTON ETHEL REED
3419 LILY LN
ROWLETT, TX 75089

CURRENT RESIDENT
400 CHAPARRAL LN
ROCKWALL, TX 75032

CURRENT RESIDENT
405 I30
ROCKWALL, TX 75032

AJ SQUARED LLC
5 TERRABELLA LN
HEATH, TX 75032

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

ATTICUS HARBOR VILLAGE LLC
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

STEGER TOWNE CROSSING LP
580 DECKER DR STE 203
IRVING, TX 75062

STEGER TOWNE CROSSING II LP
580 DECKER DR STE 203
IRVING, TX 75062

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

317

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

HP ROCKWALL 740 LTD
7557 RAMBLER ROAD SUITE 980
DALLAS, TX 75231

HUGHES ROBERT J & PATRICK HUGHES &
8030 SAN LEANDRO DR
DALLAS, TX 75218

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

BUILDERS ASSOCIATES #3
9595 WILSHIRE BLVD STE 700
BEVERLY HILLS, CA 90212

WANG LIN YU
C/O DAVID STUBBLEFIELD 709B WEST RUK #520
ROCKWALL, TX 75087

GLEN HILLS CEMETERY
C/O INEZ GIBSON 5827 WINDING WOODS TRAIL
DALLAS, TX 75227

1220 HORIZON ROAD LLC
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

KRUGER KARIN
P O BOX 1388
ROCKWALL, TX 75087

EXODUS TRUST
PO BOX 12263
DALLAS, TX 75225

SPATEX GROUP PARTNERSHIP
PO BOX 190569
DALLAS, TX 75219

CULPEPPER /SPATEX JV
PO BOX 190569
DALLAS, TX 75219

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

318

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-001: Amended PD Development Plan (PD-32) Ordinances 16-54 & 16-48

Hold a public hearing to discuss and consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a PD Development Plan amending Ordinance No.'s 16-48 & 16-54 and in accordance with Ordinance No. 10-21, for a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 2/13/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 2/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **2/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-001: Amended PD Development Plan (PD-32) Ordinances 16-54 & 16-48

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-001: Amended PD Development Plan (PD-32) Ordinances 16-54 & 16-48

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

To much traffic, noise, density. More trees coming down. Trend Tower already looks like an ugly castle on an eroded hill!

Name: Jond Cathey Coolidge

Address: 2756 Mira Vista Ln. Rockwall, Tx. 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-001: Amended PD Development Plan (PD-32) Ordinances 16-54 & 16-48

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below. — Lago Vista Resident —

Noise, Traffic Congestion, Too Densely Populated, etc. — The Harbor is bad enough — When you are able to control the parking on the Street when there is a perfectly good parking lot, theft, and tire Squealing you can revisit. Also, too many people run across the Streets as it is to get to Harbor. Very dangerous — Too much growth for a small area — Bad idea — Safety first —

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Area conveyed to Atticus as part of the land swap.

Area conveyed to TRU Hotel as part of the land swap.

10 FT. SETBACK

FF=532.00

JUDY GRACE BRYANT
LINDA JEAN BRUNETTE
DOUGLASS FREDERICK WYCAL
KEVIN SCOTT PORTER
CCF # 2007-0024459
D.R.R.C.T.

LOT 2A

TH BLDG. TYPE V

±0.55 AC.
±23,894 S.F.

TH BLDG. TYPE V

1/2" IRF "RSCI"

±0.50 AC.
±21,976 S.F.

TH BLDG. TYPE V

LOT LINE 3A
LOT LINE 4A

TH BLDG. TYPE IV

TH BLDG. TYPE IV

TH BLDG. TYPE IV

LOT 2, BLOCK A
ATTICUS HARBOR VILLAGE, LLC
(175,787 SF, 4.036 AC)
ZONING: PD-32
LAND USE: MULTIFAMILY

TH BLDG. TYPE V

TH BLDG. TYPE V

TH BLDG. TYPE V

20 FT. BUILDING SETBACK

EX 8"W

1/2" IRF W/ CAP

1/2" IRF

L1

S 45°18'37" E 6.28'

C1

C6

L5

4' SDW

STOP SIGN AHEAD

SUMMER LEE DRIVE
(EXISTING ROAD - VARIABLE WIDTH RIGHT-OF-WAY)

STAIR

1/2" IRF W/ CAP

L11

COMM. VAULT

CLUBHOUSE

CORRIDOR

L2

L4

C2

C5

C3

C4

POOL COURTYARD

1/2" IRF "RDS"

C8

LOT 1, BLOCK A
ATTICUS HARBOR VILLAGE, LLC
(93,385 SF, 2.144 AC)
ZONING: PD-32
LAND USE: MULTIFAMILY

LOT LINE 4A
LOT LINE 5A

COURTYARD

CORRIDOR

CORRIDOR

EX 8"W

C7

CORRIDOR

STAIR

STAIR

L8

POINT OF BEGINNING
1/2" IRF W/ CAP

L7

L3

POINT OF BEGINNING
1/2" IRF "RSCI"

EX 8"SS

EX 8"SS

EX 8"SS

EX 8"SS

EX 8"SS

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

FILE: X:\Projects\2016\16-434 TX-Rockwall-Harbor Urban Center Condominiums\AutoCAD\Marketing Site Plans & Exhibits\2018-01-10 Land Swap Exhibit\CSP 16-433.dwg
USER: jlincoln DATE/TIME: Jan 10, 2018 - 4:43pm

Engineer of Record:	BCA
Drawn by:	JAL
Date Plotted:	1/10/2018
Issue for Pricing / Bidding:	
Issue for Permit Application:	
Issue for Construction:	

REVISIONS

#	DATE	COMMENTS

HARBOR URBAN CENTER
TOWN HOMES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

civil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.770.1855 FAX
TX REGISTERED ENGINEERING FIRM F-12600
www.hpcivileng.com

PRELIMINARY
[NOT FOR CONSTRUCTION]

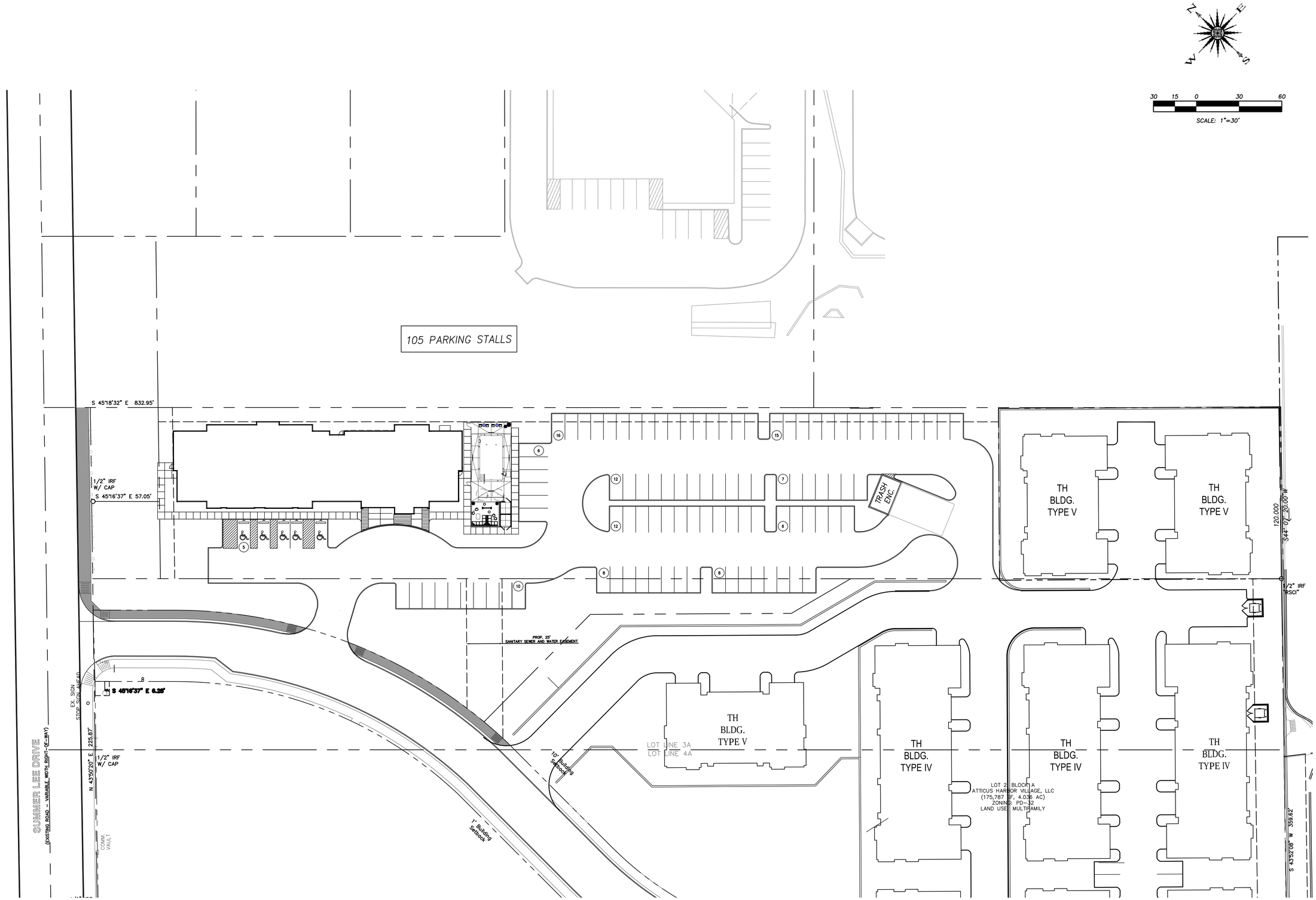
THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF BRIAN C. ABBOTT, P.E., TEXAS REG. #108439
DATE: 11/22/2017

SHEET TITLE
ROCKWALL TOWN HOME SITE EXHIBIT

SHEET NO.
EXHIBIT

HPCE #16-433



Revision	Date	Description

Owner/Developer:

McNEILL HOTEL COMPANY

1468 Kimbrough Rd., Suite 103
Germantown, TN 38138

Engineer:

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 506 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

SUMMER LEE DRIVE
ROCKWALL, TX

tru by HILTON

Sheet Title:

Concept Plan

Drawn By: FC CUNY	Checked By: FC CUNY
Date: 11-17	Project No.:
Scale: 1"=30'	Sheet No.: 1 of 1

323

FF=532.00

PROPOSED HOTEL
2.126 ACRES

TH
BLDG.
TYPE V

TH
BLDG.
TYPE V

barbecue plaza with trellis

turf

dog walk

foot bridge

TH
BLDG.
TYPE V

concrete landing

TH
BLDG.
TYPE IV

TH
BLDG.
TYPE IV

TH
BLDG.
TYPE IV

foot bridge

ramp

deck over basin with ramada

stairs at retaining wall

SCENIC DRIVE
(PUBLIC ROAD)
(NOT IN THIS CONTRACT)

100 YEAR FLOOD PLAIN

existing tree groupings

CONDOMINIUMS
(IN CONSTRUCTION)

stairs

multi use trail
at basin bottom

TH
BLDG.
TYPE V

TH
BLDG.
TYPE V

TH
BLDG.
TYPE V

324

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO.'S 16-48, 16-54 & 17-22*], SPECIFIC USE PERMIT NO. S-182 [*ORDINANCE NO. 18-07*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A *PD DEVELOPMENT PLAN* FOR A 9.081-ACRE TRACT OF LAND IDENTIFIED AS LOT 2A OF THE ISAAC BROWN ADDITION AND LOTS 1 & 2, BLOCK A, HARBOR VILLAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a *PD Development Plan* for a 42-unit townhome development, 228-unit condominium development, and a hotel development situated within the *Interior* and *Residential Subdistricts* of Planned Development District 32 (PD-32) and being on a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No.'s 16-48, 16-54 & 17-22*], Specific Use Permit No. S-182 [*Ordinance No. 18-07*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall superseded all requirements stipulated in *Ordinance No.'s 16-48*, *16-54*, & *18-07*; and,

Section 2. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with *Ordinance No. 17-22* and the official zoning map of the City of Rockwall so as to approve a *PD Development Plan* for the *Subject Property*; and,

DRAFT 02.20.18

Section 2. That the development of the *Subject Property* shall generally be in accordance with the *PD Development Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 3. That development of *Areas 1, 2 & 3 of* the *Subject Property -- as depicted in Exhibit 'B' of this ordinance* -- shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 4. That *Areas 1, 2 & 3* of the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

Area 1: Townhomes

1) Cross access (*as depicted in Exhibit 'C' of this ordinance*) shall be provided to the property directly north of the subject property.

2) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*.

3) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*).

4) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board.

5) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Area 2: Condominiums

6) The north/south public road connecting Summer Lee Drive to the southwest corner of the subject property shall be designed and constructed in accordance with the *Street Type 'G$_1$'* standards stipulated in *Exhibit 'E'* of this ordinance.

7) The minimum building setback adjacent to *Street Type 'G$_1$'* shall be one (1) foot.

8) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*.

9) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*).

DRAFT ORDINANCE 02.19.2018

10) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board.

11) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Area 3: Hotel

1) This *PD Development Plan* shall constitute approval of a structure in excess of 36-feet within the Scenic Overlay (SOV) District, and satisfy the requirements of Subsection C, *Special Use Standards*, of Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*].

2) The proposed hotel shall be prohibited from being utilized as an *Extended Stay*, *Transient* or *Residence Hotel*, which are considered to be standard hotel rooms that do not contain kitchen facilities.

3) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).

Section 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE 04.23.18

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF MARCH, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *February 19, 2018*

2nd Reading: *March 5, 2018*

DRAFT ORDINANCE 02.19.2018

Exhibit 'A':
Legal Description

BEING situated in the Edward Teal Survey, Abstract Number 207, Rockwall County, Texas and being a portion of Lots 2A of Isaac Brown's Land Partitioned to His Heirs, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet J, Slide 235-236, Plat Records, Rockwall County, Texas and Lots 1 and 2 Block A of the Harbor Village Addition an addition to the City of Rockwall according to the plat recorded in County Clerk's File Number 20170000020949, Plat Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RSCI" found at the southerly corner of said Lot 2 block A, said iron rod also being the easterly corner of Lot 6A of said Land Partitioned, and being in the northwest line of Murphy Plaza No. 2, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet G, Slide 255, Plat Records, Rockwall County, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 803.96 feet along the southwest line of said Lot 2 block A and the northeast line of said Lot 6A to a 1/2 inch iron rod with cap found at the southernmost corner of that certain tract of land described in Resolution No. 16-19, executed by the City Council of Rockwall, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 46.09 feet along the southwest line of said Resolution tract to a 5/8 inch iron rod with cap stamped "REALSEARCH" set in the south right-of-way line of Summer Lee Drive (Variable Width Right-of-Way) and being the beginning of a non-tangent curve to the left;

THENCE 122.34 feet along said southeast right-of-way line of Summer Lee Drive and with said non- tangent curve to the left, having a radius of 532.50 feet, through a central angle of 13 degrees 09 minutes 49 seconds, whose long chord bears North 51 degrees 54 minutes 11 seconds East, 122.07 feet to a point in the southeast right of way of Summer Lee and being the beginning of a compound curve to the left;

THENCE 13.78 feet, continuing along said southeast right-of-way line of Summer Lee Drive and with said compound curve to the left, having a radius of 532.50 feet, through a central angle of 01 degrees 28 minutes 57 seconds, whose long chord bears North 44 degrees 34 minutes 48 seconds East, 13.78 feet to a 1/2 inch iron rod with cap stamped "RDS" found;

THENCE North 43 degrees 50 minutes 20 seconds East, 225.87 feet, continuing along said southeast right-of-way line of Summer Lee Drive to a 1/2 inch iron rod with cap found in the northeast line of said Lot 2 block A;

THENCE South 45 degrees 16 minutes 37 seconds East, 57.05 feet, along said Southeast right of way line of Summer Lee and Northeast line of Lot 2 block A to a point for corner being the Southwest corner of Lot 2a on the southeast right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE North 44 degrees 12 minutes 43 seconds East along said right of way line a distance of 120 feet to a point set for corner at the North corner of Lot 2a on the southeast right-of-way line of Summer Lee Drive, a variable width right-of-way;

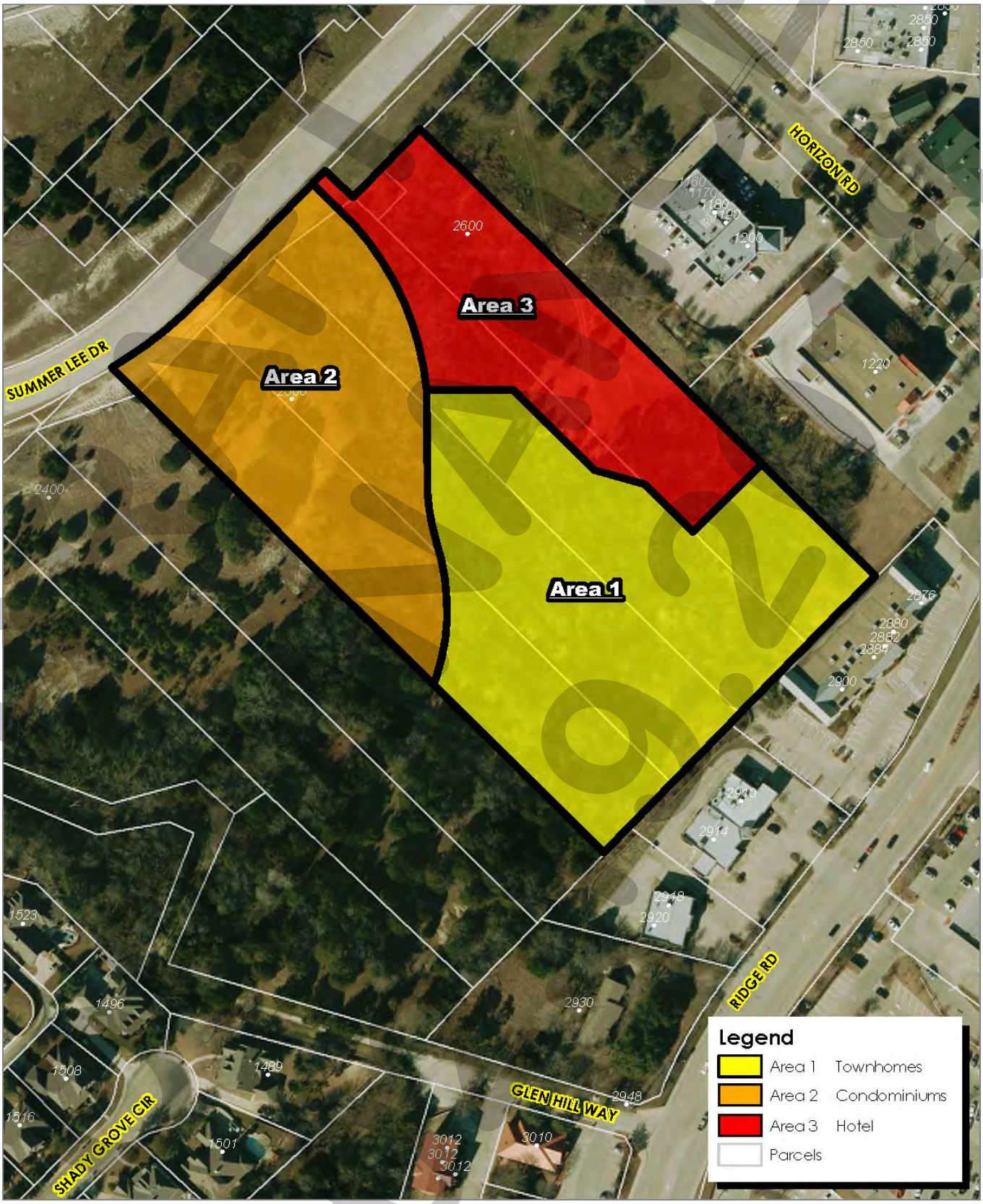
THENCE South 45 degrees 00 minutes 00 seconds East along the Northeast line of Said Lot 2A, a distance of 785.78 feet to a ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the East corner of said Lot 2A, said point being the Northwest line of Hammer Addition, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D. Slide 210 of the plat Records of Rockwall County, Texas;

THENCE South 44 degrees 07 minutes 20 seconds West, along the northwest line of Hammer Addition, a distance of 120 feet to a ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Southeast corner of Lot 2A and the East corner of Lot 2 Block A;

THENCE South 43 Degrees 52 Minutes 09 Seconds West, departing said common lot corner and along the southeast line of said Lot 3A, 4A and 5A, a distance of 359.62 feet, to the POINT OF BEGINNING, and containing 394,828 square feet or 9.06 acres of land, more or less.

DRAFT
ORDINANCE
02.19.18

Exhibit 'B':
Area Map



DRAFT 9.4.18

Exhibit 'C':
Area 1: Townhome Concept Plan



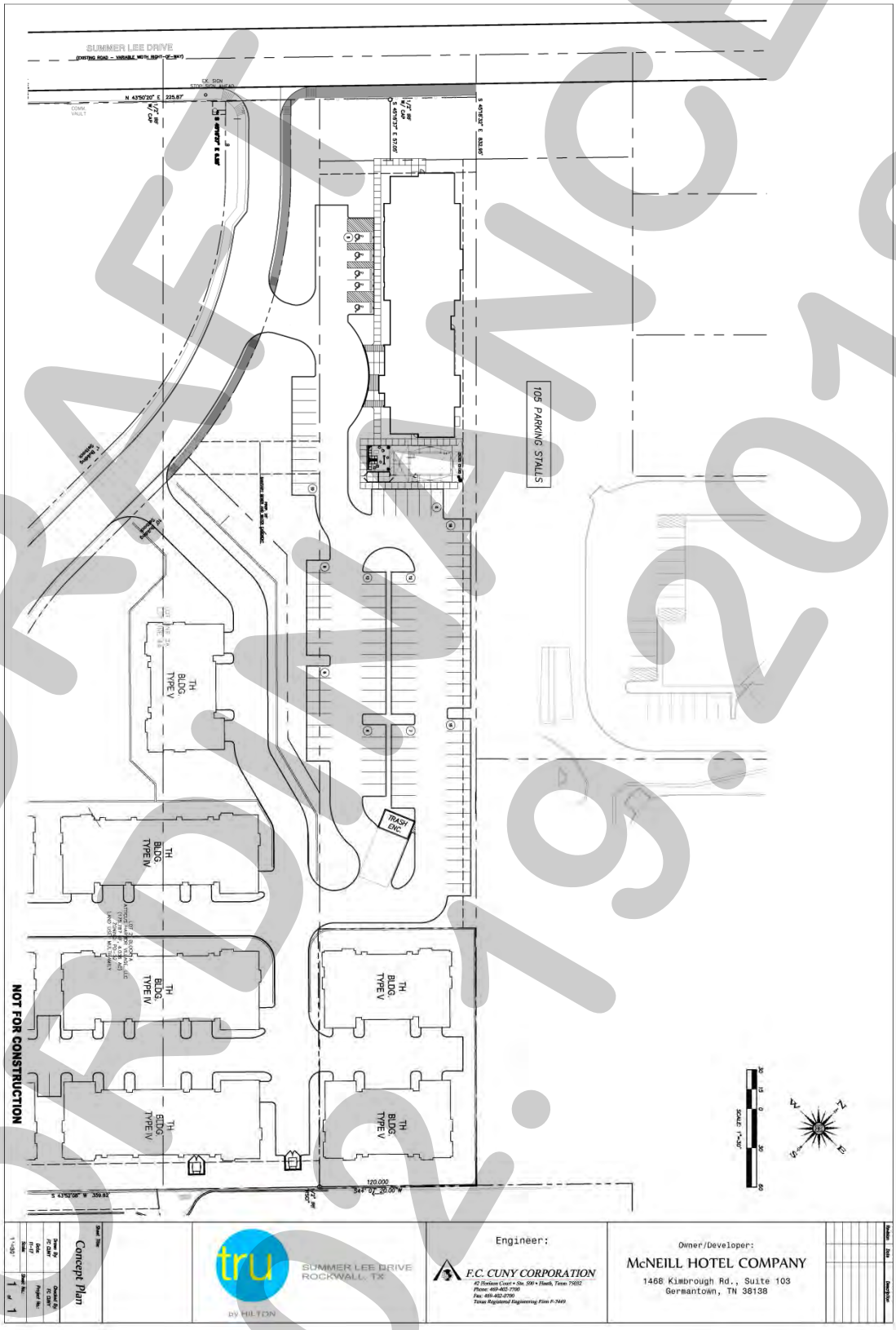
DRAFT 8/31/2018

Exhibit 'C':
Area 2: Condominium Concept Plan



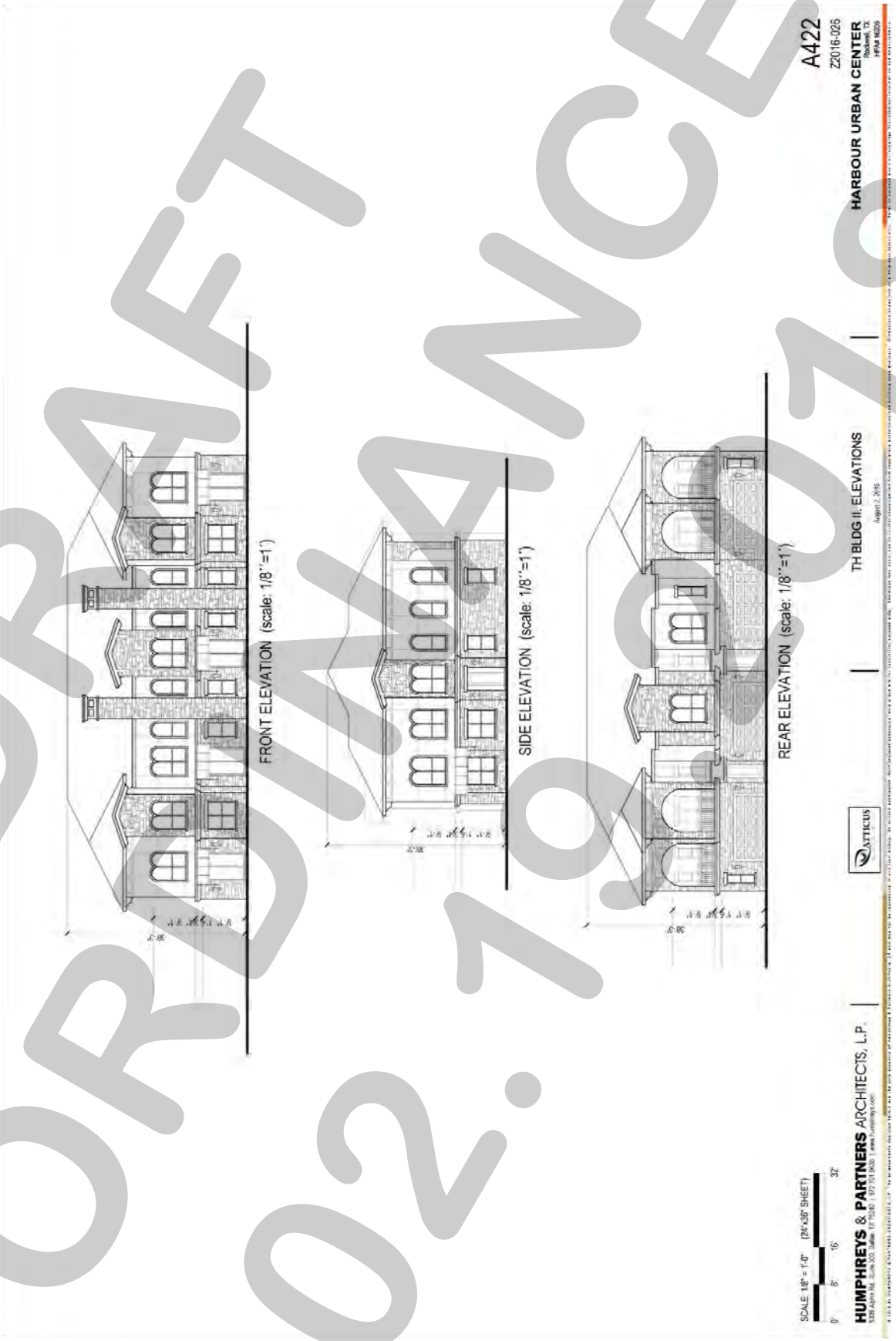
DRAFT
ORDINANCE
09-19-2018

Exhibit 'C':
Area 3: Hotel Concept Plan



DRAFT INVOICE
02.19.2018

Exhibit 'D':
Area 1: Townhome Concept Building Elevations



DRAFT ORDINANCE 02.19.2018

Exhibit 'D':
Area 1: Townhome Concept Building Elevations



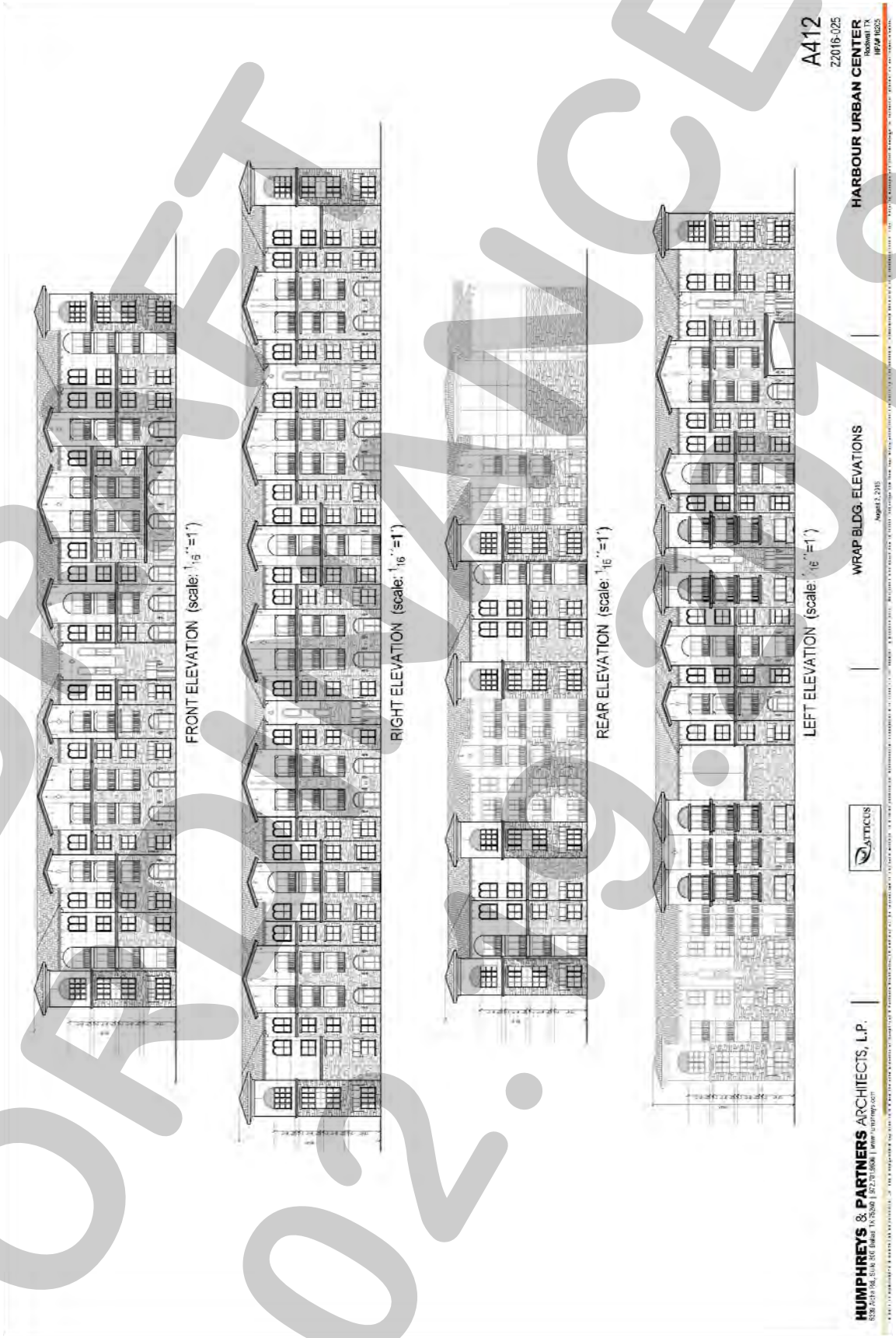
DRAFT ORDINANCE 02.19.2018

Exhibit 'D':
Area 1: Townhome Concept Building Elevations



DRAFT
ORDINANCE
02.19.2018

Exhibit 'D':
Area 2: Condominium Concept Building Elevations



DRAFT
02.09.2018

Exhibit 'D':
Area 2: Condominium Concept Building Elevations



FRONT ELEVATION - SCALE: 3/32"=1'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

ATTICUS

WRAP BLDG. ELEVATIONS

HARBOUR URBAN CENTER

A412

DRAFT ORDINANCE 09.19.2018

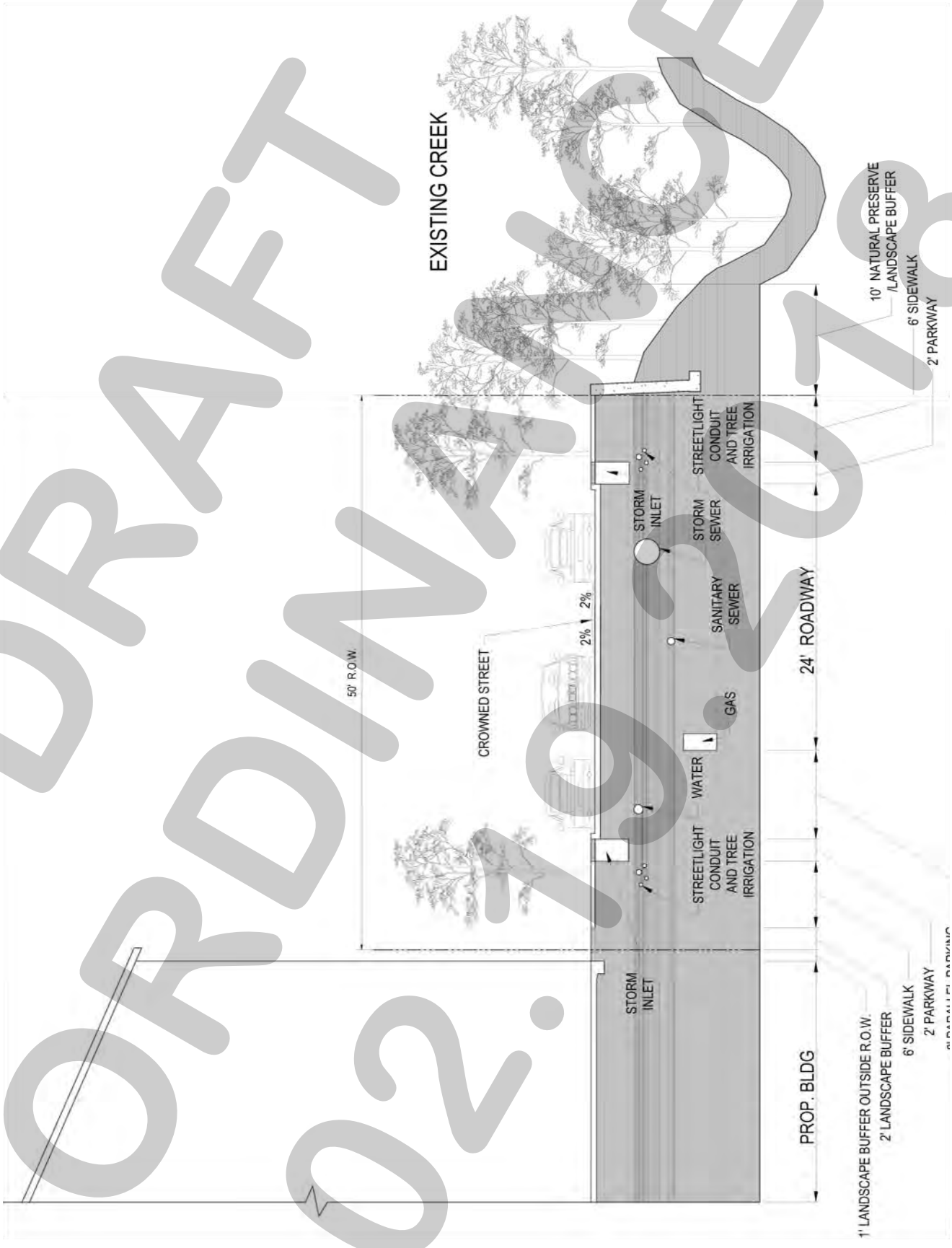


DRAFT
ORDINANCE
02.15.18



DRAFT
ORDINANCE
CASE: Z2018

Exhibit 'E':
Roadway Cross Section



DRAFT ORDINANCE 02.19.2019

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 02/19/2018

APPLICANT: David Naylor; *Rayburn Country Electric Cooperative*

AGENDA ITEM: **Z2018-002**; *SUP for Antenna Tower Replacement at 950 Sids Road*

SUMMARY:

Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a Specific Use Permit (SUP) for the replacement of a telecommunications tower exceeding 125-feet in a Heavy Commercial (HC) District on a 5.053-acre tract of land identified as Lot 1, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, David Naylor of *Rayburn Country Electric Cooperative*, is requesting the approval of a Specific Use Permit (*SUP*) to allow for the replacement of an existing 320-foot tall telecommunications tower on a 5.053-acre tract of land identified as Lot 1, Block A, Rayburn Country Addition. The *subject property* is addressed as 950 & 980 Sids Road and is zoned Heavy Commercial (HC) District. The proposed replacement telecommunications tower will be equal in height to the existing tower (*i.e. 320-feet*) and will be a self-supported tower. The replacement tower will be located north of and within the general vicinity of the existing tower, and is depicted on the attached site plan. It should be noted that the existing equipment building will remain in its current location. The equipment building is fenced and has sufficient parking, meeting the standards for antenna towers. According to *Section 2.1.11.2*(*f*), *Antenna Standards*, of Article IV, of the Unified Development Code (UDC), a Specific Use Permit (*SUP*) is required for the replacement of an existing legally non-conforming freestanding commercial antenna that is situated in a Heavy Commercial (HC), Light Industrial (LI) or Heavy Industrial (HI) District. Granting this SUP remains a discretionary act for the City Council. If approved, the applicant will be required to submit a building permit prior to erecting the replacement antenna tower. Contained in the attached packet is a copy of the applicant's letter, a site plan indicating the general location for the replacement antenna, and the draft ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Sids Road, which is identified as a M4U [*i.e. major collector, 4-lane, undivided highway*] on the City's Master Thoroughfare Plan. Beyond this are several light-industrial businesses [*e.g. Campers 4 Rent, Rodd Hanna's Air Performance, etc.*]. This area is zoned Heavy Commercial (HC) District.

South: Directly south of the subject property is a large vacant tract of land that is zoned Heavy Commercial (HC) District and Commercial (C) District. Beyond this is Mims Road, which is identified as an M4U [*i.e. major collector, 4-lane, undivided highway*] on the City's Master Thoroughfare Plan. This thoroughfare is followed by a large vacant tract of land that is zoned Agricultural (AG) District.

East: Directly east of the subject property is a manufacturing business [*i.e. S&A Systems*] zoned Planned Development District 43 (PD-43) for commercial, warehousing, and light assembly uses. Beyond this is a logistics company [*i.e. Transam Trucking*] followed by SH-205. This area is zoned Planned Development District 44 (PD-44) for commercial, commercial trucking operation, and outdoor storage of vehicles used in association with the trucking operation land uses.

West: Directly west of the subject property is a business that is zoned Planned Development District 38 (PD-38) for Heavy Commercial (HC) District land uses. Beyond this is a large tract of land that is zoned (AG) Agricultural District.

NOTIFICATION:

On January 31, 2018, staff mailed 13 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Flagstone Estates and Lynden Park Homeowner's Associations (HOA's) which are the only HOA's/Neighborhood Associations within 1,500 feet participating in the neighborhood notification program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices regarding the request.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a replacement telecommunications antenna exceeding 125-feet in height on the subject property, staff would recommend the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are summarized as follows:

   (a) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement telecommunications tower installation.

   (b) The replacement telecommunications tower will be located in the general vicinity of the existing telecommunications tower and as depicted on the site plan attached hereto as *Exhibit 'B'* of the SUP ordinance. The installation shall be setback a minimum of 320-feet from any residential structure or residentially zoned property.

   (c) The height of the replacement telecommunications tower installation shall be equal to or less than the existing antenna installation (*i.e. 320-feet*), and any additional antennas added to the structure shall not exceed the height of the replacement installation.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On February 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) with staff conditions passed by a vote of 5 to 0 with Commissioners Chodun and Fishman absent.



City of Rockwall

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

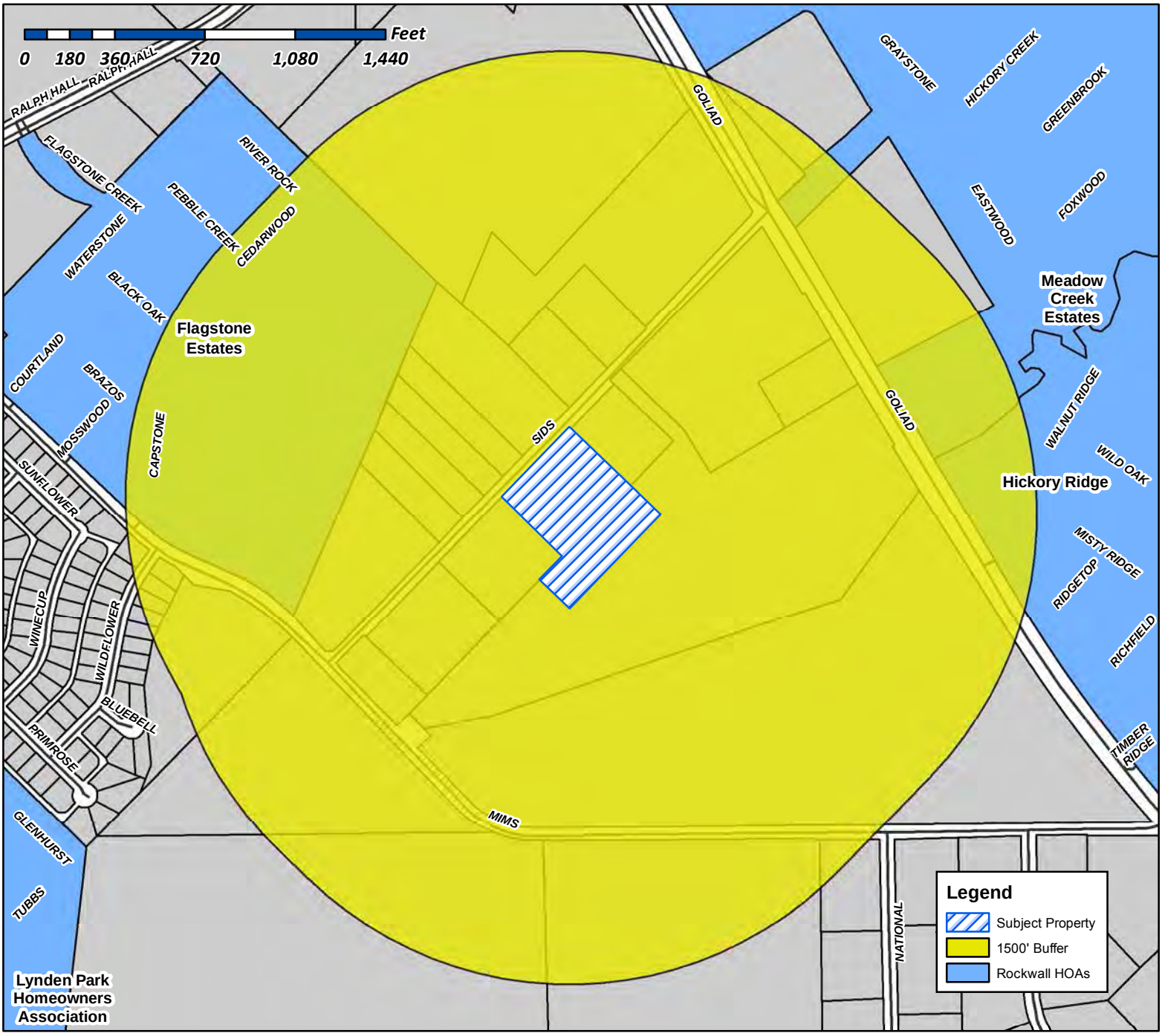
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

345

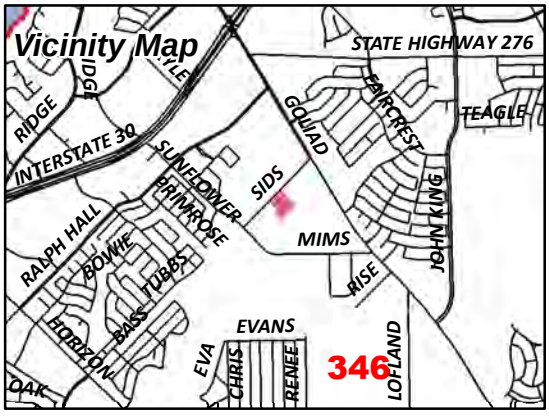
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2018-002
Case Name: SUP for a Replacement Telecommunications Tower at 950 Sids Road
Case Type: Zoning
Zoning: Heavey Commercial (HC) District
Case Address: 950 Sids Road



Date Created: 01/26/2018
For Questions on this Case Call (972) 771-7745

Gonzales, David

From: Morales, Laura
Sent: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was also published in the Rockwall Herald Banner ***January 26, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 2/13/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 2/19/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2018-002- Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a Specific Use Permit (SUP) for the replacement of a telecommunications tower exceeding 125-feet in a Heavy Commercial (HC) District on a 5.053-acre tract of land identified as Lot 1, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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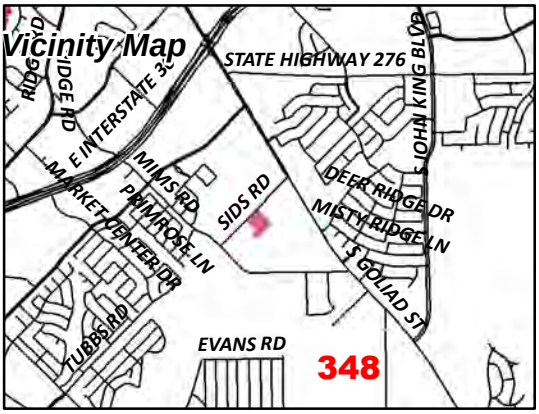
Case Number: Z2018-002
Case Name: SUP for a Replacement Telecommunications Tower at 950 Sids Road
Case Type: Zoning
Zoning: Heavy Commercial (HC) District
Case Address: 950 Sids Road



Date Created: 01/26/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1005 SIDS RD
ROCKWALL, TX 75087

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

JS CUSTOM HOMES LLC
1509 LEXINGTON DR
GARLAND, TX 75041

TRANSAM TRUCKING
A MISSOURI CORP
15910 S 169 HWY
OLATHE, KS 66062

BURKS GLEN
1612 AMESBURY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
2670 S GOLIAD
ROCKWALL, TX 75087

CAMPERS 4 RENT LLC
518 WATERVIEW DRIVE
COPPELL, TX 75019

STAGLIANO FAMILY TRUST
5501 ST ANDRES CT
PLANO, TX 75093

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO
930 WHITMORE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
955 SIDS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
960 SIDS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
965 SIDS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
980 SIDS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
981 SIDS RD
ROCKWALL, TX 75087

SRYGLEY JAMES G
992 SIDS RD
ROCKWALL, TX 75032

LOFLAND ROBERT G & BETTY K
995 SIDS RD
ROCKWALL, TX 75032

RODD HANNA'S AIR PERFORMANCE
HEATING & A/C INC
PO BOX 208
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

PLEASE RETURN THE BELOW FORM

Case No. Z2018-002: SUP for a replacement Telecommunications Tower 950 Sids Road

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.



Name: Rodd Hanna

Address: 960 Sids Rd

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

RCEC
RAYBURN ELECTRIC COOPERATIVE

Rayburn Electric Cooperative
P.O. Box 37
Rockwall, TX 75087
(469) 402-2100

January 4, 2018

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

Dear Ryan:

Attached is a Specific Use Permit (SUP) Application requesting permission for Rayburn Country Electric Cooperative, Inc. (Rayburn) to replace its existing 320' guyed communications tower with a new 320' self-supported communications tower. I have also enclosed the engineering drawings for the proposed tower.

The new tower will be located immediately to the north of the existing tower. Rayburn has contracted with Huffman Communications for the installation of the new tower and removal of the existing tower. Upon approval of the SUP by the City of Rockwall, construction will begin within 30 days and is expected to last 3-5 months, depending on weather and schedules. Once the equipment has been successfully transferred from the old tower to the new tower and is verified to be operating correctly, we will remove the old tower from the site.

Sincerely,

David Naylor
President / CEO
Rayburn Electric Cooperative
dnaylor@rayburnelectric.com
469.402.2118

Enclosures

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR THE REPLACEMENT OF AN EXISTING *TELECOMMUNICATIONS TOWER* THAT EXCEEDS 125-FEET IN HEIGHT IN A HEAVY COMMERCIAL (HC) DISTRICT, ON A 5.053-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 1, BLOCK A, RAYBURN COUNTRY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from David Naylor of Rayburn Country Electric Cooperative, Inc. for the approval of a Specific Use Permit (SUP) to allow for the replacement of an existing telecommunications tower that exceeds 125-feet in height on a 3.466-acre parcel of land, identified as Lot 1, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and more specifically described in Exhibit 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow the replacement of an existing telecommunication tower that exceeds 125-feet in height within a Heavy Commercial (HC) District as stipulated by Subsection 2.1.11, *Utilities, Communications and Transportation*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*], on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Section 2.1.11(f), and Section 4.7, *Heavy Commercial (HC) District,* of Article V, *District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

DRAFT ORD. 2018

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the replacement of an existing telecommunications tower that exceeds 125-feet in height in a Heavy Commercial (HC) District on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

1) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement telecommunications tower installation.

2) The replacement telecommunications tower will be located in the generally vicinity of the existing telecommunications tower and as depicted on the site plan attached hereto as *Exhibit 'C'* of this ordinance. The installation shall be setback a minimum distance equal to the height of the proposed structure (*i.e. 320-feet*) from any residential property or residentially zoned property.

3) The height of the replacement telecommunications tower installation shall be equal to or less than the existing antenna installation (*i.e. 320-feet*), and any additional antennas added to the structure shall not exceed the height of the replacement installation.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

DRAFT ORDINANCE 02-19-2018

Section 7. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF MARCH, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

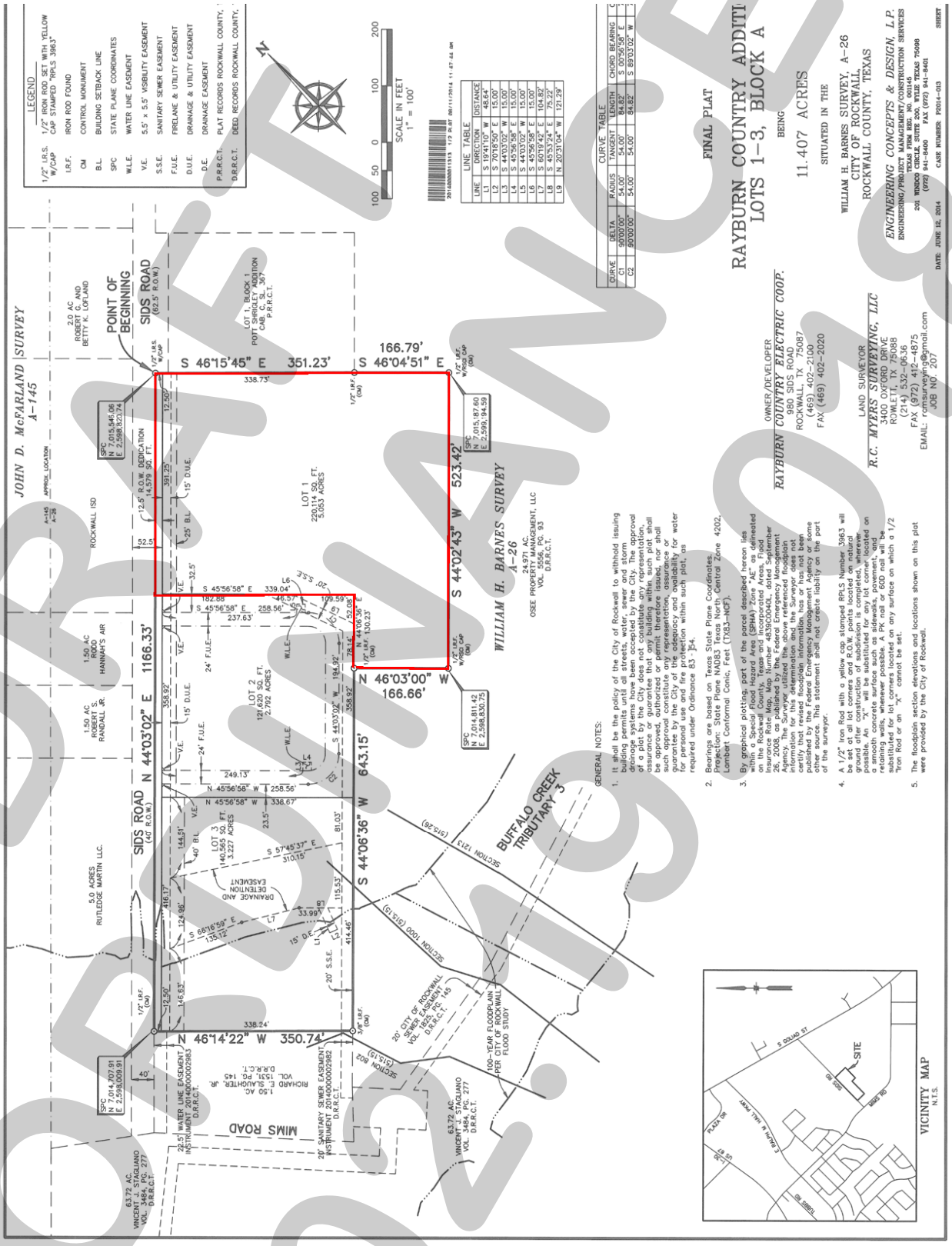
_____
Frank J. Garza, *City Attorney*

1st Reading: *February 19, 2018*

2nd Reading: *March 5, 2018*

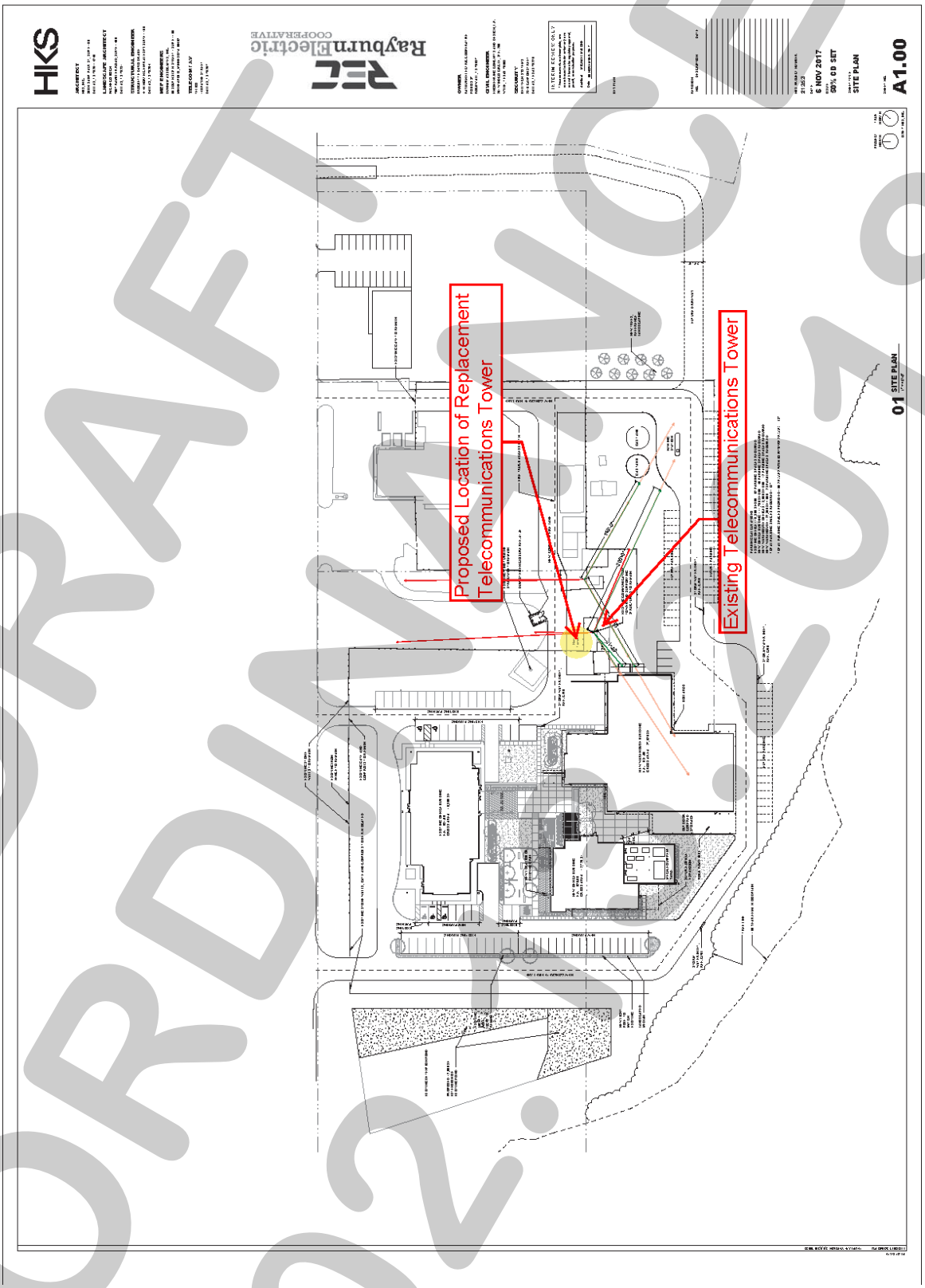
DRAFT ORDINANCE 02.19.2018

Exhibit 'A':
Legal Description



DRAFT
02.19.2019

Exhibit 'B':
Site Plan



DRAFT ORDINANCE 02.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 02/19/2018

APPLICANT: Randy Eardley, P.E.; *Weir & Associates*

AGENDA ITEM: **Z2018-003**; *SUP for Chick-Fil-A Drive-Through*

SUMMARY:

Hold a public hearing to discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) for a restaurant with a drive-through or drive-in on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting approval of a Specific Use Permit (SUP) for a *restaurant, 2,000 SF or more, w/ drive-through* [*i.e. Chick-Fil-A*]. The proposed restaurant will be ~2,200 SF, drive through only [*i.e. no inside seating*] with a walk-up window and five (5) outside tables. The restaurant will be situated on a 0.656-acre tract of land [*i.e. Lots 1 & 2, Block A, Billy Peoples #1 Addition*] that is zoned General Retail (GR) District, and is addressed as 1902 & 2000 S. Goliad Street [SH-205].

On December 12, 2017, the Planning and Zoning Commission unanimously approved a site plan [*Case No. SP2017-037*] for a restaurant with a drive-through on the subject property. Subsequently, the City Council approved variances associated with the approved site plan on December 18, 2017. After the approval of the site plan, staff recognized that the subject property was located in a General Retail (GR) District and would require a Specific Use Permit (SUP) for the drive-through facilities. Staff should note that although the approval of a Specific Use Permit (SUP) is discretionary to the Planning and Zoning Commission and the City Council, there currently exists several other restaurants with drive-through facilities [*e.g. Taco Casa, Braums, and Chicken Express*] located adjacent to the subject property that are zoned General Retail (GR) District.

In December 2017, the applicant submitted a request for a Specific Use Permit (SUP) for a restaurant with a drive-through on the subject property under *Case No. Z2017-065*. On January 9, 2018, the Planning and Commission unanimously approved a motion to recommend approval of *Case No. Z2017-065*. Subsequently, on January 16, 2018, the City Council denied the request without prejudice to allow the applicant to address issues concerning traffic, parking, and cross-access. To address these issues, the applicant has submitted a revised the site plan that incorporates a four (4)-foot wrought-iron fence adjacent to the south and west property lines. Additionally, the applicant has indicated that they are working with the neighboring properties to obtain a parking agreement for 20 spaces for employee parking. This means that all parking spaces on the site plan will be dedicated to customer parking. The parking agreement is in its final stages and staff has included this as an operational condition in the SUP ordinance (*i.e. this is a requirement for the restaurant to operate*). In addition, the applicant has submitted a Traffic Impact Analysis (TIA) that states that the, "(t)raffic generated by the proposed Chick-Fil-A restaurant is predicted to have a minimal impact to the operation of

the Goliad Street (SH-205) and Yellow Jacket Lane intersection." (*Page 24; Conclusions*). Staff is prepared to answer any questions concerning this document and its methodology.

The approval of any Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: North of the subject property is Yellow Jacket Lane, which is identified as an M4D (*major collector, 4-lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) restaurants with drive-throughs [*i.e. Braums and Chicken Express*]. This area is zoned General Retail (GR) District.

South: South of the subject property is a restaurant [*i.e. Luigi's*]. Beyond this is a parking lot for a shopping center and a restaurant with a drive-through. This area is zoned General Retail (GR) District.

East: East of the subject property is Goliad Street [*SH-205*], which is identified as a P6D (*principal arterial, 6-lane, divided highway)* on the City's Master Thoroughfare Plan. Beyond this is a retail strip center with several retail business as well as a florist [i.e. Sabrina's Flowers]. This area is zoned Commercial (C) District.

West: West of the subject property is an office building [*i.e. Texas Department of Family and Protective Services*]. Beyond this is a car wash [*i.e. Auto Clean*]. This area is zoned General Retail (GR) District.

NOTIFICATION:

On February 1, 2018, staff sent 39 notices to property owners and residents within 500-feet of the subject property. There are no Neighborhood Associations/HOA's located within 1,500-feet of the subject property participating the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices concerning this case.

NOTE: The Waterstone Estates HOA does not have contact information in neighborhood notification list.

RECOMMENDATIONS:

Should the City Council choose to recommend approval of the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) The restaurant shall generally conform to the concept plan depicted in *Exhibit 'B'* and the concept building elevations depicted in *Exhibit 'C'* of the SUP ordinance.

3) The developer is to construct a four (4)-foot wrought-iron fence adjacent to the property line to the southern and western property lines as depicted in *Exhibit 'B'* of the SUP ordinance.

4) At the time of final plat, the developer shall submit a parking agreement indicating the location of the proposed 20 parking spaces on the adjacent property. This document will be required to be approved by the City Council and shall be filed with Rockwall County prior to the issuance of a Building Permit.

5) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On February 13, 2018, the Planning and Zoning Commission approved a motion to deny the Specific Use Permit (SUP) by a vote of 4-1, with Commissioner Trowbridge dissenting and Commissioners Fishman and Chodun absent. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(i)f such change [*zoning change*] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths (¾) of all eligible member of the City Council."



City of Rockwall

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

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361

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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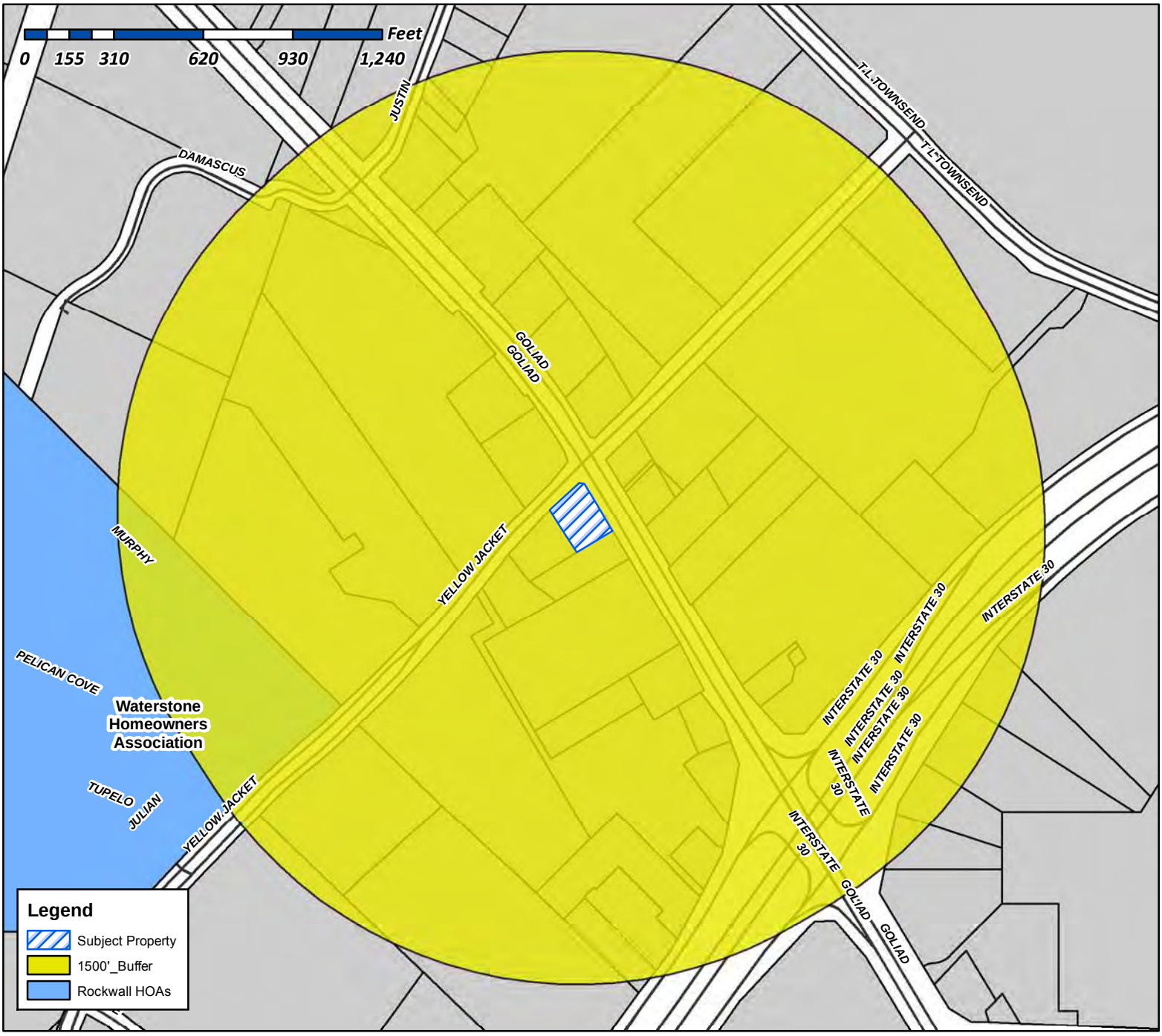
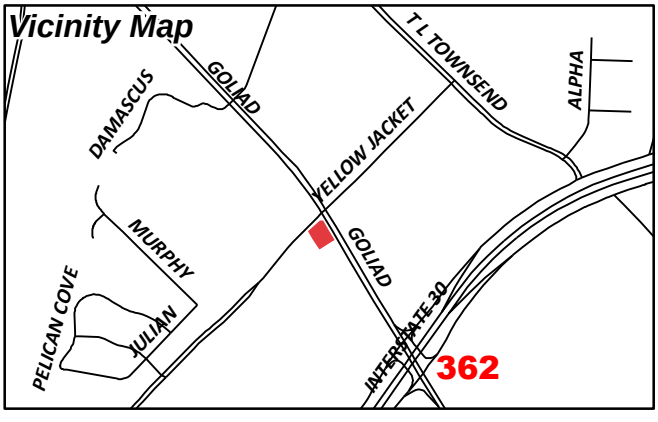


Case Number: Z2018-003
Case Name: SUP for Chick-Fil-A
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 1902 & 2000 S. Goliad Street



Date Created: 01/18/2018
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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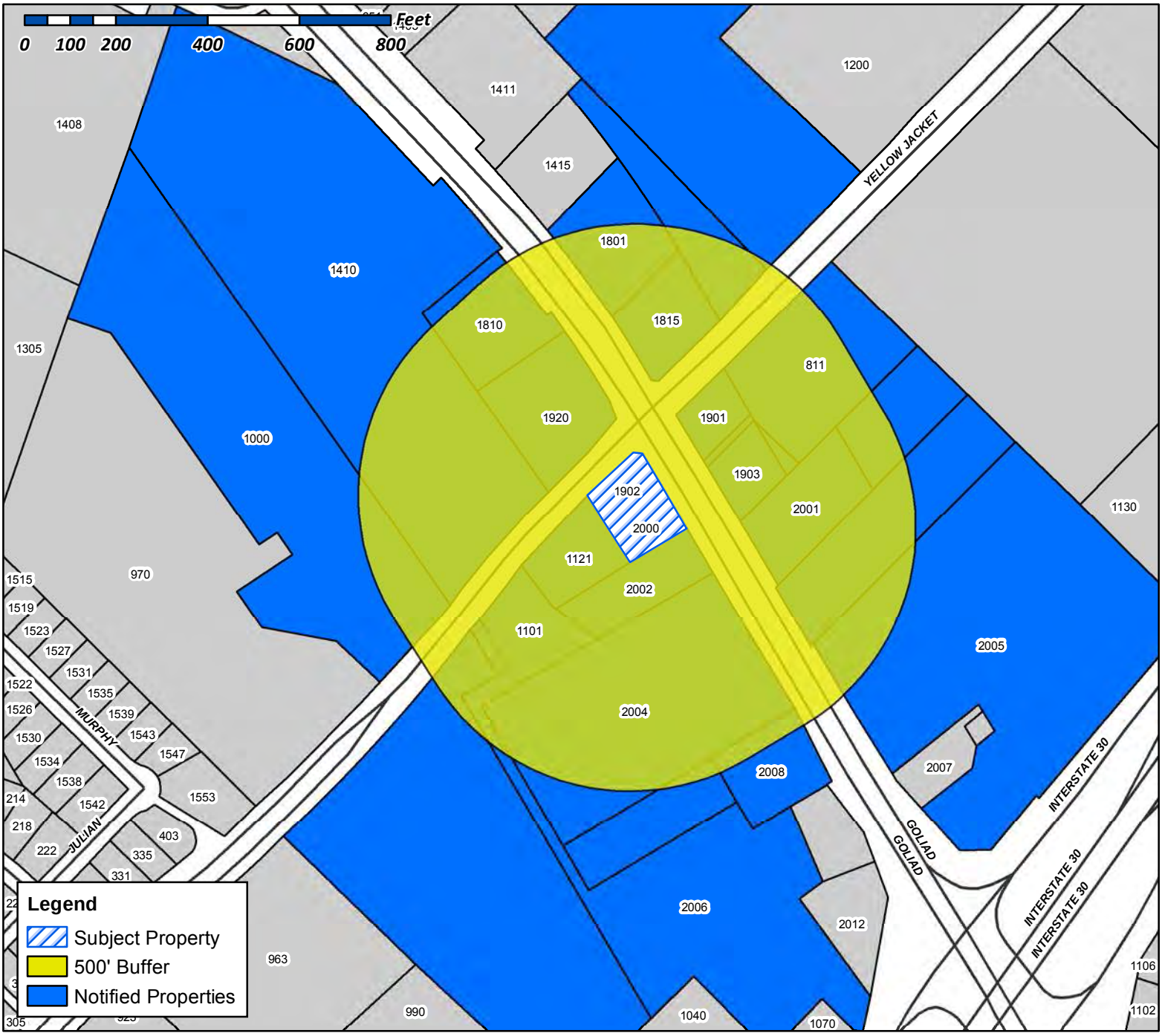
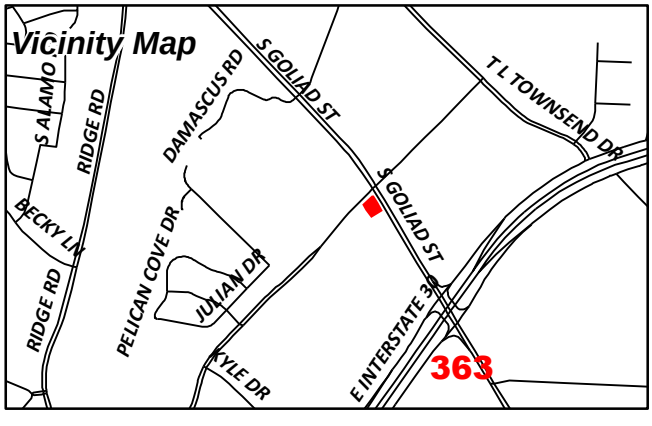


Case Number: Z2018-003
Case Name: SUP for Chick-Fil-A
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 1902 & 2000 South Goliad Street



Date Created: 01/18/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1000 YELLOW JACKET LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 YELLOW JACKET LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1121 YELLOW JACKET LN
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH
FINANCE OFFICE
1200 E YELLOW JACKET LN
ROCKWALL, TX 75087

B5HP ROCKWALL LLC
1300 E HWY 199
SPRINGTOWN, TX 76082

WDC PEBBLEBROOK APARTMENTS LLC
13400 BISHOP'S LANE SUITE 270
BROOKFIELD, WI 53005

CURRENT RESIDENT
1410 S GOLIAD
ROCKWALL, TX 75087

SMAJLI ISMET & DYLDYL
1422 MURPHY DR
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS
1610 SHORES BLVD
ROCKWALL, TX 75087

ROCKWALL CENTRAL S/C II LTD
16475 DALLAS PARKWAY SUITE 800
ADDISON, TX 75001

CURRENT RESIDENT
1801 S GOLIAD
ROCKWALL, TX 75087

LONE STAR CHICKEN LP
1810 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1815 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1901 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1902 S GOLIAD
ROCKWALL, TX 75087

UHLIG JANET KAY &
JEFFERY DAVID JOLLEY
1903 S GOLIAD ST
ROCKWALL, TX 75087

UHLIG JANET KAY &
JEFFERY DAVID JOLLEY
1903 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1920 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2000 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL VET CLINIC
C/O JOE LOFTIS
2001 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
2002 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2005 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2006 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2008 S GOLIAD
ROCKWALL, TX 75087

LANDLOW LLC
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

COOPER RESIDENTIAL LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

RETAIL BUILDERS INC
3000 NE 63RD ST
OKLAHOMA CITY, OK 73121

RACETRAC PETROLEUM INC
3225 CUMBERLAND BLVD SE STE 100
ATLANTA, GA 30339

ROCK HOB LP
3305 BUCHANAN ST
WICHITA FALLS, TX 76308

364

ROCK HOB LP
3305 BUCHANAN ST
WICHITA FALLS, TX 76308

WDOP SUB I LP
C/O THE MILESTONE GROUP LLC
5429 LBJ FREEWAY SUITE 800
DALLAS, TX 75240

JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

RHOADS RHOADS AND COX
6905 ELLSWORTH AVE
DALLAS, TX 75214

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

CURRENT RESIDENT
811 YELLOW JACKET
ROCKWALL, TX 75087

E Z MART #77
PO BOX 1426
TEXARKANA, TX 75504

ROCKWALL ICE CREAM HOLDINGS LLC
PO BOX 852
WAXAHACHIE, TX 75168

BOOMPA LTD
PO BOX 999
ROCKWALL, TX 75087

365

DYNAMIC
DEVELOPMENT COMPANY
DEVELOP • DESIGN • BUILD

Jan. 22, 2018

The Honorable Mayor Jim Pruitt
City of Rockwall
Rockwall Texas

RE: 1902 S. Goliad, Rockwall, Texas 75087

Dear Mr. Mayor,

My firm, Dynamic Development Company (Dynamic), controls the property at the southwest corner of Goliad and Yellow Jacket in Rockwall. Dynamic is a leading single and multi-tenant retail development company with more than 50 years experience and offices in Santa Monica, Calif., Las Vegas and Dallas.

We primarily develop retail and mixed-use projects and work with national, regional and local retailers to create high-quality real estate development projects throughout the Southwest.

One of our strategic development partners, with which we have completed numerous restaurants, is Chick-Fil-A ("CFA"). At 1902 S. Goliad in Rockwall, our intent is to sell this property to CFA so they may construct a limited-service, drive-through-only restaurant.

As you may know, CFA is very successful on the south-west side of Rockwall, and this restaurant should provide Rockwall with another high-quality CFA, while relieving some of the demand on the existing restaurant. In addition, our Company is developing the former Johnny Carino's property at 819 E I-30 frontage road in Rockwall. We also are building a multi-tenant small shopping center and are proud to have Jason's Deli and Sleep Number as our anchor tenants there. That project should be completed by Fall of this year.

We were surprised and disappointed to see Mr. Mario Smajli stir up opposition to a CFA restaurant. I have been in the retail/food-service real estate development for more than 30 years and note that it is rare for there to be opposition to a CFA by a city or community. It just doesn't happen.

That is why I believe it is important that you and city council understand the events of last summer which potentially led to Mr. Smajli's actions and rhetoric at the Jan. 16 public hearing and the story behind his intent to block this new restaurant development. Here are the facts:

- During the summer of 2017, Mr. Smajli and I negotiated for several months his purchase of the subject property. I have written documentation of months of purchase offers and counter offers between Mr. Smajli and myself. He had every opportunity to purchase 1902 S. Goliad St. When he could not meet my asking price, I even offered to lease the property to Mr Smajli, but he would not lease. He insisted on only buying the property so he could build a restaurant on it ;

Telephone:
M 214-662-5167
O: 940-218-6684
www.dynamicdevco.com

319 W. Oak St. Suite 105
Denton Texas 76201

the same development Chick-Fil-A intends. I considered all his purchase offers, just as I do with other retailers. Unfortunately, Mr. Smajli's offers were all well below our asking price.

- Mr. Smajli had every opportunity to buy this property by meeting or exceeding the competitive offers that Dynamic had received. Mr. Smajli was simply unwilling to meet the asking sales price or meet the competitive offers that we had in hand.
- Mr. Smalji offers also indicated he was a "contingent buyer" - requiring financing to close on the sale.
- Mr. Smajli indicated he was upset that he was unsuccessful in acquiring the subject property for the development of a new restaurant and has now turned to the City to block the CFA restaurant-related development that happens to be adjacent to his existing property.

I have reviewed the video of Mr. Smalji's testimony at the Jan. 16 city council meeting and believe he demonstrated he has an axe to grind over this proposed development. It appears Mr. Smajli is upset he was not able to come to terms with me and my company on lease or purchase terms for the subject property.

Common sense would indicate Mr. Smajli is concerned that another restaurant may out- position his Luigi's restaurant and create more competition. As you know, competition is good for Rockwall consumers, the free marketplace and for tax revenues. It's likely Mr. Smajli is responsible for recruiting the adjacent property and business owner and several residents to show up and voice opposition to this development project. While this is his prerogative, it is not in the best interest of the community there.

Chick-Fil-A is a leader in the quick-service restaurant industry and a pillar in the communities it serves. It is CFA's intent to design and build an attractive restaurant to serve the residents of the community, greatly improve the appearance of this blighted corner, and deliver maximum tax revenues for the people and the City of Rockwall. This CFA development would:

- provide numerous job opportunities
- create another attractive corner on Hwy 205 Goliad St. in Rockwall
- contribute sales tax revenue for the city, given CFA averages well above the industry average in restaurant sales annually
- add to the city's infrastructure of new assets meeting city guidelines and requirements
- be a catalyst for economic development as CFA attracts other restaurants and stores

I understand Chick-Fil-A has re-applied for approval. We sincerely hope that you as the Mayor and the Rockwall City Council understand what is behind Mr. Smajli's opposition and will review CFA's re-

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DEVELOPMENT COMPANY
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application favorably. We firmly believe that doing so is the right thing for the residents, community and City of Rockwall.

Thank you for your time and consideration.

Best regards,

Daniel J. Porter, Vice President
Dynamic Development Company
214-662-5167 Dan.porter@dynamicdevco.com

C.C.:
City Council Members
Mr. Ryan Miller

Telephone:
M 214-662-5167
O: 940-218-6684
www.dynamicdevco.com

319 W. Oak St. Suite 105
Denton Texas 76201

VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT

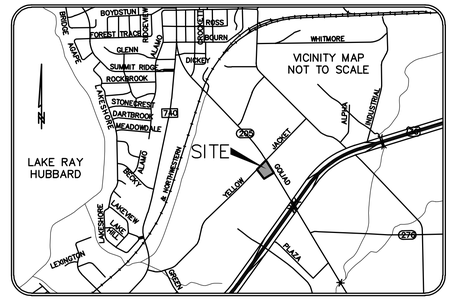
ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±17.9' SOUTHEAST OF POWER POLE AND ±29.5 SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.

ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLIAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLIAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE
ELEVATION = 575.46'

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



LEGEND

AC	AIR CONDITIONER
BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTMH	GREASE TRAP MANHOLE
GTS	GAS TEST STATION
GUY	GUY WIRE
GAS MW	GAS MONITOR WELL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL W/CONDUIT AND TRANSFORMER
RR TIE RW	RAIL ROAD TIE RETAINING WALL
SDMH	STORM DRAIN MANHOLE
SN	SIGN
SNT	UNDERGROUND TELEPHONE SIGN
SNG	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
580.97 TC	TOP OF CURB SPOT SHOT
580.47 G	GUTTER SPOT SHOT
X	TOPOGRAPHIC SPOT SHOT

0 20 40 60
SCALE: 1"= 20'

ALTA/NSPS
LAND TITLE SURVEY

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

LOTS 1 AND 2, BLOCK A
BILLY PEOPLES ADDITION No. 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET TITLE
ALTA/NSPS
LAND TITLE
SURVEY

☐Preliminary
☐80% Submittal
☐For Construction

Job No. : 17142
Store : #04222
Date : 11/15/2017
Drawn By : MTJ
Checked By: GAM

Sheet
CA-1.1

PRINTED: 11/15/2017 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/15/2017 9:32 AM SAVED BY: MATTHEWJ FILE: ALTA-SURVEY-17142.DWG

FIELD NOTES

TRACT 1:
BEING A TRACT OF LAND LOCATED IN THE J. CADLE SURVEY, ABSTRACT No. 65, ROCKWALL COUNTY, TEXAS, ALL OF LOT 1 AND A PORTION OF 2, BILLY PEOPLE'S ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 277, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST LINE OF WEST YELLOWJACKET LANE, (A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE WEST CORNER OF SAID LOT 2;

THENCE N 45°05'27" E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST YELLOWJACKET LANE AND THE NORTHWEST LINE OF SAID LOT 2, A DISTANCE OF 138.69 FEET TO A POINT, BEING THE WEST END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST YELLOWJACKET LANE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH GOLIAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 83°00'35" E, ALONG SAID RIGHT-OF-WAY CLIP, A DISTANCE OF 19.59 FEET TO A POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLIAD STREET, AND THE NORTHEAST LINE OF SAID LOT 2, SAID POINT BEING THE EAST END OF SAID RIGHT-OF-WAY CLIP;

THENCE S 30°50'38" E, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLIAD STREET AND THE NORTHEAST LINE OF SAID LOT 2, AT A DISTANCE OF 94.11 FEET, PASSING THE EAST CORNER OF SAID LOT 2 AND THE NORTH CORNER OF SAID LOT 1, CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 1, IN ALL A TOTAL DISTANCE OF 194.11 FEET TO A POINT BEING THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF LOT 2, LORETTA ANDERSON ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET C, SLIDE 153, P.R.R.C.T.;

THENCE S 59°08'10" W, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLIAD STREET, ALONG THE SOUTHEAST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF SAID LOT 2 LORETTA ANDERSON ADDITION, A DISTANCE OF 150.00 FEET TO A POINT, BEING THE SOUTH CORNER OF SAID LOT 1 AND THE EAST CORNER OF LOT 1R MUCKLEROY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET D, SLIDE 185, P.R.R.C.T.;

THENCE N 30°50'38" W, DEPARTING THE NORTHWEST LINE OF SAID LOT 2 LORETTA ANDERSON ADDITION, ALONG THE SOUTHWEST LINE OF SAID LOT 1 AND THE NORTHEAST LINE OF SAID LOT 1R, AT A DISTANCE OF 100.00 FEET, PASSING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF SAID LOT 2, BLOCK A, CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT 2, BLOCK A, AT A DISTANCE OF 167.31 FEET, PASSING AN "X" CUT FOUND BEING THE NORTH CORNER OF SAID LOT 1R, CONTINUING IN ALL A TOTAL DISTANCE OF 172.47 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.658 ACRES (28,662 SQUARE FEET) OF LAND, MORE OR LESS.

TITLE NOTES

THIS SURVEY WAS PREPARED WITH BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF. No. 4715001926, EFFECTIVE DATE SEPTEMBER 6, 2017, ISSUED DATE SEPTEMBER 19, 2017.

10d. THE 25' BUILDING SETBACK LINE SHOWN ON THE PLAT RECORDED IN CAB. A, SL. 277, P.R.R.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.

10e. THE UNIDENTIFIED 10'X10' EASEMENT SHOWN ON THE PLAT RECORDED IN CAB. A, SL. 277, P.R.R.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.

10f. THE EASEMENT RECORDED IN VOL. 65, PG. 50, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT.

10g. THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN THE DEED RECORDED IN VOL. 46, PG. 41, D.R.R.C.T.

SURVEYOR'S NOTES

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0040L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN."

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATORS, VISIBLE IMPROVEMENTS AND/OR EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED OR DESIGNATED THE UNDERGROUND UTILITIES.

4. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

5. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF. No. 4715001926, EFFECTIVE DATE SEPTEMBER 6, 2017, ISSUED DATE SEPTEMBER 19, 2017.

6. THE SUBJECT TRACT CONTAINS STRIPED PARKING SPACES, HOWEVER, AT THE TIME OF THE SURVEY, MANY STRIPES HAVE BECOME TOO OLD AND/OR DESTROYED AND FOR AN ACCURATE COUNT.

7. ACCORDING TO DEVELOPMENT INVESTIGATION REPORT PREPARED FOR CHICK-FIL-A, INC., PREPARED BY SITE DEVELOPMENT, INC., PROJECT No. 04222, DATED OCTOBER, 10, 2017, THE SUBJECT TRACT IS ZONED "GR", GENERAL RETAIL, WITH STATE HIGHWAY 205 OVERLAY. SEE ZONING TABLE SHOWN HEREON.

8. ALL MATTERS SHOWN ON RECORDED PLAT PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.

9. AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

10. AT THE TIME OF THE SURVEY, SURVEYOR WAS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

11. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

12. THE SUBJECT TRACT HAS ACCESS TO SOUTH GOLIAD STREET ALONG THE SOUTHEAST LINE AND EAST YELLOWJACKET LANE ALONG THE NORTH LINE.

13. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $2,000,000 TO BE IN EFFECT THROUGHOUT CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

14. THE SQUARE FOOTAGE OF THE BUILDING IS BASED ON THE EXTERIOR DIMENSIONS AS MEASURED AT GROUND LEVEL.

ZONING INFORMATION:
THE SUBJECT TRACT IS CURRENTLY ZONED "GR"
GENERAL RETAIL, WITH STATE HIGHWAY 205 OVERLAY

ADJACENT PROPERTIES ARE ZONED:

Front (NW):	GR	W Yellow Jacket Lane
Left Side (NE):	GR	S Goliad Street
Right Side (SW):	GR	Commercial
Rear (SE):	GR	Restaurant

MINIMUM LOT WIDTH IS N/A
MINIMUM LOT DEPTH IS N/A
MAXIMUM FLOOR AREA N/A.
MAXIMUM BUILDING HEIGHT IS 30 FEET.

BUILDING SETBACKS ARE:

Front: (W Yellow Jacket Ln)	15'
Front: (S Goliad Street)	25' (per SH 205 Overlay)
Right Side: (Commercial)	0'
Rear: (Restaurant)	0'

LANDSCAPE SETBACKS ARE:

Front: (W Yellow Jacket Ln)	10'
Left Side: (S Goliad Street)	20'
Right Side: (Commercial)	0'
Rear: (Restaurant)	0'

THE PARKING FORMULA FOR MINIMUM REQUIREMENTS:
one (1) space per each 100 square feet of gross floor area.

POLE SIGNS ARE NOT PERMITTED

CITY AND UTILITY PROVIDERS
(SET NOTE 7)

1) PLANNING DEPARTMENT
City of Rockwall Planning & Zoning Department
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Mr. Ryan Miller
Phone: 972-772-6441

2) ZONING DEPARTMENT
City of Rockwall Planning & Zoning Department
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Mr. Ryan Miller
Phone: 972-772-6441

3) SIGNS
City of Rockwall Building Department
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Mr. John Ankrum
Phone: 972-772-6774

4) BUILDING DEPARTMENT
City of Rockwall Building Department
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Mr. John Ankrum
Phone: 972-772-6774

5) FIRE MARSHAL
City of Rockwall Fire Department
Address: 101 East Quail Run, Rockwall, TX 75087
Contact: Ms. Ariana Hargrove (Chief Fire Marshal)
Phone: 972-771-7774

6) PLUMBING
City of Rockwall Building Department
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Mr. John Ankrum
Phone: 972-772-6774

7) HEALTH DEPARTMENT
KBK Food Safety Systems
Address: Address not required
Contact: Ms. Kelly Kirkpatrick
Phone: 214-202-1202

8) TRAFFIC ENGINEERING
City of Rockwall Public Works
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Ms. Amy Williams
Phone: 972-771-7746

9) SITE UTILITIES

i) SANITARY SEWER
City of Rockwall Public Works
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Ms. Amy Williams
Phone: 972-771-7746

ii) WATER
City of Rockwall Public Works
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Ms. Amy Williams
Phone: 972-771-7746

iii) STORM DRAINAGE
City of Rockwall Public Works
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Ms. Amy Williams
Phone: 972-771-7746

iv) EROSION CONTROL
City of Rockwall Public Works
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Ms. Amy Williams
Phone: 972-771-7746

v) GAS UTILITY
Atmos Energy
Address: No address needed
Contact: Ms. Dinah Wood
Phone: 972-485-6277

vi) ELECTRIC
Oncor
Address: 1545 High Point Drive, Mesquite, TX 75149
Contact: Mr. Jason Escamilla
Phone: 972-216-8956

vii) TELEPHONE
ATT (Telephone)
Address: 2702 Wesley Street, Greenville, TX 75401
Contact: Mr. Chris Holmes
Phone: 903-457-2303

10) LANDLORD/DEVELOPER
Dynamic Development
Address: 1725 21 st Street, Santa Monica, CA 90404
Contact: Mr. Dan Porter
Phone: 940-218-6684

SURVEYOR'S STATEMENT

TO CHICK-FIL-A, INC, A GEORGIA CORPORATION, JEY INVESTMENTS, E Z MART #77, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF TEXAS, AND WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b1), 8, 9, 11, 13, 16, 17, 20, AND 21 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETE ON OCTOBER 19TH, 2017.

DATE OF PLAT OR MAP: _____

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF GREGG A.E. MADSEN, RPLS. NO. 5798 ON OCTOBER 10, 2017. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

GREGG A.E. MADSEN, R.P.L.S.
STATE OF TEXAS No. 5798
E-MAIL: GreggM@WierAssociates.com

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ALTA/NSPS
LAND TITLE SURVEY

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

LOTS 1 AND 2, BLOCK A
BILLY PEOPLES ADDITION No. 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET TITLE
ALTA/NSPS LAND TITLE SURVEY

☐Preliminary
☐80% Submittal
☐For Construction

Job No. : 17142
Store : #04222
Date : 11/15/2017
Drawn By : MTJ
Checked By: GAM

Sheet
CA-1.2

PRINTED: 11/15/2017 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/15/2017 9:32 AM SAVED BY: MATTHEWJ FILE: ALTA-SURVEY-17142.DWG

CITY OF ROCKWALL

ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE-THROUGH IN A GENERAL RETAIL (GR) DISTRICT, ON A 0.656-ACRE TRACT OF LAND BEING IDENTIFIED AS LOTS 1 & 2, BLOCK A, BILLY PEOPLES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Randy Eardley, P.E. of Wier & Associates, Inc. on behalf of Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) to allow for a *restaurant, 2,000 SF or more with a drive-through,* in a General Retail (GR) District on a 0.656-acre tract of land being described as a Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *restaurant, 2,000 SF or more with a drive-through* as stipulated by Section 1, *Land Use Schedule* of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Subsection *4.4, General Retail (GR) District,* Section 4, *Commercial Districts,* of Article V, *District Development Standards,* of the Unified Development Code (UDC) as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *restaurant, 2,000 SF or more with a drive-*

DRAFT ORDINANCE 04.23.18

through on the *Subject Property* and conformance to these stipulations is required for continued operations:

1) The restaurant shall generally conform to the concept plan depicted in *Exhibit 'B'* and the concept building elevations depicted in *Exhibit 'C'* of this ordinance.

2) The developer is to construct a four (4)-foot wrought-iron fence adjacent to the property line to the southern and western property lines as depicted in *Exhibit 'B'* of this ordinance.

3) At the time of final plat, the developer shall submit a parking agreement indicating the location of the proposed 20 parking spaces on the adjacent property. This document will require the approval of the City Council and shall be filed with Rockwall County prior to the issuance of a Building Permit.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF MARCH, 2018.

DRAFT ORDINANCE 02-19-18

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

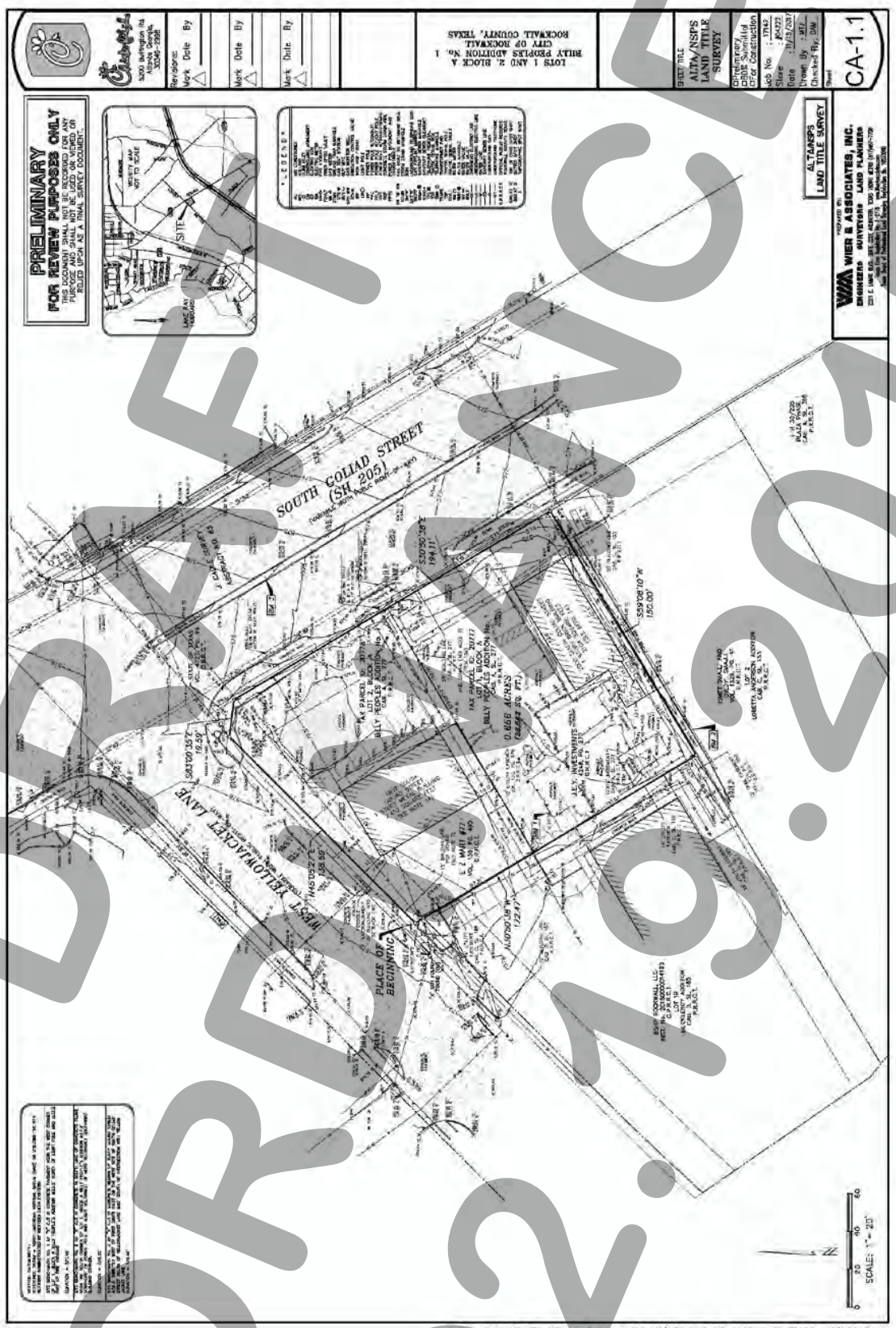
Frank J. Garza, *City Attorney*

1st Reading: *February 19, 2018*

2nd Reading: *March 5, 2018*

DRAFT ORDINANCE 02.19.2018

Exhibit 'A':
Survey



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ORDINANCE
02.19.2018

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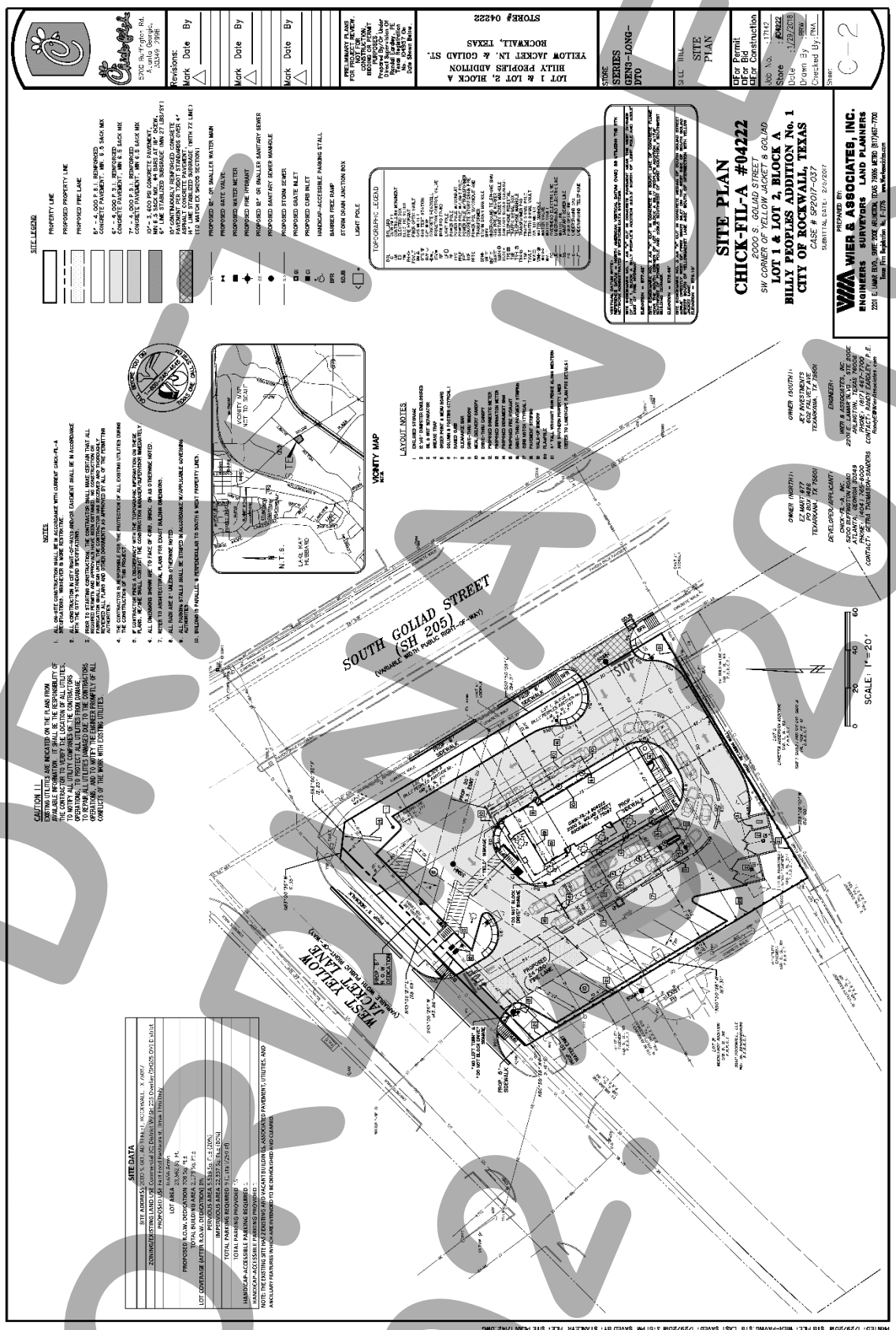
Exhibit 'B':
Concept Plan



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EXTERIOR FINISH SCHEDULE

BR-1	BRICK #1 (MODULAR SIZE) MFG: ACME BRICK COLOR: BRITTMOOR VELOUR MORTAR: QUIKRETE #94 LIGHT BUFF	PT-7 EXTERIOR PAINT #1/SW: ENDURING SATIN LATEX FINISH COLOR: SHERWIN WILLIAMS - SW 7069 IRON ORE SEMI-GLOSS FINISH BY BODY FRAME & SATIN FINISH ON WALLS
EX-1	PAINT #1 SHERWIN WILLIAMS DURALAST / EXCEPTIONAL METALIC COLOR TO MATCH BP-1 SEMI-GLOSS FINISH	PT-8 EXTERIOR PAINT MISCELLANEOUS METALS SHOP-IN WILLIAMS - SHER-GRIL HIGH PERFORMANCE ACRYLIC SEMI-GLOSS FINISH COLOR - DARK BRONZE SEMI-GLOSS FINISH
MP-1	NICHIHA PANEL ILLUMINATION PANEL COLOR - BLACK	PT-10 EXTERIOR PAINT MISCELLANEOUS METALS SHOP-IN WILLIAMS #2/1/2015 "CUB GREY" SATIN FINISH ON METAL FRAMES AND DOOR
MP-2	NICHIHA PANEL - FIBER CEMENT PANEL W/ WOOD FINISH COLOR - BARK	ST-1 STOREFRONT YKK - YES 45 (VEC 45 FS AT INTERIOR PLAY AREA LOCATIONS) COLOR - DARK BRONZE ANATED
ST-2	STONE VENEER MFG: ELDORADO STONE SANDRA - COLOR: CARAMEL	

1 FRONT ELEVATION

MATERIALS		
BRICK	30 SQFT	6%
STONE	282 SQFT	48%
FIBER CEMENT PANEL	271 SQFT	46%
FACADE NET SQFT	583 SQFT	100%

2 DRIVE-THRU ELEVATION

MATERIALS		
BRICK	607 SQFT	37%
STONE	438 SQFT	27%
FIBER CEMENT PANEL	585 SQFT	36%
FACADE NET SQFT	1630 SQFT	100%

MMSR & ASSOCIATES, INC

STORE: Yellow Jacket & Gallop

Rockwall, TX

SHEET TITLE: EXTERIOR ELEVATIONS

VERSION/ ISSUE DATE:

Job No. : 17131
Store : 134222
Date : 12-20-17
Drawn By : BN
Checked By: ___
Sheet

A-2.1

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02.16.2018

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EXTERIOR FINISH SCHEDULE

BRICK BY ENDICOTT CLAY COLOR: RED SIZE: STANDARD MORTAR: DUCKTILE BM LIGHT BUFF	BR-1	EXTERIOR PAINT: SEMI-GLOSS ENAMEL SHERWIN WILLIAMS - SW 7005 PURE WHITE SEMI-GLOSS FINISH ON WOOD TRIM & SATIN FINISH ON WALLS
EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS - SW6258 METAL PERFORMANCE ACRYLIC COLOR = DARK BRONZE SEMI-GLOSS FINISH	PT-2	
EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS, KAWNEER OR EQUAL COLOR = DARK BRONZE PAINTED	PT-3	
NICHIHA PANEL ILLUMINATION FIBER CEMENT PANEL W/ METALLIC FINISH COLOR: EFS 20449F-1	FC-1	
NICHIHA PANEL VINTAGEWOOD FIBER CEMENT PANEL W/ WOOD FINISH COLOR = DARK BRONZE PAINTED	FC-2	
STONE VENEER COLOR: MUSTANG SYNTHETIC STONE	ST-1	

1 SIDE ELEVATION

MATERIALS		
BRICK	847 SQFT	53%
STONE	487 SQFT	31%
FIBER CEMENT PANEL	258 SQFT	16%
FACADE NET SQFT	1592 SQFT	100%

2 REAR ELEVATION

MATERIALS		
BRICK	308 SQFT	54%
STONE	262 SQFT	46%
FIBER CEMENT PANEL	0 SQFT	0%
FACADE NET SQFT	570 SQFT	100%

Chick-fil-A
5200 Buffington Rd.
Atlanta, Georgia
30349-2998

Revisions:
Mark Date By

Seal

MAYSE & ASSOCIATES, INC.

Tatum Street & Goliad
Rockwall, TX

EXTERIOR ELEVATIONS

A-2.2

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02.19.2018

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TRAFFIC IMPACT ANALYSIS FOR
CHICK-FIL-A
ROCKWALL, TEXAS

Prepared for:
Wier & Associates, Inc.
2201 E. Lamar Blvd., Suite 200E
Arlington, Texas 76006-7440

Prepared by:

LEE ENGINEERING
3030 LBJ Freeway, Suite 1660
Dallas, Texas 75234
(972) 248-3006
TBPE Firm F-450



Kelly D. P
2/12/18

February 2018

T1149.21

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INTRODUCTION

This traffic study was conducted to analyze the potential traffic impacts of the proposed Chick-fil-A which will be located on the southwest corner of the Goliad Street (SH 205) and Yellowjacket Lane intersection in Rockwall, Texas. A vicinity map of the study area is shown in **Figure 1** and a site plan for this facility is shown in **Figure 2**. The following elements were included in this study:

Data Collection

- Collected weekday AM, Midday and PM peak hour turning movement volumes at the Goliad Street (SH 205) and Yellowjacket Lane intersection on Wednesday, January 24, 2018.
- Obtained historical average daily traffic (ADT) volumes on roadways in the study area.
- Obtained the proposed site plan, information related to planned roadway improvements, and other relevant information.

Traffic Analysis

- Assessed the general accessibility of the site.
- Estimated the number of trips that will be generated by the proposed development.
- Estimated the directional distribution of traffic approaching / departing the proposed development.
- Assigned the estimated traffic to the street network.
- Performed capacity analyses for the critical intersections within the study area.

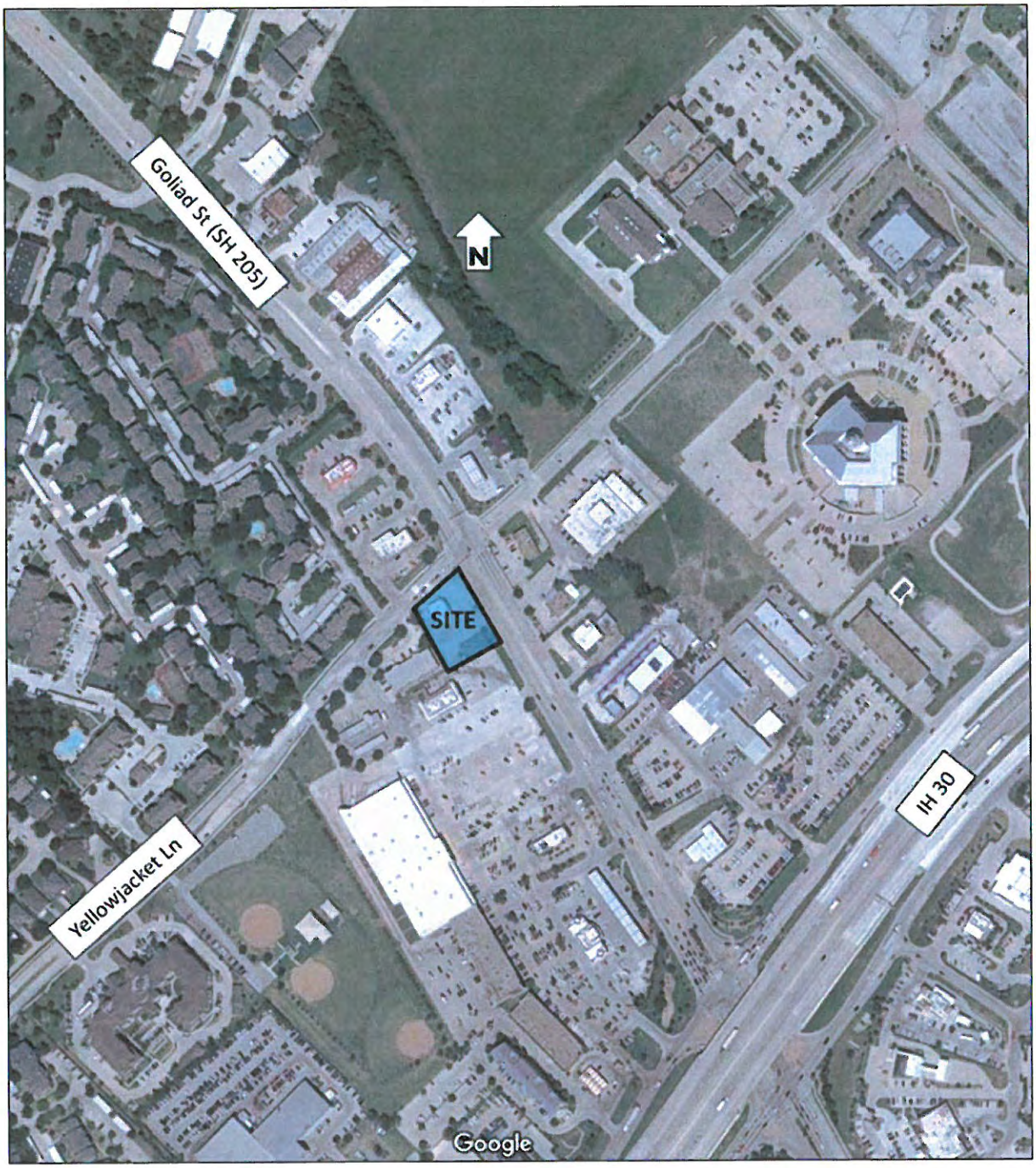
Recommendations

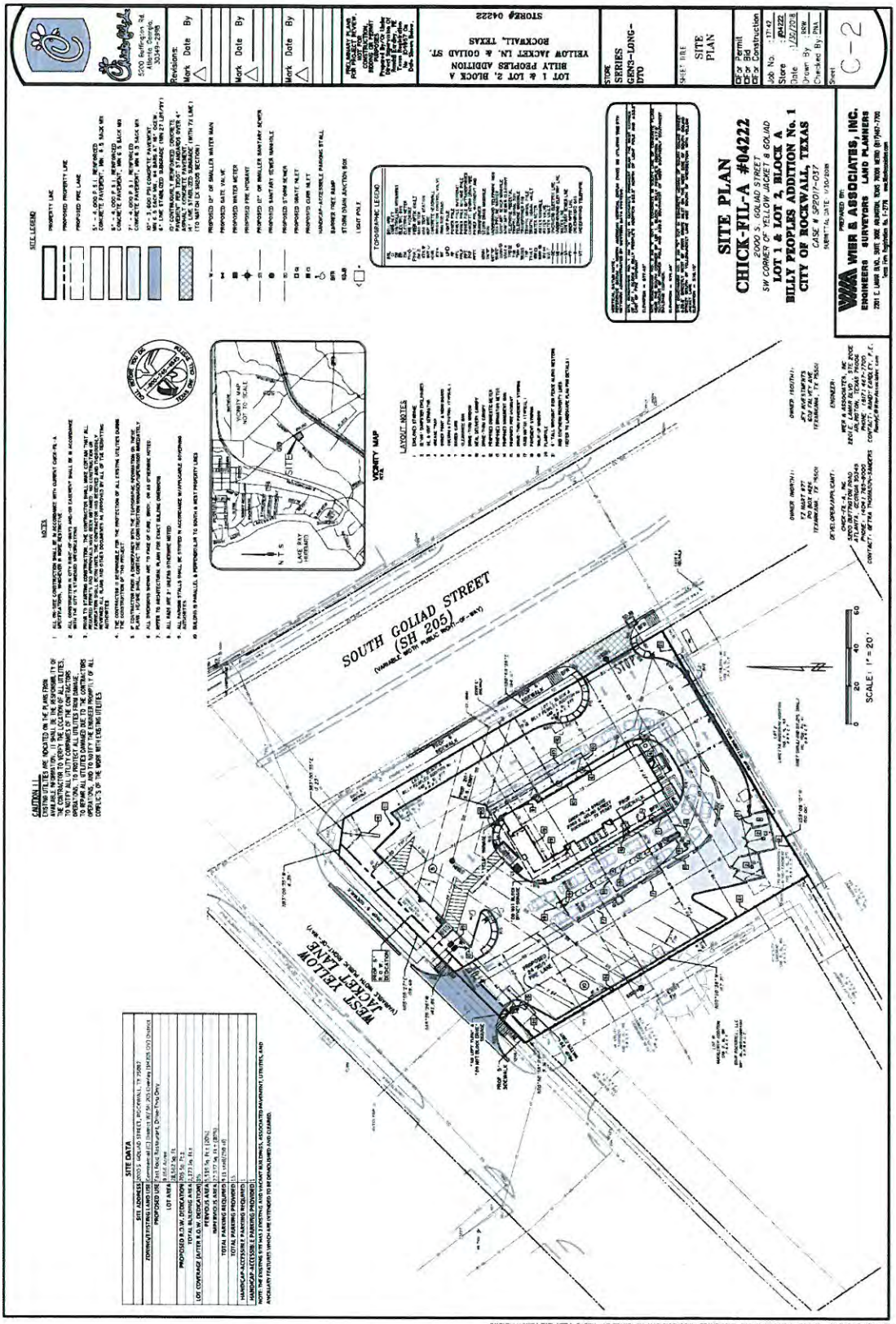
- Determined if any roadway improvements are needed to accommodate projected traffic generated by the proposed development.

Documentation

- Prepared a report documenting the study procedures and results.

Figure 1: Vicinity Map of the Study Area





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Proposed Site Plan

Figure 2

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SITE ACCESSIBILITY

Site accessibility describes the ease with which vehicles can get to and from a development. A site's accessibility is affected by the geographical location of the development with respect to other activity areas, the roadway system and physical restraints such as rivers or lakes.

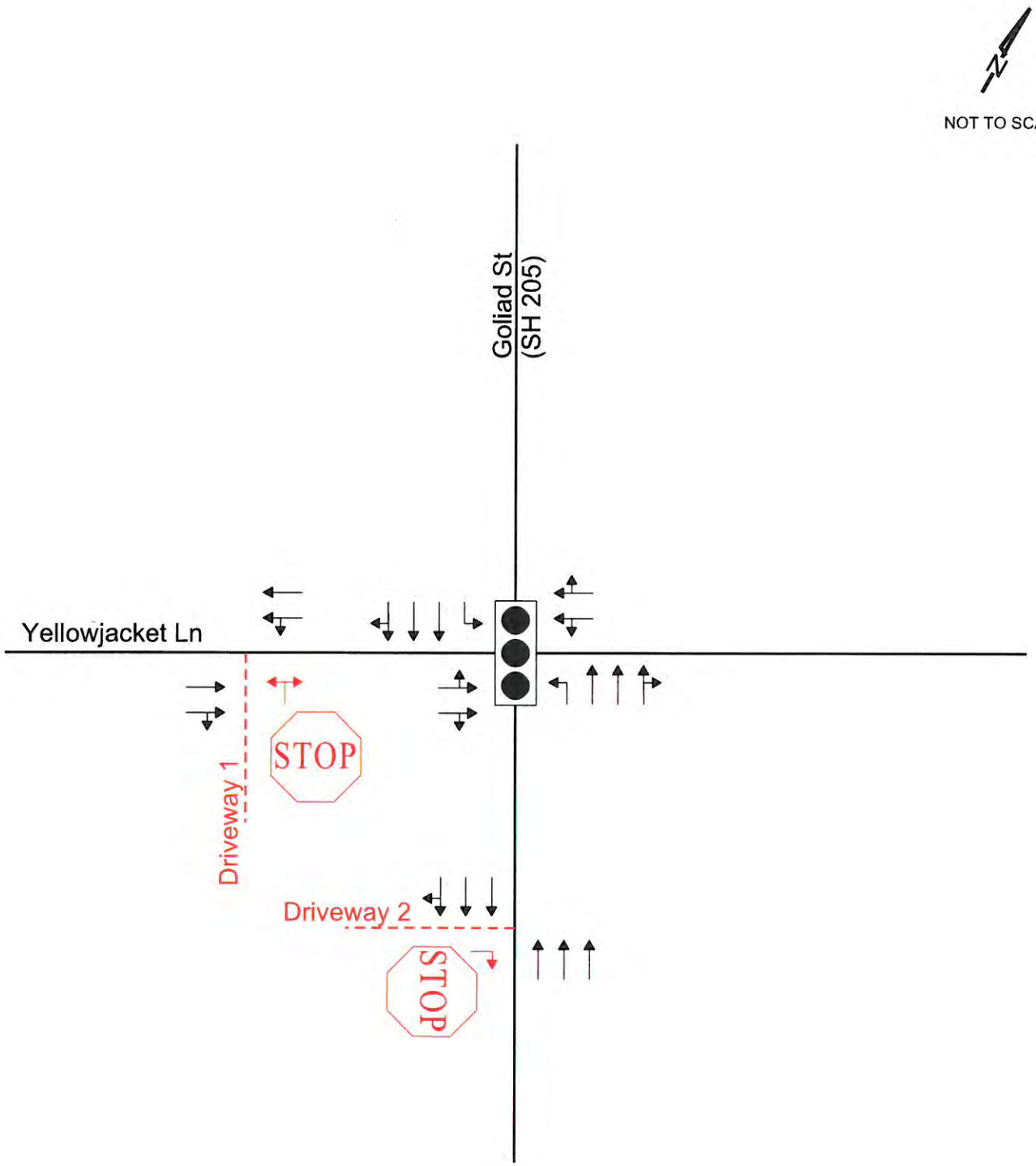
Access to the Chick-fil-A development will be provided by:

- One full access driveway along Yellowjacket Lane approximately 110 feet west of Goliad Street (SH 205)
- One right-in/right-out only driveway on Goliad Street (SH 205) approximately 170 feet south of Yellowjacket Lane.

The existing lane configurations for the roadways and the critical intersection within the study area are provided in **Figure 3**. This figure also shows the new driveways for the Chick-Fil-A development. A description of the study area roadways includes:

Yellowjacket Lane – Yellowjacket Lane borders the proposed Chick-fil-A development to the north and is a four-lane undivided roadway with a posted speed limit of 35 miles per hour (mph) at the intersection with Goliad Street (SH 205). Yellowjacket Lane widens to a four-lane divided section approximately 800 feet west of Goliad Street (SH 205). Yellowjacket Lane is designated as a Major Collector 4 lane Divided (M4D) roadway in the City of Rockwall Thoroughfare Plan.

Goliad Street (SH 205) – Goliad Street (SH 205) borders the proposed facility to the east and currently exists as a six-lane divided roadway with a posted speed limit of 40 miles per hour (mph). Goliad Street (SH 205) is designated as a Principal Arterial 6 Lane Divided (P6D) roadway in the City of Rockwall Thoroughfare Plan. Goliad Street (SH 205) is currently at its ultimate roadway configuration.



LEGEND

← Change in lane configuration

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Existing and Proposed Intersection Lane Configurations

Figure 3

TRAFFIC VOLUMES

Existing Traffic Volumes

Existing weekday AM (7:00-9:00), Midday (11:30 AM – 1:30 PM) and PM (4:00-6:00) peak period turning movement volumes were collected at the existing intersection of Goliad Street (SH 205) and Yellowjacket Lane on Wednesday, January 24, 2018. **Figure 4** shows the existing (2018) peak hour intersection turning movement volumes and the raw traffic count data is provided in the Appendix.

Background Traffic Volumes

Historical 24-hour traffic volumes in the study area were obtained from TxDOT traffic count maps and are presented in **Table 1**.

Table 1: TxDOT Historical Daily Traffic Counts

Year	Location
	SH 205 – (N of IH 30)
2011	27,000
2012	27,000
2013	26,795
2014	26,180
2015	28,604
2016	32,907
Average Annual Growth	5.1%

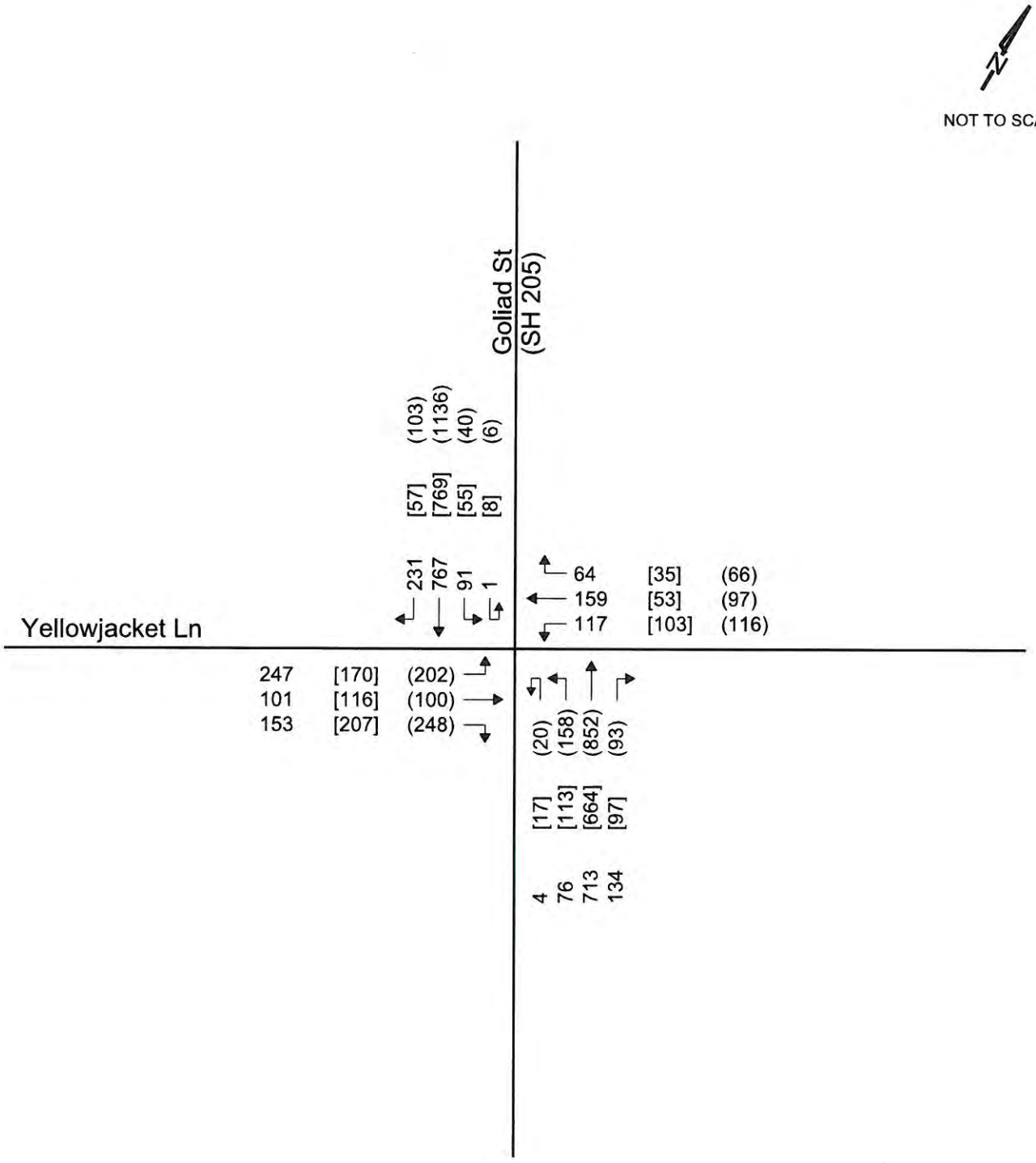
The traffic volumes in Table 1 show that traffic on SH 205 north of IH 30 has increased at an average annual rate of approximately five percent (5%).

As part of another traffic project near the Goliad Street (SH 205) and Yellowjacket Lane intersection, weekday AM, Midday and PM peak hour traffic volumes were collected at this intersection in October 2004. **Table 2** shows a comparison of the total entering traffic volumes at this intersection between the 2004 and 2018 traffic volumes.

Table 2: Historical Peak Hour Intersection Traffic Volumes

Goliad Street (SH 205) at Yellowjacket Lane			
	2004	2018	Average Annual Growth
AM	1,914	2,858	3.1%
Midday	1,584	2,464	3.5%
PM	1,830	3,237	4.5%

Based on these pieces of information, an annual growth rate of five percent (5%) was assumed and applied to the existing traffic volumes to obtain the Build-Out Year (2019) Background traffic volumes, which are shown in **Figure 5**.



LEGEND

← AM [Midday] (PM) Peak Hour Volumes

- Traffic volumes collected on Wednesday, January 24, 2018 -

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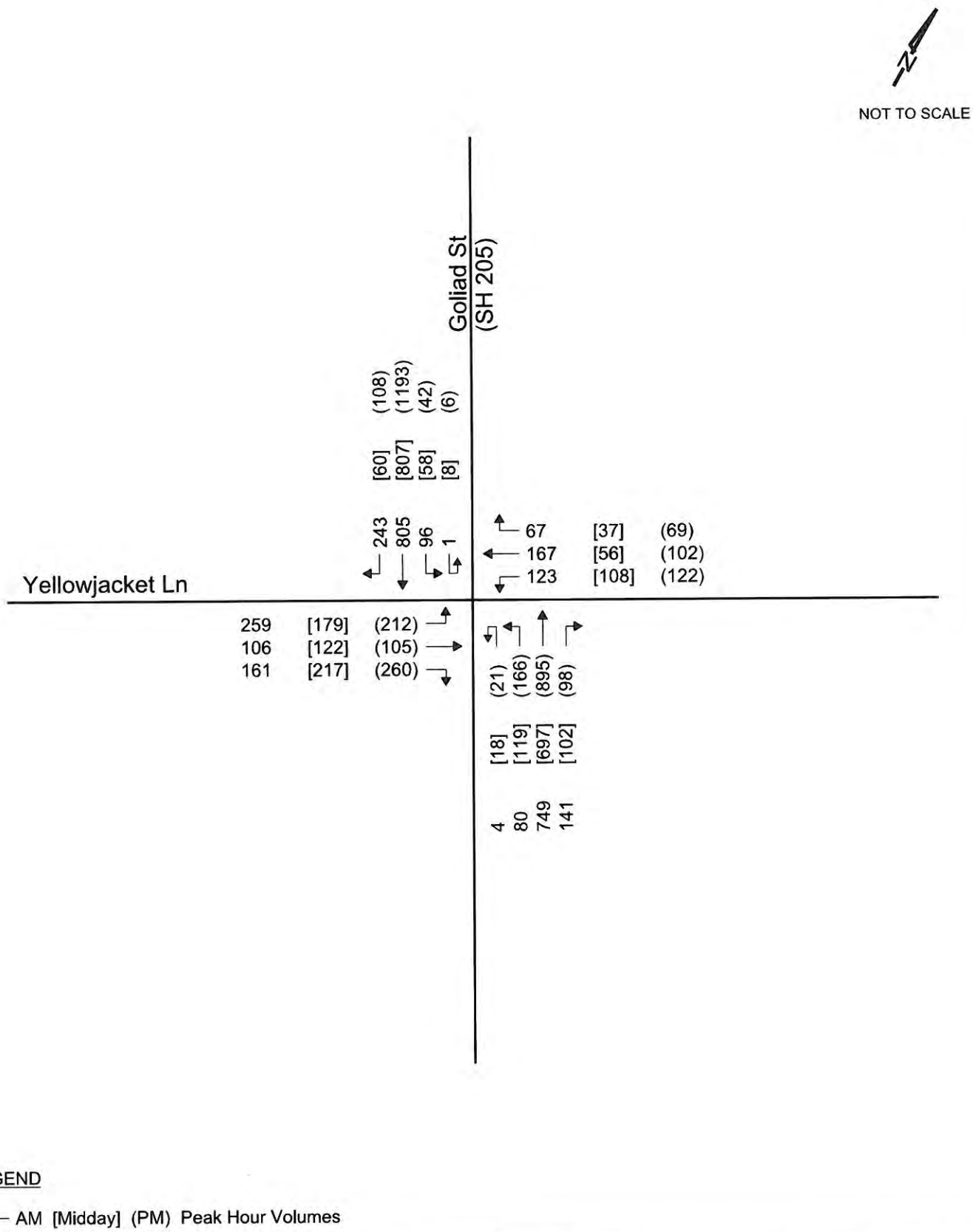
Existing (2018)
Peak Hour Traffic Volumes

Figure 4



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Build-Out Year (2019) Background
Peak Hour Traffic Volumes

Figure 5

Traffic Volumes for Existing Land Use

At the site of the proposed Chick-fil-A restaurant, two vacant buildings currently occupy the property. The 2,400 ft^2 building on the corner formerly served as an E-Z Mart convenience store with 4 gasoline pumps in front of the building. The 1,890 ft^2 building on the south side of the property most recently served as a Pizza Hut restaurant.

To identify the estimated trips generated by these two land uses when in operation, trip generation characteristics for these land uses were obtained from the publication entitled *Trip Generation Manual, 10th Edition*, produced by the Institute of Transportation Engineers (ITE). Estimates of the number of trips generated by the previous land uses were made for the AM and PM peak hour, as well as on a daily basis. The trip generation characteristics for these land uses are provided in **Table 3**.

Table 3: Trip Generation Characteristics for Existing Land Uses

Land Use		**Rates**[1]		
Description	**ITE Code**	**Average Weekday**	**AM Peak Hour**	**PM Peak Hour**
Convenience Market with Gasoline Pumps	853	T = 322.50*(X)	T = 20.76*(X)	T = 23.04*(X)
High-Turnover (Sit-Down) Restaurant	932	T = 112.18*(Y)	T = 9.94*(Y)	T = 9.77*(Y)

Land Use		**Directional Split**[2]		
Description	**ITE Code**	**Average Weekday**	**AM Peak Hour**	**PM Peak Hour**
Convenience Market with Gasoline Pumps	853	50 / 50	50 / 50	50 / 50
High-Turnover (Sit-Down) Restaurant	932	50 / 50	55 / 45	62 / 38

Land Use	**Variable**	**Number of Trips**								
		Average Weekday			**AM Peak Hour**			**PM Peak Hour**		
		Total	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**
Convenience Market with Gasoline Pumps	4 vfp[3]	1,290	645	645	84	42	42	94	47	47
High-Turnover (Sit-Down) Restaurant	1,890 ft^2	212	106	106	19	10	9	18	11	7
TOTAL		**1,502**	**751**	**751**	**103**	**52**	**51**	**112**	**58**	**54**

[1]T = Trips Ends; X = Vehicle fueling positions; Y = 1,000 ft^2
[2]XX / YY = % entering vehicles / % exiting vehicles
[3]Vehicle fueling positions

While a direct trip generation rate for the Midday peak of these land uses is not provided in the *Trip Generation Manual*, additional data indicates that the trips generated during the Midday peak hour represents 5.9% of the daily trips for a "Convenience Market with Gasoline Pumps" and 12.2% of the daily trips for a "High-Turnover (Sit Down) Restaurant." Applying these percentages for the two land uses indicate that 76 trips would be predicted to be generated by the convenience market and 26 trips would be predicted to be generated by the restaurant during the Midday peak hour, which would result in an estimated total of 102 trips during the Midday peak hour.

PROPOSED DEVELOPMENT

The proposed development is planned to consist of a 2,173 square foot Chick-fil-A restaurant with dual drive-through lanes and no indoor seating. A window on the exterior of the building will be provided for walk-up orders for the restaurant. Based on discussions with the developer, the Build-Out Year of the proposed restaurant will occur in 2019.

The number of trips generated by the Chick-fil-A restaurant is a function of the type and quantity of land use for the development. The number of vehicle trips generated by the proposed development was estimated based on the trip generation rates and equations provided in the publication entitled *Trip Generation Manual, 10th Edition*, by the Institute of Transportation Engineers (ITE). Estimates of the number of trips generated by the site were made for the AM and PM peak hour, as well as on a daily basis. The trip generation characteristics for this development are shown in **Table 4**. Table 1 also presents the number of trips generated by the proposed development at Build-Out.

Table 4: Trip Generation Characteristics for Proposed Chick-fil-A

Land Use		**Rates**[1]		
Description	**ITE Code**	**Average Weekday**	**AM Peak Hour**	**PM Peak Hour**
Fast-Food Restaurant with Drive-Through Window and No Indoor Seating	935	T = 459.20*(X)	T = 33.76*(X)	T = 42.65*(X)
Land Use		**Directional Split**[2]		
Description	**ITE Code**	**Average Weekday**	**AM Peak Hour**	**PM Peak Hour**
Fast-Food Restaurant with Drive-Through Window and No Indoor Seating	935	50 / 50	48 / 52	51 / 49

Land Use	**Variable**	**Number of Trips**								
		Average Weekday			**AM Peak Hour**			**PM Peak Hour**		
		Total	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**
Fast-Food Restaurant with Drive-Through Window and No Indoor Seating	2,173 ft²	**998**	**499**	**499**	**74**	**36**	**38**	**93**	**47**	**46**

[1]T = Trips Ends; X = 1,000 ft²
[2]XX / YY = % entering vehicles / % exiting vehicles

In the absence of a dedicated trip generation rate for the Midday peak of a "Fast-Food Restaurant" land use, additional data in the *Trip Generation Manual* indicated trips generated during the Midday peak hour represents 14.3% of the daily trips for this type of land use (144 trips). Based on the estimated trips generated by the previous development and the proposed development, and using information in ITE's *Trip Generation Manual*, the proposed development is predicted to

generate approximately 30% fewer trips during the AM peak hour (-29 trips) and approximately 15% fewer trips during the PM peak hour (-19 trips) than the previous two land uses on this property. During the Midday peak hour, the proposed development is predicted to generate approximately 40% more trips than the previous two land uses on this property (+42 trips).

When a motorist makes an intermediate stop at an adjacent land use during their journey to their primary trip destination, they are said to have made a pass-by trip. Pass-by trips are not new traffic generated by a development as these trips are attracted out of the existing traffic streams adjacent to the site. The ITE *Trip Generation Handbook (3rd Edition)* publishes average pass-by rates for different land uses based on studies at similar types of developments. For a "Fast-Food Restaurant with Drive-Through Window and No Indoor Seating" land use, information in this handbook indicates pass-by percentages of 49 percent during the AM peak hour and 50 percent during the PM peak hour. No pass-by information is provided for the Midday peak hour. As a result, approximately half of the traffic generated by the proposed Chick-fil-A restaurant during the AM and PM peak hours is projected to be traffic that is already traveling on the adjacent roadways and passing by this site. However, pass-by traffic was not removed from the adjacent intersection volumes, which should result in a conservative estimate of traffic impacts.

TRIP DISTRIBUTION AND ASSIGNMENT

Trip Distribution

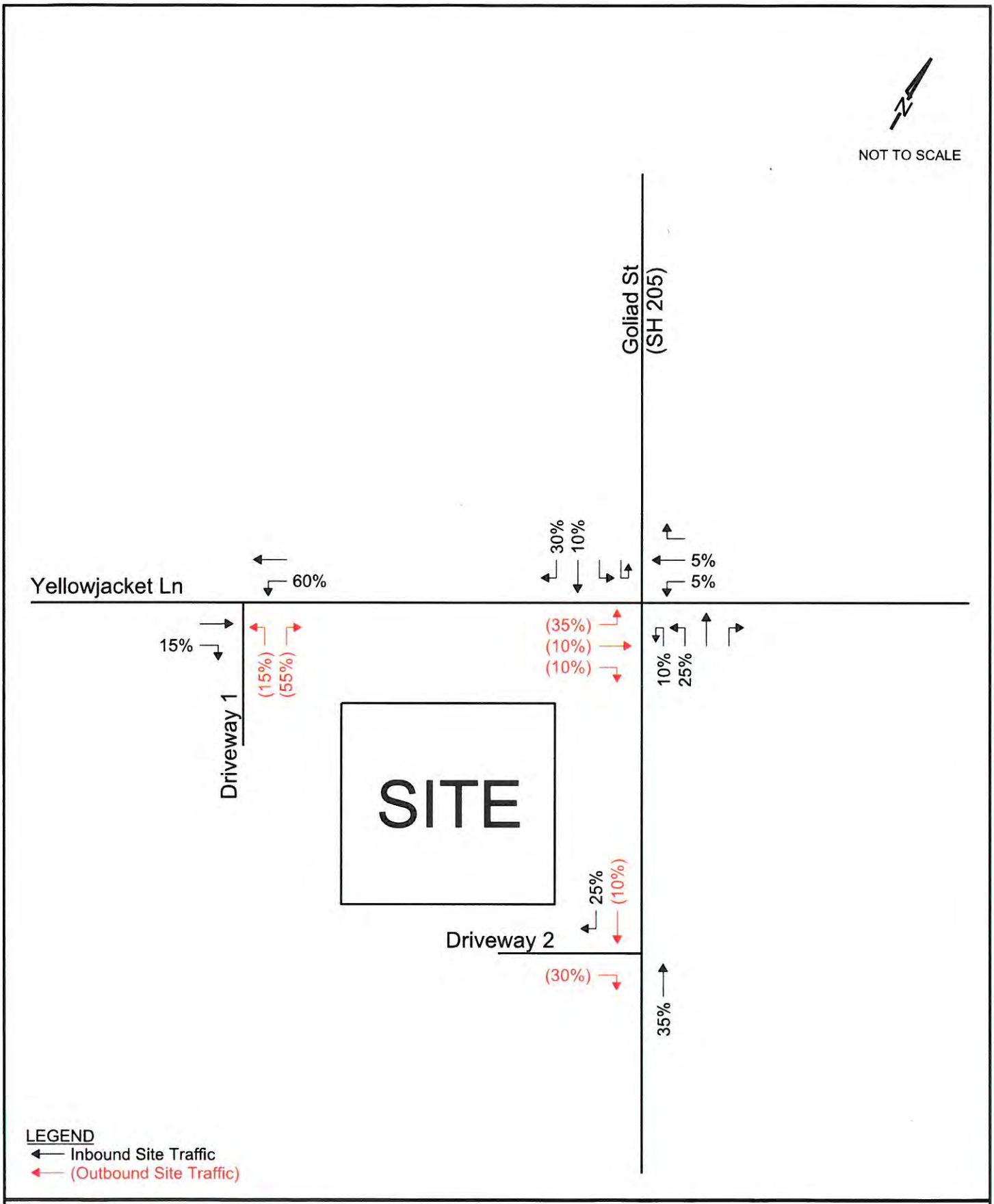
The existing traffic volumes and roadways in the area, along with the proposed site layout, were used to determine the directions from which traffic would approach and depart the Chick-fil-A development. The assumed directional distribution is provided in **Figure 6**.

Site Traffic Volumes

Traffic volumes expected to be generated by the proposed Chick-fil-A development were assigned to the area roadways and site access points based on the directional distribution identified in Figure 6. The estimated site generated traffic volumes for the weekday AM, Midday and PM peak hours are shown in **Figure 7**. As stated previously, although half of the traffic generated by the proposed restaurant is projected to be traffic that is already traveling on the adjacent roadways and passing by the site, no reduction in the trips generated by the proposed development to account for pass-by traffic was assumed.

Total Traffic Conditions

Total (background + site) peak hour traffic conditions at Build-Out Year (2019) of the Chick-fil-A were obtained by adding the Build-Out Year (2019) Background traffic volumes (Figure 5) to the total site generated traffic volumes (Figure 7) and are shown in **Figure 8**.



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Assumed Directional Distribution

Figure 6

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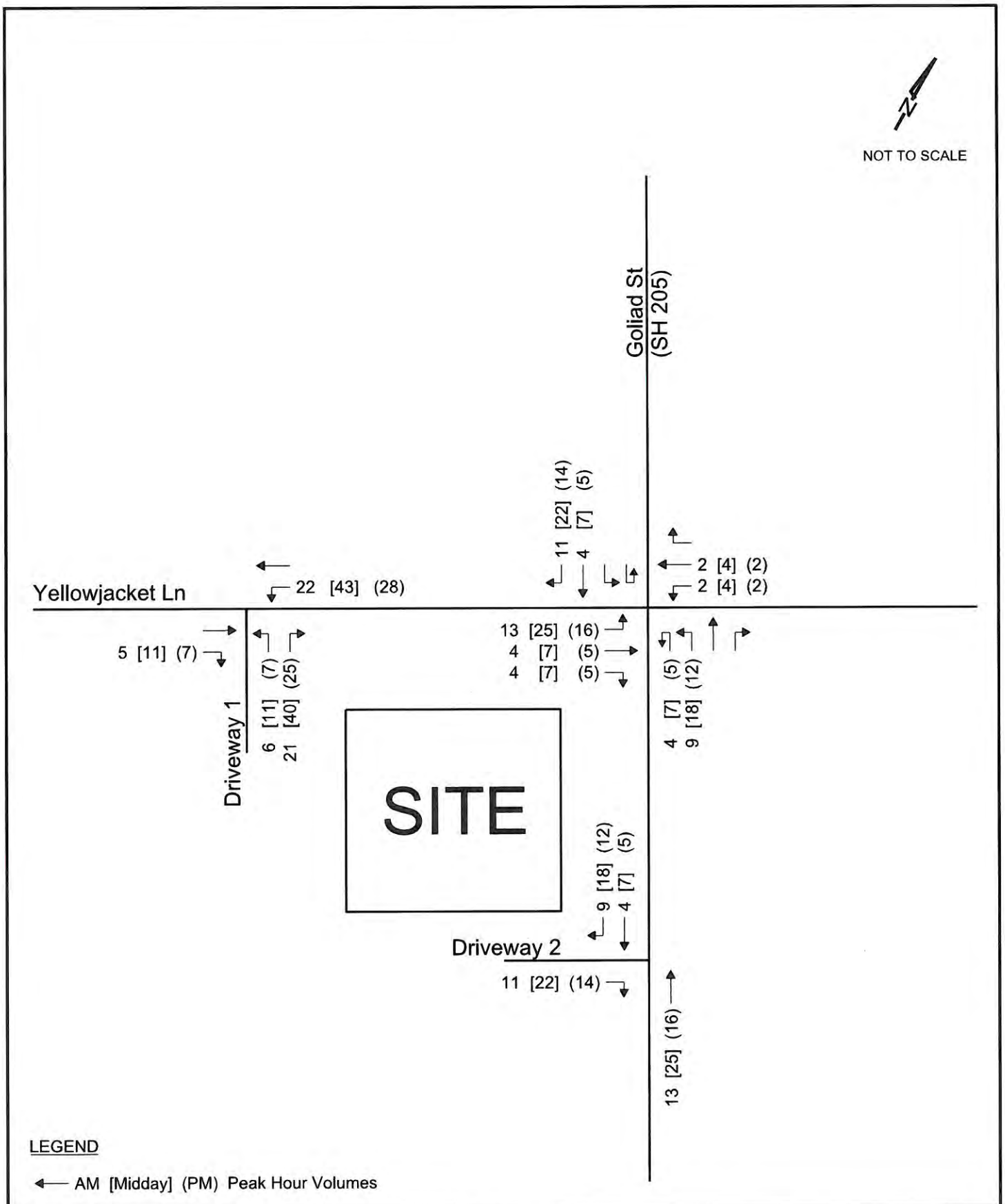

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Site Generated
Peak Hour Traffic Volumes

Figure 7

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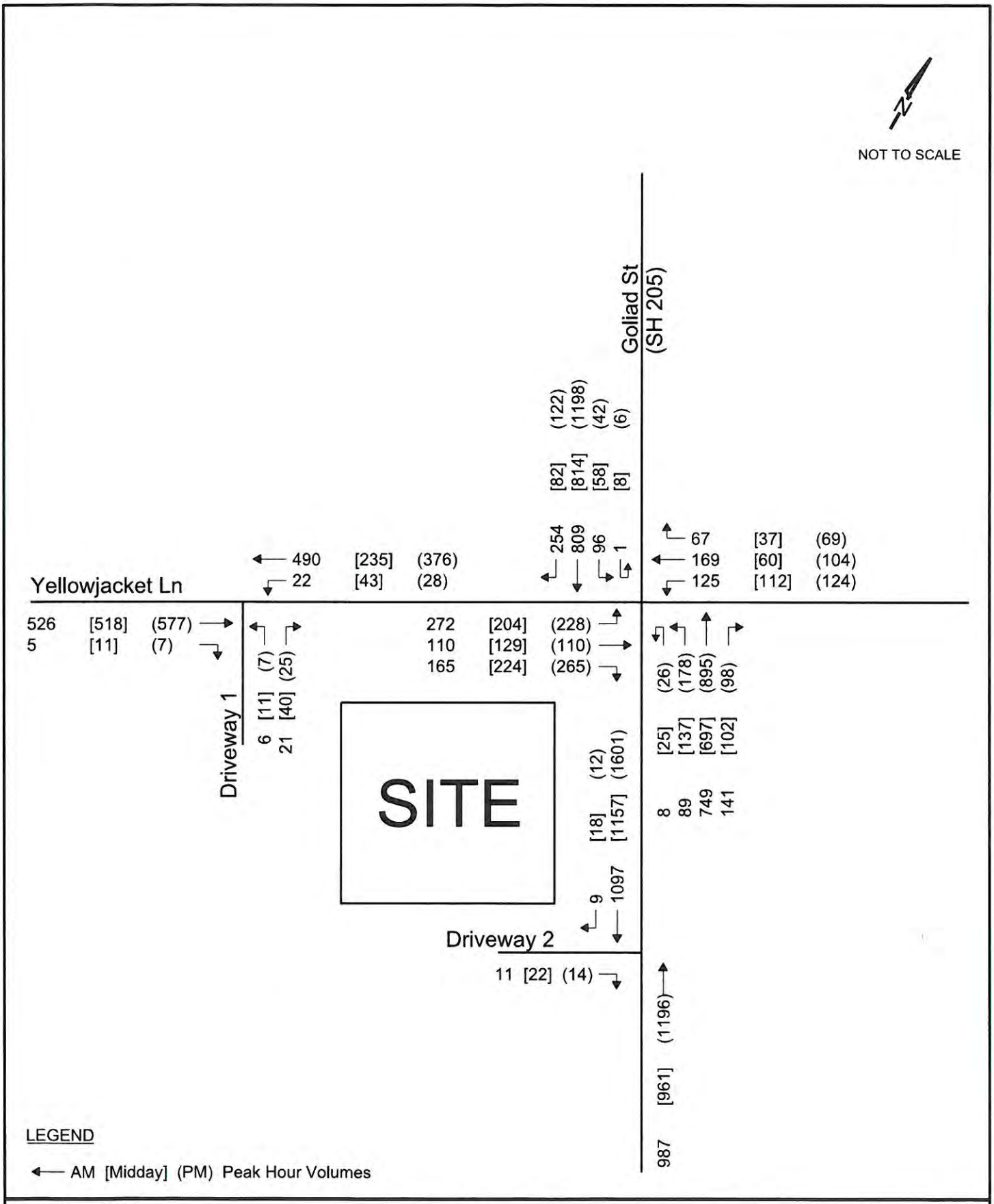

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Build-Out Year (2019) Total
Peak Hour Traffic Volumes

Figure 8

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INTERSECTION CAPACITY ANALYSES

The Level of Service (LOS) of an intersection is a qualitative measure of capacity and operating conditions and is directly related to vehicle delay. The LOS criteria for a signalized intersection are shown in **Table 5**. LOS is given a letter designation from A to F, with LOS A representing very short delays (less than 10 seconds of average control delay per vehicle) and LOS F representing very long delays (more than 80 seconds of average control delay per vehicle). LOS D, ranging from 35.1 to 55.0 seconds of average control delay per vehicle, is typically considered the minimum acceptable condition.

For unsignalized intersections, the levels of service, as shown in **Table 6**, are defined by average control delay in seconds per vehicle. LOS D (ranging from 25.1 to 35 seconds of average delay per vehicle) is considered the minimum acceptable condition for an unsignalized intersection.

Capacity analyses were conducted for the study area intersections under the following analysis scenarios:

- Existing (2018) Conditions
- Build-Out Year (2019) Background Conditions
- Build-Out Year (2019) Total Conditions

The intersection capacity analyses were conducted using HCM methodologies in the *Synchro 9* traffic analysis software package. The intersection lane configurations provided in Figure 3 were used for these analyses.

Additional performance measures such as volume to capacity (v/c) ratios and queue lengths also provide an indication of operations. For example, at two-way stop controlled intersections, main street traffic volumes may impose longer average delays for a small number of side-street vehicles, thus creating vehicle delays which correspond to a poor level of service.

Table 5: Level of Service Criteria for Signalized Intersections

Level-of-Service (LOS)	Average Control Delay (seconds/vehicle)	Description
A	≤ 10.0	Very low vehicle delays, free flow, signal progression extremely favorable, most vehicles arrive during given signal phase.
B	10.1 to 20.0	Good signal progression, more vehicles stop and experience higher delays than for LOS A.
C	20.1 to 35.0	Stable flow, fair signal progression, significant number of vehicles stop at signals.
D	35.1 to 55.0	Congestion noticeable, longer delays and unfavorable signal progression, many vehicles stop at signals.
E	55.1 to 80.0	Limit of acceptable delay, unstable flow, poor signal progression, traffic near roadway capacity, frequent cycle failures.
F	> 80.0	Unacceptable delays, extremely unstable flow and congestion, traffic exceeds roadway capacity, stop-and-go conditions.

SOURCE: *Highway Capacity Manual, HCM 2010*, Transportation Research Board, 2010

Table 6: Level of Service Criteria for Unsignalized Intersections

Level-of-Service (LOS)	Average Control Delay (seconds/vehicle)	Description
A	≤ 10.0	No delays at intersections with continuous flow of traffic. Uncongested operations: high frequency of long gaps available for all left and right turning traffic. No observable queues.
B	10.1 to 15.0	No delays at intersections with continuous flow of traffic. Uncongested operations: high frequency of long gaps available for all left and right turning traffic. No observable queues.
C	15.1 to 25.0	Moderate delays at intersections with satisfactory to good traffic flow. Light congestion; infrequent backups on critical approaches.
D	25.1 to 35.0	Increased probability of delays along every approach. Significant congestion on critical approaches, but intersection functional. No standing long lines formed.
E	35.1 to 50.0	Heavy traffic flow condition. Heavy delays probable. No available gaps for cross-street traffic or main street turning traffic. Limit of stable flow.
F	> 50.0	Unstable traffic flow. Heavy congestion. Traffic moves in forced flow condition. Average delays greater than one minute highly probable. Total breakdown.

SOURCE: *Highway Capacity Manual, HCM 2010*, Transportation Research Board, 2010

Capacity Analysis Results

Table 7 presents the analysis results for the study intersection under Existing (2018), Build-Out Year (2019) Background, and Build-Out Year (2019) Total traffic conditions. The shaded cells in Table indicate approaches that are currently operating or are predicted to operate below level of service (LOS) D.

Table 7: Intersection Capacity Analysis Results

Goliad Street (SH 205) and Yellowjacket Lane (Signalized)						
Scenario	Peak Hour	Intersection	EB	WB	NB	SB
Existing Conditions	AM	31.7 (C) [1]	60.8 (E)	52.4 (D)	20.5 (C)	21.3 (C)
	Midday	24.8 (C)	49.8 (D)	45.4 (D)	15.0 (B)	16.4 (B)
	PM	34.5 (C)	68.2 (E)	65.0 (E)	20.2 (C)	25.8 (C)
Build-Out Year (2019) Background Conditions	AM	33.0 (C)	61.9 (E)	52.1 (D)	22.2 (C)	23.1 (C)
	Midday	25.7 (C)	50.8 (D)	45.3 (D)	15.8 (B)	17.5 (B)
	PM	36.3 (D)	69.2 (E)	66.2 (E)	22.0 (C)	28.4 (C)
Build-Out Year (2019) Total Conditions	AM	34.1 (C)	62.8 (E)	52.1 (D)	22.9 (C)	24.4 (C)
	Midday	27.1 (C)	52.4 (D)	45.2 (D)	16.7 (B)	18.9 (B)
	PM	38.1 (D)	69.6 (E)	66.5 (E)	23.5 (C)	30.7 (C)
Yellowjacket Lane and Driveway 1 (Unsignalized - TWSC)						
Scenario	Peak Hour	Intersection[2]	EB	WB Left	NB	SB
Build-Out Year (2019) Total Conditions	AM	- - -	0.0 (A)	8.7 (A)	12.3 (B)	- - -
	Midday	- - -	0.0 (A)	8.8 (A)	12.2 (B)	- - -
	PM	- - -	0.0 (A)	8.9 (A)	12.6 (B)	- - -
Goliad Street (SH 205) and Driveway 2 (Unsignalized – TWSC)						
Scenario	Peak Hour	Intersection[2]	EB	WB	NB	SB
Build-Out Year (2019) Total Conditions	AM	- - -	10.4 (B)	- - -	0.0 (A)	0.0 (A)
	Midday	- - -	10.6 (B)	- - -	0.0 (A)	0.0 (A)
	PM	- - -	11.8 (B)	- - -	0.0 (A)	0.0 (A)

[1] Delay in seconds/vehicle (Level of Service)
[2] HCM methodology does not provide intersection-wide delay/level of service for two-way stop-controlled (TWSC) analysis

As shown by the analysis results in Table 7, the intersection of Goliad Street (SH 205) and Yellowjacket Lane currently operates and is predicted to continue operating at acceptable levels of service under Build-Out Year (2019) Background and Total conditions during the AM, Midday and PM peak hours. The approaches and movements at the Chick-fil-A driveways on Yellowjacket Lane and Goliad Street (SH 205) are predicted to operate at acceptable levels of service under Build-Out Year (2019) Total conditions.

The results in Table 7 indicate that at the signalized intersection of Goliad Street (SH 205) and Yellowjacket Lane, the eastbound (AM and PM peak hours) and westbound approaches (PM peak hour) currently operate at levels of service below LOS D. With the additional background and site traffic at this intersection in the Build-Out Year (2019), the levels of service for those approaches are predicted to remain the same with similar delays. Under Build-Out Year (2019) Total conditions, delays at the eastbound and westbound approaches on Yellowjacket Lane at this intersection are predicted to increase by less than two (2) seconds/vehicle during the AM and PM peak hours, when compared to Existing (2018) conditions. Traffic generated by the proposed Chick-fil-A restaurant is predicted to have minimal impact to the operation of the Goliad Street (SH 205) and Yellowjacket Lane intersection.

ACCESS MANAGEMENT ANALYSES

As part of this study, access management analyses were performed to consider the need for deceleration lanes and to determine if adequate driveway spacing and intersection sight distance is provided for the proposed site driveways. Additionally, an analysis of the internal queuing on site was also performed.

Right Turn Deceleration Lane Analysis

The proposed site driveways for the Chick-fil-A development along Yellowjacket Lane and Goliad Street (SH 205) were analyzed to determine the need for right turn deceleration lanes. Guidelines in TxDOT's *Access Management Manual* state that:

- For roadways with a posted speed limit less than or equal to 45 mph, a right turn deceleration lane should be considered when peak right turn volumes are greater than 60 vehicles per hour.

Table 8 summarizes the projected right turn volumes under Build-Out Year (2019) Total traffic conditions.

Table 8: Right Turn Deceleration Lane Analysis Results

Intersection	Approach	Speed Limit (mph)	Threshold (vph)	Volume (vph) AM [Midday] (PM)	Exceeds Threshold? AM [Midday] (PM)
Driveway #1 at Yellowjacket Lane	EB	35	60	5 [11] (7)	No [No] (No)
Driveway #2 at Goliad Street (SH 205)	SB	40	60	9 [18] (12)	No [No] (No)

As shown in Table 8, the eastbound right turn volumes on Yellowjacket Lane at Driveway #1 and the southbound right turn volumes on Goliad Street (SH 205) at Driveway #2 are not predicted to exceed the guidelines for consideration of a right turn deceleration lane during any of the peak hours evaluated. Therefore, right turn deceleration lanes are not recommended for either of these driveway locations.

Intersection Sight Distance

As part of this traffic analysis, the available and required intersection sight distance for motorists accessing the adjacent roadways from the proposed site driveways on Yellowjacket Lane and Goliad Street (SH 205) were analyzed. The sight distance required was estimated using the procedures developed by the American Association of State Highway and Transportation Officials (AASHTO) and published in the 2011 edition of *A Policy on Geometric Design of Highways and Streets*. At this location, the motorist should be able to see if and when adequate gaps exist to

perform their desired maneuver. **Table 9** presents the required and available sight distance for vehicles exiting the proposed Chick-fil-A site driveways.

Table 9: Sight Distance Evaluation

Major Roadway	Yellowjacket Lane	Goliad Street (SH 205)
Posted Speed Limit	35 mph	40 mph
Minor Roadway	Driveway #1	Driveway #2
Design Vehicle	Passenger Car	Passenger Car
Required Intersection Sight Distance	415'	385'
Available Sight Distance to the Left	>500'	>500'
Available Sight Distance to the Right	>500'	N/A [1]
Available > Required		
To the Left	YES	YES
To the Right	YES	N/A

[1] Right-in/right-out exit

As identified in Table 9, the amount of available sight distance for the proposed driveways are predicted to exceed the amount of intersection sight distance required.

Access Spacing

In TxDOT's *Access Management Manual*, required access point spacing is determined based on the posted speed limit of the roadway. For a state highway with a posted speed limit of 40 mph, such as Goliad Street (SH 205), the required spacing between access points is 305 feet. The *Standards of Design and Construction* for the City of Rockwall (October 2016) indicate that the minimum spacing between a driveway on a collector road and the adjacent arterial street is 200 feet with a minimum of 100 feet between driveways.

Driveway #1 on Yellowjacket Lane is planned to be located approximately 110 feet west of Goliad Street (SH 205) and approximately 40 feet east of an existing driveway. The City's minimum driveway spacing is not met between Driveway #1 and the adjacent driveway to the west or the Goliad Street (SH 205) intersection to the east. While the proposed location of Driveway #1 does not meet the City's driveway spacing requirements, the proposed Driveway #1:

- Will replace two existing driveways for the previous development.
- Will be located near the western edge of the property.
- Will be located at approximately the same location as the existing western driveway for the previous development.

Driveway #2 on Goliad Street (SH 205) is planned to be located approximately 170 feet south of Yellowjacket Lane and approximately 160 feet north of an existing driveway. TxDOT's access point spacing requirement (305 feet) is not met between Driveway #2 and the Yellowjacket intersection to the north or the adjacent driveway to the south. While the proposed location of Driveway #2 does not meet TxDOT's driveway spacing requirements, the proposed Driveway #2:

- Will replace two existing driveways for the previous development.
- Will be located near the southern edge of the property.
- Will be located approximately 30 feet further south than the existing southern driveway for the previous development.

Since these driveways do not meet the minimum requirements, a waiver from the City and TxDOT will be necessary for the location of these driveways.

Internal Site Queuing

An analysis of the ability of the site to store drive-through queues within the proposed drive-through lanes was also performed. Since the Midday peak hour had the highest predicted demand (72 entering vehicles), this peak hour was selected as the analysis period.

For this analysis, the following assumptions were made:

- All 72 vehicles would use the drive-through lanes and there would be no customers using the outside walk-up window.
- Based on information provided in the site plan, the drive-through lanes can store a total of 19 vehicles.
- Based on information provided by the developer, an average store services one vehicle every 30 seconds, or two (2) vehicles minute.
- In the 15 minutes before the start peak hour, a total of 18 entering vehicles were assumed, with the final 6 vehicles arriving at the end of the final 5 minute period. As a result, it was assumed that these 6 vehicles would be waiting in the queue at the start of the Midday peak hour assessment.
- 50% of the entering vehicles (36 vehicles) would arrive in the first 15 minutes of the peak hour (arrival rate = 2.4 vehicles/minute).
- 40% of the entering vehicles (29 vehicles) would arrive in the next 15 minutes of the peak hour (arrival rate = 1.9 vehicles/minute).
- Adding the previous two bullets together, 90% of the 72 total entering vehicles (65 vehicles) would arrive in the first 30 minutes of the peak hour.

Table 10 presents the results of the queuing analysis using the above assumptions. As shown by this analysis, with 90% of the predicted Midday peak hour traffic occurring in the first 30 minutes, the traffic queues are not predicted to exceed the limits of the storage provided (19 queued vehicles) with a maximum predicted queue of 14 vehicles.

Table 10: Queuing Analysis Results

Time	Arrival Rate (veh/min)	Departure Rate (veh/min)	# of Cars in Queue	# of Cars Arriving	# of Cars Departing	# of Cars in Queue	Total Cars Arrived	% of Total
12:00	2.4	2	6	3	0	9	3	4%
12:01	2.4	2	9	2	2	9	5	7%
12:02	2.4	2	9	3	2	10	8	11%
12:03	2.4	2	10	2	2	10	10	14%
12:04	2.4	2	10	2	2	10	12	17%
12:05	2.4	2	10	3	2	11	15	21%
12:06	2.4	2	11	2	2	11	17	24%
12:07	2.4	2	11	3	2	12	20	28%
12:08	2.4	2	12	2	2	12	22	31%
12:09	2.4	2	12	2	2	12	24	33%
12:10	2.4	2	12	3	2	13	27	38%
12:11	2.4	2	13	2	2	13	29	40%
12:12	2.4	2	13	3	2	14	32	44%
12:13	2.4	2	14	2	2	14	34	47%
12:14	2.4	2	14	2	2	14	36	50%
12:15	1.9	2	14	2	2	14	38	53%
12:16	1.9	2	14	2	2	14	40	56%
12:17	1.9	2	14	2	2	14	42	58%
12:18	1.9	2	14	2	2	14	44	61%
12:19	1.9	2	14	2	2	14	46	64%
12:20	1.9	2	14	2	2	14	48	67%
12:21	1.9	2	14	2	2	14	50	69%
12:22	1.9	2	14	2	2	14	52	72%
12:23	1.9	2	14	2	2	14	54	75%
12:24	1.9	2	14	2	2	14	56	78%
12:25	1.9	2	14	2	2	14	58	81%
12:26	1.9	2	14	2	2	14	60	83%
12:27	1.9	2	14	2	2	14	62	86%
12:28	1.9	2	14	2	2	14	64	89%
12:29	1.9	2	14	1	2	13	65	90%

CONCLUSIONS

Based on the analysis of the proposed site plan and characteristics of the Chick-fil-A restaurant, the following conclusions can be made:

- The proposed Chick-fil-A restaurant is predicted to generate 998 trips on a daily basis with 74 trips during the AM peak hour, 144 trips during the Midday peak hour and 93 trips during the PM peak hour.

Intersection Capacity Analysis

- Under Existing conditions, the intersection of Goliad Street (SH 205) and Yellowjacket Lane currently operates at acceptable levels of service during the AM, Midday and PM peak hours. The intersection will continue operating at acceptable levels of service under Build-Out Year (2019) Background and Total conditions.
- The eastbound (AM and PM peak hours) and westbound (PM peak hour) approaches at the Goliad Street (SH 205) and Yellowjacket Lane intersection currently operate and are predicted to continue operating at the same level of service (below LOS D) under Build-Out Year (2019) Background and Total conditions. For these approaches, the delays are predicted to increase by less than two (2) seconds/vehicle during the AM and PM peak hours, when compared to Existing (2018) conditions. Traffic generated by the proposed Chick-fil-A restaurant is predicted to have minimal impact to the operation of the Goliad Street (SH 205) and Yellowjacket Lane intersection.
- The approaches to the proposed Driveway #1 (on Yellowjacket Lane) and Driveway #2 (on Goliad Street [SH 205]) are predicted to operate at acceptable levels of service under Build-Out Year (2019) Total traffic conditions.

Access Management Analysis

- The projected eastbound right turn volumes on Yellowjacket Lane at Driveway #1 and the projected southbound right turn volumes on Goliad Street (SH 205) at Driveway #2 are not predicted to exceed TxDOT's guidelines for consideration of right turn deceleration lanes. Right turn deceleration lanes are not recommended for these two driveways as a result of the Chick-fil-A development.
- Based on conditions that existed in the field when the sight distance was measured, the amount of available sight distance for the proposed driveways are predicted to exceed the amount of intersection sight distance required.
- The City's minimum driveway spacing for Driveway #1 on Yellowjacket Lane and TxDOT's minimum driveway spacing for Driveway #2 on Goliad Street (SH 205) are not satisfied. However, each driveway is replacing two driveways which currently exist along the site frontage, are located at similar locations to a previous driveway and are located near the edge of the property line. A waiver will be necessary for the location of these driveways.
- With the assumptions made as part of the queuing analysis, with 90% of the predicted Midday peak hour traffic occurring in the first 30 minutes, traffic queues are not predicted to exceed the limits of the storage provided (19 queued vehicles).

RECOMMENDATIONS

Based on the results of this study, no specific recommendations were identified as a result of the traffic generated by the proposed Chick-fil-A restaurant. Effective and efficient management of the ordering and food delivery process should be undertaken, as necessary, to help minimize any queues generated by the Chick-fil-A restaurant.

APPENDIX

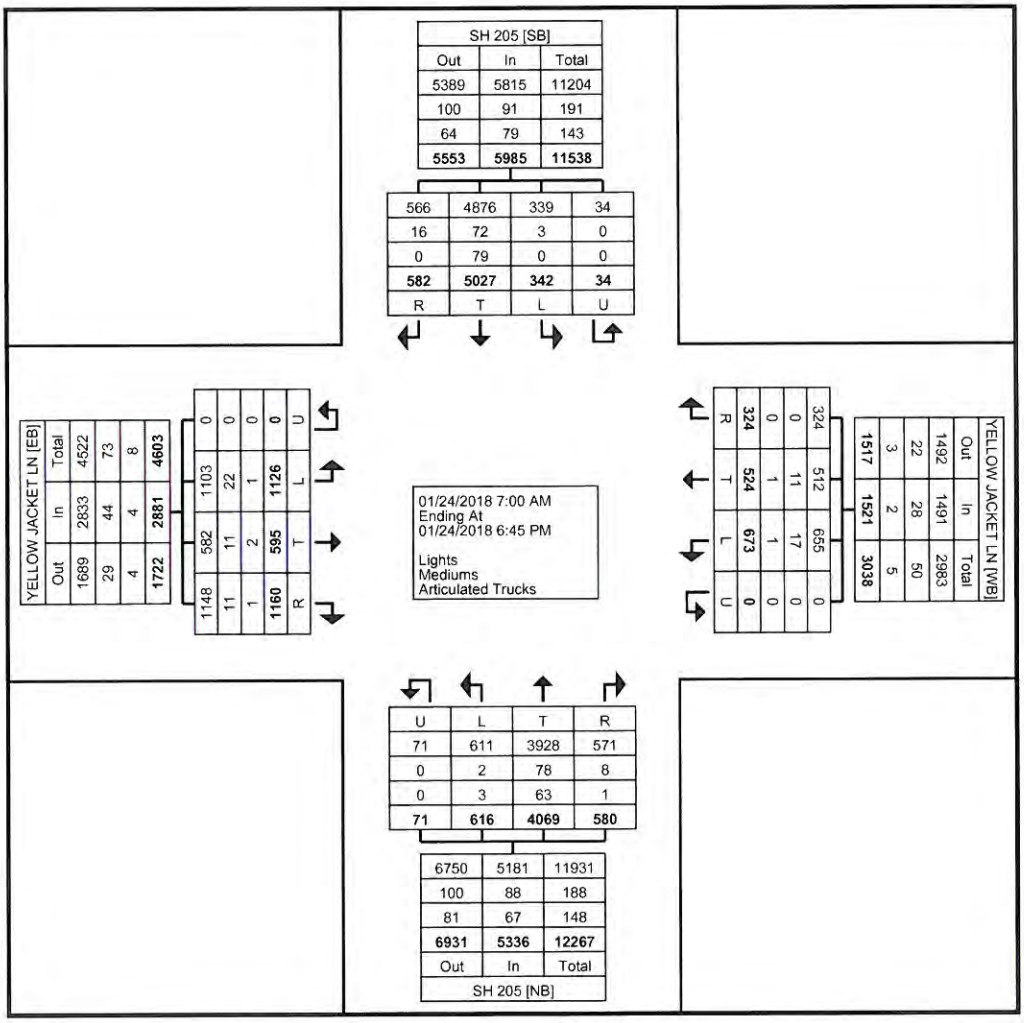
GRAM Traffic NTX Inc.
1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968

Count Name: YELLOW JACKET LN @ SH 205
Site Code:
Start Date: 01/24/2018
Page No: 1

Turning Movement Data

Start Time	SH 205 Southbound					YELLOW JACKET LN Westbound					SH 205 Northbound					YELLOW JACKET LN Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
7:00 AM	2	189	12	0	203	10	18	8	0	36	8	118	18	0	144	22	5	32	0	59	442
7:15 AM	7	144	4	0	155	11	5	8	0	24	8	157	17	0	182	33	12	33	0	78	439
7:30 AM	26	199	25	1	251	27	22	21	0	70	16	196	39	2	253	48	15	33	0	96	670
7:45 AM	25	260	54	0	339	25	33	25	0	83	15	217	30	0	262	52	29	36	0	117	801
Hourly Total	60	792	95	1	948	73	78	62	0	213	47	688	104	2	841	155	61	134	0	350	2352
8:00 AM	25	159	66	0	250	34	49	9	0	92	26	139	28	0	193	69	24	39	0	132	667
8:15 AM	15	149	86	0	250	31	55	9	0	95	19	161	37	2	219	78	33	45	0	156	720
8:30 AM	21	142	33	0	196	33	21	8	0	62	12	130	26	2	170	88	33	47	0	168	596
8:45 AM	15	155	5	0	175	14	15	8	0	37	17	137	32	2	188	28	20	21	0	69	469
Hourly Total	76	605	190	0	871	112	140	34	0	286	74	567	123	6	770	263	110	152	0	525	2452
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	20	200	10	1	231	40	15	10	0	65	23	154	16	6	199	33	23	33	0	89	584
11:45 AM	14	207	14	0	235	38	19	15	0	72	20	153	19	2	194	33	25	41	0	99	600
Hourly Total	34	407	24	1	466	78	34	25	0	137	43	307	35	8	393	66	48	74	0	188	1184
12:00 PM	14	205	11	3	233	47	27	22	0	96	29	125	13	4	171	37	25	42	0	104	604
12:15 PM	8	199	16	6	229	24	10	12	0	46	26	182	19	3	230	34	18	46	0	98	603
12:30 PM	17	178	7	2	204	34	14	10	0	58	26	149	15	8	198	40	28	49	0	117	577
12:45 PM	16	219	16	2	253	23	11	6	0	40	30	175	32	2	239	49	25	58	0	132	664
Hourly Total	55	801	50	13	919	128	62	50	0	240	111	631	79	17	838	160	96	195	0	451	2448
1:00 PM	13	173	19	3	208	22	20	12	0	54	28	153	25	5	211	41	30	57	0	128	601
1:15 PM	9	199	15	1	224	24	8	7	0	39	29	187	25	2	243	40	33	43	0	116	622
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	22	372	34	4	432	46	28	19	0	93	57	340	50	7	454	81	63	100	0	244	1223
4:30 PM	9	234	27	2	272	28	11	15	0	54	33	150	23	3	209	55	25	51	0	131	666
4:45 PM	14	216	16	4	250	19	21	11	0	51	31	194	36	3	264	59	41	65	0	165	730
Hourly Total	23	450	43	6	522	47	32	26	0	105	64	344	59	6	473	114	66	116	0	296	1396
5:00 PM	20	229	22	1	272	41	39	26	0	106	26	158	19	3	206	50	32	77	0	159	743
5:15 PM	10	236	22	2	270	20	33	10	0	63	48	206	18	2	274	53	25	67	0	145	752
5:30 PM	8	282	20	1	311	38	32	17	0	87	37	207	18	3	265	53	33	71	0	157	820
5:45 PM	10	278	33	2	323	27	14	23	0	64	27	204	29	5	265	56	21	48	0	125	777
Hourly Total	48	1025	97	6	1176	126	118	76	0	320	138	775	84	13	1010	212	111	263	0	586	3092
6:00 PM	12	340	28	1	381	31	18	16	0	65	46	235	28	10	319	40	21	62	0	123	888
6:15 PM	12	235	21	2	270	32	14	16	0	62	36	182	18	2	238	35	19	64	0	118	688
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	342	5027	582	34	5985	673	524	324	0	1521	616	4069	580	71	5336	1126	595	1160	0	2881	15723
Approach %	5.7	84.0	9.7	0.6	-	44.2	34.5	21.3	0.0	-	11.5	76.3	10.9	1.3	-	39.1	20.7	40.3	0.0	-	-
Total %	2.2	32.0	3.7	0.2	38.1	4.3	3.3	2.1	0.0	9.7	3.9	25.9	3.7	0.5	33.9	7.2	3.8	7.4	0.0	18.3	-
Lights	339	4876	566	34	5815	655	512	324	0	1491	611	3928	571	71	5181	1103	582	1148	0	2833	15320
% Lights	99.1	97.0	97.3	100.0	97.2	97.3	97.7	100.0	-	98.0	99.2	96.5	98.4	100.0	97.1	98.0	97.8	99.0	-	98.3	97.4
Mediums	3	72	16	0	91	17	11	0	0	28	2	78	8	0	88	22	11	11	0	44	251
% Mediums	0.9	1.4	2.7	0.0	1.5	2.5	2.1	0.0	-	1.8	0.3	1.9	1.4	0.0	1.6	2.0	1.8	0.9	-	1.5	1.6
Articulated Trucks	0	79	0	0	79	1	1	0	0	2	3	63	1	0	67	1	2	1	0	4	152
% Articulated Trucks	0.0	1.6	0.0	0.0	1.3	0.1	0.2	0.0	-	0.1	0.5	1.5	0.2	0.0	1.3	0.1	0.3	0.1	-	0.1	1.0



Turning Movement Data Plot

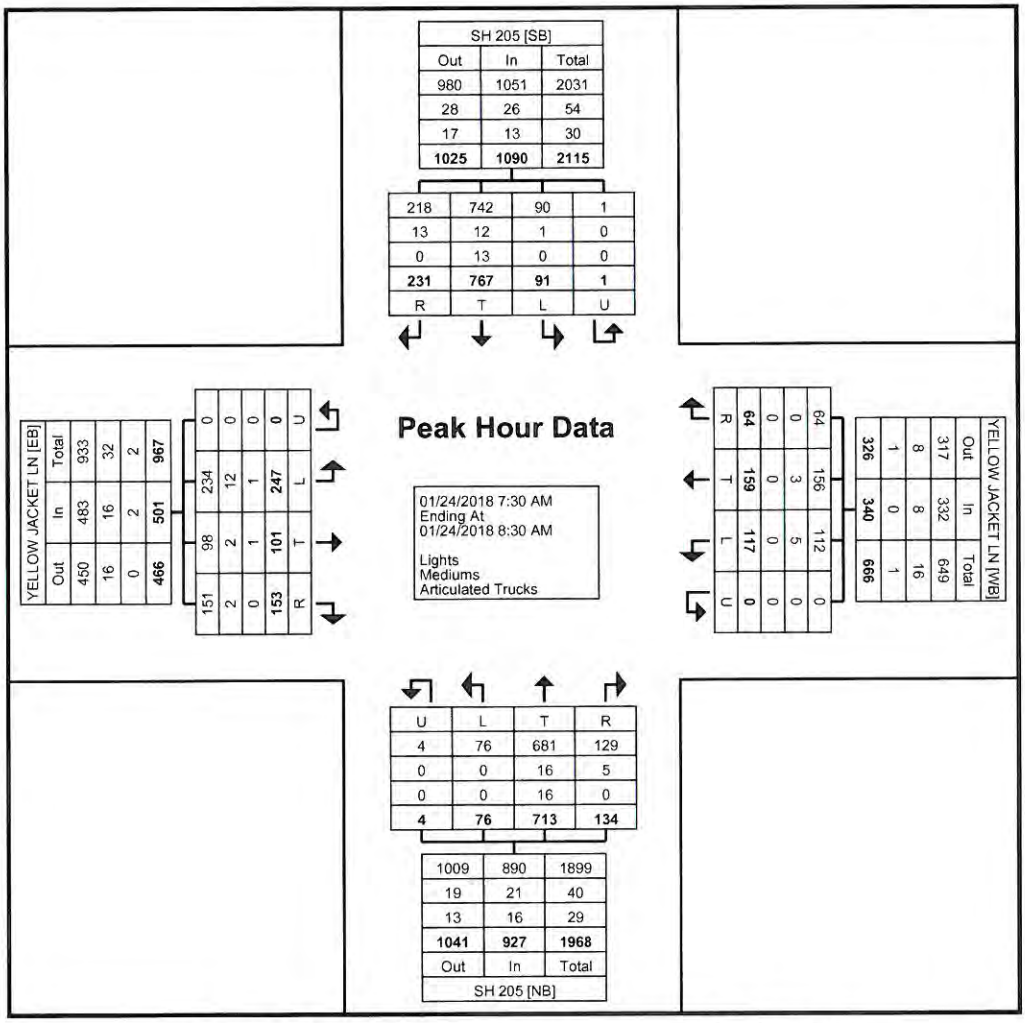
GRAM Traffic NTX Inc.
1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968

Count Name: YELLOW JACKET LN @ SH 205
Site Code:
Start Date: 01/24/2018

Turning Movement Peak Hour Data (7:30 AM)

Start Time	SH 205 Southbound					YELLOW JACKET LN Westbound					SH 205 Northbound					YELLOW JACKET LN Eastbound					
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
7:30 AM	26	199	25	1	251	27	22	21	0	70	16	196	39	2	253	48	15	33	0	96	670
7:45 AM	25	260	54	0	339	25	33	25	0	83	15	217	30	0	262	52	29	36	0	117	801
8:00 AM	25	159	66	0	250	34	49	9	0	92	26	139	28	0	193	69	24	39	0	132	667
8:15 AM	15	149	86	0	250	31	55	9	0	95	19	161	37	2	219	78	33	45	0	156	720
Total	91	767	231	1	1090	117	159	64	0	340	76	713	134	4	927	247	101	153	0	501	2858
Approach %	8.3	70.4	21.2	0.1	-	34.4	46.8	18.8	0.0	-	8.2	76.9	14.5	0.4	-	49.3	20.2	30.5	0.0	-	-
Total %	3.2	26.8	8.1	0.0	38.1	4.1	5.6	2.2	0.0	11.9	2.7	24.9	4.7	0.1	32.4	8.6	3.5	5.4	0.0	17.5	-
PHF	0.875	0.738	0.672	0.250	0.804	0.860	0.723	0.640	0.000	0.895	0.731	0.821	0.859	0.500	0.885	0.792	0.765	0.850	0.000	0.803	0.892
Lights	90	742	218	1	1051	112	156	64	0	332	76	681	129	4	890	234	98	151	0	483	2756
% Lights	98.9	96.7	94.4	100.0	96.4	95.7	98.1	100.0	-	97.6	100.0	95.5	96.3	100.0	96.0	94.7	97.0	98.7	-	96.4	96.4
Mediums	1	12	13	0	26	5	3	0	0	8	0	16	5	0	21	12	2	2	0	16	71
% Mediums	1.1	1.6	5.6	0.0	2.4	4.3	1.9	0.0	-	2.4	0.0	2.2	3.7	0.0	2.3	4.9	2.0	1.3	-	3.2	2.5
Articulated Trucks	0	13	0	0	13	0	0	0	0	0	0	16	0	0	16	1	1	0	0	2	31
% Articulated Trucks	0.0	1.7	0.0	0.0	1.2	0.0	0.0	0.0	-	0.0	0.0	2.2	0.0	0.0	1.7	0.4	1.0	0.0	-	0.4	1.1



Turning Movement Peak Hour Data Plot (7:30 AM)

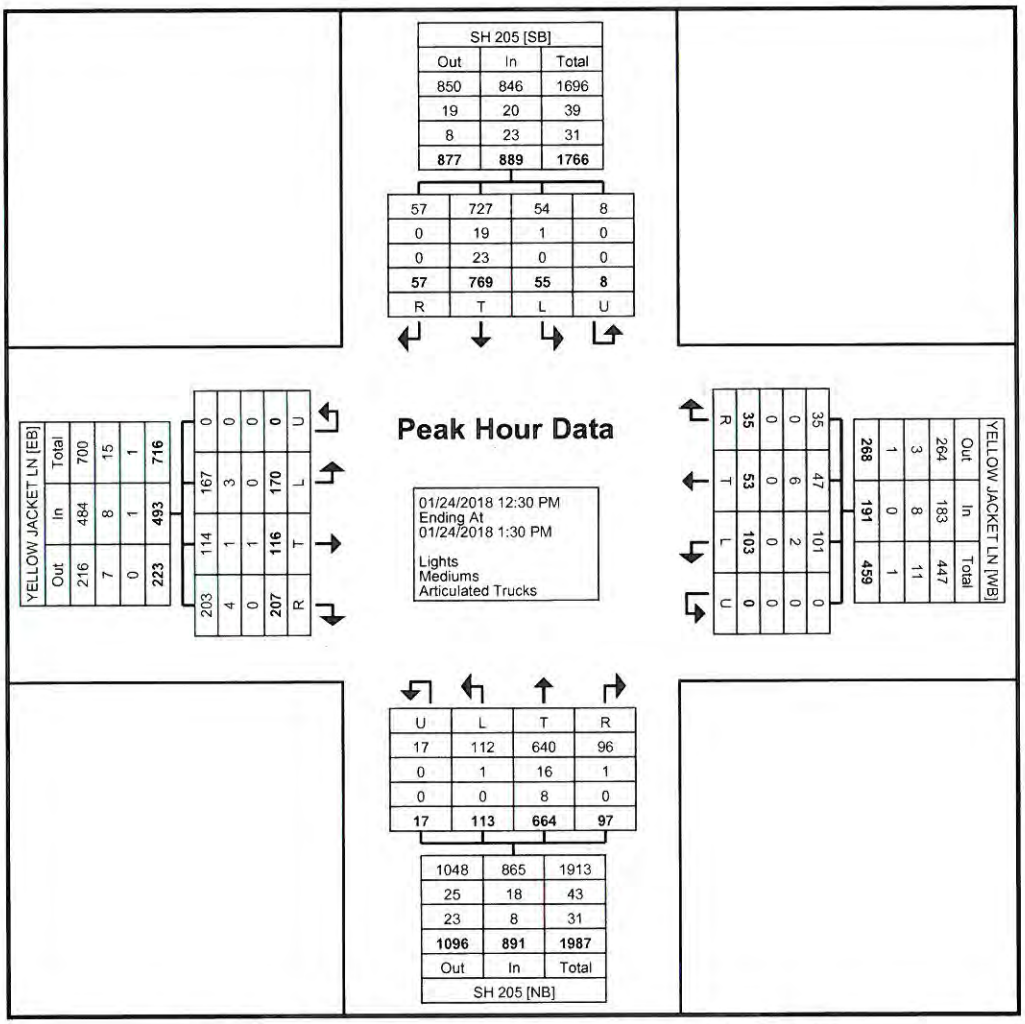
GRAM Traffic NTX Inc.
1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968

Count Name: YELLOW JACKET LN @ SH 205
Site Code:
Start Date: 01/24/2018

Turning Movement Peak Hour Data (12:30 PM)

Start Time	SH 205 Southbound					YELLOW JACKET LN Westbound					SH 205 Northbound					YELLOW JACKET LN Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
12:30 PM	17	178	7	2	204	34	14	10	0	58	26	149	15	8	198	40	28	49	0	117	577
12:45 PM	16	219	16	2	253	23	11	6	0	40	30	175	32	2	239	49	25	58	0	132	664
1:00 PM	13	173	19	3	208	22	20	12	0	54	28	153	25	5	211	41	30	57	0	128	601
1:15 PM	9	199	15	1	224	24	8	7	0	39	29	187	25	2	243	40	33	43	0	116	622
Total	55	769	57	8	889	103	53	35	0	191	113	664	97	17	891	170	116	207	0	493	2464
Approach %	6.2	86.5	6.4	0.9	-	53.9	27.7	18.3	0.0	-	12.7	74.5	10.9	1.9	-	34.5	23.5	42.0	0.0	-	-
Total %	2.2	31.2	2.3	0.3	36.1	4.2	2.2	1.4	0.0	7.8	4.6	26.9	3.9	0.7	36.2	6.9	4.7	8.4	0.0	20.0	-
PHF	0.809	0.878	0.750	0.667	0.878	0.757	0.663	0.729	0.000	0.823	0.942	0.888	0.758	0.531	0.917	0.867	0.879	0.892	0.000	0.934	0.928
Lights	54	727	57	8	846	101	47	35	0	183	112	640	96	17	865	167	114	203	0	484	2378
% Lights	98.2	94.5	100.0	100.0	95.2	98.1	88.7	100.0	-	95.8	99.1	96.4	99.0	100.0	97.1	98.2	98.3	98.1	-	98.2	96.5
Mediums	1	19	0	0	20	2	6	0	0	8	1	16	1	0	18	3	1	4	0	8	54
% Mediums	1.8	2.5	0.0	0.0	2.2	1.9	11.3	0.0	-	4.2	0.9	2.4	1.0	0.0	2.0	1.8	0.9	1.9	-	1.6	2.2
Articulated Trucks	0	23	0	0	23	0	0	0	0	0	0	8	0	0	8	0	1	0	0	1	32
% Articulated Trucks	0.0	3.0	0.0	0.0	2.6	0.0	0.0	0.0	-	0.0	0.0	1.2	0.0	0.0	0.9	0.0	0.9	0.0	-	0.2	1.3



Turning Movement Peak Hour Data Plot (12:30 PM)

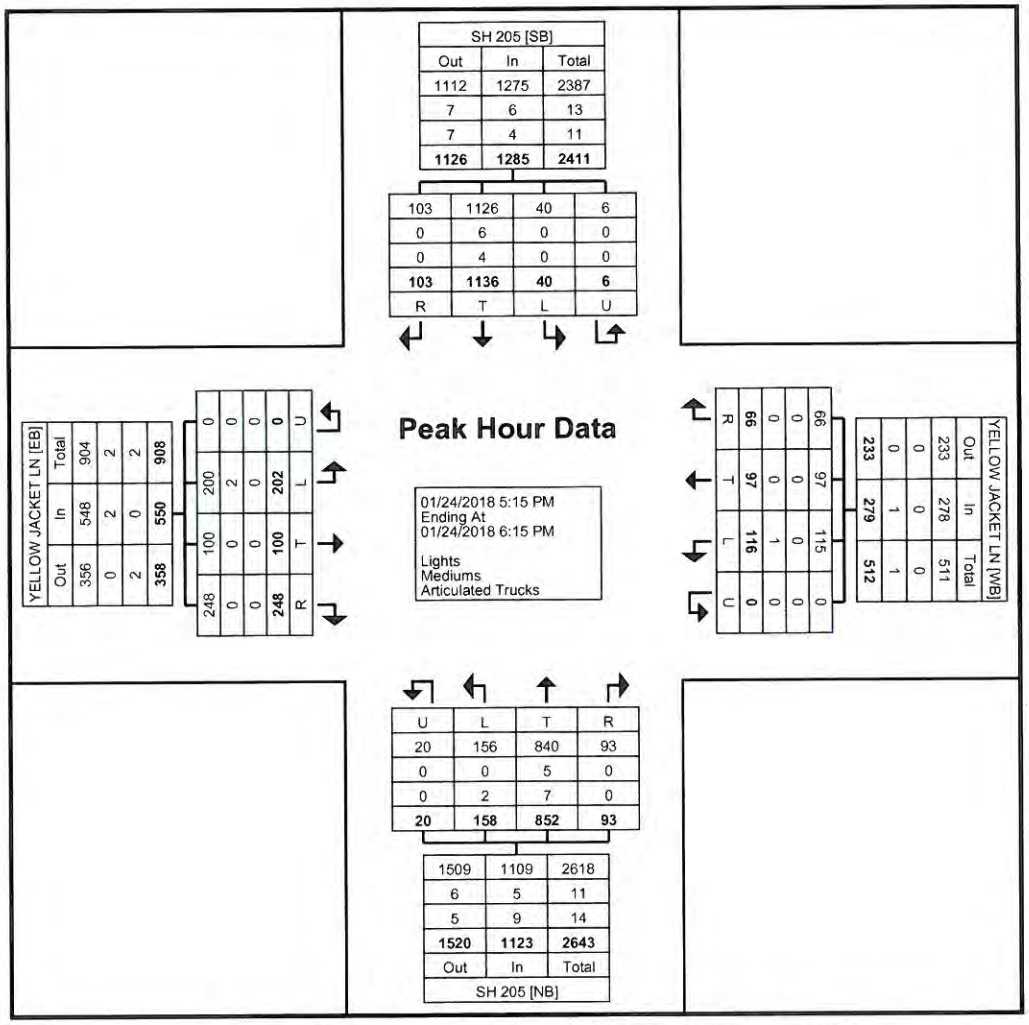
GRAM Traffic NTX Inc.
1120 W. Lovers Lane

Arlington, Texas, United States 76013
817.265.8968

Count Name: YELLOW JACKET LN @ SH 205
Site Code:
Start Date: 01/24/2018
Page No: 7

Turning Movement Peak Hour Data (5:15 PM)

Start Time	SH 205 Southbound					YELLOW JACKET LN Westbound					SH 205 Northbound					YELLOW JACKET LN Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
5:15 PM	10	236	22	2	270	20	33	10	0	63	48	206	18	2	274	53	25	67	0	145	752
5:30 PM	8	282	20	1	311	38	32	17	0	87	37	207	18	3	265	53	33	71	0	157	820
5:45 PM	10	278	33	2	323	27	14	23	0	64	27	204	29	5	265	56	21	48	0	125	777
6:00 PM	12	340	28	1	381	31	18	16	0	65	46	235	28	10	319	40	21	62	0	123	888
Total	40	1136	103	6	1285	116	97	66	0	279	158	852	93	20	1123	202	100	248	0	550	3237
Approach %	3.1	88.4	8.0	0.5	-	41.6	34.8	23.7	0.0	-	14.1	75.9	8.3	1.8	-	36.7	18.2	45.1	0.0	-	-
Total %	1.2	35.1	3.2	0.2	39.7	3.6	3.0	2.0	0.0	8.6	4.9	26.3	2.9	0.6	34.7	6.2	3.1	7.7	0.0	17.0	-
PHF	0.833	0.835	0.780	0.750	0.843	0.763	0.735	0.717	0.000	0.802	0.823	0.906	0.802	0.500	0.880	0.902	0.758	0.873	0.000	0.876	0.911
Lights	40	1126	103	6	1275	115	97	66	0	278	156	840	93	20	1109	200	100	248	0	548	3210
% Lights	100.0	99.1	100.0	100.0	99.2	99.1	100.0	100.0	-	99.6	98.7	98.6	100.0	100.0	98.8	99.0	100.0	100.0	-	99.6	99.2
Mediums	0	6	0	0	6	0	0	0	0	0	0	5	0	0	5	2	0	0	0	2	13
% Mediums	0.0	0.5	0.0	0.0	0.5	0.0	0.0	0.0	-	0.0	0.0	0.6	0.0	0.0	0.4	1.0	0.0	0.0	-	0.4	0.4
Articulated Trucks	0	4	0	0	4	1	0	0	0	1	2	7	0	0	9	0	0	0	0	0	14
% Articulated Trucks	0.0	0.4	0.0	0.0	0.3	0.9	0.0	0.0	-	0.4	1.3	0.8	0.0	0.0	0.8	0.0	0.0	0.0	-	0.0	0.4



Turning Movement Peak Hour Data Plot (5:15 PM)

HCM 2010 Signalized Intersection Summary
1: SH 205 & Yellowjacket Ln

Existing AM.syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	247	101	153	117	159	64	80	713	134	92	767	231
Future Volume (veh/h)	247	101	153	117	159	64	80	713	134	92	767	231
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	278	113	172	131	179	72	90	801	151	103	862	260
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	315	137	212	159	229	95	320	2060	386	371	1875	563
Arrive On Green	0.19	0.19	0.19	0.14	0.14	0.14	0.05	0.48	0.48	0.06	0.48	0.48
Sat Flow, veh/h	1637	711	1101	1169	1678	697	1774	4305	806	1774	3882	1165
Grp Volume(v), veh/h	302	0	261	202	0	180	90	630	322	103	752	370
Grp Sat Flow(s),veh/h/ln	1781	0	1668	1804	0	1740	1774	1695	1721	1774	1695	1657
Q Serve(g_s), s	19.8	0.0	17.9	13.1	0.0	11.9	3.0	14.3	14.4	3.4	17.7	17.8
Cycle Q Clear(g_c), s	19.8	0.0	17.9	13.1	0.0	11.9	3.0	14.3	14.4	3.4	17.7	17.8
Prop In Lane	0.92		0.66	0.65		0.40	1.00		0.47	1.00		0.70
Lane Grp Cap(c), veh/h	343	0	321	246	0	237	320	1623	823	371	1637	800
V/C Ratio(X)	0.88	0.00	0.81	0.82	0.00	0.76	0.28	0.39	0.39	0.28	0.46	0.46
Avail Cap(c_a), veh/h	390	0	366	426	0	410	444	1623	823	502	1637	800
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	47.1	0.0	46.4	50.4	0.0	49.9	15.4	20.0	20.1	14.8	20.6	20.7
Incr Delay (d2), s/veh	17.4	0.0	10.2	2.6	0.0	1.9	0.2	0.7	1.4	0.1	0.9	1.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	11.4	0.0	9.2	6.7	0.0	5.9	1.5	6.8	7.1	1.7	8.5	8.5
LnGrp Delay(d),s/veh	64.5	0.0	56.5	53.0	0.0	51.8	15.6	20.7	21.5	15.0	21.6	22.6
LnGrp LOS	E		E	D		D	B	C	C	B	C	C
Approach Vol, veh/h		563			382			1042			1225	
Approach Delay, s/veh		60.8			52.4			20.5			21.3	
Approach LOS		E			D			C			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	10.1	61.0		27.8	9.6	61.5		21.1
Change Period (Y+Rc), s	* 4.8	* 5.1		5.7	* 4.8	* 5.1		5.7
Max Green Setting (Gmax), s	* 14	* 32		25.3	* 13	* 33		27.3
Max Q Clear Time (g_c+I1), s	5.4	16.4		21.8	5.0	19.8		15.1
Green Ext Time (p_c), s	0.0	0.7		0.3	0.0	0.7		0.3

Intersection Summary	
HCM 2010 Ctrl Delay	31.7
HCM 2010 LOS	C

Notes

HCM 2010 Signalized Intersection Summary
1: SH 205 & Yellowjacket Ln

Existing Midday.syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	170	116	207	103	53	35	130	664	97	63	769	57
Future Volume (veh/h)	170	116	207	103	53	35	130	664	97	63	769	57
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	183	125	223	111	57	38	140	714	104	68	827	61
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	214	148	280	163	96	64	435	2242	324	442	2344	172
Arrive On Green	0.19	0.19	0.19	0.09	0.09	0.09	0.07	0.50	0.50	0.06	0.48	0.48
Sat Flow, veh/h	1136	784	1486	1774	1044	696	1774	4490	648	1774	4835	355
Grp Volume(v), veh/h	291	0	240	111	0	95	140	537	281	68	579	309
Grp Sat Flow(s),veh/h/ln	1806	0	1600	1774	0	1740	1774	1695	1748	1774	1695	1800
Q Serve(g_s), s	15.6	0.0	14.3	6.1	0.0	5.2	3.8	9.4	9.6	1.8	10.6	10.7
Cycle Q Clear(g_c), s	15.6	0.0	14.3	6.1	0.0	5.2	3.8	9.4	9.6	1.8	10.6	10.7
Prop In Lane	0.63		0.93	1.00		0.40	1.00		0.37	1.00		0.20
Lane Grp Cap(c), veh/h	340	0	302	163	0	160	435	1692	873	442	1644	873
V/C Ratio(X)	0.85	0.00	0.80	0.68	0.00	0.59	0.32	0.32	0.32	0.15	0.35	0.35
Avail Cap(c_a), veh/h	403	0	357	413	0	405	444	1692	873	477	1644	873
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	39.2	0.0	38.7	44.0	0.0	43.6	11.4	14.9	14.9	11.3	16.0	16.0
Incr Delay (d2), s/veh	12.7	0.0	8.5	1.9	0.0	1.3	0.2	0.5	1.0	0.1	0.6	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.0	0.0	7.0	3.0	0.0	2.6	1.8	4.5	4.8	0.9	5.1	5.6
LnGrp Delay(d),s/veh	52.0	0.0	47.2	45.9	0.0	44.9	11.5	15.4	15.9	11.3	16.6	17.1
LnGrp LOS	D		D	D		D	B	B	B	B	B	B
Approach Vol, veh/h		531			206			958			956	
Approach Delay, s/veh		49.8			45.4			15.0			16.4	
Approach LOS		D			D			B			B	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	9.0	53.5		23.6	10.5	52.1		13.9
Change Period (Y+Rc), s	* 4.8	* 5.1		5.7	* 4.8	* 5.1		5.7
Max Green Setting (Gmax), s	* 6.2	* 29		21.3	* 6.2	* 29		22.3
Max Q Clear Time (g_c+I1), s	3.8	11.6		17.6	5.8	12.7		8.1
Green Ext Time (p_c), s	0.0	0.5		0.3	0.0	0.5		0.1

Intersection Summary	
HCM 2010 Ctrl Delay	24.8
HCM 2010 LOS	C

Notes

HCM 2010 Signalized Intersection Summary
1: SH 205 & Yellowjacket Ln

Existing PM.syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	202	100	248	116	97	66	178	852	93	46	1136	103
Future Volume (veh/h)	202	100	248	116	97	66	178	852	93	46	1136	103
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	222	110	273	127	107	73	196	936	102	51	1248	113
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	246	122	324	157	139	97	313	2428	264	345	2302	208
Arrive On Green	0.20	0.20	0.20	0.11	0.11	0.11	0.08	0.52	0.52	0.04	0.48	0.48
Sat Flow, veh/h	1205	597	1583	1399	1238	865	1774	4658	506	1774	4747	430
Grp Volume(v), veh/h	332	0	273	163	0	144	196	681	357	51	891	470
Grp Sat Flow(s),veh/h/ln	1802	0	1583	1793	0	1710	1774	1695	1773	1774	1695	1787
Q Serve(g_s), s	24.4	0.0	22.5	12.1	0.0	11.1	7.1	16.4	16.4	1.9	25.0	25.0
Cycle Q Clear(g_c), s	24.4	0.0	22.5	12.1	0.0	11.1	7.1	16.4	16.4	1.9	25.0	25.0
Prop In Lane	0.67		1.00	0.78		0.51	1.00		0.29	1.00		0.24
Lane Grp Cap(c), veh/h	369	0	324	201	0	191	313	1767	924	345	1644	866
V/C Ratio(X)	0.90	0.00	0.84	0.81	0.00	0.75	0.63	0.39	0.39	0.15	0.54	0.54
Avail Cap(c_a), veh/h	428	0	376	281	0	268	443	1767	924	540	1644	866
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.7	0.0	52.0	59.0	0.0	58.6	18.9	19.5	19.5	16.2	24.5	24.5
Incr Delay (d2), s/veh	18.4	0.0	12.6	7.9	0.0	4.2	0.8	0.6	1.2	0.1	1.3	2.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	14.1	0.0	11.0	6.4	0.0	5.5	3.5	7.8	8.4	0.9	11.9	12.9
LnGrp Delay(d),s/veh	71.2	0.0	64.6	66.9	0.0	62.8	19.6	20.1	20.7	16.3	25.8	26.9
LnGrp LOS	E		E	E		E	B	C	C	B	C	C
Approach Vol, veh/h		605			307			1234			1412	
Approach Delay, s/veh		68.2			65.0			20.2			25.8	
Approach LOS		E			E			C			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	9.1	74.5		32.5	14.0	69.5		19.9
Change Period (Y+Rc), s	* 4.8	* 5.1		5.7	* 4.8	* 5.1		5.7
Max Green Setting (Gmax), s	* 19	* 44		31.3	* 19	* 44		20.3
Max Q Clear Time (g_c+I1), s	3.9	18.4		26.4	9.1	27.0		14.1
Green Ext Time (p_c), s	0.0	0.8		0.4	0.1	0.8		0.2

Intersection Summary	
HCM 2010 Ctrl Delay	34.5
HCM 2010 LOS	C

Notes

HCM 2010 Signalized Intersection Summary
1: SH 205 & Yellowjacket Ln

BO 2019 Background AM.syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	259	106	161	123	167	67	84	749	141	97	805	243
Future Volume (veh/h)	259	106	161	123	167	67	84	749	141	97	805	243
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	291	119	181	138	188	75	94	842	158	109	904	273
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	327	143	221	166	239	98	301	1991	371	351	1812	545
Arrive On Green	0.20	0.20	0.20	0.14	0.14	0.14	0.05	0.46	0.46	0.06	0.47	0.47
Sat Flow, veh/h	1631	713	1105	1173	1680	692	1774	4308	804	1774	3880	1167
Grp Volume(v), veh/h	318	0	273	212	0	189	94	662	338	109	790	387
Grp Sat Flow(s),veh/h/ln	1781	0	1668	1804	0	1741	1774	1695	1721	1774	1695	1657
Q Serve(g_s), s	20.8	0.0	18.8	13.7	0.0	12.5	3.2	15.6	15.8	3.8	19.4	19.5
Cycle Q Clear(g_c), s	20.8	0.0	18.8	13.7	0.0	12.5	3.2	15.6	15.8	3.8	19.4	19.5
Prop In Lane	0.92		0.66	0.65		0.40	1.00		0.47	1.00		0.70
Lane Grp Cap(c), veh/h	357	0	334	256	0	247	301	1567	795	351	1584	774
V/C Ratio(X)	0.89	0.00	0.82	0.83	0.00	0.76	0.31	0.42	0.43	0.31	0.50	0.50
Avail Cap(c_a), veh/h	390	0	366	425	0	411	422	1567	795	478	1584	774
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	46.7	0.0	45.9	50.1	0.0	49.5	16.7	21.6	21.6	15.9	22.2	22.2
Incr Delay (d2), s/veh	19.3	0.0	11.3	2.6	0.0	1.8	0.2	0.8	1.7	0.2	1.1	2.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	12.1	0.0	9.7	7.0	0.0	6.2	1.6	7.5	7.9	1.8	9.3	9.4
LnGrp Delay(d),s/veh	65.9	0.0	57.2	52.7	0.0	51.4	16.9	22.4	23.3	16.1	23.3	24.5
LnGrp LOS	E		E	D		D	B	C	C	B	C	C
Approach Vol, veh/h		591			401			1094			1286	
Approach Delay, s/veh		61.9			52.1			22.2			23.1	
Approach LOS		E			D			C			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	10.4	59.1		28.8	9.8	59.7		21.7
Change Period (Y+Rc), s	* 4.8	* 5.1		5.7	* 4.8	* 5.1		5.7
Max Green Setting (Gmax), s	* 14	* 32		25.3	* 13	* 33		27.3
Max Q Clear Time (g_c+I1), s	5.8	17.8		22.8	5.2	21.5		15.7
Green Ext Time (p_c), s	0.0	0.7		0.2	0.0	0.7		0.3

Intersection Summary	
HCM 2010 Ctrl Delay	33.0
HCM 2010 LOS	C

Notes

HCM 2010 Signalized Intersection Summary
1: SH 205 & Yellowjacket Ln

BO 2019 Background Midday.syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	179	122	217	108	56	37	137	697	102	66	807	60
Future Volume (veh/h)	179	122	217	108	56	37	137	697	102	66	807	60
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	192	131	233	116	60	40	147	749	110	71	868	65
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	223	154	291	168	99	66	417	2190	319	421	2278	170
Arrive On Green	0.20	0.20	0.20	0.09	0.09	0.09	0.07	0.49	0.49	0.06	0.47	0.47
Sat Flow, veh/h	1137	784	1485	1774	1044	696	1774	4484	653	1774	4829	360
Grp Volume(v), veh/h	305	0	251	116	0	100	147	565	294	71	609	324
Grp Sat Flow(s),veh/h/ln	1806	0	1601	1774	0	1740	1774	1695	1747	1774	1695	1799
Q Serve(g_s), s	16.3	0.0	15.0	6.3	0.0	5.5	4.1	10.2	10.4	2.0	11.6	11.6
Cycle Q Clear(g_c), s	16.3	0.0	15.0	6.3	0.0	5.5	4.1	10.2	10.4	2.0	11.6	11.6
Prop In Lane	0.63		0.93	1.00		0.40	1.00		0.37	1.00		0.20
Lane Grp Cap(c), veh/h	354	0	313	168	0	165	417	1656	853	421	1600	849
V/C Ratio(X)	0.86	0.00	0.80	0.69	0.00	0.61	0.35	0.34	0.34	0.17	0.38	0.38
Avail Cap(c_a), veh/h	403	0	357	413	0	405	421	1656	853	455	1600	849
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	38.9	0.0	38.3	43.8	0.0	43.5	12.0	15.7	15.7	11.9	17.0	17.0
Incr Delay (d2), s/veh	14.3	0.0	9.5	1.9	0.0	1.3	0.2	0.6	1.1	0.1	0.7	1.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.5	0.0	7.5	3.2	0.0	2.7	2.0	4.9	5.2	1.0	5.6	6.1
LnGrp Delay(d),s/veh	53.2	0.0	47.8	45.7	0.0	44.8	12.2	16.3	16.8	12.0	17.7	18.3
LnGrp LOS	D		D	D		D	B	B	B	B	B	B
Approach Vol, veh/h		556			216			1006			1004	
Approach Delay, s/veh		50.8			45.3			15.8			17.5	
Approach LOS		D			D			B			B	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	9.1	52.4		24.3	10.8	50.8		14.2
Change Period (Y+Rc), s	* 4.8	* 5.1		5.7	* 4.8	* 5.1		5.7
Max Green Setting (Gmax), s	* 6.2	* 29		21.3	* 6.2	* 29		22.3
Max Q Clear Time (g_c+I1), s	4.0	12.4		18.3	6.1	13.6		8.3
Green Ext Time (p_c), s	0.0	0.5		0.2	0.0	0.5		0.2

Intersection Summary	
HCM 2010 Ctrl Delay	25.7
HCM 2010 LOS	C

Notes

HCM 2010 Signalized Intersection Summary
1: SH 205 & Yellowjacket Ln

BO 2019 Background PM.syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	212	105	260	122	102	69	187	895	98	48	1193	108
Future Volume (veh/h)	212	105	260	122	102	69	187	895	98	48	1193	108
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	233	115	286	134	112	76	205	984	108	53	1311	119
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	257	127	337	164	144	100	299	2364	259	322	2219	201
Arrive On Green	0.21	0.21	0.21	0.12	0.12	0.12	0.08	0.51	0.51	0.04	0.47	0.47
Sat Flow, veh/h	1207	596	1583	1407	1237	860	1774	4653	510	1774	4746	431
Grp Volume(v), veh/h	348	0	286	171	0	151	205	716	376	53	936	494
Grp Sat Flow(s),veh/h/ln	1802	0	1583	1792	0	1711	1774	1695	1773	1774	1695	1787
Q Serve(g_s), s	25.6	0.0	23.6	12.7	0.0	11.7	7.7	17.9	18.0	2.1	27.6	27.6
Cycle Q Clear(g_c), s	25.6	0.0	23.6	12.7	0.0	11.7	7.7	17.9	18.0	2.1	27.6	27.6
Prop In Lane	0.67		1.00	0.78		0.50	1.00		0.29	1.00		0.24
Lane Grp Cap(c), veh/h	384	0	337	209	0	199	299	1722	901	322	1585	835
V/C Ratio(X)	0.91	0.00	0.85	0.82	0.00	0.76	0.68	0.42	0.42	0.16	0.59	0.59
Avail Cap(c_a), veh/h	428	0	376	281	0	268	421	1722	901	516	1585	835
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.2	0.0	51.4	58.7	0.0	58.2	21.7	20.9	20.9	17.4	26.6	26.6
Incr Delay (d2), s/veh	20.2	0.0	13.9	9.7	0.0	5.4	1.0	0.7	1.4	0.1	1.6	3.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	14.9	0.0	11.6	6.8	0.0	5.8	3.8	8.5	9.1	1.0	13.2	14.3
LnGrp Delay(d),s/veh	72.4	0.0	65.3	68.4	0.0	63.7	22.7	21.6	22.3	17.5	28.3	29.7
LnGrp LOS	E		E	E		E	C	C	C	B	C	C
Approach Vol, veh/h		634			322			1297			1483	
Approach Delay, s/veh		69.2			66.2			22.0			28.4	
Approach LOS		E			E			C			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	9.1	72.7		33.7	14.6	67.2		20.5
Change Period (Y+Rc), s	* 4.8	* 5.1		5.7	* 4.8	* 5.1		5.7
Max Green Setting (Gmax), s	* 19	* 44		31.3	* 19	* 44		20.3
Max Q Clear Time (g_c+I1), s	4.1	20.0		27.6	9.7	29.6		14.7
Green Ext Time (p_c), s	0.0	0.8		0.3	0.1	0.8		0.2

Intersection Summary	
HCM 2010 Ctrl Delay	36.3
HCM 2010 LOS	D

Notes

HCM 2010 Signalized Intersection Summary
1: SH 205 & Yellowjacket Ln

BO 2019 Total AM.syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	272	110	165	125	169	67	97	749	141	97	809	254
Future Volume (veh/h)	272	110	165	125	169	67	97	749	141	97	809	254
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	306	124	185	140	190	75	109	842	158	109	909	285
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	342	148	225	169	241	98	299	1955	365	346	1743	545
Arrive On Green	0.21	0.21	0.21	0.14	0.14	0.14	0.06	0.45	0.45	0.06	0.45	0.45
Sat Flow, veh/h	1649	716	1086	1178	1682	685	1774	4308	804	1774	3841	1200
Grp Volume(v), veh/h	330	0	285	214	0	191	109	662	338	109	802	392
Grp Sat Flow(s),veh/h/ln	1780	0	1671	1804	0	1742	1774	1695	1721	1774	1695	1651
Q Serve(g_s), s	21.7	0.0	19.5	13.9	0.0	12.6	3.8	15.9	16.0	3.8	20.3	20.4
Cycle Q Clear(g_c), s	21.7	0.0	19.5	13.9	0.0	12.6	3.8	15.9	16.0	3.8	20.3	20.4
Prop In Lane	0.93		0.65	0.65		0.39	1.00		0.47	1.00		0.73
Lane Grp Cap(c), veh/h	369	0	346	258	0	249	299	1539	781	346	1539	749
V/C Ratio(X)	0.90	0.00	0.82	0.83	0.00	0.76	0.36	0.43	0.43	0.31	0.52	0.52
Avail Cap(c_a), veh/h	390	0	366	425	0	411	410	1539	781	472	1539	749
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	46.3	0.0	45.5	50.0	0.0	49.5	17.4	22.2	22.3	16.4	23.4	23.5
Incr Delay (d2), s/veh	20.9	0.0	12.3	2.9	0.0	1.8	0.3	0.9	1.8	0.2	1.3	2.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	12.8	0.0	10.2	7.1	0.0	6.2	1.9	7.6	8.0	1.9	9.7	9.8
LnGrp Delay(d),s/veh	67.2	0.0	57.7	52.9	0.0	51.3	17.6	23.1	24.0	16.6	24.7	26.1
LnGrp LOS	E		E	D		D	B	C	C	B	C	C
Approach Vol, veh/h		615			405			1109			1303	
Approach Delay, s/veh		62.8			52.1			22.9			24.4	
Approach LOS		E			D			C			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	10.5	58.1		29.6	10.5	58.1		21.9
Change Period (Y+Rc), s	* 4.8	* 5.1		5.7	* 4.8	* 5.1		5.7
Max Green Setting (Gmax), s	* 14	* 32		25.3	* 13	* 33		27.3
Max Q Clear Time (g_c+I1), s	5.8	18.0		23.7	5.8	22.4		15.9
Green Ext Time (p_c), s	0.0	0.7		0.2	0.0	0.7		0.3

Intersection Summary	
HCM 2010 Ctrl Delay	34.1
HCM 2010 LOS	C

Notes

HCM 2010 TWSC
3: Driveway 1 & Yellowjacket Ln

BO 2019 Total AM.syn

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	526	5	22	490	6	21
Future Vol, veh/h	526	5	22	490	6	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	572	5	24	533	7	23

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	577	0	888	289
Stage 1	-	-	-	-	574	-
Stage 2	-	-	-	-	314	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	993	-	283	708
Stage 1	-	-	-	-	527	-
Stage 2	-	-	-	-	714	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	993	-	273	708
Mov Cap-2 Maneuver	-	-	-	-	273	-
Stage 1	-	-	-	-	527	-
Stage 2	-	-	-	-	690	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	12.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	523	-	-	993	-
HCM Lane V/C Ratio	0.056	-	-	0.024	-
HCM Control Delay (s)	12.3	-	-	8.7	0.1
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

HCM 2010 TWSC
18: SH 205 & Driveway 2

BO 2019 Total AM.syn

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	11	0	987	1097	9
Future Vol, veh/h	0	11	0	987	1097	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	12	0	1073	1192	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	601	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.14	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.92	-	-	-	-
Pot Cap-1 Maneuver	0	*684	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %		1		-	-	-
Mov Cap-1 Maneuver	-	*684	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.4	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	684	-	-
HCM Lane V/C Ratio	-	0.017	-	-
HCM Control Delay (s)	-	10.4	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0.1	-	-

Notes
~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 2010 Signalized Intersection Summary
1: SH 205 & Yellowjacket Ln

BO 2019 Total Midday.syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	204	129	224	112	60	37	162	697	102	66	814	82
Future Volume (veh/h)	204	129	224	112	60	37	162	697	102	66	814	82
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	219	139	241	120	65	40	174	749	110	71	875	88
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	250	162	298	172	105	64	400	2125	310	410	2138	214
Arrive On Green	0.21	0.21	0.21	0.10	0.10	0.10	0.08	0.47	0.47	0.06	0.46	0.46
Sat Flow, veh/h	1203	777	1432	1774	1080	665	1774	4484	653	1774	4699	471
Grp Volume(v), veh/h	328	0	271	120	0	105	174	565	294	71	630	333
Grp Sat Flow(s),veh/h/ln	1803	0	1610	1774	0	1745	1774	1695	1747	1774	1695	1780
Q Serve(g_s), s	17.6	0.0	16.0	6.6	0.0	5.8	5.0	10.5	10.6	2.0	12.4	12.5
Cycle Q Clear(g_c), s	17.6	0.0	16.0	6.6	0.0	5.8	5.0	10.5	10.6	2.0	12.4	12.5
Prop In Lane	0.67		0.89	1.00		0.38	1.00		0.37	1.00		0.26
Lane Grp Cap(c), veh/h	375	0	335	172	0	169	400	1607	828	410	1543	810
V/C Ratio(X)	0.88	0.00	0.81	0.70	0.00	0.62	0.43	0.35	0.36	0.17	0.41	0.41
Avail Cap(c_a), veh/h	402	0	359	413	0	407	400	1607	828	444	1543	810
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	38.3	0.0	37.7	43.7	0.0	43.4	13.1	16.6	16.6	12.8	18.2	18.3
Incr Delay (d2), s/veh	17.1	0.0	11.0	1.9	0.0	1.4	0.3	0.6	1.2	0.1	0.8	1.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	10.5	0.0	8.2	3.3	0.0	2.9	2.4	5.1	5.4	1.0	6.0	6.4
LnGrp Delay(d),s/veh	55.4	0.0	48.8	45.6	0.0	44.8	13.3	17.2	17.8	12.9	19.0	19.8
LnGrp LOS	E		D	D		D	B	B	B	B	B	B
Approach Vol, veh/h		599			225			1033			1034	
Approach Delay, s/veh		52.4			45.2			16.7			18.9	
Approach LOS		D			D			B			B	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	9.1	51.0		25.5	11.0	49.1		14.4
Change Period (Y+Rc), s	* 4.8	* 5.1		5.7	* 4.8	* 5.1		5.7
Max Green Setting (Gmax), s	* 6.2	* 29		21.3	* 6.2	* 29		22.3
Max Q Clear Time (g_c+I1), s	4.0	12.6		19.6	7.0	14.5		8.6
Green Ext Time (p_c), s	0.0	0.6		0.2	0.0	0.6		0.2

Intersection Summary	
HCM 2010 Ctrl Delay	27.1
HCM 2010 LOS	C

Notes

HCM 2010 TWSC
3: Driveway 1 & Yellowjacket Ln

BO 2019 Total Midday.syn

Intersection	
Int Delay, s/veh	1.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	518	11	43	235	11	40
Future Vol, veh/h	518	11	43	235	11	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	563	12	47	255	12	43

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	575	0	790	288
Stage 1	-	-	-	-	569	-
Stage 2	-	-	-	-	221	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	994	-	327	709
Stage 1	-	-	-	-	530	-
Stage 2	-	-	-	-	795	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	994	-	309	709
Mov Cap-2 Maneuver	-	-	-	-	309	-
Stage 1	-	-	-	-	530	-
Stage 2	-	-	-	-	751	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.5	12.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	554	-	-	994	-
HCM Lane V/C Ratio	0.1	-	-	0.047	-
HCM Control Delay (s)	12.2	-	-	8.8	0.2
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-

HCM 2010 TWSC
18: SH 205 & Driveway 2

BO 2019 Total Midday.syn

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	22	0	961	1157	18
Future Vol, veh/h	0	22	0	961	1157	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	24	0	1045	1258	20

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	639	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.14	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.92	-	-	-	-
Pot Cap-1 Maneuver	0	*662	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %		1		-	-	-
Mov Cap-1 Maneuver	-	*662	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	662	-	-
HCM Lane V/C Ratio	-	0.036	-	-
HCM Control Delay (s)	-	10.6	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0.1	-	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 2010 Signalized Intersection Summary
1: SH 205 & Yellowjacket Ln — BO 2019 Total PM.syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	228	110	265	124	104	69	204	895	98	48	1198	122
Future Volume (veh/h)	228	110	265	124	104	69	204	895	98	48	1198	122
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	251	121	291	136	114	76	224	984	108	53	1316	134
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	275	133	346	166	146	100	300	2315	254	315	2108	215
Arrive On Green	0.22	0.22	0.22	0.12	0.12	0.12	0.09	0.50	0.50	0.04	0.45	0.45
Sat Flow, veh/h	1235	598	1556	1411	1245	850	1774	4653	510	1774	4691	478
Grp Volume(v), veh/h	366	0	297	173	0	153	224	716	376	53	951	499
Grp Sat Flow(s),veh/h/ln	1801	0	1588	1792	0	1713	1774	1695	1773	1774	1695	1778
Q Serve(g_s), s	27.0	0.0	24.3	12.8	0.0	11.8	8.7	18.3	18.4	2.1	29.2	29.2
Cycle Q Clear(g_c), s	27.0	0.0	24.3	12.8	0.0	11.8	8.7	18.3	18.4	2.1	29.2	29.2
Prop In Lane	0.69		0.98	0.79		0.50	1.00		0.29	1.00		0.27
Lane Grp Cap(c), veh/h	400	0	353	211	0	201	300	1687	882	315	1524	799
V/C Ratio(X)	0.91	0.00	0.84	0.82	0.00	0.76	0.75	0.42	0.43	0.17	0.62	0.62
Avail Cap(c_a), veh/h	428	0	377	281	0	268	409	1687	882	509	1524	799
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.6	0.0	50.6	58.6	0.0	58.2	23.9	21.8	21.8	18.6	28.6	28.6
Incr Delay (d2), s/veh	22.3	0.0	13.8	10.2	0.0	5.7	2.9	0.8	1.5	0.1	1.9	3.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	15.9	0.0	12.0	6.9	0.0	5.9	4.5	8.7	9.3	1.0	14.0	15.1
LnGrp Delay(d),s/veh	73.9	0.0	64.4	68.8	0.0	63.9	26.8	22.6	23.3	18.7	30.6	32.3
LnGrp LOS	E		E	E		E	C	C	C	B	C	C
Approach Vol, veh/h		663			326			1316			1503	
Approach Delay, s/veh		69.6			66.5			23.5			30.7	
Approach LOS		E			E			C			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	9.1	71.3		34.9	15.7	64.7		20.7
Change Period (Y+Rc), s	* 4.8	* 5.1		5.7	* 4.8	* 5.1		5.7
Max Green Setting (Gmax), s	* 19	* 44		31.3	* 19	* 44		20.3
Max Q Clear Time (g_c+I1), s	4.1	20.4		29.0	10.7	31.2		14.8
Green Ext Time (p_c), s	0.0	0.8		0.3	0.1	0.8		0.2

Intersection Summary	
HCM 2010 Ctrl Delay	38.1
HCM 2010 LOS	D

Notes

HCM 2010 TWSC
2: Driveway 1 & Yellowjacket Ln — BO 2019 Total PM.syn

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	577	7	28	376	7	25
Future Vol, veh/h	577	7	28	376	7	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	627	8	30	409	8	27

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	635	0	896	317
Stage 1	-	-	-	-	631	-
Stage 2	-	-	-	-	265	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	944	-	280	679
Stage 1	-	-	-	-	492	-
Stage 2	-	-	-	-	755	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	944	-	269	679
Mov Cap-2 Maneuver	-	-	-	-	269	-
Stage 1	-	-	-	-	492	-
Stage 2	-	-	-	-	724	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	12.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	509	-	-	944	-
HCM Lane V/C Ratio	0.068	-	-	0.032	-
HCM Control Delay (s)	12.6	-	-	8.9	0.2
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

HCM 2010 TWSC
3: SH 205 & Driveway 2

BO 2019 Total PM.syn

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	14	0	1196	1601	12
Future Vol, veh/h	0	14	0	1196	1601	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	15	0	1300	1740	13

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	877	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.14	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.92	-	-	-	-
Pot Cap-1 Maneuver	0	*546	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %		1		-	-	-
Mov Cap-1 Maneuver	-	*546	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.8	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	546	-	-
HCM Lane V/C Ratio	-	0.028	-	-
HCM Control Delay (s)	-	11.8	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0.1	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

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426

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: City Council
CC: Rick Crowley, City Manager
Brad Griggs, Assistant City Manager

FROM: Andy Hesser, Parks and Recreation Director

DATE: February 13, 2018

SUBJECT: ANNUAL ADOPTION OF STANDARDS OF CARE FOR DAY CAMP PROGRAMS

During the process of reviewing our Revenue and Pricing Plan in 2017, we learned that our day camp program offerings must comply various State of Texas laws regarding child care services. The law requires that entities that provide certain day care services obtain licensing and meet a variety of other requirements.

Fortunately, the City is exempt from State licensure requirements if we meet specific exemption criteria. The Required license does not apply to:

"an elementary-age (ages 5-13 recreation program operated by a municipality provided the governing body of the municipality annually adopts standards of care by ordinance after a public hearing for such programs, that such standards are provided to the parents of each program participant, and that the ordinances shall include at a minimum, staffing ratios, minimum staff qualifications, minimum facility, health and safety standards, and mechanisms for monitoring and enforcing the adopted local standards; and further provided that parents be informed that the program is not licensed by the state and the program may not be advertised as a child-care facility."

It further exempts an entity from licensure for programs "*in which a child receives direct instruction in a single skill, talent, ability, expertise or proficiency; does not provide services or offerings that are not directly related to the single talent ability, expertise or proficiency; that does not advertise the program as a child-care facility, day-care center or licensed before-school or after-school program; that informs the parent or guardian that the program is not licensed by the state; and about the physical risks of participation; and that conducts background checks for all program employees and volunteers who work with the children in the program using information that is obtained by the Department of Public Safety.*"

Chapter 42 of the Human Resources Code, published by the Texas Department of Family and Protective Services.

Council unanimously voted to adopt the attached standards of care in August of 2017. There are no foreseeable changes that have been recommended in this year's standards, which must be adopted on an annual basis following public hearing input. At the February meeting, the city's Park Board voted unanimously to recommend that Council consider adopting the standards of care ordinance without any changes for the year 2018.

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CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 18-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS APPROVING THE SAME LOCAL STANDARDS OF CARE FOR THE CITY PARKS AND RECREATION YOUTH PROGRAMS AS WERE ORIGINALLY ADOPTED BY ORDINANCE 17-42 AND AS ANNUALLY REQUIRED BY CHAPTER 42 OF THE TEXAS HUMAN RESOURCES CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Human Resources Code, Section 42.041(b)(14), establishes requirements for exempting recreational programs operated by municipalities for elementary age (5-13) children from childcare licensing requirements; and

WHEREAS, in order to receive exempt status for a youth recreation program, the City of Rockwall must adopt standards of care after a public hearing for the program has been held on an annual basis; and

WHEREAS, the City adopted said standards of care by Ordinance 17-42 on August 21, 2017 after a public hearing was held; and

WHEREAS, a public hearing regarding said standards was again held on February 19, 2018; and

WHEREAS, the City of Rockwall Youth Programs Standards of Care provide basic child care regulations for day camp activities operated by the Rockwall Parks and Recreation Department in accordance with Section 42.041(b)(14) of the Human Resources Code.

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

SECTION 1. The City Council of the City of Rockwall hereby (re)adopts the City of Rockwall Youth Programs Standards of Care for providing basic child care regulations for day camp activities operated by the Rockwall Parks and Recreation Department. As required by Section 42.041(b)(14) of the Human Resources Code, the Standards adopted include staffing ratios; minimum staff qualifications; minimum facility, health, and safety standards; and mechanisms for monitoring and enforcing the adopted local standards.

SECTION 2. A copy of the City of Rockwall Youth Programs Standards of Care are attached to Ordinance 17-42 and incorporated herein for all intents and purposes (see "Exhibit A"). A copy of such standards may be obtained from the City Secretary.

SECTION 3. FINDINGS. The City Council finds all of the above recitals to be true and correct and incorporates the same in this resolution as findings of fact.

SECTION 4. EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 19th day of FEBRUARY, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

EXHIBIT A

CITY OF ROCKWALL YOUTH PROGRAMS

STANDARDS OF CARE

I. GENERAL INFORMATION/ADMINISTRATION

A. Purpose: To provide basic childcare regulations for recreation activities operated by the City of Rockwall Parks and Recreation Department. This permits the City to qualify as exempt status from requirements of the Texas Human Resources Code.

B. Implementation: Program will be the responsibility of the City of Rockwall Parks and Recreation Department, with the Recreation Superintendent supervising the overall program and, Recreation Coordinator, Recreation Leaders, Recreation Aides, and Recreation Instructors administering the program on-site.

C. Programs: Regulations apply to "School Aged Programs" (as defined by Chapter 42 of the State of Texas Human Resources Code) for children attending Prekindergarten through sixth grade in a facility that provides supervision, along with recreation or skills instruction or training and may provide transportation:

- R.O.C.K. Camps during spring break, summer or other extended school holidays
- Other Summer Camp Programs in session for at least two-hours per day, three days a week or more

D. Other: Each site will make available for the public and staff a current copy of the Standards of Care. Standards of Care will also be made available on the Parks and Recreation Website at www.PlayRockwall.com.

E. Program Sites may include:

a. The Center at 108 E. Washington St.
b. Harry Myers Community Center at 815 E. Washington St.
c. Harry Myers Park at 815 E. Washington St.
d. Harry Myers Pool at 815 E. Washington St.
e. Leon Tuttle Athletic Complex 1550 Airport Rd.

F. Day Camp Objectives

1. To provide a wide variety of beneficial and memorable activities for school aged children.
2. To provide a safe environment while promoting physical activity, learning new skills and building self-confidence.

G. Exemption Status: Once an exempt status is established, the Licensing Division of Texas Department of Family and Protective services will not monitor the recreational program. The Licensing Division will be responsible for investigating complaints of unlicensed childcare and for referring other complaints to the municipal authorities or, in the case of abuse/neglect allegation, to the local police authorities.

H. Standards of Care Review: Standards will be reviewed annually and approved by the City Council after a public hearing is held to pass an ordinance regarding section 42.041(b)(14) of the Human Resources Code.

I. Any parent, visitor or staff may register a complaint by calling City of Rockwall Parks and Recreation Administration Offices at 972-771-7761, Monday through Friday, 8:00 a.m. to 5:00 p.m.

II. STAFFING

Recreation Superintendent

ESSENTIAL FUNCTIONS:

A. Provides supervision, motivation and leadership to all Recreation Division personnel.
B. Coordinate and supervise all adult athletic programs.
C. Supervise all aspects of summer aquatic program.
D. Supervise all aspects of special events including sponsorships.
E. Interview, select and hire all seasonal, full and part time personnel related to the Recreation program.
F. Supervises and coordinates the marketing of the Parks and Recreation Department's programs, events and facilities including the production of the department's brochures.
G. Ensures the proper instruction and training of personnel and volunteers under charge in methods and procedures, proper use of equipment, safety procedures, etc.
H. Maintains records, data and other pertinent information relating to the compilation of a variety of reports including the development of an annual report for the Parks and Recreation Department.
I. Serves on a variety of committees to enhance the quality of life for the citizens of Rockwall and to promote the efforts and image of the Parks and Recreation Department.
J. Continually strives to improve every aspect of the Recreation Department to a degree where all programs are dynamic and continually improving.
K. Implement the City's customer centered culture initiative on a departmental wide basis and monitor the compliance.
L. Alignment of programs and events with Strategic Initiatives and Balance Scorecard.
M. Required to report for work punctually, work all scheduled hours, and any required overtime as deemed necessary. Must maintain a physical condition and standards necessary for the proper performance of duties, with or without accommodation.

REQUIREMENTS

Education, Training and Experience

N. Bachelor's Degree in Parks and Recreation or closely related field with a minimum of 3-6 years of progressive recreational program facilitation experience with 2-4 years of related supervisory experience required.
O. CPRP preferred.

P. Certified Pool Operator (CPO) or Aquatic Facility Operator (AFO) required or certification required within 6 months of hire.
Q. Applicant must possess a valid State of Texas Driver's License or attain a TDL within 30 days of hire.

Recreation Coordinator
EXAMPLES OF ESSENTIAL FUNTIONS

- Exercise judgment, creativity and discretion when planning, organizing, budgeting and supervising various recreational programs, activities, projects and special events for all segments of the population, usually with a six to twelve month lead-time prior to the event.
- Provide excellent communication skills to deliver quality customer service at all times. Greets public, answers telephone, provides information and registers participants. Investigates and resolves citizen complaints concerning, instructors, or the facilities.
- Responsible for coordinating and communicating employee wellness activities and programs and creates and implements new programs and special events.
- Communicate various programs with other City and department personnel to inform them of activity involvement and anticipated assistance (i.e. Parks Division, Facility Maintenance, Police and Fire Departments).
- Public Relations, markets and promotes programs through recreation publications, newsletters, flyers and other media.
- Coordinates with City departments, community organizations and school districts regarding facility availability and scheduling.
- Purchase and procures supplies, materials, equipment for programs and special events.
- Hire part-time staff and contractors involved in programs, special events and activities. Trains, supervises and evaluates part-time staff members and contract employees. Makes recommendations as to the advancement, promotion or termination of the part-time staff, or the continued engagement of contractors.
- Supervise and coordinate daily operations and safety of The Center including scheduling staff, rentals, money handling and facility inspections.
- Required to report for work punctually, work all scheduled hours, and any required overtime as deemed necessary. Must maintain a physical condition and standards necessary for the proper performance of duties, with or without accommodation.

REQUIREMENTS

A. Training and Experience:
Bachelor's Degree in Parks and Recreation or related field required, supplemented by a minimum of one (1) year of relevant experience and a minimum of one (1) year supervisory experience preferred. Applicant must possess a valid Texas driver's license or obtain within 30 days of hire.

Recreation Leader III
EXAMPLES OF ESSENTIAL FUNCTIONS

- Attends to the daily operation of facilities and programs including opening and closing duties and supervises Recreation Aides when necessary; assists with various recreation programs, leagues, special events or concession sales as needed.
- Performs program, league, and special event registrations with minimal supervision
- Provides excellent customer service by responding accurately to

customers' questions and needs via phone, e-mail, and face-to-face interactions.

- Performs and supervises general maintenance and housekeeping duties in Parks and Recreation including cleaning restrooms and picking up trash in facilities or parks.
- Ensures the safety of all spectators and participants in programs and facilities. Keeps supervisor informed regarding safety related issues.
- Completes various reports and submits them to the appropriate Supervisor.
- Responsible for monetary transactions and handling on a daily basis
- Must be able to work weekends, nights and holiday shifts.
- Required to report for work punctually, work all scheduled hours, and any required overtime as deemed necessary. Must maintain a physical condition and standards necessary for the proper performance of duties, with or without accommodation.
- Will be responsible for registering teams for tournaments.
- Will be responsible for day of operations including but not limited to bracketing, equipment preparation, and awards ceremonies
- Able to consistently display a high level of responsibility and reliability
- Will function in a supervisory capacity at assigned programs, special events, and rentals such as ; Little Athletes, ROCK Camp, Family Fun Friday, Founder's Day Festival, Concert by the Lake Series, Area Specific Special Event Zone Lead, Easter Egg Hunt, Adult Softball, birthday party Supervisor at The Center, and rental Supervisor at The Center.
- Will primarily work at Leon Tuttle Athletic Complex supervising baseball and softball programs.
- Will be responsible for the punctual opening, closing, and well-being of the Leon Tuttle Athletic Complex.
- Supervise and serve as Ball Fields Supervisor
- Able to function as Camp Manager, Program Manager , Front Desk representative , Special Events Lead, Lead Birthday Party Coordinator.
- Presents reports and program status updates upon request.

REQUIREMENTS

TRAINING AND EXPERIENCE:

- Minimum age is 18 years old.
- High school diploma or GED.
- 2 years' experience as a recreation aide or instructor/lifeguard preferred.

Recreation Leader II

EXAMPLES OF ESSENTIAL FUNCTIONS

- Attends to the daily operation of facilities and programs including opening and closing duties and supervises the positions of Recreation Aides and Recreation Leader I's, when necessary; assists with various recreation programs, leagues, special events or concession sales as needed.
- Performs program, league, and special event registrations with minimal supervision.

- Provides excellent customer service by responding accurately to customers' questions and needs via phone, e-mail, and face-to-face interactions.
- Performs and supervises general maintenance and housekeeping duties in Parks and Recreation including cleaning restrooms and picking up trash in facilities or parks.
- Ensures the safety of all spectators and participants in programs and facilities. Keeps supervisor informed regarding safety related issues.
- Responsible for monetary transactions and handling on a daily basis
- Must be able to work weekends, nights and holiday shifts.
- Will function in a supervisory capacity at assigned programs, special events, and rentals such as; Little Athletes, ROCK Camp, Family Fun Friday, Founder's Day Festival, Concert by the Lake Series, Area Specific Special Event Zone Lead, Easter Egg Hunt, Adult Softball, birthday party Supervisor at The Center, and rental Supervisor at The Center.
- Function as Camp Manager, Program Manager, Front Desk representative, Special Events Lead, Lead Birthday Party Coordinator.
- Presents reports and program status updates upon request.
- Must drive a city vehicle and/or operate motorized equipment.
- Required to report for work punctually, work all scheduled hours, and any required overtime as deemed necessary. Must maintain a physical condition and standards necessary for the proper performance of duties, with or without accommodation.

REQUIREMENTS

TRAINING AND EXPERIENCE:

- Minimum age is 18 years old. Must possess a High school diploma or GED.
- 2 years of experience as a recreation aide/instructor/lifeguard preferred.
- Must have a current valid Texas driver's license and have a good driving record.

Recreation Leader I

EXAMPLES OF ESSENTIAL FUNCTIONS

- Attends to the daily operation of facilities and programs including opening and closing duties and supervises Recreation Aides when necessary; assists with various recreation programs, leagues, special events or concession sales as needed.
- Performs program, league, and special event registrations with minimal supervision.
- Required to safely operate city vehicles and equipment.
- Provides excellent customer service by responding accurately to customers' questions and needs via phone, e-mail, and face-to-face interactions.
- Performs and supervises general maintenance and housekeeping duties in Parks and Recreation including cleaning restrooms and picking up trash in facilities or parks.
- Ensures the safety of all spectators and participants in programs and facilities. Keeps supervisor informed regarding safety related issues.
- Completes various reports and submits them to the appropriate Supervisor.
- Responsible for monetary transactions and handling on a daily basis
- Must be able to work weekends, nights and holiday shifts.
- Required to report for work punctually, work all scheduled hours, and any required overtime as deemed necessary. Must maintain a physical condition and standards necessary for the proper performance of duties, with or without accommodation.
- Must consistently display a high level of responsibility and reliability

- Perform as a leader at assigned programs, special events, and rentals such as ; Little Athletes lead, ROCK Camp lead , Family Fun Friday lead, Founder's Day Festival, Concert by the Lake Series, Area Specific Special Event Zone Lead, Easter Egg Hunt, Adult Softball, birthday party lead at The Center, and rentals at The Center.
- Performs all duties assigned in a timely manner

REQUIREMENTS

TRAINING AND EXPERIENCE:

- Must be 18 years or older to operate a city vehicle or motorized equipment.
- Must have a current valid Texas drivers' license and a good driving record.
- Previous experience in recreation or related field preferred.

Recreation Aide

EXAMPLES OF ESSENTIAL FUNCTIONS

- Assists with various recreation program duties including openings, closings, and operation of programs, special events, or rentals.
- Monitor and clean Parks and Recreation Department facilities during scheduled programs.
- Accurately register patrons for programs and facility bookings.
- Accurately perform cash handling duties
- Provide excellent customer service by responding to customers' questions and needs.
- Keeps supervisor informed regarding all safety related issues.
- Required to report for work punctually, work all scheduled hours, and any required overtime as deemed necessary.
- Must maintain a physical condition and standards necessary for the proper performance of duties, with or without accommodation.
- Will assist programs, camps, special events, rentals at The Center, and birthday parties.
- Examples of work related assignments are as follows: Little Athletes, Family Fun Friday, Founder's Day Festival, Concert by the Lake Series, Easter Egg Hunt, Adult Softball, birthday parties at The Center, rentals at The Center, and
- Position includes morning, evening, weekend and holiday hours.

REQUIREMENTS

B. Training and Experience:

- Minimum age required is 16.
- Ability to understand and follow oral and written instructions
- Must be able to accurately count money and make change and be able to operate a cash register
- Ability to use a calculator and do basic math functions.
- Must be able to lift 80 lbs. and able to work outdoors as required.
- Depending on the position, the incumbent may be required/preferred to have some knowledge of general sport rules (basketball, softball, baseball, soccer and football) and/or be able to operate a cash register, scoreboard or computer.

C. Knowledge, Skills and Abilities:

- Must be able to demonstrate excellent customer service skills.
- Must be computer literate.
- Ability to perform cash handling duties.
- Must have good written and oral communication skills and be able to deal effectively with the public.
- Ability to use a calculator and do basic math functions.
- Must be able to lift up to 80lbs. and work outdoors as required.
- Depending on the position, the incumbent may be required to have some knowledge of general sport rules (basketball, softball, baseball, soccer and football), recreation programming concepts.
- Must be available to work weekends, holidays, and nights/evenings

Recreation Leader I –Camp Assistant

EXAMPLES OF ESSENTIAL FUNCTIONS

- Attends to the daily operation of facilities and programs including opening and closing duties and supervises Recreation Aides when necessary; assists with various recreation programs, leagues, special events or concession sales as needed.
- Performs program, league, and special event registrations with minimal supervision.
- Required to safely operate city vehicles and equipment.
- Provides excellent customer service by responding accurately to customers' questions and needs via phone, e-mail, and face-to-face interactions.
- Performs and supervises general maintenance and housekeeping duties in Parks and Recreation including cleaning restrooms and picking up trash in facilities or parks.
- Ensures the safety of all spectators and participants in programs and facilities. Keeps supervisor informed regarding safety related issues.
- Completes various reports and submits them to the appropriate Supervisor.
- Responsible for monetary transactions and handling on a daily basis
- Must be able to work weekends, nights and holiday shifts.
- Required to report for work punctually, work all scheduled hours, and any required overtime as deemed necessary. Must maintain a physical condition and standards necessary for the proper performance of duties, with or without accommodation.
- Must consistently display a high level of responsibility and reliability
- Perform as a leader at assigned programs, special events, and rentals such as ; Little Athletes lead, ROCK Camp lead , Family Fun Friday lead, Founder's Day Festival, Concert by the Lake Series, Area Specific Special Event Zone Lead, Easter Egg Hunt, Adult Softball, birthday party lead at The Center, and rentals at The Center.
- Performs all duties assigned in a timely manner
- Must be able to work 8 hours a week for 6 weeks Monday through Friday June 5 – July 10. Additional hours available from July 17-Aug 18
- Must be able to provide a group game, skit, dance, or activity during the interview to lead and instruct. Must be able to clearly identify the rules of said game or activity and show you are proficient leading games and activities in a group setting.

REQUIREMENTS

A. TRAINING AND EXPERIENCE:

- Must be 18 years or older to operate a city vehicle or motorized equipment.
- Must have a current valid Texas drivers' license and a good driving record.
- Previous experience in recreation or related field preferred.

Recreation Aide–Camp Counselor
EXAMPLES OF ESSENTIAL FUNCTIONS

- Assists with various recreation program duties including openings, closings, and operation of programs, special events, or rentals.
- Monitor and clean Parks and Recreation Department facilities during scheduled programs.
- Accurately register patrons for programs and facility bookings.
- Accurately perform cash handling duties
- Provide excellent customer service by responding to customers' questions and needs.
- Keeps supervisor informed regarding all safety related issues.
- Required to report for work punctually, work all scheduled hours, and any required overtime as deemed necessary.
- Must maintain a physical condition and standards necessary for the proper performance of duties, with or without accommodation.
- Will assist programs, camps, special events, rentals at The Center, and birthday parties.
- Examples of work related assignments are as follows: Little Athletes, Family Fun Friday, Founder's Day Festival, Concert by the Lake Series, Easter Egg Hunt, Adult Softball, birthday parties at The Center, rentals at The Center, and
- Must be able to work 8 hours a week for 6 weeks Monday through Friday June 5 – July 10. Additional hours available from July 17 – Aug 18
- Position includes morning, evening, weekend and holiday hours.
- Must be able to provide a group game, skit, dance, or activity during the interview to lead and instruct. Must be able to clearly identify the rules of said game or activity and show you are proficient leading games and activities in a group setting.

REQUIREMENTS

Training and Experience:

- Minimum age required is 16.
- Ability to understand and follow oral and written instructions
- Must be able to accurately count money and make change and be able to operate a cash register
- Ability to use a calculator and do basic math functions.
- Must be able to lift 80 lbs. and able to work outdoors as required.
- Must understand and have knowledge of sports such as; basketball, soccer, baseball, football.
- Must have experience working with kids

R. **Criminal Background Checks and Drug Testing**: Before being hired, criminal history and sex offender database checks will be conducted on prospective Day Camp employees.

Applicants may be disqualified if they have a job related criminal conviction. A prospective employee will be subject to a drug test prior to hiring.

S. **Staffing Ratios**: The number of children may not exceed staff by a minimum ratio of 1 staff per 10 children, for school aged participants prekindergarten through sixth grade.

III. FACILITY STANDARDS

A. Emergency evacuation and relocation plans will be posted at each facility.

B. Program employees will inspect sites frequently for any sanitation or safety concerns. Those concerns should be passed on to the Recreation Coordinator or Recreation Superintendent immediately.

C. Each camp must have a fully stocked first aid kit. This shall be checked and stocked on a weekly basis by the Recreation Coordinator.

D. In a situation where evacuation is necessary, the first priority of staff is to make sure all participants are in a safe location.

E. Program sites will be inspected annually by the Fire Marshall. The Recreation Superintendent is responsible for coordinating compliance with Fire Marshall's directives.

F. The recommended number of fire extinguishers shall be inspected annually and available for use.

G. If your child will need prescription or non-prescription medication they will be responsible for keeping up with the medicine and taking it when needed. Our staff is not certified or permitted to dispense any type of medication. Prescription medications shall be kept by the child in their original container, labeled with the child's name, date, directions and physician's name. Medication shall be dispensed only as stated on the bottle, and not past the expiration date.

H. Each site shall have adequate toilets and sinks located such that children can use them independently and program staff can supervise as needed.

I. All participants must wear tennis shoes daily. Sandals or flip-flops will not be allowed.

IV. SERVICE STANDARDS-Day Camp Staff

This information will be provided to each staff as a part of the day camp training:

A. Camp staff shirts, shorts and tennis shoes are to be worn at all times.

B. City issued employee identification should be worn and clearly visible.

C. Camp participants and parents will be treated with respect at all times.

D. Camp staff will take it upon themselves to resolve complaints. Do not refer customer to another staff person. If you are unable to resolve the complaint on the spot, take the customer's name and phone number, investigate complaint resolution and then follow up with the customer. A Customer Comment Form should be filled out whenever a complaint or compliment is received.

E. Camp staff will keep parents continuously informed of camp activities. A daily schedule of activities will be available and kept with the sign in log.

F. Camp staff will note details of behavior of campers (accomplishments, discipline problems, general activities, etc.) and update parents as much as possible.

G. Camp staff will monitor the sign in/out log at all times.

H. Camp staffs will clean rooms and activity areas daily.

I. Camp staff will spend 100% of their time actively involved with campers and/or parents.

V. OPERATIONS

A. Emergency Phone numbers are kept at each program location. Those numbers include fire, police, poison control and ambulance services as well as participant guardian contact numbers.

B. All staff will stay in contact at all times with the Recreation Coordinator and other camp staff through wireless, 2-way radios and cell phones.

C. A Day Camp Manual is given to every staff member, which outlines the following:

1. Conflict resolution and disciplinary procedures
2. City Rules and Regulations
3. Inclement weather guidelines
4. Forms that must be filled out
5. Service Standards
6. Game/activity leadership
7. Ways to interact with children

D. Sign-in/out sheets will be used daily. Only adults listed on sign-in/out release will be allowed to pick up children. An authorized person must enter the building and sign the sheet in order for staff to release the child.

E. Emergency evacuation and relocation plans will be posted at each facility.

F. Enrollment information will be kept and maintained on each child and shall include:
1. Child's name, birth date, home address, home telephone number, physician's phone number and address and phone numbers where parents may be reached during the day.
2. Names, driver's license number and telephone numbers of persons to whom the child can be released.

3. Liability waiver and photo release.
4. Parental consent to administer medication, medical information and release on participant.

G. Staff shall immediately notify the parent or other person authorized by the parent when the child is injured or has been involved in any situation that placed the child at risk.

H. Staff shall notify parents or authorized persons of children in the facility when there is an outbreak of a communicable disease in the facility that is required to be reported to the County Department of Health. Parents will also be notified of an occurrence of head lice.

I. Discipline:

1. Discipline and guidance of children must be consistent and based on an understanding of individual needs and development.

2. There shall be no harsh, cruel, or unusual treatment.
   a. Corporal punishment in any form will not be tolerated.
   b. Children shall not be shaken, bit, hit, or have anything put in or on their mouth as punishment.
   c. Children shall not be humiliated, yelled at or rejected.
   d. Children shall not be subjected to abusive or profane language.
   e. Punishment shall not be associated with food.
   f. Staff may use brief, supervised separation from the group if necessary, but staff shall not place children in a locked room or in a dark room with the door closed.
3. Incident reports will be filled out on any disciplinary cases, and information is to be shared with parents when picking up the child or sooner, when extreme cases occur.
4. Children who show patterns of repeated program distractions or endangerment to themselves, other participants or staff may be asked to leave the program.

J. Illness or Injury
1. Parents shall be notified in cases of illness or injury.
2. An ill child will not be allowed to participate if the child is suspected of having a temperature and/or accompanied by behavior changes or other signs or symptoms until medical evaluation indicates that the child can be included in the activities. In the event an injury cannot be administered through basic first aid, staff will call 911.
3. When an injury occurs, an incident report shall be filled out immediately. The form shall be filled out completely with the original sent to the Programs Supervisor and forwarded to the Recreation Manager and a copy kept in the Day Camp files.

VI. CAMP PARTICIPANT CODE OF CONDUCT

The rules of camp are designed to help create a positive and safe environment for both campers and staff. The rules are presented to campers in a positive way and focus on what campers should do rather than what they should not do. Camp rules are used to help teach our campers to make good, positive choices.

1. Be Respectful

2. Be a Good Friend
3. Be Polite
4. Be a Good Listener
5. Be Kind
6. Be a Good Follower of Directions
7. Be Helpful
8. Be Responsible

Passive and active camp activities are planned according to the participants' ages, interests and abilities. The activities should be flexible and promote social and educational advancement.

VII. ADA COMPLIANCE AND ACCESSIBILITY POLICY

The City of Rockwall facilities are wheelchair accessible and accessible parking spaces are available. For additional requests for accommodations, questions, concerns or complaints, contact the Parks and Recreation administration at 972-771-7761.

VIII. MONITORING AND ENFORCEMENT

Standards of care established by the City of City of Rockwall will be monitored and enforced by city departments responsible for their respective areas as identified:

A. Health and safety standards will be monitored and enforced by the City's Police, Fire, Health and Code Enforcement Departments.

B. Staff and program issues will be monitored and enforced by the City of Rockwall Parks and Recreation Department. The Recreation Superintendent shall visit each site on a bi-monthly basis. Programs Supervisors are responsible for visually checking the camp activities on a daily basis. When staff is not available, another full-time staff person is responsible for the daily check.

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 02/19/2018

APPLICANT: Larae Tucker; *Verdad Real Estate*

AGENDA ITEM: **SP2018-001**; *Site Plan for 7-Eleven*

SUMMARY:

Discuss and consider a request by Larae Tucker of Verdad Real Estate for the approval of a site plan with variances for a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situatued west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

On June 7, 1999, the City Council adopted Ordinance No. 99-21, which established the development requirements for Planned Development District 48 (PD-48), which allows a *retail store with gasoline sales* by-right. The applicant is requesting approval of a site plan for a gas station [*i.e. 7-Eleven*]. The proposed gas station is ~3,100 SF and situated on a 1.67-acre tract of land [*i.e. Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12*], is zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, and is located west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use *(i.e. a retail store with gasoline sales*) is permitted by-right in Planned Development District 48 (PD-48) with site plan approval by the City Council. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*X=28,562 SF; In Conformance*
Minimum Lot frontage	*60-Feet*	*X=~140-190-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=~170-190-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X=~15-Feet; In Conformance*
Minimum Rear Yard Setback	*20-Feet*	*X=~20-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=~10-Feet; In Conformance*
Maximum Building Height	*60-Feet*[1]	*X=~19-Feet; In Conformance*
Max Building/Lot Coverage	*40%*	*X=~12%; In Conformance*
Minimum Masonry Requirement	*90%*	*X= 100%; In Conformance*
Minimum Number of Parking Spaces	*15*	*15 Provided; In Conformance*
Minimum Stone Requirement (IH-30 OV)	*20% ea facade*	*X=40-87%-In Conformance*
Minimum Landscaping Percentage	*15%*	*X=~41%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=80%; In Conformance*

NOTES: 1. Any structure over 36-feet shall require a Specific Use Permit (SUP).

According to the submitted site plan, the gas station will have six (6) pump islands [*i.e. 12 dispensers*]. According to the Planned Development District 48 (PD-48) development

standards, the development is required to have an eight (8)-foot masonry wall adjacent to the north property line [*i.e. adjacent to North Shore Estates*], and the gas station is restricted from having a car wash. Although Planned Development District 48 (PD-48) requires the roof of the gas station to be designed and constructed in residential character consisting of composition shingles, the Architectural Review Board (ARB) reviewed the proposed building elevations and determined that a flat roof design would be more consistent with the neighboring commercial developments. This will require approval of a variance from the City Council. Planned Development District 48 (PD-48) requires an architectural entryway monument sign on the subject property. At the time this memo was drafted, the applicant had submitted a concept plan for the entryway monument sign that will need to be reviewed and approved by the Architectural Review Board (ARB) prior to the adoption of this site plan. This has been added as a condition of approval for this site plan. Finally, Planned Development District 48 (PD-48) requires the City Council to approve the technical requirements of the site plan, building layout and elevations, building materials and the landscape plan.

VARIANCES:

Based on the applicant's submittal, staff has identified the following variances:

A) *Four (4) Sided Architecture:* According to Section 6.9, *SH-66 Overlay (SH-66 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), commercial buildings shall be architecturally finished on all four (4) sides (i.e. incorporating the same materials detailing, and features). Included in the four (4) sided architecture requirements are the following:

   a. *Vertical articulation.* According to Section 4.1, *General Commercial District Standards*, of Article V, *District Development Standards,* of the Unified Development Code (UDC) no horizontal wall shall extend for a distance greater than three (3) times the height of the wall without changing height by a minimum of 25 % of the wall's height. In this case, the change in height would be ~five (5)-feet. Although the front and rear building elevations do not meet this requirement, the applicant is proposing a change in height of two (2)-feet. In addition, the building facades incorporate additional features that provides articulation.

   b. *Horizontal Articulation.* According to Section 4.1, *General Commercial District Standards*, of Article V, *District Development Standards,* of the Unified Development Code (UDC) no vertical wall shall extend for a distance greater than three (3) times the wall's height without having an offset of 25% of the wall's height and that new plane shall extend for a distance of at least 25% of the length of the first plan. In this case, the offset would be 5-feet and extend ~1'2". Although the front and rear building elevations do not meet this requirement, the applicant is proposing a 2-foot offset that extends 40'9" on the front of the building to provide articulation. The rear building elevation will not have any offsets.

B) *SH-66 Overlay (SH-66 OV) District Standards.*

   a. *Pitched Roof*. According to Subsection 6.9, *SH-66 Overlay (SH-66 OV) District*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), all structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system. Additionally Planned Development 48 (PD-48) Development stands state that and proposed gas station must have a roof constructed of residential scale and composed of composition shingles. In this case, the applicant is

requesting a variance to the pitched roof requirement as stipulated in the Unified Development Code (UDC) and Planned Development District 48 (PD-48) in order to utilize a flat roof design.

All variances will require a ***¾ majority*** vote of the City Council members present to be approved.

ARCHITECTURAL REVIEW BOARD

On January 30, 2018, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to utilize a flat roof design rather than the proposed pitched roof. On February 13, 2018, the ARB reviewed revised building elevations and the proposed entryway monument sign. After review, the ARB and made motion to recommend approval of the building elevations with the requested variances, and the condition that the developer make revisions to the monument sign and resubmit for ARB review and approval at the meeting on March 13, 2018.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) The developer is to construct an eight (8)-foot masonry wall adjacent to the north property line [*i.e. adjacent to North Shores Estates*].

3) The developer is to incorporate an architectural entryway monument sign to be approved by the Architectural Review Board (ARB).

4) The gas station shall have no more than six (6) pump islands [*i.e. 12 dispensers*].

5) The entryway signage is to be placed in a maintenance easement to be dedicated to the City at time of final plat.

6) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, Planned Development District 48 (PD-48), the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On February 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the site plan and variances with staff recommendations passed by a vote of 4-1 with Commissioner Logan dissenting.

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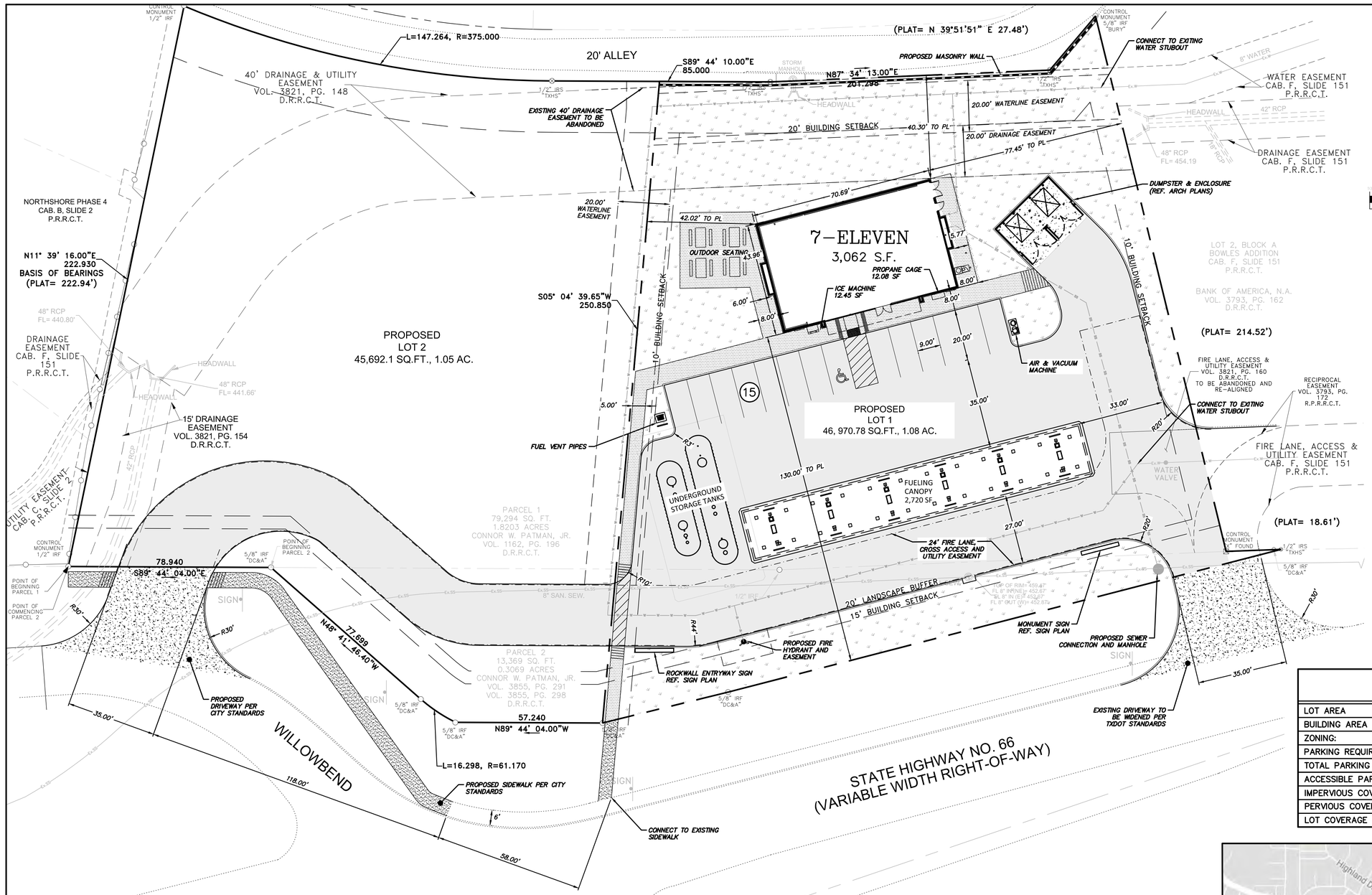
City of Rockwall

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

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

447



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

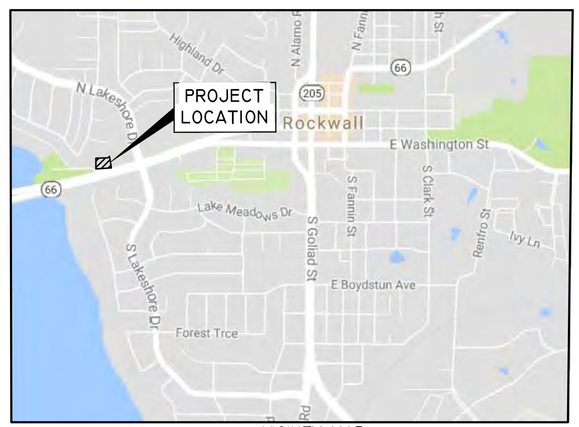
- NEW DRIVE APPROACH & PAVEMENT
- STANDARD DUTY CONC. PAVEMENT (TYP. 6" DEPTH)
- HEAVY DUTY CONC. PAVEMENT (TYP. 7" DEPTH)
- PRIVATE SIDEWALK (REF: ARCH PLANS)
- PROPOSED PUBLIC SIDEWALK
- PAVEMENT MARKING (WHITE STRIPING)
- PROPOSED LANDSCAPING
- CURBED PAVING EDGE
- NO CURB PAVING EDGE
- EXISTING PAVEMENT
- PROPOSED FIRE LANE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER

NOTES:
1. CONCRETE PAVING SECTIONS ARE PRELIMINARY, AND WILL BE CONFIRMED UPON RECEIPT OF GEOTECH REPORT.
2. MECHANICAL EQUIPMENT WILL BE ON ROOF SCREENED BY PARAPET

OWNER/DEVELOPER
VERDAD REAL ESTATE, INC
1211 S. WHITE CHAPEL BLVD.
SOUTHLAKE, TX 76092

SITE DATA

LOT AREA	46,970.78 SF (1.08 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48/ SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	15
ACCESSIBLE PARKING PROVIDED:	1
IMPERVIOUS COVERAGE	62.27%
PERVIOUS COVERAGE	37.73%
LOT COVERAGE	13.13%



VICINTY MAP
N.T.S

TBPE NO. F-12452
evolving
civil engineering • planning
420 Throckmorton Ste 420 Fort Worth, TX 76102
817-529-2700 evolvingtexas.com

STATE OF TEXAS
SAMANTHA D. RENZ
114504
LICENSED
PROFESSIONAL ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE:	REVISIONS COMMENTS

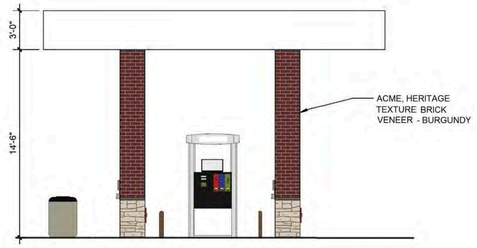
7-ELEVEN

SH 66 and Willow Bend Dr
Rockwall, Texas

SITE PLAN

SP2018-001

SCALE:	1"=20'
DRAWN BY:	CDW
DESIGNED BY:	CDW
CHECKED BY:	SDR
PROJECT NO.	2017059
DATE:	February 2018
SHEET:	1 OF 1

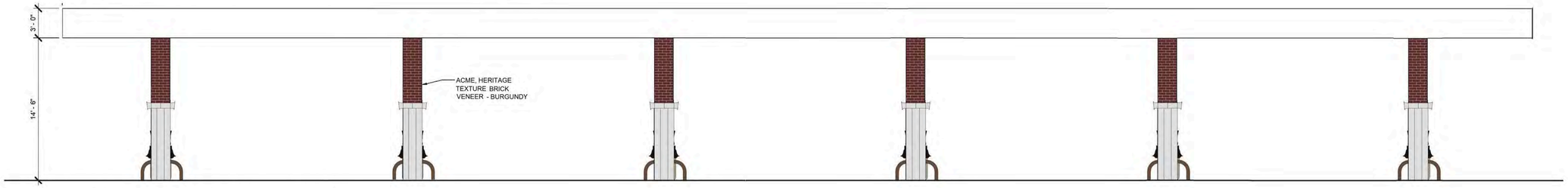






6 CANOPY ELEVATION - SHORT
3/16" = 1'-0"

7 ELEVATION - DUMPSTER ENCLOSURE
3/16" = 1'-0"

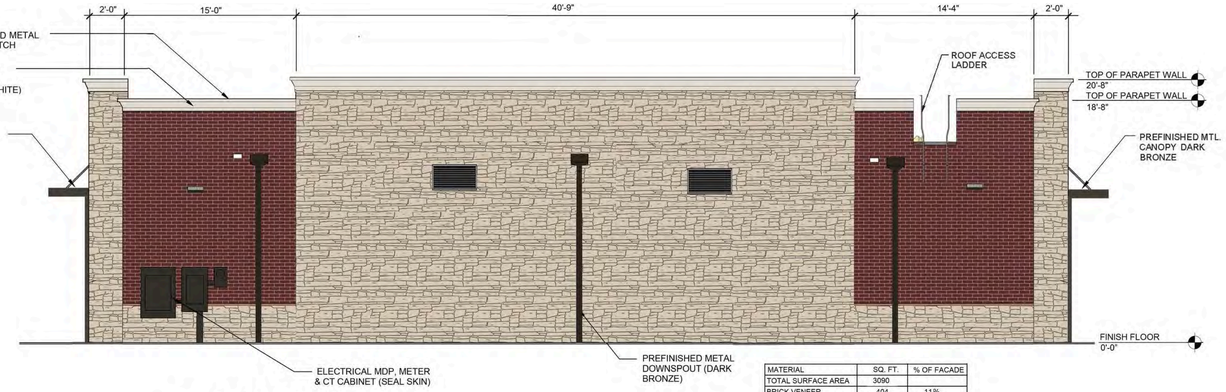


5 CANOPY ELEVATION - LONG
3/16" = 1'-0"



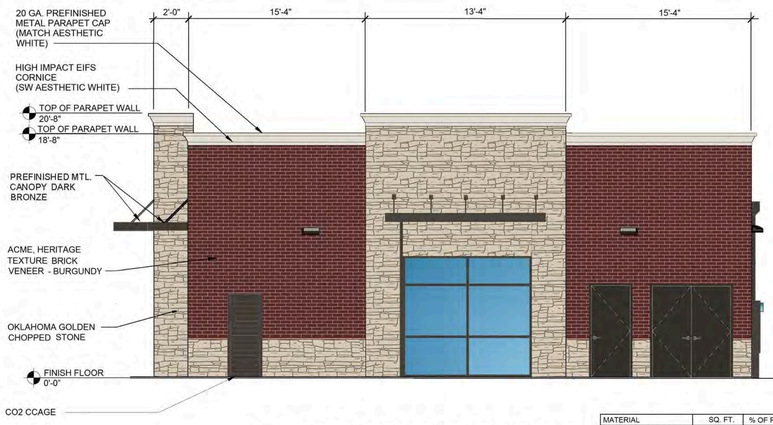
MATERIAL	SQ. FT.	% OF FACADE
TOTAL SURFACE AREA	810	
BRICK VENEER	435	53%
STONE VENEER	332	41%
EIFS CORNICE TRIM	43	6%

4 ELEVATION - LEFT SIDE
3/16" = 1'-0"



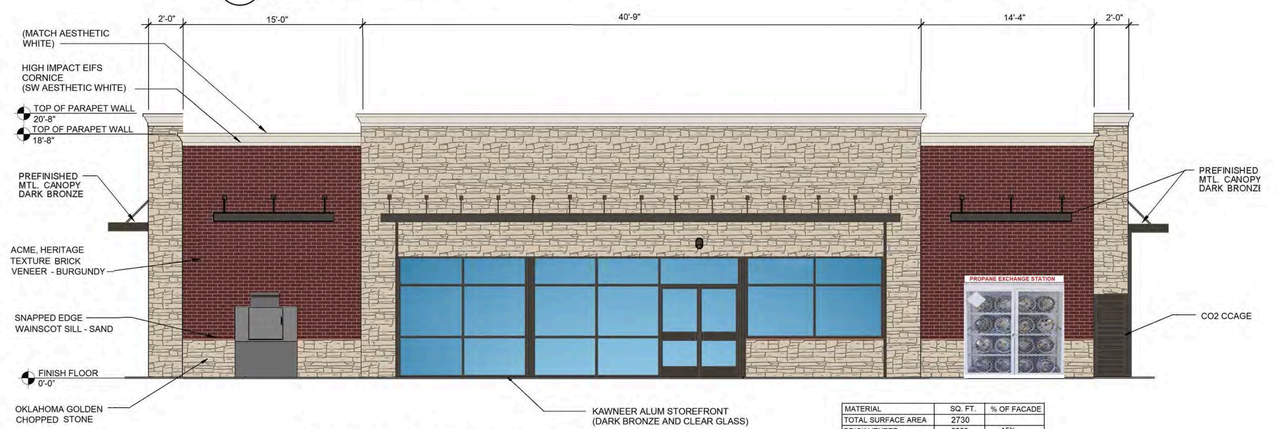
MATERIAL	SQ. FT.	% OF FACADE
TOTAL SURFACE AREA	3090	
BRICK VENEER	404	11%
STONE VENEER	2686	87%
EIFS CORNICE TRIM	70	2%

3 ELEVATION - REAR
3/16" = 1'-0"



MATERIAL	SQ. FT.	% OF FACADE
TOTAL SURFACE AREA	744	
BRICK VENEER	402	54%
STONE VENEER	299	40%
EIFS CORNICE TRIM	43	5%

2 ELEVATION RIGHT SIDE
3/16" = 1'-0"



MATERIAL	SQ. FT.	% OF FACADE
TOTAL SURFACE AREA	2730	
BRICK VENEER	2256	15%
STONE VENEER	2326	82%
EIFS CORNICE TRIM	70	3%

1 ELEVATION - FRONT
3/16" = 1'-0"

Intrépide design

Seal:

FOR REVIEW/REFERENCE ONLY
NOT FOR CONSTRUCTION

Consultants:

MEP ENGINEER:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

FIRE PROTECTION ENGINEER:

LANDSCAPE ARCHITECT:

Submissions:

DATE	PHASE

7-ELEVEN STORE
HIGHWAY 66 AND WILLOW BEND ROAD
ROCKWALL, TEXAS

VERTICAL CONSTRUCTION
1211 SOUTH WHITE CHAPEL
SOUTHLAKE, TX 76092

Client Site/Store #:

Drawing Size: 24 x 36
Project #:
Drawn By:
Checked By:

Title:
EXTERIOR ELEVATIONS

Sheet Number:
RB-E

Date:

449



MANUFACTURE & SHIP ONE (1) **CUSTOM** STONE MONUMENT SIGN STRUCTURE.

STONE VENEER STRUCTURE WITH 1/2" FLAT CUT OUT LETTERS PIN MOUNTED TO STONE FASCIA. CONCRETE CAP TO BE COLORED TO MATCH BUILDING TONE.

1/2" THICK FLAT CUT OUT LETTERS PAINTED **WHITE** & PIN MOUNTED FLUSH TO FASCIA.

ANY ILLUMINATION TO BE EXTERNAL GROUND LED ILLUMINATION.

PAINT SPECS: **WHITE**

NOTE: MONUMENT SHALL BE CONSTRUCTED OF THE SAME PRIMARY MASONRY MATERIALS AS THE FRONT BUILDING FACADE OR THE PRINCIPAL OR MAIN BUILDING ON THE SAME LOT OR SHALL BE STONE OR BRICK AND SHALL BE SIMILAR ARCHITECTURAL STYLE.
NOTE: ALL BRICK/MASONRY TO BE PROVIDED BY GC'S SUBCONTRACTOR.



OKLAHOMA GOLDEN CHOPPED STONE

Front Elevation & Side Detail - **Custom** Monument Sign Structure - **Sign B**
½" = 1'-0"

Display Square Footage (Copy Background): **17.6**

harbinger
sign of the future
5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681
2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450

7-Eleven #1042791
State Highway 66 @
Willow Bend
Rockwall, Texas 75087

SVE6535-R3

F:\Customers\7 Eleven\Art\SVE6535-R3 #1042791.cdr

date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh

Salesperson: rg PM: bb Designer: mh Page: 3

customer approval date:

Complies with UL 48 CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2014 AND OR THE 2014 FBC AND OR THE 2007 SFBC

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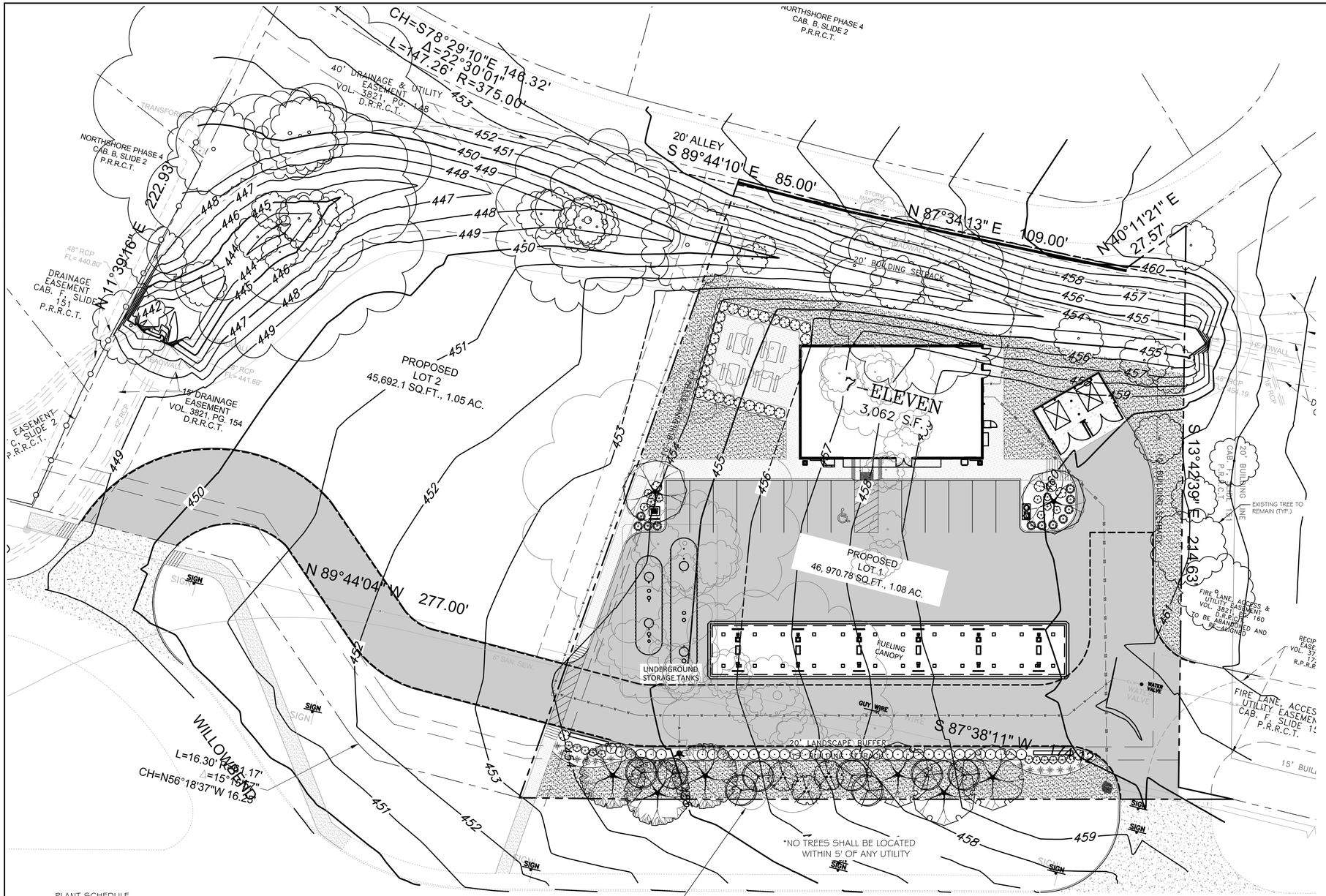


STATE HIGHWAY NO. 66
(VARIABLE WIDTH RIGHT-OF-WAY)

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	8	Texas Redbud / Cercis canadensis texensis	B & B	1.5"Cal	5-6' H
	3	Wax Myrtle / Myrica cerifera	B & B	1.5"Cal	5-6' H
	2	Chinese Pistache / Pistacia chinensis	30 gal	3"Cal	8-10' H
	3	Texas Red Oak / Quercus texana	45 gal	4"Cal	12-15' H
	3	Chinese Elm Tree / Ulmus parvifolia `Lacebark Elm`	45 gal	4"Cal	12-15' H

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
	32	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	5 gal
	16	Gulf Coast Muhly / Muhlenbergia capillans `Gulf Coast`	3 gal
	11	Lindheimer`s Muhly / Muhlenbergia lindheimeri	3 gal
	38	Dwarf Wax Myrtle / Myrica cerifera `Pumila`	5 gal
	20	Autumn Sage / Salvia greggii `Raspberry`	3 gal

GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING
	8,149 sf	Bermuda Grass / Cynodon dactylon `Tif 419`	flat	

SITE DATA

LOT AREA	46,970.78 SF (1.08 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48/ SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	15
ACCESSIBLE PARKING PROVIDED:	1
IMPERVIOUS COVERAGE	62.27%
PERVIOUS COVERAGE	37.73%
LOT COVERAGE	13.13%

GENERAL LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SITE IRRIGATION SYSTEM AFTER DESIGN IS SUBMITTED FOR APPROVAL. IRRIGATION DESIGN SHALL COMPLY WITH REQUIREMENTS AS DICTATED BY TCEQ AND CITY OF ROCKWALL UDC.

CITY REQUIREMENTS:

		REQ.	PROV.
LANDSCAPE AREA	15% OF THE SITE SHALL BE LANDSCAPE AREA 46,971SF X 0.15 = 7,045SF	7,045	17,722
PARKING AREA LANDSCAPE	5% OF THE TOTAL PARKING AREA MUST BE LANDSCAPED 18,823SF X 0.05 = 941SF 1 LARGE CANOPY TREE PER 10 SPACES 15 SPACES / 10 = 2 TREES NO PARKING SPACE LOCATED MORE THAN 80' FROM TRUNK OF LARGE CANOPY TREE ALL TREE SHALL BE INTERNAL TO PARKING LOT	941 2	1,390 2 PROVIDED PROVIDED
LANDSCAPE BUFFERS	STATE HIGHWAY 66 (PER SH66 OVERLAY): 273LF / 100 X 2 = 6 - 4" CAL. CANOPY TREES 273LF / 100 X 4 = 11 - 4' HEIGHT ACCENT TREES BERM AND/OR SHRUBS ALONG ENTIRE LENGTH	6 11	6 11 PROVIDED
TREE PRESERVATION	TREE REPLACEMENT CALCULATION 4-29" CALIPER TREES: 127" REMOVED X 1 = 127" CAL 30"+ CALIPER TREES: 66" REMOVED X 2 = 132" CAL HACK & CEDAR 11"+: 16" REMOVED X .5 = 8" CAL TOTAL REPLACEMENT REQUIRED TREE REPLACEMENT: TREE FUND (UP TO 20%) PRESERVATION CREDITS ON-SITE	267	 TBD 0 TBD

SP2018-001

SHEET
L1.0
LANDSCAPE PLAN

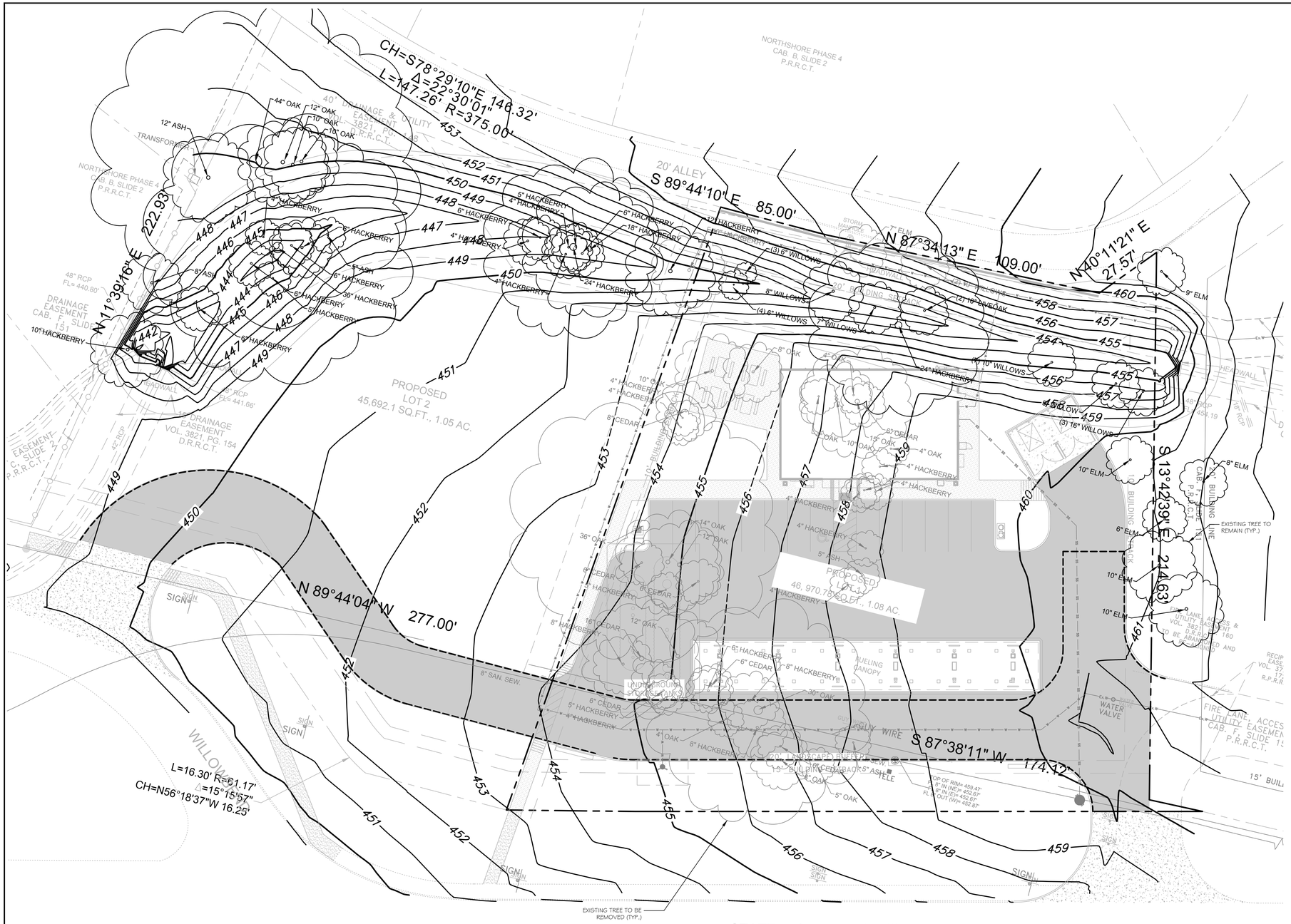
ISSUE / REVISION RECORD

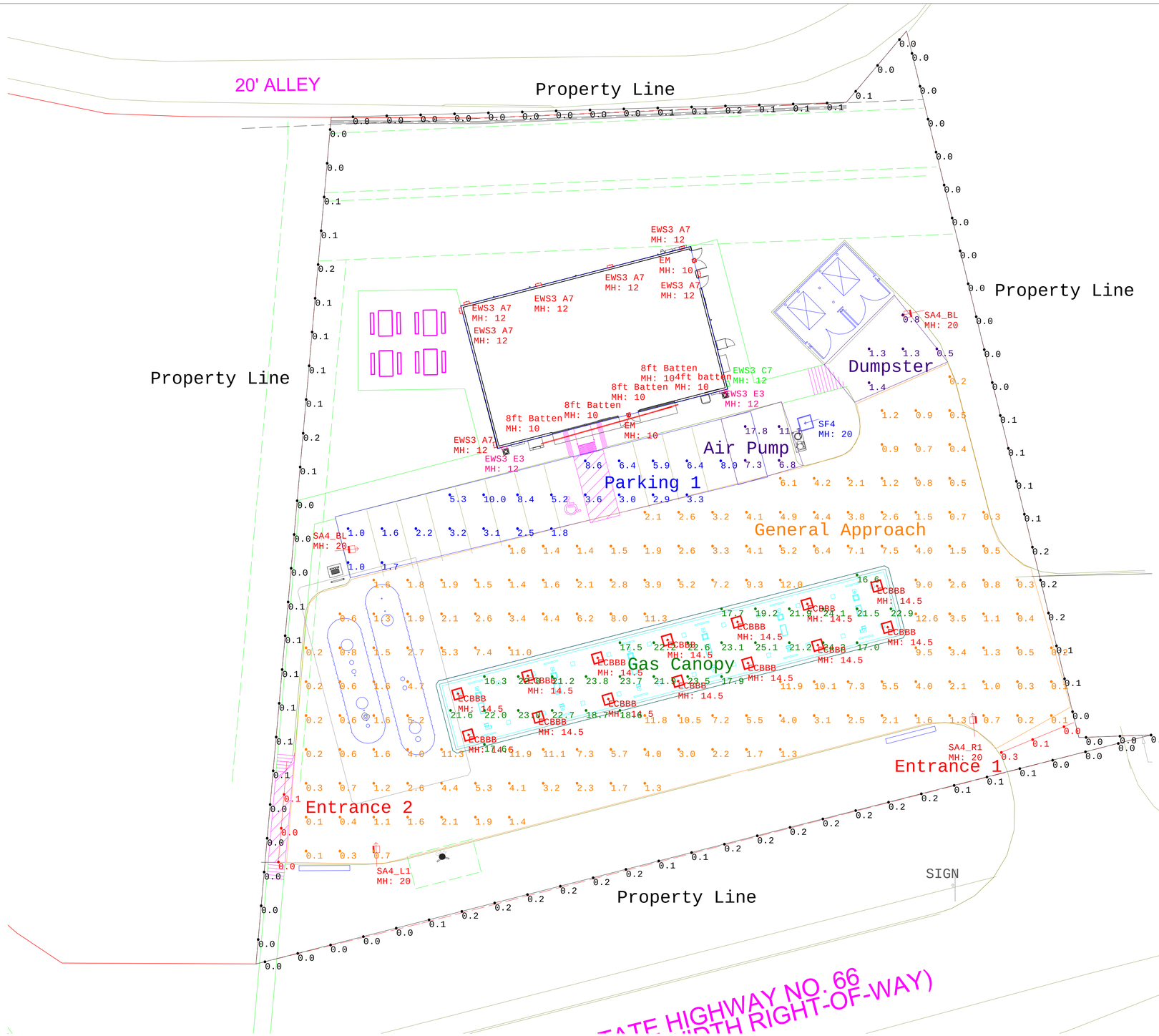
02-06-18	REVISED PER CITY COMMENTS

02-06-18

7-ELEVEN
SH 66 AND WILLOWBEND DR
ROCKWALL, TX

G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677


CH=S78°29'10"E 146.32'
Δ=22°30'01"
L=147.26'
R=375.00'
20' ALLEY
S 89°44'10" E 85.00'
N 87°34'13" E 109.00'
N 40°11'21" E 27.57'
S 13°42'39" E 214.63'
S 87°38'11" W 174.42'
N 89°44'04" W 277.00'
N 11°39'16" E 222.93'
L=16.30' R=61.17'
Δ=15°15'57"
CH=N56°18'37"W 16.25'
PROPOSED LOT 2 45,692.1 SQ.FT., 1.05 AC.
PROPOSED LOT 1 46,970.78 SQ.FT., 1.08 AC.
NORTHSHORE PHASE 4 CAB. B, SLIDE 2 P.R.R.C.T.
40' DRAINAGE & UTILITY EASEMENT VOL. 3821, PG. 154 D.R.R.C.T.
DRAINAGE EASEMENT CAB. F, SLIDE 15 P.R.R.C.T.
15' DRAINAGE EASEMENT VOL. 3821, PG. 154 D.R.R.C.T.
EASEMENT SLIDE 2 C, P.R.R.C.T.
8" SAN. SEW.
48" RCP FL= 440.80'
45" RCP
18" RCP FL= 441.66'
STORM MANHOLE
WATER VALVE
GAS VALVE
FIRE LANE, ACCESS & UTILITY EASEMENT CAB. F, SLIDE 15 P.R.R.C.T.
RECIP. ACCESS EASEMENT VOL. 3821, PG. 160 R.P.R.R.C.T.
FIRE LANE, ACCESS & UTILITY EASEMENT VOL. 3821, PG. 160 D.R.R.C.T. TO BE ABANDONED AND REMOVED
15' BUILDING LINE
20' BUILDING SETBACK
10' BUILDING SETBACK
LOT 1 CONCRETE PAVEMENT
LOT 2 CONCRETE PAVEMENT
LOT 1 BUILDING
LOT 2 BUILDING
CANOPY
FUELING CANOPY
LOT 1 CANOPY
LOT 2 CANOPY
LOT 1 CANOPY FOOTING
LOT 2 CANOPY FOOTING
LOT 1 CONCRETE PAVEMENT
LOT 2 CONCRETE PAVEMENT



Scale: 1 inch= 16.00 Ft.

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

current powered by GE

Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.

Ref: IES LM-61-06

Provided for:
John Downing
CURRENT, POWERED BY GE

Provided BY:
Application Solution Center
Current, Powered by GE
NELA Park, East Cleveland OH
P: 1-216-266-4660

Designer: Joshua Watkins

Date:2/2/2018

GE Drawing #: A18026-7-Eleven Store #1042791 Rockwall, TX_v3.AGI

7-ELEVEN STORE #1042791
SH 66 & Willow Bend Dr, Rockwall, TX
MOUNTING HEIGHT AS NOTED
MAINTAINED LIGHTING LEVELS INDICATED

7-ELEVEN

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens
	1	SA4_R1	SINGLE	1.000	1-EASC0A4F550DC____D with ELSEASXRS1BLCK (Right)	44	2400
	2	SK3_F5	SINGLE	1.000	1-EASC0K3F550DC____D with ELSEASXWF5BLCK (Front)	283	31000
	2	SA4_L1	SINGLE	1.000	1-EASC0A4F550DC____D with ELSEASXRS1BLCK (Left)	44	2400
	1	2ft Batten	SINGLE	1.000	GE 24 4100K Batten Strip GEWI102441BAT-SY	8.34	768
	14	ECBBB	SINGLE	1.000	ECBB0B5F5501AWHTE	64	8110
	1	4ft batten	SINGLE	1.000	GE 48 4100K Batten Strip GEWI104841BAT-SY	16.68	1536
	4	8ft Batten	SINGLE	1.000	GE 96 4100K Batten Strip GEWI109641BAT-SY	33	3073
	2	EM	SINGLE	0.010	LEDPRS-BR-CL (Phillips)	20	32
	2	EWS3 E3	SINGLE	1.000	EWS3_E3D150_____	90	8600
	8	EWS3 A7	SINGLE	1.000	EWS3_A7D150_____-120-277V	25	2900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Air Pump	Illuminance	Fc	12.38	15.6	10.2	1.21	1.53
Dumpster	Illuminance	Fc	1.45	3.3	0.5	2.90	6.60
Entrance 1	Illuminance	Fc	0.13	0.3	0.0	N.A.	N.A.
Entrance 2	Illuminance	Fc	0.30	0.4	0.2	1.50	2.00
Gas Canopy	Illuminance	Fc	21.08	27.0	15.8	1.33	1.71
General Approach	Illuminance	Fc	4.50	17.1	0.1	45.00	171.00
Parking 1	Illuminance	Fc	9.83	21.3	2.2	4.47	9.68
Property Line	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.

Section 3.3: Light at residential property line. The allowable maximum light intensity measured at the property line of a residentially zoned lot shall be 0.2 of one footcandle. Light at nonresidential property line. The allowable maximum light intensity measured at the property line of any nonresidentially zoned lot shall be 0.2 of one footcandle. For planned shopping centers or other commercial developments that contain more than one lot, the planning and zoning commission may consider lighting plans that are intended to increase lighting efficiency and reduce the number of overall light fixtures, but result in light spillover across common lot lines within the same development. However, in no case shall light levels exceed 0.2 FC at the property lines adjacent to the street and/or along the perimeter of the development.

Due to this ordinance, this design does not meet 7-Eleven spec.

Standard 7-Eleven Lighting Specification	
Entrances	10FC AVG
Air Pump	10FC
Gasoline Canopy	30FC
Dumpster	10FC
Parking	10FC
General Approach	3FC
Sidewalk	NO SPEC
Property Line	NO SPEC
* Levels designed to be at initial output or 1.0LLF	

current powered by GE

Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.

Ref: IES LM-61-06

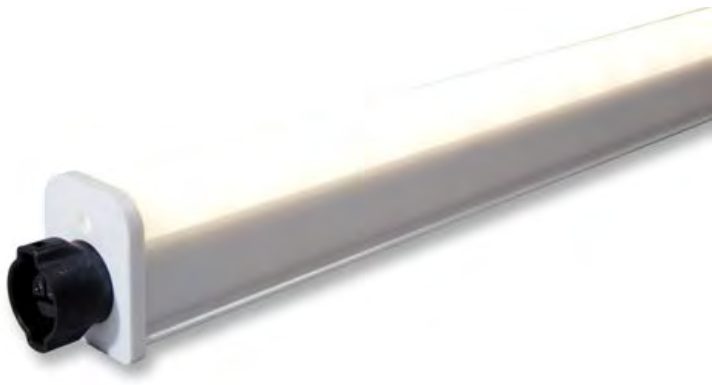
Provided for:
John Downing
CURRENT, POWERED BY GE

Provided BY:
Application Solution Center
Current, Powered by GE
NELA Park, East Cleveland OH
P: 1-216-266-4660

Designer: Joshua Watkins
Date:1/11/2018
GE Drawing #: A1#0026-7-Eleven Store #1042791 Rockwall, TX-AGI

7-ELEVEN STORE #1042791
SH 66 & Willow Bend Dr., Rockwall, TX
MOUNTING HEIGHT AS NOTED
MAINTAINED LIGHTING LEVELS INDICATED

GE
Lighting



Batten LED Luminaire

Utility Lighting and More.

New **Batten LED Luminaire** gives you more performance in tight, demanding situations where cold and damp conditions along with the outdoor elements come into play. It brings the money-saving benefits of GE LED technology to ATMs, awnings, drive-thru areas... places where dependable utilitarian light is required.



More Lighting Performance

- Maximizes coverage through wide, uniform Lambertian light distribution
- Extruded plastic design protects against moisture, dust and damage
- No decrease of light output in cold settings—as can happen with fluorescent
- Can be used in -40ºC to 60ºC (-40ºF to 140ºF)
- Lumen Output: 400 lumens/foot
- 50,000-hour rated life
- Color Temperatures: 7100K, 5000K, 4000K, 3000K
- Sizes: 2ft, 4ft, 8ft

More Savings on Installation and Operation

- Installation is fast and easy with mounting clips
- Integrated power supply eliminates separate drivers
- Easily daisy chain (jumper wire & end-to-end) up to 40 feet of product
- Energy Consumption: 4.5 System watts/ft
- Input Voltage: 90-277 VAC
- Damp Rated
- IP66 Tested
- For use in damp applications



Applications:

- LED Luminaire Fixture
- Awnings
- ATMs
- Drive-thrus



Batten LED Luminaire comes in 3 sizes 2ft, 4ft & 8ft

imagination at work

455

Components

SKU	Description	Long Description	Package Quantity
94456	GEWI102432BAT-SY	GE 24" 3000K LED Fixture Single Unit	1 Fixture per box
94455	GEWI102441BAT-SY	GE 24" 4000K LED Fixture Single Unit	1 Fixture per box
94459	GEWI104832BAT-SY	GE 48" 3000K LED Fixture Single Unit	1 Fixture per box
94458	GEWI104841BAT-SY	GE 48" 4000K LED Fixture Single Unit	1 Fixture per box
94462	GEWI109641BAT-SY	GE 96" 3000K LED Fixture Single Unit	1 Fixture per box
94461	GEWI109641BAT-SY	GE 96" 4000K LED Fixture Single Unit	1 Fixture per box
64409	GEWI102432BAT	GE 24" 3000K LED Fixtures	4 Fixtures per box
64430	GEWI102441BAT	GE 24" 4000K LED Fixtures	4 Fixtures per box
64431	GEWI102450BAT	GE 24" 5000K LED Fixtures	4 Fixtures per box
94454	GEWI102471BAT	GE 24" 7100K LED Fixtures	4 Fixtures per box
64432	GEWI104832BAT	GE 48" 3000K LED Fixtures	4 Fixtures per box
64433	GEWI104841BAT	GE 48" 4000K LED Fixtures	4 Fixtures per box
64434	GEWI104850BAT	GE 48" 5000K LED Fixtures	4 Fixtures per box
94457	GEWI104871BAT	GE 48" 7100K LED Fixtures	4 Fixtures per box
64472	GEWI109632BAT	GE 96" 3000K LED Fixtures	4 Fixtures per box
64473	GEWI109641BAT	GE 96" 4000K LED Fixtures	4 Fixtures per box
65653	GEWI109650BAT	GE 96" 5000K LED Fixtures	4 Fixtures per box
94460	GEWI109671BAT	GE 96" 7100K LED Fixtures	4 Fixtures per box
96440	GERBL-02FP-10-LC72IN	GE 6ft Leader Cable	1 Leader Cables per bag
96441	GERBL-02MG-10-JC24IN	GE 2ft Jumper Cable	1 Jumper Cables per bag
96442	GEMOUNTCLP	GE Mounting Clips	12 clips per bag

Technical Specifications

Specification Item	Wavelength	Typical Brightness (lumens/fixture)	Energy Consumption (System/Module)	Maximum Run Length	Light Distribution	Dimensions
Batten LED Luminaire 2 Foot	7100K, 5000K 4000K, 3000K	800	9.00	40 ft/12 meters	Lambertian	24.7 in x 1.48 in x 2.02 in
Batten LED Luminaire 4 Foot	7100K, 5000K 4000K, 3000K	1600	16.00	40 ft/12 meters	Lambertian	46.7 in x 1.48 in x 2.02 in
Batten LED Luminaire 8 Foot	7100K, 5000K 4000K, 3000K	3200	32.00	40 ft/12 meters	Lambertian	90.9 in x 1.48 in x 2.02 in

Specification Item	Specification
Applications	Awnings, Drive Thru, ATM
Operating Environment	-40 °C to +60 °C
Voltage	120- 277 VAC
Warranty	GE offers a limited system warranty of up to five (5) years
System Certifications	UL Classified #E320964

www.gelighting.com

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SIGN128 (Rev 10/01/14)

Evolve™ LED Area Light

Scalable Area Light (EASC)



current
powered by GE

457

Product Features

The next evolution of the GE Evolve™ EASC LED Area Light continues to deliver outstanding features, while adding greater lumen output, flexibility and style. This latest design focuses on high lumen output and provides photometric combinations with high efficacy, providing the ability to serve demanding area applications where pole spacing is wide and illuminance requirements are high. The EASC Evolve Luminaire comes with a specially designed auto dealership optic for exceptional illuminance on the dealership's front row, while providing an impressive high lumen output. Optional programmable motion sensing for Title 24 compliance is available.

Applications

- Site, area, roadway and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Ideal for large retailers, commercial to medical properties, and big box retailers. Also suitable for roadways.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 3G vibration standards per ANSI C136.31-2010 for Slipfitter and Mounting Arm configurations. Meets 1.5G vibration standards for Knuckle Slipfitter Mounting.

LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K and 5000K typical.

Lumen Maintenance

- Projected L90>50,000 hours per IES TM-21 L5, L4, L3, L2, LA ,V5, M5, M4, M3, M2, MA ,W5
- Projected L90>100,000 hours per IES TM-21 Y5, Y4, Y3, Y2, YA & Z5
- Projected Lxx per IES TM-21 at 25°C for reference:

Optical Codes	Lxx (18k) @ Hours*		
	25,000 hr	50,000 hr	100,000 hr
L5, L4, L3, L2, LA & V5 M5, M4, M3, M2, MA, W5	L94	L90	L82

Optical Codes	Lxx (6k) @ Hours**		
	25,000 hr	50,000 hr	100,000 hr
Y5, Y4, Y3, Y2, YA & Z5	L96	L94	L90

Note: *Projected Lxx based on LM80 (18,000 hour testing). **Projected Lxx based on LM80 (6,000 hour testing).
DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temperature: (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
35	0.98

Ratings

- UL listed, suitable for wet locations.
- cUL listed with option code "J" SKUs.
- IP65 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at –40° to 35°C
- Upward Light Output Ratio (ULOR) = 0.
- Title 24 compliant with "H" motion sensor option.
- Compliant with the material restriction of RoHS.
- DLC Premium qualified models available. Please refer to http://www.designlights.org/QPL for complete information.

Mounting

- **Option A** -10-inch (254mm) mounting arm for square pole prewired with 24-inch (610mm) leads.
- **Option B** -10-inch (254mm) mounting arm for round pole prewired with 24-inch (610mm) leads.
- **Option C** -Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.
- **Option D** -10-inch (254mm) mounting arm for round or square pole prewired with 24-inch (610mm) leads.
- **Option S** -Knuckle Slipfitter mounting for 2.3-3" O.D. pipe, pre-wired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is >90% and THD <20%.
- ANSI C136.41 7-pin dimming receptacle, standard.
- ANSI photo electric sensors (PE) available for all voltages. Light Grid compatible.
- Dimming/Occupancy:
  - Wired 0-10V continuous dimming
  - DALI digital dimming. Contact manufacturer for availability.
  - Standalone motion sensor based dimming using "H" option code.
- Surge Protection per ANSI C136.2-2015.
  - 6kV/3kA "Basic" surge protection, standard.
  - 10kV/5kA "Enhanced" surge protection optional.

Accessories

- Photoelectric Controls (see page 3).

Ordering Number Logic

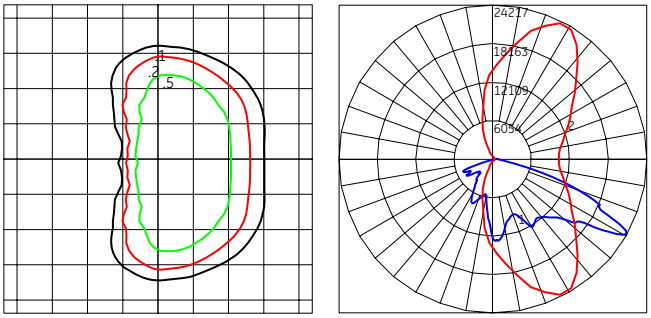
Evolve™ LED Scalable Area Light (EASC)



E A S C _ _ _

Photometrics

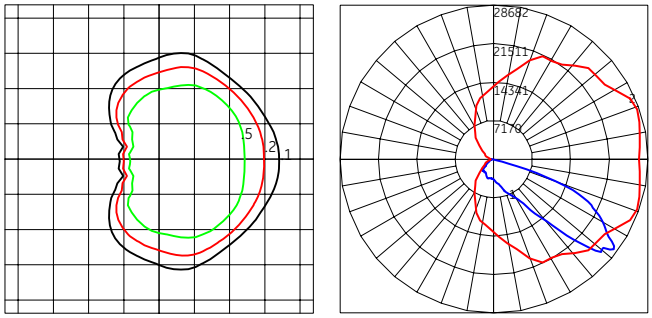
EASC Type III - Asymmetric Narrow (L2)
40,000 Lumens, 5000K (EASC_L2F750___.IES)



Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at 65°
— Vertical plane through horizontal angle of 60°

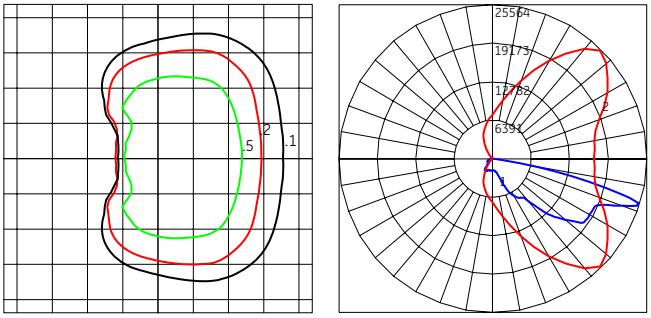
EASC Type III - Asymmetric Wide (L3)
41,500 Lumens, 5000K (EASC_L3F750___.IES)



Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at 20°
— Vertical plane through horizontal angle of 52°

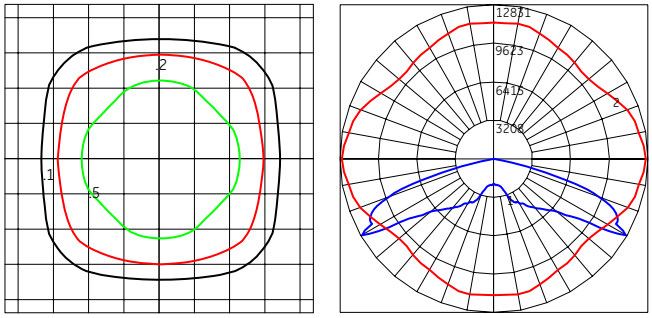
EASC Type IV - Asymmetric Forward (L4)
38,300 Lumens, 5000K (EASC_L4F750___.IES)



Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at 45°
— Vertical plane through horizontal angle of 73°

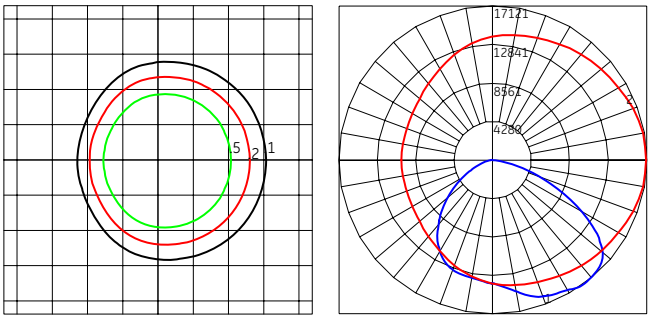
EASC Type VS - Symmetric Medium (L5)
38,000 Lumens, 5000K (EASC_L5N750___.IES)



Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at 0°
— Vertical plane through horizontal angle of 60°

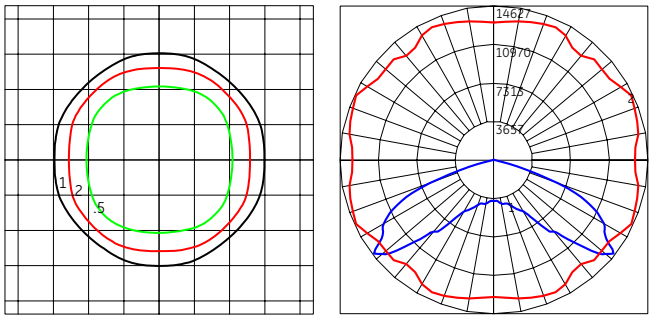
EASC Type III - Asymmetric 100° Wide Auto (LA)
46,900 Lumens, 5000K (EASC_LAF750___.IES)



Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at 0°
— Vertical plane through horizontal angle of 37°

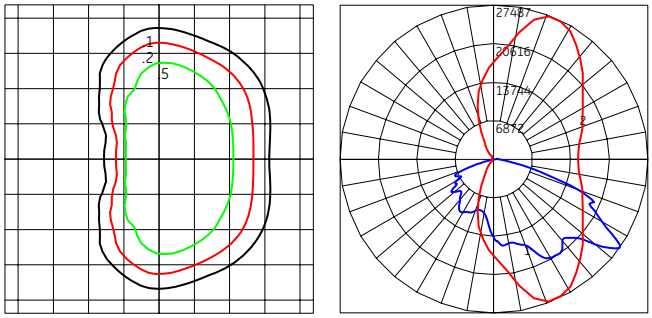
EASC Type VS - Symmetric Short (V5)
41,500 Lumens, 5000K (EASC_V5750___.IES)



Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at 25°
— Vertical plane through horizontal angle of 52°

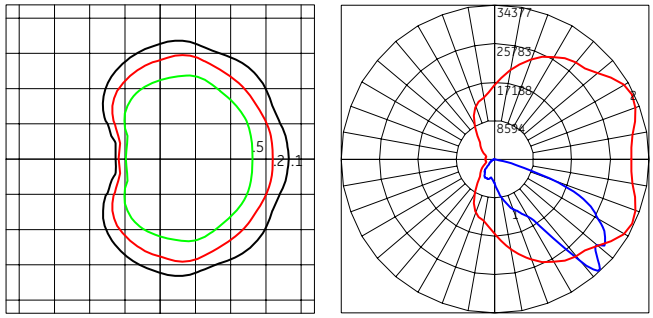
EASC Type II – Asymmetric Narrow (Y2)
55,000 Lumens, 5000K (EASC_Y2FX50_____.IES)



Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at 70°
— Vertical plane through horizontal angle of 54°

EASC Type III – Asymmetric Wide (Y3)
56,500 Lumens, 5000K (EASC_Y3FX50_____.IES)



Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at 25°
— Vertical plane through horizontal angle of 44°

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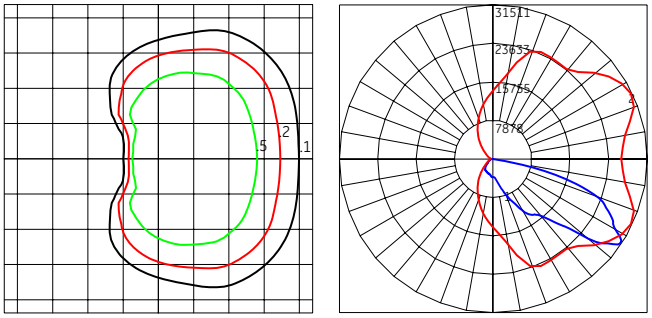
Photometrics

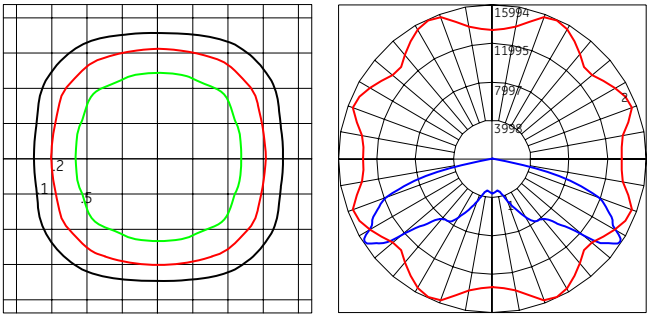
EASC Type IV – Asymmetric Forward (Y4)
50,000 Lumens, 5000K (EASC_Y4FX50_____.IES)



Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

Vertical plane through horizontal angle of maximum candlepower at 25°
Vertical plane through horizontal angle of 57°

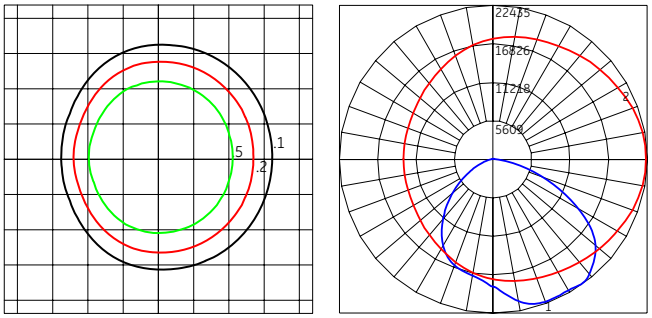
EASC Type V – Symmetric Medium (Y5)
50,000 Lumens, 5000K (EASC_Y5FX50_____.IES)



Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

Vertical plane through horizontal angle of maximum candlepower at 65°
Vertical plane through horizontal angle of 57°

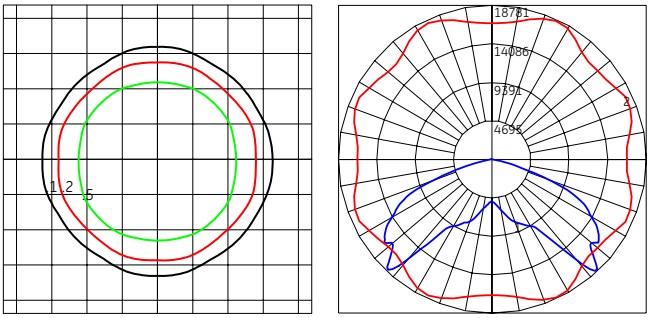
EASC Type III – Asymmetric 100° Wide Auto (YA)
60,000 Lumens, 5000K (EASC_YAFX50_____.IES)



Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

Vertical plane through horizontal angle of maximum candlepower at 0°
Vertical plane through horizontal angle of 35°

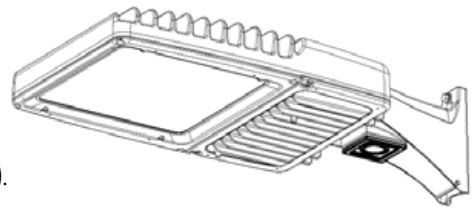
EASC Type VS – Symmetric Short (Z5)
56,500 Lumens, 5000K (EASC_Z5FX50_____.IES)



Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

Vertical plane through horizontal angle of maximum candlepower at 65°
Vertical plane through horizontal angle of 44°

H-Motion Sensing Option:

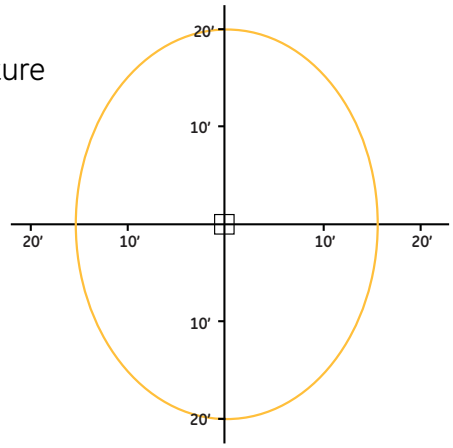


- Intended for high mounting applications, between 15-30ft (4.57-9.14m). For mounting heights exceeding 30ft, pole mounted sensors are recommended.
- Provides a coverage area radius for walking motion of 15-20ft (4.57-6.10m).
- Provides 270° of coverage (~90° is blocked by the pole).
- Comes standard with 50% dimmed light output with no occupancy, and full power at occupancy.
- Comes standard with photocell function. Note: It is not necessary to also purchase PE receptacle or control.
- Comes standard with a 5 minute occupancy time delay and a 5 minute ramp-down to the 50% dimmed level.
- Must order with decorative mounting arm options "A" or "B".
- Fixture power increase of 1W expected with sensor use.

Note: Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.

Sensor Pattern:

Sensing Pattern Area Fixture
Up to 30 ft.



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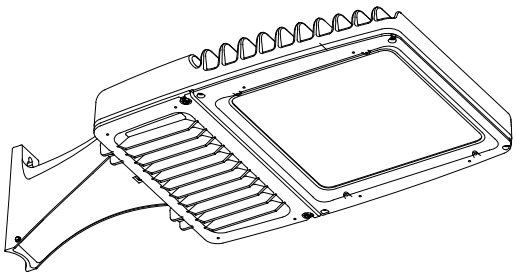
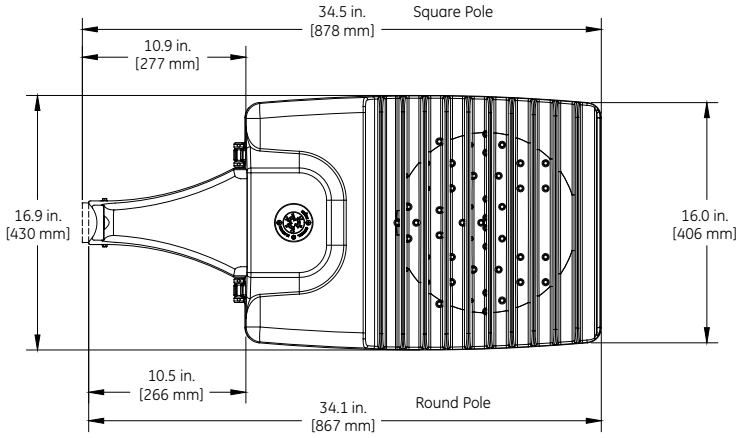
Product Dimensions

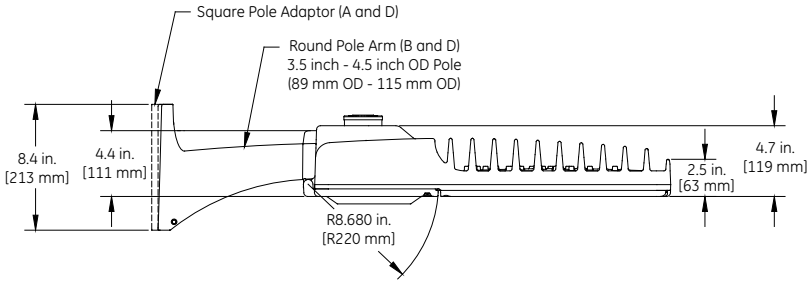
(Option A) 10” Arm for Square Pole Mount
(Option B) 10” Arm for Round Pole Mount
(Option D) 10” Arm for Square Pole Mount or Round Pole Mount

Option D includes all mounting hardware in Option A and Option B

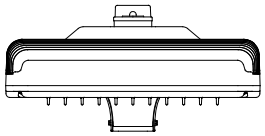




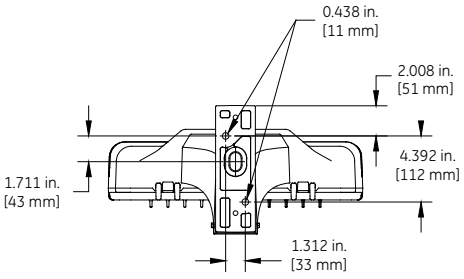
TOP VIEW



SIDE VIEW

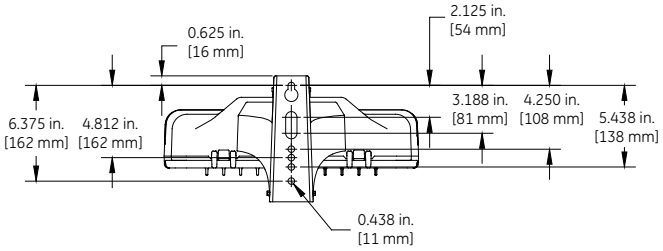


FRONT VIEW



BACK VIEW

Option A and D Square Pole
3.5 inch - 4.5 inch Pole
(89 mm - 115 mm)



BACK VIEW

Option B and D Round Pole
3.5 inch - 4.5 inch OD Pole
(89 mm OD - 115 mm OD)

DATA

- Approximate net weight: 43-47 lbs (19.50 - 21.32 kgs)
  Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with 10” Mounting Arm: 0.97 sq ft max (0.09 sq m)

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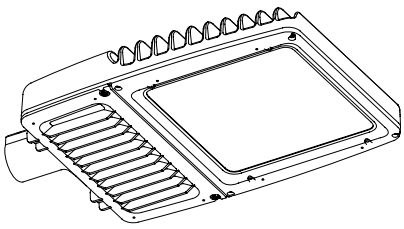
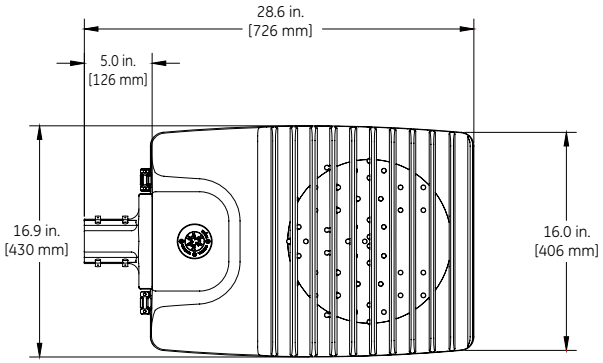
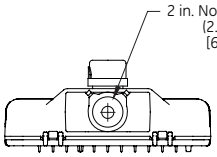
Product Dimensions

(Option C) Slipfitter Arm Mount

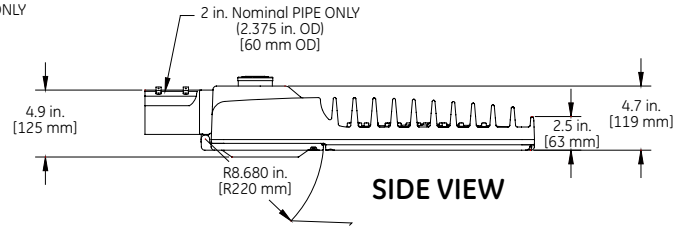




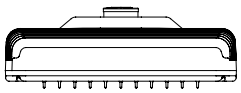
TOP VIEW



BACK VIEW



SIDE VIEW

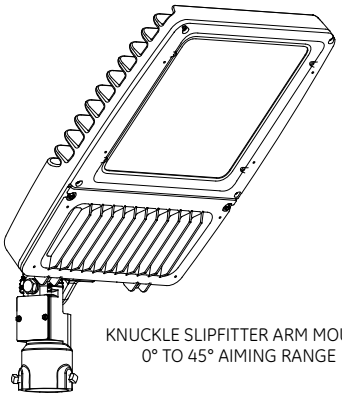


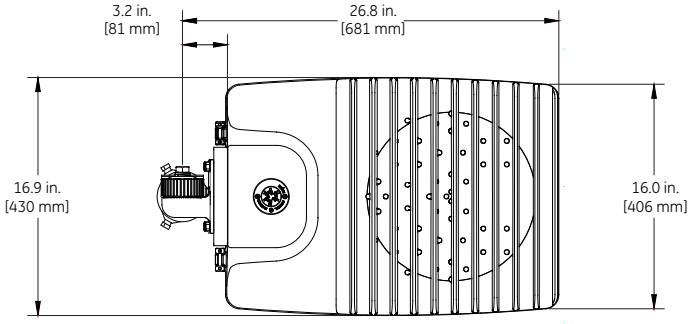
FRONT VIEW

DATA

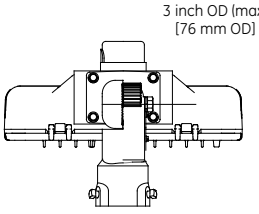
- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
  Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with Slipfitter: 0.47 sq ft max (0.04 sq m)

(Option S) Knuckle Arm Mount

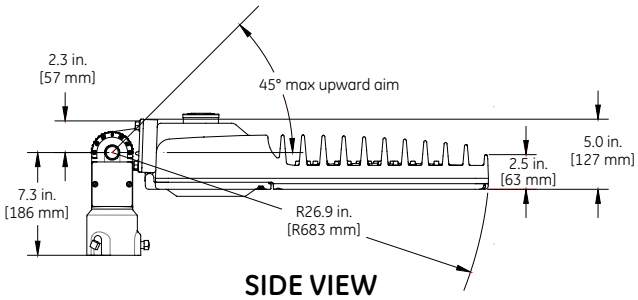




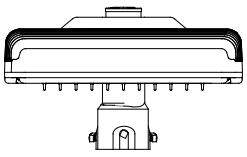
TOP VIEW



BACK VIEW



SIDE VIEW



FRONT VIEW

DATA

- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
  Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with fixture mounted at 45° upward: 1.97 sq ft max

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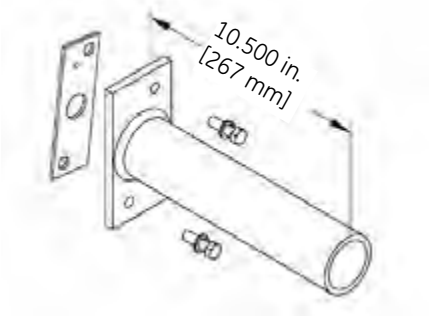
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C (External Slipfitter)

SQUARE POLE MOUNTING ARM

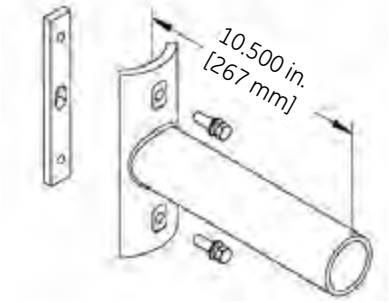
3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING ARM

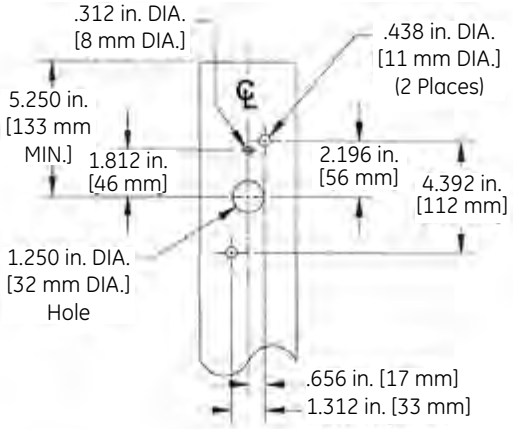
3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

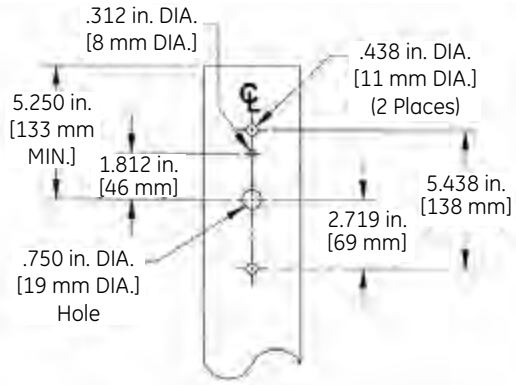
Drilling Templates for Slipfitter Arms & Arm Mount

SQUARE POLE MOUNTING



ROUND POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm



Wall Mounting Bracket Adapter Plate

ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06
NOTE: For Wall Mounting, order luminaire with mounting arm: C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads.

**Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.**

current powered by GE

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GE
Lighting

Evolve™ LED Area Lighting

Canopy Light (ECB)



imagination at work

465

Product Features

The GE Evolve™ LED Canopy Light family provides an energy-efficient and robust means for lighting areas with canopies, such as gas stations, truck stops and drive-thrus at banks, pharmacies and restaurants. Offering easy installation and maintenance, along with various lumen levels at both 4000K and 5000K color temperatures, this canopy light provides a great LED lighting solution for their outdoor space.

Housing

- Die -cast aluminum housing.
- Integral heat sink for maximum heat transfer.
- Meets 1.5G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly

- Structured LED array for optimized area lighting photometric distributions.
- Evolve™ light engine consisting of reflective technology designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K color temperature.
- Drop Lens distribution added for unique applications requiring high angled light and increased visibility to the light source.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

ECBB SKU	Lxx@50Khrs
A5	L90
B5	L90
C5	L85

- Per TM-21 calculator.
- L70 > 100,000 hrs for all power levels.
- Mounted to Sheet Metal per typical canopy install.
- Ambient Operating condition 25°C.

Ratings

- Ⓤ/ⓒⓊ Listed, suitable for wet locations per UL 1598.
- IP66 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40°C to 50°C (C5 SKUs: -40°C to 40°C).
- Upward Light Output Ratio (ULOR) = 0.
- Compliant with the material restriction requirements of RoHS.

Finish

- Corrosion resistant polyester powder paint.
- Standard colors: White, Dark Bronze and Black.

Electrical

- 120-277 volt and 347-480 volt (B5 and C5 optical only), 50/60Hz.
- System power factor is >90% and THD<20%.
- Class "A" Sound rating.
- EMI: Title 47 CFR 15 Class A.
- Motion sensor and integral photo electric sensor available.
- Surge Protection Options: For 120-277VAC and 347-480VAC per IEEE/ANSI C136.2-2015.
  - 6kV/3kA "Basic" standard.
  - 10kV/5kA "Enhanced" R option.

Warranty

- Limited 5-Year Warranty for product launch standard.

Accessories

- Refer to ECB accessories datasheet for more information.
- 24" Escutcheon Plate.
- 32" Escutcheon Plate.
- Shoebox Mounting.

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Ordering Number Logic

Evolve™ LED Canopy Light (ECB)



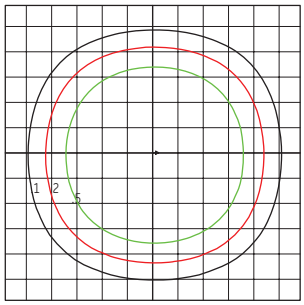
E C B B _ __ _ 5 __ _ A ____ ___

PRODUCT ID	PRODUCT GENERATION	VOLTAGE	OPTICAL CODE	LENS TYPE	DRIVE CURRENT	LED COLOR TEMP	MOTION SENSOR/ PE FUNCTION	MOUNTING	COLOR	OPTIONS
E = Evolve **C** = Canopy **B** = Housing	**B** = Photometric Series "B"	**0** = 120 - 277 **H** = 347-480V* * See below table for available options		**F** = Flat Lens **D** = Drop Lens	**5** = 525mA	**40** = 4000K **50** = 5000K	**1** = None **4** = Motion Sensor and Integral Photocell	**A** = Surface Mount Other mounting options are available in the ECB accessories datasheet.	**WHTE** = White **BLCK** = Black **DKBZ** = Dark Bronze Contact manufacturer for additional colors.	**D** = Dimmable (0-10 Volt Input) † **002** = Non-Dimming with Junction Box **D01** = Dimming with Junction Box **R** = 10kV/5kA Surge Protection **M** = NOM31 † Dimming leads will be proivded and terminated with quick-disconnect terminals.

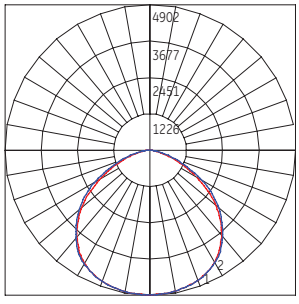
	PHOTOMETRIC TYPE	OPTICAL CODE	LENS TYPE	TYPICAL INITIAL LUMENS 4000K	TYPICAL INITIAL LUMENS 5000K	TYPICAL SYSTEM WATTAGE 120-277V	TYPICAL SYSTEM WATTAGE 347-480V	IES FILE NUMBERS 4000K	IES FILE NUMBERS 5000K
TYPE V	Symmetric Wide	A5	Flat Lens	4170	4230	35	NA	ECBB_A5F540__120-277V.ies	ECBB_A5F550__120-277V.ies
	Symmetric Wide	B5	Flat Lens	8010	8110	64	64	ECBB_B5F540__.ies	ECBB_B5F550__.ies
	Symmetric Wide	C5	Flat Lens	13410	13550	110	110	ECBB_C5F540__.ies	ECBB_C5F550__.ies
	Symmetric Wide	A5	Drop Lens	4150	4220	35	NA	ECBB_A5D540__120-277V.ies	ECBB_A5D550__120-277V.ies
	Symmetric Wide	B5	Drop Lens	7990	8090	64	64	ECBB_B5D540__.ies	ECBB_B5D550__.ies
	Symmetric Wide	C5	Drop Lens	13370	13510	110	110	ECBB_C5D540__.ies	ECBB_C5D550__.ies

Photometrics

ECB Type V - Symmetric Wide - Flat Lens
13,510 Lumens, 5000K (ECBB_C5D550.ies)

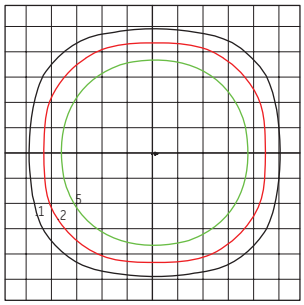


Grid Distance in Units of Mounting Height of 15'
Initial Footcandle Values at Grade

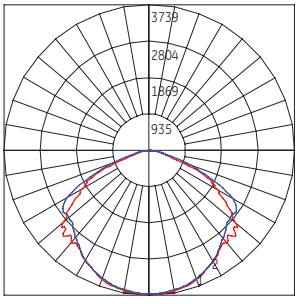


— Vertical plane through horizontal angle of maximum candlepower at 60°
— Horizontal cone through vertical angle of maximum candlepower at 4°

ECB Type V - Symmetric Wide - Drop Lens
13,550 Lumens, 5000K (ECBB_C5F550.ies)



Grid Distance in Units of Mounting Height of 15'
Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of maximum candlepower at 0°
— Horizontal cone through vertical angle of maximum candlepower at 2°

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JOB NAME:

TYPE NO.:

CATALOG NO.:

High-Lites

Pluralux Series Wet Location LED Emergency Lighting Units



Self-Diagnostic Operation Plus High-Output LED Lamp!

Standard with dark bronze finish

ORDERING INFORMATION

Catalog Number: **Example:** LEDPRSWCL

LEDPRS		
MODEL NUMBER	HOUSING COLOR	OPTIONS
	BR - Dark Bronze **B** - Black **W** - White	see below

OPTIONS

CL	Cold Location Operation



Also available in black or white finishes

PRODUCT FEATURES

- Attractive, architectural styling
- Low profile design - meets ADA requirements
- Die-cast aluminum housing
- Choice of three decorator color finishes
- Self-diagnostic circuitry standard
- Ultra bright white LED lamps provide superior emergency lighting levels
- Polycarbonate lens and mirrored reflector provide even illumination
- Fast, easy wall mount installation
- Provision for back wiring or surface conduit entry
- Universal 120/277VAC input
- Fully automatic charger standard
- Maintenance-free nickel cadmium battery standard
- 90 minutes of emergency illumination
- Momentary test switch and AC ready indicator
- UL924 and UL Wet Location listed
- Suitable for damp and wet location applications
- Meets NFPA Life Safety Code 101, NEC and OSHA
- UL operating range 32°F to 122°F (0°C to 50°C)
- Cold location option allows operation range of -4°F to 122°F (-20°C to 50°C)

SPECIFICATIONS

Construction	Housings and backplates are constructed of rugged die-cast aluminum finished in scuff resistant, textured powder coat paint standard. All housings are sealed and gasketed for damp and wet location applications. Prismatic Lens: Unit lens is constructed of clear, high impact polycarbonate.
Installation	The housing backplate provides knockouts for mounting the unit to wall surfaces and/or standard 31/2'' and 4'' utility boxes. Wiring: Knockouts in the unit backplate allow rear wiring input from utility boxes. An entry point is also provided on the top of the unit housing to allow connection to rigid surface conduit.
Illumination	Emergency illumination is provided by 4.8V, 5W ultra bright white LED Prismatic lenses provide bright, even, glare-free operation in a wide pattern across the path of egress.
Electronics	• Dual input 120/277VAC, 60 Hz • AC-On indicator light and test switch • Automatic, constant current charger • AC Lockout protection • Low voltage battery disconnect • Automatic brownout protection
Power Consumption	Input Power: 10W (maximum charge), 3.5W ready state
Battery	4.8V nickel cadmium sealed maintenance free battery. Optimum operating temperature range: 32°F to 122°F (0°C to 50°C). Provides a minimum of 90 minutes of full output emergency illumination.
Code Compliance	Listed to UL924. Meets NFPA Life Safety Code 101. Complies with NEC and OSHA.
Warranty	Limited 3-year warranty. 5-year nickel cadmium pro-rata battery warranty.

DIMENSIONS



NOTE: *Dimensions and specifications subject to change without notice.*

Form 1278A 04/12

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Specifications are subject to change without notice. Consult website for latest version of this spec sheet.

Evolve™ LED Area Light

Scalable Wall Pack (EWS3)



current
powered by GE

469

Product Features

The GE Evolve LED Scalable Wall Pack is optimized for customers looking for an efficient and reliable LED solution to replace 75W - 250W Metal Halide wall mounted, site, area and general lighting applications.

Depending on the application, Evolve™ LED Scalable Wall Pack can yield up to a 75% reduction in system energy consumption compared with standard HID systems. Standard 0-10V dimming and an optional motion sensor with daylight harvesting can provide additional energy savings. The EWS3 offers a typical 105 LPW and is available in key lumen packages and reflective optics to optimize light output for most applications. This reliable system operates well in cold temperatures and offers more than 11 years of service life to reduce maintenance frequency and expense, based on a 50,000 hour rated life and 12 hours of operation per day. Containing no mercury or lead, this environmentally responsible product is RoHS compliant.

Applications

- Wall mounted, site, area and general lighting utilizing an advanced LED optical system providing uniformity, vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.

Housing

- Die-cast aluminum housing.
- Sleek architectural design incorporating a heat sink directly into the unit ensuring maximum heat transfer and long LED life.
- Meets 1.5 G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly

- Structured LED array for optimized light distribution.
- Evolve™ LED light engine utilizes reflective technology to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K & 5000K typical.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

- Projected L90>47,000 hours per IES TM-21
- Projected Lxx per IES TM-21 at 25°C for reference:

SKU	LXX (10K)@HOURS		
	25,000 HR	50,000 HR	100,000 HR
EWS3	L94	L89	L80

Note: 1) Projected Lxx based on LM80 (10,000 hour testing). 2) DOE Lighting Facts Verification Testing Tolerances apply to initial Luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

AMBIENT TEMPERATURE (°C)	INITIAL FLUX FACTOR
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98
50	0.97

Ratings

- UL listed, suitable for wet locations.
- cUL listed with option code "J" SKUs.
- IP 65 rated optical enclosure per ANSI C136.25-2013.
- Title 24 compliant with motion sensor option.
- Temperature rated at –40° to 50°C. (35°C for high wattage 90W SKU).
- Upward Light Output Ratio (ULOR) = 0
- Complies with the material restrictions of RoHS.

Mounting

- Flush wall mount to "J" box with inspection hole for IP 65.

Finish

- Corrosion resistant polyester powder paint, minimum 2.0 mil. thickness.
- Standard colors: Black and Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%*.
- Surge protection per ANSI C136.2-2015:
  - Exceeds "Basic" (6kV/3kA) (120 strike)
- EMI: FCC Title 47 CFR Part 15 Class A.
- Motion sensor with dimming capability available with "H" option code.
- Button PE Sensitivity: Fixture on-3.5Fc
  Fixture off-11.8 Fc

** System THD <26% for 347-480v supply with A7 power level.*

Accessories

- Escutcheon Plates - See page 6

Warranty

- 5 Year standard

Ordering Number Logic

Scalable Wall Pack (EWS3)



**E W S 3 _ _ _

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473

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 02/19/2018

APPLICANT: Matthew Peterson; *D. B. Contractors, Inc.*

AGENDA ITEM: **SP2018-002;** Site Plan for *Interstate Wire Co., Inc*.

SUMMARY:

Discuss and consider a request by Matthew Peterson of D. B. Contractors, Inc. on behalf of Jeff Fleming of J. R. Investments, LLC for the approval of an exception and variances in conjunction with an approved site plan for a manufacturing facility on an 11.155-acre parcel of land identified as a portion of Lot 6 and all of Lot 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Innovation Drive and Observation Trail, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of variances to the Unified Development Code (UDC) as outlined in this report. The request is in conjunction with an approved site plan and would allow for the construction of an approximately 228,421 SF warehouse/manufacturing/office [*i.e. Interstate Wire Co., Inc*.] facility within the REDC Technology Park. The proposed facility will be situated on an 11.155- acre tract of land identified as a portion of Lot 6 and all of Lot 7, Block D, Rockwall Technology Park Addition. The site is located at the southeast corner of the intersection of Innovation Drive and Observation Trail, north of Discovery Boulevard, and is zoned Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a warehouse/manufacturing/office is a permitted *by-right* use in a Light Industrial (LI) District. With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for properties located within the Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*11.155-Acres; In Conformance*
Minimum Lot Frontage	*100-Feet*	*x>943-Feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x>519-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-Feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet + ½ H* [1]	*x>92-Feet; In Conformance*
Minimum Side Yard Setback	*0-Feet + ½ H* [1]	*x>37-Feet; In Conformance*
Maximum Building Height	*120-Ft* [2]	*39-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*~46.9%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Minimum Number of Parking Spaces	*380*	*183 Provided; Variance*
Minimum Stone Requirement (SH205 OV)	*20% Each Facade*	*X<20%; Variance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Landscaping Percentage	*10%*	*x>10%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*x=74.6%; In Conformance*

VARIANCE REQUESTS:

The applicant is requesting variances to the Unified Development Code (UDC) for the sections outlined below. It should be noted that an exception and variance requests require passage by a simple majority vote of those City Council members present to the standards of the UDC. The requests are as follows:

1) Section 5.1.A.1, of Article V, of the UDC requires a minimum of 20% stone on all facades which are visible from a public street or open space. The proposed building elevations do not meet the minimum stone requirement on the south, east and west facades. A variance to this section of the UDC would require approval of a *simple majority* vote of the City Council members present.

2) Section 6.5, Table 3, of Article VI, Parking and Loading Standards of the UDC require a minimum of 1/1,000 SF of warehouse space, 1/500 SF of manufacturing space, and 1/300 SF of office space. Based on the proposed site plan, the development of a 228,421 SF facility [*i.e. warehouse/manufacturing/office facility*] has a minimum parking requirement of 380 parking spaces. Currently, the site plan indicates 183 parking spaces are to be provided; however, the applicant has stated that the facility will use less parking than is required based on the maximum number of employees that will be on site. A variance to the parking requirement requires a *simple majority* vote by the City Council for approval.

3) Section 5.1.A.1, of Article. V, of the UDC requires exterior walls consist of 90% masonry materials on walls which are visible from a public street or open space. Exceptions to this requirement, including allowing for the use of concrete tilt-up walls may be permitted on a case-by-case basis by the City Council upon submission and approval of elevation drawings. The applicant is requesting a variance for the purpose of utilizing concrete tilt-up wall construction for this facility. An exception to allow for the use of tilt-up wall construction requires approval of a *simple majority* vote by the City Council.

4) Sections 5.1.C.a & 5.1.C.b, of Article V, of the UDC requires a buildings design to provide horizontal and vertical articulation on all facades. The applicant is requesting to allow for the building design to not meet the intent of these requirements for the south facing facade. A variance to allow for the building design to not meet the intent horizontal and vertical articulation requires approval of a *simple majority* vote by the City Council.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On January 30, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB had no concerns with the elevations as proposed and made a motion to recommend approval of the elevations, which included the exception and variance requests. The motion passed by a vote of 5 to 0 with Board Members Craddock and Neill absent.

RECOMMENDATIONS:

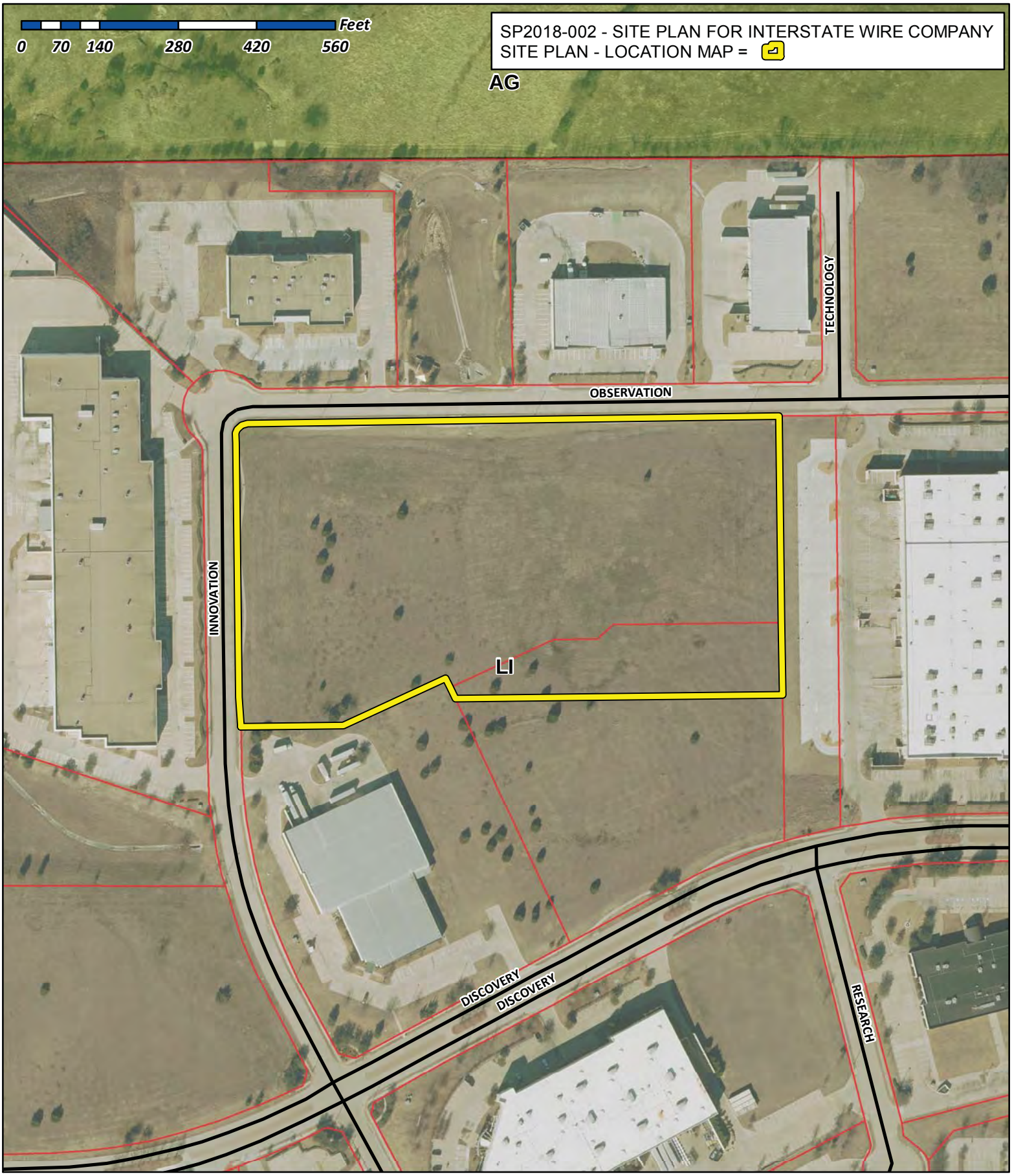
If the City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On February 13, 2108, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and Architectural Review Board (ARB) recommendations passed by a vote of 5 to 0 with Commissioners Chodun and Fishman absent. Additionally, the motion included a recommendation of approval of the exception and variances being requested as outlined in staff's report.

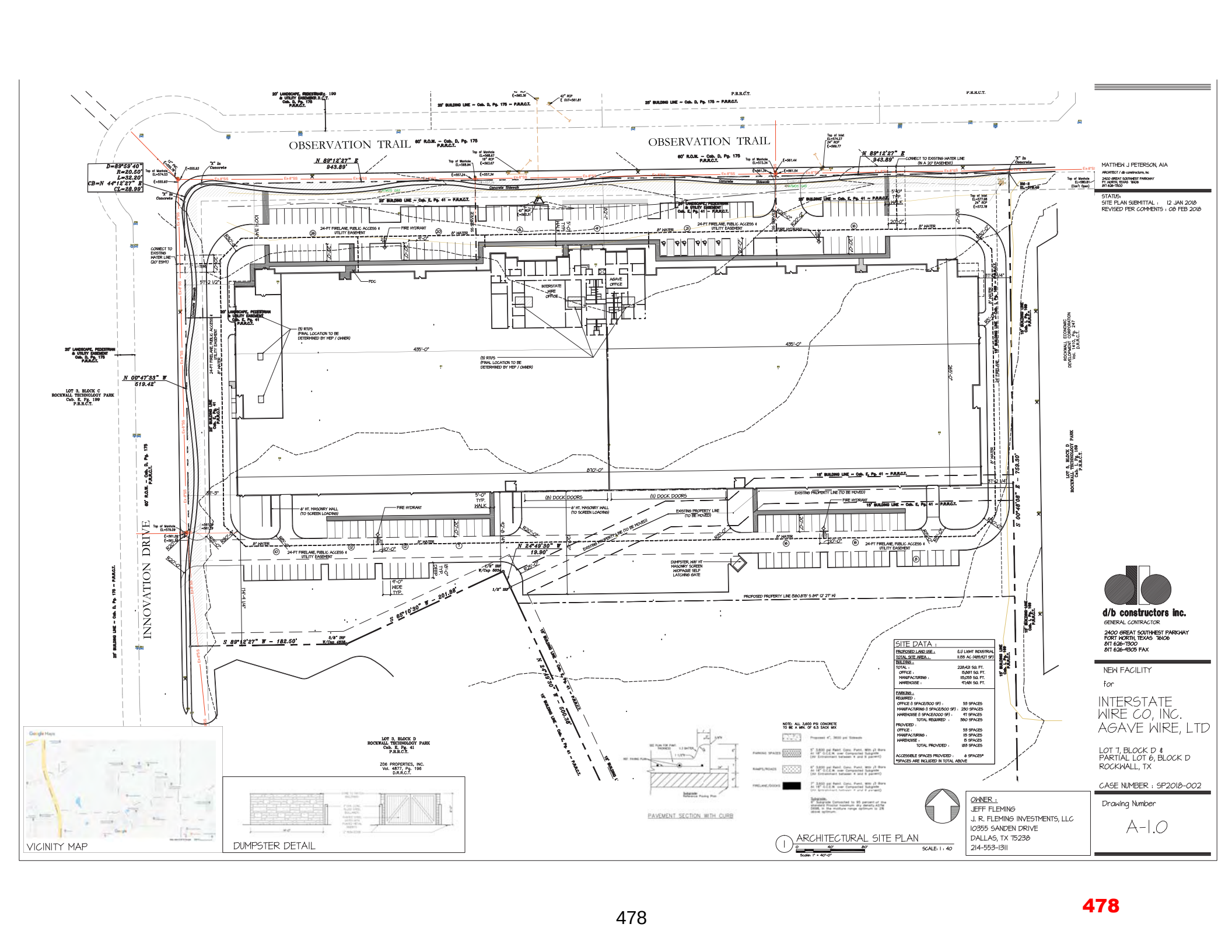


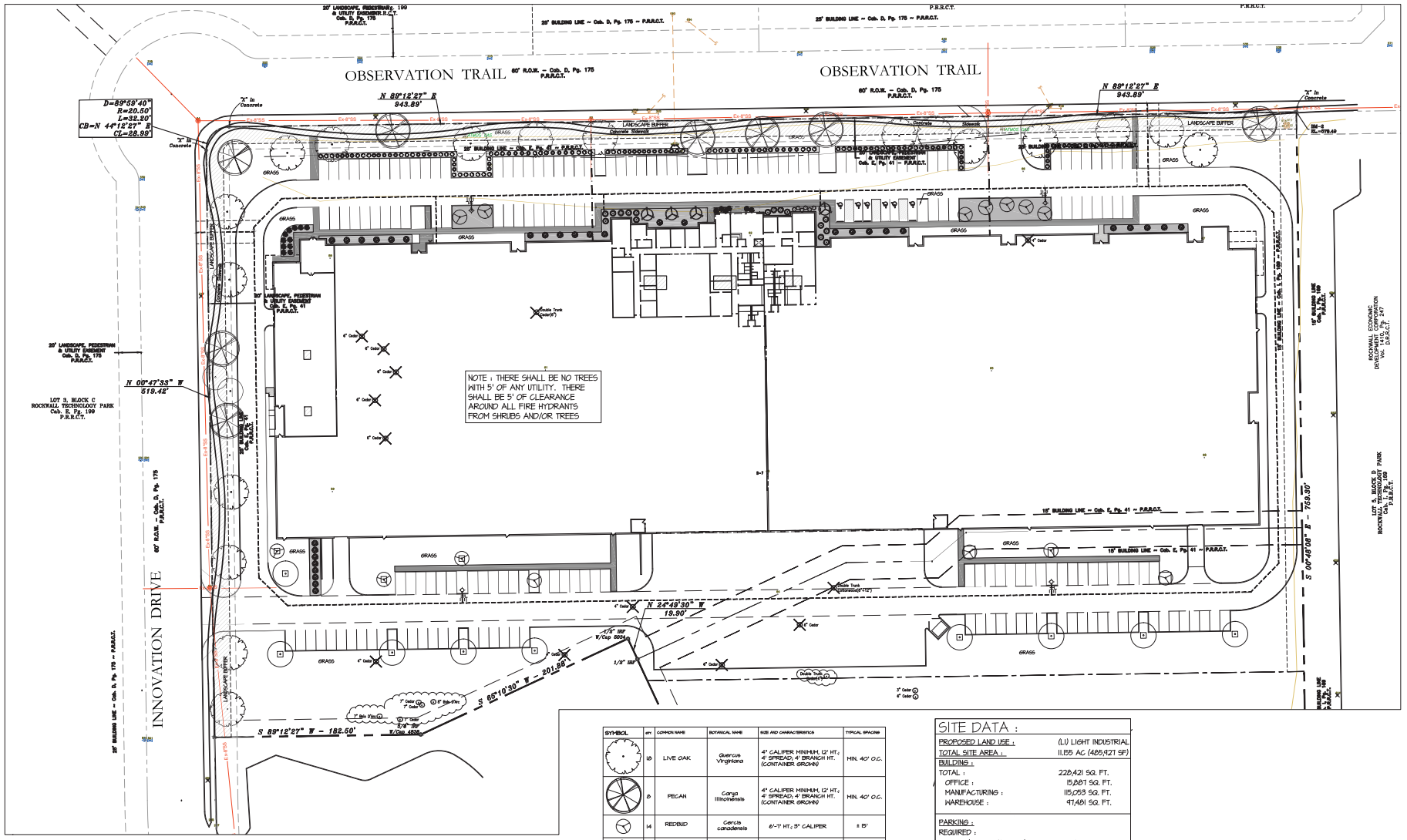
City of Rockwall

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

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

477


OBSERVATION TRAIL
OBSERVATION TRAIL
INNOVATION DRIVE
N 89°12'27" E 943.89'
N 89°12'27" E 943.89'
N 00°47'33" W 519.42'
S 00°49'09" E - 759.30'
S 89°12'27" W - 182.50'
S 65°10'30" W - 201.86'
N 24°49'30" W 19.90'
N 24°49'30" W - 500.36'
D=89°59'40"
R=20.50'
L=32.20'
CB=N 44°12'27" E
CL=28.99'
LOT 3, BLOCK C ROCKWALL TECHNOLOGY PARK Cab. E, Pg. 190 P.R.R.C.T.
LOT 1, BLOCK D ROCKWALL TECHNOLOGY PARK Cab. E, Pg. 190 P.R.R.C.T.
LOT 3, BLOCK D ROCKWALL TECHNOLOGY PARK Cab. E, Pg. 41 P.R.R.C.T.
ZO6 PROPERTIES, INC. Vol. 4877, Pg. 196 D.R.R.C.T.
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION Vol. 1410, Pg. 247 D.R.R.C.T.
CONNECT TO EXISTING WATER LINE (IN A 20' EASEMENT)
CONNECT TO EXISTING WATER LINE (20' ESMT)
24-FT FIRELANE, PUBLIC ACCESS & UTILITY EASEMENT
20' LANDSCAPE, PEDESTRIAN & UTILITY EASEMENT Cab. E, Pg. 41 P.R.R.C.T.
FIRE HYDRANT
INTERSTATE WIRE OFFICE
AGAVE OFFICE
FDC
(3) RTU'S (FINAL LOCATION TO BE DETERMINED BY MEP / OWNER)
(5) DOCK DOORS
(11) DOCK DOORS
6' HT. MASONRY WALL (TO SCREEN LOADING)
EXISTING PROPERTY LINE (TO BE MOVED)
PROPOSED PROPERTY LINE (580.875' S 84° 12' 27" W)
DUMPSTER, 1416' HT MASONRY SCREEN W/GRAGE SELF LATCHING GATE
8" WATER
5'-0" TYP. WALK
4'-0" WIDE TYP.
435'-0"
870'-0"
435'-0"
435'-0"
435



SYMBOL	qty.	COMMON NAME	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	18	LIVE OAK	Quercus Virginiana	4" CALIPER MINIMUM, 12' HT., 4' SPREAD, 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	8	PECAN	Carya Illinoinensis	4" CALIPER MINIMUM, 12' HT., 4' SPREAD, 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	14	REDBUD	Cercis canadensis	6'-7' HT., 3" CALIPER	± 15'
	4	YAUPON HOLLY	Ilex Vomitoria	30 GALLON, FULL/EVEN BRANCHING, MATCHING	± 20'
	11	LIL' GEM MAGNOLIA	Magnolia grandiflora "Little Gem"	30 GALLON, FULL/7' HT. MIN. / 3' CANOPY WIDTH, MINIMUM	REF. PLAN
	69	TEXAS SAGE	Leucophyllum frutescens	5 GAL., 36" TALL, FULL/EVEN BRANCHING, MATCHING	± 5'
	66	BARBERRYS (ROSE GLOW)	Berberis thunbergii f. atropurpurea	5 GAL., CONTAINER FULL	± 5'
	32	NELLIE STEVENS HOLLY	Ilex x "Nellie R. Stevens"	6 GAL., 30" SPREAD	± 15'
	16	ROSEMARY	Rosmarinus officinalis	1 GAL., 15" TALL; 10" WIDE	± 3'-5'
	17	MEXICAN FEATHER GRASS	Nassella tenuissima	2 GAL., 15" SPREAD	± 3'-5'
	6	MEXICAN OREGANO	Verbenaceae Lippia graveolens	1 GAL., 15" SPREAD	± 4'

SITE TABULATIONS :

PROPOSED LAND USE :	(LI) LIGHT INDUSTRIAL
TOTAL SITE AREA :	11.155 AC (485,927 SF)
BUILDING :	
MAXIMUM ALLOWABLE BUILDING COVERAGE AS A PERCENTAGE OF LOT AREA : 60%	
BUILDING FOOTPRINT : 228,115 SF	
BUILDING COVERAGE : 46.9%	
SITE :	
MAXIMUM AMOUNT OF IMPERVIOUS COVERAGE AS A PERCENTAGE OF LOT AREA : 90% TO 95%	
ROADS, SIDEWALKS, AND PARKING : 134,290 SF	
BUILDING FOOTPRINT : 228,115 SF	
TOTAL IMPERVIOUS COVERAGE : 362,405 SF	
IMPERVIOUS COVERAGE : 74.6%	

SITE DATA :

PROPOSED LAND USE :	(LI) LIGHT INDUSTRIAL
TOTAL SITE AREA :	11.155 AC (485,927 SF)
BUILDING :	
TOTAL :	228,421 SQ. FT.
OFFICE :	15,887 SQ. FT.
MANUFACTURING :	115,053 SQ. FT.
WAREHOUSE :	97,481 SQ. FT.
PARKING :	
REQUIRED :	
OFFICE (1 SPACE/300 SF) :	53 SPACES
MANUFACTURING (1 SPACE/500 SF) :	230 SPACES
WAREHOUSE (1 SPACE/1000 SF) :	97 SPACES
TOTAL REQUIRED :	380 SPACES
PROVIDED :	
OFFICE :	53 SPACES
MANUFACTURING :	115 SPACES
WAREHOUSE :	15 SPACES
TOTAL PROVIDED :	183 SPACES
ACCESSIBLE SPACES PROVIDED :	6 SPACES*

*SPACES ARE INCLUDED IN TOTAL ABOVE

1 LANDSCAPE PLAN
SCALE: 1 : 40

VICINITY MAP

OWNER :
JEFF FLEMING
J. R. FLEMING INVESTMENTS, LLC
10355 SANDEN DRIVE
DALLAS, TX 75238
214-553-1311

MATTHEW J PETERSON, AIA
ARCHITECT / db constructors, inc
2400 GREAT SOUTHWEST PARKWAY
FT. WORTH, TEXAS 76106
817 626-7300

STATUS:
SITE PLAN SUBMITTAL : 12 JAN 2018
REVISED PER COMMENTS : 08 FEB 2018

d/b constructors inc.
GENERAL CONTRACTOR
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-7300
817 626-4305 FAX

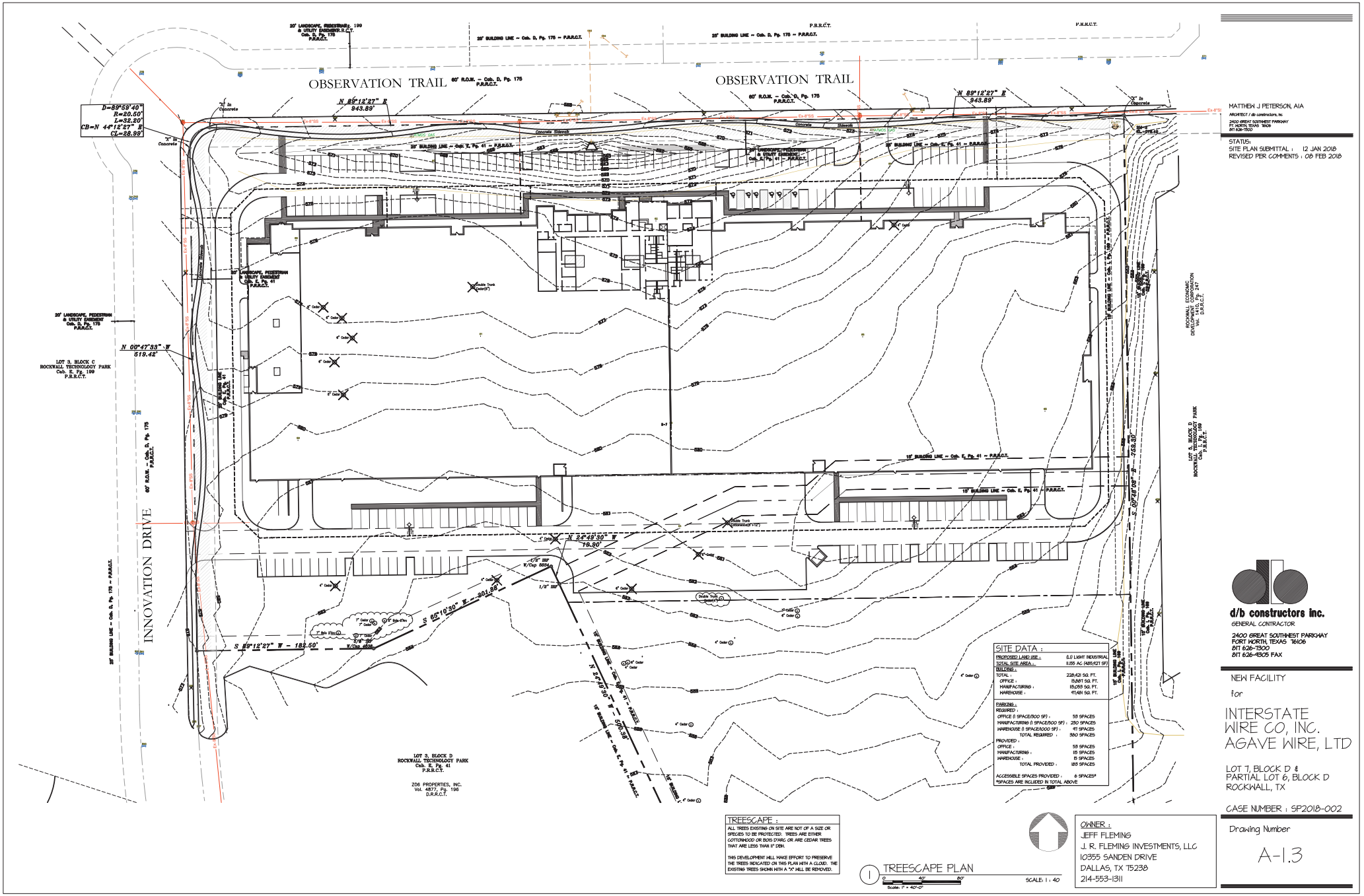
NEW FACILITY
for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD

LOT 7, BLOCK D &
PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

CASE NUMBER : SP2018-002

Drawing Number
A-1.4

479


OBSERVATION TRAIL
60' R.O.W. – Cab. D, Pg. 175 P.R.R.C.T.
N 89°12'27" E 943.89'
INNOVATION DRIVE
60' R.O.W. – Cab. D, Pg. 175 P.R.R.C.T.
N 00°47'33" W 519.42'
Δ=89°59'40"
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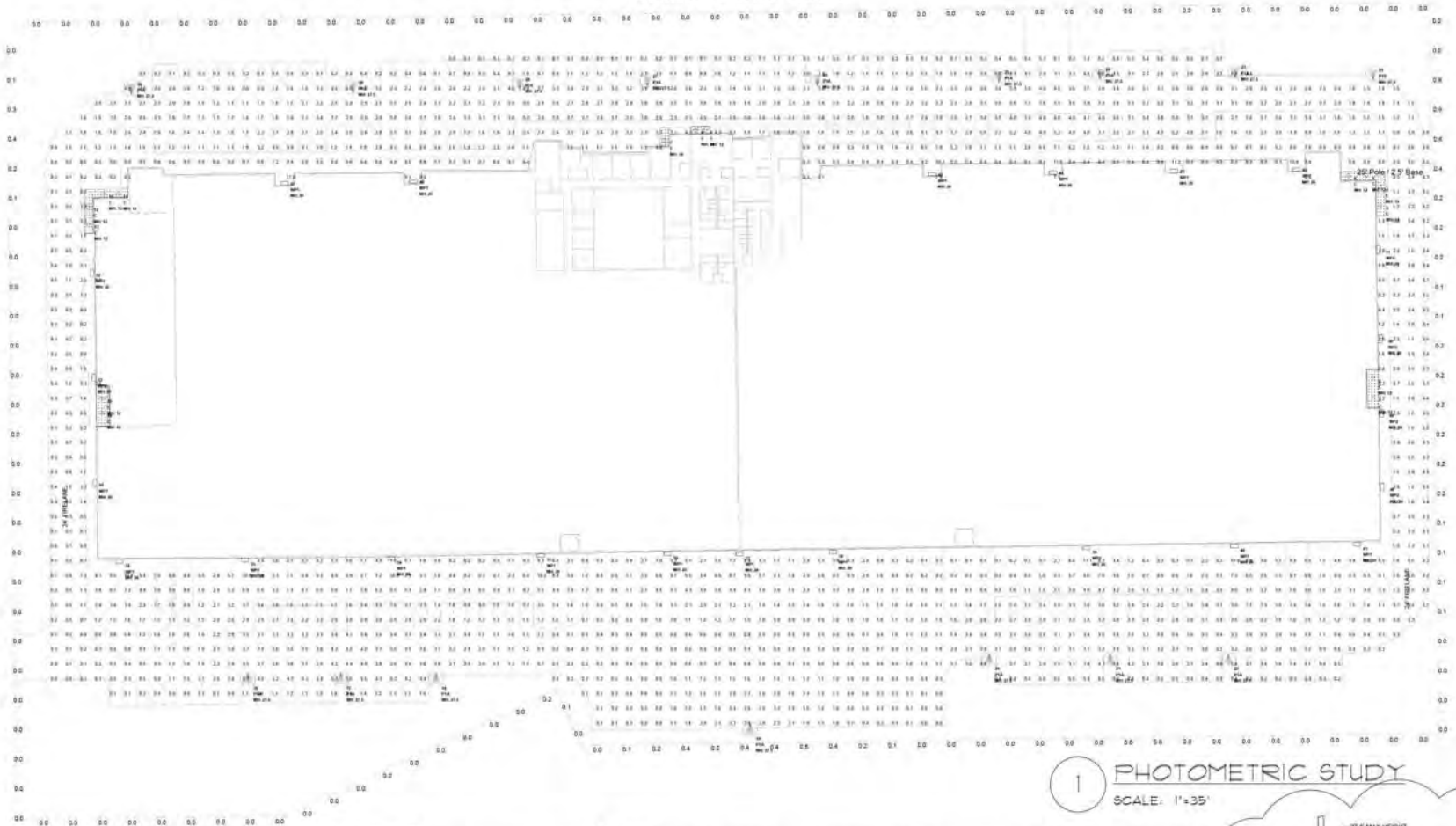
L=32.20'
CB=N 44°12'27" E
CL=28.98'
20' LANDSCAPE, PEDESTRIAN & UTILITY EASEMENT Cab. D, Pg. 175 P.R.R.C.T.
20' LANDSCAPE, PEDESTRIAN & UTILITY EASEMENT Cab. E, Pg. 41 P.R.R.C.T.
25' BUILDING LINE – Cab. D, Pg. 175 – P.R.R.C.T.
25' BUILDING LINE – Cab. E, Pg. 41 – P.R.R.C.T.
15' BUILDING LINE – Cab. E, Pg. 41 – P.R.R.C.T.
LOT 3, BLOCK C ROCKWALL TECHNOLOGY PARK Cab. E, Pg. 199 P.R.R.C.T.
LOT 3, BLOCK D ROCKWALL TECHNOLOGY PARK Cab. E, Pg. 41 P.R.R.C.T.
ZOE PROPERTIES, INC. Vol. 4877, Pg. 196 D.R.R.C.T.
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION Vol. 1818, Pg. 247 D.R.R.C.T.
LOT 5, BLOCK D ROCKWALL TECHNOLOGY PARK Cab. E, Pg. 199 P.R.R.C.T.
N 27°49'30" W 19.90'
S 65°10'30" E – 201.66'
S 89°12'27" W – 182.50'
N 27°49'30" W – 500.58'
S 00°47'33" E – 755.80'
Double Trunk Cedar(#12")
Single Trunk Cedar(#12")
Single Trunk Cedar(#8")
Cedar Elm(#8")
Cedar Elm(#10")
Cedar Elm(#12")
Cedar Elm(#14")
Cedar Elm(#16")
Cedar Elm(#18")
Cedar Elm(#20")
Cedar Elm(#22")
Cedar Elm(#24")
Cedar Elm(#26")
Cedar Elm(#28")
Cedar Elm(#30")
Cedar Elm(#32")
Cedar Elm(#34")
Cedar Elm(#36")
Cedar Elm(#38")
Cedar Elm(#40")
Cedar Elm(#42")
Cedar Elm(#44")
Cedar Elm(#46")
Cedar

OBSERVATION TRAIL

INNOVATION DRIVE



1 PHOTOMETRIC STUDY

SCALE: 1"=35'

Luminaire Location Summary

LumNo	Label	X	Y	Z	Orient	Tilt
1	C	1384.95	1179.5	12	0	0
2	C	1384.65	1162.5	12	0	0
3	C	1389.75	1309.8	12	0	0
4	C	1389.6	1322.1	12	0	0
5	C	1380.45	1330.05	12	0	0
6	C	1368.15	1329.75	12	0	0
7	C	904.35	1364.05	12	0	0
8	C	925.5	1360.8	12	0	0
9	C	931.65	1360.5	12	0	0
10	C	524.1	1317.45	12	0	0
11	C	523.95	1317.3	12	0	0
12	C	513.9	1306.8	12	0	0
13	C	514.2	1296.9	12	0	0
14	C	523.05	1169.95	12	0	0
15	C	523.05	1178.7	12	0	0
16	P1A	622.05	964.45	27.5	90	0
17	P1A	868.2	964.45	27.5	90	0
18	P1A	749.7	964.45	27.5	90	0
19	P1A	962.7	960.25	27.5	90	0
20	P1A	1124.7	997.65	27.5	90	0
21	P1A	1206.75	997.65	27.5	90	0
22	P1A	1288.85	997.65	27.5	90	0
23	P1A	1291.5	1404.9	27.5	270	0
24	P1A	1199.7	1403.55	27.5	270	0
25	P1A	1131.3	1401.6	27.5	270	0
26	P1A	1008	1399.65	27.5	270	0
27	P1A	892.8	1398.9	27.5	270	0
28	P1A	806.25	1398.8	27.5	270	0

Luminaire Location Summary CONT'D

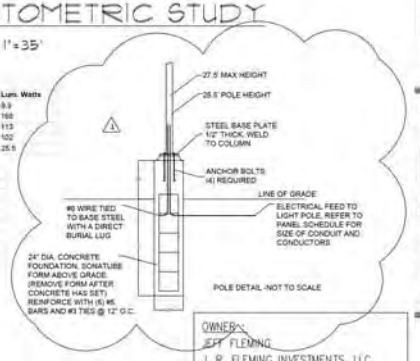
LumNo	Label	X	Y	Z	Orient	Tilt
29	P1A	693.3	1394.55	27.5	270	0
30	P1A	543.15	1393.5	27.5	270	0
31	P1B	1394.4	1403.1	27.5	270	0
32	WP1	536.05	1067.4	20	270	0
33	WP1	620.1	1069.45	20	270	0
34	WP1	719.25	1069.65	20	270	0
35	WP1	820.65	1071.45	20	270	0
36	WP1	906.6	1072.65	20	270	0
37	WP1	955.35	1072.5	20	270	0
38	WP1	1018.65	1073.85	20	270	0
39	WP1	1190.55	1076.55	20	270	0
40	WP1	1290.9	1077.75	20	270	0
41	WP1	1374	1078.95	20	270	0
42	WP1	1332.9	1338.3	20	90	0
43	WP1	1249.95	1334.4	20	90	0
44	WP1	1157.8	1333.2	20	90	0
45	WP1	1068	1332.15	20	90	0
46	WP1	734.4	1327.2	20	90	0
47	WP1	646.95	1326	20	90	0
48	WP2	1392.3	1116	20	0	0
49	WP2	1391.85	1166.95	20	0	0
50	WP2	1391.25	1219.35	20	0	0
51	WP2	1388.6	1279.8	20	0	0
52	WP2	515.25	1264.2	20	180	0
53	WP2	616.45	1193.25	20	180	0
54	WP2	617.2	1122	20	180	0

Fixture Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Mfg	Description	Lum. Watts
	15	C	SINGLE	N.A.	0.864	Eaton	PD610D010B- POM86840-61VC	9.9
	15	P1A	SINGLE	N.A.	0.912	Eaton	GLEON-AF-03-LED-E1-SL3-HSS	168
	1	P1B	SINGLE	N.A.	0.912	Eaton	GLEON-AF-03-LED-E1-SL4-HSS	113
	16	WP1	SINGLE	N.A.	0.864	Eaton	XTOR12B	102
	7	WP2	SINGLE	N.A.	0.864	Eaton	XTOR3B-W	25.5

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Canopy 1	Illuminance	Fc	8.03	11.9	3.9	2.06	3.05	2	2
Canopy 2	Illuminance	Fc	13.06	18.7	9.2	1.59	2.04	2	2
Canopy 3	Illuminance	Fc	7.19	11.4	1.0	7.15	11.40	2	2
Canopy 4	Illuminance	Fc	6.87	11.7	2.8	2.45	4.18	2	2
Canopy 5	Illuminance	Fc	8.48	12.1	0.8	8.05	15.13	2	2
Canopy 6	Illuminance	Fc	7.02	11.7	0.5	14.04	23.40	2	2
Property Line	Illuminance	Fc	0.06	0.9	0.0	N.A.	N.A.	20	N.A.
Site @Finished Grade	Illuminance	Fc	1.99	11.2	0.0	N.A.	N.A.	10	10



OWNER:
JEFF FLEMING
J. R. FLEMING INVESTMENTS, LLC.
10355 SANDEN DRIVE
DALLAS, TX 75238
214-553-1311

MATTHEW J PETERSON, AIA
ARCHITECT / dc constructors, inc
2400 GREAT SOUTHWEST PARKWAY
FT. WORTH, TEXAS 76106
817 626-7300

STATUS:
SITE PLAN SUBMITTAL :

STATE OF TEXAS
LARRY L. BLACKMON
85646
LICENSED
PROFESSIONAL ENGINEER

2/8/2018

LARRY L. BLACKMON, INC.
ENGINEERING & BUILDING DESIGN
6716 AZLE AVENUE
FORT WORTH, TEXAS 76135
PHONE: 817-238-9801 FAX: 817-238-9804
REGISTRATION #F-002352

⚠ PROVIDE POLE DETAIL

d/b constructors inc.
GENERAL CONTRACTOR
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-7300
817 626-9305 FAX

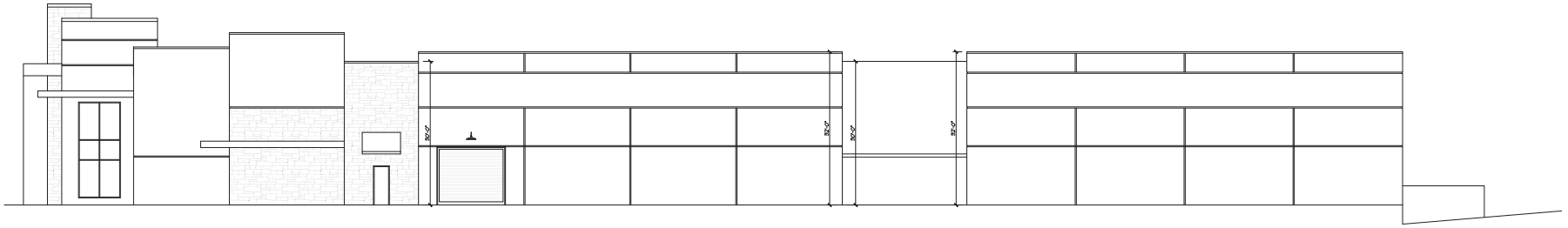
NEW FACILITY
for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD

LOT 7, BLOCK D &
PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

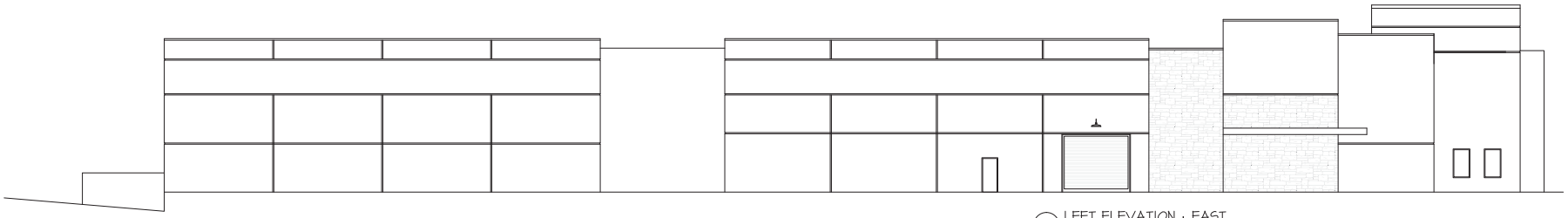
CASE NUMBER : SP-2018-002

Drawing Number
SL1

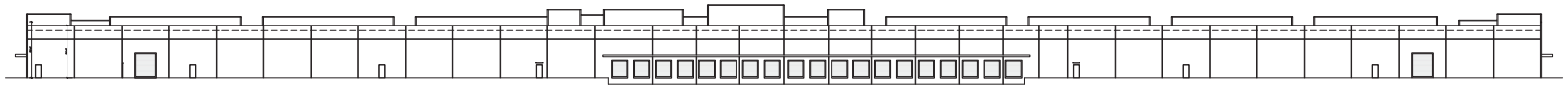
481



4 RIGHT ELEVATION : WEST
SCALE: 3/32" = 1'-0"



3 LEFT ELEVATION : EAST
SCALE: 3/32" = 1'-0"



2 REAR ELEVATION : SOUTH
SCALE: 1/32" = 1'-0"



1 FRONT ELEVATION : NORTH
SCALE: 1/32" = 1'-0"



MATTHEW J PETERSON, AIA
ARCHITECT / db constructors, inc
2400 GREAT SOUTHWEST PARKWAY
FT. WORTH, TEXAS 76106
817 626-7300

STATUS:
SITE PLAN SUBMITTAL : 12 JAN 2018
REVISED PER COMMENTS : 08 FEB 2018

d/b constructors inc.
GENERAL CONTRACTOR
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-7300
817 626-4305 FAX

NEW FACILITY
for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD

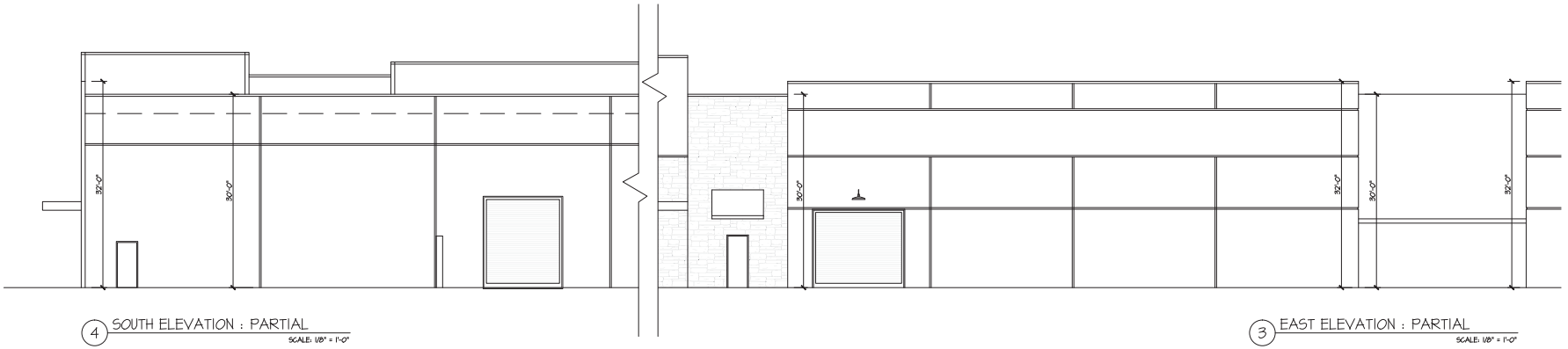
LOT 7, BLOCK D &
PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

CASE NUMBER : SP2018-002

Drawing Number
A-1.1

OWNER :
JEFF FLEMING
J. R. FLEMING INVESTMENTS, LLC
10355 SANDEN DRIVE
DALLAS, TX 75238
214-553-1311

482



4 SOUTH ELEVATION : PARTIAL
SCALE: 1/8" = 1'-0"

3 EAST ELEVATION : PARTIAL
SCALE: 1/8" = 1'-0"



2 OFFICE ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING DATA :

NORTH ELEVATION (FACING A PUBLIC ROW):

GROSS BUILDING ELEVATION SF :	30,687 SF
WINDOWS AND DOORS :	1,846 SF
SUBTOTAL :	28,841 SF
STONE PORTION OF ELEVATION :	7,058 SF
PAINTED CONCRETE TILT PANEL :	21,783 SF

24.4% STONE / 75.6% PAINTED PANEL

EAST ELEVATION (FACING A PUBLIC ROW):

GROSS BUILDING ELEVATION SF :	9,429 SF
WINDOWS AND DOORS :	376 SF
SUBTOTAL :	9,053 SF
STONE PORTION OF ELEVATION :	1,069 SF
PAINTED CONCRETE TITLE PANEL :	7,984 SF

11.8% STONE / 88.2% PAINTED PANEL

WEST ELEVATION (FACING A FUTURE PUBLIC ROW):

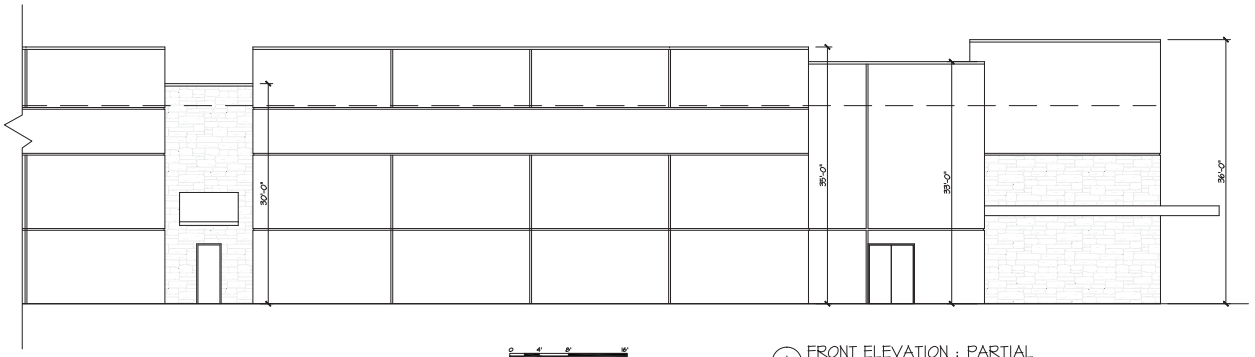
GROSS BUILDING ELEVATION SF :	9,453 SF
WINDOWS AND DOORS :	240 SF
SUBTOTAL :	9,213 SF
STONE PORTION OF ELEVATION :	957 SF
PAINTED CONCRETE TITLE PANEL :	8,256 SF

10.3% STONE / 84.6% PAINTED PANEL

SOUTH ELEVATION :

GROSS BUILDING ELEVATION SF :	27,058 SF
DOORS :	2,342 SF
SUBTOTAL :	24,716 SF
STONE PORTION OF ELEVATION :	0 SF
PAINTED CONCRETE TITLE PANEL :	24,716 SF

100% PAINTED PANEL



1 FRONT ELEVATION : PARTIAL
SCALE: 1/8" = 1'-0"

MATTHEW J PETERSON, AIA
ARCHITECT / db constructors, inc
2400 GREAT SOUTHWEST PARKWAY
FT. WORTH, TEXAS 76106
817 626-7300

STATUS:
SITE PLAN SUBMITTAL : 12 JAN 2018
REVISED PER COMMENTS : 08 FEB 2018

d/b constructors inc.
GENERAL CONTRACTOR
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-7300
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NEW FACILITY
for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD

LOT 7, BLOCK D &
PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

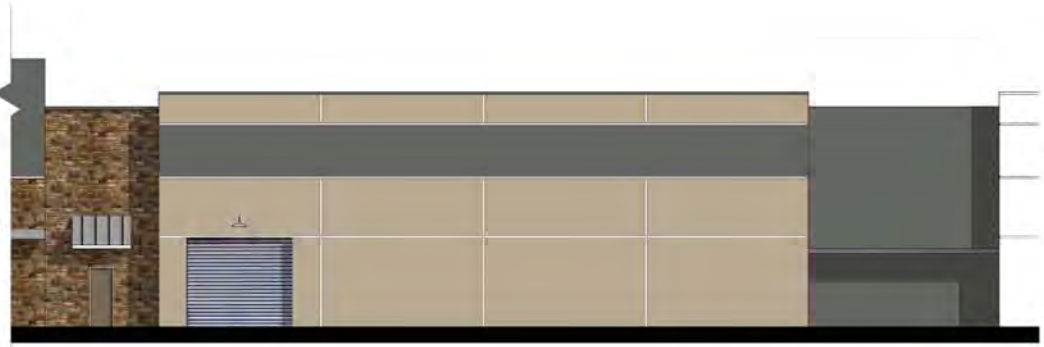
CASE NUMBER : SP2018-002

OWNER :
JEFF FLEMING
J. R. FLEMING INVESTMENTS, LLC
10355 SANDEN DRIVE
DALLAS, TX 75238
214-553-1311

Drawing Number
A-1.2



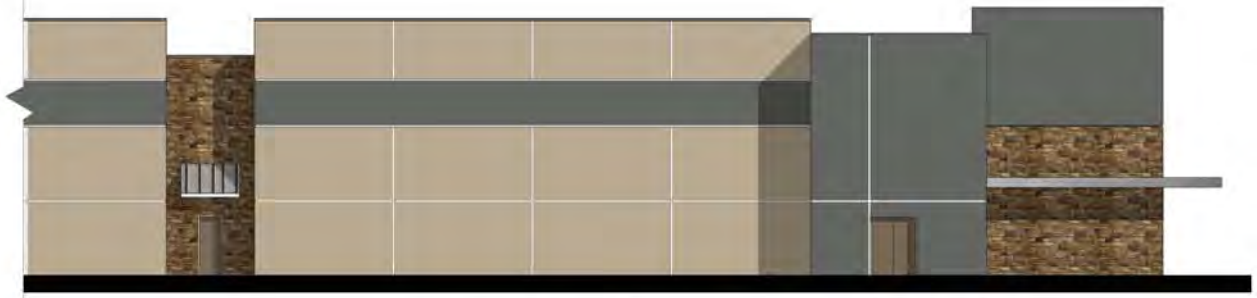
4 SOUTH ELEVATION - PARTIAL



3 EAST ELEVATION - PARTIAL



2 OFFICE ELEVATION



1 FRONT ELEVATION - PARTIAL

BUILDING DATA :

NORTH ELEVATION (FACING A PUBLIC ROW)
GROSS BUILDING ELEVATION SF : 10,681 SF
HEADERS AND DOORS : 1,846 SF
SUBTOTAL : 28,641 SF
STONE PORTION OF ELEVATION : 7,058 SF
PAINTED CONCRETE TILT PANEL : 21,583 SF
24.4% STONE / 75.6% PAINTED PANEL

EAST ELEVATION (FACING A PUBLIC ROW)
GROSS BUILDING ELEVATION SF : 9,429 SF
HEADERS AND DOORS : 316 SF
SUBTOTAL : 9,258 SF
STONE PORTION OF ELEVATION : 1,094 SF
PAINTED CONCRETE TITLE PANEL : 7,964 SF
12.0% STONE / 88.0% PAINTED PANEL

WEST ELEVATION (FACING A FUTURE PUBLIC ROW)
GROSS BUILDING ELEVATION SF : 9,458 SF
HEADERS AND DOORS : 245 SF
SUBTOTAL : 9,213 SF
STONE PORTION OF ELEVATION : 957 SF
PAINTED CONCRETE TITLE PANEL : 8,256 SF
10.3% STONE / 89.6% PAINTED PANEL

SOUTH ELEVATION :
GROSS BUILDING ELEVATION SF : 27,058 SF
DOORS : 2,742 SF
SUBTOTAL : 24,316 SF
STONE PORTION OF ELEVATION : 0 SF
PAINTED CONCRETE TITLE PANEL : 24,316 SF
100% PAINTED PANEL

Eldorado Stone
Mountain Ledge
Durango

Galvanized Metal
Awning / Eyebrow

Dark Bronze
Window Frames/
Storefront Frames

SW6150
Universal
Khaki

SW7068
Grizzle Gray

SW6152
Superior
Bronze

MATTHEW J PETERSON, AIA

STATUS:
SITE PLAN SUBMITTAL : 12 JAN 2018

d/b constructors inc.

2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
(817) 626-7300
(817) 626-9305 FAX

NEW FACILITY

INTERSTATE
WIRE CO, INC.
AGAVE WIRE, LTD

LOT 1, BLOCK D 1
PARTIAL LOT 6, BLOCK D
RESIDUAL 1

CASE NUMBER

OWNER :
JEFF FLEMING
J. R. FLEMING INVESTMENTS, LLC
10355 SANDEN DRIVE
DALLAS, TX 75238
214-553-(31)

COLOR CHART
&
RENDERED
ELEVATIONS

484

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 02/19/2018

APPLICANT: Kris Green

AGENDA ITEM: **MIS2018-001**; *Masonry Exception*

SUMMARY:

Discuss and consider a request by Kris Green for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 0.255-acre parcel of land identified as Lot 7, Block A, Eagle Point Estates, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1507 S. Alamo Drive, and take any action necessary.

CHARACTERISTICS OF REQUEST:

The applicant has submitted a request for an exception to the minimum masonry requirements for the purpose of constructing an ~3,100 SF home on the subject property. According to the applicant's letter, the proposed home will be constructed in a modern farmhouse style. The applicant is proposing to utilize 100% fiber-cement [*e.g. Hardie Board*] siding in a vertical *board-and-baton* pattern that will be painted white.

According to Subsection 3.1.A.1, *Exterior Wall Material*s, of Section 3*, Residential Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), all buildings 120 SF or more and over ten (10) feet in height shall have exterior walls constructed of at least 80% masonry materials with no more than 50% being Hardie Board or other similar cementitious material. Buildings not meeting this requirement shall require approval of the Planning and Zoning Commission and City Council. According to Subsection 3.1.A.3*, Exterior Wall Materials*, of Section 3*, Residential Districts*, of Article V*, District Development Standards*, of the Unified Development Code (UDC), exceptions to these requirement may be permitted on a case-by-case basis by the City Council upon submission and approval of elevation drawings of the subject structure and material samples. In this case, the applicant has provided examples of the style of home and siding proposed for the home in the attached packet.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the applicant's request staff would recommend the following conditions:

1) Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On January 30, 2018, the Planning and Zoning Commission's motion to recommend approval of the exception to the minimum masonry requirements stipulated in the Unified Development Code (UDC) with staff recommendations passed by a vote of 5-0, with Commissioners Lyons and Welch dissenting.



City of Rockwall

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

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486

January 11, 2018

City of Rockwall

Planning and Zoning Department

385 S. Goliad Street

Rockwall, TX 75087

Dear P&Z Department,

I am in the planning stages of building a home at 1507 South Alamo Rd., Eagle Point Estates Lot 7, block A.

We would like to build a modern 2 story farm house. For the exterior we would like to use the concrete Hardie siding and Hardie board and batten. Our home size will approximately be 3100 a/c square footage.

I have a provided a photo of the home that was the inspiration for our design.

Thanks in advance for allowing us to build our dream home in Rockwall.

Kris Green

5626 Cambria Dr.

Rockwall, TX 75032

972-824-9805

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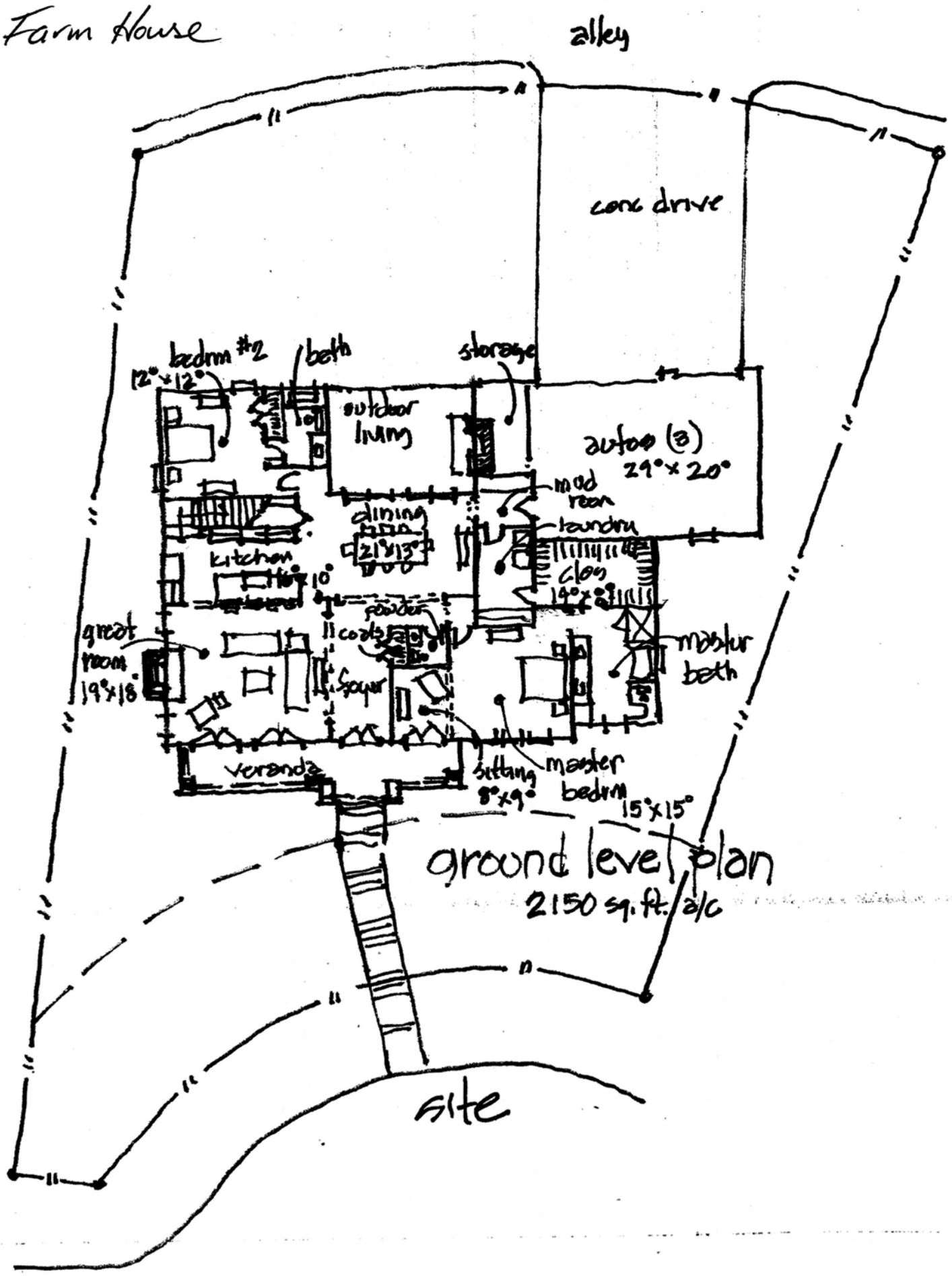
489



490


Farm House
alley
conc drive
bedrm #2
12' x 12'
bath
storage
outdoor living
autop (2)
24' x 20'
mud room
laundry
dining
21' x 13'
kitchen
16' 10"
clos
14' x
feature
great room
19' x 18'
cook
master bath
fpace
verandah
sitting
8' x 9'
master bedrm
15' x 15'
ground level plan
2150 sq. ft. a/c
site

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 02/19/2018

APPLICANT: Jim Lawson; *Rockwall Independent School District (RISD)*

AGENDA ITEM: **MIS2018-003**; *Masonry Exception for Williams Middle School*

SUMMARY:

Discuss and consider a request by Jim Lawson of the Rockwall Independent School District (RISD) for the approval of an exception to the minimum masonry requirements for the purpose of constructing an accessory building on a 25.569-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School No. 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 16 (SF-16), situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 625 FM-552, and take any action necessary.

CHARACTERISTICS OF REQUEST:

Jim Lawson of the Rockwall Independent School District (RISD) has submitted a request for an exception to the minimum masonry requirements for the purpose of constructing an accessory building on the property located at 625 FM-552 (*i.e. Nebbie Willilams Middle School*). According to the applicant's letter, the purpose of the storage building will be to store athletic and track equipment, which is currently being stored underneath the bleachers. The applicant states that these items are currently unsecured and susceptible to weather damage, theft, and vandalism. The proposed accessory building will be a 12' x 20' (*i.e. 240 SF*) pre-fabricated metal building manufactured by Tuff Shed. The building will be placed along the east side of the subject property, adjacent to an existing press box (*see site plan*). This structure will be screened from FM-552 by the school and screened from John King Blvd. by an existing treeline.

Nebbie Williams Middle School being situated in a Single-Family 16 (SF-16) District, but not being a residential building is subject to all the development requirements for a general commercial property as stated in the Unified Development Code (UDC). According to Section 4.1, *General Commercial District Standards*, of Article V, *District Development Standards*, of the UDC, "(e)ach exterior wall shall consist of 90 percent masonry materials … including 20 percent stone." The code goes on to state that the City Council can grant exceptions to this requirement on a case-by-case basis after reviewing the building elevations of the proposed structure. The applicant has submitted building elevations and a site plan for the proposed property that staff has included in the attached packet.

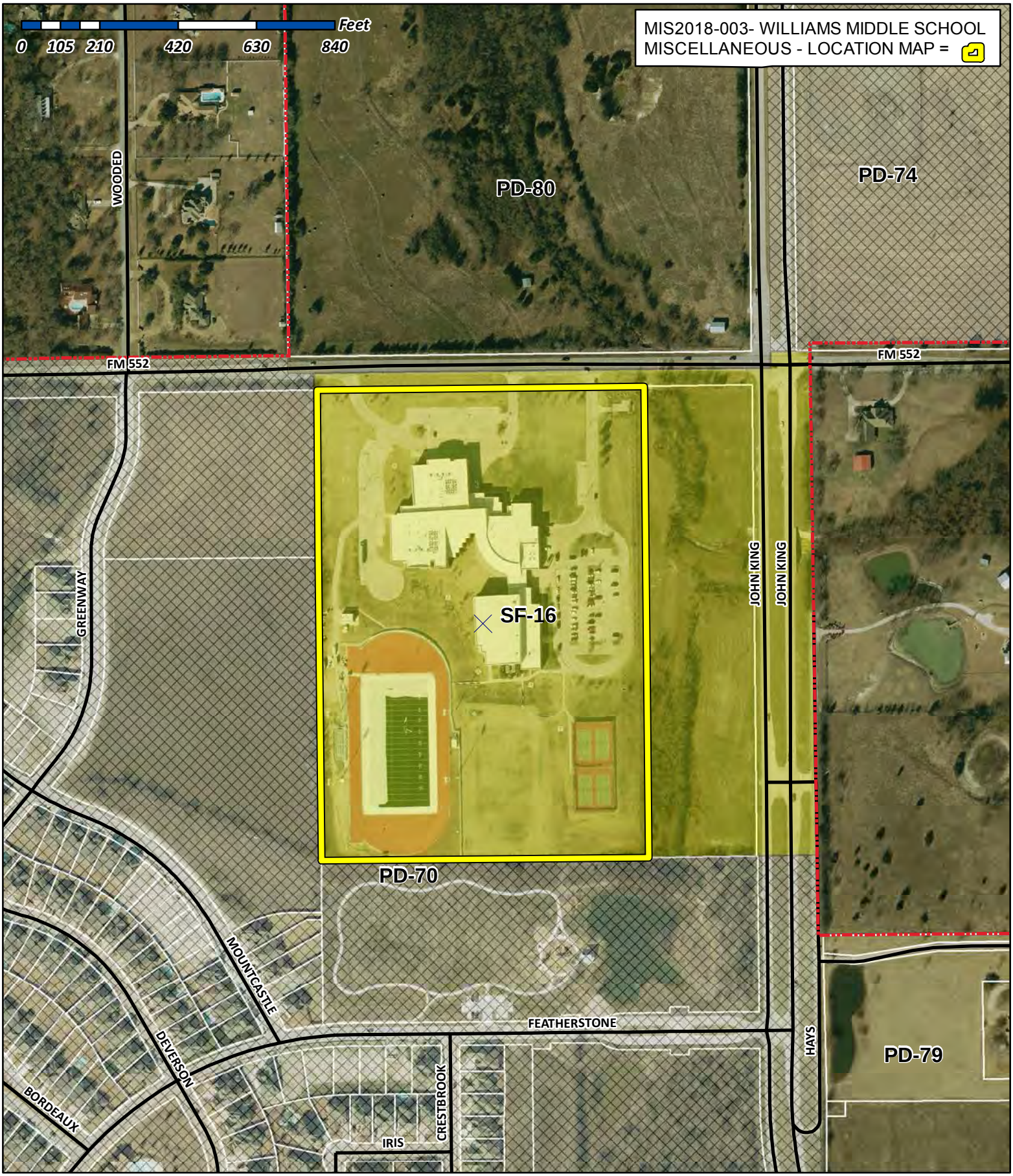
RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request staff would recommend the following conditions:

1) Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On February 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the masonry exception with staff recommendations passed by a vote of 5-0 with Commissioners Fishman and Chodun absent.



City of Rockwall

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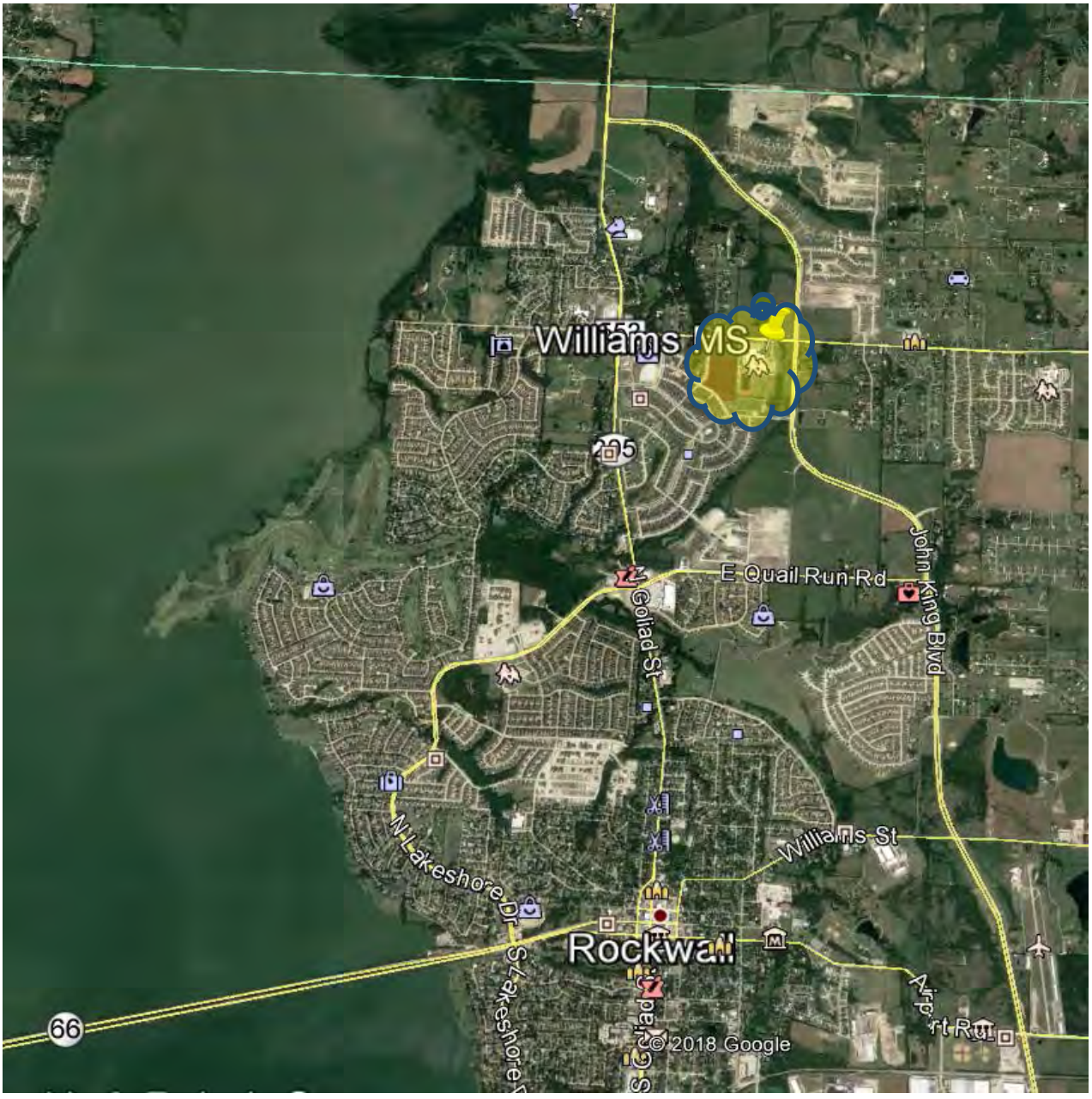
Purpose

The Athletic Department of Rockwall Independent School District proposes to purchase and install a 12' X 20' maufactured storage building at the site of the Williams Middle School football field/track facility to store and protect athletic and track equipment when not in use. Presently these items are stored underneath the bleachers at the site and are susceptible to weather damage, theft and vandalism.

Project Location

Williams Middle School
825 East FM 552, Rockwall TX 75087



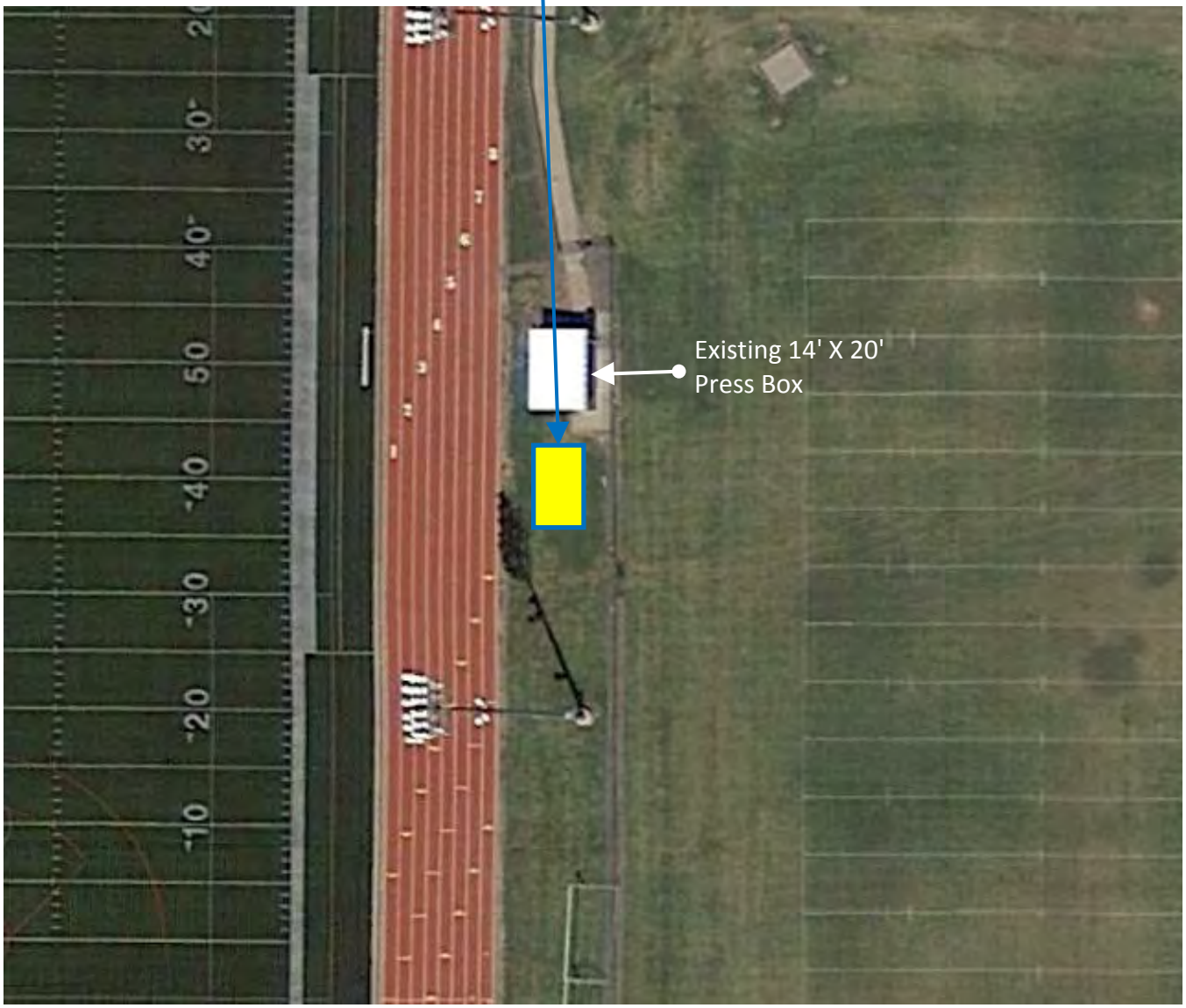
495

Site Plan



Proposed Location

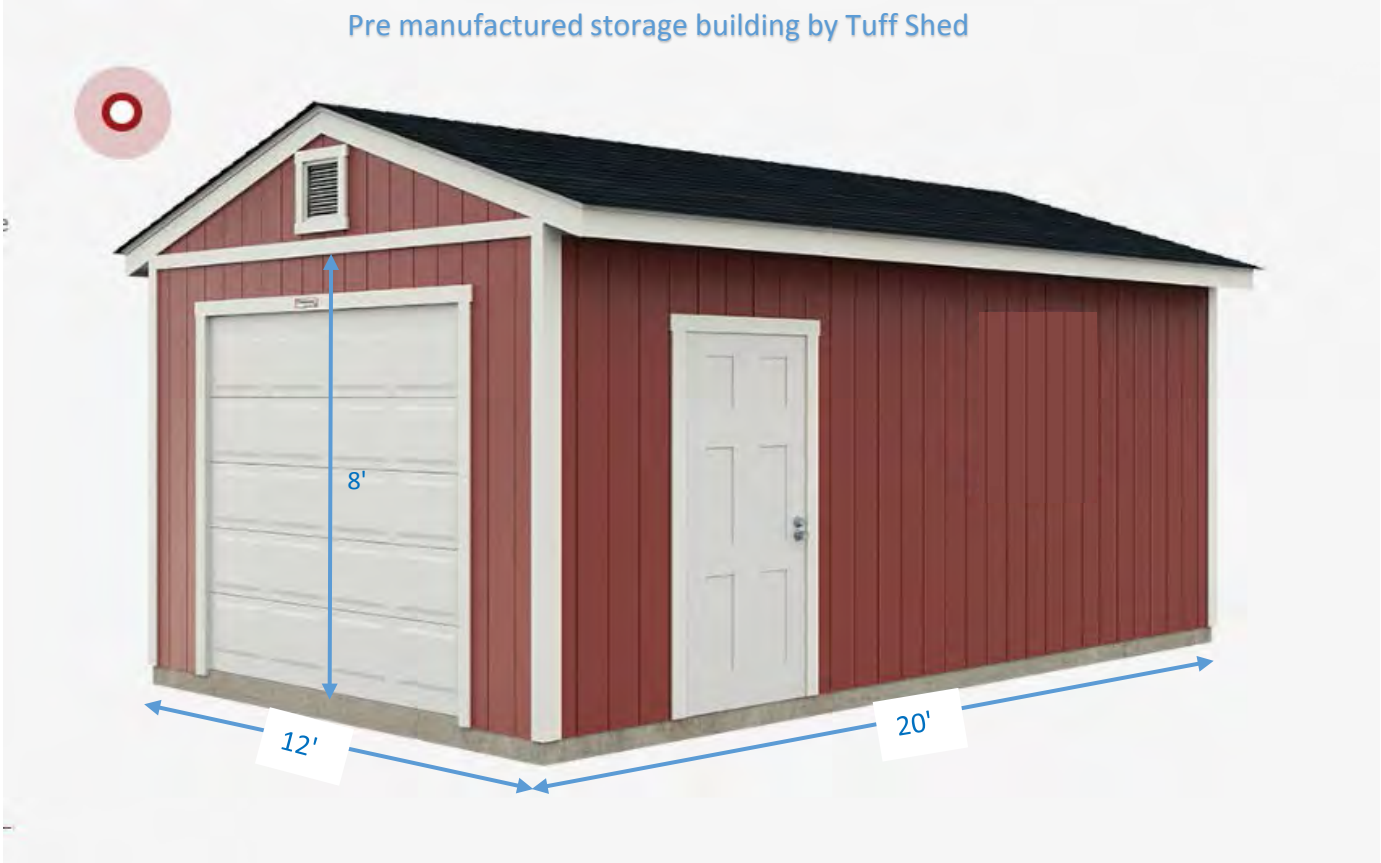
Adjacent to and just south of the existing press box

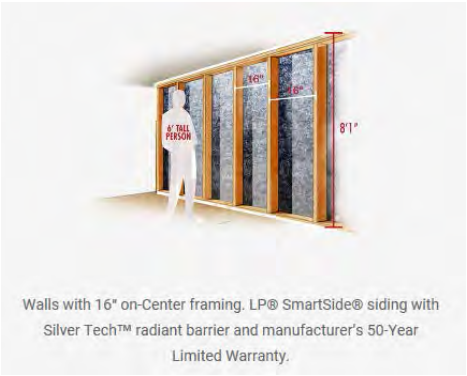


496

Building Type/Specifications

Pre manufactured storage building by Tuff Shed





Walls with 16" on-Center framing. LP® SmartSide® siding with Silver Tech™ radiant barrier and manufacturer's 50-Year Limited Warranty.



25-Year Limited Warranty 3-Tab composition shingles, rated 60 mph, from Owens Corning.



Double top plates on all walls.

The manufacturer offers a framed 16 gauge steel joist and plywood floor system or a concrete slab option. Rockwall ISD will determine the appropriate system based on budget and specific site conditions.

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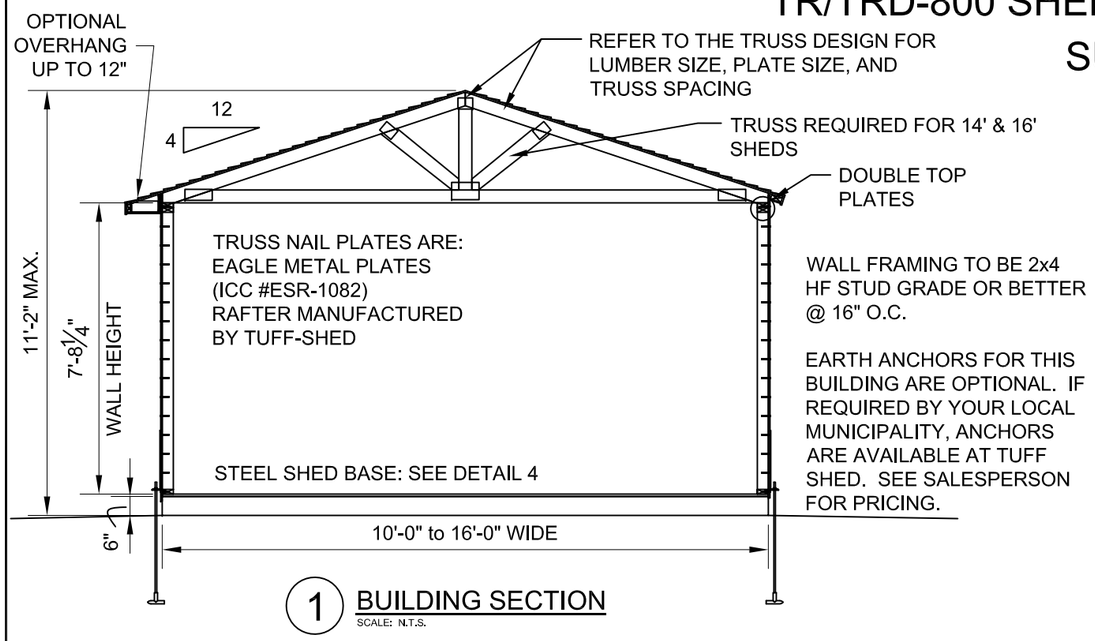
TR/TRD-800 SHED 10' to16' WIDE x UP TO 24' LONG
SUNDANCE SERIES



1 BUILDING SECTION
SCALE: N.T.S.

NOTES:

1. BUILDING CODE: 2016 CBC AND 2016 CRC

2. DESIGN LOADING:
   WIND SPEED & EXPOSURE: 110C
   ROOF LIVE LOAD: 40 PSF
   ROOF DEAD LOAD: 10 PSF

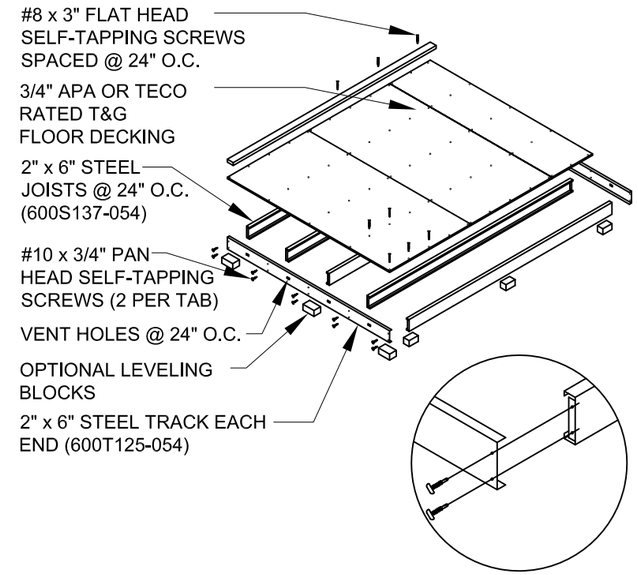
3. FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2016 CBC AND 2016 CRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

NAILING:

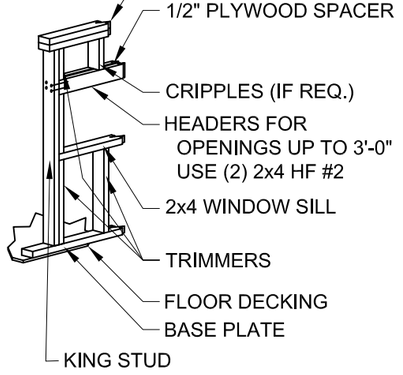
ROOF:
ATTACH 7/16" OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 4" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD

WALLS:
ATTACH 3/8" SMARTSIDE TO WALL FRAMING WITH:
8d NAILS @ 4" O.C. AT EDGES.
8d NAILS @ 12" O.C. IN FIELD

HEADER:
ATTACH HEADER TO STUD WITH:
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL

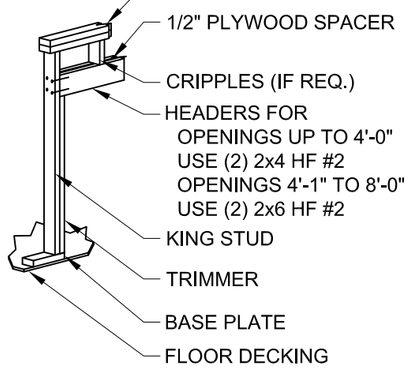


1. STEEL SHED FOUNDATION:
   2" x 6"-16 GAUGE STEEL TRACKS G140 ZINC COATED
   2" x 6"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
   (SUPPLIER: ALLIED STUDCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P.
2. 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
3. FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1-5/8" MINIMUM LONG SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-DRILLING SCREWS @ 24" O.C.
5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
6. USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:
   SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16".
   BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.
   BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.



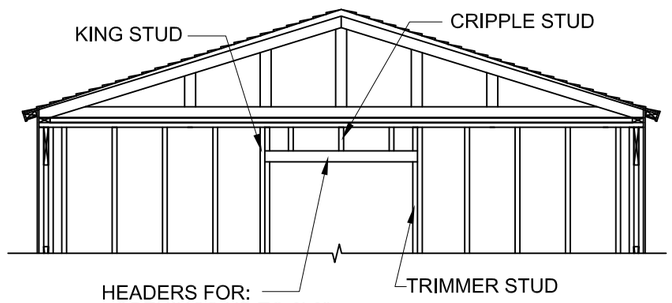
FOR WINDOW OPENINGS UP TO 3'-0" ON SUNDANCE SERIES SIDE WALLS

2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.



FOR OPENINGS UP TO 8'-0" ON SUNDANCE SERIES SIDE WALLS

2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.



3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: N.T.S.

4 SHED BASE DETAIL
SCALE: N.T.S.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.

Order #.
Customer:
Site Address:
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA

P.O. #
Drawn By: SJ
Date: 5/1/17
Checked By:
Date:
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

DRAWINGS BY:
TUFF SHED, INC.
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

TITLE
BUILDING SECTIONS
SHED BASE DETAILS
HEADER FRAMING DETAILS
2016 CBC & CRC - 110C

DRAWING NO. TR/TRD800-02
REV. LEVEL 01
SHEET 1
PAGE 1 **OF** 1

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

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

FROM: David Gonzales, *Senior Planner*

DATE: February 19, 2018

SUBJECT: **MIS2018-004**; *Extension of Specific Use Permit No. 161 [Ordinance No. 17-07]*

At the Planning and Zoning Commission meeting on February 13, 2018, the Planning and Zoning Commission reviewed the applicant's request for a one (1) year, one (1) time extension of S-161 [*Ordinance No. 17-07*]. This Specific Use Permit (SUP) allows for a residence hotel on the subject property, which is a three (3)-acre tract of land located at the northeast corner of the intersection of Greencrest Boulevard and the IH-30 Frontage Road. This motion passed by a vote of 5-0 with Commissioners Fishman and Chodun absent. The SUP was originally approved by the City Council on February 6, 2017 [*Case No. Z2016-045*].

On March 20, 2017, the City Council approved a text amendment to Section 4, *Specific Use Permits (SUP)*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC). The text amendment established requirements and procedures for Specific Use Permits (SUP) to prevent future inactive entitlements from accruing throughout the city once the SUP was approved. This has been accomplished by establishing abandonment, expiration, and revocation procedures of the SUP for certain conditions as outlined in Section 4.4, of Article IV, of the UDC. The text amendment also established the ability of a property owner to request a one (1) time extension of the SUP for a period not to exceed one (1) year.

The applicant, Thomas E. Kirkland of *TEKMAK Development*, is requesting a one (1) time extension of the SUP [*Ord. No. 17-07; SUP No. S-161*], after learning of the impending expiration of his current SUP. Accordingly, *Sec. 4.5*, of *Article IV*, *Permissible Uses*, of the *Unified Development Code* states:

> *Sec. 4.5. - Extension of a specific use permit (SUP).*
>
> *Upon recommendation from the Planning and Zoning Commission, the City Council may grant a one (1) time extension to the expiration requirements stated above for a period not to exceed one (1) year. To apply for an extension a property owner shall file a written request with the Director of Planning or his designee at least ninety (90) days prior to the expiration date. Extension requests shall not require a public hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a SUP.*

The applicant has provided a letter of request outlining the purpose for the extension of the SUP. It should be noted that approval of a one (1) time extension of a time period up to one (1) year for a SUP is discretionary upon the City Council. Staff will be available to answer questions at the meeting.

TEKMAK DEVELOPMENT

February 5, 2018

Mr. Ryan C. Miller, AICP
Director of Planning & Zoning
Planning & Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Re: Ordinance No. 17-07; Special Use Permit No. S-161 ("SUP")

Dear Ryan,

I understand that the above referenced SUP has an expiration date of one (1) year from issuance as the result of an ordinance passed by the City Council following the issuance of our SUP. That being the case, I would request a one-time extension of one (1) year to allow us time to continue the development process for this site. Although I have confidence we will not need the full year, I am requesting that amount of time to cover any unforeseen issues.

Please know that we have been actively working on this development over the past year, including going through the Marriott franchise process which takes time. I am happy to report that the franchise has been approved and that we have paid the $50,000 franchise fee. In addition, we have signed up our architectural design team, including FC Cuny Company, to prepare the necessary civil plans and assist us through the various applications and filings with the City.

At TEKMAK we have a history of developing first rate hotel projects, as I hope you have seen firsthand with our Springhill Suites by Marriott on Lakefront Trail. As a Company we pride ourselves on our attention to detail with custom finishes and features that set apart our developments and make them award winning and successful.

10000 North Central Expressway, Suite 400 • Dallas, TX 75231 • T 214.890.9225 • F 214.890.1355
www.tekmakdevelopment.com

501

We welcome the opportunity to meet with you, Planning & Zoning and City Council concerning this request. Thank you for your consideration.

Very truly yours,

Thomas E. Kirkland
President/CEO

502

TEKMAK
DEVELOPMENT

February 5, 2018

Mr. Ryan C. Miller, AICP
Director of Planning & Zoning
Planning & Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

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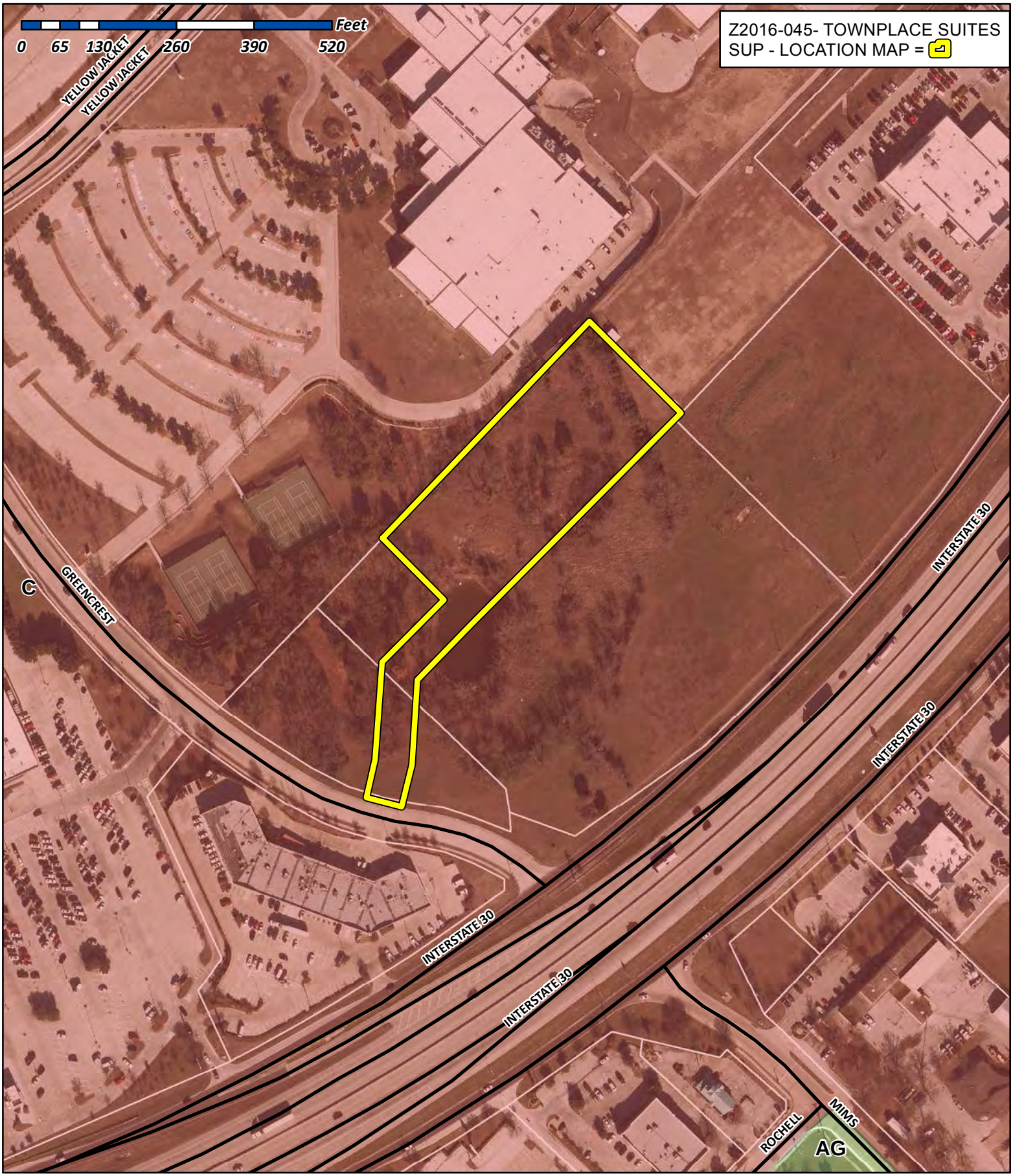
Very truly yours,

Thomas E. Kirkland
President/CEO



City of Rockwall

Planning & Zoning Department
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CITY OF ROCKWALL

ORDINANCE NO. 17-07

SPECIFIC USE PERMIT NO. S-161

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESIDENCE HOTEL IN A COMMERCIAL (C) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT, ON A 3.0-ACRE PORTION OF A LARGER 8.613-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACT 4 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, AND LOT 1, BLOCK B, GOLDENCREST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Tom Kirkland of TEKMAK Development on behalf of the owner Randall Noe of Rockwall Rental Properties for the approval of a Specific Use Permit (SUP) to allow for a *Residence Hotel* in a Commercial (C) District on a 3-acre tract of land of a larger 8.613-acre tract of land being described as tract 4 of the J.D. McFarland Survey Abstract No. 145 and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *residence hotel* within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial District; Section 6.6, IH-30 Overlay (IH-30 OV) District of Article V, District Development Standards,* Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

1) The building shall generally conform to the concept plan and building elevations, depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance.

2) The building shall not exceed 60-feet in height;

3) The Specific Use Permit (SUP) is subject to review by the City Council upon change of ownership.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF FEBRUARY, 2017.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 01-17-2017

2nd Reading: 02-06-2017

Exhibit 'A':
Legal Description

DESCRIPTION

Being a part of the 14.45 acre tract of land as described in a warranty deed from Bayoud Family Trust Limited Partnership to Rockwall Rental Properties, LP. dated June 27, 2005 and being recorded in Volume 4076, page 48 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron rod for corner at the West corner of a 1.79 acre tract of land as described in a warranty deed from Bayoud Family Limited Partnership to Rockwall Independent School District, as recorded in Volume 1865, Page 95 of the Real Property Records of Rockwall County, Texas;

Thence South 44 degrees 16 minutes 15 seconds East a distance of 200.00 feet to a ½" iron rod found for corner;

Thence South 45 degrees 22 minutes 14 seconds West a distance of 636.74 feet to a point for corner;

Thence South 06 degrees 32 minutes 30 section West a distance of 130.97 feet to a point for corner in the curving Northwest right of way line of Greencrest Boulevard;

Thence along the curving right of way line of Greencrest Boulevard a central angle of 23 degrees 57 minutes 39 seconds a radius of 415 feet, a tangent of 88.06 feet a chord of North 70 degrees 00 minutes 09 seconds West 60.01 feet, an arc distance of 60.09 feet to a point founds for corner;

Thence North 15 degrees 53 minutes 23 seconds East a distance of 66.59 feet to a point for corner;

Thence North 06 degrees 32 minutes 30 seconds East a distance of 147.21 feet to a point for corner;

Thence North 45 degrees 22 minutes 14 seconds East a distance of 157.96 feet to a point for corner;

Thence North 44 degrees 37 minutes 46 seconds West a distance of 141.45 feet to a point for corner along the Southern boundary of the Rockwall High School Addition, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slides 147 and 148 of the Plat Records of Rockwall County, Texas;

Thence North 45 degrees 11 minutes 57 seconds East a distance of 124.73 feet to a point for corner;

Thence North 45 degrees 32 minutes 05 seconds East a distance of 374.14 feet to a point for corner;

Thence North 63 degrees 26 minutes 35 seconds East a distance of 2.42 feet to the **POINT OF BEGINNING** and containing 122,145 square feet or 2.80 acres of land.

Exhibit 'B':
Site Plan

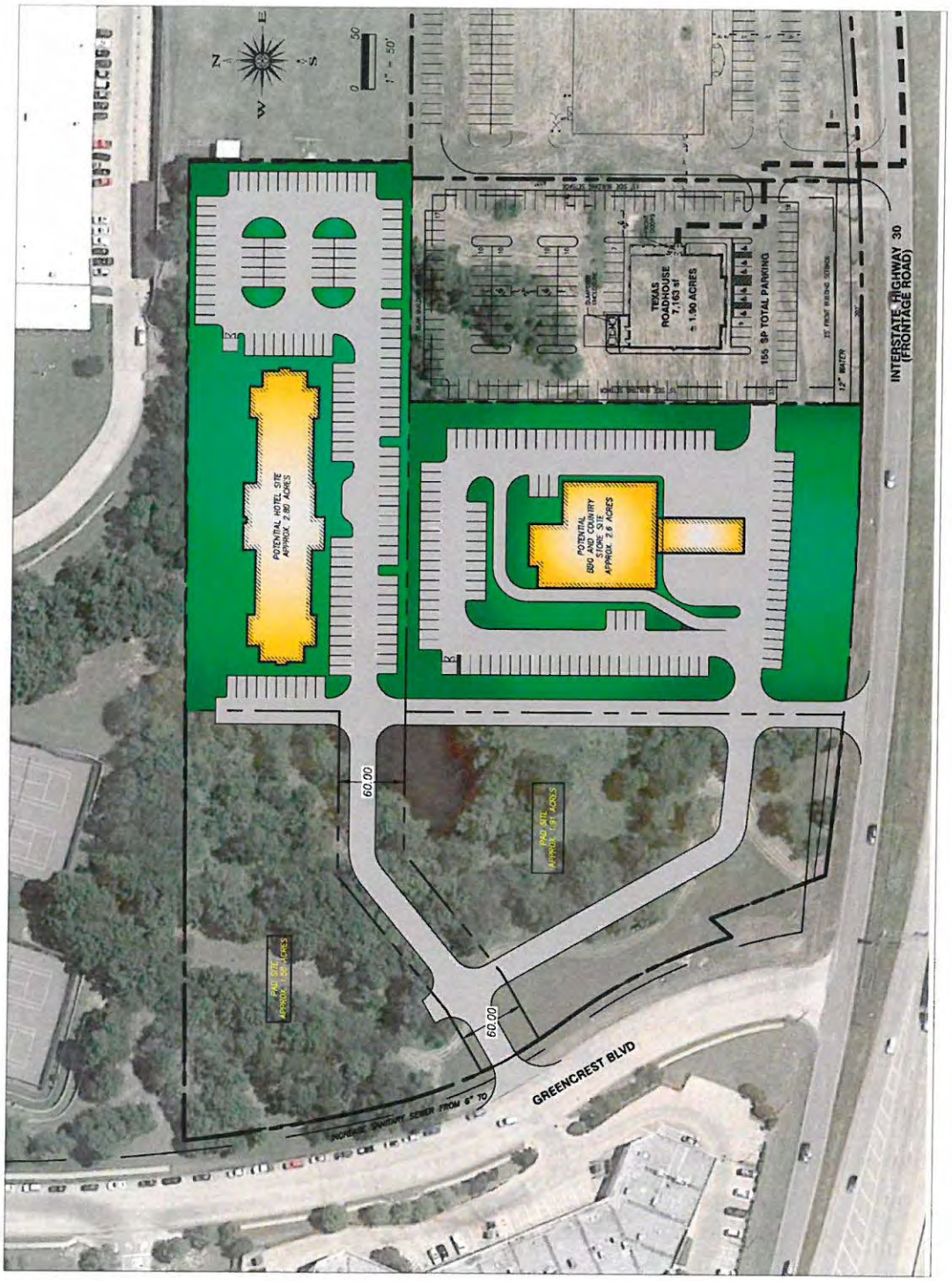

Exhibit 'C':
Building Elevations



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511

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: February 19, 2018

SUBJECT: *Variance Request for PD-85*

On October 16, 2017, the City Council approved Planned Development District 85 (PD-85) establishing zoning for a 37.932-acre tract of land composed of two (2) separate tracts of land that are situated at the northeast and northwest corners of the intersection of John King Boulevard and SH-66. On the northwest side of the intersection is a 9.894-acre tract of land (*i.e. Tract 1*) and on the northeast side of the intersection is a 28.011-acre tract of land (*i.e. Tract 2*). Upon approval of the zoning *Tract 1* was designated for General Retail (GR) District land uses and *Tract 2* was designated for an age restricted senior living community -- *setup in a condominium regime (i.e. all single family homes will be constructed on a single condominium lot)* -- subject to Single Family 7 (SF-7) District land uses. The proposed age restricted, senior living community was planned to consist of 84-89 single-family homes. On January 16, 2018, the City Council approved a preliminary plat for the condominium lot on *Tract 2*.

On February 6, 2018, the applicant of these cases (*i.e. John Delin of Integrity Groups*) contacted staff to notify them that the title company had missed locating a 30' North Texas Municipal Water District (NTMWD) easement on the survey that runs parallel to SH-66. This easement conflicts with the landscape and hardscape requirements approved with PD-85 [*Section F(2)(a), Exhibit 'C'; Ordinance No. 17-55*], which state, "(a) minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-66 … and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination there of … (i)n addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet." Specifically, the NTMWD has told the applicant that no trees are to be planted within the easement. In addition, PD-85 [*Section E, Exhibit 'C'; Ordinance No. 17-55*] requires that the applicant construct a six (6) foot wrought iron fence with masonry columns a maximum of 45-feet on center. The NTMWD has stated that the masonry columns would not be permitted to be constructed within the easement; however the six (6) wrought iron fence maybe permitted to be constructed within the easement pending approval of the proposed location of the fence by the NTMWD. As of the date of this memorandum, the NTMWD has not granted approval of the fence location. Staff should also note that the easement may reduce the number of units that the applicant can provide on the property.

In response to these developments, the applicant is requesting that the City Council grant variances to the landscape, hardscape and fencing requirements in accordance with the variance procedures outlined in PD-85. These requirements state, "(t)he variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to this ordinance." [*Section N, Exhibit 'C'; Ordinance No. 17-55*] This would translate to the following:

1) *Landscape and Hardscape Requirements*. The landscape and hardscape requirements were inserted into the ordinance in accordance with the SH-66 Overlay (SH-66 OV) District. The variance procedures for this district require that any variance to the overlay district requirements be subject to a three-quarter (¾) majority vote of all City Council members present for approval of the request, with a minimum of four (4) affirmative votes.

2) *Fencing Requirements*. The fencing requirements were inserted in accordance with the typical *Planned Development District* standards contained in Article X, *Planned Development Regulations*, of the Unified Development Code. This section states that all variances shall be subject to the *Criteria for Granting Special Exceptions* contained is Section 8.5 of Article II, *Authority and Administrative Procedures*, of the Unified Development Code. This means that the variance to the fence requirements will require a simple majority vote of all City Council members present.

In lieu of conforming to the landscaping requirements in PD-85, the applicant has submitted an alternative landscape plan showing a three (3) foot berm and increased shrub and ground cover planting. In addition, the applicant has indicated two (2) possible alternatives for the fence location and construction: (1) the fence be located within the easement without the masonry columns (*i.e. not in conformance with PD-85*), and (2) the fence be located outside of the easement with the masonry columns (*i.e. in conformance with PD-85*). The applicant's letter (*contained in the attached packet*) states a preference for *Option 1* due to the separation of the fence from the back of the proposed homes (*see attached alternative landscape plan for a depiction of the two [2] proposed fence locations*).

In evaluating variance requests, the City Council is asked to review the request to establish if there is a unique or extraordinary condition that would constitute a hardship or that would prohibit an applicant from conforming to the requirements of the zoning. In this case, the applicant was not aware of the easement until after the zoning and preliminary plat were approved, and had the intent of complying with the ordinance at the time of adoption. The applicant's situation may constitute a hardship; however, variance requests are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission. On February 13, 2018, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend approval of the variances by a vote of 5-0, with Commissioners Fishman and Chodun absent. Should the City Council have any questions concerning the request the applicant and staff will be available at the February 19, 2018 City Council meeting.

513

From:	John Delin
To:	Miller, Ryan
Subject:	Ladera Rockwall Hwy 66 Landscape
Date:	Tuesday, February 06, 2018 1:33:09 PM
Attachments:	image001.jpg 17191SUR (08-15-17).pdf 17191SUR (01-26-18).pdf 2018.02.06 SOUTH BERM SCREENING COLOR.PDF
Importance:	High

Ryan,

Last week it was brought to our attention the Title Co in our purchase transaction left off the Easement for North Texas Municipal Water District. This is a 30' easement (see attached before and after surveys) which runs parallel to Hwy 66 from the property line North towards our homes. This is a major miss by the Title Abstract and is causing major issues and also conflicts with the Landscape requirements for Hwy 66.

Also Attached you will find a proposed alternate to the landscape requirement. It features removing the trees and instead berming 3-4' in height, the 30' easement along with the planting of shrubs and other "grass plants" to create what we believe will be a viable alternate. NTMWD will not allow ANY trees in their easement, however they will allow plants. Additionally you will note that the wrought iron fence we proposed with Stone Columns cannot be allowed in the easement. We believe (waiting for their approval) they will allow wrought iron fence without stone columns. So we are proposing 2 fence items. The first and best choice would be to allow the fence without columns in the easement. The 2nd and worse choice would be to move the fence to the North Easement line with Stone Columns. We believe this would be visually VERY unappealing due to the fences proximity to the homes.

Thank you for getting these on the calendars for P&Z and Council that we discussed and let me know if you need any additional information.

Best,

John Delin
817.252.4281 **D**
817.919.8111 **C**
john@integritygroups.com

IntegrityGroups.com | LaderaTexas.com
361 W Byron Nelson Blvd Ste. 104, Roanoke, TX 76262
Main Office (817) 430-3318

Integrity-Group-Logo-EMAIL

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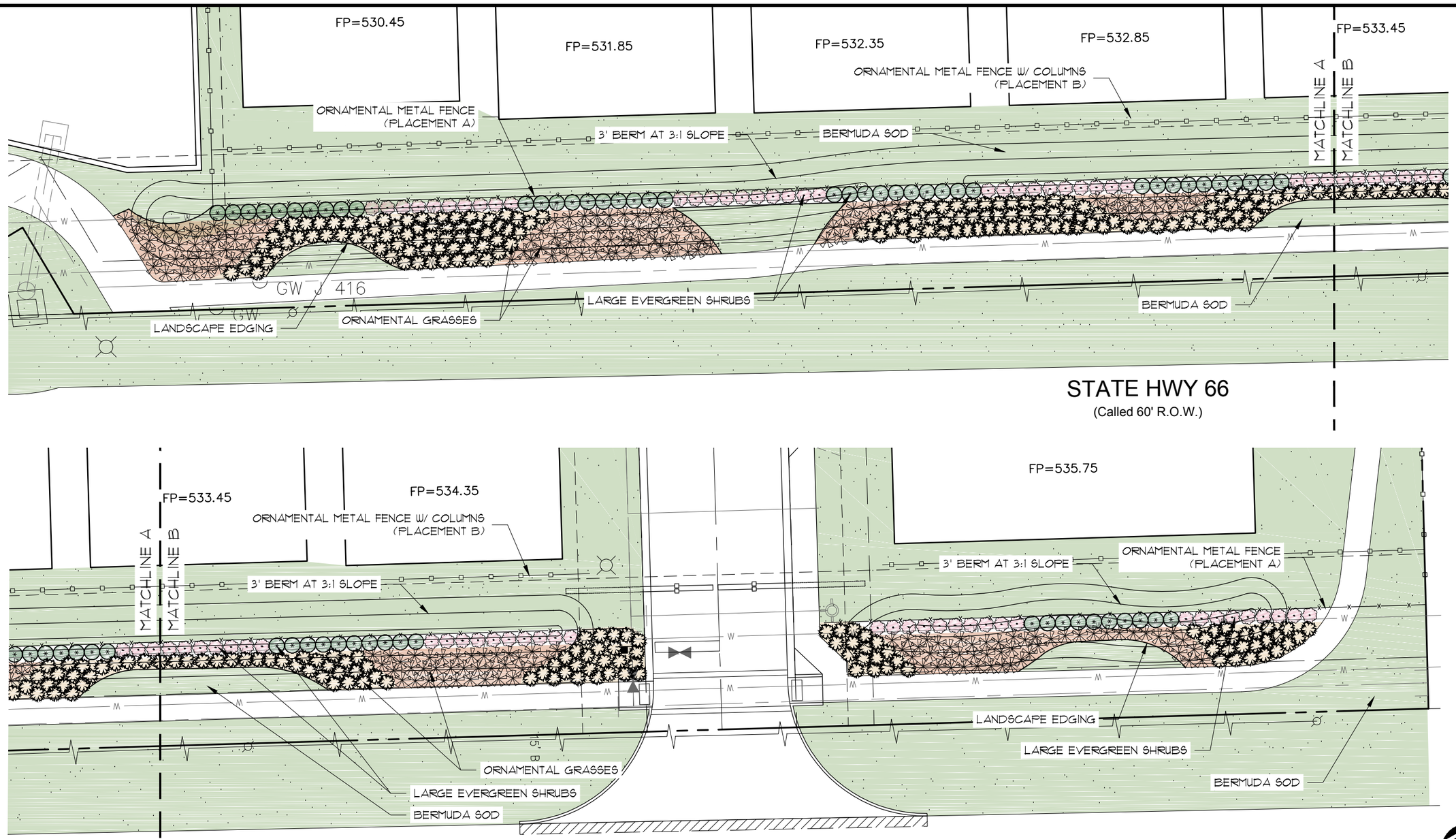

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CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700
www.gacon.com P:972.436.9712 (Lewisville) / 940.240.1012 (Argyle)

South Property Screening
Ladera Rockwall

City of Rockwall
Denton County, TexaS

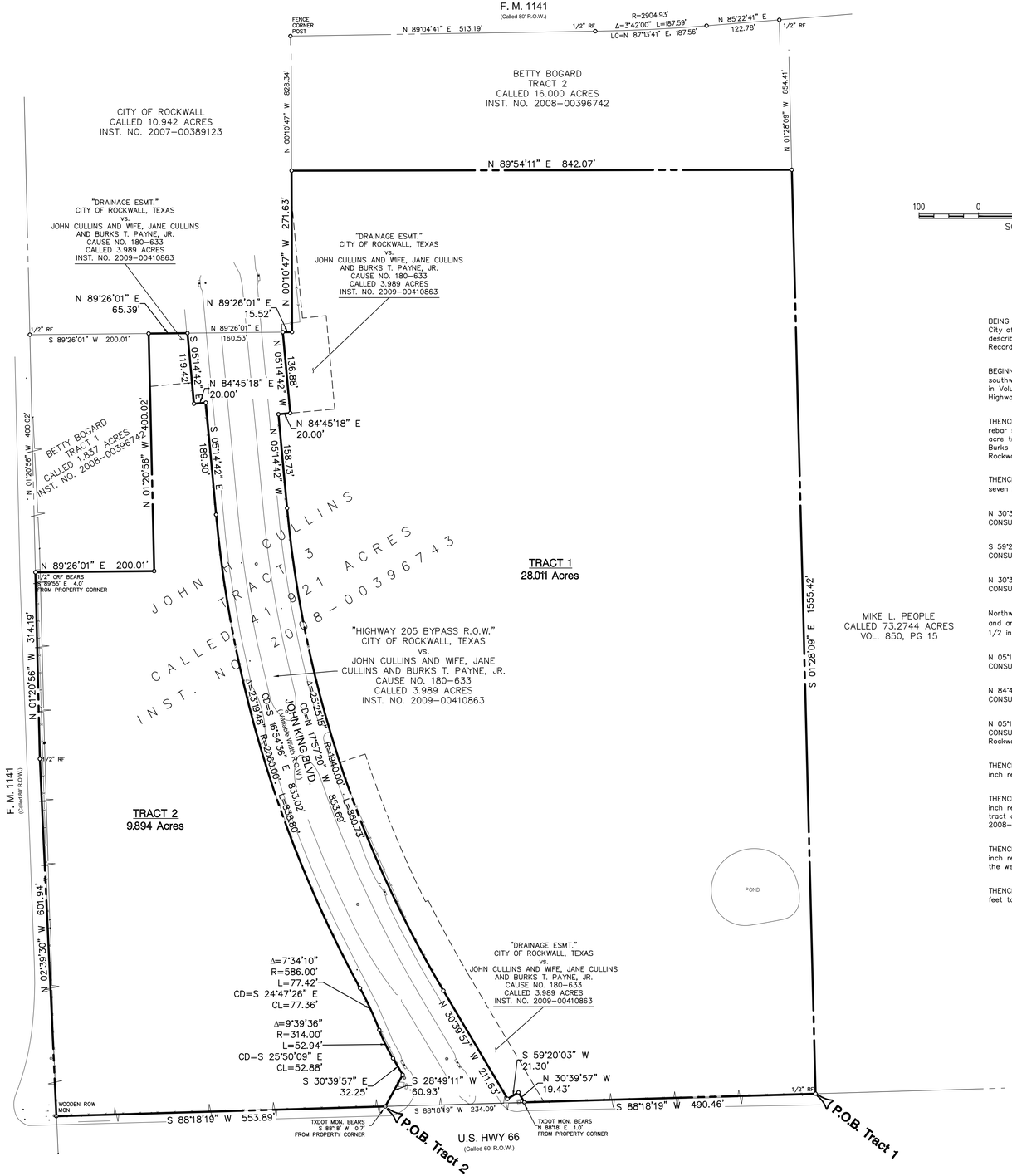
20 0 20 40 60 Feet

G&A Job No. 17191 Date: February 6, 2018 By: VC

Z:\2017\17191\Drawings\Concept\2018.02.05 SOUTH BERM SCREENING.dwg

This concept plan is intended for conceptual developmental use and shall not be interpreted as an official or submitted document. All aerial and map images were attained from best available information. This plan is subject to change.

515



100 0 100 200 300 Feet

SCALE: 1"=100'

LEGAL DESCRIPTION
Tract 1
28.011 acres
M. B. Jones Survey, Abstract No. 122
City of Rockwall
Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.

LEGAL DESCRIPTION
Tract 2
9.894 acres
M. B. Jones Survey, Abstract No. 122
City of Rockwall
Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar found;

THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 28°49'11" W, a distance of 32.25 feet to the POINT OF BEGINNIGN and containing approximately 9.894 acres of land.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

W. THAD MURLEY III, RPLS 5802 8/15/17

SURVEY PLAT
37.905 Acres
in the
M. B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LEGEND		
RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
G&A	=	G&A CONSULTANTS, INC.
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83..
2. This survey was performed without the benefit of a current title policy.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A Consultants.
5. All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.
6. All improvements are not shown.

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: TM DATE: 07/20/17 SCALE: 1"=100' JOB. No. 17191

File: Z:\2017\17191\Drawing\Survey\17191SUR
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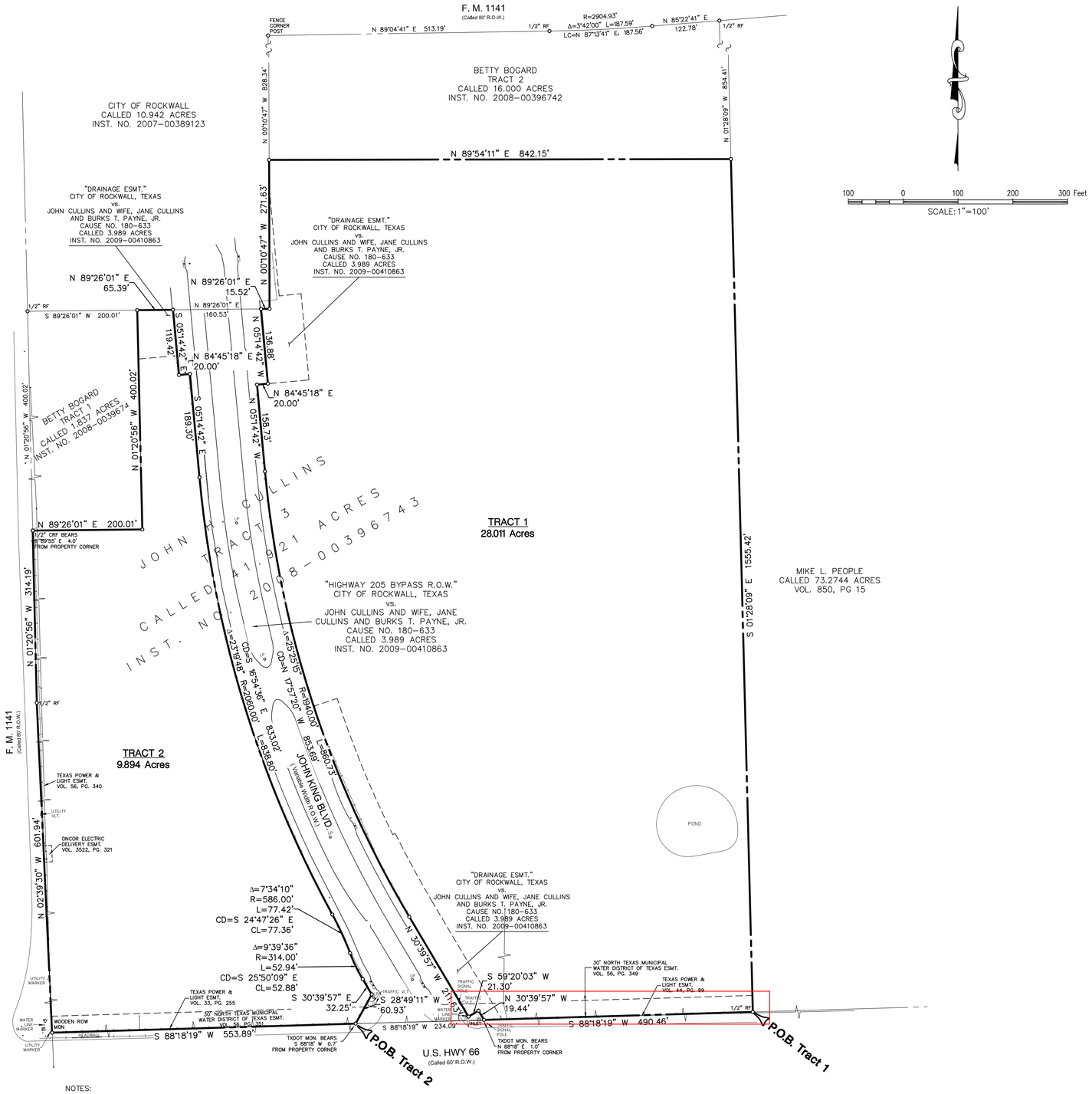

LEGAL DESCRIPTION
Tract 1
28.011 acres
B. Jones Survey, Abstract No. 122
City of Rockwall
Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.

Tract 2
9.894 acres
B. Jones Survey, Abstract No. 122
City of Rockwall
Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar found;

THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 28°49'11" W, a distance of 60.93 feet to the POINT OF BEGINNIGN and containing approximately 9.894 acres of land.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

W. THAD MURLEY III, RPLS 5802 1/26/18

LEGEND		
RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
G&A	=	G&A CONSULTANTS, INC.
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83..

2. This survey was prepared in connection with the real estate transaction related to Republic Title, G.F. No, 1002-225611-RTT, and G.F. No. 1002-225512-RTT effective October 25, 2017. Any other use thereof is prohibited.

3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

4. No flood zone area analysis has been performed on the subject property G&A Consultants.

5. All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.

6. All improvements are not shown.

SURVEY PLAT
37.905 Acres
in the
M. B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Revisions:
01/26/18 – ADD ESMT

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: TM DATE: 07/20/17 SCALE: 1"=100' JOB. No. 17191

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Plotted: 1/26/2018 1:58 PM, by Thad Murley Saved: 1/26/2018 1:50 PM, by Thad



LEGAL DESCRIPTION
Tract 1 28.011 acres
M.B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122
City of Rockwall
Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743,Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the northline of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 , being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:
N 30°39'57" W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", , and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS"; ;

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

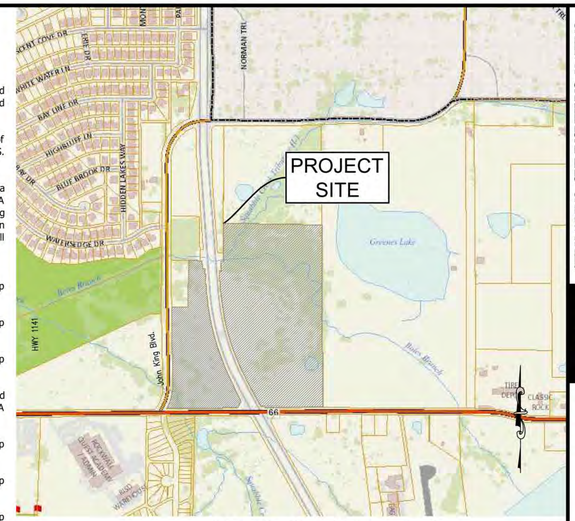
N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof; G&A CONSULTANTS", being the southeast corner thereof; , being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre G&A CONSULTANTS", being the southwest corner of a 16.000 acre , being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in G&A CONSULTANTS", being the southeast corner thereof and being in , being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.



HWY 66 **Vicinity Map Not To Scale**

Site Data Summary

Item	Total	% of Total
Acreage of Proposed Site	28.011 Acres	100%
Flood Plain Acreage	7.821 Acres	27.92%
Open Space Acreage	12.8 Acres*	45.80%
Total Number of Dwelling Units by Type**		
Unit 1: 44.5'x80'	13	
Unit 2: 42'x77'	33	
Unit 3: 42'x68'	17	
Unit 4: 54'x60'	14	
Unit 5: 64'x50'	7	
Total Units***:	84	
Minimum Dwelling Unit Size:	1,600 SF	
Minimum Open Space:	38%	
Maximum Lot Density:	3.2 DU/Acre	
Maximum Height:	35'	
Setbacks:		
Front:	15'	
Side:	6' between units	
Rear:	20' between units	

* Excludes 50% of the total Flood Plain Area
** Unit breakdown subject to change based on homeowner preference
*** Total units may increase but not more than maximum density allows

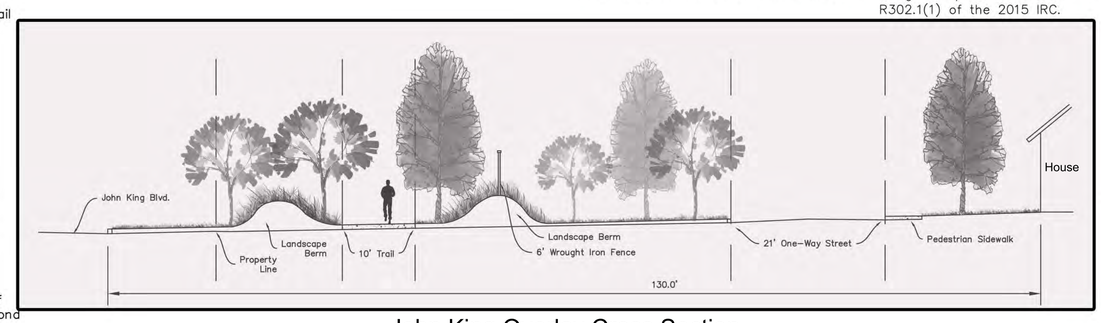
1. Ladera Rockwall shall be completed in one phase.

2. The Ladera HOA shall be responsible for the maintenance of all yards, open space, and landscape.

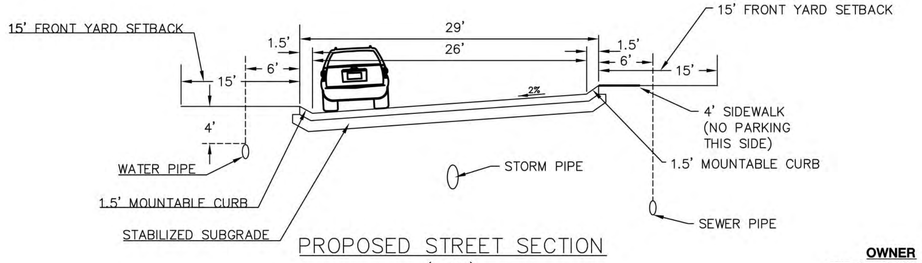
3. On-street parking shall be defined as parallel parking on one side of the street, as shown in the street section below. Off-street parking shall be defined as parking in residential driveways, garages or head-in parking spaces along the streets.

4. Masonry columns at a minimum spacing of 45' are only required along John King and U.S. Hwy 66.

5. UL #U356, 1-hour rated exterior wall assemblies used design complies with Table R302.1(1) of the 2015 IRC.



John King Overlay Cross Section



PROPOSED STREET SECTION
(NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK

OWNER
775 JEFF BOYD RD
ROCKWALL, TX 75032
Contact: JANE CULLINS

DEVELOPER
INTEGRITY GROUP, LLC
2565 STRADER RD
JUSTIN, TX 16247
Ph. 817.430.3318
Contact: JOHN DELIN

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste.2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
28.011 Acres
in the
M.B. JONES SURVEY, ABSTRACT NO. 122
ROCKWALL
ROCKWALL COUNTY, TEXAS

EXHIBIT B
CONCEPT PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. G&A CONSULTANTS, F-1798 ROBERT JOHN DOLLAK, JR., P.E. #86898 DATE 9/20/2017

Drawn By: PF
Date: 8/18/2017
Scale: 1"=80'
Revisions:
09/05/17
09/15/17
09/20/17

17191

CP

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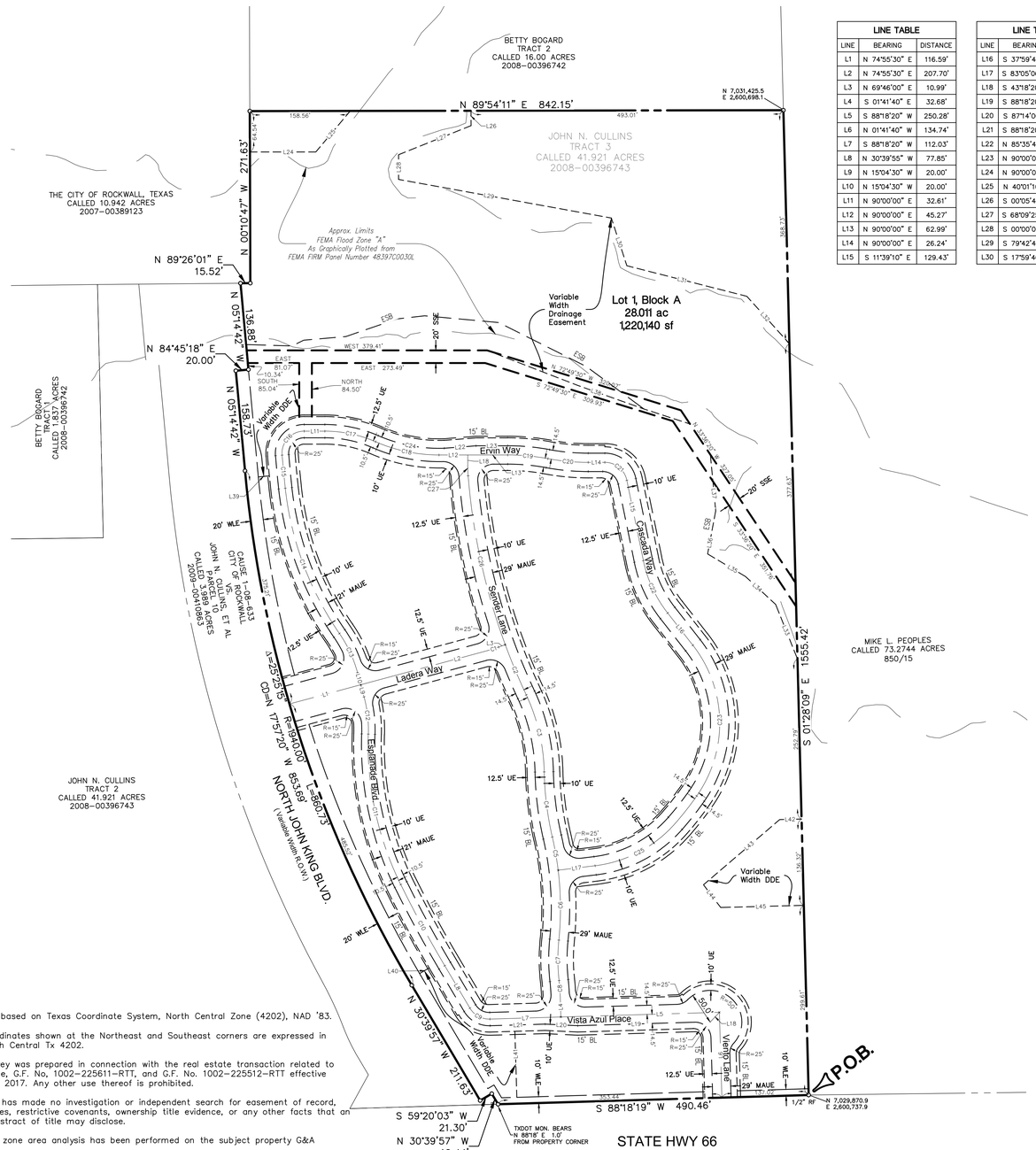
518



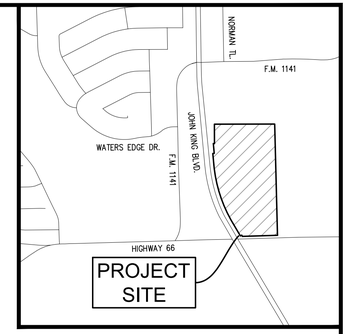
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°55'30" E	116.59'
L2	N 74°55'30" E	207.70'
L3	N 69°46'00" E	10.99'
L4	S 01°41'40" E	32.68'
L5	S 88°18'20" W	250.28'
L6	N 01°41'40" W	134.74'
L7	S 88°18'20" W	112.03'
L8	N 30°39'55" W	77.85'
L9	N 15°04'30" W	20.00'
L10	N 15°04'30" W	20.00'
L11	N 90°00'00" E	32.61'
L12	N 90°00'00" E	45.27'
L13	N 90°00'00" E	62.99'
L14	N 90°00'00" E	26.24'
L15	S 11°39'10" E	129.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	S 37°59'40" E	64.63'
L17	S 83°05'06" W	58.72'
L18	S 43°18'20" W	21.21'
L19	S 88°18'20" W	184.57'
L20	S 87°14'00" E	51.43'
L21	S 88°18'20" W	86.98'
L22	N 85°35'40" E	50.16'
L23	N 90°00'00" E	49.86'
L24	N 90°00'00" E	103.94'
L25	N 40°01'10" E	84.62'
L26	S 00°05'49" E	23.54'
L27	S 68°09'25" W	123.26'
L28	S 00°00'00" E	39.04'
L29	S 79°42'45" E	341.31'
L30	S 17°59'40" E	79.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S 75°41'50" E	195.47'
L32	S 41°54'50" E	100.50'
L33	N 21°48'55" W	92.83'
L34	N 47°10'42" W	64.65'
L35	N 59°12'12" W	69.77'
L36	N 10°39'48" E	69.16'
L37	N 05°25'14" W	89.11'
L38	N 70°23'23" W	111.15'
L39	N 84°24'45" E	17.50'
L40	N 59°37'10" E	17.50'
L41	N 01°41'40" W	104.24'
L42	S 88°31'51" W	34.63'
L43	S 49°26'00" W	158.25'
L44	S 37°10'45" E	44.97'
L45	N 88°31'51" E	131.19'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'
C2	1000.00'	4°55'30"	85.96'	S 22°41'45" E, 85.93'
C3	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C4	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C5	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C6	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C7	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C8	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C9	35.50'	61°01'45"	37.81'	S 61°10'47" E, 36.05'
C10	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'
C11	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C12	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
C13	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C14	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C15	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C16	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C17	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C18	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C19	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C20	350.00'	10°27'46"	63.91'	S 84°46'07" E, 63.82'
C21	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C22	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C23	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C24	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C25	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C26	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'



NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.

2. The coordinates shown at the Northeast and Southeast corners are expressed in NAD83 North Central Tx 4202.

3. This survey was prepared in connection with the real estate transaction related to Republic Title, G.F. No, 1002-225611-RTT, and G.F. No. 1002-225512-RTT effective October 25, 2017. Any other use thereof is prohibited.

4. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

5. No flood zone area analysis has been performed on the subject property G&A Consultants.

6. All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.

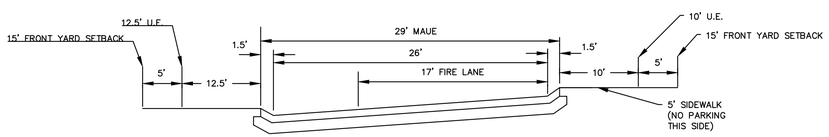
7. Refer to Typical Street Section for fire lane information.

8. HOA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.

9. HOA is to maintain flood plain/ drainage easement.

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
MAE	=	MUTUAL ACCESS EASEMENT
MAUE	=	MUTUAL ACCESS & UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
LS	=	LANDSCAPE
DDE	=	DRAINAGE & DETENTION EASEMENT
ESB	=	EROSION HAZADROUS SETBACK



TYPICAL STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK

LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS We, RW Ladera, LLC, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Preliminary Plat designating the same as Ladera Rockwall, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 2018.

_____
John Delin, Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared Pat O'Brien, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

_____
Notary Public

My commission expires the _____ day of _____, 2018.

100 0 100 200 300 Feet
SCALE: 1"=100'

Recommended for Preliminary Approval

_____ _____
Chairman, Planning & Zoning Commission Date

Approved for preparation of Final Plat

_____ _____
Mayor, City of Rockwall, Texas Date

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 1/3/18

_____
W. Thad Murley III
Texas Registration No. 5802

PRELIMINARY PLAT
Lot 1, Block A
LADERA ROCKWALL
28.011 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: CC DATE: 12/14/2017 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2017-068

File: J:\2017\1791\Drawings\Prelim Plat\1791 PP BASE
Plotted: 1/3/2018 9:17 AM, by Michael Durell Sheet: 1/1/2018 8:52 AM, by Michael

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **February 14, 2018**

SUBJECT: **Action Item Re: Parks Budget Amendment**

This Action Item has been included on the Mon., Feb. 19 city council meeting agenda at the request of Councilmember Lewis.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **January 29, 2018**

SUBJECT: **Municipal Separate Storm Sewer System Permit**
Storm Water Management Ordinance

All cities in the State of Texas are required to obtain a storm water pollution permit through the Texas Commission of Environmental Qualities (TCEQ). The purpose of the permit is to reduce pollutants in our storm water caused by construction activities, dumping chemicals/other hazard waste materials in our storm sewer systems and many other man-made causes. A Phase Two Municipal Separate Storm Sewer System (MS4) Permit was originally issued to the City of Rockwall on August 13, 2007 and recently renewed on December 13, 2013. As a requirement of the permit, five municipal programs must be addressed. Those five programs included (1) Public Education, Outreach and Public Involvement, (2) Illicit Discharge Detection and Elimination, (3) Construction Site Storm Water Run-off Control, (4) Post-Construction Storm Water Management in New Developments and/or Re-Developments and (5) Pollution Prevention and Good Housekeeping for Municipal Operations. These five areas are explained a little more in detail in the attached document.

Per the City of Rockwall MS4 Permit, the City shall adopt a Storm Water Management Ordinance to address compliance to the five programs within the permit before the end of the 2018 permit year. A draft Storm Water Ordinance is attached for management and council review. Staff requests City Council consider adoption of the Storm Water Management Ordinance and take any action necessary.

AW:jw

Attachment
Cc:
Mary Smith, Assistant City Manager
Jeremy White, P.E., CFM, Civil Engineer
Sarah Hager, EIT, Civil Engineer
File

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CITY OF ROCKWALL

ORDINANCE NO. 18-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES IN CHAPTER 44. UTILITIES BY CREATING A NEW ARTICLE - ARTICLE VI - TO ADOPT STORM WATER MANAGEMENT REGULATIONS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, all cities in the State of Texas are required to obtain a storm water pollution permit through the Texas Commission of Environmental Qualities (TCEQ) for the purpose of reducing pollutants in our storm water caused by construction activities, dumping chemicals/other hazard waste materials in our storm sewer systems and many other man-made causes; and

WHEREAS, a Phase Two Municipal Separate Storm Sewer System (MS4) Permit was originally issued to the City of Rockwall on August 13, 2007 and subsequently renewed on December 13, 2013; and

WHEREAS, in order to comply with the City of Rockwall MS4 Permit, the City must adopt a Storm Water Management Ordinance to address compliance to the five prescribed programs within the permit before the end of the 2018 permit year.

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

Section 1. That the Rockwall Code of Ordinances is hereby amended so as to add a new article within Chapter 44. Utilities for the purpose of adopting storm water management regulations for the city, which shall hereby read as follows:

ARTICLE VI. STORM WATER MANAGEMENT

DIVISION 1. - GENERALLY

Sec. 44-439. - Title.

This article shall be known as the "storm water management ordinance" of the City of Rockwall, Texas.

Sec. 44-440. - Purpose.

The purpose and objectives of this article are as follows:

(a) To protect human life, health, and property;

(b) Minimize the expenditure of public funds for building and maintaining flood control and storm drainage projects and cleaning sediment out of storm drains, streets, sidewalks and watercourses;

(c) To preserve the natural beauty and aesthetics of the community;

(d) To maintain and improve the quality of surface water within the City;

(e) To regulate the contribution of pollutants and prohibit illicit connections to the municipal separate storm sewer system (MS4) and natural waters within the City;

(f) To promote public awareness of the hazards involved in the improper discharge of hazardous substances, petroleum products, household hazardous waste, industrial waste, sediment from construction sites, pesticides, herbicides, fertilizers, and other contaminants into the storm sewers and natural waters of the City;

(g) To encourage recycling of used motor oil and safe disposal of other hazardous consumer products; and

(h) To enable the City to comply with all federal and state laws and regulations applicable to storm water discharges.

Sec. 44-441. - Conflicts.

No provision of this article is intended to, nor shall any part hereof be construed, so as to modify, repeal or conflict with any other ordinance, rule, regulation or state or federal law including the Texas Water Code. The requirements of this article are in addition to the requirements of any other ordinance, rule, regulation, or other provision of law, and where any provision of this article imposes restrictions different from those imposed by any other ordinance, rule, regulation, or other provision of law, whichever provision is more restrictive or imposes higher protective standards for human health or the environment shall control.

Sec. 44-442. - Administration.

Except as otherwise provided herein, the City Manager shall administer, implement and enforce the provisions of this article. For public works construction projects that are administered, performed, contracted, or funded (in whole or in part) by the City, the City Manager or duly appointed representative of the City department that is administering, performing, or contracting for the construction project shall implement and enforce the provisions of this article. The City Manager or duly appointed representative of each City department shall also implement and enforce the provisions of this article for all municipal operations under such person's direction.

Sec. 44-443. - Interpretation.

In the interpretation and application of this article, all provisions shall be:

(a) Considered minimum requirements; and

(b) Deemed neither to limit nor repeal any other powers granted under state statutes.

Sec. 44-444. - Application.

This article shall apply to the incorporated limits and extraterritorial subdivision jurisdiction of the City.

Sec. 44-445. - Responsibility.

The standards set forth herein and promulgated pursuant to this article are minimum standards; therefore this article does not intend or imply that compliance by any person will ensure that there will be no contamination, pollution, or unauthorized discharge of pollutants.

Sec. 44-446. - Definitions.

The following words and terms shall have the respective meanings assigned. Where words or terms are not defined, they shall have their ordinary accepted meaning within the context with which they are used. Words in the singular include the plural and the singular. Words in the masculine gender include the feminine, and the feminine the masculine.

Agricultural storm water runoff means storm discharge from agricultural land that results from natural precipitation.

Appeal means a request for review or interpretation of any provisions of this article or a request of a variance.

Best management practices or *BMP* means schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of Waters of the United States. BMPs also include treatment requirements, operating procedures, and practices to control construction site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

Capital improvement project means any construction performed or funded in whole or part by the City that provides improvements on a property or public facility to increase its value.

CFR means Code of Federal Regulations.

Channel means a natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

Charity car wash means a car washing event typically associated with fund raising for a school, a sports association or any other youth organization or charity. These washes are generally temporary in nature, usually lasting two (2) days or less.

City means the City of Rockwall, Texas.

City council means the governing body of the City.

City Manager means the chief executive officer of the City, or designee.

Commencement of construction means the initial disturbance of soils associated with clearing, grading, excavating, landfilling, and other construction activities.

Commercial means activity pertaining to any business, trade, industry, or other activity engaged in for profit.

Common plan of development means a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under one (1) plan.

Construction means any land disturbing activity that involves clearing, tree removal, grading, excavation, landfilling, or other placement, movement, removal, or disposal of soil, rock, or other earth materials.

Contaminated means containing a harmful quantity of any substance.

Detention means the temporary storage of storm water runoff with the goals of controlling peak discharge rates and providing gravity settling of pollutants.

Detention basin means a basin or alternative structure designed for the purpose of temporary storage of stream flow or surface water runoff and provides a gradual release of stored water at controlled rates.

Developer means the person, business, partnership, corporation, or association responsible for the development of a subdivision, addition or tract of land.

Development means the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, dredging, filling, grading, paving, excavation, drilling operations clearing, landfill or land disturbance; or any change in use, or alteration or extension of the use, of land.

Director means any City department representative, or designated representative authorized by the City Manager to administer, implement and enforce the provisions of this article.

Discharge means introduction of any pollutant or storm water into the municipal separate storm sewer system (MS4) or into Waters of the United States.

Disturbance means any operation or activity, such as clearing, tree removal, grubbing, filling, excavating, mining, cutting, grading, or removing channel linings, which results in the removal or destruction of protective cover of soil, including vegetative cover, channel linings, retaining walls, and slope protection.

Disturbed areas means any area or tract of land in which any operation or activity, such as clearing, grubbing, filling, excavating, mining, cutting, grading, or removing channel linings has occurred and results in the removal or destruction of protective cover of soil, including vegetative cover, channel linings, retaining walls, and slope protection.

Domestic sewage means discharges of liquid waste matter from homes, apartment complexes, office buildings, hospitals, medical offices and/or institutions that contain pathogens and byproducts that are harmful to humans and the environment.

Environmental Protection Agency or *EPA* means the United States Environmental Protection Agency, the regional office thereof, any federal department, agency, or commission that may succeed to the authority of the EPA, and any duly authorized official of EPA or such successor agency.

Erosion means the wearing away of a land surface by running water, wind, ice or other geological agents, including such processes as gravitational creep.

Erosion control plan means a property design site plan signed and sealed by a professional engineer licensed in the State of Texas where land disturbing activity will take place that outlines the locations and types of structural devices, procedures and practices to be used on a construction site in order to control erosion and sediment deposits.

Facility means any building, structure, installation, process, or activity from which there is or may be a discharge of pollutant.

Final stabilization means the state when all soil disturbing activities at a site have been completed, and a uniform perennial vegetative cover with a density of seventy-five to eighty (75-80) percent of the cover for unpaved areas and areas not covered by permanent structures have been established, or equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed.

Flood or *flooding* means a general and temporary condition of partial or complete inundation of normally dry land surfaces from the overflow of inland waters or the unusual and rapid accumulation or runoff of surface waters from any source.

Grading means the stripping, cutting, filling, stockpiling or combination thereof that modifies the existing land surface contour.

Grass means any member of the botanical family Gramineae, herbaceous plants with bladelike leaves arranged in two (2) ranks on a round to flattened stem. Common examples are fescue, Bermuda grass and Bahia grass. The term "grass" is sometimes used to indicate a combination of grass and legumes grown for forage or turf purposes. This shall be annual grasses, not winter rye or weeds.

Hazardous materials/waste means any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

HOA means homeowners' association.

Household hazardous waste or *HHW* means any product found in the home that can be hazardous to the environment if not disposed of correctly. Examples of household hazardous waste including but not limited to cleaning solutions, pesticides, pool chemicals, motor oil, antifreeze, or used batteries.

Illicit connections means:

(1) Any drain or conveyance, whether on the surface or subsurface that allows an illegal discharge to enter the storm drain system including but not limited to any conveyances that allow any non-storm water discharge including sewage, process wastewater, and wash water to enter the storm drain system and any connections to the storm drain system from indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by an authorized enforcement agency; or

(2) Any drain or conveyance connected from a commercial or industrial land use to the storm drain system that has not been documented in plans, maps, or equivalent records and approved by an authorized enforcement agency.

Impervious cover means those surfaces that cannot effectively infiltrate rainfall (e.g., building rooftops, pavement, sidewalks, driveways, etc).

Infiltration means the process of percolating storm water into the subsoil.

Inlet means a surface connection to a closed drain system, a structure at the diversion end of a conduit, or the upstream end of any structure through which storm water may flow.

Landowner means the legal or beneficial owner of land, including those holding the right to purchase or lease the land, or any other person holding proprietary rights in the land.

Livestock containment area means a lot or facility that stables, confines, and feeds or maintains livestock in either an open or housed lot for a total of forty-five (45) days or more in any twelve-month period.

Municipal operations means day to day operation and maintenance activities by the City that have the potential for contributing pollutant runoff to the MS4.

Municipal separate storm sewer system or *MS4* means the system of conveyances (including but, not limited to sidewalks, roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned and operated by the City and designed or used for collecting or conveying storm water, that is not used for collecting or conveying domestic sewage.

National Pollutant Discharge Elimination System or *NPDES* means a program to issue authorizations to discharge pollutants into Waters of the United States if certain conditions are met.

NPDES General Permit for storm water discharges from construction sites or *Construction General Permit* means the Construction General Permit issued by EPA on June 24, 1998, and published in Volume 63 of the Federal Register at page 36485 on July 6, 1998, and any subsequent modifications or amendments thereto.

NPDES permit means a permit issued by EPA (or by the state under authority delegated pursuant to 33 USC § 1342(b)) that authorizes the discharge of pollutants to Waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

Nonpoint source pollution means pollution from any source generally carried off land by storm water runoff that are diffuse and do not have a single point of origin or are not introduced into a receiving stream from a specific outlet.

Nonstructural best management practice or BMP means preventative actions that involve management and source controls such as: policies and ordinances that provide requirements and standards to direct growth to identified areas, protect sensitive areas such as wetlands and riparian areas, maintain and/or increase open space (including a dedicated funding source for open space acquisition), provide buffers along sensitive water bodies, minimize impervious surfaces, and minimize disturbance of soils and vegetation; policies or ordinances that encourage infill development in higher density urban areas, and areas with existing infrastructure; education programs for developers and the public about project designs that minimize water quality impacts; and measures such as minimization of percent impervious area after development and minimization of directly connected impervious areas.

Notice of intent or *NOI* means the notice of intent that is required by the Construction General Permit or other General Permit for the discharge of storm water.

Notice of termination or *NOT* means the notice of termination that is required by either the Construction General Permit or other General Permit for the discharge of storm water.

Operator means the person or persons who, either individually or taken together, meet the definition of "operator" as defined in the TPDES General Permit TXR150000 document, Part I, Section B, dated February 15, 2008 (also known as the Construction General Permit).

Outfall means the point where water flows from a stream, river, lake or artificial drain.

Owner/property owner means the person or persons who own all or a part of a facility or property.

Permanent (post-construction) erosion control devices means devices or practices installed prior to final approval of a project's construction and maintained after said final approval to prevent or minimize the erosion and deposit of soil materials. Such devices may include, but shall not be limited to, permanent seeding (not seasonal seed or weeds, perennial seeds), sod, storm drain channels, channel linings, storm drain pipes, storm sewer inlet/outlet structures, storm sewer outlet veloCity control structures and storm water detention or retention structures.

Permanent ground cover means permanent vegetative cover existing or placed on all open soil areas of a property not occupied by a permanent structure or other landscaping improvements, including but not limited to, live sod, perennial grasses or other materials which lessen runoff and soil erosion on the ground surface.

Person means any individual, organization, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, government entity, or any other legal entity, or their representatives, agents, or assigns. This definition includes all federal, state, and local governmental entities.

pH means measure of acidity or alkalinity.

Pollutant means any substance introduced into the environment that adversely affects the usefulness of a resource, whether in minute or mass quantity, and may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; nonhazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, ordinances, and accumulations, that may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.

Pollution means unauthorized contamination of surface or subsurface waters or land.

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PST means petroleum storage tank.

Qualified personnel means persons who possess the appropriate competence, skills, and ability (as demonstrated by sufficient education, training, experience, and/or, when applicable, and required certification or licensing) to perform a specific activity in a timely and complete manner consistent with the applicable regulatory requirements and generally accepted industry standards for such activity.

Redevelopment means any construction, alteration or improvement of an area where the existing land use has already been defined as something other than open space or agricultural.

Release means any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing, directly or indirectly, into the MS4 or the Waters of the United States.

Responsible party means a business entity, franchised utility company, developer, property owner, contractor or holder of a building permit who is required to comply with the terms of this article.

Runoff means excess precipitation that makes its way toward stream channels or lakes as surface or subsurface flow.

Sanitary sewer or *sewer* means the system of pipes, conduits, and other conveyances which carry industrial waste and domestic sewage from residential dwellings, commercial buildings, industrial and manufacturing facilities, and institutions, whether treated or untreated, to a sewage treatment plant (and to which storm water, surface water, and groundwater are not intentionally admitted).

Sediment or silt or sand means solid soil material, both mineral and organic, that is being moved or has been moved from its original location by wind, gravity, flowing water or ice.

Sewage or *sanitary sewage* means domestic sewage and/or industrial waste that is discharged into the sanitary sewer system and passes through the sanitary sewer system to a sewage treatment plant utilized by the City for treatment.

Site means the land or water area where any facility or activity is physically located or conducted, including adjacent land used in connection with the facility or activity.

Soil means the unconsolidated mineral and organic material on the immediate surface of the earth that serves as a natural medium for the growth of plants.

Stabilized means to be protected from possible erosion losses, usually by mechanical means or the use of vegetative cover.

State means the State of Texas.

Stop work order or *red tag* means an order issued which requires that all construction activity on a site be stopped, issued by the Director or his/her designee.

Storm drainage system means publicly-owned and maintained facilities by which storm water is collected and/or conveyed, including but not limited to any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures.

Storm water means any surface flow, runoff and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation.

Storm water management means the use of structural or nonstructural practices that are designed to reduce storm water runoff pollutant loads, discharge volumes, and/or peak flow discharge rates.

Storm water pollution prevention plan or *SWPPP* means a plan for storm water discharge that includes erosion prevention measures and sediment controls that, when implemented, is designed to decrease soil erosion on a parcel of land and decrease off-site nonpoint source pollution.

Structure means any construction, including a building or any portion thereof, erected for the purposes of support, shelter or enclosure of persons, animals or property of any kind, including swimming pools located adjacent to a designated street or alley, as designated on the thoroughfare plan, decks in excess of thirty (30) inches in height, and roof overhangs exceeding three (3) feet. A wooden fence eight (8) feet or less in height shall not be considered a structure for purposes of this article, nor shall a masonry, brick, or concrete wall or split rail or picket fence less than thirty-six (36) inches located in front yards.

Structural best management practice or BMP means any storage practices such as wet ponds and extended-detention outlet structures; filtration practices such as grassed swales, sand filters and filter strips; and infiltration practices such as infiltration basins and infiltration trenches.

Surface water in the State/Waters of the State means lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, wetlands, marshes, inlets, canals, watercourses, waterways, wells, reservoirs, aquifers, irrigation systems, drainage systems the Gulf of Mexico inside the territorial limits of the state (from the mean

high water mark (MHWM) out ten and thirty-six hundredths (10.36) miles into the Gulf), and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, navigable or non-navigable, public or private, and including the beds and banks of all water-courses and bodies of surface water, that are wholly or partially inside or bordering the state or subject to the jurisdiction of the state.

Temporary erosion control devices means devices installed or practices implemented and maintained during land disturbing activities to prevent, minimize or control the erosion and deposit of soil materials.

Texas Commission on Environmental Quality or *TCEQ* means the State of Texas agency by that name, the regional offices thereof, any State department, agency, or commission that may succeed to the authority of the TCEQ, and any duly authorized official of TCEQ or such successor agency.

Texas Pollutant Discharge Elimination System or *TPDES* means a program to issue authorizations to discharge pollutants into waters of the state if certain conditions are met.

TPDES General Permit for storm water discharges from construction sites or *Construction General Permit* means the latest Construction General Permit issued by TCEQ as authorized under provision of Section 402 of the Clean Water Act and V.T.C.A, Water Code ch. 26, as amended.

TPDES permit means a permit issued by the TCEQ that authorizes the discharge of pollutants to waters of the state, whether the permit is applicable to an individual, group, or general area-wide basis.

Uncontaminated means not containing a harmful quantity of any substance.

USC means the United States Code.

Vegetative cover means plants of all sizes and species typically found in an area, irrespective of whether they have forage or other value, but especially used to refer to vegetation producing a mat on or immediately above the soil surface. Temporary vegetative cover refers to the use of annual plants for cover until seasonably viable to establish permanent vegetative cover. Permanent vegetative cover refers to the use of perennial plants/grass, grown or established to a mowable or other condition acceptable to this article.

Violation means the failure of a person, individual, owner, landowner, developer, builder, operator, structure or other development to be fully compliant with this article.

Wastewater means any water or other liquid, other than uncontaminated storm water, discharged from a facility.

Watercourse means a permanent or intermittent stream or other body of water, either natural or man-made, which gathers or carries surface water.

Water quality standard means the designation of a body or segment of surface water in the State for desirable uses and the narrative and numerical criteria deemed by the State to be necessary to protect those uses, as specified in Ordinance 307 of Title 31 of the Texas Administrative Code.

Watershed means the area drained by a stream or drainage system.

Waters of the United States (waters of the U.S.) has the meaning described in the latest revisions of the Code of Federal Regulations (40 CFR 122.2).

Yard waste means leaves, grass clippings, yard and garden debris and brush that result from yard care.

Sec. 44-447. - General prohibition.

(a) No person shall introduce or cause to be introduced into the municipal separate storm sewer system any pollutants or waters containing any pollutants, other than storm water.

(b) It is an affirmative defense to a violation of subsection (a) of this section by the discharger that the discharge was not damaging the environment and complies with the City Water Conservation ordinance or water conservation and drought contingency and water emergency response plan for the City or that the discharge was composed entirely of one (1) or more of the following categories of discharges:

(1) A discharge authorized by, and in full compliance with, an NPDES or TPDES permit (other than the NPDES permit for discharges from the MS4);

(2) A discharge or flow resulting from fire fighting not containing "hazardous materials" in which case treatment adequate to remove harmful quantities of pollutants must have occurred prior to discharge;

(3) Agricultural storm water runoff;

(4) A discharge or flow from water line flushing or disinfection that contains no harmful quantity of total residual chlorine (TRC) or any other chemical used in line disinfection;

(5) A discharge or flow from lawn watering, landscape irrigation, or other irrigation water;

(6) A discharge or flow from a diverted stream flow or natural spring;

(7) A discharge or flow from uncontaminated pumped groundwater or rising groundwater;

(8) Uncontaminated groundwater infiltration, as defined in 40 CFR § 35.2005(20) to the MS4;

(9) Uncontaminated discharge or flow from a foundation drain, crawl space pump, or footing drain;

(10) A discharge or flow from a potable water source not containing any harmful substance or material from the cleaning or draining of a storage tank or other container;

(11) A discharge of flow from air conditioning condensation that is unmixed with water from a cooling tower, emissions scrubber, emissions filter, or any other source of pollutant;

(12) A discharge or flow from individual residential or charity car washing (external surfaces only);

(13) A discharge or flow from a riparian habitat or wetland.

(14) Dechlorinated swimming pool water (not filter backwash from a swimming pool or hot tub) that contains no harmful quantities of chlorine or other chemicals; has a pH of 6.5 to 8.5, and the flow does not cause flooding or property damage.

(15) A discharge or flow from water used in street washing or cosmetic cleaning that is not contaminated with any soap, detergent, degreaser, solvent, emulsifier, dispersant, or any other harmful cleaning substance.

(16) Discharges associated with dye testing.

(17) Discharges or flows from a designated spray playground or spray park, provided the water feature is served by a separate water meter and a written agreement exists between the operator and the City, regarding limitations and restrictions to such use. Facilities with recirculated water shall be permitted as pools through the building and code department.

(18) Other similar occasional incidental non-storm water discharges.

(c) No affirmative defense shall be available under subsection (b) of this section if:

(1) The discharge or flow in question has been determined by the Director to be a source of a pollutant or pollutants to the Waters of the United States or to the MS4;

(2) Written notice of such determination has been provided to the discharger; and/or

(3) The discharge has continued after the expiration of the time given in the notice to cease the discharge.

Sec. 44-448. - Specific prohibitions and illicit discharges.

(a) No person shall introduce or cause to be introduced into the MS4 any discharge that causes or contributes to causing the City of Rockwall to violate a water quality standard, the City's TPDES permit, or any state-issued discharge permit for discharges from its MS4.

(b) No person shall dump, drain, spill, leak, pump, pour, emit, empty, discharge, leach, dispose, throw, place or otherwise introduce or cause, allow, or permit to be introduced any of the following substances in or on any public street, alley, storm sewer, drainage structure, drainage channel, stream, river, pond or any other public property. The following are illicit discharges:

(1) Any used motor oil, antifreeze, grease, solvents, toxic chemicals, paint, stain or any other petroleum product or waste;

(2) Any industrial waste;

(3) Any hazardous waste or infectious waste, including household hazardous waste;

(4) Any garbage, trash, filth, junk, domestic sewage or septic tank waste, cooking oil, grease trap waste, or grit trap waste;

(5) Any trash, rubbish, refuse, or waste paper;

(6) Any wastewater from a commercial car wash facility; from any vehicle washing, cleaning, or maintenance at any new or used automobile or other vehicle dealership, rental agency, body shop, repair shop, or maintenance facility; or from any washing, cleaning, or maintenance of any business or commercial or public service vehicle, including a truck, bus, or heavy equipment, by a business that operates more than two (2) such vehicles;

(7) Any wastewater from the washing, cleaning, de-icing, or other maintenance of aircraft;

(8) Any wastewater from a commercial mobile power washer or from the washing or other cleaning of a building or mechanical equipment exterior that contains any soap, detergent, degreaser, solvent, other harmful cleaning substance;

(9) Any wastewater from commercial floor, rug, or carpet cleaning;

(10) Any wastewater from the sawcutting, wash down or cleaning of pavement that contains soap, detergent, solvent, degreaser, emulsifier, dispersant, or any other harmful cleaning substance; or any wastewater from the washing or cleaning of pavement where any spill, leak, or other release of petroleum based products, hazardous material, hazardous substance, hazardous waste or other pollutant has occurred, unless all such released material has been previously removed;

(11) Any effluent, overflow or blow down, from a cooling tower, condenser, compressor, emissions scrubber, emissions filter, or boiler;

(12) Any ready-mixed concrete, mortar, ceramic, asphalt base material, hydromulch material, or any wastewater or substance from the cleaning of any vehicle or equipment containing, or used in transporting or applying, such material;

(13) Any runoff or wash down water from an animal pen, kennel, or foul or livestock containment area;

(14) Any filter backwash from a swimming pool or fountain;

(15) Any swimming pool or hot tub water that has not been dechlorinated, has a pH of less than 6.5 or greater than 8.5, causes flooding, property damage, or damage to the environment;

(16) Any discharge from water line disinfection by superchlorination or other means unless the disinfecting chemical has been removed or attenuated to the point where it is not a pollutant;

(17) Any fire protection water, not including fire fighting water used by the Fire Department, containing "hazardous materials" as defined in the Fire Protection and Prevention Ordinance of the City;

(18) Any wastewater from a water curtain in a spray room used for painting vehicles or equipment;

(19) Any contaminated or unpermitted storm water discharge associated with an industrial activity;

(20) Any substance or material that will damage, block, or clog the MS4;

(21) Any release from a petroleum storage tank (PST), or any leachate or runoff from soil contaminated by a leaking PST, or any discharge of pumped, confined, or treated wastewater from the remediation of any such PST release;

(22) Any petroleum oil, non-biodegradable cutting oil, transmission fluid, hydraulic fluid, brake fluid, power steering fluid, antifreeze or other household hazardous wastes;

(23) Any rubble, debris, rubbish, tile, concrete, brick, asphalt, or other building material resulting from demolition activities;

(24) Any ashes or burn refuse;

(25) Any weeds, grass cuttings, brush, leaves, or other yard debris,

(26) Solid or liquid substances which may cause obstruction to the flow in storm sewers or other interference with the proper operation of the storm water system;

(27) Any kind of other matter that will cause damage to the MS4 or any receiving bodies of water.

(c) Sediment and erosion control.

(1) No person shall introduce or cause to be introduced into the MS4 any harmful quantity of sediment, silt, earth, soil, or other material associated with clearing, grading, excavation, landfilling, or other construction activities (including any placement, movement, removal, or disposal of soil, rock, tree debris, or other earth materials) in excess of what could be retained on site or captured by employing sediment and erosion control measures to the maximum extent practicable.

(2) No person shall implement erosion or sediment control measures not currently approved by the City or the State.

(3) A construction project (commercial, residential, or capital improvement) shall not be considered complete and acceptable by the City until permanent erosion control measures have been installed to the City's satisfaction.

(4) No person shall conduct any land disturbing or construction activities over one (1) acre in size without a Director approved erosion control plan and a TCEQ submitted storm water pollution prevention plan (SWPPP) for that area.

(5) No person shall knowingly fail to install or to maintain erosion control devices as shown or represented in the approved erosion control plan and/or storm water pollution prevention plan (SWPPP), including maintenance of grass or sod and sediment cleaning of erosion control devices.

(6) No person shall allow the build-up of off-site sediment from above or below ground construction related activities in any open space/park areas.

(d) No person shall connect or maintain a line conveying sanitary sewage, domestic or industrial, to the MS4.

(e) Any wash water from the service area, garage, or enclosure of a minor auto repair or fuel service station shall not discharge into the MS4.

(f) Regulation of pesticides, herbicides, and fertilizers.

(1) No person shall use or cause to be used any pesticide, herbicide, or fertilizer contrary to any directions for use on any labeling required by State or Federal law.

(2) No person shall use or cause to be used any pesticide, herbicide, or fertilizer in any manner that the person knows, or reasonably should know, is likely to cause, or does cause, a harmful quantity of the pesticide, herbicide, or fertilizer to enter the MS4 or Waters of the United States.

(3) No person shall dispose of, discard, store, or transport a pesticide, herbicide, or fertilizer, or a pesticide, herbicide, or fertilizer container, in a manner that the person knows, or reasonably should know, is likely to cause, or does cause, a harmful quantity of the pesticide, herbicide, or fertilizer to enter the MS4 or Waters of the United States.

(4) If provided with a display notice containing the provisions of this subsection, pertaining to the regulation of pesticides, herbicides, and fertilizers (or a reasonable description thereof), and the information that any user of the product may obtain further information from the Director or designated individual, any person selling pesticides, herbicides, or

fertilizers at retail or wholesale shall post the notice prominently where it may be read by purchasers of the product.

(g) Used oil regulation.

(1) No person shall:

(i) Pour, spill, leak, pump, empty, leach, dispose, or otherwise discharge used oil into the MS4 or a sewer, drainage system, septic tank, surface water, groundwater, or water course;

(ii) Knowingly mix or commingle used oil with solid waste that is to be disposed of in a landfill or knowingly directly dispose of used oil on land or in a landfill; or

(iii) Apply used oil to a road or land for dust suppression, weed abatement, or other similar use that introduces used oil into the environment.

(2) All businesses that change motor oil for the public and municipal waste transfer stations are encouraged to serve as public used oil collection centers as provided by V.T.C.A., Health and Safety Code § 371.024, as amended.

(3) A retail dealer who annually sells directly to the public more than five hundred (500) gallons of oil in containers for use off-premises shall post in a prominent place a sign provided by the State informing the public that improper disposal of used oil is prohibited by law. The sign shall prominently display the toll-free telephone number of the State used oil information center.

(h) No person shall have inadequate or unsanitary sewage or plumbing facilities, contrary to the public health, safety or welfare or in violation of the Codes and Ordinances of the City and State that could pollute the MS4 sewer system.

(i) No person shall introduce or cause to be introduced into the sanitary sewer system any discharge of storm water, polluted or unpolluted, or any discharge that causes or contributes to causing the City to violate a water quality standard, its agreements associated with the regional sewage treatment plants, or any State issued permit.

(j) Any person that causes a spill, release, or other discharge of a prohibited substance or other pollutant to the MS4 is responsible for the cleanup and removal of the substance from the MS4 or any area adjacent to the MS4 that is exposed to storm water runoff. The owner of the property on which the spill, release, or discharge occurred is responsible for the cleanup or removal of the substance from the MS4 or any area adjacent to the MS4 if the person that caused the spill, release, or discharge to the MS4 is unknown.

(k) Sanitary sewer overflows shall be prevented in any way possible. All sanitary sewer overflows shall be reported to the City of Rockwall as soon as the owner, occupant, or person otherwise having control of the sanitary sewer becomes aware of the overflow and to the appropriate Federal and State agencies within twenty-four (24) hours.

(l) No person shall store items segregated for separate collection, disposal, recycling or reuse in a manner that allows pollutants to enter the MS4. Drums, dumpsters and polycarts shall be closed, not leaking, and in good condition.

(m) Parking lot storm drain inlets shall be maintained free of trash, litter, garbage, rubbish, grass clippings, leaves, and other debris material by property owner.

(n) Trash and litter on any parcel of land shall be collected for appropriate disposal prior to mowing.

Sec. 44-449. - Prohibition of illicit connections.

(a) The construction, use, maintenance or continued existence of illicit connections to the storm drain system is prohibited.

(b) This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

(c) A person is considered in violation of this article if such person connects or maintains a line conveying sewage to the MS4.

(d) Connections in violation of this article must be disconnected and redirected, if necessary, to an approved onsite wastewater management system or the sanitary sewer system upon approval of the Director.

(e) Any drain or conveyance that has not been documented in plans, maps or equivalent, and which may be connected to the storm sewer system, shall be located by the owner or occupant of that property upon receipt of written notice of violation from the Director requiring that such location be completed. Results of these locations are to be documented and provided to the Director.

Sec. 44-450. - Watercourse protection.

The owner or lessee of property through which a watercourse passes shall keep and maintain that part of the watercourse within the property free of trash, debris, excessive vegetation, and other obstacles that would pollute, contaminate, or significantly retard the flow of water through the watercourse. The owner or lessee shall maintain existing privately owned structures within or adjacent to a watercourse, such that the structures are not or will not become a hazard to the use, function, or physical integrity of the watercourse.

Sec. 44-451. - Cleanup.

(a) Spills and leaks of hazardous materials, hazardous substances, and hazardous wastes or harmful quantity of a pollutant, including motor vehicle fluids, shall be cleaned up immediately after the spill occurs or the leak is detected. Surface soil contaminated by the spill or leak must be removed or otherwise protected from contact with storm water.

(b) Overflows of sanitary sewer and resultant contaminated storm water created within the MS4 shall be cleaned up immediately by the owner, occupant, or person otherwise having control of the sanitary sewer.

(c) Drip pans, absorbent mats, or equivalent controls shall be used to collect and properly dispose of leaking fluids from motor vehicles that are parked outside during maintenance and repairs or while awaiting repairs at commercial repair facilities. Used engines, transmissions, radiators, and other vehicle components that have automotive fluids in or on them shall be stored in a manner that prevents pollutants from entering the MS4.

(d) Wash water, detergents, and solvents used for washing parts and equipment shall be collected for disposal in accordance with the appropriate Federal, State and City regulations. Vats of solvents or wash bins used outside shall be covered when not in use to prevent rainfall from filling the vat or bin and causing an overflow.

(e) Trash, litter, garbage, rubbish, grass clippings, leaves, and other debris material removed from the inlets shall be disposed of in a trash receptacle or collected for composting and shall not be allowed to enter the MS4.

(f) Any absorbent used for cleanup must be picked up before the next rainfall. If wash water is used to clean the spill or leak, the wash water must be collected for appropriate disposal and not allowed to flow into the MS4.

DIVISION 2. - STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

Sec. 44-452. - General requirements.

(a) Private property owners, developers, or builders shall be responsible for the movement of soil from their property or construction site which results in accumulation of sediment in dedicated streets, alleys, lakes, ponds, any waterway or other private properties. Any accumulation or deposit of soil material beyond the limits of the property or in City streets, alleys or drainage facilities in an amount sufficient to constitute a threat to public health, safety and comfort as determined by the Director shall constitute a nuisance and violation of this section. The only exemptions to this provision are lands under active agricultural use. As soon as construction or modification to the exempted land is to begin so that the use of land will change from agriculture to any other use, then the land shall lose its exemption and become subject to the provisions of this article.

(b) All operators of construction sites shall use best management practices to control and reduce the discharge to the MS4 and to Waters of the United States, of sediment, silt, earth, soil, and other material associated with demolition, clearing, grading, excavation, and other construction activities to the maximum extent practicable. Permanent BMPs as required for post-construction water quality maintenance by the NPDES or TPDES Construction General Permit or other ordinances may be used during construction, as appropriate, for sediment and other pollutant control, and be restored to serve their post-construction function before development or redevelopment activities are completed.

(c) The best management practices used at construction sites may include, but are not limited to, the following measures:

(1) Ensuring that existing vegetation is preserved where feasible and that disturbed portions of the site are stabilized as soon as practicable in portions of the site where construction activities have ceased. Stabilization measures may include: temporary seeding, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips;

(2) Minimizing the disturbance of areas using temporary erosion control fencing to protect areas, if necessary, adjacent to construction areas;

(3) Use of structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from the site to the extent feasible;

(4) Minimization of the tracking of sediments off-site by vehicles, the generation of dust, and the escape of other windblown waste from the site;

(5) Prevention of the discharge of building materials, including cement, lime, concrete, asphalt and mortar, to the MS4 or surface water in the state;

(6) Providing general good housekeeping measures to prevent and contain spills of paints, solvents, fuels, septic waste, and other hazardous chemicals and pollutants associated with construction, and to assure proper cleanup and disposal of any such spills in compliance with state, federal, and local requirements;

(7) Implementation of proper waste disposal and waste management techniques, including covering waste materials, minimizing ground contact with hazardous chemicals and trash;

(8) Timely maintenance of vegetation, erosion and sediment control measures, and other best management practices to maintain each in good and effective operating condition; and

(9) Installation of structural measures during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed. Structural measures should be placed on upland soils to the degree attainable. Installed structural measures may include, but are not limited to, the following:

(i) Storm water detention structures (including wet ponds);

(ii) Storm water retention structures;

(iii) Flow attenuation by use of open vegetative swales and natural depressions;

(iv) Other veloCity dissipation devices;

(v) Infiltration of runoff on site; and

(vi) Sequential systems which combine several practices.

Operators of construction sites are only responsible for the installation and maintenance of storm water management measures prior to final stabilization of the site, and are not responsible for maintenance after storm water discharges associated with construction activity have terminated.

(d) Qualified personnel (provided by the operator of the construction site) as described in TPDES General Permit No. TXR150000, shall conduct inspections, perform maintenance of controls, and maintain documentation for disturbed areas of any construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site, at least once every fourteen (14) calendar days and within twenty-four (24) hours of the end of a storm that is one-half (1/2) inches or greater.

(e) All erosion and sediment control measures and other identified best management practices shall be observed in order to ensure that they are operating correctly and are effective in preventing significant impacts to receiving waters of the state and the MS4. Based on the results of these inspections, best management practices shall be modified as appropriate, and as soon as is practicable.

(f) The Director may require plans and/or specifications that are prepared for the construction of site improvements to illustrate and describe the best management practices required in this section that will be implemented on the construction site by means of an erosion control plan and/or storm water pollution prevention plan (SWPPP).

(g) The Director may deny approval of any permit or any other City approval necessary to commence or continue construction, or to receive a certificate of occupancy, on the grounds that the management practices described in the erosion control plans, storm water pollution prevention plan (SWPPP), or observed upon a site inspection by the Director are determined not to control and reduce the discharge of sediment, silt, earth, soil, and other materials associated with clearing, grading, excavation, or other construction activities to the maximum extent practicable.

(h) Any owner of a site of construction activity, whether or not such owner is an operator, is jointly and severally responsible for compliance with the requirements in this section.

(i) Any contractor or subcontractor on a site of construction activity, who is not an owner or operator, but who is responsible under such person's contract or subcontract for implementing

a best management practices control measure, is jointly and severally responsible for any willful or negligent failure on such person's part to adequately implement that control measure.

(j) Whenever the management practices at a construction site are modified (as a result of change in the construction project, in order to implement more effective management practices, in response to an order or request from the Director, or for any other reason), a written description of such modifications of the management practices may be requested by the Director. If requested, the new management plan must be submitted as soon as possible, but in no case later than seven (7) calendar days following the request.

(k) No land disturbing associated with development construction shall commence without the prior approval of a Director issued grading permit or a set of construction plans stamped by the City "Approved for Construction."

Sec. 44-453. - One acre or greater disturbances.

All operators of sites of construction activity, including demolition, clearing, grading, excavation, and landfilling activities, that result in the disturbance of one (1) or more acres of total land area, or are part of a common plan of development or sale within which one (1) or more acres of total land area are disturbed, shall comply with the following additional requirements:

(a) Any operator who is required to obtain General Permit coverage from the State for storm water discharges from a construction site under the TPDES General Permit for storm water discharges from construction sites (Construction General Permit) must do so prior to commencement of land disturbing activities.

(b) A storm water pollution prevention plan (SWPPP) shall be prepared and implemented prior to the commencement of construction activities as required in the Construction General Permit or any individual NPDES or TPDES permit issued for storm water discharges from the construction site, and with any additional requirement imposed by this or any other City ordinance or state requirement.

(c) The storm water pollution prevention plan (SWPPP) shall be prepared and certified by a licensed professional engineer or other professional, approved by the Director, certified in a discipline that includes erosion and sediment control principals appropriate for the site. The signature, date and seal of the licensed professional engineer or other appropriate certification for the professional certifying the plan shall constitute his/her attestation to the best of his/her knowledge that the SWPPP fully complies with the requirements of the Construction General Permit, or with any applicable individual NPDES or TPDES permit issued for storm water discharges from the construction site, and with any additional requirement imposed by or under this article. The SWPPP shall contain the name, title, and business address of the professional signing the SWPPP, and the date that he/she did so.

(d) The SWPPP shall be updated and modified as appropriate and as required by the NPDES or TPDES permit and this article. Any update or modification to the SWPPP that results in a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the MS4 or to the Waters of the United States shall be prepared, signed, dated, and sealed by a licensed professional engineer or other professional, approved by the Director, certified in a discipline that includes erosion and sediment control principals appropriate for the site.

(e) A copy of any SWPPP that is required by this article shall be submitted to the Director in conjunction with any application for a building permit, demolition permit, early grading release, and/or any other City approval necessary to commence or continue construction at the project site.

(f) If, upon the Director's review of the SWPPP (or any modification to the SWPPP) and any site inspection that the Director may conduct, the Director determines that the SWPPP does not comply with the requirements of the Construction General Permit, any individual NPDES or TPDES permit issued for storm water discharge from the construction site, or any additional requirement imposed by or under this article, the Director may issue an order prohibiting the commencement, or the continuation, of any construction activity at the site. Also, if at any time the Director determines that the SWPPP is not being fully implemented, the Director may similarly issue an order prohibiting the continuation of any construction activity at the site.

(g) Upon review of the SWPPP and any site inspection that is conducted, if at any time the Director determines that the SWPPP is not being fully implemented the Director may suspend or deny approval of any building permit, early grading release, or any other City approval necessary to commence or continue construction, or to assume occupancy, on the grounds that the SWPPP does not comply with the requirements of the Construction General Permit, any individual NPDES or TPDES permit issued for storm water discharge from the construction site, or any additional requirement imposed by or under this article.

(h) All owners, developers, contractors and subcontractors identified in an SWPPP shall sign a copy of the following certification statement before conducting any professional service identified in the SWPPP:

"I _____ certify under penalty of law that I understand the terms and conditions of the National Pollutant Discharge Elimination System (NPDES) permit and the Texas Pollutant Discharge Elimination System (TPDES) permit that authorizes the storm water discharges associated with land disturbing activity from the construction site identified as part of this certification, with the Storm Water Management Ordinance of the City of Rockwall, and with those provisions of the Storm Water Pollution Prevention Plan (SWPPP) for the construction site for which I am responsible."

The certification must include the name and title of the person providing the signature; the name, address, and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification is made.

(i) The SWPPP, with the licensed professional engineer's signature, seal, and date affixed, and the certifications of owners, developers, contractors and subcontractors required by this article, and with any modifications attached, shall be retained at the construction site from the date of commencement of construction through the date of final stabilization.

(j) The operator shall make a copy of the SWPPP and any modification thereto available to the EPA, state inspectors, Director and any other authorized City personnel at the construction site upon request.

(k) The Director may, but is not obligated to notify the operator at any time that the SWPPP does not meet the requirements of the Construction General Permit, any applicable individual NPDES or TPDES permit issued for storm water discharges from the construction site, or any additional requirement imposed by or under this article. Such notification shall identify those provisions of the permit or this article which are not being met by the SWPPP, and identify which provisions of the SWPPP require modifications in order to meet such requirements. Compliance with permits issued by other agencies shall

be the sole responsibility of the operator. Within seven (7) calendar days of such notification from the Director (or as otherwise provided by the Director), the operator shall make the required changes to the SWPPP and shall submit to the Director a written certification that the requested modifications have been made and sent to the appropriate State and Federal authorities.

(l) The operator shall modify the SWPPP whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the MS4 or to the Waters of the United States, and which has not otherwise been addressed in the SWPPP, or if the SWPPP proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objective of controlling pollutants in storm water discharges associated with construction activity.

(m) The SWPPP shall be modified by the operator to identify any new contractor and/or subcontractor that will implement a measure in the SWPPP.

(n) All modifications to the SWPPP shall be signed, dated, and sealed by a licensed professional engineer or other professional certified in a discipline that includes erosion and sediment control principles appropriate for the site, then submitted to the Director within seven (7) calendar days of a change, determination of ineffectiveness, either by the City or the operator, or effective date of changes in contractor and/or subcontractor.

(o) The operator shall follow all state and federal guidelines as shown in the TPDES and NPDES when any changes are made to the SWPPP.

(p) Qualified personnel (provided by the operator of the construction site) shall inspect disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site, at least once every fourteen (14) calendar days and within twenty-four (24) hours of the end of the storm that is one-half (½) inches or greater of rain. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the SWPPP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters or the MS4. Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.

(q) Construction site inspections performed by City personnel shall not relieve the requirements of the operator to perform the operator's own inspections in accordance with subsection (p) above.

(r) Based on results of the inspections required by this article that identify a pollution protection issue, the site description and/or the pollution prevention measures identified in the SWPPP shall be modified as appropriate, but in no case later than seven (7) calendar days following the inspection. Such modifications shall provide for timely implementation of any changes to the SWPPP within seven (7) calendar days following the inspection. When requested, all modifications to the SWPPP shall be submitted to the Director within seven (7) calendar days of the date of inspection, but in all cases, revisions to the SWPPP shall be kept in a central location available for inspection within one (1) hour after the request by the Director.

(s) A written report summarizing the scope of any inspection required by this article, and the name(s) and qualifications of personnel making the inspection, the date(s) of the

inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with this article shall be made and retained by the operator as part of the SWPPP for at least three (3) years after the date that the site is finally stabilized. This report shall identify any incidence of noncompliance. Where a report does not identify any incidence of noncompliance, the report shall contain a certification that the facility is in compliance with the SWPPP, the facility's NPDES or TPDES permit, and this article. The report shall be certified and signed by the person responsible for making the report and consistent with the signing requirements of the permit.

(t) The operator shall retain copies of any SWPPP and all reports required by this article or by the NPDES or TPDES permit for the site, and records of all data used to complete the notice of intent (NOI), for a period of at least three (3) years from the date that the site is finally stabilized.

(u) Where a site has been finally stabilized and all storm water discharges from construction activities that are authorized by this article and by the NPDES or TPDES permit are eliminated, or where the operator of all storm water discharges at a facility changes, the operator of the construction site shall submit to the Director, and to any other responsible City department personnel, a notice of termination (NOT) that includes the information required by the Construction General Permit administered by the TCEQ.

(v) Prior to any construction activities the design engineer and developer must sign and date the City Administrative Policy No. 97-03.

Sec. 44-454. - Submission of NOI.

(a) Any person subject to a construction activity NPDES or TPDES storm water discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form reasonably acceptable to the Director prior to the allowances of discharges to the MS4.

(b) A copy of any NOI required by the EPA or TCEQ shall be delivered to the Director either in person or by mailing it to:

Notice of Intent to Discharge Storm Water
Attn: Director of Public Works/City Engineer
City of Rockwall
385 S. Goliad St.
Rockwall, Texas 75087

DIVISION 3. - STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY

Sec. 44-455. - General requirements.

For regulations relating to storm water discharges from an industrial activity, the operator shall follow the guidelines set forth in the Industrial General Permit TXR050000, latest edition and revisions thereof published by TCEQ.

DIVISION 4. - POST-CONSTRUCTION RUNOFF CONTROL

Sec. 44-456. - Findings of fact.

(a) It is hereby determined that:

(1) Land development projects and associated increases in impervious cover alter the hydrologic response of local watersheds and increase storm water runoff rates and volumes, flooding, stream channel erosion, and sediment transport and deposition.

(2) Storm water runoff contributes to increased quantities of water-borne pollutants.

(3) Storm water runoff, soil erosion and nonpoint source pollution can be controlled and minimized through the regulation of storm water runoff from development sites.

(b) The City establishes this set of water quality and quantity policies applicable to all surface waters in the City to provide reasonable guidance for the regulation of storm water runoff for the purpose of protecting local water resources from degradation.

(c) It is determined that the regulation of storm water runoff discharges from land development projects and other construction activities in order to control and minimize increases in storm water runoff rates and volumes, soil erosion, stream channel erosion, and nonpoint source pollution associated with storm water runoff is in the public interest and will prevent threats to public health and safety.

Sec. 44-457. - Purpose.

The purpose of this division is to establish minimum storm water management requirements and controls to protect and safeguard the general health, safety, and welfare of the public residing in watersheds within the City. This division seeks to meet that purpose through the following objectives:

(a) To minimize increases in storm water runoff from any development or redevelopment in order to reduce flooding, siltation and streambank erosion and maintain the integrity of stream channels;

(b) To minimize the total annual volume of surface water runoff which flows from any specific site during and following development or redevelopment to not exceed the pre-development hydrologic conditions to the maximum extent practicable;

(c) To accommodate new development and redevelopment projects in a manner that protects public safety, groundwater and surface water quality and aquatic living resources and their habitats;

(d) To employ permanent nonstructural and structural best management practices (BMPs) to protect water quality thereby raising public awareness to storm water quality related issues;

(e) To remove and/or treat storm water pollutants prior to discharge to ground and surface waters throughout the City;

(f) To ensure the long-term operation and maintenance of all permanent storm water quality features; and

(g) To reduce storm water runoff rates and volumes, soil erosion and nonpoint source pollution, wherever possible, to the waters of the state through storm water management controls and to ensure that these management controls are properly maintained and pose no threat to the public.

Sec. 44-458. - Applicability.

This division shall be applicable to all land development or redevelopment applications for both small and large construction activities, as defined by the TCEQ, unless eligible for an exemption or granted a waiver by the Director and TCEQ.

Sec. 44-459. - Drainage design manual development.

(a) The City may provide additional policy, criteria and information including specifications and standards, for the proper implementation of the requirements of this division and may provide such information in the form of the Standards of Design and Construction.

(b) The Standards of Design and Construction may be amended from time to time based on improvements in engineering, science, monitoring and local maintenance experience. Storm water treatment practices that are designed and constructed in accordance with these design criteria will be presumed to meet the minimum water quality performance standards.

Sec. 44-460. - Withholding of permits.

No owner or operator shall be issued any building, grading or other land development permits that are required for land disturbance activities without first satisfying the requirements of this division prior to commencement of the proposed activity.

Sec. 44-461. - General criteria for post-construction runoff control.

(a) All applicable land development sites shall be designed according to the specific performance criteria outlined in the City Standards of Design and Construction or in conformance with a plan designed by an engineer licensed in the State of Texas, approved by the Director.

(b) Prior to design, applicants are required to consult with the Director to determine if they are subject to additional post-construction storm water design requirements.

Sec. 44-462. - Minimum control requirements.

All storm water management practices shall be designed so that the specific storm frequency storage volumes (e.g., water quality, channel protection, ten-year, one-hundred-year) as identified in the current Standards of Design and Construction are met, unless the Director grants a waiver or the owner is exempt from such requirements. If hydrologic or topographic conditions warrant greater control than that provided by the minimum control requirements, the Director may impose any additional requirements deemed necessary to control the volume, timing, and rate of runoff.

Sec. 44-463. - Site design feasibility.

Storm water management practices for a site shall be chosen based on the physical conditions of the site. Among the factors that should be considered:

(a) Topography;

(b) Total maximum drainage area;

(c) Depth to water table;

(d) Soils;

(e) Slopes; and

(f) Terrain.

Applicants shall consult the Standards of Design and Construction for guidance on the factors that determine site design feasibility when selecting a storm water management practice.

Sec. 44-464. - Conveyance issues.

All storm water management practices shall be designed to convey storm water and allow for maximum removal of pollutants and reduction in flow velocities, which shall include, but are not be limited to:

(a) Use of structural and nonstructural best management practices (BMPs) and controls;

(b) Maximizing of path flow distance from inflow points to outflow points;

(c) Protection of inlet and outfall structures; and

(d) Elimination of erosive flow velocities.

Sec. 44-465. - Maintenance agreements.

All storm water management and/or treatment practices shall have an enforceable operation and maintenance agreement to ensure the system functions as designed. This agreement will include any and all maintenance easements required to access and inspect the storm water practices, and to perform routine maintenance as necessary to ensure proper functioning of the storm water practice.

Sec. 44-466. - Structural storm water practices.

Owners are required by the City to implement structural measures to reduce runoff volumes and velocities at sites where downstream infrastructure is insufficient to accommodate developed flows. The following methods shall be considered appropriate for consideration as structural storm water practices:

(a) Swales and channels;

(b) Culverts, inlets and pipes;

(c) Detention;

(d) Energy dissipaters;

(e) Storm water ponds; and

(f) Re-use (rain harvesting, etc.).

Sec. 44-467. - Use of other or new storm water practices.

(a) New and innovative technologies shall be evaluated for use providing that there is sufficient documentation as to their effectiveness and reliability.

(b) Alternately, new structural storm water practices will not be accepted for inclusion in the City until independent performance data shows that the structural control conforms to local and/or State criteria for treatment, conveyance, maintenance and environmental impact.

Sec. 44.468. - Landscaping and stabilization requirements.

(a) Any area of land from which the natural vegetative cover has been either partially or wholly cleared or removed by development activities shall be revegetated before City final acceptance. The following criteria shall apply to revegetation efforts:

(1) Reseeding must be done with a perennial, non-winter season cover crop accompanied by placement of matting or its equivalent of sufficient coverage to control erosion until such time as the cover crop is established to be seventy-five to eighty (75-80) percent coverage of the seeded area.

(2) Replanting with native woody and herbaceous vegetation must be accompanied by placement of matting, mulch or an equivalent of sufficient coverage to control erosion until the plantings are established and are capable of controlling erosion.

(3) Any area of revegetation must exhibit survival of a minimum of seventy-five to eighty (75-80) percent of the cover crop throughout the year immediately following revegetation. Revegetation must be repeated in successive years until the minimum seventy-five to eighty (75-80) percent survival for one (1) year is achieved.

(b) Upon instruction from the Director, a landscaping plan prepared by a Texas registered landscape architect shall be submitted with the final design describing the vegetative stabilization and management techniques to be used at a site after construction is completed. The landscaping plan will explain not only how the site will be stabilized after construction, but who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved. The landscaping plan, if required, must be approved by the Director prior to land disturbing activities.

Sec. 44.469. - Privately-owned erosion control requirements

(a) *Storm water system responsible party.*

(1) For privately-owned storm water drainage systems and/or water quality devices used for residential or commercial areas, the developer or property owner shall be responsible for all of the maintenance and repair of such storm water drainage systems and/or water quality devices serving that residential or commercial area until the developer or owner no longer has an ownership interest in any property served by the storm water drainage system and/or water quality device.

(2) Once a homeowners' association (HOA) is organized and becomes active for a residential area served by a storm water drainage system and/or water quality device, the homeowners' association shall be responsible for the maintenance and repair of the storm water drainage system and/or water quality device. In the event there is no active homeowners' association or the homeowners' association fails to maintain the privately-owned storm water drainage system and/or water quality device, then the City may, but is not required, to maintain and repair the system and/or device.

(3) Maintenance of a storm drainage system and/or water quality device shall include such items, but not be limited to:

a. Mowing of tall weeds and grass;

b. Regular and routine removal of floatables and debris;

c. Dredging of silt and removal off-site;

d. Correcting failures of inlet or outlet control structures;

e. Implementation of erosion mitigation measures;

f. Repair and maintenance of aeration equipment; and

g. Maintaining optimal operation of underground and above ground detention.

h. Maintenance of trees in drainage areas.

(b) *Disclosure of HOA information to the MS4.*

(1) Upon the organization and formation of a homeowners' association, the HOA should provide updated contact information to the City for compliance and reporting communications. The minimum information to be provided by the HOA to the City includes:

a. Name of subdivision and homeowners' association;

b. Name, address, telephone number and email address of any management company involved with activities related to the HOA (if applicable);

c. Name, address, telephone number and email address of a direct contact person representing or authorized to act on behalf of the HOA;

d. Date of formation of the HOA;

e. Current listing of storm water drainage structures and/or water quality devices over which the homeowner's association has control; and

f. Dates when any changes were made to the HOA board, structure or the storm drainage system and/or water quality device over which the HOA has control.

(2) Any changes to the contact information regarding the HOA must be reported immediately to the City Neighborhood Improvement Services Department.

(3) The HOA is required to annually contact with the City to ensure that all information is up to date.

(c) *Authorization to inspect, adopt and impose best management practices.*

(1) The City has the authority to conduct storm water inspections to require implementation of best management practices where appropriate.

(2) The selection, application and maintenance of BMPs must be sufficient to prevent or reduce the likelihood of pollutants entering the receiving storm drainage system.

(3) The City may adopt and impose requirements identifying specific BMPs for any activity, operation or facility, which may cause a discharge of pollutants to the storm drainage system. Where specific BMPs are required, every person undertaking such activity or operation or owning or operating such facility shall implement and maintain BMPs at the person's own expense.

Sec. 44-470. - Failure to maintain practices.

(a) In the event that a storm water management facility, storm water drainage system and/or water quality device is deemed by the City to be in need of maintenance or repair or is determined a danger to public safety or public health, the City shall notify the responsible party in writing for maintenance of the storm water management facility. The responsible person

shall have thirty (30) days after receipt of notice to effect maintenance and repair of the facility in an approved manner.

(b) If a responsible party fails or refuses to meet the storm water facility maintenance requirements of this article, the Director, after reasonable notice, may cause the necessary work to be done to correct a violation of the design standards or maintenance and assess the responsible party for all incurred costs and expenses.

DIVISION 5. - COMPLIANCE EXAMINATION AND NOTIFICATION

Sec. 44-471. - Right of entry: inspection and sampling.

(a) The Director shall have the right to enter the premises of any person discharging storm water to the municipal separate storm sewer system or to Waters of the United States to determine if the discharger is complying with all requirements of this article, and with any state or federal discharge permits, limitations, or requirements.

(b) Inspection programs may be established on any reasonable basis, including but not limited to:

(1) Routine inspections;

(2) Random inspections;

(3) Inspections based upon complaints received by the City;

(4) Inspections based on other notices of possible violations;

(5) Inspection of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants;

(6) Inspections of businesses or industries of a type associated with higher than usual discharges of contaminants or pollutants;

(7) Inspections of discharges of a type which are more likely than the typical discharge to cause violations of state or federal water or sediment quality standards or the NPDES and TPDES storm water permits; and

(8) Joint inspections with other agencies inspecting under environmental or safety laws.

(c) Inspections may include, but are not limited to:

(1) Reviewing maintenance and repair records;

(2) Sampling discharges, surface water, groundwater, and material or water in drainage control facilities; and

(3) Evaluating the condition of drainage control facilities and other storm water treatment practices.

(d) Dischargers shall allow the Director ready access to all parts of the premises for the purposes of inspection, sampling, records examination and copying, and for the performance of any additional duties.

(e) Dischargers shall make available to the Director, upon request, any SWPPP's, modifications thereto, self-inspection reports, monitoring records, compliance evaluations, notices of intent, and any other records, reports, and other documents related to compliance with this article and with any state or federal discharge permit.

(f) Where a discharger has security measures in force which require proper identification and clearance before entry into its premises, the discharger shall make necessary arrangements

with its security guards so that, upon presentation of suitable identification, the Director will be permitted to enter without delay for the purposes of performing his/her responsibilities.

(g) The Director shall have the right to install on the discharger's property, or require installation of, such devices as are necessary to conduct sampling and/or metering of the discharger's operations.

(h) The Director may require any discharger to the MS4 or Waters of the United States to conduct specified sampling, testing, analysis, and other monitoring of its storm water discharges, and may specify the frequency and parameters of any such required monitoring.

(i) The Director may require the discharger to install monitoring equipment as necessary at the discharger's expense. Sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure storm water flow and quality shall be calibrated to ensure their accuracy.

(j) Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the discharger at the written or verbal request of the Director and shall not be replaced. The costs of clearing such access shall be borne by the discharger.

(k) Unreasonable delays in allowing the Director access to the discharger's premises shall be a violation of this article.

Sec. 44-472. - Inspection or search warrants.

If the Director has been refused access to any part of the premises from which storm water is discharged, and such person has probable cause to believe that there is a violation of this article or any State or Federal discharge permit, limitation, or requirement, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program of the City designed to verify compliance with this article, then the Director may seek issuance of an inspection or search warrant from any court of competent jurisdiction.

Sec. 44-473. - Notification of spills.

(a) Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting or may result in illegal discharges or pollutants discharging into storm water, the storm drain system, or Waters of the United States, said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of hazardous materials said person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of nonhazardous materials, said person shall notify the Director in person or by phone or facsimile no later than the next business day. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence.

(b) Failure to provide notification of a release as provided above is a violation of this article.

DIVISION 6. - REPORTS OF VIOLATION

Sec. 44-474. - Citizen reports of violations.

(a) All citizens are encouraged to report any spills, releases, illicit connections, other instances of anyone discharging pollutants into the MS4 or Waters of the United States, and any other violation of this article to the Director.

(b) A written record of each citizen report to the City will be prepared and maintained in accordance with the City Records Retention Policy. A copy of the City's record of the report will be furnished to the reporting citizen upon request. The Director will, upon request, inform the reporting citizen of any action taken by the City.

DIVISION 7. - ENFORCEMENT

Sec. 44-475. - Enforcement authority.

The enforcement authority for the provisions of this article shall be the City Manager.

Sec. 44-476. - Violations.

(a) It shall be unlawful for any person to violate any provision or fail to comply with any provision of this article. Any person who has violated or continues to violate a provision of this article, may be subject to the enforcement actions outlined in this article or may be restrained by injunction or otherwise abated in a manner provided by law.

(b) In the event a violation constitutes an immediate danger to public health or public safety, the City is authorized to enter upon the private property, without giving prior notice, to take any and all measures necessary to abate the violation and/or restore the property.

Sec. 44-477. - Notice of violation and compliance orders.

(a) When the Director finds that a person has violated, continues to violate, or threatens to violate, any provision of this article, or any order issued hereunder, the Director may serve upon that person a written notice of violation, specifying the particular violation believed to have occurred and requesting the discharger to immediately investigate the matter and to seek a resolution whereby any offending discharge will cease.

(b) The notice of violation shall contain:

(1) The name and address of the alleged violator;

(2) The address (when available) or a description of the building, structure or land at which the violation is occurring, or has occurred;

(3) A statement specifying the nature of the violation;

(4) A description of the remedial measures necessary to bring the development activity into compliance with this article and a time schedule for the completion of such remedial action;

(5) A statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed;

(6) A statement that the determination of violation may be appealed by filing a written notice of appeal within seven (7) days of service of notice of violation; and

(7) A statement specifying that, should the violator fail to restore compliance within the established time schedule, the work will be done by a designated governmental agency or a contractor and the expense thereof shall be charged to the violator.

(c) The Director may issue the violator a compliance order directing that the violator come into compliance within a specified time, prior to commencement or continuance of operation, or immediately. The order may also contain other requirements to address the noncompliance, including additional self-monitoring, and management practices designed to minimize the amount of pollutants discharged to the MS4 and Waters of the United States.

(d) Investigation and/or resolution of the matter in response to a notice of violation or compliance order in no way relieves the alleged violator of liability for any violations occurring before or after receipt of the notice or order.

(e) Nothing in this subsection shall limit the authority of the Director to take any action, including emergency actions or any other enforcement action upon issuance of a notice of violation or compliance order.

Sec. 44-478. - Remediation, abatement, and restoration orders.

(a) When the Director finds that a person has violated, or continues to violate, any provision of this article, or any order issued hereunder, and that such violation has adversely affected the MS4, or the Waters of the United States, the Director may issue an order to the violator directing him/her to undertake and implement any appropriate action to remediate and/or abate any adverse effects of the violation upon the MS4, or the Waters of the United States, and/or to restore any part of the MS4, or the Waters of the United States.

(b) Such remedial, abatement, and restoration action may include, but not be limited to:

(1) Monitoring assessment, and evaluation of the adverse effects and determination of the appropriate remedial, abatement, and/or restoration action;

(2) Confinement, removal, cleanup, treatment, and disposal of any discharged or released pollution or contamination;

(3) Prevention, minimization, and/or mitigation of any damage to the public health, welfare, or the environment that may result from the violation, and/or;

(4) Restoration or replacement of City property or natural resources damaged by the violation.

(c) The order may direct that the remediation, abatement, and/or restoration be accomplished on a specified compliance schedule and/or be completed within a specified period of time.

(d) An order issued under this subsection does not relieve the violator of liability for any violation, including any continuing violation.

(e) Issuance of an order under this subsection shall not be a bar against, or a prerequisite for, taking any other action against any responsible party.

Sec. 44-479. - Emergency cease and desist orders.

(a) When the Director finds that any person has violated, continues to violate, or threatens to violate, any provision of this article, or any order issued hereunder, or that the person's past violations are likely to recur, and that the person's violation(s), or threatened violation(s), have caused or contributed to an actual or threatened discharge to the MS4 or Waters of the United States which reasonably appears to present an imminent or substantial endangerment to the health or welfare of persons or to the environment, the Director may issue an order to the violator directing it immediately to cease and desist all such violations and directing the violator to:

(1) Immediately comply with all requirements of this article; and

(2) Take such appropriate preventive action as may be needed to properly address a continuing or threatened violation, including immediately halting operations and/or terminating the discharge.

(b) Any person notified of an emergency order directed to it under this subsection shall immediately comply and stop or eliminate its endangering discharge.

(c) In the event of a discharger's failure to immediately comply voluntarily with the emergency order, the Director may take such steps as deemed necessary to prevent or minimize harm to the MS4 or Waters of the United States, including immediate termination of a facility's water supply, sewer connection, or other municipal utility services.

(d) The Director may allow the person to commence or recommence its discharge when it has demonstrated to the satisfaction of the Director that the period of endangerment has passed, unless further termination proceedings are initiated against the discharger under this article.

(e) A person that is responsible, in whole or in part, for any discharge presenting imminent endangerment shall submit a detailed written statement, describing the causes of the harmful discharge and the measures taken to prevent any future occurrence, to the Director within ten (10) calendar days of receipt of the emergency order.

(f) Issuance of an emergency cease and desist order shall not be a bar against, or a prerequisite for, taking any other action against the violator.

Sec. 44-480. - Stop work orders or "red tags".

(a) Whenever the Director finds that any operator of a construction site has violated, threatens to violate, or continues to violate, any provision of this article, or any order issued hereunder, the Director may issue a stop work order or "red tag" to the operator, and require that a copy of the stop work order be posted at the construction site and distributed to all City departments and divisions whose decisions affect any activity at the site.

(b) Unless express written exception is made by the Director, the stop work order or "red tag" shall prohibit any further construction activity, or any commencement of construction activity, at the site and shall bar any further inspection or approval by the City associated with a building permit, early grading release, or any other City approval necessary to commence or continue construction or to assume occupancy at the site.

(c) Issuance of a stop work order or "red tag" shall not be a bar against, or a prerequisite for, taking any other action against the violator.

Sec. 44-481. - Appeal.

Any person may appeal the decision of the Director to the City Manager. The decision of the City Manager is final.

Sec. 44-482. - Judicial enforcement.

(a) *Injunctive relief.*

(1) Whenever it appears that a person has violated, or continues to violate, any provision of this article or order issued hereunder, the City may seek the issuance of a temporary or permanent injunction, as appropriate, which restrains or compels the specific performance by that person of any requirement imposed by this article or any order issued hereunder.

(2) The Director may also seek other action as appropriate for legal and/or equitable relief, including a requirement for a violator to conduct environmental remediation, abatement, or restoration.

(3) Action for injunctive relief shall not be a bar against, or prerequisite for, taking any other action against a violator.

(b) *Civil remedies.*

(1) Any person who has violated, or continues to violate, any provision of this article, or any order issued hereunder, shall be liable to the City for a maximum civil penalty of not more than two thousand dollars ($2,000.00) per violation, per day.

(2) The City may file suit in the state district court to recover all penalties, reasonable attorneys' fees, court costs, and other expenses associated with enforcement activities, including sampling and monitoring expenses, the cost of any actual damages incurred by the City, and any costs of remediation, abatement, and restoration incurred by the City, as well as civil penalties, in any court of competent jurisdiction.

(3) In determining the amount of civil liability, the court shall take into account all relevant circumstances, including, but not limited to, the extent of harm caused by the violation, the magnitude and duration of the violation, any economic benefit gained through the violation, corrective actions by the violator, the compliance history of the violator, and any other factor as justice requires.

(4) A suit for civil penalties shall not be a bar against, or a prerequisite for, taking any other action against a violator.

(c) *Criminal prosecution.*

(1) Any person who knowingly violates any provision of this article, or any order issued hereunder, shall, upon conviction be guilty of a misdemeanor, punishable by a fine of not more than two thousand dollars ($2,000.00) per violation. Each day a violation continues to exist shall be considered a separate offense.

(2) Any person who knowingly introduced any substance into the MS4 or Waters of the United States which causes personal injury or property damage shall, upon conviction in the municipal court, be guilty of a misdemeanor and be subject to a penalty of not more than two thousand dollars ($2,000.00) per violation. Each day a violation continues to exist shall be considered a separate offense. This penalty shall be in addition to any other cause of action for personal injury or property damage available under state law.

(3) Any person who knowingly makes any false statement, representation, or certification in any application, record, report, plan, or other documentation filed, or required to be maintained, pursuant to this article, or any order issued hereunder, or who has falsified, tampered with, or knowingly rendered inaccurate any monitoring device or method required under this article shall, upon conviction, be subject to a fine of not more than two thousand dollars ($2,000.00) per violation. Each day a violation continues to exist shall be considered a separate offense.

(d) *Civil suit under the Texas Water Code.* Whenever it appears that a violation or threat of violation of any provision of the Texas Water Code, or any rule, permit, or order of the TCEQ, has occurred or is occurring within the jurisdiction of the City, exclusive of its extraterritorial jurisdiction, the City, in the same manner as the TCEQ, may have a suit instituted in a State District Court through its City Attorney for the injunctive relief or civil penalties or both authorized by the Texas Water Code, against the person who committed or is committing or threatening to commit the violation.

(e) *Remedies nonexclusive.*

(1) The remedies provided for in this article are not exclusive of any other remedies that the City may have under local, State or Federal law.

(2) The City may take any, all, or any combination of these actions against a violator.

(3) The City is empowered to take more than one (1) enforcement action against any violator.

(4) These actions may be taken concurrently.

Sec. 44-483. - Supplemental enforcement actions.

(a) *Performance and maintenance bonds.*

(1) The Director may, by written notice, order any owner or operator of a source of storm water discharge associated with construction or industrial activity to file a satisfactory bond, payable to the City, in a sum not to exceed a value determined by the Director to be necessary to achieve consistent compliance with this article, any order issued hereunder, any required best management practice, and/or any storm water pollution prevention plan provision, and/or to achieve final stabilization of the site.

(2) The Director may deny approval of any City permit or approval necessary to commence or continue construction or any industrial activity at a site, or to assume occupancy, until such a performance or maintenance bond has been filed.

(b) *Liability insurance.* The Director may, by written notice, order any owner or operator of a source of storm water discharge associated with construction or industrial activity to submit proof that it has obtained liability insurance, or other financial assurance, in an amount not to exceed a value determined by the Director, that is sufficient to remediate, restore, and abate any damage to the MS4, the Waters of the United States, or any other aspect of the environment that is caused by the discharge. Any insurance obtained by an owner or operator must name the City as additionally insured.

(c) *Water supply severance.*

(1) Whenever a person has violated or continues to violate any provision of this article, or any order issued hereunder, the City may terminate or suspend water, sewer, or other municipal services to the violator and/or the site of such violation.

(2) Service will be resumed at the violator's expense after such person has satisfactorily demonstrated to the Director the ability to comply with this article.

DIVISION 8. - MISCELLANEOUS PROVISIONS

Sec. 44-484. - Charges and fees.

(a) The City may adopt reasonable fees for reimbursement of costs of constructing, operating, and maintaining the City's MS4, and for reimbursement of costs of implementing its storm water management program as required by the EPA or the State, and the cost of implementing this article, which costs may include, but not be limited to, the following:

(1) Fees for monitoring, inspection, and surveillance procedures including the cost of collecting and analyzing discharges and reviewing monitoring reports submitted by dischargers;

(2) Fees for spill and release reports and responding and remediating spills and releases of oil, hazardous and extremely hazardous substances, and other pollutants, and;

(3) Other fees as the City may deem necessary to carry out the requirements contained in this article.

(b) These fees relate solely to the matters covered by this article and are separate from all other fees, fines, and penalties chargeable by the City.

Section 2. That if any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance, or application thereof to any persons or circumstances, is held invalid or unconstitutional by a court of competent jurisdiction such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remain portion of this Ordinance despite such invalidity which remaining portions shall remain in full force and effect.

Section 3. That this ordinance shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th DAY OF MARCH, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

1st Reading: 02-19-2018

2nd Reading: 03-05-2018

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Hold work session to hear update regarding the North Central Texas Council of Government's (NCTCOG's) updated Collin County roadway plan.

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Code Enforcement Association of TX - Community Service Award Recognition

Memo 27

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Consider approval of the minutes from the February 19, 2018 city council meeting minutes, and take any action necessary.

Minutes 29

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Consider approval of an ordinance repealing Ch. 10, Article II, Division 3. Construction Advisory Appeals Board of the Code of Ordinances and transferring those duties to the Board of Adjustments under Article II, Section 11 of the Unified Land Development Code, and take any action necessary. (2nd reading)

Ord #18-13 50

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Z2018-001 - Consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of an ordinance for a PD Development Plan amending Ordinance No.'s 16-48 & 16-54 and in accordance with Ordinance No. 10-21, for a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary. (2nd Reading)

Ord # 18-16 54

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Z2018-002 - Consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of an ordinance for a Specific Use Permit (SUP) for the replacement of a telecommunications tower exceeding 125-feet in a Heavy Commercial (HC) District on a 5.053-acre tract of land identified as Lot 1, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary. (2nd Reading)

Ord #18-14 72
Blank Page 77
Consider authorizing the City Manager to execute a contract with the Elections Administrator of Rockwall County for administration of the City of Rockwall's May 5, 2018 General Election and Bond Election, and take any action necessary.
Contract 78
Blank Page 88
P2018-004 - Consider a request by Mike Whittle on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a replat for Lots 14 & 15, Block 2, Alliance Addition, Phase 2 being a 0.98-acre tract of land identified as Lots 2 & 3, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 & 6530 Alliance Addition, and take any action necessary.
P2018-004 89
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P2018-005 - Consider a request by Michael Salcedo of Salcedo Group, Inc. on behalf of Russ Porter for the approval of a replat for Lot 1, Block A, Rockwall School of Music Addition being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.
P2018-005 102
Blank Page 106
Appointment with David Sweet, Chair of the ART Review Team / Art Commission, to request approval for the art work associated with a mural to be located on the south wall of 110 S. Goliad in downtown Rockwall, and take any action necessary.
Memo 107
Artist info and pictures 108
Blank Page 111
Discuss and consider the recent flooding in the City of Rockwall, and take any action necessary.
Memo 112
Blank Page 113
Discuss and consider a recommendation of the City Council's Naming Subcommittee regarding approval of a resolution renaming a portion of SH 276, and take any action necessary.
Renaming of SH 276 114
Blank Page 117
Discuss and consider approval of an ordinance in amending Chapter 44. Utilities of the Code of Ordinances to add a new article, Article VI. for the purpose of adopting Storm Water Management provisions in accordance with the City of Rockwall's MS4 Permit, and take any action necessary. (2nd reading)

Ord #18-15 118
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A2018-001 – Discuss and consider a request by Rick Jones of ADV Rockwall Platinum Property Owner, LLC for the approval of an ordinance approving voluntary annexation of a 4.264-acre tract of land identified as Lot 1, Block 1, Valk Rockwall Addition, Rockwall County, Texas, within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, contiguous to the existing city limits, and take any action necessary (1st Reading).
A2018-001 155
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Discuss and consider approval of an ordinance establishing a tariff authorizing an annual rate review mechanism as negotiated between Atmos Energy Corporation, Mid-Tex Division and the Steering Committee of Cities Served by Atmos, and take any action necessary. (1st reading)
Atmos RRM 165
Blank Page 179
Discuss and consider a city initiated request to direct staff to amend sections of Article II, Authority and Administrative Procedures, and Article V, District Development Standards, of the Unified Development Code for the purpose of amending the variance process for properties in an overlay district and to clarify the reapplication procedures for applications that have been denied by the City Council, and take any action necessary.
Memorandum 180
Blank Page 186
Discuss and consider city observed holidays, and take any action necessary.
Staff memo 187
Holiday Survey 188
Blank Page 191
Building Inspections Monthly Report - January 2018
Building Inspections Monthly Report - January 2018 192
Blank Page 204
Fire Dept / Fire Marshall Monthly Report - January 2018
Fire Monthly Report_January 2018 205
Blank Page 210
GIS Division Monthly Report - January 2018
GIS Monthly Report (January 2018) 211
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Harbor PD Monthly Report - January 2018
Harbor PD - Jan 2018. 213
Blank Page 214
Internal Operations Department Report - January 2018
IO Report 215
Radio Report 217
Blank Page 218
Recreation Monthly Report - January 2018

Rec Monthly - Jan 2018 219
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Rockwall Animal Adoption Center Monthly Report - January 2018
RAAC-January 2018 225
Blank Page 227
Police Department Monthly Report - January 2018
Rockwall Police Monthly Activity Report Jan 2018 228
Blank Page 230
STAR Transit Monthly Report - January 2018
STAR Report 231
Blank Page 233

AGENDA
ROCKWALL CITY COUNCIL
Monday, March 05, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

p.10 **1.** Hold work session to hear update regarding the North Central Texas Council of Government's (NCTCOG's) updated Collin County roadway plan.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible right-of-way acquisition related to County Line Rd. improvements pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation)
3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, March 05, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER FOWLER

VIII. PROCLAMATIONS / AWARDS

p.27 **1.** Code Enforcement Association of TX - Community Service Award Recognition

IX. OPEN FORUM

X. CONSENT AGENDA

p.29 **1.** Consider approval of the minutes from the February 19, 2018 city council meeting minutes, and take any action necessary.

p.50 **2.** Consider approval of an **ordinance** repealing Ch. 10, Article II, Division 3. Construction Advisory Appeals Board of the Code of Ordinances and transferring those duties to the Board of Adjustments under Article II, Section 11 of the Unified Land Development Code, and take any action necessary. **(2nd reading)**

p.54 **3.** **Z2018-001** - Consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of an **ordinance** for a PD Development Plan amending Ordinance No.'s 16-48 & 16-54 and in accordance with Ordinance No. 10-21, for a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary. **(2nd Reading)**

p.72 **4.** **Z2018-002** - Consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of an **ordinance** for a Specific Use Permit (SUP) for the replacement of a telecommunications tower exceeding 125-feet in a Heavy Commercial (HC) District on a 5.053-acre tract of land identified as Lot 1, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary. **(2nd Reading)**

p.78 **5.** Consider authorizing the City Manager to execute a contract with the Elections Administrator of Rockwall County for administration of the City of Rockwall's May 5, 2018 General Election and Bond Election, and take any action necessary.

p.89 **6.** **P2018-004** - Consider a request by Mike Whittle on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a replat for Lots 14 & 15, Block 2, Alliance Addition, Phase 2 being a 0.98-acre tract of land identified as Lots 2 & 3, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 & 6530 Alliance Addition, and take any action necessary.

p.102 **7.** **P2018-005** - Consider a request by Michael Salcedo of Salcedo Group, Inc. on behalf of Russ Porter for the approval of a replat for Lot 1, Block A, Rockwall School of Music Addition being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

p.107 **2.** Appointment with David Sweet, Chair of the ART Review Team / Art Commission, to request approval for the art work associated with a mural to be located on the south wall of 110 S. Goliad in downtown Rockwall, and take any action necessary.

XII. ACTION ITEMS

p.112 **1.** Discuss and consider the recent flooding in the City of Rockwall, and take any action necessary.

p.114 **2.** Discuss and consider a recommendation of the City Council's Naming Subcommittee regarding approval of a resolution renaming a portion of SH 276, and take any action necessary.

p.118 **3.** Discuss and consider approval of an **ordinance** in amending Chapter 44. Utilities of the Code of Ordinances to add a new article, Article VI. for the purpose of adopting Storm Water Management provisions in accordance with the City of Rockwall's MS4 Permit, and take any action necessary. **(2nd reading)**

p.155 **4.** **A2018-001** – Discuss and consider a request by Rick Jones of ADV Rockwall Platinum Property Owner, LLC for the approval of an **ordinance** approving voluntary annexation of a 4.264-acre tract of land identified as Lot 1, Block 1, Valk Rockwall Addition, Rockwall County, Texas, within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, contiguous to the existing city limits, and take any action necessary **(1st Reading).**

p.165 **5.** Discuss and consider approval of an **ordinance** establishing a tariff authorizing an annual rate review mechanism as negotiated between Atmos Energy Corporation, Mid-Tex Division and the Steering Committee of Cities Served by Atmos, and take any action necessary. **(1st reading)**

p.180 **6.** Discuss and consider a city initiated request to direct staff to amend sections of Article II, Authority and Administrative Procedures, and Article V, District Development Standards, of the Unified Development Code for the purpose of amending the variance process for properties in an overlay district and to clarify the reapplication procedures for applications that have been denied by the City Council, and take any action necessary.

p.187 **7.** Discuss and consider city observed holidays, and take any action necessary.

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports

p.192 Building Inspections Monthly Report - January 2018
p.205 Fire Dept / Fire Marshall Monthly Report - January 2018
p.211 GIS Division Monthly Report - January 2018
p.213 Harbor PD Monthly Report - January 2018
p.215 Internal Operations Department Report - January 2018
p.218 Recreation Monthly Report - January 2018
p.225 Rockwall Animal Adoption Center Monthly Report - January 2018
p.228 Police Department Monthly Report - January 2018
p.231 STAR Transit Monthly Report - January 2018

2. City Manager's Report

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible right-of-way acquisition related to County Line Rd. improvements pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

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3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).

4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.086 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **2nd** day of **March**, **2018** at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council**

FROM: **Rick Crowley, City Manager**

DATE: **March 2, 2018**

SUBJECT: **Work Session Added to Agenda - Collin County Traffic Planning**

As we have discussed on several occasions, the North Central Texas Council of Governments has been working on traffic congestion mitigation planning which, due to Rockwall County's proximity to that county, does impact traffic and roadway planning in Rockwall and Rockwall County. Revisions to the previously proposed plan were provided Wednesday at the Rockwall County Roadway Consortium.

As previously developed, the recommendations had included a new North/South Freeway (first called the Peninsula Freeway and later the Lakes Corridor) which provided another north/south route for major traffic volumes through Collin County and actually entered the very northwest corner of Rockwall County as it then intersected with the President George Bush Tollway. This plan also included a 4-lane bridge crossing of Lake Ray Hubbard which would have intersected SH205 at John King Boulevard and intersected the new North/South Freeway. We discussed this new crossing with the Council and noted that its addition was projected to significantly reduce future traffic congestion in Rockwall and Rockwall County and provide another needed lake crossing that would be used by Rockwall residents. This crossing was planned as a 4-lane thoroughfare and the bridge was proposed to be built to the same 4-lane width. The City of Rockwall advised the NCTCOG that study on this new lake crossing and thoroughfare should be continued. Under the then proposed plan, the Outer Loop would not be in the regional planning documents until future planning would be done to address the years after 2045.

As the proposed plan has been presented to and considered by several cities in Collin County, several of those cities have either taken action to actively oppose the new North/South Freeway (and other elements of the plan) or have placed such constraints on various elements of the plan that the plan generally cannot be pursued in the regional traffic mobility planning documents.

Since NCTCOG has taken the position that it will not recommend facilities that are not wanted by local cities affected by the proposed improvements (as was the case with the Blackland Corridor Freeway which was opposed by Rockwall and several other entities), they have developed a new plan taking into account the specifications placed on new freeways, roadways, expanded roadways, and bridges which were provided by the several opposing Collin County cities. The results of this plan are included in the attached file.

The current planning proposal changes the alignment of the Outer Loop which goes through Rockwall County to I30 – including parts of the City of Rockwall. The alignment of the proposed

Outer Loop has been shifted to the west from the previous alignment. The new thoroughfare bridge crossing remains in the plan at the same location. This would move the construction of portions of the Outer Loop in Rockwall County up on the timeline along the proposed new route. You may also notice that the **reduction** in future congestion and traffic volumes in Rockwall and Rockwall County is **much less** than was the case in the previously proposed plan. Future traffic volumes are also indicated on the information provided.

Rockwall County Consortium members agreed to hold a special meeting to discuss the proposed plan changes this coming Thursday evening. There appeared to be significant concern from all members about the currently proposed plan. The purpose of the work session is to review the current proposal with the Council to get your input as to the City's position on the plan (for the Wednesday Consortium meeting and, in general). The Mayor cannot attend the Thursday Consortium Meeting. The Council may want to consider whether to designate an alternate to attend the meeting along with the City Staff.

ROCKWALL COUNTY PLANNING CONSORTIUM

February 28, 2018

Rockwall County Historic Courthouse

Rockwall, Texas



North Central Texas Council of Governments

COLLIN COUNTY STRATEGIC ROADWAY PLAN (CCSRP)

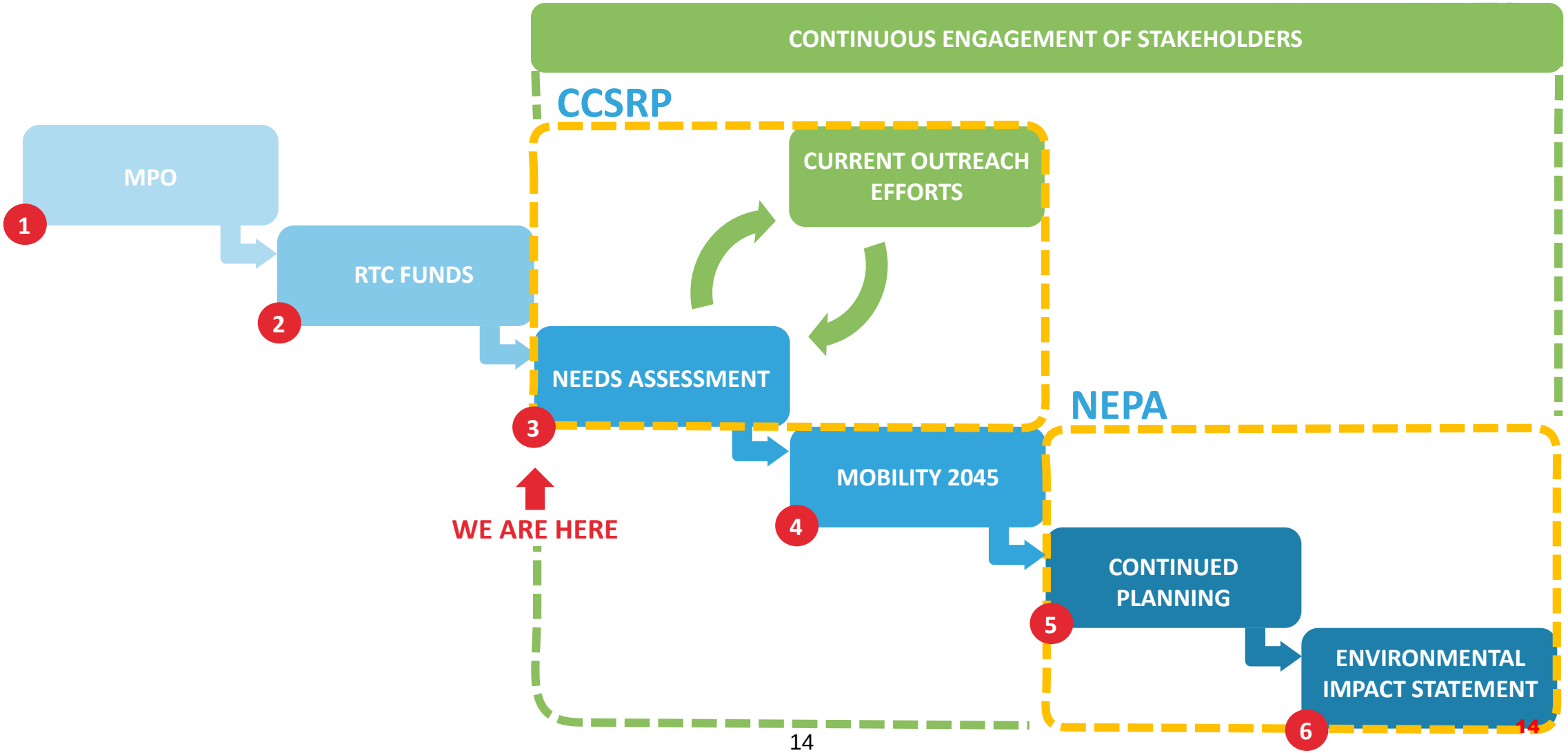
CONSIDERATIONS FOR EXPEDITED IMPLEMENTATION: FOLLOW-UP BRIEFING

12

SUMMARY OF UPDATED CCSRP RECOMMENDATIONS

13

WHERE ARE WE NOW? WHERE ARE WE GOING?



CCSRP CONSIDERATIONS SINCE PREVIOUS BRIEFING:

LAKE CORRIDOR FREEWAY

- Significant public opposition, environmental concerns, and right-of-way conflicts identified in multiple jurisdictions
- December 12, 2017 City of Wylie Resolution:
  a. No north-south or east-west freeways permitted within Wylie city limits
  b. Evaluate feasibility of adding capacity to existing Lake Lavon crossings before identifying any new crossings

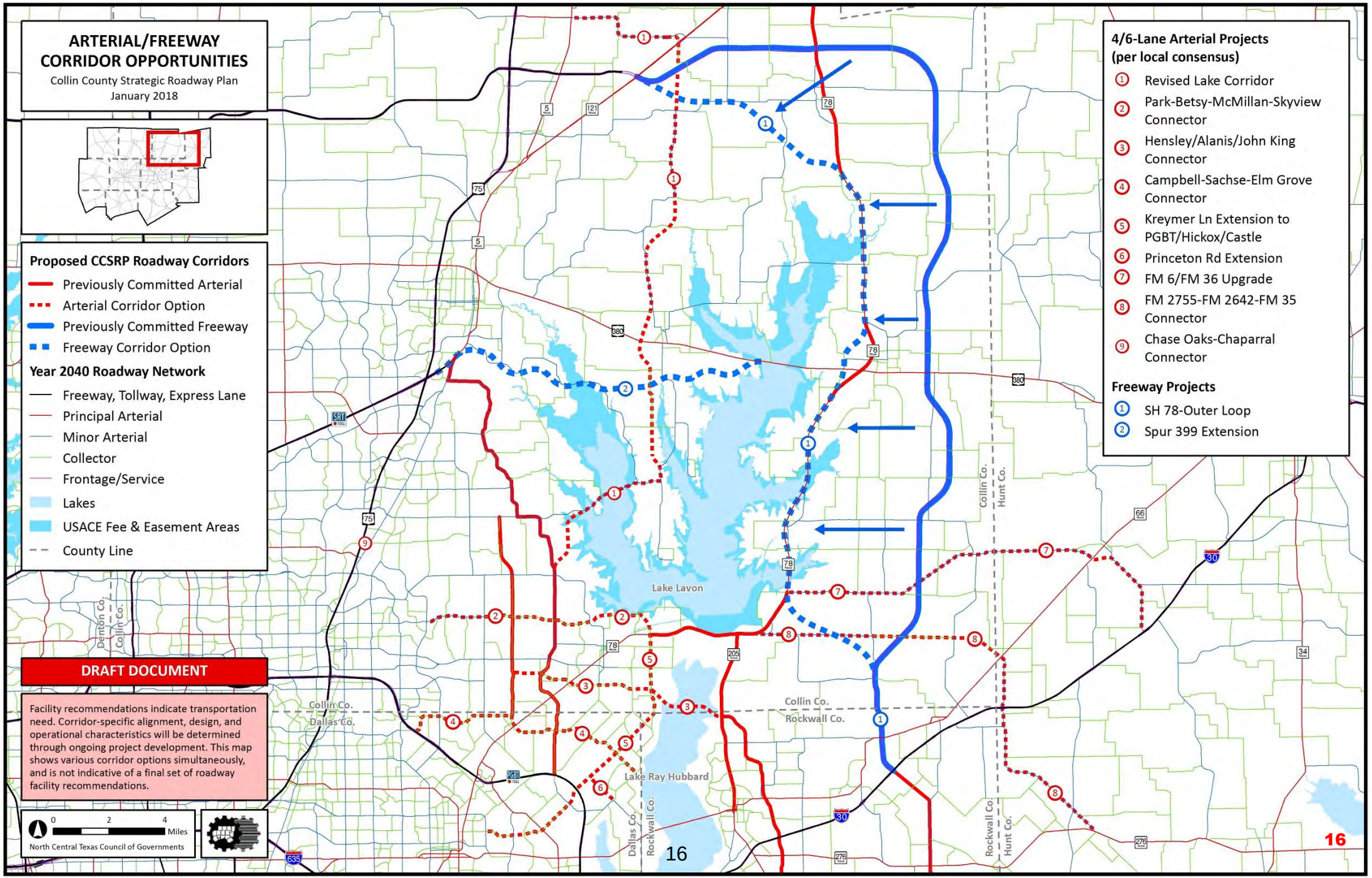
OUTER LOOP

- As sole freeway east of US 75, Outer Loop determined to be unfeasible/insufficient by 2040 at proposed location
- Travel demand modeling suggested 2040 feasibility with western realignment to maximize existing SH 78 corridor
- Critical locations: Farmersville Bypass/US 380; new path between SH 78/FM 6 & FM 1138/FM 2755 intersections

EAST-WEST ARTERIALS

- Travel demand modeling suggested "East-West Thoroughfare Option #4A" as a technically preferable alternative
- January 2, 2018 City of Murphy Resolution:
  a. City of Murphy formally opposed to extend Renner Road east of current Murphy Road terminus
  b. City of Wylie still agreeable to advance Hensley/Alanis/John King Connector (McCreary Road to SH 205) for further study
  c. New Lake Ray Hubbard crossing mitigates need to expand recently-finished SH 78 improvements between the lakes

15


ARTERIAL/FREEWAY CORRIDOR OPPORTUNITIES
Collin County Strategic Roadway Plan
January 2018
Proposed CCSRP Roadway Corridors
Previously Committed Arterial
Arterial Corridor Option
Previously Committed Freeway
Freeway Corridor Option
Year 2040 Roadway Network
Freeway, Tollway, Express Lane
Principal Arterial
Minor Arterial
Collector
Frontage/Service
Lakes
USACE Fee & Easement Areas
County Line
4/6-Lane Arterial Projects
(per local consensus)
1 Revised Lake Corridor
2 Park-Betsy-McMillan-Skyview Connector
3 Hensley/Alanis/John King Connector
4 Campbell-Sachse-Elm Grove Connector
5 Kreymer Ln Extension to PGBT/Hickox/Castle
6 Princeton Rd Extension
7 FM 6/FM 36 Upgrade
8 FM 2755-FM 2642-FM 35 Connector
9 Chase Oaks-Chaparral Connector
Freeway Projects
1 SH 78-Outer Loop
2 Spur 399 Extension
DRAFT DOCUMENT
Facility recommendations indicate transportation need. Corridor-specific alignment, design, and operational characteristics will be determined through ongoing project development. This map shows various corridor options simultaneously, and is not indicative of a final set of roadway facility recommendations.
0 2 4 Miles
North Central Texas Council of Governments
Lake Lavon
Lake Ray Hubbard
Collin Co.
Hunt Co.
Rockwall Co.
Dallas Co.
Denton Co.

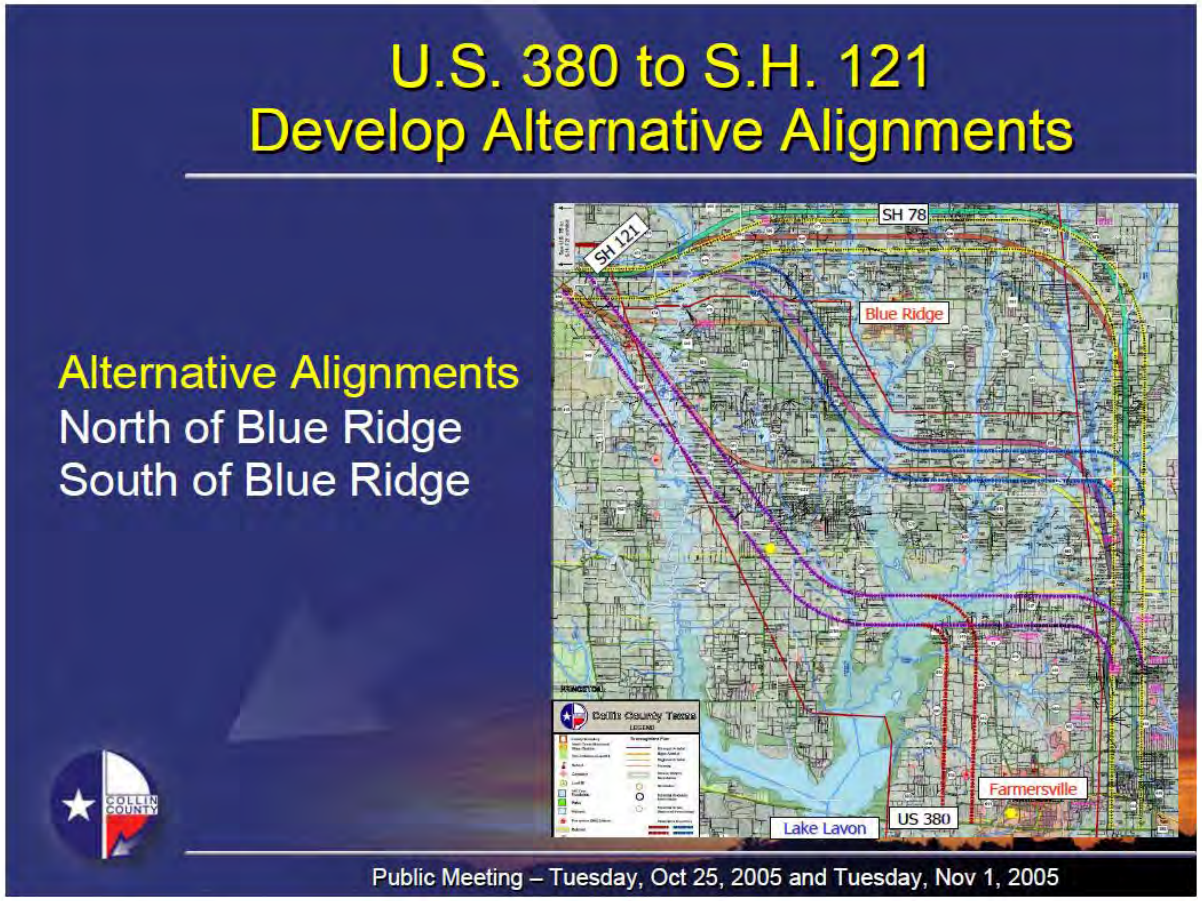
16

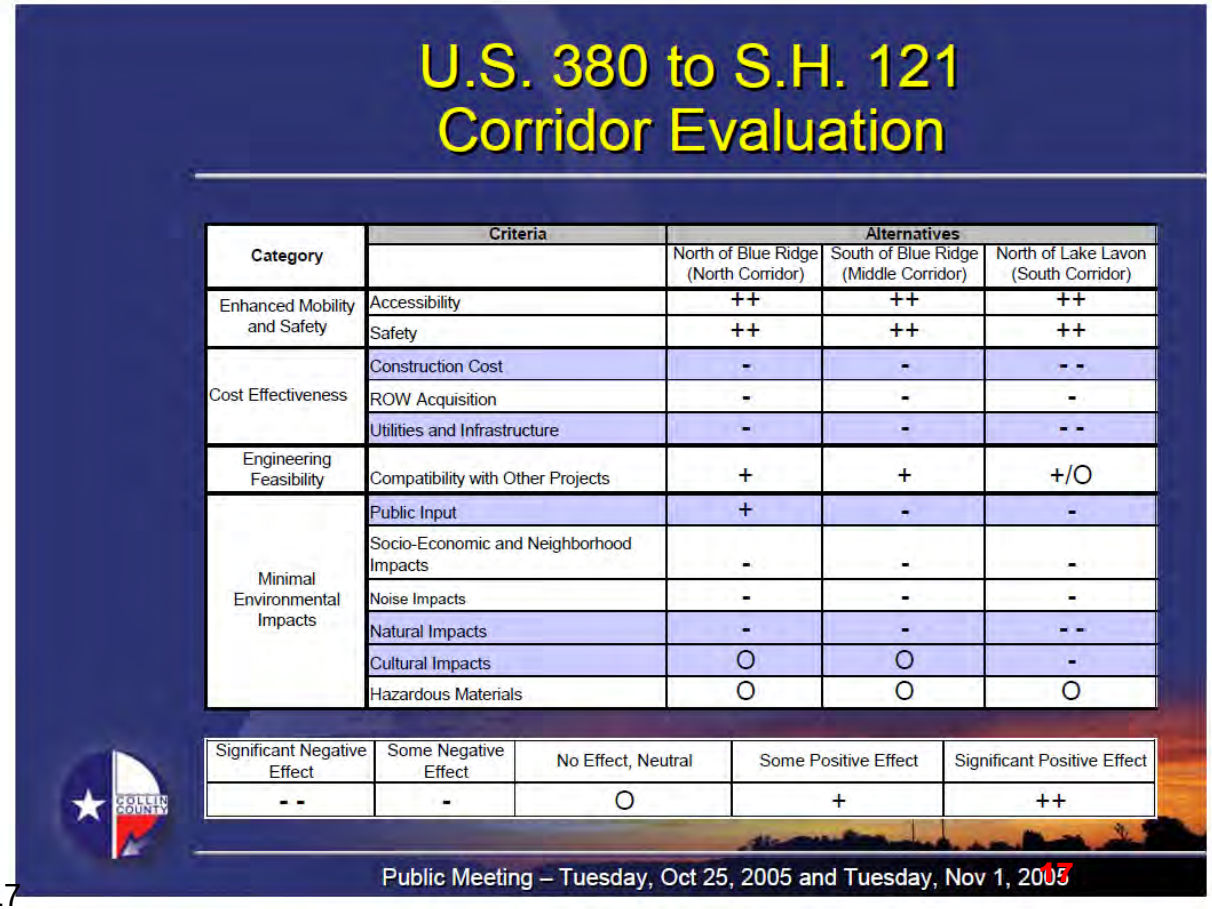
DRAFT

CCSRP

DRAFT

"SH 78 – Outer Loop Combo" Concept





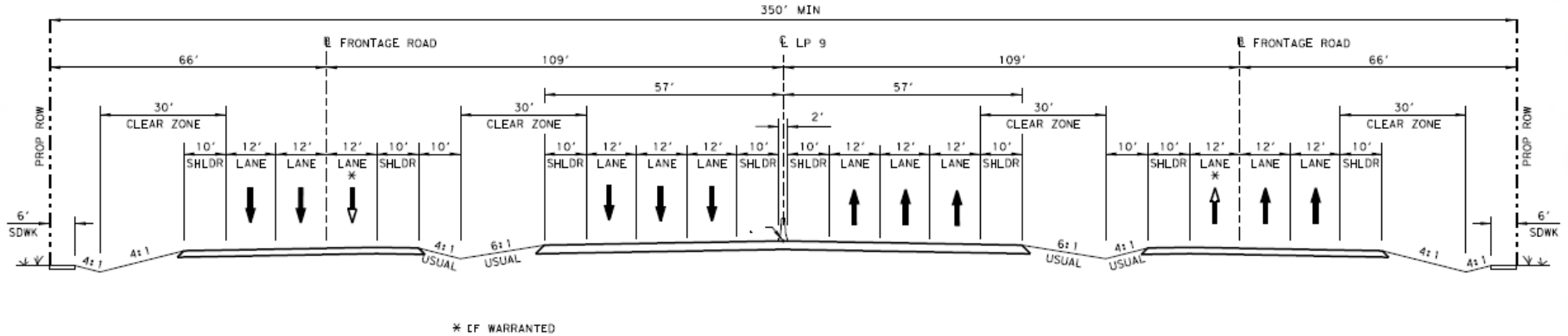
Category	Criteria	Alternatives		
		North of Blue Ridge (North Corridor)	South of Blue Ridge (Middle Corridor)	North of Lake Lavon (South Corridor)
Enhanced Mobility and Safety	Accessibility	++	++	++
	Safety	++	++	++
Cost Effectiveness	Construction Cost	-	-	- -
	ROW Acquisition	-	-	-
	Utilities and Infrastructure	-	-	- -
Engineering Feasibility	Compatibility with Other Projects	+	+	+/O
Minimal Environmental Impacts	Public Input	+	-	-
	Socio-Economic and Neighborhood Impacts	-	-	-
	Noise Impacts	-	-	-
	Natural Impacts	-	-	- -
	Cultural Impacts	O	O	-
	Hazardous Materials	O	O	O

Significant Negative Effect	Some Negative Effect	No Effect, Neutral	Some Positive Effect	Significant Positive Effect
- -	-	O	+	++

- Use the purple or orange (FM 545) alignment within the blue "South of Blue Ridge" corridor from SH 121 to SH 78
- Shift west toward the red north/south corridor as SH 78 bypasses the City of Farmersville and intersects US 380
- Only difference between "North of Blue Ridge" & "South of Blue Ridge" in the original Corridor Evaluation was public input (based on factors different from the present)

RIGHT-OF-WAY NEEDS FOR SH 78 – OUTER LOOP COMBINATION:

- Since inception, Collin County Outer Loop has been planned with a typical section width of 500 feet:
  a. Width may accommodate as many as five general purpose lanes in each direction
  b. Median contains “future rail envelope”
- In Dallas/Ellis County, Loop 9 is being planned with a typical section width of 350 feet
- For greater flexibility/efficiency, Loop 9 may be a more appropriate model for the SH 78 – Outer Loop Combination option between SH 121 and IH 30



ULTIMATE SECTION

LOOP 9 PRELIMINARY TYPICAL SECTION
MAIN LANES & FRONTAGE ROADS
WITH SHOULDERS & SIDEWALKS

February 13, 2018

CCSRP: "SH 78 – Outer Loop Combo" Concept

Example Alignment Options for SH 78 Farmersville Bypass

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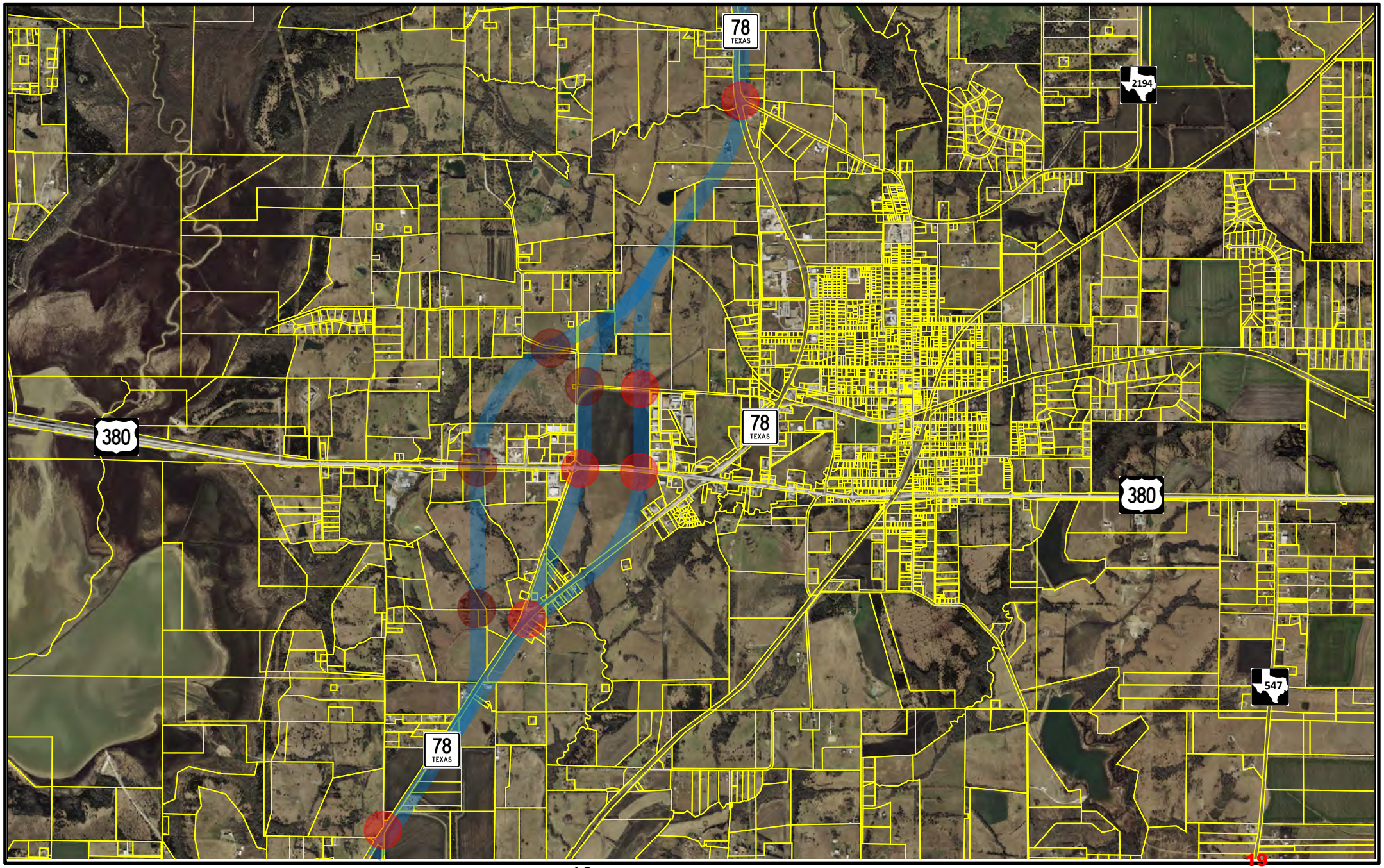

February 20, 2018

CCSRP: "SH 78 – Outer Loop Combo" Concept – February 2018

Example Alignment Options for FM 6 – FM 1138 Transition Area (City of Lavon)

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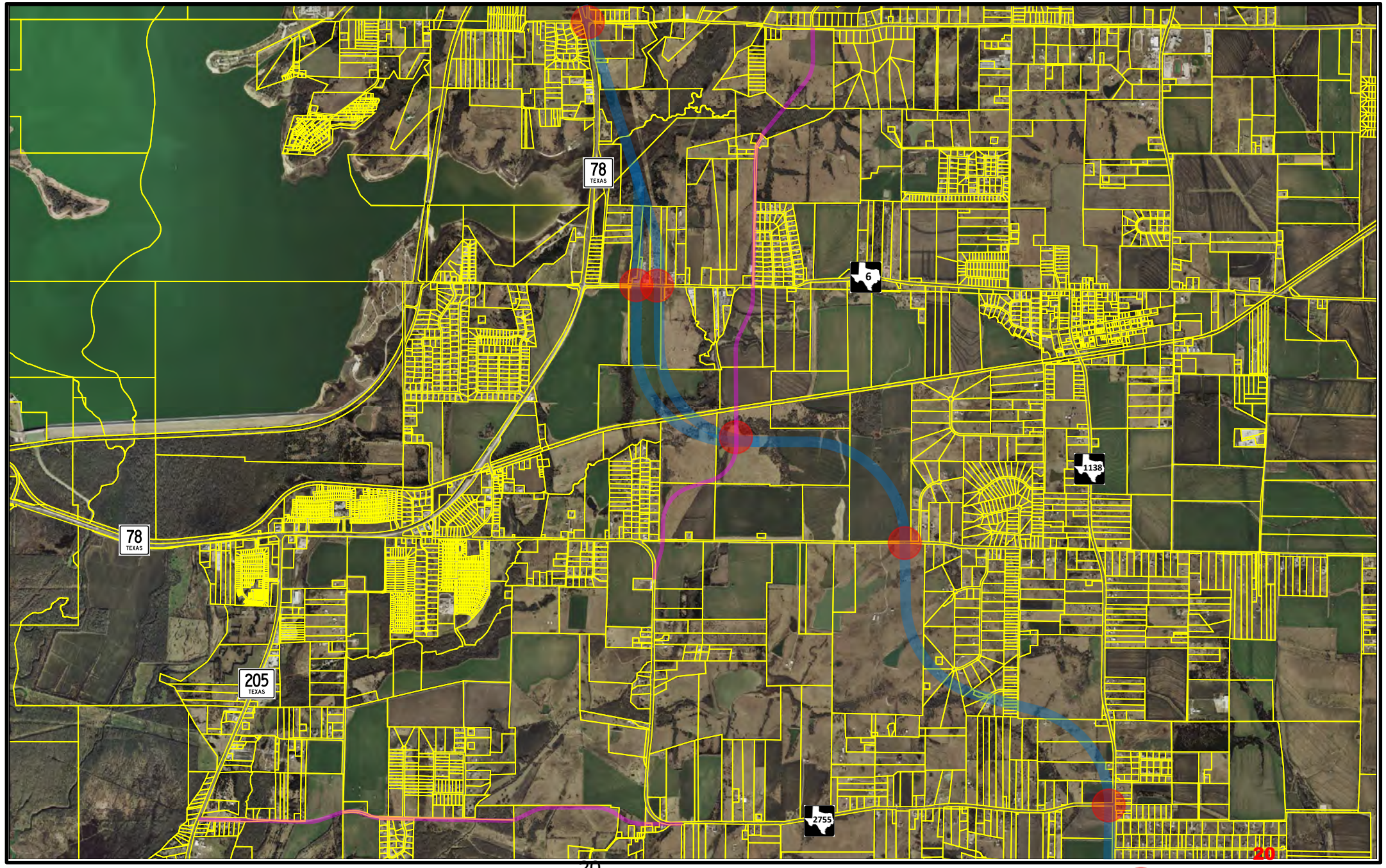

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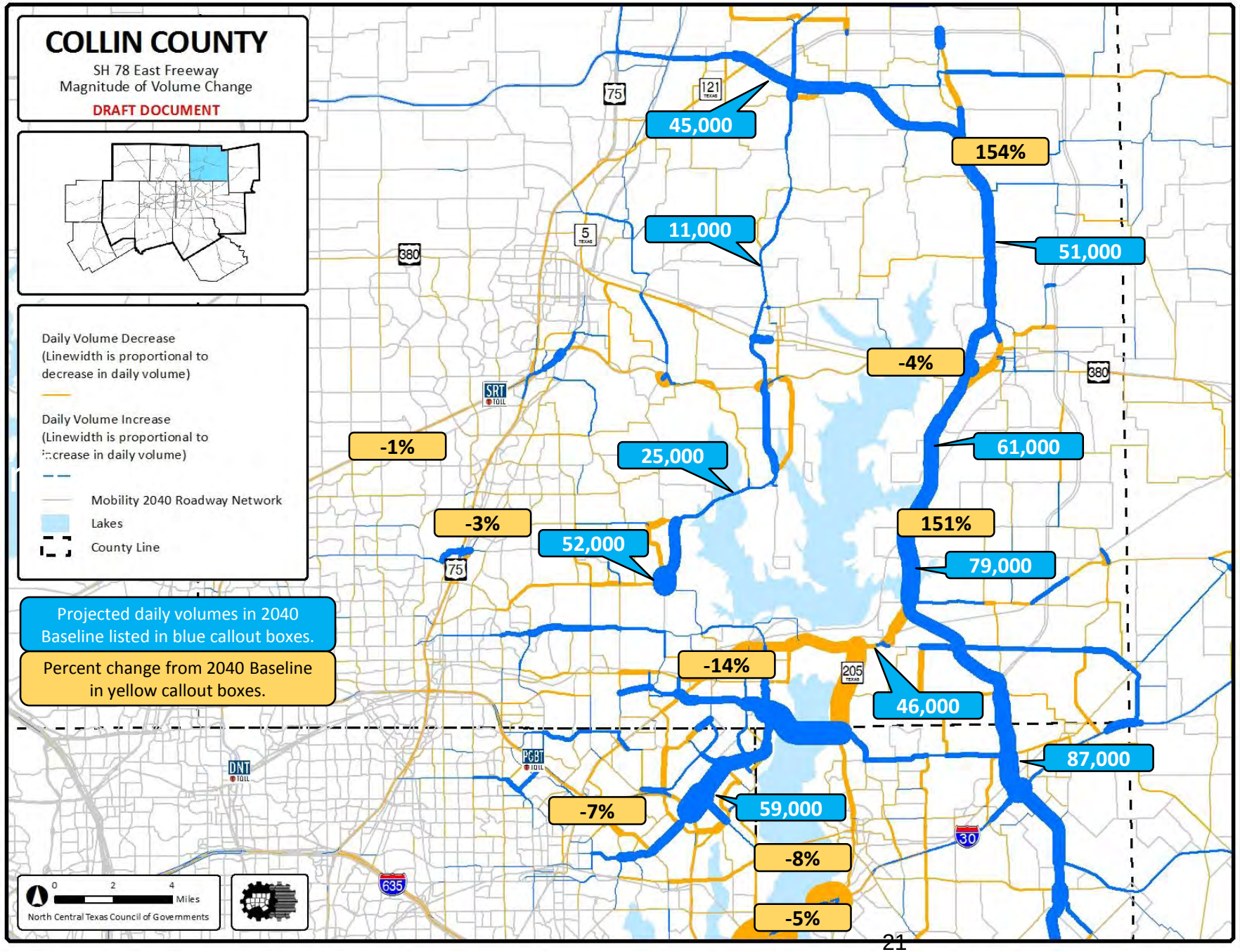

Computer Simulation Performance Comparison	N/S System	N/S System + E/W Option #4A	SH78/Outer Loop Combination
COLLIN COUNTY			
Vehicle Miles of Travel (VMT)	0%	1%	1%
Vehicle Hours of Travel (VHT)	-6%	-8%	-5%
Average Speed	7%	10%	6%
Traffic Control Delay (Hours)	-4%	-5%	-2%
Congestion Delay (Hours)	-16%	-23%	-16%
DALLAS COUNTY			
Vehicle Miles of Travel (VMT)	0%	0%	0%
Vehicle Hours of Travel (VHT)	0%	-1%	-1%
Average Speed	1%	1%	1%
Traffic Control Delay (Hours)	-1%	-1%	0%
Congestion Delay (Hours)	-1%	-4%	-3%
ROCKWALL COUNTY			
Vehicle Miles of Travel (VMT)	3%	-3%	2%
Vehicle Hours of Travel (VHT)	-6%	-18%	-10%
Average Speed	9%	19%	13%
Traffic Control Delay (Hours)	-9%	-12%	-9%
Congestion Delay (Hours)	-19%	-51%	-34%
HUNT COUNTY			
Vehicle Miles of Travel (VMT)	-2%	-2%	-2%
Vehicle Hours of Travel (VHT)	-3%	-4%	-4%
Average Speed	1%	2%	2%
Traffic Control Delay (Hours)	-2%	-1%	-2%
Congestion Delay (Hours)	-8%	-16%	-15%
12-COUNTY REGION			
Vehicle Miles of Travel (VMT)	0%	0%	0%
Vehicle Hours of Travel (VHT)	-1%	-2%	-1%
Average Speed	1%	2%	1%
Traffic Control Delay (Hours)	-1%	-1%	-1%
Congestion Delay (Hours)	-3%	-5%	-4%

SUMMARY OF PRELIMINARY RECOMMENDATIONS FOR MOBILITY 2045:

(ALL RECOMMENDATIONS ARE NON-TOLLED)

FREEWAY PROJECTS

1. **Regional Outer Loop (SH 121 to IH 30)** –
    a. Continue to identify previously-planned corridor for staged development
    b. Evaluate new SH 78 – Outer Loop Combination Alternative as a potential replacement option (Illustrative Map)

ARTERIAL PROJECTS

1. **West Corridor Operational Improvements** (FM 1378/Woodbridge Parkway/Merritt Road)
2. **SH 78/SH 205/John King Boulevard –**
    a. **SH 78** – same as Mobility 2040; future changes dependent on SH 78 – Outer Loop Combination Alternative analysis
    b. **SH 205/John King Boulevard** – consistency w/ SH 205 Feasibility Study recommendations
3. **Lake Corridor (thoroughfare only; no new Lake Lavon bridge based on public input)** – Corridor #1 and #5
4. **East-West Thoroughfare Option #4A** (corridor placement awaiting final design results) –
    a. Maximize capacity per local thoroughfare plans (SE Collin/NE Dallas/Rockwall County) – Corridor #2, #4, and #6
    b. New/expanded thoroughfare facilities – Corridor #3 (McCreary Road to SH 205/John King Boulevard), #7, #8, and #9
5. **Add FM 3549 and CR 483 extensions** (to address Lavon/Collin County concerns w/future SH 78 traffic between lakes)

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NOTE: Recommendations represent proposed accommodation of needs ONLY; NO proposed project/alignment may proceed to construction WITHOUT completion of formal environmental study AND public involvement process.

CONTINUED PUBLIC OUTREACH FOR CCSRP

NCTCOG recommends conducting public meetings with potential partners in several locations this fall/winter for the following purposes:

- Explain the Collin County Strategic Roadway Plan study process and the current context of draft recommendations. Present new travel demand model information to illustrate effects of recent public/agency comments and City Council Resolutions.
- Determine general consensus and discuss potential outcomes related to integrating recommendations into Mobility 2045 and local thoroughfare plans. Mobility 2045 will have an independent public involvement process.
- Obtain input/feedback in advance of potential environmental studies by TxDOT and/or other partners.
- Discuss possible construction staging opportunities based on available UTP (10-Year Plan) funds and implications for planned Collin County Bond Program. (maximize additional 10% design and 10% right-of-way funds)

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COMMITMENT TO ENVIRONMENTAL/ENGINEERING/CONSTRUCTION EFFORTS

1. Advance West Corridor operational improvement components into the next Transportation Improvement Program (TIP).
2. Present revised Lake Corridor (arterial) and potential SH 78/Outer Loop Combination Alternative (freeway) recommendations to indicate need to expedite environmental process so that appropriate public feedback/sentiment can be captured.
3. Continue construction of existing SH 78/SH 205/John King Boulevard corridor sections and investigate where funding gaps exist.
4. Advance environmental procedures to secure Regional Outer Loop right-of-way and advance frontage road construction in northern Collin County (DNT to SH 121).
5. Begin environmental procedures for proposed thoroughfare crossing of Lake Ray Hubbard.
6. Develop master cost/revenue matrix to leverage RTC funds with Collin County, TxDOT, and local governments that incorporates potential staged construction elements.
7. US 75 technology lanes are fully funded and should be implemented as soon as possible.
8. Continue to support TxDOT recommendations for US 380/Spur 399 Extension corridor improvements. Determine how/where mutual leveraging for US 380 and the Regional Outer Loop may be gained strategically.

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CONTACT INFORMATION

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Jeffrey Widmer, Building Official**

DATE: **March 1, 2018**

SUBJECT: **"Community Service Award" by the Code Enforcement Association of TX**

The City of Rockwall was recently honored to receive the "Community Service Award" by the Code Enforcement Association of Texas. Tony Scorcio, supervisor over our Neighborhood Improvement Services Division, accepted the award on the City's behalf during the annual CEAT conference, which was held last month in February.

The City received the "Community Service Award" in recognition of our "Hardship Assistance Program," which helps provide aid to property owners and residents who may come before the Building & Standards Commission and be asked to clean up or repair their property, yet do not have the physical or financial means to do so on their own.

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MINUTES
ROCKWALL CITY COUNCIL
Monday, February 19, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the meeting to order at 4:05 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Hohenshelt, and Council Members Kevin Fowler, and Bennie Daniels. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs and City Attorney Frank Garza. Councilmember Dennis Lewis joined the meeting after the conclusion of Executive Session (prior to the meeting reconvening at 6:00 p.m.). Councilmembers Dana Macalik and Mike Townsend were absent for the duration of the meeting.

II. WORK SESSION

1. Hold a work session to discuss and consider planning for IH-30 aesthetics and entry features.

City Manager Rick Crowley briefed the Council on, and brief discussion took place regarding, options pertaining to possible entry features on areas of IH-30 within the City of Rockwall.

Mayor Pruitt then read the following discussion items into the record before recessing the public meeting to go into Executive Session at 4:19 p.m.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation)
2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 4:57 p.m.

V. RECONVENE PUBLIC MEETING (6:00 P.M.)

Mayor Pruitt called the meeting back to order at 6:00 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Hohenshelt, and Council Members Kevin Fowler, Bennie Daniels and Dennis Lewis. Councilmembers Dana Macalik and Mike Townsend were absent.

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

It was announced that no action would be taken as a result of Executive Session.

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRUITT

Mayor Pruitt delivered the invocation and led the Pledge of Allegiance.

VIII. PROCLAMATIONS / AWARDS

1. National Pancake Day / Shriners Hospitals for Children Day

Mayor Pruitt called forth John Krodel, the representative in attendance from the Shriners. He then read and presented the proclamation, which pertains to a fundraising event to be held at the local (Rockwall) IHOP restaurant on February 27 to benefit Shriners Hospitals for Children.

2. Engineer's Week Proclamation

Mayor Pruitt called forth Amy Williams, City Engineer and members of her staff. He then read and presented the proclamation for Engineer's (appreciation) Week.

Mayor Pruitt then called forth Rick Burnis, manager for Republic Waste (the city's solid waste collection company). He read a kind Facebook post that had been written concerning some of the Republic garbage collection workers and thanked Mr. Burnis and his staff for their kindness and hard work.

IX. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the Open Forum.

X. CONSENT AGENDA

1. Consider approval of the minutes from the February 5, 2018 regular City Council meeting, and take any action necessary.

2. Consider approval of a consulting services agreement with Willdan/Economists.com to conduct an independent water and wastewater rate analysis in the amount of $39,000 to be funded by the Water Operations Budget, and take any action necessary.

3. **P2018-002** - Consider a request by Lizandro Ormeno of Livay, LLC for the approval of a final plat for Lot 1, Block A, Lizandro Ormeno Addition

being a 1.24-acre tract of land identified as Tract 3 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1201 N. Goliad Street [SH-205], and take any action necessary.

4. Consider approval of an **ordinance** repealing Ch. 10, Article II, Division 3. Construction Advisory Appeals Board of the Code of Ordinances and transferring those duties to the Board of Adjustments under Article II, Section 11 of the Unified Land Development Code, and take any action necessary. **(1st reading)**

5. Consider a Park Board recommendation concerning approval of a resolution associated with the annual update of the Mandatory Park Land Dedication Ordinance regulations regarding neighborhood park development pro-rata equipment fees, and take any action necessary.

6. Consider a Park Board recommendation concerning approval of a resolution associated with the annual update of the Mandatory Park Land Dedication Ordinance regulations regarding the per acre value of land for the purpose of calculating cash-in-lieu of land fees, and take any action necessary.

7. Consider authorizing the City Manager to execute an amendment to an existing contract with Verizon Wireless to install additional equipment on the City-owned communication tower located at 305 E. Boydstun Avenue, and take any action necessary.

8. Consider approval of a budget amendment in the amount of $38,000 from the city's Tree Mitigation Fund for planting of trees and shrubs in City facilities and rights-of-way, and take any action necessary.

Councilmember Lewis moved to approve the entire Consent Agenda (#1, 2, 3, 4, 5, 6, 7, and 8). Mayor Pro Tem Hohenshelt seconded the motion. The ordinance (for item #4) was read as follows:

CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 18-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE CODE OF ORDINANCES TO REPEAL CHAPTER 10. BUILDINGS AND BUILDING REGULATIONS, ARTICLE II. ADMINISTRATION AND ENFORCEMENT, DIVISION 3. CONSTRUCTION ADVISORY APPEALS BOARD AND TRANSFERING THOSE DUTIES TO THE BOARD OF ADJUSTMENT UNDER ARTICLE II, SECTION 11 OF THE UNIFIED LAND DEVELOPMNT CODE AND INCORPORATING RECITALS; PROVIDING REPEALING, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 ayes with 2 absences (Macalik and Townsend).

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Chairman of the Planning & Zoning Commission, Johnny Lyons, came forth and briefed the Council on recommendations of the Commission relative to items on tonight's meeting agenda. The Council took no action as a result of Mr. Lyons' comments.

2. Appointment with County Commissioner David Magness to hear update pertaining to countywide roadway projects (County of Rockwall Traffic Consortium), and take any action necessary.

Mayor Pruitt called for Commissioner Magness who explained that he oversees the countywide road / transportation consortium. He handed out some items to the council members concerning a recent countywide roadway update, indicating that the information will soon be made available on the county's website. He then went on to brief the Council on the status of these various projects as well as planned, future projects. Council took no action as a result of Commissioner Magness' update.

3. Appointment with Richard Martin, Director, Gov't Relations & Real Estate with Primary Media to hear request associated with replacing one static billboard face with a digital billboard face for a sign located on the north side of IH-30 approximately 1000 feet east of John King Blvd., and take any action necessary.

Mr. Martin came forth and very briefly explained his request. Mr. Crowley, City Manager, explained that the sign is currently a legal, non-conforming sign, but an ordinance amendment would be required in order to accommodate Mr. Martin's request. Council generally (and informally) instructed staff to work with Primary Media to evaluate options associated with all of the billboards it owns within the city and then come back to Council at a later date. Council took no action concerning this agenda item.

4. Appointment with Rockwall Police Chief to hear the 2017 Racial Profiling Report, and take any action necessary.

Chief Kirk Riggs came forth and provided brief comments pertaining to this report, briefly explaining that state law requires that all law enforcement agencies provide an annual racial profiling report to the governing body. Essentially, no complaints of racial profiling were received for the year 2017. Following the chief's comments, the Council had no questions and took no formal action.

XII. PUBLIC HEARING ITEMS

1. **Z2018-001** - Hold a public hearing to discuss and consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of an **ordinance** for a PD Development Plan amending Ordinance No.'s 16-48 & 16-54 and in accordance with Ordinance No. 10-21, for a 9.081-acre tract of land identified as Lot 2A of

the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary. **(1st Reading)**

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. On January 2, 2018, the City Council approved a Specific Use Permit (SUP) for a hotel (TRU by Hilton) on a 2.166-acre tract of land, which is directly adjacent to the aforementioned condominium and townhome developments. At the time of approval, the applicant -- Cameron Slown with F. C. Cuny Corporation -- was working with the owner of the condominium and townhome development (Jason Lentz of Atticus Real Estate Services) to swap land benefitting all three (3) developments. Now that this land swap is complete, the Hotel property is requesting the approval of a PD Development Plan as required by Ordinance No. 17-22, and since the land area of the townhomes and condominiums have changed from the approved Ordinance No.'s 16-48 & 16-54 an amended PD Development Plan reflecting the changes is required. As part of this request, Jason Lentz of Atticus Real Estate Services is requesting an additional six (6) townhome units be added to the 36- unit townhome development. If approved this would decrease the number of available units within the district from 182 to 176 (1,161 [Available Units] – 450 [Marina Village] – 228 [Harbor Condominiums] – 265 [Harbor Heights Condominiums] – 36 [Harbor Townhomes] – 6 [Requested Units] = 176 [Available Units]). In addition, new concept plans for the townhome development and hotel have been submitted as part of the request. The condominium development and roadway cross section/alignment have remained the same.

Mr. Miller went on to explain that on January 30, 2018, staff mailed 105 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lago Vista, Lakeside Village, and Signal Ridge Homeowner's Associations (HOA), which are the only HOA's located within 1,500-feet of the subject property participating the in the neighborhood notification program. Additionally, staff posted a sign on the subject property along Summer Lee Drive as required by the Unified Development Code (UDC). At the time, this case memo was drafted staff has received two (2) responses opposed to the request. In addition, the Planning & Zoning Commission did recommend approval of this request.

Jason Lentz
5339 Alpha Road
Dallas, TX 75240

Mr. Lentz came forth to represent the applicant. Following his comments, Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak. There being no one indicating such, he then closed the public hearing.

Councilmember Daniels then moved to approve Z2018-001 with the exception of the requested six additional units. Mayor Pruitt seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO.'S 16-48, 16-54 & 17-22*], SPECIFIC USE PERMIT NO. S-182 [*ORDINANCE NO. 18-07*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY

OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A *PD DEVELOPMENT PLAN* FOR A 9.081-ACRE TRACT OF LAND IDENTIFIED AS LOT 2A OF THE ISAAC BROWN ADDITION AND LOTS 1 & 2, BLOCK A, HARBOR VILLAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 ayes with 2 absent (Macalik and Townsend).

2. **Z2018-002** - Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of an **ordinance** for a Specific Use Permit (SUP) for the replacement of a telecommunications tower exceeding 125-feet in a Heavy Commercial (HC) District on a 5.053-acre tract of land identified as Lot 1, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary. **(1st Reading)**

The applicant, David Naylor of Rayburn Country Electric Cooperative, is requesting the approval of a Specific Use Permit (SUP) to allow for the replacement of an existing 320-foot tall telecommunications tower. The proposed replacement telecommunications tower will be equal in height to the existing tower (i.e. 320-feet) and will be a self-supported tower. The replacement tower will be located north of and within the general vicinity of the existing tower.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak. There being no one indicating such, he then closed the public hearing.

Councilmember Lewis moved to approve Z2018-002. Mayor Pro Tem Hohenshelt seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR THE REPLACEMENT OF AN EXISTING *TELECOMMUNICATIONS TOWER* THAT EXCEEDS 125-FEET IN HEIGHT IN A HEAVY COMMERCIAL (HC) DISTRICT, ON A 5.053-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 1, BLOCK A, RAYBURN COUNTRY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 ayes with 2 absences (Macalik and Townsend).

3. **Z2018-003** - Hold a public hearing to discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) for a restaurant with a drive-through or drive-in on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary. **(1st Reading)**

Planning Director, Ryan Miller, provided background information regarding this agenda item. He explained that thirty-nine notices were sent out to re-notify property owners located within 500' of the subject property. However, no notices have been received back by staff thus far.

Ms. Getra Sanders
Chick-fil-A Corporate
5200 Buffington Road
Atlanta, GA 30349

Brad Williams
Winstead
2728 North Harwood Street
Dallas, TX 75201

Ms. Sanders and Mr. Williams came forth to provide extensive comments on behalf of Chick-fil-A.

Dan Porter
Dynamic Development Co.
1902 and 2000 Goliad
Rockwall, TX

Mr. Porter came forth to speak on behalf of Chick-fil-A. Mr. Porter shared some of his credentials and indicated that he believes Chick-fil-A has done its due diligence. He also believes that this site location will work, including pertaining to accessibility and maneuverability. He went on to share that he has past experience with Mr. Smajli (owner of the adjacent Luigi's restaurant), explaining that he had previously negotiated with Mr. Smajli concerning interest he had in purchasing this property; however, after many months of negotiations, Mr. Smajli did not wish to pay market price for the property, so Mr. Porter moved on to another buyer. He went on to explain the innovation and efficiency involved in how Chick-fil-A restaurants manage moving cars through their drive-thru lines.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time.

Harold Snyder

1519 Murphy Drive
Rockwall, TX 75087

Mr. Snyder came forth and indicated that he is representing the Waterstone Estates Homeowners Association. He shared that the HOA is unanimously opposed to this proposed Chick-fil-A. He indicated that the HOA has also surveyed residents in the neighborhood, and they are opposed to it as well. He generally expressed concerns pertaining to traffic and maneuverability / navigation of vehicles, including fire trucks, delivery trucks, garbage trucks, and buses.

John Grant
16 Canyon Ridge Drive
Rockwall, TX 75087

M. Grant shared that he has lived in Rockwall for over twenty years and has been retired from L-3 for about twelve years. He believes that this area contains notable congestion, especially after school is dismissed. He believes that Mr. Snyder made some valid points, especially pertaining to emergency vehicles. He generally believes that this may create bottlenecks and problems for the citizens.

Michele Ratcliffe
1010 W. Ralph Hall, Ste. 100
Rockwall, TX 75032

Mrs. Ratcliffe came forth, indicating that she is an attorney representing Mr. Smajli. She explained the purpose of the city's Planning & Zoning Commission (per the city's website) and explained that this request was sent back to the P&Z for further evaluation and consideration based on Council input. She generally expressed that she and her client have nothing against Chick-fil-A; however, they believe that this location is not a good one. She went on to explain observations pertaining to traffic flow, ingress and egress, generally expressing that this Chick-fil-A will result in concerning traffic jams. She spoke regarding the traffic impact analysis conducted by Chick-fil-A, generally expressing that the reality of the analysis is that its numbers are misleading. She also expressed concern about the limited parking spots. She respectfully requested that the Council deny the requested SUP.

Staci Long
1120 Squaw Valley
Rockwall, TX 75087

Ms. Long shared that she frequently drives by this area in the mornings on her way to work. She has observed that the traffic light at this intersection often gets backed up substantially when high school students are attempting to turn right onto Yellowjacket to make it to morning classes. She pointed out that traffic was "light" this morning because it is President's Day (and classes were not held).

Scott Long
1120 Squaw Valley
Rockwall, TX 75087

Mr. Long is concerned about safety, especially for kids who are trying to get to and from the high school. He is worried that somebody may be seriously hurt / injured. Also, regarding the traffic study, Chick-fil-A is very different than Taco Bell and all the other fast food restaurants. He loves Chick-fil-A; however, he does not believe that this particular location is a smart one.

Wayne Sauer
604 Amherst Drive
Rockwall, TX 75087

Mr. Sauer shared that he has a military (Army) and an engineering background. He explained that he believes engineers can make anything work. However, there may be a cost to doing so. He encouraged the Council to use common sense. He generally expressed the belief that traffic will substantially back up, and the safety of the high school students (and others, i.e. Hobby Lobby patrons) will be notably compromised. He believes that adding a Chick-fil-A at this intersection will go beyond "critical mass." He is opposed to this restaurant being approved at this location and generally encouraged the Council to disapprove this request.

Yvonne Tiedtke
477 Corn Stalk
Rockwall, TX 75032

Ms. Tiedtke shared that she initially thought that this "drive-thru only" concept for Chick-fil-A would be a good idea; however, when she heard of the specific site location, she realized that she does not believe this is a good location. She generally expressed positive sentiments about Chick-fil-A; however, she would like to see this restaurant go in at a different location.

Mario Smajli
1422 Murphy Drive
Rockwall, TX 75087

Mr. Smajli came forth and thanked the Council and P&Z Commission members for all of their hard work. He generally expressed concerns about this particular site being home to the proposed drive-thru only Chick-fil-A. He is not afraid of competition, and he acknowledged that Chick-fil-A is a great company, one of the best. He generally expressed concerns about traffic and maneuverability of cars (and emergency vehicles, such as fire trucks). He explained that current traffic at this intersection is very congested.

John Barry
503 Carriage Trail
Rockwall, TX 75087

Mr. Barry shared that he has lived in Rockwall for many years. He is coming forth tonight to express safety concerns pertaining to this SUP request. He generally spoke in opposition of Council approving this request.

Mayor Pruitt then called for a brief break (at 7:40 p.m.). Mayor Pruitt then called the meeting back to order at 7:50 p.m.

Linda Diaz
1935 Copper Ridge Circle
Rockwall, TX 75032

Ms. Diaz pointed out that this Chick-fil-A will undoubtedly make a lot of money, and she believes that this is how the applicant will define how "the site will work." She generally expressed concerns about traffic as well as ingress and egress (especially pertaining to the limited entry points). She compared a Chick-fil-A at this location to the other nearby fast food restaurants (such as Braums, Chicken Express, Dairy Queen, etc.). She pointed out that those restaurants have overflow areas to accommodate long drive thru lines; however, there will not be sufficient space for those kinds of long lines at this site location. She generally expressed opposition to approval of this SUP request.

Brian Berry
2 Essux Court
Heath, TX

Mr. Berry shared that he owns the adjacent property located at 1121 Yellowjacket Lane. He expressed that he understands this Chick-fil-A may have worked out some sort of parking agreement with Hobby Lobby. He has liability-related concerns as well as concerns pertaining to limited parking availability. Also, he expressed concern about traffic coming directly into this site as well as the "cross access" traffic. He explained that the cross access traffic results in a cost expense for him (maintenance). He generally expressed opposition to approval of this request.

Mike Larriviere
1425 E. Quail Run
Rockwall, TX 75087

Mr. Larriviere came forth and expressed concerns about traffic if this Chick-fil-A is approved at this particular location. He does not believe this is the best use for this site. He suggested, perhaps, an office building at this location instead.

Marcia Hasenyager
828 Trumpeter Way
Rockwall, TX

Mrs. Hasenyager shared that she has lived in this city for forty years, and she has been a police officer for twenty-five years. From a law enforcement standpoint, she believes that traffic at this location will be a nightmare. She believes that there are other, better location choices. She generally spoke in opposition of approval of this SUP.

Michelene Trent
1500 Madison Drive
Rockwall, TX 75032

Ms. Trent shared that she has lived here for twenty-seven years, and she has had teens attend both Rockwall HS and Rockwall-Heath HS. She has observed a lot of traffic at this intersection over the years, and, since she now works at the county, she observes the traffic even more often. She generally expressed that a Chick-fil-A at this location will

result in a lot of traffic congestion and safety concerns, especially for children who will patron the location and will be employed there. She is opposed to approval of this request.

Nichole Story
2910 Starboard
Rockwall, TX 75087

Ms. Story came forth and shared that she is a teacher, and she was recently recognized as "Teacher of the Year" in the State of Texas. She generally expressed concerns for her students, especially related to the increased vehicular and pedestrian traffic that will likely result. She generally encouraged Chick-fil-A to choose a more viable location out of respect and love for the Rockwall community.

Steve Martin
1721 W. FM 550
Rockwall (McLendon-Chisholm), TX

He shared that he lives in McLendon-Chisholm, and he also travels a lot. He shared that, no matter where he has traveled, the Chick-fil-As that he has observed have all had a lot of traffic associated with them. He generally expressed concern about traffic and about there being a lack of space for "wrap around" traffic for vehicles in the drive-thru. He believes that fire trucks or other large trucks, such as UPS, fitting in and around this area will be quite challenging. He wonders if other, less problematic locations have been considered. He generally seemed opposed to approval of this request.

Jo Mason
1706 Ranch Road
Royse City, TX

Ms. Mason came forth and shared positive comments pertaining to Chick-fil-A, expressing that she is an employee of the "Chick-fil-A family." She generally explained that Chick-fil-A employees love people, and they would never want to endanger anyone. She generally seemed to express support for approval of this SUP request.

Angie Schuster
933 W. Yellowjacket Lane, Apt. 1514
Rockwall, TX 75032

Ms. Schuster shared that she works for Tim Mosley at the Chick-fil-A location at Ridge Road. She spoke in favor of approval of this request. While she acknowledged that this area can be busy when kids are going to school, it is not always busy. Also, Chick-fil-A does have some busy / peak times; however, it also has "down time" too. She expressed that Chick-fil-A would never want to endanger anyone or pose any safety problems. She is in favor of approval of this request.

Jessica Nevarez
4420 Dickason Avenue
Dallas, TX 75219

Ms. Nevarez shared that she grew up in Rockwall and she currently works at the Chick-fil-A location on Ridge Road in Rockwall. She has worked there for nine years, and she makes a lot of deliveries in Rockwall. She pointed out that this area is not always congested / busy. She reiterated that this will be a drive-thru only location. Also, delivery trucks will deliver via "night drops" between midnight and 4:00 a.m. In addition, if the parking agreement is secured with the neighboring Hobby Lobby employees who may park there will essentially utilize a "buddy system" when walking to their cars after hours.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and generally shared that he believes this is a bad location for this Chick-fil-A for many reasons. He encouraged them to look at the traffic study data and choose a different location instead.

Crystal Dyll
970 W. Yellowjacket Lane
Rockwall, TX

Ms. Dyll shared that she is currently an educator, and ten years ago she attended Rockwall High School as a student. She generally expressed concerns about the large increase in traffic that will result. She also generally expressed safety-related concerns, especially for the students / kids. She shared that she teaches at a school in Garland, and there are similar circumstances nearby. She went on to share that last year, several students there were hit by cars and critically hurt. She generally spoke in opposition of a Chick-fil-A being approved at this location.

Anna Campbell
1515 Fair Lakes Pointe Drive
Rockwall, TX

Ms. Campbell came forth and shared that RISD will be opening up the Gene Burton College and Career Academy, and kids will be driving back and forth between the high school and the academy. Also, during lunch breaks next year, juniors and seniors will begin being allowed to leave campus for lunch. So, these factors will further add to the traffic.

Mr. Brad Williams again came forth to speak on behalf of Chick-fil-A. He shared that he observes that Chick-fil-A is kind of getting beat up and is being criticized for being "too good." He then provided some rebuttal comments to Mrs. Ratcliffe's expressed observations pertaining to the traffic impact analysis. He generally shared that the traffic study reveals no meaningful impacts associated with the proposed Chick-fil-A. He pointed out that Chick-fil-A averages one car every 30 seconds as far as moving traffic thru its drive-thrus in a very fast, efficient manner.

Mrs. Sanders of Chick-fil-A corporate came forth again to speak. She visually shared the site plan and further explained how traffic ingress and egress would occur at this location. Regarding deliveries, those occur at night. Garbage pick-ups are on an "as needed" basis at the location's discretion. She shared that Chick-fil-A provides the

fastest, most efficient drive-thru service in the industry. She went on to provide more specifics regarding how these efficiencies will result in a lot of the cars being moved 'out of the que' (the drive-thru waiting line) before even making it to the pick-up window. She pointed out that Chick-fil-A does have strategy plans in place that would add additional restaurants within Rockwall. Doing so will help even out congestion at all Chick-fil-A locations within the city.

Councilmember Lewis invited the traffic engineer to come forth and speak. He pointed out that this is probably one of the most in-depth, most detailed traffic studies that he has ever seen in the time he has served on the city council.

Kelly Parma
Lee Engineering
3030 LBJ Freeway
Dallas, TX

Mr. Parma came forth and provided more in-depth comments and explanation pertaining to the traffic study that he performed. He generally explained that the study focused on "peak hour." He shared that anything that will go on this particular site will result in vehicular traffic being delayed to some extent. He indicated that the study was performed on Wednesday, January 24.

Councilmember Hohenshelt asked several additional questions of Mr. Parma pertaining to the traffic study.

Kyana Bascomb
5200 Buffington Rd
Atlanta, GA 30349

Ms. Bascomb shared that there is only one other "drive-thru only" Chick-fil-A location within the Dallas / Fort Worth area. It is in Dallas on Cockrell Hill.

At the request of the Council, Chief Cullins (the city's Fire Chief) shared that the city's Fire Marshal has reviewed this proposed site plan, and it does meet all of the city's fire-related requirements.

Extensive comments ensued pertaining to the traffic study that was conducted, with indication being given that the study was a "generic traffic study," which is the generally accepted, national standard.

Mayor Pruitt then closed the public hearing.

Councilmember Lewis shared his opinion that anything that goes on this site will pose similar concerns and similar opposition.

Councilmember Lewis moved to approve Z2018-003. Councilmember Fowler seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE-THROUGH IN A GENERAL RETAIL (GR) DISTRICT, ON A 0.656-ACRE TRACT OF LAND BEING IDENTIFIED AS LOTS 1 & 2, BLOCK A, BILLY PEOPLES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

The motion failed by a vote of 3 in favor with 2 against (Pruitt and Daniels) and 2 absent (Macalik and Townsend). The city attorney, Mr. Garza reminded the audience that, in order to be approved, this item required a super-majority vote of the Council.

4. Hold a public hearing to discuss and consider approval of a resolution readopting local standards of care for the city parks and recreation youth programs as originally adopted by Ordinance 17-42 and as required by Chapter 42 of the Texas Human Resources Code, and take any action necessary.

The city's Parks & Rec Director, Andy Hesser, came forth and briefed the Council on this agenda item, indicating that no changes are being proposed at this time.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak. There being no one indicating such, Mayor Pruitt then moved to approve the resolution as presented. Mayor Pro Tem Hohenshelt seconded the motion, which passed unanimously of those present (Macalik and Townsend absent).

XIII. ACTION ITEMS

1. **SP2018-001** - Discuss and consider a request by Larae Tucker of Verdad Real Estate for the approval of a site plan with variances for a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situatued west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

Mr. Miller shared that on June 7, 1999, the City Council adopted Ordinance No. 99-21, which established the development requirements for Planned Development District 48 (PD-48), which allows a *retail store with gasoline sales* by-right. The applicant is requesting approval of a site plan for a gas station [*a 7-Eleven*]. The proposed gas station is ~3,100 SF and situated on a 1.67-acre tract of land [*i.e. Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12*], is zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, and is located west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive. According to the submitted site plan, the gas station will have six (6) pump islands [*12 dispensers*]. According to the Planned Development District 48 (PD-48) development standards, the development is required to have an eight (8)-foot masonry wall adjacent to the north property line [*i.e. adjacent to*

***North Shore Estates*], and the gas station is restricted from having a car wash. Although Planned Development District 48 (PD-48) requires the roof of the gas station to be designed and constructed in residential character consisting of composition shingles, the Architectural Review Board (ARB) reviewed the proposed building elevations and determined that a flat roof design would be more consistent with the neighboring commercial developments. This will require approval of a variance from the City Council. Planned Development District 48 (PD-48) requires an architectural entryway monument sign on the subject property. At the time this memo was drafted, the applicant had submitted a concept plan for the entryway monument sign that will need to be reviewed and approved by the Architectural Review Board (ARB) prior to the adoption of this site plan. This has been added as a condition of approval for this site plan.**

Mayor Pruitt and Mr. Miller briefly and generally discussed entryway signage on SH-66.

After additional, brief comments, Councilmember Lewis moved to approve SP2018-001, including all of the requested exceptions (four-sided architecture; vertical and horizontal articulation; and flat roof instead of pitched roof). Mayor Pro Tem Hohenshelt seconded the motion, which passed by a vote of 5 ayes with 2 absences (Macalik and Townsend).

Mayor Pruitt called for a short break and recessed the meeting at 9:19 p.m. He called the meeting back to order at 9:29 p.m.

2. **SP2018-002** - Discuss and consider a request by Matthew Peterson of D. B. Contractors, Inc. on behalf of Jeff Fleming of J. R. Investments, LLC for the approval of an exception and variances in conjunction with an approved site plan for a manufacturing facility on an 11.155-acre parcel of land identified as a portion of Lot 6 and all of Lot 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Innovation Drive and Observation Trail, and take any action necessary.

The applicant is requesting approval of variances to the Unified Development Code (UDC) as outlined in this report. The request is in conjunction with an approved site plan and would allow for the construction of an approximately 228,421 SF warehouse/manufacturing/office [i.e. Interstate Wire Co., Inc.] facility within the REDC Technology Park. The applicant is requesting variances to the Unified Development Code (UDC) for the sections outlined below. It should be noted that an exception and variance requests require passage by a simple majority vote of those City Council members present to the standards of the UDC. The requests are as follows:

1) Section 5.1.A.1, of Article V, of the UDC requires a minimum of 20% stone on all facades which are visible from a public street or open space. The proposed building elevations do not meet the minimum stone requirement on the south, east and west facades. A variance to this section of the UDC would require approval of a simple majority vote of the City Council members present.

2) Section 6.5, Table 3, of Article VI, Parking and Loading Standards of the UDC require a minimum of 1/1,000 SF of warehouse space, 1/500 SF of manufacturing space, and 1/300 SF of office space. Based on the proposed site plan, the development of a 228,421 SF facility [i.e. warehouse/manufacturing/office facility] has a minimum parking requirement of 380 parking spaces. Currently, the site plan indicates 183 parking spaces are to be

provided; however, the applicant has stated that the facility will use less parking than is required based on the maximum number of employees that will be on site. A variance to the parking requirement requires a simple majority vote by the City Council for approval.

3) Section 5.1.A.1, of Article. V, of the UDC requires exterior walls consist of 90% masonry materials on walls which are visible from a public street or open space. Exceptions to this requirement, including allowing for the use of concrete tilt-up walls may be permitted on a case- by-case basis by the City Council upon submission and approval of elevation drawings. The applicant is requesting a variance for the purpose of utilizing concrete tilt-up wall construction for this facility. An exception to allow for the use of tilt-up wall construction requires approval of a simple majority vote by the City Council.

4) Sections 5.1.C.a & 5.1.C.b, of Article V, of the UDC requires a buildings design to provide horizontal and vertical articulation on all facades. The applicant is requesting to allow for the building design to not meet the intent of these requirements for the south facing facade. A variance to allow for the building design to not meet the intent horizontal and vertical articulation requires approval of a simple majority vote by the City Council.

On January 30, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB had no concerns with the elevations as proposed and made a motion to recommend approval of the elevations, which included the exception and variance requests. The motion passed by a vote of 5 to 0 with Board Members Craddock and Neill absent.

Councilmember Lewis moved to approve SP2018-002, including both variance requests. Mayor Pro Tem Hohenshelt seconded the motion. Following brief additional comments, the motion passed by a vote of 5 ayes with 2 absences (Macalik and Townsend).

3. **MIS2018-001** - Discuss and consider a request by Kris Green for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code, for a 0.255-acre parcel of land identified as Lot 7, Block A, Eagle Point Estates, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1507 S. Alamo Drive, and take any action necessary.

Mr. Miller explained that the applicant has submitted a request for an exception to the minimum masonry requirements for the purpose of constructing a ~3,100 SF home on the subject property. According to the applicant's letter, the proposed home will be constructed in a modern farmhouse style. The applicant is proposing to utilize 100% fiber-cement [Hardie Board] siding in a vertical board-and-baton pattern that will be painted white. According to Subsection 3.1.A.1, Exterior Wall Materials, of Section 3, Residential Districts, of Article V, District Development Standards, of the Unified Development Code (UDC), all buildings 120 SF or more and over ten (10) feet in height shall have exterior walls constructed of at least 80% masonry materials with no more than 50% being Hardie Board or other similar cementitious material. Buildings not meeting this requirement require approval of the Planning and Zoning Commission and City Council. The City's P&Z Commission did review this case and has recommended approval.

Councilmember Lewis then moved to approve MIS2018-001. Councilmember Fowler seconded the motion, which passed by a vote of 4 in favor, 1 against (Daniels), and 2 absent (Macalik and Townsend).

4. **MIS2018-003** - Discuss and consider a request by Jim Lawson of the Rockwall Independent School District (RISD) for the approval of an exception to the minimum masonry requirements for the purpose of constructing an accessory building on a 25.569-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School No. 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 16 (SF-16), situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 625 FM-552, and take any action necessary.

Mr. Miller provide background information on this agenda item, explaining that Jim Lawson of the Rockwall Independent School District (RISD) has submitted a request for an exception to the minimum masonry requirements for the purpose of constructing an accessory building on the property located at 625 FM-552 (Nebbie Williams Middle School). According to the applicant's letter, the purpose of the storage building will be to store athletic and track equipment, which is currently being stored underneath the bleachers. The applicant states that these items are currently unsecured and susceptible to weather damage, theft, and vandalism. The proposed accessory building will be a 12' x 20' (*240 SF*) pre-fabricated metal building manufactured by Tuff Shed. The building will be placed along the east side of the subject property, adjacent to an existing press box. This structure will be screened from FM-552 by the school and screened from John King Blvd. by an existing treeline. On February 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the masonry exception with staff recommendations passed by a majority vote.

Mayor Pruitt moved to approve MIS2018-003. Mayor Pro Tem Hohenshelt seconded the motion, which passed by a vote of 5 ayes with 2 absences (Macalik and Townsend).

5. **MIS2018-004** - Discuss and consider a request by Tom Kirkland of TEKMAK Development Company on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of an extension to a Specific Use Permit [S-161; Ordinance No. 17-07] that allows a Residence Hotel on a three (3) acre portion of a larger 8.613-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

Mr. Miller provided brief background information pertaining to this agenda item. The applicant has provided a letter of request outlining the purpose for the extension of the SUP. It should be noted that approval of a one (1) time extension of a time period up to one (1) year for a SUP is discretionary upon the City Council. The Planning & Zoning Commission has recommended approval of this request.

Councilmember Lewis moved to approve MIS2018-004. Mayor Pro Tem Hohenshelt seconded the motion, which passed unanimously of those present (Macalik and Townsend).

6. **MIS2018-005** - Discuss and consider a request by John Delin of R. W. Ladera, LLC for the approval of variances to Planned Development District 85 (PD-85) [Ordinance No. 17-18] on a 28.011-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E. SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Mr. Miller provided background information pertaining to this agenda item. On February 6, 2018, the applicant of these cases (John Delin of Integrity Groups) contacted staff to notify them that the title company had missed locating a 30' North Texas Municipal Water District (NTMWD) easement on the survey that runs parallel to SH-66. This easement conflicts with the landscape and hardscape requirements approved with PD-85 [Section F(2)(a), Exhibit 'C'; Ordinance No. 17-55], which state, "(a) minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-66 … and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof … (i)n addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet." Specifically, the NTMWD has told the applicant that no trees are to be planted within the easement. In addition, PD-85 [Section E, Exhibit 'C'; Ordinance No. 17-55] requires that the applicant construct a six (6) foot wrought iron fence with masonry columns a maximum of 45-feet on center. The NTMWD has stated that the masonry columns would not be permitted to be constructed within the easement; however the six (6) wrought iron fence maybe permitted to be constructed within the easement pending approval of the proposed location of the fence by the NTMWD. As of the date of this memorandum, the NTMWD has not granted approval of the fence location. Staff should also note that the easement may reduce the number of units that the applicant can provide on the property.

In response to these developments, the applicant is requesting that the City Council grant variances to the landscape, hardscape and fencing requirements in accordance with the variance procedures outlined in PD-85. These requirements state, "(t)he variance procedures and standards for approval that are set forth in the Unified Development Code [Ordinance No. 04-38] shall apply to any application for variances to this ordinance." [Section N, Exhibit 'C'; Ordinance No. 17-55] This would translate to the following:

1) ***Landscape and Hardscape Requirements*. The landscape and hardscape requirements were inserted into the ordinance in accordance with the SH-66 Overlay (SH-66 OV) District. The variance procedures for this district require that any variance to the overlay district requirements be subject to a three-quarter (¾) majority vote of all City Council members present for approval of the request, with a minimum of four (4) affirmative votes.**

2) ***Fencing Requirements*. The fencing requirements were inserted in accordance with the typical *Planned Development District* standards contained in Article X, *Planned Development Regulations*, of the Unified Development Code. This section states that all variances shall be subject to the *Criteria for Granting Special Exceptions* contained in Section 8.5 of Article II, *Authority and Administrative Procedures*, of the Unified Development Code. This means that the variance to the fence requirements will require a simple majority vote of all City Council members present.**

In lieu of conforming to the landscaping requirements in PD-85, the applicant has submitted an alternative landscape plan showing a three (3) foot berm and increased shrub and ground cover planting. In addition, the applicant has indicated two (2) possible alternatives for the fence location and construction: (1) the fence be located within the easement without the masonry columns (*i.e. not in conformance with PD-85*), and (2) the fence be located outside of the easement with the masonry columns (*i.e. in conformance with PD-85*). The applicant's letter (*contained in the attached packet*) states a preference for *Option 1* due to the separation of the fence from the back of the proposed homes.

The applicant's situation may constitute a hardship; however, variance requests are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission. On February 13, 2018, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend approval of the variances by a vote of 5-0.

Following some questions and answers between Mayor Pro Tem Hohenshelt and staff, John Ladera with Integrity Group (the applicant) came forth and provided some explanatory comments pertaining to his request.

Mayor Pro Tem Hohenshelt moved to approve MIS2018-005 with the fence containing no columns and including approval of the alternative landscape plan. Councilmember Daniels seconded the motion, which passed unanimously of those present (Macalik and Townsend).

7. Discuss and consider authorizing City staff to secure proposals for conducting a feasibility study related to ballfields and provide associated budget amendments related to revising or creating concept plans and construction estimates for the north community park, south community park, Lakes of Squabble Creek Park and Lakeside Park and take any action necessary.

Councilmember Lewis requested this agenda item. He commented that this topic is pertaining to recent bond election-related discussions. City Manager Rick Crowley sought clarification from Council regarding if a feasibility study should focus solely on ball fields, or if it should focus on an "athletic complex." Councilmember Lewis and Mayor Pro Tem Hohenshelt generally expressed a desire to conduct a feasibility study on an 'athletic complex,' which will include more than only baseball fields. Mayor Pruitt expressed that the funding mechanism needs to be taken into account as part of the feasibility study (i.e. debt issuance thru bonds and any associated tax rate implications vs. possible alternative funding sources (perhaps private businesses)).

The Council took no formal action pertaining to this agenda item.

8. Discuss and consider approval of an **ordinance** in amending Chapter 44. Utilities of the Code of Ordinances to add a new article, Article VI. for the purpose of adopting Storm Water Management provisions in accordance with the City of Rockwall's MS4 Permit, and take any action necessary. **(1st reading)**

Amy Williams, City Engineer, provided brief comments pertaining to this agenda item. , indicating that the city has to adopt this type of ordinance before the end of this year. Mayor Pruitt sought minor clarification on a few points contained within the draft ordinance. He went on to express some level of concern pertaining to "inspections or search warrants." Following Pruitt's comments, Mayor Pro Tem Hohenshelt then moved to approve the ordinance. Councilmember Lewis seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES IN CHAPTER 44. UTILITIES BY CREATING A NEW ARTICLE - ARTICLE VI - TO ADOPT STORM WATER MANAGEMENT REGULATIONS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 4 ayes, 1 against (Pruitt) and 2 absent (Macalik and Townsend).

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation)
2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not reconvene in Executive Session following the conclusion of the public meeting agenda.

XVI. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 10:02 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 5th DAY OF MARCH, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

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CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 18-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE CODE OF ORDINANCES TO REPEAL CHAPTER 10. BUILDINGS AND BUILDING REGULATIONS, ARTICLE II. ADMINISTRATION AND ENFORCEMENT, DIVISION 3. CONSTRUCTION ADVISORY APPEALS BOARD AND TRANSFERING THOSE DUTIES TO THE BOARD OF ADJUSTMENT UNDER ARTICLE II, SECTION 11 OF THE UNIFIED LAND DEVELOPMNT CODE AND INCORPORATING RECITALS; PROVIDING REPEALING, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall, Texas ("City Council") has determined that it would be advantageous and beneficial to the City of Rockwall, Texas ("City") to transfer the duties of the Construction Advisory and Appeals Board to the City's Board of Adjustment; and

WHEREAS, the Construction Advisory and Appeals Board hears and decides appeals of orders, decisions or determinations made by the building official, fire official or city engineer relative to the application and interpretation of the 2015 International Residential Code, International Building Code, International Plumbing Code, International Mechanical Code, International Energy Conservation Code, International Fuel Gas Code, International Fire Code, International Existing Building Code , 2014 National Electrical Code and City of Rockwall Standards of Design and Construction (Engineering Standards); and

WHEREAS, the current Board of Adjustment has jurisdiction to hear appeals from any person aggrieved by a decision of any administrative officer with authority over any matter regulated by the Unified Development Code or by any officer, department, board or division of the city affected by any decision of the administrative officer; and

WHEREAS, the City Council has determined that it is in the best interest of the City to repeal Chapter 10, Article II., Division 3, "Construction Advisory Board" and transfer all duties and responsibilities to the Board of Adjustment under Article II, Section 11 of the Unified Land Development Code.

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

SECTION 1. REPEAL. That the Code of Ordinances of the City of Rockwall, Texas is hereby amended by repealing Chapter 10, Article II., Division 3, "Construction Advisory Board," specifically Sections 10-61 through 10-69.

SECTION 2. AMENDMENT. That Article II, Section 11 of the Unified Land Development Code, "Board of Adjustment" shall hereinafter read as follows:

UNIFIED DEVELOPMENT CODE
ARTICLE II. - AUTHORITY AND ADMINISTRATIVE PROCEDURES

SECTION 11. - BOARD OF ADJUSTMENT

Sec. 11-3. – Jurisdiction.

When in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the board of adjustment may, in specific cases, after public notice and public hearing, and subject to appropriate conditions and safeguards, authorize the following special exceptions to the regulations herein established:

A1. ***Appeal of an administrative decision.*** Consider an appeal from any person aggrieved by a decision of any administrative officer with authority over any matter regulated by this [Unified Development Code] or by any officer, department, board or division of the city affected by any decision of the administrative officer. Such appeal shall be received within 15 calendar days after the decision has been rendered by the administrative officer, by filing with the officer whose decision is being appealed and with the board of adjustment, a notice of appeal specifying the grounds of the appeal and the city's required fee.

A2. ***Appeal of a Code decision.*** Consider an appeal from any person aggrieved by orders, decisions or determinations made by the building official, fire official or city engineer relative to the application and interpretation of the 2015 International Residential Code, International Building Code, International Plumbing Code, International Mechanical Code, International Energy Conservation Code, International Fuel Gas Code, International Fire Code, International Existing Building Code , 2014 National Electrical Code and City of Rockwall Standards of Design and Construction (Engineering Standards).

The officer from whom the appeal is taken shall forthwith transmit to the board, all papers constituting the record from which the action appealed was taken.

An appeal shall stay all proceedings of the action which has been appealed, unless the officer from whom the appeal is taken, certifies to the board that a stay would, in the officer's opinion, cause imminent peril to life or property.

SECTION 3. That the remainder of Chapter 10 in the City's Code of Ordinances remains unchanged. The Code of the City of Rockwall, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict with all remaining portions not conflicting being saved from repeal herein.

SECTION 5. That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared void.

SECTION 6. That it is hereby found and determined that the meeting at which this ordinance was passed was open to the public as required by Section 551.001 et seq., Texas

Government Code and that advance public notice of the time, place and purpose of said meeting was given.

SECTION 7. That this Ordinance shall take effect immediately upon its second reading as required by the City Charter, Section 3.11 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 5th DAY OF MARCH, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

1st reading: 02/19/2018

2nd reading: 03/05/2018

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CITY OF ROCKWALL

ORDINANCE NO. 18-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO.'S 16-48, 16-54 & 17-22*], SPECIFIC USE PERMIT NO. S-182 [*ORDINANCE NO. 18-07*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A *PD DEVELOPMENT PLAN* FOR A 9.081-ACRE TRACT OF LAND IDENTIFIED AS LOT 2A OF THE ISAAC BROWN ADDITION AND LOTS 1 & 2, BLOCK A, HARBOR VILLAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a *PD Development Plan* for a 36-unit townhome development, 228-unit condominium development, and a hotel development situated within the *Interior* and *Residential Subdistricts* of Planned Development District 32 (PD-32) and being on a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No.'s 16-48, 16-54 & 17-22*], Specific Use Permit No. S-182 [*Ordinance No. 18-07*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall superseded all requirements stipulated in *Ordinance No.'s 16-48*, *16-54*, & *18-07*; and,

Section 2. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with *Ordinance No. 17-22* and the official zoning map of the City of Rockwall so as to approve a *PD Development Plan* for the *Subject Property*; and,

Section 2. That the development of the *Subject Property* shall generally be in accordance with the *PD Development Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 3. That development of *Areas 1, 2 & 3 of* the *Subject Property -- as depicted in Exhibit 'B' of this ordinance* -- shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 4. That *Areas 1, 2 & 3* of the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

Area 1: Townhomes

1) Cross access (*as depicted in Exhibit 'C' of this ordinance*) shall be provided to the property directly north of the subject property.

2) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*.

3) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*).

4) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board.

5) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Area 2: Condominiums

6) The north/south public road connecting Summer Lee Drive to the southwest corner of the subject property shall be designed and constructed in accordance with the *Street Type 'G$_1$'* standards stipulated in *Exhibit 'E'* of this ordinance.

7) The minimum building setback adjacent to *Street Type 'G$_1$'* shall be one (1) foot.

8) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*.

9) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*).

10) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board.

11) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Area 3: Hotel

1) This *PD Development Plan* shall constitute approval of a structure in excess of 36-feet within the Scenic Overlay (SOV) District, and satisfy the requirements of Subsection C, *Special Use Standards*, of Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*].

2) The proposed hotel shall be prohibited from being utilized as an *Extended Stay*, *Transient* or *Residence Hotel*, which are considered to be standard hotel rooms that do not contain kitchen facilities.

3) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).

Section 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF MARCH, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: February 19, 2018

2nd Reading: March 5, 2018

BEING situated in the Edward Teal Survey, Abstract Number 207, Rockwall County, Texas and being a portion of Lots 2A of Isaac Brown's Land Partitioned to His Heirs, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet J, Slide 235-236, Plat Records, Rockwall County, Texas and Lots 1 and 2 Block A of the Harbor Village Addition an addition to the City of Rockwall according to the plat recorded in County Clerk's File Number 20170000020949, Plat Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RSCI" found at the southerly corner of said Lot 2 block A, said iron rod also being the easterly corner of Lot 6A of said Land Partitioned, and being in the northwest line of Murphy Plaza No. 2, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet G, Slide 255, Plat Records, Rockwall County, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 803.96 feet along the southwest line of said Lot 2 block A and the northeast line of said Lot 6A to a 1/2 inch iron rod with cap found at the southernmost corner of that certain tract of land described in Resolution No. 16-19, executed by the City Council of Rockwall, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 46.09 feet along the southwest line of said Resolution tract to a 5/8 inch iron rod with cap stamped "REALSEARCH" set in the south right-of-way line of Summer Lee Drive (Variable Width Right-of-Way) and being the beginning of a non-tangent curve to the left;

THENCE 122.34 feet along said southeast right-of-way line of Summer Lee Drive and with said non- tangent curve to the left, having a radius of 532.50 feet, through a central angle of 13 degrees 09 minutes 49 seconds, whose long chord bears North 51 degrees 54 minutes 11 seconds East, 122.07 feet to a point in the southeast right of way of Summer Lee and being the beginning of a compound curve to the left;

THENCE 13.78 feet, continuing along said southeast right-of-way line of Summer Lee Drive and with said compound curve to the left, having a radius of 532.50 feet, through a central angle of 01 degrees 28 minutes 57 seconds, whose long chord bears North 44 degrees 34 minutes 48 seconds East, 13.78 feet to a 1/2 inch iron rod with cap stamped "RDS" found;

THENCE North 43 degrees 50 minutes 20 seconds East, 225.87 feet, continuing along said southeast right-of-way line of Summer Lee Drive to a 1/2 inch iron rod with cap found in the northeast line of said Lot 2 block A;

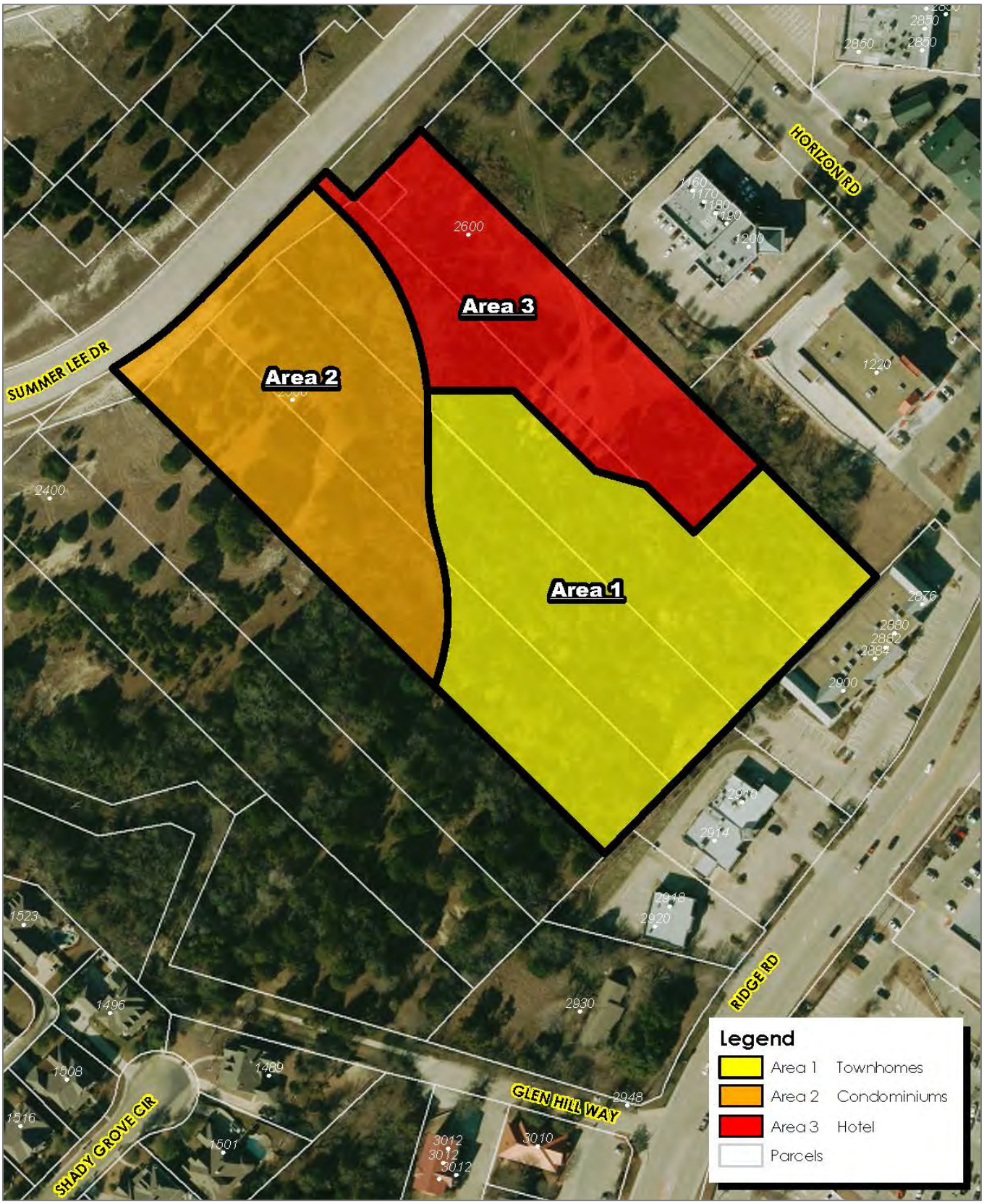
THENCE South 45 degrees 16 minutes 37 seconds East, 57.05 feet, along said Southeast right of way line of Summer Lee and Northeast line of Lot 2 block A to a point for corner being the Southwest corner of Lot 2a on the southeast right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE North 44 degrees 12 minutes 43 seconds East along said right of way line a distance of 120 feet to a point set for corner at the North corner of Lot 2a on the southeast right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE South 45 degrees 00 minutes 00 seconds East along the Northeast line of Said Lot 2A, a distance of 785.78 feet to a ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the East corner of said Lot 2A, said point being the Northwest line of Hammer Addition, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D. Slide 210 of the plat Records of Rockwall County, Texas;

THENCE South 44 degrees 07 minutes 20 seconds West, along the northwest line of Hammer Addition, a distance of 120 feet to a ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Southeast corner of Lot 2A and the East corner of Lot 2 Block A;

THENCE South 43 Degrees 52 Minutes 09 Seconds West, departing said common lot corner and along the southeast line of said Lot 3A, 4A and 5A, a distance of 359.62 feet, to the POINT OF BEGINNING, and containing 394,828 square feet or 9.06 acres of land, more or less.


Area 3
Area 2
Area 1
SUMMER LEE DR
HORIZON RD
RIDGE RD
GLEN HILL WAY
SHADY GROVE CIR
2600
2400
1220
2876
2880
2862
2884
2900
2910
2914
2918
2920
2930
2948
3010
3012
3012
3012
1523
1496
1508
1489
1516
1501
Legend
Area 1 Townhomes
Area 2 Condominiums
Area 3 Hotel
Parcels

59


CONDOMINIUMS
(IN CONSTRUCTION)
FF=532.00
PROPOSED HOTEL
2.126 ACRES
barbecue plaza with trellis
turf
dog walk
foot bridge
existing tree groupings
concrete landing
TH
BLDG.
TYPE V
TH
BLDG.
TYPE IV
stairs
multi use trail
at basin bottom
foot bridge
ramp
deck over basin with ramada
stairs at retaining wall

60



HARBOUR URBAN CENTER - PODIUM — **ATTICUS REAL ESTATE** — 2016205

UNIT TABULATION: BLDG TYPE I, 4 OVER 2 PODIUM — 9/1/16

UNIT NAME	UNIT TYPE	NET RENTABLE	UNIT COUNT	PERCENTAGE	TOTAL RENTABLE	% BREAKDOWN
E2	EFF.	485	22	10%	10,670	10%
A1	1br/1ba	647	8	4%	5,176	57%
A2	1br/1ba	618	54	24%	33,372	
A3	1br/1ba	650	27	12%	17,550	
A4	1br/1ba	736	34	15%	25,024	
A5	1br/1ba	683	8	4%	5,464	
B2	2br/2ba	944	16	7%	15,104	33%
B3	2br/2ba	1,048	19	8%	19,912	
B4	2br/2ba	1,101	29	13%	31,929	
B5	2br/2ba	1,279	11	5%	14,069	
TOTALS			228	100%	178,270	100%

UNIT AVERAGE NET SF : 781.89

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

HUD GROSS TOTAL UNIT AREA :	178,270	S.F.
UNIT AVERAGE NET SF :	781.89	S.F.
ACREAGE:	1.89	ACRES
DENSITY:	120.41	UNITS/ACRE

PARKING:

REQUIRED	365	SURFACE SPACES (1.6/UNIT)
PROVIDED	385	GARAGE SPACES
	13	SURFACE SPACES
	398	TOTAL SPACES
	1.75	SPACES/UNIT

A202

Z2016-025

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

ATTICUS

ARCHITECTURAL SITEPLAN
CONDOMINIUMS
September 1, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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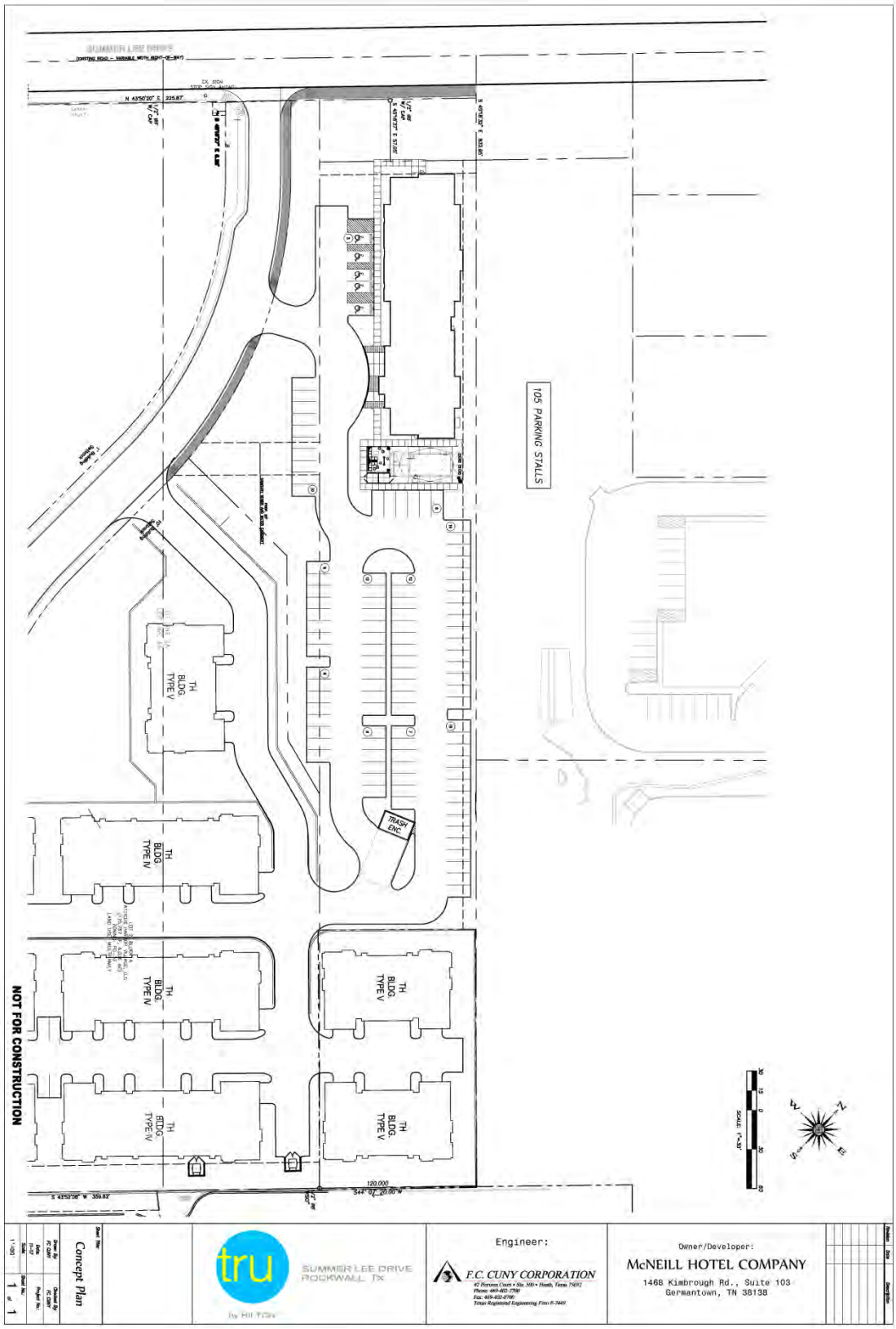
61


SUMMER LEE DRIVE
105 PARKING STALLS
TRASH ENC.
TH BLDG. TYPE V
TH BLDG. TYPE IV
NOT FOR CONSTRUCTION
Concept Plan
SUMMER LEE DRIVE
ROCKWALL TX
Engineer:
F.C. CUNY CORPORATION
Owner/Developer:
McNEILL HOTEL COMPANY
1468 Kimbrough Rd., Suite 103
Germantown, TN 38138

62



FRONT ELEVATION (scale: 1/8''=1')



SIDE ELEVATION (scale: 1/8''=1')



REAR ELEVATION (scale: 1/8''=1')

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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ATTICUS

TH BLDG II. ELEVATIONS

August 2, 2016

A422

Z2016-026

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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FRONT ELEVATION (scale: 1/8''=1')



RIGHT ELEVATION (scale: 1/8''=1')



LEFT ELEVATION (scale: 1/8''=1')



REAR ELEVATION (scale: 1/8''=1')

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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FRONT ELEVATION (scale: 1/8''=1')



RIGHT ELEVATION (scale: 1/8''=1')



LEFT ELEVATION (scale: 1/8''=1')



REAR ELEVATION (scale: 1/8''=1')

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'



FRONT ELEVATION (scale: $^{1}/_{16}$"=1')



RIGHT ELEVATION (scale: $^{1}/_{16}$"=1')



REAR ELEVATION (scale: $^{1}/_{16}$"=1')



LEFT ELEVATION (scale: $^{1}/_{16}$"=1')

A412

Z2016-025

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd , Suite 300, Dallas, TX 75240 | 972.701.9630 | www.humphreys.com

ATTICUS

WRAP BLDG. ELEVATIONS

August 2, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

99



FRONT ELEVATION - SCALE: 3/32''=1'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

ATTICUS

WRAP BLDG. ELEVATIONS
July 11, 2016

HARBOUR URBAN CENTER
Rockwall, TX
HPA# 16205

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67

A Distinctly Different Design



This advertisement is not an offering. Federal regulations and the laws of some states and provinces regulate the offer and sale of franchises.
An offering will only be made in compliance with those regulations and laws, which may require providing you with a disclosure document.

68

A Distinctly Different Design



This advertisement is not an offering. Federal regulations and the laws of some states and provinces regulate the offer and sale of franchises.
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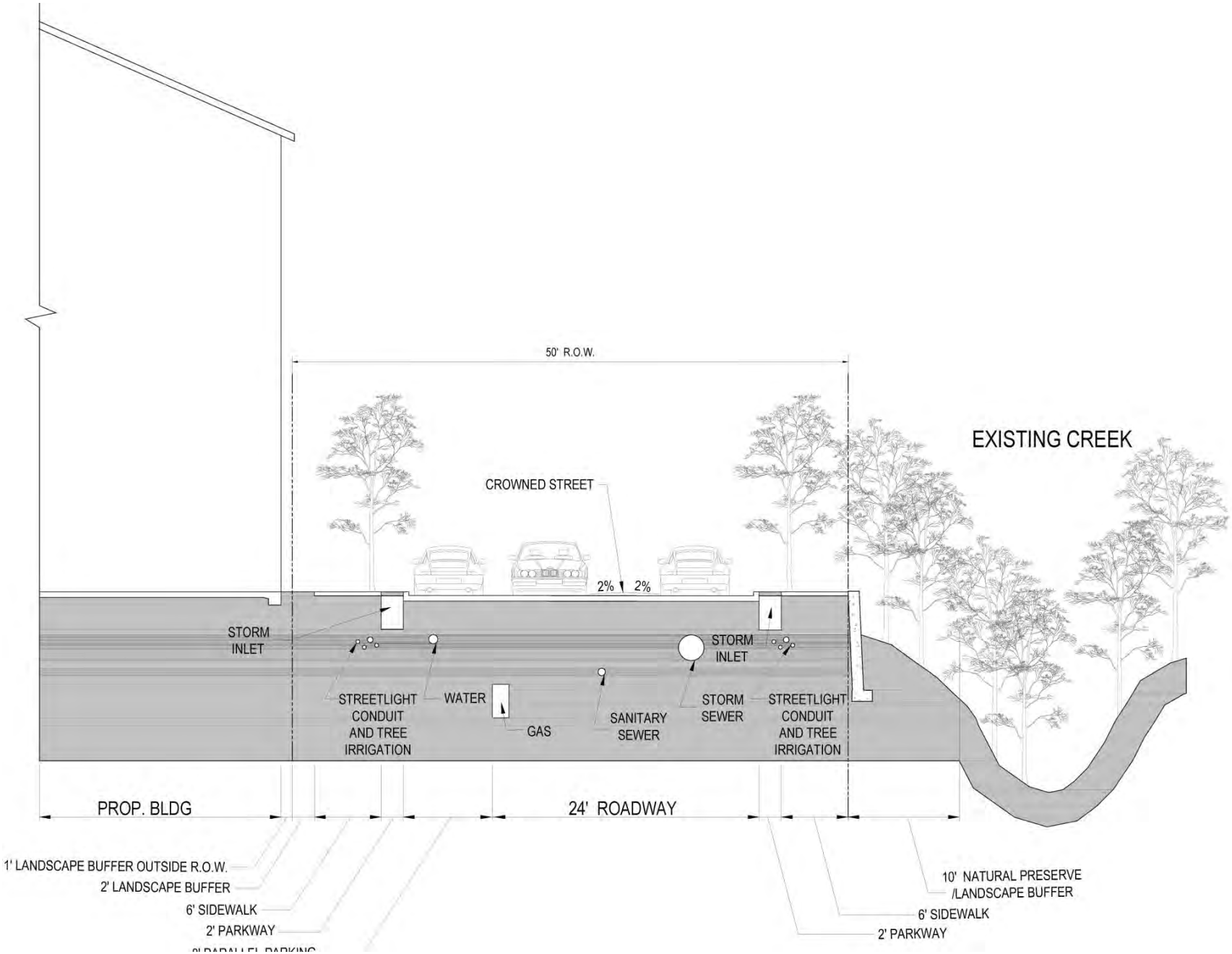
69


50' R.O.W.
EXISTING CREEK
CROWNED STREET
2%
2%
STORM INLET
STORM INLET
STREETLIGHT CONDUIT AND TREE IRRIGATION
WATER
GAS
SANITARY SEWER
STORM SEWER
STREETLIGHT CONDUIT AND TREE IRRIGATION
PROP. BLDG
24' ROADWAY
1' LANDSCAPE BUFFER OUTSIDE R.O.W.
2' LANDSCAPE BUFFER
6' SIDEWALK
2' PARKWAY
10' NATURAL PRESERVE /LANDSCAPE BUFFER
6' SIDEWALK
2' PARKWAY

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71

CITY OF ROCKWALL

ORDINANCE NO. 18-14

SPECIFIC USE PERMIT NO. S-185

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR THE REPLACEMENT OF AN EXISTING *TELECOMMUNICATIONS TOWER* THAT EXCEEDS 125-FEET IN HEIGHT IN A HEAVY COMMERCIAL (HC) DISTRICT, ON A 5.053-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 1, BLOCK A, RAYBURN COUNTRY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from David Naylor of Rayburn Country Electric Cooperative, Inc. for the approval of a Specific Use Permit (SUP) to allow for the replacement of an existing telecommunications tower that exceeds 125-feet in height on a 3.466-acre parcel of land, identified as Lot 1, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and more specifically described in Exhibit 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow the replacement of an existing telecommunication tower that exceeds 125-feet in height within a Heavy Commercial (HC) District as stipulated by Subsection 2.1.11, *Utilities, Communications and Transportation*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*], on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Section 2.1.11(f), and Section 4.7, *Heavy Commercial (HC) District,* of Article V, *District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the replacement of an existing telecommunications tower that exceeds 125-feet in height in a Heavy Commercial (HC) District on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

1) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement telecommunications tower installation.

2) The replacement telecommunications tower will be located in the generally vicinity of the existing telecommunications tower and as depicted on the site plan attached hereto as *Exhibit 'B'* of this ordinance. The installation shall be setback a minimum distance equal to the height of the proposed structure (*i.e. 320-feet*) from any residential property or residentially zoned property.

3) The height of the replacement telecommunications tower installation shall be equal to or less than the existing antenna installation (*i.e. 320-feet*), and any additional antennas added to the structure shall not exceed the height of the replacement installation.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage of the

caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF MARCH, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

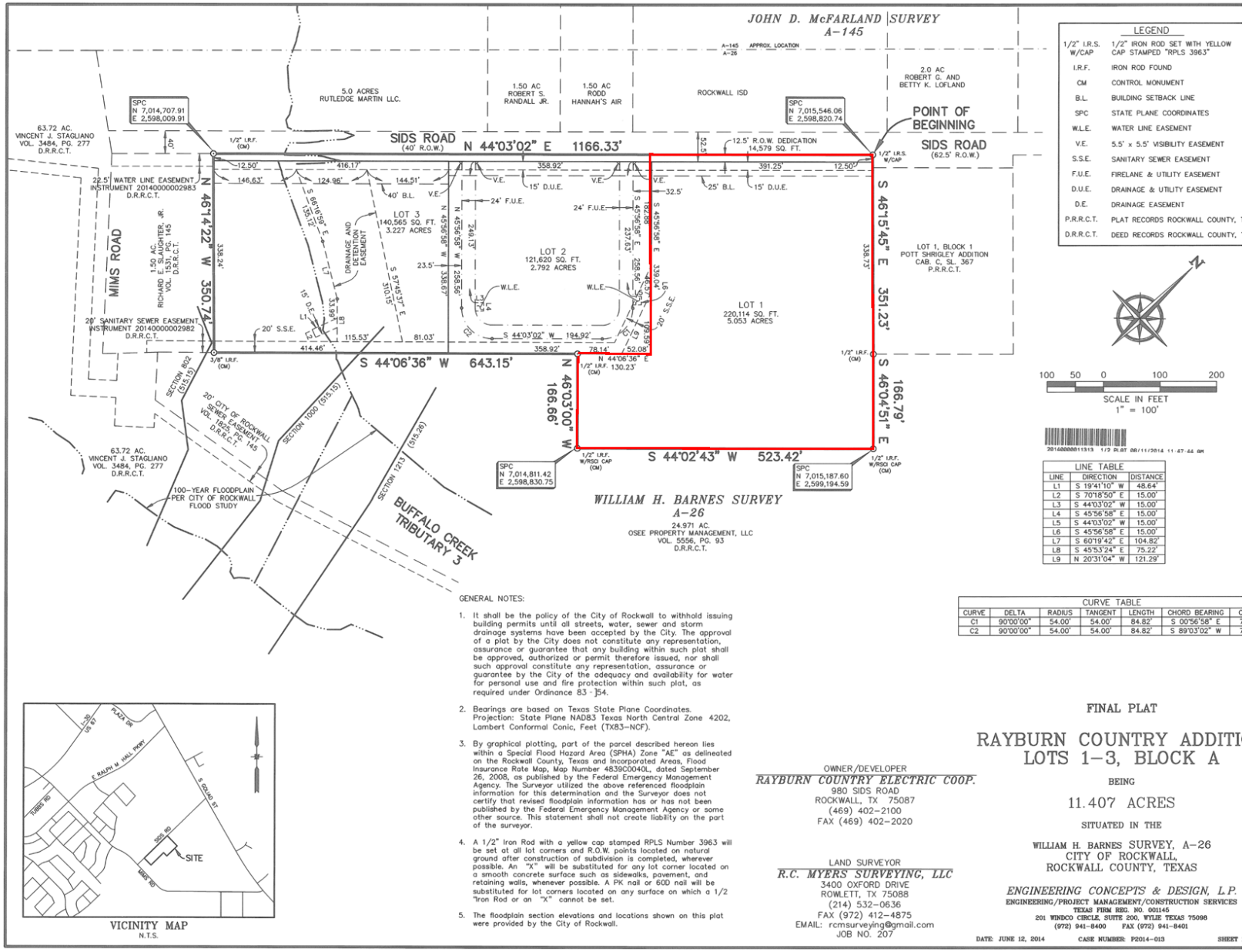
_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: February 19, 2018

2nd Reading: March 5, 2018



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 19°41'10" W	48.64'
L2	S 70°18'50" E	15.00'
L3	S 44°03'02" W	15.00'
L4	S 45°56'58" E	15.00'
L5	S 44°03'02" W	15.00'
L6	S 45°56'58" E	15.00'
L7	S 60°19'42" E	104.82'
L8	S 45°53'24" E	75.22'
L9	N 20°31'04" W	121.29'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	C
C1	90°00'00"	54.00'	54.00'	84.82'	S 00°56'58" E	
C2	90°00'00"	54.00'	54.00'	84.82'	S 89°03'02" W	

VICINITY MAP
N.T.S.

GENERAL NOTES:

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
2. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
3. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) Zone "AE" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
4. A 1/2" Iron Rod with a yellow cap stamped RPLS Number 3963 will be set at all lot corners and R.O.W. points located on natural ground after construction of subdivision is completed, wherever possible. An "X" will be substituted for any lot corner located on a smooth concrete surface such as sidewalks, pavement, and retaining walls, whenever possible. A PK nail or 60D nail will be substituted for lot corners located on any surface on which a 1/2 "Iron Rod or an "X" cannot be set.
5. The floodplain section elevations and locations shown on this plat were provided by the City of Rockwall.

OWNER/DEVELOPER
RAYBURN COUNTRY ELECTRIC COOP.
980 SIDS ROAD
ROCKWALL, TX 75087
(469) 402-2100
FAX (469) 402-2020

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
3400 OXFORD DRIVE
ROWLETT, TX 75088
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
JOB NO. 207

FINAL PLAT

RAYBURN COUNTRY ADDITI
LOTS 1-3, BLOCK A

BEING

11.407 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, A-26
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JUNE 12, 2014 CASE NUMBER: P2014-013 SHEET

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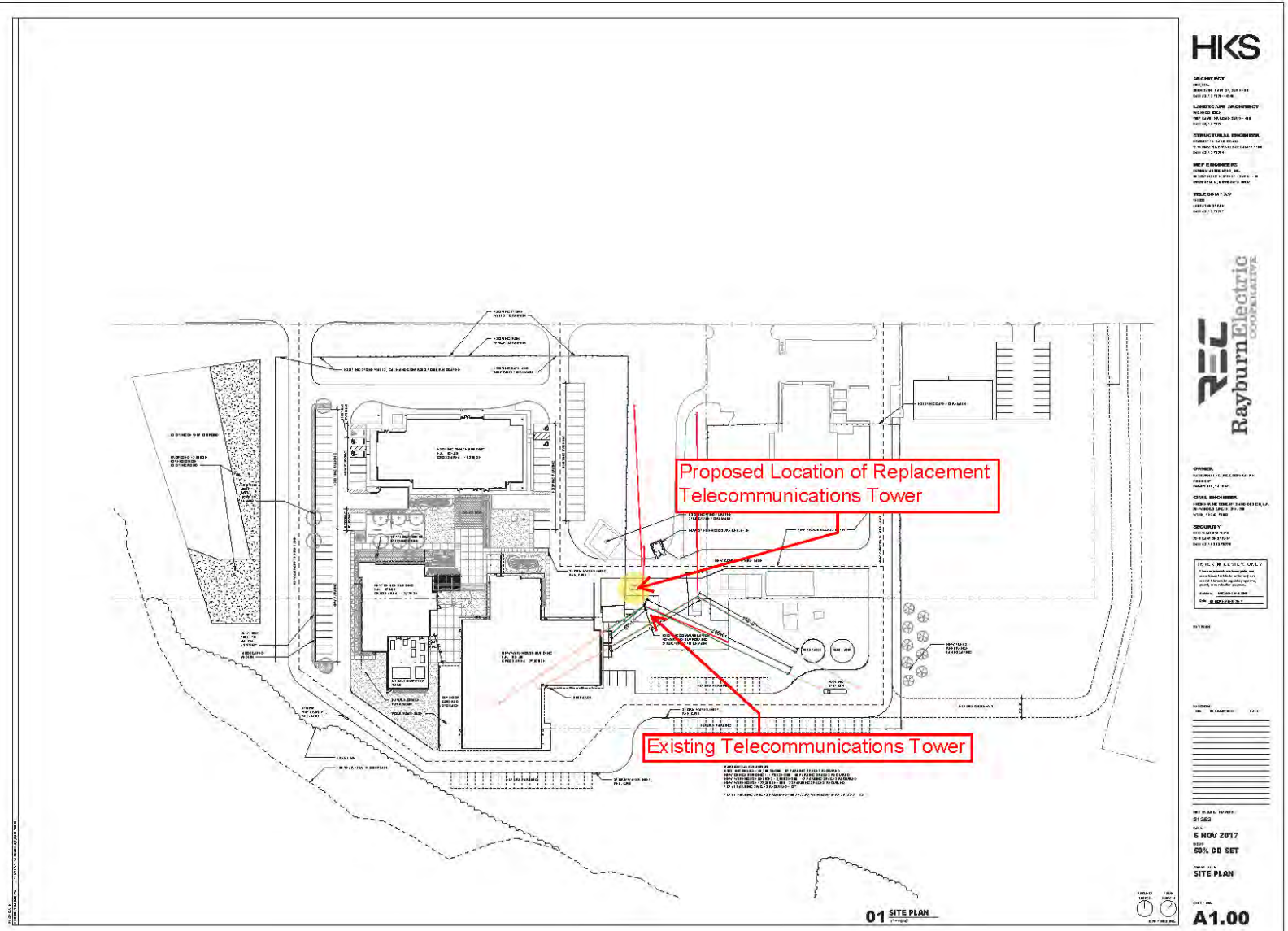
HKS
Rayburn Electric Cooperative
Proposed Location of Replacement Telecommunications Tower
Existing Telecommunications Tower
01 SITE PLAN
6 NOV 2017
50% CD SET
SITE PLAN
A1.00

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May 5, 2018
General Election & Bond Election

Contract for Election Services

between

Elections Administrator of
Rockwall County
and
the City of Rockwall

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May 5, 2018

General Election & Bond Election

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II ..... Principal Duties and Services of the City of Rockwall
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Appendix A ……Early Voting Schedule and Polling Locations
Appendix B ……Election Day Schedule and Polling Location
Appendix C ……Cost of Services

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL
ROCKWALL INDEPENDENT SCHOOL DISTRICT

CONTRACT FOR ELECTION SERVICES

BY THE TERMS OF THIS CONTRACT made and entered into by and between the **City of ROCKWALL ("the City")**, and the **ELECTIONS ADMINISTRATOR OF ROCKWALL COUNTY ("the EA")** pursuant to the authority in Subchapter D, Section 31.092 and 271.002 of the Texas Election Code, agree to the following particulars in regard to coordination, supervision and running of the City's General Election and Bond Election to be held on May 5, 2018.

THIS CONTRACT is entered into in consideration of the mutual covenants and promises hereinafter set out. **IT IS AGREED AS FOLLOWS:**

I. PRINCIPAL DUTIES AND SERVICES OF THE EA. The EA shall be responsible for performing the following duties and shall furnish the following services and equipment:

A. The EA shall arrange for appointment, notification (including writ of election), training and compensation of all presiding judges, alternate judges, the judge of the Tabulation Room and judge of the Early Voting Balloting Board.

1. The EA shall be responsible for notification of each Election day and Early Voting presiding judge and alternate judge of his or her appointment. The EA recommends providing up to four (4) election workers including alternate judges, clerks and interpreters. The presiding election judge of each polling place, however, will use his/her discretion to determine the working hours of the election workers during normal and peak voting hours. The EA will determine the number of clerks to work in the Tabulation Room and the number of clerks to work on the Balloting Board.

2. Election judges (including Presiding and Alternate) shall attend the EA's school of instruction (Elections Seminar) to be held on a date determined by the EA. The Elections Seminar shall provide training in standard procedures as set forth by the Secretary of State.

3. Election judges shall be responsible for picking up from and returning election supplies to the Rockwall County Election Administrator's office located at 915 Whitmore Dr. Suite D, Rockwall, Texas. Compensation for this pickup and delivery of supplies will be $25.00.

4. The EA shall compensate each election judge, alternate judge, clerk and interpreter. Each election judge and interpreter shall receive $12.00 per hour for services rendered. Each alternate judge and clerk shall receive $10.00 per hour for services rendered. The expenses shall be born by the City of Rockwall as shown in Appendix C attached and incorporated by reference into this contract.

B. The EA shall procure, prepare, and distribute voting machines, election kits and election supplies.

1. The EA shall secure election kits which include the legal documentation required to hold an election and all supplies including locks, pens, markers, etc.

2. The EA shall procure and arrange for the distribution of all election equipment and supplies required to hold an election.

C. The EA shall be appointed as the Early Voting Clerk by the City.

1. The EA shall supervise and conduct early voting by mail and in person and shall secure personnel to serve as Early Voting Deputies.

2. Early Voting by personal appearance for the City's General Election and Bond Election held on May 5, 2018 shall be conducted during the time period and at the locations listed in Appendix A, attached and incorporated by reference into this contract.

3. All applications for an Early Voting mail ballot shall be received and processed by the Rockwall County Elections Administrator's office located at 915 Whitmore Dr. Suite D, Rockwall, Texas 75087.

(a) Applications for mail ballots erroneously mailed to the City shall immediately be faxed to the EA for timely processing. The original application shall then be forwarded to the EA for proper retention.

(b) All Federal Post Card Applicants (FPCA) will be sent an e-mail ballot.

4. All Early Voting ballots (those cast by mail and those cast by personal appearance) shall be prepared for count by the Early Voting Ballot Board in accordance with Section 87.000 of the Texas Election Code. The presiding judge of this Board shall be appointed by the EA. The Board shall meet for preparation of the early voting ballots at a time agreed to between the EA and the Early Voting Ballot Board Judge.

D. The EA shall arrange for the use of all election day polling places. The City shall assume the responsibility of incurring and absorbing any cost of employees required to provide access, security and/or custodial services for the polling locations as may be specified in Exhibit C of this contract.

E. The EA shall be responsible for establishing and operating the Tabulation Room.

1. The EA shall prepare, test and run the County's Tabulation System in accordance with the statutory requirements.

2. The Public Logic and Accuracy Test of the electronic voting system shall be conducted by the EA and notice of the date shall be posted in local newspapers by the EA.

3. The EA shall cause to be published in the local newspapers the required notices including notices of early voting locations, election day voting locations, and tabulation testing.

4. Election night reports will be available to the City after tabulation is completed. Provisional ballots will be tabulated after election night in accordance with the Texas Election Code.

5. The EA shall prepare the unofficial canvass report after all precincts have been counted, and will provide a copy of the unofficial canvass to the City as soon as possible after all returns have been tallied.

6. The EA shall conduct a manual count as prescribed by Section 127.201 of the Texas Election Code and submit a written report to the City in a timely manner. Unless waived by the Secretary of State, if applicable, a written report shall be submitted by the EA to the Secretary of State as required by Section 127.201(e) of the aforementioned code.

II. PRINCIPAL DUTIES AND SERVICES OF THE CITY.

The City shall assume the following responsibilities:

A. The City shall prepare election orders, resolutions, notices, official canvass and other pertinent documents for adoption by the appropriate office or body.

B. The City shall provide the EA with an updated map and street index of its jurisdictions in an electronic or printed format not later than 1 March, 2018.

C.

1. The City shall deliver to the EA as soon as possible the official wording for the City's General Election and Bond Election to be held on May 5, 2018.

2. The City and School District shall approve the ballot format prior to the final printing.

D. The City and the EA shall determine the number of ballots to be purchased.

E. The City shall compensate the EA for any additional verified cost incurred in the process of running this election or for a manual count of this election, if required, consistent with charges and rates shown on Appendix C for required services. These costs will be invoiced for reimbursement.

F. The City shall reimburse Rockwall County for its portion of the printing costs of any and all related materials for ballots, early voting, election day voting, and election kits.

G. The City shall reimburse Rockwall County for its portion of the rental of all electronic voting equipment.

H. The City shall reimburse the EA for an administrative fee of ten percent (10%) of the City's portion of the total cost of the election.

I. The City shall deposit its share of the election costs as set forth on Appendix C. The check is to be made payable to Rockwall County and delivered to the EA. The final costs of the election along with the ten percent (10%) administration fee will be prepared on a format similar to Appendix C, and the invoice along with any supporting documentation shall be delivered by the EA. The invoice is due and payable 30 days after receipt by the City.

J. The City, in the event of a contested election, agrees to provide competent legal counsel and representation for the EA and staff, covering any and all legal fees and costs as a result of this elections process.

K. The City, in the event of a recount, agrees to reimburse any expenses incurred by the EA's office not covered by the charges assessed to the person requesting the recount. This would include, but not be limited to, the compensation costs of any Rockwall County Election personnel required to work beyond regular office hours in order to conduct said recount of this election. The recount shall take places in the EA's office and the EA's office shall assist the Recount Supervisor and/or the Recount Coordinator in the completion of the recount.

L. The EA shall be the custodian of the voted ballots and shall retain all election materials for a period of 6 months.

III. COST OF SERVICES. See Appendix C.

A. The City shall bear the expense of the County EA conducting early voting and election day voting on behalf of the City pursuant to this Election Services Contract as shown in Appendix C attached incorporated by reference into this contract.

B. The cost of site support by Third Party Contractors shall be borne by the City pursuant to this Election Services Contract as may be shown in Appendix C attached and incorporated by reference into this contract.

IV. GENERAL PROVISIONS.

A. To the extent of the law, the City agrees to save and hold harmless the EA from any and all claims arising out of the failure or omission of the City to perform its obligations under this contract.

B. To the extent of the law, the EA agrees to save and hold harmless the City from any all claims arising out of the failure or omission of the County and the EA to perform their obligations under this contract.

C. Nothing contained in this contract shall authorize or permit a change in the officer with whom or the place at which any document or record relating to the City's General Election and Bond Election held on May 5, 2018 is to be filed or the place at

which any function is to be carried out, or any nontransferable functions specified under Section 31.066 of the Texas Election Code.

D. Upon request, the EA shall provide copies of all invoices, cost reports and other charges incurred in the process of running said election for the City.

E. The EA shall file copies of this contract with the County Auditor and the County Treasurer of Rockwall County, Texas.

F. If the City cancels its election pursuant to Section 2.053 of the Texas Election Code, the EA shall be paid a contract preparation fee of $75.00. The City will then not be liable for any further costs incurred by the EA in conducting the May 5, 2018 Election.

G. This Contract contains the entire Contract of the parties to the rights herein granted and the obligations herein assumed and supersedes all prior Contracts, including prior election services contracts relating to the City's May 2018 election. Any prior Contracts, promises, negotiations, or representations not expressly contained in this Contract are of no force and effect. Any oral representations or modifications concerning this Contract shall be of no force or effect, excepting a subsequent modification in writing as provided herein.

H. Except as otherwise provided, this Contract may not be amended, modified, or changed in any respect whatsoever, except by a further Contract in writing, duly executed by the parties hereto. No official, representative, agent or employee of any Participating Entity has any authority to modify this Contract except pursuant to such expressed authorization as may be granted by the governing body of the respective Participating Entity.

I. This Contract may be executed in multiple counterparts, all of which shall be deemed originals and with the same effect as if all parties hereto had signed the same document. All of such counterparts shall be construed together and shall constitute one and the same Contract.

DULY EXECUTED AND WITNESSED BY MY HAND THIS _____ DAY OF _____, 2018.

_____

Christopher J. Lynch, Elections Administrator
Rockwall County, Texas

_____

Richard R. Crowley, City Manager
Rockwall, Texas

ATTEST:

_____

Kristy Cole, City Secretary

APPENDIX A

EARLY VOTING LOCATIONS & HOURS FOR GENERAL & BOND ELECTIONS

(votacion anticipada horarios y ubicaciones para elecciones generales)

May 5, 2018

(5 de mayo de 2018)

Voters may vote at any of the Early Voting locations open under full contract services with the Rockwall County Elections Department.

LOCATION & ADDRESS	CITY
Rockwall County Library 1215 E. Yellow Jacket Ln Rockwall, Texas 75087	**Rockwall**
Heath City Hall 200 Laurence Dr. Heath, Texas 75032	Heath
Fate City Hall 1900 CD Boren Pkway, Rockwall, Texas 75087	Fate
Royse City City Hall 305 N. Arch St. Royse City, Texas 75189	Royse City
McLendon-Chisholm City Hall 1371 W. FM550 Rockwall, Texas 75032	McLendon-Chisholm

EARLY VOTING DATES AND HOURS						
SUNDAY (Domingo)	MONDAY (Lunes)	TUESDAY (Martes)	WEDNESDAY (Miercoles)	THURSDAY (Jueves)	FRIDAY (Viernes)	SATURDAY (Sabado)
	April 23 8am – 5pm	**April 24** 8am – 5pm	**April 25** 8am – 5pm	**April 26** 8am – 5pm	**April 27** 8am – 5pm	**April 28** 10am – 3pm
	April 30* 7am – 7pm	**May 1*** 7am – 7pm				

***Note extended hours on Monday, April 30th and Tuesday, May 1, 2018**

APPENDIX B

ELECTION DAY VOTING LOCATION & HOURS FOR GENERAL & BOND ELECTIONS

(lugares de votacion de dia de la eleccion para elecciones generales)

May 5, 2018

(5 de mayo de 2018)

7:00 a.m. – 7:00 p.m.

POLLING PLACE (lugar de votacion)	LOCATION & ADDRESS (lugar y direccion)	CITY (ciudad)
ROCKWALL COUNTY LIBRARY	1212 E YELLOWJACKET LN	ROCKWALL

APPENDIX C

COST OF SERVICES (Estimate)				
	Quantity	Unit Costs	Subtotal Costs	Extended Costs
DIRECT COSTS				
ES&S (VENDOR)				
ES&S Site Support Fee				846.50
Programming				1974.40
Ballots	3000	.30		1800.00
TOTAL BILLED FROM ES&S				**4620.90**
ROCKWALL COUNTY EA				
Supply Costs				30.00
Equipment Rental				
Express Vote Device	5	250.00	250.00	1250.00
DS200	1	100.00	100.00	100.00
Herald-Banner (Advertisement)				133.25
COMPENSATION OF COUNTY EMPLOYEES				
Staff Overtime				700.00
COMPENSATION OF JUDGES & CLERKS				2000.00
TOTAL BILLED FROM COUNTY				**4213.25**
SUBTOTAL OF DIRECT COSTS				**8834.15**
ADMIN FEE (10% CALCULATED ON FINAL BILLING)				**883.00**
			TOTAL CONTRACT COST	**$ 9717.15**

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 03/05/2018

APPLICANT: Mike Whittle

AGENDA ITEM: **P2018-004;** *Replat for Lots 14 & 15, Block 2, Alliance Addition*

SUMMARY:

Consider a request by Mike Whittle on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a replat for Lots 14 & 15, Block 2, Alliance Addition, Phase 2 being a 0.98-acre tract of land identified as Lots 2 & 3, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 & 6530 Alliance Addition, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a replat for the purpose of constructing two (2) single-story office buildings (*i.e. 4,920 SF each*) and dedicating the necessary easements for development of these sites. The proposed office buildings will be situated on a 0.98-acre tract of land that will be re-platted as lot Lots 14 & 15, Block 2, of the Alliance Addition.

☑ The subject property is zoned Planned Development District 57 (PD-57), which designates the subject property for Commercial (C) District land uses. Site plans [*i.e. SP2017-034 & SP2017-036*] for each of these lots were approved in November 2017; however, a parking agreement was required for the development of these lots that was to be approved by the City Council with the replat. The applicant has provided a parking agreement with the plat request, meeting the standards for parking for the office use. The approval of the parking agreement has been added as a condition of approval of the replat.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the City Council chooses to approve the replat for *Lots 14 & 15, Block 2, Alliance Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Approval of a parking agreement by the City Council is required prior to the release of building permits. The parking agreement must be filed with Rockwall County prior to issuance of a Certificate of Occupancy (CO).

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On February 27, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 6 to 0 with Commissioner Logan absent. Additionally, the motion included a recommendation of approval of the shared parking agreement in order to meet the standards for parking for an office use for the proposed developments.



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

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

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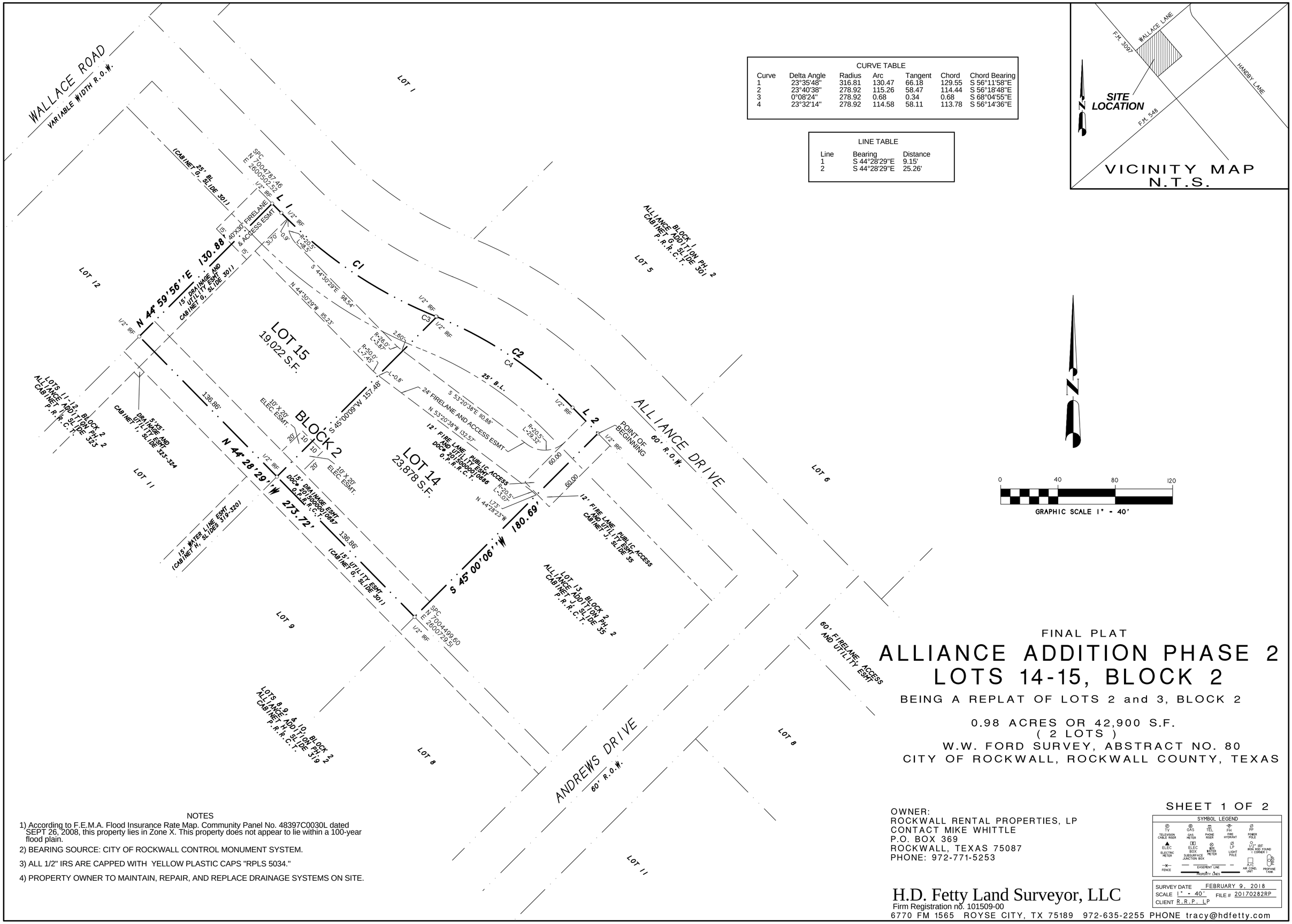

FINAL PLAT

ALLIANCE ADDITION PHASE 2
LOTS 14-15, BLOCK 2

BEING A REPLAT OF LOTS 2 and 3, BLOCK 2

0.98 ACRES OR 42,900 S.F.
(2 LOTS)
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

OWNER:
ROCKWALL RENTAL PROPERTIES, LP
CONTACT MIKE WHITTLE
P.O. BOX 369
ROCKWALL, TEXAS 75087
PHONE: 972-771-5253

SHEET 1 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER · GAS GAS METER · TEL PHONE RISER · FH FIRE HYDRANT · PP POWER POLE · ELEC ELECTRIC METER · ELEC BOX SUBSURFACE JUNCTION BOX · WV WATER METER · LP LIGHT POLE · 1/2" IRF IRON ROD FOUND 1 CORNER · FENCE · EASEMENT LINE · PROPERTY LINES · A/C AIR COND. UNIT · PROPANE TANK

SURVEY DATE FEBRUARY 9, 2018
SCALE 1" = 40' FILE # 20170282RP
CLIENT R.R.P. LP

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

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OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL RENTAL PROPERTIES, LP, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 2 and Lot 3, Block 2, ALLIANCE ADDITION, PHASE 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 301-302, of the Plat Records of Rockwall County, Texas.and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner at the East most corner of Lot 3, Block 2 and west most corner of Lot 13, Block 2, ALLIANCE ADDITION PHASE 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 35, of the Plat Records of Rockwall County, Texas, and being in the Southwest right-of-way line of Alliance Drive, a 60 foot right-of-way;

THENCE S. 45 deg. 00 min. 06 sec. W. a distance of 180.69 feet to a 1/2" iron rod found for corner;

THENCE N. 44 deg. 28 min. 29 sec. W. a distance of 273.72 feet to a 1/2" iron rod found for corner at the west most corner of said Lot 2, Block 2;

THENCE N. 44 deg. 59 min. 56 sec. E. along the northwest line of said Lot 2, a distance of 130.88 feet to a 1/2" iron rod found for corner in the southwest right-of-way line of Alliance Drive;

THENCE S. 44 deg. 28 min. 29 sec. E. along said right-of-way line, a distance of 9.15 feet to a 1/2" iron rod found for corner;

THENCE in a southeasterly direction along a curve to the left having a central angle of 23°35'48", a radius of 316.81 feet, a tangent of 66.18 feet, a chord of S 56°11'58"E, 129.55 feet along said right-of-way line, an arc distance of 130.47 feet to a 1/2" iron rod found for corner;

THENCE in a southeasterly direction along a curve to the left having a central angle of 23°40'38", a radius of 278.92 feet, a tangent of 58.47 feet, a chord of S 56°18'48"E, 114.44 feet along said right-of-way line, an arc distance of 115.26 feet to a 1/2" iron rod found for corner;

THENCE S. 44 deg. 28 min. 29 sec. E. along said right-of-wayline, a distance of 25.26 feet to the POINT OF BEGINNING and containing 42,900 square feet or 0.98 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ALLIANCE ADDITION, PHASE 2, LOTS 14-15, BLOCK 2, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

_____
RANDALL NOE
for ROCKWALL RENTAL PROPERTIES, LP

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RANDALL NOE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of ALLIANCE ADDITION PHASE 2, LOTS 14-15, BLOCK 2, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

ALLIANCE ADDITION PHASE 2
LOTS 14-15, BLOCK 2

BEING A REPLAT OF LOTS 2 and 3, BLOCK 2

0.98 ACRES OR 42,900 S.F.
(2 LOTS)
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
ROCKWALL RENTAL PROPERTIES, LP
CONTACT MIKE WHITTLE
P.O. BOX 369
ROCKWALL, TEXAS 75087
PHONE: 972-771-5253

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE		A/C AIR COND. UNIT	PROPANE TANK
	PROPERTY LINES			

SURVEY DATE FEBRUARY 9, 2018
SCALE 1" = 40' FILE # 20170282RP
CLIENT R.R.P. LP

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

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AFTER RECORDING RETURN TO:

Rockwall Rental Properties
P.O. Box 818
Terrell, TX 75160

DECLARATION OF RECIPROCAL ACCESS EASEMENT, CROSS PARKING EASEMENT AND RESTRICTIVE COVENANT

STAE OF TEXAS
COUNTY OF ROCKWALL

KNOW ALL MEN BY THESE PRESENTS:

This DECLARATION OF RECIPROCAL ACCESS EASEMENT, CROSS PARKING EASEMENT AND RESTRICTIVE COVENANT (this "Declaration") is made and entered into this 23 day of FEBRUARY 2018, by Rockwall Rental Properties (hereinafter referred to as the "Declarant") whose address is P.O. Box 818, Terrell, Texas 75160.

RECITALS:

A. Declarant is the owner of that certain parcel of land (the "Property") more particularly described in Exhibit A attached hereto and incorporated herein by this reference for all purposes.
B. Declarant proposes to plat the Property so that the Property consists of two (2) separate parcels (each a "Lot") both collectively are referred to herein as the "Lots") as described on Exhibit B. The Lots consists of (i) Lot (14, Block 2 The Alliance Addition Phase 2) (Lot 15, Block 2 The Alliance Addition, Phase 2).
C. Declarant desires to (i) establish mutual, reciprocal, non-exclusive easements for vehicular access, parking, and ingress and egress on, across and over the Lots pursuant to the terms and conditions described below, (ii) place a certain restriction against Lot 14 and Lot 15 of the Property for the benefit of the owners and lessees, and (iii) confirm other covenants and rights which have been agreed to in connection with the Lots.
D. Declarant now desires to execute this Declaration in order to set forth such easements, covenants and rights in more particular detail.

AGREEMENT:

NOW, THEREFORE. Declarant agrees that the Property shall be held, sold, conveyed and occupied subject to the following terms, restrictions, covenants, easements, and agreements, which are intended to protect the value and desirability of the Property, and Declarant therefore agrees and declares as follows:

ARTICLE I

RECIPROCAL ACCESS EASEMENT / CROSS PARKING EASEMENT

1.01 Reciprocal Access Easement.

(a) Declarant hereby retains for itself and its successors and assigns, and grants and conveys to the future owners from time to time of the other Lot(s), and their successors and assigns (including Declarant, the "Owners"), a non-exclusive, perpetual easement and right-of-way on, across and over all areas of the Property and used as parking, common vehicular drives and common pedestrian walkways, in approximately the areas depicted by cross-hatching on **Exhibit B** attached hereto (collectively, the "Common Area").

(b) The Easement described in this Section 1.01 shall be referred to herein as the "Access Easement" and shall be for the purpose of granting to the Owners, their respective successors and assigns, and the lessees, employees, customers, agents, independent contractors and invitees of same the right to use the Access Easement on the terms and conditions described herein. The Access Easement shall only be used for parking, vehicular and pedestrian access, ingress and egress, and such Access Easement shall not be obstructed by improvements of other permanent or semi-permanent obstructions.

1.02 Cross Parking Easement.

(a) Declarant hereby retains for itself and its successors and assigns, and grants and conveys to the future owners from to time of the other Lot(s), and their successors and assigns, a non-exclusive, perpetual easement and right-of-way on, across and over the parking areas.

(b) The easement described in this Section 1.02 shall be referred to herein as the "Parking Easement" and shall be for the purpose of granting to the customers and invitees of the Owners, their respective successors and assigns, the right to use the Parking Easement on the terms and conditions described herein. The Parking Easement shall only be used for the temporary parking of vehicles by customers and invitees of the Owners, and such Parking Area shall not be obstructed by improvements or other permanent or semi-permanent obstructions. The Parking Area is intended to represent each party's parking capabilities for purposes of complying with any applicable governmental requirements for construction on the Lots to qualify for their respective building permits.

1.03 No Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Access Easement or Parking Easement area described herein to the general public or for any public purpose whatsoever, it being the intention of the parties that this Declaration shall be strictly limited to and for the purposes herein expressed.

ARTICLE II

DEFAULT ; REMEDIES

2.01 Default/Remedies. In the event of a breach, or attempted or threatened breach, by any Owner of any of the terms, covenants, and conditions hereof, and after prior written notice and a reasonable period to cure such breach, any one of all of the other Owners shall be entitled forwith to injunctive relief and/or all such other available legal and equitable remedies from the consequences of such

breach, including without limitation the cure of such breach by the non-defaulting Owner, in which even the defaulting Owner shall owe the non-defaulting Owner reimbursement of all reasonable costs and expenses incurred by the non-defaulting Owner, including without limitation reasonable legal fees. All cost and expenses incurred by any Owner in any such suit or proceedings shall be assessed against the non-prevailing party Owner and shall constitute a lien against the non-prevailing Owner's Lot effective upon recording notice thereof in the Office of the County Clerk of Rockwall County, Texas (provided however any such lien shall be subject to and subordinate to any lender providing financing for any such Lot). The remedies of any one or all such Owners shall be cumulative as to each Owner and as to all other remedies permitted at law or in equity.

ARTICLE III

INDEMNIFICATION AND INSURANCE

3.01 Indemnification.

(a) Each Owner (the Indemnifying Owner") agrees to indemnify and hold harmless the Owner of any other Lot (the "Indemnified Owner") from any and all liability or damages which the Indemnified Owner may suffer as a result of claims, demands, costs, liens, judgements or awards against the Indemnified Owner arising out of or as a result of any even or circumstance occurring on the Lot owned by the Indemnifying Owner to the extent caused by the negligence or willful misconduct of the Indemnifying Owner, but not to the extent caused by the negligence or willful misconduct of the Indemnified Owner or the employees, contractors or employees of the Indemnified Owner.

3.02 Insurance.

(a) Notwithstanding anything to the contrary set forth herein, each Owner hereby releases the other from any and all liability or responsibility to the other Owners, or to any other party claiming through or under them by way of subrogation or otherwise, for any loss or damage to property caused by a casualty which is insurable under standard fire and extended coverage insurance; provided, however , that this mutual waiver shall be applicable only with respect to a loss or damage occurring during the time when property insurance policies, which are readily available on the marketplace, contain a clause or permit an endorsement to the effect that any such release shall not adversely affect or impair the policy or the right of the insures party to receive proceeds under the policy; provided, further, that the this release shall be applicable to the apportion of any damage which is not reimbursed by the damaged party's insurer because of the "deductible" in the damaged party's insurance coverage.

3.03 Municipal compliance and Violations. Each Owner shall promptly address, pay all fines, penalties, remove of record and cure the condition of all notes or notices of violation of municipal ordinances and each Owner covenants and agrees not to create or permit to exist any violation that would prevent the other Owner from suing the Common Area.

ARTICLE IV

MISCELLANEOUS

4.01 Notices. Any and all notices, elections, demands, requests and respinses thereto permitted or required to be given under this Declaration, except as otherwise provided for herein, shall be in writing, signed by or on behalf of the party giving the same, and shall be deemed to have been properly given and shall be effective upon being personally delivered, or upon one (1) business day after being deposited in the United States mail, postage prepaid, certified with return receipt requested, or upon being deposited on a paid basis with a nationally recognized overnight delivery service, to the other respective parties at the address of such other party set forth below (or as given from time to time) or at such other address within the continental United States as such other party may designate by notice specifically designated as a notice of change of address and viven in accordance herewith; provided, however, no notice of change of address shall be effective until the date of receipt thereof personal delivery to a party or to any officer, partner, agent or employee of such party at said address shall constitute receipt. Rejection or other refusal to accept or inability to deliver because of changed address of which no notice has been received shall also constitute receipt and, if given to Declarant, shall be addressed as follows:

Rockwall Rental Properties
P.O. Box 818
Terrell, TX 75160

4.02 No Joint Venture or Partnership. This Declaration shall be construed to create a partnership or joint venture among the Owners, but merely set forth the terms and conditions of the obligations of Owners regarding the Lots, the development of same, and other related matters. No Owner is authorized to act as agent for any other party or to other Owner.

4.03 Invalid Provisions to Affect No Others. If fulfillment of any provisions hereof or any transaction related hereto at the time performance of such provisions shall be due shall involve transcending the limit of validity prescribed by law, then ipso facto, the obligation to be fulfilled shall be reduced to the limit of such validity; and if any clause or provision herein contained is held unlawful, such clause or provision shall be stricken, as though not herein contained, and the reminder of this Declaration shall remain operative and in full force and effect.

4.04 Departure from Terms. Any indulgence or departure at any time or by any party hereto from any of the provisions hereof or failure to exercise any of its rights and remedies shall not modify the same or relate to the future, or waive future compliance therewith by the other party. This Declaration may not be amended or modified except by a written instrument signed by all then current Owners and filed of record in Rockwall County, Texas.

4.05 Successors and Assigns. This Declaration shall be binding upon and shall inure to the benefit of the Owners from time to time, their respective heirs, legal representatives, success, successors-in-title and assigns.

4.06 Law Governing. The laws of the State of Texas shall govern the interpretation, validity and enforceability hereof.

4.07 Captions. Titles or captions of articles, sections or paragraphs contained in this Declaration are inserted only as a matter of convenience and for reference, and in no way define, limit, extend, or describe the scope of this Declaration or the intent of any provision hereof.

By: Rockwall Rental Properties
P.O. Box 818
Terrell, TX 75160

By: Randall Nue

Name: Randall H. Nue

Title: Pres.

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 22 day of February 2018, personally appeared Randall Nue, the President of Rockwall Rental Properties.

Kathryn Whittle
NOTARY PUBLIC, STATE OF TEXAS

Printed Name: Kathryn Whittle

My Commission Expires: 12-16-2018

KATHRYN WHITTLE
OFFICIAL NOTARY PUBLIC
COMMISSION EXPIRES
12-16-2018

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Being Lots 14 and 15, Block 2, The Alliance Addition, Phase 2, and addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet ____, Page ____, Plat Records, Rockwall County, Texas.

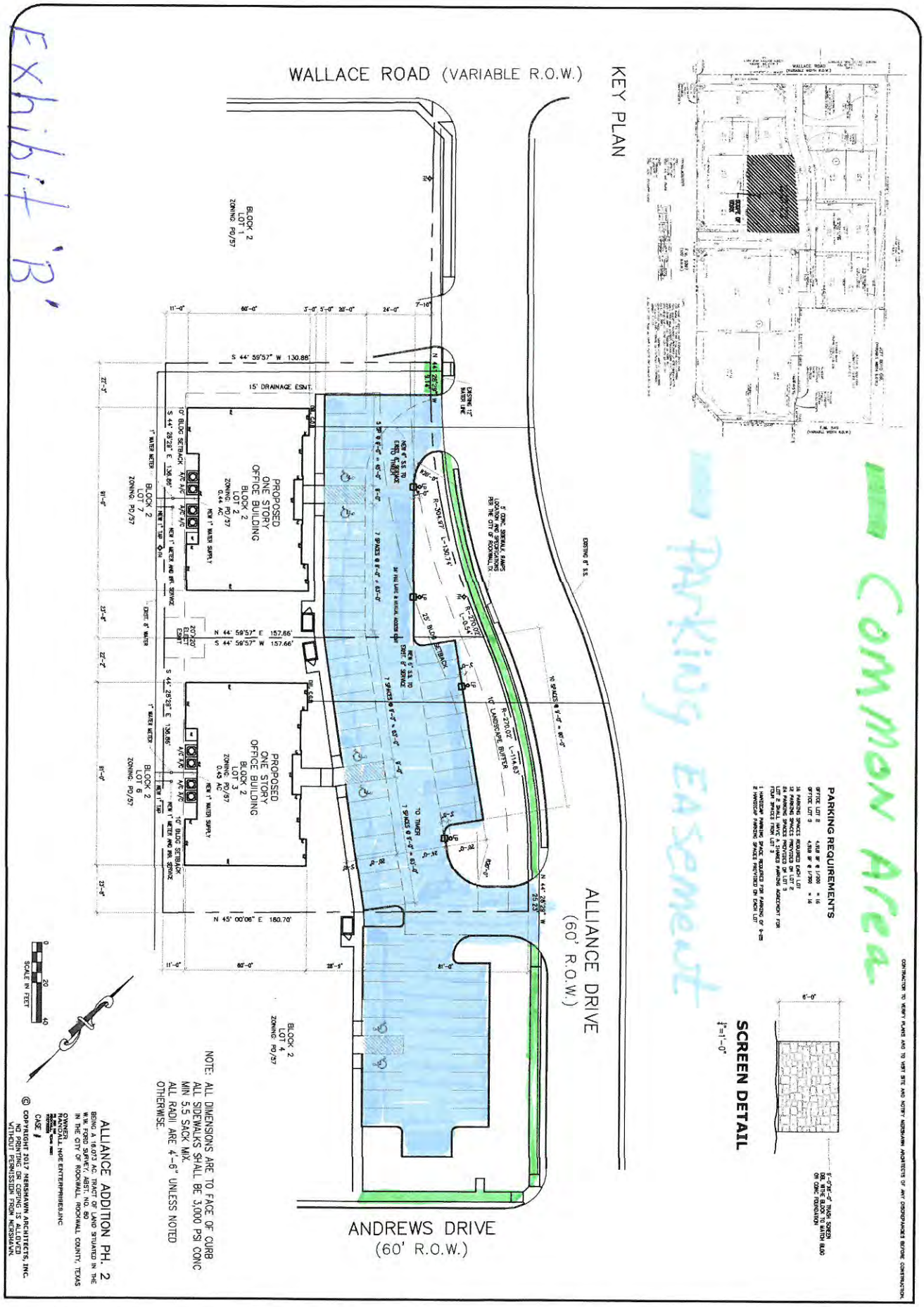
Exhibit 'B'
WALLACE ROAD (VARIABLE R.O.W.)
KEY PLAN
Common Area
Parking Easement
ALLIANCE DRIVE
(60' R.O.W.)
ANDREWS DRIVE
(60' R.O.W.)
PROPOSED ONE STORY OFFICE BUILDING BLOCK 2 LOT 2 ZONING: PD/57 0.44 AC
PROPOSED ONE STORY OFFICE BUILDING BLOCK 2 LOT 3 ZONING: PD/57 0.45 AC
BLOCK 2 LOT 1 ZONING: PD/57
BLOCK 2 LOT 7 ZONING: PD/57
BLOCK 2 LOT 6 ZONING: PD/57
BLOCK 2 LOT 4 ZONING: PD/57
S 44° 59'57" W 130.88'
15' DRAINAGE ESMT.
N 44° 59'57" E 157.66'
S 44° 59'57" W 157.66'
S 44° 28'28" E 136.85'
N 45° 00'08" E 180.70'
N 44° 28'28" W 25.23'
R=304.97' L=150.74'
R=270.02' L=114.83'
10' LANDSCAPE BUFFER
25' BLDG SETBACK
10' BLDG SETBACK
20' X 20' ELECT. ESMT.
EXISTING 8" W.L.
EXISTING 8" S.S.
NEW 6" S.S. TO EXIST. 8" SERVICE
NEW 1" WATER SUPPLY
NEW 1" METER AND BFP SERVICE
NEW 1" TAP
1" WATER METER
EXIST. 8" WATER
A/C A/C
TO TIMER
PARKING REQUIREMENTS
OFFICE LOT 2 4,958 SF @ 1/300 = 16
OFFICE LOT 3 4,958 SF @ 1/300 = 16
32 PARKING SPACES REQUIRED EACH LOT
32 PARKING SPACES PROVIDED ON LOT 2
32 PARKING SPACES PROVIDED ON LOT 3
64 PARKING SPACES PROVIDED
FOUR SPACES FROM LOT 3 SERVED PARKING AGREEMENT FOR
1 HANDICAP PARKING SPACE REQUIRED FOR PARKING OF 9-25
2 HANDICAP PARKING SPACES PROVIDED ON EACH LOT
SCREEN DETAIL
1"=1'-0"
6'-0"
6'-0"x6'-0" TRASH SCREEN DBL WITH BLOCK TO MATCH BLDG OR CONC. FOUNDATION
SCALE IN FEET
0
20
40
NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC
MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" UNLESS NOTED OTHERWISE.
ALLIANCE ADDITION PH. 2
BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
OWNER
RANDALL NOE ENTERPRISES,INC
CASE #
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.
© COPYRIGHT 2017 MERSHAWN ARCHITECTS, INC.
THESE PLANS ARE THE PROPERTY OF MERSHAWN ARCHITECTS, INC. AND SHALL NOT BE REPRODUCED, COPIED OR ASSIGNED TO ANY PERSON, FIRM OR CORPORATION WITHOUT PERMISSION FROM MERSHAWN.
ALLIANCE LOT 2 & LOT 3
ROCKWALL, TEXAS
SITE PLAN
Scale: 1" = 20'-0"
Date: 5/2/17
Project No: 17005
Designed: DN
Drawn: DR
Checked: BN
SHEET A1
16
No. Date Revision By
MEDICAL COMMERCIAL CHURCHES RESIDENTIAL RESTAURANTS INSTITUTIONAL
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2081

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 03/05/2018

APPLICANT: Michael Salcedo *of Salcedo Group, Inc.*

AGENDA ITEM: **P2018-005;** *Replat for Lot 1, Block A, Rockwall School of Music Addition*

SUMMARY:

Consider a request by Michael Salcedo of Salcedo Group, Inc. on behalf of Russ Porter for the approval of a replat for Lot 1, Block A, Rockwall School of Music Addition being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a replat for the purpose of constructing an approximately 4,000 SF single-story music studio [*i.e. Rockwall School of Music*] and dedicating the necessary easements for development of the site. The proposed music studio will be situated on a 0.747-acre tract of land that will be re-platted as Lot 1, Block A, Rockwall School of Music Addition.

☑ The subject property is zoned Planned Development District 60 (PD-60), which designates the subject property for Residential-Office (RO) District land uses. A site plan [*i.e. SP2017-032*] was approved on November 20, 2017.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the City Council chooses to approve the replat for *Lot 1, Block A, Rockwall School of Music Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On February 27, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 6 to 0 with Commissioner Logan absent.



City of Rockwall

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

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

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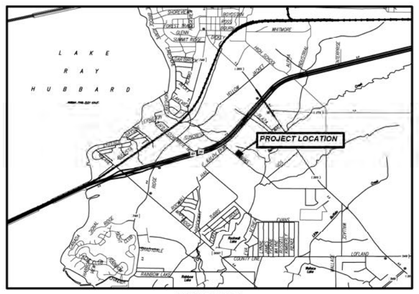


VICINITY MAP
Not To Scale

GENERAL NOTES:

1. BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 06/26/2017.
2. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
3. ENCROACHMENTS ARE AS SHOWN.
4. BENCHMARKS:
   - 1.1. STORM DRAIN MANHOLE: STORM DRAIN MANHOLE A TOP A 4 FOOT BY 4 FOOT DROP INLET SET BACK 140 FEET FROM MIMS ROAD ON THE NORTH EAST CORNER OF THE PROPERTY. ELEVATION = 544.59
   - 1.2. STORM DRAIN MANHOLE: STORM DRAIN MANHOLE A TOP A 5 FOOT BY 5 FOOT DROP INLET ON THE NORTHERN CORNER OF THE PROPERTY. SETBACK 183 NORTH OF MIMS ROAD AND 39 FEET SOUTH OF THE FIRE LAND. ELEVATION = 547.79
5. THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION.
6. ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
7. PROPERTY OWNER IS RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND REPLACEMENT OF ALL DRAINAGE SYSTEMS
8. AS SHOWN IN DEVELOPMENT APPLICATION

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **ROCKWALL SCHOOL OF MUSIC** SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN IN THE **ROCKWALL SCHOOL OF MUSIC** SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THS PLAT. I (WE) UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THEIR MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I (WE) ALSO UNDERSTAND THE FOLLOWING.

1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANT OF THESE EASEMENT STRIPS; AND ANT PUBLIC UTILITY SHALL AT ALL TIMES HAIE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS
5) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6) NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANT LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSONS UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERKTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEES AND/OR CITY ADMINISTRATOR, COMUTED ON A PROCATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY YO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAR FOR THE SAME OUT OF THE ESCROW DEPOSITE, SHOULF DEVELOPER AND/OR OWNER FAIL OR REFSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENTS, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCJ IMPROVEMENTS ITSELF. SUCH A DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCJ IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE, OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARENTEEING THE INSTALLMENT THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITH COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DMMAGE, OR CAUSE OF ACTION THAT I (WE) NAY HAVE AS A RESULT OF DEDICATION OF EXACTIONS MADE HEREIN.

_____
PROPERTY OWNER SIGNATURE

STATE OF TEXAS
COUNTY OF ROCKWALL:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RUSS PORTER**, _____KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2018

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

_____
MY COMMISSION EXPIRES

_____
SIGNATURE OF PARTY WITH MORTGAGE OF LIEN INTEREST (IF APPLICABLE)

SURVEYOR'S CERTIFICATE

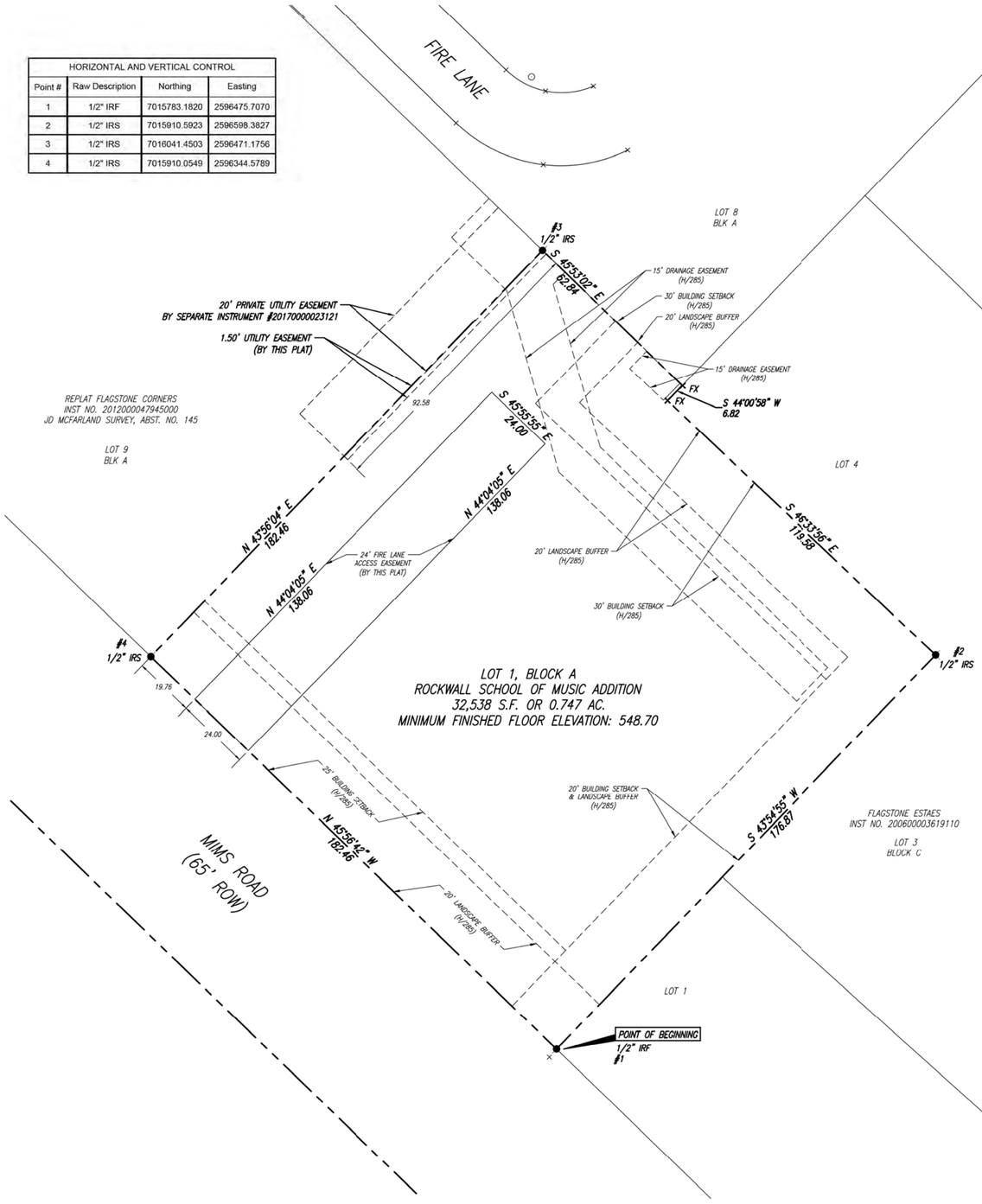
I, LOUIS SALCEDO, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF GRAND PRAIRIE DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

PRELIMINARY – THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LOUIS M. SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

_____
DATE

HORIZONTAL AND VERTICAL CONTROL			
Point #	Raw Description	Northing	Easting
1	1/2" IRF	7015783.1820	2596475.7070
2	1/2" IRS	7015910.5923	2596598.3827
3	1/2" IRS	7016041.4503	2596471.1756
4	1/2" IRS	7015910.0549	2596344.5789



Legend of Symbols & Abbreviations

- ● 1/2" IRF — 1/2" IRON ROD FOUND
- ● 1/2" IPF — 1/2" IRON PIPE FOUND
- ● 1/2" IRS — 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SGI 3664", SET

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

FLOOD STATEMENT. According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "X", which is not a special flood hazard area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Owner's Certificate
City of Rockwall
State of Texas
County of Rockwall

Mr. Russ Porter *is the Owner of a 0.747 acre tract of land situated in the JD McFarland Survey Abstract No. 154, in the City of Rockwall, Rockwall County, Texas, and being part of Lot 9, Block A of the Replat of Flagstone Corners recorded in Instrument Number 20120000047945000 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:*

BEGINNING at a 1/2" iron rod set at the southeast corner of said Lot 9, and being the southwest corner of Lot 1 of the Flagstone Estates recorded in Instrument Number 20060000319110 of the Official Public Records of Rockwall County, Texas, and being in the north line of Mims Road;

THENCE North 45°56'42" East, a distance of 182.46 feet, along the north line of Mims Road, same being the south line of Lot 9, to a 1/2" iron rod set in the northwest corner of said 0.747 acre tract;

THENCE North 43°56'04" East, a distance of 182.46 feet, departing the north line of Mims Road, along the northwest line of said 0.747 acre tract, to a 1/2" iron rod set for the northwest corner of said 0.747 acre tract, and being in the south line of Lot 8, Block A of said Replat of Flagstone Corners;

THENCE South 45°53'02" East, a distance of 62.84 feet, along the north line of said 0.747 acre tract, and the common south line of said Lot 8, to a found "X" cut in concrete, being the southeast corner of said Lot 8, and being in the west line of Lot 4 of said Flagstone Estates;

THENCE South 44°00'58" West, a distance of 6.82 feet, along the east line of said 0.747 acre tract, and the common west line said Lot 4, to a found "X" cut in concrete at the southwest corner of said Lot 4;

THENCE South 46°33'56" East, a distance of 119.58 feet, along the northeast line of said 0.747 acre tract, same being the south line of said Lot 4, to a 1/2" iron rod set for the southeast corner of said 0.747 acre tract, and being the southwest corner of said Lot 4, and being the northwest corner of Lot 3 of said Flagstone Estates;

THENCE South 43°54'55" West, a distance of 176.87 feet, along the southeast line of said Lot 9, same being the west line of said Lot 3, and the west line of said Lot 1, to the ***POINT OF BEGINNING****, and containing 32,538 square feet or 0.747 acres of land, more or less.*

FINAL PLAT

LOT 1, BLOCK 1
ROCKWALL SCHOOL OF MUSIC ADDITION
32,538 SQ. FT. OR 0.747 AC.

BEING PART OF
FLAGSTONE CORNERS, LOT 9 BLK A
INSTRUMENT #20120000047945000
O.P.R.T.C.T.
SITUATED IN THE
J.D. MCFARLAND SURVEY, ABST. NO. 145
IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SALCEDO GROUP, INC.
110 SW 2nd Street
Grand Prairie, Texas 75050
PHONE: (214)-412-3122

OWNER
MR. RUSS PORTER
749 JUSTIN ROAD
ROCKWALL, TX 75087

SURVEYOR
SALCEDO GROUP, INC.
110 SW 2ND STREET
GRAND PRAIRIE, TEXAS 75050
(214) 412-3122

City: E2017-048 *Texas P.E. F-5482 : Texas TBPLS Firm License 10070800*

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Councilmembers**

FROM: **Bethany Browning, Art in Public Places Staff Liaison**

DATE: **March 5, 2018**

SUBJECT: **Art in Public Places/Mural**

On November 20, 2017 the Art Commission made a recommendation to City Council to fund a mural to be located at 202 E. Rusk (Zanata). Council approved the funding and an artist agreement was executed. Since that time, the Art Commission has been working with Mr. Colcer (artist) and Mr. Lefere (owner) to create the artwork for the mural that will canvas the west facing wall located on the north end of San Jacinto Plaza. Please find the attached artwork and Mr. Colcer's resume. A brief descriptive of the artwork is provided below.

Art Descriptive:
This mural is described as representation art with a whimsical flair. The artist has included Rockwall historical aspects in his composition with bold colors in his pallet to attract the viewer's interest. Representation art is a close rendition of a painted subject without looking like a photograph. The buffalo, which Dan is well known for painting, is the focal point and speaks to the history of this area. The Lone Star placement celebrates Texas, the skyline in the distance is neighboring Dallas, the iconic spaceship adds to the whimsical, the rock wall commemorates our presence and the hidden faces capture your attention. Dan has created over 40 murals, both indoor and outdoor. Dan has a specific and unique style of juxtaposition of color and line, evidenced in this piece.

Summary:
The Art Commission is seeking final approval of the artwork for installation on the west facing wall of 202 E. Rusk, Downtown Rockwall. If approved, the City will obtain an easement agreement to provide maintenance and to protect the artwork for a minimum period of 10 years.

Art Commissioners:
David Sweet, Chair
Kathleen Morrow, Vice-Chair
Betty Jean Hoaglund
Jane Braddock
Doug Agee

Daniel C. Colcer
2105 Province Lane
Dallas, TX 75228
773-870-2396
colcerex@gmail.com
www.dancolcer.ro

Education

1999-2000	**Cairo University**	Cairo, Egypt (*Post-Graduate in Archaeology/Egyptology)*
1994-1999	**University of Arts**	Cluj-Napoca, Romania (*BA in Fine Arts)*
1990-1994	**Arts High School**	Brasov, Romania (*Graphic Arts/Ceramics)*

Employment History

2010-Present **Self Employed/Freelance,**
Murals, Graphic Design, and Contract work, including co-owner/manager of Colcerex Trading Company.

2006-2010 **Various Employment,**
including Hyatt Regency, Melrose Café, and Embassy Suites/Hilton Hotels in Chicago, IL, as well as Towne Park, in Dallas, TX.

2004-2006 **Antiq Design,**
Graphic Designer & Web Designer - Brasov, Romania. Image control, photography (digital and photo film), website design, logo and brochures design, prints.

2000-2005 **Cetec Engineering,**
GSM Tower Climber/Rope Access Technician and Antenna Installer – Bucharest, RO. Installing and maintenance of GSM equipment on various site types all over Egypt and Romania, team leader.

1998-1999 **School of Orphan Children,**
Art Teacher – Cluj-Napoca, Romania. Aiding students in the use of colors and forms.

Art References for Past Works

42 Real Estate
Catching Fish Mural
Allen Ginsberg Mural

Contact: Scott Rohrman
2105 Commerce St., Ste. 342
Dallas, TX 75201
214-739-4200
SR@42realestate.com

Westdale Property Management
Sailing in Deep Ellum Mural
Instrumental Mural

Contact: Paula Ramsey
3100 Monticello Ave., Ste 100
Dallas, TX 75205
214-515-7078
paula.ramsey@westdale.com

Edens Development
Breezeblock Kilim Mural
Willie Nelson for Preston Royal Village Mural

Contact: Stacey Carbone
7200 Wisconsin Ave., Ste 400
Bethesda, MD 20814
301-347-3496
SCarbone@edens.com

Armoury D.E.
Deep Ellum Janus Mural
Gunatural Extended Panel Mural

Contact: Peter Novotny
2714 Elm St.
Dallas, TX 75226
972-803-5151
PeterNovotny81@gmail.com

Deep Ellum Brewing Co.
Guest Artist 2 years in a row for Panel Murals

Contact: John Reardon or Zack Fickey
2823 St. Louis St

Artwork for Event/Vendor Booth Panels
Anvil Pub Wall Mural

Dallas, TX 75226
214-888-DEBC(3322)
zack@deepellumbrewing.com

Deep Ellum Community Association/Deep Ellum Foundation
Deep Ellum Urban Gardens Shed Mural
Deep Ellum Art Park Mural
Deep Ellum Pillars Project Mural
Deep Ellum Planter boxes (2)

Contact: Jim Rogers
address
Dallas, TX 75226
214-894-7300
info@deepellumtexas.com

Mr. Cooper Insurance Company/Articulation Art & Design
Art of Home Loans Project
Custom murals for each of the three floors in building (3 total)

Contact: Lesli Marshall
118 N. Peak St.
Dallas, TX 75226
817-235-0661
lesli@articulationart.com

Please see Attached Images

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Mayor and Council**

FROM: **Rick Crowley, City Manager**

DATE: **March 2, 2018**

RE: **Recent Flooding In the City of Rockwall**

The purpose of Monday's action item is to discuss the recent flooding in the City of Rockwall.

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City of Rockwall

The New Horizon

MEMORANDUM

TO: **City Council**

FROM: **Joey Boyd, Director of Internal Operations**

DATE: **February 27, 2018**

SUBJECT: **Renaming of a portion of SH 276**

TXDOT will realign SH 276 in a project beginning in April 2018. The new portion will intersect at south SH 205 in line with the existing Sids Road. The existing part of SH 276 that is not a part of the new roadway project will become a city street once the project is completed.

TXDOT is requesting the City provide them a name for the portion of SH 276 that will be transferred to the City as part of the SH 276 realignment and reconstruction project. Staff developed a list of individuals or groups of historical significance that the Subcommittee considered. The Naming Subcommittee selected Caddo Ridge for consideration by the full City Council. In the early 1800s, Rockwall County was occupied by Caddo Indians.

The map shows this length of roadway from SH 205 heading east to the entrance of The Mansions, west of Wildrose Drive. Once approved, City Staff will work with the 17 property owners affected by the change with updating their addresses and will notify emergency services for updating 911 databases prior to the City accepting the roadway.

A Resolution formally renaming this roadway is attached for the City Council's review and consideration.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 18-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, RENAMING A CERTAIN ROADWAY WITHIN THE CITY OF ROCKWALL, TEXAS - SPECIFICALLY THE SECTION OF SH 276 FROM SH-205 TO WEST OF WILDROSE DRIVE - PROVIDING AN EFFECTIVE DATE.

WHEREAS, the city received a request by the State of Texas to consider renaming a section of SH 276; and

WHEREAS, the city will take ownership of the section of SH 276 from SH-205 to west of Wildrose Drive once the new section of SH 276 is constructed; and

WHEREAS, in the early 1800s, Rockwall County was occupied by Caddo Indians; and

WHEREAS, the Rockwall City Council wishes to recognize the history of the Caddo Indians by renaming this section of SH 276; and

WHEREAS, the property owners along this roadway will be contacted regarding this proposed naming; and

WHEREAS, the Rockwall City Council believes said renaming to be in the best interest of the public.

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

Section 1. That the State roadway known as SH 276 (from SH 205 to west of Wildrose Drive) shall hereafter be designated as Caddo Ridge, a map of which is attached hereto as "Exhibit A"; and

Section 2. That the Texas Transportation Commission is asked to approve this requested naming; and

Section 3. That this resolution shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of MARCH, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary



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City of Rockwall
Geographic Information Systems
385 S Goliad St
Rockwall, TX 75087
P. 972-771-7745 F. 972-771-7748
www.rockwall.com/gis

The data represented on this map is obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and appropriateness is entirely with the end user. The City of Rockwall does not guarantee the accuracy of outdated information. All information is provided As Is with no warranty being made, either expressed or implied.

0 95 190 380 Feet

Date: 1/5/2018

SH 276 Realignment

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CITY OF ROCKWALL

ORDINANCE NO. 18-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES IN CHAPTER 44. UTILITIES BY CREATING A NEW ARTICLE - ARTICLE VI - TO ADOPT STORM WATER MANAGEMENT REGULATIONS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, all cities in the State of Texas are required to obtain a storm water pollution permit through the Texas Commission of Environmental Qualities (TCEQ) for the purpose of reducing pollutants in our storm water caused by construction activities, dumping chemicals/other hazard waste materials in our storm sewer systems and many other man-made causes; and

WHEREAS, a Phase Two Municipal Separate Storm Sewer System (MS4) Permit was originally issued to the City of Rockwall on August 13, 2007 and subsequently renewed on December 13, 2013; and

WHEREAS, in order to comply with the City of Rockwall MS4 Permit, the City must adopt a Storm Water Management Ordinance to address compliance to the five prescribed programs within the permit before the end of the 2018 permit year.

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

Section 1. That the Rockwall Code of Ordinances is hereby amended so as to add a new article within Chapter 44. Utilities for the purpose of adopting storm water management regulations for the city, which shall hereby read as follows:

ARTICLE VI. STORM WATER MANAGEMENT

DIVISION 1. - GENERALLY

Sec. 44-439. - Title.

This article shall be known as the "storm water management ordinance" of the City of Rockwall, Texas.

Sec. 44-440. - Purpose.

The purpose and objectives of this article are as follows:

(a) To protect human life, health, and property;

(b) Minimize the expenditure of public funds for building and maintaining flood control and storm drainage projects and cleaning sediment out of storm drains, streets, sidewalks and watercourses;

(c) To preserve the natural beauty and aesthetics of the community;

(d) To maintain and improve the quality of surface water within the City;

(e) To regulate the contribution of pollutants and prohibit illicit connections to the municipal separate storm sewer system (MS4) and natural waters within the City;

(f) To promote public awareness of the hazards involved in the improper discharge of hazardous substances, petroleum products, household hazardous waste, industrial waste, sediment from construction sites, pesticides, herbicides, fertilizers, and other contaminants into the storm sewers and natural waters of the City;

(g) To encourage recycling of used motor oil and safe disposal of other hazardous consumer products; and

(h) To enable the City to comply with all federal and state laws and regulations applicable to storm water discharges.

Sec. 44-441. - Conflicts.

No provision of this article is intended to, nor shall any part hereof be construed, so as to modify, repeal or conflict with any other ordinance, rule, regulation or state or federal law including the Texas Water Code. The requirements of this article are in addition to the requirements of any other ordinance, rule, regulation, or other provision of law, and where any provision of this article imposes restrictions different from those imposed by any other ordinance, rule, regulation, or other provision of law, whichever provision is more restrictive or imposes higher protective standards for human health or the environment shall control.

Sec. 44-442. - Administration.

Except as otherwise provided herein, the City Manager shall administer, implement and enforce the provisions of this article. For public works construction projects that are administered, performed, contracted, or funded (in whole or in part) by the City, the City Manager or duly appointed representative of the City department that is administering, performing, or contracting for the construction project shall implement and enforce the provisions of this article. The City Manager or duly appointed representative of each City department shall also implement and enforce the provisions of this article for all municipal operations under such person's direction.

Sec. 44-443. - Interpretation.

In the interpretation and application of this article, all provisions shall be:

(a) Considered minimum requirements; and

(b) Deemed neither to limit nor repeal any other powers granted under state statutes.

Sec. 44-444. - Application.

This article shall apply to the incorporated limits and extraterritorial subdivision jurisdiction of the City.

Sec. 44-445. - Responsibility.

The standards set forth herein and promulgated pursuant to this article are minimum standards; therefore this article does not intend or imply that compliance by any person will ensure that there will be no contamination, pollution, or unauthorized discharge of pollutants.

Sec. 44-446. - Definitions.

The following words and terms shall have the respective meanings assigned. Where words or terms are not defined, they shall have their ordinary accepted meaning within the context with which they are used. Words in the singular include the plural and the singular. Words in the masculine gender include the feminine, and the feminine the masculine.

Agricultural storm water runoff means storm discharge from agricultural land that results from natural precipitation.

Appeal means a request for review or interpretation of any provisions of this article or a request of a variance.

Best management practices or *BMP* means schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of Waters of the United States. BMPs also include treatment requirements, operating procedures, and practices to control construction site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

Capital improvement project means any construction performed or funded in whole or part by the City that provides improvements on a property or public facility to increase its value.

CFR means Code of Federal Regulations.

Channel means a natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

Charity car wash means a car washing event typically associated with fund raising for a school, a sports association or any other youth organization or charity. These washes are generally temporary in nature, usually lasting two (2) days or less.

City means the City of Rockwall, Texas.

City council means the governing body of the City.

City Manager means the chief executive officer of the City, or designee.

Commencement of construction means the initial disturbance of soils associated with clearing, grading, excavating, landfilling, and other construction activities.

Commercial means activity pertaining to any business, trade, industry, or other activity engaged in for profit.

Common plan of development means a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under one (1) plan.

Construction means any land disturbing activity that involves clearing, tree removal, grading, excavation, landfilling, or other placement, movement, removal, or disposal of soil, rock, or other earth materials.

Contaminated means containing a harmful quantity of any substance.

Detention means the temporary storage of storm water runoff with the goals of controlling peak discharge rates and providing gravity settling of pollutants.

Detention basin means a basin or alternative structure designed for the purpose of temporary storage of stream flow or surface water runoff and provides a gradual release of stored water at controlled rates.

Developer means the person, business, partnership, corporation, or association responsible for the development of a subdivision, addition or tract of land.

Development means the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, dredging, filling, grading, paving, excavation, drilling operations clearing, landfill or land disturbance; or any change in use, or alteration or extension of the use, of land.

Director means any City department representative, or designated representative authorized by the City Manager to administer, implement and enforce the provisions of this article.

Discharge means introduction of any pollutant or storm water into the municipal separate storm sewer system (MS4) or into Waters of the United States.

Disturbance means any operation or activity, such as clearing, tree removal, grubbing, filling, excavating, mining, cutting, grading, or removing channel linings, which results in the removal or destruction of protective cover of soil, including vegetative cover, channel linings, retaining walls, and slope protection.

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Disturbed areas means any area or tract of land in which any operation or activity, such as clearing, grubbing, filling, excavating, mining, cutting, grading, or removing channel linings has occurred and results in the removal or destruction of protective cover of soil, including vegetative cover, channel linings, retaining walls, and slope protection.

Domestic sewage means discharges of liquid waste matter from homes, apartment complexes, office buildings, hospitals, medical offices and/or institutions that contain pathogens and byproducts that are harmful to humans and the environment.

Environmental Protection Agency or *EPA* means the United States Environmental Protection Agency, the regional office thereof, any federal department, agency, or commission that may succeed to the authority of the EPA, and any duly authorized official of EPA or such successor agency.

Erosion means the wearing away of a land surface by running water, wind, ice or other geological agents, including such processes as gravitational creep.

Erosion control plan means a property design site plan signed and sealed by a professional engineer licensed in the State of Texas where land disturbing activity will take place that outlines the locations and types of structural devices, procedures and practices to be used on a construction site in order to control erosion and sediment deposits.

Facility means any building, structure, installation, process, or activity from which there is or may be a discharge of pollutant.

Final stabilization means the state when all soil disturbing activities at a site have been completed, and a uniform perennial vegetative cover with a density of seventy-five to eighty (75-80) percent of the cover for unpaved areas and areas not covered by permanent structures have been established, or equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed.

Flood or *flooding* means a general and temporary condition of partial or complete inundation of normally dry land surfaces from the overflow of inland waters or the unusual and rapid accumulation or runoff of surface waters from any source.

Grading means the stripping, cutting, filling, stockpiling or combination thereof that modifies the existing land surface contour.

Grass means any member of the botanical family Gramineae, herbaceous plants with bladelike leaves arranged in two (2) ranks on a round to flattened stem. Common examples are fescue, Bermuda grass and Bahia grass. The term "grass" is sometimes used to indicate a combination of grass and legumes grown for forage or turf purposes. This shall be annual grasses, not winter rye or weeds.

Hazardous materials/waste means any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

HOA means homeowners' association.

Household hazardous waste or *HHW* means any product found in the home that can be hazardous to the environment if not disposed of correctly. Examples of household hazardous waste including but not limited to cleaning solutions, pesticides, pool chemicals, motor oil, antifreeze, or used batteries.

Illicit connections means:

(1) Any drain or conveyance, whether on the surface or subsurface that allows an illegal discharge to enter the storm drain system including but not limited to any conveyances that allow any non-storm water discharge including sewage, process wastewater, and wash water to enter the storm drain system and any connections to the storm drain system from indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by an authorized enforcement agency; or

(2) Any drain or conveyance connected from a commercial or industrial land use to the storm drain system that has not been documented in plans, maps, or equivalent records and approved by an authorized enforcement agency.

Impervious cover means those surfaces that cannot effectively infiltrate rainfall (e.g., building rooftops, pavement, sidewalks, driveways, etc).

Infiltration means the process of percolating storm water into the subsoil.

Inlet means a surface connection to a closed drain system, a structure at the diversion end of a conduit, or the upstream end of any structure through which storm water may flow.

Landowner means the legal or beneficial owner of land, including those holding the right to purchase or lease the land, or any other person holding proprietary rights in the land.

Livestock containment area means a lot or facility that stables, confines, and feeds or maintains livestock in either an open or housed lot for a total of forty-five (45) days or more in any twelve-month period.

Municipal operations means day to day operation and maintenance activities by the City that have the potential for contributing pollutant runoff to the MS4.

Municipal separate storm sewer system or *MS4* means the system of conveyances (including but, not limited to sidewalks, roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned and operated by the City and designed or used for collecting or conveying storm water, that is not used for collecting or conveying domestic sewage.

National Pollutant Discharge Elimination System or *NPDES* means a program to issue authorizations to discharge pollutants into Waters of the United States if certain conditions are met.

NPDES General Permit for storm water discharges from construction sites or *Construction General Permit* means the Construction General Permit issued by EPA on June 24, 1998, and published in Volume 63 of the Federal Register at page 36485 on July 6, 1998, and any subsequent modifications or amendments thereto.

NPDES permit means a permit issued by EPA (or by the state under authority delegated pursuant to 33 USC § 1342(b)) that authorizes the discharge of pollutants to Waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

Nonpoint source pollution means pollution from any source generally carried off land by storm water runoff that are diffuse and do not have a single point of origin or are not introduced into a receiving stream from a specific outlet.

Nonstructural best management practice or BMP means preventative actions that involve management and source controls such as: policies and ordinances that provide requirements and standards to direct growth to identified areas, protect sensitive areas such as wetlands and riparian areas, maintain and/or increase open space (including a dedicated funding source for open space acquisition), provide buffers along sensitive water bodies, minimize impervious surfaces, and minimize disturbance of soils and vegetation; policies or ordinances that encourage infill development in higher density urban areas, and areas with existing infrastructure; education programs for developers and the public about project designs that minimize water quality impacts; and measures such as minimization of percent impervious area after development and minimization of directly connected impervious areas.

Notice of intent or *NOI* means the notice of intent that is required by the Construction General Permit or other General Permit for the discharge of storm water.

Notice of termination or *NOT* means the notice of termination that is required by either the Construction General Permit or other General Permit for the discharge of storm water.

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Operator means the person or persons who, either individually or taken together, meet the definition of "operator" as defined in the TPDES General Permit TXR150000 document, Part I, Section B, dated February 15, 2008 (also known as the Construction General Permit).

Outfall means the point where water flows from a stream, river, lake or artificial drain.

Owner/property owner means the person or persons who own all or a part of a facility or property.

Permanent (post-construction) erosion control devices means devices or practices installed prior to final approval of a project's construction and maintained after said final approval to prevent or minimize the erosion and deposit of soil materials. Such devices may include, but shall not be limited to, permanent seeding (not seasonal seed or weeds, perennial seeds), sod, storm drain channels, channel linings, storm drain pipes, storm sewer inlet/outlet structures, storm sewer outlet veloCity control structures and storm water detention or retention structures.

Permanent ground cover means permanent vegetative cover existing or placed on all open soil areas of a property not occupied by a permanent structure or other landscaping improvements, including but not limited to, live sod, perennial grasses or other materials which lessen runoff and soil erosion on the ground surface.

Person means any individual, organization, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, government entity, or any other legal entity, or their representatives, agents, or assigns. This definition includes all federal, state, and local governmental entities.

pH means measure of acidity or alkalinity.

Pollutant means any substance introduced into the environment that adversely affects the usefulness of a resource, whether in minute or mass quantity, and may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; nonhazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, ordinances, and accumulations, that may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.

Pollution means unauthorized contamination of surface or subsurface waters or land.

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PST means petroleum storage tank.

Qualified personnel means persons who possess the appropriate competence, skills, and ability (as demonstrated by sufficient education, training, experience, and/or, when applicable, and required certification or licensing) to perform a specific activity in a timely and complete manner consistent with the applicable regulatory requirements and generally accepted industry standards for such activity.

Redevelopment means any construction, alteration or improvement of an area where the existing land use has already been defined as something other than open space or agricultural.

Release means any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing, directly or indirectly, into the MS4 or the Waters of the United States.

Responsible party means a business entity, franchised utility company, developer, property owner, contractor or holder of a building permit who is required to comply with the terms of this article.

Runoff means excess precipitation that makes its way toward stream channels or lakes as surface or subsurface flow.

Sanitary sewer or *sewer* means the system of pipes, conduits, and other conveyances which carry industrial waste and domestic sewage from residential dwellings, commercial buildings, industrial and manufacturing facilities, and institutions, whether treated or untreated, to a sewage treatment plant (and to which storm water, surface water, and groundwater are not intentionally admitted).

Sediment or silt or sand means solid soil material, both mineral and organic, that is being moved or has been moved from its original location by wind, gravity, flowing water or ice.

Sewage or *sanitary sewage* means domestic sewage and/or industrial waste that is discharged into the sanitary sewer system and passes through the sanitary sewer system to a sewage treatment plant utilized by the City for treatment.

Site means the land or water area where any facility or activity is physically located or conducted, including adjacent land used in connection with the facility or activity.

Soil means the unconsolidated mineral and organic material on the immediate surface of the earth that serves as a natural medium for the growth of plants.

Stabilized means to be protected from possible erosion losses, usually by mechanical means or the use of vegetative cover.

State means the State of Texas.

Stop work order or *red tag* means an order issued which requires that all construction activity on a site be stopped, issued by the Director or his/her designee.

Storm drainage system means publicly-owned and maintained facilities by which storm water is collected and/or conveyed, including but not limited to any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures.

Storm water means any surface flow, runoff and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation.

Storm water management means the use of structural or nonstructural practices that are designed to reduce storm water runoff pollutant loads, discharge volumes, and/or peak flow discharge rates.

Storm water pollution prevention plan or *SWPPP* means a plan for storm water discharge that includes erosion prevention measures and sediment controls that, when implemented, is designed to decrease soil erosion on a parcel of land and decrease off-site nonpoint source pollution.

Structure means any construction, including a building or any portion thereof, erected for the purposes of support, shelter or enclosure of persons, animals or property of any kind, including swimming pools located adjacent to a designated street or alley, as designated on the thoroughfare plan, decks in excess of thirty (30) inches in height, and roof overhangs exceeding three (3) feet. A wooden fence eight (8) feet or less in height shall not be considered a structure for purposes of this article, nor shall a masonry, brick, or concrete wall or split rail or picket fence less than thirty-six (36) inches located in front yards.

Structural best management practice or BMP means any storage practices such as wet ponds and extended-detention outlet structures; filtration practices such as grassed swales, sand filters and filter strips; and infiltration practices such as infiltration basins and infiltration trenches.

Surface water in the State/Waters of the State means lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, wetlands, marshes, inlets, canals, watercourses, waterways, wells, reservoirs, aquifers, irrigation systems, drainage systems the Gulf of Mexico inside the territorial limits of the state (from the mean

high water mark (MHWM) out ten and thirty-six hundredths (10.36) miles into the Gulf), and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, navigable or non-navigable, public or private, and including the beds and banks of all water-courses and bodies of surface water, that are wholly or partially inside or bordering the state or subject to the jurisdiction of the state.

Temporary erosion control devices means devices installed or practices implemented and maintained during land disturbing activities to prevent, minimize or control the erosion and deposit of soil materials.

Texas Commission on Environmental Quality or *TCEQ* means the State of Texas agency by that name, the regional offices thereof, any State department, agency, or commission that may succeed to the authority of the TCEQ, and any duly authorized official of TCEQ or such successor agency.

Texas Pollutant Discharge Elimination System or *TPDES* means a program to issue authorizations to discharge pollutants into waters of the state if certain conditions are met.

TPDES General Permit for storm water discharges from construction sites or *Construction General Permit* means the latest Construction General Permit issued by TCEQ as authorized under provision of Section 402 of the Clean Water Act and V.T.C.A, Water Code ch. 26, as amended.

TPDES permit means a permit issued by the TCEQ that authorizes the discharge of pollutants to waters of the state, whether the permit is applicable to an individual, group, or general area-wide basis.

Uncontaminated means not containing a harmful quantity of any substance.

USC means the United States Code.

Vegetative cover means plants of all sizes and species typically found in an area, irrespective of whether they have forage or other value, but especially used to refer to vegetation producing a mat on or immediately above the soil surface. Temporary vegetative cover refers to the use of annual plants for cover until seasonably viable to establish permanent vegetative cover. Permanent vegetative cover refers to the use of perennial plants/grass, grown or established to a mowable or other condition acceptable to this article.

Violation means the failure of a person, individual, owner, landowner, developer, builder, operator, structure or other development to be fully compliant with this article.

Wastewater means any water or other liquid, other than uncontaminated storm water, discharged from a facility.

Watercourse means a permanent or intermittent stream or other body of water, either natural or man-made, which gathers or carries surface water.

Water quality standard means the designation of a body or segment of surface water in the State for desirable uses and the narrative and numerical criteria deemed by the State to be necessary to protect those uses, as specified in Ordinance 307 of Title 31 of the Texas Administrative Code.

Watershed means the area drained by a stream or drainage system.

Waters of the United States (waters of the U.S.) has the meaning described in the latest revisions of the Code of Federal Regulations (40 CFR 122.2).

Yard waste means leaves, grass clippings, yard and garden debris and brush that result from yard care.

Sec. 44-447. - General prohibition.

(a) No person shall introduce or cause to be introduced into the municipal separate storm sewer system any pollutants or waters containing any pollutants, other than storm water.

(b) It is an affirmative defense to a violation of subsection (a) of this section by the discharger that the discharge was not damaging the environment and complies with the City Water Conservation ordinance or water conservation and drought contingency and water emergency response plan for the City or that the discharge was composed entirely of one (1) or more of the following categories of discharges:

(1) A discharge authorized by, and in full compliance with, an NPDES or TPDES permit (other than the NPDES permit for discharges from the MS4);

(2) A discharge or flow resulting from fire fighting not containing "hazardous materials" in which case treatment adequate to remove harmful quantities of pollutants must have occurred prior to discharge;

(3) Agricultural storm water runoff;

(4) A discharge or flow from water line flushing or disinfection that contains no harmful quantity of total residual chlorine (TRC) or any other chemical used in line disinfection;

(5) A discharge or flow from lawn watering, landscape irrigation, or other irrigation water;

(6) A discharge or flow from a diverted stream flow or natural spring;

(7) A discharge or flow from uncontaminated pumped groundwater or rising groundwater;

(8) Uncontaminated groundwater infiltration, as defined in 40 CFR § 35.2005(20) to the MS4;

(9) Uncontaminated discharge or flow from a foundation drain, crawl space pump, or footing drain;

(10) A discharge or flow from a potable water source not containing any harmful substance or material from the cleaning or draining of a storage tank or other container;

(11) A discharge of flow from air conditioning condensation that is unmixed with water from a cooling tower, emissions scrubber, emissions filter, or any other source of pollutant;

(12) A discharge or flow from individual residential or charity car washing (external surfaces only);

(13) A discharge or flow from a riparian habitat or wetland.

(14) Dechlorinated swimming pool water (not filter backwash from a swimming pool or hot tub) that contains no harmful quantities of chlorine or other chemicals; has a pH of 6.5 to 8.5, and the flow does not cause flooding or property damage.

(15) A discharge or flow from water used in street washing or cosmetic cleaning that is not contaminated with any soap, detergent, degreaser, solvent, emulsifier, dispersant, or any other harmful cleaning substance.

(16) Discharges associated with dye testing.

(17) Discharges or flows from a designated spray playground or spray park, provided the water feature is served by a separate water meter and a written agreement exists between the operator and the City, regarding limitations and restrictions to such use. Facilities with recirculated water shall be permitted as pools through the building and code department.

(18) Other similar occasional incidental non-storm water discharges.

(c) No affirmative defense shall be available under subsection (b) of this section if:

(1) The discharge or flow in question has been determined by the Director to be a source of a pollutant or pollutants to the Waters of the United States or to the MS4;

(2) Written notice of such determination has been provided to the discharger; and/or

(3) The discharge has continued after the expiration of the time given in the notice to cease the discharge.

Sec. 44-448. - Specific prohibitions and illicit discharges.

(a) No person shall introduce or cause to be introduced into the MS4 any discharge that causes or contributes to causing the City of Rockwall to violate a water quality standard, the City's TPDES permit, or any state-issued discharge permit for discharges from its MS4.

(b) No person shall dump, drain, spill, leak, pump, pour, emit, empty, discharge, leach, dispose, throw, place or otherwise introduce or cause, allow, or permit to be introduced any of the following substances in or on any public street, alley, storm sewer, drainage structure, drainage channel, stream, river, pond or any other public property. The following are illicit discharges:

(1) Any used motor oil, antifreeze, grease, solvents, toxic chemicals, paint, stain or any other petroleum product or waste;

(2) Any industrial waste;

(3) Any hazardous waste or infectious waste, including household hazardous waste;

(4) Any garbage, trash, filth, junk, domestic sewage or septic tank waste, cooking oil, grease trap waste, or grit trap waste;

(5) Any trash, rubbish, refuse, or waste paper;

(6) Any wastewater from a commercial car wash facility; from any vehicle washing, cleaning, or maintenance at any new or used automobile or other vehicle dealership, rental agency, body shop, repair shop, or maintenance facility; or from any washing, cleaning, or maintenance of any business or commercial or public service vehicle, including a truck, bus, or heavy equipment, by a business that operates more than two (2) such vehicles;

(7) Any wastewater from the washing, cleaning, de-icing, or other maintenance of aircraft;

(8) Any wastewater from a commercial mobile power washer or from the washing or other cleaning of a building or mechanical equipment exterior that contains any soap, detergent, degreaser, solvent, other harmful cleaning substance;

(9) Any wastewater from commercial floor, rug, or carpet cleaning;

(10) Any wastewater from the sawcutting, wash down or cleaning of pavement that contains soap, detergent, solvent, degreaser, emulsifier, dispersant, or any other harmful cleaning substance; or any wastewater from the washing or cleaning of pavement where any spill, leak, or other release of petroleum based products, hazardous material, hazardous substance, hazardous waste or other pollutant has occurred, unless all such released material has been previously removed;

(11) Any effluent, overflow or blow down, from a cooling tower, condenser, compressor, emissions scrubber, emissions filter, or boiler;

(12) Any ready-mixed concrete, mortar, ceramic, asphalt base material, hydromulch material, or any wastewater or substance from the cleaning of any vehicle or equipment containing, or used in transporting or applying, such material;

(13) Any runoff or wash down water from an animal pen, kennel, or foul or livestock containment area;

(14) Any filter backwash from a swimming pool or fountain;

(15) Any swimming pool or hot tub water that has not been dechlorinated, has a pH of less than 6.5 or greater than 8.5, causes flooding, property damage, or damage to the environment;

(16) Any discharge from water line disinfection by superchlorination or other means unless the disinfecting chemical has been removed or attenuated to the point where it is not a pollutant;

(17) Any fire protection water, not including fire fighting water used by the Fire Department, containing "hazardous materials" as defined in the Fire Protection and Prevention Ordinance of the City;

(18) Any wastewater from a water curtain in a spray room used for painting vehicles or equipment;

(19) Any contaminated or unpermitted storm water discharge associated with an industrial activity;

(20) Any substance or material that will damage, block, or clog the MS4;

(21) Any release from a petroleum storage tank (PST), or any leachate or runoff from soil contaminated by a leaking PST, or any discharge of pumped, confined, or treated wastewater from the remediation of any such PST release;

(22) Any petroleum oil, non-biodegradable cutting oil, transmission fluid, hydraulic fluid, brake fluid, power steering fluid, antifreeze or other household hazardous wastes;

(23) Any rubble, debris, rubbish, tile, concrete, brick, asphalt, or other building material resulting from demolition activities;

(24) Any ashes or burn refuse;

(25) Any weeds, grass cuttings, brush, leaves, or other yard debris,

(26) Solid or liquid substances which may cause obstruction to the flow in storm sewers or other interference with the proper operation of the storm water system;

(27) Any kind of other matter that will cause damage to the MS4 or any receiving bodies of water.

(c) Sediment and erosion control.

(1) No person shall introduce or cause to be introduced into the MS4 any harmful quantity of sediment, silt, earth, soil, or other material associated with clearing, grading, excavation, landfilling, or other construction activities (including any placement, movement, removal, or disposal of soil, rock, tree debris, or other earth materials) in excess of what could be retained on site or captured by employing sediment and erosion control measures to the maximum extent practicable.

(2) No person shall implement erosion or sediment control measures not currently approved by the City or the State.

(3) A construction project (commercial, residential, or capital improvement) shall not be considered complete and acceptable by the City until permanent erosion control measures have been installed to the City's satisfaction.

(4) No person shall conduct any land disturbing or construction activities over one (1) acre in size without a Director approved erosion control plan and a TCEQ submitted storm water pollution prevention plan (SWPPP) for that area.

(5) No person shall knowingly fail to install or to maintain erosion control devices as shown or represented in the approved erosion control plan and/or storm water pollution prevention plan (SWPPP), including maintenance of grass or sod and sediment cleaning of erosion control devices.

(6) No person shall allow the build-up of off-site sediment from above or below ground construction related activities in any open space/park areas.

(d) No person shall connect or maintain a line conveying sanitary sewage, domestic or industrial, to the MS4.

(e) Any wash water from the service area, garage, or enclosure of a minor auto repair or fuel service station shall not discharge into the MS4.

(f) Regulation of pesticides, herbicides, and fertilizers.

(1) No person shall use or cause to be used any pesticide, herbicide, or fertilizer contrary to any directions for use on any labeling required by State or Federal law.

(2) No person shall use or cause to be used any pesticide, herbicide, or fertilizer in any manner that the person knows, or reasonably should know, is likely to cause, or does cause, a harmful quantity of the pesticide, herbicide, or fertilizer to enter the MS4 or Waters of the United States.

(3) No person shall dispose of, discard, store, or transport a pesticide, herbicide, or fertilizer, or a pesticide, herbicide, or fertilizer container, in a manner that the person knows, or reasonably should know, is likely to cause, or does cause, a harmful quantity of the pesticide, herbicide, or fertilizer to enter the MS4 or Waters of the United States.

(4) If provided with a display notice containing the provisions of this subsection, pertaining to the regulation of pesticides, herbicides, and fertilizers (or a reasonable description thereof), and the information that any user of the product may obtain further information from the Director or designated individual, any person selling pesticides, herbicides, or

fertilizers at retail or wholesale shall post the notice prominently where it may be read by purchasers of the product.

(g) Used oil regulation.

(1) No person shall:

(i) Pour, spill, leak, pump, empty, leach, dispose, or otherwise discharge used oil into the MS4 or a sewer, drainage system, septic tank, surface water, groundwater, or water course;

(ii) Knowingly mix or commingle used oil with solid waste that is to be disposed of in a landfill or knowingly directly dispose of used oil on land or in a landfill; or

(iii) Apply used oil to a road or land for dust suppression, weed abatement, or other similar use that introduces used oil into the environment.

(2) All businesses that change motor oil for the public and municipal waste transfer stations are encouraged to serve as public used oil collection centers as provided by V.T.C.A., Health and Safety Code § 371.024, as amended.

(3) A retail dealer who annually sells directly to the public more than five hundred (500) gallons of oil in containers for use off-premises shall post in a prominent place a sign provided by the State informing the public that improper disposal of used oil is prohibited by law. The sign shall prominently display the toll-free telephone number of the State used oil information center.

(h) No person shall have inadequate or unsanitary sewage or plumbing facilities, contrary to the public health, safety or welfare or in violation of the Codes and Ordinances of the City and State that could pollute the MS4 sewer system.

(i) No person shall introduce or cause to be introduced into the sanitary sewer system any discharge of storm water, polluted or unpolluted, or any discharge that causes or contributes to causing the City to violate a water quality standard, its agreements associated with the regional sewage treatment plants, or any State issued permit.

(j) Any person that causes a spill, release, or other discharge of a prohibited substance or other pollutant to the MS4 is responsible for the cleanup and removal of the substance from the MS4 or any area adjacent to the MS4 that is exposed to storm water runoff. The owner of the property on which the spill, release, or discharge occurred is responsible for the cleanup or removal of the substance from the MS4 or any area adjacent to the MS4 if the person that caused the spill, release, or discharge to the MS4 is unknown.

(k) Sanitary sewer overflows shall be prevented in any way possible. All sanitary sewer overflows shall be reported to the City of Rockwall as soon as the owner, occupant, or person otherwise having control of the sanitary sewer becomes aware of the overflow and to the appropriate Federal and State agencies within twenty-four (24) hours.

(l) No person shall store items segregated for separate collection, disposal, recycling or reuse in a manner that allows pollutants to enter the MS4. Drums, dumpsters and polycarts shall be closed, not leaking, and in good condition.

(m) Parking lot storm drain inlets shall be maintained free of trash, litter, garbage, rubbish, grass clippings, leaves, and other debris material by property owner.

(n) Trash and litter on any parcel of land shall be collected for appropriate disposal prior to mowing.

Sec. 44-449. - Prohibition of illicit connections.

(a) The construction, use, maintenance or continued existence of illicit connections to the storm drain system is prohibited.

(b) This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

(c) A person is considered in violation of this article if such person connects or maintains a line conveying sewage to the MS4.

(d) Connections in violation of this article must be disconnected and redirected, if necessary, to an approved onsite wastewater management system or the sanitary sewer system upon approval of the Director.

(e) Any drain or conveyance that has not been documented in plans, maps or equivalent, and which may be connected to the storm sewer system, shall be located by the owner or occupant of that property upon receipt of written notice of violation from the Director requiring that such location be completed. Results of these locations are to be documented and provided to the Director.

Sec. 44-450. - Watercourse protection.

The owner or lessee of property through which a watercourse passes shall keep and maintain that part of the watercourse within the property free of trash, debris, excessive vegetation, and other obstacles that would pollute, contaminate, or significantly retard the flow of water through the watercourse. The owner or lessee shall maintain existing privately owned structures within or adjacent to a watercourse, such that the structures are not or will not become a hazard to the use, function, or physical integrity of the watercourse.

Sec. 44-451. - Cleanup.

(a) Spills and leaks of hazardous materials, hazardous substances, and hazardous wastes or harmful quantity of a pollutant, including motor vehicle fluids, shall be cleaned up immediately after the spill occurs or the leak is detected. Surface soil contaminated by the spill or leak must be removed or otherwise protected from contact with storm water.

(b) Overflows of sanitary sewer and resultant contaminated storm water created within the MS4 shall be cleaned up immediately by the owner, occupant, or person otherwise having control of the sanitary sewer.

(c) Drip pans, absorbent mats, or equivalent controls shall be used to collect and properly dispose of leaking fluids from motor vehicles that are parked outside during maintenance and repairs or while awaiting repairs at commercial repair facilities. Used engines, transmissions, radiators, and other vehicle components that have automotive fluids in or on them shall be stored in a manner that prevents pollutants from entering the MS4.

(d) Wash water, detergents, and solvents used for washing parts and equipment shall be collected for disposal in accordance with the appropriate Federal, State and City regulations. Vats of solvents or wash bins used outside shall be covered when not in use to prevent rainfall from filling the vat or bin and causing an overflow.

(e) Trash, litter, garbage, rubbish, grass clippings, leaves, and other debris material removed from the inlets shall be disposed of in a trash receptacle or collected for composting and shall not be allowed to enter the MS4.

(f) Any absorbent used for cleanup must be picked up before the next rainfall. If wash water is used to clean the spill or leak, the wash water must be collected for appropriate disposal and not allowed to flow into the MS4.

DIVISION 2. - STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

Sec. 44-452. - General requirements.

(a) Private property owners, developers, or builders shall be responsible for the movement of soil from their property or construction site which results in accumulation of sediment in dedicated streets, alleys, lakes, ponds, any waterway or other private properties. Any accumulation or deposit of soil material beyond the limits of the property or in City streets, alleys or drainage facilities in an amount sufficient to constitute a threat to public health, safety and comfort as determined by the Director shall constitute a nuisance and violation of this section. The only exemptions to this provision are lands under active agricultural use. As soon as construction or modification to the exempted land is to begin so that the use of land will change from agriculture to any other use, then the land shall lose its exemption and become subject to the provisions of this article.

(b) All operators of construction sites shall use best management practices to control and reduce the discharge to the MS4 and to Waters of the United States, of sediment, silt, earth, soil, and other material associated with demolition, clearing, grading, excavation, and other construction activities to the maximum extent practicable. Permanent BMPs as required for post-construction water quality maintenance by the NPDES or TPDES Construction General Permit or other ordinances may be used during construction, as appropriate, for sediment and other pollutant control, and be restored to serve their post-construction function before development or redevelopment activities are completed.

(c) The best management practices used at construction sites may include, but are not limited to, the following measures:

(1) Ensuring that existing vegetation is preserved where feasible and that disturbed portions of the site are stabilized as soon as practicable in portions of the site where construction activities have ceased. Stabilization measures may include: temporary seeding, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips;

(2) Minimizing the disturbance of areas using temporary erosion control fencing to protect areas, if necessary, adjacent to construction areas;

(3) Use of structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from the site to the extent feasible;

(4) Minimization of the tracking of sediments off-site by vehicles, the generation of dust, and the escape of other windblown waste from the site;

(5) Prevention of the discharge of building materials, including cement, lime, concrete, asphalt and mortar, to the MS4 or surface water in the state;

(6) Providing general good housekeeping measures to prevent and contain spills of paints, solvents, fuels, septic waste, and other hazardous chemicals and pollutants associated with construction, and to assure proper cleanup and disposal of any such spills in compliance with state, federal, and local requirements;

(7) Implementation of proper waste disposal and waste management techniques, including covering waste materials, minimizing ground contact with hazardous chemicals and trash;

(8) Timely maintenance of vegetation, erosion and sediment control measures, and other best management practices to maintain each in good and effective operating condition; and

(9) Installation of structural measures during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed. Structural measures should be placed on upland soils to the degree attainable. Installed structural measures may include, but are not limited to, the following:

(i) Storm water detention structures (including wet ponds);

(ii) Storm water retention structures;

(iii) Flow attenuation by use of open vegetative swales and natural depressions;

(iv) Other veloCity dissipation devices;

(v) Infiltration of runoff on site; and

(vi) Sequential systems which combine several practices.

Operators of construction sites are only responsible for the installation and maintenance of storm water management measures prior to final stabilization of the site, and are not responsible for maintenance after storm water discharges associated with construction activity have terminated.

(d) Qualified personnel (provided by the operator of the construction site) as described in TPDES General Permit No. TXR150000, shall conduct inspections, perform maintenance of controls, and maintain documentation for disturbed areas of any construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site, at least once every fourteen (14) calendar days and within twenty-four (24) hours of the end of a storm that is one-half (1/2) inches or greater.

(e) All erosion and sediment control measures and other identified best management practices shall be observed in order to ensure that they are operating correctly and are effective in preventing significant impacts to receiving waters of the state and the MS4. Based on the results of these inspections, best management practices shall be modified as appropriate, and as soon as is practicable.

(f) The Director may require plans and/or specifications that are prepared for the construction of site improvements to illustrate and describe the best management practices required in this section that will be implemented on the construction site by means of an erosion control plan and/or storm water pollution prevention plan (SWPPP).

(g) The Director may deny approval of any permit or any other City approval necessary to commence or continue construction, or to receive a certificate of occupancy, on the grounds that the management practices described in the erosion control plans, storm water pollution prevention plan (SWPPP), or observed upon a site inspection by the Director are determined not to control and reduce the discharge of sediment, silt, earth, soil, and other materials associated with clearing, grading, excavation, or other construction activities to the maximum extent practicable.

(h) Any owner of a site of construction activity, whether or not such owner is an operator, is jointly and severally responsible for compliance with the requirements in this section.

(i) Any contractor or subcontractor on a site of construction activity, who is not an owner or operator, but who is responsible under such person's contract or subcontract for implementing

a best management practices control measure, is jointly and severally responsible for any willful or negligent failure on such person's part to adequately implement that control measure.

(j) Whenever the management practices at a construction site are modified (as a result of change in the construction project, in order to implement more effective management practices, in response to an order or request from the Director, or for any other reason), a written description of such modifications of the management practices may be requested by the Director. If requested, the new management plan must be submitted as soon as possible, but in no case later than seven (7) calendar days following the request.

(k) No land disturbing associated with development construction shall commence without the prior approval of a Director issued grading permit or a set of construction plans stamped by the City "Approved for Construction."

Sec. 44-453. - One acre or greater disturbances.

All operators of sites of construction activity, including demolition, clearing, grading, excavation, and landfilling activities, that result in the disturbance of one (1) or more acres of total land area, or are part of a common plan of development or sale within which one (1) or more acres of total land area are disturbed, shall comply with the following additional requirements:

(a) Any operator who is required to obtain General Permit coverage from the State for storm water discharges from a construction site under the TPDES General Permit for storm water discharges from construction sites (Construction General Permit) must do so prior to commencement of land disturbing activities.

(b) A storm water pollution prevention plan (SWPPP) shall be prepared and implemented prior to the commencement of construction activities as required in the Construction General Permit or any individual NPDES or TPDES permit issued for storm water discharges from the construction site, and with any additional requirement imposed by this or any other City ordinance or state requirement.

(c) The storm water pollution prevention plan (SWPPP) shall be prepared and certified by a licensed professional engineer or other professional, approved by the Director, certified in a discipline that includes erosion and sediment control principals appropriate for the site. The signature, date and seal of the licensed professional engineer or other appropriate certification for the professional certifying the plan shall constitute his/her attestation to the best of his/her knowledge that the SWPPP fully complies with the requirements of the Construction General Permit, or with any applicable individual NPDES or TPDES permit issued for storm water discharges from the construction site, and with any additional requirement imposed by or under this article. The SWPPP shall contain the name, title, and business address of the professional signing the SWPPP, and the date that he/she did so.

(d) The SWPPP shall be updated and modified as appropriate and as required by the NPDES or TPDES permit and this article. Any update or modification to the SWPPP that results in a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the MS4 or to the Waters of the United States shall be prepared, signed, dated, and sealed by a licensed professional engineer or other professional, approved by the Director, certified in a discipline that includes erosion and sediment control principals appropriate for the site.

(e) A copy of any SWPPP that is required by this article shall be submitted to the Director in conjunction with any application for a building permit, demolition permit, early grading release, and/or any other City approval necessary to commence or continue construction at the project site.

(f) If, upon the Director's review of the SWPPP (or any modification to the SWPPP) and any site inspection that the Director may conduct, the Director determines that the SWPPP does not comply with the requirements of the Construction General Permit, any individual NPDES or TPDES permit issued for storm water discharge from the construction site, or any additional requirement imposed by or under this article, the Director may issue an order prohibiting the commencement, or the continuation, of any construction activity at the site. Also, if at any time the Director determines that the SWPPP is not being fully implemented, the Director may similarly issue an order prohibiting the continuation of any construction activity at the site.

(g) Upon review of the SWPPP and any site inspection that is conducted, if at any time the Director determines that the SWPPP is not being fully implemented the Director may suspend or deny approval of any building permit, early grading release, or any other City approval necessary to commence or continue construction, or to assume occupancy, on the grounds that the SWPPP does not comply with the requirements of the Construction General Permit, any individual NPDES or TPDES permit issued for storm water discharge from the construction site, or any additional requirement imposed by or under this article.

(h) All owners, developers, contractors and subcontractors identified in an SWPPP shall sign a copy of the following certification statement before conducting any professional service identified in the SWPPP:

"I _____ certify under penalty of law that I understand the terms and conditions of the National Pollutant Discharge Elimination System (NPDES) permit and the Texas Pollutant Discharge Elimination System (TPDES) permit that authorizes the storm water discharges associated with land disturbing activity from the construction site identified as part of this certification, with the Storm Water Management Ordinance of the City of Rockwall, and with those provisions of the Storm Water Pollution Prevention Plan (SWPPP) for the construction site for which I am responsible."

The certification must include the name and title of the person providing the signature; the name, address, and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification is made.

(i) The SWPPP, with the licensed professional engineer's signature, seal, and date affixed, and the certifications of owners, developers, contractors and subcontractors required by this article, and with any modifications attached, shall be retained at the construction site from the date of commencement of construction through the date of final stabilization.

(j) The operator shall make a copy of the SWPPP and any modification thereto available to the EPA, state inspectors, Director and any other authorized City personnel at the construction site upon request.

(k) The Director may, but is not obligated to notify the operator at any time that the SWPPP does not meet the requirements of the Construction General Permit, any applicable individual NPDES or TPDES permit issued for storm water discharges from the construction site, or any additional requirement imposed by or under this article. Such notification shall identify those provisions of the permit or this article which are not being met by the SWPPP, and identify which provisions of the SWPPP require modifications in order to meet such requirements. Compliance with permits issued by other agencies shall

be the sole responsibility of the operator. Within seven (7) calendar days of such notification from the Director (or as otherwise provided by the Director), the operator shall make the required changes to the SWPPP and shall submit to the Director a written certification that the requested modifications have been made and sent to the appropriate State and Federal authorities.

(l) The operator shall modify the SWPPP whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the MS4 or to the Waters of the United States, and which has not otherwise been addressed in the SWPPP, or if the SWPPP proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objective of controlling pollutants in storm water discharges associated with construction activity.

(m) The SWPPP shall be modified by the operator to identify any new contractor and/or subcontractor that will implement a measure in the SWPPP.

(n) All modifications to the SWPPP shall be signed, dated, and sealed by a licensed professional engineer or other professional certified in a discipline that includes erosion and sediment control principles appropriate for the site, then submitted to the Director within seven (7) calendar days of a change, determination of ineffectiveness, either by the City or the operator, or effective date of changes in contractor and/or subcontractor.

(o) The operator shall follow all state and federal guidelines as shown in the TPDES and NPDES when any changes are made to the SWPPP.

(p) Qualified personnel (provided by the operator of the construction site) shall inspect disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site, at least once every fourteen (14) calendar days and within twenty-four (24) hours of the end of the storm that is one-half (½) inches or greater of rain. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the SWPPP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters or the MS4. Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.

(q) Construction site inspections performed by City personnel shall not relieve the requirements of the operator to perform the operator's own inspections in accordance with subsection (p) above.

(r) Based on results of the inspections required by this article that identify a pollution protection issue, the site description and/or the pollution prevention measures identified in the SWPPP shall be modified as appropriate, but in no case later than seven (7) calendar days following the inspection. Such modifications shall provide for timely implementation of any changes to the SWPPP within seven (7) calendar days following the inspection. When requested, all modifications to the SWPPP shall be submitted to the Director within seven (7) calendar days of the date of inspection, but in all cases, revisions to the SWPPP shall be kept in a central location available for inspection within one (1) hour after the request by the Director.

(s) A written report summarizing the scope of any inspection required by this article, and the name(s) and qualifications of personnel making the inspection, the date(s) of the

inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with this article shall be made and retained by the operator as part of the SWPPP for at least three (3) years after the date that the site is finally stabilized. This report shall identify any incidence of noncompliance. Where a report does not identify any incidence of noncompliance, the report shall contain a certification that the facility is in compliance with the SWPPP, the facility's NPDES or TPDES permit, and this article. The report shall be certified and signed by the person responsible for making the report and consistent with the signing requirements of the permit.

(t) The operator shall retain copies of any SWPPP and all reports required by this article or by the NPDES or TPDES permit for the site, and records of all data used to complete the notice of intent (NOI), for a period of at least three (3) years from the date that the site is finally stabilized.

(u) Where a site has been finally stabilized and all storm water discharges from construction activities that are authorized by this article and by the NPDES or TPDES permit are eliminated, or where the operator of all storm water discharges at a facility changes, the operator of the construction site shall submit to the Director, and to any other responsible City department personnel, a notice of termination (NOT) that includes the information required by the Construction General Permit administered by the TCEQ.

(v) Prior to any construction activities the design engineer and developer must sign and date the City Administrative Policy No. 97-03.

Sec. 44-454. - Submission of NOI.

(a) Any person subject to a construction activity NPDES or TPDES storm water discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form reasonably acceptable to the Director prior to the allowances of discharges to the MS4.

(b) A copy of any NOI required by the EPA or TCEQ shall be delivered to the Director either in person or by mailing it to:

Notice of Intent to Discharge Storm Water
Attn: Director of Public Works/City Engineer
City of Rockwall
385 S. Goliad St.
Rockwall, Texas 75087

DIVISION 3. - STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY

Sec. 44-455. - General requirements.

For regulations relating to storm water discharges from an industrial activity, the operator shall follow the guidelines set forth in the Industrial General Permit TXR050000, latest edition and revisions thereof published by TCEQ.

DIVISION 4. - POST-CONSTRUCTION RUNOFF CONTROL

Sec. 44-456. - Findings of fact.

(a) It is hereby determined that:

(1) Land development projects and associated increases in impervious cover alter the hydrologic response of local watersheds and increase storm water runoff rates and volumes, flooding, stream channel erosion, and sediment transport and deposition.

(2) Storm water runoff contributes to increased quantities of water-borne pollutants.

(3) Storm water runoff, soil erosion and nonpoint source pollution can be controlled and minimized through the regulation of storm water runoff from development sites.

(b) The City establishes this set of water quality and quantity policies applicable to all surface waters in the City to provide reasonable guidance for the regulation of storm water runoff for the purpose of protecting local water resources from degradation.

(c) It is determined that the regulation of storm water runoff discharges from land development projects and other construction activities in order to control and minimize increases in storm water runoff rates and volumes, soil erosion, stream channel erosion, and nonpoint source pollution associated with storm water runoff is in the public interest and will prevent threats to public health and safety.

Sec. 44-457. - Purpose.

The purpose of this division is to establish minimum storm water management requirements and controls to protect and safeguard the general health, safety, and welfare of the public residing in watersheds within the City. This division seeks to meet that purpose through the following objectives:

(a) To minimize increases in storm water runoff from any development or redevelopment in order to reduce flooding, siltation and streambank erosion and maintain the integrity of stream channels;

(b) To minimize the total annual volume of surface water runoff which flows from any specific site during and following development or redevelopment to not exceed the pre-development hydrologic conditions to the maximum extent practicable;

(c) To accommodate new development and redevelopment projects in a manner that protects public safety, groundwater and surface water quality and aquatic living resources and their habitats;

(d) To employ permanent nonstructural and structural best management practices (BMPs) to protect water quality thereby raising public awareness to storm water quality related issues;

(e) To remove and/or treat storm water pollutants prior to discharge to ground and surface waters throughout the City;

(f) To ensure the long-term operation and maintenance of all permanent storm water quality features; and

(g) To reduce storm water runoff rates and volumes, soil erosion and nonpoint source pollution, wherever possible, to the waters of the state through storm water management controls and to ensure that these management controls are properly maintained and pose no threat to the public.

Sec. 44-458. - Applicability.

This division shall be applicable to all land development or redevelopment applications for both small and large construction activities, as defined by the TCEQ, unless eligible for an exemption or granted a waiver by the Director and TCEQ.

Sec. 44-459. - Drainage design manual development.

(a) The City may provide additional policy, criteria and information including specifications and standards, for the proper implementation of the requirements of this division and may provide such information in the form of the Standards of Design and Construction.

(b) The Standards of Design and Construction may be amended from time to time based on improvements in engineering, science, monitoring and local maintenance experience. Storm water treatment practices that are designed and constructed in accordance with these design criteria will be presumed to meet the minimum water quality performance standards.

Sec. 44-460. - Withholding of permits.

No owner or operator shall be issued any building, grading or other land development permits that are required for land disturbance activities without first satisfying the requirements of this division prior to commencement of the proposed activity.

Sec. 44-461. - General criteria for post-construction runoff control.

(a) All applicable land development sites shall be designed according to the specific performance criteria outlined in the City Standards of Design and Construction or in conformance with a plan designed by an engineer licensed in the State of Texas, approved by the Director.

(b) Prior to design, applicants are required to consult with the Director to determine if they are subject to additional post-construction storm water design requirements.

Sec. 44-462. - Minimum control requirements.

All storm water management practices shall be designed so that the specific storm frequency storage volumes (e.g., water quality, channel protection, ten-year, one-hundred-year) as identified in the current Standards of Design and Construction are met, unless the Director grants a waiver or the owner is exempt from such requirements. If hydrologic or topographic conditions warrant greater control than that provided by the minimum control requirements, the Director may impose any additional requirements deemed necessary to control the volume, timing, and rate of runoff.

Sec. 44-463. - Site design feasibility.

Storm water management practices for a site shall be chosen based on the physical conditions of the site. Among the factors that should be considered:

(a) Topography;

(b) Total maximum drainage area;

(c) Depth to water table;

(d) Soils;

(e) Slopes; and

(f) Terrain.

Applicants shall consult the Standards of Design and Construction for guidance on the factors that determine site design feasibility when selecting a storm water management practice.

Sec. 44-464. - Conveyance issues.

All storm water management practices shall be designed to convey storm water and allow for maximum removal of pollutants and reduction in flow velocities, which shall include, but are not be limited to:

(a) Use of structural and nonstructural best management practices (BMPs) and controls;

(b) Maximizing of path flow distance from inflow points to outflow points;

(c) Protection of inlet and outfall structures; and

(d) Elimination of erosive flow velocities.

Sec. 44-465. - Maintenance agreements.

All storm water management and/or treatment practices shall have an enforceable operation and maintenance agreement to ensure the system functions as designed. This agreement will include any and all maintenance easements required to access and inspect the storm water practices, and to perform routine maintenance as necessary to ensure proper functioning of the storm water practice.

Sec. 44-466. - Structural storm water practices.

Owners are required by the City to implement structural measures to reduce runoff volumes and velocities at sites where downstream infrastructure is insufficient to accommodate developed flows. The following methods shall be considered appropriate for consideration as structural storm water practices:

(a) Swales and channels;

(b) Culverts, inlets and pipes;

(c) Detention;

(d) Energy dissipaters;

(e) Storm water ponds; and

(f) Re-use (rain harvesting, etc.).

Sec. 44-467. - Use of other or new storm water practices.

(a) New and innovative technologies shall be evaluated for use providing that there is sufficient documentation as to their effectiveness and reliability.

(b) Alternately, new structural storm water practices will not be accepted for inclusion in the City until independent performance data shows that the structural control conforms to local and/or State criteria for treatment, conveyance, maintenance and environmental impact.

Sec. 44.468. - Landscaping and stabilization requirements.

(a) Any area of land from which the natural vegetative cover has been either partially or wholly cleared or removed by development activities shall be revegetated before City final acceptance. The following criteria shall apply to revegetation efforts:

(1) Reseeding must be done with a perennial, non-winter season cover crop accompanied by placement of matting or its equivalent of sufficient coverage to control erosion until such time as the cover crop is established to be seventy-five to eighty (75-80) percent coverage of the seeded area.

(2) Replanting with native woody and herbaceous vegetation must be accompanied by placement of matting, mulch or an equivalent of sufficient coverage to control erosion until the plantings are established and are capable of controlling erosion.

(3) Any area of revegetation must exhibit survival of a minimum of seventy-five to eighty (75-80) percent of the cover crop throughout the year immediately following revegetation. Revegetation must be repeated in successive years until the minimum seventy-five to eighty (75-80) percent survival for one (1) year is achieved.

(b) Upon instruction from the Director, a landscaping plan prepared by a Texas registered landscape architect shall be submitted with the final design describing the vegetative stabilization and management techniques to be used at a site after construction is completed. The landscaping plan will explain not only how the site will be stabilized after construction, but who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved. The landscaping plan, if required, must be approved by the Director prior to land disturbing activities.

Sec. 44.469. - Privately-owned erosion control requirements

(a) *Storm water system responsible party.*

(1) For privately-owned storm water drainage systems and/or water quality devices used for residential or commercial areas, the developer or property owner shall be responsible for all of the maintenance and repair of such storm water drainage systems and/or water quality devices serving that residential or commercial area until the developer or owner no longer has an ownership interest in any property served by the storm water drainage system and/or water quality device.

(2) Once a homeowners' association (HOA) is organized and becomes active for a residential area served by a storm water drainage system and/or water quality device, the homeowners' association shall be responsible for the maintenance and repair of the storm water drainage system and/or water quality device. In the event there is no active homeowners' association or the homeowners' association fails to maintain the privately-owned storm water drainage system and/or water quality device, then the City may, but is not required, to maintain and repair the system and/or device.

(3) Maintenance of a storm drainage system and/or water quality device shall include such items, but not be limited to:

a. Mowing of tall weeds and grass;

b. Regular and routine removal of floatables and debris;

c. Dredging of silt and removal off-site;

d. Correcting failures of inlet or outlet control structures;

e. Implementation of erosion mitigation measures;

f. Repair and maintenance of aeration equipment; and

g. Maintaining optimal operation of underground and above ground detention.

h. Maintenance of trees in drainage areas.

(b) *Disclosure of HOA information to the MS4.*

(1) Upon the organization and formation of a homeowners' association, the HOA should provide updated contact information to the City for compliance and reporting communications. The minimum information to be provided by the HOA to the City includes:

a. Name of subdivision and homeowners' association;

b. Name, address, telephone number and email address of any management company involved with activities related to the HOA (if applicable);

c. Name, address, telephone number and email address of a direct contact person representing or authorized to act on behalf of the HOA;

d. Date of formation of the HOA;

e. Current listing of storm water drainage structures and/or water quality devices over which the homeowner's association has control; and

f. Dates when any changes were made to the HOA board, structure or the storm drainage system and/or water quality device over which the HOA has control.

(2) Any changes to the contact information regarding the HOA must be reported immediately to the City Neighborhood Improvement Services Department.

(3) The HOA is required to annually contact with the City to ensure that all information is up to date.

(c) *Authorization to inspect, adopt and impose best management practices.*

(1) The City has the authority to conduct storm water inspections to require implementation of best management practices where appropriate.

(2) The selection, application and maintenance of BMPs must be sufficient to prevent or reduce the likelihood of pollutants entering the receiving storm drainage system.

(3) The City may adopt and impose requirements identifying specific BMPs for any activity, operation or facility, which may cause a discharge of pollutants to the storm drainage system. Where specific BMPs are required, every person undertaking such activity or operation or owning or operating such facility shall implement and maintain BMPs at the person's own expense.

Sec. 44-470. - Failure to maintain practices.

(a) In the event that a storm water management facility, storm water drainage system and/or water quality device is deemed by the City to be in need of maintenance or repair or is determined a danger to public safety or public health, the City shall notify the responsible party in writing for maintenance of the storm water management facility. The responsible person

shall have thirty (30) days after receipt of notice to effect maintenance and repair of the facility in an approved manner.

(b) If a responsible party fails or refuses to meet the storm water facility maintenance requirements of this article, the Director, after reasonable notice, may cause the necessary work to be done to correct a violation of the design standards or maintenance and assess the responsible party for all incurred costs and expenses.

DIVISION 5. - COMPLIANCE EXAMINATION AND NOTIFICATION

Sec. 44-471. - Right of entry: inspection and sampling.

(a) The Director shall have the right to enter the premises of any person discharging storm water to the municipal separate storm sewer system or to Waters of the United States to determine if the discharger is complying with all requirements of this article, and with any state or federal discharge permits, limitations, or requirements.

(b) Inspection programs may be established on any reasonable basis, including but not limited to:

(1) Routine inspections;

(2) Random inspections;

(3) Inspections based upon complaints received by the City;

(4) Inspections based on other notices of possible violations;

(5) Inspection of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants;

(6) Inspections of businesses or industries of a type associated with higher than usual discharges of contaminants or pollutants;

(7) Inspections of discharges of a type which are more likely than the typical discharge to cause violations of state or federal water or sediment quality standards or the NPDES and TPDES storm water permits; and

(8) Joint inspections with other agencies inspecting under environmental or safety laws.

(c) Inspections may include, but are not limited to:

(1) Reviewing maintenance and repair records;

(2) Sampling discharges, surface water, groundwater, and material or water in drainage control facilities; and

(3) Evaluating the condition of drainage control facilities and other storm water treatment practices.

(d) Dischargers shall allow the Director ready access to all parts of the premises for the purposes of inspection, sampling, records examination and copying, and for the performance of any additional duties.

(e) Dischargers shall make available to the Director, upon request, any SWPPP's, modifications thereto, self-inspection reports, monitoring records, compliance evaluations, notices of intent, and any other records, reports, and other documents related to compliance with this article and with any state or federal discharge permit.

(f) Where a discharger has security measures in force which require proper identification and clearance before entry into its premises, the discharger shall make necessary arrangements

with its security guards so that, upon presentation of suitable identification, the Director will be permitted to enter without delay for the purposes of performing his/her responsibilities.

(g) The Director shall have the right to install on the discharger's property, or require installation of, such devices as are necessary to conduct sampling and/or metering of the discharger's operations.

(h) The Director may require any discharger to the MS4 or Waters of the United States to conduct specified sampling, testing, analysis, and other monitoring of its storm water discharges, and may specify the frequency and parameters of any such required monitoring.

(i) The Director may require the discharger to install monitoring equipment as necessary at the discharger's expense. Sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure storm water flow and quality shall be calibrated to ensure their accuracy.

(j) Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the discharger at the written or verbal request of the Director and shall not be replaced. The costs of clearing such access shall be borne by the discharger.

(k) Unreasonable delays in allowing the Director access to the discharger's premises shall be a violation of this article.

Sec. 44-472. - Inspection or search warrants.

If the Director has been refused access to any part of the premises from which storm water is discharged, and such person has probable cause to believe that there is a violation of this article or any State or Federal discharge permit, limitation, or requirement, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program of the City designed to verify compliance with this article, then the Director may seek issuance of an inspection or search warrant from any court of competent jurisdiction.

Sec. 44-473. - Notification of spills.

(a) Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting or may result in illegal discharges or pollutants discharging into storm water, the storm drain system, or Waters of the United States, said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of hazardous materials said person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of nonhazardous materials, said person shall notify the Director in person or by phone or facsimile no later than the next business day. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence.

(b) Failure to provide notification of a release as provided above is a violation of this article.

DIVISION 6. - REPORTS OF VIOLATION

Sec. 44-474. - Citizen reports of violations.

(a) All citizens are encouraged to report any spills, releases, illicit connections, other instances of anyone discharging pollutants into the MS4 or Waters of the United States, and any other violation of this article to the Director.

(b) A written record of each citizen report to the City will be prepared and maintained in accordance with the City Records Retention Policy. A copy of the City's record of the report will be furnished to the reporting citizen upon request. The Director will, upon request, inform the reporting citizen of any action taken by the City.

DIVISION 7. - ENFORCEMENT

Sec. 44-475. - Enforcement authority.

The enforcement authority for the provisions of this article shall be the City Manager.

Sec. 44-476. - Violations.

(a) It shall be unlawful for any person to violate any provision or fail to comply with any provision of this article. Any person who has violated or continues to violate a provision of this article, may be subject to the enforcement actions outlined in this article or may be restrained by injunction or otherwise abated in a manner provided by law.

(b) In the event a violation constitutes an immediate danger to public health or public safety, the City is authorized to enter upon the private property, without giving prior notice, to take any and all measures necessary to abate the violation and/or restore the property.

Sec. 44-477. - Notice of violation and compliance orders.

(a) When the Director finds that a person has violated, continues to violate, or threatens to violate, any provision of this article, or any order issued hereunder, the Director may serve upon that person a written notice of violation, specifying the particular violation believed to have occurred and requesting the discharger to immediately investigate the matter and to seek a resolution whereby any offending discharge will cease.

(b) The notice of violation shall contain:

(1) The name and address of the alleged violator;

(2) The address (when available) or a description of the building, structure or land at which the violation is occurring, or has occurred;

(3) A statement specifying the nature of the violation;

(4) A description of the remedial measures necessary to bring the development activity into compliance with this article and a time schedule for the completion of such remedial action;

(5) A statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed;

(6) A statement that the determination of violation may be appealed by filing a written notice of appeal within seven (7) days of service of notice of violation; and

(7) A statement specifying that, should the violator fail to restore compliance within the established time schedule, the work will be done by a designated governmental agency or a contractor and the expense thereof shall be charged to the violator.

(c) The Director may issue the violator a compliance order directing that the violator come into compliance within a specified time, prior to commencement or continuance of operation, or immediately. The order may also contain other requirements to address the noncompliance, including additional self-monitoring, and management practices designed to minimize the amount of pollutants discharged to the MS4 and Waters of the United States.

(d) Investigation and/or resolution of the matter in response to a notice of violation or compliance order in no way relieves the alleged violator of liability for any violations occurring before or after receipt of the notice or order.

(e) Nothing in this subsection shall limit the authority of the Director to take any action, including emergency actions or any other enforcement action upon issuance of a notice of violation or compliance order.

Sec. 44-478. - Remediation, abatement, and restoration orders.

(a) When the Director finds that a person has violated, or continues to violate, any provision of this article, or any order issued hereunder, and that such violation has adversely affected the MS4, or the Waters of the United States, the Director may issue an order to the violator directing him/her to undertake and implement any appropriate action to remediate and/or abate any adverse effects of the violation upon the MS4, or the Waters of the United States, and/or to restore any part of the MS4, or the Waters of the United States.

(b) Such remedial, abatement, and restoration action may include, but not be limited to:

(1) Monitoring assessment, and evaluation of the adverse effects and determination of the appropriate remedial, abatement, and/or restoration action;

(2) Confinement, removal, cleanup, treatment, and disposal of any discharged or released pollution or contamination;

(3) Prevention, minimization, and/or mitigation of any damage to the public health, welfare, or the environment that may result from the violation, and/or;

(4) Restoration or replacement of City property or natural resources damaged by the violation.

(c) The order may direct that the remediation, abatement, and/or restoration be accomplished on a specified compliance schedule and/or be completed within a specified period of time.

(d) An order issued under this subsection does not relieve the violator of liability for any violation, including any continuing violation.

(e) Issuance of an order under this subsection shall not be a bar against, or a prerequisite for, taking any other action against any responsible party.

Sec. 44-479. - Emergency cease and desist orders.

(a) When the Director finds that any person has violated, continues to violate, or threatens to violate, any provision of this article, or any order issued hereunder, or that the person's past violations are likely to recur, and that the person's violation(s), or threatened violation(s), have caused or contributed to an actual or threatened discharge to the MS4 or Waters of the United States which reasonably appears to present an imminent or substantial endangerment to the health or welfare of persons or to the environment, the Director may issue an order to the violator directing it immediately to cease and desist all such violations and directing the violator to:

(1) Immediately comply with all requirements of this article; and

(2) Take such appropriate preventive action as may be needed to properly address a continuing or threatened violation, including immediately halting operations and/or terminating the discharge.

(b) Any person notified of an emergency order directed to it under this subsection shall immediately comply and stop or eliminate its endangering discharge.

(c) In the event of a discharger's failure to immediately comply voluntarily with the emergency order, the Director may take such steps as deemed necessary to prevent or minimize harm to the MS4 or Waters of the United States, including immediate termination of a facility's water supply, sewer connection, or other municipal utility services.

(d) The Director may allow the person to commence or recommence its discharge when it has demonstrated to the satisfaction of the Director that the period of endangerment has passed, unless further termination proceedings are initiated against the discharger under this article.

(e) A person that is responsible, in whole or in part, for any discharge presenting imminent endangerment shall submit a detailed written statement, describing the causes of the harmful discharge and the measures taken to prevent any future occurrence, to the Director within ten (10) calendar days of receipt of the emergency order.

(f) Issuance of an emergency cease and desist order shall not be a bar against, or a prerequisite for, taking any other action against the violator.

Sec. 44-480. - Stop work orders or "red tags".

(a) Whenever the Director finds that any operator of a construction site has violated, threatens to violate, or continues to violate, any provision of this article, or any order issued hereunder, the Director may issue a stop work order or "red tag" to the operator, and require that a copy of the stop work order be posted at the construction site and distributed to all City departments and divisions whose decisions affect any activity at the site.

(b) Unless express written exception is made by the Director, the stop work order or "red tag" shall prohibit any further construction activity, or any commencement of construction activity, at the site and shall bar any further inspection or approval by the City associated with a building permit, early grading release, or any other City approval necessary to commence or continue construction or to assume occupancy at the site.

(c) Issuance of a stop work order or "red tag" shall not be a bar against, or a prerequisite for, taking any other action against the violator.

Sec. 44-481. - Appeal.

Any person may appeal the decision of the Director to the City Manager. The decision of the City Manager is final.

Sec. 44-482. - Judicial enforcement.

(a) *Injunctive relief.*

(1) Whenever it appears that a person has violated, or continues to violate, any provision of this article or order issued hereunder, the City may seek the issuance of a temporary or permanent injunction, as appropriate, which restrains or compels the specific performance by that person of any requirement imposed by this article or any order issued hereunder.

(2) The Director may also seek other action as appropriate for legal and/or equitable relief, including a requirement for a violator to conduct environmental remediation, abatement, or restoration.

(3) Action for injunctive relief shall not be a bar against, or prerequisite for, taking any other action against a violator.

(b) *Civil remedies.*

(1) Any person who has violated, or continues to violate, any provision of this article, or any order issued hereunder, shall be liable to the City for a maximum civil penalty of not more than two thousand dollars ($2,000.00) per violation, per day.

(2) The City may file suit in the state district court to recover all penalties, reasonable attorneys' fees, court costs, and other expenses associated with enforcement activities, including sampling and monitoring expenses, the cost of any actual damages incurred by the City, and any costs of remediation, abatement, and restoration incurred by the City, as well as civil penalties, in any court of competent jurisdiction.

(3) In determining the amount of civil liability, the court shall take into account all relevant circumstances, including, but not limited to, the extent of harm caused by the violation, the magnitude and duration of the violation, any economic benefit gained through the violation, corrective actions by the violator, the compliance history of the violator, and any other factor as justice requires.

(4) A suit for civil penalties shall not be a bar against, or a prerequisite for, taking any other action against a violator.

(c) *Criminal prosecution.*

(1) Any person who knowingly violates any provision of this article, or any order issued hereunder, shall, upon conviction be guilty of a misdemeanor, punishable by a fine of not more than two thousand dollars ($2,000.00) per violation. Each day a violation continues to exist shall be considered a separate offense.

(2) Any person who knowingly introduced any substance into the MS4 or Waters of the United States which causes personal injury or property damage shall, upon conviction in the municipal court, be guilty of a misdemeanor and be subject to a penalty of not more than two thousand dollars ($2,000.00) per violation. Each day a violation continues to exist shall be considered a separate offense. This penalty shall be in addition to any other cause of action for personal injury or property damage available under state law.

(3) Any person who knowingly makes any false statement, representation, or certification in any application, record, report, plan, or other documentation filed, or required to be maintained, pursuant to this article, or any order issued hereunder, or who has falsified, tampered with, or knowingly rendered inaccurate any monitoring device or method required under this article shall, upon conviction, be subject to a fine of not more than two thousand dollars ($2,000.00) per violation. Each day a violation continues to exist shall be considered a separate offense.

(d) *Civil suit under the Texas Water Code.* Whenever it appears that a violation or threat of violation of any provision of the Texas Water Code, or any rule, permit, or order of the TCEQ, has occurred or is occurring within the jurisdiction of the City, exclusive of its extraterritorial jurisdiction, the City, in the same manner as the TCEQ, may have a suit instituted in a State District Court through its City Attorney for the injunctive relief or civil penalties or both authorized by the Texas Water Code, against the person who committed or is committing or threatening to commit the violation.

(e) *Remedies nonexclusive.*

(1) The remedies provided for in this article are not exclusive of any other remedies that the City may have under local, State or Federal law.

(2) The City may take any, all, or any combination of these actions against a violator.

(3) The City is empowered to take more than one (1) enforcement action against any violator.

(4) These actions may be taken concurrently.

Sec. 44-483. - Supplemental enforcement actions.

(a) *Performance and maintenance bonds.*

(1) The Director may, by written notice, order any owner or operator of a source of storm water discharge associated with construction or industrial activity to file a satisfactory bond, payable to the City, in a sum not to exceed a value determined by the Director to be necessary to achieve consistent compliance with this article, any order issued hereunder, any required best management practice, and/or any storm water pollution prevention plan provision, and/or to achieve final stabilization of the site.

(2) The Director may deny approval of any City permit or approval necessary to commence or continue construction or any industrial activity at a site, or to assume occupancy, until such a performance or maintenance bond has been filed.

(b) *Liability insurance.* The Director may, by written notice, order any owner or operator of a source of storm water discharge associated with construction or industrial activity to submit proof that it has obtained liability insurance, or other financial assurance, in an amount not to exceed a value determined by the Director, that is sufficient to remediate, restore, and abate any damage to the MS4, the Waters of the United States, or any other aspect of the environment that is caused by the discharge. Any insurance obtained by an owner or operator must name the City as additionally insured.

(c) *Water supply severance.*

(1) Whenever a person has violated or continues to violate any provision of this article, or any order issued hereunder, the City may terminate or suspend water, sewer, or other municipal services to the violator and/or the site of such violation.

(2) Service will be resumed at the violator's expense after such person has satisfactorily demonstrated to the Director the ability to comply with this article.

DIVISION 8. - MISCELLANEOUS PROVISIONS

Sec. 44-484. - Charges and fees.

(a) The City may adopt reasonable fees for reimbursement of costs of constructing, operating, and maintaining the City's MS4, and for reimbursement of costs of implementing its storm water management program as required by the EPA or the State, and the cost of implementing this article, which costs may include, but not be limited to, the following:

(1) Fees for monitoring, inspection, and surveillance procedures including the cost of collecting and analyzing discharges and reviewing monitoring reports submitted by dischargers;

(2) Fees for spill and release reports and responding and remediating spills and releases of oil, hazardous and extremely hazardous substances, and other pollutants, and;

(3) Other fees as the City may deem necessary to carry out the requirements contained in this article.

(b) These fees relate solely to the matters covered by this article and are separate from all other fees, fines, and penalties chargeable by the City.

Section 2. That if any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance, or application thereof to any persons or circumstances, is held invalid or unconstitutional by a court of competent jurisdiction such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remain portion of this Ordinance despite such invalidity which remaining portions shall remain in full force and effect.

Section 3. That this ordinance shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th DAY OF MARCH, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

1st Reading: 02-19-2018

2nd Reading: 03-05-2018

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

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

FROM: David Gonzales, *Senior Planner*

DATE: March 5, 2018

SUBJECT: A2018-001; *Voluntary Annexation of 4028 N. Goliad Street*

On Monday, February 5, 2018, the City Council held two (2) public hearings -- *per the requirements of Chapter 43 of the Texas Local Government Code* -- regarding the voluntary annexation of the subject property [*Lot 1, Block 1, Valk Rockwall Addition*] and in accordance with the terms of the 212 Development Agreement, which expired on December 9, 2017. The first reading of the annexation ordinance is scheduled for *Monday, March 5, 2018*, with the second reading scheduled for *Monday, March 19, 2018.* The subject property is located within the City's Extraterritorial Jurisdiction (ETJ), and is addressed as 4028 N. Goliad Street, Rockwall, Texas 75087.

The annexation schedules are as follows:

- ☑ *January 8, 2018:* The preliminary service plan was provided to the property owner (*complete*).
- ☑ *January 19, 2018:* Notice of the first and second public hearings were posted in the Herald Banner and on the City's website (*complete*).
- ☑ *February 5, 2018:* The first (*6:00 PM*) and second (*6:30 PM*) public hearing will be held in the City Council Chambers (*complete*).
- ☑ *March 5, 2018:* The City Council will hold the first reading of the annexation ordinance.
- ☑ *March 19, 2018:* The City Council will hold the second reading of the annexation ordinance.

It should be noted that once the first reading of the ordinance takes place the City Council will have 90 days to approve the annexation ordinance (*i.e. June 3, 2018*). Attached to this memorandum is a location map showing the subject property and a copy of the draft ordinance.



City of Rockwall

0 100 200 300 400 Feet

1 inch = 250 feet

CITY OF ROCKWALL
GEOGRAPHIC INFORMATION SYSTEMS

4028 N. GOLIAD STREET
ANNEXATION - A2017-001
EXHIBIT A

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS AND THE ANNEXATION OF A 4.264-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, VALK ROCKWALL ADDITION, ROCKWALL COUNTY, TEXAS, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Public Hearings were held before the governing body of the City of Rockwall, Texas, where all interested persons were provided with an opportunity to be heard, on February 5, 2018, at 6:00 p.m. and on February 5, 2018, at 6:30 p.m. at *City Hall, 385 S. Goliad*, Rockwall, Rockwall County, Texas with said dates being not more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings, on the proposed annexation of the following described territories;

BEING, an 4.264-acre tract of land identified as Lot 1, Block 1, Valk Rockwall Addition in the County of Rockwall, Texas and generally located contiguous to the existing city limits line north of the intersection of FM-552 and N. Goliad Street [SH-205] and addressed as 4028 N. Goliad Street, which is depicted and described in *Exhibit 'A'* of this ordinance:

WHEREAS, notice of such public hearings were published in a newspaper having general circulation in the City of Rockwall, Rockwall County, Texas and in the territory described herein on January 19, 2018, and posted on the City of Rockwall's website on January 18, 2018, said dates being not more than twenty (20) days nor less than ten (10) days prior to the dates of such public hearings; and

WHEREAS, the territory lies adjacent to and adjoins the present boundaries of the City of Rockwall, Rockwall County, Texas; and

WHEREAS, the territory above contains 4.264-acres;

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

SECTION 1. That the above recitals are hereby found to be true and correct and incorporated herein for all purposes.

SECTION 2. The land and territory more specifically described in *Exhibit 'A'* and incorporated by reference as the *Subject Property*, and containing 4.264-acres which is adjacent to and adjoining the present boundaries of the City of Rockwall, Rockwall County, Texas, is hereby added and annexed to the City of Rockwall, Rockwall County, Texas and said territory as described herein shall hereafter be included within the boundary limits of the City of Rockwall, Rockwall County, Texas and the present boundary limits of the City at the various points contiguous to the areas as described above, are altered and amended so as to include said area within the corporate limits of the City.

DRAFT
ORDINANCE
02.05.2018

SECTION 3. That the official map of the City is hereby amended to reflect the addition of the property described herein.

SECTION 4. The above described territory and the acres so annexed shall be a part of the City of Rockwall, Texas, and the inhabitants thereof, if any, shall be entitled to all of the rights and privileges of all citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Rockwall, Texas.

SECTION 5. That the *Service Plan* for the annexation area, which was made available for public inspection at the *Public Hearings* referenced above, is hereby approved with a copy of said plan being attached hereto and incorporated by reference for all purposes and labeled *Exhibit 'B'*.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and approval, in accordance with applicable law and the charter of the City of Rockwall, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19TH DAY OF MARCH, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 5, 2018*

2nd Reading: *March 19, 2018*

DRAFT ORDINANCE 03.05.2018

BEGINNING at a point in the southwest corner of Lot 1, Block 1 of the Valk Rockwall Addition, (GPS Coordinates N7027433.81, E2592745.56) said point being the POINT OF BEGINNING;

THENCE N 21° 10' 20" W along the east Right of Way of State Highway 205 (the existing City Limits line) a distance of 176.63 feet for a corner;

THENCE N 89° 05' 59" E, a distance of 763.28 feet for a corner;

THENCE S 00° 57' 31" E, a distance of 259.05 feet for a corner;

THENCE S 89° 05' 58" W, a distance of 669.73 feet to the POINT OF BEGINNING Containing 185,738 square feet or 4.264 acres more or less.

Said description is intended to adjoin existing city limits of the City of Rockwall and incorporate all of the 4.264-acre tract of land identified as Tract 25-09 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas and addressed as 4028 N. Goliad Street [SH-205].

DRAFT ORDINANCE 03.05.2018

Exhibit 'A'
Legal Description/Location Map



SERVICE PLAN FOR ANNEXED AREA

Annexation Case No. A2018-001 (A2017-001)
City and County of Rockwall, Texas

Acreage Annexed: 4.264-Acres

Survey Abstract and County: Lot 1, Block 1, Valk Rockwall Addition, Rockwall County, Texas

Date of Adoption of Annexation Ordinance: March 19, 2018

Municipal services to the acreage described above shall be furnished by or on behalf of the City of Rockwall, Texas, at the following levels and in accordance with the following schedule:

(A) Police Services

(1) Patrolling, responses to calls, and other routine police services, within the limits of existing personnel and equipment, will be provided within 60 days of the effective date of annexation.

(2) As development and construction commence within this area, sufficient police personnel and equipment will be provided to continue to furnish this area the level of police services consistent with police services available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(B) Fire Services

(1) Fire protection by the present personnel and the present equipment of the fire Department, within the limitations of available water and distances from existing fire stations, will be provided to this area within 60 days of the effective date of annexation.

(2) As development and construction commences within this area, sufficient fire personnel and equipment will be provided to continue to furnish this area the level of fire services consistent with fire service available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(C) Health and Code Compliance Services

(1) Enforcement of the City's health ordinances and regulations including, but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances, food handlers ordinances and animal control ordinances, shall be provided within this area on the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel. *Complaints of ordinance or regulation violations within this area will be responded and investigated by existing personnel beginning with the effective date of the annexation ordinance.*

(2) The City's building, plumbing, electrical, gas heating, air conditioning and all other construction codes will be enforced within this area beginning with the effective date of the annexation ordinance. Existing personnel will be used to provide these services.

(3) The City's zoning, subdivision, and other ordinances shall be enforced in this area beginning on the effective date of the annexation ordinance.

DRAFT ORDINANCE 05-21-18

(4) All inspection services furnished by the City of Rockwall, but not mentioned above, will be provided to this area beginning on the effective date of the annexation ordinance. Any property owner or his/her assigns who in good faith has a new building or structure, as defined in the Comprehensive Zoning Ordinance, under construction on the effective date of annexation shall be exempted from these inspections for that building or structure under construction for a period of one year from the effective date of annexation. For the purpose of this ordinance "under construction" shall mean any work that requires a building permit from the City of Rockwall.

(5) As development and construction commence within this area, sufficient personnel will be provided to continue to furnish this area the same level of Health and Code compliance services as are furnished throughout the City.

(D) Planning and Zoning Services

(1) The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Comprehensive Plan, Zoning Ordinance, Landscape Ordinance and Code of Ordinances.

(E) Recreation and Leisure Services

(1) Residents of this property may utilize all existing recreational and leisure services facilities and sites throughout the City beginning with the effective date of the annexation ordinance.

(2) Existing parks, playgrounds, swimming pools and other recreation and leisure facilities within this property shall, upon dedication to and acceptance by the City, be maintained and operated by the City of Rockwall.

(F) Solid Waste Collection

(1) Solid waste collection shall be provided to the property owner in accordance with existing City policies as to frequency and charges, beginning on the effective date of annexation except for properties that are served by a privately owned solid waste management service provider. Such properties will be allowed to continue private service for a period of two years from the effective date of annexation at which time the property will be required to begin service with a franchised solid waste contractor within the City of Rockwall.

(G) Streets

(1) The City of Rockwall's existing policies with regard to street maintenance, applicable throughout the entire City, shall apply to this property beginning immediately as of the effective date of the annexation ordinance.

(2) As development, improvements or construction of streets to the City standards commence within this property, the policies of the City of Rockwall with regard to impact fees and participation in the cost thereof, acceptance upon completion, and maintenance after completion, shall apply.

(3) The same level of maintenance shall be provided to streets within this property that have been accepted by the City of Rockwall as is provided to like City streets throughout the City.

DRAFT ORDINANCE 03.05.2018

(H) Water Services

(1) Connection to existing City water mains for water services for domestic, commercial and industrial use within this property will be provided in accordance with existing City policies. Upon connection to existing mains, water will be provided at rates established by City ordinance for such services throughout the City.

(2) Water mains of the City will be extended in accordance with provisions of the Code of Ordinances and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, population densities similar to those reasonably contemplated or projected in the annexed area.

(3) Water mains which are within the annexed area and are owned and operated by the City shall be maintained beginning with the effective date of the annexation ordinance or upon acquisition by the City.

(4) Private water lines within this property shall be maintained by their owners, in accordance with existing policies applicable throughout the City.

(I) Sanitary Sewer Services

(1) Connections to existing City sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with the existing City policies. Upon connection, sanitary sewage service will be provided at rates established by City ordinances for such services throughout the City.

(2) Sanitary sewer mains and/or lift stations which are within the annexed area and are connected to City mains shall be maintained by the City of Rockwall beginning with the effective date of the annexation ordinance or upon acquisition by the City.

(3) Sanitary sewer mains of the City will be extended in accordance with the provisions of the Code of Ordinances and engineering standards and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise availably in other parts of the City with topography, land uses, and population densities similar to those reasonably contemplated or projected in the area.

(4) Previously granted exceptions to the requirements of connections to the city's sanitary sewer treatment system shall be continued until such alternate systems are determined to no longer function to meet the sanitary sewer needs of the subdivision granted the exception.

(J) Public Utilities

(1) Other public utilities will be provided by the City's franchisee or a provider holding a certificate of convenience issued by the state to serve that area.

(K) Miscellaneous

(1) General municipal administration services of the City shall be available to the annexed area beginning with the effective date of the annexation ordinance.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: City Council

FROM: Joey Boyd, Director of Internal Operations

DATE: February 14, 2018

SUBJECT: Atmos Energy Corporation; Mid-Tex Division Rate Review Mechanism

BACKGROUND AND SUMMARY

The City, along with 171 other Mid-Texas Cities Served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Steering Committee of Cities Served by Atmos ("Cities"). In 2007, the Cities and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute. Since 2007, there have been several modifications to the original RRM Tariff. The Ordinance that resolved the Company's application under the RRM Tariff in 2017 also terminated the existing RRM Tariff and required a renegotiation of the terms of that tariff. Negotiations have taken place over the past several months, and have resulted in a revised RRM Tariff that has been agreed to by the Company. The Cities' Executive Committee has recommended acceptance of the revised RRM Tariff, which is attached to the Ordinance.

CITIES' OBJECTION TO THE SECTION 104.301 GRIP PROCESS

Cities strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues and rewarding the Company for increasing capital investment. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or recover their rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In the Steering Committee's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

CHANGES TO THE RRM TARIFF

The RRM Tariff on which the 2017 rates were based allowed a rate of return on equity of 10.50%. The revised RRM Tariff reduces that to 9.8%. The revised RRM Tariff also captures the reduction in federal income tax rates from 35% to 21%, and should result in a rate reduction effective by mid-March, 2018. Prior RRM tariffs allowed Cities only three months to review the Company's filing. The new revised Tariff expands that time period by two months. New applications by the Company should be made on or about April 1 of each year, with new rates effective October 1. A rate order from the Railroad Commission in an Atmos Texas Pipeline rate case adopted the position of Cities with regard to incentive compensation related to Atmos' Shared Services Unit that reduced allowed expenses, and that reduced level of expenses will be applicable under the new RRM Tariff.

RATE CASE CONSULTING EXPENSES / LEGAL FEES

In previous rate case settlements considered by the City Council, there were questions regarding consulting and legal fees. I asked Geoffrey Gay with Lloyd Gosselink Rochelle & Townsend to provide information pertaining to the amount of legal fees incurred by this case and how they are paid and if the fees are recovered through the rates paid by the customer.

Mr. Gay's response was that the ordinance and its attached tariff require that Atmos Energy reimburse the members of the Steering Committee for legal and consulting fees associated with the RRM ratemaking process. There is no agreement as to whether Atmos Energy gets to recover such fees and expenses in its rates. Over the last decade the practice has been that such costs are absorbed by Atmos. He further provided that as a general principal, all reasonable expenses, including attorney and consulting fees and expenses, are included in Atmos' cost of service. Traditional regulatory principals and Texas law authorize all reasonable and necessary expenses, other than lobbying and other specifically disallowed expenses, to be included in rates. If Atmos files a rate case at the Railroad Commission, the Commission will recover all associated rate case expenses through a special surcharge over a specific time-period. A primary purpose of the RRM process is to avoid contested rate proceedings at the Railroad Commission. Railroad Commissioners favor utilities over consumers and litigation at the Commission inevitably produces results that are disadvantageous for consumers. He summarized his response by indicating that there will be no surcharge associated with rate case expenses associated with passage of the ordinance.

EXPLANATION OF "BE IT ORDAINED" PARAGRAPHS

1. This section approves all findings in the Ordinance.
2. This section adopts the attached RRM Tariff and finds the adoption of the Tariff to be just, reasonable, and in the public interest. The prior tariff expired by its own terms.
3. This section requires the Company to reimburse the City for expenses associated with adoption of the Ordinance and RRM Tariff and in processing future applications pursuant to the Ordinance.
4. This section repeals any resolution or ordinance that is inconsistent with this Ordinance.
5. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
6. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining

provisions of this Ordinance. This section further directs that the remaining provisions of the Ordinance are to be interpreted as if the offending section or clause never existed.

7. This section provides for an effective date upon passage.
8. This section directs that a copy of the signed Ordinance be sent to a representative of the Company and legal counsel for the Steering Committee.

CITY OF ROCKWALL

ORDINANCE NO. 18-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING A TARIFF AUTHORIZING AN ANNUAL RATE REVIEW MECHANISM ("RRM") AS A SUBSTITUTION FOR THE ANNUAL INTERIM RATE ADJUSTMENT PROCESS DEFINED BY SECTION 104.301 OF THE TEXAS UTILITIES CODE, AND AS NEGOTIATED BETWEEN ATMOS ENERGY CORP., MID-TEX DIVISION ("ATMOS MID-TEX" OR "COMPANY") AND THE STEERING COMMITTEE OF CITIES SERVED BY ATMOS; REQUIRING THE COMPANY TO REIMBURSE CITIES' REASONABLE RATEMAKING EXPENSES; ADOPTING A SAVINGS CLAUSE; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OPEN MEETINGS ACT; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE.

WHEREAS, the City of Rockwall, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City and similarly-situated Mid-Tex municipalities created the Steering Committee of Cities Served by Atmos to efficiently address all rate and service matters associated with delivery of natural gas; and

WHEREAS, the Steering Committee formed an Executive Committee to direct legal counsel and to recommend certain specific actions to all aligned Mid-Tex Cities through resolution or ordinance; and

WHEREAS, pursuant to the terms of a November 2007 agreement between the Steering Committee and Atmos Mid-Tex that settled the Company's interim rate filing under Section 104.301 of the Texas Utilities Code (a "GRIP" rate case), the Steering Committee and the Company collaboratively developed a Rate Review Mechanism ("RRM") Tariff, ultimately authorized by the City in 2008, that allows for an expedited rate review process as a substitute for the GRIP process; and

WHEREAS, the City has kept some form of a RRM Tariff in place until 2017 when it adopted an ordinance approving an RRM Tariff filing settlement and specifically calling for termination of the existing RRM Tariff and negotiation of a replacement RRM Tariff following the Railroad Commission's decision in a then-pending Atmos Texas Pipeline case (GUD No. 10580); and

WHEREAS, the Steering Committee's Executive Committee has recently approved a settlement with the Company on the attached RRM Tariff that contains certain notable improvements, from a consumer perspective, over the prior RRM Tariff, including a reduced rate of return on equity, acceptance of certain expense adjustments made by the Railroad Commission in the Order in GUD No. 10580, and the addition of two months to the time for processing a RRM Tariff application; and

WHEREAS, the RRM Tariff contemplates reimbursement of Cities' reasonable expenses associated with RRM Tariff applications; and

WHEREAS, the Steering Committee's Executive Committee recommends that all Steering Committee member cities adopt this ordinance and the attached RRM Tariff; and

WHEREAS, the attached RRM Tariff is just, reasonable and in the public interest.

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

Section 1. That the findings set forth in this Ordinance are hereby in all things approved.

Section 2. That the attached RRM Tariff re-establishing a form of Rate Review Mechanism is just and reasonable and in the public interest, and is hereby adopted.

Section 3. That Atmos Mid-Tex shall reimburse the Cities' reasonable expenses associated with adoption of this Ordinance and the attached RRM Tariff and in processing future RRM Tariff applications filed pursuant to the attached tariff.

Section 4. That to the extent any resolution or ordinance previously adopted by the City is inconsistent with this Ordinance, it is hereby repealed.

Section 5. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 6. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance , and the remaining provisions of this Ordinance shall be interpreted as if the offending section or clause never existed.

Section 7. That this Ordinance shall become effective from and after its passage.

Section 8. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs, Atmos Energy Corporation, Mid-Tex Division, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to Mid-Tex Cities, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 5th DAY OF MARCH, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank Garza, City Attorney

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 7

Exhibit A

ACSC Cities

Abilene	Cleburne	Frost	Lincoln Park
Addison	Clyde	Gainesville	Little Elm
Albany	College Station	Garland	Lorena
Allen	Colleyville	Garrett	Madisonville
Alvarado	Colorado City	Grand Prairie	Malakoff
Angus	Comanche	Grapevine	Mansfield
Anna	Commerce	Groesbeck	Mckinney
Argyle	Coolidge	Gunter	Melissa
Arlington	Coppell	Haltom City	Mesquite
Aubrey	Copperas Cove	Harker Heights	Midlothian
Azle	Corinth	Haskell	Murphy
Bedford	Crandall	Haslet	Newark
Bellmead	Crowley	Hewitt	Nocona
Benbrook	Dalworthington Gardens	Highland Park	North Richland Hills
Beverly Hills	Denison	Highland Village	Northlake
Blossom	Denton	Honey Grove	Oak Leaf
Blue Ridge	Desoto	Hurst	Ovilla
Bowie	Draper	Hutto	Palestine
Boyd	Duncanville	Iowa Park	Pantego
Bridgeport	Eastland	Irving	Paris
Brownwood	Edgecliff Village	Justin	Parker
Buffalo	Emory	Kaufman	Pecan Hill
Burkburnett	Ennis	Keene	Petrolia
Burleson	Euless	Keller	Plano
Caddo Mills	Everman	Kemp	Ponder
Canton	Fairview	Kennedale	Pottsboro
Carrollton	Farmers Branch	Kerens	Prosper
Cedar Hill	Farmersville	Kerrville	Quitman
Celeste	Fate	Killeen	Red Oak
Celina	Flower Mound	Krum	Reno (Parker County)
Centerville	Forest Hill	Lake Worth	Rhome
Cisco	Forney	Lakeside	Richardson
Clarksville	Fort Worth	Lancaster	Richland
	Frisco	Lewisville	Richland Hills

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	**RRM – Rate Review Mechanism**	
APPLICABLE TO:	**ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE**	
EFFECTIVE DATE:	**Bills Rendered on and after 04/01/2018**	**PAGE: 8**

River Oaks	Temple
Roanoke	Terrell
Robinson	The Colony
Rockwall	Trophy Club
Roscoe	Tyler
Rowlett	University Park
Royse City	Venus
Sachse	Vernon
Saginaw	Waco
Sansom Park	Watauga
Seagoville	Waxahachie
Sherman	Westlake
Snyder	Westover Hills
Southlake	Westworth Village
Springtown	White Settlement
Stamford	Whitesboro
Stephenville	Wichita Falls
Sulphur Springs	Woodway
Sweetwater	Wylie

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	**RRM – Rate Review Mechanism**	
APPLICABLE TO:	**ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE**	
EFFECTIVE DATE:	**Bills Rendered on and after 04/01/2018**	**PAGE: 1**

I. Applicability

Applicable to Residential, Commercial, Industrial, and Transportation tariff customers within the city limits of cities identified in Exhibit A that receive service from the Mid-Tex Division of Atmos Energy Corporation ("Company"). This Rate Review Mechanism ("RRM") provides for an annual adjustment to the Company's Rate Schedules R, C, I and T ("Applicable Rate Schedules"). Rate calculations and adjustments required by this tariff shall be determined on a System-Wide cost basis.

II. Definitions

"Test Period" is defined as the twelve months ending December 31 of each preceding calendar year.

The "Effective Date" is the date that adjustments required by this tariff are applied to customer bills. The annual Effective Date is October 1.

Unless otherwise provided in this tariff the term Final Order refers to the final order issued by the Railroad Commission of Texas in GUD No. 10170 and elements of GUD No. 10580 as specified in Section III below.

The term "System-Wide" means all incorporated and unincorporated areas served by the Company.

"Review Period" is defined as the period from the Filing Date until the Effective Date.

The "Filing Date" is as early as practicable, but no later than April 1 of each year.

III. Calculation

The RRM shall calculate an annual, System-Wide cost of service ("COS") that will be used to adjust applicable rate schedules prospectively as of the Effective Date. The Company may request recovery of its total cost of service but will include schedules showing the computation of any adjustments. The annual cost of service will be calculated according to the following formula:

$$COS = OM + DEP + RI + TAX + CD$$

Where:

OM = all reasonable and necessary operation and maintenance expenses from the Test Period adjusted for known and measurable items and prepared

consistent with the rate making treatments approved in the Final Order. Incentive compensation (Management Incentive Plan, Variable Pay Plan and Long Term Incentive Plan) related to Atmos' Shared Services Unit will be applied consistent with treatment approved in GUD 10580. Additionally, O&M adjustments will be incorporated and applied as modified by a final order, not subject to appeal, issued by the Railroad Commission of Texas in subsequent rate cases involving the Atmos Mid-Tex or West Texas divisions. Known and measurable adjustments shall be limited to those changes that have occurred prior to the Filing Date. OM may be adjusted for atypical and non-recurring items. Shared Services allocation factors shall be recalculated each year based on the latest component factors used during the Test Period, but the methodology used will be that approved in the Final Order in GUD 10580.

DEP = depreciation expense calculated at depreciation rates approved by the Final Order. Additionally, if depreciation rates are approved in a subsequent final order, not subject to appeal, issued by the Railroad Commission of Texas for the Mid-Tex division those rates would be applicable for subsequent RRM filings.

RI = return on prudently incurred investment calculated as the Company's pretax return multiplied by rate base at Test Period end. Rate base is prepared consistent with the rate making treatments approved in the Final Order, and as in GUD 10580 as specifically related to capitalized incentive compensation (Management Incentive Plan, Variable Pay Plan and Long Term Incentive Plan) for Atmos' Shared Services Unit. However, no post Test Period adjustments will be permitted. Additionally, adjustments will be incorporated and applied as modified by a final order, not subject to appeal, issued by the Railroad Commission of Texas in subsequent rate cases involving the Atmos Mid-Tex or West Texas divisions. Pretax return is the Company's weighted average cost of capital before income taxes. The Company's weighted average cost of capital is calculated using the methodology from the Final Order including the Company's actual capital structure and long term cost of debt as of the Test Period end (adjusted for any known and measurable changes that have occurred prior to the filing date) and the return on equity of 9.8%. However, in no event will the percentage of equity exceed 58%. Regulatory adjustments due to prior regulatory rate base adjustment disallowances will be maintained. Cash working capital will be calculated using the lead/lag days approved in the Final Order. With respect to pension and other postemployment benefits, the Company will record a regulatory asset or liability for these costs until the amounts are included in the next annual rate adjustment implemented under this tariff. Each year, the Company's filing under this Rider RRM will clearly state the level of pension

and other postemployment benefits recovered in rates.

TAX = income tax and taxes other than income tax from the Test Period adjusted for known and measurable changes occurring after the Test Period and before the Filing Date, and prepared consistent with the rate making treatments approved in the Final Order. Atmos Energy shall comprehensively account for, including establishing a regulatory liability to account for, any statutory change in tax expense that is applicable to months during the Test Period in the calculation to ensure recovery of tax expense under new and old income tax rates.

CD = interest on customer deposits.

IV. Annual Rate Adjustment

The Company shall provide schedules and work papers supporting the Filing's revenue deficiency/sufficiency calculations using the methodology accepted in the Final Order. The result shall be reflected in the proposed new rates to be established for the effective period. The Revenue Requirement will be apportioned to customer classes in the same manner that Company's Revenue Requirement was apportioned in the Final Order. For the Residential Class, 50% of the increase may be recovered in the customer charge. However, the increase to the Residential customer charge shall not exceed $0.60 per month in the initial filing and $0.70 per month in any subsequent year. The remainder of the Residential Class increase not collected in the customer charge will be recovered in the usage charge. For all other classes, the change in rates will be apportioned between the customer charge and the usage charge, consistent with the Final Order. Test Period billing determinants shall be adjusted and normalized according to the methodology utilized in the Final Order.

V. Filing

The Company shall file schedules annually with the regulatory authority having original jurisdiction over the Company's rates on or before the Filing Date that support the proposed rate adjustments. The schedules shall be in the same general format as the cost of service model and relied-upon files upon which the Final Order was based. A proof of rates and a copy of current and proposed tariffs shall also be included with the filing. The filing shall be made in electronic form where practical. The Company's filing shall conform to Minimum Filing Requirements (to be agreed upon by the parties), which will contain a minimum amount of information that will assist the regulatory authority in its review and analysis of the filing. The Company and regulatory authority will endeavor to hold a technical conference regarding the filing within twenty (20) calendar days after the Filing Date.

A sworn statement shall be filed by an Officer of the Company affirming that the filed schedules are in compliance with the provisions of this Rate Review Mechanism and are true and correct to the best of his/her knowledge, information, and belief. No testimony shall be filed, but a brief narrative explanation shall be provided of any changes to corporate structure, accounting methodologies, allocation of common costs, or atypical or non- recurring items included in the filing.

VI. Evaluation Procedures

The regulatory authority having original jurisdiction over the Company's rates shall review and render a decision on the Company's proposed rate adjustment prior to the Effective Date. The Company shall provide all supplemental information requested to ensure an opportunity for adequate review by the relevant regulatory authority. The Company shall not unilaterally impose any limits upon the provision of supplemental information and such information shall be provided within seven (7) working days of the original request. The regulatory authority may propose any adjustments it determines to be required to bring the proposed rate adjustment into compliance with the provisions of this tariff.

The regulatory authority may disallow any net plant investment that is not shown to be prudently incurred. Approval by the regulatory authority of net plant investment pursuant to the provisions of this tariff shall constitute a finding that such net plant investment was prudently incurred. Such finding of prudence shall not be subject to further review in a subsequent RRM or Statement of Intent filing.

During the Review Period, the Company and the regulatory authority will work collaboratively and seek agreement on the level of rate adjustments. If, at the end of the Review Period, the Company and the regulatory authority have not reached agreement, the regulatory authority shall take action to modify or deny the proposed rate adjustments. The Company shall have the right to appeal the regulatory authority's action to the Railroad Commission of Texas. Upon the filing of an appeal of the regulatory authority's order relating to an annual RRM filing with the Railroad Commission of Texas, the regulatory authority having original jurisdiction over the Company's rates shall not oppose the implementation of the Company's proposed rates subject to refund, nor will the regulatory authority advocate for the imposition of a third party surety bond by the Company. Any refund shall be limited to and determined based on the resolution of the disputed adjustment(s) in a final, non-appealable order issued in the appeal filed by the Company at the Railroad Commission of Texas.

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 5

In the event that the regulatory authority and Company agree to a rate adjustment(s) that is different from the adjustment(s) requested in the Company's filing, the Company shall file compliance tariffs consistent with the agreement. No action on the part of the regulatory authority shall be required to allow the rate adjustment(s) to become effective on October 1. To the extent that the regulatory authority does not take action on the Company's RRM filing by September 30, the rates proposed in the Company's filing shall be deemed approved effective October 1. Notwithstanding the preceding sentence, a regulatory authority may choose to take affirmative action to approve a rate adjustment under this tariff. In those instances where such approval cannot reasonably occur by September 30, the rates finally approved by the regulatory authority shall be deemed effective as of October 1.

To defray the cost, if any, of regulatory authorities conducting a review of the Company's annual RRM filing, the Company shall reimburse the regulatory authorities on a monthly basis for their reasonable expenses incurred upon submission of invoices for such review. Any reimbursement contemplated hereunder shall be deemed a reasonable and necessary operating expense of the Company in the year in which the reimbursement is made. A regulatory authority seeking reimbursement under this provision shall submit its request for reimbursement to the Company no later than December 1 of the year in which the RRM filing is made and the Company shall reimburse regulatory authorities in accordance with this provision on or before December 31 of the year the RRM filing is made.

To the extent possible, the provisions of the Final Order shall be applied by the regulatory authority in determining whether to approve or disapprove of Company's proposed rate adjustment.

This Rider RRM does not limit the legal rights and duties of a regulatory authority. Nothing herein shall abrogate the jurisdiction of the regulatory authority to initiate a rate proceeding at any time to review whether rates charged are just and reasonable. Similarly, the Company retains its right to utilize the provisions of Texas Utilities Code, Chapter 104, Subchapter C to request a change in rates. The provisions of this Rider RRM are implemented in harmony with the Gas Utility Regulatory Act (Texas Utilities Code, Chapters 101-105).

The annual rate adjustment process set forth in this tariff shall remain in effect during the pendency of any Statement of Intent rate filing.

VII. Reconsideration, Appeal and Unresolved Items

Orders issued pursuant to this mechanism are ratemaking orders and shall be subject to appeal under Sections 102.001(b) and 103.021, et seq., of the Texas Utilities Code (Vernon 2007).

VIII. Notice

Notice of each annual RRM filing shall be provided by including the notice, in conspicuous form, in the bill of each directly affected customer no later than forty-five (45) days after the Company makes its annual filing pursuant to this tariff. The notice to customers shall include the following information:

a) a description of the proposed revision of rates and schedules;

b) the effect the proposed revision of rates is expected to have on the rates applicable to each customer class and on an average bill for each affected customer;

c) the service area or areas in which the proposed rates would apply;

d) the date the annual RRM filing was made with the regulatory authority; and

e) the Company's address, telephone number and website where information concerning the proposed rate adjustment can be obtained.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: March 5, 2018

SUBJECT: Proposed Amendments to Article II & V of the Unified Development Code

Recently, the City Council ruled on a case that involved signage variances within an established overlay district. The applicant of this case was proposing to increase the legal non-conformity of a legally non-nonconforming sign, which is not a permitted request under the City's existing sign code (*i.e. Chapter 32, Signs, of the Municipal Code of Ordinances*); however, due to language contained in the overlay district requirements of the Unified Development Code (UDC) the applicant was able to circumvent the sign code and proceed with the request. The applicant's request was ultimately denied by the City Council, but -- *because there was no prohibition on submitting a subsequent application* -- the applicant submitted an application requesting the same variances during the next submittal period. To limit the possibility that the City Council would have to rule on variance requests multiple times, staff has provided a proposed amendment to the UDC that would prevent applicants from resubmitting a denied application without [*1*] a one (1) year waiting period, or [*2*] a ruling of substantial change by the Planning and Zoning Commission (*similar to zoning requests*). In addition, staff has also provided a proposed amendment that would prevent signage variances in overlay districts from being exempted from the requirements of the sign code. Should the City Council choose to direct staff to proceed with these amendments, the cases would be subject to the following meeting dates:

Planning and Zoning Commission Work Session: March 27, 2018
Planning and Zoning Commission Public Hearing: April 10, 2018
City Council Public Hearing [*1st Reading*]: April 16, 2018
City Council Adoption [*2nd Reading*]: May 7, 2018

Should the City Council have any questions staff will be available at the meeting on March 5, 2018.

ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES*, OF THE UDC

SECTION 7. ~~PUBLIC HEARING~~ PLANNING AND ZONING COMMISSION AUTHORITY

SECTION 7.1: APPROVAL AUTHORITY

The Planning and Zoning Commission shall make decisions, or make recommendations to the City Council, on the following matters:

(A) Decisions on site plans, building elevations, lighting plans, landscape plans and tree preservation plans as may be required.
(B) Recommendations to City Council on plats as required by the subdivision ordinance, [*Chapter 38 of Part II, Code of Ordinances*].
(C) Recommendations ~~on~~ to City Council on replats, when such public hearing is required by the provisions of *V.T.C.A., Local Government Code Chapter 212*.
(D) Recommendations to City Council regarding text amendments to this ~~[~~*Unified Development Code*~~]~~.
(E) Recommendations to City Council regarding zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
(F) Recommendations to City Council regarding special exceptions to this ~~[~~*Unified Development Code*~~]~~.
(G) Recommendations to City Council regarding amendments to the Comprehensive Plan.
(H) Recommendations to City Council regarding amendments to the Thoroughfare Plan.
(I) Recommendations to City Council regarding amendments to ~~the~~ a Master Open Space Plan.

SECTION 7.2: RECOMMENDATION AUTHORITY

Upon closure of the public hearing, and when required to make a recommendation to the City Council, the Planning and Zoning Commission ~~commission~~ may recommend:

(A) That the request or amendment be approved or enacted; or
(B) That the request or amendment be approved or enacted as modified to a more restrictive classification or subject to appropriate conditions as permitted by law; or
(C) That the request or amendment be denied.

SECTION 8. ~~PUBLIC HEARING~~ CITY COUNCIL AUTHORITY

SECTION 8.1: AUTHORITY

The City Council shall hold a meeting, conduct a public hearing~~,~~ -- *if required by this* ~~[~~*Unified Development Code*~~]~~, -- and make determinations on the following matters:

(A) Text amendments to this ~~[~~*Unified Development Code*~~]~~.
(B) Zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
(C) Special exceptions or waivers related to site plans for development.
(D) Amendments to the Comprehensive Plan.
(E) Amendments to the Master Thoroughfare Plan.
(F) Amendments to the Master Open Space Plan.
(G) Variances, special exceptions and appeals as set out in this ~~[~~*Unified Development Code*~~]~~.

(Ordinance No. 06-14, 4-17-2006)

SECTION 8.2: JOINT PUBLIC HEARINGS

The City Council may hold a public hearing, after publishing the required notice, jointly and with any public hearing required to be held by the Planning and Zoning Commission, but the City Council shall not take action until it has received a final report from the planning and zoning commission.

SECTION 8.3: CITY COUNCIL APPROVAL OR DENIAL

~~Following closure of the public hearing, t~~The council may take the following actions concerning the matters outlined in Section 8.1:

(A) *Approval of an item.* The City Council may approve the request or amendment either as requested, or in the form of a more restrictive district, and subject to such appropriate conditions as are allowed by law. Such approval of any request for a text amendment to this [*Unified Development Code*] or a zoning change and map amendment shall be granted only if the City Council determines that the request or amendment is consistent with the Comprehensive Plan and the purposes of this [*Unified Development Code*]. In the event the request or amendment concerns a text amendment to this [*Unified Development Code*] or a zoning change and map amendment, the City Council shall enact an ordinance amending this [*Unified Development Code*] or amending the official zoning map, whichever is applicable.

(B) *Denial of an item.* The City Council may deny ~~the~~ a request or amendment with prejudice. If a request or amendment is denied with prejudice, a new application may be submitted for the same lot or tract of land, or any portion thereof, within one (1) year only if the new request is for a more restrictive or less intense use or development. ~~Unless the new proposal is more restrictive or less intense than the previously denied proposal, then no other application pertaining to a change of zoning and map amendment may be submitted on the same lot or tract of land, or any portion thereof, for a period of one year from the date of its denial by the Council.~~ For applications pertaining to a change of zoning and map amendment, a new proposal may not be submitted unless it is more restrictive or less intense than the previously denied proposal for any tract of land, or any portion thereof, for a period of one (1) year from the denial date. If a request or amendment is denied by the City Council without an indication of "with" or "without" prejudice, then the action shall be considered to be "denied with prejudice."

(C) *Denial without prejudice.* The City Council may deny the request or amendment without prejudice, in which case an application for the same request ~~a change in zoning and map amendment other than that which was requested on the original application~~ may be filed at the applicant's discretion.

(D) *Reapplication due to changed conditions.* A ~~proposal to rezone a tract or parcel of land~~ request or amendment, which has been previously rejected with prejudice by the City Council, may be resubmitted within one (1) year only if there is an actual change in conditions relating to ~~zoning principles of~~ the tract or parcel of land or the property surrounding it. In ~~that~~ this event, the applicant must submit to the Director of Planning and Zoning, in writing, a ~~resume~~ request describing such changed conditions. The Director of Planning and Zoning shall investigate ~~the property or cause such an investigation to be made and~~ the claim and ~~shall~~ report to the Planning and Zoning Commission whether or not such change~~d~~ of conditions exist. Upon hearing this report, the Planning and Zoning Commission shall either grant or deny the request to refile the ~~proposal for rezoning~~ request or amendment.

SECTION 8.4: PROTEST OF PROPOSED CHANGE IN ZONING

Property owners adjacent to and within a radius of 200 feet of a property for which a change in zoning is being considered have the right to file a written protest against the request. The land area of this 200 ~~foot~~ ~~feet~~ radius includes streets, alleys and other public right-of-way.

Whenever such written protest is signed by the owners of 20 percent or more of the area of the lots or land included in such zoning change, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius, or if such change is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths of all eligible members of the City Council.

For purposes of determining representation on this written protest, the written protest of any one (1) owner of land owned by two or more persons shall be presumed to be the protest of all owners.

(Ordinance No. 06-14, 4-17-2006)

SECTION 8.5: CRITERIA FOR GRANTING SPECIAL EXCEPTIONS

The City Council may make special exceptions to the standards in this [*Unified Development Code*] that are consistent with the general purpose and intent of the [*Unified Development Code*]. The Planning and Zoning Commission shall make recommendations on special exceptions.

Special exceptions are subject to appropriate conditions and safeguards to ensure that the special exceptions are consistent with the general purpose and intent of this [*Unified Development Code*] and the City's Comprehensive Plan.

The City Council, pursuant to the powers conferred upon it by state law, the ordinances of the City and this article may grant special exceptions to the provisions of this ~~[~~*Unified Development Code*~~]~~ upon finding that:

(A) Such special exception will not substantially or permanently injure the appropriate use of adjacent property in the same district;
(B) Such special exception will not adversely affect the health, safety or general welfare of the public;
(C) Such special exception will not be contrary to the public interest;
(D) Such special exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the exception is sought is located, except as provided elsewhere in this ~~[~~*Unified Development Code*~~]~~;
(E) Such special exception will be in harmony with the spirit and purpose of this ~~[~~*Unified Development Code*~~]~~;
(F) Such special exception will not alter the essential character of the district in which the property is located ~~the property~~ for which the exception is sought;
(G) Such special exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located; and
(H) Such special exception is within the spirit and intent of the City's Comprehensive Plan and other policies.

ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*, OF THE UDC

SECTION 6. OVERLAY DISTRICTS

SECTION 6.6: IH-30 OVERLAY (IH-30 OV) DISTRICT

(F) *Signs.* All signage requirements and variances to these requirements shall conform to ~~[~~*Chapter 32, Signs, of the Code of Ordinances*~~] (sign ordinance).~~; however, approval of any variance to the sign standards for property included in the IH-30 ~~Corridor~~ Overlay (IH-30 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.7: SH-205 OVERLAY (SH-205 OV) DISTRICT

(G) *Signs.* ~~All permanent freestanding signs located in the SH-205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH-205 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-205 Overlay (SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.8: SCENIC OVERLAY (SOV) DISTRICT

(G) *Signs.* ~~All permanent freestanding signs located in the Scenic Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the Scenic Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the Scenic Overlay (SOV OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.9: SH-66 OVERLAY (SH-66 OV) DISTRICT

(G) *Signs.* ~~All permanent freestanding signs located in the SH-66 Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the SH-66 Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-66 Overlay (SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.10: 205 BY-PASS ~~CORRIDOR~~ OVERLAY (205 BY-OV) DISTRICT

(F) *Signs ~~standards~~.* ~~All permanent freestanding signs located in the 205 Bypass Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the 205 By-Pass Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of*

Ordinances; however, approval of any variance to the sign standards for property included in the 205 By-Pass Overlay (205 BY-OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.11: NORTH SH-205 ~~CORRIDOR~~ OVERLAY (N. SH-205 OV) DISTRICT

(F) *Signs ~~standards~~.* ~~All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the North SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the North SH-205 Overlay (N. SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.12: EAST SH-66 ~~CORRIDOR~~ OVERLAY (E. SH-66 OV) DISTRICT

(F) *Signs ~~standards~~.* ~~All permanent freestanding signs located in the East SH 66 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the East SH 66 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the East SH-66 Overlay (E. SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.13: FM-549 ~~CORRIDOR~~ OVERLAY (FM-549 OV) DISTRICT

(F) *Signs ~~standards~~.* ~~All permanent freestanding signs located in the FM 549 Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the FM 549 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the FM-549 Overlay (FM-549 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.14: SH-276 ~~CORRIDOR~~ OVERLAY (SH-276 OV) DISTRICT

(F) *Signs ~~standards~~.* ~~All permanent freestanding signs located in the SH 276 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 276 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-276 Overlay (SH-276 OV) District shall require City Council approval by a three-quarter majority vote.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Council Members**

FROM: **Rick Crowley, City Manager**

DATE: **March 2, 2018**

SUBJECT: **City Employee Holidays**

Mayor Pruitt and Council Member Daniels have asked that an agenda item regarding designated City Holidays be placed on the agenda for Monday.

There will be an agenda item for this discussion. The attached is a comparison of designated holidays including the City of Rockwall and several other entities.

City	Total	New Years Day	MLK	President's Day	Texas Independence Day	Good Friday
Allen	10*	Yes	No	Yes	No	Yes
Burleson	10	Yes	Yes	Yes	No	No
Coppell	11.5	Yes	Yes	Yes	No	Yes
Fate	11	Yes	Yes	No	No	Yes
Garland	11	Yes	Yes	Yes	No	No
Grapevine	10	Yes	No	Yes	No	Yes
Heath	12	Yes	Yes	Yes	No	Yes
Lewisville	11	Yes	Yes	Yes	No	Yes
McLendon-Chisolm	10	Yes	No	No	No	Yes
Mesquite	11	Yes	Yes	Yes	No	No
Richardson	10	Yes	Yes	Yes	No	No
Rowlett	11	Yes	Yes	Yes	No	No
Royse	12	Yes	Yes	No	No	Yes
Sachse	10	Yes	Yes	No	No	Yes
Wylie	9	Yes	No	No	No	Yes
Rockwall County	13	Yes	Yes	Yes	Yes	Yes
Rockwall ISD **See below*	26	Yes	Yes	Yes	No	Yes
ROCKWALL	9	Yes	Yes	No	No	No

***Rockwall ISD**: MLK, 5 days in March for Spring Break, Good Friday (RISD refers to it as "Holiday"), Two days in May (used as make up days if school was closed for weather), Memorial Day, Independence Day, Labor Day, Presidents Day, State Fair day (First Wednesday in Oct.), 5 days for Thanksgiving, 9 days for Christmas and New Years

Summary

Percentage

Total Days: 16 out of 17 offer 10 or more holidays	71%
New Years Day: 17 of 17 offer day off	100%
MLK Day: 13 of 17 offer day off	76%
Presidents Day: 12 of the 17 offer day off	71%
Texas Independence Day: 1 of 17 offer day off	6%
Good Friday: 12 of 17 offer day off	71%
Memorial day: 17 of 17 offer day off	100%
Independence Day: 17 of 17 offer day off	100%
Labor Day: 17 of 17 offer day off	100%
Veteran's Day: 3 of 17 offer day off	18%
Thanksgiving Day: 17 of 17 offer day off	100%
Christmas Eve: 16 of 17 offer day off	94%
Christmas Day: 17 of 17 offer day off	100%
Personal Day: 8 of 17 offer a floating personal day	47%

City	Memorial Day	Independence Day	Labor Day	Veteran's Day	Thanksgiving Day
Allen	Yes	Yes	Yes	No	Yes
Burleson	Yes	Yes	Yes	No	Yes
Coppell	Yes	Yes	Yes	No	Yes
Fate	Yes	Yes	Yes	No	Yes
Garland	Yes	Yes	Yes	No	Yes
Grapevine	Yes	Yes	Yes	No	Yes
Heath	Yes	Yes	Yes	Yes	Yes
Lewisville	Yes	Yes	Yes *9/11 for sworn FD & labor day for EE	No	Yes
McLendon-Chisolm	Yes	Yes	Yes	Yes	Yes
Mesquite	Yes	Yes	Yes	No	Yes
Richardson	Yes	Yes	Yes	No	Yes
Rowlett	Yes	Yes	Yes	No	Yes
Royse	Yes	Yes	Yes	No	Yes
Sachse	Yes	Yes	Yes	No	Yes
Wylie	Yes	Yes	Yes	No	Yes
Rockwall County	Yes	Yes	Yes	Yes	Yes
Rockwall ISD **See below*	Yes	Yes	Yes	No	Yes
ROCKWALL	Yes	Yes	Yes	No	Yes

City	Day After Thanksgiving	Christmas Eve	Christmas Day	Personal Floating
Allen	Yes	Yes	Yes	Yes *plus additional day for 5 yrs of service
Burleson	Yes	Yes	Yes	No
Coppell	Yes *plus half day	Yes	Yes	Yes
Fate	Yes	Yes	Yes	Yes *9/11 for DPS only
Garland	Yes	Yes	Yes	Yes
Grapevine	Yes	Yes	Yes	No
Heath	Yes	Yes	Yes	No
Lewisville	Yes	Yes	Yes	No
McLendon-Chisolm	Yes	Yes	Yes	No
Mesquite	Yes	Yes	Yes	Yes
Richardson	Yes	No	Yes	Yes *9/11 observed at the CM's discretion
Rowlett	Yes	Yes	Yes	Yes
Royse	Yes	Yes	Yes	Yes *two
Sachse	Yes	Yes	Yes	No
Wylie	Yes	Yes	Yes	No
Rockwall County	Yes	Yes	Yes	No
Rockwall ISD *See below	Yes	Yes	Yes	No
ROCKWALL	Yes	No	Yes	No *Rockwall Offers one day off in birthday month

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City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

January 2018

Permits

Total Permits Issued: 266

Building Permits: 44 Contractor Permits: 222

Total Permit Values: $ 8,378,034.75

Building Permits: $5,875,442.00 Contractor Permits: $2,502,592.75

Total Fees Collected: $149,088.54

Building Permits: $125,507.05 Contractor Permits: $23,581.49

Board of Adjustment

Board of Adjustment Cases 1

City of Rockwall

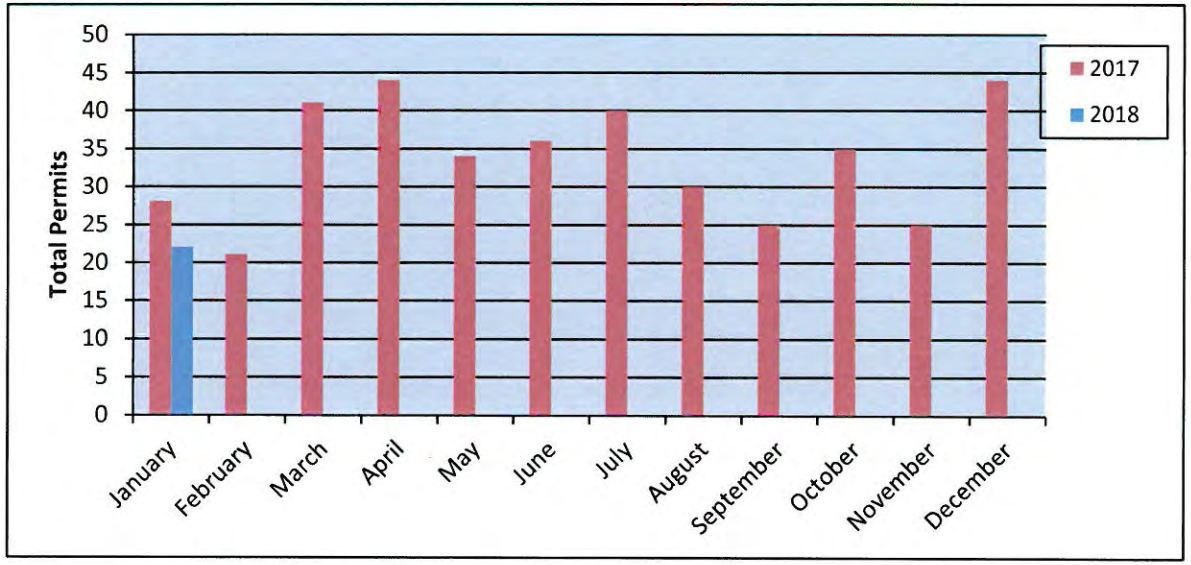
PERMITS ISSUED - Summary by Type and Subtype

For the Period 1/1/2018 thru 1/31/2018

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	5	$0.00	$253.00
30 DAY BANNER	5	$0.00	$253.00
BOARD OF ADJUSTMENTS	1	$0.00	$200.00
SETBACK	1	$0.00	$200.00
CO	10	$0.00	$754.50
BUSINESS	7	$0.00	$529.50
INTERIOR	3	$0.00	$225.00
COMM	21	$1,275,733.00	$9,362.73
DEMO	4	$40,443.00	$203.50
ELECTRICAL	5	$29,000.00	$575.06
IRRIGATION	1	$5,000.00	$4,283.39
MECHANICAL	3	$152,680.00	$1,769.84
PLUMBING	3	$5,400.00	$203.78
REMODEL	3	$241,500.00	$2,254.96
ROOF	2	$801,710.00	$72.20
SIGNAGE	19	$137,250.00	$2,149.43
DEVELOPMENT	1	$4,000.00	$150.00
MONUMENT	3	$53,500.00	$338.93
POLE	1	$11,000.00	$76.50
WALL	14	$68,750.00	$1,584.00
SINGLE FAMILY	204	$6,965,051.75	$136,001.38
ACC BLDG	6	$89,025.00	$1,407.85
ALTERATION	1	$3,000.00	$96.65
CONCRETE	2	$5,975.00	$175.21
ELECTRICAL	1	$2,100.00	$96.65
FENCE	48	$125,276.75	$1,691.00
IRRIGATION	21	$32,600.00	$748.60
MECHANICAL	14	$135,231.00	$2,696.97
MISCELLANEOUS	3	$32,500.00	$108.00
NEW	22	$5,145,624.00	$117,831.86
PATIO COVER	6	$50,968.00	$1,065.42
PERGOLA	1	$3,775.00	$108.75
PLUMBING	43	$55,767.00	$2,559.36
REMODEL	6	$553,550.00	$4,985.17
REPAIR	1	$3,800.00	$110.93
RETAINING WALL	1	$10,000.00	$35.70
ROOF	16	$202,403.00	$579.50
SEAWALL	1	$14,800.00	$51.50
SWIM POOL	9	$486,120.00	$1,359.00
WINDOWS	2	$12,537.00	$293.26
SPECIAL EVENT	6	$0.00	$367.50
	6	$0.00	$367.50
Totals:	266	$8,378,034.75	$149,088.54

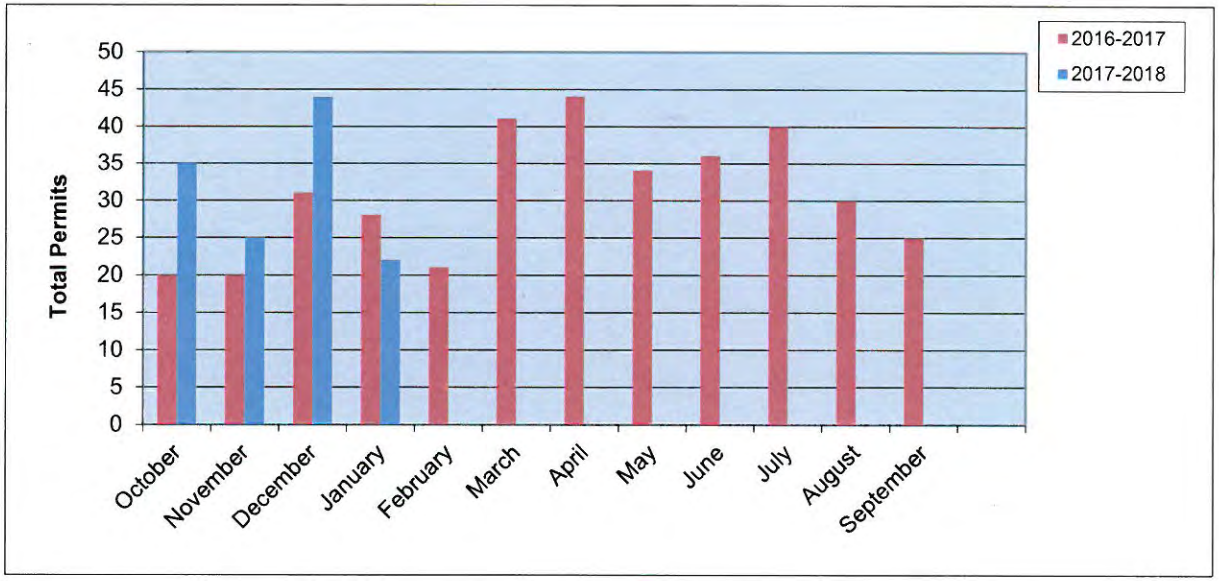
New Residential Permits Calendar Year

	Year	
	2017	2018
January	28	22
February	21	
March	41	
April	44	
May	34	
June	36	
July	40	
August	30	
September	25	
October	35	
November	25	
December	44	
Totals	**403**	22



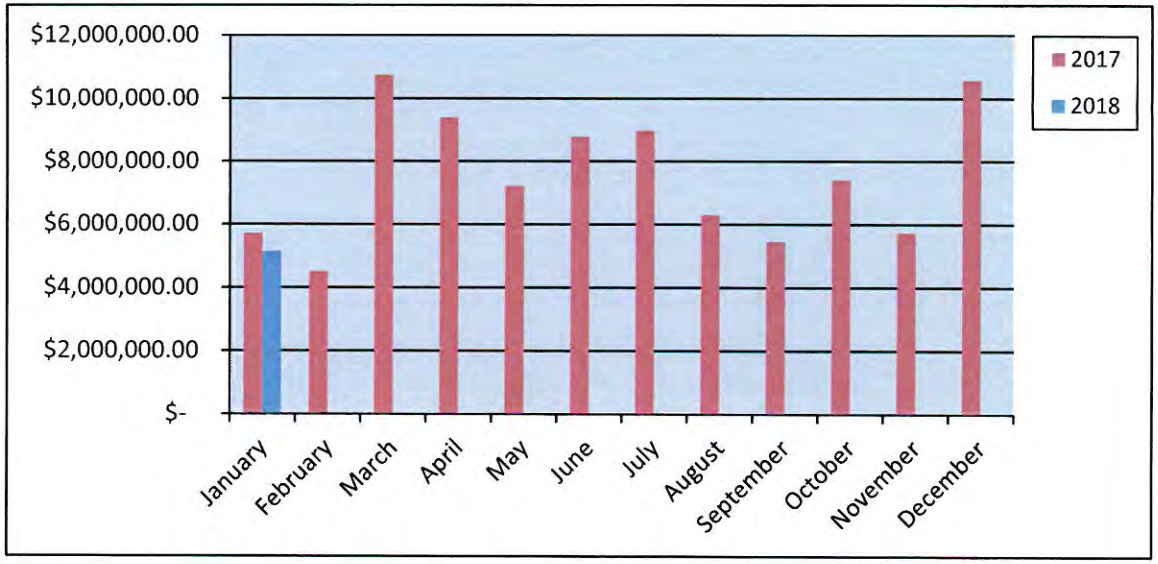
New Residential Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	20	35
November	20	25
December	31	44
January	28	22
February	21	
March	41	
April	44	
May	34	
June	36	
July	40	
August	30	
September	25	
Totals	**370**	**126**



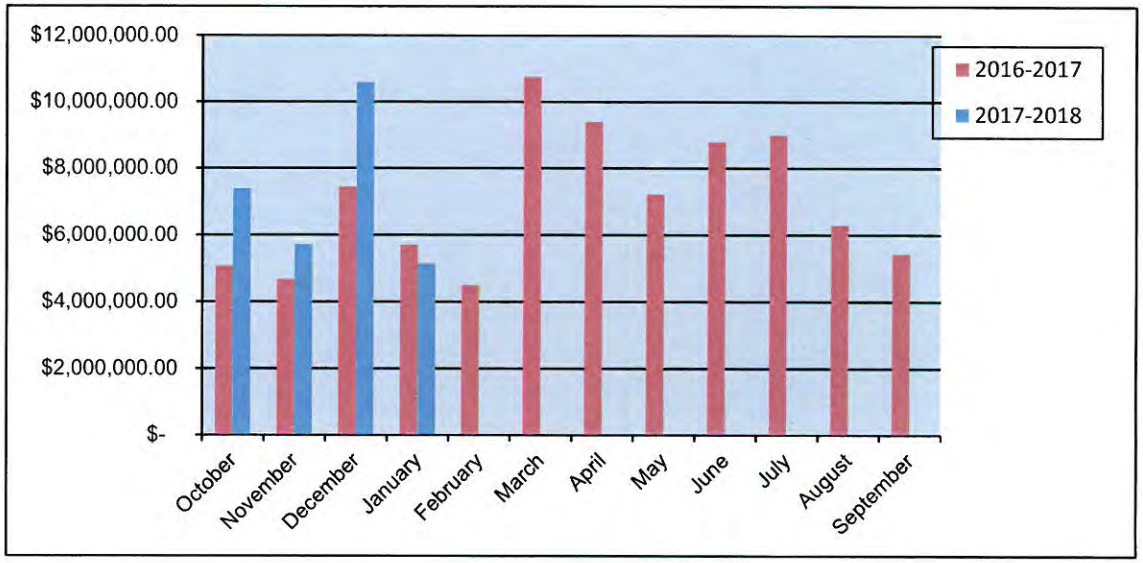
New Residential Value Calendar Year

Year	2017	2018
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,500.00	
March	$ 10,740,233.00	
April	$ 9,394,785.27	
May	$ 7,210,632.79	
June	$ 8,782,481.00	
July	$ 8,983,999.47	
August	$ 6,295,770.00	
September	$ 5,443,098.00	
October	$ 7,402,565.06	
November	$ 5,722,063.00	
December	$ 10,576,719.30	
Totals	**$ 90,748,277.89**	**$ 5,145,624.00**



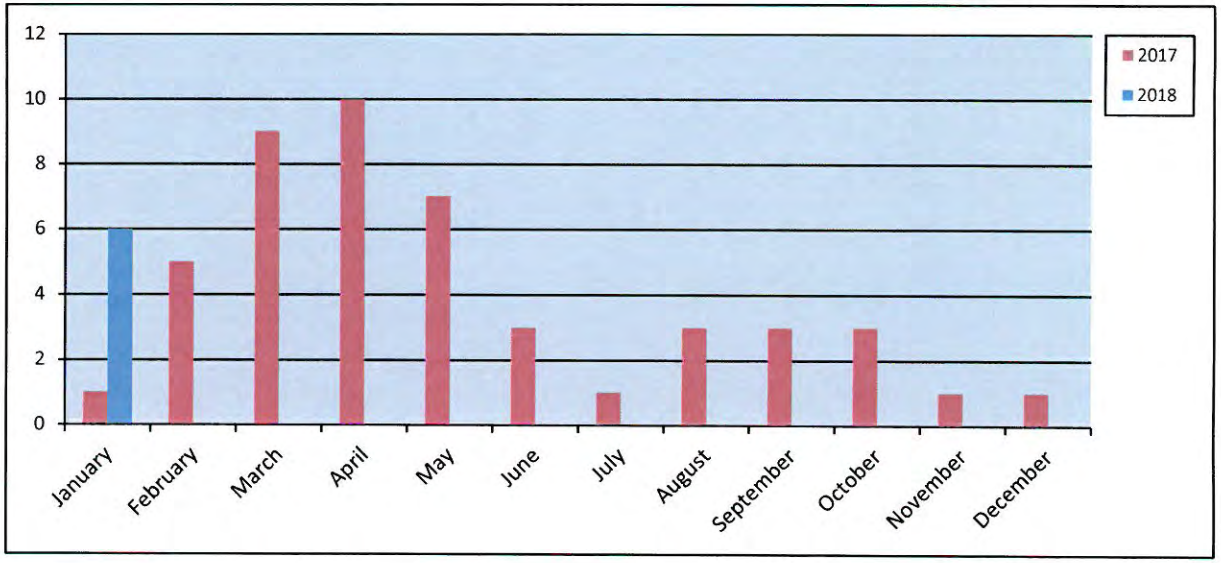
New Residential Value Fiscal Year

Year	2016-2017	2017-2018
October	$ 5,060,392.34	$ 7,402,565.06
November	$ 4,672,329.53	$ 5,722,063.00
December	$ 7,447,114.15	$ 10,576,719.30
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,550.00	
March	$ 10,740,233.00	
April	$ 9,394,785.27	
May	$ 7,210,632.79	
June	$ 8,782,481.00	
July	$ 8,983,999.47	
August	$ 6,295,770.00	
September	$ 5,443,098.00	
Totals	**$84,226,816.55**	**$ 28,846,971.36**



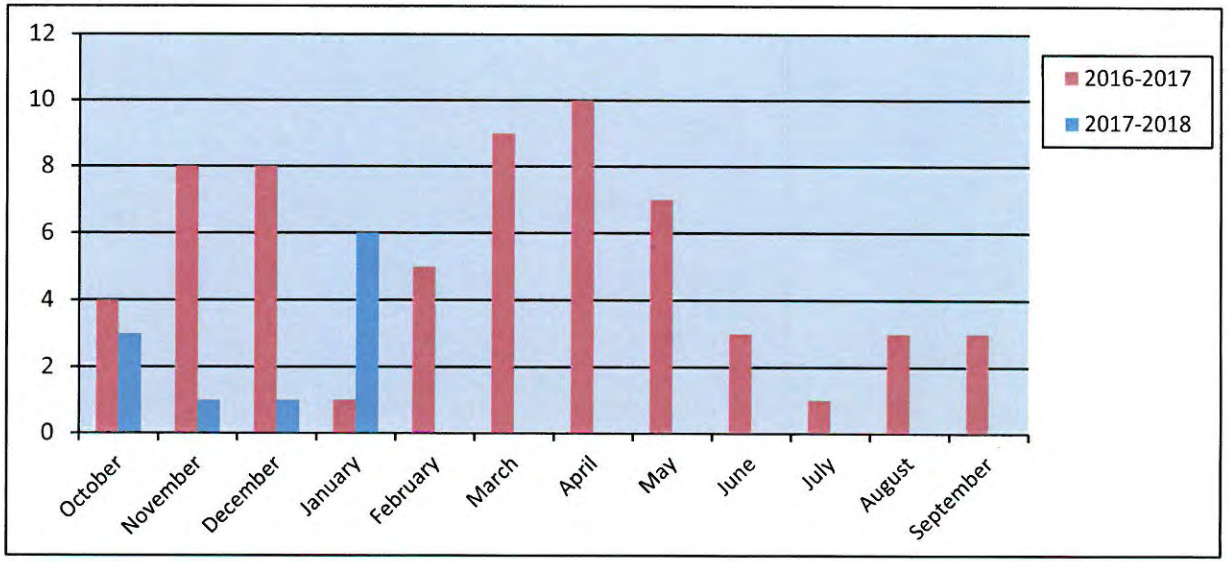
Residential Remodel Permits Calendar Year

Year	2017	2018
January	1	6
February	5	
March	9	
April	10	
May	7	
June	3	
July	1	
August	3	
September	3	
October	3	
November	1	
December	1	
Totals	**47**	6



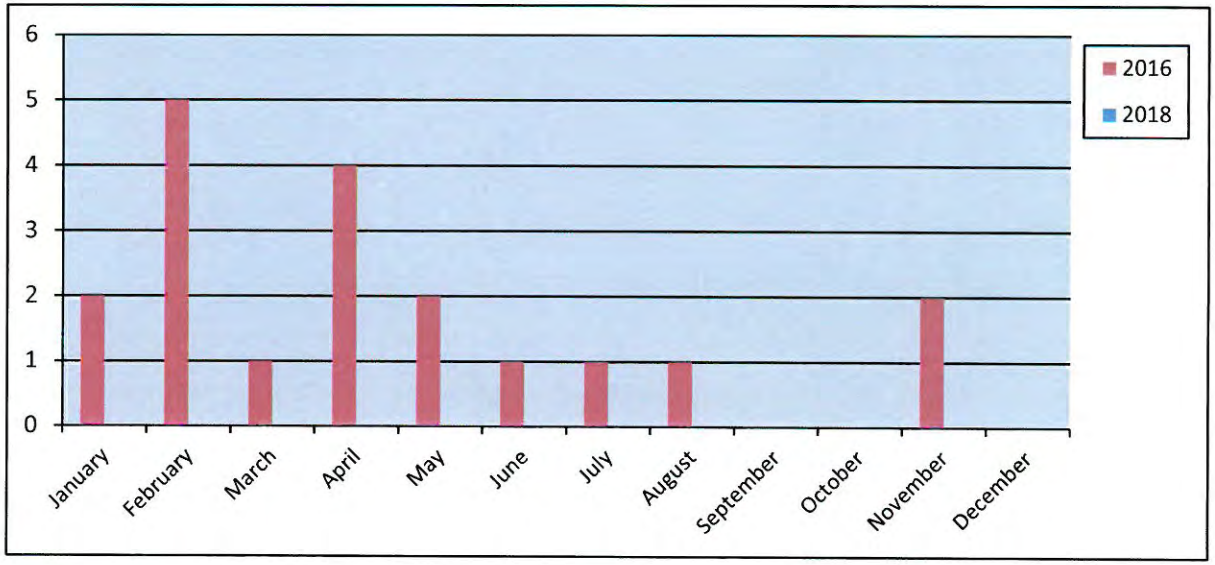
Residential Remodel Permits Fiscal Year

Year	2016-2017	2017-2018
October	4	3
November	8	1
December	8	1
January	1	6
February	5	
March	9	
April	10	
May	7	
June	3	
July	1	
August	3	
September	3	
Totals	**62**	**11**



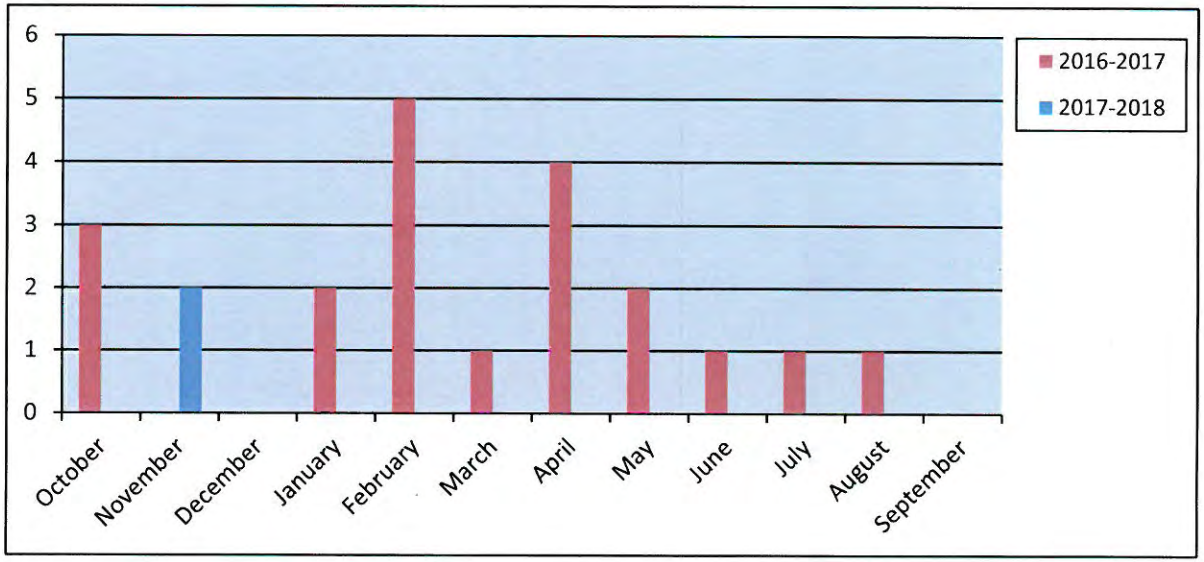
New Commercial Permits Calendar Year

Year		
	2016	2018
January	2	0
February	5	
March	1	
April	4	
May	2	
June	1	
July	1	
August	1	
September	0	
October	0	
November	2	
December	0	
Totals	**19**	**0**



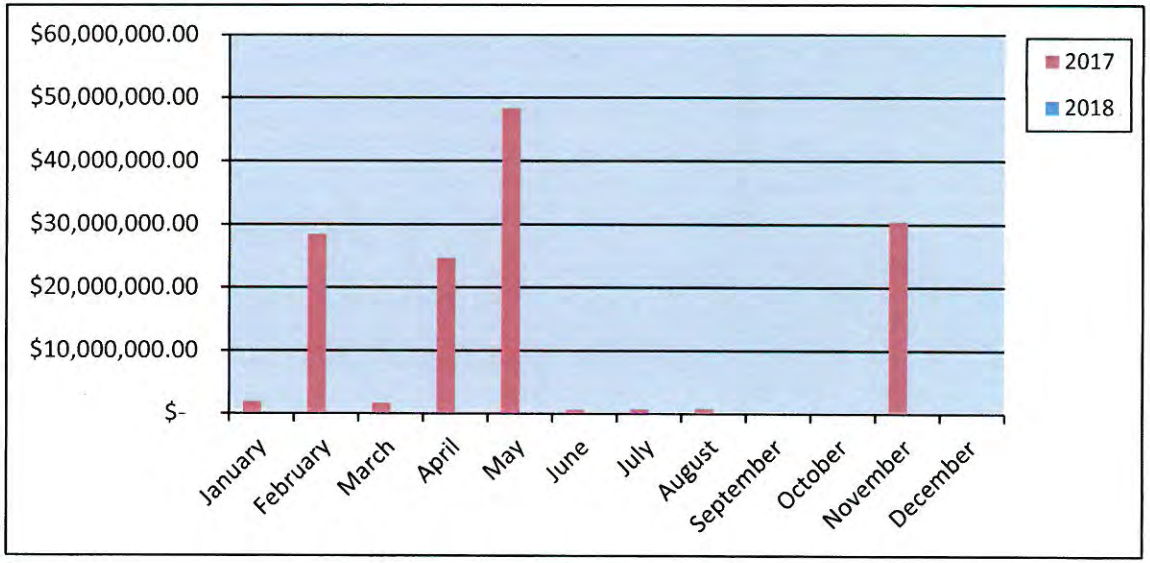
New Commercial Permits Fiscal Year

Year		
	2016-2017	2017-2018
October	3	0
November	0	2
December	0	0
January	2	0
February	5	
March	1	
April	4	
May	2	
June	1	
July	1	
August	1	
September	0	
Totals	**20**	**2**



New Commercial Value Calendar Year

Year	2017	2018
January	$ 1,800,000.00	-
February	$ 28,400,000.00	
March	$ 1,599,026.00	
April	$ 24,650,000.00	
May	$ 48,300,000.00	
June	$ 569,400.00	
July	$ 700,000.00	
August	$ 726,506.00	
September	-	
October	-	
November	$ 30,390,000.00	
December	-	
Totals	**$ 137,134,932.00**	**$ -**



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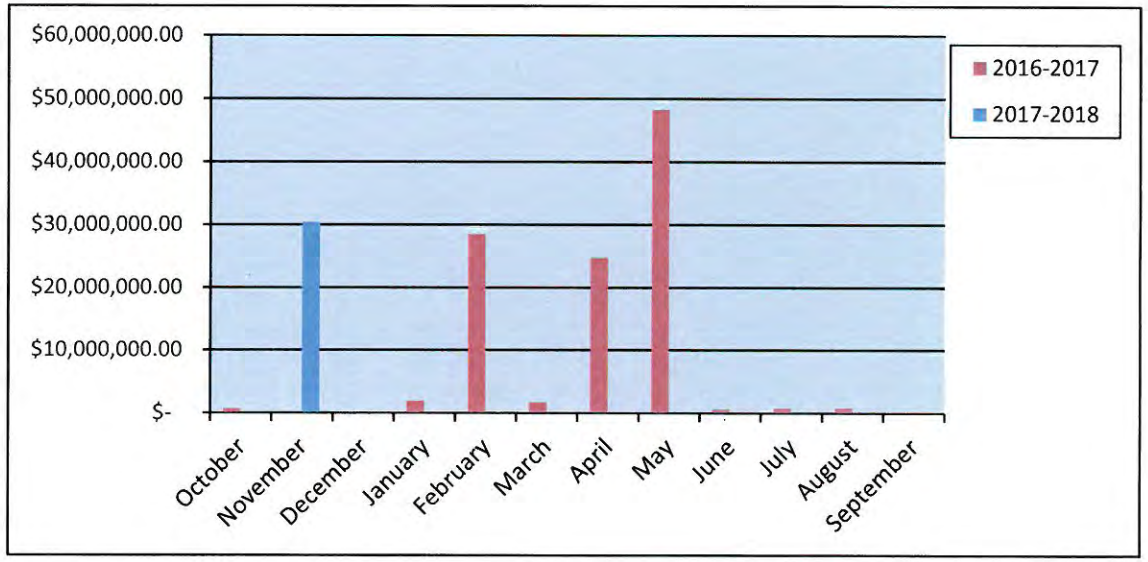
New Commercial Value Fiscal Year

Year	2016-2017	2017-2018
October	$ 572,200.00	-
November	$ -	$ 30,390,000.00
December	$ -	-
January	$ 1,800,000.00	-
February	$ 28,400,000.00	
March	$ 1,599,026.00	
April	$ 24,650,000.00	
May	$ 48,300,000.00	
June	$ 569,400.00	
July	$ 700,000.00	
August	$ 726,506.00	
September	-	
Totals	**$ 107,317,132.00**	**$ 30,390,000.00**



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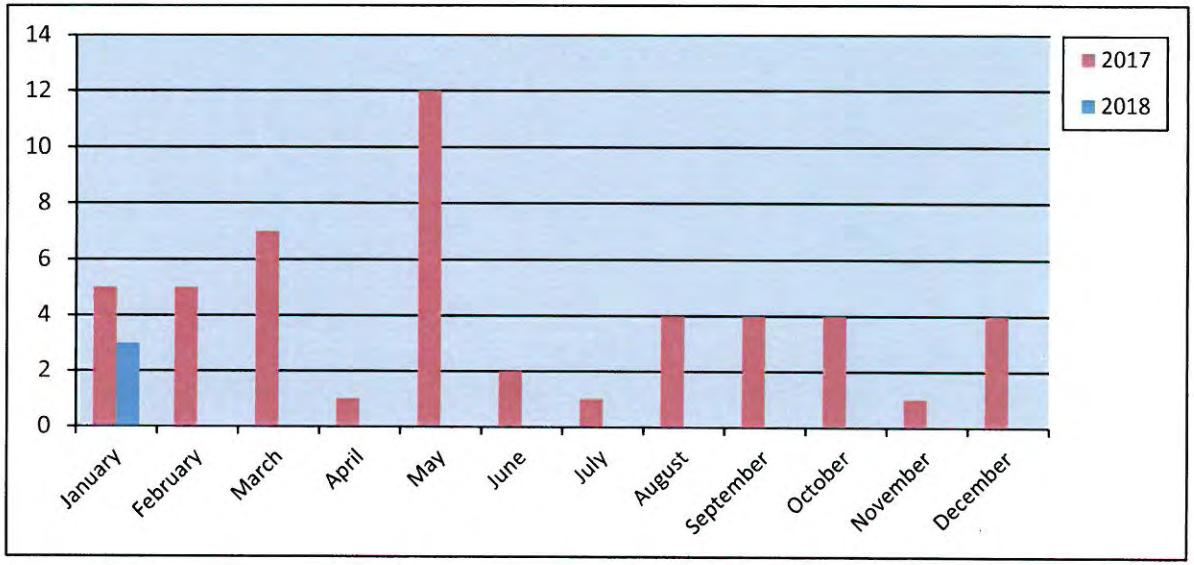
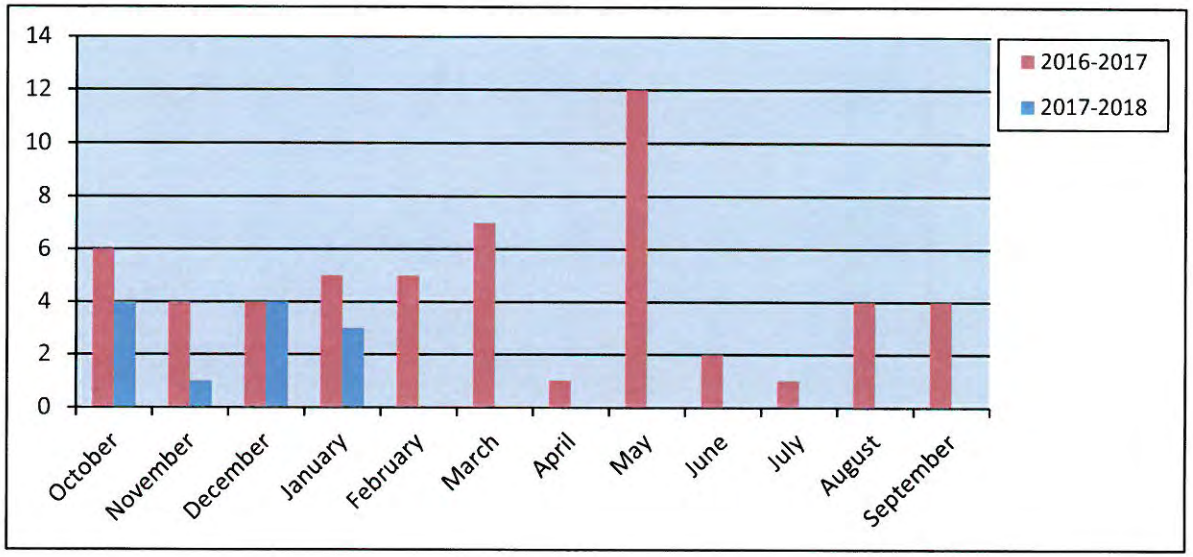
Commercial Remodel Permits Calendar Year

	Year	
	2017	2018
January	5	3
February	5	
March	7	
April	1	
May	12	
June	2	
July	1	
August	4	
September	4	
October	4	
November	1	
December	4	
Totals	**50**	**3**



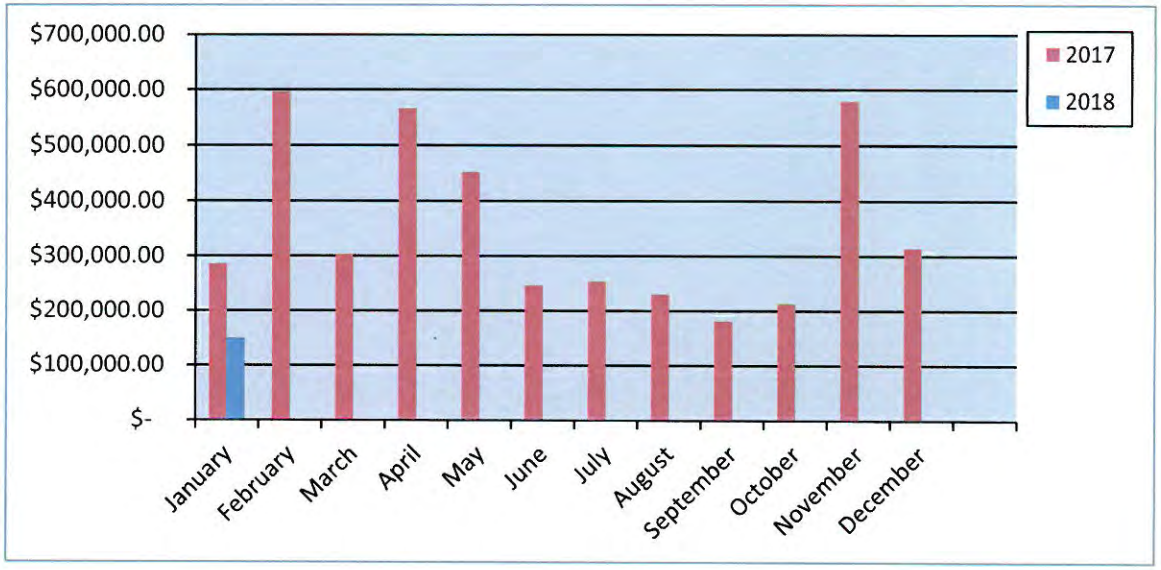
Commercial Remodel Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	6	4
November	4	1
December	4	4
January	5	3
February	5	
March	7	
April	1	
May	12	
June	2	
July	1	
August	4	
September	4	
Totals	**55**	**12**



Total Fees Collected Calendar Year

Year	2017	2018
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	
March	$ 302,406.79	
April	$ 566,291.24	
May	$ 451,389.66	
June	$ 244,930.08	
July	$ 252,374.52	
August	$ 229,266.56	
September	$ 180,561.41	
October	$ 212,560.59	
November	$ 579,208.80	
December	$ 313,423.19	
Totals	**$ 4,213,035.44**	**$ 149,088.54**



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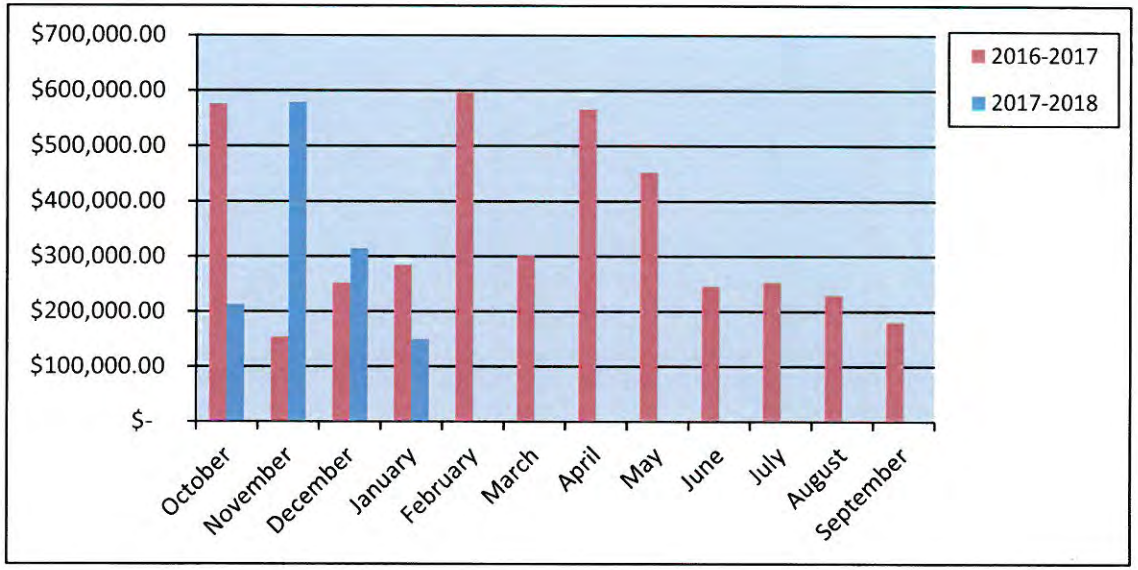
Total Fees Collected Fiscal Year

Year	2016-2017	2017-2018
October	$ 576,222.20	$ 212,560.59
November	$ 152,701.44	$ 579,208.80
December	$ 251,265.83	$ 313,423.19
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	
March	$ 302,406.79	
April	$ 566,291.24	
May	$ 451,389.66	
June	$ 244,930.08	
July	$ 252,374.52	
August	$ 229,266.56	
September	$ 180,561.41	
Totals	**$ 4,088,032.33**	**$ 1,254,281.12**



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City of Rockwall
PERMITS ISSUED
For the Period 1/1/2018 thru 1/31/2018

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0095 10/04/2017 01/02/2018	CO BUSINESS Active	660 Justin Rd. 4322-000B-0002-00-0R Public Storage	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	PS Orange Co.	701 Western Ave., Glendale, CA 91201	(800) 688-8057
BUS OWNER	PS Orange Co.	701 Western Ave., Glendale, CA 91201	(800) 688-8057
OWNER	PS Orange Co.	701 Western Ave., Glendale, CA 91201	(800) 688-8057

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0097 10/09/2017 01/02/2018	CO BUSINESS ACTIVE	670 IH 30 E 4838-000A-0011-R0-0R Denny's	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Eduardo Diaz	950 E. John Carpenter Frwy. Suite 100, Irving, TX 75062	(214) 819-3800
BUS OWNER	Eduardo Diaz	950 E. John Carpenter Frwy. Suite 100, Irving, TX 75062	(214) 819-3800
OWNER	MUZNA, REAL ESTATE IN	, RICHARDSON, TX 75082	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0111 11/07/2017 01/26/2018	CO BUSINESS Active	615 National Dr. 0128-0000-0002-17-0R Amailey Plumbing, Inc.	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Scott Talley	PO Box 690694, Houston, TX 77269	(281) 881-6646
BUS OWNER	Scott Talley	PO Box 690694, Houston, TX 77269	(281) 881-6646
BUSINESS	Amailey Plumbing, LLC.	615 National Dr., Rockwall, TX 75032	(281) 881-6646
OWNER	D & A Real Estate, LTD.	PO Box 850, Rockwall, TX 75087	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0119 11/30/2017 01/09/2018	CO BUSINESS Active	2455 Ridge Rd 115 4854-000A-0009-00-0R Buffet City	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Jae Choi	, ,	
BUS OWNER	Jae Choi	2455 Ridge Rd. #115, Rockwall, TX 75087	(972) 722-8999
OWNER	ROCKWALL, OCEANHILL	C/O GEORGE RAUST, MONTEREY, CA 92940	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0124 12/14/2017 01/11/2018	CO INTERIOR Active	663 Justin Rd 4075-000A-0002-BB-0R Airrosti Rehab Centers LLC	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Airrosti Rehab Centers LLC	911 Central Parkway North #300, San Antonio, TX 78232	(817) 470-7488
BUS OWNER	Airrosti Rehab Centers LLC	911 Central Parkway North #300, San Antonio, TX 78232	(817) 470-7488
BUSINESS	Airrosti Rehab Centers LLC	911 Central Parkway North #300, San Antonio, TX 78232	(817) 470-7488
OWNER	Breen & McKeon LLP	661 Justin Rd, Rockwall, Tx 75087	(972) 771-5264

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0125 12/15/2017 01/09/2018	CO INTERIOR Active	1785 IH 30 101 0134-0000-0005-01-0R Godspeed Motors LLC	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Sydney Brown	2003 Dover Dr., Rowlett, TX 75088	(214) 708-5566
BUS OWNER	Sydney Brown	1785 IH30 #101, Rockwall, TX 75087	(214) 708-5566
BUSINESS	Godspeed Motors LLC	1785 E. Interstate 30 Suite 101, ROCKWALL, TX 75087	(214) 708-5566
OWNER	Gregory Ollom	941 Cornelius Rd., Rockwall, TX 75087	(214) 616-2292

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0002 01/08/2018 01/25/2018	CO BUSINESS Active	1207 Arista Dr. 101 4009-000A-0010-02-0R Evexia's Medical PLLC	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Terri Deneui	14505 Bowman Dr., Colleyville, TX 76034	(214) 202-4727
BUS OWNER	Terri Deneui	1207 Arista Dr. 101, Rockwall, TX 75032	(214) 202-4727
OWNER	NERITA, LLC	, DALLAS, TX 75229	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0003 01/08/2018 01/26/2018	CO BUSINESS Active	625 National Dr. 0128-0000-0002-17-0R Amailey Plumbing, Inc.	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Scott Talley	PO Box 690694, Houston, TX 77269	(281) 881-6646
BUS OWNER	Scott Talley	PO Box 690694, Houston, TX 77269	(281) 881-6646
BUSINESS	Amailey Plumbing, Inc.	615 National Dr., Rockwall, TX 75032	(281) 961-1550
OWNER	D & A Real Estate, LTC.	PO Box 850, Rockwall, TX 75087	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0004 01/11/2018 01/12/2018	CO BUSINESS Active	3301 N. Goliad 111 0030-0000-0004-01-0R -Venice Nail Salon	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Mai Hua	3010 Redcliff Ln., Garland, TX 75043	(214) 400-9793
BUS OWNER	Mai Hua	3010 Redcliff Ln., Garland, TX 75043	(214) 400-9793
BUSINESS	Venice Nail Salon	3301 N. Goliad St. Suite 111, ROCKWALL, TX 75087	(972) 722-3979
OWNER	Jay Holman	14801 Quorum Dr. #160, Dallas, TX 75254	(214) 402-8702

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0008 01/18/2018 01/19/2018	CO INTERIOR Active	3301 N Goliad 103 0030-0000-0004-01-0R Club Pilates	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number

City of Rockwall
PERMITS ISSUED
For the Period 1/1/2018 thru 1/31/2018

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
APPLICANT	Action Retail Construction Se	4320 Action Dr., Mesquite, TX 75150		(214) 989-7841	
BUS OWNER	Michael Furniss	3301 N Goliad St. 103, Rockwall, TX 75087		(734) 634-5979	
CONTRACTOR	Action Retail Construction Se	4320 Action Dr., Mesquite, TX 75150		(214) 989-7841	
ELEC CONTR	COLLINS CONSTRUCTION	P. O. BOX 589, Azle, TX 76098		(817) 437-1273	
INSP RPT EMAIL	Action Retail Construction Se	4320 Action Dr., Mesquite, TX 75150		(214) 989-7841	
MECH CONTR	Express Service Contractors	P. O. BOX 1012, ROCKWALL, TX 75087		(972) 771-7807	
OWNER	ROCKWALL 205-552 LLC	1408 QUORUM DR., STE 160, Dallas, TX 75254		(214) 402-8702	
PLB CONTR	REEVES PRO PLUMBING	5472 CR 2594, Royse City, Tx 75189		(214) 693-0651	

Total Valuation:	**0.00**
Total Fees:	**754.50**
Total Fees Paid:	**754.50**

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ROCKWALL FIRE Department

Monthly Report

January 2018

205

All Calls By Type

January 2018				
Situation Type	Automatic aid given	Mutual aid given	Mutual aid received	City
111 Building fire				2
112 Fires in structure other than in a building				1
130 OTHER-Mobile property (vehicle) fire				1
131 Passenger vehicle fire (cars, pickups, SUV's)				3
132 Road freight or transport vehicle fire (Commercial Vehicles)		1		1
142 Brush or brush-and-grass mixture fire				1
143 Grass fire		1	1	4
151 Outside rubbish, trash or waste fire				1
251 Excessive heat, scorch burns with no ignition				1
311 Medical assist, assist EMS crew				84
322 Motor vehicle accident with injuries		1		8
324Motor vehicle accident with no injuries.				3
342 Search for person in water	1			
353 Removal of victim(s) from stalled elevator				1
411 Gasoline or other flammable liquid spill				3
412 Gas leak (natural gas or LPG)				9
442 Overheated motor				2
444 Power line down				2
445 Arcing, shorted electrical equipment				1
462 Aircraft standby				2
553 Public service				12
556 Public service - Non paged				17
611 Dispatched & canceled en route		1		5
622 No incident found on arrival at dispatch address				1
631 Authorized controlled burning				1
651 Smoke scare, odor of smoke				3
652 Steam, vapor, fog or dust thought to be smoke				2
721 Bomb scare - no bomb				1
731 Sprinkler activation due to malfunction				2
732 Extinguishing system malfunction (activation)				1
733 Smoke detector activation due to malfunction				11
735 Alarm system sounded due to malfunction				10
736 CO detector activation due to malfunction				2
740 Unintentional transmission of alarm, other				2
741 Sprinkler activation, no fire - unintentional				7
742 Extinguishing system activation				1
743 Smoke detector activation, no fire - unintentional				7
744 Detector activation, no fire - unintentional				1
745 Alarm system activation, no fire - unintentional				3
Grand Total	**1**	**4**	**1**	**219**
Total EMS Calls				**84**

Dispatch to Arrival Analysis-All (No Mutual Aid)				Total Calls
38%	On Scene in	4.0	minutes or less	57
59%	On Scene in	5.0	minutes or less	90
75%	On Scene in	6.0	minutes or less	114
90%	On Scene in	7.0	minutes or less	137
95%	On Scene in	8.0	minutes or less	144
99%	On Scene in	13.0	minutes or less	151

Total Calls		151
Average Time Per Call		4.70
	Call Count	Percentage
Under 4 min	57	37.75%
Over 4 min	94	62.25%

Enroute to Arrival Analysis-All (No Mutual Aid)				Total Calls
65%	On Scene in	4.0	minutes or less	99
84%	On Scene in	5.0	minutes or less	127
91%	On Scene in	6.0	minutes or less	139
97%	On Scene in	7.0	minutes or less	148
98%	On Scene in	8.0	minutes or less	149
99%	On Scene in	10.0	minutes or less	151

Total Calls		151
Average Time Per Call		3.49
	Call Count	Percentage
Under 4 min	99	65.56%
Over 4 min	52	34.44%

Enroute to Arrival Analysis-*By District* (No Mutual Aid)				Total Number of Calls	Average Drive Time Minutes	Percent of Runs per Station
	100s with Station 1					
77%	On Scene in	4.0	minutes or less	49	2.85	32.67%
	200s with Station 2					
60%	On Scene in	4.0	minutes or less	45	3.86	30.00%
	300s with Station 3					
75%	On Scene in	4.0	minutes or less	20	3.28	13.33%
	400s with Station 4					
68%	On Scene in	4.0	minutes or less	22	2.98	14.67%
	500s w/out Station					
25%	On Scene in	4.0	minutes or less	4	4.68	2.67%
	600s w/out Station					
33%	On Scene in	4.0	minutes or less	3	4.73	2.00%
	700s w/out Station					
38%	On Scene in	4.0	minutes or less	8	5.03	5.33%
	800s w/out Station					
	On Scene in	4.0	minutes or less			
	900s w/out Station					
	On Scene in	4.0	minutes or less			
	1000s w/out Station					
	On Scene in	4.0	minutes or less			
			Total Calls	151		207

Fire Marshal Division

Monthly Report - January 2018

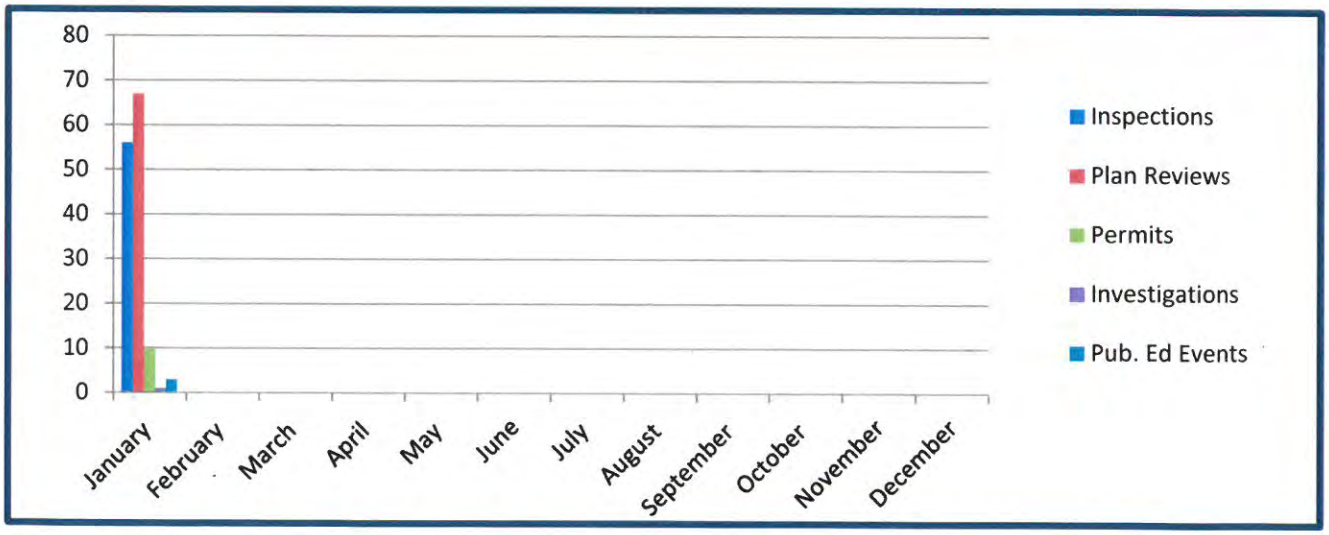
Inspection Status Report	
Finaled Inspections	30
Pending Inspections	26
Total for the Month	**56**

Fire Investigations Status Report	
Active Investigations	0
Closed Investigations	1
Total for the Month	**1**

Plan Review Report	
CO	16
COMM	35
Engineering	2
Misc.	1
Plat	1
Site Plan	5
Single Family	1
Special Event	3
Zoning	3
Total for the Month	**67**

Fire Permit Report	
Access Control	2
Fire Alarm	1
Fire Sprinkler	3
Fireworks	1
Temp Aboveground Tank	1
Underground Tank	1
Underground Sprinkler	1
Total for the Month	**10**

Public Education Events	
Total for the Month	**3**



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Total Dollar Losses

January 2018

City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 02/13/2018 11:06
Login ID: rck\sdean
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$98,060.00	$0.00	$5,632.50	$98,060.00	$5,632.50
Total Content Loss:	$58,836.00	$0.00	$2,000.00	$58,836.00	$2,000.00
Total Property Pre-Incident Value:	$98,060.00	$0.00	$13,490.00	$98,060.00	$13,490.00
Total Contents Pre-Incident Value	$58,836.00	$0.00	$6,745.00	$58,836.00	$6,745.00
Total Losses:	$156,896.00	$.00	$7,632.50	$156,896.00	$156,896.00
Total Value:	$156,896.00	$.00	$20,235.00	$156,896.00	$20,235.00

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Key Projects:

(1) **Asset Management Software**. Install in progress.

(2) **Outside Agencies / Citizens**. Tract Information Request, Rockwall County (addressing)

(3) **Engineering/Public Works**. Chandlers Landing Speed Limit Signage Research, Pavement Mgmt. Bond Study, Signage Mapbook, 36x36 Grid Map, Streets Mapbook, SH 276 Alignment, Storm Water Mapbook, Street Light LRE Map

(4) **Parks Department**. Parks Dept. - GPS Training, Retail Vacancy, South Community Park Map, 5 Park Locator Maps, New Parks Guide Map Layers, New Potential Trail Map, Lakeside Park Map

(5) **Planning Department**. Comp. Plan update Demographics – Calc's, Alpha Dr / Gamma Dr Abandonment, Land Swap Exhibit, CPAC Map Inserts-Calcs, Valk Annexation, Retail / Commercial Mapbooks, Future and Proposed Land Use Maps, Trails Maps, City Parking (Harbor), Ellis Center Ph 3 Maps, Built Vacant Map, 2018 Wall Maps, City Property Map, Location Maps, Zoning Cases, New Street Name Research, Master Thoroughfare Map

(6) **Building Inspections/NIS** City Limits/County Check, Harbor Addresses, 506 E Rusk St Buffer, 2018 Population Estimate Data, PD CD Data

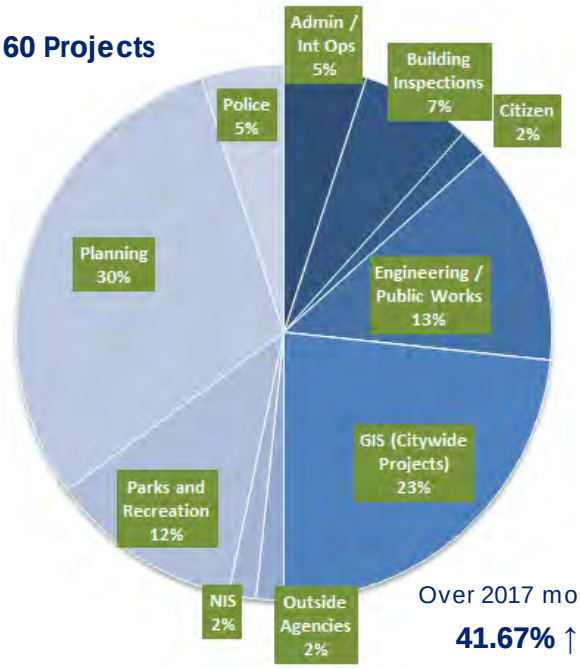
(7) **GIS**. 911 Addressing, Post GIS Enterprise SQL-SDE maintenance, Trak-it support cases, GIS Tech position interviews, Fleet tables, Internet Maps, Storm Utilities Online Maps, New Scans, Parks Online App updates, Update Wall Maps, Archive Data, Street Naming Issues, Training sessions, Cityworks coordination with GIS

(8) **Police / Fire.** PD NWS Update, Historic Population Counts, Intoxicated Manslaughter Case

(9) **Admin / Int-Ops.** Commercial Address Counts, CIP Buffer Map, Update DT Striping Data,

Monthly Project Request by Department:

60 Projects

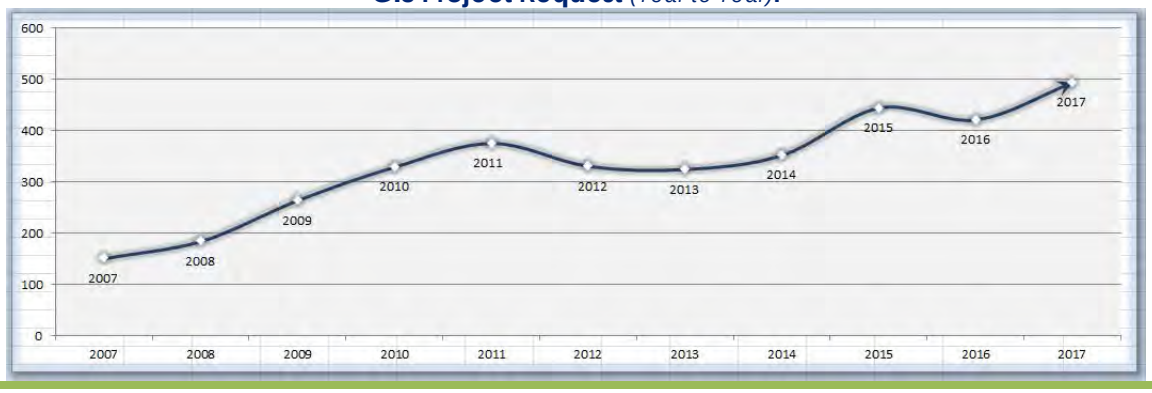


Over 2017 month

41.67% ↑

Admin / HR / Internal Ops	3
Building Inspections	4
Citizen Request	1
City Council	0
City Manager's Office	0
Neighborhood Improvement Services	1
Engineering / Public Works	8
Finance / Utility Billing	0
Fire Department	0
GIS (Citywide Projects)	14
IT	0
Main Street Program	0
Outside Agencies	1
Parks and Recreation	7
Planning	18
Police Department	3
REDC	0
Total	**60**

GIS Project Request *(Year to Year)*:



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Rockwall Police Department
Harbor District Call For Service
January 2018

Incident Number	Date	Time	Common Name	Incident Type	Incident CFS Disposition
2018-00002006	1/19/2018	20:01:13	The Hilton	Civil Matter	No Report
2018-00002018	1/19/2018	21:39:42	The Hilton	Disturbed Person	No Report
2018-00002679	1/25/2018	22:26:56	The Harbor	Harrassment	No Report
2018-00001160	1/11/2018	22:47:41	The Hilton	Intoxicated	No Report
2018-00003176	1/29/2018	22:03:54	The Hilton	Meet Complainant	Report
2018-00002007	1/19/2018	20:06:12	The Harbor	Motor Vehicle Theft	No Report
2018-00001487	1/15/2018	0:12:07	The Harbor	Suspicious Activity	No Report
2018-00002709	1/26/2018	2:26:02	The Harbor	Suspicious Activity	No Report
2018-00002272	1/22/2018	12:44:27	Cinemark Movies 12	Theft	No Report

Common Name	
Cinemark Movies 12	1
The Harbor	4
The Hilton	4
	9

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
FACILITY MAINTENANCE REQUESTS FOR SERVICE
JANUARY 2018

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	9	9	0	100%
ADMINISTRATIVE SERVICES	2	2	0	100%
AIRPORT	3	3	0	100%
ANIMAL SERVICES	11	11	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	4	4	0	100%
ENGINEERING	1	1	0	100%
FINANCE	2	2	0	100%
FIRE DEPARTMENT	25	25	0	100%
INTERNAL OPERATIONS	132	132	0	100%
MUNICIPAL COURT	10	10	0	100%
PARKS & RECREATION	17	17	0	100%
PLANNING & ZONING	4	4	0	100%
POLICE DEPARTMENT	30	30	0	100%
PUBLIC WORKS	13	13	0	100%
UTILITY BILLING	0	0	0	0%
TOTAL	263	263	0	100%

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F46 Ralph M Hall Rockwall Municipal Airport

Operations Report January 2018

Fuel Sales

	Gallons Sold	Gross Sales
Jet - A Sales	350	$1,267.60
Av-Gas Sales	2372.8	$9,016.64
Total Fuel Sales	2722.8	$10,284.24

Hangar Rental Revenue

Overnight Tiedown	$21.00
Covered Overnight Tiedown	$0.00
Open T Hangar	$2,465.00
Enclosed Hangar	$120.00
Community Hangar	$580.00
Total Hangar Rentals	$3,186

Hangar Occupancy

	Total Hangars	Qty Rentable	Quantity Leased	Occupancy Rate
Open T Hangars	46	43	35	76%
Enclosed Hangars	2	1	1	50%
Community Hangar	1	1	1	100%
Total Hangar Occupancy				75%

City Revenue	Fee Rate	Hangar Rental	Fuel Flowage	Total Due
Fuel Sales (Gallons Sold)	$0.10		2,722.80	$272.28
Hangars	5.00%	$3,186.00		$159.30
Total Fees Due				$431.58

216

CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
RADIO SYSTEM
REQUESTS FOR SERVICE
JANUARY 2018

DEPARTMENT	# OF REQUESTS	# OF REQUESTS RESPONDED TO W / IN 24 HOURS	# OF REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ANIMAL SERVICES	0	0	0	100%
CODE ENFORCEMENT	0	0	0	100%
FIRE DEPARTMENT	2	2	0	100%
INTERNAL OPERATIONS	0	0	0	100%
PARKS & RECREATION	0	0	0	100%
POLICE DEPARTMENT	6	6	0	100%
PUBLIC WORKS	0	0	0	100%
UTILITY BILLING	0	0	0	100%
EMS	0	0	0	100%
FATE DPS	0	0	0	100%
HEATH DEPT. PUBLIC SAFETY	0	0	0	100%
HOSPITAL CONTROL STATIONS	0	0	0	100%
SYSTEM ISSUES	1	1	0	100%

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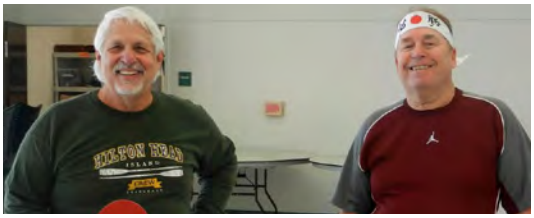
PARTICIPATION



DADDY DAUGHTER DANCE: 750 PARTICIPANTS



SENIOR PING PONG TOURNAMENT: 8 COMPETITORS



RBSL TRYOUTS: 60 PARTICIPANTS
*ONLY 9U-14U PARTICIPATE IN SPRING TRYOUTS

MONTHLY OVERVIEW	JAN '18
Part Time Labor Hours	34
Program Offerings	10
Program Participants	801
Resident Participants	555
Non-Resident Participants	246
Programs that Made	9
Cancelled Programs	1
% of Programs Cancelled	10%

FEE BASED RESIDENT VS NON-RESIDENT

9 programs

69%	31%

219

VOLUNTEER IN THE PARKS (V.I.P.)



N/A

TOTAL # OF VOLUNTEER HOURS

# OF VOLUNTEERS	0
# OF VOLUNTEER HOURS	0

0

FACILITY RENTALS

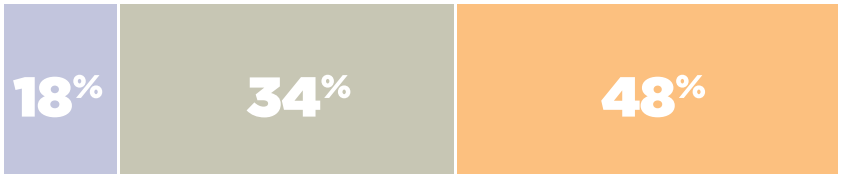


HMCC	*JAN '18*
Time Blocks Rented	50
Monthly Revenue	**$1240**

HMCC RENTAL ACTIVITY BY TIME BLOCK

59 Rentals

6 - 11 AM | 11 AM - 5 PM | 5 - 11 PM





PAVILIONS	*JAN '18*
Time Blocks Rented	1
Monthly Revenue	**$40**

PAVILION RENTAL ACTIVITY BY TIME BLOCK

8 Rentals

6 AM - 3 PM | 3 - 11 PM



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PARKS





PARK MAINTENANCE

LOFLAND PARK DRAINAGE CHANNEL RENOVATION:
The Lofland drainage channel renovation and realignment is meant to help control storm watter flooding and erosion.

PREVENTATIVE MAINTENANCE:

Trip hazard removals at The Harbor

PROJECT:

Ampitheater renovation at the Harbor, for walls and landscape

PROJECT:

Electronic gate installation at Waste and Debris Processing Site



ATTENTION:

Leon Tuttle Athletic Complex was awarded Pioneer Athletics Field of Excellence Award. Rockwall was 1 of 14 recognized in the State of Texas.





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MARKETING

FACEBOOK PAGE LIKES

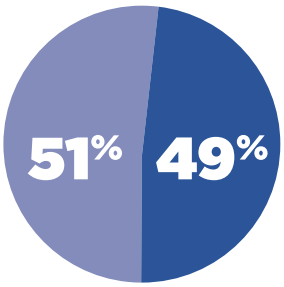
	GAIN OR LOSS
DEC	+28
JAN	+64

TOTAL LIKES THRU 1/31/2018

Like **10,034**

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

	ACCOUNTS	GAIN OR LOSS
DEC	5061	+122
JAN	5421	+360



RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

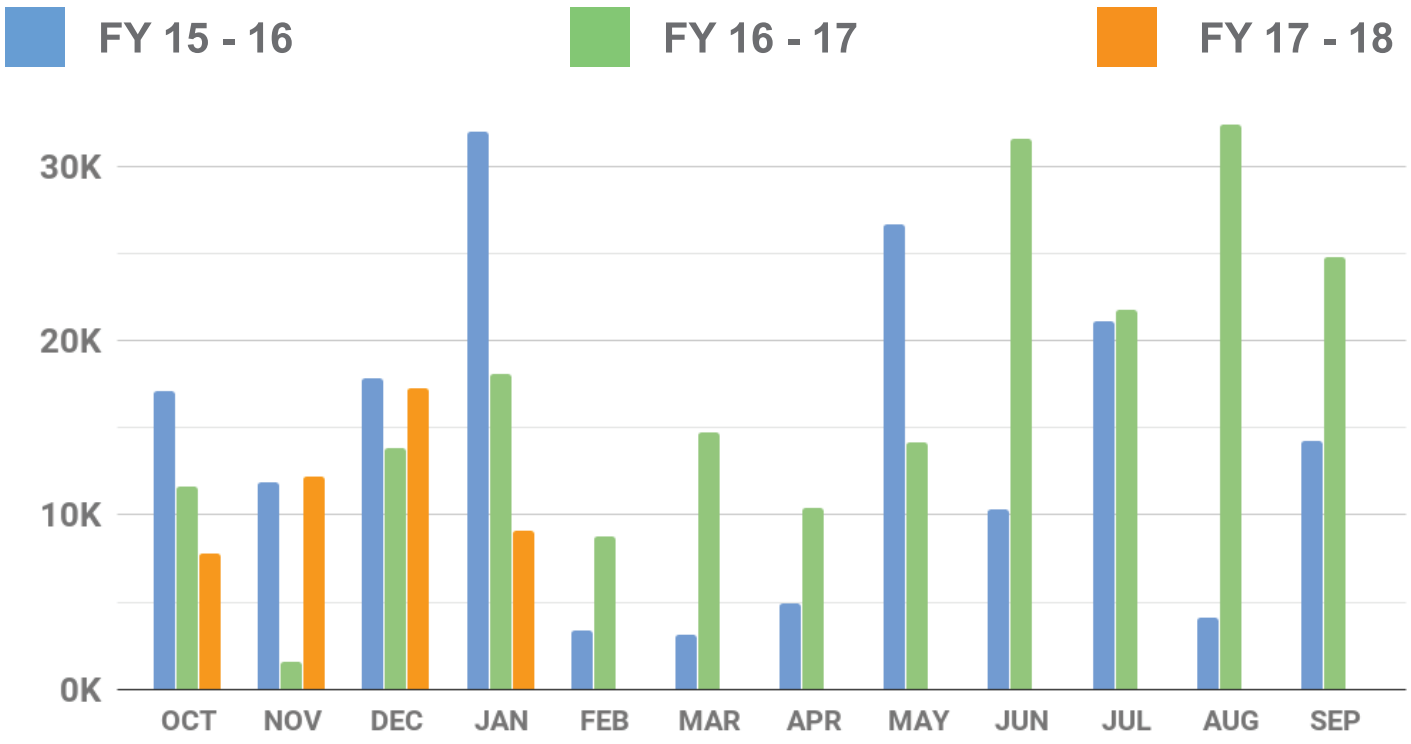
PLAYROCKWALL.COM

PAGEVIEWS Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of December, 2017.	97,882
SESSIONS Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com	15,367
USERS Visitors to playrockwall.com	9,672

REVENUE

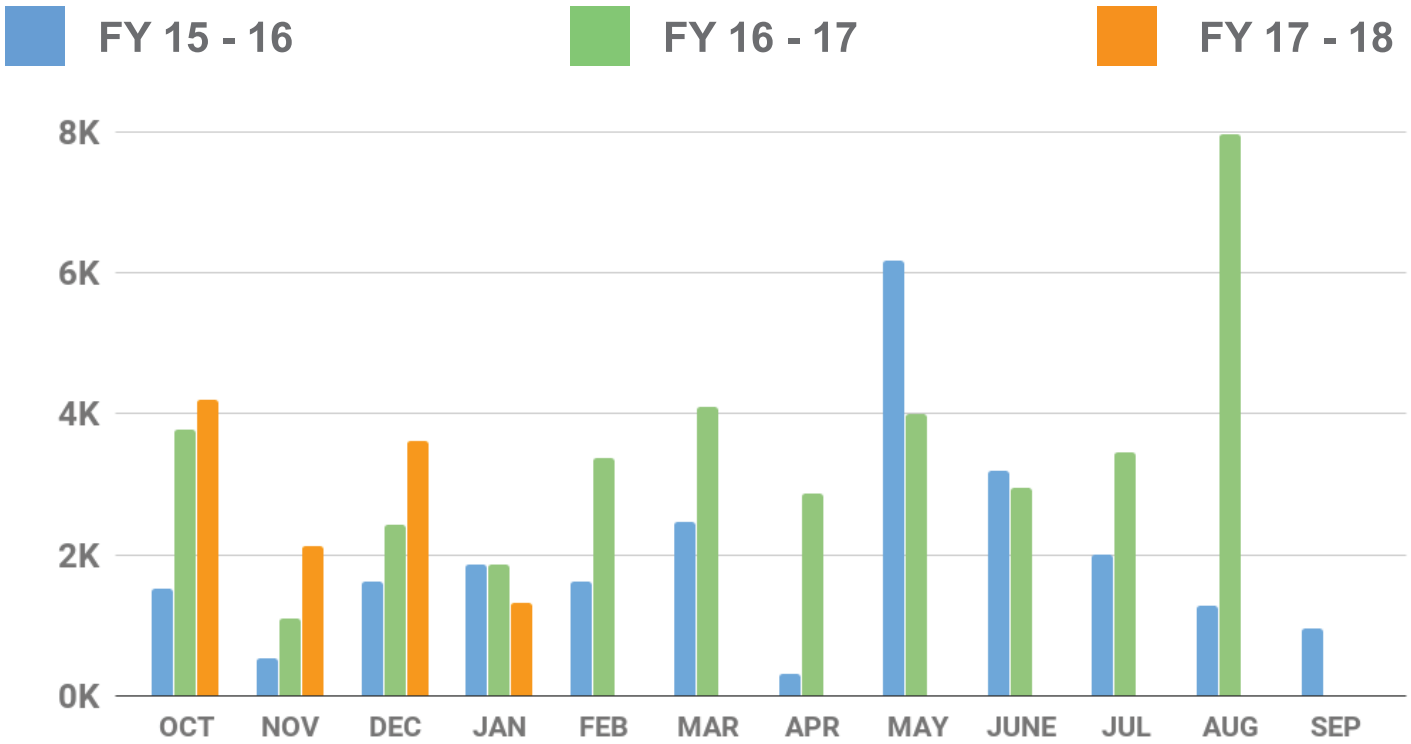
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



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Rockwall Adoption Center

2018 Animal Statistics

	ADOPTIONS	RESCUED	RETURN TO OWNER	EUTHANIZED	1045*	INTAKES	DISPOSITIONS	LIVE
	Total—Average	Total-Average	Total—Average	Total—Average	Total-Average			OUTCOME
Jan '18	75-78%	7-7%	11-12%	0-0%	0-0%	112	95	**97%**
Feb '18								
March '18								
April '18								
May '18								
June '18								
July '18								
August '18								
September '18								
October '18								
November '18								
December '18								

225

Rockwall Animal Adoption Center

PROFIT AND LOSS

January 2018

	TOTAL
Income	
4100 - Adoption Fee	2,470.00
4111 Adoption Fee - Dog	5,800.00
4112 Adoption Fee - Cat	1,025.00
Total 4100 - Adoption Fee	**9,295.00**
4200 - Impound Fee	320.00
4300 - Owner Surrender	680.00
43400 Direct Public Support	
43410 Corporate Contributions	250.00
Total 43400 Direct Public Support	**250.00**
4350 - Quarantine Fee	100.00
4700 - General Donations	6,290.06
Total Income	**$16,935.06**
GROSS PROFIT	**$16,935.06**
Expenses	
5200 - Shelter Expense	
5203 - Medication	5,691.06
5209 - Shelter Supplies	648.77
5210 - Cleaning	310.09
5211 - Repair & Maint.	10,000.00
5220 - Truck Maintenance	194.54
5230 - Misc	9.00
Total 5200 - Shelter Expense	**16,853.46**
5215 - Insurance	408.10
5300 - Veterinary Expense	7,198.30
5400 - Professional Services	2,398.34
65000 5000 - Administative Expense	
5004 - Paypal/Intuit fee	433.21
5005 - Postage	58.36
5006 - Bank Fees	149.35
5040 - Retirement srvs - 401K	254.00
5050 - Payroll	15,972.33
5055 - Payroll Tax	1,695.37
5056 - 401K Employer/Healthcare	369.32
5099 - Misc	504.69
65040 5001 - Supplies	135.44
65050 5060 -Telephone, Telecomm	120.00
Total 65000 5000 - Administative Expense	**19,692.07**
Total Expenses	**$46,550.27**
NET OPERATING INCOME	**$ -29,615.21**
NET INCOME	**$ -29,615.21**

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Rockwall Police Department

Monthly Activity Report

January-2018

ACTIVITY	CURRENT MONTH JANUARY	PREVIOUS MONTH DECEMBER	YTD 2018	YTD 2017	YTD % CHANGE
Homicide / Manslaughter	0	0	0	0	**0.00%**
Sexual Assault	2	0	2	0	**200.00%**
Robbery	0	0	0	2	**-200.00%**
Aggravated Assault	1	0	1	3	**-66.67%**
Burglary	2	4	2	5	**-60.00%**
Larceny	58	51	58	57	**1.75%**
Motor Vehicle Theft	2	7	2	8	**-75.00%**
TOTAL PART I	**65**	**62**	**65**	**75**	**-13.33%**
TOTAL PART II	**172**	**137**	**172**	**162**	**6.17%**
TOTAL OFFENSES	**237**	**199**	**237**	**237**	**0.00%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	14	25	14	10	**40.00%**
D.W.I.	20	16	20	21	**-4.76%**
ARRESTS					
FELONY	38	18	38	27	**40.74%**
MISDEMEANOR	74	78	74	80	**-7.50%**
WARRANT ARREST	8	14	8	27	**-70.37%**
JUVENILE	3	6	3	9	**-66.67%**
TOTAL ARRESTS	**123**	**116**	**123**	**143**	**-13.99%**
DISPATCH					
CALLS FOR SERVICE	1339	1525	1339	1450	**-7.66%**
ACCIDENTS					
INJURY	14	16	14	20	**-30.00%**
NON-INJURY	55	52	55	57	**-3.51%**
FATALITY	0	0	0	0	**0.00%**
TOTAL	**69**	**68**	**69**	**77**	**-10.39%**
FALSE ALARMS					
RESIDENT ALARMS	72	60	72	53	**35.85%**
BUSINESS ALARMS	155	166	155	112	**38.39%**
TOTAL FALSE ALARMS	**227**	**226**	**227**	**165**	**37.58%**
Estimated Lost Hours	**149.82**	**149.16**	**149.82**	**108.9**	**37.58%**
Estimated Cost	**$3,563.90**	**$3,548.20**	**$3,563.90**	**$2,590.50**	**37.58%**

ROCKWALL NARCOTICS UNIT

Number of Cases	**2**
Arrests	**1**
Arrest Warrants	
Search Warrants	**1**
Seized	
Marijuana	250 pounds
Heroin	8 ounces
Weapons	46

Rockwall Police Department
Dispatch and Response Times
January 2018

Police Department

	Average Response Time	
Priority 1		Number of Calls **61**
Call to Dispatch	0:01:41	
Call to Arrival	0:05:49	
% over 7 minutes	31%	

	Average Response Time	
Priority 2		Number of Calls **239**
Call to Dispatch	0:03:06	
Call to Arrival	0:09:56	
% over 7 minutes	59%	

	Average Response Time	
Priority 3		Number of Calls **55**
Call to Dispatch	0:06:03	
Call to Arrival	0:11:30	
% over 7 minutes	51%	

Average dispatch response time goals are as follows:
Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

Fire Department

	Average Response Time	
Call to Dispatch	0:02:00	Number of Calls **177**
Call to Arrival	0:07:30	

Overages

Incident No.	Date	Time Rec'd	Call Type	Time Disp	Resp Time	Reason

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STAR TRANSIT
P.O. Box 703 · Terrell, TX 75160
Phone: 972.563.5875 · Fax: 972.563.1491 · www.STARtransit.org

February 6, 2018

To: City of Rockwall

From: Ashley Ando, Grant Director

Re: January 2018 Demand and Response Ridership Report

TRIP INFORMATION:

MONTH	NO. OF SERVICE DAYS	TRIPS
JANUARY	21	1,335

Non-Service Days: January 1st and 15th

NO. OF TRIPS	PURPOSE
2	Education
0	Government
71	Medicaid
174	Medical
26	Nutrition (Senior Center)
863	Other (adult-day care, beauty salon, friend's homes, etc.)
46	Shopping
153	Work

JANUARY UNDUPLICATED PASSENGERS
101
YEAR TO DATE UNDUPLICATED PASSENGERS
254

Adjusted Trip Total	714

*Trip Totals without Contracts or Medicaid

> = 60	338
DIS >60	229
	567
% E & D Trip Total	79%

FY 2018 TOTAL DEMAND AND RESPONSE TRIPS TO DATE: 8,183
(FY 2018-SEPTEMBER 1, 2017 -AUGUST 31, 2018)
PREVIOUS YEAR: JANUARY 2017 TRIP TOTAL= 702 (90% INCREASE)

ROCKWALL CITY	1Q	2Q	3Q	4Q	*PURPOSE TOTALS*
EDU	14	2	0	0	*16*
GOV	6	2	0	0	*8*
MDE	215	162	0	0	*377*
MED	752	313	0	0	*1,065*
NUT	152	48	0	0	*200*
OTH	3,583	1,562	0	0	*5,145*
SHP	405	118	0	0	*523*
WORK	576	273	0	0	*849*
	5,703	2,480	0	0	*8,183*

ROCKWALL CITY	**Sep-17**	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
(UPT) Unlinked Passenger Trips	1,970	2,146	1,587	1,145	1,335								**8,183**	*1,637*
EDU	7	6	1	0	2								**16**	*3*
GOV	4	0	2	2	0								**8**	*2*
MDE	69	78	68	91	71								**377**	*75*
MED	267	267	218	139	174								**1,065**	*213*
NUT	33	74	45	22	26								**200**	*40*
OTH	1,205	1,365	1,013	699	863								**5,145**	*1,029*
SHP	159	162	84	72	46								**523**	*105*
WORK	226	194	156	120	153								**849**	*170*
TOTAL DR TRIPS	**1,970**	**2,146**	**1,587**	**1,145**	**1,335**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	8,183	*565*

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
Medicaid	69	78	68	91	71	0	0	0	0	0	0	0	**377**	*31*
Lakepointe Church Contract	894	1,052	676	417	550								**3,589**	*718*
Nursing Home Contracts	0	0	0	0	0	0	0	0	0	0	0	0	**0**	*0*
Charters	0	0	0	0	0	0	0	0	24	0	0	0		
	963	*1,130*	*744*	*508*	*621*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	***3,966***	*331*

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
Adjusted Trip Total	1,007	1,016	843	637	714	0	0	0	0	0	0	0	**4,217**	*43,146*
	*Trip Totals without Contracts or Medicaid													

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
> = 60	550	645	491	309	338								**2,333**	*467*
DIS <60	231	256	214	181	229								**1,111**	*222*
	781	*901*	*705*	*490*	*567*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	***3,444***	*287*
% of Adjusted Trip Total	78%	89%	84%	77%	79%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
GENERAL PUBLIC	226	115	138	147	147	0	0	0	0	0	0	0	**773**	*64*
% of Adjusted Total	22%	11%	16%	23%	21%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-17**	**TOTALS**
DOS	20	22	20	19	22								103
NoShow/Cancel	504	600	709	565	673							565	3616
UNDUPLICATED M2M	122	132	115	98	101								568
UNDUPLICATED YTD	-	168	195	227	254								844
			27	*32*	*27*	*-254*	*0*	*0*	*0*	*0*	*0*	*0*	
	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-17**	**TOTALS**
Subscription Trips	**394**	**449**	**354**	**372**	**430**								**1999**
Percent Subs of Total Trips	**20%**	**21%**	**22%**	**32%**	**32%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	

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Table of Contents

Agenda 5

Consider approval of the minutes from the March 5, 2018 regular City Council meeting, and take any action necessary.

Minutes 10

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A2018-001 – Consider a request by Rick Jones of ADV Rockwall Platinum Property Owner, LLC for the approval of a voluntary annexation of a 4.273-acre tract of land identified as Tract 25-09 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, contiguous to the existing city limits, and take any action necessary (2nd Reading).

Ord 18-17 24

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Consider a recommendation from the City Council Naming Subcommittee honoring Barbara Coleson, and take any action necessary.

Memo 32

Plaque 33

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Consider approval of a Facilities Agreement with Somerset Park Development, LLC and Arcadia Realty Corp. for the pro-rata reimbursement of the off-site over sized lift station system expenses associated with this development, and take any action necessary.

Memo 35

Facilities Agreement 36

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P2017-058 - Consider a request by John Arnold of Stone Creek Phase 9, LTD for the approval of a final plat for Stone Creek, Phase IX containing 63 single-family residential lots on a 17.371-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, generally located along Hay Road south of the intersection of John King Boulevard and Hays Road, and take any action necessary.

P2017-058 40

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P2018-006 - Discuss and consider a request by Aaron L. Stringfellow of Weir & Associates for the approval of a final plat for Lot 2, Block A, Rockwall Technology Park, Phase IV Addition being a 34.229-acre tract of land identified as a portion of Tract 1 & 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, and take any action necessary.

P2018-006 45

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Z2018-004 - Hold a public hearing to discuss and consider a request by Jim & Kelly Matthews for the approval of an ordinance for a Specific Use Permit (SUP) to allow for a carport on a 0.254-acre tract of land identified as Lot 33, Block A, Stonebridge Meadows Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 706 Stillwater Drive, and take any action necessary (1st Reading).

Z2018-004 52

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Z2018-005 - Hold a public hearing to discuss and consider a request by Joe Wimpee for the approval of an ordinance for a Specific Use Permit (SUP) to allow for an accessory building on an 8.1232-acre tract of land identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 1800 Dalton Road, and take any action necessary (1st Reading).

Z2018-005 95

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Z2018-006 & Z2018-007 - Hold a public hearing to discuss and consider a request by Billy Wayne Peoples and Craig Merritt for the approval of an ordinance for a zoning change from Single Family 7 (SF-7) District to a Residential-Office (RO) District for a 1.016-acre tract of land identified as Lot 80 (i.e. Lot 80B & 80C), B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 106 & 108 St. Mary Street, and take any action necessary (1st Reading).

Z2018-006 & Z2018-007 119

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Z2018-008 - Hold a public hearing to discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of an ordinance for a Specific Use Permit (SUP) allowing a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 2.056-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary (1st Reading).

Z2018-008 155

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Z2018-010 - Hold a public hearing to discuss and consider a request by Kevin Kessler, PE of Jacobs Engineering, Inc. on behalf of Mike Wallace of Wallace Partners, LP for the approval of an ordinance for a zoning change from Agricultural (AG) District to Planned Development District for Single Family 7 (SF-7) District land uses on 262.06-acre tract of land identified as Tracts 43, 43-01, 44 & 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally situated at the northwest corner of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary (1st Reading).

Z2018-010 180

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Z2018-011 - Hold a public hearing to discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of an ordinance for a Specific Use Permit (SUP) allowing a restaurant with drive-through facilities in a General Retail (GR) District on a 0.81-acre parcel of land identified as Lot 3, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1945 N. Goliad Street, and take any action necessary (1st Reading).

Z2018-011 273

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Z2018-012 - Hold a public hearing to discuss and consider a request by Ed Hicks, Jr. of Clay Cooley Automotive for the approval of an ordinance amending a Specific Use Permit (SUP) (i.e. SUP S-131 [Ordinance No. 15-05]) that allows for outside storage and a new motor vehicle dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary (1st Reading).

Z2018-012 293

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SP2018-005 - Discuss and consider a request by Crystal Vasquez of Huckabee on behalf Will Salee of the Rockwall Independent School District for the approval of an exception to the minimum stone requirements stipulated by Article V, District Development Standards, of the Unified Development Code (UDC) in conjunction with an approved site plan for a school on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

SP2018-005. 320

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Discuss and consider a request by Billy Self on behalf of Pro-Soap of Rockwall for the approval of a variance to the Engineering Standards of Design and Construction Manual for the deferment of storm water detention improvements to allow for the existing and proposed expansions of a building being situated on a 1.925-acre tract of land identified as Tract 9-2 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1830 E. IH-30, and take any action necessary.

Memo . . . 343
Expansion Map . . . 345
Request Letter . . . 346
Not Submitted/Approved Eng. Plans . . . 347
Photo Submitted By Mr. Self . . . 359
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Discuss and consider approval of supplemental hotel occupancy tax funding recommendations from the Council subcommittee regarding requests from the American Legion, Trend HR, Historical Foundation and Duck Regatta and take any action necessary.

Subcommittee memo . . . 361
American Legion application . . . 363
Trend HR . . . 370
Historical Foundation . . . 379
Duck Regatta . . . 381
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Discuss and consider the North Texas Municipal Water District's (NTMWD) chlorine maintenance program now in effect, and take any action necessary.

Memo . . . 400
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Discuss and consider authorizing the City Manager to execute contracts for the purchase of Police camera equipment systems from Ramco Rugged Portables in the amount of $405,000; Dell in the amount of $28,300; Pursuit Safety in the amount of $24,800 with funds from the Technology Replacement Fund and a budget amendment to appropriate $342,520 of General Fund Reserves for this purpose, and take any action necessary.

staff memo . . . 402
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Discuss and consider directing staff to initiate the process of amending the City's Master Thoroughfare Plan (MTP) contained in the Comprehensive Plan, and take any action necessary.

Memorandum . . . 405
Blank Page . . . 407

Discuss and consider possible modifications to city observed holidays, and take any action necessary.

Memo . . . 408
Holiday Survey . . . 409
Blank Page . . . 412

AGENDA
ROCKWALL CITY COUNCIL
Monday, March 19, 2018
5:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation).
2. Discussion regarding legal options to Board of Adjustments Case # BOA-2018 - 2-V, pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Board of Adjustments - pursuant to Section 551.074 (personnel matters)
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

III. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, March 19, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

IV. RECONVENE PUBLIC MEETING

V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VI. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER DANIELS

VII. OPEN FORUM

VIII. CONSENT AGENDA

p.10 **1.** Consider approval of the minutes from the March 5, 2018 regular City Council meeting, and take any action necessary.

p.24 **2.** **A2018-001** – Consider a request by Rick Jones of ADV Rockwall Platinum Property Owner, LLC for the approval of an **ordinance** for a voluntary annexation of a 4.273-acre tract of land identified as Tract 25-09 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, contiguous to the existing city limits, and take any action necessary **(2nd Reading)**.

p.32 **3.** Consider a recommendation from the City Council Naming Subcommittee honoring Barbara Coleson, and take any action necessary.

p.35 **4.** Consider approval of a Facilities Agreement with Somerset Park Development, LLC and Arcadia Realty Corp. for the pro-rata reimbursement of the off-site oversized lift station system expenses associated with this development, and take any action necessary.

p.40 **5.** **P2017-058** - Consider a request by John Arnold of Stone Creek Phase 9, LTD for the approval of a final plat for Stone Creek, Phase IX containing 63 single-family residential lots on a 17.371-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, generally located along Hay Road south of the intersection of John King Boulevard and Hays Road, and take any action necessary.

p.45 **6.** **P2018-006** - Discuss and consider a request by Aaron L. Stringfellow of Weir & Associates for the approval of a final plat for Lot 2, Block A, Rockwall Technology Park, Phase IV Addition being a 34.229-acre tract of land identified as a portion of Tract 1 & 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, and take any action necessary.

IX. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

X. PUBLIC HEARING ITEMS

p.52 **1.** **Z2018-004** - Hold a public hearing to discuss and consider a request by Jim & Kelly Matthews for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow for a carport on a 0.254-acre tract of land identified as Lot 33, Block A, Stonebridge Meadows Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 706 Stillwater Drive, and take any action necessary **(1st Reading).**

p.95 **2.** **Z2018-005** - Hold a public hearing to discuss and consider a request by Joe Wimpee for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow for an accessory building on an 8.1232-acre tract of land identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 1800 Dalton Road, and take any action necessary **(1st Reading).**

p.119 **3.** **Z2018-006 & Z2018-007** - Hold a public hearing to discuss and consider a request by Billy Wayne Peoples and Craig Merritt for the approval of an **ordinance** for a zoning change from Single Family 7 (SF-7) District to a Residential-Office (RO) District for a 1.016-acre tract of land identified as Lot 80 (i.e. Lot 80B & 80C), B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 106 & 108 St. Mary Street, and take any action necessary **(1st Reading)**.

p.155 **4.** **Z2018-008** - Hold a public hearing to discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 2.056-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary **(1st Reading).**

p.180 **5.** **Z2018-010** - Hold a public hearing to discuss and consider a request by Kevin Kessler, PE of Jacobs Engineering, Inc. on behalf of Mike Wallace of Wallace Partners, LP for the approval of an **ordinance** for a zoning change from Agricultural (AG) District to Planned Development District for Single Family 7 (SF-7) District land uses on 262.06-acre tract of land identified as Tracts 43, 43-01, 44 & 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally situated at the northwest corner of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary **(1st Reading).**

p.273 **6.** **Z2018-011** - Hold a public hearing to discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a restaurant with drive-through facilities in a General Retail (GR) District on a 0.81-acre parcel of land identified as Lot 3, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1945 N. Goliad Street, and take any action necessary **(1st Reading).**

p.293 **7.** **Z2018-012** - Hold a public hearing to discuss and consider a request by Ed Hicks, Jr. of Clay Cooley Automotive for the approval of an **ordinance** amending a Specific Use Permit (SUP) (i.e. SUP S-131 [Ordinance No. 15-05]) that allows for outside storage and a new motor vehicle dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary **(1st Reading).**

XI. ACTION ITEMS

p.320 **1.** **SP2018-005** - Discuss and consider a request by Crystal Vasquez of Huckabee on behalf Will Salee of the Rockwall Independent School District for the approval of an exception to the minimum stone requirements stipulated by Article V, District Development Standards, of the Unified Development Code (UDC) in conjunction with an approved site plan for a school on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

p.343 **2.** Discuss and consider a request by Billy Self on behalf of Pro-Soap of Rockwall for the approval of a variance to the Engineering Standards of Design and Construction Manual for the deferment of storm water detention improvements to allow for the existing and proposed expansions of a building being situated on a 1.925-acre tract of land identified as Tract 9-2 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1830 E. IH-30, and take any action necessary.

p.361 **3.** Discuss and consider approval of supplemental hotel occupancy tax funding recommendations from the Council subcommittee regarding requests from the American Legion, Trend HR, Historical Foundation and Duck Regatta and take any action necessary.

p.400 **4.** Discuss and consider the North Texas Municipal Water District's (NTMWD) chlorine maintenance program now in effect, and take any action necessary.

p.402 **5.** Discuss and consider authorizing the City Manager to execute contracts for the purchase of Police camera equipment systems from Ramco Rugged Portables in the amount of $405,000; Dell in the amount of $28,300; Pursuit Safety in the amount of $24,800 with funds from the Technology Replacement Fund and a budget amendment to appropriate $342,520 of General Fund Reserves for this purpose, and take any action necessary.

p.405 **6.** Discuss and consider directing staff to initiate the process of amending the City's Master Thoroughfare Plan (MTP) contained in the Comprehensive Plan, and take any action necessary.

p.408 **7.** Discuss and consider possible modifications to city observed holidays, and take any action necessary.

XII. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation).
2. Discussion regarding legal options to Board of Adjustments Case # BOA-2018 -2-V, pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Board of Adjustments - pursuant to Section 551.074 (personnel matters)
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

XIII. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XIV. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.086 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 16th day of March, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

MINUTES
ROCKWALL CITY COUNCIL
Monday, March 05, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pro Tem Hohenshelt called the meeting to order at 4:01 p.m. Present were Mayor Pro Tem John Hohenshelt and Council Members Dana Macalik, Mike Townsend, Bennie Daniels and Dennis Lewis. Councilmember Kevin Fowler arrived to the meeting at 4:04 p.m. Also present were City Manager Rick Crowley and Assistant City Managers Mary Smith and Brad Griggs. Mayor Jim Pruitt and City Attorney Frank Garza were absent from the first part of the meeting.

II. WORK SESSION

1. Hold work session to hear update regarding the North Central Texas Council of Government's (NCTCOG's) updated Collin County roadway plan.

City Manager Rick Crowley explained that the North Central Texas Council of Governments has been working on traffic congestion mitigation planning for Collin County, which, due to Rockwall County's proximity to that county, does impact traffic and roadway planning in Rockwall and Rockwall County. He shared that revisions to the previously publicized plan were shared this past Wednesday at the Rockwall County Roadway Consortium meeting.

As previously developed, the recommendations had included a new North/South Freeway (first called the Peninsula Freeway and later the Lakes Corridor) which provided another north/south route for major traffic volumes through Collin County and actually entered the very northwest corner of Rockwall County as it then intersected with the President George Bush Tollway. This plan also included a 4-lane bridge crossing of Lake Ray Hubbard which would have intersected SH205 at John King Boulevard and intersected the new North/South Freeway. We discussed this new crossing with the Council and noted that its addition was projected to significantly reduce future traffic congestion in Rockwall and Rockwall County and provide another needed lake crossing that would be used by Rockwall residents. This crossing was planned as a 4-lane thoroughfare and the bridge was proposed to be built to the same 4-lane width. The City of Rockwall advised the NCTCOG that study on this new lake crossing and thoroughfare should be continued. Under the then proposed plan, the Outer Loop would not be in the regional planning documents until future planning would be done to address the years after 2045.

As the proposed plan has been presented to and considered by several cities in Collin County, several of those cities have either taken action to actively oppose the new North/South Freeway (and other elements of the plan) or have placed such constraints on various elements of the plan that the plan generally cannot be pursued in the regional traffic mobility planning documents.

Since NCTCOG has taken the position that it will not recommend facilities that are not wanted by local cities affected by the proposed improvements (as was the case with the

Blackland Corridor Freeway which was opposed by Rockwall and several other entities), they have developed a new plan taking into account the specifications placed on new freeways, roadways, expanded roadways, and bridges which were provided by the several opposing Collin County cities. The results of this plan are included in the attached file.

The current planning proposal changes the alignment of the Outer Loop which goes through Rockwall County to I30 – including parts of the City of Rockwall. The alignment of the proposed Outer Loop has been shifted to the west from the previous alignment. The new thoroughfare bridge crossing remains in the plan at the same location. This would move the construction of portions of the Outer Loop in Rockwall County up on the timeline along the proposed new route. You may also notice that the reduction in future congestion and traffic volumes in Rockwall and Rockwall County is much less than was the case in the previously proposed plan. Future traffic volumes are also indicated on the information provided.

Mr. Crowley explained that Rockwall County Consortium members agreed to hold a special meeting to discuss the proposed plan changes this coming Thursday evening. There appeared to be significant concern from all members about the currently proposed plan. The purpose of the work session is to review the current proposal with the Council to get your input as to the City's position on the plan (for the Wednesday Consortium meeting and, in general). Since the Mayor cannot attend the Thursday Consortium Meeting, Council members generally indicated a desire to have Mayor Pro Tem Hohenshelt attend the meeting along with City Staff.

Council took no action as a result of this work session discussion. Mayor Pro Tem Hohenshelt then read the following discussion items into the record before recessing the public meeting to go into Executive Session at 4:22 p.m. City Attorney Frank Garza joined Executive Session at 4:47 p.m.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible right-of-way acquisition related to County Line Rd. improvements pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation)
3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

City Council adjourned its Executive Session at 5:05 p.m.

V. RECONVENE PUBLIC MEETING (6:00 P.M.)

Mayor Pro Tem Hohenshelt reconvened the public meeting at 6:00 p.m. with Mayor Pruitt being absent (see note below regarding his arrival to the meeting at 6:42 p.m.).

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Council took no action as a result of Executive Session.

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER FOWLER

Councilmember Fowler delivered the invocation and led the Pledge of Allegiance.

VIII. PROCLAMATIONS / AWARDS

1. Code Enforcement Association of TX - Community Service Award Recognition

Mayor Pro Tem Hohenshelt called forth Jeffrey Widmer (Building Official), Tony Scorcio (Supervisor of Neighborhood Improvement Services Division), and other staff members. He explained that the City recently received the "Community Service Award" from the Code Enforcement Association of Texas in recognition of the city's "Hardship Assistance Program." This is a program that helps provide aid to property owners and residents who may come before the Building & Standards Commission and be asked to clean up or repair their property, yet do not have the physical or financial means to do so on their own.

IX. OPEN FORUM

Mayor Pro Tem Hohenshelt explained how Open Forum is conducted and asked if anyone would like to speak at this time.

Sol Villasana
809 Village Green Dr.
Rockwall, TX 75087

Mr. Villasana indicated that he is the President of the Rockwall LULAC organization, and he wishes to thank all of the City of Rockwall employees and Rockwall County Helping Hands, as well as other non-profit organizations, for the assistance rendered following recent flooding in the Lake Rockwall Estates (LRE) neighborhood. He acknowledged that the flooding is not a new issue. He pointed out that the infrastructure in LRE was at the top of the "list of items of importance to the Latino community," that was shared with City Manager, Rick Crowley, three months ago. He commented that the city's leadership has been and continues to be 'unresponsive' to these problems.

Enid Reyes
1650 John King

Mrs. Reyes explained that she is going to assist Mrs. Silva by performing Spanish translation on her behalf.

Elizabeth Silva

511 Lakeside Drive
Rockwall, TX

Ms. Silva explained that she has lived in the area for eighteen years, and she appreciates all of the city's assistance with the recent floods. However, she would like to know why the doors to the dam were not working. She explained that she had her grandchildren with her the day that the floods came, and her husband helped get the children out. She would like to know what the city is going to do to prevent these issues in the future. She pointed out that property taxes have doubled, and, although the city has done a lot, it has not yet done enough.

Mayor Pro Tem Hohenshelt then reordered the agenda to address Action Item #1 next.

X. CONSENT AGENDA

1. Consider approval of the minutes from the February 19, 2018 city council meeting minutes, and take any action necessary.
2. Consider approval of an **ordinance** repealing Ch. 10, Article II, Division 3. Construction Advisory Appeals Board of the Code of Ordinances and transferring those duties to the Board of Adjustments under Article II, Section 11 of the Unified Land Development Code, and take any action necessary. **(2nd reading)**
3. **Z2018-001** - Consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of an **ordinance** for a PD Development Plan amending Ordinance No.'s 16-48 & 16-54 and in accordance with Ordinance No. 10-21, for a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary. **(2nd Reading)**
4. **Z2018-002** - Consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of an **ordinance** for a Specific Use Permit (SUP) for the replacement of a telecommunications tower exceeding 125-feet in a Heavy Commercial (HC) District on a 5.053-acre tract of land identified as Lot 1, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary. **(2nd Reading)**
5. Consider authorizing the City Manager to execute a contract with the Elections Administrator of Rockwall County for administration of the City of Rockwall's May 5, 2018 General Election and Bond Election, and take any action necessary.
6. **P2018-004** - Consider a request by Mike Whittle on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a replat for Lots 14 & 15, Block 2, Alliance Addition, Phase 2 being a 0.98-acre tract of land identified as Lots 2 & 3, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 & 6530 Alliance Addition, and take any action necessary.

7. **P2018-005** - Consider a request by Michael Salcedo of Salcedo Group, Inc. on behalf of Russ Porter for the approval of a replat for Lot 1, Block A, Rockwall School of Music Addition being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

Councilmember Fowler pulled item #3 and then moved to approve all of the remaining items (#1, 2, 4, 5, 6, and 7). Councilmember Lewis seconded the motion. The ordinances were read as follows:

CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 18-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE CODE OF ORDINANCES TO REPEAL CHAPTER 10. BUILDINGS AND BUILDING REGULATIONS, ARTICLE II. ADMINISTRATION AND ENFORCEMENT, DIVISION 3. CONSTRUCTION ADVISORY APPEALS BOARD AND TRANSFERING THOSE DUTIES TO THE BOARD OF ADJUSTMENT UNDER ARTICLE II, SECTION 11 OF THE UNIFIED LAND DEVELOPMNT CODE AND INCORPORATING RECITALS; PROVIDING REPEALING, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-14
SPECIFIC USE PERMIT NO. S-185

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR THE REPLACEMENT OF AN EXISTING *TELECOMMUNICATIONS TOWER* THAT EXCEEDS 125-FEET IN HEIGHT IN A HEAVY COMMERCIAL (HC) DISTRICT, ON A 5.053-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 1, BLOCK A, RAYBURN COUNTRY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absent (Pruitt).

Councilmember Fowler explained that he pulled Consent Agenda item #3 because it is his understanding that some additional information has come to light since the time of the 1st reading of the ordinance. Mr. Miller explained that this property is located southwest of the intersection of Horizon Road and Summer Lee Drive. He then went on to share historical details about things that have happened in the past concerning this property. In part, he explained that the developer has been trying to accommodate a 'land swap,' and was therefore asking for six additional units. Following Mr. Miller's comments, the applicant was then invited forth to speak.

David Stubblefield
1550 Anna Cade Road

Rockwall

Mr. Stubblefield came forth and explained that he represents the seller and purchaser of Lot 2A. He then went on to provide extensive commentary regarding this agenda item (Z2018-001), generally explaining that a land swap has been in the works; however, if Atticus is denied the requested, 'extra' townhome units, then no land swap could occur.

Jason Lentz
Atticus Real Estate
5339 Alpha Road
Dallas, TX

Mr. Lentz spoke about the number of townhome units originally approved and the modified requests that have been made since that time.

Mr. Miller clarified that there will be six additional townhome units (for a total of 42 units); however, the additional area in the rear was originally earmarked for low density, single-family garden homes. These single-family homes will no longer be built. So, technically they are reducing the number of units, overall.

After extensive dialogue, Councilmember Daniels moved to approve Z2018-001 as originally requested. Councilmember Townsend seconded the motion. Brief comments were made pertaining to density calculations. The ordinance was then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO.'S 16-48, 16-54 & 17-22*], SPECIFIC USE PERMIT NO. S-182 [*ORDINANCE NO. 18-07*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A *PD DEVELOPMENT PLAN* FOR A 9.081-ACRE TRACT OF LAND IDENTIFIED AS LOT 2A OF THE ISAAC BROWN ADDITION AND LOTS 1 & 2, BLOCK A, HARBOR VILLAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absent (Pruitt).

Mayor Pruitt arrived to the meeting and joined the discussions at this point (6:42 p.m.).

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Indication was given that it was not necessary to have this agenda item this evening. So no discussion took place, and no action was taken.

2. Appointment with David Sweet, Chair of the ART Review Team / Art Commission, to request approval for the art work associated with a mural to be located on the south wall of 110 S. Goliad in downtown Rockwall, and take any action necessary.

Mayor Pro Tem Hohenshelt pointed out that the address listed on this item (the agenda wording) is incorrect. Therefore, discussion may take place; however, unfortunately - per the city attorney - Council is not able to take any formal action.

(County Judge) David Sweet, current Chairman of the city's ART Commission, came forth and shared the following:

On November 20, 2017 the Art Commission made a recommendation to City Council to fund a mural to be located at 202 E. Rusk (Zanata). Council approved the funding and an artist agreement was executed. Since that time, the Art Commission has been working with Mr. Colcer (artist) and Mr. Lefere (owner) to create the artwork for the mural that will canvas the west facing wall located on the north end of San Jacinto Plaza. Please find the attached artwork and Mr. Colcer's resume. A brief descriptive of the artwork is provided below.

This mural is described as representation art with a whimsical flair. The artist has included Rockwall historical aspects in his composition with bold colors in his pallet to attract the viewer's interest. Representation art is a close rendition of a painted subject without looking like a photograph. The buffalo, which Dan is well known for painting, is the focal point and speaks to the history of this area. The Lone Star placement celebrates Texas, the skyline in the distance is neighboring Dallas, the iconic spaceship adds to the whimsical, the rock wall commemorates our presence and the hidden faces capture your attention. Dan has created over 40 murals, both indoor and outdoor. Dan has a specific and unique style of juxtaposition of color and line, evidenced in this piece.

Following Sweet's remarks, he welcomed any commentary that council members may have concerning the proposed art work.

Councilmember Daniels provided feedback, generally sharing that he personally does not care for the proposed artwork. He indicated that he has spoken to more than ten, but less than fifty, constituents concerning this proposed artwork, and not one of them likes the artwork. He feels it is too whimsical and that some of the elements are not related to the city itself. Also, he feels it is too comical.

Councilmember Lewis shared that he is not an artist; however, he generally feels as though this artwork does not seem like it 'fits' on a downtown mural. He is not sure what buffalos have to do with the City of Rockwall. Also, he does not care for the spaceship that is depicted in the artwork.

Councilmember Macalik shared that the buffalo caught her off guard. She is a fifth generation Rockwallian, and she has never been aware of Rockwall having buffalos. She loves the idea of having the Dallas skyline being shown in the background; however, she does not agree with the spaceship being depicted.

Mr. Lefere, owner of Zanata and owner of the building where the mural is to be placed, came forth and shared that he never had intentions of depicting things that are representative of Rockwall or of its history (like what is on the side of Pruitt's building

downtown). Instead, his goal has been to do just the opposite – to have a mural that is edgy and will attract a ton of visitors. He shared that this artist gets a ton of hits on Instagram and that thousands of visitors visit this artist's murals in Dallas.

Councilmembers generally encouraged the ART Commission to reconsider and reevaluate the proposed artwork; however, Council took no formal action concerning this agenda item.

XII. ACTION ITEMS

1. Discuss and consider the recent flooding in the City of Rockwall, and take any action necessary.

Mr. Crowley, City Manager, thanked each of the various departments (police, fire, public works, etc.) for providing aid and response to the Lake Rockwall Estates (LRE) neighborhood pertaining to the recent flooding. He went on to provide information regarding the number of hours that various city departments devoted to assisting with the recent flooding in LRE.

He explained that "Lake Rockwall" is not owned or operated by the City of Rockwall. Instead, it is owned by the Kaufman-Van Zandt-Rockwall County Soil Conservation District. The City did visit with that organization as the waters began to rise in an effort to ensure that "Lake Rockwall," as well as other lakes that are in the city, yet are owned by that district - were functioning properly. The District assured the City of Rockwall that the lakes were functioning properly, as they were designed to work. Also, with regards to "the doors to the dam," the dam does not have 'flood gates' to open and close, but, rather, it has two discharge spillways. The lake level is controlled by the elevation of the spillway. This has been the case since it was built in the 1960's.

Mr. Crowley went on to share that the LRE subdivision was platted and built in the 1960's, and it was developed and built when it was located outside of any jurisdiction's city limits. The property was developed after the lake was constructed. Floodplain elevations were not checked by any city because it was not in any city's jurisdiction.

Mr. Crowley expressed sympathy for those whose homes have flooded and stated that he hopes the city can help in any way possible with the recovery. He went on to share that all of the homes that did flood are located within the 100 year floodplain. The elevation of the lake cannot be changed by the City. He is unsure if the elevation can be changed by the state or the lake operators without also making changes upstream and/or downstream. It is not a matter of being able to breach the dam or alter the release or intake of water into the lake. When the lake is full, the 100 year flood elevation is set by the lake being full. He pointed out that all of the houses that did flood are located within the 100 year flood plain. In addition, many houses that did not flood are still located within the 100 year flood plain, and those homes would have likely flooded if the lake had continued to rise. The annexation of the property into the city did not change the elevation of the lake or what properties will flood.

Mr. Crowley went on share the services that the city has provided to LRE since it was annexed into the City of Rockwall in 2009. The city paid $3.5 million to purchase the water and wastewater systems within LRE. In addition, the city paid for water supply connections to help improve the reliability of the system. It is now a better system and is better maintained than it was when it was being owned and operated by a private

company. He went on to share that the city decommissioned the troublesome, poorly designed / poorly operated sewer treatment plant. Building Inspections, Animal Control, and garbage/bulk/recycling collection are all services that have been extended to the LRE neighborhood since the time it was annexed in 2009. In addition, about $875,000 in roadway overlays has been spent within the LRE neighborhood. Also, the 37' County Line Road project is under design and right-of-way acquisition will occur soon so that construction can take place. This will be over a $5 million dollar project.

He acknowledged that none of what he just shared has an impact on those properties that flood and are located within the flood plain. He knows that some of the lots have elevated structures on them in an effort to get the structures themselves out of the floodplain. As the city gets permit requests for construction of new homes in LRE, the city does check to see if the proposed home is in the floodplain, and minimum floor elevations are provided in an effort to ensure the new home does not flood.

Regarding the Kaufman-Van Zandt-Rockwall County Soil Conservation District, Mr. Crowley shared that they are compassionate people and do not want to see anyone flooded; however, the do have certain flood easements and have had those in place since the time the lake was constructed. These allow the lake to fill and discharge as it was designed to do.

Mr. Crowley expressed a willingness to work with the Soil Conservation District to see if there are solutions for the lake that could minimize flooding. He went on to thank Rockwall County Helping Hands for all of the assistance it provided to those residents who were adversely impacted by the flooding in the LRE neighborhood. Council took no action concerning this discussion item.

2. Discuss and consider a recommendation of the City Council's Naming Subcommittee regarding approval of a resolution renaming a portion of SH 276, and take any action necessary.

Mr. Joey Boyd, Director of Internal Operations, provided brief comments pertaining to this agenda item, indicating that the TX Dept. of Transportation has asked the city to rename a portion of roadway. So, the Naming Subcommittee met and decided to put forth "Caddo Ridge" as the roadway name to be considered for approval by Council.

Mayor Pro Tem Hohenshelt moved to approve the recommendation of the Council's Naming Subcommittee ("Caddo Ridge"). Councilmember Daniels seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. Discuss and consider approval of an **ordinance** in amending Chapter 44. Utilities of the Code of Ordinances to add a new article, Article VI. for the purpose of adopting Storm Water Management provisions in accordance with the City of Rockwall's MS4 Permit, and take any action necessary. **(2nd reading)**

City Engineer, Amy Williams, provided brief comments pertaining to this agenda item. Mayor Pro Tem Hohenshelt then moved to approve the ordinance as presented. Mayor Pruitt seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES IN CHAPTER 44. UTILITIES BY CREATING A NEW ARTICLE - ARTICLE VI - TO ADOPT STORM WATER MANAGEMENT REGULATIONS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

4. **A2018-001** – Discuss and consider a request by Rick Jones of ADV Rockwall Platinum Property Owner, LLC for the approval of an **ordinance** approving voluntary annexation of a 4.264-acre tract of land identified as Lot 1, Block 1, Valk Rockwall Addition, Rockwall County, Texas, within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, contiguous to the existing city limits, and take any action necessary **(1st Reading).**

Following brief comments by Mr. Miller, the City's Planning Director, Councilmember Lewis moved to approve A2018-001. Mayor Pro Tem Hohenshelt seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS AND THE ANNEXATION OF A 4.264-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, VALK ROCKWALL ADDITION, ROCKWALL COUNTY, TEXAS, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

5. Discuss and consider approval of an **ordinance** establishing a tariff authorizing an annual rate review mechanism as negotiated between Atmos Energy Corporation, Mid-Tex Division and the Steering Committee of Cities Served by Atmos, and take any action necessary. **(1st reading)**

Joey Boyd, Director of Internal Operations, provided brief comments pertaining to this agenda item. Eva Hummel of Atmos Energy then came forth and gave brief comments. Mayor Pro Tem Hohenshelt moved to approve the ordinance. Councilmember Lewis seconded the motion. Mayor Pruitt expressed dissatisfaction with the law firm that handles these issues on behalf of the cities, sharing that the firm came to the Council about four years ago. At that time, Mayor Pruitt asked for information pertaining to how much money the law firm has made off of legal fees over the years. Although the law firm indicated that they would get back to the City of Rockwall with an answer on this question, they never did so. Also, he is frustrated with lack of a person to send an Public Information request to in order to obtain an answer to this question.

Following Mayor Pruitt's comments, the ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING A TARIFF AUTHORIZING AN ANNUAL RATE REVIEW MECHANISM ("RRM") AS A SUBSTITUTION FOR THE ANNUAL INTERIM RATE ADJUSTMENT PROCESS DEFINED BY SECTION 104.301 OF THE TEXAS

UTILITIES CODE, AND AS NEGOTIATED BETWEEN ATMOS ENERGY CORP., MID-TEX DIVISION ("ATMOS MID-TEX" OR "COMPANY") AND THE STEERING COMMITTEE OF CITIES SERVED BY ATMOS; REQUIRING THE COMPANY TO REIMBURSE CITIES' REASONABLE RATEMAKING EXPENSES; ADOPTING A SAVINGS CLAUSE; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OPEN MEETINGS ACT; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE.

The motion passed by a vote of 5 in favor with 2 against (Pruitt and Daniels).

6. Discuss and consider a city initiated request to direct staff to amend sections of Article II, Authority and Administrative Procedures, and Article V, District Development Standards, of the Unified Development Code (UDC) for the purpose of amending the variance process for properties in an overlay district and to clarify the reapplication procedures for applications that have been denied by the City Council, and take any action necessary.

Planning Director Ryan Miller indicated that, as a result of a recent development case, it became apparent that a couple of changes to these regulations would be beneficial. He explained that in an effort to limit the possibility that the City Council would be asked to rule on variance requests multiple times, an amendment to the UDC will be necessary to prevent applicants from resubmitting a denied application without [1] a one year waiting period, or [2] a ruling of substantial change by the Planning and Zoning Commission (similar to zoning requests). In addition, Mr. Miller explained that the second proposed amendment will prevent signage variances in overlay districts from being exempted from the requirements of the sign code.

Although Council took no formal action at this time concerning this discussion item, council members generally indicated a desire to have staff move forward with the process associated with making these text amendments to the UDC.

7. Discuss and consider city observed holidays, and take any action necessary.

Mayor Pruitt indicated that both he and Councilmember Daniels have expressed concern about City of Rockwall employees not having certain holidays off – namely President's Day and Good Friday, especially when the Rockwall Independent School District observes these two days as holidays.

Councilmember Daniels expressed a desire to formulate a Council subcommittee to review and evaluate city holidays and then make a recommendation do the full Council for consideration.

Councilmember Lewis expressed a desire to have Christmas Eve be a part of the discussion too, especially since most all of Rockwall's comparable cities allow their employees to be off on Christmas Eve.

Councilmember Fowler shared that he does not believe a subcommittee is necessary since all of the background work has been done and presented to the Council this evening. He suggested that Council just move forward with making a decision now.

Mayor Pruitt shared that he would like Council to take a little while to think about and consider the information before moving forward with making a decision.

Mr. Crowley shared that staff will send Council some additional information and will place this back on the next Council meeting agenda for consideration. Council took no action concerning this agenda item at this time.

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports
Building Inspections Monthly Report - January 2018
Fire Dept / Fire Marshall Monthly Report - January 2018
GIS Division Monthly Report - January 2018
Harbor PD Monthly Report - January 2018
Internal Operations Department Report - January 2018
Recreation Monthly Report - January 2018
Rockwall Animal Adoption Center Monthly Report - January 2018
Police Department Monthly Report - January 2018
STAR Transit Monthly Report - January 2018

2. City Manager's Report

Mayor Pruitt asked staff to provide a verbal report concerning a recent request made by a resident, Bruce Foith, concerning maintenance of a certain pond within his neighborhood. Pruitt pointed out that there are several of these types of ponds located throughout the city, so the Council will need to decide if the city will or will not be making efforts to maintain these types of areas. Mr. Andy Hesser, Parks Director, then reminded Council that it adopted certain maintenance classifications and standards last year, and those standards span all the types of areas that fall under the city's maintenance purview. He went on to share specific details pertaining to the particular pond that Mr. Foith previously expressed concern about, indicating that it has been 'under water' for the last week or two. So, staff has encountered some difficulty in accessing the area. He went on to share some photos and a map pertaining to adopted maintenance standards that are associated with this pond area. Mr. Hesser went on to explain that this particular pond area may or may not be a 'wetlands' area. In order to make that determination, an engineer would need to be hired to evaluate the area, and there would be an associated cost. He shared that the city's normal practice has been to leave these types of areas alone unless the area is going to be developed.

Following staff's comments, Mayor Pruitt invited resident Bruce Foith, the resident who originally inquired about this condition of this pond, to come forth.

Bruce Foith
1087 Shady Lane Drive
Rockwall, TX

Mr. Foith came forth and suggested that if some maintenance were performed even one time, he believes it would be helpful. He is not sure what kind of condition the dam is in

or what sort of responsibility the city has to ensure it is functioning properly. He shared that he and his neighbor have tried cleaning up the area to some degree; however, it is too much work for a couple of people to do on their own. He would like to see the city put a trail over the dam, and he believes this could be a way of securing the dam. He would like to at least see the pond area behind the homes cleaned out.

Mr. Crowley shared that staff is happy to answer any questions Council may have concerning any of the other departmental reports that have been provided to the Council for review.

Councilmember Lewis commented that recent updates to the format of departmental monthly reports were nicely done.

Council took no action concerning this agenda item.

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible right-of-way acquisition related to County Line Rd. improvements pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation)
3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not reconvene in Executive Session following the close of the public meeting agenda.

XVI. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 7:31 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 19th DAY OF MARCH, 2018.

ATTEST: _____ **Jim Pruitt, Mayor**

_____

Kristy Cole, City Secretary

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CITY OF ROCKWALL

ORDINANCE NO. 18-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS AND THE ANNEXATION OF A 4.264-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, VALK ROCKWALL ADDITION, ROCKWALL COUNTY, TEXAS, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Public Hearings were held before the governing body of the City of Rockwall, Texas, where all interested persons were provided with an opportunity to be heard, on February 5, 2018, at 6:00 p.m. and on February 5, 2018, at 6:30 p.m. at *City Hall, 385 S. Goliad*, Rockwall, Rockwall County, Texas with said dates being not more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings, on the proposed annexation of the following described territories;

BEING, an 4.264-acre tract of land identified as Lot 1, Block 1, Valk Rockwall Addition in the County of Rockwall, Texas and generally located contiguous to the existing city limits line north of the intersection of FM-552 and N. Goliad Street [SH-205] and addressed as 4028 N. Goliad Street, which is depicted and described in *Exhibit 'A'* of this ordinance:

WHEREAS, notice of such public hearings were published in a newspaper having general circulation in the City of Rockwall, Rockwall County, Texas and in the territory described herein on January 19, 2018, and posted on the City of Rockwall's website on January 18, 2018, said dates being not more than twenty (20) days nor less than ten (10) days prior to the dates of such public hearings; and

WHEREAS, the territory lies adjacent to and adjoins the present boundaries of the City of Rockwall, Rockwall County, Texas; and

WHEREAS, the territory above contains 4.264-acres;

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

SECTION 1. That the above recitals are hereby found to be true and correct and incorporated herein for all purposes.

SECTION 2. The land and territory more specifically described in *Exhibit 'A'* and incorporated by reference as the *Subject Property*, and containing 4.264-acres which is adjacent to and adjoining the present boundaries of the City of Rockwall, Rockwall County, Texas, is hereby added and annexed to the City of Rockwall, Rockwall County, Texas and said territory as described herein shall hereafter be included within the boundary limits of the City of Rockwall, Rockwall County, Texas and the present boundary limits of the City at the various points contiguous to the areas as described above, are altered and amended so as to include said area within the corporate limits of the City.

SECTION 3. That the official map of the City is hereby amended to reflect the addition of the property described herein.

SECTION 4. The above described territory and the acres so annexed shall be a part of the City of Rockwall, Texas, and the inhabitants thereof, if any, shall be entitled to all of the rights and privileges of all citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Rockwall, Texas.

SECTION 5. That the *Service Plan* for the annexation area, which was made available for public inspection at the *Public Hearings* referenced above, is hereby approved with a copy of said plan being attached hereto and incorporated by reference for all purposes and labeled *Exhibit 'B'*.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and approval, in accordance with applicable law and the charter of the City of Rockwall, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19TH DAY OF MARCH, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____

Frank J. Garza, City Attorney

1st Reading: March 5, 2018

2nd Reading: March 19, 2018

BEGINNING at a point in the southwest corner of Lot 1, Block 1 of the Valk Rockwall Addition, (GPS Coordinates N7027433.81, E2592745.56) said point being the POINT OF BEGINNING;

THENCE N 21° 10' 20" W along the east Right of Way of State Highway 205 (the existing City Limits line) a distance of 176.63 feet for a corner;

THENCE N 89° 05' 59" E, a distance of 763.28 feet for a corner;

THENCE S 00° 57' 31" E, a distance of 259.05 feet for a corner;

THENCE S 89° 05' 58" W, a distance of 669.73 feet to the POINT OF BEGINNING Containing 185,738 square feet or 4.264 acres more or less.

Said description is intended to adjoin existing city limits of the City of Rockwall and incorporate all of the 4.264-acre tract of land identified as Tract 25-09 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas and addressed as 4028 N. Goliad Street [SH-205].

Exhibit 'A'
Legal Description/Location Map



SERVICE PLAN FOR ANNEXED AREA

Annexation Case No. A2018-001 (A2017-001)
City and County of Rockwall, Texas

Acreage Annexed: 4.264-Acres

Survey Abstract and County: Lot 1, Block 1, Valk Rockwall Addition, Rockwall County, Texas

Date of Adoption of Annexation Ordinance: March 19, 2018

Municipal services to the acreage described above shall be furnished by or on behalf of the City of Rockwall, Texas, at the following levels and in accordance with the following schedule:

(A) Police Services

(1) Patrolling, responses to calls, and other routine police services, within the limits of existing personnel and equipment, will be provided within 60 days of the effective date of annexation.

(2) As development and construction commence within this area, sufficient police personnel and equipment will be provided to continue to furnish this area the level of police services consistent with police services available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(B) Fire Services

(1) Fire protection by the present personnel and the present equipment of the fire Department, within the limitations of available water and distances from existing fire stations, will be provided to this area within 60 days of the effective date of annexation.

(2) As development and construction commences within this area, sufficient fire personnel and equipment will be provided to continue to furnish this area the level of fire services consistent with fire service available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(C) Health and Code Compliance Services

(1) Enforcement of the City's health ordinances and regulations including, but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances, food handlers ordinances and animal control ordinances, shall be provided within this area on the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel. *Complaints of ordinance or regulation violations within this area will be responded and investigated by existing personnel beginning with the effective date of the annexation ordinance.*

(2) The City's building, plumbing, electrical, gas heating, air conditioning and all other construction codes will be enforced within this area beginning with the effective date of the annexation ordinance. Existing personnel will be used to provide these services.

(3) The City's zoning, subdivision, and other ordinances shall be enforced in this area beginning on the effective date of the annexation ordinance.

(4) All inspection services furnished by the City of Rockwall, but not mentioned above, will be provided to this area beginning on the effective date of the annexation ordinance. Any property owner or his/her assigns who in good faith has a new building or structure, as defined in the Comprehensive Zoning Ordinance, under construction on the effective date of annexation shall be exempted from these inspections for that building or structure under construction for a period of one year from the effective date of annexation. For the purpose of this ordinance "under construction" shall mean any work that requires a building permit from the City of Rockwall.

(5) As development and construction commence within this area, sufficient personnel will be provided to continue to furnish this area the same level of Health and Code compliance services as are furnished throughout the City.

(D) Planning and Zoning Services

(1) The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Comprehensive Plan, Zoning Ordinance, Landscape Ordinance and Code of Ordinances.

(E) Recreation and Leisure Services

(1) Residents of this property may utilize all existing recreational and leisure services facilities and sites throughout the City beginning with the effective date of the annexation ordinance.

(2) Existing parks, playgrounds, swimming pools and other recreation and leisure facilities within this property shall, upon dedication to and acceptance by the City, be maintained and operated by the City of Rockwall.

(F) Solid Waste Collection

(1) Solid waste collection shall be provided to the property owner in accordance with existing City policies as to frequency and charges, beginning on the effective date of annexation except for properties that are served by a privately owned solid waste management service provider. Such properties will be allowed to continue private service for a period of two years from the effective date of annexation at which time the property will be required to begin service with a franchised solid waste contractor within the City of Rockwall.

(G) Streets

(1) The City of Rockwall's existing policies with regard to street maintenance, applicable throughout the entire City, shall apply to this property beginning immediately as of the effective date of the annexation ordinance.

(2) As development, improvements or construction of streets to the City standards commence within this property, the policies of the City of Rockwall with regard to impact fees and participation in the cost thereof, acceptance upon completion, and maintenance after completion, shall apply.

(3) The same level of maintenance shall be provided to streets within this property that have been accepted by the City of Rockwall as is provided to like City streets throughout the City.

(H) Water Services

(1) Connection to existing City water mains for water services for domestic, commercial and industrial use within this property will be provided in accordance with existing City policies. Upon connection to existing mains, water will be provided at rates established by City ordinance for such services throughout the City.

(2) Water mains of the City will be extended in accordance with provisions of the Code of Ordinances and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, population densities similar to those reasonably contemplated or projected in the annexed area.

(3) Water mains which are within the annexed area and are owned and operated by the City shall be maintained beginning with the effective date of the annexation ordinance or upon acquisition by the City.

(4) Private water lines within this property shall be maintained by their owners, in accordance with existing policies applicable throughout the City.

(I) Sanitary Sewer Services

(1) Connections to existing City sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with the existing City policies. Upon connection, sanitary sewage service will be provided at rates established by City ordinances for such services throughout the City.

(2) Sanitary sewer mains and/or lift stations which are within the annexed area and are connected to City mains shall be maintained by the City of Rockwall beginning with the effective date of the annexation ordinance or upon acquisition by the City.

(3) Sanitary sewer mains of the City will be extended in accordance with the provisions of the Code of Ordinances and engineering standards and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise availably in other parts of the City with topography, land uses, and population densities similar to those reasonably contemplated or projected in the area.

(4) Previously granted exceptions to the requirements of connections to the city's sanitary sewer treatment system shall be continued until such alternate systems are determined to no longer function to meet the sanitary sewer needs of the subdivision granted the exception.

(J) Public Utilities

(1) Other public utilities will be provided by the City's franchisee or a provider holding a certificate of convenience issued by the state to serve that area.

(K) Miscellaneous

(1) General municipal administration services of the City shall be available to the annexed area beginning with the effective date of the annexation ordinance.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council**

FROM: **Bethany Browning**

DATE: **March 19, 2018**

SUBJECT: **Amendments to Barbara Coleson Plaque**

On December 13, 2017 council members approved wording for a plaque honoring Mrs. Coleson's contributions to Rockwall. After further examination and discussions with family, the following organizations were added to the plaque wording: Friends of the Library, Children's Advocacy Center, Friends of Downtown, Main Street, Rockwall Women's League and the Rockwall Education Foundation. Members of Barb's family have reviewed the plaque and look forward to the dedication. Please find the attached document for your consideration.

Upon completion, a formal ceremony will be scheduled in May to coincide with the Farmers Market.

the southwell co.
928 N ALAMO • SAN ANTONIO, TX 78215
PH. (210) 223-1831 FAX (210) 223-8517

- ☐ approved (no corrections)
- ☐ approved as noted
- ☐ revise and resubmit

signed by: _____ date: _____

PLEASE SIGN AND RETURN ONE (1) COPY. FAILURE TO SIGN THIS PROOF WILL RESULT IN RESUBMITTAL FOR YOUR SIGNATURE.
Thank You

CUSTOMER:
CITY OF ROCKWALL
385 S. GOLIAD
ROCKWALL, TEXAS 75087

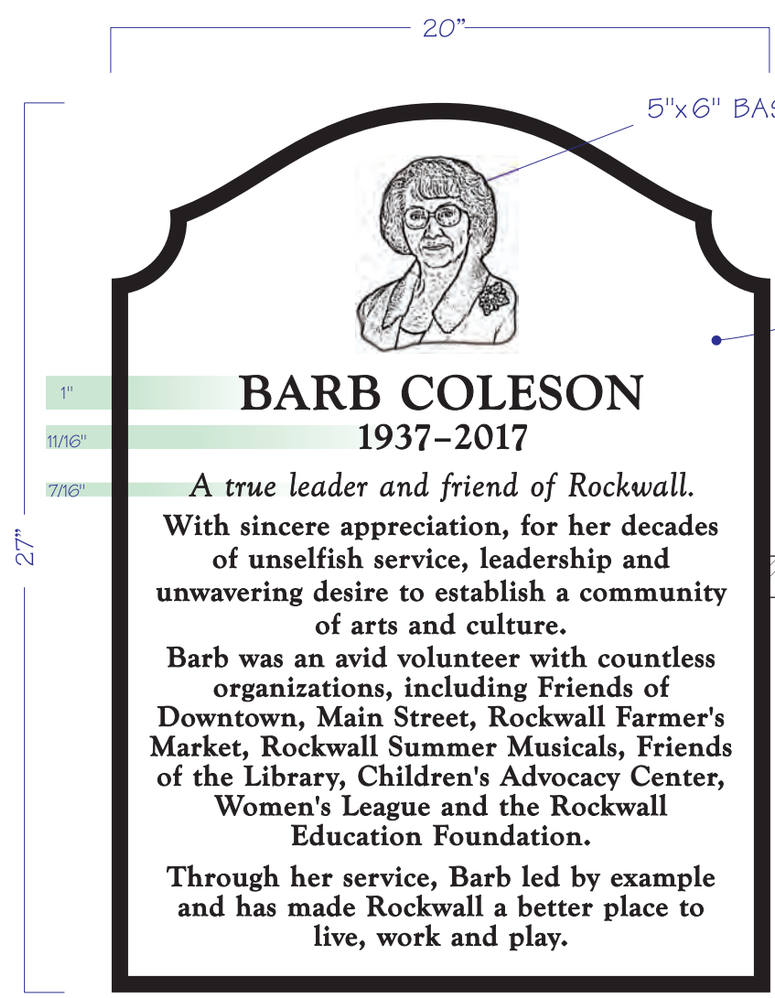
SHIP TO:
TBD

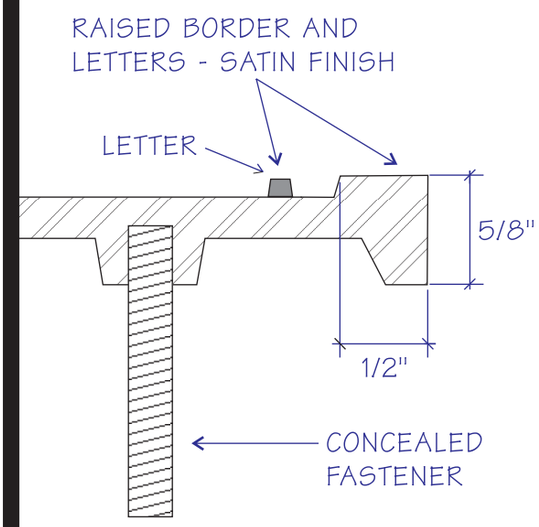
PROOFS!
PLEASE SIGN & RETURN ONE COPY

CAST BRONZE PLAQUE

20" W X 27" H SCALE: 3/16" = 1"

REVISED 01.18.18
REVISED 01.31.18
REVISED 02.1.18
REVISED 02.26.18
REVISED 03.13.18





CROSS SECTION

FULL SCALE

STOP **YOU ARE THE FINAL PROOF-READER** STOP

ON THIS DRAWING:
DARK AREAS ARE RAISED=METAL COLOR
WHITE AREAS ARE RECESSED=DARK/BACKGROUND COLOR

YOUR ORDER WILL BE PRODUCED FROM THE ARTWORK YOU SEE HERE. IF YOU APPROVE THIS ARTWORK AND IT CONTAINS ERRORS, YOU WILL BE HELD FINANCIALLY RESPONSIBLE FOR THE WORK WE DO. PLEASE CAREFULLY CHECK THAT ALL IS CORRECT REGARDING SPELLING, DESIGN, COLOR AND SIZE

QUOTE # 31597 **FILE NAME:** 31597.CDR
JOB # N/A
P.O. # N/A **DATE**
RE: BARBARA COLESON **SUBMITTED:** 11.30.17
DRAWN BY: BRADLEY EVERITT

QUANTITY: ONE (1)
MATERIAL: CAST BRONZE
FINISH: DARK BROWN LEATHERETTE BACKGROUND
SIZE: 20" WIDE X 27" HIGH
BORDER: SINGLE LINE
LETTERS:

SPECIFY MOUNTING ATTACHMENTS

- ☐ CONCEALED (SOLID WALLS ONLY)
- ☐ WOOD SCREWS W/ROSETTES
- ☐ EXPANSION BOLTS W/ROSETTES
- ☐ TOGGLE BOLTS W/ROSETTES (SHEETROCK / HOLLOW WALLS)

THE DESIGN OF THIS PLAQUE HAS BEEN MADE USING COMPUTERIZED GRAPHICS. THE ACTUAL PATTERN USED IN CASTING WILL BE MADE BASED ON FINAL APPROVAL OF THIS SUBMITTAL DRAWING. THE FORMAT, LETTER STYLE, LETTER SIZE, SPACING AND MOUNTING ARE BASED ON INDUSTRY STANDARDS AND OUR CAPACITIES TO PRODUCE A HIGH QUALITY CASTING.

THE SOUTHWELL COMPANY 150th ANNIVERSARY 2016 1866

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manger**

FROM: **Amy Williams, Director of Public Works/ City Engineer**

DATE: **March 8, 2018**

SUBJECT: **Somerset Park Subdivision**
Facilities Agreement

The Somerset Park Subdivision developer is currently constructing a new lift station system which includes a lift station, appurtenances, gravity sanitary sewer lines, and force main. In order to serve this facility with sanitary sewer service, an off-site lift station system was constructed by the developer along FM 549 at their expense. This line was constructed with additional carrying capacity to allow adjacent developments to utilize whenever they develop their property.

The Somerset Park Subdivision development has requested that a Facilities Agreement be submitted and approved by the City Council for reimbursement whenever the developments connect to this off-site lift station system. This agreement is good for 10 years. Should there not be any development connecting to this line within 10 years, the agreement will expire. The developer/builder will pay the required water/sanitary sewer/roadway impact fees at building permit.

Staff requests City Council consideration to approve the Facilities Agreement with Somerset Park Development, LLC for the reimbursement of the lift station system pro-rata as development connects to the off-site lift station system.

AJW:ajw

Attachments

Cc:
Mary Smith, Assistant City Manager
File

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

FACILITY AGREEMENT

This Agreement is entered into on the 19th day of March 2018, by and between the **City of Rockwall**, **Texas** ("City") and **Somerset Park Development, LLC and Arcadia Realty Corp.** ("Developer").

WITNESSETH:

Section 1. That in consideration of the construction of lift station and force main improvements in conjunction with the Somerset Park Phase One Development located in Rockwall, Texas, the parties agree as follows:

Developer agrees to the following:

a. Construct the ultimate Somerset lift station, gravity line, and force main.

b. The system design flow is larger than the flows needed for the 309 lot subdivision.

c. Fund the initial construction amount of $1,057,651.50.

Section 2. The City agrees to the following:

a. Collect pro-rata from future developments that connect to the Somerset lift station, gravity line, and force main. Reimburse the Developer, the difference between the cost of the ultimate lift station system and the Somerset Park Subdivision portion of the ultimate lift station. The amount collected will be $545.38/acre and shall not exceed $327,777.48. The Participation Breakdown Worksheet, Exhibit A, is attached and made part of this document.

Section 3. Nothing contained herein shall be considered as a waiver of the provisions of the City's Comprehensive Zoning Ordinance and subdivision regulations as the case may be.

Section 4. Severability Clause. If any sections or provisions of this Ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for reason judged invalid, the adjudication shall not affected any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the Ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 5. This agreement will expire ten (10) years from date of execution or when the pro-rata amount is collected in its entirety, whichever occurs first.

Section 6. Venue for this agreement shall be in Rockwall County, Texas.

Section 7. Notice of this Agreement shall be in writing and addressed to the following:

City of Rockwall
385 South Goliad
Rockwall, Texas 75087
Attn: City Manager

Somerset Park Development, LLC
A Texas Limited Liability Company
AND Arcadia Realty Corp.
A Texas Corporation
3500 Maple Ave., Suite 1165
Dallas, Texas 75219
Attn: William Gietema, Jr., CEO

SIGNED ON THE DATE FIRST ABOVE WRITTEN.

CITY OF ROCKWALL

By: _____
Rick Crowley
City Manager

DEVELOPER

Arcadia Realty Corp,.
A Texas Corporation

By: _____
William Gietema, Jr.
CEO

DEVELOPER

Somerset Park Development, LLC
A Texas Limited Liability Corporation

By: _____
William Gietema, Jr.
Vice President & Secretary

Exhibit A
Somerset Lift Station System
Participation Breakdown Worksheet

Somerset Park (309 Lots)					Ultimate				
Description	Quantity	Unit	Unit Price	Amount	Description	Quantity	Unit	Unit Price	Amount
Furnish and Install Wetwell, Piping, Pumps, Etc.	1	LS	250000.00	250,000.00	Furnish and Install Wetwell, Piping, Pumps , Etc.	1	LS	332,030.08	332,030.08
Furnish and Install Valve Vault, Piping, Valves	1	LS	60017.36	60,017.36	Furnish and Install Valve Vault, Piping, Valves	1	LS	72,588.04	72,588.04
Furnish and Install Emergency Generator and Panels	1	LS	97176.66	97,176.66	Furnish and Install Emergency Generator and Panels	1	LS	127,357.88	127357.88
Furnish and Install Odor Control Unit	1	LS	15000.00	15,000.00	Furnish and Install Odor Control Unit	1	LS	19,584.00	19,584.00
8" SDR-35 PVC by Open Cut	850	LF	26.00	22,100.00	15" sdr-35 PVC By Open Cut	850	LF	59.60	50,660.00
14" Steel Encasement by Bore	137	LF	240.00	32,880.00	24" Steel Encasement by Bore	137	LF	320.00	43,840.00
12" Steel Encasement by Bore	180	LF	180.00	32,400.00	20" Steel Encasement by Bore	180	LF	260.00	46,800.00
6" C-900 DR-18 Force Main by Open Cut	7210	LF	24.00	173,040.00	12" C-900 DR-18 Force Main by Open Cut	7210	LF	40.65	293,086.50
Ductile Iron Fittings	2	TN	6200.00	12,400.00	Ductile Iron Fittings	4	TN	6,200.00	24,800.00
Air & Vacuuum Release Valve	3	EA	3620.00	10,860.00	Air & Vacuum Release Valve	3	EA	4,290.00	12,870.00
6" Blow Off Valve	3	EA	8000.00	24,000.00	6" Blow Off Valve	3	EA	11,345.00	34,035.00
GRAND TOTAL				**729,874.02**	**GRAND TOTAL**				**1,057,651.50**

Amount Difference $327,777.48
Total Acres Served by oversized = 601 acres
Pro-rata cost per acre = $327,777.48/601 acres = $545.38 per acre

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 03/19/2018

APPLICANT: John Arnold of *Stone Creek Phase 9, LTD*

AGENDA ITEM: **P2017-058;** Final Plat for *Stone Creek Addition, Phase IX*

SUMMARY:

Discuss and consider a request by John Arnold of Stone Creek Phase 9, LTD for the approval of a final plat for Stone Creek, Phase IX containing 63 single-family residential lots on a 17.371-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, generally located along Hay Road south of the intersection of John King Boulevard and Hays Road, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a final plat of 63 single-family residential lots on a 17.371-acre tract of land for the construction of *Phase IX* of the *Stone Creek Subdivision*. This particular phase of the single-family residential subdivision will consist of 63, 60' x 120' (*i.e. 7,200 SF minimums*). The *subject property* is zoned Planned Development District 70 (PD-70), which allows for single family detached uses.

☑ The proposed final plat conforms to the approved Preliminary Plat (*i.e. P2007-021*) and Master Plat (*i.e. P2007-017*) for PD-70.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this final plat, conforming to the requirements for plats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the *Recommendations* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the City Council chooses to approve the final plat for *Stone Creek, Phase IX Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

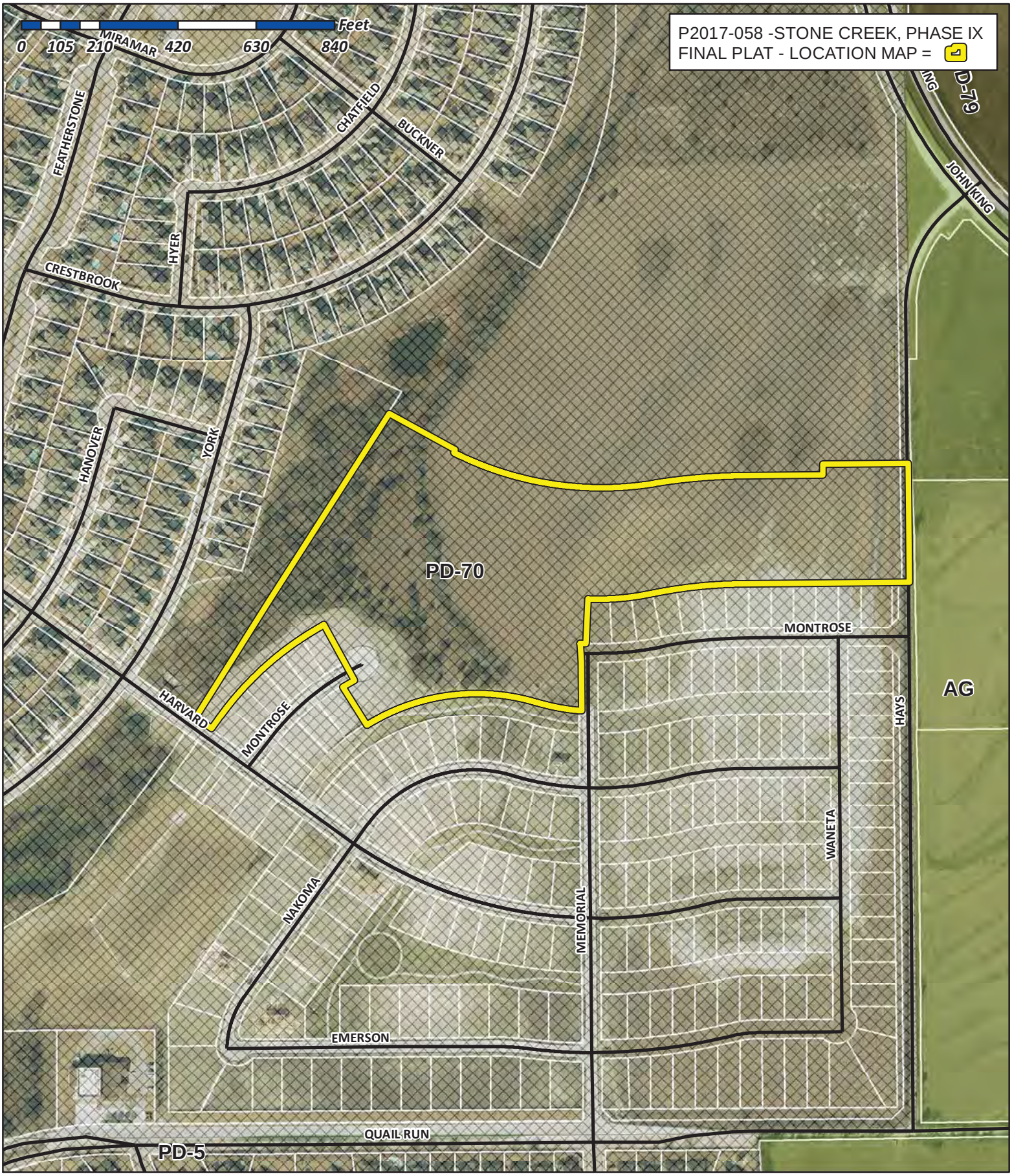
2) Adherence to Parks Board and Parks Department requirements for pro-rata equipment fees.

3) Any construction resulting from the approval of this final plat shall conform to the

requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On March 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 5 to 0 with Commissioners Lyons and Trowbridge absent.



City of Rockwall

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

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

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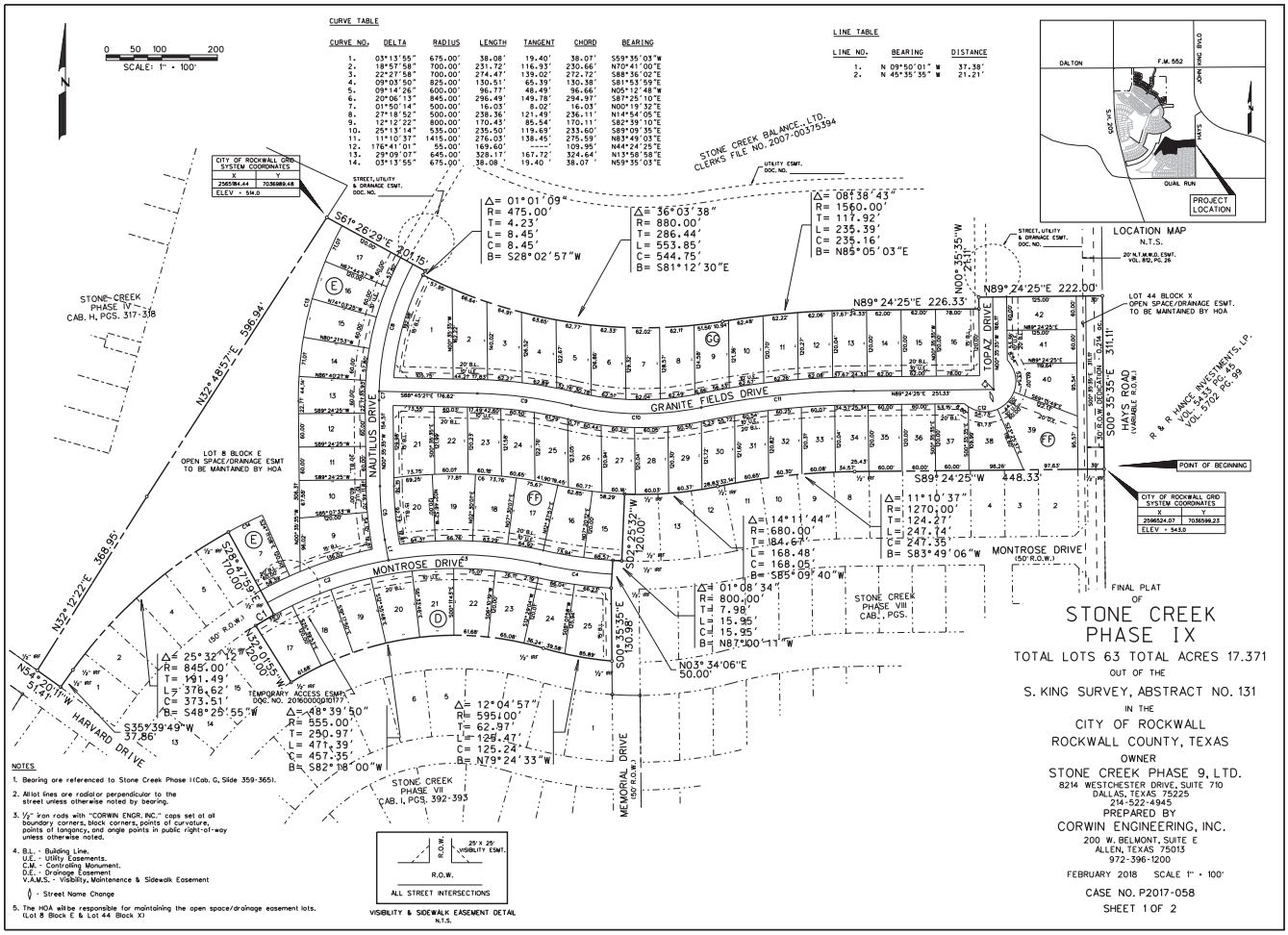

NOTES

1. Bearing are referenced to Stone Creek Phase II(Cab. G, Slide 359-365).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
   ( ) - Street Name Change
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot B Block E & Lot 44 Block X)

FINAL PLAT OF

STONE CREEK PHASE IX

TOTAL LOTS 63 TOTAL ACRES 17.371

OUT OF THE

S. KING SURVEY, ABSTRACT NO. 131

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

STONE CREEK PHASE 9, LTD.

8214 WESTCHESTER DRIVE, SUITE 710

DALLAS, TEXAS 75225

214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

FEBRUARY 2018 SCALE 1" = 100'

CASE NO. P2017-058

SHEET 1 OF 2

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. The detention drainage system is to be maintained, repaired and owend by the subdivision.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall or

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

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

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

Stone Creek Phase 9, Ltd.
an Texas limited partnership
By: Stone Creek Phase 9 GP Corporation,
a Texas corporation, its General Partner

_____
Richard Skorburg
President

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared RICHARD SKORBURG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this ____ day of _____, 2018.

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

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

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

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

WITNESS OUR HANDS, this _____ day of _____, 2018.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

LEGAL DESCRIPTION

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

BEGINNING, at a ½" iron rod found at the northeast corner of a 28.655 acre tract, as described in Doc. No. 20170000003301, in said Deed Records and being in Hays Road (Variable R.O.W.);

THENCE, South 89°24'25" West, along the north line of said 28.655 acre tract, for a distance of 448.33 feet, to a ½" inch iron rod found at the point of curvature of a curve to the left, having a radius of 1270.00 feet, a central angle of 11°10'37", and a tangent of 124.27 feet;

THENCE, continuing along said north line and with said curve to the left for an arc distance of 247.74 feet (Chord Bearing South 83°49'06" West - 247.35 feet), to a ½" inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 680.00 feet, a central angle of 14°11'44", and a tangent of 84.67 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 168.48 feet (Chord Bearing South 85°19'40" West - 168.05 feet), to a ½" inch iron rod found at the northwest corner of said 28.655 acre tract;

THENCE, South 02°25'32" West, along the west line of said 28.655 acre tract, for a distance of 120.00 feet, to a ½" inch iron rod found on a non-tangent curve to the right, having a radius of 800.00 feet, a central angle of 01°08'34", and a tangent of 7.98 feet;

THENCE, continuing along said west line and with said curve to the right for an arc distance of 15.95 feet (Chord Bearing North 87°00'11" West - 15.95 feet), to a ½" inch iron rod found;

THENCE, South 03° 34'06" West, continuing along said west line, for a distance of 50.00 feet, to a ½" inch iro rod found;

THENCE, South 00° 35'35" East, continuing along said west line, for a distance of 130.98 feet, to a ½" inch rod found at the northeast corner of Stone Creek Phase VII, an addition to the City of Rockwall, as described in Cab. I, Pgs. 392-393 in the Plat Records of Rockwall County, Texas, being on a curve to the right, having a radius of 595.00 feet, a central angle of 12°04'57", and a tangent of 62.97 feet;

THENCE, departing the west line of said 28.655 acre tract and along the north line of said Stone Creek Phase VII and with said curve to the right for an arc distance of 125.47 feet (Chord Bearing North 79°24'33" West - 125.24 feet), to a ½" inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 555.00 feet, a central angle of 48°39'50", and a tangent of 250.97 feet;

THENCE, continuing along said north line and with said curve to the left for an arc distance of 471.39 feet (Chord Bearing South 82°18'00" West - 457.35 feet), to a ½" inch iron rod found;

THENCE, North 32°01'55" West, continuing along said north line, for a distance of 120.00 feet, to a ½" inch iron rod found on a non-tangent curve to the right, having a radius of 625.00 feet, a central angle of 03°13'55", and a tangent of 19.40 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 38.08 feet (Chord Bearing North 59°35'03" East - 38.07 feet), to a ½" inch iron rod found;

THENCE, North 28°47'59" West, continuing along said north line, for a distance of 170.00 feet, to a ½" inch iron rod found at the most northerly corner of said Stone Creek Phase VII, being on a curve to the left, having a radius of 845.00 feet, a central angle of 25°32'12", and a tangent of 191.49 feet;

THENCE, continuing along said north line and with said curve to the left for an arc distance of 376.62 feet (Chord Bearing South 48°25'55" West - 373.51 feet), to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 35° 39'49" West, continuing along said north line, for a distance of 120.00 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 54°20'11" West, continuing along said north line, for a distance of 51.41 feet, to a ½" inch iron rod found being in the easterly line of Stone Creek Phase IV, an addition to City of Rockwall as described in Cab. H, Pg. 317-318, in said Plat Records;

THENCE, North 32° 48'57" East, departing the north line of said Stone Creek Phase VII and along the easterly line of said Stone Creek Phase IV, for a distance of 596.94 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 61° 26'29" East, departing said easterly line, for a distance of 201.15 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 475.00 feet, a central angle of 01° 01'09", and a tangent of 4.23 feet;

THENCE, along said curve to the left for an arc distance of 8.45 feet (Chord Bearing South 28° 02'57" West - 8.45 feet), to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 880.00 feet, a central angle of 36° 03'38", and a tangent of 286.44 feet;

THENCE, continuing along said curve to the left for an arc distance of 553.85 feet (Chord Bearing South 81° 12'30" East - 544.75 feet), to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the right, having a radius of 1560.00 feet, a central angle of 08° 38'43", and a tangent of 117.92 feet;

THENCE, along said curve to the right for an arc distance of 235.39 feet (Chord Bearing North 85° 05'03" East -235.16 feet), to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 89° 24'25" East, for a distance of 218.33 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00° 35'35" West, for a distance of 29.20 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 24'25" East, for a distance of 230.00 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said Stone Creek Balance Ltd. tract, being in said Hays Road;

THENCE, South 00° 35'35" East, along the east line of said Stone Creek Balance Ltd. tract and with said Hays Road, for a distance of 319.20 feet, to the POINT OF BEGINNING and containing 17.371 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this ____ day of _____, 2018.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

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

WITNESS MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

FINAL PLAT OF

STONE CREEK PHASE IX

TOTAL LOTS 63 TOTAL ACRES 17.371

OUT OF THE

S. KING SURVEY, ABSTRACT NO. 131

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

STONE CREEK PHASE 9, LTD.

8214 WESTCHESTER DRIVE, SUITE 710

DALLAS, TEXAS 75225

214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

FEBRUARY 2018

CASE NO. P2017-058 SHEET 2 OF 2

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 03/19/2018

APPLICANT: Aaron L. Stringfellow of *Weir & Associates*

AGENDA ITEM: **P2018-006;** *Lot 2, Block A, Rockwall Technology Park. Phase IV Addition*

SUMMARY:

Discuss and consider a request by Aaron L. Stringfellow of Weir & Associates for the approval of a final plat for Lot 2, Block A, Rockwall Technology Park, Phase IV Addition being a 34.229-acre tract of land identified as a portion of Tract 1 & 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of the intersection of Corporate Crossing [*FM-3549*] and Capital Boulevard, and take any action necessary.

PLAT INFORMATION:

☑ The objective of this request is to final plat a 34.229-acre tract of land -- *Tract 1 & 2-01 of the J. H. B. Jones Survey, Abstract No. 125* -- into one (1) parcel of land [*i.e. Lot 2, Block A, Rockwall Technology Park, Phase IV Addition*] for the purpose of constructing an approximately 650,000 SF warehouse/manufacturing facility [*i.e. Lollicup USA*], and adding the necessary fire lane and utility easements for this development. The site is located east of Corporate Crossing, between Capital Boulevard and Discovery Boulevard, is situated within the FM-549 Overlay (SH-276 OV) District, and is zoned Light Industrial (LI) District.

☑ A site plan (*i.e. SP2017-042*) for the warehouse/manufacturing facility was approved on January 16, 2108.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

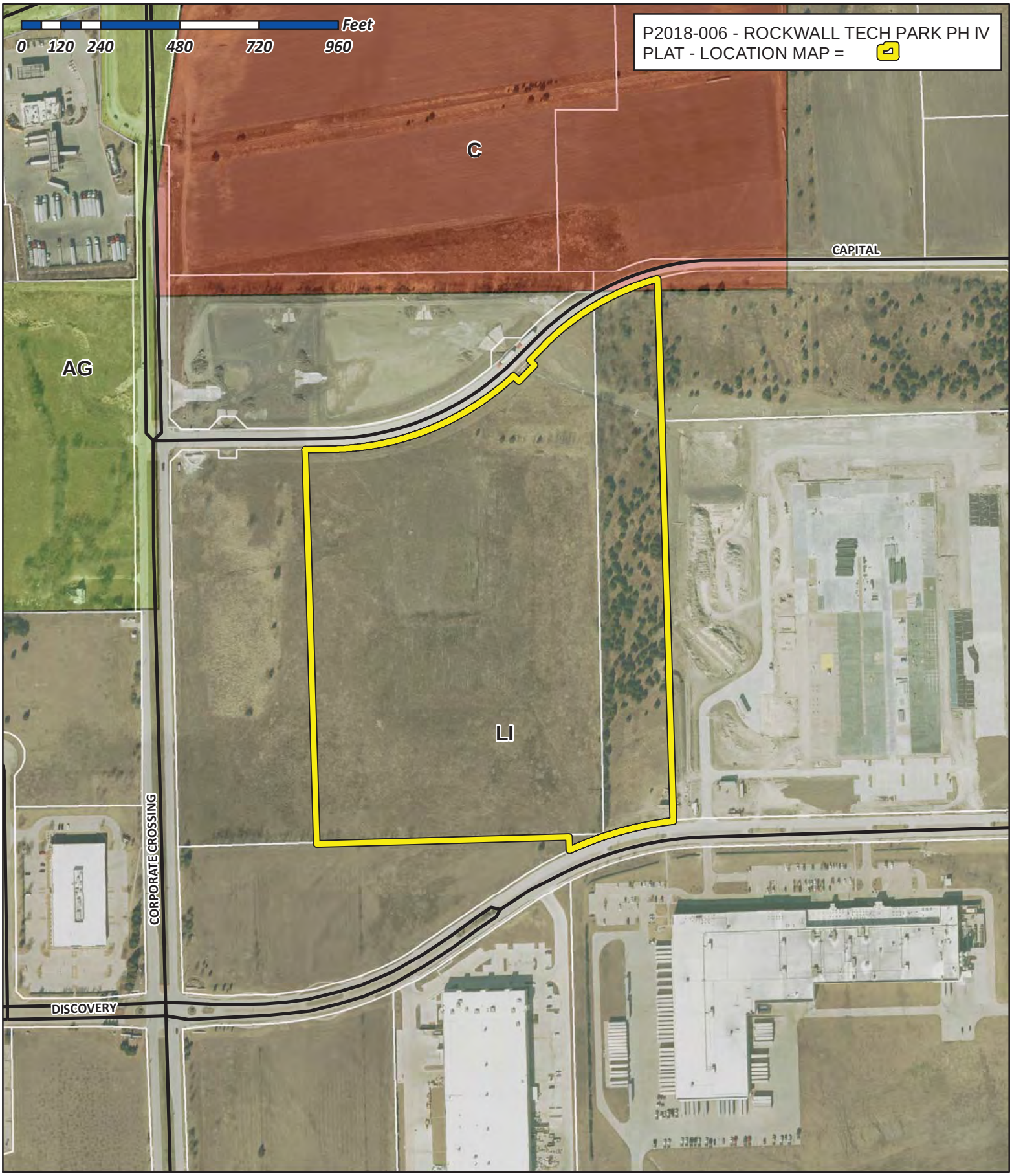
If the City Council chooses to recommend approval of the *final plat* for *Lot 2, Block A, Rockwall Technology Park, Phase IV Addition,* staff would recommend the following conditions:

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

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On March 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat passed by a vote of 5 to 0 with Commissioners Lyons and Trowbridge absent.



City of Rockwall

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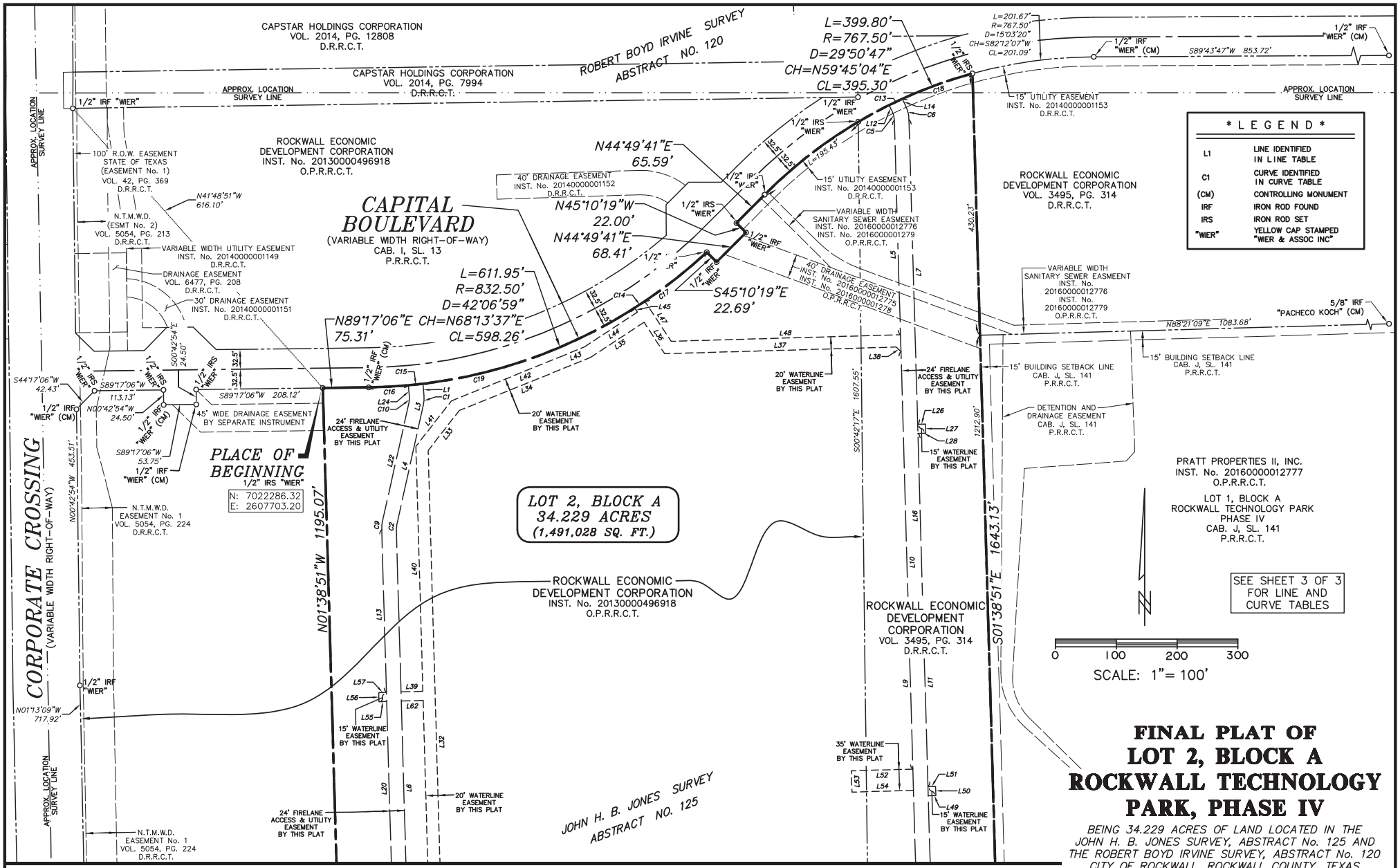

FINAL PLAT OF LOT 2, BLOCK A ROCKWALL TECHNOLOGY PARK, PHASE IV

BEING 34.229 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
*CASE NUMBER – P2018–****
1 LOT 34.229 ACRES

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
697 EAST INTERSTATE 30
P.O. BOX 968
ROCKWALL, TEXAS 75087
(972) 772–0025

SURVEYOR
WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
PH: (817) 467–7700
FAX: (817) 467–7713

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467–7700
Texas Firm Registration No. F–2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 3
DATE: 2/28/2018
W.O. 17136

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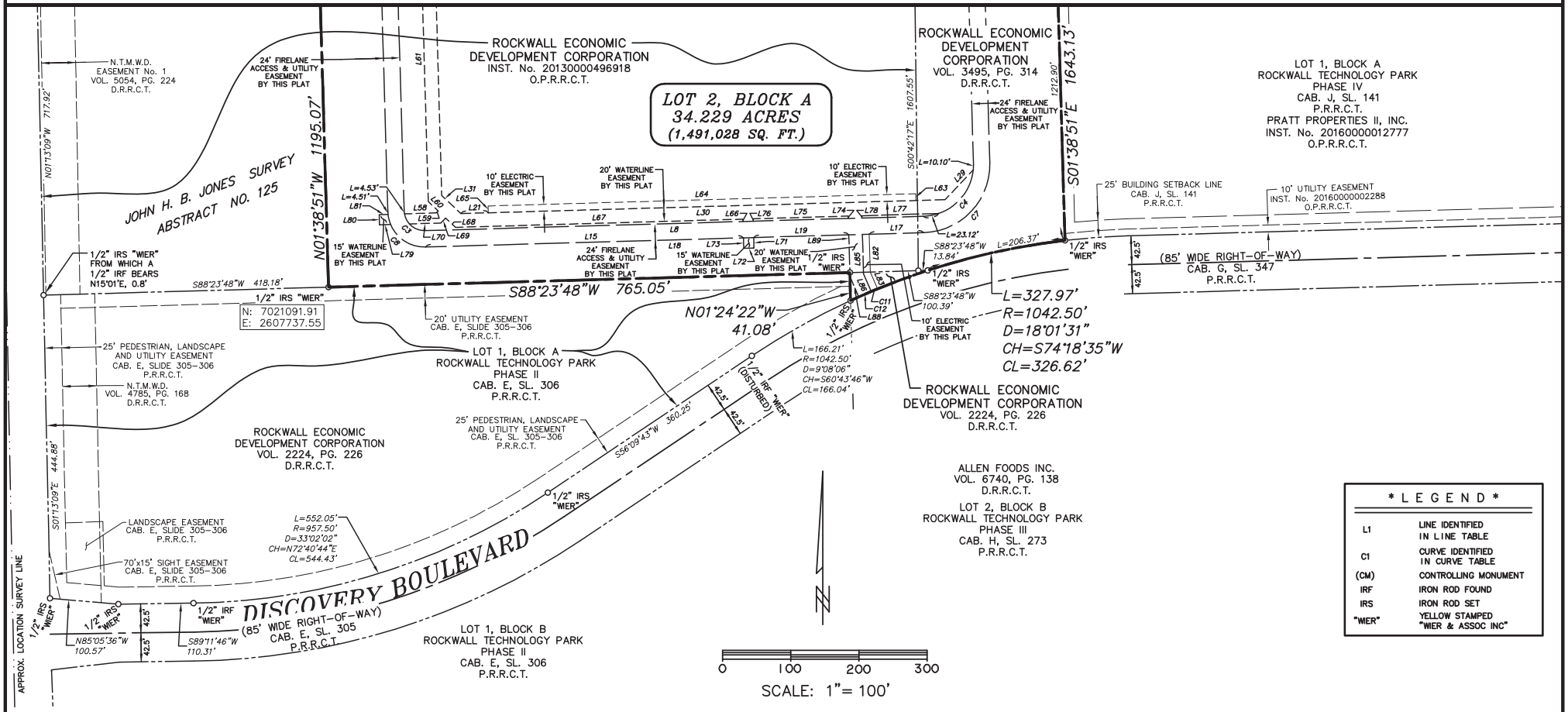
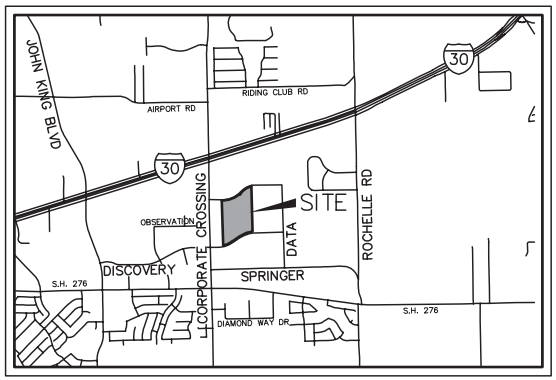
MATCH LINE – SEE SHEET 1



* L E G E N D *	
L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	YELLOW STAMPED "WIER & ASSOC INC"



VICINITY MAP
NOT TO SCALE

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FINAL PLAT OF LOT 2, BLOCK A ROCKWALL TECHNOLOGY PARK, PHASE IV

*BEING 34.229 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NUMBER – P2018-*** 1 LOT 34.229 ACRES*

OWNER
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
697 EAST INTERSTATE 30
P.O. BOX 968
ROCKWALL, TEXAS 75087
(972) 772-0025

SURVEYOR
WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

DATE: 2/28/2018
W.O. 17136

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120, BEING A PORTION OF THREE TRACTS OF LAND DESCRIBED IN DEEDS TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION RECORDED IN VOLUME 2224, PAGE 226, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), VOLUME 3495, PAGE 314, D.R.R.C.T., AND INSTRUMENT No. 20130000496918, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF CAPITAL BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" BEARS N 41°48'51" W, 616.10 FEET, SAID 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID ROCKWALL ECONOMIC DEVELOPMENT TRACT RECORDED IN INSTRUMENT No. 20130000496918, O.P.R.R.C.T.;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD AS FOLLOWS:

(1) N 89°17'06" E, 75.31 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;

(2) NORTHEASTERLY, AN ARC LENGTH OF 611.95 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 832.50 FEET, A DELTA ANGLE OF 42°06'59" AND A CHORD BEARING OF N 68°13'37" E, 598.26 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(3) S 45°10'19" E, 22.69 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(4) N 44°49'41" E, 68.41 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(5) N 45°10'19" W, 22.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(6) N 44°49'41" E, 65.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC"; BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(7) NORTHEASTERLY, AN ARC LENGTH OF 399.80 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 767.50 FEET, A DELTA ANGLE OF 29°50'47" AND A CHORD BEARING OF N 59°45'04" E, 395.30 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 01°38'51" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD, AT A DISTANCE OF 430.23 FEET PASSING THE NORTHWEST CORNER OF LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET J, SLIDE. 141, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), CONTINUING ALONG THE WEST LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV, IN ALL A TOTAL DISTANCE OF 1643.13 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (85 FOOT WIDE RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD, AT AN ARC LENGTH OF 206.37 FEET PASSING A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", CONTINUING IN ALL A TOTAL ARC LENGTH OF 327.97 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 18°01'31" AND A CHORD BEARING OF S 74°18'35" W, 326.62 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 305, P.R.R.C.T.;

THENCE N 01°24'22" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD, AND ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 41.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II;

THENCE S 88°23'48" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 765.05 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 01°38'51" W, DEPARTING THE NORTH LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 1195.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 34.229 ACRES (1,491,028 SQUARE FEET) OF LAND, MORE OR LESS.

RECOMMENDED FOR FINAL APPROVAL

_____ _____
PLANNING AND ZONING COMMISSION, CHAIRMAN — DATE

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2018.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____DAY OF_____,2018.

_____ _____ _____
MAYOR, CITY OF ROCKWALL — CITY SECRETARY — CITY ENGINEER

GENERAL NOTES:

1. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON February 28, 2018. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

_____
AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AaronLS@WIERASSOCIATES.COM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 2, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING;

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

4. THE DEVELOPER AND ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2018:

FOR: ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION

_____
OWNER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____DAY OF_____,2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINTED NAME

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L1	S04°31'34"E	20.04'
L3	S12°33'14"W	6.15'
L4	S12°33'14"W	194.02'
L5	N01°37'51"W	352.47'
L6	S01°38'51"E	851.00'
L7	S01°37'51"E	500.24'
L8	N88°21'09"E	730.77'
L9	N01°37'51"W	685.95'
L10	N01°37'51"W	1452.81'
L11	S01°37'54"E	580.33'
L12	N26°34'02"W	10.87'
L13	N01°38'51"W	267.50'
L14	S26°34'02"E	10.37'
L15	S88°21'09"W	466.44'
L16	S01°37'51"E	1452.83'
L17	S88°21'09"W	79.79'
L18	S88°21'09"W	730.77'
L19	S88°21'08"W	139.54'
L20	N01°38'51"W	851.00'
L21	S88°21'13"W	40.39'

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L22	N12°33'14"E	200.17'
L24	N04°31'34"W	19.40'
L26	N88°22'09"E	12.91'
L27	S01°37'51"E	15.00'
L28	S88°22'09"W	12.91'
L29	S43°21'39"W	60.00'
L30	S88°21'13"W	710.63'
L31	N46°39'21"W	38.57'
L32	N01°37'51"W	957.98'
L33	N37°58'59"E	83.03'
L34	N67°58'59"E	232.29'
L35	N56°43'59"E	105.50'
L36	S33°16'01"E	61.68'
L37	N88°21'14"E	380.50'
L38	S46°32'24"E	10.84'
L39	N88°22'09"E	35.91'
L40	N01°37'51"W	402.47'
L41	N37°58'59"E	94.84'
L42	N67°58'59"E	197.30'
L43	N67°26'02"E	39.03'

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L44	N56°43'59"E	103.53'
L45	N33°15'37"W	8.13'
L47	S33°16'02"E	78.62'
L48	N88°21'14"E	376.98'
L49	N88°21'57"E	12.50'
L50	N01°38'37"W	15.00'
L51	S88°21'09"W	12.50'
L52	S88°22'09"W	101.01'
L53	S01°37'51"E	35.00'
L54	N88°22'09"E	101.01'
L55	S88°22'09"W	12.58'
L56	N01°37'51"W	15.00'
L57	N88°22'09"E	12.57'
L58	N88°22'07"E	46.79'
L59	N43°20'39"E	3.98'
L60	N46°39'21"W	20.07'
L61	N01°37'51"W	555.99'
L62	S88°22'09"W	35.91'
L63	N01°38'47"W	10.00'
L64	S88°21'13"W	627.33'

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L65	S01°38'47"E	10.00'
L66	N01°38'29"W	3.50'
L67	S88°21'09"W	421.70'
L68	N46°39'21"W	20.07'
L69	S43°20'39"W	10.20'
L70	S88°22'07"W	46.13'
L71	S01°38'37"E	15.50'
L72	S88°22'09"W	15.00'
L73	N01°38'37"W	15.49'
L74	N01°38'51"W	3.50'
L75	S88°21'09"W	139.53'
L76	S01°38'29"E	3.50'
L77	S88°21'27"W	112.55'
L78	S01°38'51"E	3.50'
L79	S88°22'09"W	16.39'
L80	N01°37'51"W	15.00'
L81	N88°22'09"E	12.93'
L82	S01°38'51"E	55.83'
L83	S23°27'55"E	26.49'
L85	S01°38'51"E	57.75'

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L86	S23°27'55"E	28.27'
L88	N23°27'55"W	32.11'
L89	N01°38'51"W	61.61'

EASEMENT CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	16.10'	54.00'	17°04'48"	S04°00'50"W	16.04'
C2	7.44'	30.00'	14°12'05"	S05°27'12"W	7.42'
C3	47.12'	30.00'	90°00'00"	S46°38'51"E	42.43'
C4	119.36'	76.00'	89°59'00"	N43°21'39"E	107.46'
C5	15.67'	36.00'	24°56'11"	N14°05'57"W	15.54'
C6	26.11'	60.00'	24°56'11"	S14°05'57"E	25.91'
C7	157.05'	99.98'	90°00'12"	S43°21'54"W	141.39'
C8	84.82'	54.00'	90°00'00"	N46°38'51"W	76.37'
C9	13.38'	54.00'	14°12'05"	N05°27'12"E	13.35'
C10	8.94'	30.00'	17°04'48"	N04°00'50"E	8.91'
C11	10.00'	1042.50'	0°32'59"	S67°23'32"W	10.00'
C12	20.00'	1042.50'	1°05'57"	S66°34'04"W	20.00'
C13	24.01'	767.50'	1°47'32"	N64°36'57"E	24.01'
C14	20.00'	832.50'	1°22'35"	N56°48'03"E	20.00'
C15	24.01'	832.50'	1°39'09"	N83°57'11"E	24.01'
C16	65.47'	832.50'	4°30'21"	N87°01'56"E	65.45'
C17	129.96'	832.50'	8°56'39"	N51°38'27"E	129.82'
C18	122.73'	767.50'	9°09'45"	N70°05'35"E	122.60'
C19	372.51'	832.50'	25°38'16"	N70°18'29"E	369.41'

FINAL PLAT OF LOT 2, BLOCK A ROCKWALL TECHNOLOGY PARK, PHASE IV

BEING 34.229 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER – P2018-***
1 LOT 34.229 ACRES

PREPARED BY:

WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

OWNER
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
697 EAST INTERSTATE 30
P.O. BOX 968
ROCKWALL, TEXAS 75087
(972) 772-0025

SURVEYOR
WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713

SHEET 3 OF 3

DATE: 2/28/2018
W.O. 17136

PRINTED: 2/28/2018 STB FILE: WIER-SURVEY.STB LAST SAVED: 2/28/2018 5:39 PM SAVED BY: AARONLS FILE: FINAL-PLAT-LOLLICUP-17136.DWG
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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 03/19/2018

APPLICANT: Jim & Kelly Matthews

AGENDA ITEM: **Z2018-004;** *SUP for a Carport at 706 Stillwater Drive*

SUMMARY:

Hold a public hearing to discuss and consider a request by Jim & Kelly Matthews for the approval of a Specific Use Permit (SUP) for a carport on a 0.254-acre tract of land identified as Lot 33, Block A, Stonebridge Meadows Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 706 Stillwater Drive, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

On February 2, 2018, the Neighborhood Improvement Services (NIS) Department initiated a code compliance case (*i.e. CE2018-0281*) for the construction of a carport without a building permit on the *subject property* at 706 Stillwater Drive. At that time, the homeowner was instructed to submit an application for a building permit, and did so on February 14, 2018. Upon inspection of the carport it was determined that the carport did not meet the minimum standards stipulated by the Unified Development Code (UDC), and the homeowner was instructed to submit for a Specific Use Permit (SUP) through the Planning and Zoning Department.

The carport is a 20-foot by 20-foot (*or 400 SF*) metal structure that is set on wooden post and has one sheet of R-Panel (*estimated to be two [2] feet by ten [10] feet*) extending from the roof, down each side of the structure. The structure is listed as being between eight (8) feet and eight and one-half (8½) feet tall. According to Article VI, *Permissible Uses*, of the UDC, carports in residential districts must be [*1*] open on at least two (2) sides, [*2*] be situated 20-feet behind the front façade of the primary structure, [*3*] meet the same setbacks as a garage when adjacent to an alley, and [*4*] when visible from a public street be constructed of materials matching those of the primary residential structure. In this case, the constructed carport does not meet the minimum setbacks for a carport in this district. According to the UDC, garages are required to be a minimum of 20-feet from public right-of-way. In addition, the minimum building setback in a Single Family 10 (SF-10) District is ten (10) feet. Staff has measured the rear setback of the constructed carport and determined that the structure is approximately eight (8) feet from the rear property line. This means that the carport encroaches the garage setback by approximately 12-feet and the minimum building setback by two (2) feet. The UDC, does allow the City Council to consider non-conforming carports on a discretionary basis through a SUP.

Staff should point out that only one (1) carport has been permitted through a building permit in the Stonebridge subdivision as indicated in the City's building permit tracking software, and that this carport met all the requirements and did not require a SUP; however, seven (7) carports exist within the notification area. Six (6) of the seven (7) carports were built between 2001 and 2005 (*i.e. as determined by aerials*), with the remaining carport being constructed in 2012. The current carport ordinance was adopted in 2006 by *Ordinance No. 06-14*. Staff has provided images of the unpermitted carports and a map showing their locations in the attached packet.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of Stonebridge Meadows, Phase 5, which is zoned Single Family 10 (SF-10) District and consists of 72 single-family residential lots. Beyond this is W. Rusk Street [*SH-66*], which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan.

South: Directly south of the subject property is the remainder of Stonebridge Meadows, Phase 5, which is zoned Single Family 10 (SF-10) District and consists of 72 single-family residential lots. Beyond this is Stonebridge Meadows, Phase 1, which is zoned Single Family 10 (SF-10) District and consists of 40 single-family residential lots.

East: Directly east of the subject property is S. Lakeshore Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is the remainder of Stonebridge Meadows, Phase 5, which is zoned Single Family 10 (SF-10) District and consists of 72 single-family residential lots. East of this is Stone Bridge, Phase 4, which is zoned Single Family 7 (SF-7) District and consists of 71 single-family residential lots.

West: Directly west of the subject property is the remainder of Stonebridge Meadows, Phase 5, which is zoned Single Family 10 (SF-10) District and consists of 72 single-family residential lots. Beyond this is the corporate boundaries of the City of Rockwall followed by the *Lake Ray Hubbard Takeline* and Lake Ray Hubbard. These areas are located within the City of Dallas.

NOTIFICATION:

On February 27, 2018, staff mailed 68 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows Homeowner's Associations (HOA's), which is the only HOA/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice and two (2) emails in opposition to this request and three (3) notices and one (1) email in favor of this request.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request, staff would offer the following conditions of approval:

1) The carport shall be subject to the following operational conditions, which are contained in the SUP ordinance:

    (a) The carport shall maintain conformance to the approved site plan and building elevations depicted in *Exhibits 'A' & 'B'* of the SUP ordinance.

    (b) The carport shall not exceed a maximum size of 400 SF.

    (c) The accessory building shall not exceed a maximum overall height of nine (9) feet.

    (d) The carport is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On March 13, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request by a vote of 4-1, with Commissioner Logan dissenting and Chairman Lyons and Commissioner Trowbridge absent.



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

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

55

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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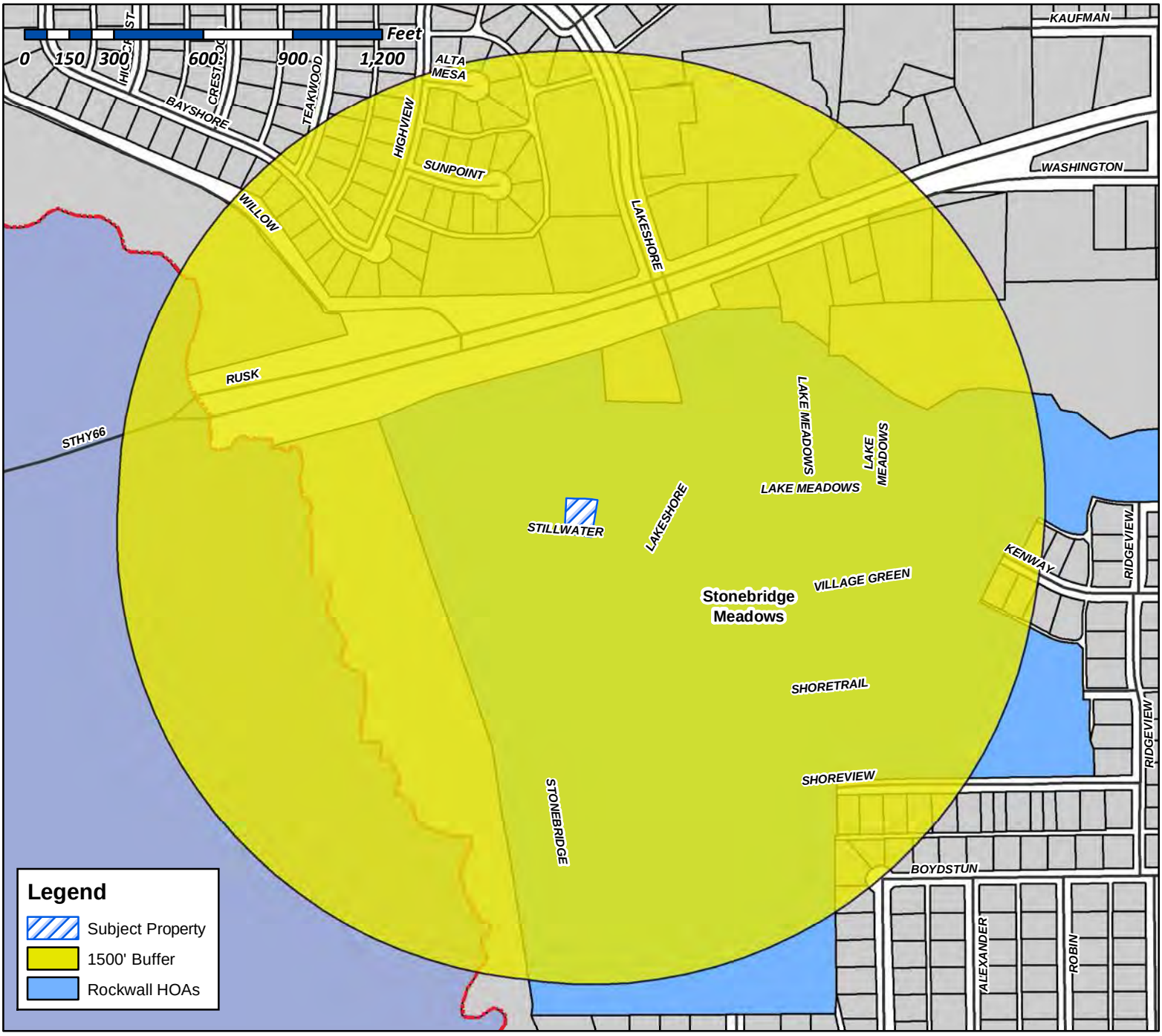
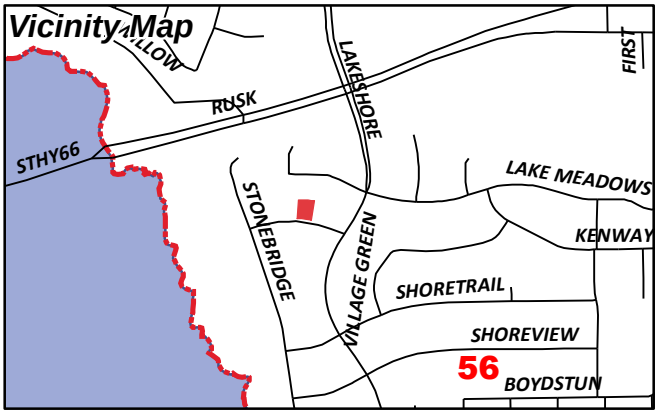


Case Number: Z2018-004
Case Name: SUP for a Carport
Case Type: Zoning
Zoning: SF-10 District
Case Address: 706 Stillwater Drive

Date Created: *02/19/2018*
For Questions on this Case Call (972) 771-7745



From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Wednesday, February 28, 2018 3:54:56 PM
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request will be published in the Rockwall Herald Banner ***March 2, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 3/13/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 3/19/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2018-004- Hold a public hearing to discuss and consider a request by Jim & Kelly Matthews for the approval of a Specific Use Permit (SUP) for a carport on a 0.254-acre tract of land identified as Lot 33, Block A, Stonebridge Meadows Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 706 Stillwater Drive, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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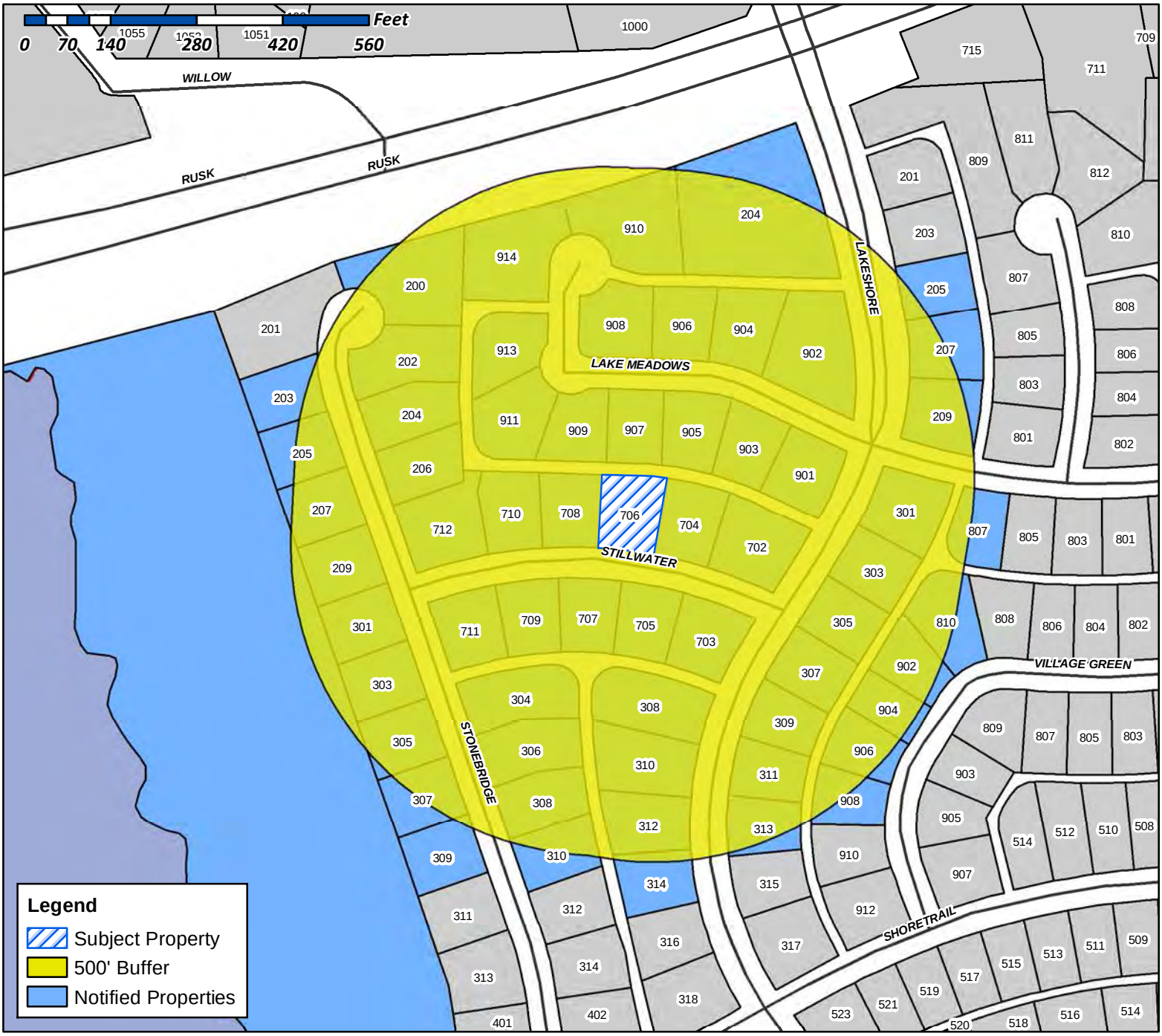
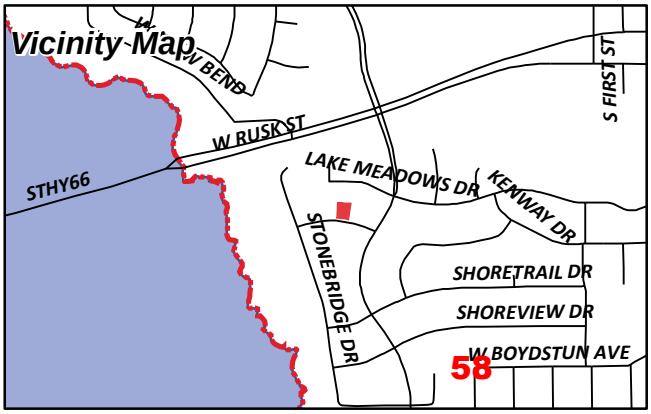


Case Number: Z2018-004
Case Name: SUP for a Carport
Case Type: Zoning
Zoning: SF-10 District
Case Address: 706 Stillwater Drive



Date Created: 02/19/2018
For Questions on this Case Call (972) 771-7745

HARRISON CLIFFORD JR
1650 S JOHN KING BLVD #3801
ROCKWALL, TX 75032

STORMS STEWART M
1938 S LAKESHORE DR
ROCKWALL, TX 75087

HADDOCK VICKIE L ETAL
200 STONEBRIDGE DR
ROCKWALL, TX 75087

HERRIDGE KENNETH & JANICE
202 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

GARRETT DAVID L AND CYNTHIA B
203 STONEBRIDGE DR
ROCKWALL, TX 75087

ASI GYMNASTICS PROPERTY RO LLC
204 S LAKESHORE DR
ROCKWALL, TX 75087

STEVENS WILLIAM T & LINDA
204 STONEBRIDGE DR
ROCKWALL, TX 75087

DUNCAN KEITH M & PATRICIA A
205 S LAKESHORE DR
ROCKWALL, TX 75087

SPRADLING LARRY P & SHIRLEY J
205 STONEBRIDGE DR
ROCKWALL, TX 75087

MORRIS J NEIL AND MICHELLE KIZER
206 STONEBRIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
207 STONEBRIDGE DR
ROCKWALL, TX 75087

VINES GREGORY STEVEN
207 SOUTH LAKESHORE DR
ROCKWALL, TX 75087

GAINES WILLIAM C & KELLEY A
209 SOUTH LAKESHORE
ROCKWALL, TX 75087

CONFIDENTIAL
209 STONEBRIDGE DR
ROCKWALL, TX 75087

KRATZ WILLIAM
2265 GARDEN CREST DR
ROCKWALL, TX 75087

DICKEY CLYDE E & FELITA
26 ENSIS RD
HILTON HEAD, SC 29928

HERNANDEZ PAUL GARACIA AND DOMINGA G
301 S LAKESHORE DR
ROCKWALL, TX 75087

MILLER TRACI AND
0
301 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

GARDINER GARY F & VICKIE
303 S LAKESHORE DR
ROCKWALL, TX 75087

BLAHA JAN & ROBERT
303 STONEBRIDGE DR
ROCKWALL, TX 75087

DORSEY KIPPER L & LINDA O
304 STONEBRIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
305 LAKESHORE DR
ROCKWALL, TX 75087

CAIN T D ETUX
305 STONEBRIDGE DR
ROCKWALL, TX 75087

WILKERSON CASSANDRA A
306 STONEBRIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
307 LAKESHORE DR
ROCKWALL, TX 75087

POTTER MICHAEL C
307 STONEBRIDGE DR
ROCKWALL, TX 75087

RAHMANDAR JULIUS LIEM
308 S LAKESHORE DR
ROCKWALL, TX 75087

CUMMINGS LORI LYNN MALLOY & JOHN LEE
308 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

GRAMENTINE SUSAN E
309 S LAKESHORE DR
ROCKWALL, TX 75087

HUTCHINS HAROLD CLYDE & KAREN
309 STONEBRIDGE DR
ROCKWALL, TX 75087

59

LEWIS MARTHA JEAN
310 S LAKESHORE DR
ROCKWALL, TX 75087

DEAPEN ALICIA & RICHARD
310 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

CRUES VERNON D & GERALDINE A
311 S LAKESHORE DR
ROCKWALL, TX 75087

DEGELIA JASPER & TEDDIE
312 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
313 LAKESHORE DR
ROCKWALL, TX 75087

WITWER WILLIAM F AND LISA C
314 S LAKESHORE DR
ROCKWALL, TX 75087

SMITH GARLAND KENT
575 BREEZY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
702 STILLWATER DR
ROCKWALL, TX 75087

BARNES GERALD D & LINDA C
703 STILLWATER DR
ROCKWALL, TX 75087

ALSTON ROBERT M & MARY P
704 STILLWATER DR
ROCKWALL, TX 75087

GARDENHIRE DONA GENE SPELCE
705 STILLWATER DR
ROCKWALL, TX 75087

MATTHEWS JAMES D AND KELLEY M
706 STILLWATER DR
ROCKWALL, TX 75087

UMBARGER IMOGENE T
707 STILLWATER DR
ROCKWALL, TX 75087

KEATING WILLIAM F
708 STILLWATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
709 STILLWATER DR
ROCKWALL, TX 75087

GUSTAFSON MARION
710 STILLWATER DR
ROCKWALL, TX 75087

WELLS PATRICK S & RHONDA C
711 STILLWATER DR
ROCKWALL, TX 75087

KEEFER CLAUD PAUL SR AND JEWEL TINDALL KEEFER
712 STILLWATER DR
ROCKWALL, TX 75087

LARUE ANDREW T
807 LAKE MEADOWS DR
ROCKWALL, TX 75087

HOWARD KAREN &
0
810 VILLAGE GREEN DR
ROCKWALL, TX 75087

CUTBUSH DAVID & WENDY
901 LAKE MEADOWS DR
ROCKWALL, TX 75087

WALKER TOMMY H AND SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

EQUITY TRUST COMPANY CUSTONDIAN
0
902 VILLAGE GREEN DR
ROCKWALL, TX 75087

METZGER TAMMY AND TIMOTHY
903 LAKE MEADOWS DR
ROCKWALL, TX 75087

SHERRIN NOEL & LOIS
904 LAKE MEADOWS DR
ROCKWALL, TX 75087

CONFIDENTIAL
904 VILLAGE GREEN DR
ROCKWALL, TX 75087

BOWENS BILLY NORRIS
905 LAKE MEADOWS DR
ROCKWALL, TX 75087

VUCKOVIC ZLATAN & JOANNE M
906 LAKE MEADOWS DR
ROCKWALL, TX 75087

ROUTEN DANIEL C & KRISTI P
906 VILLAGE GREEN DR
ROCKWALL, TX 75087

SAMFORD BRIAN S & LISA E
907 LAKE MEADOWS DR
ROCKWALL, TX 75087

60

WHITE JACOB A & PRISELDA B
908 LAKE MEADOWS DR
ROCKWALL, TX 75087

ORLOWSKI RAYMOND & BARBARA
908 VILLAGE GREEN DR
ROCKWALL, TX 75087

JENSEN LEE ROBERT & SUSAN MARY
909 LAKE MEADOWS DR
ROCKWALL, TX 75087

COOK WILLIAM F
910 LAKE MEADOWS DR
ROCKWALL, TX 75087

CUMMINGS DANIEL DEE ET UX
911 LAKE MEADOWS DR
ROCKWALL, TX 75087

BROWNE MARK
913 LAKE MEADOWS DRIVE
ROCKWALL, TX 75087

YBARRA LEOPOLD AND SONIA
914 LAKE MEADOWS DR
ROCKWALL, TX 75087

DOUGLAS LEE DENDY LIFE ESTATE AND
0
DOUGLAS KEITH DENDY AND RANDY LEE DENDY
0
TERRELL, TX 75160

61

From:	Planning
To:	Miller, Ryan
Subject:	FW:
Date:	Tuesday, March 06, 2018 4:24:05 PM

From: Shirley Spradling [mailto:shirleyspradling@hotmail.com]
Sent: Tuesday, March 06, 2018 3:42 PM
To: Planning
Subject:

Sent from Windows Mail

Ryan Miller…. Rockwall Planning and Zoning Dept.

We are opposed to changing our neighborhood to carports that typically accumulate junk and lower the value of our homes. We have noticed that several carports have been built recently in our area and we can't believe that the City even considers carports unless it is for medical reasons. Please decline this request and have the carport removed since it has already been built. How many other carports have been built without a permit and are still standing? What happened to the city inspectors that at one time drove around and found these violations????? Maybe it's time to revisit this procedure and keep our neighborhoods within the codes that were established for a good reason.

WE OPPOSE THIS REQUEST

Case No. Z2018-004 SUP for 706 Stillwater

Larry & Shirley Spradling

205 STONEBRIDGE DR.

ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-004: SUP for 706 Stillwater

Hold a public hearing to discuss and consider a request by Jim & Kelly Matthews for the approval of a Specific Use Permit (SUP) for a carport on a 0.254-acre tract of land identified as Lot 33, Block A, Stonebridge Meadows Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 706 Stillwater Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/13/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **3/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-004: SUP for 706 Stillwater

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Tastefully done - Does not detract from Neighborhood

Name: Cynthia Garrett

Address: 203 Stonebridge Dr.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2018-004: SUP for 706 Stillwater

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

This is not a "Carport" neighborhood. I see five (FIVE) driveways out my back Kitchen and den windows. Can you imagine how trashy it would look if everyone erected a carport over their driveway?? It's bad enough I already have to look at a trailer 3/4 of the year, however, they tell me he was "Grandfathered in". Also there's another trailer at the end of my alley and it looks just horrible. The old saying goes "What you do for one you have to do for all and for this reason I say absolutely not. If they want a carport they need

Name: Linda Dorsey

Address: 304 Stonebridge Dr, Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-004: SUP for 706 Stillwater

Hold a public hearing to discuss and consider a request by Jim & Kelly Matthews for the approval of a Specific Use Permit (SUP) for a carport on a 0.254-acre tract of land identified as Lot 33, Block A, Stonebridge Meadows Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 706 Stillwater Drive, and take any action necessary.

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Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-004: SUP for 706 Stillwater

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Susan Tramentine

Address: 309 S. Lakeshore Dr.

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2018-004: SUP for 706 Stillwater

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

THE HOUSE ON MY RIGHT HAS A CARPORT AND IT DOESN'T BOTHER ME SO I DON'T OBJECT TO SOMEONE ELSE'S.

Name: TEDDIE DEGELIA Teddie Degelia

Address: 312 S. LAKESHORE DR. ROCKWALL, TX. 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Subject: Case No. Z2018-004: SUP for 706 Stillwater
From: Mary Alston[redacted]
Date: 3/9/2018 3:16 PM
To: "PLANNING "@ROCKWALL.COM

RE: Case No. Z2018-004: SUP for 706 Stillwater

TO: Ryan Miller, Rockwall Planning and Zoning Dept.

FROM: Mary Alston, 704 Stillwater Dr, Rockwall TX 75087

Mr. Miller:

I would like to offer my comments in writing regarding request for SUP approval by Jim and Kelly Matthews at 706 Stillwater Dr.

- Yesterday I spoke with Kelly Matthews.
- This morning my husband, Bob Alston, spoke with planning coordinator Laura Morales and a supervisor for clarification of the issues. This is his understanding of the situation:
  - Carports are allowed in Rockwall. Permits are required for construction.
  - Per ordinance, structure set-back is 20' from rear property line. The carport as built is 12' too long.
  - A carport of this length on this particular property would require a SUP, applied for and approved before obtaining a permit to construct.
  - No permits were applied for.
- I do not object to the carport. It was completed 6 months ago. I cannot see that it poses any sort of hazard.
- I do find it aggressive to seek approval after construction.
- Again, I do not object to the carport, but I heartily disapprove of the "forgiveness vs. permission" method by which it is being approved.

Yours truly,

Mary Alston

From:	Planning
To:	Miller, Ryan
Subject:	FW: Case No. Z2018-004: SUP for 706 Stillwater
Date:	Wednesday, March 14, 2018 8:38:45 AM

From: buzz@buzzharrison.com [redacted]
Sent: Tuesday, March 13, 2018 6:49 PM
To: Planning
Subject: Case No. Z2018-004: SUP for 706 Stillwater

My name is Cliff "Buzz" Harrison and I live at 702 Stillwater Drive, Rockwall, TX 75087. I am writing to you today to voice my opinion on case number Z2018-004: SUP for 706 Stillwater.

I am in FAVOR of the request for Jim and Kelly Matthews to maintain their carport located at 702 Stillwater. I know that Mr. Matthews did not obtain a permit prior to erecting the carport, but the carport does not detract from the neighborhood and is no displeasing to the eye. I support the Matthews' request for the zoning change. I have personally inspected the carport and I do not feed it is too close to the alley. I also feel the carport is constructed well (from steel posts and beams) and is very secure. Mr. Matthews, in my opinion, has the right to retain this carport with no further action on his part.

Thank you.

Buzz Harrison
972-961-6887


FX4
OFF ROAD
TACLB 021634E
F150
XLT
Choice Heat and A
.com
GOODYEAR
WRANGLER


TEXAS
KGD-6610
TEXAS
DCX-5565

City of Rockwall
Star of Texas

CITY OF ROCKWALL

BUILDING PERMITS

BUILDING INSPECTION DEPT.
385 S. Goliad St.,
Rockwall, TX 75087
Phone #: (972) 771-7709

Permit # BLD2018-0383

To schedule an inspection go to: www.rockwall.com/buildinginspections/inspectionreq.asp

CONSTRUCTION ADDRESS: 706 Stillwater			TYPE OF PERMIT: car Port	
SUBDIVISION		ZONING	LOT	BLOCK
BUILDING OWNER: Jim Kelley Matthews	MAIL ADDRESS: 706 Stillwater	CITY, STATE, ZIP: Rw 75087		PHONE #: 214 502 7685
PERSON TO BE CONTACTED REGARDING PERMIT: Jim	E-MAIL ADDRESS: choiceheatandair@Aol.com			PHONE #: 214 502 7685
EMAIL ADDRESS FOR INSPECTION REPORT: choiceheatandair@Aol.com				
GENERAL CONTRACTOR: Jim Matthews	MAIL ADDRESS: 706 Stillwater	CITY, STATE, ZIP: Rw 75087		PHONE #: 214-502-7685
ELECTRICAL CONTRACTOR	MAIL ADDRESS	CITY, STATE, ZIP		PHONE #
PLUMBING CONTRACTOR	MAIL ADDRESS	CITY, STATE ZIP		PHONE #
MECHANICAL CONTRACTOR	MAIL ADDRESS	CITY, STATE ZIP		PHONE #

BUILDING INFORMATION

1st floor SF	2nd floor SF	Garage	Covered Porch	Covered Patio	Total SF	Height	Lot Size	Plan #:

Permit Description: 20x20, Mueller, carport

NOTICE TO APPLICANT: THIS PERMIT IS ISSUED ON THE BASIS OF INFORMATION FURNISHED IN THIS APPLICATION AND ON ANY SUBMITTED PLANS, AND IS SUBJECT TO THE PROVISIONS IN ADDITION, REQUIREMENTS OF THE CITY OF ROCKWALL CODE OF ORDINANCES AND ANY OTHER APPLICABLE ORDINANCE. THIS PERMIT IS ISSUED ONLY FOR THE PURPOSE OF ALLOWING CONSTRUCTION OF A BUILDING OR STRUCTURE CONFORMING TO THE CODES AND ORDINANCES OF THE CITY, REGARDLESS OF INFORMATION AND/OR PLANS SUBMITTED.

SCOPE OF PERMIT: FOR NEW BUILDINGS AND FOR ADDITIONS TO EXISTING BUILDINGS, THIS PERMIT AUTHORIZES STRUCTURAL, PLUMBING, ELECTRICAL, MECHANICAL, AND WORK TO BE PERFORMED IN THE CONSTRUCTION OF THE BUILDING OR STRUCTURE AT THIS ADDRESS, IF DONE AT THE SAME TIME OF INITIAL CONSTRUCTION. NO SEPARATE SUBCONTRACTOR PERMITS ARE NEEDED FOR THOSE TRADES. HOWEVER, THE PERMIT HOLDER IS REQUIRED TO USE ONLY SUBCONTRACTORS LICENSES, REGISTERED, OR BONDED BY THE CITY OF ROCKWALL WHERE SUCH REQUIREMENT IS APPLICABLE.

I HEREBY ACCEPT ALL CONDITIONS HEREIN ABOVE MENTIONED AND CERTIFY That ALL STATEMENTS HEREIN RECORDED BY ME ARE TRUE:

AGENT OR APPLICANT

2-14-18
(DATE)

Subject property is _____ or is not _____ within the flood hazard area.
Required lowest floor elevation is _____.

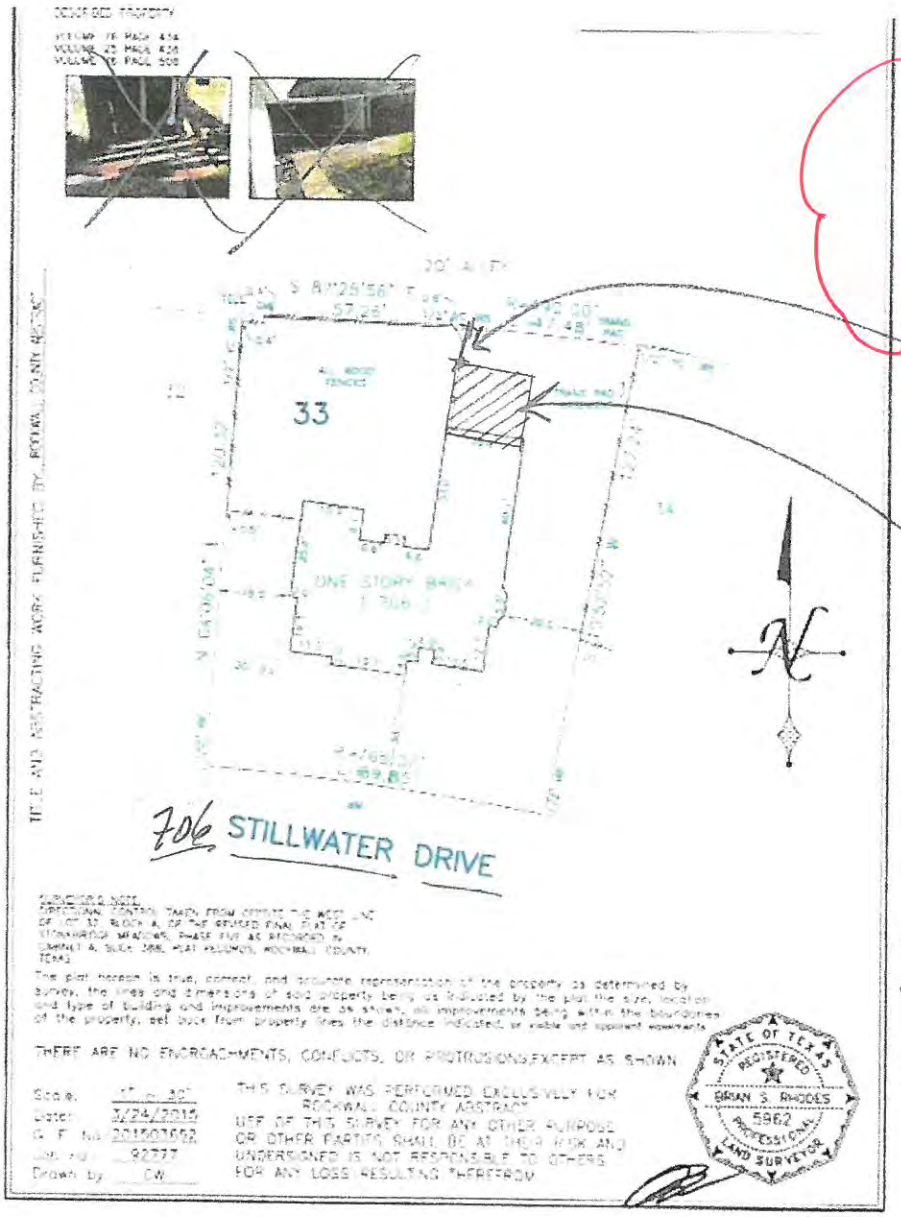
CITY APPROVAL

(DATE)

ESTIMATED VALUE: $ 2,000

Building Permit	$
Water Meter Deposit	$
Meter Installation	$
Sewer Service	$
Water Impact Fees	$
Sewer Impact Fees	$
Siren Fee	$
Contractor Registration	$
Certificate of Occupancy	$
Total Fees	$

71



MUST BE Located 20' OFF Property LINE From Alley !!

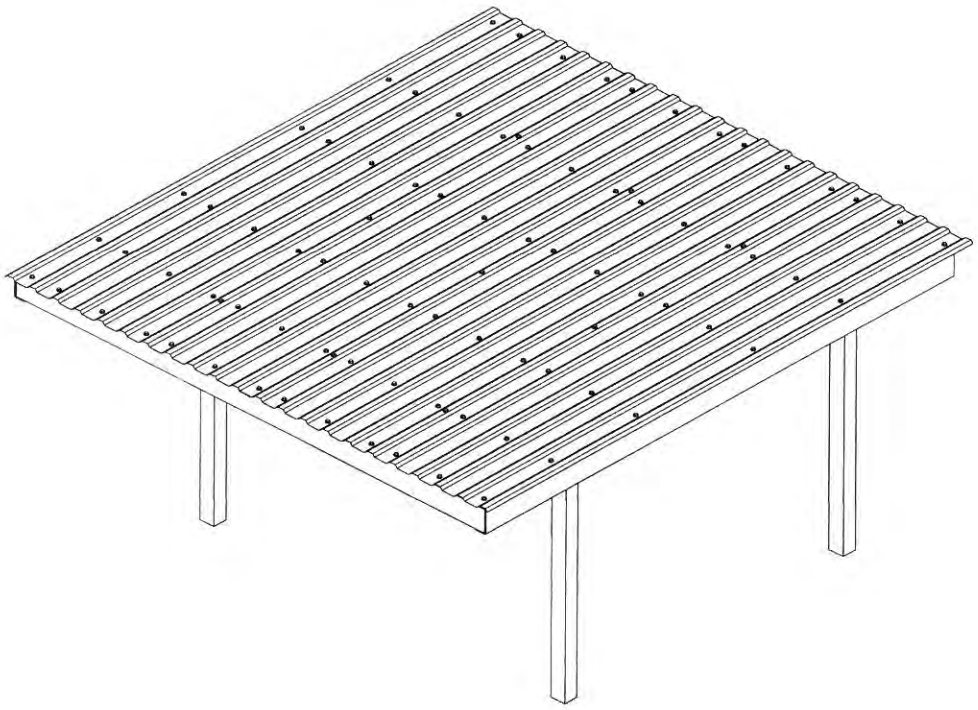
10' off property line from alley

20x20 "Mueller II" 20x20 Carport

pg 3: optional base plate attach for exist concrete w/ 5/8" epoxy drive anchors

72

706 Stillwater



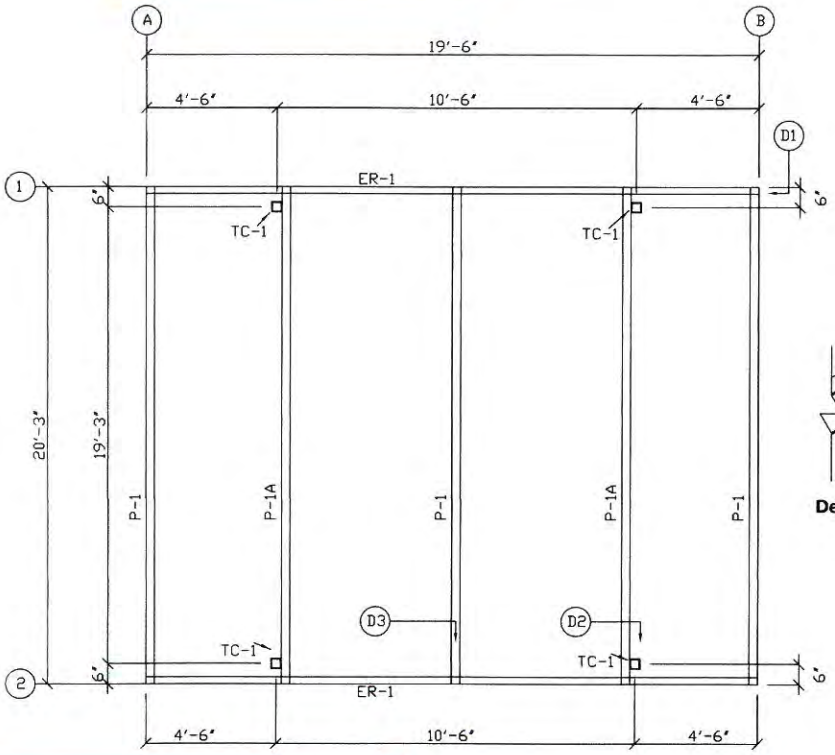
20x20 Carport Instructions

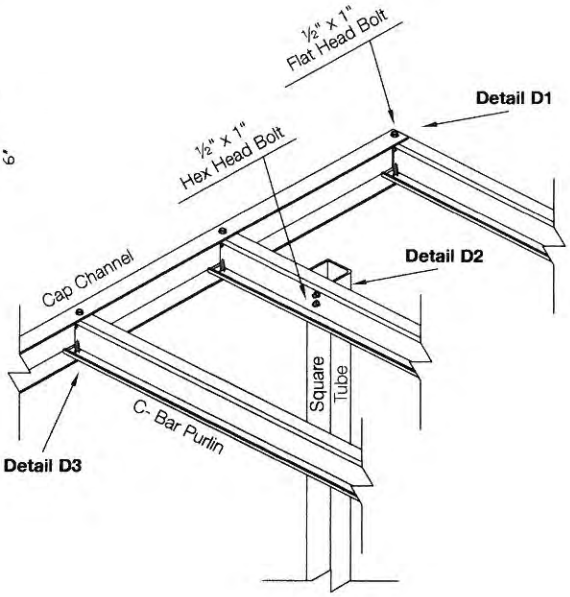
Mueller carports are not engineered structures and do not meet any specific building code criteria.

877-2- MUELLER · www.muellerinc.com

MUELLER, INC.
METAL BUILDINGS, ROOFING & COMPONENTS

NOTE: Carport kits are not engineered.





List of Materials			
MARK	QTY	DESCRIPTION	LENGTH
P-1	3	8" x 2½" C-BAR	20'-2½"
P-1A	2	8" x 2½" C-BAR "PU"	20'-2½"
ER-1	2	8" x 2 CAP CHANNEL	19'-6"
TC-1	4	4" x 4" SQUARE TUBE	10'-0"
	8	BOLT - HEX HEAD	½" x 1"
	20	BOLT - FLAT HEAD	½" x 1"
	(4)	(4" x 4" x 12' OPTIONAL)	

NOTE: Sheets are to hang off the low side.

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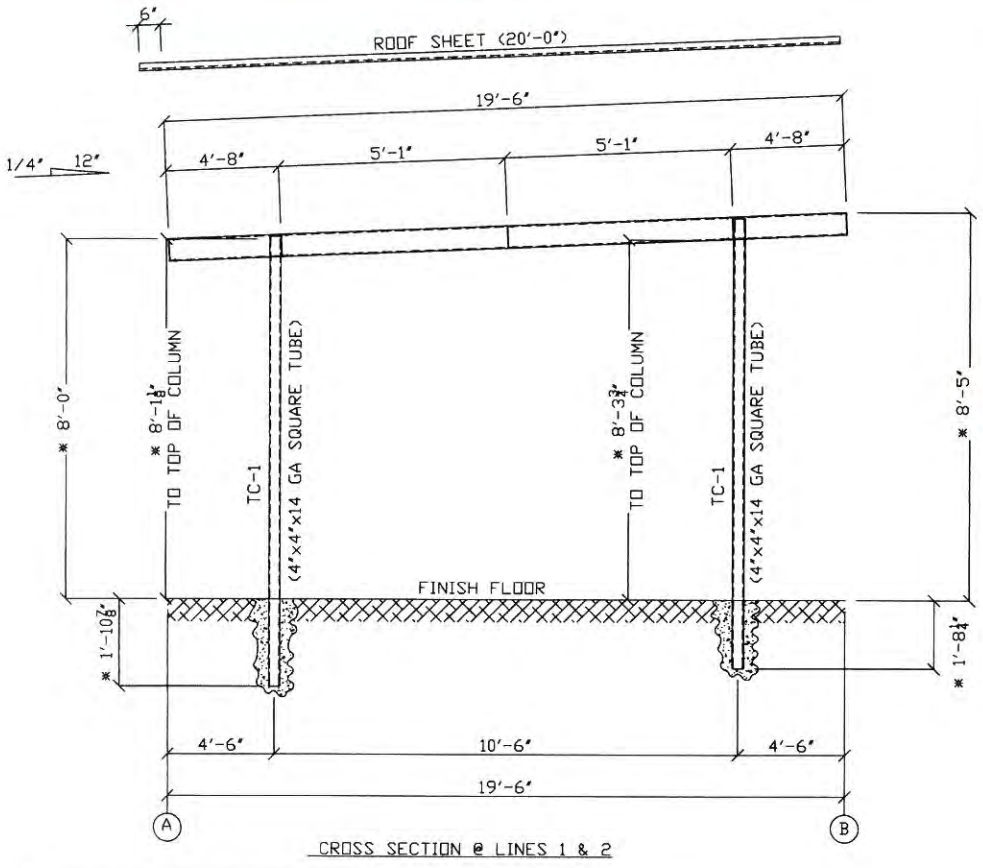
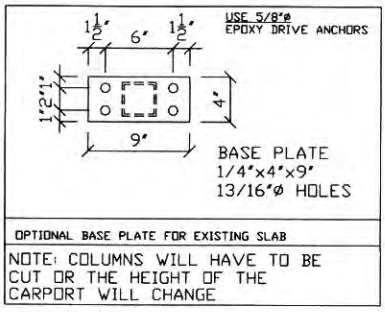
877-2- MUELLER
www.muellerinc.com

NOTE: Carport kits are not engineered.



CROSS SECTION @ LINES 1 & 2

* DIMENSION VARIES DEPENDING ON EAVE HEIGHT AND COLUMN RECESSION



OPTIONAL BASE PLATE FOR EXISTING SLAB

NOTE: COLUMNS WILL HAVE TO BE CUT OR THE HEIGHT OF THE CARPORT WILL CHANGE

NOTE: 12' columns optional. Add 2' to all height dimensions.

MUELLER, INC.
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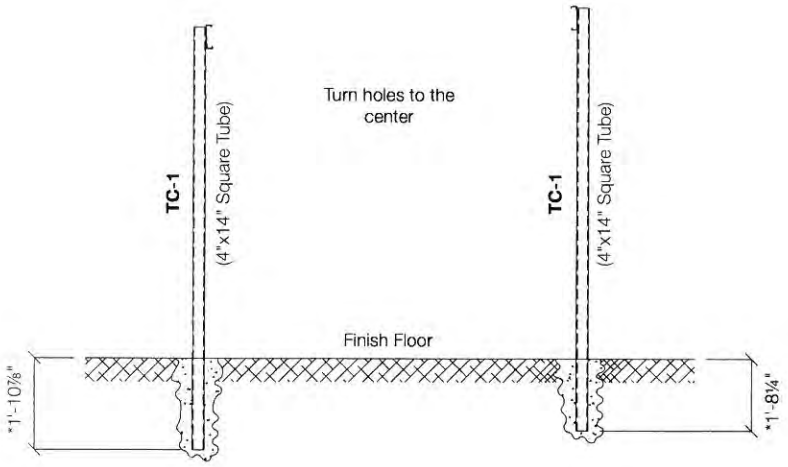
877-2- MUELLER
www.muellerinc.com

ALL INSTRUCTIONS MUST BE READ PRIOR TO INSTALLATION

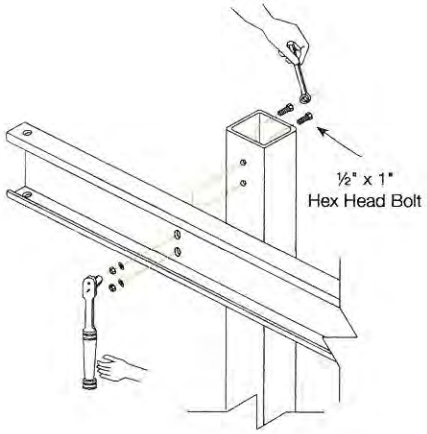
SET COLUMNS

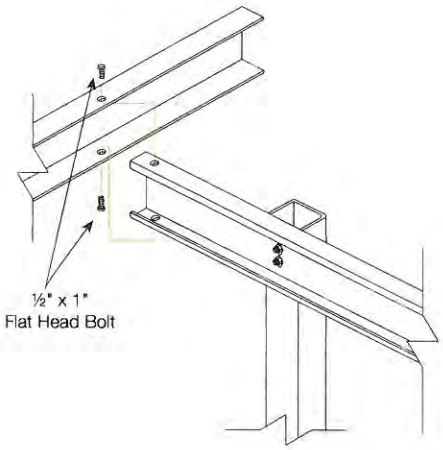
Spacing and elevation of the columns are critical to the proper installation of the Mueller carport. The columns must be square, plumb and set at the exact dimensions shown on the drawings. Depending on the direction of the watershed, the high side columns must be 2 5/8" taller than the low side columns to achieve the appropriate pitch. Particular attention should be paid to direction of the pre-punched holes in the top of the columns as shown in the framing drawings **(Holes in column must face to the center of the carport)**. Pack a small amount of dirt around each column to temporarily hold them. Do not apply concrete at this time. Time and care should be taken on column installation, as this will directly affect the appearance and ease of installation on the rest of the carport.



FRAMING

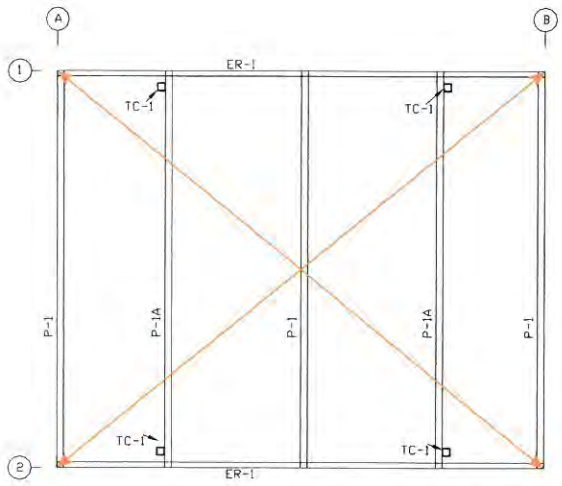
1. Turn open face of purlin to the center of carport. Align pre-punched holes in column and purlin (P-1A) and attach with ½" Hex Head bolts as shown.
2. Repeat step 1 at all columns as shown in framing details.
3. Install both cap channels (ER-1) as shown in the framing detail. End of cap channel should be 4'-6" from center of column. Making sure the purlins (P-1A) are inserted as deep as possible into the cap channels. Attach with bolts as shown.
4. Center purlin (P-1) is installed according to dimensions shown on drawing, and attached with bolts as shown. Turn open face of purlin either direction.
5. Install the high side (P-1) and low side (P-1) purlins with the open face of purlin pointed towards the center of the carport. Insert the purlins as far as possible into the cap channel (ER-1) and flush with the end of cap channel to form and outside corner and attach with Flat Head bolts as shown.

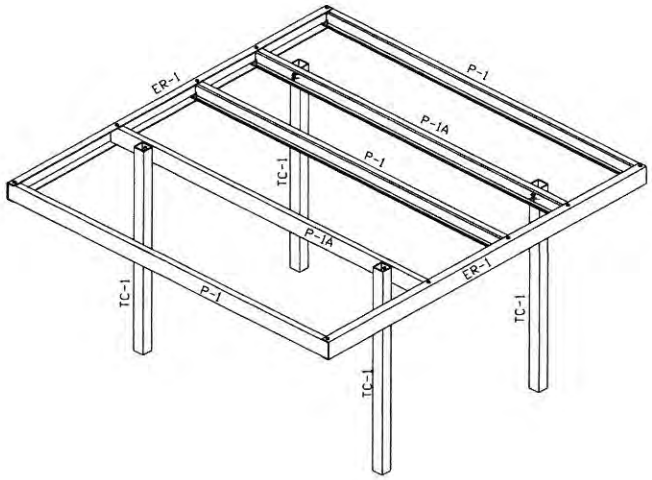




CROSS SQUARE THE FRAME (EXAMPLE)

Measure the frame corner to corner diagonally making sure both dimensions are the same. If not, pull the frame square before starting sheeting. Commonly used tools are come-a-longs and ratchet straps. Squaring the frame is critical to make the sheets run true on the frame and will affect appearance and ease of installation. Re-check level on both P-1A purlins running column to column then add concrete and allow to dry.

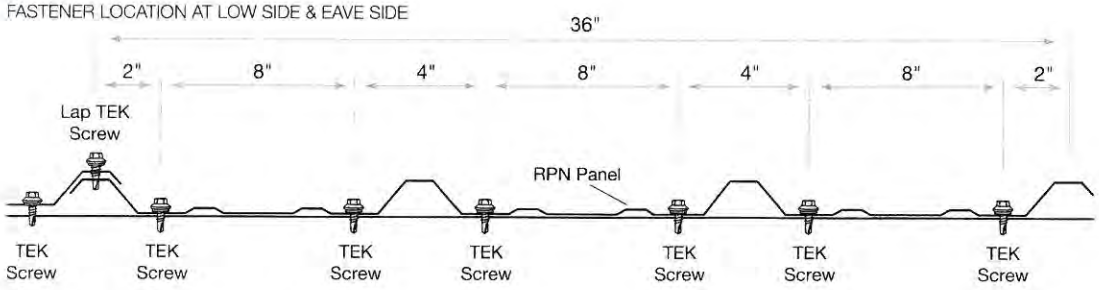




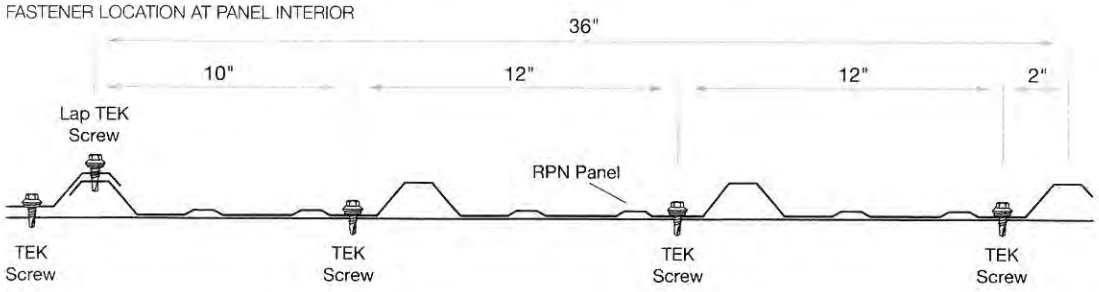
ROOF SHEETS

1. Place the first roof sheet flush with the outside of the cap channel (ER-1). Overhang the high and low side purlins equal distances, approximately 3". Optional trim package requires the roof sheets to be applied flush with the high side purlin and all overhang is to go to the low side purlin, approximately 6".
2. Attach sheets to purlin using screw patterns shown in drawings.
3. Repeat steps 1 & 2 until all sheets are applied.
4. Lap screws are applied on 30" centers as shown in drawings.

FASTENER LOCATION AT LOW SIDE & EAVE SIDE



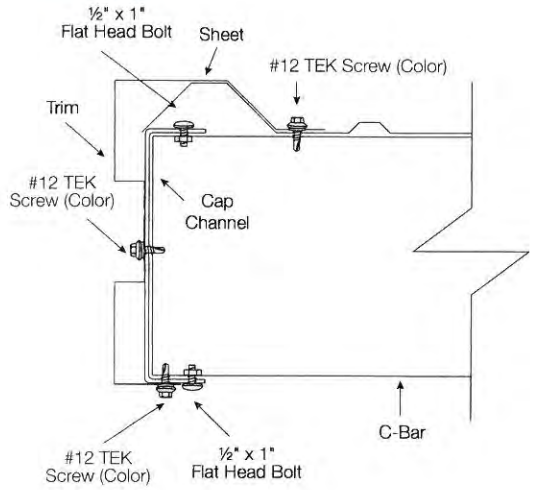
FASTENER LOCATION AT PANEL INTERIOR



OPTIONAL TRIM PACKAGE

Apply as shown in trim drawings.

RAKE TRIM



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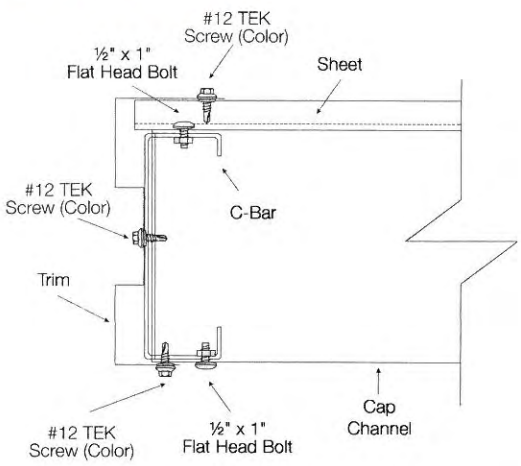
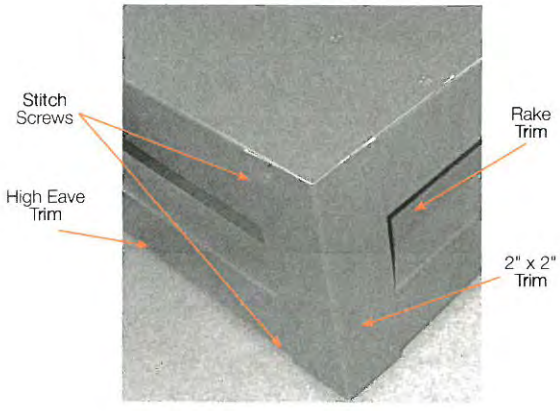
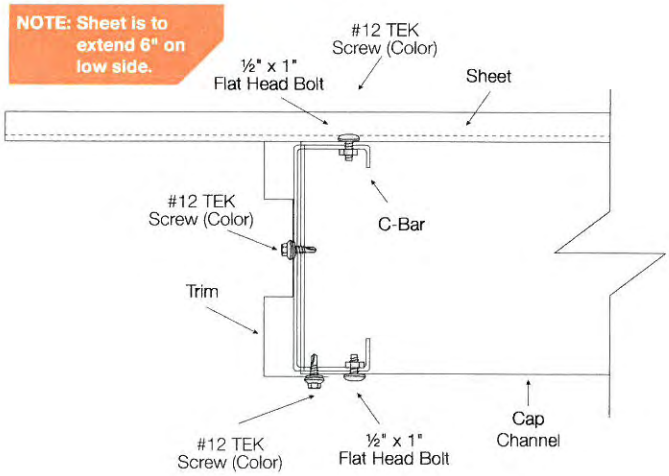
HIGH EAVE RAKE

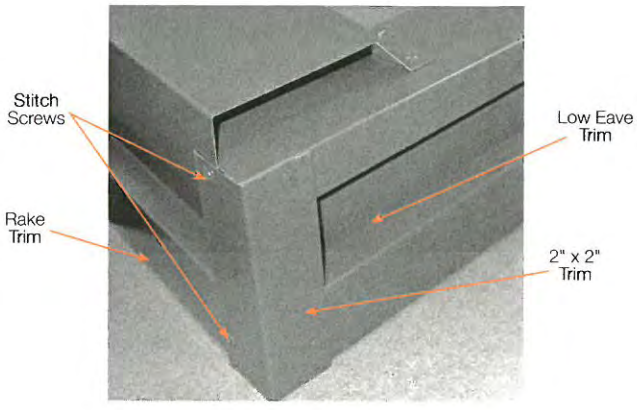




LOW EAVE RAKE

NOTE: Sheet is to extend 6" on low side.

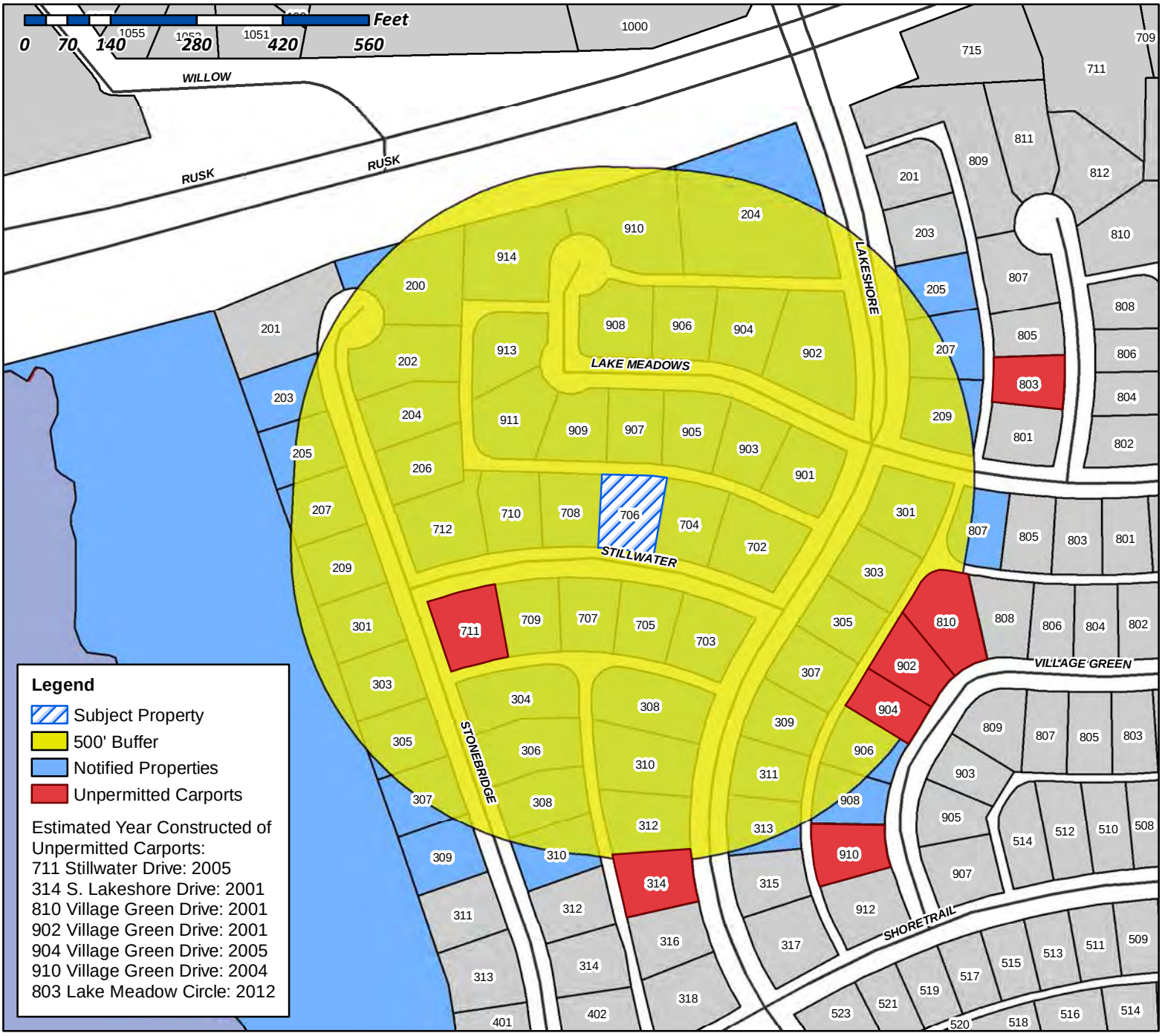




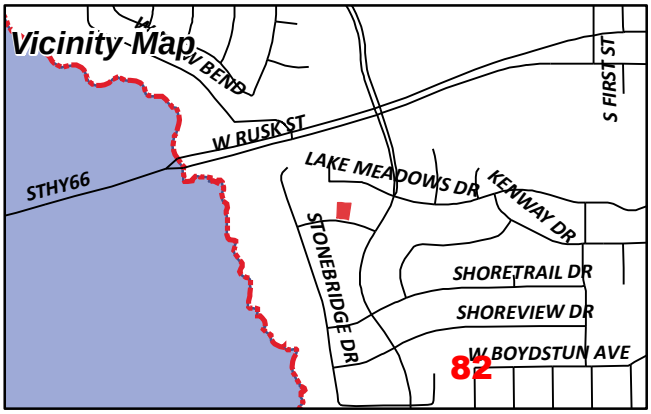
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2018-004
Case Name: SUP for a Carport
Case Type: Zoning
Zoning: SF-10 District
Case Address: 706 Stillwater Drive



Date Created: 03/08/2018
For Questions on this Case Call (972) 771-7745



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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CARPORT THAT DOES NOT MEET THE MINIMUM REQUIREMENTS ON A 0.254-ACRE PARCEL OF LAND ZONED SINGLE FAMILY 10 (SF-10) DISTRICT AND IDENTIFIED AS LOT 33, BLOCK A, STONEBRIDGE MEADOWS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Jim and Kelly Matthews for the approval of a Specific Use Permit (SUP) for the purpose of allowing a previously constructed carport that does not meet the minimum requirements, situated for a 0.254-acre parcel of land, zoned Single Family 10 (SF-10) District, and being identified as Lot 33, Block A, Stonebridge Meadows Addition, City of Rockwall, Rockwall County, Texas, addressed as 706 Stillwater Drive, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a carport that does not meet the minimum setback requirements for a garage in a Single Family 10 (SF-10) District as stipulated by *Article IV, Permissible Uses,* and *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 3.4, Single-Family 10 (SF-10) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

DRAFT ORDINANCE 2018

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a carport on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The carport shall maintain conformance to the approved site plan and building elevations depicted in *Exhibits 'A' & 'B'* of this ordinance.

2) The carport shall not exceed a maximum size of 400 square feet.

3) The accessory building shall not exceed a maximum overall height of nine (9) feet.

4) The carport is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] will require compliance to the following:

1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DRAFT ORDINANCE 03.19.2018

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF APRIL, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 19, 2018*

2nd Reading: *April 2, 2018*

DRAFT ORDINANCE 03.19.2018

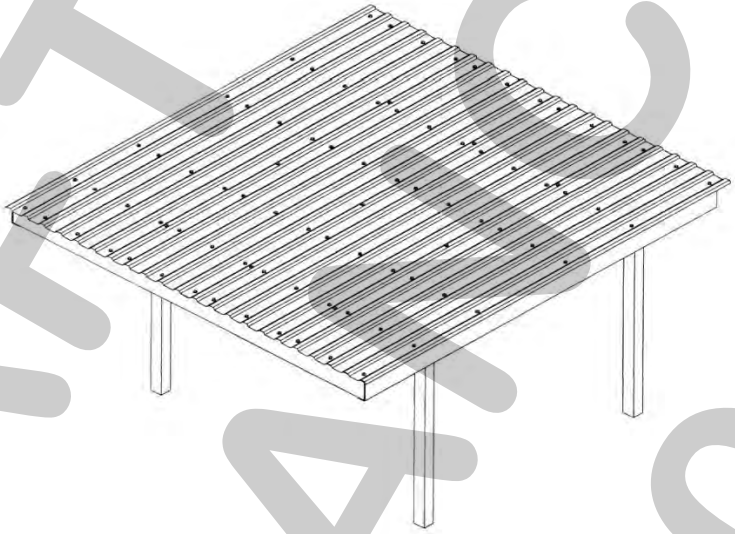
Exhibit 'A':
Legal Description and Property Location

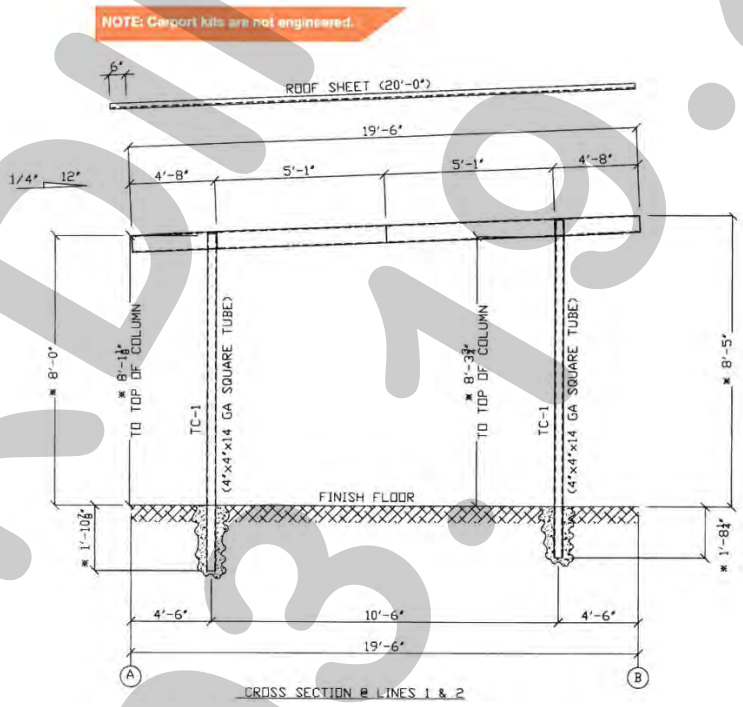
Address: *706 Stillwater Drive*
Legal Description: *Lot 33, Block A, Stonebridge Meadows Addition*



DRAFT
05.10.18

Exhibit 'B':
Building Elevations





DRAFT ORDINANCE 03.19.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 03/19/2018

APPLICANT: Joe Wimpee

AGENDA ITEM: **Z2018-005;** *SUP for an Accessory Building at 1800 Dalton Road*

SUMMARY:

Hold a public hearing to discuss and consider a request by Joe Wimpee for the approval of a Specific Use Permit (SUP) for an accessory building on an 8.1232-acre tract of land identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 1800 Dalton Road, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant Joe Wimpee is requesting the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements stipulated by Article VI, *Permissible Uses*, of the Unified Development Code (UDC). The applicant is proposing to construct an accessory building that will be clad in aluminum siding with a two (2) foot stone wainscot, and metal roof. The building will be 60-feet by 40-feet (*or approximately 2,400 SF*), and will incorporate 1,800 SF of enclosed building area and a 600 SF covered porch. The structure will stand approximately 19-feet (*i.e. 18'0-9¾"*) in height, and will be situated behind the primary structure. According to the UDC, in a Single Family Estate 4.0 (SFE-4.0) District, property owners are permitted to construct a single accessory building no larger than 2,000 SF and 15-feet in height or less, provided the exterior materials of the accessory building are the same materials as found on the primary structure in roughly the same proportions. In this case, the applicants requesting deviations from the material requirements (*i.e. the primary structure adheres to the required 80% masonry materials required for residential structures*), the maximum permissible height requirements to exceed the permissible 15-feet by approximately four (4) feet, and to the maximum square footage requirements to exceed the 2,000 SF by 400 SF. The UDC permits the City Council to review deviations from the accessory building requirements on a discretionary basis through a SUP. Staff should note that the accessory building will be situated so that it is not visible from any adjacent public right-of-way or open space, and will be located an estimated 50-feet behind the primary structure.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the corporate boundaries of the City of Rockwall followed by the *Lake Ray Hubbard Takeline* and Lake Ray Hubbard. These areas are located within the City of Dallas.

South: Directly south of the subject property is Dalton Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is the Promenade Harbor Subdivision, which is zoned Single Family 10 (SF-10) District and has 166 single-family residential lots.

East: Directly east of the subject property is a 23.817-acre parcel of land, identified *as Lot 1, Block 1, Willis Addition*, and which is occupied with a single-family home. Beyond this is a 44.92-acre vacant tract of land identified as *Tract 1 of the C. W. Jones Survey, Abstract No. 127*. Both of these properties are zoned Agricultural (AG) District.

West: Directly west of the subject property is the corporate boundaries of the City of Rockwall followed by the *Lake Ray Hubbard Takeline* and Lake Ray Hubbard. These areas are located within the City of Dallas.

NOTIFICATION:

On February 27, 2018, staff mailed 52 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Promenade Harbor and the Shores/Ray Hubbard Homeowner's Associations (HOA's), which are the only HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices returned.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request, staff would offer the following conditions of approval:

1) The accessory building shall be subject to the following operational conditions, which are contained in the SUP ordinance:

   (a) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'A' & 'B'* of the SUP ordinance.

   (b) The accessory building shall not exceed a maximum size of 2,400 SF.

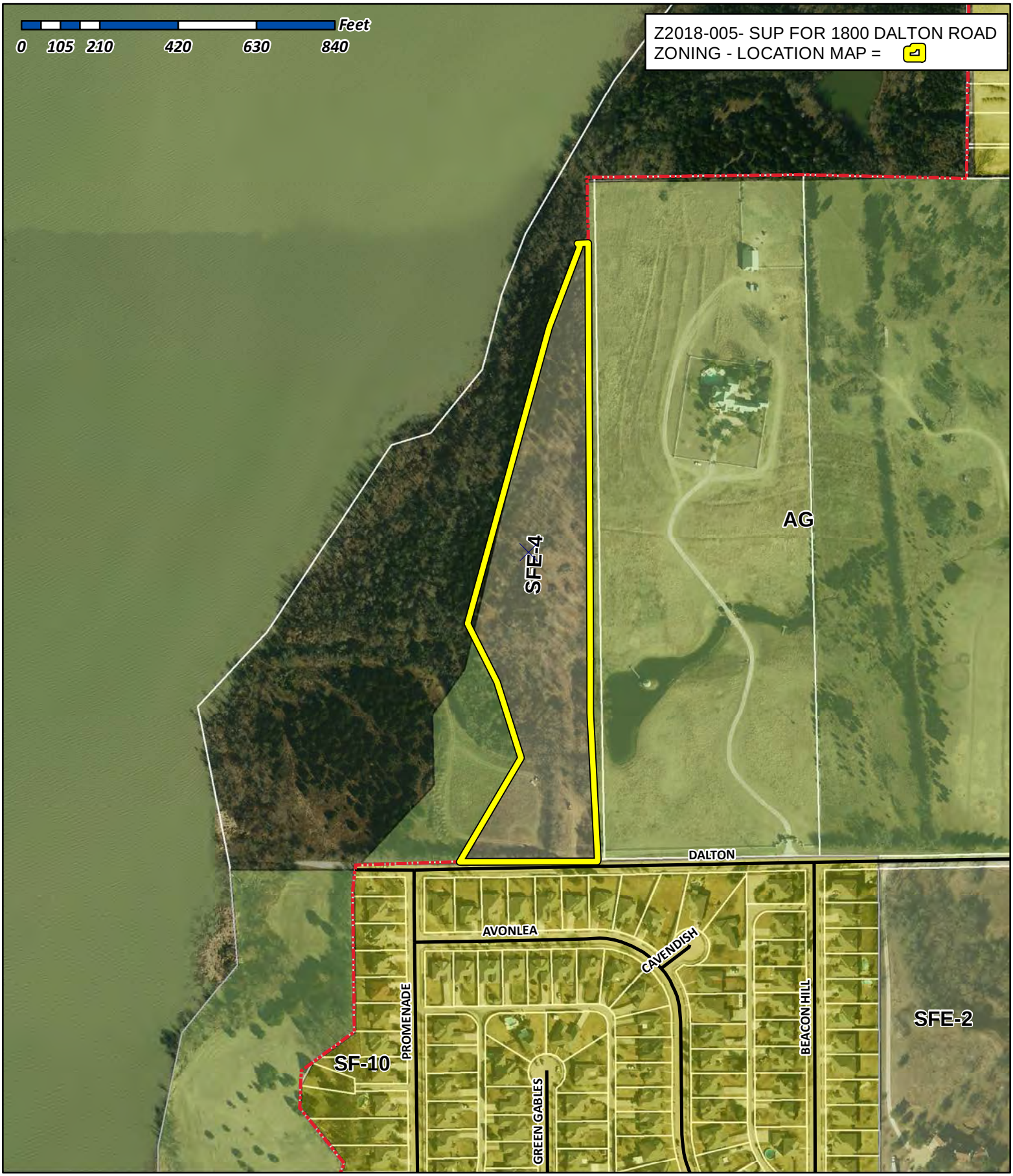
   (c) The accessory building shall not exceed a maximum overall height of 19-feet.

   (d) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On March 13, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request by a vote of 5-0, with Chairman Lyons and Commissioner Trowbridge absent.



City of Rockwall

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

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

97

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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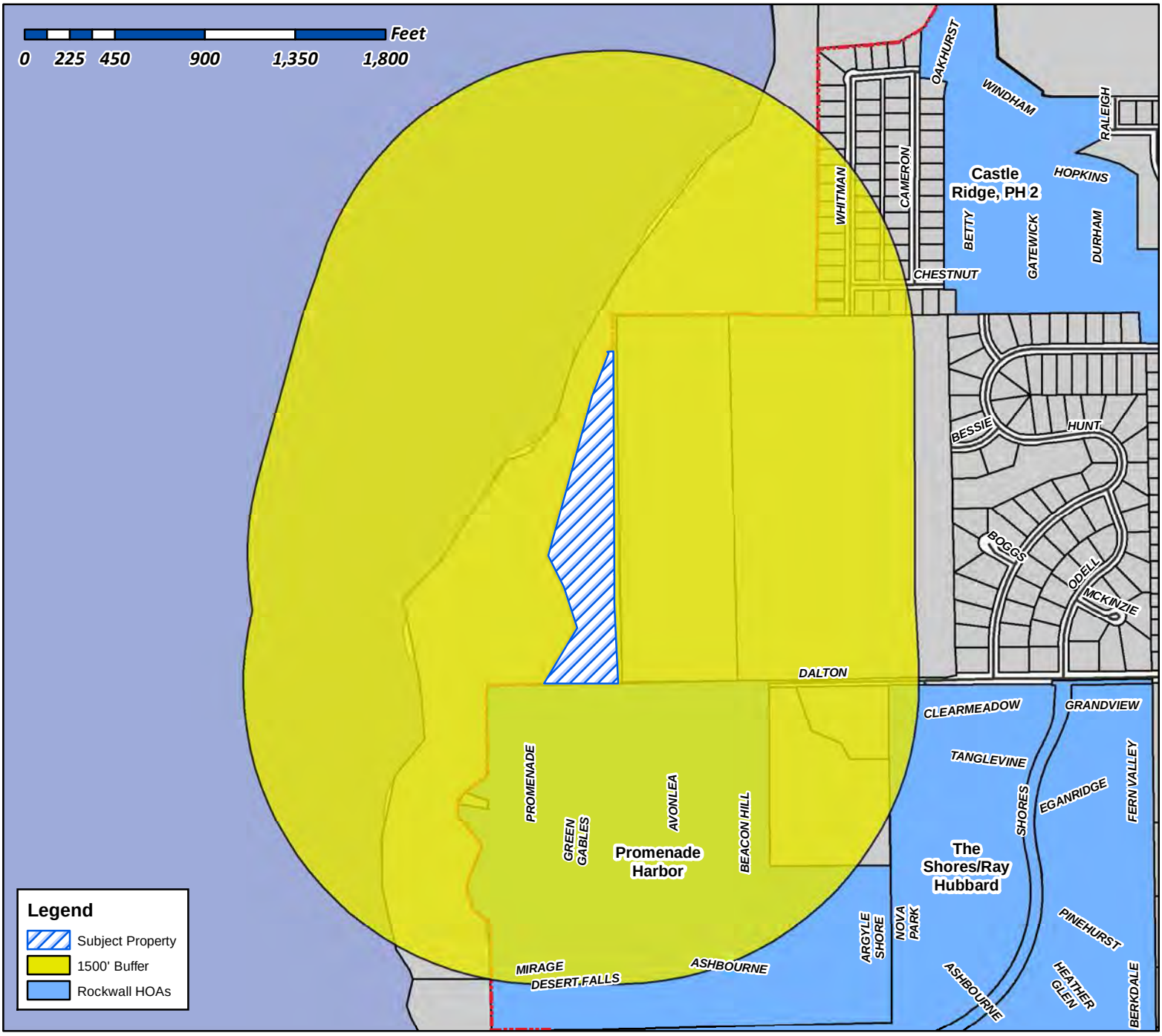
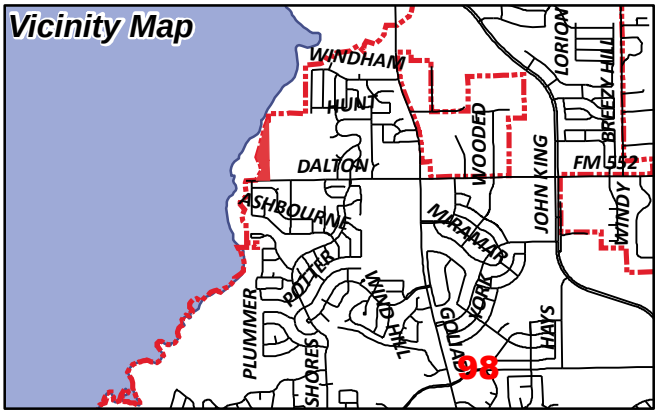


Case Number: Z2018-005
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: SFE-4.0
Case Address: 1800 Dalton Road



Date Created: 02/19/2018
For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Wednesday, February 28, 2018 3:57:12 PM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request will be published in the Rockwall Herald Banner ***March 2, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 3/13/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 3/19/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2018-005- Hold a public hearing to discuss and consider a request by Joe Wimpee for the approval of a Specific Use Permit (SUP) for an accessory building on an 8.1232-acre tract of land identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 1800 Dalton Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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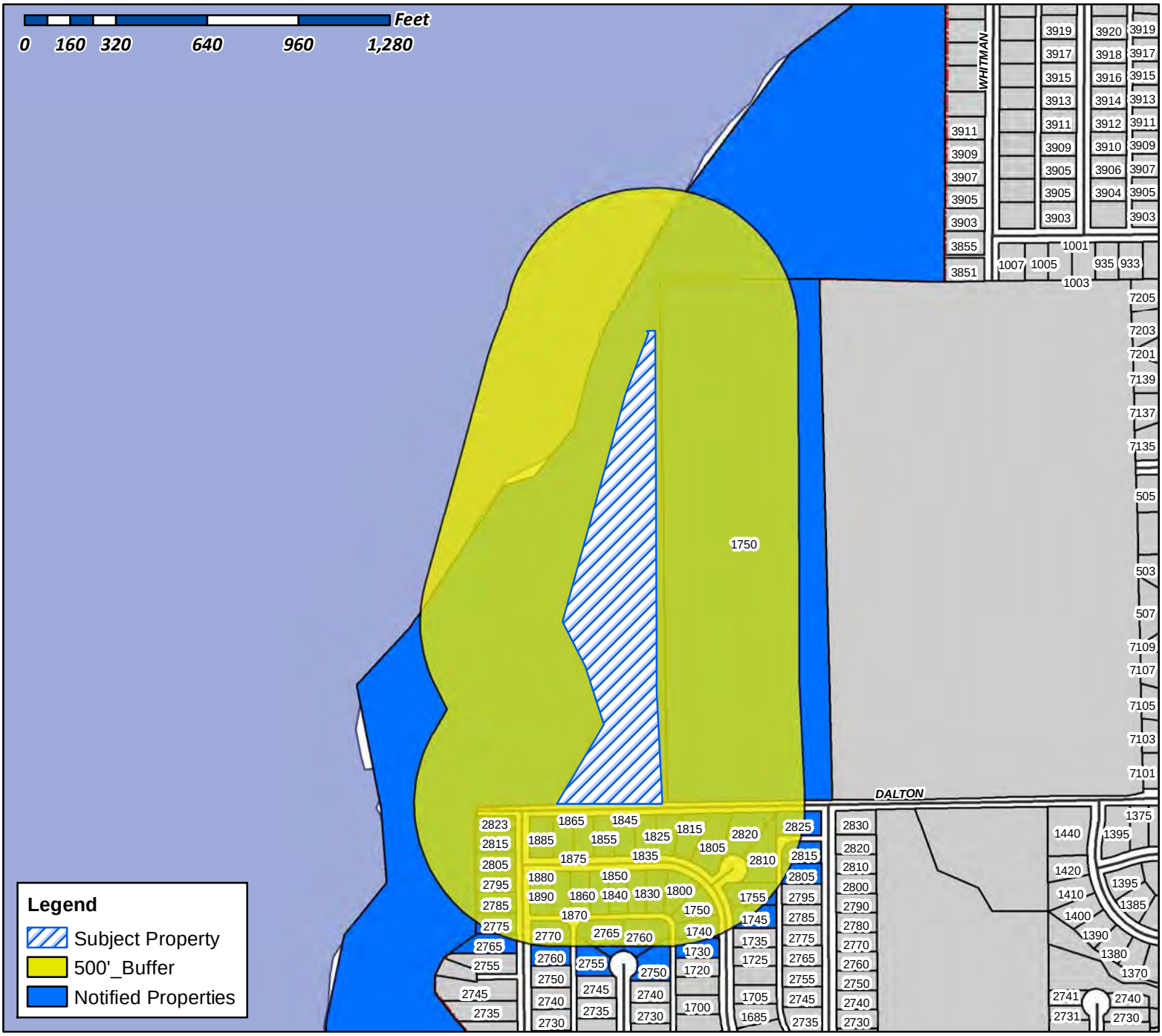

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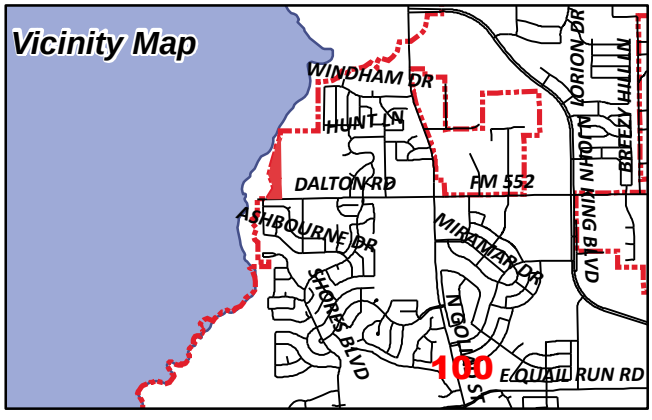


Date Created: 02/19/2018
For Questions on this Case Call (972) 771-7745

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

ROBERTS MICHAEL & LOUISE
1730 AVONLEA DRIVE
ROCKWALL, TX 75087

TROUT MARY JEAN TRUSTEE
MARY JEAN TROUT REVOCABLE TRUST-LIFE ESTATE
1740 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1745 AVONLEA DR
ROCKWALL, TX 75087

THREADGILL JANET
1750 AVONLEA DR
ROCKWALL, TX 75087

WILLIS MICHAEL & LISA
1750 DALTON RD
ROCKWALL, TX 75087

MAZZUCA DILLON R AND BRITTANY A
1755 AVONLEA DR
ROCKWALL, TX 75087

MAHONEY MERI-LOU
1800 AVONLEA DR
ROCKWALL, TX 75087

GWINNUP DIAN AND STEPHEN
1805 AVONLEA DR
ROCKWALL, TX 75032

PARRISH JOHN L
1815 AVONLEA DR
ROCKWALL, TX 75087

GREGORY SHERRY CHRISTINE
1825 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1830 AVONLEA DR
ROCKWALL, TX 75087

DIXON JACKIE A
1835 AVONLEA DR
ROCKWALL, TX 75087

DOSE DAVID A & LAURA J
1840 AVONLEA DR
ROCKWALL, TX 75087

MOTL JANELL
1845 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1850 AVONLEA DR
ROCKWALL, TX 75087

BARLETT RICKY LEE & BONNIE JEAN
1855 AVONLEA DR
ROCKWALL, TX 75087

BJORKLUND ROBERT P
1860 AVONLEA DR
ROCKWALL, TX 75087

REVELS KATINA
1865 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1870 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1875 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1880 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1885 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1890 AVONLEA DR
ROCKWALL, TX 75087

LONG SUSAN
1890 AVONLEA DR
ROCKWALL, TX 75087

FARAG SAMUEL AND
MERCY FARAG
20 LANCASHIRE DR
EASTAMPTON, NJ 08060

ANTROBUS FAMILY TRUSST
ALBA PATRICIA ANTROBUS TRUSTEE
2750 GREEN GABLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
2755 GREEN GABLES CT
ROCKWALL, TX 75087

CERRATO RICHARD A
2760 GREEN GABLES CT
ROCKWALL, TX 75087

WILLIAMS BRITTANY M
2760 PROMENADE PLACE
ROCKWALL, TX 75087

101

VAN VREDEN CHRISTOPHER & CARRIE L
2765 GREEN GABLES COURT
ROCKWALL, TX 75087

TRAN CHANH
2765 PROMENADE PLACE
ROCKWALL, TX 75087

JOHNSON LEWIS D & MANDY R
2770 PROMENADE PL
ROCKWALL, TX 75087

FUNK SCOTTIE
2775 PROMENADE PL
ROCKWALL, TX 75087

HALPIN ALLISON
2785 PROMENADE PL
ROCKWALL, TX 75087

STIRLING SHEILA & ANTHONY
2795 PROMENADE PL
ROCKWALL, TX 75087

CURRENT RESIDENT
2805 BEACON HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2805 PROMENADE PL
ROCKWALL, TX 75087

MCDANIEL DAVID L & LINDA D
2810 CAVENDISH CT
ROCKWALL, TX 75087

WALKER DONALD H
2815 BEACON HILL DR
ROCKWALL, TX 75087

LONGWORTH GEORGE R & VICKIE M
2815 PROMENADE PL
ROCKWALL, TX 75087

EDWARDS SUSAN L
2820 CAVENDISH CT
ROCKWALL, TX 75087

CURRENT RESIDENT
2823 PROMENADE PL
ROCKWALL, TX 75087

JOHNSON DAVID J
2825 BEACON HILL DR
ROCKWALL, TX 75087

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR 0
SCOTTSDALE, AZ 85255

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT
AGOURA HILLS, CA 91301

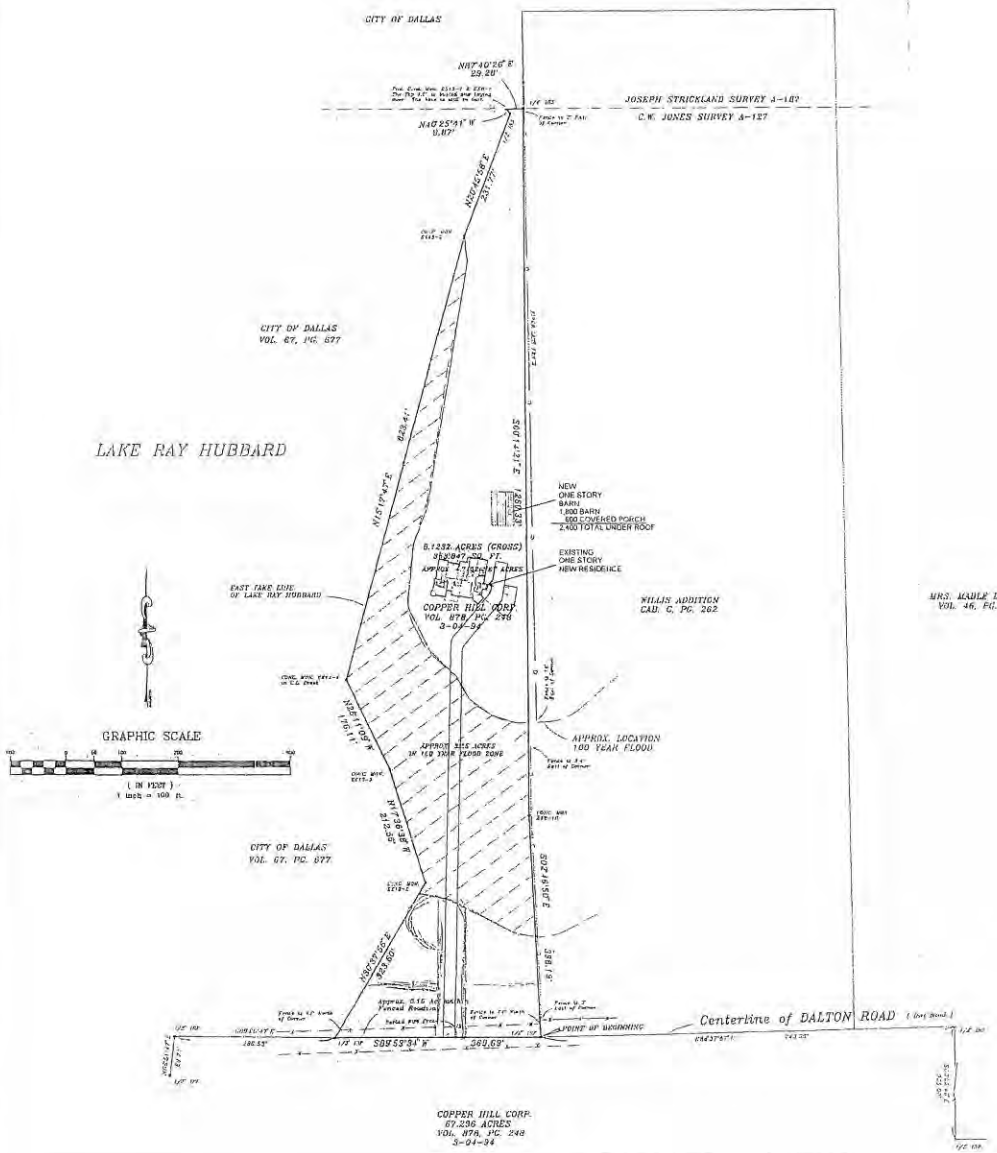
SALVATION ARMY
PO BOX 36006
DALLAS, TX 75235

BOTA KRISTIN MARIE
PO BOX 1929
ROCKWALL, TX 75087

FISHER GENE J & CHRISTINE
PO BOX 1944
ROCKWALL, TX 75087

MASULA II LIVING TRUST
DURELL D AGHA TRUSTEE
PO BOX 221337
CARMEL, CA 93922

SALVATION ARMY
PO BOX 36006
DALLAS, TX 75235



The following Easements do affect the Property shown hereon.
Mt. Zion Water Supply Corporation 12' wide water line blanket easement recorded in Volume 83, Page 195, D.R.R.C.T.

STATE OF TEXAS
COUNTY OF ROCKWALL

FIELD NOTES:

BEING a 8.1232 acre tract of land situated in the Charles W. Jones Survey, Abstract No. 127, also being that certain tract of land conveyed to Thomas E. Jones according to the deed recorded in Volume 02, Page 643 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in a public roadway, said corner being the Southeast corner of the above mentioned Jones tract, said point also being located North 88°37'57" West a distance of 743.38' from a 1/2" iron rod found at the most Northerly Northeast corner of a 87.296 acre tract conveyed to Copper Hill Corp. as recorded in Volume 878, Page 248 of the Deed Records of Rockwall County, Texas and said point also being the Southwest corner of the Willis Addition, an addition to the City of Rockwall as recorded in Cabinet C, Slide 262 of the Plat Records of Rockwall County, Texas;
said 8.1232 acre tract being being more particularly described as follows:
THENCE South 89°53'34" West along said roadway and the North line of said Copper Hill Corp. 87.296 acres, a distance of 360.69' to a 1/2" iron rod found for corner;
THENCE North 30°37'56" East, leaving said roadway and said North Line and along the Easterly Take Line of Lake Ray Hubbard, a distance of 353.60' to a concrete monument found marked EE13-2;
THENCE continuing along said East Take Line the following courses:
North 17°36'38" West a distance of 212.56' to a concrete monument found marked EE13-3;
North 26°11'09" West a distance of 176.11' to a concrete monument found in the centerline of a creek marked EE18-4;
North 15°19'47" East a distance of 823.41' to a concrete monument found marked EE13-5;
North 26°45'08" East a distance of 241.77' to a 1/2" iron rod set for corner;
North 40°25'41" West a distance of 9.87' to a busted & leaning concrete monument found marked EE13-7 & EE8-1;
TO: NOE leaving said Take Line, North 87°40'26" East a distance of 29.28' along the North line of said Jones Tract to a 1/2" iron rod found for a corner being the Northeast corner of said Jones Tract;
THENCE South 00°14'21" East along the East line of said Jones Tract, a distance of 1260.33' to a concrete monument found marked EE8-13;
THENCE South 02°56'59" East along the East line of said Jones Tract, a distance of 396.19' to the Point of Beginning containing 353,847 square feet or 8.1232 gross acres of land with approximately 3.28 acres lying within the 100 year flood zone and approximately 0.16 acre lying within Dalton Road leaving approximately 4.7132 net acres of land.

FLOOD ZONE CERTIFICATION:
A portion of the herein platted property lies within the 100 year flood zone (Zone A) as indicated on the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480187 0005 C with an effective date of June 16, 1992.

Date:
The property shown hereon was surveyed under my supervision and direction on September 22, 1999 and reinspected on December 21, 2000.

I hereby certify to:
DRHI, Inc., a Delaware Corp. (Seller),
Lawyers Title Insurance Corporation
D.R. Horton - Texas, Ltd. (Buyer)

The plat hereon is a true, correct and accurate representation of the property as determined by survey, the line and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated. There are no encroachments, conflicts or protrusions except as shown. The survey shown hereon meets the requirements for a Category 1A, Condition II as set by the Texas Surveyors Association Standards for Surveyors.
All visible easements and easements that I have been provided are as shown on the survey hereon.

Harold L. Evans, R.E., Registered Professional Land Surveyor No. 2146

01 ARCHITECTURAL SITE PLAN
SCALE: 1/16"=1'-0"
NORTH

WIMPEE
BARN
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION

REVISION LOG

DATE ISSUE	DESCRIPTION	BY/ NO.

ISSUED FOR:
- [x] PRELIMINARY - NOT FOR CONSTRUCTION
- [ ] BIDDING / PERMIT
- [ ] REVISION / ADDENDUM
- [ ] FOR CONSTRUCTION

Fannin & Phillips designs

ARCH. PROJ. #	SCALE
17100	REF. DRAWING

SHEET NO.
A2.1
SITE PLAN

103

1-22-2018

Property. 180 Dalton Rd Rockwall

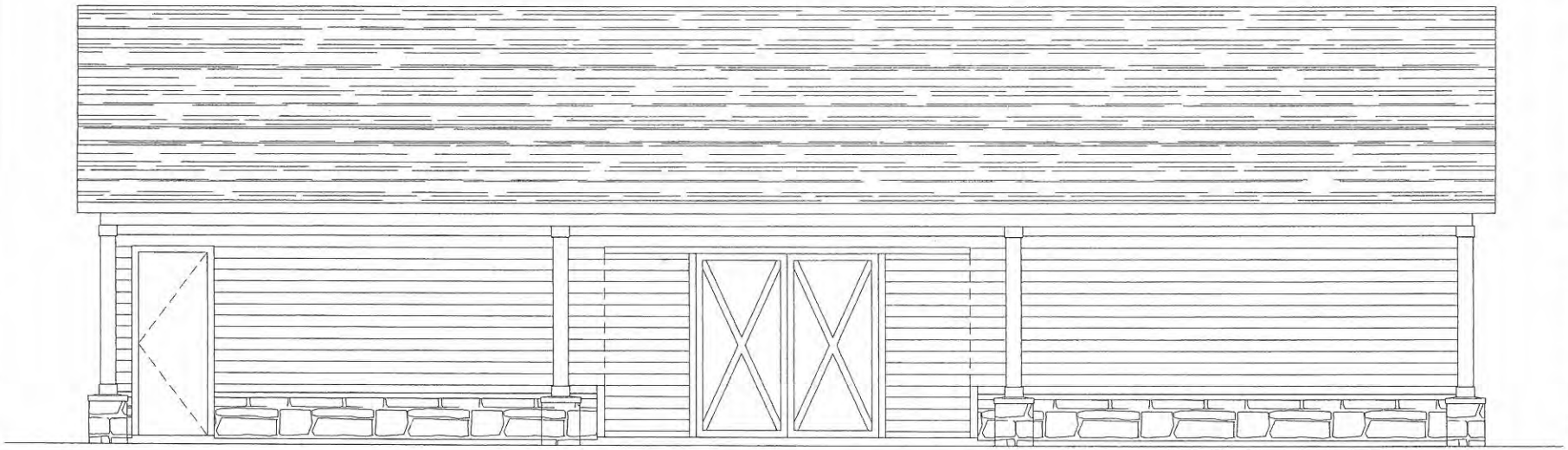
Owner. Joe Wimpee

972-771-8051

I am requesting to build a Barn / Detached Garage behind my House at 1800 Dalton Road in Rockwall. we are requesting to build a all metal Structure with concrete slab and Stone exterior on approximately 30% of the building. It will have Rough Cedar post and trim and will have a two-tone metal siding with a brown colored roof to match the colors of the house.

Thanks

Joe Wimpee



FRONT ELEVATION

WIMPEE BARN

INDEX OF SHEETS

Cover SHEET INDEX

A-1.0	COVER SHEET
A-2.1	SITE PLAN
A-3.1	FLOOR PLAN
A-5.1	ELEVATIONS

WIMPEE
RESIDENCE
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION
04/11/13	ISSUE FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY - NOT FOR CONSTRUCTION
- [ ] BIDDING / PERMIT
- [ ] REVISION / ADDENDUM
- [ ] FOR CONSTRUCTION

Fanning & Phillips designs

ARCH. PROJ. #	SCALE:
1/1/205	REF. DRAWING

SHEET NO.

A1.0

COVER SHEET

105

GENERAL NOTES:

1.) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION
2.) CONNECT ALL WATER, GAS, ELECTRIC, ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
3.) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.
4.) ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.
5.) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER 150 SQ. FT. OF ATTIC OR PER LOCAL CODES.
6.) 5/8" DRYWALL THROUGHOUT, 5/8" TYPE 'X" AT EXTERIOR

FRAMING AND LUMBER NOTES:

1.) ALL SYP LUMBER SHALL BEAR STAMP OF WWPA OR APPROVED TESTING AGENCY
2.) ROOF JOIST, FLOOR JOIST, LEDGERS AND PLATES TO BE DOUGLAS FIR #2 OR BETTER
3.) ALL STUDS TO DOUGLAS FIR STUD GRADE OR APPROVED EQUIVALENT
4.) ROOF PLYWOOD SHEATHING TO 1/2" STANDARD 5-PLY WITH EXTERIOR GLUE WITH STAMP OF APPROVED TESTING AGENCY OR AS NOTED ON TYPICAL WALL SHEET
5.) FRAMING CONNECTIONS OR BE SIMPSON OR EQUIVALENT
6.) ALL BEARING STUD WALLS TO BE 2X6 AT 16" O.C. UNLESS NOTED OTHERWISE.
7.) ALL BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES
8.) ALL INTERIOR HEADERS TO BE (2)2X12'S UNLESS NOTED OTHERWISE
9.) ALL EXTERIOR HEADERS TO BE (2)2X12'S UNLESS NOTED OTHERWISE
10.) CUTTING, NOTCHING, AND DRILLING OF WOOD MEMBERS SHALL COMPLY TO THE UNIFORM BUILDING CODE AND LOCAL AND STATE BUILDING CODES
11.) ALL CONVENTIONAL FRAMING SHALL COMPLY TO ALL LOCAL CODES
12.) ROOF TRUSSES TO BE MANUFACTURED BY AN APPROVED FABRICATOR
13.) ALL LUMBER SHALL BE F=1400 KSI DRIED SOUTHERN PINE, DOUGLAS FIR, OR HEMLOCK
14.) ALL EXTERIOR DOORS SHALL BE 1 3/4" THICK SOLID CORE, 10" PR. BUTTS OR METAL INSULATION AS SHOWN ON DRAWINGS

ALL HEADERS SHALL BE (3) 2X12 EXTERIOR & INTERIOR BEARING WALLS UNLESS NOTED OTHERWISE.
MIN. 1 JACK STUD EA. SIDE OF OPG. TO 6' WIDE
MIN. 2 JACK STUDS EA. SIDE OF OPG. TO 8' WIDE
MIN. 3 JACK STUDS EA. SIDE OF OPG. TO 12' WIDE
ALL HEADERS (ANY SIZE) SHALL BE 7/8" PLYWOOD FILLERS, glue & NAILED W/ 16D NAILS.

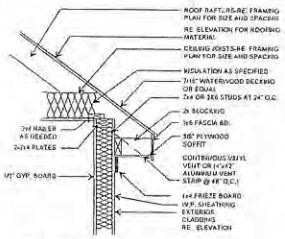
FOUNDATION NOTES:

1. GENERAL CONTRACTOR SHALL CHECK WITH THE ARCHITECTURAL, MECHANICAL + ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, SLAB DEPRESSIONS, AND OTHER NOTES RELATED TO CONCRETE WORK, AND SHALL ASSURE ALL SUCH ITEMS ARE IN PLACE PRIOR TO POURING CONCRETE.
2. ALL CONCRETE SHALL BE 4 SACK MIX.
3. ALL CONCRETE SHALL BE VIBRATED. CONCRETE CAST AGAINST SOIL OR EXPOSED TO WEATHER SHALL HAVE 5% AIR ENTRAINMENT.
4. ALL FOOTINGS + FOUNDATION WALLS SHALL BE CAST IN PLACE CONCRETE.
5. FOOTINGS SHALL BE 8" THICK MINIMUM.
6. BOTTOM OF ALL FOOTINGS SHALL BE 8'-0" BELOW GRADE, MIN.
7. PROVIDE 3-#4" REBAR TOP AND BOTTOM IN ALL FOUNDATION WALLS
8. THE TOP OF FOUNDATION WALLS FOR FRAME CONSTRUCTION SHALL BE AT LEAST 8" ABOVE 14" HIGH UNDER VENEER.
9. PROVIDE 5/8" DIA. SILL ANCHOR BOLTS X 1'-0" LONG AT 4'-0" O.C. AND 1'-0" MIN. FROM EACH CORNER, BOTH DIRECTIONS
10. PROVIDE 10" GREEN SLAB MORE INDICATED ON FOUNDATION PLANS UNDER BEARING POINTS.
    - ISOLATION JOINT MATERIAL BETWEEN FOUNDATION WALLS AND ALL SLABS INCLUDING PATIO, PORCH AND GARAGES
    - CONTROL JOINTS WHERE INDICATED ON THE FOUNDATION PLANS.
11. SLOPE CONCRETE SLAB 1/8" TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN.
12. CONCRETE PROTECTION FROM REINFORCING BARS SHALL BE AS FOLLOWS:
    FOOTINGS 3" CLEAR BOTTOM AND SIDES
    WALLS 2" CLEAR 1 1/2" ON 3/4" CLEAR, SEE TYP. WALL DETAIL
13. PROVIDE FOR SLABS ON GRADE ONE LAYER OF VAPOR BARRIER PLACED ON APPROVED SUBGRADE "POLY STOP" OR EQUAL, PLACE IN ACCORDANCE WITH MANUFACTURERS PRESCRIPTIONS

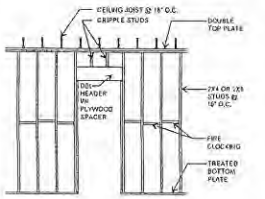
CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL BE PERFORMED IN ACCIDENCE WITH THE AMERICAN CONCRETE INSTITUTE'S BUILDING CODE REQUIREMENTS (ACI 318) AND HOT WEATHER CONCRETING REQUIREMENTS (ACI 305).
2. MATERIALS SPECIFICATIONS:
   CEMENT - ASTM C150 TYPE I.
   AGGREGATE - ASTM C33.
   WATER - CLEAN, POTABLE
   REINFORCING STEEL - ASTM A615 GRADE 60.
   WELDED WIRE FABRIC - ASTM A185.
   STRUCTURAL STEEL PLATES - ASTM A36.
   ANCHOR BOLTS - ASTM A36 OR A307.
   CONCRETE SHALL BE READY MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS U.N.O.
4. THE MAXIMUM WATER TO CONCRETE RATIO BY WEIGHT IS 0.56. NO WATER SHALL BE ADDED ON-SITE.
5. CONCRETE STRENGTH TESTS ARE RECOMMENDED BUT NOT REQUIRED WHEN EVIDENCE OF SATISFACTORY STRENGTH IS SUBMITTED AND APPROVED PER THE BUILDING CODE.
6. CONCRETE COVER OF REINFORCING STEEL SPECS. (U.N.O.)
   A. FOOTINGS - 3" BOTTOM AND SIDES, 2" TOP
   B. BEAMS - 1 1/2" BOTTOM, SIDES AND TOP TO STIRRUPS
   C. COLUMNS - 1 1/2" ALL SIDES TO TIES
   D. SLAB ON GRADE - 3" BOTTOM, 1" TOP
   E. OTHERS CONDITIONS AS DICTATED BY ACI.
7. ALL CONTINUOS VERTICAL AND HORIZONTAL STEEL IN FOOTINGS, BEAMS AND COLUMNS SHALL BE PRE BENT AND SPLICED A MINIMUM OF 48 BAR DIAMETERS. LONGITUDINAL BARS IN FOOTING, WALLS, BEAMS AND SLABS ARE CONTINUOS U.N.O.
8. DOWEL ALL WALLS AND COLUMNS TO FOOTING WITH BAR SIZE AND SPACING VERTICAL REINFORCING U.N.O. PROVIDE 8" HOOK BEND IN VERTICAL STEEL INTO FOOTING AND TIE BEAM.

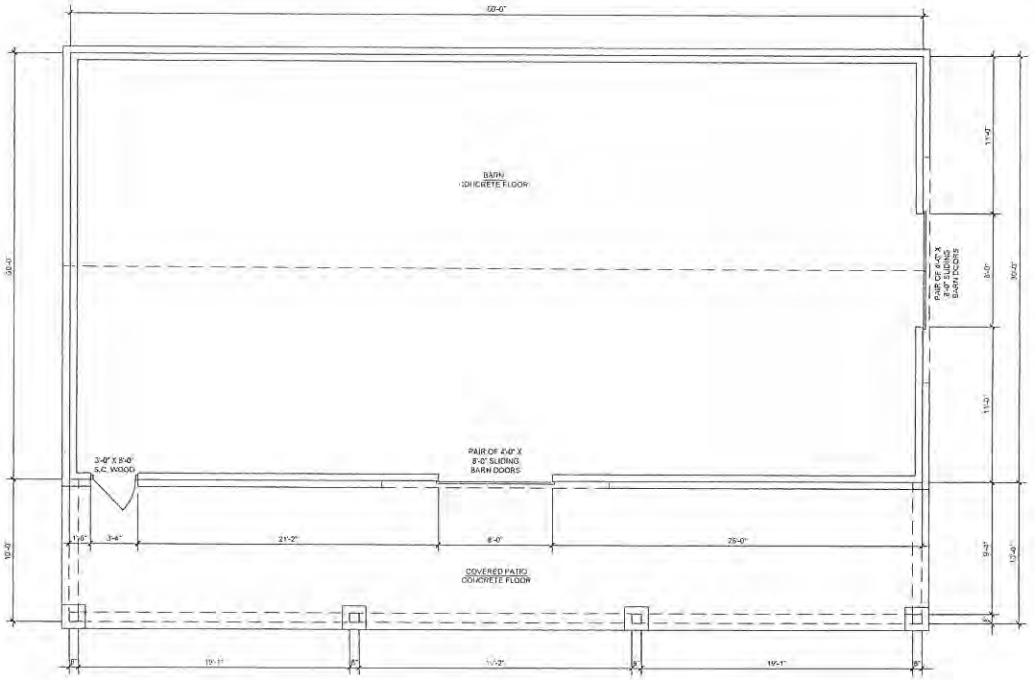
AREAS	SF
1ST FLOOR	1800
COVERED PORCH	600
TOTAL UNDER ROOF	2,400



03 TYP. SOFFIT DETAIL
SCALE: 1½"=1'-0"



TYP. DOOR
02 FRAMING DIAGRAM
SCALE: 1½"=1'-0"



01 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

PLAN NORTH

WIMPEE
BARN
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION

REVISION LOG

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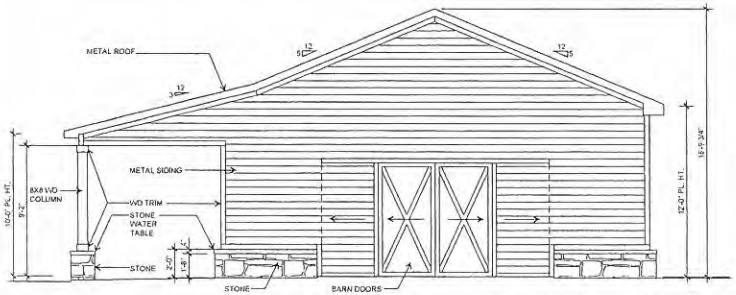
Fanning Phillips designs

ARCH. PROJ. #: 1949 | SCALE: REF. DRAWING:

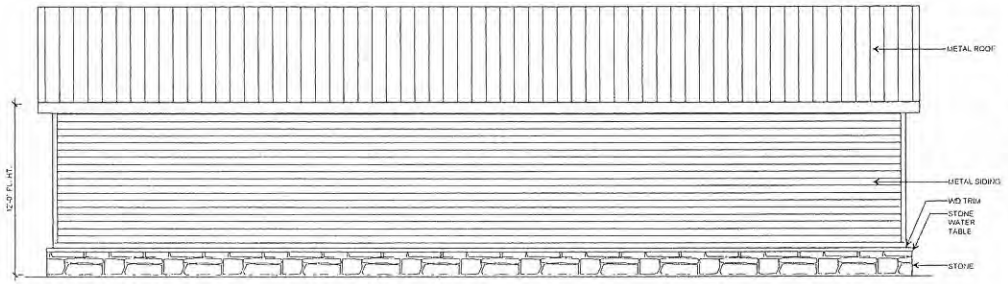
SHEET NO.
A3.1
GENERAL NOTES

106



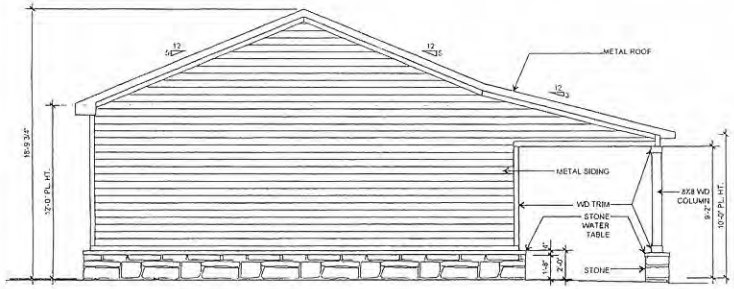
04 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



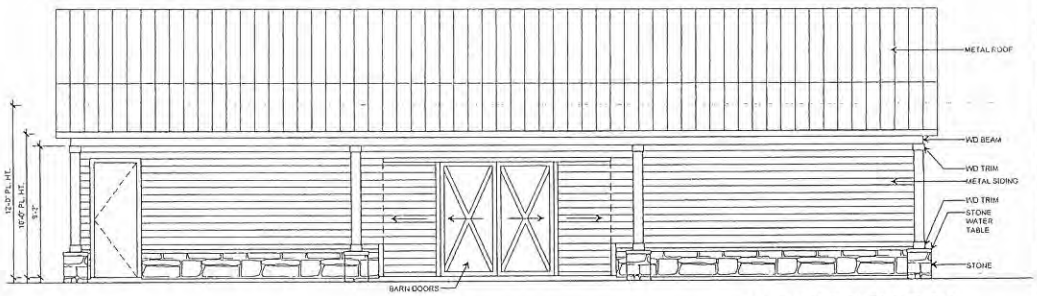
03 EAST ELEVATION

SCALE: 1/4"=1'-0"



02 NORTH ELEVATION

SCALE: 1/4"=1'-0"



01 WEST ELEVATION

SCALE: 1/4"=1'-0"

WIMPEE
BARN
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY - NOT FOR CONSTRUCTION
- [ ] BIDDING / PERMIT
- [ ] REVISION / ADDENDUM
- [ ] FOR CONSTRUCTION

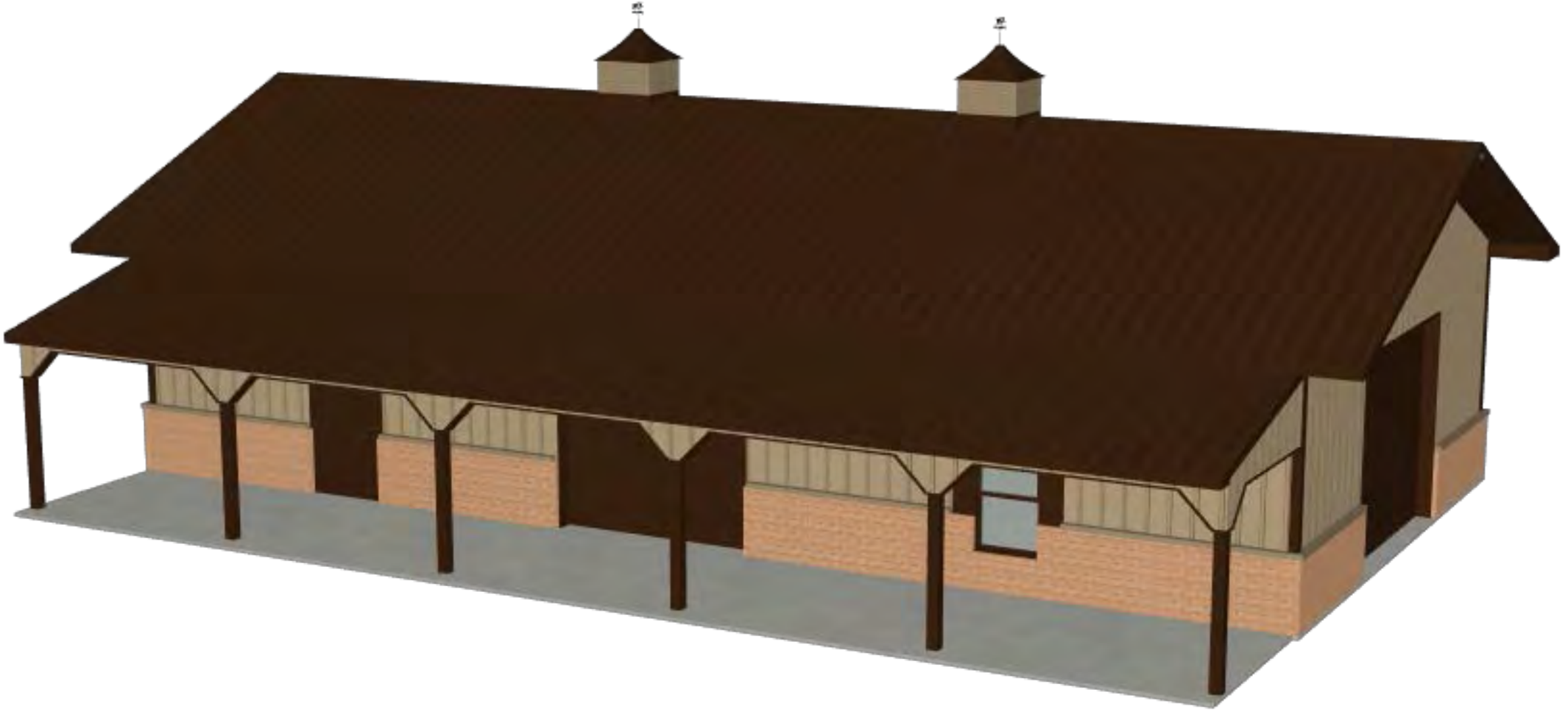
Fannin & Phillips designs

ARCH. PROJ. #	SCALE
17100	REF. DRAWING

SHEET NO.

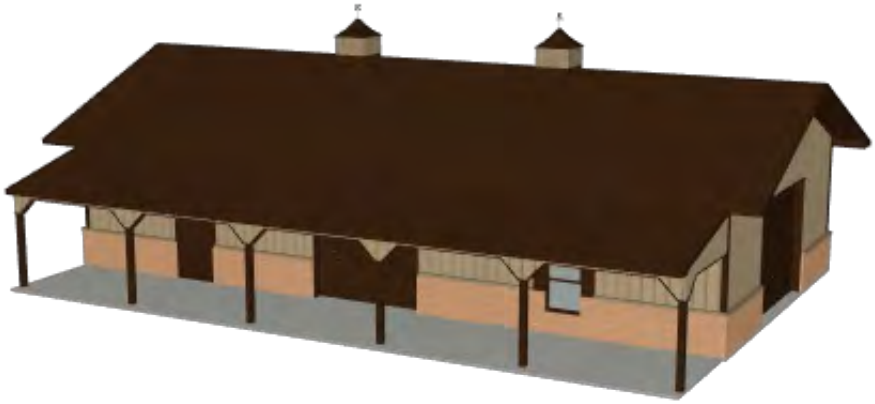
A5.1

ELEVATIONS



108

Call Us: 855-GET-WICK
Email Us: buildings@wickbuildings.com



BUILDING TYPE Suburban

SIZE 30' w x 60' l x 12' h

WALL LAYOUT

Front	WalkThru Door (4' x 7' with window (no glass))
	Overhead Door (10' x 8')
	Window (Single Hung, 3' x 5')
Left	Window (Slider, 4' x 3')
	Window (Slider, 4' x 3')
	Window (Slider, 4' x 3')
Back	WalkThru Door (3' x 6' 8" solid)
Right	Overhead Door (12' x 10')

COLORS

Roof		Brown
Siding		Tan

109

Trim		Brown
Doors & Windows		Brown

ROOF

Pitch	5/12
Sidewall Overhang	24"
Gable Endwall Overhang	36"

PORCH

Front

Style
Attached Below Roof (3/12 pitch)

Size
10' d x 8' h x 60' l

Column Spacing

ACCESSORIES

Cupolas

36" With Louvers (Qty: 2)

Roof		Brown
Side & Base		Tan

Shutters

Color Brown

Wainscot		Sandstone

Double Gable

110

Siding		Brown
Wainscot		Burgundy

111

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS ON A 8.1232-ACRE PARCEL OF LAND ZONED SINGLE FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT AND IDENTIFIED AS LOT 1, BLOCK A, WIMPEE ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Joe Wimpee for the approval of a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the minimum requirements, situated on a 8.1232-acre parcel of land, zoned Single Family Estate 4.0 (SFE-4.0) District, and being identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, addressed as 1800 Dalton Road, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal accessory building that does not conform to the minimum size, height and masonry requirements for accessory buildings in a Single Family Estate 4.0 (SFE-4.0) District as stipulated by *Article IV, Permissible Uses,* and *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 3.2, Single Family Estate (SFE 4.0) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore

PREVIOUS 2018

amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an accessory building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'A' & 'B'* of this ordinance.

2) The accessory building shall not exceed a maximum size of 2,400 SF.

3) The accessory building shall not exceed a maximum overall height of 19-feet.

4) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] will require compliance to the following:

1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DRAFT ORDINANCE 05.10.18

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF APRIL, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

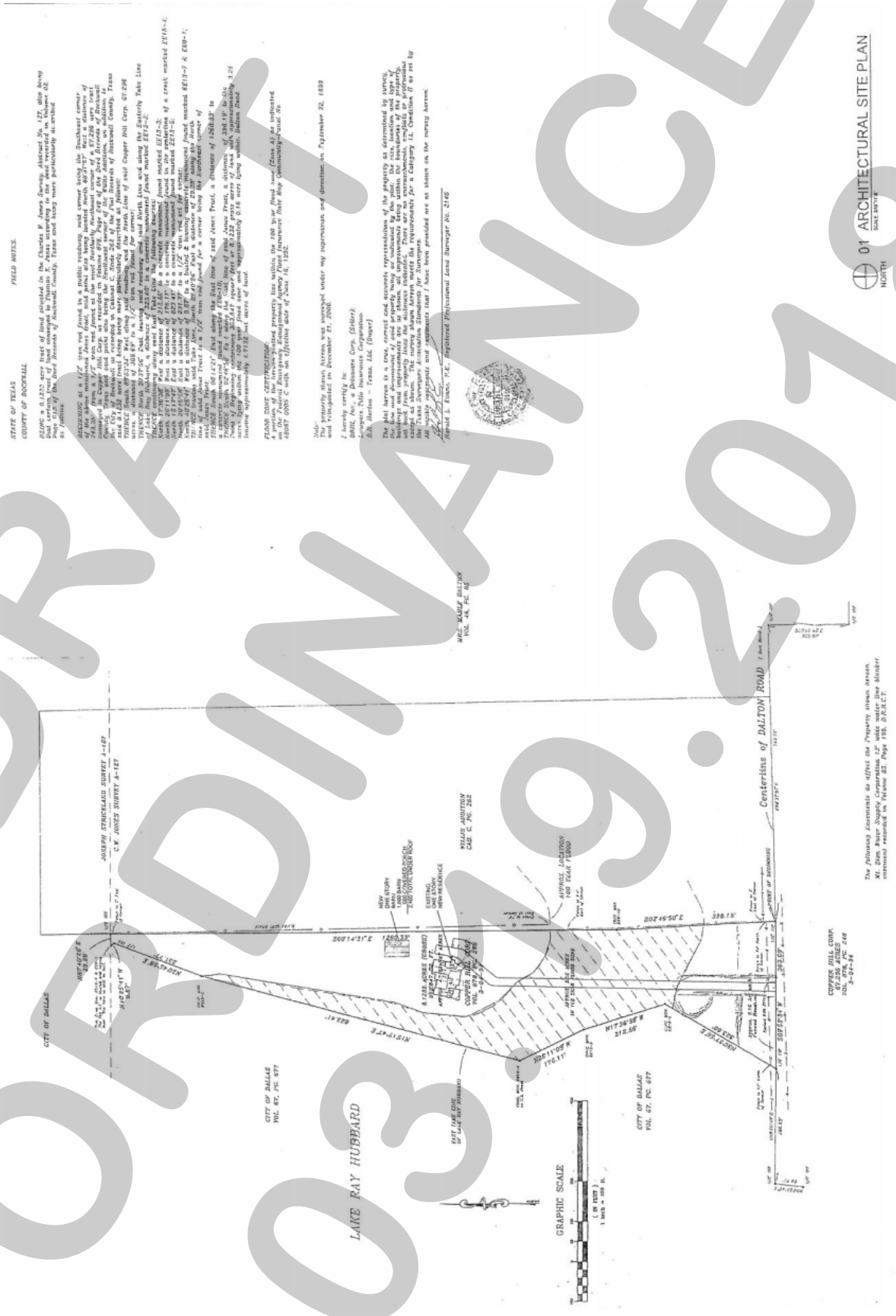
_____
Frank J. Garza, *City Attorney*

1st Reading: *March 19, 2018*

2nd Reading: *April 2, 2018*

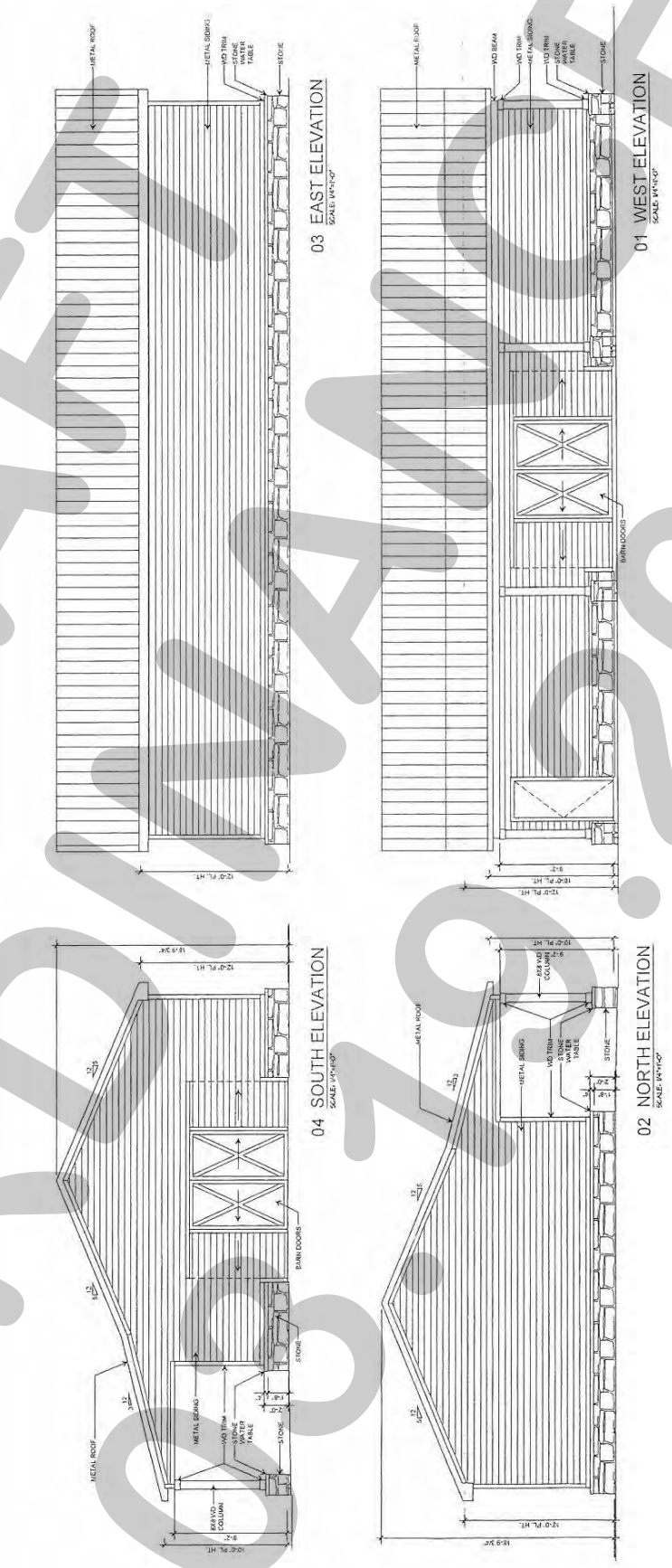
DRAFT ORDINANCE 03.19.2018

Exhibit 'A':
Survey & Site Plan



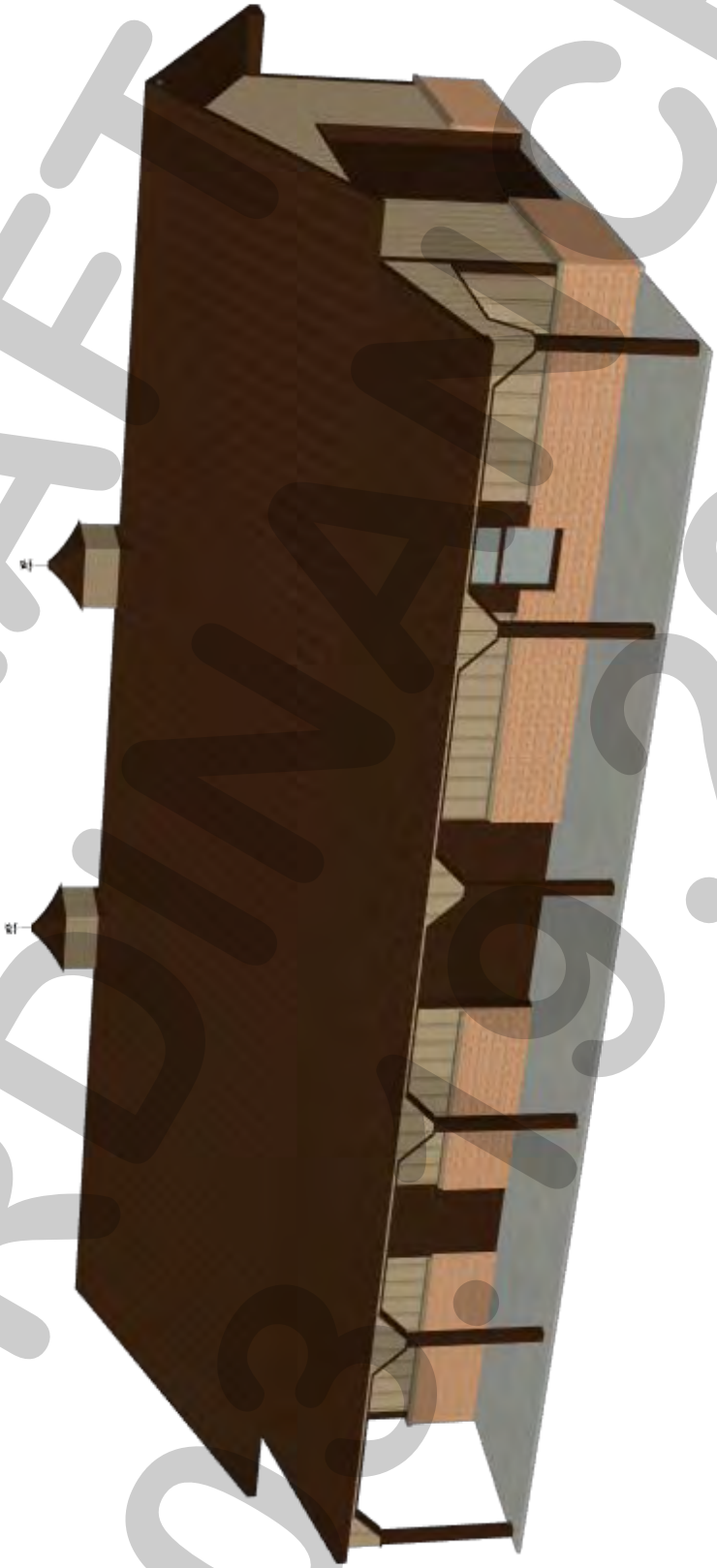
DRAFT
ORDINANCE
03.19.2018

Exhibit 'B':
Building Elevations



DRAFT ORDINANCE 08.19.2018

Exhibit 'B':
Building Elevations



DRAFT ORDINANCE 09.19.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 03/19/2018

APPLICANT: Billy Wayne Peoples & Craig Merritt

AGENDA ITEM: **Z2018-006 & Z2018-007**; *Zoning Change (SF-7 to RO) for 106 & 108 St. Mary Street*

SUMMARY:

Hold a public hearing to discuss and consider a request by Billy Wayne Peoples and Craig Merritt for the approval of a zoning change from Single Family 7 (SF-7) District to a Residential-Office (RO) District for a 1.016-acre tract of land identified as Lot 80B [*i.e. 0.509-acres*] and Lot 80C [*i.e. 0.507-acres*], Block B, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 106 & 108 St. Mary Street, and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The subject property is a 0.509-acre tract of land addressed as 106 St. Mary Street and a 0.507-acre tract of land identified as 108 St. Mary Street. The property at 106 St. Mary Street is currently occupied with a 1,253 SF single-family residential structure that was -- *according to the Rockwall Central Appraisal District* -- constructed in 1980. The property at 108 St. Mary Street is currently occupied with a 1,440 SF single-family residential structure that was -- *according to the Rockwall Central Appraisal District* -- constructed in 1990. Both properties were annexed into the City prior to 1959 and are currently zoned Single Family 7 (SF-7) District. The applicants are requesting to change the zoning of these properties from a Single Family 7 (SF-7) District to a Residential Office (RO) District for the purpose of converting the existing single-family homes into professional offices.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is St. Mary Street followed by a single-family home (*i.e. 109 St. Mary Street*), which is zoned Single Family 7 (SF-7) District and is identified as a local landmarked property (*i.e. the Underwood House*). Beyond this structure is another single-family home (*i.e. 506 Barnes Street*), which is zoned Single Family 7 (SF-7) District and is identified as a local landmarked property (*i.e. the Barnes House*). Adjacent to the *Underwood House* is an office building currently occupied by an accounting office (*i.e. Albright, Hill & Sumpter*). This property is zoned General Retail (GR) District.

South: Directly south of the subject property is the United States Postal Service Building, which is zoned General Retail (GR) District. Beyond this is E. Boydstun Street.

East: Directly east of the subject property is the St. Mary's Place Subdivision, which consists of 14 single-family detached and single-family attached lots. This property is zoned Planned Development District 21 (PD-21) for single-family detached and single-family attached land uses. Beyond this is S. Fannin Street, which is identified as a *Minor*

Collector on the City's Master Thoroughfare Plan contained in the Comprehensive Plan.

West: Directly west of the subject property is an office building currently occupied by an accounting office (*i.e. Conway Company CPA's*) and zoned General Retail (GR) District. Beyond this is S. Goliad Street [*SH-205*], which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan.

UNIFIED DEVELOPMENT CODE:

According to the purpose statements stipulated in Section 4.2, *Residential Office (RO) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Residential Office (RO) District is for "…low intensity office development providing professional, medical and other office services…" and to allow existing residential houses to be "…converted from single-family and two-family residences to low-intensity office uses in order to extend the economic life of these structures…". The following is a summary of the minimum development standards for a property within a Residential Office (RO) District:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*6,000 SF*
Minimum Lot Width	*60-Feet*
Minimum Lot Depth	*100-Feet*
Minimum Front Yard Setback	*25-Feet*
Minimum Rear Yard Setback	*30-Feet*
Minimum Side Yard Setback	*10-Feet*
Minimum Side Yard Setback Adjacent to Residential	*20-Feet*
Maximum Height	*36-Feet*
Max Lot Coverage	*40%*
Minimum Masonry Requirement	*90%*
Floor Area Ratio	*0.33*
Minimum Landscaping Percentage	*20%*
Maximum Impervious Coverage	*85-90%*

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Medium Density Residential* land uses. Should the City Council approve the applicants' request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a *Medium Density Residential* designation to a *Commercial* designation.

STAFF ANALYSIS:

When looking at the applicants' request (*i.e. to convert two [2] existing single-family homes to professional offices*), the Residential Office (RO) District has been successfully used in similar circumstances (*e.g. Planned Development Districts 50, 53 & 69*). This may also be an appropriate transition of land uses from the residential adjacency to the east (*i.e. adjacent to 108 St. Mary's Street -- St. Mary's Place Subdivision*) and the professional offices to the west of 106 St. Mary's Street. Staff should point out that the subject property currently has adjacency to non-residential property -- *zoned for General Retail (GR) District* -- on three (3) of the four (4) property lines. With this being said, zoning changes are discretionary decisions for the City Council. For the City Council's reference staff has included in the attached packet a list of uses permitted within the Residential-Office (RO) District, as well as the district's purpose statements outlined in Section 4.2, *Residential Office (RO) District*, of Article V, *District Development Standards*, of the UDC.

NOTIFICATION:

Z2018-006: 106 St. Mary's Street
On February 27, 2018, staff mailed 84 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows and Bent Creek Condos Homeowner's Associations (HOA's), which are the only HOA's/Neighborhood Organizations that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. The Southside Residential Neighborhood is located within the 1,500-foot buffer, but the City has no contact information associated with this Neighborhood Organization. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received two (2) notices in favor of the applicant's request and one (1) notice in opposition to the request.

Z2018-007: 108 St. Mary's Street
On February 27, 2018, staff mailed 92 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows and Bent Creek Condos Homeowner's Associations (HOA's), which are the only HOA's/Neighborhood Organizations that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. The Southside Residential Neighborhood is located within the 1,500-foot buffer, but the City has no contact information associated with this Neighborhood Organization. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received two (2) notices in favor of the applicant's request.

Both of these notices have been included in the attached packet.

RECOMMENDATIONS:

If the City Council choose to approve the applicants' request to change the zoning of the subject property from a Single Family 7 (SF-7) District to a Residential Office (RO) District then staff would propose the following conditions of approval:

1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Medium Density Residential* designation to a *Commercial* designation; and,

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

PLANNING AND ZONING COMMISSION:

On March 13, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the applicants' request by a vote of 3-2, with Commissioners Chodun and Logan dissenting and Chairman Lyons and Commissioner Trowbridge absent.



City of Rockwall

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

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

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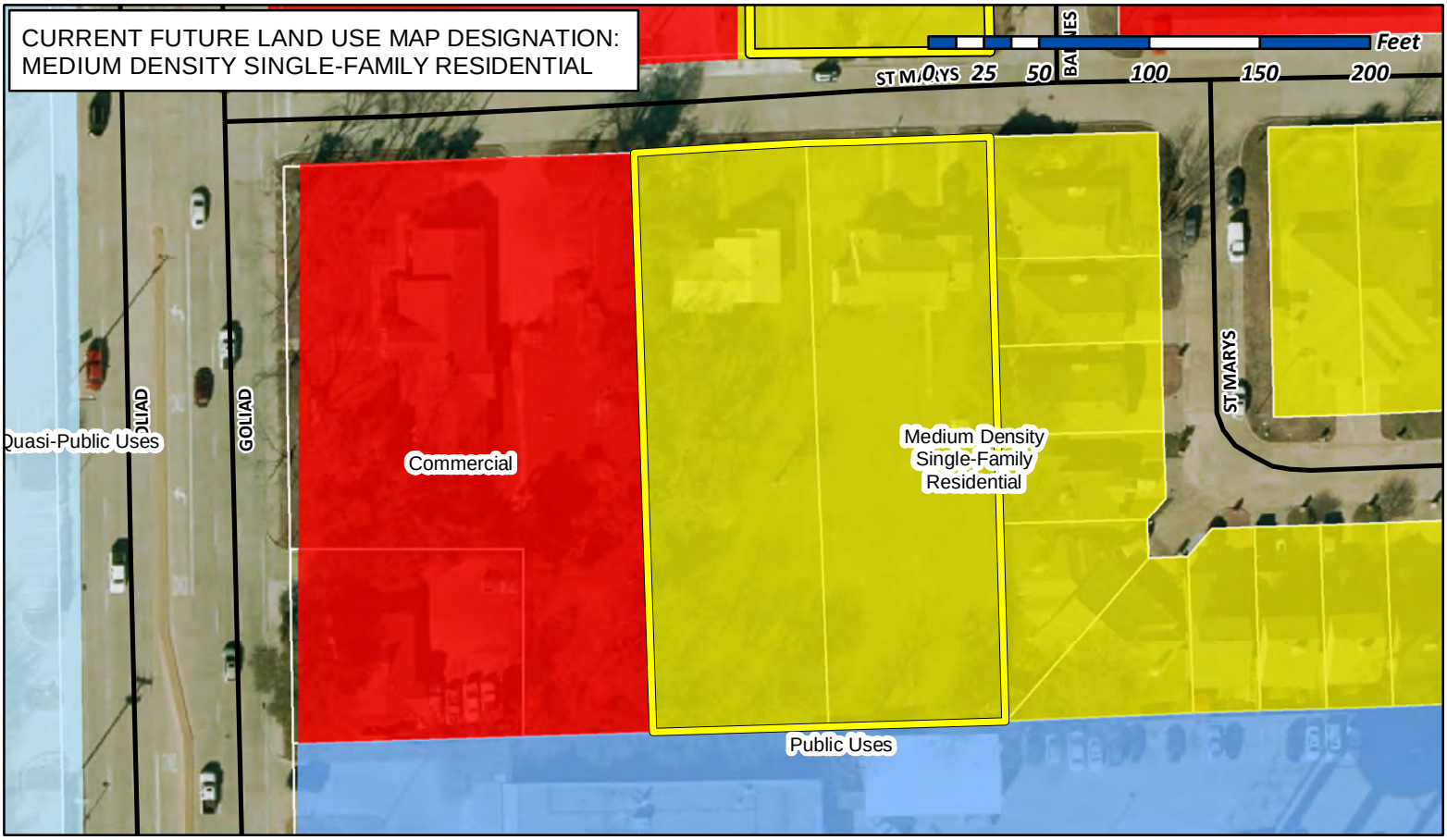

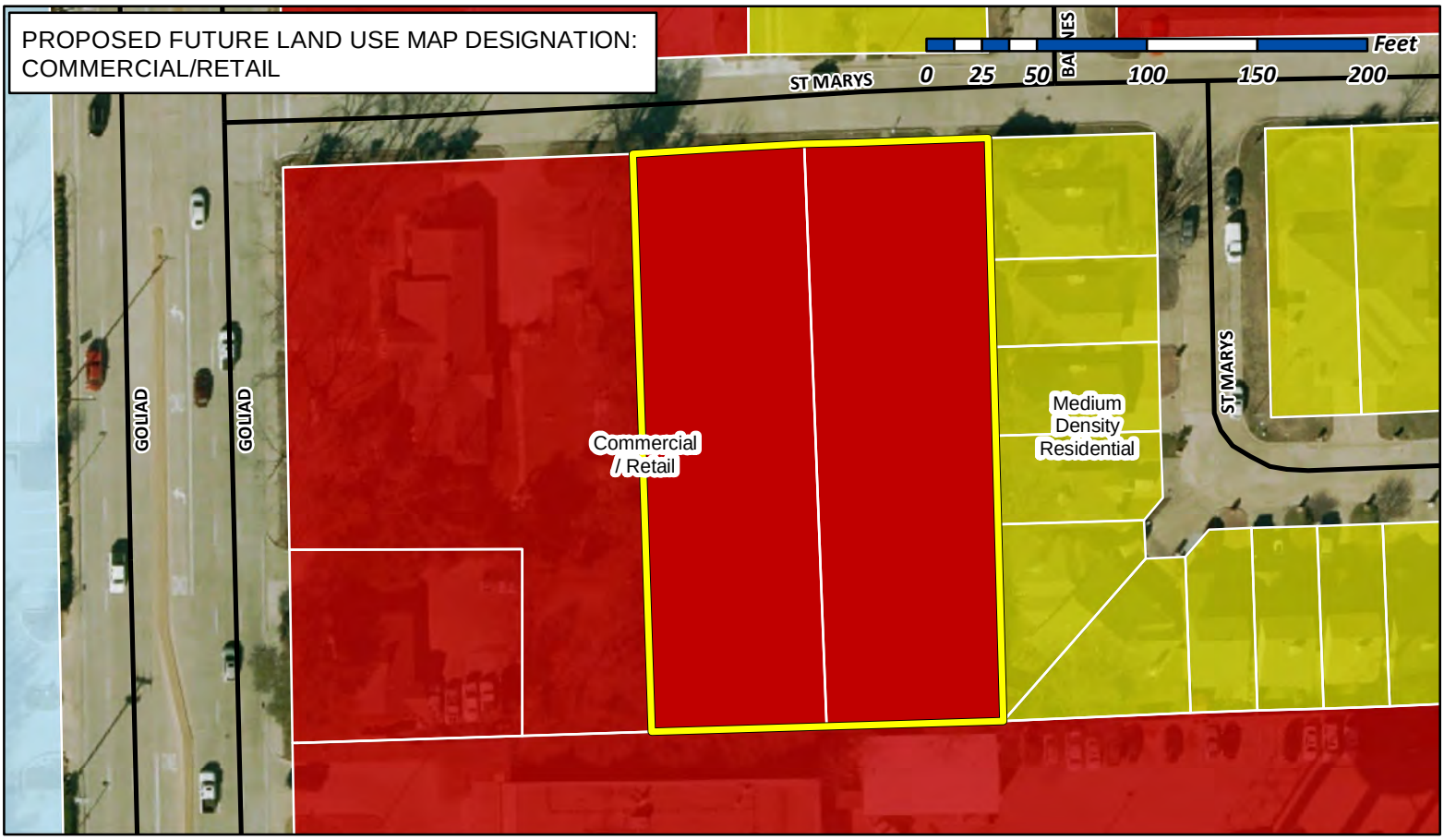

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Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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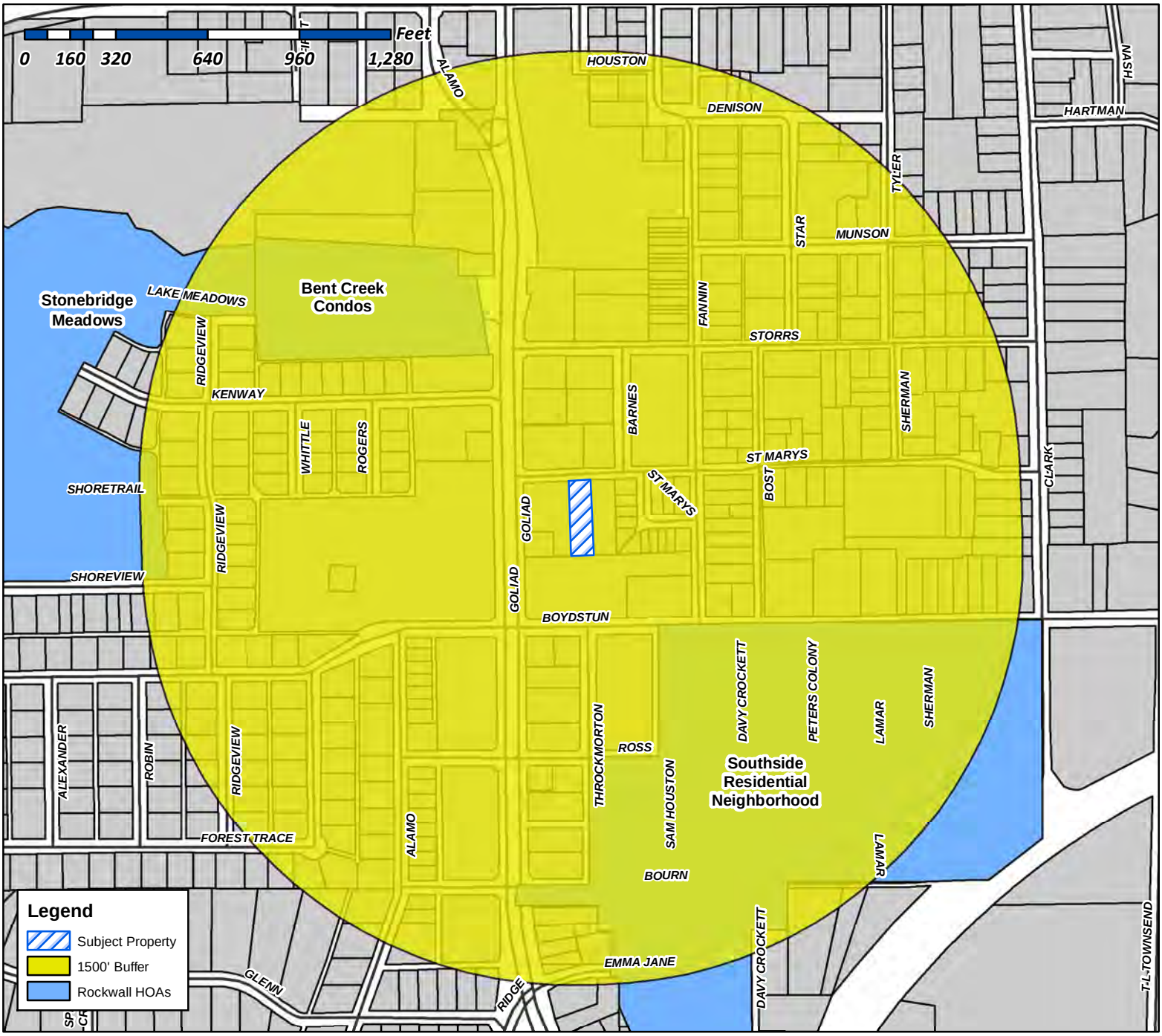
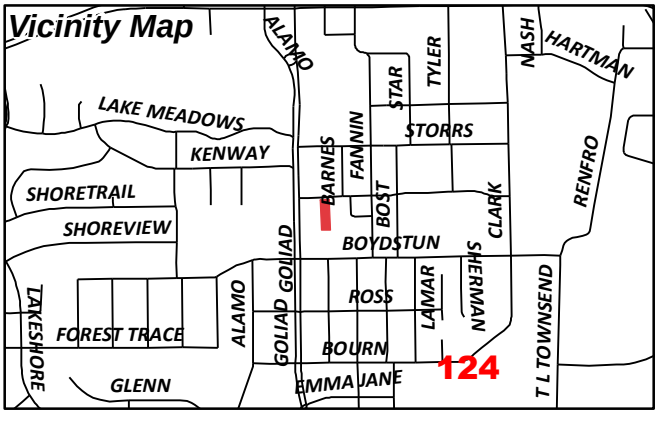


Case Number: Z2018-006
Case Name: Zoning Change (SF-7 to RO)
Case Type: Zoning
Zoning: SF-7
Case Address: 106 St. Mary's Street



Date Created: 02/16/2018
For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Wednesday, February 28, 2018 4:01:32 PM
Attachments:	Public Notice (02.27.2018).pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request will be published in the Rockwall Herald Banner ***March 2, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 3/13/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 3/19/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2018-006- Hold a public hearing to discuss and consider a request by Billy Wayne Peoples for the approval of a zoning change from Single Family 7 (SF-7) District to a Residential-Office (RO) District for a 0.509-acre tract of land identified as a portion of Lot 80 (*Lot 80B*), B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 106 St. Mary Street, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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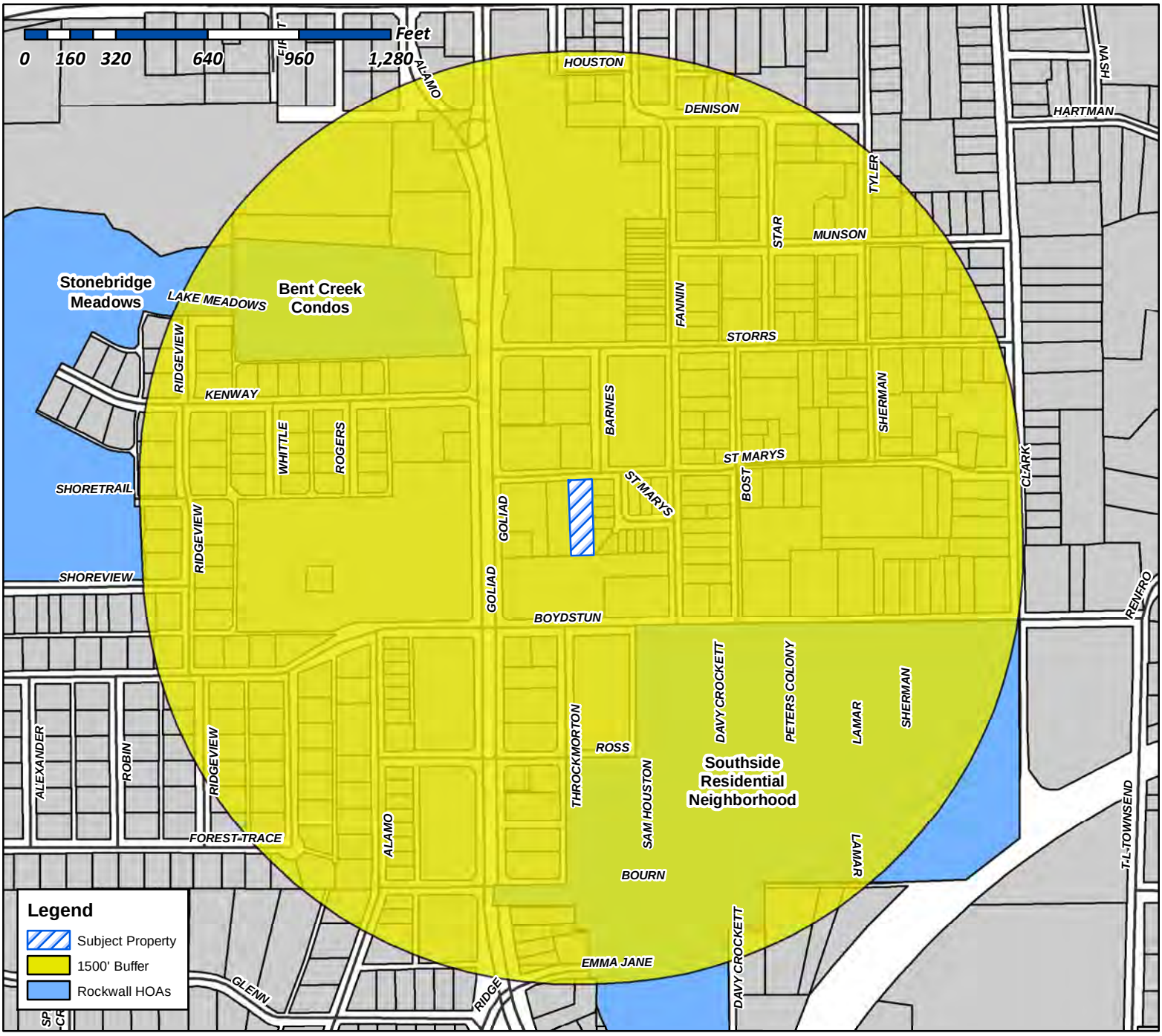
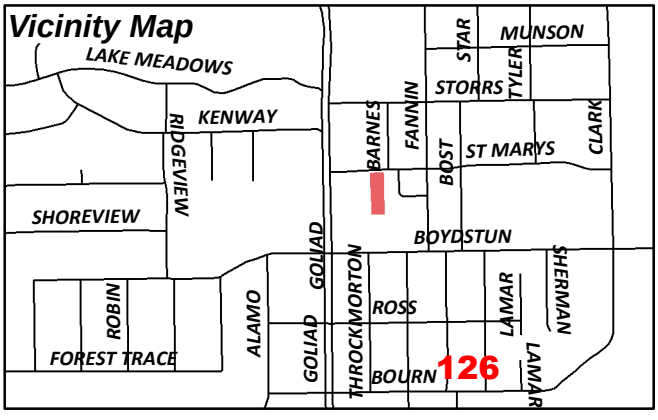


Case Number: Z2018-007
Case Name: Zoning Change (SF-7 to RO)
Case Type: Zoning
Zoning: SF-7
Case Address: 108 St. Mary's Street



Date Created: 02/16/2018
For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Wednesday, February 28, 2018 4:02:36 PM
Attachments:	Public Notice (02.27.2018).pdf

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Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request will be published in the Rockwall Herald Banner ***March 2, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 3/13/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 3/19/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2018-007- Hold a public hearing to discuss and consider a request by Craig Merritt for the approval of a zoning change from Single Family 7 (SF-7) District to a Residential-Office (RO) District for a 0.507-acre tract of land identified as a portion of Lot 80 (*Lot 80C*), B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 108 St. Mary Street, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

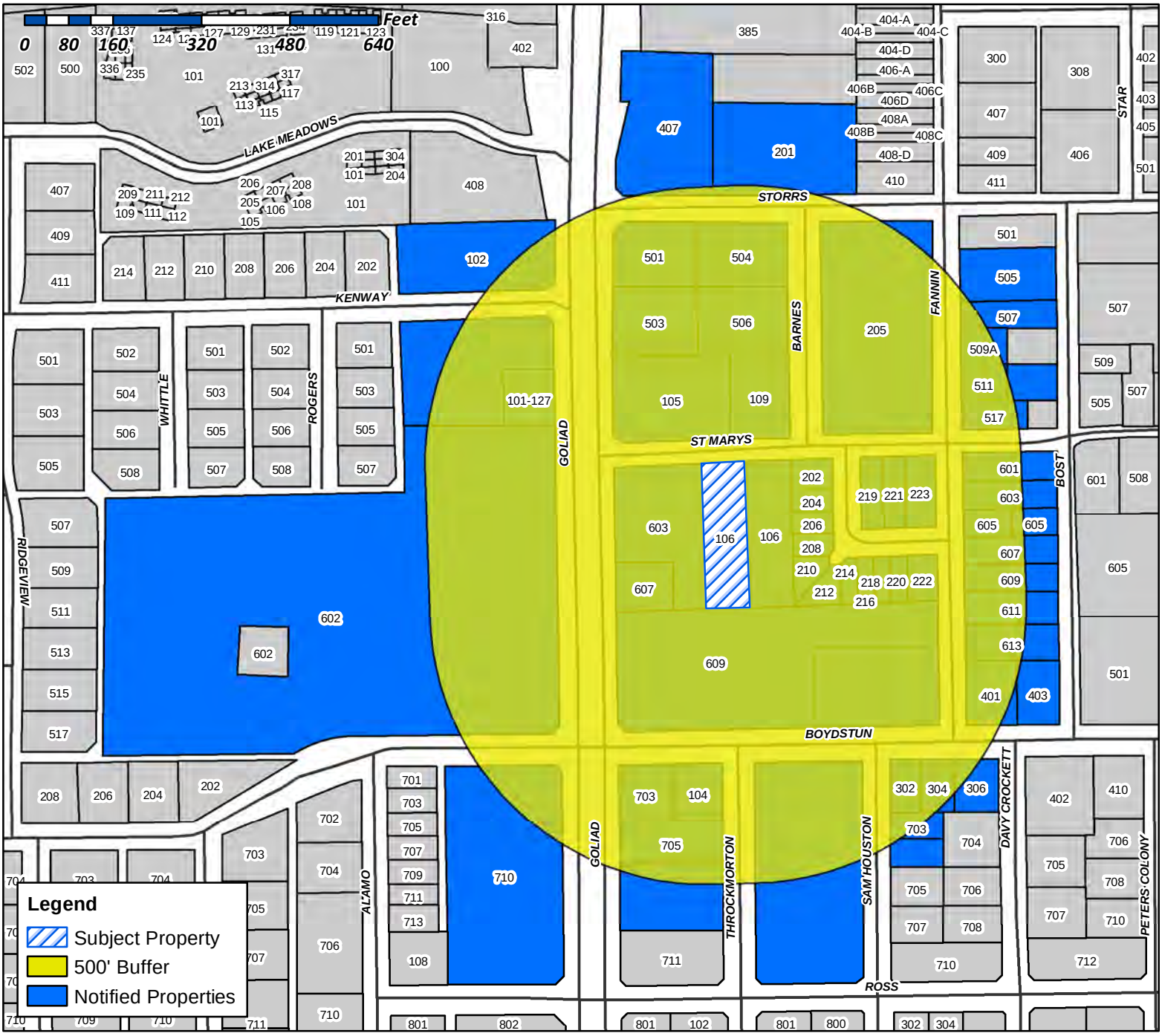
Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

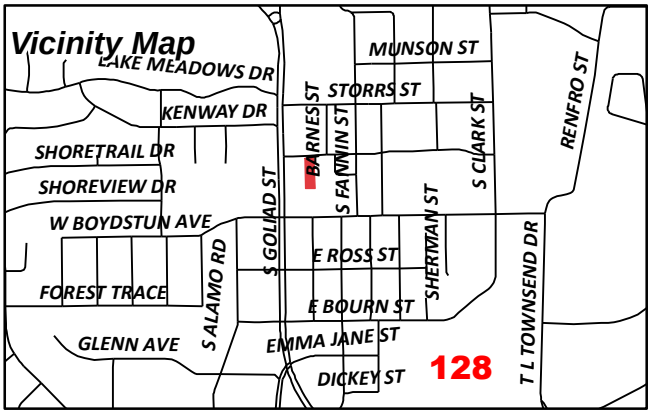
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2018-006
Case Name: Zoning Change (SF-7 to RO)
Case Type: Zoning
Zoning: SF-7
Case Address: 106 St. Mary's Street



Date Created: 02/16/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
101-127 KENWAY DR
ROCKWALL, TX 75087

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102 KENWAY DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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MCKINNEY, TX 75070

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DOLAN JOHNNY O & VICKI L
555 RS COUNTY ROAD 1278
EMORY, TX 75440

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ROCKWALL, TX 75087

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8441 S FM 549
ROCKWALL, TX 75032

HORTON DARJUAN CORTEZ AND NATALIE
8614 SCOONER ST
ROWLETT, TX 75089

GREEN MAUREEN & MICKEY R
945 BREEZY HILL LN
ROCKWALL, TX 75087

MOREHOUSE GARY L
PO BOX 130
BLUE RIDGE, TX 75424

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

UNITED STATES POSTAL SERVICES
PO BOX 667160
DALLAS, TX 75266

131

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-006: Zoning change from SF-7 to RO

Hold a public hearing to discuss and consider a request by Billy Wayne Peoples for the approval of a zoning change from Single Family 7 (SF-7) District to a Residential-Office (RO) District for a 0.509-acre tract of land identified as a portion of Lot 80 (Lot 80B), B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 106 St. Mary Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/13/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **3/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-006: Zoning change from SF-7 to RO

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Better for the neighborhood - should keep the house in better condition

Name: Jennifer Hill

Address: 105 Saint Mary's St #100 Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
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PLEASE RETURN THE BELOW FORM

Case No. Z2018-006: Zoning change from SF-7 to RO

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Would probably decrease residential value.

Name: Gay Anderson

Address: 206 St. Mary's Place

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-006: Zoning change from SF-7 to RO

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Gary Moorhead

Address: 611 S Fannin St

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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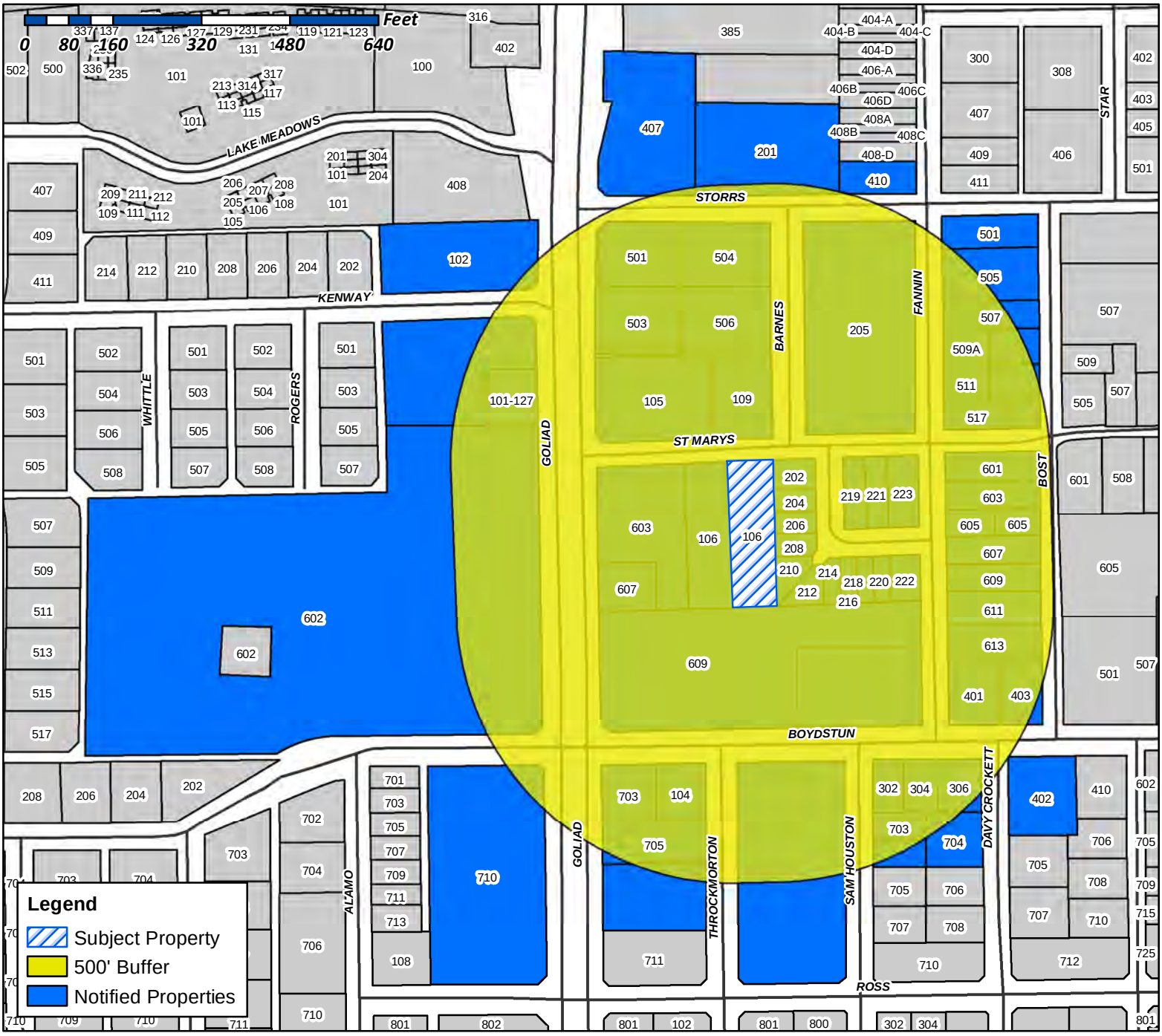
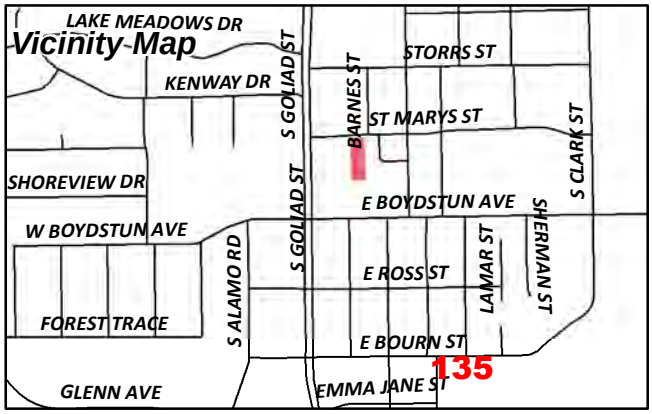


Case Number: Z2018-007
Case Name: Zoning Change (SF-7 to RO)
Case Type: Zoning
Zoning: SF-7
Case Address: 108 St. Mary's Street



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ROCKWALL NH REALTY LTD
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ROCKWALL, TX 75087

WAY FAMILY MANAGEMENT LLC
8441 S FM 549
ROCKWALL, TX 75087

HORTON DARJUAN CORTEZ AND NATALIE
8614 SCOONER ST
ROWLETT, TX 75087

GREEN MAUREEN & MICKEY R
945 BREEZY HILL LN
ROCKWALL, TX 75087

GREEN MAUREEN & MICKEY R
945 BREEZY HILL LN
ROCKWALL, TX 75087

MOREHOUSE GARY L
PO BOX 130
BLUE RIDGE, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

PEOPLES BILLY W SR
PO BOX 35
ROCKWALL, TX 75087

UNITED STATES POSTAL SERVICES
PO BOX 667160
DALLAS, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-007: Zoning Change from SF-7 to RO

Hold a public hearing to discuss and consider a request by Craig Merritt for the approval of a zoning change from Single Family 7 (SF-7) District to a Residential-Office (RO) District for a 0.507-acre tract of land identified as a portion of Lot 80 (Lot 80C), B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 108 St. Mary Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/13/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **3/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-007: Zoning Change from SF-7 to RO

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Better for the neighborhood. - Should Keep the property in better condition

Name: Jennifer Hill

Address: 105 Saint Mary's St Suite 100 Rockwall TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
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To Whom It May Concern:

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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-007: Zoning Change from SF-7 to RO

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Gary Morehouse

Address: 611 S Fannin St

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-006: Zoning change from SF-7 to RO

Hold a public hearing to discuss and consider a request by Billy Wayne Peoples for the approval of a zoning change from Single Family 7 (SF-7) District to a Residential-Office (RO) District for a 0.509-acre tract of land identified as a portion of Lot 80 (Lot 80B), B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 106 St. Mary Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/13/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Your comments must be received by **3/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-006: Zoning change from SF-7 to RO

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:	
Address:	

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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NOTICE OF PUBLIC HEARING
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PHONE: (972) 771-7745
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To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-007: Zoning Change from SF-7 to RO

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Rockwall, TX 75087

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Your comments must be received by **3/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-007: Zoning Change from SF-7 to RO

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

March 7th , 2018

City Of Rockwall
Planning And Zoning Department

Property : 106 St. Mary's St. , Rockwall Texas 75087 - Case Z2018-006
Property : 108 St. Mary's St. Rockwall , Texas 75087 – Case Z2018-007

To whom it may concern :

We would like for these two properties to be combined together for the zoning request change

Thank You , for your Consideration

Billy Peoples / 106 St. Mary's St
Owner

Craig Merritt / 108 St. Mary's St.
Owner

February 15 . 2018

Rockwall . Texas

City of Rockwall

Planning and Zoning Department

Property : 106 St. Mary . Rockwall Texas 75087

Zoning Change

To whom it may concern :

I . Billy Wayne Peoples requesting the change of zoning on the above property to Residential Offices. To be used for lease to Dentists . Attorneys , Professionals of any field .

Thank You For your Cooperation .

Billy Wayne Peoples

Rockwall Planning and Zoning.

The property at 108 St. Mary st. is being submitted to you in an effort to have the zoning changed to residential office. At the time of submission it would be in my plans to modify the current structure into an office.

Thanks



Craig Merritt

Permitted Land Uses in a Residential-Office (RO) District

Date: March 17, 2014

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P

Residential & Lodging	
Accessory Building [1]	P
Bed & Breakfast Operation [1]	P
Convent or Monastery	P
Garage	A
Home Occupation [1]	P
Residential Care Facility	S
Single Family, Detached [1]	P
Single Family, Zero Lot Line [1]	P
Swimming Pool, Private	A
Tennis Court Private	S
Townhouse	P

Institutional & Community Service	
Assisted Living Facility [1]	P
Convalescent Care Facility/Nursing Home [1]	P
Day Care (7 or More Children) [1]	S
Group or Community Home [1]	P
Halfway House [1]	S
Library, Art Gallery or Museum (Public)	P

Office & Professional	
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	S

Recreation, Entertainment & Amusement	
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P

Retail & Personal Services	
Astrologer, Hypnotist, or Psychic Art and Science	P
General Retail Store	S
Hair Salon, Manicurist	S
Massage Therapist	P
Museum or Art Gallery (Private)	P
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	S
Studio - Art, Photography or Music	P

Commercial & Business Services	
Shoe and Boot Repair and Sales	S

Utilities, Communications & Transportation	
Antenna, Accessory [1]	P
Antenna, Dish [1]	A
Railroad Yard or Shop	S

Sec. 4.2. - Residential Office (RO) District.

A. *Purpose.* The R-O District recognizes the existence of older residential areas of the city where larger houses have been or can be converted from single-family and two-family residences to low-intensity office uses in order to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization. The intent of this district is to allow for low intensity office development providing professional, medical and other office services to residents in adjacent neighborhoods. R-O districts shall have principle access to major or secondary thoroughfares and may serve as an area of transition between residential and high-intensity nonresidential uses or busy arterial thoroughfares

B. *Permitted uses.* In general, low intensity office development providing professional, medical and other office services to residents in adjacent neighborhoods, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. *Development standards.*

1. Minimum lot area: 6,000 square feet.
2. Maximum lot area: 43,560 square feet.
3. Minimum lot frontage on a public street: 60 feet.
4. Minimum lot depth: 100 feet.
5. Minimum depth of front yard setback: 25 feet (from future right-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater) in those instances where an existing structure is converted into an office use.
6. Minimum width of side yard setback: ten feet, except if the adjacent property is predominantly residentially zoned or residentially used, in which case the setback shall be 20 feet.

(Ord. No. 06-14, 4-17-2006)

7. Minimum depth of rear yard setback: 30 feet.
8. Minimum distance between detached buildings on the same lot or parcel of land:
   a. Without fire retardant wall: 15 feet.
   b. With fire retardant wall: zero feet.
9. Minimum requirement for construction materials. For existing structures, no change to exterior walls shall be required. For new structures, each exterior wall shall consist of 90 percent masonry material excluding doors and windows.
10. Maximum building coverage as a percentage of lot area: 40 percent.
11. Maximum floor-area ratio (FAR): 0.33 FAR.
12. Maximum amount of impervious coverage as a percentage of lot area: 75 to 80 percent.
13. Minimum amount of landscaped areas: all development shall comply with article VIII, section 5.12, Required Landscaping.

Amenity open space: seven percent of the interior of the parking lot, not including the setback and buffer development standards, shall be previous land area in association with plantings.

14. Maximum building height: 36 feet.
15. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading. Off-street parking shall not be permitted in the required setback in this district.
16. Maximum number of entrances and/or exits:
    a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.
    b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.
    c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.
17. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the planning and zoning commission.
18. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO A RESIDENTIAL OFFICE (RO) DISTRICT FOR A 1.016-ACRE TRACT OF LAND IDENTIFIED AS LOT 80B [*I.E. 0.509-ACRES*] & LOT 80C [*I.E. 0.507-ACRES*], BLOCK B, B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 106 & 108 ST. MARY STREET AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBITS 'A' & 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Billy Wayne Peoples and Craig Merritt for a change in zoning from a Single Family 7 (SF-7) District to a Residential Office (RO) District on a 1.016-acre tract of land identified as Lot 80B [*i.e. 0.509-acre*] and Lot 80C [*i.e. 0.507-acres*], Block B, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, addressed as 106 & 108 St. Mary Street and more fully described in *Exhibit 'A' & 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Single-Family 7 (SF-7) District to a Residential Office (RO) District; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Residential Office (RO) District* as stipulated in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses"* and *Section 4.2, "Residential Office (RO) District",* of *Article V, "District Development Standards",* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

DRAFT 03.15.2018

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF APRIL, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 19, 2018*

2nd Reading: *April 2, 2018*

DRAFT ORDINANCE 03.19.2018

Exhibit 'A':
Legal Description

106 St. Mary's Street

That certain lot, tract or parcel of land situated in Rockwall County, Texas, and being in the B. F. Boydstun Addition in the City of Rockwall, being a part of the B. F. Boydstun and B. J. T. Lewis Surveys, described in metes and bounds as follows:

BEGINNING 154-feet North 88 Degrees 20 Minutes East from the original northwest corner of a tract of land conveyed to Ted Cain by C. C. Brown et. Ux. by deed dated August 16, 1948, a stake in south margin of St. Mary Street;

THENCE North 88 Degrees 20 Minutes East 85-feet a stake for corner in south margin of St. Mary Street;

THENCE North 88 Degrees 20 Minutes East 85-feet a stake for corner is south margin of St. Mary Street;

THENCE South 00 Degrees 10 Minutes East 262-feet a stake in south line of original tract above mentioned;

THENCE South 89 Degrees 52 Minutes West 85-feet stake for corner;

THENCE North 00 Degrees 10 Minutes West 259.7-feet to the *PLACE OF BEGINNING*, being the same and identical tract of land conveyed to J. David Wallace by Ted Cain et. ux., by deed dated January 10, 1949, of record in Volume 44, Page 286, Deed Records of Rockwall County, Texas, to which said deed and its record reference is here made for all purposes.

108 St. Mary's Street

Being a tract of land situated in the N. M. Ballard Survey, Abstract No. 48 and the B. J. T. Lewis Survey, Abstract No. 255, Rockwall County, Texas, same being that tract of land conveyed to P. Craig Merritt, Jr., by deed recorded in *Volume 2510, Page 156*, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a ¾-inch iron pipe found for corner, said corner being the Northwest corner of that tract of land conveyed to Billy W. Peoples, by deed recorded in *Volume 3024, Page 225*, Deed Records of Rockwall County, Texas and being in the south line of St. Mary Street (*public right-of-way*);

THENCE North 88 degrees 20 minutes 00 seconds East, along the South line of St. Mary Street, a distance of 85.03-feet to a point for corner, said corner being the northeast corner of said Peoples tract, and being the *POINT OF BEGINNING* of that tract herein described, from which a 600 nail found bears North 25 Degrees 13 Minutes 03 Seconds West, a distance of 0.84-feet for witness, and from which a 2 inch iron pipe found bears North 20 Degrees 08 Minutes 34 Seconds West, a distance of 1.02-feet for witness:

THENCE North 88 Degrees 20 Minutes 00 Seconds East, along south line of St. Mary Street, a distance of 75.00-feet to a point for corner, said corner being the northeast corner of said subject tract, from which a ½-inch iron rod found bears North 83 Degrees 04 Minutes 39 Seconds East, a distance of 4.85-feet for witness;

THENCE South 00 Degrees 36 Minutes 29 Seconds East, a distance of 264.66-feet to a point for corner, said corner being in the north line of Rockwall Main Post Office, an Addition to the City of Rockwall, Rockwall County, Texas, according to the map or Plat thereof recorded in *Cabinet B, Slide 369*, Plat Records of Rockwall County, Texas;

THENCE South 89 Degrees 40 Minutes 31 Seconds West, along the north line of said Rockwall Main Post Office Addition, a distance of 75.00-feet to a point for corner, said corner being the Southeast corner of said Peoples tract, from which a ½-inch iron rod found online bears at a distance of 0.53-feet for reference;

THENCE North 00 Degrees 36 Minutes 20 Seconds West, along the east line of said Peoples tract, a distance of 262.90-feet to the *POINT OF BEGINNING* and containing 19,782 square-feet or 0.45-acres of land.

DRAFT
ORDINANCE
03.19.2018

Exhibit 'B':
Zoning Exhibit

Address: *106 & 108 St. Mary Street*
Legal Description: *Lot 80B & Lot 80C, Block B, B. F. Boydston Addition*



DRAFT
03.16.18

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154

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 03/19/2018

APPLICANT: Pan Sribhen, P. E. of *PSA Engineering*

AGENDA ITEM: **Z2018-008**; *SUP for a Hotel at La Jolla Pointe Drive*

SUMMARY:

Hold a public hearing to discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) for a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 2.056-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Pann S. Sribhen, is requesting the approval of a Specific Use Permit (SUP) to allow a hotel on a 2.056-acre tract of land located north of IH-30 and situated south of the intersection of Carmel Circle and Laguna Drive [*i.e. Lot 7 and a portion of lot 8, Block A, La Jolla Pointe Addition, Phase 2*]. The *subject property* is zoned Commercial (C) District and situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts. According to Section 1, *Land Use Table*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a *hotel* requires a SUP within a Commercial (C) District. Originally the applicant was proposing a four (4) story hotel, which would also require a SUP for being greater than 36-feet in height in the Scenic Overlay (SOV) District; however, after the Planning and Zoning Commission work session on February 27, 2018 the applicant has opted to reduce the hotel to three (3) stories and not exceed 36-feet in height.

The proposed three (3)-story *Hotel* will be an *AVID* brand hotel, which is a product line associated with the IHG Hotel brand (*i.e. InterContinental Hotels Group*). The IHG Hotel brand features hotels such as the Holiday Inn, Crowne Plaza, Staybridge Suites, Candlewood Suites, and others. The proposed hotel will have approximately 87 rooms available for general stay (*i.e. not extended/residency stay*). Although the *subject property* is within the IH-30 Overlay (IH-30 OV) and the Scenic Overlay (SOV) Districts, it does not have direct frontage along IH-30; however, the portion of property along Ridge Road at La Jolla Pointe does create a flag lot that meets the frontage requirements. According to the concept plan, access to the *subject property* will be located along La Jolla Pointe with future secondary access located off Carmel Circle. It should be noted that since the property does not have directed access on IH-30, it is not permitted a pole sign.

The applicant's request conforms to all applicable requirements regarding a Specific Use Permit (SUP); however, granting a SUP remains a discretionary act of the City Council. If approved, the applicant will be required to submit a site plan and replat. Contained in the attached packet

is a copy of the applicant's letter, a concept plan, a conceptual building elevation, and draft ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north and adjacent to the *subject property* is a single-family residential development known as Lakeside Village, which is separated by a railway that is adjacent to La Jolla Pointe Drive and Laguna Drive. The subdivision is zoned Planned Development District 2 (PD-2) District.

South: Directly south of the *subject property* are several restaurants (*i.e. IHOP, Steak n Shake, Taco Cabana, Logan's Roadhouse, and Mellow Mushroom*) facing the IH-30 Frontage Road. Beyond this is IH-30. This area is zoned Commercial (C) District.

East: Directly east of the *subject property* are vacant parcels of land associated with the La Jolla Pointe, Phase 2 Addition, and are zoned Commercial (C) District.

West: Directly west of the *subject property* is the Hampton Inn and several restaurants (*i.e. Kyotos, Salt Grass Steakhouse, and Genghis Grill*) and BB&T Bank. All of these properties are zoned Commercial (C) District.

NOTIFICATION:

On February 28, 2018, staff mailed 45 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Turtle Cove and Lakeside Village Homeowner's Associations (*HOA's*), which are the only HOA's located within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Herald Banner as required by the UDC. At the time this case memo was drafted staff has received one (1) notice in favor of and two (2) notices opposed to the applicant's request.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a *Hotel* use on the s*ubject property* then staff would recommend the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

    (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of the SUP ordinance; and,

    (b) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of the SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,

    (c) The maximum overall height of the building shall not exceed 36-feet and shall be limited to a maximum of three (3) stories.

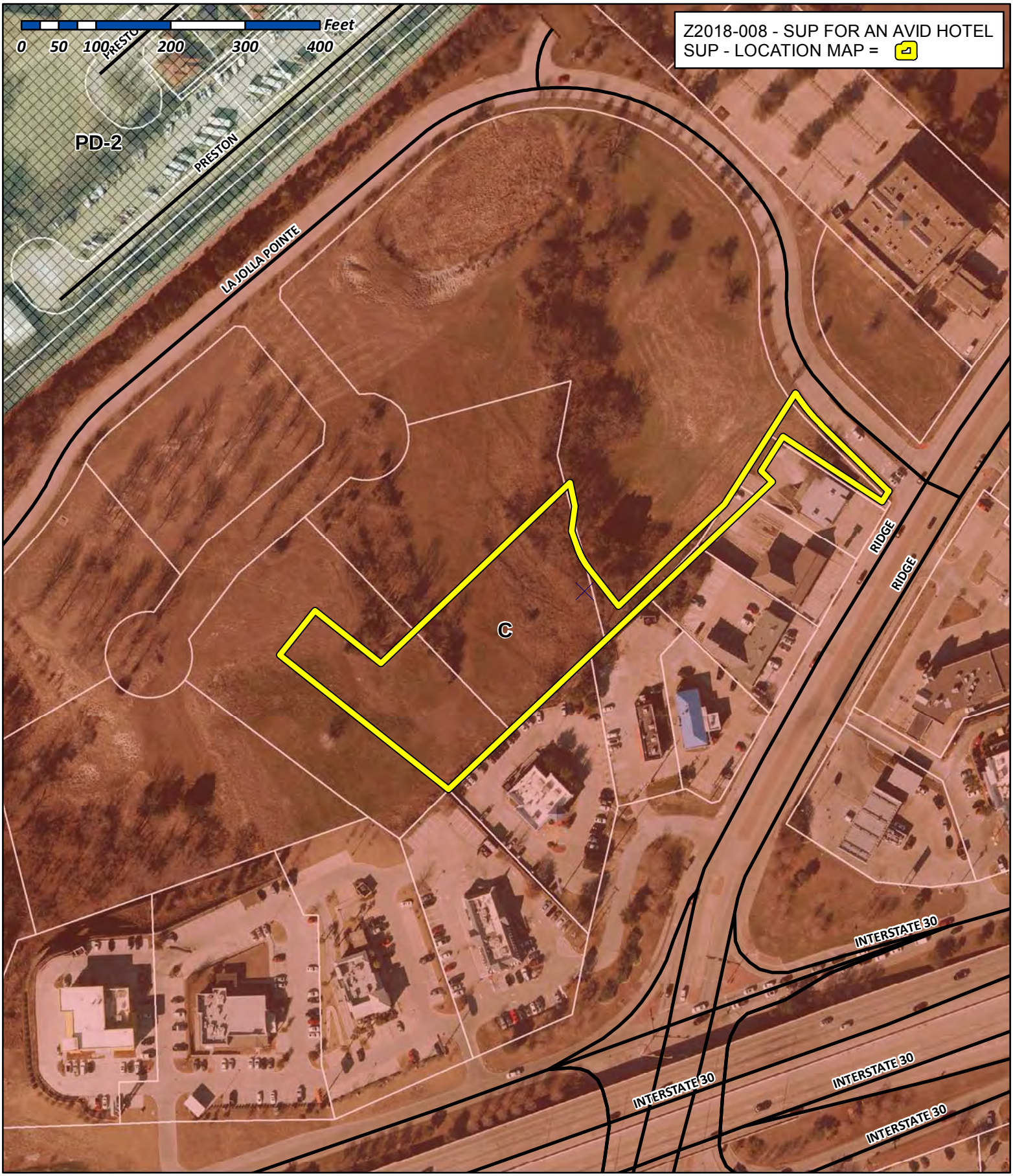
(d) The Hotel shall be limited to non-residence suites, which are considered to be typical hotel rooms that do not contain kitchen facilities.

2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan.

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On March 13, 2018, the Planning and zoning Commission's motion to deny the SUP request for a hotel passed by a vote of 5 to 0 with Commissioners Lyons and Trowbridge absent. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(i)f such change [*zoning change*] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths (¾) of all eligible member of the City Council."



City of Rockwall

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

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

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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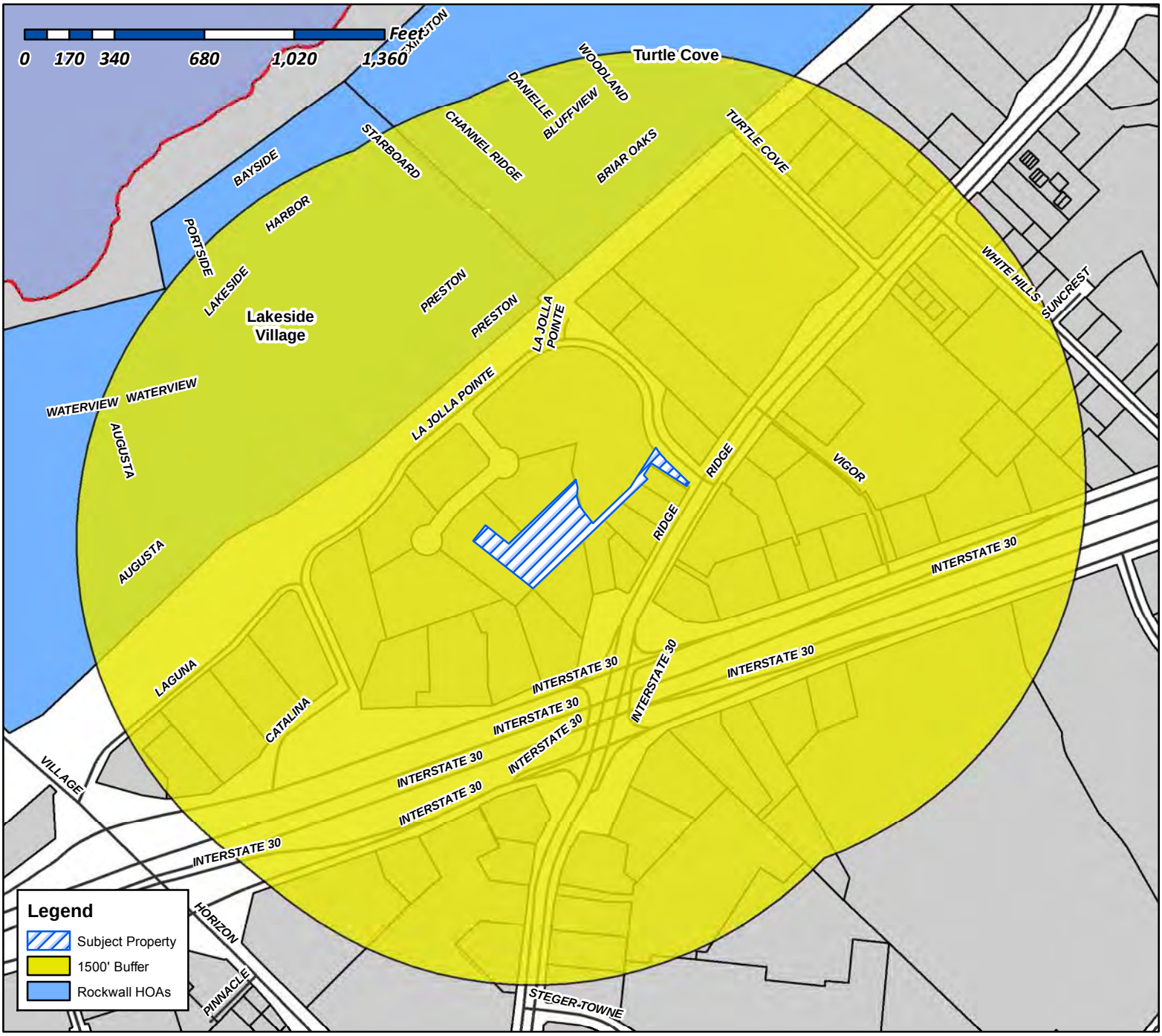
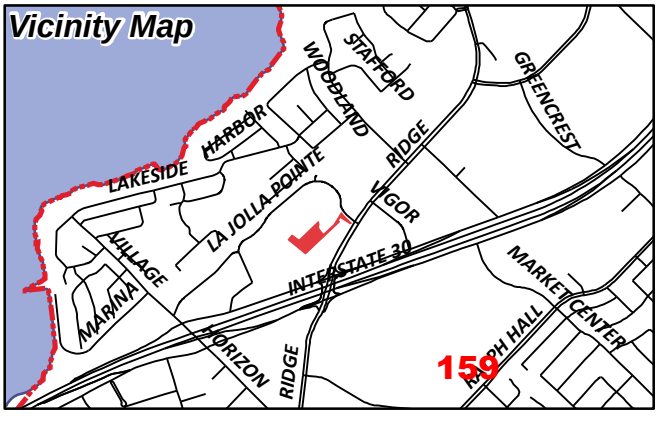


Case Number: Z2018-008
Case Name: SUP for an AVID Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: West of the Intersection of Laguna Drive and Ridge Road

Date Created: *09/18/2018*
For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Wednesday, February 28, 2018 4:08 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request will be published in the Rockwall Herald Banner ***March 2, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 3/13/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 3/19/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2018-008- Hold a public hearing to discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) for a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 2.056-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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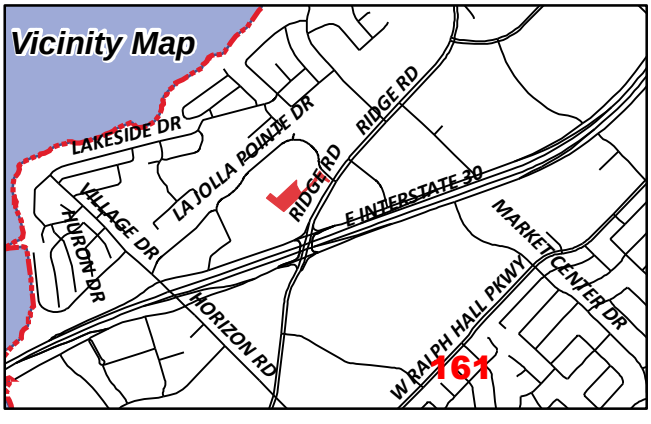
Case Number: Z2018-008
Case Name: SUP for an AVID Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: West of the Intersection of Laguna Drive and Ridge Road



Date Created: 02/16/2018
For Questions on this Case Call (972) 771-7745

STEAK N SHAKE OPERATIONS INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

BOLD LLC
121 WYLER DR
DAKOTA, IL 61018

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

MANGRIN CORPORATION
2255 RIDGE ROAD #208
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2475 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2504 RIDGE RD
ROCKWALL, TX 75087

BROOKS RICHARD L DR
2504 RIDGE RD STE 107
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2600 RIDGE RD
ROCKWALL, TX 75087

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

ROCKWALL MUSHROOM LLC
5205 SETTLEMENT WAY
MCKINNEY, TX 75070

CURRENT RESIDENT
550 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
560 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
568 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 E I30
ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
610 I30
ROCKWALL, TX 75087

CAMBRIDGE COURT LLC
6124 LA JOLLA MESA DR
LA JOLLA, CA 92037

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

162

CURRENT RESIDENT
630 I 30
ROCKWALL, TX 75087

CURRENT RESIDENT
650 I30
ROCKWALL, TX 75087

PAUL'S KWIK KAR INC
650 E INTERSTATE 30
ROCKWALL, TX 75087

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

MCDONALDS CORP (398/42)
C/0 KEVA CHILDRESS
935 W RALPH HALL PKWY #101
ROCKWALL, TX 75032

JAGH HOSPITALITY LP
996 E I-30
ROCKWALL, TX 75087

ROBERT H FAMILY TRUST AND BMK FIN CORP
SHERRI LANE HEWETT AND SUSAN LYNNE
HEWETT LUCAS
C/O IHOP ATTN HAKIM REMA
5743 STONEGATE RD
DALLAS, TX 75209

WENDY'S PROPERTIES LLC
C/O THE WENDY'S COMPANY
ONE DAVE THOMAS BLVD
DUBLIN, OH 43017

ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
PO BOX 1295
ROCKWALL, TX 75087

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

ROCKWALL II PROPERTIES LLC
PO BOX 630768
HOUSTON, TX 77263

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-008: SUP for AVID Hotel

Hold a public hearing to discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) for a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 2.040-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/13/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **3/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-008: SUP for AVID Hotel

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2018-008: SUP for AVID Hotel

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

The development will bring in more business and tax to the city, and benefit the retail as well.

Name: Sue Chen / Koty Investments LLC

Address: 4001 Bridgeport Dr. Plano TX 75093

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Gonzales, David

From: Planning
Sent: Wednesday, March 7, 2018 10:02 AM
To: Gonzales, David
Subject: FW: Case No: Z2018-008SUP for AVID Hotel - (Opposed to request)

From: H.V. Chauhan [redacted]
Sent: Wednesday, March 07, 2018 8:46 AM
To: Planning
Cc: Miller, Ryan
Subject: Case No: Z2018-008SUP for AVID Hotel - (Opposed to request)

Dear Mr. Gonzales,

I am writing in opposition to the approval of the SUP for the addition of a new hotel at Ridge Road and LaJolla Pointe Dr. for the following reasons.

I assume that our City officials have access to the current hotel occupancy trend report in our Rockwall market. Rockwall had a stable hotel market until 2017, with a healthy occupancy rates.

However, just one new hotel addition in 2017 (Spring Hill Suites) the Rockwall occupancy rates have fallen in three months by 15 - 20%.

I am very surprised that the City of Rockwall approved 5 new hotels in the past few months (mine included) and then still continues to approve new hotel applications.

Rockwall, currently has seven hotels with 655 rooms in operation with less then 64% occupancy level. The approved additional five hotels will add 455 more rooms.

Then according to the recent notice, you are considering adding yet another hotel. This indicates little regard in the approval process to what is best for Rockwall in total. I must assume that the current attitude is whatever is proposed, let's approve.

Our City officials need to ask themselves a question, where is the demand for that many number of rooms?? We do not have the corporate structure in place in Rockwall to provide the current hotels.
The influx of hotels into Rockwall is a natural choice IF the proposed Crystal Lagoon Project at I-30 and Dalrock meet its projected completion schedule. Any delays, and there are always delays, will force several hotels into closure, leaving a blight on the city's landscape. Empty hotels will drive down the surrounding property values, resulting is lost revenue for the city.

It seems to me that the I-30 Corridor is the greatest gateway that Rockwall has and excessive hotels without a chance of survival will cause an eyesore of empty buildings and send a message that Rockwall is not as thriving as we believe.

Kind Regards

--
Himmat Chauhan, CHA, GM
Best Western Plus, Rockwall Inn & Suites (44665)
996 East, I-30, Rockwall, TX 75087.
Tel: 972-722-3265 Fax: 972-722-3285



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PSA Engineering, LLC

Aviation ❖ Civil ❖ Transportation ❖ Planning

17819 Davenport Road, Suite 215, Dallas, Texas 75252 (972) 248-9651

March 6, 2018

David Gonzales, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

Re: Modified Building Height and Site Plan for Avid Hotel
for **DFW Hospitality at Rockwall**

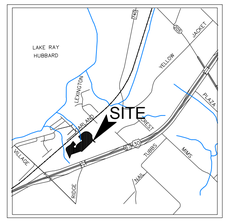
Dear Sir:

On behalf of the DFW Hospitality at Rockwall, this letter is to inform you that the owner and the InterContinental Hotel Group (IHG) has authorized a modification of the proposed **Avid Hotel at Rockwall to be a 3-story building with 87 rooms**, per attached Concept Plan, Site Plan and Building Elevations. The proposed building will be design as a 3-story to meet 36-foot maximum height required for an overlay district, as shown on the attached Exhibit.

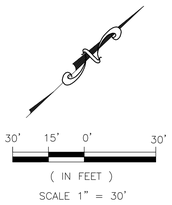
We appreciated the comments from P&Z Work Session and cooperation of the staff for your courtesy on this matter. Please let me know if you required additional information on this matter. Thank you.

Sincerely yours,

Pann S. Sribhen, P.E.
Principal
PSA Engineers, Inc.



VICINITY MAP
N.T.S.



CURVE&LENGTH TABLE-TRACT 4						
CURVE	DELTA	R	T	L	CH	CHD
C1	18°53'12"	94.92'	15.79'	31.29'	S28°11'31"E	31.15'
C2	13°33'40"	230.00'	27.30'	54.33'	S38°44'58"E	54.21'

LINE TABLE-TRACT 1		
LINE	LENGTH	BEARING
L1	16.55'	S31°45'06"W
L2	54.85'	S32°44'34"W
L3	21.02'	S46°35'35"E
L4	32.10'	S12°35'26"E
L5	33.92'	S07°13'08"W
L6	22.67'	S18°44'59"E
L7	65.61'	S38°09'07"E

TRACT 5 - PHASE I

AREA LOT	=	88,910 S.F. (2.041 AC.)
TOTAL BLDG. AREA	=	39,500 S.F.
PROPOSED	=	**AVID HOTEL, 87 RM. 3-STORY**
PARKING REQUIREMENTS		
PARKING RATIO	=	1SP/1 UNIT
TOTAL PARKING REQUIRED	=	87 SP
TOTAL PARKING PROVIDED	=	112 SP
HANDICAP PARKING REQUIRED	=	4 SP
SURFACE PARKING PROVIDED	=	76 SP
TOTAL SURFACE PARKING	=	80 SP
GARAGE PARKING PROVIDE	=	32 SP

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 1/2" IRS/IRF — IRON ROD
- EX.MH. — EXISTING SANITARY MANHOLE
- MH. — PROPOSED SANITARY MANHOLE
- EX.FH. — EXISTING FIRE HYDRANT
- FH. — PROPOSED FIRE HYDRANT

HYATT HOUSE

N38°36'01" E ~ 75.51'

S51°23'59" W ~ 119.18'

N51°24'03" W ~ 288.85'

N46°14'10" E ~ 350.27'

25' FIRELANE, ACCESS
DRAINAGE & UTILITY ESMT.

TRACT 5 - PHASE I
PROPOSED AVID HOTEL
87 RM. 3-STORY BLDG.
39,500 S.F.

avid AN IHG HOTEL

PARKING

N53°31'30" W ~ 49.31'

S46°29'21" W ~ 598.53'

20' DRNG.& RETAINING WALL ESMT. -(F/255-256)

HEADWALL 36"RCP FL=517.20'

15' UTIL.ESMT. -(C/371)

N46°05'36" E ~ 197.23'

N32°32'52" E ~ 176.84'

10' UTIL.ESMT.-(E/279-280)

N56°44'36" W ~ 158.98'

S45°28'47" E ~ 127.51'

LA JOLLA POINTE DRIVE

10' UTIL

TBM "X"SET EL 533.37

"X"FND

EX.MH.

"X"SET

WAFFLE HOUSE. ADDITION CAB, SLIDE371

IHOP RESTAURANT

THOMAS J. REIF to

W. BLEVINS SURVEY A-9

SURVEY ABSTRACT LINE

OFFICE RICHARD HARRIS SUBDIVISION

OFFICE DAVID HOGG SUBDIVISION CAB. A SLIDE 222

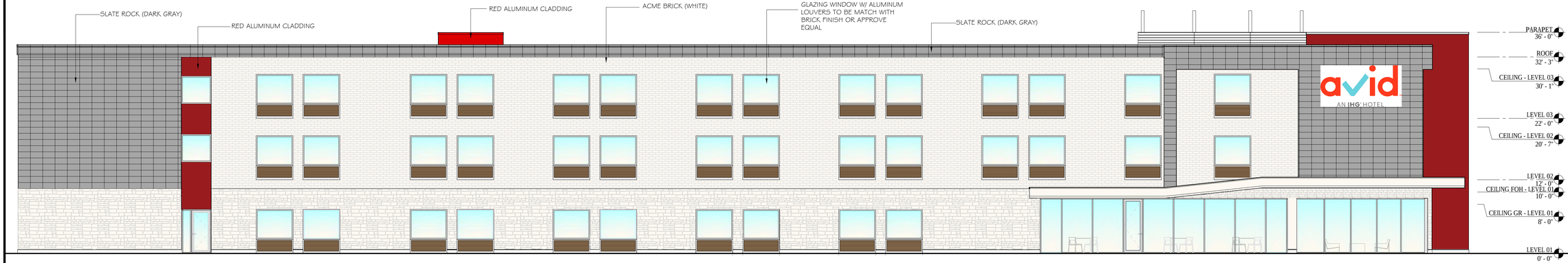
OFFICE VILLAGE ONE CAB. A, SLIDE 265

LOT 1, BLOCK 1

EXHIBIT
PROPOSED SITE PLAN
FOR
3-STORY AVID HOTEL
DFW HOSPITALITY OF ROCKWALL LLC
2.041 ACRES
PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall, Rockwall County, Texas
MARCH 06, 2018

PREPARED BY:
PSA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX. T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
2402 PATHWAY ELDORADO,
AR, 71730



1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

MATERIALS CALCULATION TABLE:

DESCRIPTION	FRONT SIDE		REAR SIDE		LEFT SIDE		RIGHT SIDE	
	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA
TOTAL OF ELEVATION AREA	7,710 S.F.	100%	7,292 S.F.	100%	1,837 S.F.	100%	2,129 S.F.	100%
GLAZING DOORS & WINDOWS	1,517 S.F.	20%	1,072 S.F.	15%	278 S.F.	15%	467 S.F.	22%
NET AREA (EXCLUSIVE OF W&D)	6,193 S.F.	80%	6,220 S.F.	85%	1,559 S.F.	85%	1,662 S.F.	78%
DESCRIPTION	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA
M1 - ALUMINUM CLADDING	351 S.F.	05%	695 S.F.	10%	232 S.F.	13%	407 S.F.	19%
M2 - ENGINEER SLATE	1,436 S.F.	19%	1,334 S.F.	18%	106 S.F.	06%	116 S.F.	05%
M3 - BRICK VENEER	2,294 S.F.	30%	2,393 S.F.	33%	658 S.F.	36%	425 S.F.	20%
M4 - AUSTIN STONE VENEER	1,618 S.F.	21%	1,407 S.F.	19%	353 S.F.	19%	610 S.F.	29%
GLAZING DOOR & WINDOW	1,517 S.F.	20%	1,072 S.F.	15%	278 S.F.	15%	467 S.F.	22%
NON-GLAZING DOOR & WINDOW	494 S.F.	06%	391 S.F.	05%	210 S.F.	11%	104 S.F.	05%

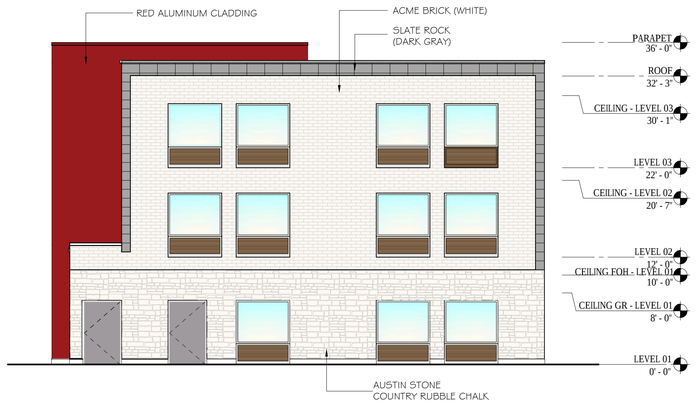
FINISH SCHEDULE

- M1 - EXTERIOR ALUMINUM CLADDING
- M2 - ENGINEER SLATE
- M3 - BRICK VENEER
- M4 - AUSTIN STONE VENEER
- GLAZING

NOTE:

ALL WINDOWS WITH LOUVERS TO BE ANODIZED BRONZE WITH THE EXCEPTION OF ANODIZED ALUMINUM IN WALLS WITH ADJACENT RED PAINT.

ALL STOREFRONT FINISHES TO BEANODIZED ALUMINUM.



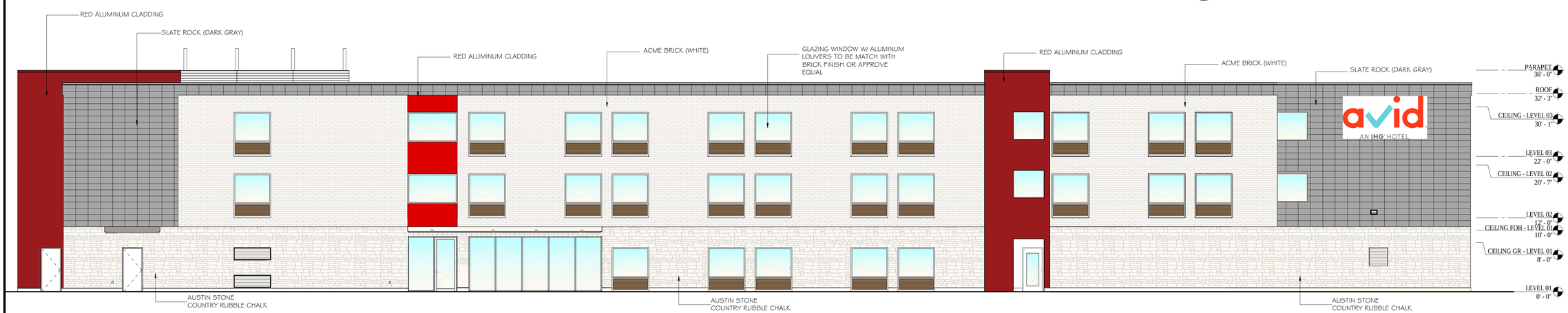
2 LEFT ELEVATION

SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



4 REAR ELEVATION

SCALE: 1/8" = 1'-0"

AVID HOTEL ELEVATIONS
FOR
DFW HOSPITALITY OF ROCKWALL LLC
2.014 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DFW HOSPITALITY
OF ROCKWALL LLC

PSA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681

SCALE: AS SHOWN

DESIGNED BY: PSS

DRAWN BY: C.C.

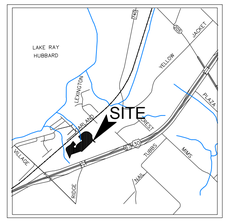
CHECKED BY: PSS

PSA PROJECT NO.
TRC 2446

SHEET
A-1

MARCH 06, 2018

170



VICINITY MAP
N.T.S.

60' 30' 0' 60'
(IN FEET)
SCALE 1" = 60'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 1/2" (RS/IRF) IRON ROD
- EX.MH. EXISTING SANITARY MANHOLE
- MH. PROPOSED SANITARY MANHOLE
- EX.FH. EXISTING FIRE HYDRANT
- FH. PROPOSED FIRE HYDRANT

LOT INFORMATION

TRACT 1		
AREA LOT	=	119,688 S.F. (2.748 AC.)
PROPOSED	=	**FUTURE BUILDING**
TRACT 2		
AREA LOT	=	62,769 S.F. (1.441 AC.)
PROPOSED	=	**FUTURE BUILDING**
TRACT 3		
AREA LOT	=	11,788 S.F. (0.271 AC.)
TOTAL BLDG. AREA	=	2,800 S.F.
PROPOSED	=	**FUTURE BUILDING**
TRACT 4 - PHASE I		
AREA LOT	=	57,876 S.F. (1.329 AC.)
TOTAL BLDG. AREA	=	24,000 S.F.
PROPOSED	=	**PROFESSIONAL BLDG. 3-STORY**
PARKING REQUIREMENTS		
PARKING RATIO	=	1/300 S.F.
TOTAL PARKING REQUIRED	=	106 SP
TOTAL PARKING PROVIDED	=	106 SP
HANDICAP PARKING REQUIRED	=	4 SP
SURFACE PARKING PROVIDED	=	70 SP
TOTAL SURFACE PARKING	=	74 SP
GARAGE PARING PROVIDE	=	32 SP
TRACT 5 - PHASE I		
AREA LOT	=	88,910 S.F. (2.041 AC.)
TOTAL BLDG. AREA	=	39,500 S.F.
PROPOSED	=	**AVID HOTEL, 87 RM. 3-STORY**
PARKING REQUIREMENTS		
PARKING RATIO	=	1SP/1 UNIT
TOTAL PARKING REQUIRED	=	87 SP
TOTAL PARKING PROVIDED	=	112 SP
HANDICAP PARKING REQUIRED	=	4 SP
SURFACE PARKING PROVIDED	=	76 SP
TOTAL SURFACE PARKING	=	80 SP
GARAGE PARKING PROVIDE	=	32 SP
TRACT 6		
AREA LOT	=	79,087 S.F. (1.816 AC.)
PROPOSED	=	**FUTURE BUILDING**
TRACT 7		
AREA LOT	=	55,951 S.F. (1.284 AC.)
PROPOSED	=	**FUTURE BUILDING**

PREPARED BY:
ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
2402 PATHWAY ELDORADO,
AR, 71730

CONCEPT PLAN
FOR
DFW HOSPITALITY OF ROCKWALL LLC
11.173 ACRES
PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
MARCH 06, 2018

C-00

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A HOTEL IN A COMMERCIAL (C) DISTRICT, ON A 2.056-ACRE TRACT OF LAND BEING IDENTIFIED AS A PORTION OF LOT 7 AND A PORTION OF LOT 8, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Pan S, Sribhen, P.E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) to allow for a *Hotel* in a Commercial (C) District on a 2.056-acre tract of land, identified as a portion of Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, situated within the *IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts*, generally located along La Jolla Pointe Drive, south of the intersection of Carmel Circle and Laguna Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Hotel* within a *Commercial (C) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38* on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District; Section 6.6, IH-30 Overlay (IH-30 OV) District; and Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

DRAFT 08.13.18

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Hotel* on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this SUP ordinance for the development of a *Hotel;* and,

2) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of this SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,

3) The maximum overall height of the building shall not exceed 36-feet and shall be limited to a maximum of three (3) stories.

4) The Hotel shall be limited to non-residence suites, which are considered to be typical hotel rooms that do not contain kitchen facilities.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4. (3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 8. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE 08.19.2018

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF APRIL, 2018.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *March 19, 2018*

2nd Reading: *April 2, 2018*

DRAFT ORDINANCE 03.19.2018

Exhibit 'A':
Legal Description

BEING a tract of land situated in the, abstract Number 9 Rockwall County, Texas, and the James Smith Survey, Abstract Number 200, and being more particularly described by metes and bounds as follows;

BEGINNING at 1/2" iron rod found at the North corner of the La Jolla Point drive, said an about 10 feet to the Right-of-Way of La Jolia Pointe, also at the corner between La Jolia Pointe and Ridge Road (FM 740);

THENCE S 31°45'06" W, a distance of 16.55 feet to "X" mark found for corner;

THENCE N 56º44'36" W, a distance of 158.98 feet to a iron rod found for corner;

THENCE S 32º44'34" W, a distance of 54.85 feet to a iron rod found for corner;

THENCE S 46º35'35" E a distance of 21.02 feet to "X" mark found for corner;

THENCE S 46º29'21" W, a distance of 598.53 feet to a iron rod found for corner;

THENCE N 51º24'03" W, a distance of 288.85 feet to a 1/2" iron rod set for corner;

THENCE N 38º36'01" W, a distance of 75.51 feet to a 1/2" iron rod set for corner;

THENCE S 51º23'59" E, a distance of 113.18 feet to a 1/2" iron rod set for corner;

THENCE N 46º14'10" E, a distance of 350.27 feet to a 1/2" iron rod set for corner;

THENCE S 12º35'26" E, a distance of 32.10 feet to a 1/2" iron rod set for corner;

THENCE S 07º13'08" W, a distance of 33.92 feet to a 1/2" iron rod set for corner;

THENCE S 18º44'59" E, a distance of 22.67 feet for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 28°11'31"E, and a Chord distance of 31.15 feet with a delta of 18°53'12", a curve radius of 95 feet and a curve length of 31.29 feet and a Tangent of 15.79 feet to a point;

THENCE S 38°09'07" E, a distance of 65.61 feet to a 1/2" iron rod set for corner;

THENCE N 46º05'36" E, a distance of 197.23 feet to a 1/2" iron rod set for corner;

THENCE N 12º31'52" W, a distance of 33.13 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;

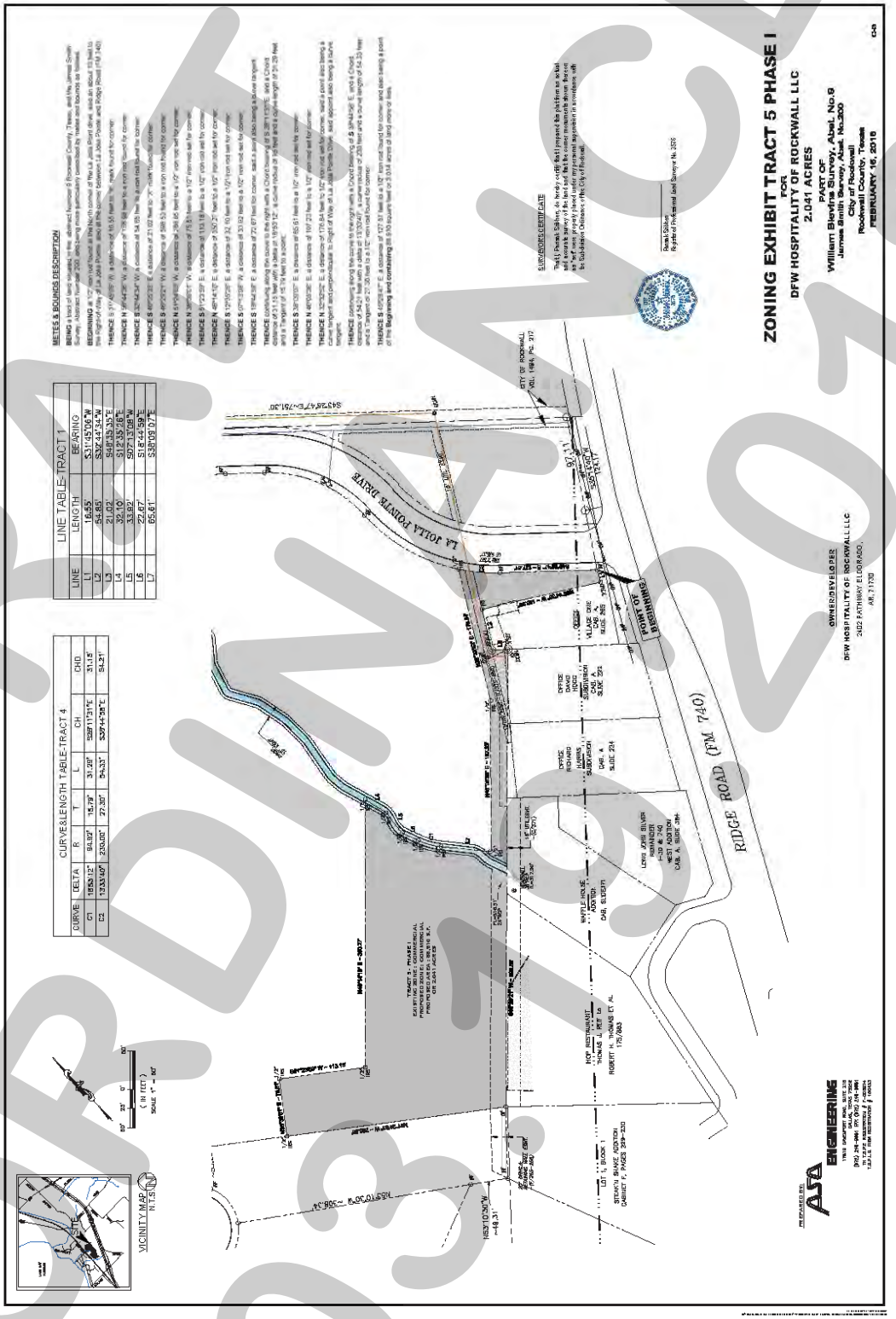
THENCE continuing along the curve to the right with a Chord bearing of N 57°11'06"W, and a Chord distance of 55.52 feet with a delta of 52°44'32", a curve radius of 62.5 feet and a curve length of 57.53 feet and a Tangent of 31.00 feet to a 1/2" iron rod set for corner;

THENCE N 32º43'14" E, a distance of 102.98 feet to 1/2" iron rod set for corner, said a point also being a curve tangent and perpendicular to Right of Way of La Jolla Pointe Drive;

THENCE continuing along the curve to the right with a Chord bearing of S 38º44'58" E, and a Chord distance of 54.21 feet with a delta of 13°33'40", a curve radius of 230 feet and a curve length of 54.33 feet and a Tangent of 27.30 feet to a 1/2" iron rod found for corner and also being a point of the Beginning and containing 89,557 square feet or 2.056 acres of land more or less.

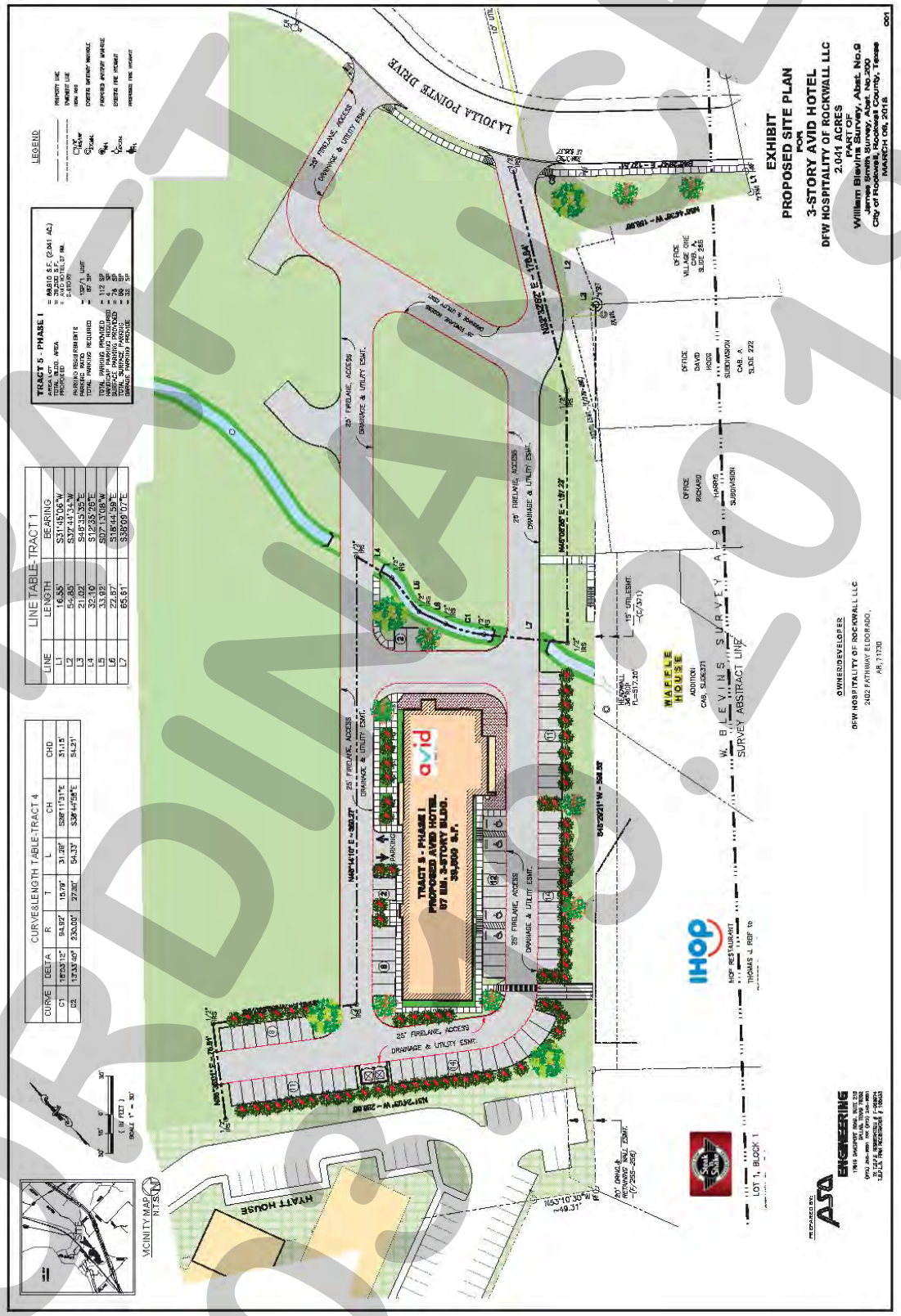
DRAFT ORDINANCE 03.19.2018

Exhibit 'B':
Boundary Description



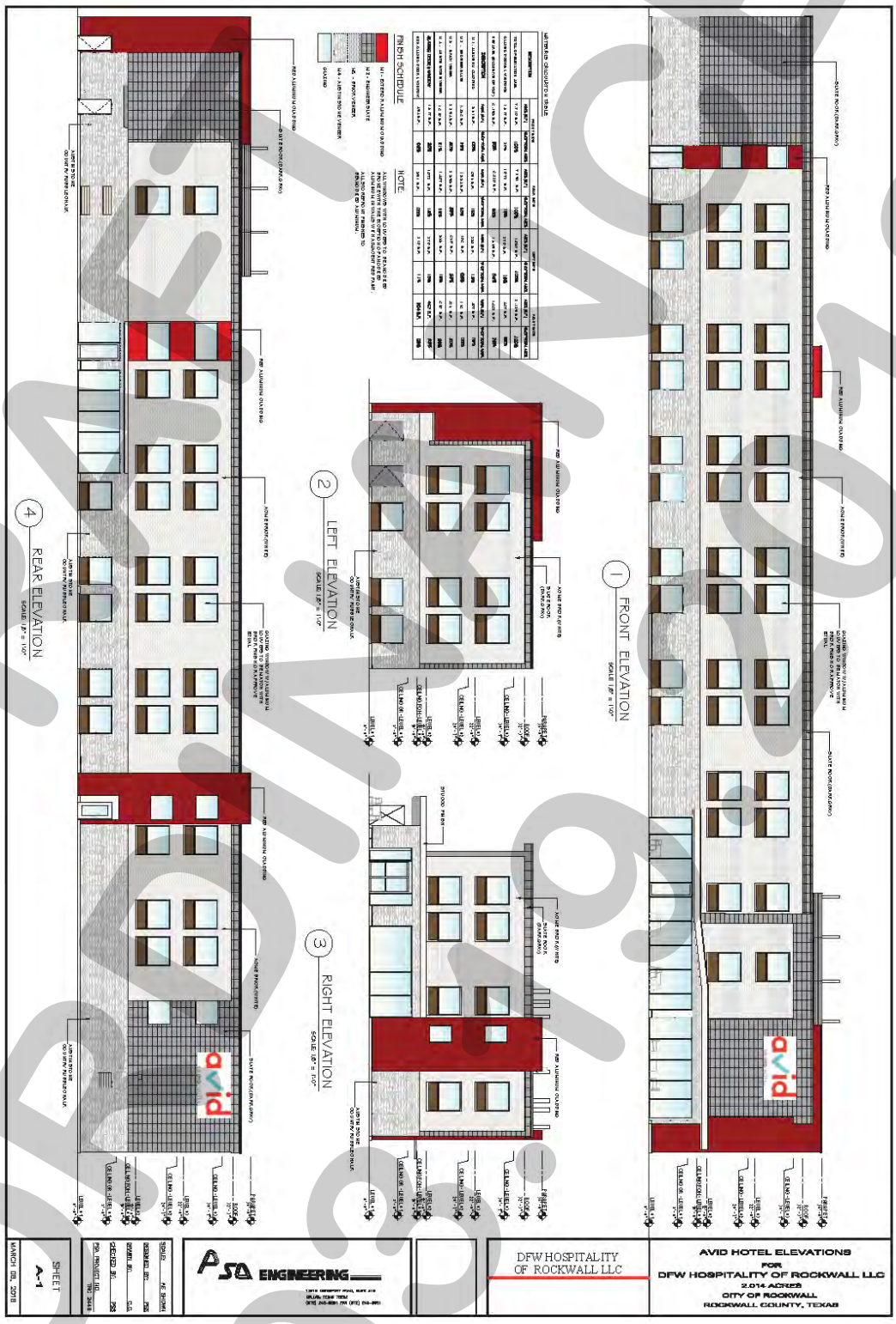
DRAFT ORDINANCE 03.19.2018

Exhibit 'C':
Concept Plan



DRAFT NOT FOR ORDINANCE 03.09.2018

Exhibit 'D':
Conceptual Building Elevations



DRAFT
ORDINANCE
03.19.2018

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179

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: March 19, 2018

SUBJECT: Z2018-010; *Wallace Tract (AG to PD)*

The owner of the property, Mike Wallace of Wallace Land Partners, LLP, has requested that *Case No. Z2018-010* be withdrawn and the case be removed from the March 19, 2018 City Council meeting agenda. According to Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body. This means that the City Council will need to take action to approve the applicant's request to withdraw the case. If the City Council does *not* accept the applicant's request, the City Council will not be required to take any action on the withdraw request and the case will proceed as advertised.

From: Mike Wallace
To: Miller, Ryan
Subject: Zoning Case # Z2018-010 Wallace Tract
Date: Friday, March 16, 2018 11:22:26 AM

To: City of Rockwall Administration and City Council

As the acting Agent for Wallace Land Partners LLP., and as the Applicant for this zoning case, I officially tender our request to withdraw this zoning case without prejudice or vote on it by the City Council of Rockwall, Texas.

We wished that the Planning Commission would have allowed us to table the case last Tuesday evening, as we requested, but they failed to do so and the plan was rejected.
That evening we heard from our neighbors, objecting to our plan, and although we had tried to contact the homeowners associations adjacent to us prior to the P&Z meeting, we were unsuccessful in doing so. We value the feelings and opinions of all people, and wish our neighbors to be supportive of our future plans.

By your favor of allowing us to withdraw this application, re-visit the concerns of our neighbors, and attempt to address concerns, we will endeavor to reach a consensus of agreement while using best practices in conforming to the City Development Standards.

Thank you in advance.
Mike Wallace
Wallace Land Partners, LLP.

Sent from Mail for Windows 10

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 03/19/2018

APPLICANT: Kevin Kessler, PE; *Jacobs Engineering, Inc.*

AGENDA ITEM: **Z2018-010**; *Zoning Change (AG to PD) for the Wallace Tract*

SUMMARY:

Hold a public hearing to discuss and consider a request by Kevin Kessler, PE of Jacobs Engineering, Inc. on behalf of Mike Wallace of Wallace Partners, LP for the approval of a zoning change from Agricultural (AG) District to Planned Development District for Single Family 7 (SF-7) District land uses on 262.06-acre tract of land identified as Tracts 43, 43-01, 44 & 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally situated at the northwest corner of the intersection of H. Wallace Lane and Horizon Road [*FM-3097*], and take any action necessary.

BACKGROUND:

The subject property is a 262.06-acre tract of land that is generally located at the northwest corner of the intersection of H. Wallace Lane and Horizon Road [*FM-3097*], and which is commonly referred to as the *Wallace Tract*. A 1,000-foot strip of this property -- *fronting along Horizon Road [FM-3097]* -- was annexed into the City of Rockwall on May 17, 2004 by *Ordinance No. 04-38* [*Case No. A2004-001*]. The remainder of the property was annexed on February 18, 2008 by *Ordinance No. 08-13* [*Case No. A2008-001*]. At the time of annexation, the subject property was zoned as an Agricultural (AG) District. No portion of the subject property has been rezoned since the property was annexed. According to the Rockwall County Appraisal District (RCAD), the subject property currently has a 1,940 SF single-family home (*i.e. 1,140 SF house with an 800 SF carport*) and a 4,000 SF barn. The remainder of the subject property is currently vacant. At the northeast corner of the subject property, is approximately 40.0-acres of Blackland Prairie, which is an ecological region of natural prairie land that extends through *North Texas*.

PURPOSE:

On March 16, 2018, the applicant -- *Kevin Kessler, PE with Jacobs Engineering, Inc.* -- submitted an application requesting to establish a Planned Development District on the subject property. Specifically, the applicant was proposing to entitle the subject property for a 645 lot residential subdivision that will incorporate lots that range in size from 50' x 110' to 70' x 120', and have an overall density of 2.50 dwelling units per acre. The Planned Development District would be subject to Single Family 7 (SF-7) District land uses and development standards (*unless specifically indicated in the Planned Development District ordinance*).

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this thoroughfare is the eastside of the Lake Rockwall Estates subdivision, which is zoned Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] for Single Family 7

(SF-7) District land uses. Adjacent to this property on the eastside of Lake Rockwall Estates is an 84.0-acre vacant tract of land being a portion of a larger 144.0-acre tract of land identified as Tract 3 of the J. R. Johnson Survey, Abstract No. 128. This property is zoned Agricultural (AG) District.

South: Directly south of the subject property is Horizon Road [*FM*-3097], which is designated as a M4D (*i.e. minor collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is the City's corporate boundaries followed by the City of Heath. On the eastside, south of the subject property is H. Wallace Lane, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this are several residential land uses zoned Agricultural (AG) and Single Family Estate 1.5 & 2.0 (SFE-1.5 & SFE-2.0) Districts. In addition, there are several office buildings zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses. These uses are a part of the Alliance Addition.

East: Directly east of the subject property is H. Wallace Lane, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this are the Oaks of Buffalo Way and Willowcrest Estates Subdivisions, which consist of 91 single-family residential lots. These subdivisions are zoned Single Family Estate 1.5 (SFE-1.5) District and Planned Development District 51 (PD-51) for single-family estate land uses.

West: Directly west of the subject property are several non-residential properties zoned Commercial (C) District. Beyond this is Ranch Trail Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan.

CHARACTERISTICS OF THE REQUEST:

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 262.06-acre subject property will consist of 645 single-family residential lots that will be broken down into three (3) lot types (*i.e. 50' x 110', 60' x 120' and 70' x 120'*). Specifically, the development will incorporate 150, 50' x 110' (*i.e. 5,500 SF*) lots, 385, 60' x 120' (*i.e. 7,200 SF*) lots and 110, 70' x 120' (*i.e. 8,400 SF*) lots, and have an overall average lot size of ~7,000 SF. The proposed minimum area of each dwelling unit (*i.e. air-conditioned space*) will vary based on the lot size and range from 2,000 SF to 2,500 SF. The overall proposed density for the development will be *2.50* dwelling units per acre.

The proposed housing product will meet the City's minimum masonry requirements and anti-monotony standards, and will incorporate a mixture of *traditional swing* (*i.e. j-swing*) and *flat front entry* garages. Specifically, the applicant is proposing to incorporate 100% *flat front entry* garages for the 50' x 110' lot product and 70% *flat front entry* garages on the remaining product types. This departs from the City's minimum standards and will require discretionary approval from the City Council. With this being said, staff should note that the applicant has incorporated language into the Planned Development District ordinance that would require homes to incorporate an enhanced garage door and driveway finish. Examples of these have been provided in the attached Planned Development District ordinance.

The concept plan also depicts the inclusion of a 22.00-acre park that consists of 13.00-acres of land outside of the floodplain and nine (9) acres of floodplain. This does meet the City's minimum neighborhood park requirements -- *which requires a minimum dedication of 11.00-acres of land outside of the floodplain* --, but will require discretionary approval by the City Council, pending recommendation by the Parks and Recreation Board, along with the *Master Plat/Open Space Master Plan*. It should be noted that the concept plan also depicts a dedicated parking lot adjacent to the parkland. Overall, the proposed development will incorporate approximately 73.25-acres or 27.95% open space (*i.e. 77.50-acres of floodplain calculated at a 1.0:0.5 ratio or 38.75-acres of land and 34.50-acres of non-floodplain land*). In addition, the concept plan indicates the incorporation of an

amenity center and the applicant has provided a layout for the amenity center lot. The applicant has also provided staff with a map showing areas that are anticipated to incorporate enhanced landscape elements, and incorporated language into the Planned Development District ordinance stating that these areas will be designed at the time of *PD Site Plan*. The amenity center layout and map of enhanced landscape areas have been incorporated into the Planned Development District ordinance.

The Planned Development District will be subject to the land uses and requirements stipulated for the Single Family 7 (SF-7) District unless specifically called out in the Planned Development District ordinance. A summary of the proposed development standards for each lot type is as follows:

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width [1]	60'	70'	50'
Minimum Lot Depth	120'	120'	110'
Minimum Lot Area	7,200 SF	8,400 SF	5,500 SF
Minimum Front Yard Setback [2], [4] & [5]	20'	20'	20'
Minimum Side Yard Setback	5'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street)	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'
Maximum Height [3]	36'	36'	36'
Minimum Rear Yard Setback	15'	15'	15'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	2,200 SF	2,500 SF	2,000 SF
Garage Orientation	*J-Swing or Front*	*J-Swing or Front*	*J-Swing or Front*
Maximum Number of Front Entry Garages Permitted	270	77	150
Maximum Lot Coverage	65%	65%	65%

General Notes:

1: The minimum lot width shall be measured at the *Front Yard Building Setback*.

2: The location of the *Front Yard Building Setback* as measured from the front property line.

3: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

4: A minimum of 50% of the front entry garages for *Lot Type C* shall have a minimum setback of 25-feet.

5: Lots fronting onto a curvilinear street or cul-de-sac may have the lot width reduced by up to 20% (*as measured from the front property line*) provided that the lot width is met at the front building line.

INFRASTRUCTURE:

Based on the applicant's submittal the following infrastructure is required:

Water Improvements

The Water Distribution Master Plan indicates that a 12-inch waterline will need to be constructed along John King Boulevard, Lofland Circle and Cullins Road. In addition, a 12-inch waterline will need to be constructed along H. Wallace Lane from Horizon Road [*FM-3097*] to S. Goliad Street [*SH-205*]. Any portion of this line that is off-site and oversized will be eligible for pro-rata facilities agreement.

Sewer Improvements

The Wastewater Collection System Master Plan indicates that a 12-inch sewer line will need to be installed from County Line Road to Horizon Road [*FM-3097*]. This will also require full upgrades -- *including appurtenances* -- to the ultimate capacity of the two (2) downstream, existing lift stations. In addition, the applicant will be required to pay a $432.74 per acre pro-rata fee for improvements installed previously.

Roadways

The Master Thoroughfare Plan contained in the Comprehensive Plan indicates that certain roadways will need to be upgraded with this development. Specifically, the applicant would be responsible for the dedication of right-of-way and proportional improvements of the following roadways:

(1) *H. Wallace Lane* is identified on the Master Thoroughfare Plan as a *Minor Collector*, which requires a minimum of a 60-foot right-of-way with a 41-foot, *back-to-back* roadway. The applicant is responsible for 24-feet of this roadway along the subject property's frontage along the existing H. Wallace Lane.
(2) *John King Boulevard* is identified as a M4U (*i.e. minor collector, [4] lane, undivided roadway*) on the Master Thoroughfare Plan, which requires a minimum of a 65-foot right-of-way with a 45-foot, *back-to-back* roadway. The applicant is responsible for 100% of this roadway (*i.e. dedication and construction*) through the subject property.
(3) *Cullins Road* is identified as a *Minor Collector* on the Master Thoroughfare Plan, which requires a minimum of a 60-foot right-of-way with a 41-foot, *back-to-back* roadway. The applicant is responsible for 100% of this roadway (*i.e. dedication and construction*) through the subject property extending from John King Boulevard to H. Wallace Lane.
(4) *County Line Road* is identified as a *Minor Collector* on the Master Thoroughfare Plan, which requires a minimum of a 60-foot right-of-way with a 41-foot, *back-to-back* roadway. The applicant is responsible for 24-feet of this roadway (*i.e. dedication and construction*) adjacent to this roadway.
(5) *Lofland Circle* is identified as a *Minor Collector* on the Master Thoroughfare Plan, which requires a minimum of a 60-foot right-of-way with a 41-foot, *back-to-back* roadway. The applicant is responsible for 24-feet of this roadway (*i.e. dedication and construction*) adjacent to this roadway.
(6) *Horizon Road [FM-3097]* is identified as M4D (*minor collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan, which requires a minimum of an 85-foot right-of-way with two (2), 25-foot *back-to-back* streets and a 14-foot median. The applicant is only responsible for the 85-feet of right-of-way; however, staff is requesting that the applicant reserve additional right-of-way up to 120-feet (*i.e. 60-feet from the centerline*) for future TXDOT roadway expansion. Staff has added this as a condition of approval.

The applicant has submitted a letter requesting that the City Council amend the Master Thoroughfare Plan to, "…call for no expansion to the existing Wallace Lane to reflect the road's sparsely traveled status." They also point out that they have oriented their development so that it will not take access from H. Wallace Lane. The concept plan does show the provision of John King Boulevard; however, it is unclear if this roadway will be built to the M4U (*i.e. minor collector, [4] lane, undivided roadway*) standards required by the current Master Thoroughfare Plan. Recently staff has looked into the possibility of reducing the section of John King Boulevard, from S. Goliad Street [*SH-205*] to Horizon Road [*FM-3097*], from a M4U to a *Minor Collector* and will be proposing this change with the future revisions to the Master Thoroughfare Plan; however, this has not been proposed to the City Council and will require their discretionary approval before this change is incorporated into the plan. With regard to County Line Road and Lofland Circle, the applicant indicated at the February 27, 2018 Planning and Zoning Commission Work Session meeting that the development will be dedicating the necessary right-of-way for these roadways, but is not proposing to improve these right-of-ways. Staff should note that the City is currently in the acquisition of right-of-way phase of improving County Line Road and that the improvements to this roadway were included in the budget for this Capital Improvements Project (CIP) (*with the exception of the sidewalk which will be the applicant's responsibility at the time of construction*). In addition, the concept plan does not show the incorporation of Cullins Road. Based on this information the City Council will need to [*1*] waive the improvements to County Line Road and Lofland Circle, and [*2*] amend the Master Thoroughfare Plan to remove H. Wallace Lane and Cullins Road and [*3*] reduce the designation of John King Boulevard (*from S. Goliad Street [SH-205] to Horizon Road [FM-3097]*) to a *Minor Collector*. These changes are discretionary for the City Council.

CONFORMANCE WITH THE CODES:

While the proposed Planned Development District does conform to many of the City's code requirements, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code

(UDC), Municipal Code of Ordinances and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ According to the Engineering Department's *Standards of Design and Construction* Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." (*Section 2.11; Page 14*) In addition, the Unified Development Code (UDC) requires that all garages that are accessible from the street be configured in a *traditional swing* (*i.e. j-swing*) or *recessed front entry* garage format (*i.e. the garage is setback a minimum of 20-feet from the front façade of the primary structure*). In lieu of alleyways, the applicant is proposing *flat front entry* garages on 100% of the 50' x 110' lots and 70% on the remaining lot types (i.e. 270, 60' x 70' lots and 77, 70' x 120' lots). The remainder of the garages will be either *traditional swing* (*i.e. j*-swing) or *recessed front entry* product type. It should be noted that the applicant is requiring the use of upgraded garage doors and driveways, and examples of these have been incorporated into the Planned Development District ordinance. This could help offset the use of the *flat front entry* garages; however, this remains a discretionary decision for the City Council.

- ☑ The *Typical Thoroughfare Cross Sections* depicted in *Figure 2.1.B* (*Page 8*) of the Engineering Department's *Standards of Design and Construction* Manual require a minimum of a six (6) inch curb on all minor collector and residential street cross sections. The applicant is proposing a street cross section that incorporates a *Lay Down Curb* (*also referred to as a Roll Up Curb*). This will require discretionary approval by the City Council. Staff should note that when *Lay Down* or *Roll Up Curbs* are utilized it shrinks the space for City utilities by one (1) foot on either side of the roadway (*i.e. two [2] feet overall*).

By approving the proposed Planned Development District, the City Council is waiving these standards.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The zoning proposal generally conforms to the majority of the residential policies and guidelines contained in the Comprehensive Plan; however, in reviewing the proposed concept plan staff has identified the following items and made the following suggestions to the applicant concerning how to bring the request closer into conformance with the Comprehensive Plan:

(1) *All residential lots which are 16,000 SF or less should be served by an alley [Land Use Policies; #9(b)].*

In lieu of alleyways, the applicant is proposing a mixture of *flat front entry* and *traditional swing* garages. Specifically, the applicant is proposing that 100% of the 50' x 110' lots be *flat front entry* garages and 75% of the 60' x 120' lots and 70' x 120' lots be *flat front entry* garages. In response to this staff has suggested that the applicant consider reducing the *flat front entry* product type to 30% or less of the overall garages, and consider all *flat front entry* garages incorporate a minimum of a 25-foot front yard setback to ensure that vehicles parked in the driveways will not encroach into public right-of-way. In the applicant's comments, the applicant has agreed to require a 25-foot front yard building setback on 50% of the 50, x 110' lots. The remainder of the 50' x 110' lots and other *flat front entry* product types would incorporate a 20-foot front yard building setback. This has been incorporated into the Planned Development District ordinance.

(2) Single-family lots adjacent to open space should be front loaded for the purpose of maximizing the value of the adjacent single-family homes, preserving view corridors along the streetscapes, and to better optimize the use of open space within the development [Resolution 07-03; 1.d.vii & 1.d.x].

The applicant has stated that they have amended the concept plan to incorporate more front loaded homes (*i.e. single loaded streets*).

(3) Increased street connectivity for safety and access can be achieved by removing unnecessary cul-de-sacs [Transportation Section; Pages 50-55/John King Boulevard Design Concept Plan; Section 5].

The applicant has stated that they have reduced the number of cul-de-sacs depicted on the concept plan by 30% from the original submittal.

Future Land Use Map and Proposed Density

The applicant's proposed residential density falls within the *Low Density Residential* land use designation, which according to the Comprehensive Plan, "(l)ow density residential [*land use designation*] is defined as less than two (2) units per acre; however, a density up to two and one-half (2.5) units per gross acre may be allowed within a residential Planned Development District that includes the dedication and/or development of additional amenities exceeding the minimum standards for residential Planned Developments." The additional amenities are described as: [*1*] parks and open space, [*2*] golf course, [*3*] neighborhood amenity/recreation center, [*4*] integration of schools into the community fabric, [*5*] development of trails and parks in floodplains, and [*6*] development of municipal parks and recreation facilities.

In this case, the applicant is proposing a density of *2.50* dwelling units per gross acre, which requires additional amenities to justify the increased ½-unit per acre density. The proposed concept plan does show the provision of a [*1*] neighborhood amenity/recreation center, [*2*] additional dedication of open space (*i.e.* 27.95*% or* 73.25-*acres*), and [*3*] the dedication of a public park; however, as mentioned previously the public park will require a future discretionary decision of the City Council at the time of *Master Plat/Open Space Master Plan*. These provisions may constitute an increased amenity and warrant the increase in density; however, this is discretionary to the City Council.

In addition, the Future Land Use Map contained within the Comprehensive Plan, designates the subject property for *Low Density Residential*, *Medium Density Residential*, and *Parks and Open Space* land uses. Staff has verified that the subject property has been designated under these land use categories since the 2012 Comprehensive Plan Update. The proposed zoning change does conform to the Future Land Use Map; however, it does necessitate a change to the map to adjust the *Parks and Open Space* and *Medium Density Residential* land use designations. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect this change.

NOTIFICATION:

On February 27, 2018, staff mailed 170 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Oaks of Buffalo Way Homeowner's Associations (HOA), which is the only HOA/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received 29 notices and eight (8) emails in opposition and one (1) notice in support of the request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) At the time of final plat the applicant will be required to put any additional right-of-way for Horizon Road -- *up to 120-feet (i.e. 60-feet from the centerline)* -- into a reserve to ensure sufficient right-of-way provision for TXDOT expansion;

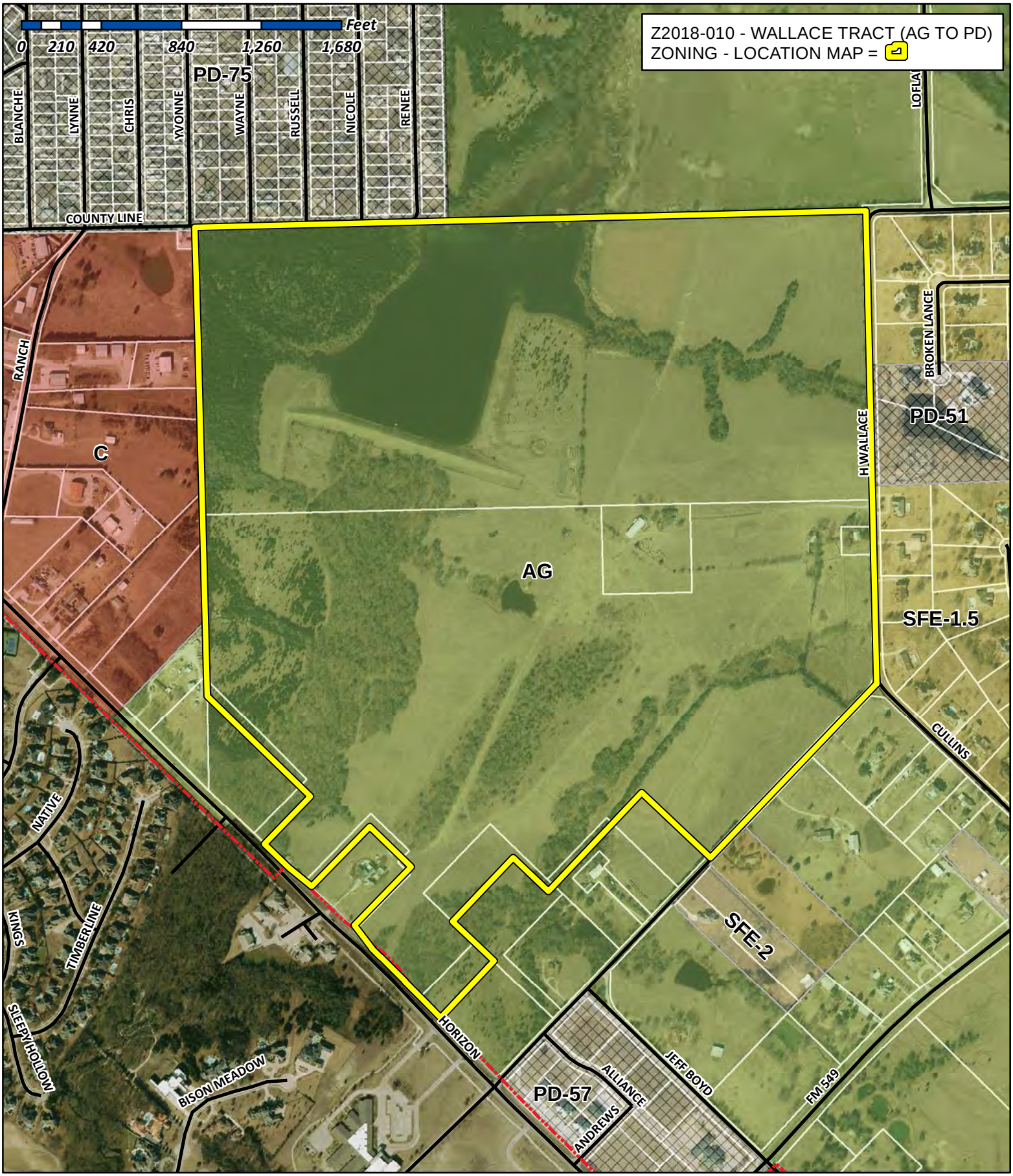
3) Amend the Master Thoroughfare Plan in the Comprehensive Plan to remove H. Wallace Lane and Cullins Road, and reduce the designation of John King Boulevard -- *from S. Goliad Street [SH-205] to Horizon Road [FM-3097]* -- to a *Minor Collector*;

4) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of portions of the subject property from *Parks and Open Space* and *Medium Density Residential* designation to a *Low Density Residential* designation; and,

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

PLANNING AND ZONING COMMISSION:

On March 13, 2018, the Planning and Zoning Commission approved a motion to recommend denial of the applicant's request by a vote of 4-1, with Commissioner Fishman dissenting and Chairman Lyons and Commissioner Trowbridge absent. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(i)f such change [*zoning change*] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths (¾) of all eligible member of the City Council."



City of Rockwall

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

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City of Rockwall

Planning & Zoning Department
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(W): www.rockwall.com

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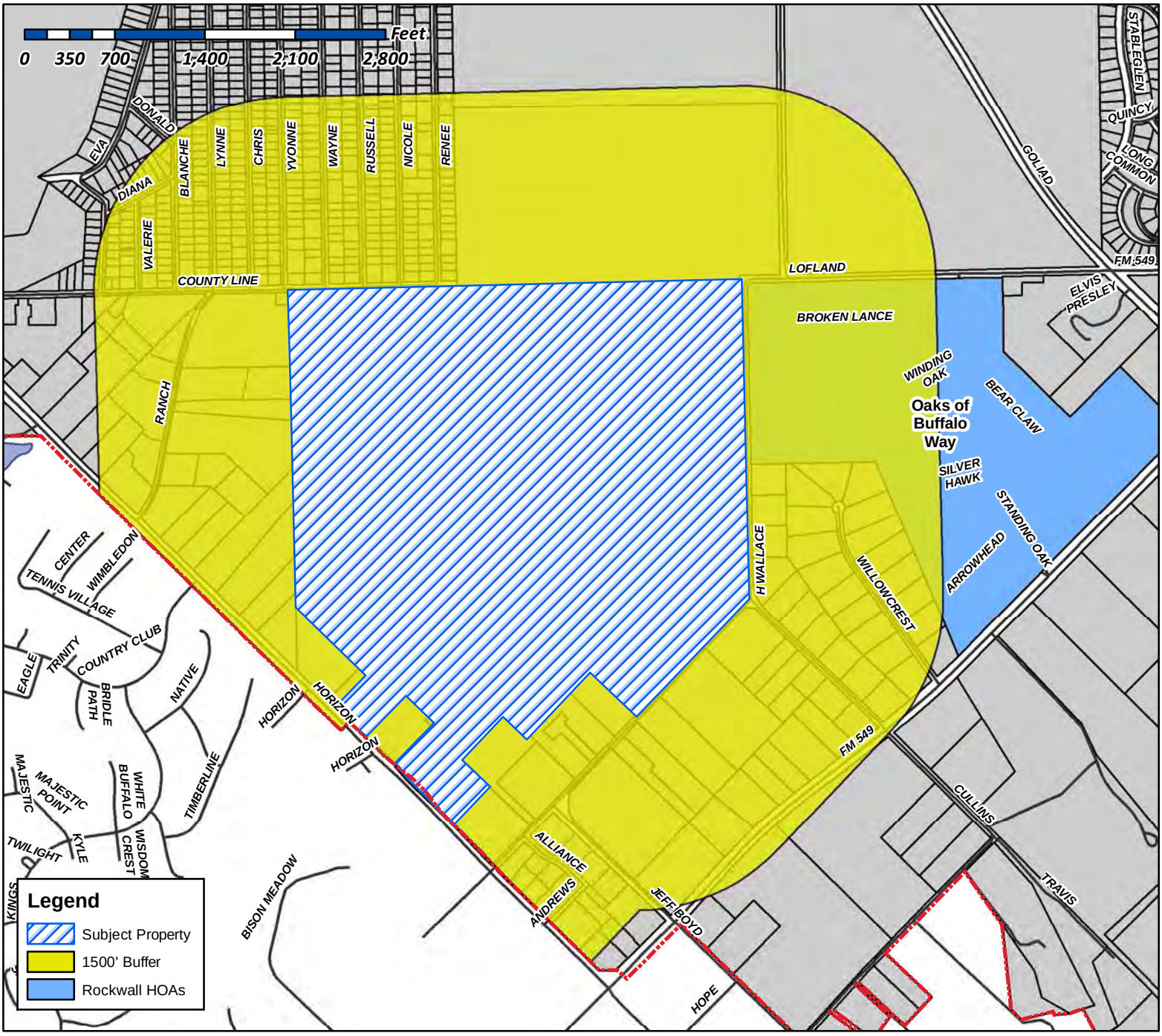
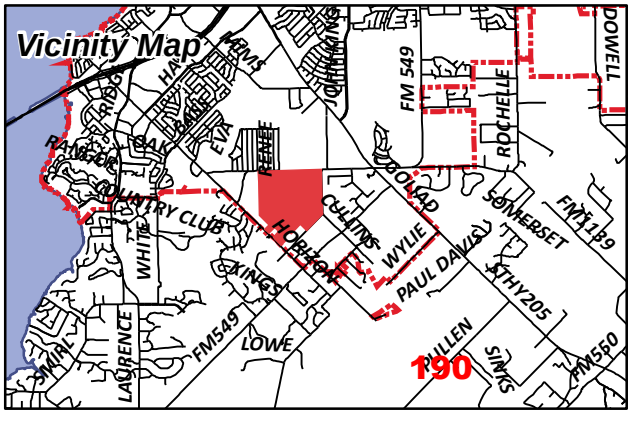


Case Number: Z2018-010
Case Name: Wallace Tract (AG to PD)
Case Type: Zoning
Zoning: AG
Case Address: Tract Bound by Horizon Road
H Wallace Lane and County Line Road



Date Created: ***02/19/2018***
For Questions on this Case Call (972) 771-7745

From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Wednesday, February 28, 2018 4:12:33 PM
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request will be published in the Rockwall Herald Banner ***March 2, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 3/13/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 3/19/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2018-010- Hold a public hearing to discuss and consider a request by Kevin Kessler, PE of Jacobs Engineering, Inc. on behalf of Mike Wallace of Wallace Partners, LP for the approval of a zoning change from Agricultural (AG) District to Planned Development District for Single Family 7 (SF-7) District land uses on 262.06-acre tract of land identified as Tracts 43, 43-01, 44 & 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally situated at the northwest corner of the intersection of H. Wallace Lane and Horizon Road [*FM-3097*], and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

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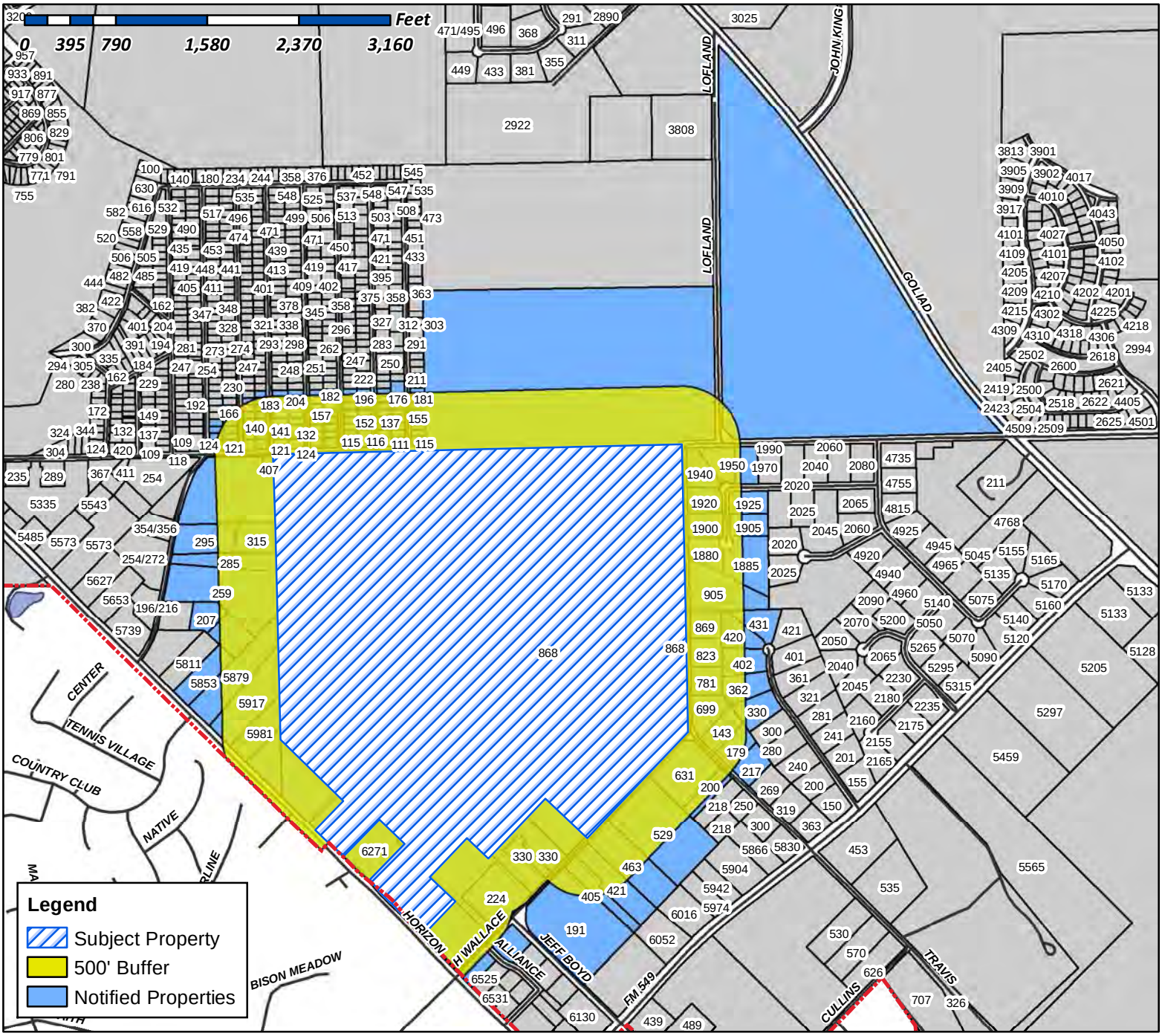

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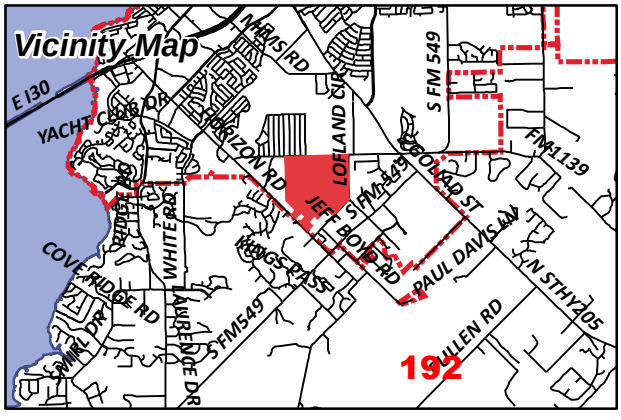

Date Created: 02/19/2018
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1 CARMARTHEN CT
DALLAS, TX 75225

TAYLOR CLIFF AND SHEENA
106 YORKSHIRE DR
HEATH, TX 75032

ARCHIBALD L D & CARLA R REVOCABLE
LIVING TRUST
1100 SW MCKINNEY ST LOT 179
RICE, TX 75155

SERRANO RAMON AND LORENA AMAYA
111 NICOLE DR
ROCKWALL, TX 75032

LUECKE PATRICIA L MRS
1110 OAKMONT DR
RICHARDSON, TX 75081

PEREZ GILBERTO AND
JUANITA PEREZ
112 LYNNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
115 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
115 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
115 WAYNE DR
ROCKWALL, TX 75032

DIAZ CARLOS O &
YOVANA M CHAVEZ
115 RUSSELL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
116 NICOLE
ROCKWALL, TX 75032

CURRENT RESIDENT
116 RUSSELL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
118 RENEE DR
ROCKWALL, TX 75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

CURRENT RESIDENT
121 LYNNE DR
ROCKWALL, TX 75032

PARTIDA EDUARDO A AND IRMA
121 YVONNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
124 YVONNE DR
ROCKWALL, TX 75032

DE SANTIAGO OSCAR MANUEL ACOSTA
124 WAYNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
125 WAYNE DR
ROCKWALL, TX 75032

RANGEL ADELA
125 CHRIS DR
ROCKWALL, TX 75032

VASQUEZ FRANSISCO
125 NICOLE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
127 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
128 RUSSELL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
130 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
130 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
131 LYNNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
132 WAYNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
133 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT
134 YVONNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
135 CHRIS DR
ROCKWALL, TX 75032

193

CURRENT RESIDENT
137 NICOLE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
139 RENEE DR
ROCKWALL, TX 75032

SANCHEZ ROSA &
ISMAEL PALACIOS
140 CHRIS DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

HOLGUIN CECILIA
140 YVONNE DRIVE
ROCKWALL, TX 75032

JONES CHARLES WILLARD
141 YVONNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
142 RUSSELL DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
143 LYNNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
143 RUSSELL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
143 WAYNE DR
ROCKWALL, TX 75032

PINKSTON RONALD L & KAREN L
143 CULLINS RD
ROCKWALL, TX 75032

BETETA RUTH E
1452 GREENBROOK DR
ROCKWALL, TX 75032

ALMARAZ JUAN V DIAZ
147 CHRIS LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
149 NICOLE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
150 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
152 NICOLE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
154 RENEE DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
154 RUSSELL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
155 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
155 RUSSELL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
157 LYNNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
157 WAYNE DR
ROCKWALL, TX 75032

RODRIGUEZ YUNIOR ARROYO
158 WAYNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
159 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
159 NICOLE DR
ROCKWALL, TX 75032

FIDGER BRIAN
C/O LIGHTHOUSE REALTY
1592 NORTH HILLS DR
ROCKWALL, TX 75087

JTS ALLIANCE INC
16 MEADOWLAKE DR
HEATH, TX 75032

ZAVALA HUMBERTO & IMELDA
160 YVONNE DR
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

194

AGUILLON JOSE LUIS
163 BASS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
164 NICOLE DR
ROCKWALL, TX 75032

MARTINEZ JOSE G
165 YVONNE DR
ROCKWALL, TX 75032

LOREDO SUSANA
166 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
167 RUSSELL DR
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
168 RUSSELL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
169 WAYNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
171 NICOLE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
172 YVONNE DR
ROCKWALL, TX 75032

CARRILLO JORGE
173 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
176 NICOLE DR
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

NAYLOR DAVID A AND SARAH R
179 CULLINS
ROCKWALL, TX 75032

CURRENT RESIDENT
180 YVONNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
181 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
181 RUSSELL DR
ROCKWALL, TX 75032

JIMENEZ ALMA RODRIGUEZ
181 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
182 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

YANEZ FERNANDO AND
JUAN A YANEZ
183 YVONNE
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

BRECHEEN DAN & KAREN
1880 BROKEN LANCE LN
ROCKWALL, TX 75032

POLLOCK MICHAEL
1885 BROKEN LANCE LN
ROCKWALL, TX 75032

SANCHEZ ALEJANDRO &
KARLA CAMACHO
190 YVONNE DR
ROCKWALL, TX 75032

LYON ROBERT CHARLES
1900 BROKEN LANCE LANE
ROCKWALL, TX 75032

WALKER WILLIAM G JR & TRACY L
1905 BROKEN LANCE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
191 RENEE DR
ROCKWALL, TX 75032

HUNT JACKSON W JR
191 JEFF BOYD RD
ROCKWALL, TX 75032

195

WESTMORELAND WILBUR A &
KERI L
1920 BROKEN LANCE LN
ROCKWALL, TX 75032

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

SAFIEDDINE RABIH AND LAURIE ANN BARAKAT
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

HUFF BILLY AND CHRISTA
193 RUSSELL DR
ROCKWALL, TX 75032

HUFF BILLY AND CHRISTA
193 RUSSELL DR
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
195 NICOLE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
195 WAYNE DR
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
196 NICOLE DR
ROCKWALL, TX 75032

BENGE TRACY L & JAY D
1970 BROKEN LANCE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
198 RUSSELL DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 00901

RAMIREZ RUBIN & MARTHA
200 CHAMBERLAIN DR
FATE, TX 75189

LAMBE ROBERT J & DONNA
200 CULLINS RD
ROCKWALL, TX 75032

CROWN CASTLE TOWERS 09 LLC
2000 CORPORATE DRIVE
CANONSBURG, PA 15317

MEZA FRANCISCO J AND YOLANDA S
2004 MIDLAKE
ROCKWALL, TX 75032

YANEZ JUAN
201 YVONNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
204 WAYNE DR
ROCKWALL, TX 75032

MEDINA MARIA V AND
MARITZA ALONSO
204 YVONNE
ROCKWALL, TX 75032

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

THRASH LEFTY & MARTHA
217 CULLINS RD
ROCKWALL, TX 75032

DAVID B RENO II & PATRICIA J RENO REVOCABLE
LIVING TRUST
218 RUSSELL DRIVE
ROCKWALL, TX 75032

MORTON MARGARET ANNE WALLACE
224 H WALLACE LN
ROCKWALL, TX 75032

ACKERT MARY J MRS
2241 HIGHWOOD DR
DALLAS, TX 75228

MCMULLEN KENNETH & SANDRA A
259 RANCH TRL
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

CURRENT RESIDENT
285 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
295 RANCH TRAIL
ROCKWALL, TX 75032

196

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

WALLACE DONALD J & CATHERINE
330 H WALLACE LN
ROCKWALL, TX 75032

WALLACE DONALD J
330 H WALLACE LN
ROCKWALL, TX 75032

ADAMS JEFFREY BLAKE & CATHY
330 WILLOWCREST
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
34 LAKEWAY DR
HEATH, TX 75032

CONTRERAS JUANA
353 CHRIS DR
ROCKWALL, TX 75032

BAUGHER JAMES M AND
MARY BETH BAUGHER
362 WILLOWCREST
ROCKWALL, TX 75032

MOREAU KIMBERLYN G & STEPHEN M
402 WILLOWCREST
ROCKWALL, TX 75032

KRECEK JANETTE C
405 H WALLACE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
407 RANCH TRAIL
ROCKWALL, TX 75032

OLGUIN CIRILO
412 CHRIS DR
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
420 LYNNE DR
ROCKWALL, TX 75032

MILLER JASON D & JANITH L
420 WILLOWCREST
ROCKWALL, TX 75032

INGHAM JULIE A AND MARK A
421 H WALLACE LN
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

SWAIN BRENT MERRICK
431 WILLOWCREST
ROCKWALL, TX 75032

CLEM MILFORD
433 THISTLE DR
GARLAND, TX 75043

LICEA JOSE DELFINO
448 LYNNE DR
ROCKWALL, TX 75032

WILCK PAUL J JR
463 H WALLACE LN
ROCKWALL, TX 75032

MORENO NOE
474 BASS RD
ROCKWALL, TX 75032

BARRON GILDARDO
505 LILLIAN ST
ROCKWALL, TX 75087

MCCOSH GORDON ETUX
529 H WALLACE LN
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES
5713 SECREST DRIVE CT
GOLDEN, CO 80403

CURRENT RESIDENT
5853 FM3097
ROCKWALL, TX 75032

MCCOY SHIREE DAY
5879 FM 3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5917 FM3097
ROCKWALL, TX 75032

BINDER CARL JR
5981 FM 3097
ROCKWALL, TX 75032

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

WALLACE JOHN H JR
6271 HORIZON RD
ROCKWALL, TX 75032

WALLACE MICHAEL
6271 HORIZON ROAD
ROCKWALL, TX 75032

LATHAM REX K ET UX
631 H WALLACE LN
ROCKWALL, TX 75032

STEVENS DWAYNE ETUX
699 H WALLACE LN
ROCKWALL, TX 75032

RAMIREZ ZACARIAS
703 T L TOWNSEND DR
ROCKWALL, TX 75087

ACUNA NINFA
703 T L TOWNSEND DR
ROCKWALL, TX 75087

SIERRA ZACARIAS RAMIREZ
703 T L TOWNSEND DR
ROCKWALL, TX 75087

CANIZALES ELIDA VILLAREAL
760 COUNTY LINE RD
ROCKWALL, TX 75032

ESPARZA NORA
7723 GLENMERE TRAIL
SACHSE, TX 75048

GREGG RODNEY P
781 H WALLACE LN
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

DANIELS COREY L & CAROL A
808 RENEE DR
ROCKWALL, TX 75032

MERRITT PAUL C & LOUISE
823 H WALLACE LN
ROCKWALL, TX 75032

WOODHILL DENTAL SPECIALTIES I LLC
8355 WALNUT HILL LN SUITE 100
DALLAS, TX 75237

CURRENT RESIDENT
868 H WALLACE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
868 WALLACE LN
ROCKWALL, TX 75032

KINNEY DAVID D & DIANA S
869 H WALLACE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
905 H WALLACE LN
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO
9233 WHISKERS RD
QUINLAN, TX 75474

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

GLEASON DIANE
PO BOX 824312
DALLAS, TX 75382

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From:	Planning
To:	Miller, Ryan
Subject:	FW: Z2018-0010
Date:	Monday, March 05, 2018 8:41:58 AM

From: Matt Scott [redacted]
Sent: Thursday, March 01, 2018 10:19 AM
To: Daniels, Bennie; Fowler, Kevin; Pruitt, Jim; Hohenshelt, John; Townsend, Mike; Lewis, Dennis; Townsend, Mike; Macalik, Dana; markmoeller@rockwall.com; jonathanlyons@rockwall.com; patricktrowbridge@rockwall.com; anniefishman@rockwall.com; ericchodun@rockwall.com; jerrywelch@rockwall.com; traceylogan@rockwall.com
Cc: Bob Cotti; Tim McCallum; Tim McCallum; Margo Nielsen; mpollock.synergy@outlook.com; oaksofbwpres1@gmail.com; Jesse Ladd; jladd@chansenmediagroup.com; Marc Clark; Jeffrey & Allyson Minth; Planning; Crowley, Rick; Smith, Mary; Griggs, Brad
Subject: Z2018-0010

Dear Mayor and Council, Chairman and Commissioners-

My name is Matt Scott, I live at 4925 Bear Claw Lane, and I am writing concerning the proposed change from agricultural to plan development of what is referred to as the Wallace tract. I am strongly opposed.

With the exception of Commissioner Moeller, I do not know whether any of you were involved in city government at the time the Wallace tract was annexed into the city. I was on the city council at the time of the annexation. For several nights, the council heard from every living member of the Wallace family, as they berated us for even considering annexing this property. We were told that they would never develop the property. We were told that we were taking their property. We were told that we were taking advantage of the fact that their father had passed.

In essence, we were told that we should not annex this property because they had no plans to ever—I repeat ever—develop this property. The council knew this was a false promise when it was made, which is why we proceeded with the annexation. But for this reason alone, the council should deny this proposed zoning change.

Beyond this, the council should deny the requested zoning change because the area in question simply cannot handle a development of this size at this time. SH 205, from John King to FM 549, is still a two lane road. It can take up to 30 minutes to get from SH 205 at John King through the two traffic lights at Lofland Road and FM 549, because of traffic.

FM 549, from SH 205 westward, is still a two lane road. And finally, Horizon Road, from FM 549 to County Line Road, is still a two lane road. These are the three major roads that surround the Wallace tract. None of these roads have immediate plans for expansion, and none of them can handle the existing traffic, let alone the traffic that would be added by this plan development.

As it stands now, the David Weekly development at the corner of FM 549 and SH 205 will seriously tax the roads as it is. But the inability of these major roads to handle increased traffic is nothing compared to how ill-equipped the secondary roads in this area are to handle more traffic.

Lofland Road is a black-topped road that is not even a two lane road. This road is treacherous. It is not wide enough to safely accommodate more than one vehicle traveling on it. Furthermore, the road has two sharp 90° turns. Right now, this road is in desperate need of repairs as the weather routinely tears up the asphalt.

Likewise, Wallace Lane from Lofland Road to Horizon Road is a black-topped road that is not even two lane. In fact, Wallace Lane is worse than Lofland Road and is nearly impassable when more than one car is on it.

The remaining roads in the area are also completely unsuited for a development the size of this proposed planned development.

None of these roads that would be required to support traffic for this planned development are in any way suitable. They are not suitable to the existing traffic, let alone those associated with this planned development.

I would like to invite each of you to come visit me and I will drive you on these roads so you can see what I see every day. Adding a development of this size would be a disaster for those of us who already live in the area.

I know at some point in time, this property will develop. That is why we annexed it. But until such time as the major thoroughfares are expanded to handle the additional traffic, not to mention improvement of the smaller roads, this planned development simply does not make sense. And when it does develop, it needs to be acre or acre and a half lots to match the surrounding areas and to reduce congestion.

Finally, please consider the adverse impact such a dense development would have on Pullen Elementary. Pullen is already at capacity (as is Cain Middle School). Pullen has already been expanded once. A development such as the one being considered would require either a second expansion at Pullen, perhaps another elementary school, or both. And I do not know how Cain would handle the increased student load.

Because of spring break, I will not be able to come to the P&Z meeting when this proposal is considered. I will be able to attend, and plan to attend, the Council meeting when this proposal is considered. In the meantime, if I can provide any additional information or answer any

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questions you might have, I welcome that opportunity. You can email me at mrscott44@icloud.com or call me at (469) 371-8016.

Thank you for your time.

Respectfully,

Matt Scott

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RECEIVED

MAR 0 5 2018

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-010: Wallace Tract (AG to PD)

Hold a public hearing to discuss and consider a request by Kevin Kessler, PE of Jacobs Engineering, Inc. on behalf of Mike Wallace of Wallace Partners, LP for the approval of a zoning change from Agricultural (AG) District to Planned Development District for Single Family 7 (SF-7) District land uses on 262.06-acre tract of land identified as Tracts 43, 43-01, 44 & 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally situated at the northwest corner of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/13/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **3/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-010: Wallace Tract (AG to PD)

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Robbie Lee Hall, VP Shepherd Place Homes, Inc.

Address: 116 Nicole, Rockwall, Texas 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-010: Wallace Tract (AG to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

See attached correspondence

Name: Cliff I. Taylor

Address: 905 H Wallace Lane, Rockwall TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

CLIFF I. TAYLOR
905 H WALLACE LANE
ROCKWALL, TX 75032

March 12, 2018

VIA ELECTRONIC MAIL

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

RE: Case No. Z2018-010: Wallace Tract (AG to PD)

Dear Mr. Miller:

My name is Cliff Taylor. I live at 905 H Wallace Lane, Rockwall, Texas 75032. I write with respect to the above referenced proposal to re-zone the property referred to as the "Wallace Tract" from "Agricultural" to "Planned Development". I am strongly opposed to the proposed re-zoning. I respectfully request that the proposed re-zoning of the Wallace Tract be denied with prejudice consistent with Article XI, Section 11.1B(4) of the Comprehensive Zoning Ordinance ([Ordinance No. 83-23], as amended, the "***Existing Ordinance***"), because (a) the proposed re-zoning is inconsistent with the City of Rockwall's March 5, 2012 Comprehensive Plan (the "***Comprehensive Plan***"), and (b) Hines has provided no evidence that the proposed re-zoning is in compliance with the requirements of applicable Texas law.

Texas Local Government Code, Section 211.004(a) provides that zoning regulations must be in accordance with a comprehensive plan and be consistent with specific objectives. More particularly, Section 211.004(a) provides as follows:

> (a) Zoning regulations must be adopted ***in accordance with a comprehensive plan*** and must be designed to:
>
> (1) Lessen congestion in the streets;
> (2) Secure safety from fire, panic, and other dangers;
> (3) Promote health and the general welfare;
> (4) Provide adequate light and air;
> (5) Prevent the overcrowding of land;
> (6) Avoid undue concentration of population; or
> (7) Facilitate the adequate provision of transportation, water, sewers, schools, parks and other public requirements.

Tex. Local Gov't Code, § 211.004(a) (emphasis added).

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As an initial matter, the proposed re-zoning of the Wallace Tract is ***not*** consistent with the Comprehensive Plan. The Comprehensive Plan expressly provides that it is the policy of the plan to "[e]nsure preservation of the Wallace Preserve, a rare remnant of native Blackland Prairie, as an important natural and historical landscape feature." (Comprehensive Plan at p. 43). Clearly, any amendment to the Existing Ordinance to allow for the development of the Wallace Tract cannot be reconciled with the Comprehensive Plan's policy to preserve the very land to be developed. The current zoning of the Wallace Tract as "Agricultural" is consistent with the best use of the property as determined by our city planners.[1] Any proposed re-zoning that is inconsistent with this use must be denied with prejudice.

Furthermore, Hines has provided no evidence or analysis indicating that the proposed re-zoning to provide for a planned development (the "***Hines Development***") would be in compliance with the objectives identified in Local Government Code, Section 211.004(a). Absent such evidence and analysis, the proposed re-zoning must be denied.

For instance, the surrounding roadways are completely unsuited for a development the size of the Hines Development. The representation by Hines that "[t]he project will . . . not add any traffic to the existing Wallace Lane" and its characterization of Wallace Lane as "sparsely traveled"[2] is self-serving, unsupported by data, and inconsistent with reality. Wallace Lane is a one-lane blacktop road that is, in large part, in a state of disrepair. This road has seen increasing traffic as motorists seek to bypass the congestion already prevalent on SH205 and Horizon. The increasing traffic on Wallace Lane is a safety hazard, given the condition of the roadway and the fact that the road is nearly impassable when more than one car is on it. The other surrounding roads (FM 549, SH205, and Horizon Road) are similarly already overtaxed and experience significant congestion. To my knowledge, there are no plans for the expansion of these roads. The proposed re-zoning of the Wallace Tract should be denied, because Hines has failed to provide any credible evidence or analysis showing that the Hines Development will not negatively affect the traffic patterns of or exacerbate the congestion on the surrounding roadways.

Similarly, Hines has also failed to provide credible evidence and analysis showing that the Hines Development would not have a negative impact on the already overburdened school system. Cain Middle School and Pullen Elementary are both at capacity. Yet no plan has been submitted to accommodate the increased student population that would result from the Hines Development. To avoid overcrowding in the area schools, provision must be made for the expansion of these schools, the addition of new schools, and/or the adjustment of the existing attendance zones. Hines has provided no information as to how this may be accomplished. Absent a suitable plan to accommodate the increased student population in the area, the proposed

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[1] Notably, Section 2.1 of the Existing Ordinance provides that "it is the intent of this district that agricultural land be held in that use for as long as practical and reasonable." (Existing Ordinance at p. 14).

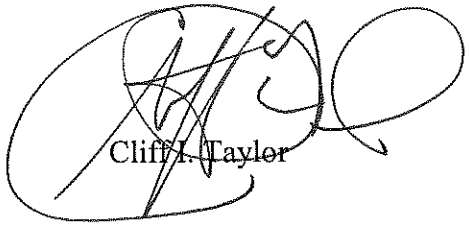
[2] Hines February 16, 2018 Correspondence to Ryan Miller.

re-zoning of the Wallace Tract must be denied. Furthermore, in the event such a plan entails the expansion of existing schools or the creation of new schools, then the budgetary issues arising out of such a plan should be subject to public hearing. Likewise, in the event such a plan contemplates the adjustment of existing attendance zones, the affected portions of the community should be given an opportunity to be heard on the matter.[3]

Even if the proposed re-zoning of the Wallace Tract was compliant with the Comprehensive Plan and applicable Texas law—which it is not—numerous additional problems exist with respect to the Hines proposal. The proposal is entirely too vague with respect to specific lot sizes, the requisite square footage of the homes to be constructed in the development, and other matters. Such vagueness would provide Hines with too much discretion as to material matters that concern the surrounding community. Furthermore, the proposed lot sizes for the Hines Development lots bordering H Wallace Lane are not in conformity with the adjacent lot sizes in the Oaks of Buffalo Way neighborhood. All these ancillary issues, however, need not be addressed until such time as Hines can provide this community with proper analyses and objective evidence that the proposed Hines Development can be constructed consistent with the Comprehensive Plan and the zoning ordinance requirements under applicable law. Hines' current proposal grossly fails to do so.

For these reasons, I request that the proposed re-zoning of the Wallace Tract be denied with prejudice consistent with Article XI, Section 11.1B(4) of the Existing Ordinance.

Regards,



Cliff I. Taylor

[3] Many of the residents in Rockwall have strong opinions about where their children attend school and even purchase property based on this consideration.

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EMAIL: PLANNING@ROCKWALL.COM

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-010: Wallace Tract (AG to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

I would like the request denied with prejudice. The proposed housing density does not fit well with our area. Light pollution and traffic increase makes an ongoing problem worse. We moved here to enjoy a rural setting, not live in a crowded area.

Name: Michael D. Guerra

Address: 2025 Broken Lance Lane

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From:	Planning
To:	Miller, Ryan
Subject:	FW: Case # Z2018-010 Wallace Tract (ag to pd)
Date:	Monday, March 12, 2018 8:35:34 AM

From: Larry Renta [redacted]
Sent: Sunday, March 11, 2018 4:39 PM
To: Planning
Subject: Case # Z2018-010 Wallace Tract (ag to pd)

I am opposed to the request zoning changes for the below reasons:

Overcrowding of schools
Over Population increase in such a small area
Traffic
Decrease of home values in immediate area
Increase of already extremely high taxes we already have
Road construction

Vicki & Larry Renta
5315 Standing Oak Lane
Rockwall, Texas 75032

From:	Planning
To:	Miller, Ryan
Subject:	FW: Case No. 22018-010: Wallace Tract (AG to PD)
Date:	Monday, March 12, 2018 8:34:33 AM

From: Lisa Renfroe [mailto:lisarenfroe@charter.net]
Sent: Sunday, March 11, 2018 7:11 PM
To: Planning
Subject: Case No. 22018-010: Wallace Tract (AG to PD)

I am opposed to the request for the reasons listed below.

1. Density of homes. (Far to great)
2. Additional traffic – estimated at 1400 cars when completed.
3. Have signs been out and in the right timeframe and areas for notice. This does not affect just those living in the 500' buffer it goes way beyond that.
4. Clarification of current future land map vs proposed future land use map.
5. Lighting mentioned in plan for neighborhood is not LED and as such will create issues for surrounding neighborhoods.
6. Schools cannot accommodate the additional students that this development would create.
7. Loss of value to existing homes due to the smaller footprint and significant density.

Lisa Renfroe
2005 Broken Lance Lane
Rockwall, TX 75032

209

NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-010: Wallace Tract (AG to PD)

Hold a public hearing to discuss and consider a request by Kevin Kessler, PE of Jacobs Engineering, Inc. on behalf of Mike Wallace of Wallace Partners, LP for the approval of a zoning change from Agricultural (AG) District to Planned Development District for Single Family 7 (SF-7) District land uses on 262.06-acre tract of land identified as Tracts 43, 43-01, 44 & 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally situated at the northwest corner of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

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As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-010: Wallace Tract (AG to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below. 6. LOSS OF TAX REVENUE FROM PROPERTY VALUE DECLINE. 5. THIS WHOLE PROCESS WAS RUSHED & HUSHED. 1. TRAFFIC CONGESTION IS ALREADY TERRIBLE IN ROCKWALL. 2. THE SCHOOL CROWDING THIS WILL CREATE WILL BE BURDENSOME ON THE ISD FOR YEARS TO COME. 3 REDUCTION OF EXISTING GREEN SPACE/PARKS IS NOT THE DIRECTION THE CITY SHOULD MOVE TOWARDS. 4. CITY SERVICES ARE STRAINED ALREADY. 5. PUBLISHED INFO STILL SAYS "LOW DENSITY."

Name: GREGORY DELK Gregory S Delk

Address: 2020 BROKEN LANCE LN. ROCKWALL 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Director of Planning & Zoning

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Case No. Z2018-010: Wallace Tract (AG to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Road safety and traffic congestion on Horizon Rd, County Line Rd, Wallace Ln & Lofland Cir. All schools are full. Location for a school is not provided. Density does not match. We recommend 1.5 acre lots. Timing of meetings was bad since several people are out of town due to Spring Break. Denied with prejudice.

Name: Randy Heinrich

Address: 4945 Bear Claw Ln Rockwall, TX 75032

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Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Name: Robin Sofieddine

Address: 1925 Broken Lance Ln Rockwall TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Case No. Z2018-010: Wallace Tract (AG to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

1. OUR PROPERTY VALUE WILL GO WAY DOWN.
2. TRAFFIC IS ALREADY REAL BAD AROUND THIS AREA.
3. THIS NOTICE WAS RUSHED & KEEP REAL QUIT & VOITING TAKING PLACE WHEN ALOT OF PEOPLE ARE OUT OF TOWN on SPRING-BREAK.
4. THAT SMALL OF LOTS & HOUSES DO NOT GO WITH what IS AROUND THAT ACREAGE.
5. SAFETY

Name: SANDRA DELK, Sandra Delk

Address: 2020 BROKEN LANCE LANE, ROCKWALL, TX 75032

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From:	Planning
To:	Miller, Ryan
Subject:	FW: CASE No. Z2018-010:Wallace Tract (AG to PD)
Date:	Monday, March 12, 2018 9:06:31 AM

From: Alan BENNETT [redacted]
Sent: Monday, March 12, 2018 9:02 AM
To: Planning
Subject: CASE No. Z2018-010:Wallace Tract (AG to PD)

Dear Mr. Miller:

I am opposed to the request for rezoning for the following reasons:

1. Density of homes. (Far to great)
2. Additional traffic – estimated at 1400 cars when completed.
3. Have signs been out and in the right timeframe and areas for notice.
4. Clarification of current future land map vs proposed future land use map. (included)
5. Lighting mentioned in plan for neighborhood is not LED and as such will create issues for surrounding neighborhoods.
6. Schools cannot accommodate the additional students that this development would create.
7. Loss of value to existing homes due to the smaller footprint and significant density.

Respectfully,
Alan Bennett
5265 Standing Oak Lane
Rockwall, TX 75032
859-626-2744

214

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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Case No. Z2018-010: Wallace Tract (AG to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

This area cannot handle the increased traffic with such a high density development. Also, this type of development with smaller homes on small lots is not conducive to the existing neighborhoods in place.

Name: Shari Callahan

Address: 8040 Silver Hawk Ct. Rockwall, Tx 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Case No. Z2018-010: Wallace Tract (AG to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Will reduce value of homes
Safety for children

Name: ASIM USMAN

Address: 5140 BEAR CLAW LN, ROCKWALL TX 75032

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From:	Planning
To:	Miller, Ryan
Subject:	FW: Case No. Z2018-010 (Wallace Tract)
Date:	Monday, March 12, 2018 1:06:00 PM
Attachments:	Future Land Use Map.pdf

From: Rister Family [redacted]
Sent: Monday, March 12, 2018 12:07 PM
To: Planning
Subject: Case No. Z2018-010 (Wallace Tract)

I am OPPOSED to the request for the reasons listed below:

1. The proposed planned density change exceeds the capacity of the surrounding infrastructure. The vehicular traffic on the portion of Horizon that would abut the development is already at capacity, especially while school is in session. During drop off and pickup times of the two schools, cars are literally stopped and parked on Horizon and people are driving in the turn lanes to circumvent the parked traffic. Horizon cannot handle an additional estimated 1400 cars coming and going.
2. The schools to which the children would attend cannot handle the proposed planned density of the development.
3. There are already an estimated 400 plus zero lot line (or substantially similar) houses being constructed within 3 miles of the proposed planned development, including Rockwall Downes and the development by DR Horton on 549 and 205. Those developments will add additional traffic on the nearby roads, including Horizon, Lofland Circle and Wallace Lane, the latter two of which are barely driveable (and a serious safety risk) as they currently exists. Plus, the children from those developments will have to attend school increasing the burden on the schools.
4. As evidenced by recent flooding, building homes near a flood plain should be avoided.
5. Rockwall does not need more zero lot line homes crammed into a small area.
6. It is unclear whether sufficient notice was provided of the proposed changed.
7. The submitted Wallace Zoning Concept Plan appears to contradict both the current future land use map designation as well as the proposed future land use map designation.

For the foregoing reasons, I would request the planning and zoning commission and city council deny the request with prejudice.

Christine Rister
4815 Bear Claw Lane (Oaks of Buffalo Way)
Rockwall, Texas 75032

NOTICE OF PUBLIC HEARING
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Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below. -STRONGLY OPPOSED, SHOULD BE A PARK!

1- PROPOSED REQUEST NOT CONSISTENT WITH ROCKWALL COMPREHENSIVE PLAN
2- PROPOSED LOT SIZES NOT CONSISTENT WITH OUR NEIGHBORING COMMUNITY
3- LOT SIZES & HOUSE SIZES NOT CONSISTENT WITH LOCAL POPULATION DENSITIES
4- IMPACT ON ROADS, SCHOOLS, FIRE, POLICE, QUALITY OF LIFE = NEGATIVE

Name: DANIEL J. EVERTS 5- ETC, ETC, ETC.

Address: 2080 BROKEN LANCE LN, ROCKWALL, TX 75032

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Case No. Z2018-010: Wallace Tract (AG to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Name:

Address: 2020 winding oak Rockwall TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-010: Wallace Tract (AG to PD)

Hold a public hearing to discuss and consider a request by Kevin Kessler, PE of Jacobs Engineering, Inc. on behalf of Mike Wallace of Wallace Partners, LP for the approval of a zoning change from Agricultural (AG) District to Planned Development District for Single Family 7 (SF-7) District land uses on 262.06-acre tract of land identified as Tracts 43, 43-01, 44 & 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally situated at the northwest corner of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/13/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2018-010: Wallace Tract (AG to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below. Property Values will Decline.
DENSITY too High – Does Not Align With existing
No School to Support
Infrastructure Cannot Support - Traffic
Builder not planning use of "green" Materials

Name: Michael Pollard

Address: 1885 Broken Lance Ln Rockwall TX

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☑ I am opposed to the request for the reasons listed below.

Name: Edward Burzair

Address: 2175 Arrowhead Ct. Rockwall TX 75032

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EXISTING STREET CAN'T HANDLE MORE TRAFFIC, EXISTING SCHOOLS CAN'T HANDLE MORE STUDENTS.

Name: JEFFREY MINTH

Address: 5045 BEARCLAW LANE ROCKWALL, TEXAS 75032

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#I WANT this Denied w/Prejudice.

(3) SAFETY - / (5) Loss of VALUE. (Like Kind Homes) (Not Townhouse/Alive Homes.

(2) Schools - LACK of FACILITIES

I DON'T WANT Heavy Dense Homes Behind our Home

(1) REASON #1 : (4) TRAFFIC will be UNexceptable.

Name: W. A. WESTMORELAND

Address: 1920 BROKEN LANCE LN. ROCKWALL TX 75032

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(6) THE AREA to be Developed is a Flood Plane

(7) It also a HISTORICAL DESIGNATION.

223

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Director of Planning & Zoning

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☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Name: ELLEN HARROD

Address: 4960 Bear Claw Lane, Rockwall, TX 75032

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Case No. Z2018-010: Wallace Tract (AG to PD)

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☑ I am opposed to the request for the reasons listed below.

Too dense
Public safety concerns
Schools - where, when
Traffic - what a mess

Name: Robert Lyon

Address: 1900 Broken Lance Lane

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Name: ROBERT HANVEY

Address: 2090 SILVER HAWK COURT, ROCKWALL, TX 75032

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DENSITY

Name: JAMES LEE

Address: 2065 SILVER HAWK CT

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☒ I am opposed to the request for the reasons listed below.

1. property value

Name: Billy RAY + Jennifer Johnson

Address: 2235 Arrowhead Ct. Rockwall, TX 75032

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☑ I am opposed to the request for the reasons listed below.

TRAFFIC, Property Values

Name: JAMES + KIM HOLDMAN

Address: 2065 BROKEN LANCE LN, ROCKWALL 75032

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From:	Planning
To:	Miller, Ryan
Subject:	FW: Case No. Z2018-010: Wallace Tract (AG to PD)
Date:	Tuesday, March 13, 2018 8:38:02 AM

From: M Bader [redacted]
Sent: Monday, March 12, 2018 8:48 PM
To: Planning
Subject: Case No. Z2018-010: Wallace Tract (AG to PD)

To whom it may concern and Ryan Miller,

We have been notified that the City of Rockwall Planning and Zoning Commission and the City Council are considering a zoning change bordering our property.

As an interested property owner, I am OPPOSED to the request for zoning change based on the following:

1. High density homes in the tract would impact our property causing significant devaluation.
2. Cause serious concerns for public safety in regard to increased potential for crime as well as impact police, fire and EMS response with already depleted resources.
3. Our current school system cannot absorb the large influx of children which will accompany that many homes.
4. The current infrastructure in the surroundings cannot accommodate the increased traffic.

Markus and Kim Bader
1940 Broken Lance Lane
Rockwall, TX 75032

From:	Planning
To:	Miller, Ryan
Subject:	FW: Wallace Re-Zoning
Date:	Tuesday, March 13, 2018 8:38:34 AM

From: Dan Brecheen [mailto:dan@Westwoodplastics.com]
Sent: Monday, March 12, 2018 4:28 PM
To: Planning
Subject: Wallace Re-Zoning

Ryan,

My name is Dan Brecheen and I live at 1880 Broken Lance Ln. I am writing to voice my opposition to the proposed Wallace re-zoning and planned high-density housing development.

This part of Rockwall is not prepared for a development of this magnitude as it relates to roads, schools, traffic and public safety. As a resident of the Oaks of Buffalo Way, the impact of this development would be staggering to our property values and would also negatively impact anyone traveling on 549, Horizon, Wallace Ln. and 205 which are congested already.

We would hope that any future development of that property would include estate sized lots and homes comparable to the homes in the Oaks of Buffalo Way and Willowcrest.

My wife and I will attend the P&Z meeting tomorrow night and we hope this proposal will be denied.

Thank you for your consideration.

Sincerely,

Dan Brecheen
214-695-2923

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-010: Wallace Tract (AG to PD)

Hold a public hearing to discuss and consider a request by Kevin Kessler, PE of Jacobs Engineering, Inc. on behalf of Mike Wallace of Wallace Partners, LP for the approval of a zoning change from Agricultural (AG) District to Planned Development District for Single Family 7 (SF-7) District land uses on 262.06-acre tract of land identified as Tracts 43, 43-01, 44 & 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally situated at the northwest corner of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/13/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Your comments must be received by **3/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

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☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

PJZ Signs were not posted in a timely manner. Its the week of Spring Break
It will bring in to much traffic to this already Populated area. This is
dangerous now. The schools are already to capacity & there is no more room.
Traffic is impossible now on Horizon & Wallace Lane. Density & home
is far to large of an amount to put on this site. Lighting is not LED for this
area which will problematic for my neighborhood. Home values will go down due to these
smaller homes being built.

Name: Joe & Pamela Ward

Address: 4920 Bear Claw Lane, Rockwall, TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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☑ I am opposed to the request for the reasons listed below.

1. TRAFFIC - OVERALL CONGESTION - HORIZON, 205
2. INFRASTRUCTURE - THESE RESIDENTS WOULD USE WALLACE LN.
3. WHICH IS ALREADY GREATLY OVERLOADED AND IS FALLING APART.
4. WOULD LOWER PROPERTY VALUES FOR ADJACENT ESTATE RESIDENCES

Name: DAN BRECHEEN

Address: 1880 BROKEN LANCE LN. ROCKWALL 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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☑ I am opposed to the request for the reasons listed below.

CONNECTING STREETS CAN NOT SUSTAIN ADDITIONAL TRAFFIC A NEW DEVELOPMENT WILL BRING.

Name: TRACY WALKER
Address: 1905 BROKEN LANCE LN ROCKWALL 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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☒ I am opposed to the request for the reasons listed below.

TRAFFIC ISSUES, WHAT VALUE/ ARE THE HOURS & WILL IT AFFECT OUR VALUE ?!

Name: William WALLACE

Address: 1905 BROOKHAVEN LANE, ROCKWALL

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☒ I am opposed to the request for the reasons listed below.

1) Increase in home density will create extreme Problems for RWISD in term of Classrooms and class size.

(2) The small size of proposed lots + homes will decrease the value of near by housing development.

Name: BERT CURTIS

Address: 2040 BROKEN LANCE Lane, Rockwall

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☑ I am opposed to the request for the reasons listed below.

(1) Decrease home values in nearby homes
(2) Huge impact on Rockwall ISD in Terms of schools, classrooms.
(3) Lot sizes should by one acre or more not 1/3 of an acre.

Name: Cheis Curtis

Address: 4735 Bear Claw, Rockwall, Tx, 75032

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☒ I am opposed to the request for the reasons listed below.

1. I am sincerely opposed to proposed developments on the land around Wallace Lake. This area should only be used as a park and recreational area since we need to preserve the natural beauty of this land. So many areas are being developed for housing and the open land will be lost forever!
2. The city services of police, fire and water are already stretched and this is another finacial burden on the city.

Name: Pamela S. Curtis

Address: 2040 Broken Lance Lane 75032

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☑ I am opposed to the request for the reasons listed below.

1.) IF FM 549 CAN NOT ABLE TO MAINTAIN SUCH LARGE DEVELOPMENT. ROADS ALREADY TO CAPACITY, SCHOOLS CAN AND PULLED FILLED TO CAPACITY. DEVELOPMENT NOT NEED FOR THE CITY OF ROCKWALL UNTIL INFRASTRUCTURE COMPLETED

Name: GREGG T. PODESKI

Address: 1950 BROKEN LANCE LANE ROCKWALL TX 75150

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Ryan Miller, AICP
Director of Planning & Zoning

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Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

I do not see how the existing schools and roads can support such high density development. The stormwater runoff from additional houses, roads, driveways etc will exacerbate the flooding in LRE (Lake Ridge Rockwall Estates). This property is also listed as a Rockwall Historic Site.

Name: Steve & Janet Rummel

Address: 2230 Arrowhead Ct Rockwall TX 75032

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From:	Planning
To:	Miller, Ryan
Subject:	FW: Case No. Z2018-010: Wallace Tract (AG to PD)
Date:	Tuesday, March 13, 2018 3:41:23 PM

From: Jesse Ladd [redacted]
Sent: Monday, March 12, 2018 4:32 PM
To: Planning
Subject: Case No. Z2018-010: Wallace Tract (AG to PD)

Mr. Miller,

My name is Jesse Ladd, I live at 2045 Broken Lance Lane, and I am opposed to the application for the proposed development plan on the Wallace Tract.

As requested, I am listing my reasons for disapproval:

Traffic - the council should deny the requested zoning change because the area CAN NOT handle the additional traffic this development will bring. The current infrastructure in not suitable in any manner for any additional traffic.

Schools - the council should deny the requested zoning change because the schools CAN NOT accommodate the additional students this development will bring. Pullen Elementary and Cain Middle School are not in a position to handle the increased student load this type of dense development creates.

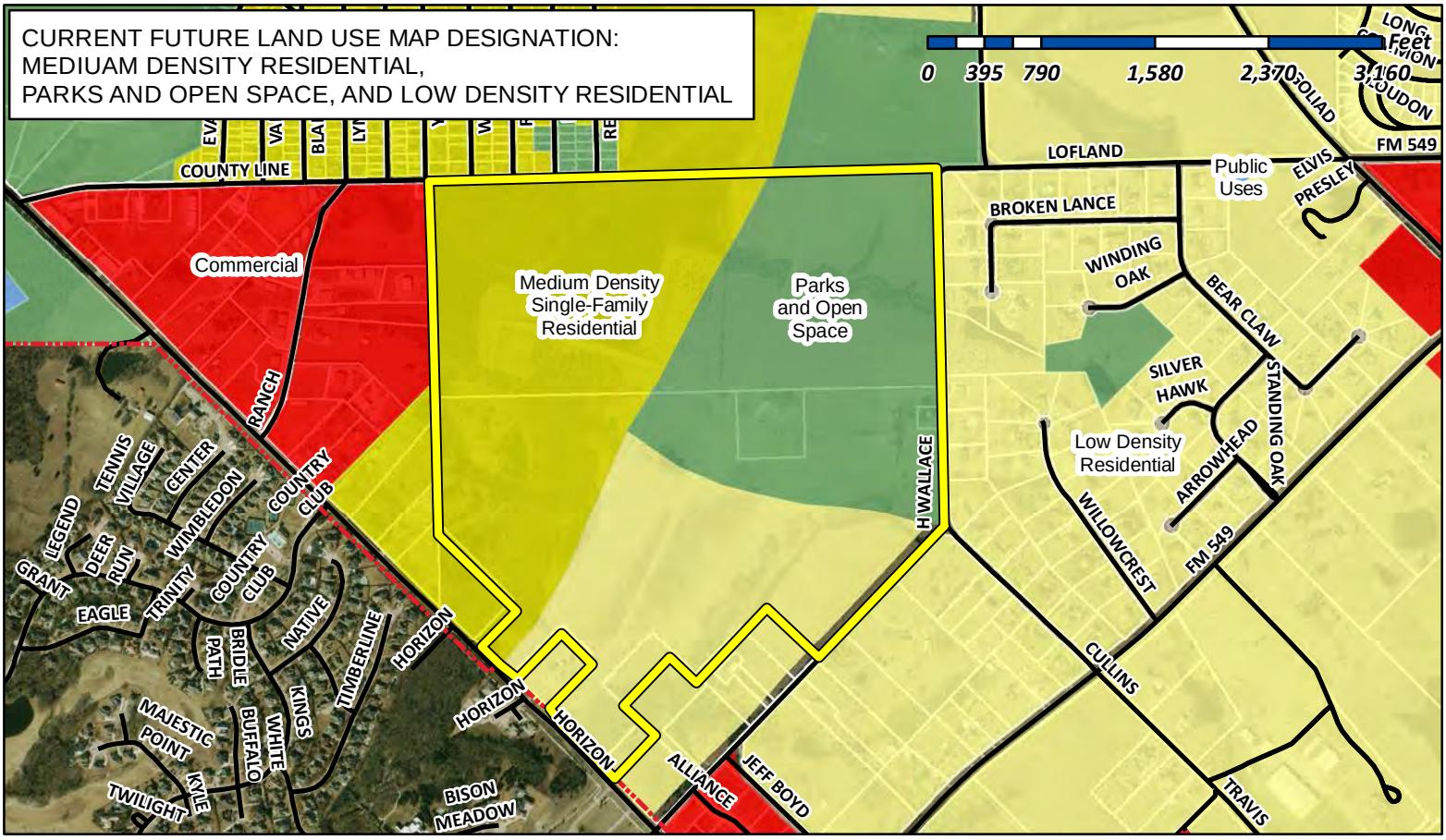
Home Values - the council should deny the requested zoning change because the proposed development would substantially decrease the home values surrounding the development. This proposed development is bordered on the south and on the east with homes built on 1 to 5 acre lots.

I hope the council remains committed to protecting the home values of the neighborhoods that are long standing and present the city in its best light.

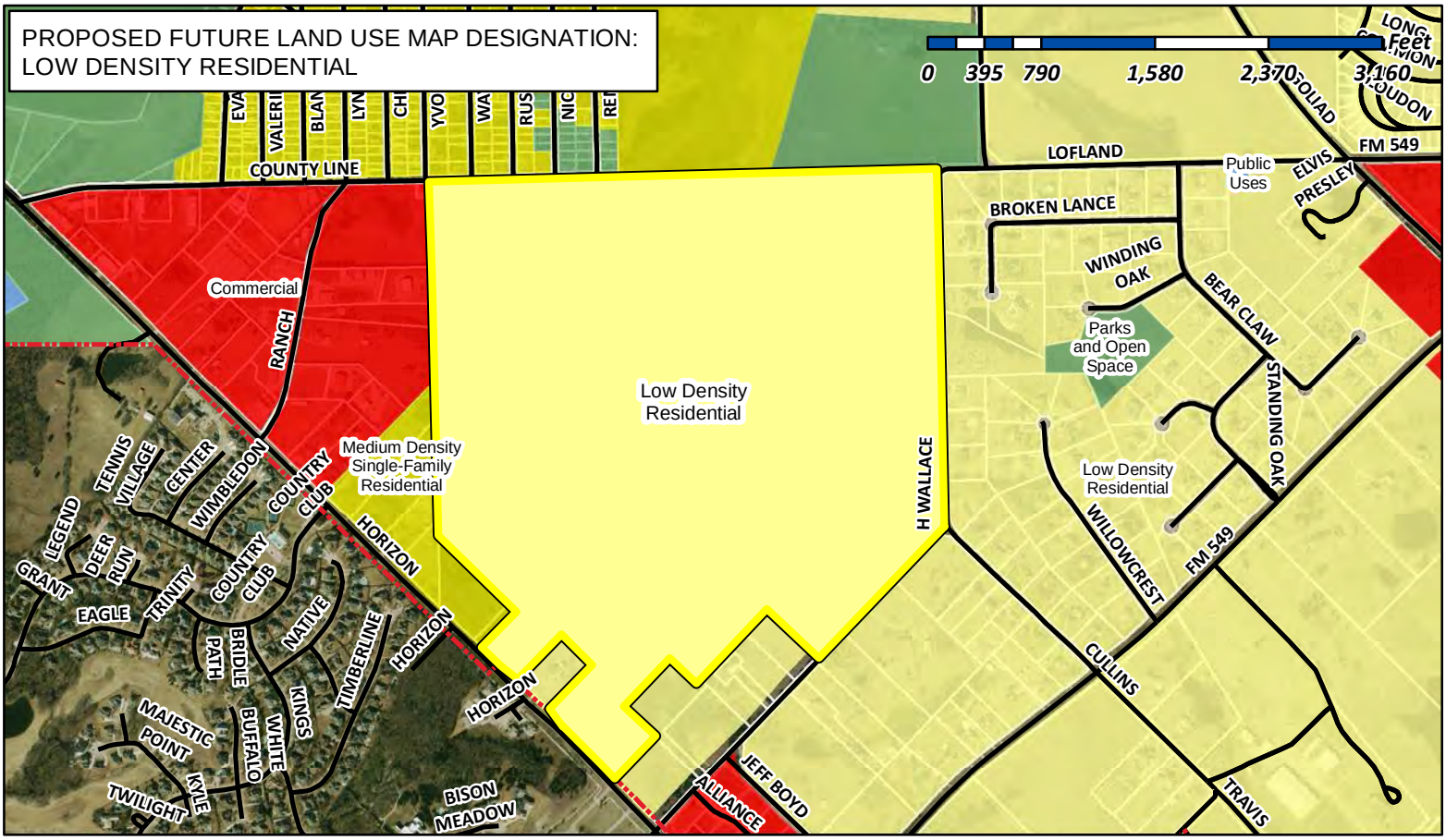
Respectfully,

Jesse Ladd

CURRENT FUTURE LAND USE MAP DESIGNATION:
MEDIUAM DENSITY RESIDENTIAL,
PARKS AND OPEN SPACE, AND LOW DENSITY RESIDENTIAL



PROPOSED FUTURE LAND USE MAP DESIGNATION:
LOW DENSITY RESIDENTIAL



City of Rockwall

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

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

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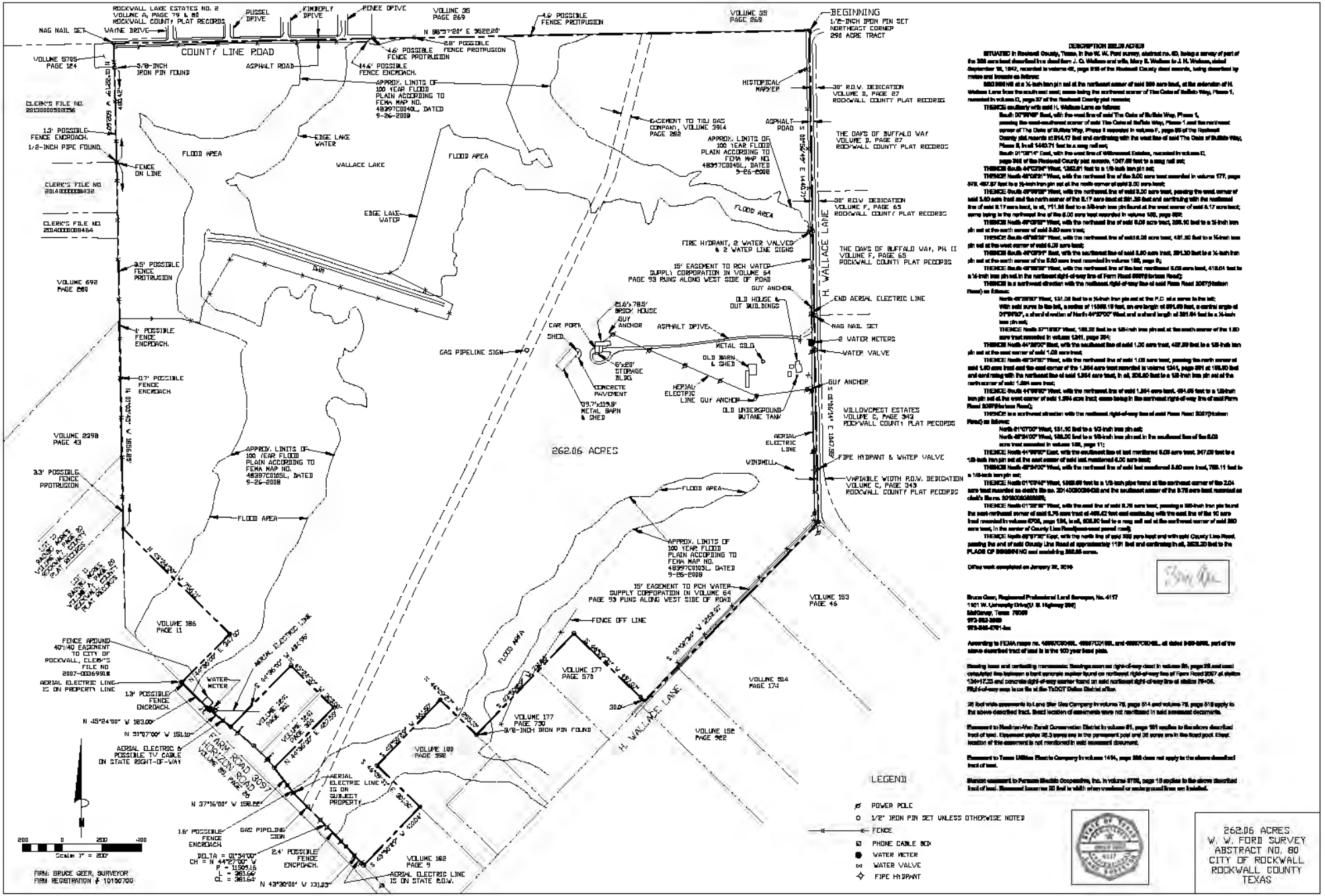


DESCRIPTION 262.06 ACRES

SITUATED in Rockwall County, Texas, in the W. W. Ford survey, abstract no. 80, being a survey of part of the 290 acre tract described in a deed from J. O. Wallace and wife, Mary B. Wallace to J. H. Wallace, dated September 18, 1942, recorded in volume 42, page 318 of the Rockwall County deed records, being described by metes and bounds as follows:

BEGINNING at a ½-inch iron pin set at the northeast corner of said 290 acre tract, at the intersection of H. Wallace Lane from the south and west; same being the northwest corner of The Oaks of Buffalo Way, Phase II, recorded in volume F, page 65 of the Rockwall County plat records;

THENCE southerly with said H. Wallace Lane as follows:

South 07°59'00" East, with the west line of said The Oaks of Buffalo Way, Phase II, passing the west end of the northwest corner of said The Oaks of Buffalo Way, Phase I and the northwest corner of The Oaks of Buffalo Way, Phase II recorded in volume F, page 65 of the Rockwall County plat records at 914.77 feet and continuing with the west line of said The Oaks of Buffalo Way, Phase II, in all 1440.71 feet to a mag nail set;

South 01°39'14" East, with the west line of Willowcrest Estates, recorded in volume C, page 343 of the Rockwall County plat records, 1047.69 feet to a mag nail set;

THENCE South 44°22'00" West, 1362.61 feet to a 1/2-inch iron pin set;

THENCE North 46°08'21" West, with the northeast line of the 5.00 acre tract recorded in volume 177, page 570, 497.87 feet to a ½-inch iron pin set at the north corner of said 5.00 acre tract;

THENCE South 49°59'39" West, with the northwest line of said 5.00 acre tract, passing the west corner of said 5.00 acre tract and the north corner of the 5.17 acre tract at 691.36 feet and continuing with the northwest line of said 5.17 acre tract, in all, 791.56 feet to a 5/8-inch iron pin found at the west corner of said 5.17 acre tract; same being in the northeast line of the 5.00 acre tract recorded in volume 180, page 592;

THENCE North 49°08'00" West, with the northeast line of said 5.00 acre tract, 386.90 feet to a ½-inch iron pin set at the north corner of said 5.00 acre tract;

THENCE South 46°08'21" West, with the northwest line of said 5.00 acre tract, 491.30 feet to a ½-inch iron pin set at the west corner of said 5.00 acre tract;

THENCE South 49°59'39" East, with the southwest line of said 5.00 acre tract, 384.30 feet to a ½-inch iron pin set at the north corner of the 5.00 acre tract recorded in volume 180, page 9;

THENCE South 49°59'39" West, with the northwest line of the last mentioned 5.00 acre tract, 418.04 feet to a ½-inch iron pin set in the northeast right-of-way line of Farm Road 3097(Horizon Road);

THENCE in a northwest direction with the northeast right-of-way line of said Farm Road 3097(Horizon Road) as follows:

North 40°39'00" West, 131.06 feet to a ½-inch iron pin set at the P.C. of a curve to the left;

With said curve to the left, a radius of 11505.16 feet, an arc length of 361.66 feet, a central angle of 01°48'00", a chord direction of North 44°33'00" West and a chord length of 361.64 feet to a ½-inch iron pin set;

THENCE North 37°16'00" West, 158.62 feet to a 5/8-inch iron pin set at the north corner of the 1.80 acre tract recorded in volume 1241, page 264;

THENCE North 44°39'00" West, with the southwest line of said 1.00 acre tract, 407.89 feet to a 5/8-inch iron pin set at the west corner of said 1.00 acre tract;

THENCE North 45°24'00" West, with the northwest line of said 1.00 acre tract, passing the north corner of said 1.00 acre tract and the east corner of the 1.864 acre tract recorded in volume 1241, page 264 at 169.80 feet and continuing with the northeast line of said 1.864 acre tract, in all, 326.80 feet to a 5/8-inch iron pin set at the north corner of said 1.864 acre tract;

THENCE South 44°39'00" West, with the northwest line of said 1.864 acre tract, 494.66 feet to a 1/2-inch iron pin set at the west corner of said 1.864 acre tract; same being in the northeast right-of-way line of said Farm Road 3097(Horizon Road);

THENCE in a northwest direction with the northeast right-of-way line of said Farm Road 3097(Horizon Road) as follows:

North 51°07'00" West, 151.10 feet to a ½-inch iron pin set;

North 45°24'00" West, 183.00 feet to a ½-inch iron pin set in the southeast line of the 5.03 acre tract recorded in volume 186, page 11;

THENCE North 44°39'00" East, with the southeast line of last mentioned 5.03 acre tract, 347.09 feet to a 1/2-inch iron pin set at the east corner of said last mentioned 5.03 acre tract;

THENCE North 45°24'00" West, with the northeast line of said last mentioned 5.03 acre tract, 788.11 feet to a 1/2-inch iron pin set;

THENCE North 01°39'40" West, 1065.69 feet to a 1/2-inch pipe found at the northeast corner of the 2.04 acre tract recorded as exhibit IIIa no. 20140000008432 and the southeast corner of the 5.76 acre tract recorded as clerk's file no. 20130000008756;

THENCE North 01°39'40" West, with the east line of said 5.76 acre tract, passing a 5/8-inch iron pin found the east northeast corner of said 5.76 acre tract at 468.42 feet and continuing with the east line of the 10 acre tract recorded in volume 5705, page 124, in all, 828.80 feet to a mag nail set at the northeast corner of said 290 acre tract, in the center of County Line Road(asphalt paved road);

THENCE North 89°37'20" East, with the north line of said 290 acre tract and with said County Line Road, passing the end of said County Line Road at approximately 1191 feet and continuing in all, 2625.20 feet to the PLACE OF BEGINNING and containing 262.06 acres.

Office work completed on January 28, 2014

Bruce Geer, Registered Professional Land Surveyor, No. 4117
1101 W. University Drive(U. S. Highway 380)
McKinney, Texas 75069
972-562-2689
972-548-4791-fax

According to FEMA maps no. 48397C0040L, 48397C0105L, and 48397C0045L, all dated 9-26-2008, part of the above described tract of land is in the 100 year flood plain.

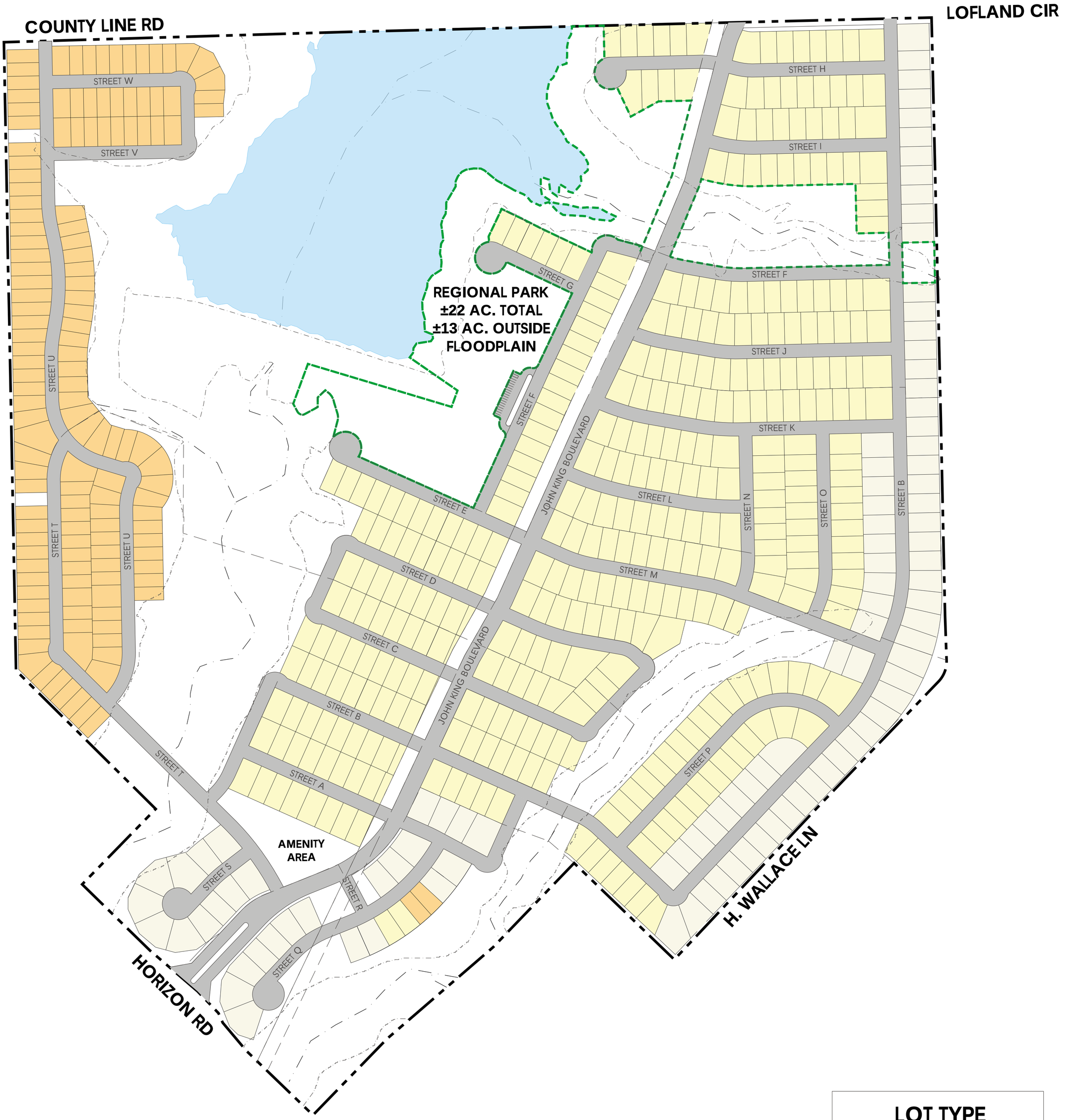
Bearing basis and controlling monuments: Bearings were on right-of-way deed in volume 35, page 269 and were established this bearing is best apparent angular found on northwest right-of-way line of Farm Road 3097 at station 134+17.23 and concrete right-of-way marker found on said northwest right-of-way line at station 79+06. Right-of-way map is on file at the TxDOT Dallas District office.

20 foot wide easements to Lone Star Gas Company in volume 78, page 514 and volume 78, page 518 apply to the above described tract. Exact location of easements were not mentioned in said easement documents.

Easement to Hunter-Mix Rural Conservation District in volume 81, page 101 applies to the above described tract of land. Easement states 30.3 acres are in the permanent pool and 36 acres are in the flood pool. Exact location of the easement is not mentioned in said easement document.

Easement to Texas Utilities Electric Company in volume 1444, page 288 does not apply to the above described tract of land.

Blanket easement to Fannin Electric Cooperative, Inc. in volume 3788, page 19 applies to the above described tract of land. Easement reserves 30 feet in width where overhead or underground lines are installed.



LOT TYPE	
A	60' x 120'
B	70' x 120'
C	50' x 110'

ZONING CONCEPT PLAN

Wallace Tract Concept

Rockwall, Texas

March 07, 2018

Drawing name: \\dalfil02\Projects\NAI\SLD\WFXO7000\700 CADD\709 Planning_Landscape\Planning\Wallace Tract PD_Concept_03.07.2018.dwg
Plotted on: Mar 07, 2018 - 8:18am

JACOBS™

0 100 200 400 800

NOTE: This plan is diagrammatic only and is intended to show potential configuration. This plan is only conceptual and is not based upon a detailed survey of existing site conditions such as property limits, subsurface conditions, limits of trees, topography, utilities, easements, etc. March 07, 2018

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Parks and Open Space

Wallace Tract

Rockwall, Texas

March 07, 2018

Drawing name: \\dalfil02\Projects\NAI\SLD\WFXO7000\700 CADD\709 Planning_Landscape\Planning\Wallace Tract PD_Concept_03.07.2018.dwg
Plotted on: Mar 07, 2018 - 8:42am

JACOBS

0 125 250 500 1000

NOTE: This plan is diagrammatic only and is intended to show potential configuration. This plan is only conceptual and is not based upon a detailed survey of existing conditions such as property limits, subsurface conditions, limits of trees, topography, utilities, easements, etc. March 07, 2018

February 16, 2018

Ryan Miller
City of Rockwall
385 S Goliad
Rockwall, Texas 75087

Hines

Re: Wallace Tract – Proposed PD Zoning – Separate Applicant Requests

Dear Ryan,

Hines is hereby requesting a zoning change on the property bound by Wallace Lane, Horizon Road, County Line Road, and Lofland Circle. The purpose of this request is to create a Planned Development (PD) for a proposed single-family, master-planned community. Please find the zoning change application and PD Development Standards along with the proposed Concept Plan in this submittal.

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 201 cities in 21 countries. Hines has approximately $100 billion of assets under management, including $54.5 billion for which Hines provides fiduciary investment management services, and $45.5 billion for which Hines provides third-party property-level services. The firm has 113 developments currently underway around the world. Historically, Hines has developed, redeveloped or acquired 1,262 properties, totaling over 414 million square feet. The firm's current property and asset management portfolio includes 529 properties, representing over 213 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most-respected real estate organizations in the world. Visit www.hines.com for more information.

In addition to the single-family related items discussed in the PD, Hines has several separate requests, detailed below:

Wallace Lane:

Hines is proposing access to the community through a combination of Horizon and County Line roads (see the enclosed access point exhibit for reference). The project will therefore not add any traffic to the existing Wallace Lane. The other adjacent property that utilizes Wallace Lane, The Oaks at Buffalo Way, has been developed as large lot single-family and is currently the highest and best use for that property. Hines is proposing that the Rockwall Major Thoroughfare plan be amended to call for no expansion to the existing Wallace Lane to reflect the road's sparsely traveled status.

Future Water Line Reimbursement:

As part of the single-family development, Hines will install an off-site water line to connect to the existing water infrastructure along Highway 205 when project phasing demands deem the improvements necessary. The proposed water line will provide capacity to the Wallace Tract as well as other future developments along the path of the line. Discussions with City of Rockwall staff have affirmed that a pro rata reimbursement

as repayment to Hines or its assigns will be disbursed at the time the benefited properties develop. Hines is requesting that the City put in place a reimbursement agreement that will last 10 years with subsequent 10 year extensions to be exercised at Hines or its assigns discretion and details the reimbursement amounts Hines can expect.

City Park Dedication:

Following successful zoning, Hines intends to present to the City of Rockwall Parks Board the plan to dedicate +/- 11 acres for a City of Rockwall Regional Park and an additional amount of open space to be utilized for the City to seek additional grant funding. The park will be dedicated during the platting of the adjacent phase.The City of Rockwall will maintain the Regional Park while the Association created by Hines will maintain the project's internal private park improvements.

Please contact me with any questions.

Sincerely,

Hines Interests Limited Partnership,
a Delaware limited partnership,
its sole Member

By: Hines Holding, Inc.,
a Texas corporation,
its General Partner

By:_____
Name: Robert W. Witte
Title: Senior Managing Director

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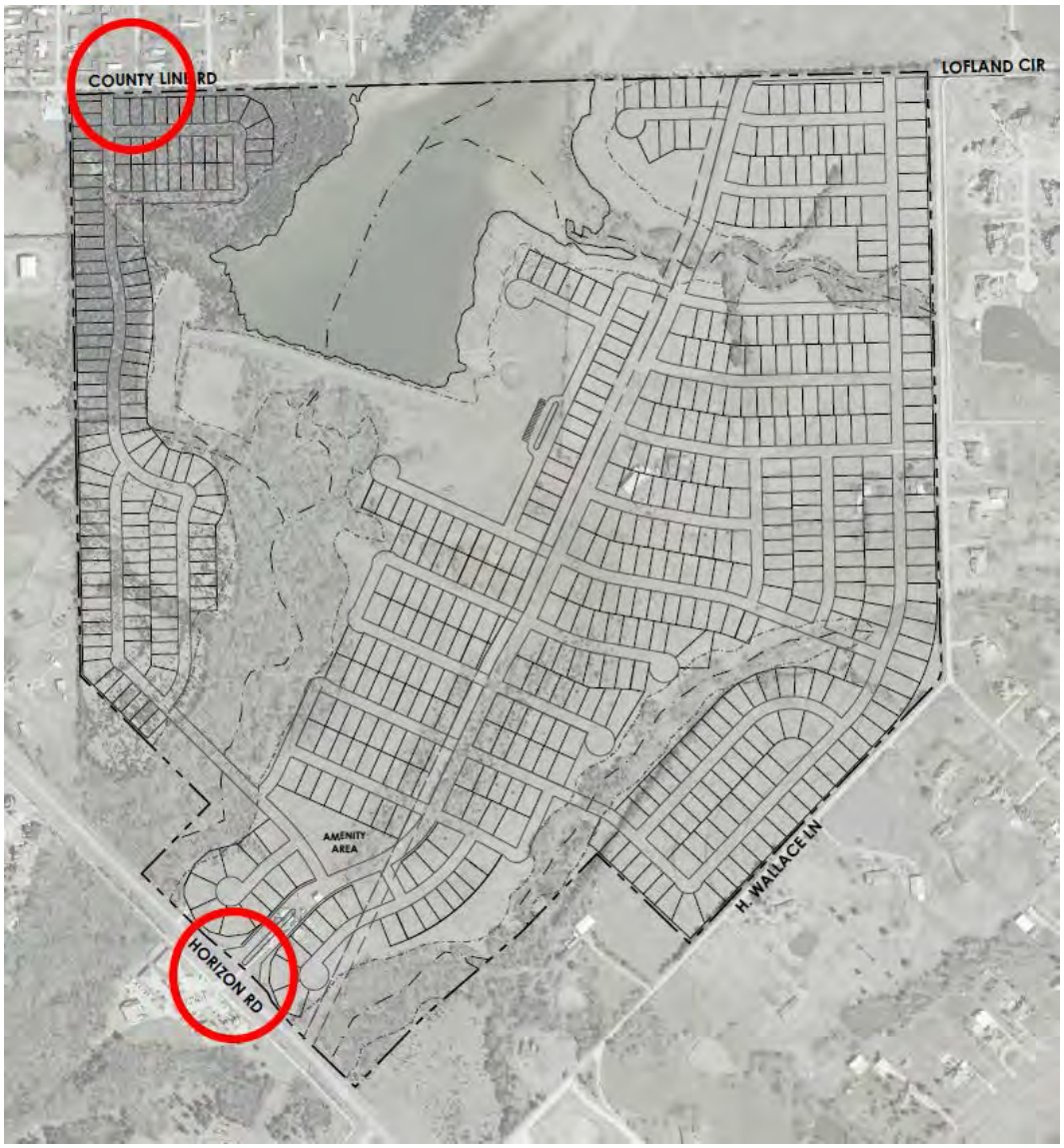
Access Point Exhibit



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1999 Bryan Street, Suite 1200
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www.jacobs.com

March 6, 2018

City of Rockwall
Mr. Ryan Miller, AICP
Director of Planning
385 S. Goliad
Rockwall, Texas 75087

Project Name: Wallace Tract
Project Number: WFXO7000

Subject: Comment Response Letter

Dear Mr. Miller:

Jacobs Engineering Group Inc. (Jacobs) is in receipt of the comments, dated February 16, 2018, on the Wallace Tract and offers the following responses:

(2/21/2018 11:24 AM AW)

1. Get written permission from the NRCS to build in the Wallace Lake easement
   Response: ***Comment acknowledged. Easement information has been acquired and final permission anticipated prior to formal platting process.***

2. All roadways adjacent to the park to be 60' right-of-way and 41' back of curb to back of curb (B-B) street section
   Response: ***Comment acknowledged.***

3. Dedicate right-of-way equal to 60' from the centerline of Horizon
   Response: ***Comment acknowledged.***

4. TIA will be required for Horizon
   Response: ***Comment acknowledged. TIA will be prepared per TxDOT standards and provided to the City of Rockwall for review.***

5. Dedicate 10' of right-of-way the entire length of Wallace Lane and build a minimum of 24' curbed street section with 5' sidewalks and any drainage needed
   Response: ***Comment acknowledged regarding right-of-way dedication. However, we respectfully request a MTP change to remove request of paving construction due to the lack of proposed connection to Wallace Lane.***

6. Dedicate 60’ right-of-way for Cullins and John King through the site and build 41’ B-B with all drainage and utilities
   Response: ***Comment acknowledged regarding John King (north-south collector). However, we respectfully request a MTP change to remove request of paving construction and additional right-of-way dedication for Cullins.***

7. Dedicate 30’ right-of-way for Lofland Circle and building a minimum of 24’ curbed street section with 5' sidewalks and drainage
   Response: ***Comment acknowledged regarding right-of-way dedication. However, we respectfully request a MTP change to remove request of paving construction for Lofland Circle between north-south collector and Wallace Lane.***

8. Dedicate right-of-way for County Line and build a 5’ sidewalk for all property adjacent to County Line
   Response: ***Comment acknowledged.***

9. Construct 12” sewer line from County Line to the FM 3097 lift station
   Response: ***Comment acknowledged. Improvements will be proposed as project phasing progresses.***

10. Construct 12” water line along John King, Lofland Circle, and Cullins Road extension through the site.
    Response: ***Comment acknowledged.***

11. Construct 12” water line along the entire length of Wallace Lane from Horizon to SH 205
    Response: ***Comment acknowledged.***

12. Sewer pro-rata due of $432.74/acre
    Response: ***Comment acknowledged.***

13. Full upgrades of two FM 3097 lift stations to ultimate conditions (wet wells, pumps, electrical, etc.)
    Response: ***Comment acknowledged.***

14. Flood study will require a retainer of $5,000 to start the review. Any additional monies will be billed to the engineer/developer. If there are any credits to the flood study review/information, those monies will be refunded to the engineer/developer.
    Response: ***Comment acknowledged.***

15. 4% engineering inspection fees
    Response: ***Comment acknowledged.***

16. Impact fees will be required
    Response: ***Comment acknowledged. However, we request impact fees credits for any oversized waterlines (from 8” to 12”) or offsite extensions for sanitary sewer to adjacent properties.***

17. FEMA approved LOMR will be required prior to Engineering acceptance of the development and no building permits will be release until the LOMR is approved by FEMA.
    Response: ***Comment acknowledged with the assumption the building permit hold only applies to areas located within a FEMA Zone A hazard area.***

Development Standards

18. All streets will have a standard curb…no roll up curbs
    Response: ***By this comment response letter, we respectfully request a waiver to the standard curb requirement. A rollover or "rollup" curb minimizes future driveway cuts causing potential differential settlement in the public streets as well as adds to the overall aesthetic appearance of the community.***

19. Any trees planted in the right-of-way shall be planted a minimum of 5' from any utility and will require a root barrier
    Response: ***Comment acknowledged.***

20. All sidewalks are to be 2' inside the right-of-way and are a minimum of 5' wide
    Response: ***Comment acknowledged assuming this refers to standard builder-installed sidewalk. Some developer-installed sidewalks may meander into landscape buffer or adjacent easements. Is this acceptable?***

21. All driveway "finishes" shall not extend into the right-of-way and will stop prior to the driveway approach
    Response: ***Comment acknowledged.***

22. All new utilities shall be underground no matter the size or cost effectiveness.
    Response: ***Comment acknowledged.***

Z2018-010; Zoning Change (AG to PD) for the Wallace Tract
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a zoning change from Agricultural (AG) District to Planned Development District for Single Family 7 (SF-7) District land uses on 262.06-acre tract of land identified as Tracts 43, 43-01, 44 & 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally situated at the northwest corner of the intersection of H. Wallace Lane and Horizon Road [FM-3097].
Response: ***Comment acknowledged. Please refer to attached legal description for reference.***

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
Response: ***Comment acknowledged.***

M.3 For reference, include the case number (Z2018-010) in the lower right hand corner of all pages on future submittals.
Response: ***Comment acknowledged.***

I.4 The Future Land Use Map contained within the City's Comprehensive Plan indicates that the subject property is designated as Medium Density Residential, Low Density Residential and Open Space. The proposed zoning does conform to this designation; however, due to the location of the Open Space designation, the City Council will need to amend the Future Land Use Map to reflect a Low Density Residential designation for the entire property.
Response: ***Comment acknowledged.***

I.5 The City's Master Thoroughfare Plan (MTP) indicates John King Boulevard as a M4U and County Line Road, Wallace Lane and Cullins Road as Minor Collectors. These roadways are not depicted on the applicant's plans and will require the City Council to amend the Master Thoroughfare Plan (MTP) in order to approve the zoning.
Response: ***Comment acknowledged. We respectfully request an amendment to the MTP as proposed.***

I.6 The City's Parkland Dedication Ordinance requires a minimum of contiguous 11-acres outside of the floodplain to constitute dedication as a Neighborhood Park. The 11.5-acres of proposed parkland dedication only has nine (9) acres of land outside of the floodplain. This will require discretionary approval of the Parks Board.
Response: ***Plan revised to indicate additional Parkland Dedication beyond initial submittal. Total acreage expected to be +/-112 acres with no less than 28 acres outside of the floodplain.***

M.7 Since the proposed park area does not meet the City's minimum standards and will require discretionary approval please removed the words "City Park" from the concept plan.
Response: ***Referenced as "Regional Park" on revised Concept Plan and total area increased to meet the City's minimum standard.***

M.8 The City's Comprehensive Plan and Planned Development standards contained in the Unified Development Code (UDC) require a minimum of 20% open space (with floodplain only counting at a ratio of 0.5-acres per one [1] acre dedicated as open space). Please indicate the total amount of open space being provided with this development.
Response: ***Comment acknowledged. Please reference below "concept" chart. Exact final acreages subject to change, but will meet minimum 20% requirement of total open space with "out of floodplain" areas to meet minimum 10% of overall project.***

Park Area	***± Acres***
Amenity Center	***2***
Regional Park Area Out of Floodplain	***13***
Regional Park Area In Floodplain	***9***
Open Space Out of Floodplain	***19.5***
Open Space In Floodplain	***39.5***
NRCS Lake and Dam Area	***29***
Total:	***112***

M.9 The City's Comprehensive Plan states that there should be a Neighborhood Oriented Park Ratio of at least one (1) acre of parkland for every 20 residential lots. Please indicated conformance to this ratio.

Response: ***With a maximum allowable 645 lots, this equates to a required 32.25 acres. The proposed concept plan has park and open space area in excess of 100 acres by the previous comment response.***

I.10 The City's Comprehensive Plan states that homes should be single loaded on to open space. Consider re-orienting some of the lots on the interior to face towards the open space as opposed to siding onto the open space. In addition, the primary street running north/south could utilize in a boulevard design to increase the green space and to increase conformity to the Comprehensive Plan.

Response: ***Several evaluations were considered upon receiving this comment. The proposed concept plan indicates several areas with single loaded streets open to the floodplain and open space areas. We believe this combination of single loaded streets in addition to lots backing directly to open space provide an appropriate balance of community feel and premium lot diversity. The primary street running north south has an extra-large landscape buffer on the western side utilizing an existing gas line easement. This alignment of the collector street is utilized to maintain an open corridor feel without the higher speeds associated with a boulevard section.***

M.11 The City's Comprehensive Plan states that lots less than 12,000 SF should be no further than 800-feet from a public park or open space. Please provide an exhibit demonstrating conformance to the 800-foot rule.

Response: ***Comment acknowledged. Refer to attached "800' Rule" exhibit attached demonstrating conformance to this requirement.***

I.12 The City's Comprehensive Plan calls for cul-de-sacs to be utilized only where it is absolutely necessary for the design of a residential subdivision. The purpose of this is to create an interconnected street pattern that offers flexibility of routes. Please look to reduce the use of cul-de-sacs in the design of the subdivision.

Response: ***Comment acknowledged. Plan adjustments were made to remove multiple cul-de-sacs, reducing the overall cul-de-sacs proposed by nearly 30%.***

I.13 The City's Comprehensive Plan states that all residential lots less than 16,000 SF in size should be served by an alleyway. In addition, the City's Engineering Standards of Design Manual requires alleyways with all new residential development. This will be required to be waived by the City Council.

Response: ***We respectfully request waiver of the alley requirement on this proposed development.***

M.14 The Unified Development Code (UDC) does not permit "flat, front entry garages". Consider reducing the amount of "flat, front entry garages" to less than 30% of the total number of garages. In lieu of "flat, front entry garages", consider utilizing garages that are a minimum of 20-feet behind the front façade of the home or J-Swing garages (also referred to as Traditional Swing garages). At a minimum, lots utilizing a "flat, front entry garage" should be setback a minimum of 25-feet from public right-of-way to allow for sufficient room for off-street parking.

Response: ***The 50' wide lots along the western boundary are defined by a 20' front yard setback. By this response, we propose to reduce the number of lots with a 20' setback from 75% to a total of 50% of the overall allowed 50' lots. Generally, the initial requested comment would be acceptable; however, the existing Wallace Lake emergency spillway would cause a physical constraint to additional lot depth in this area. Therefore, we request some consideration to retain at least 50% of the lots in this area to a 20' building setback. The proposed PD requires upgraded driveway finishes and garage doors to enhance the aesthetic appear for the overall development.***

I.15 The proposed Anti-Monotony Standards are the minimum standards. Consider the Anti-Monotony Standards approved with PD-63 [Ordinance No. 14-49].

Response: ***Consideration of the approved PD-63 was evaluated; however, we believe the proposed anti-monotony standards consistent with the requirements of the Planned Development Regulations to be appropriate for this project.***

M.16 Based on the submitted concept plan please make the following technical corrections for clarity:

1) Please label all streets (i.e. Street A, Street B, etc.) for reference.
2) Under the legend for lot types, please indicate the product type.

Response: ***Comment acknowledged. Refer to updated exhibits.***

I.17 Please note that the pro-rata for the proposed water line will be handled after the installation of the water line and will not be incorporated into the zoning process.

Response: ***Comment acknowledged. However, please provide some indication on how the pro-rata fee is defined and logistical process of agreement approvals.***

I.18 Based on the submittal, the following items will require special consideration from the City Council:

1) Changes to the Master Thoroughfare Plan (MTP).
2) The proposed garage standards (i.e. amount of flat, front entry product proposed).
3) Lay down curbs differ from the street cross section permitted by the Engineering Standards of Design and will require City Council approval.

Response: ***Comment acknowledged.***

M.19 Please provide digital copies of all pictures depicted in the ordinance in a .png or .jpg format.
Response: ***Comment acknowledged.***

M.20 Please provide a copy of the legal description in .docx format.
Response: ***Comment acknowledged.***

M.21 Please review the attached draft ordinance prior to the February 27, 2018 Planning & Zoning Commission meeting.
Response: ***Comment acknowledged.***

I.22 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 6, 2018; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 13, 2018 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on February 27, 2018.
Response: ***Comment acknowledged.***

I.23 The projected City Council meeting dates for this case will be March 19, 2018 [1st Reading] & April 2, 2018 [2nd Reading].
Response: ***Comment acknowledged.***

We appreciate this opportunity to respond to your comments. Please contact me if you need additional information.

Sincerely,

Kevin C. Kessler, P.E.
Project Manager
214.920.8106
Kevin.Kessler@Jacobs.com

KCK/shb

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 262.06-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 43, 43-01, 44 & 44-01 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Kevin Kessler, PE of Jacobs Engineering, Inc. on behalf of Mike Wallace of Wallace Partners, LP for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses, on a 262.06-acre tract of land identified as Tracts 43, 43-01, 44 & 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a

DRAFT ORDINANCE 03-19-2018

condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* An *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with an *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and an *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and

each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF APRIL, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 19, 2018*

2nd Reading: *April 2, 2018*

DRAFT ORDINANCE 03.19.2018

Exhibit 'B':
Legal Description and Survey

SITUATED in Rockwall County, Texas in the W.W. Ford Survey, abstract no. 80, being a survey of part of the 290 acre tract described in a deed from J. O. Wallace and wife, Mary E. Wallace to J.H. Wallace, dated September 19, 1947, recorded in volume 42, page 616 of the Rockwall County deed records, being described by metes and bounds as follows:

BEGINNING at a ½ –inch iron pin set at the northeast corner of said 290 acre tract, at the extension of H. Wallace Lane from the south and east; same being the northwest corner of The Oaks of Buffalo Way, Phase I,

THENCE southerly with said H. Wallace Lane as follows:

South 00°56'49" East, with the west line of said The Oaks of Buffalo Way, Phase I, passing the west-southeast corner of said The Oaks of Buffalo Way, Phase I and the northwest corner of the Oaks of Buffalo Way, Phase II recorded in volume F, page 65 of the Rockwall County plat records at 814.17 feet and continuing with the west line of said The Oaks of Buffalo Way, Phase II, in all 1440.71 feet to a mag nail set;

South 01°06'14" East, with the west line of Willowcrest Estates, recorded in volume C, page 343 of the Rockwall County plat records, 1047.55 feet to a mag nail set;

THENCE South 44°02'34" West, 1262.91 feet to a ½ –inch iron pin set;

THENCE North 46°09'31" West, with the northeast line of the 3.00 acre tract recorded in volume 177, page 570,497.07 feet to a ½-inch iron pin set at the north corner of said 3.00 acre tract;

THEN South 43°50'29" West, with the northwest line of said 3.00 acre tract, passing the west corner of said 3.00 acre tract and the north corner of the 5.17 acre tract at 261.36 feet and continuing with the northwest line of said 5.17 acre tract, in all, 711.86 feet to a 3/8-inch iron pin found at the west corner of said 5.17 acre tract; same being in the northwest line of the 5.00 acre tract recorded in volume 180, page 592;

THENCE North 46°09'27" West, with the northeast line of said 5.00 acre tract, 255.10 feet to a ½ inch iron pin set at the north corner of said 5.00 acre tract;

THENCE South 43°50'29" West, with the northwest line of said 5.00 acre tract, 461.50 feet to a ½-inch iron pin set at the west corner of said 5.00 acre tract;

THENCE South 46°09'31" East, with the southwest line of said 5.00 acre tract 3.01 feet to a ½–inch iron pin set at the north corner of the 5.00 acre tract recorded in volume 182, page 9;

THENCE South 43°50'29" West, with the northwest line of the last mentioned 5.00 acre tract, 410.04 feet to a ½-inch iron pin set in the northeast right-of-way line of Farm Road 3097(Horizon Road);

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Exhibit 'B':
Legal Description and Survey

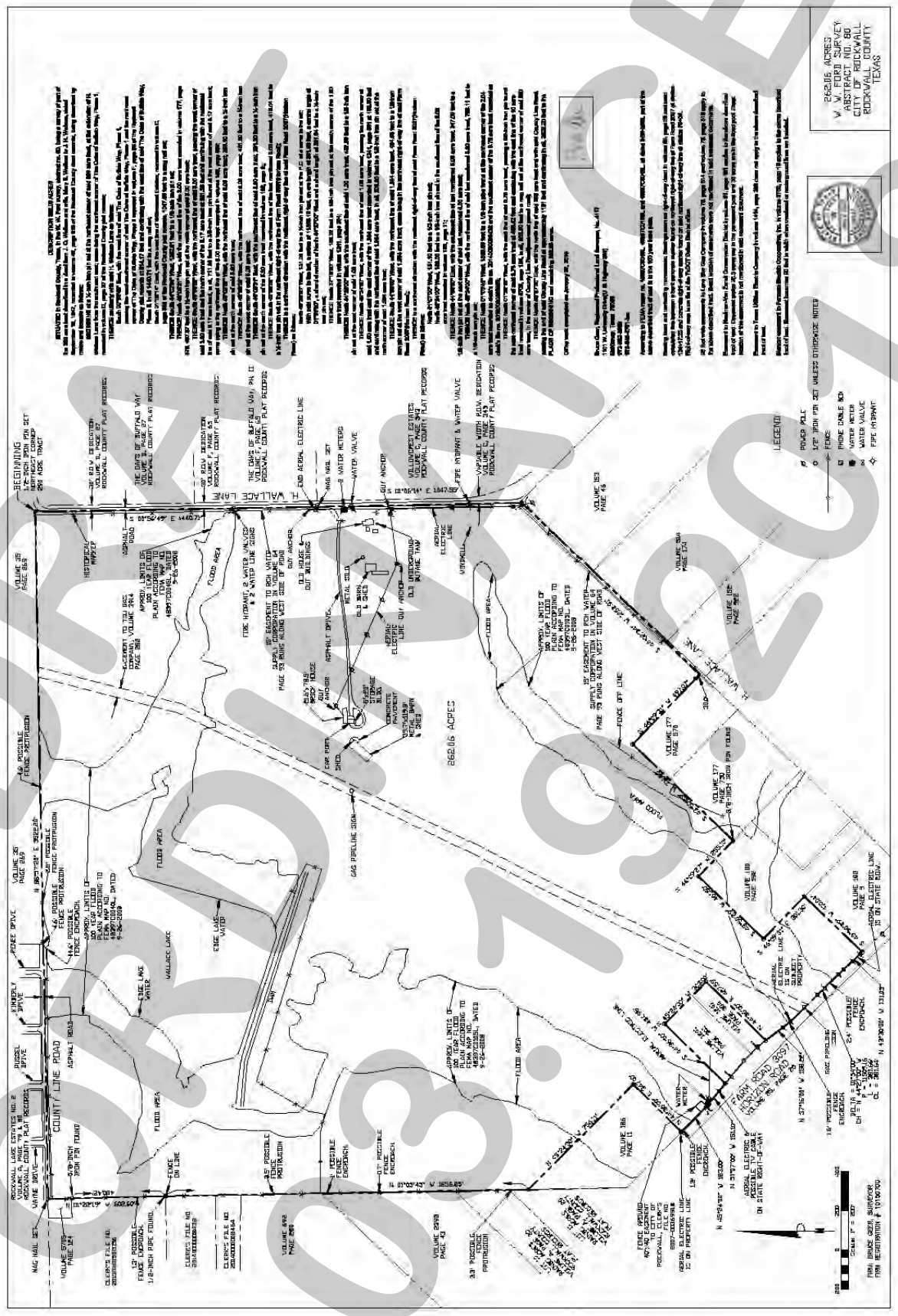

Exhibit 'C':
Concept Plan

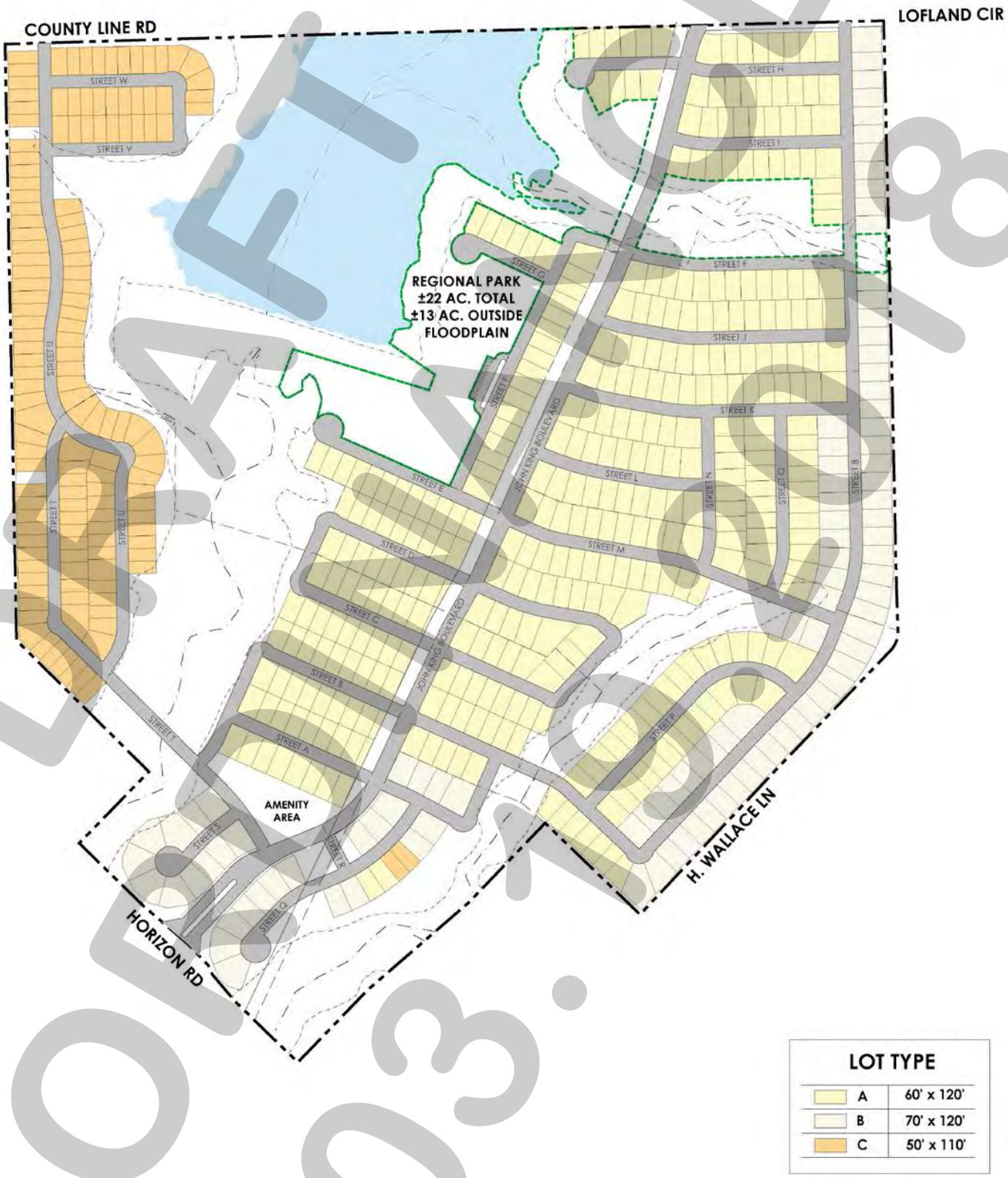

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Exhibit 'D':
Density and Development Standards

Density and Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	60' x 120'	7,200 SF	385	59.69%
B	70' x 120'	8,400 SF	110	17.05%
C	50' x 110'	5,500 SF	150	23.26%
		Maximum Permitted Units:	*645*	*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article V, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed *2.50* dwelling units per gross acre of land; however, in no case should the proposed development exceed *645* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width [1]	60'	70'	50'
Minimum Lot Depth	120'	120'	110'
Minimum Lot Area	7,200 SF	8,400 SF	5,500 SF
Minimum Front Yard Setback [2], [4] & [5]	20'	20'	20'
Minimum Side Yard Setback	5'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street)	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'
Maximum Height [3]	36'	36'	36'
Minimum Rear Yard Setback	15'	15'	15'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	2,200 SF	2,500 SF	2,000 SF
Garage Orientation	*J-Swing or Front*	*J-Swing or Front*	*J-Swing or Front*
Maximum Number of Front Entry Garages Permitted	270	77	150
Maximum Lot Coverage	65%	65%	65%

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: A minimum of 50% of the front entry garages for *Lot Type C* shall have a minimum setback of 25-feet.

[5]: Lots fronting onto a curvilinear street or cul-de-sac may have the lot width reduced by up to 20% (*as measured from the front property line*) provided that the lot width is met at the front building line.

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4. *Building Standards.* All development shall adhere to the following building standards:

   (a) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 90%, with front façades being 100% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only. Siding products (*e.g. HardiBoard or Hardy Plank*) shall not be visible from any major thoroughfare (*i.e. John King Boulevard and Horizon Road on Exhibit 'B' of this ordinance*).

   (b) Roof Pitch. A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch. Rear elevations may have a 6:12 roof pitch.

   (c) Garage Orientation. Garages shall be oriented in a *traditional swing* (or *j-swing*) or in a flat, front entry configuration (*i.e. even with the front façade of the primary structure*) in accordance with the requirements established in *Table 2: Lot Dimensional Requirements* of this ordinance. Garages utilizing a *traditional swing* (or *j-swing*) are permitted to have a second garage door facing the street behind the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (*e.g. Carriage House Collection by the Overhead Door Corporation or a similar alternative -- to be approved by staff*) [*an example of an enhanced garage is depicted in Figure 1*]. All garage configurations not conforming to this section shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code (UDC).

Figure 1: *Enhanced Garage Example*



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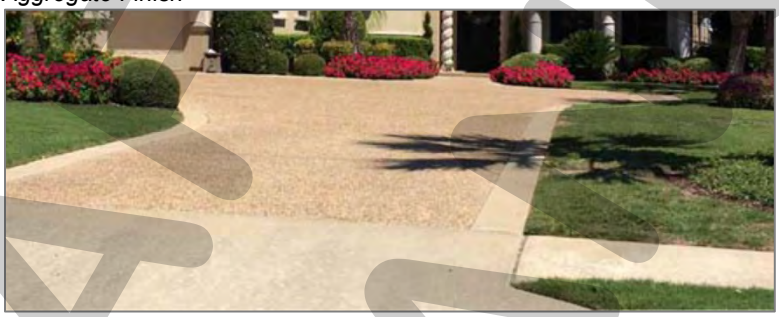
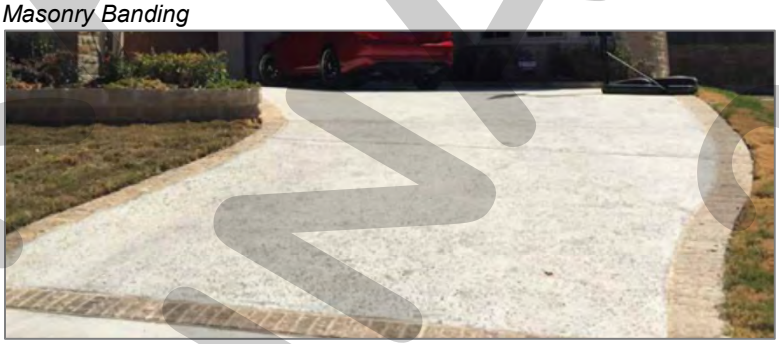
(d) *Driveways.* All driveways are required to incorporate upgraded finishes, treatments or materials [*examples of upgraded finishes, treatments or materials is depicted in Figure 2*]. No standard broom-finished concrete driveways shall be permitted; however, all upgraded finishes, treatments or materials shall be terminated at the property line.

Figure 2: *Enhanced Driveway Examples*

Aggregate Finish



Masonry Banding



Stamped Color Concrete



Rock Salt Finished Concrete



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03.09.2018

5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (*for spacing requirements see the illustration below*).

Table 3 : Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	60' x 120'	(1), (2), (3)
B	70' x 120'	(1), (2), (3)
C	50' x 110'	(1), (2), (3)

(1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or adjacent thoroughfare shall not repeat without at least four (4) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Permitted Encroachment Type and Layout
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

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Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.

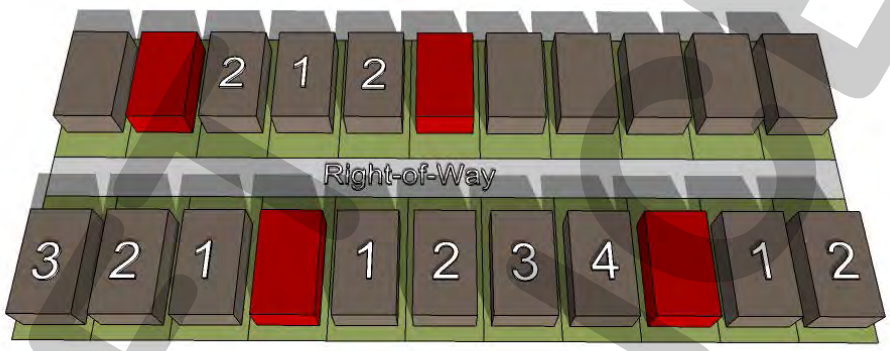
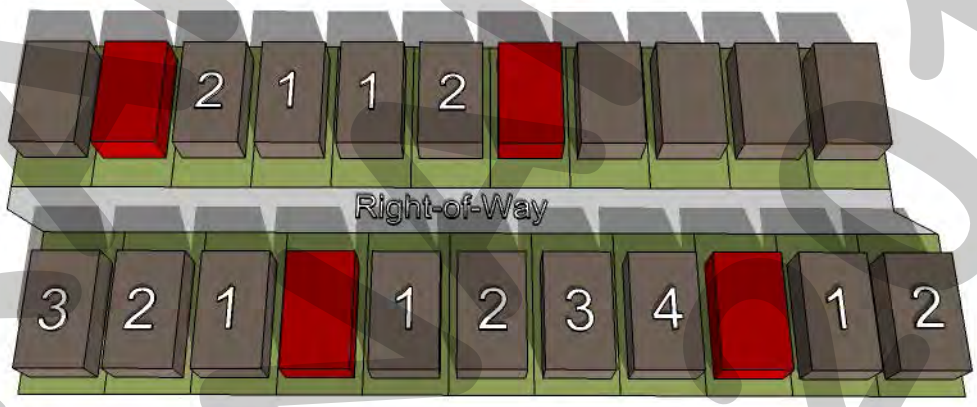


Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) Wood Fences. All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters.

(b) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(c) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(d) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

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7. Landscape and Hardscape Standards.

(1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless specifically provided below. The following tree species are approved for planting within this subdivision:

(a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Allen Elm, Chinese Pistachio, Shumard Oak, Sycamore, Live Oak and Burr Oak.

(b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer and Sidewalks (Horizon Road). A minimum of a 20-foot landscape buffer shall be provided along Horizon Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(b) Landscape Buffers (Wallace Lane). A minimum of a 10-foot landscape buffer shall be provided along Horizon Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate one (1) canopy tree per 20-feet of linear frontage.

(c) Landscape Buffers (John King Boulevard). A minimum of a 10-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate one (1) canopy tree per 50-feet of linear frontage.

(3) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single-family lots situated within the proposed subdivision shall be landscaped with canopy trees in the following sizes and proportions:

(i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

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(4) *Street Trees.* The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines.

(5) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA). Landscape irrigation will not be required in *Native/Natural* areas near the NRCS lake dam, overflow structure and floodplain areas proposed to be left undisturbed.

(6) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

9. *Curbing*. Lay down curbing may be incorporated on street sections that are approved by the City of Rockwall Engineering Department and City Council, and shall be required to be indicated on the *Preliminary Plat*.

10. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

11. *Sidewalks.* All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

12. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

13. *Open Space.* The development shall consist of a minimum of *20%* open space (*or a minimum of 52.412-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (*including landscape buffers*) shall be maintained by the Homeowner's Association (HOA).

14. *Neighborhood Signage and Enhancements.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision in

DRAFT 05.15.2018

general conformance to the signage depicted in *Figure 3*. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

Figure 3: *Neighborhood Signage*



The developer shall provide enhanced landscaping areas within the *Subject Property* as generally depicted in *Figure 4*. The final design of these areas shall be provided on the *PD Site Plan*.

Figure 4: *Landscaping Enhancement Areas*



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15. *Drainage Standards.* The development shall comply with existing drainage standards including the permissible spread of water in the streets and permissible gutter flow through intersections as outlined in the City of Rockwall's *Standards of Design and Construction*. The proposed drainage areas, flow patterns, and storm drain system that will be constructed shall be based on the City's drainage criteria and be identified on a *Conceptual Drainage Plan*, which shall be submitted with the *Civil Plans* at the time of *Engineering* submittal. The *Conceptual Drainage Plan* shall be reviewed and approved by the Engineering Department in compliance with engineering standards.

16. *Amenity Center*. The development shall include a fully established turfed and irrigated private *Amenity Center* as general depicted in *Exhibit 'C'* of this ordinance and as depicted in *Figure 5*. The final design of the *Amenity Center* will be determined with the *PD Site Plan.* In addition, this area shall incorporate the following improvements:

    (a) Upgraded Playground Facilities
    (b) Covered Shade Structure
    (c) Swimming Pool
    (d) Picnic Area
    (e) Benches
    (f) Landscaping Features (*including upgraded planting beds, canopy trees and ornamental trees*)

Figure 5: *Amenity Center Layout*



17. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open

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space and common areas (*including drainage facilities*), irrigation, landscaping, amenity center, screening fences and neighborhood signage associated with this development.

18. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

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03.19.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 03/19/2018

APPLICANT: Worth Williams, *Moore Worth Investments, LLC*

AGENDA ITEM: **Z2018-011;** *SUP for a Restaurant with Drive-Through*

SUMMARY:

Hold a public hearing to discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of a Specific Use Permit (SUP) for a restaurant with drive-through facilities in a General Retail (GR) District on a 0.81-acre parcel of land identified as Lot 3, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1945 N. Goliad Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant Worth Williams with Moore Worth Investments, LLC is requesting the approval of a Specific Use Permit (SUP) to allow for a *restaurant with drive-through/drive-in facilities* in a General Retail (GR) District. According to Planned Development District 65 (PD-65) the subject property is subject to the development standards and land uses permitted for the General Retail (GR) District with the exception of some additional land uses, which are prohibited by the ordinance. In addition, the *Permissible Use Charts* contained in Article IV, *Permissible Land Uses*, of the Unified Development Code (UDC) stipulates that restaurants, greater than 2,000 SF, with drive-through or drive-in facilities require a SUP in the General Retail (GR) District. The UDC goes on to require that all restaurants with drive-through and drive-in facilities meet the following two (2) criteria: [*1*] the restaurant shall not have access to local residential streets, and [*2*] the drive-through/drive-in shall provide stacking lanes capable of cueing a minimum of six (6) cars per lane. In this case, the proposed restaurant with drive-through is 2,200 SF in size and provides stacking lanes that can accommodate six (6) cars. The lot that the proposed restaurant will be situated on does not have direct access to any streets and will receive its access through cross access easements dedicated on adjacent properties. In addition, these properties do not have driveway approaches onto any residential streets, and receive all access from N. Goliad Street [*SH-205*] and N. Lakeshore Drive. The applicant has provided a concept plan and conceptual building elevations; however, staff should note that the property is located within an overlay district (*i.e. North SH-205 Overlay [N. SH-205 OV] District*) and that the building elevations will be subject to review by the Architectural Review Board (ARB) at the time of site plan. General conformance to these plans (*i.e. concept site plan and building elevations*) has been made a condition of approval for this case. Based on staff's review, both the concept plan and building elevations appear to meet all the requirements of Planned Development District 65 (PD-65) (*i.e. the building area does not exceed 20,000 SF and the height of the building does not exceed 28-feet*).

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1.401-acre parcel of land identified as *Lot 2, Block A, Lakeshore Commons Addition* and zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses. Beyond this is N. Lakeshore Drive, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. North of this thoroughfare is a pharmacy (*i.e. Walgreens*), which is on a 1.9894-acre parcel of land identified as *Lot 1, Block B, North Lakeshore Valley Addition* and zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses.

South: Directly south of the subject property is a 0.778-acre parcel of land identified as *Lot 4, Block A, Lakeshore Commons Addition* and zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses. Beyond this is an 11.8179-acre tract of open space that was dedicated to the City of Rockwall as part of Planned Development District 65 (PD-65). This property is identified as *Tract 8-2 of the J. H. B. Jones Survey, Abstract No. 124*.

East: Directly east of the subject property is N. Goliad Street [*SH-205*], which is identified as a TXDOT4D (*TXDOT, four [4] lane, roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. East of this thoroughfare is an 11.236-acre parcel of land identified as *Lot 1, Block A, Kroger 205 Addition*, which is zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses and is currently occupied with a grocery store (*i.e. Kroger*).

West: Directly west of the subject property is an 11.8179-acre tract of open space that was dedicated to the City of Rockwall as part of Planned Development District 65 (PD-65). This property is identified as *Tract 8-2 of the J. H. B. Jones Survey, Abstract No. 124*.

NOTIFICATION:

On February 27, 2018, staff mailed 29 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Random Oaks/Shores, Stone Creek, Quail Run Valley and Lakeview Summit Homeowner's Associations (HOA's), which are the only HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices returned.

RECOMMENDATIONS:

Should the City Council chooses to approve the applicant's request, staff would offer the following conditions of approval:

1) The restaurant shall be subject to the following operational conditions, which are contained in the SUP ordinance:

   (a) The site plan shall generally conform to the concept plan depicted in *Exhibit 'B'* of the SUP ordinance.

   (b) The building elevations shall generally conform to the concept building elevations depicted in *Exhibit 'C'* of the SUP ordinance; however, the elevations shall be subject to review and recommendation by the Architectural Review Board (ARB).

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other

applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On March 13, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request by a vote of 5-0, with Chairman Lyons and Commissioner Trowbridge absent.



City of Rockwall

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

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

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City of Rockwall

Planning & Zoning Department
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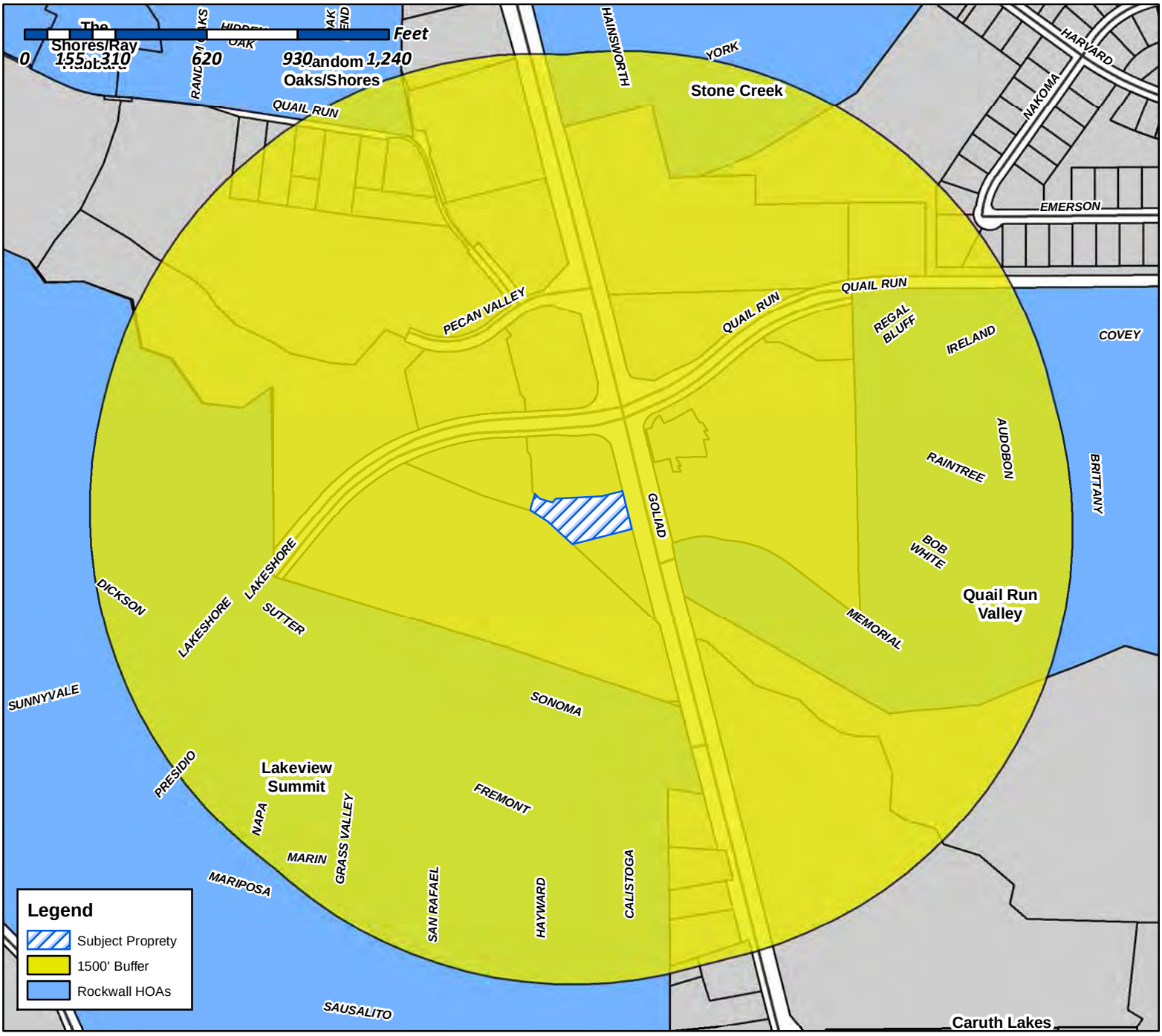
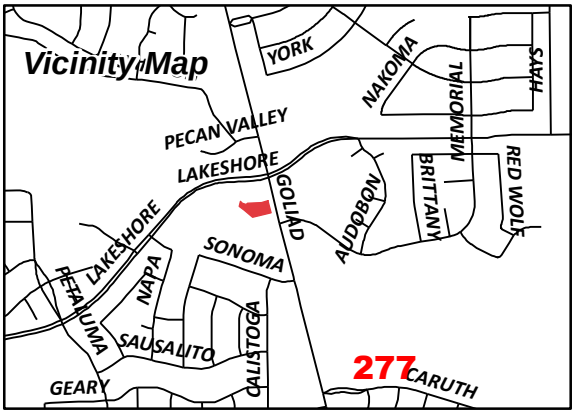


Case Number: Z2018-011
Case Name: SUP for a Restaurant with a Drive-through
Case Type: Zoning
Zoning: PD-65
Case Address: 1945 N. Goliad Street



Date Created: 02/20/2018
For Questions on this Case Call (972) 771-7745

From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: RE: Neighborhood Notification Program: Notice of zoning request
Date: Wednesday, February 28, 2018 4:18:36 PM
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request will be published in the Rockwall Herald Banner ***March 2, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 3/13/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 3/19/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2018-011- Hold a public hearing to discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of a Specific Use Permit (SUP) for a restaurant with drive-through facilities in a General Retail (GR) District on a 0.81-acre parcel of land identified as Lot 3, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1945 N. Goliad Street, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

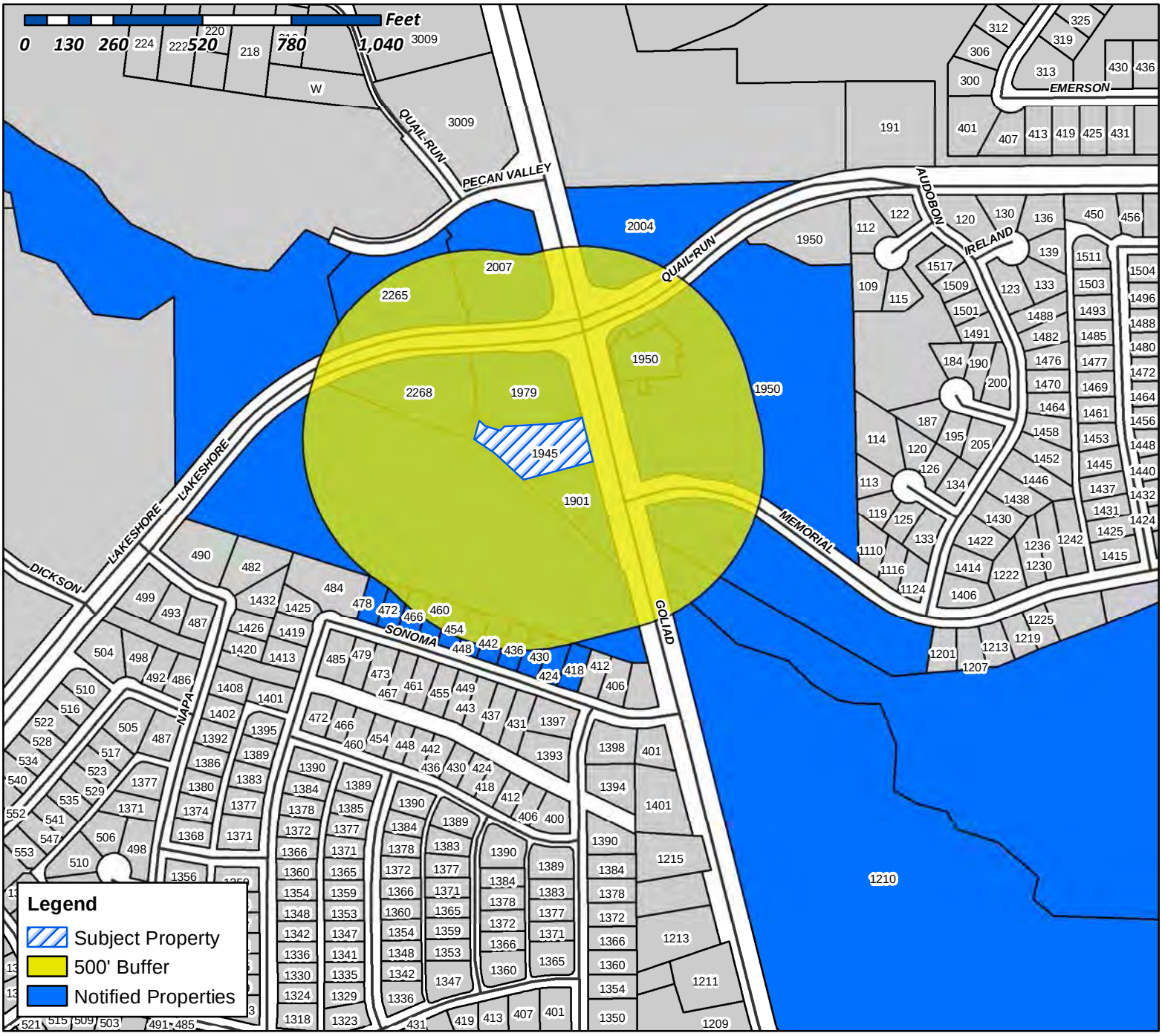
Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

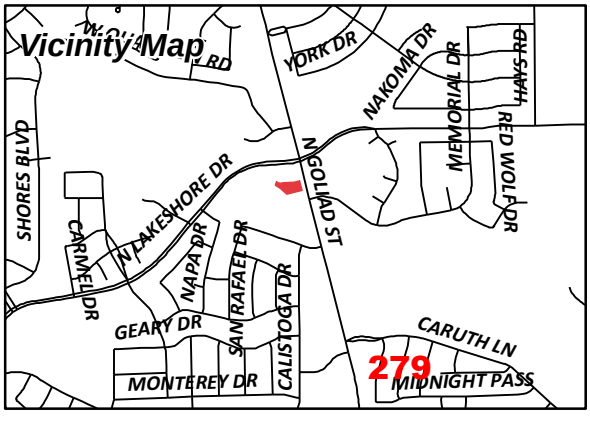
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2018-011
Case Name: SUP for a Restaurant with a Drive-through
Case Type: Zoning
Zoning: PD-65
Case Address: 1945 N. Goliad Street



Date Created: 2/20/2018
For Questions on this Case Call (972) 771-7745

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CURRENT RESIDENT
1210 N GOLIAD
ROCKWALL, TX 75087

YMCA OF DALLAS
1621 W WALNUT HILL LN
IRVING, TX 75038

CURRENT RESIDENT
1901 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1945 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1979 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2268 N LAKESHORE DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
2500 LEGACY DR 0
FRISCO, TX 75034

COLE HC ROCKWALL TX LLC
3150 HORIZON RD
ROCKWALL, TX 75032

KENNIMER ERIC AND
418 SONOMA DRIVE
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

BRAHIMAJ SHABAN A
424 SONOMA DR
ROCKWALL, TX 75087

DANNA RUSSELL JOHN & SUSAN LYNN
430 SONOMA DRIVE
ROCKWALL, TX 75087

MILLER TOBY M &
436 SONOMA DR
ROCKWALL, TX 75087

RENICK TINA NEILE
442 SONOMA DR
ROCKWALL, TX 75087

TOMASINO JUAN C &
448 SONOMA DR
ROCKWALL, TX 75087

BAXTER LINDA E
454 SONOMA DR
ROCKWALL, TX 75087

LOVEJOY LARRY S & MELISSA L
460 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
466 SONOMA DR
ROCKWALL, TX 75087

SIMMONS DUSTAN LEE & FAYE E
472 SONOMA DR
ROCKWALL, TX 75087

TRAN HIEU M AND
478 SONOMA DRIVE
ROCKWALL, TX 75087

REBAC OF ROCKWALL LLC
6000 UNIVERSITY AVE 0
WEST DES MOINES, IA 50266

KLEMM OTTO H & MERY
667 SANCTUARY GOLF PLACE
APOPKA, FL 32712

280

EXHIBIT "A"

PART OF LOT 3, BLOCK A
LAKESHORE COMMONS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being part of Lot 3, Block A of Lakeshore Commons Addition, Lots 1-4, Block A, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet J, Page 185 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in the West line of State Highway No. 205 at the Northeast corner of the above cited Lot 3, said point also being the Southeast corner of Lot 2;

THENCE S. 14 deg. 17 min. 14 sec. E. with the West line of State Highway No. 205 a distance of 113.72 feet to a 1/2" iron rod set for corner;

THENCE S. 75 deg. 42 min. 46 sec. W. a distance of 223.43 feet to an "X" cut in wall set for corner in the Northeast line of that tract of land described as Tract 1 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5670, Page 162 of the Real Property Records of Hunt County, Texas, said point also being in the Southwest line of Lot 3;

THENCE N. 47 deg. 23 min. 51 sec. W. with a Northeast line of said City of Rockwall tract a distance of 90.74 feet to an "X" cut in wall set for corner;

THENCE N. 56 deg. 32 min. 05 sec. W. with a Northeast line of said City of Rockwall tract a distance of 71.85 feet to an "X" cut in wall set for corner at the West corner of Lot 3, said point also being a South corner of Lot 1;

THENCE N. 16 deg. 39 min. 03 sec. E. with a Northwest line of Lot 3 and a Southeast line of Lot 1 a distance of 56.72 feet to an "X" cut in concrete set for corner in a Southwest line of Lot 2 at a North corner of Lot 3, said point also being a corner of Lot 1;

THENCE S. 47 deg. 14 min. 05 sec. E. with a Northeast line of Lot 3 and a Southwest line of Lot 2 a distance of 22.78 feet to an "X" cut in concrete found for corner;

THENCE S. 72 deg. 06 min. 04 sec. E. with a Northeast line of Lot 3 and a Southwest line of Lot 2 a distance of 46.17 feet to a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found for corner;

THENCE N. 42 deg. 07 min. 52 sec. E. with a Northwest line of Lot 3 and a Southeast line of Lot 2 a distance of 17.76 feet to a 1/2' iron rod with cap stamped "STOVALL & ASSOC." found for corner;

THENCE N. 86 deg. 59 min. 47 sec. E. with a North line of Lot 3 and a South line of Lot 2 a distance of 154.50 feet to a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found for corner;

THENCE N. 75 deg. 42 min. 46 sec. E. with a North line of Lot 3 and a South line of Lot 2 a distance of 74.36 feet to the POINT OF BEGINNING and containing 0.814 acres of land.

BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM

20 0 20 40

Scale 1" = 20'

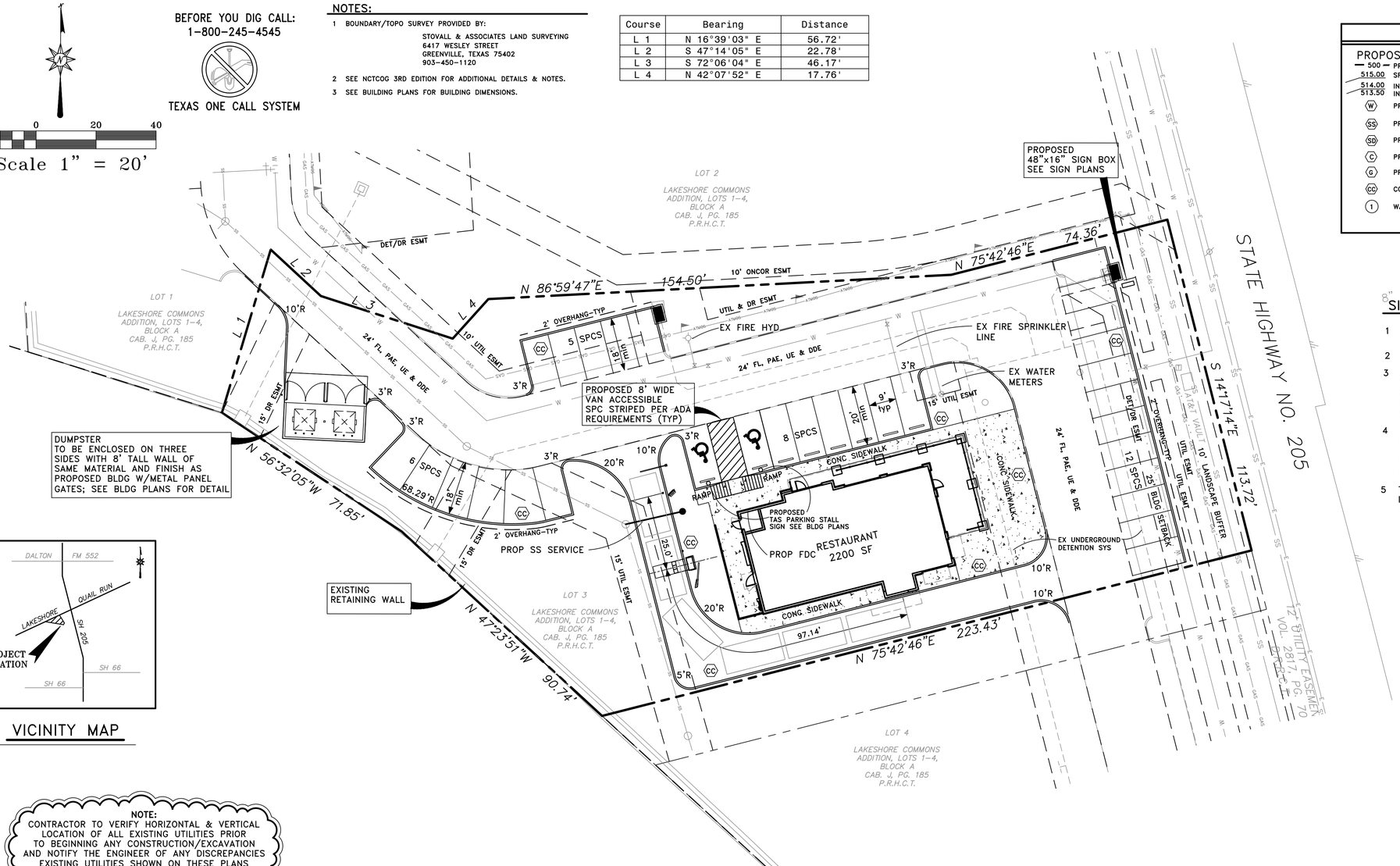
NOTES:

1 BOUNDARY/TOPO SURVEY PROVIDED BY:
STOVALL & ASSOCIATES LAND SURVEYING
6417 WESLEY STREET
GREENVILLE, TEXAS 75402
903-450-1120

2 SEE NCTCOG 3RD EDITION FOR ADDITIONAL DETAILS & NOTES.

3 SEE BUILDING PLANS FOR BUILDING DIMENSIONS.

Course	Bearing	Distance
L 1	N 16°39'03" E	56.72'
L 2	S 47°14'05" E	22.78'
L 3	S 72°06'04" E	46.17'
L 4	N 42°07'52" E	17.76'



VICINITY MAP

NOTE:
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS

OFFSITE BENCHMARK - STEEL ROD W/ACCESS CAP STAMPED N 1495 1986 @ THE INTERSECTION OF THE NORTH LINE OF AIRPORT ROAD WITH THE WEST LINE OF THE AIRPORT ACCESS ROAD.
ELEVATION = 566.70' (VERTICAL DATUM: NAVD 1988)

BM#1 = 1/2" IRON ROD WITH CAP STAMPED "STOVALL TRAVERSE" LOCATED AT THE INTERSECTION OF THE NORTH LINE OF PECAN VALLEY DRIVE WITH THE WEST LINE OF STATE HIGHWAY NO. 205.
ELEVATION = 480.51'

BM#2 = BOX CUT ON TOP OF INLET (NORTHWEST CORNER) IN THE SOUTH LINE OF LAKESHORE DRIVE ± 475' WEST OF STATE HIGHWAY NO. 205.
ELEVATION = 468.05'

ADA BARRIER-FREE RAMP REQUIREMENTS:

1 TEXTURE: SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR TRUNCATED DOMES (SEE TAS/ADS STDS FOR ADDITIONAL OPTIONS). SURFACE MUST BE DETECTABLE UNDER FOOT. SURFACES THAT ARE RAISED OR ETCHED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE

2 CONTRAST: FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

3 RAMPS WITHIN THE CITY RIGHT OF WAY SHALL BE CONSTRUCTED PER CITY STD. PROJECTED DOMES AT PLATFORM BOARDING EDGES SHALL BE A MIN OF 24" WIDE AND SHALL EXTEND THE FULL LENGTH OF THE PUBLIC USE AREA OF THE PLATFORM.

ADA/TAS SLOPE REQUIREMENTS	
ACCESSIBLE ROUTE	<5% SLOPE <2% CROSS SLOPE
RAMP & CURB RAMP	<8.33% (1:12) <2% CROSS SLOPE
TAS PARKING & ACCESS AISLE	<2% SLOPE IN ANY DIRECTION
CONTRACTOR TO ENSURE THAT GRADES ALONG ADA ROUTES MEET THESE SLOPE REQUIREMENTS	

NOTE:
PARKING & ACCESSIBLE ROUTES FOR DISABLED PERSONS SHALL BE DESIGNATED, DESIGNED & CONSTRUCTED PER CITY, TAS & ADA REQUIREMENTS

LEGEND

PROPOSED	EXISTING
500 — PROPOSED CONTOURS	= POWER POLE
515.00 SPOT ELEVATION AT FINISHED GRADE	= ANCHOR
514.00 INDICATES TOP OF STRUCTURE 513.50 INDICATES FLOW LINE ELEVATION	= WATER METER = WATER VALVE
(W) PROPOSED WATER LINE	= IRRIGATION CONTROL VALVE
(SS) PROPOSED SANITARY SEWER LINE	= TELEPHONE PEDESTAL
(SD) PROPOSED STORM DRAIN LINE	= GAS METER
(C) PROPOSED CONDUIT	= MAILBOX
(G) PROPOSED GAS	= LIGHT POLE
(CC) CONCRETE CURB PER CITY STD	= FIRE HYDRANT
(1) WATER SERVICE TAP NO	BL = BUILDING LINE UE = UTILITY EASEMENT DUE = DRAINAGE & UTILITY EASEMENT FOC = FIBER OPTIC CABLE MARKER GAS = GAS SIGN SSSB = SUB SURFACE SERVICE BOX BCS = BURIED CABLE SIGN = TRAFFIC SIGNAL U.E. = UTILITY EASEMENT = ATMOS FLAG

SITE PLAN NOTES:

1 FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.

2 ALL SIGNAGE BY SEPARATE PERMIT.

3 ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL STD SPECIFICATIONS AND CONSTRUCTION STDS, AND STD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (LATEST REVISION).

4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.

5 THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CITY REQUIREMENTS. SEE BLDG PLANS.

SITE LAYOUT NOTES:

1 ALL FIRE LANES ARE 24' WIDE WITH MIN 20' INSIDE RADIUS AND MIN 44' OUTSIDE RADIUS. FIRE LANES SHALL BE CONSTRUCTED AND STRIPED PER CITY OF ROCKWALL FIRE DEPT REQUIREMENTS.

2 ALL PARKING STALLS, UNLESS SHOWN OTHERWISE, SHALL BE 9' WIDE x 18' DEEP EXCEPT STALLS IN FRONT OF BLDG SHALL BE 9' WIDE x 20' DEEP.

VAN ACCESSIBLE AREA SHALL BE 9' MIN WIDE x 18' (OR 20') DEEP. OTHER ACCESS AISLES ADJACENT TO H/C PARKING SHALL BE 5' WIDE x 18' (OR 20') DEEP. ALL PARKING STALLS SHALL BE CONSTRUCTED PER PAVING PLAN.

3 ALL OTHER DRIVING LANES SHALL BE MIN 24' WIDE AND CONSTRUCTED PER THE PAVING.

SITE SUMMARY - LOT 1

ZONED	PD-65 (FOR GR USES)
PROPOSED USE	RESTAURANT
LOT AREA	0.81 AC (35,478.55 SF)
BUILDING AREA	2200 SF
PARKING	
RESTAURANT = 2200 SF	
REQUIRED TOTAL 1/100 2200/100=22	22 SPACES
REQUIRED TOTAL	22 SPACES (21 REG; 1 H/C)
PROVIDED TOTAL	31 SPACES (29 REG; 2 H/C)
LOT COVERAGE	6.2% (2200 SF)
IMPERVIOUS AREA	65% (23,178 SF)
PERVIOUS AREA	35% (12,301 SF)

OWNER/DEVELOPER:
MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX 75063
214-415-9993

This document is released for the purpose of REVIEW under the authority of Mark H. Hickman, P.E. 78409 on 03-07-18
It is not to be used for construction bidding permit purposes.

CASE NO. Z2018-011

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Hickman Consulting Engineers, Inc.
3094 County Road 1024
Farmersville, Texas 75442
Ph (972)784-2499
markredhick@gmail.com
Engineers Planners

SITE PLAN
LAKESHORE COMMONS
LOT 3; LAKESHORE COMMONS
ROCKWALL, ROCKWALL COUNTY, TEXAS
MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX 75063
214-415-9993

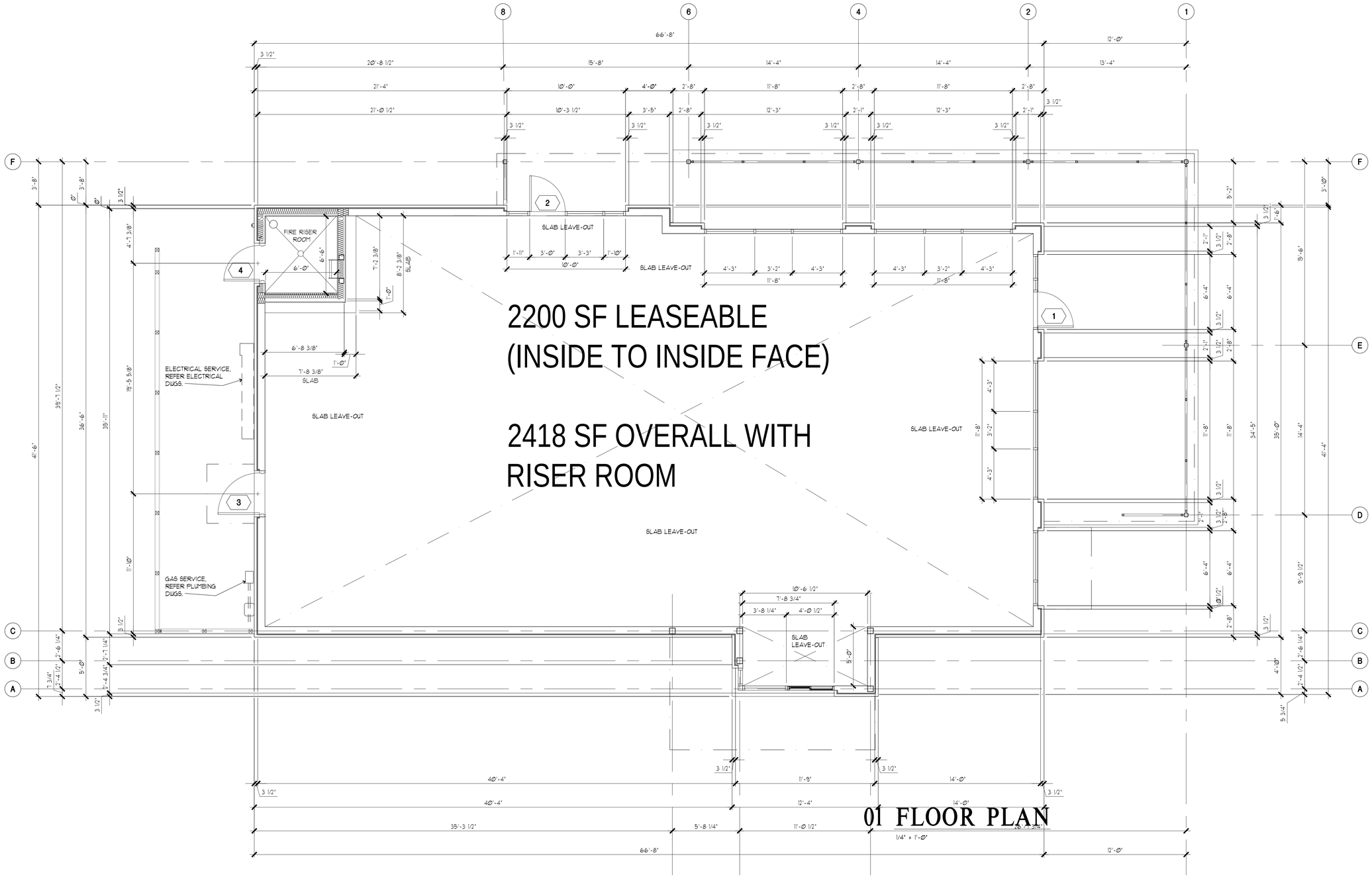
SCALE: 1"=20'
DATE: FEB2018
DRAWN BY: FP
CHK'D BY: MHH
JOB NO: 1701-357
FILE: 239-LC2-WD
DATE OF SUBMITTAL: 03/07/18(1)

Hickman Consulting Engineers, Inc.
STATE OF TEXAS
MARK H. HICKMAN
78409
REGISTERED PROFESSIONAL ENGINEER
F-12172

REVISION	DESCRIPTION	DATE	BY

SHEET 1 of 1

282



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DALLAS, TX 972.385.9651
www.GSOarchitects.com

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LAKESHORE COMMONS - LOT 3

ROCKWALL, TEXAS

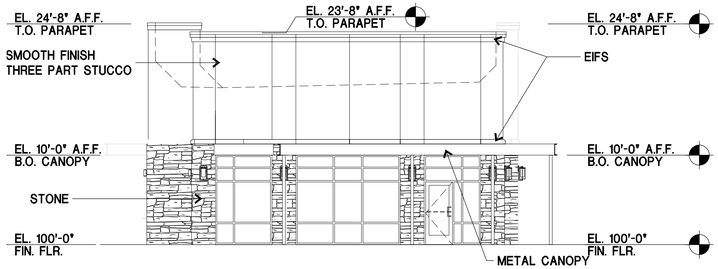
MOORE WORTH INVESTMENTS, LLC

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

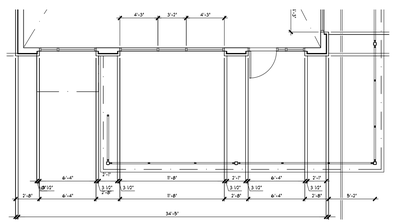
PLAN04

JOB NO: 16-147
ISSUE DATE: 03/02/18
SCALE: AS NOTED

283

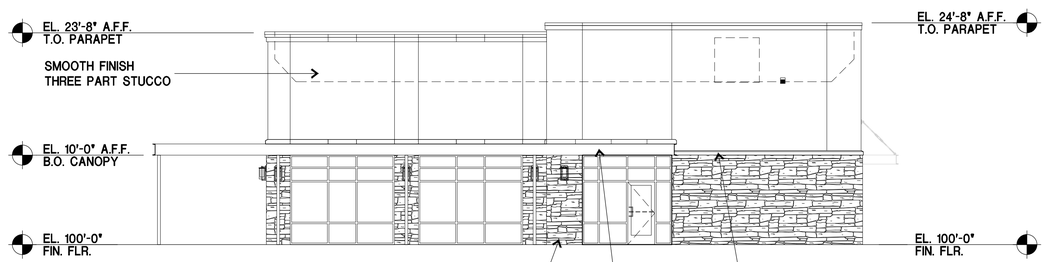


EAST	SF	TOTAL %	TOTAL %
METAL	42	5.6%	91.4%
STONE	181	24.2%	
STUCCO	461	61.6%	
EIFS	64	8.6%	8.6%
TOTAL	748	100.0%	100.0%

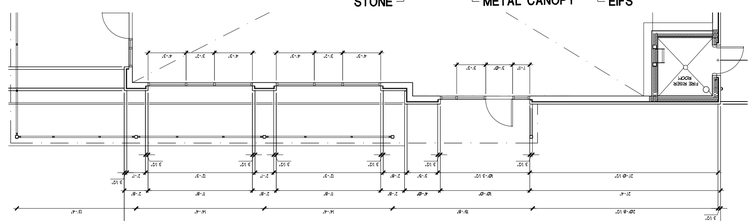


01 FRONT (EAST) ELEVATION

1/8" = 1'-0"

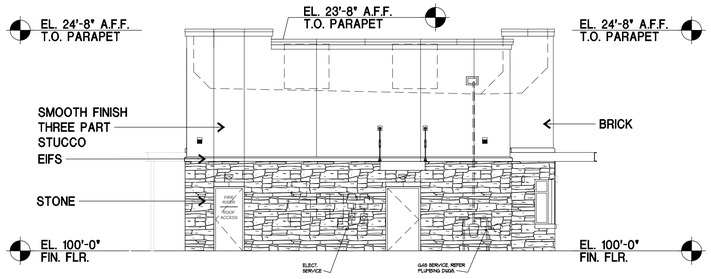


NORTH	SF	TOTAL %	TOTAL %
METAL	57	4.4%	90.0%
STONE	333	25.9%	
STUCCO	767	59.7%	
EIFS	128	10.0%	10.0%
TOTAL	1285	100.0%	100.0%

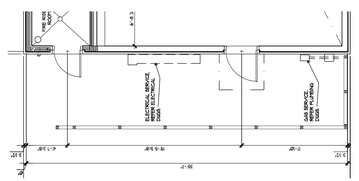


02 SIDE (NORTH) ELEVATION

1/8" = 1'-0"

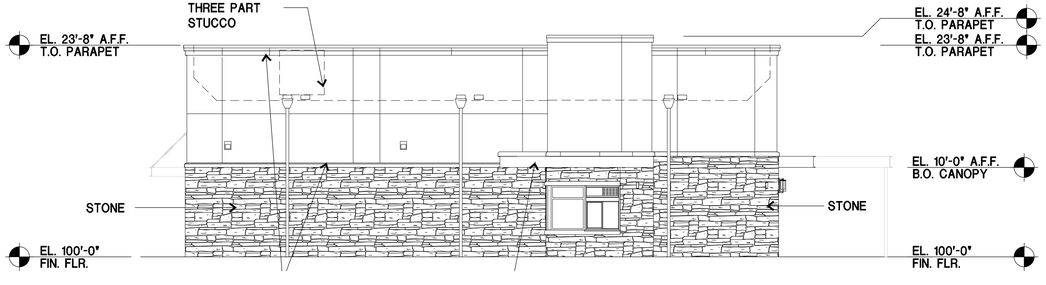


WEST	SF	TOTAL %	TOTAL %
METAL	5	0.5%	91.5%
STONE	344	36.9%	
STUCCO	505	54.1%	
EIFS	79	8.5%	8.5%
TOTAL	933	100.0%	100.0%

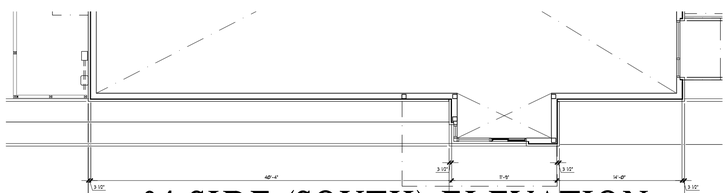


03 REAR (WEST) ELEVATION

1/8" = 1'-0"



SOUTH	SF	TOTAL %	TOTAL %
METAL	21	1.4%	93.1%
STONE	636	41.2%	
STUCCO	780	50.5%	
EIFS	107	6.9%	6.9%
TOTAL	1544	100.0%	100.0%

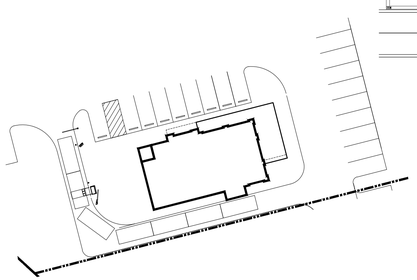


04 SIDE (SOUTH) ELEVATION

1/8" = 1'-0"

MATERIALS/COLORS:

STONE:	KONI- MOUNTAIN LEDGE COUNTY
EIFS:	COLOR TO MATCH SW 7030 ANEW GRAY
STUCCO (PRIMARY):	COLOR TO MATCH SW 7744 ZEUS
STUCCO (SECONDARY):	COLOR TO MATCH SW 9168 ELEPHANT EAR
METAL CANOPIES:	COLOR TO MATCH BERRIDGE LEAD COTE
STOREFRONT:	CLEAR ANODIZED



KEY PLAN

NOT TO SCALE

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DALLAS, TX 972.385.9651
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APPLICANT:
MOORE WORTH INVESTMENTS, LLC
10210 N CENTRAL EXPY SUITE 300
DALLAS TX 75231
CONTACT: WORTH WILLIAMS
214. 415. 9993

LOT 3, BLOCK A
LAKESHORE COMMONS ADDITION
LAKESHORE COMMONS - LOT 3
ROCKWALL, TEXAS
MOORE WORTH INVESTMENTS, LLC

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

ELEV04
JOB NO: 16-147
ISSUE DATE: 03/05/18
SCALE: AS NOTED
CASE #: Z2018-001

284



EAST	SF	TOTAL %	TOTAL %
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STUCCO	461	61.6%	
EIFS	64	8.6%	8.6%
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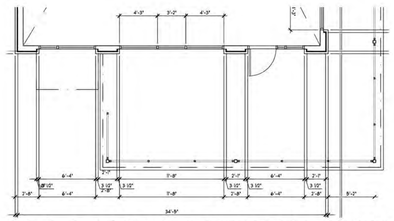

01 FRONT (EAST) ELEVATION

1/8" = 1'-0"



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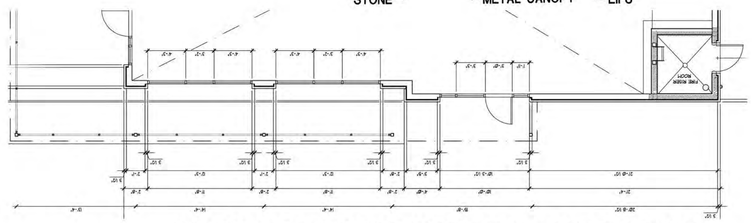
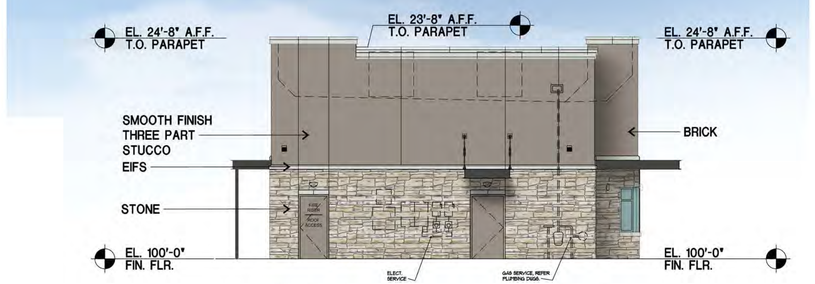
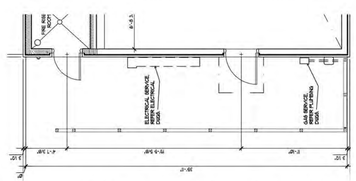


02 SIDE (NORTH) ELEVATION

1/8" = 1'-0"



WEST	SF	TOTAL %	TOTAL %
METAL	5	0.5%	91.5%
STONE	344	36.9%	
STUCCO	505	54.1%	
EIFS	79	8.5%	8.5%
TOTAL	933	100.0%	100.0%

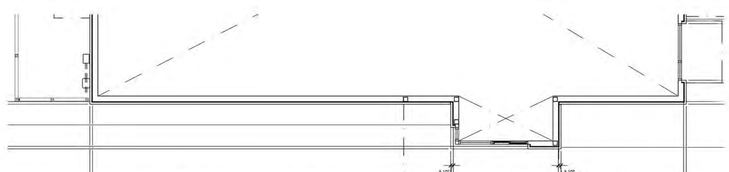


03 REAR (WEST) ELEVATION

1/8" = 1'-0"



SOUTH	SF	TOTAL %	TOTAL %
METAL	21	1.4%	93.1%
STONE	636	41.2%	
STUCCO	780	50.5%	
EIFS	107	6.9%	6.9%
TOTAL	1544	100.0%	100.0%

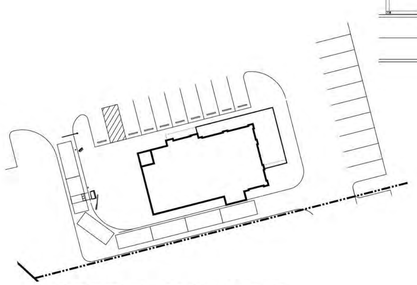


04 SIDE (SOUTH) ELEVATION

1/8" = 1'-0"

MATERIALS/COLORS:

STONE:	KONI- MOUNTAIN LEDGE COUNTY
EIFS:	COLOR TO MATCH SW 7030 ANEW GRAY
STUCCO (PRIMARY):	COLOR TO MATCH SW 7744 ZEUS
STUCCO (SECONDARY):	COLOR TO MATCH SW 9168 ELEPHANT EAR
METAL CANOPIES:	COLOR TO MATCH BERRIDGE LEAD COTE
STOREFRONT:	CLEAR ANODIZED



KEY PLAN

NOT TO SCALE

GSO ARCHITECTS
DALLAS, TX 972.385.9651
www.GSOarchitects.com
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THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS, INC.

APPLICANT:
MOORE WORTH INVESTMENTS, LLC
10210 N CENTRAL EXPY SUITE 300
DALLAS TX 75231
CONTACT: WORTH WILLIAMS
214. 415. 9993

LOT 3, BLOCK A
LAKESHORE COMMONS ADDITION

LAKESHORE COMMONS - LOT 3

ROCKWALL, TEXAS

MOORE WORTH INVESTMENTS, LLC

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

ELEV04

JOB NO: 16-147
ISSUE DATE: 03/05/18
SCALE: AS NOTED

CASE #: Z2018-001

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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [*ORDINANCE NO. 17-03*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT, GREATER THAN 2,000 SF, WITH DRIVE-THROUGH OR DRIVE-IN FACILITIES ON A 0.81-ACRE PARCEL OF LAND ZONED PLANNED DEVELOPMENT DISTRICT 65 (PD-65) AND IDENTIFIED AS LOT 3, BLOCK A, LAKESHORE COMMONS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Worth Williams of Moore Worth Investment, LLC for the approval of a Specific Use Permit (SUP) for the purpose constructing a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In Facilities* on a 0.81-acre parcel of land, zoned Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] for General Retail (GR) District land uses, and being identified as Lot 3, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, addressed as 1945 N. Goliad Street [*SH-205*], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In Facilities* as stipulated by Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes

DRAFT 08.13.2018

described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and *Section 6.11, North SH-205 Corridor Overlay (N. SH-205 OV) District,* of *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In Facilities* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The site plan shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance.

2) The building elevations shall generally conform to the concept building elevations depicted in *Exhibit 'C'* of this ordinance; however, the elevations shall be subject to review and recommendation by the Architectural Review Board (ARB).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

DRAFT ORDINANCE 08.19.2018

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF APRIL, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 19, 2018*

2nd Reading: *April 2, 2018*

DRAFT ORDINANCE 03.19.2018

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being part of Lot 3, Block A of Lakeshore Commons Addition, Lots 1-4, Block A, an Addition to the City of Rockwall, according to the Plat thereof recorded in *Cabinet J, Page 185* of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod with plastic cap stamped "*STOVALL & ASSOC.*" set (hereinafter called ½" iron rod set) for corner in the west line of State Highway No. 205 at the northeast corner of the above cited Lot 3, said point also being the southeast corner of Lot 2;

THENCE S. 14 Degree 17 Minute 14 Seconds E. with the West line of State Highway No. 205 a distance of 113.72-feet to a ½" iron rod set for corner;

THENCE S. 75 Degree 42 Minute 46 Seconds W. a distance of 223.43-feet to an "X" cut in wall set for corner in the Northeast line of that tract of land described as Tract 1 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5670, Page 162 of the Real Property Records of Hunt County, Texas, said point also being in the Southwest line of Lot 3;

THENCE N. 47 Degree 23 Minute 51 Seconds W. with a Northeast line of said City of Rockwall tract a distance of 90.74-feet to an "X" cut in wall set for corner;

THENCE N. 56 Degree 32 Minute 05 Seconds W. with a Northeast line of said City of Rockwall tract a distance of 71.85-feet to an "X" cut in wall set for corner at the West corner of Lot 3, said point also being a South corner of Lot 1;

THENCE N. 16 Degree 39 Minute 03 Seconds E. with a Northwest line of Lot 3 and a Southeast line of Lot 1 a distance of 56.72-feet to an "X" cut in concrete set for corner in a Southwest line of Lot 2 at a North corner of Lot 3, said point also being a corner of Lot 1;

THENCE S. 47 Degree 14 Minute 05 Seconds E. with a Northeast line of Lot 3 and a Southwest line of Lot 2 a distance of 22.78-feet to an "X" cut in concrete found for corner;

THENCE S. 72 Degree 06 Minute 04 Seconds E. with a Northeast line of Lot 3 and a Southwest line of Lot 2 a distance of 46.17-feet to a ½" iron rod with cap stamped "*STOVALL & ASSOC.*" found for corner;

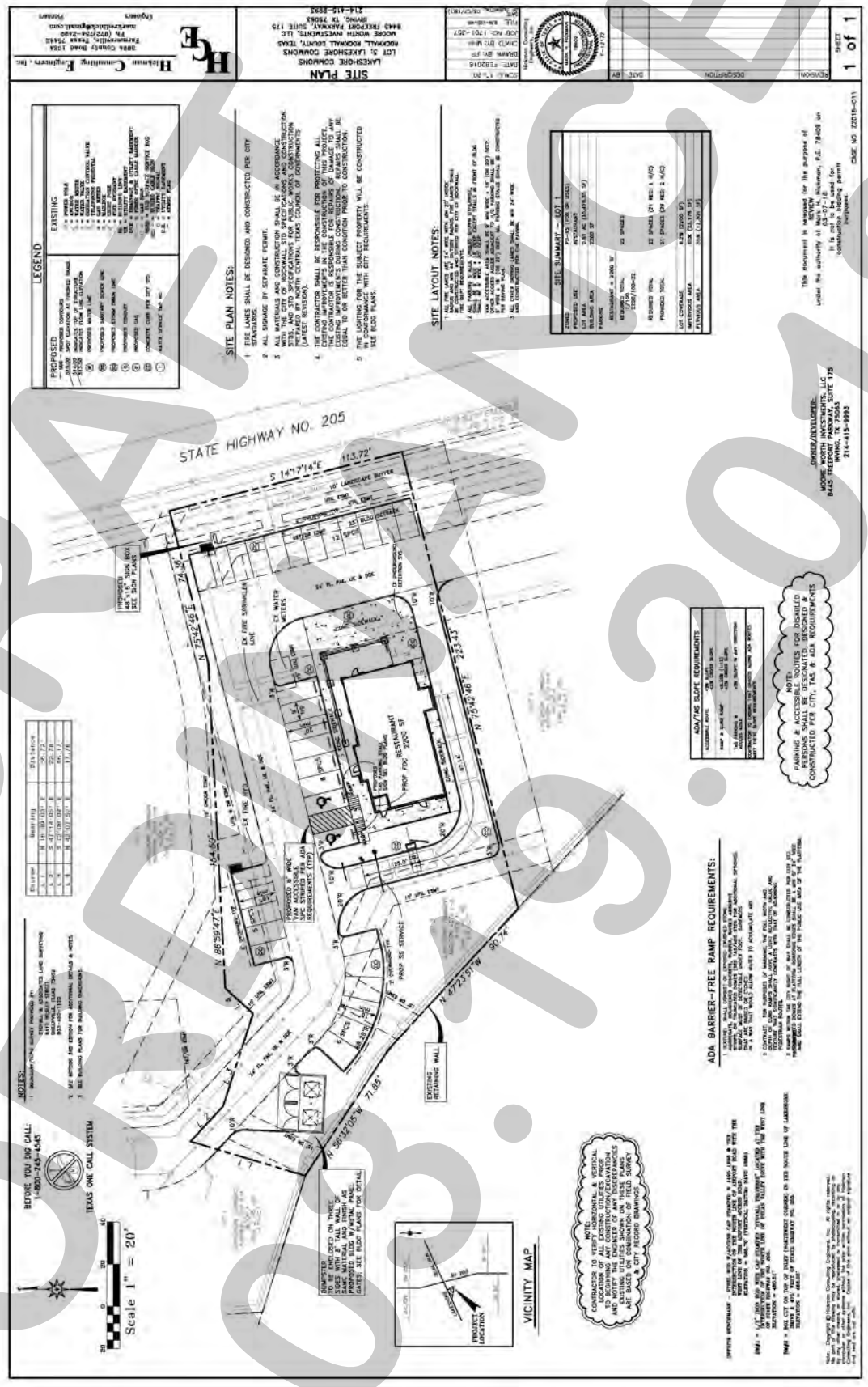
THENCE N. 42 Degree 07 Minute 52 Seconds E. with a Northwest line of Lot 3 and a Southeast line of Lot 2 a distance of 17.76-feet to a 1/2' iron rod with cap stamped "*STOVALL & ASSOC.*" found for corner;

THENCE N. 86 Degree 59 Minute 47 Seconds E. with a North line of Lot 3 and a South line of Lot 2 a distance of 154.50-feet to a ½" iron rod with cap stamped "*STOVALL & ASSOC.*" found for corner;

THENCE N. 75 Degree 42 Minute 46 Seconds E. with a North line of Lot 3 and a South line of Lot 2 a distance of 74.36-feet to the *POINT OF BEGINNING* and containing 0.814-acres of land.

DRAFT ORDINANCE 03.19.2018

Exhibit 'B':
Concept Plan



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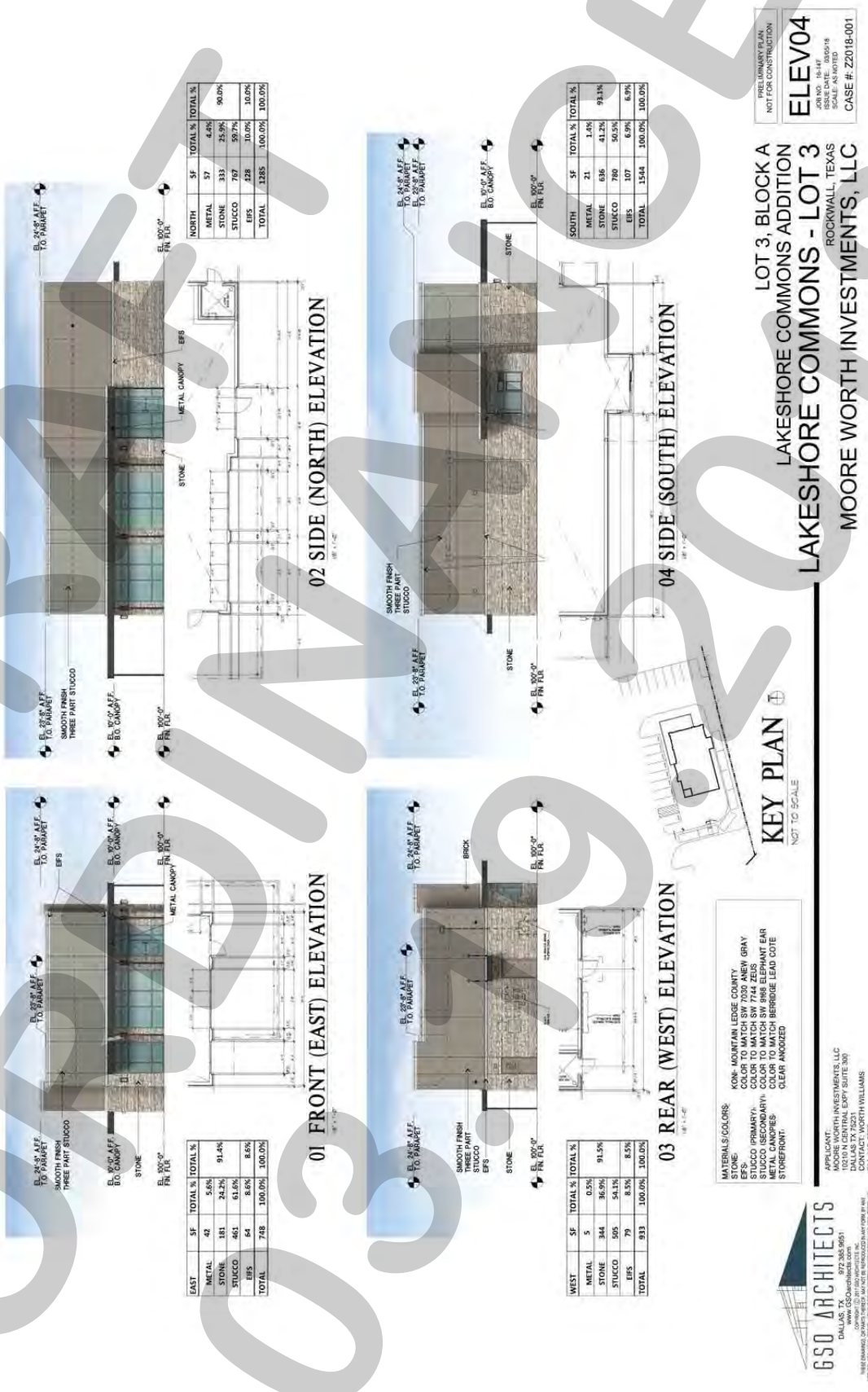
03.19.2018


01 FRONT (EAST) ELEVATION
02 SIDE (NORTH) ELEVATION
03 REAR (WEST) ELEVATION
04 SIDE (SOUTH) ELEVATION
KEY PLAN
NOT TO SCALE
LOT 3, BLOCK A
LAKESHORE COMMONS ADDITION
LAKESHORE COMMONS - LOT 3
ROCKWALL, TEXAS
MOORE WORTH INVESTMENTS, LLC
ELEV04
CASE #: Z2018-001
PRELIMINARY PLAN
NOT FOR CONSTRUCTION
GSO ARCHITECTS
DRAFT
03.19.2018

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: March 19, 2018

SUBJECT: *Z2018-012; Amendment to S-131 [Ordinance No. 15-05]*

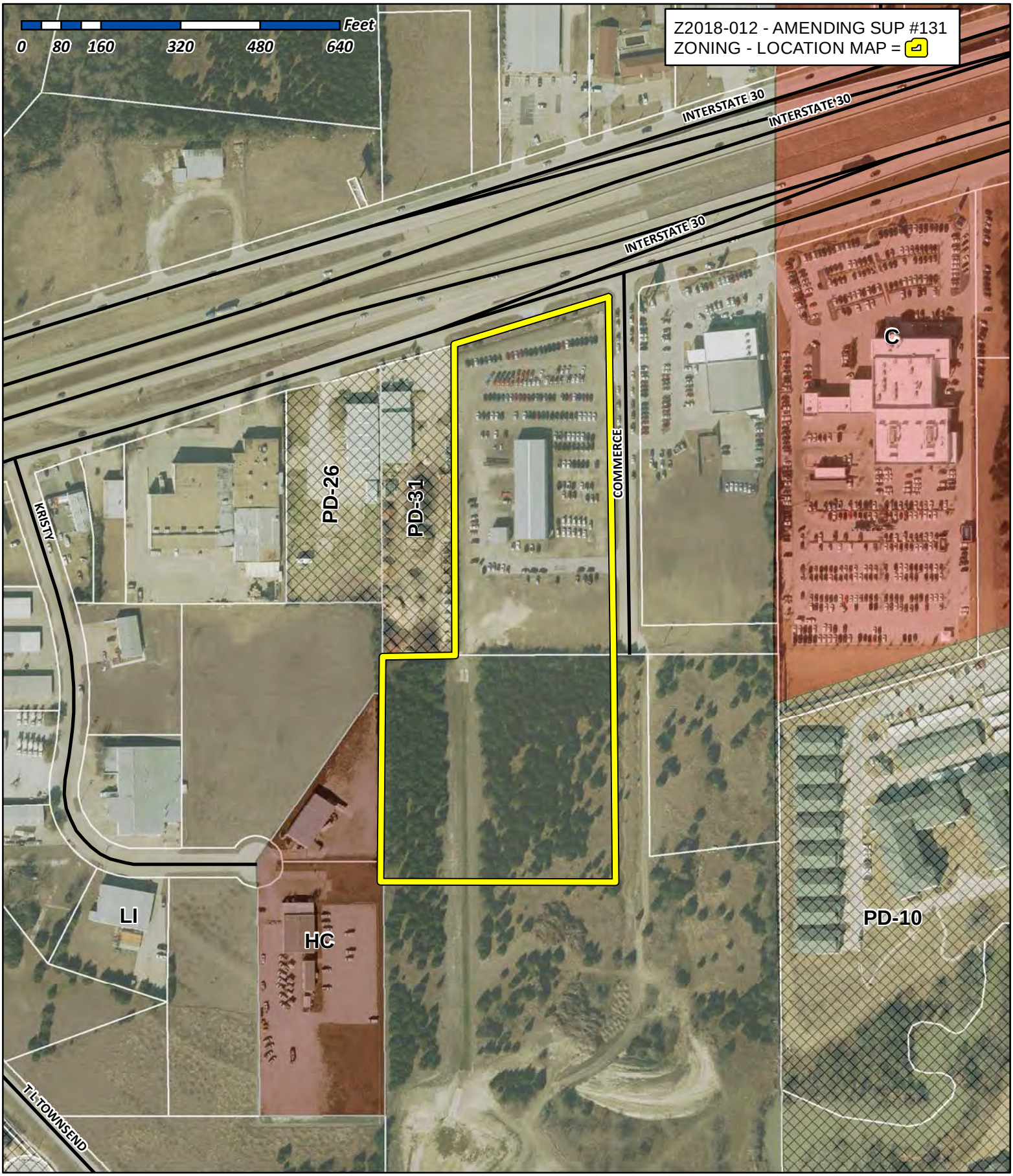
Ed Hicks, Jr. of Clay Cooley Automotive is requesting approval of an amendment to S-131 [*Ordinance No. 15-05*] to allow for the demolition of an existing metal building at 1530 E. IH-30. Under *Ordinance No. 15-05*, the applicant is required to meet certain benchmarks associated with improvements on the property to keep the current SUP active. This SUP allows for limited outside storage of new automobiles on the subject property, and has the ability for the applicant to convert this use to a *New Automotive Dealership* (*without amending the SUP*) if all phases of the improvements outlined in the ordinance are completed. Currently, the applicant has finished *Phases 1 & 2 -- which includes various paving and drainage improvements* -- and is in the process of commencing *Phase 3*, which requires the exterior of the metal building to be clad in an Aluminum Composite Material (ACM). The applicant has indicated to staff that they are close to reaching a deal with a new automotive dealership, and will be demolishing the building to accommodate the new user. Based on this they would like to amend S-131 to allow for the demolition of the metal building as opposed to improving a building they plan on demolishing.

At the February 5, 2018 City Council meeting, the applicant met with the City Council and requested that they take deferred action on enforcing the SUP expiration requirements. The purpose of this request was to allow additional time to amend the SUP to change the *Phase 3* requirements (*i.e. the requirements for the building improvements*). Under the current SUP ordinance, the SUP would expire if the improvements to the building (*i.e. Phase 3*) are not completed by March 2, 2018. The City Council approved this request and the applicant has submitted an application to amend the SUP. This request is required to go through the typical zoning process and will need to adhere to the following schedule:

~~Planning and Zoning Commission Work Session: February 27, 2018~~
~~Planning and Zoning Commission Public Hearing: March 13, 2018~~
City Council Public Hearing (*1st Reading*): March 19, 2018
City Council Adoption (*2nd Reading*): April 2, 2018

In conformance with the requirements of the Unified Development Code (UDC), staff mailed 33 notices to property owners and occupants within 500-feet of the subject property on February 27, 2018. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received six (6) notices from three (3) property owners in favor of the applicant's request. In addition, the Planning and Zoning Commission review the case on March 13, 2018 and approved a motion to recommend approval of the applicant's request by a vote of 5-0, with Chairman Lyons and Commissioner Trowbridge absent.

In the attached packet staff has included a copy of *Ordinance No. 15-05*, a revised draft ordinance and a copy of the applicant's letter requesting the amendment. Should the City Council have any questions staff will be available at the March 19, 2018 meeting.



City of Rockwall

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

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

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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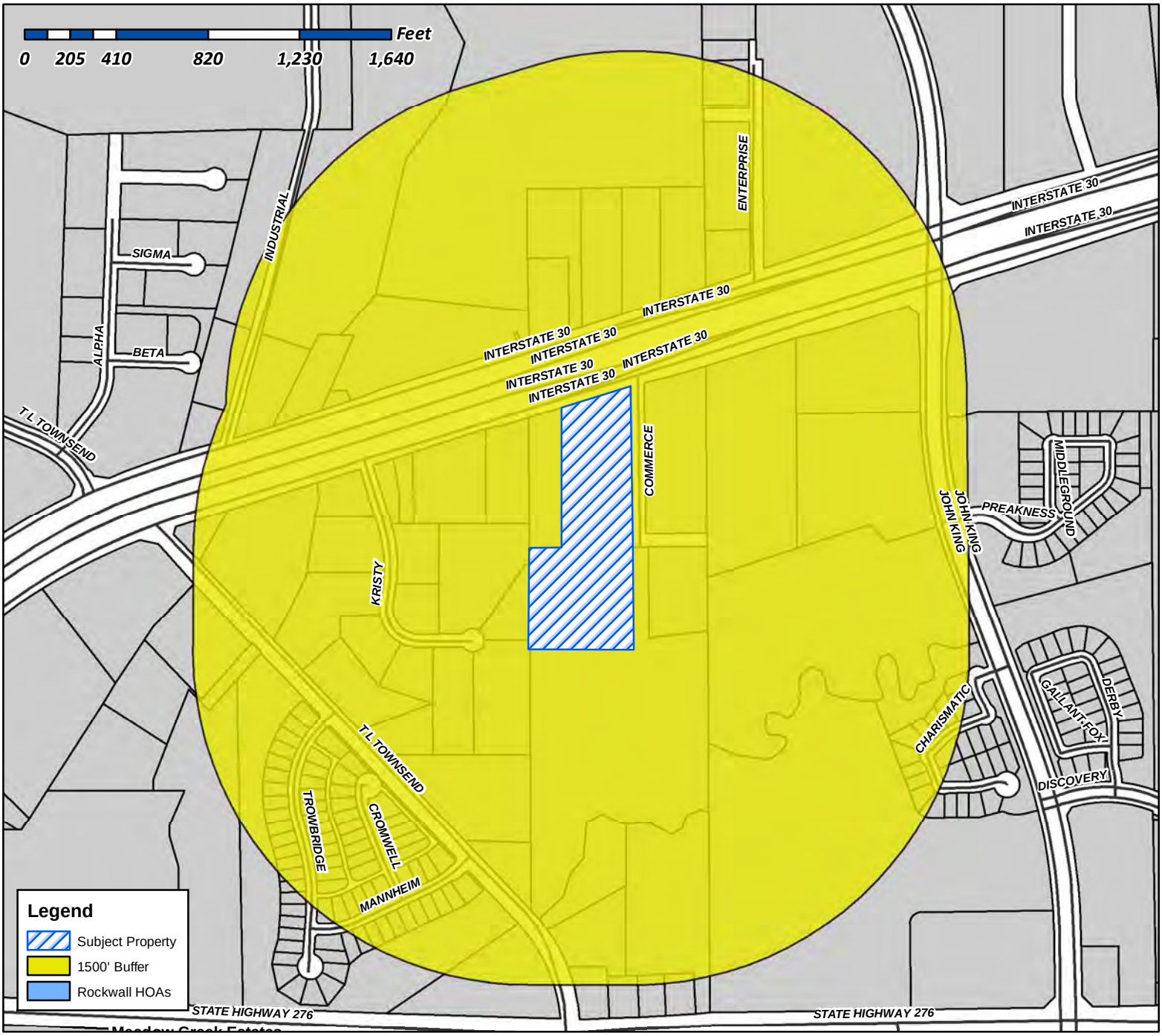
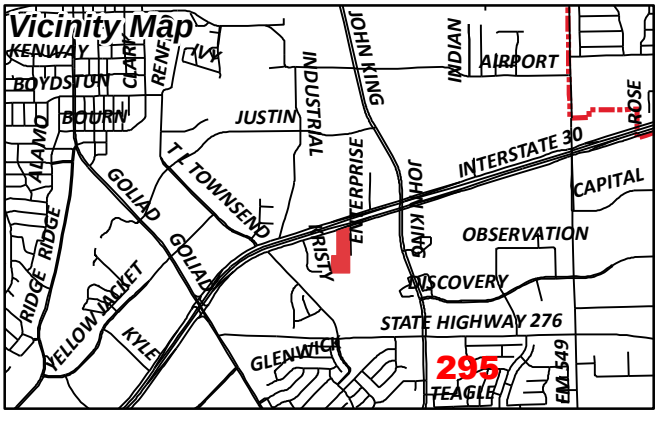


Case Number: Z2018-012
Case Name: Amending SUP #131
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1530 E. IH-30



Date Created: 02/21/2018
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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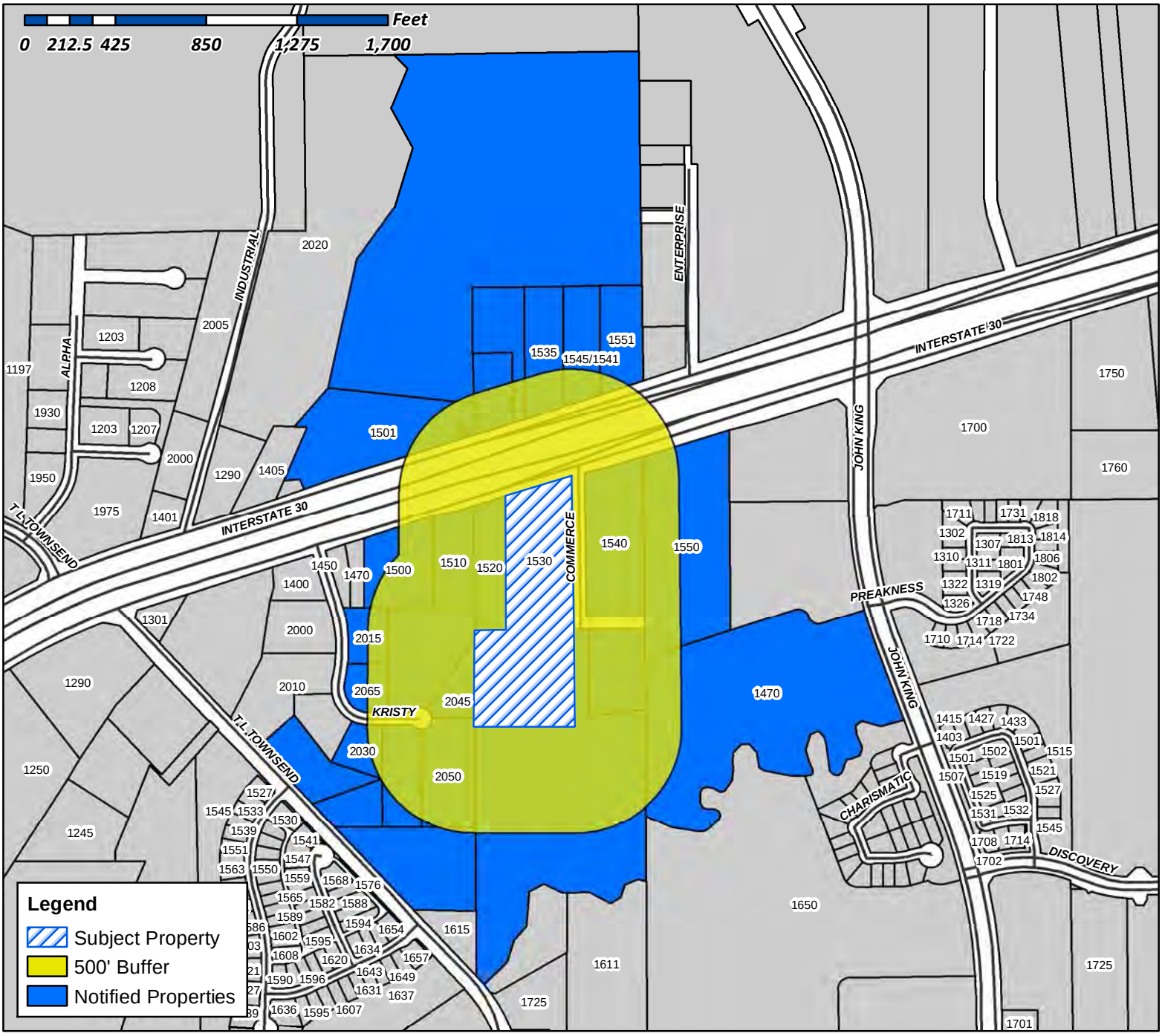

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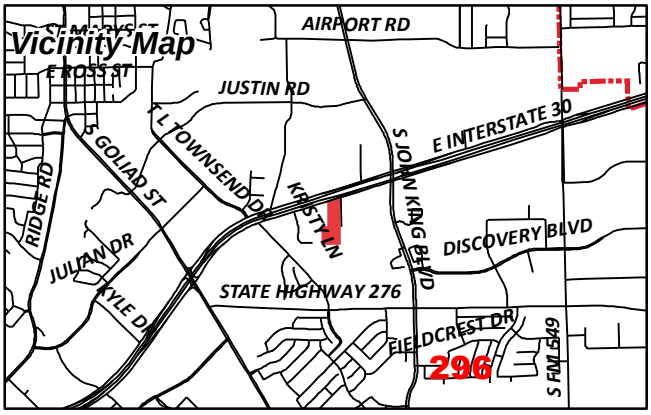

Date Created: 02/21/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1470 S JOHN KING BLVD
ROCKWALL, TX 75032

MULTI-METAL & MFG CO INC
1500 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 W I 30
ROCKWALL, TX 75032

CURRENT RESIDENT
1510 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1520 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1530 S I30
ROCKWALL, TX 75032

MCCALLUM V LTD
1535 E INTERSTATE 30
ROCKWALL, TX 75087

1540 EAST IH 30 ROCKWALL LLC
1540 EAST IH 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1545/1541 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1550 E I30
ROCKWALL, TX 75032

AM ROCKWALL INVESTMENTS LP
1551 E INTERSTATE 30 0
ROCKWALL, TX 75087

REALTY HOLDINGS OF ROCKWALL LLC
1925 CEDAR SPRINGS ROAD 0
DALLAS, TX 75201

CURRENT RESIDENT
2015 KRISTY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2030 KRISTY LN
ROCKWALL, TX 75032

2731 MCPROPERTIES CORPORATION
2045 KRISTY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2050 KRISTY LN
ROCKWALL, TX 75032

MOORE MICHAEL E & MARIJANE
2065 KRISTY LANE
ROCKWALL, TX 75032

MOORE MICHAEL E & MARIJANE
2065 KRISTY LN
ROCKWALL, TX 75032

BRE MF ROCKWALL LLC
233 S WACKER DR 0
CHICAGO, IL 60606

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

KAFKA TERRY B
5454 LA SIERRA DR 0
DALLAS, TX 75231

DYNACAP HOLDINGS LTD &
709 W RUSK ST 0
ROCKWALL, TX 75087

OWENS REAL ESTATE INVESTMENTS LLC
7156 HUNT LN
ROCKWALL, TX 75087

WAY BILL & JERRY FAMILY TRUST
8441 S FM 549
ROCKWALL, TX 75032

WAY BILL & JERRY
8441 S FM 549
ROCKWALL, TX 75032

BODIN CONCRETE LP
PO BOX 109
ROWLETT, TX 75030

HAWN HOLDINGS LC
PO BOX 1688
ROCKWALL, TX 75087

HAWN HOLDINGS LC
PO BOX 1870
ROCKWALL, TX 75087

ROCKWALL CREDIT SERVICES L C
PO BOX 1870
ROCKWALL, TX 75087

ROCKWALL STEEL CO INC
PO BOX 729
TERRELL, TX 75160

297

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

DAVIS FORREST B
PO BOX 826
FATE, TX 75132

COLLIN G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-012: Amendment to S-131 [Ordinance No. 15-05]

Hold a public hearing to discuss and consider a request by Ed Hicks, Jr. of Clay Cooley Automotive for the approval of an amendment to a Specific Use Permit (SUP) (i.e. SUP S-131 [Ordinance No. 15-05]) that allows for outside storage and a new motor vehicle dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/13/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **3/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-012: Amendment to S-131 [Ordinance No. 15-05]

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Bill & Jerry Way Family Trust

Address: 8441 S. FM 549 Rockwall TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

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You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-012: Amendment to S-131 [Ordinance No. 15-05]

Hold a public hearing to discuss and consider a request by Ed Hicks, Jr. of Clay Cooley Automotive for the approval of an amendment to a Specific Use Permit (SUP) (i.e. SUP S-131 [Ordinance No. 15-05]) that allows for outside storage and a new motor vehicle dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/13/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **3/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-012: Amendment to S-131 [Ordinance No. 15-05]

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Bill & Jerry Way Family Trust

Address: 8441 S. F.M. 549 Rockwall Tx 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-007: Zoning Change from SF-7 to RO

Hold a public hearing to discuss and consider a request by Craig Merritt for the approval of a zoning change from Single Family 7 (SF-7) District to a Residential-Office (RO) District for a 0.507-acre tract of land identified as a portion of Lot 80 (Lot 80C), B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 108 St. Mary Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/13/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Your comments must be received by **3/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-007: Zoning Change from SF-7 to RO

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Way Family Mgt LLC

Address: 8441 S. FM 549 Rockwall TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-006: Zoning change from SF-7 to RO

Hold a public hearing to discuss and consider a request by Billy Wayne Peoples for the approval of a zoning change from Single Family 7 (SF-7) District to a Residential-Office (RO) District for a 0.509-acre tract of land identified as a portion of Lot 80 (Lot 80B), B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 106 St. Mary Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/13/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **3/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-006: Zoning change from SF-7 to RO

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Way Family Mgt LLC

Address: 8441 S. FM. 549 Rockwall TX. 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

RWCS

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

RECEIVED
3-5-2018

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-012: Amendment to S-131 [Ordinance No. 15-05]

Hold a public hearing to discuss and consider a request by Ed Hicks, Jr. of Clay Cooley Automotive for the approval of an amendment to a Specific Use Permit (SUP) (i.e. SUP S-131 [Ordinance No. 15-05]) that allows for outside storage and a new motor vehicle dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary.

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As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Your comments must be received by **3/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-012: Amendment to S-131 [Ordinance No. 15-05]

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

It is good use consistent with other uses in the area.

Name: Raymond Towers, President of Rockwall Credit Services, L.C.
Address: PO Box 1870, Rockwall, Tx 75087-

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Hawn Holdings

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

RECEIVED
3-5-2018

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-012: Amendment to S-131 [Ordinance No. 15-05]

Hold a public hearing to discuss and consider a request by Ed Hicks, Jr. of Clay Cooley Automotive for the approval of an amendment to a Specific Use Permit (SUP) (i.e. SUP S-131 [Ordinance No. 15-05]) that allows for outside storage and a new motor vehicle dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/13/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **3/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-012: Amendment to S-131 [Ordinance No. 15-05]

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

It is good use consistent with other uses in the area.

Name: Raymond Towers, Vice President of Hawn Holdings, L.C.
Address: PO Box 1688; Rockwall, Tx 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

CLAY COOLEY HYUNDAI OF ROCKWALL

1540 I-30 EAST
ROCKWALL, TEXAS 75087
972-722-6365

ROCKWALL CITY COUNCIL
City Hall- 385 Goliad
Rockwall, Texas 75087

Re: Request to amend current SUP at 1530 E IH 30
Rockwall, Texas 75087

Dear honorable Council Members;

Please let this letter serve as our formal request to amend the current SUP to consider allowing Clay Cooley to demolish the building located at 1530 E IH 30 Rockwall, Texas 78087 in lieu of installing some materials to the exterior façade. Thank you for your consideration regarding our request.

Sincerely,

Clay E. Cooley
Owner

CITY OF ROCKWALL

ORDINANCE NO. 15-05

SPECIFIC USE PERMIT NO. S-131

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND SPECIFIC USE PERMIT NO. S-107 TO ALLOW FOR A NEW MOTOR VEHICLE DEALERSHIP ON A TEN (10) ACRE TRACT OF LAND IDENTIFIED AS TRACTS 4 & 4-02 OF THE N. M. BALLARD SURVEY, ABSTRACT NO. 24, AND THE A. HANNA SURVEY, ABSTRACT NO. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Zack Amick of Gordon Rockwall Investments, LLC on behalf of Keith Young for the purpose of amending Specific Use Permit No. 107 to allow a *New Motor Vehicle Dealership* on a ten (10) acre tract of land identified as Tracts 4 & 4-02 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located within the IH-30 Overlay (IH-30 OV) District, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the enactment of this Specific Use Permit (SUP) Ordinance shall supersede all requirements stipulated in *Ordinance No. 13-13*;

SECTION 2. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *New Motor Vehicle Dealership* within a Light Industrial (LI) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code on the *Subject Property*;

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as stipulated by Section 2.1.10, *Distribution and Storage,* of Article IV, *Permissible* Uses; Section 5.1, *General Industrial District Standards*; Section 5.3, *Light Industrial (LI) District*, of Article IV, *District Development Standards*; Section 6.6, *IH-30 Overlay (IH-30 OV) District* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following operational conditions and compliance standards:

3.1 COMPLIANCE STANDARDS

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following standards:

1) This Specific Use Permit (SUP) shall be subject to review by Planning Department staff and/or the Planning and Zoning Commission and City Council within three (3) years of the effective date of the ordinance. At the time of review, Planning Department staff shall be required to review the completeness of the improvements outline in the applicant's letter contained in *Exhibit 'B'* of this ordinance and listed as follows:

   (i) *Phase 1.* Engineering plans addressing paving, drainage, and etcetera shall be approved by the Engineering Department. The storm water/drainage and detention pond shall be permitted and accepted by the City.
   (ii) *Phase 2.* All concrete paving depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance shall be permitted and accepted by the City.
   (iii) *Phase 3.* Remodel of existing building façade in conformance with the *Building Elevations* contained in *Exhibit 'D'* of this ordinance shall be permitted and accepted by the City.

   Should the improvements be complete staff shall provide a report to the Planning and Zoning Commission and City Council indicating conformance to the requirements of this ordinance, and operation of the *New Motor Vehicle Dealership* shall be permitted to continue under the requirements of this ordinance and the Unified Development Code (UDC). Should the improvements be incomplete this SUP ordinance shall automatically expire.

2) Should the *Subject Property* continued to be operated as an outside storage/outside display lot for new vehicles in conjunction with the adjacent *New Motor Vehicle Dealership* (*i.e. S-094*) then no Certificate of Occupancy (CO) shall be required. Upon changing the use to a standalone *New Motor Vehicle Dealership*, a Certificate of Occupancy (CO) shall be required for the change of use.

3) Should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may -- *after proper notice* -- initiate proceedings before the City Council to revoke this SUP ordinance.

3.2 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership* on the *Subject Property*, and conformance to these operational conditions is required for continued operation:

1) All development on the *Subject Property* shall be in conformance to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance;

2) The rehabilitation of the existing structure on the *Subject Property* shall conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of this ordinance;

3) Should the use of the subject property become independent of the adjacent *New Motor Vehicle Dealership* [*Young Hyundai*] (*i.e. any event that would require a separate Certificate of Occupancy [CO] to be issued*) and development not conforming to *Exhibits 'C'* and *'D'* of this ordinance is proposed, a new site plan submittal shall be required to be submitted, reviewed and approved by the Planning and Zoning Commission and/or City Council in accordance with the requirements of the Unified Development Code;

4) All motor vehicles shall be required to be parked on an all-weather surface (*i.e. concrete or asphalt*) upon the completion of the three (3) year time period established in *Section 3.1* of this SUP ordinance.;

5) The redevelopment of the *Subject Property* shall generally be in conformance with the timeline established by the applicant's letter contained in *Exhibit 'B'* of this ordinance, and shall be reviewed by staff for compliance upon receipt of an application for renewal; and,

6) The operation of the *Subject Property* shall conform to all federal, state and local standards.

SECTION 4. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF MARCH, 2015.

Jim Pruitt, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 02-16-2015

2nd Reading: 03-02-2015

BEING a 10.000 acre tract or parcel of land lying and being situated in the N. M. BALLARD SURVEY, Abstract 24, and the A. HANNA SURVEY, Abstract 99, in the City of Rockwall, Rockwall County, Texas and being that certain tract described in Special Warranty Deed to Gordon Rockwall Investments, LLC, recorded in Volume 6959, Page 100, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and a portion of that certain tract described in deed to Thomas Real Estate, LP, recorded in Volume 1507, Page 203, D.R.R.C.T.; and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum TxDOT monument at the southern end of a corner clip located at the intersection of the southerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and the west right-of-way line of Commerce Street (a 60-foot wide right-of-way per Cabinet F, Slide 379, Map Records, Rockwall County, Texas);

THENCE South 00 degrees 40 minutes 20 seconds East, along the east line of said Gordon Rockwall tract and said west right-of-way line, a distance of 707.36 feet to a *3/8* inch iron rod found for the southeast corner of said Gordon Rockwall tract and the southwest corner of said right-of-way of Commerce Street; said found iron rod also being located at an angle point in the north line of said Thomas Real Estate tract;

THENCE South 00 degrees 35 minutes 03 seconds East, crossing said Thomas Real Estate tract, a distance of 469.11 feet to a point for corner;

THENCE South 89 degrees 24 minutes 57 seconds West, continuing to cross said Thomas Real Estate tract, a distance of 472.60 feet to a point on the west line of said Thomas Real Estate tract;

THENCE North 00 degrees 21 minutes 13 seconds West, along the west line of said Thomas Real Estate tract, a distance of 468.78 feet to a 112 inch iron rod found for the northwest corner of said Thomas Real Estate tract and the southwest corner of that certain tract described in General Warranty Deed to Rockwall Credit Services, L.C., recorded in Volume 4314, Page 34, D.R.R.C.T;

THENCE North 89 degrees 22 minutes 30 seconds East along the common line of the said Thomas Real Estate tract and said Rockwall Credit Services, L.C. tract, a distance of 153.71 feet to a point for corner; said point being the southeast corner of the Rockwall Credit Services, L.C. tract and the southwest corner of the Gordon Rockwall tract;

THENCE North 00 degrees 41 minutes 38 seconds West, continuing along the common line of said Rockwall Credit tract and Gordon Rockwall tract, a distance of 629.40 feet to a point for corner in the south right-of-way line of the aforementioned Interstate Highway 30, same point being the northeast corner of said Rockwall Credit tract and the northwest corner of said Gordon Rockwall tract;

THENCE North 72 degrees 46 minutes 00 seconds East, continuing along said south right-of-way line and along the north line of said Gordon Rockwall tract, a distance of 308.48 feet to a point for the northern end of the aforementioned corner clip;

THENCE South 65 degrees 17 minutes 09 seconds East, along said comer clip, a distance of 23.86 feet to the Point of Beginning and containing 10.000 Acres (435,600 Square Feet) of land.

NOTE: The Basis of Bearings for this description is the deed to Thomas Real Estate, LP, recorded in Volume 1507, Page 203, D.R.R.C.T. This description is based upon a compilation of public records.

January 23, 2015

Robert LaCroix, AICP
Director of Planning
Planning and Zoning
City of Rockwall
385 South Goliad Street
Rockwall, TX 75087

Subject: 1530 IH-30 East, Rockwall, Texas Special Use Permit

Dear Mr. LaCroix,

The purpose of this letter is to request a change to our existing Specific Use Permit. As you know, this property currently has an SUP that was approved by City Council on 06/03/2013 allowing outside storage and display of motor vehicles. This SUP has a time limitation of 3 years. Our business is growing and we would like to expand.

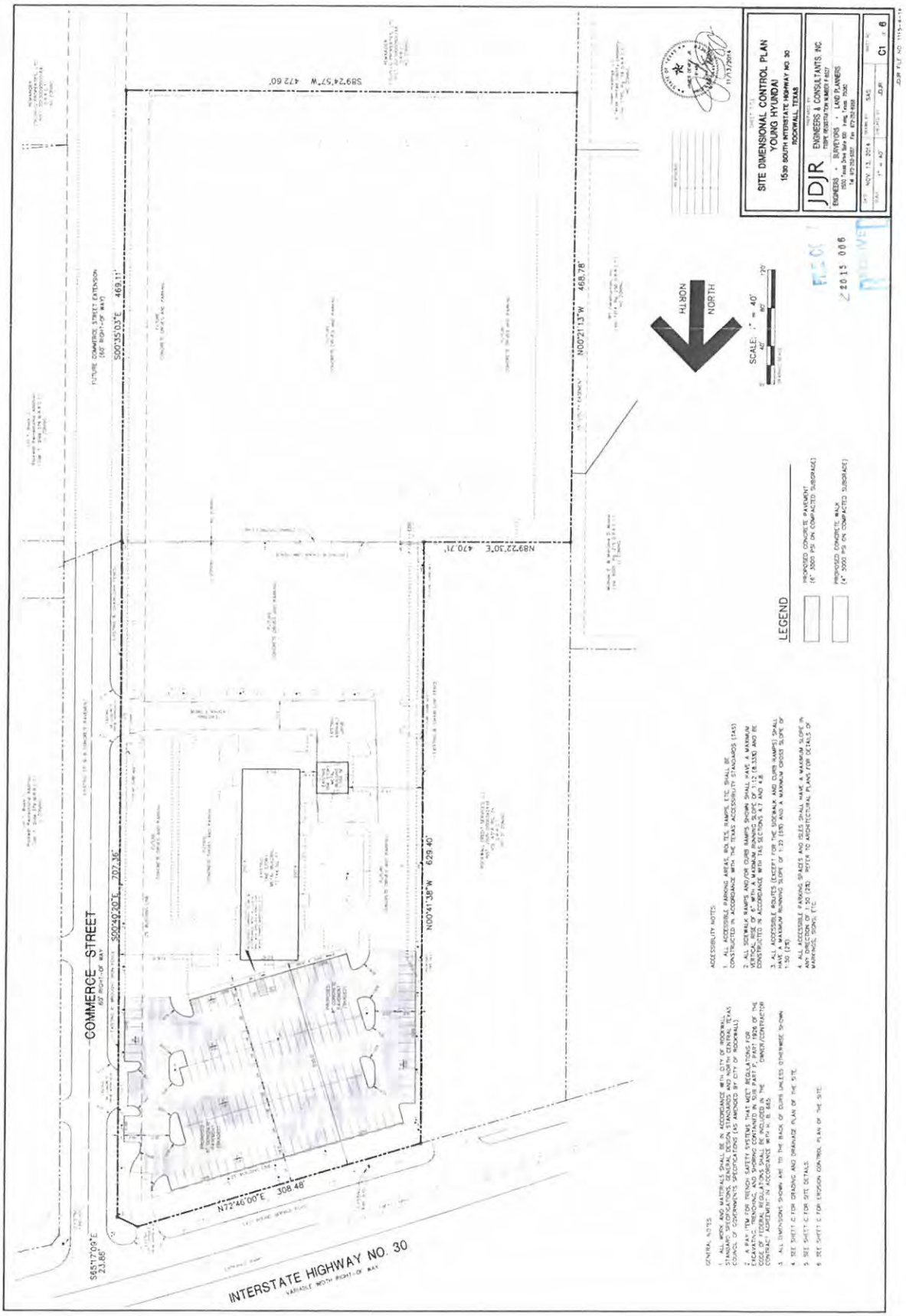
The capital investment required to improve the property for our use is significant and we respectfully request a Specific Use Permit allowing for a "Motor Vehicle Dealership, New" on the subject 10.00-acre tract of land with existing buildings located at 1530 Interstate Highway 30 East, Rockwall, Texas.

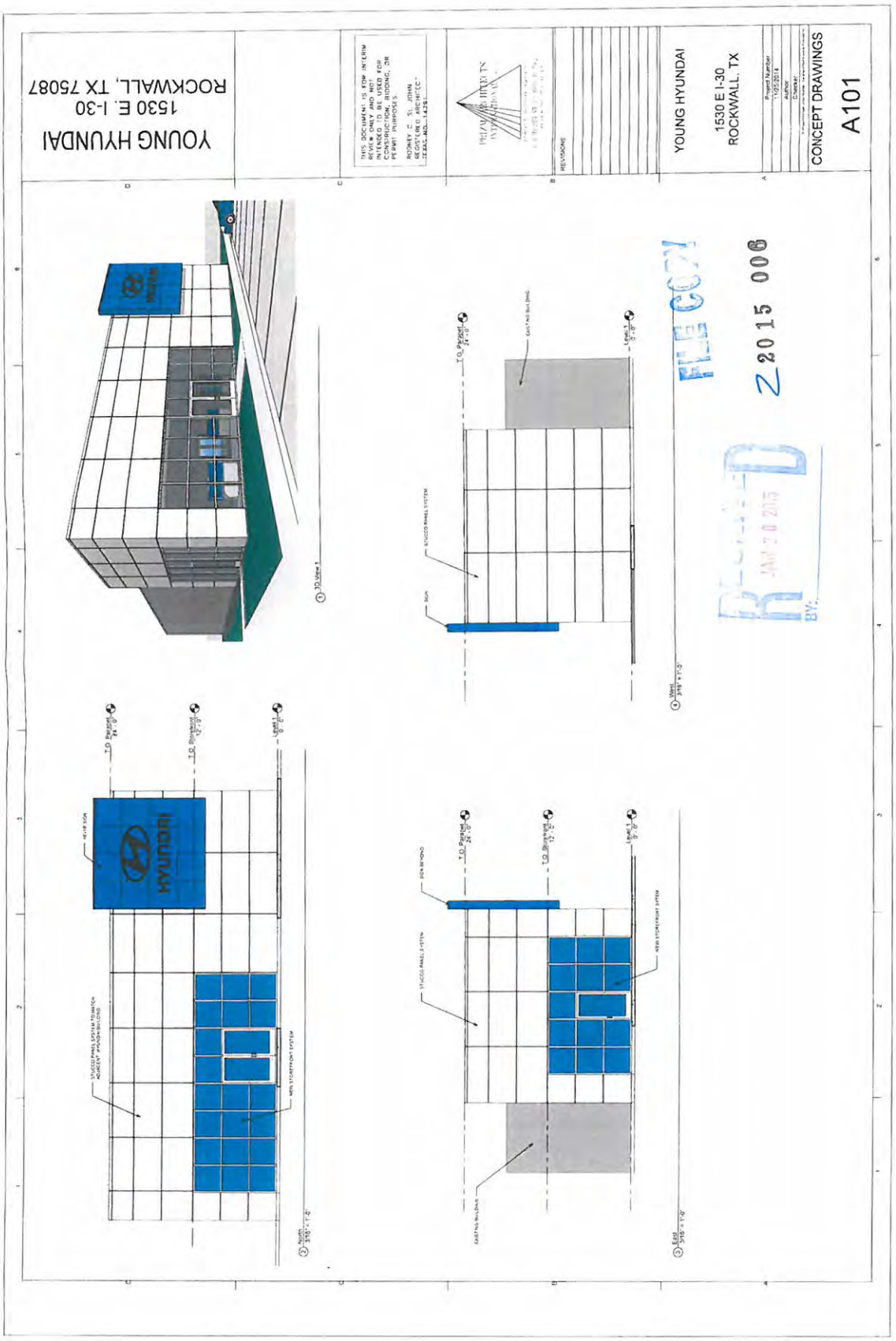
Listed below is an outline of planned improvements for the property. We intend to complete the work in 3 phases over a 3 year period of time.

Phase 1: Engage a civil engineer to provide plans meeting city approval for phased development that address paving, drainage, utilities etc. Complete storm drainage and detention pond within 12 months of receiving counsel approved SUP.
Phase 2: Concrete paving improvements will be completed within 24 months of receiving counsel approved SUP.
Phase 3: Within 36 months of receiving counsel approved SUP. Remodel the existing building façade with new exterior elevations that includes masonry, storefront glazing and other items that would be similar to our existing dealership.

Sincerely,

Zack Amick
Gordon Rockwall Investments, LLC
1551 E. IH 30, Suite 100
Rockwall, TX 75087
214-507-9831


SITE DIMENSIONAL CONTROL PLAN
YOUNG HYUNDAI
1500 SOUTH INTERSTATE HIGHWAY NO. 30
ROCKWALL, TEXAS
JDJR
ENGINEERS & CONSULTANTS, INC
ENGINEERS • SURVEYORS • LAND PLANNERS
LEGEND
PROPOSED CONCRETE PAVEMENT
PROPOSED CONCRETE WALK
NORTH
SCALE: 1" = 40'
COMMERCE STREET
INTERSTATE HIGHWAY NO. 30
FUTURE COMMERCE STREET EXTENSION
S89°24'57"W 472.60'
S00°35'03"E 469.11'
N00°21'13"W 468.78'
N89°22'30"E 470.71'
S00°49'20"E 707.36'
N00°41'38"W 629.40'
N72°46'00"E 308.48'
S65°17'09"E 23.86'
Z2015-006


YOUNG HYUNDAI
1530 E. I-30
ROCKWALL, TX 75087
YOUNG HYUNDAI
1530 E I-30
ROCKWALL, TX
CONCEPT DRAWINGS
A101
REVISIONS
THIS DOCUMENT IS FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR BIDDING, OR CONSTRUCTION PURPOSES
RODNEY C. ST. JOHN
REGISTERED ARCHITECT
FILED
2015 006
HYUNDAI

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND SPECIFIC USE PERMIT NO. S-131 [*ORDINANCE NO. 15-05*], WHICH ALLOWS FOR A NEW MOTOR VEHICLE DEALERSHIP ON A TEN (10) ACRE TRACT OF LAND IDENTIFIED AS TRACTS 4 & 4-02 OF THE N. M. BALLARD SURVEY, ABSTRACT NO. 24, AND THE A. HANNA SURVEY, ABSTRACT NO. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Ed Hicks, Jr. of Clay Cooley Automotive for the purpose of amending Specific Use Permit (SUP) No. S-131 [*Ordinance No. 15-05*], which allows for a *New Motor Vehicle Dealership* on a ten (10) acre tract of land identified as Tracts 4 & 4-02 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located within the IH-30 Overlay (IH-30 OV) District, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Specific Use Permit (SUP) No. S-131 [*Ordinance No. 15-05*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the enactment of this Specific Use Permit (SUP) Ordinance shall supersede all requirements stipulated in *Ordinance No. 15-05*;

SECTION 2. That Specific Use Permit (SUP) No. S-131 [*Ordinance No. 15-05*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant an amendment to Specific Use Permit (SUP) No. S-131 [*Ordinance No. 15-05*] allowing for the establishment of a *New Motor Vehicle Dealership* within a Light Industrial (LI) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*;

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as stipulated by Section 2.1.10, *Distribution and Storage,* of Article IV, *Permissible* Uses; Section 5.1, *General Industrial District*

DRAFT ORDINANCE 05.15.2018

Standards; Section 5.3, *Light Industrial (LI) District*, of Article IV, *District Development Standards*; Section 6.6, *IH-30 Overlay (IH-30 OV) District* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following operational conditions and compliance standards:

3.1 COMPLIANCE STANDARDS

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] will require compliance to the following standards:

1) This Specific Use Permit (SUP) shall be subject to review by Planning Department staff and/or the Planning and Zoning Commission and City Council on June 1, 2018. At the time of review, Planning Department staff shall be required to review the completeness of the following improvements:

   (i) *Phase 1*. Engineering plans addressing paving and drainage shall be approved by the Engineering Department. The storm water/drainage and detention pond shall be permitted and accepted by the City.
   (ii) *Phase 2*. All concrete paving depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance shall be permitted and accepted by the City.
   (iii) *Phase 3.* Demolition of the existing building shall be permitted and completed.

   Should the improvements be complete staff shall provide a report to the Planning and Zoning Commission and City Council indicating conformance to the requirements of this ordinance, and operation of the *New Motor Vehicle Dealership* shall be permitted to continue under the requirements of this ordinance and the Unified Development Code [*Ordinance No. 04-38*]. Should the improvements be incomplete, this SUP ordinance shall automatically expire.

2) Should the *Subject Property* continued to be operated as an outside storage/outside display lot for new vehicles in conjunction with the adjacent *New Motor Vehicle Dealership* (*i.e. S-094*) then no Certificate of Occupancy (CO) shall be required. Upon changing the use to a standalone *New Motor Vehicle Dealership*, a Certificate of Occupancy (CO) shall be required for the change of use.

3) Should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code [*Ordinance No. 04-38*], the City Council may -- *after proper notice* -- initiate proceedings before the City Council to revoke this SUP ordinance.

3.2 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership* on the *Subject Property*, and conformance to these operational conditions is required for continued operation:

1) All development on the *Subject Property* shall be in conformance to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;

2) Should the use of the subject property become independent of the adjacent *New Motor Vehicle Dealership* [*Clay Cooley Hyundai*] (*i.e. any event that would require a separate Certificate of Occupancy [CO] to be issued*) and development not conforming to *Exhibit 'B'* of this ordinance is proposed, a new site plan submittal shall be required to be submitted, reviewed and

DRAFT ORDINANCE 03-19-18

approved by the Planning and Zoning Commission and/or City Council in accordance with the requirements of the Unified Development Code [*Ordinance No. 04-38*];

3) All motor vehicles shall be required to be parked on an all-weather surface (*i.e. concrete or asphalt*);

4) The operation of the *Subject Property* shall conform to all federal, state and local standards.

SECTION 4. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF APRIL, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 19, 2018*

2nd Reading: *April 2, 2018*

DRAFT ORDINANCE 03.19.2018

BEING a 10.000 acre tract or parcel of land lying and being situated in the N. M. BALLARD SURVEY, Abstract 24, and the A. HANNA SURVEY, Abstract 99, in the City of Rockwall, Rockwall County, Texas and being that certain tract described in Special Warranty Deed to Gordon Rockwall Investments, LLC, recorded in Volume 6959, Page 100, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and a portion of that certain tract described in deed to Thomas Real Estate, LP, recorded in Volume 1507, Page 203, D.R.R.C.T.; and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum TxDOT monument at the southern end of a corner clip located at the intersection of the southerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and the west right-of-way line of Commerce Street (a 60-foot wide right-of-way per Cabinet F, Slide 379, Map Records, Rockwall County, Texas);

THENCE South 00 degrees 40 minutes 20 seconds East, along the east line of said Gordon Rockwall tract and said west right-of-way line, a distance of 707.36 feet to a *3/8* inch iron rod found for the southeast corner of said Gordon Rockwall tract and the southwest corner of said right-of-way of Commerce Street; said found iron rod also being located at an angle point in the north line of said Thomas Real Estate tract;

THENCE South 00 degrees 35 minutes 03 seconds East, crossing said Thomas Real Estate tract, a distance of 469.11 feet to a point for corner;

THENCE South 89 degrees 24 minutes 57 seconds West, continuing to cross said Thomas Real Estate tract, a distance of 472.60 feet to a point on the west line of said Thomas Real Estate tract;

THENCE North 00 degrees 21 minutes 13 seconds West, along the west line of said Thomas Real Estate tract, a distance of 468.78 feet to a 112 inch iron rod found for the northwest corner of said Thomas Real Estate tract and the southwest corner of that certain tract described in General Warranty Deed to Rockwall Credit Services, L.C., recorded in Volume 4314, Page 34, D.R.R.C.T;

THENCE North 89 degrees 22 minutes 30 seconds East along the common line of the said Thomas Real Estate tract and said Rockwall Credit Services, L.C. tract, a distance of 153.71 feet to a point for corner; said point being the southeast corner of the Rockwall Credit Services, L.C. tract and the southwest corner of the Gordon Rockwall tract;

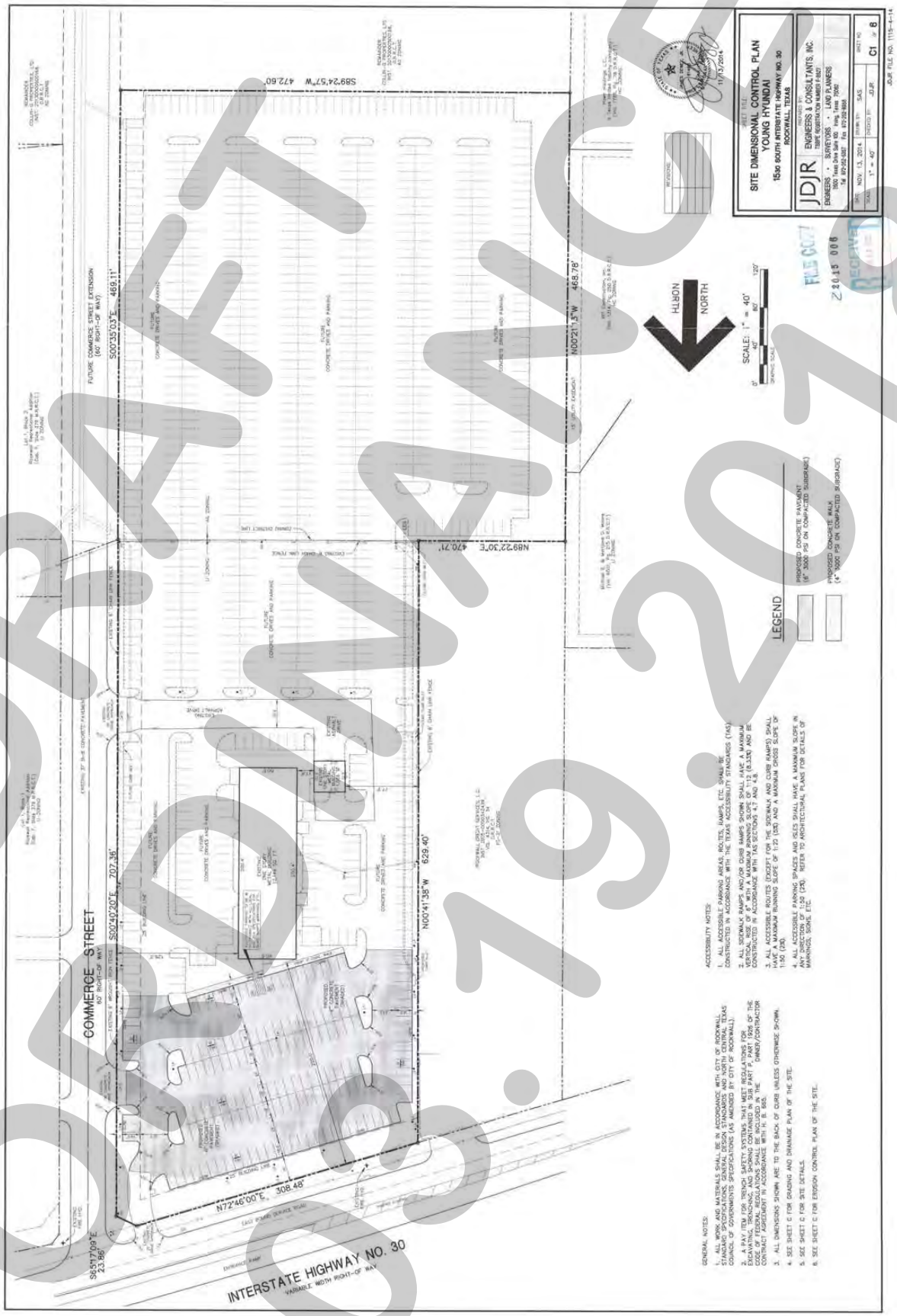
THENCE North 00 degrees 41 minutes 38 seconds West, continuing along the common line of said Rockwall Credit tract and Gordon Rockwall tract, a distance of 629.40 feet to a point for corner in the south right-of-way line of the aforementioned Interstate Highway 30, same point being the northeast corner of said Rockwall Credit tract and the northwest corner of said Gordon Rockwall tract;

THENCE North 72 degrees 46 minutes 00 seconds East, continuing along said south right-of-way line and along the north line of said Gordon Rockwall tract, a distance of 308.48 feet to a point for the northern end of the aforementioned corner clip;

THENCE South 65 degrees 17 minutes 09 seconds East, along said comer clip, a distance of 23.86 feet to the Point of Beginning and containing 10.000 Acres (435,600 Square Feet) of land.

NOTE: The Basis of Bearings for this description is the deed to Thomas Real Estate, LP, recorded in Volume 1507, Page 203, D.R.R.C.T. This description is based upon a compilation of public records.

DRAFT 03.20.18



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09.19.2018

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319

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 03/19/2018

APPLICANT: Crystal Vasquez of *Huckabee*

AGENDA ITEM: **SP2018-005;** *Rockwall ISD – Reinhardt Elementary School*

SUMMARY:

Discuss and consider a request by Crystal Vasquez of Huckabee on behalf Will Salee of the Rockwall Independent School District for the approval of an exception to the minimum stone requirements stipulated by Article V, District Development Standards, of the Unified Development Code (UDC) in conjunction with an approved site plan for a school on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

PURPOSE:

The applicant is requesting approval of an exception to the Unified Development Code (UDC) as outlined in this report. The request is in conjunction with an approved site plan and would allow for the construction a two-story, 88,000 SF public school facility [*i.e. Reinhardt Elementary School*]. The existing Reinhardt Elementary School -- *located on a 6.983-acre parcel of land* -- will be demolished in order to construct the proposed public school facility. The property is zoned Single Family 10 (SF-10) District and is generally situated at the northwest quadrant of Highland Drive and Driftwood Street, and is addressed as 615 Highland Drive.

DENSITY AND DIMENSIONAL REQUIIREMENTS:

The submitted site plan, building elevations, landscape plan, treescape plan and photometric plan are in substantial compliance and conform to the technical requirements contained within the Unified Development Code (UDC), with the exclusion of the exception request and conditions as listed in the Recommendations section of this report. The density and dimensional requirements are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*6.983-Acres; In Conformance*
Minimum Lot frontage	*80-Feet*	*x>400-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>680-Feet; In Conformance*
Minimum Front Yard Setback	*20-Feet*	*x>20-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*6-Feet*	*x>6-Feet; In Conformance*
Maximum Building Height	*36-Ft*	*38-ft at Parapet, Below 36-ft at TOP; In Conformance*
Max Building/Lot Coverage	*45%*	*x>21.3%; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Masonry Requirement	*90%*	*>90%; In Conformance*
Minimum Stone Requirement	*20% ea facade*	*x<20%; Variance Requested*
Minimum Number of Parking Spaces	*30*	*105 Spaces Provided; In Conformance*

EXCEPTION REQUEST:

The applicant is requesting an exception to the Unified Development Code (*UDC*) for the section as outlined below. As a note, an exception request to the UDC requires approval of a simple majority vote of all City Council members present.

The exception request is as follows:

1. Sec. 4.1.A.1 of Article V, of the UDC requires each exterior wall to consist of 90% masonry materials including a minimum of 20 percent stone on walls visible from a public street or open space. The north (15%), south (3%), and west (0%) elevations do not meet this standard. If granted, the exception would allow for not meeting the minimum stone requirement and requires approval by a *simple majority* vote of the City Council.

A requests for an exception as outlined above is considered a discretionary decision for the City Council.

ARCHITECTURAL REVIEW BOARD:

On February 27, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. After general discussion of the agenda item, the board agreed with the presence of simulated stone (*i.e. white brick*) in lieu the cultured stone. The ARB made a motion to recommend approval of the elevations as presented, which passed by a vote of 5 to 0 with Board Members Craddock and Dayman absent, and Board Member Meyrat present after the meeting was adjourned.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

2) Approval by the City Council for an exception to the masonry standards to allow for not meeting the 20% stone requirement of the Unified Development Code (UDC); and,

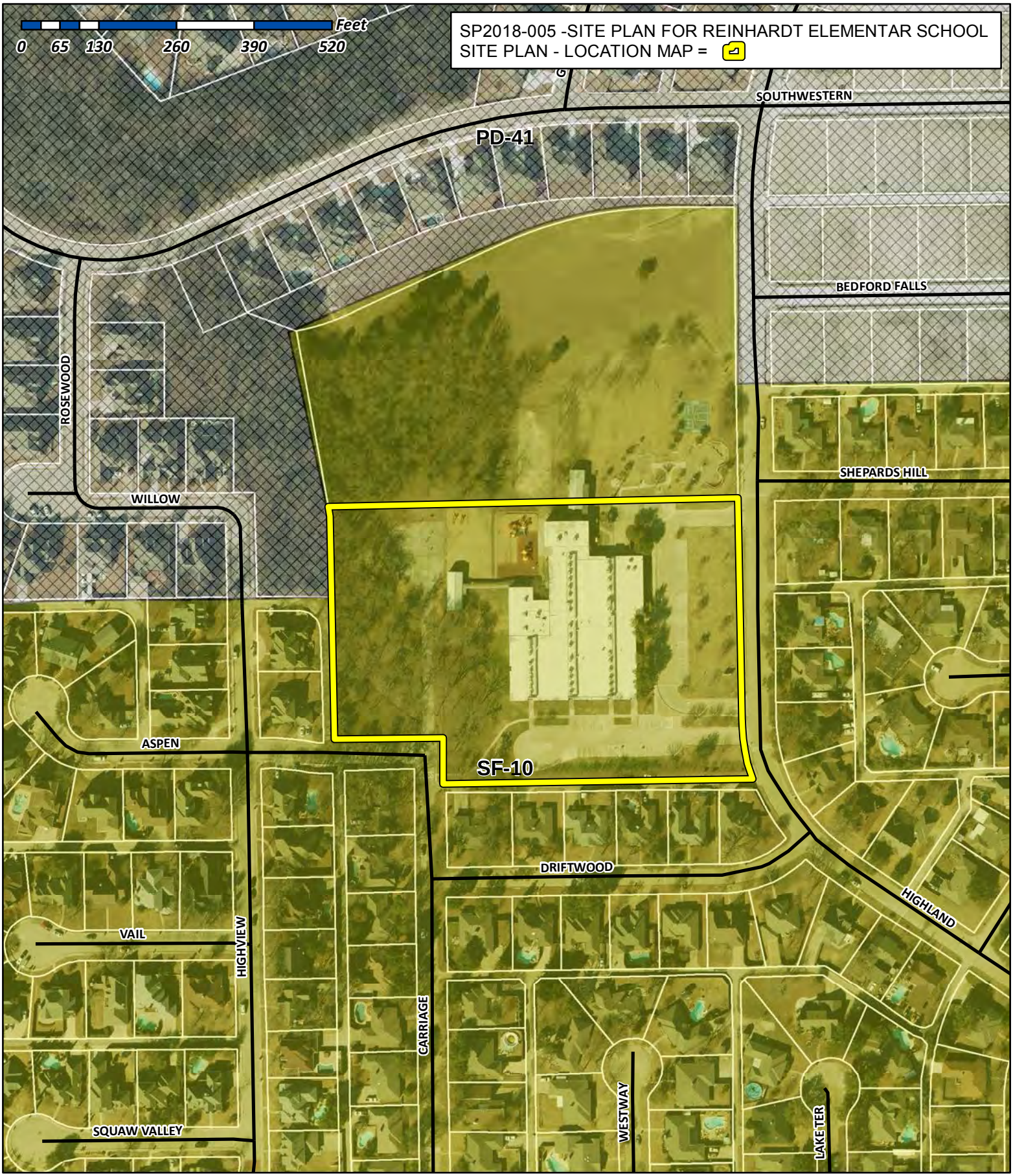
3) Approval of a method for satisfying the mitigation balance due of 443 caliper inches and as established by the Unified Development Code (UDC); and,

4) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall

Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On March 13, 2018, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and Architectural Review Board (ARB) recommendations passed by a vote of 5 to 0 with Commissioners Lyons and Trowbridge absent. Additionally, the motion included a recommendation of approval of the exception being requested as outlined in staff's report.



City of Rockwall

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

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

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GENERAL NOTES:

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB

2. ALL FIRE LANES, PARKING STRIPING, HDCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.

3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.

4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.

5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.

6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.

7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.

8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.

9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.

10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.

11. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.

12. THE HICKORY RIDGE LIFT STATION WILL BE UPGRADED TO ACCOMMODATE THE SCHOOL SITE.

13. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED

Revision / Date
1 02/15/2018 100% DD SET
2
3
4
5
6
7
8
9
10
11

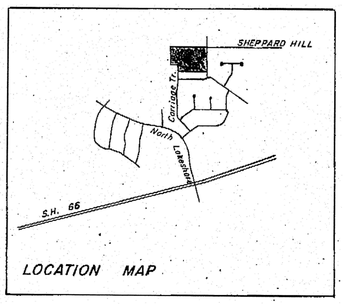
Project:

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

N

0 30 60

Scale 1" = 30'



VICINITY MAP
N.T.S.

DRAFT COPY ONLY

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON March 16, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Huckabee
AUSTIN • DALLAS • FORT WORTH • HOUSTON • WACO
www.huckabee-inc.com
800.687.1229

SUP SITE PLAN

8

Job. No. 1759-03-01
Drawn By: RAH
Date: 02-15-2018
Sheet No. C 03.00

Date: February 12, 2018
Case Number: SP2018-005

SITE DATA SUMMARY TABLE

EXISTING ZONING	SF-10
PROPOSED ZONING	SF-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	304,169 SQ. FT. OR 6.983 ACRES
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR (UPPER LEVEL)	64,800 SF
PROPOSED SECOND FLOOR	23,200 SF
TOTAL BUILDING AREA	88,000 SF
TOTAL FLOOR AREA (FIRST FLOOR)	64,800 SF
LOT COVERAGE	64,800 SF / 304,169 SF = 21.3%
FLOOR AREA RATIO	0.21 : 1
TOTAL NEW IMPERVIOUS COVERAGE	191,432 SF OR 4.395 ACRES
TOTAL EXISTING IMPERVIOUS COVERAGE	151,749 SF OR 3.484 ACRES
INCREASE TO DETAIN	39,683 SF OR 0.911 ACRES (INCREASE)
CLASSROOM BUILDING HEIGHT - AREA A	38'-0" (2 STORY) "MEASURED TO PARAPET"

PARKING REQUIREMENTS

HOME ROOM - CLASSROOMS	28 CLASSROOMS		
2.5 PER HOMEROOM CLASSROOMS	70 SPACES REQUIRED		
STUDENTS (K-6TH)	750 STUDENTS		
PARKING PROVIDED			
PARKING ELEMENTARY SCHOOL	(9.0' X 20.0')	74	SPACES
	(9.0' X 18.0')	26	SPACES
	HC SPACES	5	SPACES
TOTAL PARKING PROVIDED		105	SPACES

PAVING LEGEND

PROPOSED 10" REINFORCED CONCRETE PAVEMENT
4,200 P.S.I. CONCRETE, 7 1/2 SACK HAND FINISH
7 SACK MACHINE FINISH
WITH #4 REBARS ON 18" CENTERS EACH WAY.

PROPOSED 6" REINFORCED CONCRETE PAVEMENT
3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH
6 SACK MACHINE FINISH
WITH #4 REBARS ON 18" CENTERS EACH WAY.

PROPOSED 5" REINFORCED CONCRETE PAVEMENT
3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH
6 SACK MACHINE FINISH
WITH #4 REBARS ON 18" CENTERS EACH WAY.

PROPOSED 4" REINFORCED CONCRETE SIDEWALK
3,000 PS 5.5 SACK MACHINE FINISHI WITH #3 REBARS ON 18" CENTERS EACH WAY. (10'HIKE AND BIKE TRAIL SHALL BE 5" THICK WITH #3 REBARS ON 18" CENTERS EACH WAY)

NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

GENERAL NOTES:

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

BARRIER FREE RAMPS (BFR) IN PUBIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.

REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.

OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOT-CANDLE OR LESS.

OWNER

ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0605

ARCHITECT

HUCKABEE
700 CHERRY STREET, SUITE 500
FORT WORTH, TEXAS 76109
(817) 377-2969

ENGINEER

GLENN ENGINEERING
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
(972) 717-5151

Plotted: Mar 6, 2018, 10:16 AM by user: robert - Saved: 3/5/2018 by user: robert
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VOLUME 173, PAGE 432
D.R.R.C.T.

CITY OF ROCKWALL
PARK

B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

CITY OF ROCKWALL

PARK AREA
CITY OF ROCKWALL
VOL. 173 PG. 432

PARK

EAST

687.86'

1'34" W
.75'

1/2" IRF

1/2" IRF

15' UTILITY EASEMENT
(SLIDE "B" PG. 116)

PAINT 4' WHITE STRIPE
(TYPICAL)

MONO CURB

9' X 20'
PARKING
STALL (TYP)

WATER LINE
EASEMENT

1/2" IRS

FEMA FLOOD PLAIN
LIMITS PER LOMR MAP
STREAM NO. 3
NOV 21,2011
MAP NO 48397C0040L

(PLAY AREA)

58 STAFF/VISITOR PARKING

STAFF PARKING

9' X 18'
PARKING
STALL (TYP)

20' WATER LINE
EASEMENT

BFR

2.0% LANDING

PAINTED CR
(2.0% CROSS

UNDERGROUND
DETENTION

ONE
WAY

24' FIRE LANE

24' FIRE LANE AND PUBLIC
ACCESS EASEMENT

(HARD SURFACE
PLAY AREA)

PAINTED CROSS WALK
(2.0% CROSS SLOPE)

20' WATER LINE
EASEMENT

ELEV. 518

FLOWAGE AND
UTILITY EASEMENT
(SLIDE "B" PG. 116)

2.0%
LANDING

PARENT DROP STACKING

UNLOADING ZONE

5' SIDEWALK

EX. FIRE
HYDRANT

9' STACKING LANE

SIDEWALK

370.4'

RETAINING
WALL

5' SIDEWALK

STEEL BUILDING

RETAINING
WALL

SERVICE
DRIVE

OIL / WATER
SEPARATOR

DUMPSTER
W/ 6' SCREENING
WALLS

OUTDOOR
LEARNING
AREA

LOT 1
BLOCK A
6.98 ACRES

4' CITY SIDEWALK

ELEV. 520

5' SIDEWALK

FF 545.00 UPPER
FF 530.00 LOWER

10' SIDEWALK

HC SIGN

HC SIGN

MONO
CURB

STAFF/VISITOR PARKING

SOUTH

HIGHLAND DRIVE
(A 60.0 FOOT WIDTH RIGHT-OF-WAY)

20' FIRE LANE AND PUBLIC
ACCESS EASEMENT

EXISTING 20'
CONCRETE FIRE
LANE

ELEMENTARY SCHOOL
88,000 SF
FF 545.00.00
TWO STORY
38' HT.
FULLY SPRINKLED BUILDING

FLAG
POLES

HC SIGN
VAN ACC

9' X 18'
PARKING
STALL (TYP)

9' X 20'
PARKING
STALL (TYP)

48

BFR

1/2" IRS

SIGN #10
DO NOT ENTER (W)
STOP SIGN (E)

2% LANDING

NEW APPROACH

ELEV. 522

299.9

30' BUILDING SETBACK

N 00°22'17" W

1/2" IRS

WEST 181.51'

1/2" IRS

30' BUILDING SETBACK

N 00°40'16" W 77.00'

PAINTED
ARROW
(TYPICAL)

SIGN #10
DO NOT ENTER (W)
STOP SIGN (E)

1/2" IRF
(CM)

UNDERGROUND
DETENTION

EXISTING ALLEY

S 89°19'44" W 517.89'

LOT 15
BLOCK H

LOT 6
BLOCK J

LOT 5
BLOCK J

LOT 4
BLOCK J

LOT 3
BLOCK J

LOT 2
BLOCK J

LOT 1
BLOCK J

BLOCK "J"
NORTHSHORE - PHASE ONE
VOL. 18, PG. 301
D.R.R.C.T.

NORTHSHORE
PHASE 1

ARRIAGE TRIAL
0 FOOT WIDTH RIGHT-OF-WAY)

IAL
F-WAY)

(PLAY AREA)

(GEN.)

TRANSFORMER

RETAINING WALL

LANDSCAPING

OUTDOOR
LEARNING
AREA

PARENT DROP STACKING

PARENT DROP STACKING

GENERAL NOTES:

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB

2. ALL FIRE LANES, PARKING STRIPING, HDCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF NORTH LAKE REQUIREMENTS, TYP.

3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF NORTH LAKE SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.

4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TCMES.

5. ALL WORK SHALL CONFORM TO THE CITY OF NORTH LAKE SPECIFICATIONS, STANDARDS, AND DETAILS.

6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTCFIED IMMEDIATELY,

7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTCLITCES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTCLITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITCES.

8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTCLITCES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.

9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTCLITY CONTRACTOR, CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF NORTH LAKE ENGINEERING DEPARTMENT FOR REVIEW.

10. MARK FIRE LANES TO THE CITY OF NORTH LAKE SPECIFICATION, "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.

NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTCLITCES. THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED, SIZE AND LOCATION OF ALL UNDERGROUND UTCLITCES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

N

0 100 200

Scale 1" = 100'

OVERALL SITE PLAN LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAINTED ONE-WAY TRAFFIC DIRECTIONAL ARROW
- EXISTING CURB
- PROPOSED CURB
- PROPOSED HC PARKING SPACE & STRIPING
- PROPOSED HC CROSSING OR DROPOFF STRIPING
- PROPOSED WYE INLET
- PROPOSED CURB INLET
- PROPOSED DUMPSTER ENCLOSURE
- PROPOSED FIRELANE

Revision /	Date
1	02/15/2018
2	100% DD SET
3	
4	
5	
6	
7	
8	
9	
10	
11	

Project:
V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

DRAFT COPY ONLY

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON March 15, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Huckabee
AUSTIN • DALLAS • FORT WORTH • HOUSTON • WACO
www.huckabee-inc.com
800.687.1229

DETAILED SITE PLAN

Job. No.	Sheet No.
1759-03-01	C
Drawn By: RAH	03.01
Date: 02-15-2018	

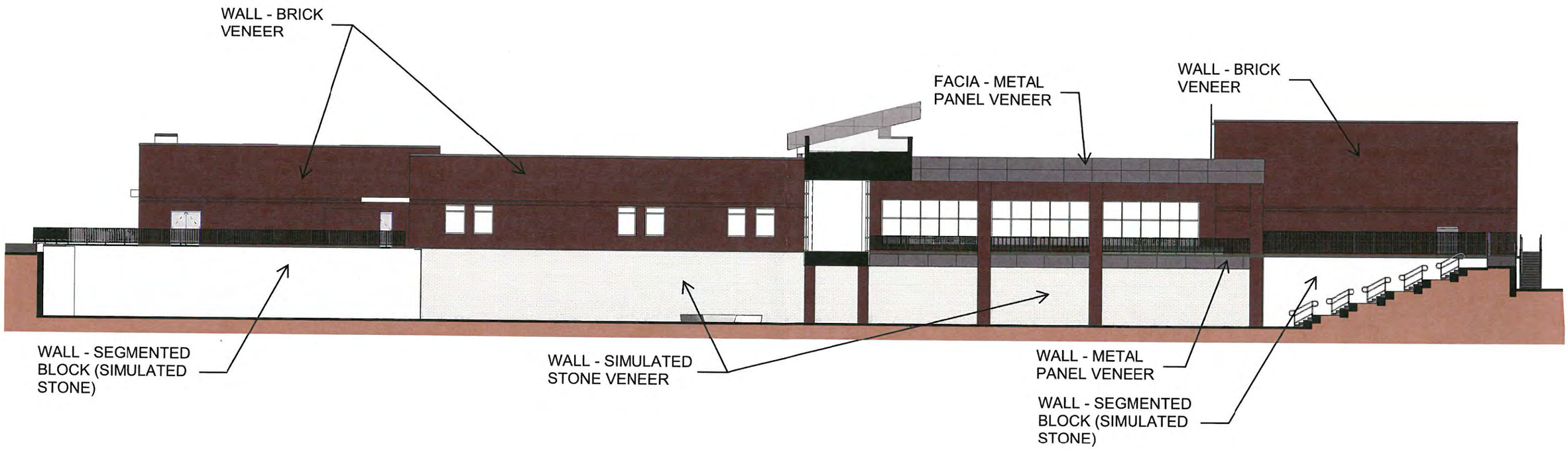
Case Number: SP2018-005

Plotted: Mar 6, 2018 - 10:18 AM by user: robert. Saved: 3/5/2018 by user: robert
D:\Projects\Boyds Projects\ROCKISD\Reinhardt\BISSET Reinhardt Eng 4.dwg

ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE:	94%
BRICK:	56%
SIMULATED STONE:	38%
METAL WALL PANEL:	6%
TOTAL MATERIAL PERCENTAGE:	100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

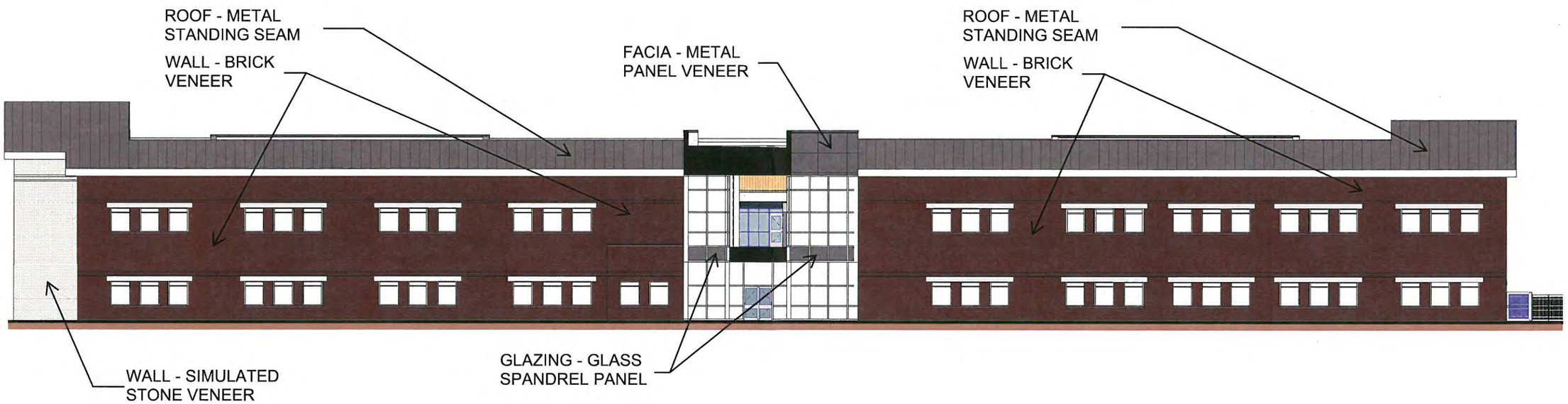
MASONRY MATERIAL PERCENTAGE: 98%

BRICK: 92%

SIMULATED STONE: 6%

METAL WALL PANEL: 2%

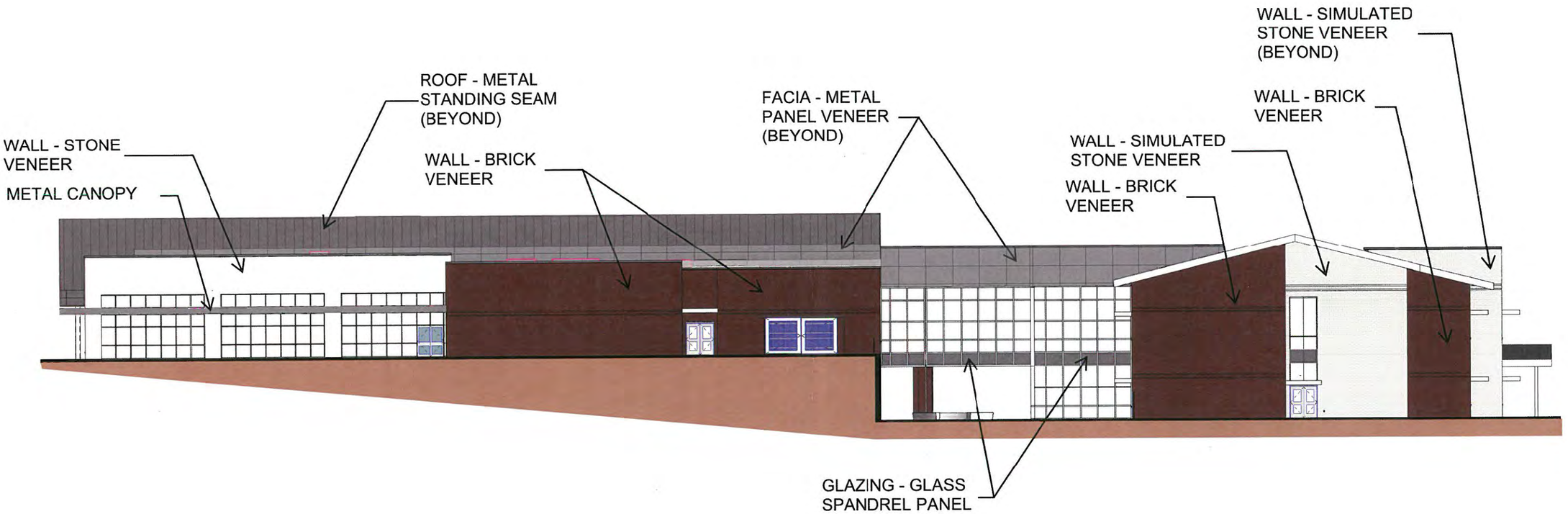
TOTAL MATERIAL PERCENTAGE: 100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE:	92%
BRICK:	57%
STONE:	15%
SIMULATED STONE:	20%
METAL WALL PANEL:	8%
TOTAL MATERIAL PERCENTAGE:	100%



NORTH ELEVATION

ARCHITECTURAL EXTERIOR BUILDING MATERIALS

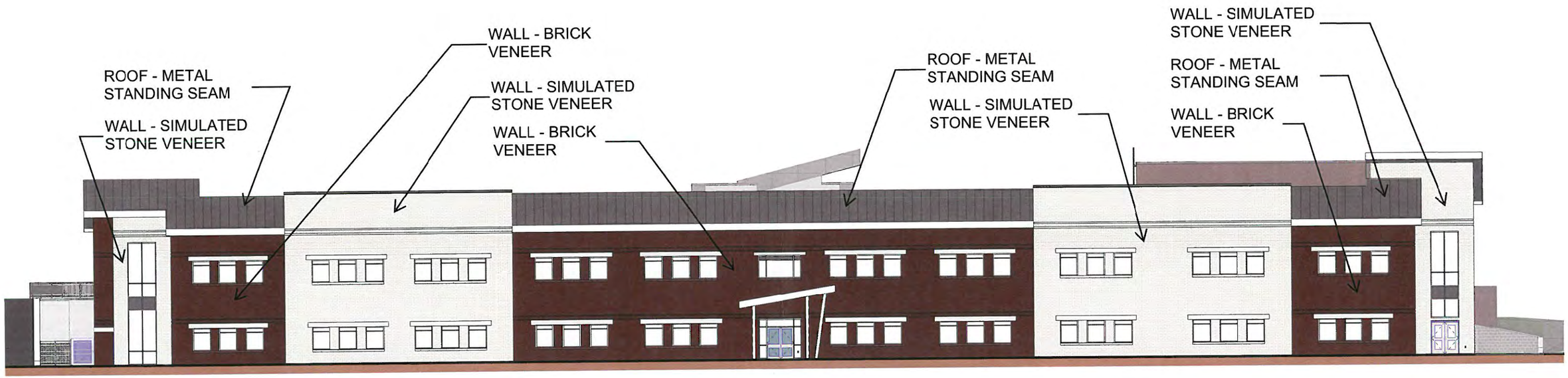
(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 100%

BRICK: 48%

SIMULATED STONE: 52%

TOTAL MATERIAL PERCENTAGE: 100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 90%

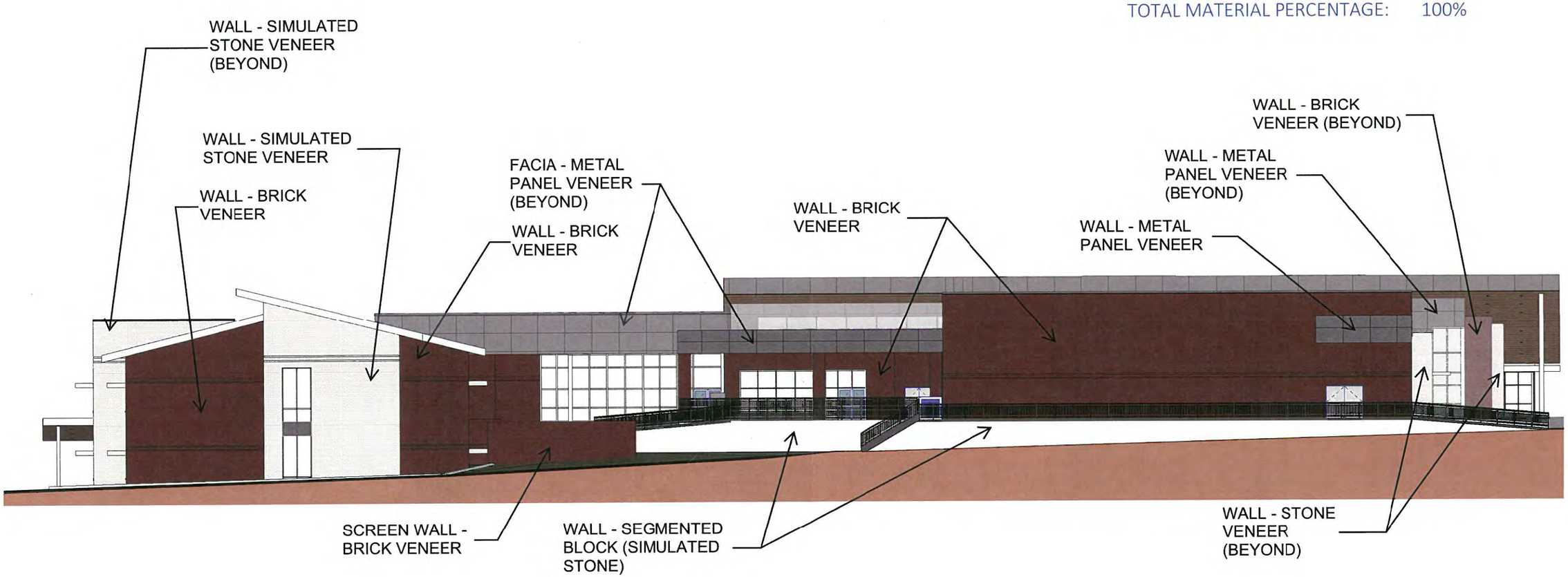
BRICK: 79%

STONE: 3%

SIMULATED STONE: 18%

METAL WALL PANEL: 10%

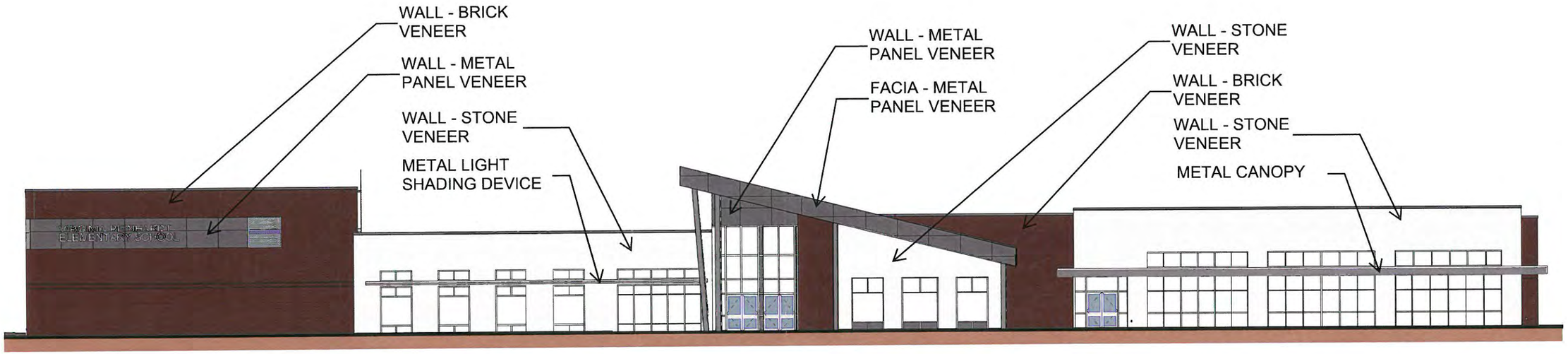
TOTAL MATERIAL PERCENTAGE: 100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE:	94%
BRICK:	44.5%
STONE:	49.5%
METAL WALL PANEL:	6%
TOTAL MATERIAL PERCENTAGE:	100%





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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manger**

FROM: **Amy Williams, Director of Public Works/ City Engineer**

DATE: **March 14, 2018**

SUBJECT: **1830 East IH-30 Detention Requirement Deferment**

On December 12, 2017, Mr. Billy Self, property owner, requested to construct an addition to the ProSoap building at 1830 E. IH-30. The Engineering Department informed Mr. Self that the new addition would require storm water detention prior to certificate of occupancy. Per the attached letter, Mr. Self has requested to defer the storm water detention requirement until any further expansion of paving or building on this property.

Per the Engineering Standards of Design and Construction, all non-residential development shall construct storm water detention facilities. It is the City's intent to utilize detention of storm water runoff as a solution towards control of potential hazards created by storm water runoff including: (1) a reduction in the impact on downstream storm water facilities, (2) prevention of erosive conditions in water drainage ways, (3) protect downstream and adjacent property damage, and (4) preservation of existing floodplains along major creeks. Detention basins may also improve water quality by allowing some sediment to settle out.

Attached is a map illustrating all expansions to the property that have occurred without a permit or storm water detention since 2005. These expansions total approximately 12,219 square feet of building and surface area improvements that do not have detention, but require detention prior to any further improvements can be permitted. Also, submitted is a photo and construction plans that have ***not*** been submitted to or approved by the City.

Mr. Self requests City Council consideration to approve a variance to the Engineering Standards of Design and Construction for the deferment of storm water detention improvements to allow for the existing and proposed expansions of a building located at 1830 East IH-30, and take any action necessary.

AJW:ajw

Attachments

Cc:

Mary Smith, Assistant City Manager
File

2005



2009



Addition 1 = appr. 1,654 sqft

2013



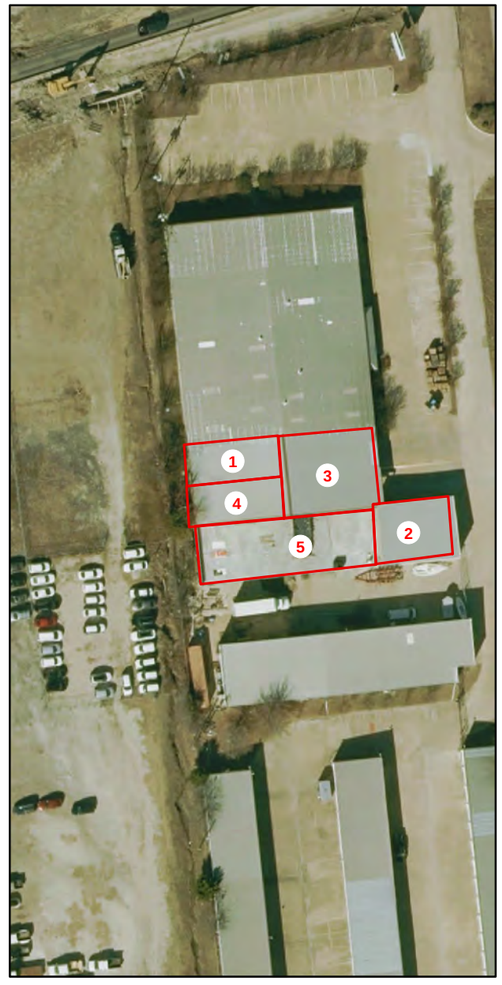
Addition 2 = appr. 1,836 sqft

2015



Addition 3 = appr. 3,235 sqft
Addition 4 = appr. 1,658 sqft

2017



Concrete Pad 5 = appr. 3,836 sqft

Total Building Improvements = 8,383 sqft
Total Permeable Surface Improvements = 3,836 sqft
Total Site Improvements = 12,219 sqft

Water-Activated Hand Cleaner
PROSOAP®

March 14, 2018

Re: Existing ProSoap Building Metal Addition

To Rockwall City Council Members,

We are requesting a waiver of Detention Pond for the current project on the ProSoap building.

The water currently drains downhill to adjacent property that is an undeveloped 2 acres that we own.

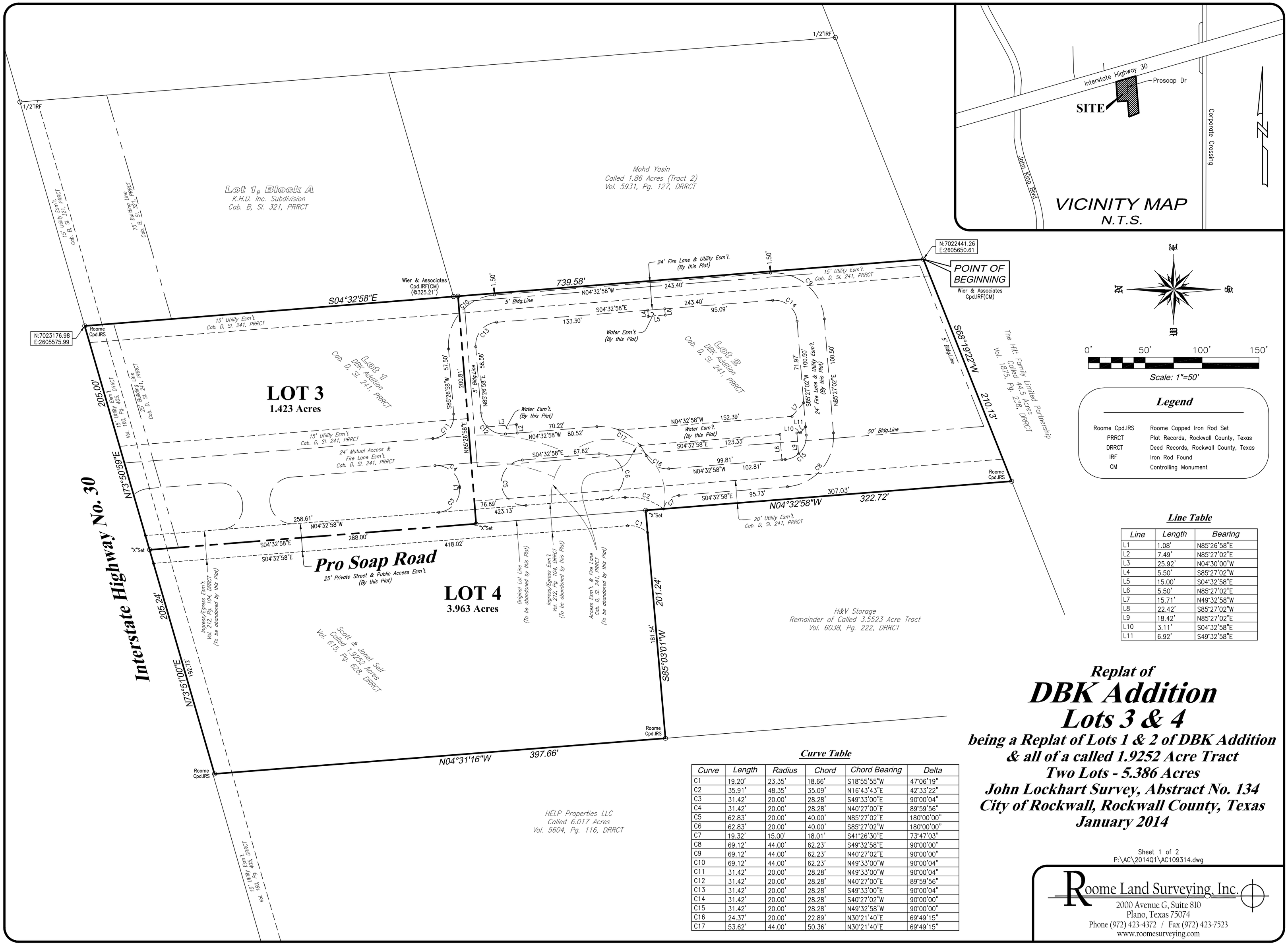
We have plans to develop a 20,000 square foot warehouse facility on the 2 acres in the next 1 to 3 years for the next expansion. At that time we will develop the required detention ponds and fire lanes to support the new facility.

The detention pond will be large enough to support the water drainage from the existing ProSoap building and the new 20,000 warehouse facility on the South side of the property.

Sincere Thanks,

Billy Self
President
Texas Nova-chem Corporation
dba ProSoap Inc.
dba Warehouse-Pro





Legend

Roome Cpd.IRS	Roome Capped Iron Rod Set
PRRCT	Plat Records, Rockwall County, Texas
DRRCT	Deed Records, Rockwall County, Texas
IRF	Iron Rod Found
CM	Controlling Monument

Line Table

Line	Length	Bearing
L1	1.08'	N85°26'58"E
L2	7.49'	N85°27'02"E
L3	25.92'	N04°30'00"W
L4	5.50'	S85°27'02"W
L5	15.00'	S04°32'58"E
L6	5.50'	N85°27'02"E
L7	15.71'	N49°32'58"W
L8	22.42'	S85°27'02"W
L9	18.42'	N85°27'02"E
L10	3.11'	S04°32'58"E
L11	6.92'	S49°32'58"E

Curve Table

Curve	Length	Radius	Chord	Chord Bearing	Delta
C1	19.20'	23.35'	18.66'	S18°55'55"W	47°06'19"
C2	35.91'	48.35'	35.09'	N16°43'43"E	42°33'22"
C3	31.42'	20.00'	28.28'	S49°33'00"E	90°00'04"
C4	31.42'	20.00'	28.28'	N40°27'00"E	89°59'56"
C5	62.83'	20.00'	40.00'	N85°27'02"E	180°00'00"
C6	62.83'	20.00'	40.00'	S85°27'02"W	180°00'00"
C7	19.32'	15.00'	18.01'	S41°26'30"E	73°47'03"
C8	69.12'	44.00'	62.23'	S49°32'58"E	90°00'00"
C9	69.12'	44.00'	62.23'	N40°27'02"E	90°00'00"
C10	69.12'	44.00'	62.23'	N49°33'00"W	90°00'04"
C11	31.42'	20.00'	28.28'	N49°33'00"W	90°00'04"
C12	31.42'	20.00'	28.28'	N40°27'00"E	89°59'56"
C13	31.42'	20.00'	28.28'	S49°33'00"E	90°00'04"
C14	31.42'	20.00'	28.28'	S40°27'02"W	90°00'00"
C15	31.42'	20.00'	28.28'	N49°32'58"W	90°00'00"
C16	24.37'	20.00'	22.89'	N30°21'40"E	69°49'15"
C17	53.62'	44.00'	50.36'	N30°21'40"E	69°49'15"

Replat of
DBK Addition
Lots 3 & 4

being a Replat of Lots 1 & 2 of DBK Addition & all of a called 1.9252 Acre Tract
Two Lots - 5.386 Acres
John Lockhart Survey, Abstract No. 134
City of Rockwall, Rockwall County, Texas
January 2014

Sheet 1 of 2
P:\AC\2014Q1\AC109314.dwg

Roome Land Surveying, Inc.
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com

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OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ***Scott & Janet Self and Genesta Partnership*** are the owners of a tract of land situated in the State of Texas, County of Rockwall, and City of Rockwall, being part of the John Lockhart Survey, Abstract No. 134, and being all of Lots 1 & 2 of DBK Addition, an addition to the City of Rockwall as recorded in Cabinet D, Slide 241 of the Plat Records of Rockwall County, Texas, and being all of a called 1.9252 acre tract of land as recorded in Volume 615, Page 628 of the Deed Records of Rockwall County, Texas with said premises being more particularly described as follows:

BEGINNING at a Wier & Associates capped iron rod found marking the southeast corner of Lot 2, the southeast corner of said premises, the southwest corner of a called 1.86 acre tract (Tract 2) as recorded in Volume 5931, Page 127 of the Deed Records of Rockwall County, Texas, and being in the northwest line of a called 44.5 acre tract as recorded in Volume 1875, Page 238 of the Deed Records of Rockwall County, Texas;

THENCE with the southeast line of Lot 2, the southeast line of said premises, and the northwest line of said 44.5 acre tract, South 68°19'22" West, 210.13 feet to a Roome capped iron rod set marking the southwest corner of Lot 2, the southwest corner of said premises, and the southeast corner of a called 3.5523 acre tract as recorded in Volume 6038, Page 222 of the Deed Records of Rockwall County, Texas;

THENCE with the west line of Lot 2, a west line of said premises, and the east line of said 3.5523 acre tract, North 04°32'58" West, 322.72 feet to an "X" set marking an interior ell-corner of said premises and the southeast corner of said 1.9252 acre tract;

THENCE with the south line of said 1.9252 acre tract and the south line of said premises, South 85°03'01" West, 201.24 feet to a Roome capped iron rod set marking the southwest corner of said 1.9252 acre tract, the most westerly southwest corner of said premises, and being in the east line of a called 6.017 acre tract as recorded in Volume 5604, Page 116 of the Deed Records of Rockwall County, Texas;

THENCE with the west line of said 1.9252 acre tract, the west line of said premises, and the east line of said 6.017 acre tract, North 04°31'16" West, 397.66 feet to a Roome capped iron rod set in the southeast right-of-way line of Interstate Highway No. 30 marking the northwest corner of said 1.9252 acre tract and the northwest corner of said premises;

THENCE with the southeast right-of-way line of Interstate Highway No. 30, the northwest line of said 1.9252 acre tract, and the northwest line of said premises, North 73°51'00" East, 205.24 feet to an "X" set marking the northeast corner of said 1.9252 acre tract and the northwest corner of Lot 1, and continuing along the northwest line of Lot 1, North 73°50'59" East, 205.00 feet to a Roome capped iron rod set marking the northeast corner of Lot 1, the northeast corner of said premises, and the northwest corner of Lot 1, Block A of K.H.D. Inc. Subdivision, an addition to the City of Rockwall as recorded in Cabinet B, Slide 321 of the Plat Records of Rockwall County, Texas;

THENCE with the east line of Lot 1, the east line of Lot 2, the east line of said premises, and the west line of said Lot 1 of K.H.D. Inc. Subdivision, South 04°32'58" East, passing a Wier & Associates capped iron rod found at 325.21 feet marking the southwest corner of said Lot 1 of K.H.D. Inc. Subdivision and the northwest corner of the aforementioned 1.86 acre tract, and continuing along the west line of said 1.86 acre tract for a total distance of 739.58 feet to the point of beginning and containing 5.386 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

We, the undersigned owners of the land shown on this plat, and designated herein as the ***DBK Addition*** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ***DBK Addition*** have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

WITNESS, my hand, this the _____ day of _____, 2014.

_____
Owner Lot 3:
Representative for Genesta Partnership

_____
Owner Lot 4: Scott Self

_____
Owner Lot 4: Janet Self

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2014.

_____
Notary Public in and for
The State of Texas

My Commission Expires: _____

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared ***Scott Self***, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2014.

_____
Notary Public in and for
The State of Texas

My Commission Expires: _____

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared ***Janet Self***, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2014.

_____
Notary Public in and for
The State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F.E. Bemenderfer, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
F.E. Bemenderfer, Jr.
R.P.L.S. No. 4051

STATE OF TEXAS
REGISTERED
F.E. BEMENDERFER JR.
4051
PROFESSIONAL
LAND SURVEYOR

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared ***F.E. Bemenderfer, Jr.***, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2014.

_____
Notary Public in and for
The State of Texas

My Commission Expires: August 25, 2017

NOTARY PUBLIC STATE OF TEXAS
ORTENCIA BORJAS
My Commission Expires
August 25, 2017

_____ _____
Planning and Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2014.

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

WITNESS OUR HANDS, this _____ day of _____, 2014.

_____ _____
Mayor, City of Rockwall City Secretary

_____
City Engineer

NOTES

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

2) No part of subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Flood Insurance Rate Map Number 48397C0045 L of F.E.M.A. Flood Insurance Rate Maps for Rockwall County, Texas and Incorporated Areas dated September 26, 2008 (Zone X).

3) Source bearing per DBK Addition, an addition to the City of Rockwall as recorded in Cabinet D, Slide 241 of the Plat Records of Rockwall County, Texas.

4) This plat has been performed without the benefit of a title commitment. Subject property is affected by any or all easements of record. Surveyor did not abstract or research records for easements.

5) TxDOT aluminum monuments found near the northwest corner of the Scott Self tract along Interestate Highway 30. No record information regarding right-of-way dedication and/or an easement in this area was found. A right-of-way document and/or easement document might exist and have not been filed or in the process of being filed.

6) State Plane Coordinates shown on this plat are based on City of Rockwall Monuments Reset #1 and R019.

Replat of
DBK Addition
Lots 3 & 4
being a Replat of Lots 1 & 2 of DBK Addition
& all of a called 1.9252 Acre Tract
Two Lots - 5.386 Acres
John Lockhart Survey, Abstract No. 134
City of Rockwall, Rockwall County, Texas
January 2014

Sheet 2 of 2
P:\AC\2014Q1\AC109314.dwg

Owner Lot 3:
Genesta Partnership
1850 I.H. 30
Rockwall, Tx 75087

Attn: _____

Owner Lot 4:
Scott & Janet Self
1830 I.H. 30
Rockwall, Tx 75087
(800) 776-7627
Attn: Scott Self

Surveyor:
Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Tx 75074
(972) 423-4372
Attn: John Glas
john@rplsinc.com

Roome Land Surveying, Inc.
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com

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NOTE: TxDOT aluminum monuments found near the northwest corner of the Scott Self tract along Interestate Highway 30. No record information regarding right-of-way dedication and/or an easement in this area was found. A right-of-way document and/or easement document might exist and have not been filed or in the process of being filed.

N
W E
S

0' 50' 100' 150'

Scale: 1"=50'

Interstate Highway No. 30

asphalt road

E=579.84'

E=579.97'

E=580.21'

E=580.00'

E=579.48'

E=579.75'

205.24'

N73°51'00"E

15' Utility Esm't Vol. 160, Pg. 405, DRRCT

25' Building Line Cab. D, Sl. 241, PRRCT

75' Building Line Cab. B, Sl. 321, PRRCT

Lot 1, Block A
K.H.D. Inc. Subdivision
Cab. B, Sl. 321, PRRCT

Lot 1
DBK Addition
Cab. D, Sl. 241, PRRCT

Pro Soap Road

S04°32'58"E

288.00'

N85°26'58"E 200.81'

Cpd.IRF(CM)

Scott & Janet Self
Called 1.9252 Acres
Vol. 615, Pg. 628, DRRCT
One Story Metal Warehouse Building
FF=577.58'

14 Parking Spaces

6 Parking Spaces

stairs

conc.walk

conc.drive

loading dock

ramp

drain

Metal Shop Building

50.3'

60.4'

N04°31'16"W 397.68'

Multi-W

SSMH#1

chn.lnk.fnc.

Metal Storage Building
FF=591.97'

162.2'

150.1'

S85°03'01"W 201.24'

HELP Properties LLC
Called 6.017 Acres
Vol. 5604, Pg. 116, DRRCT

Lot 2
DBK Addition
Cab. D, Sl. 241, PRRCT

N04°32'58"W 322.72'

Metal Storage Building

H&V Storage
Remainder of Called 3.5523 Acre Tract
Vol. 6038, Pg. 222, DRRCT

S04°32'58"E 410.36'

Mohd Yasin
Called 1.86 Acres (Tract 2)
Vol. 5931, Pg. 127, DRRCT

S68°19'22"W 210.13'

barbed wire fnc.

The Hitt Family Limited Partnership
Called 44.5 Acres
Vol. 1875, Pg. 236, DRRCT

Creek

Swale

Cpd.IRF

1/2"RF

SSMH#3

SSMH#2

SSMH Inverts

SSMH No. 1
Rim=574.42'
In from East=567.12'
Out to South=567.02'

SSMH No. 2
Rim=564.49'
In from North=552.11'
In from East=551.94'
Out to West=551.94'

SSMH No. 3
Rim=564.58'
In from East=553.68'
Out to West=553.54'

Legend

Roome Cpd.IRS	Roome Capped Iron Rod Set	CSP	Corrugated Steel Pipe
PRRCT	Collin County Map Records	ssco	Sanitary Sewer Cleanout
DRRCT	Collin County Land Records	co	Cleanout
IRF	Iron Rod Found	conc.	Concrete
CM	Controlling Monument	C	Cottonwood
⊳◁ WV	Water Valve	W	Willow
◇ FH	Fire Hydrant	OH	Overhead Lines
• PP	Power Pole	x	Barbed-Wire Fence
SSMH	Sanitary Sewer Manhole	+	Chain Link Fence
℄	Centerline	AE	Edge of Asphalt
℄	Flowline	⟵	Guy
SBCCSB	SBC Cable Splice Box		

Benchmark

City of Rockwall Monument: Reset ⅀
Elev.=567.704'
Aluminum monument located at the back of curb out from the northwest property corner of bank at the southwest corner of FM 740 (Ridge Road) and Summer Lee

Design Survey

1830 & 1848 E I-30

John Lockhart Survey, Abstract No. 134
City of Rockwall, Rockwall County, Texas
October 25, 2013

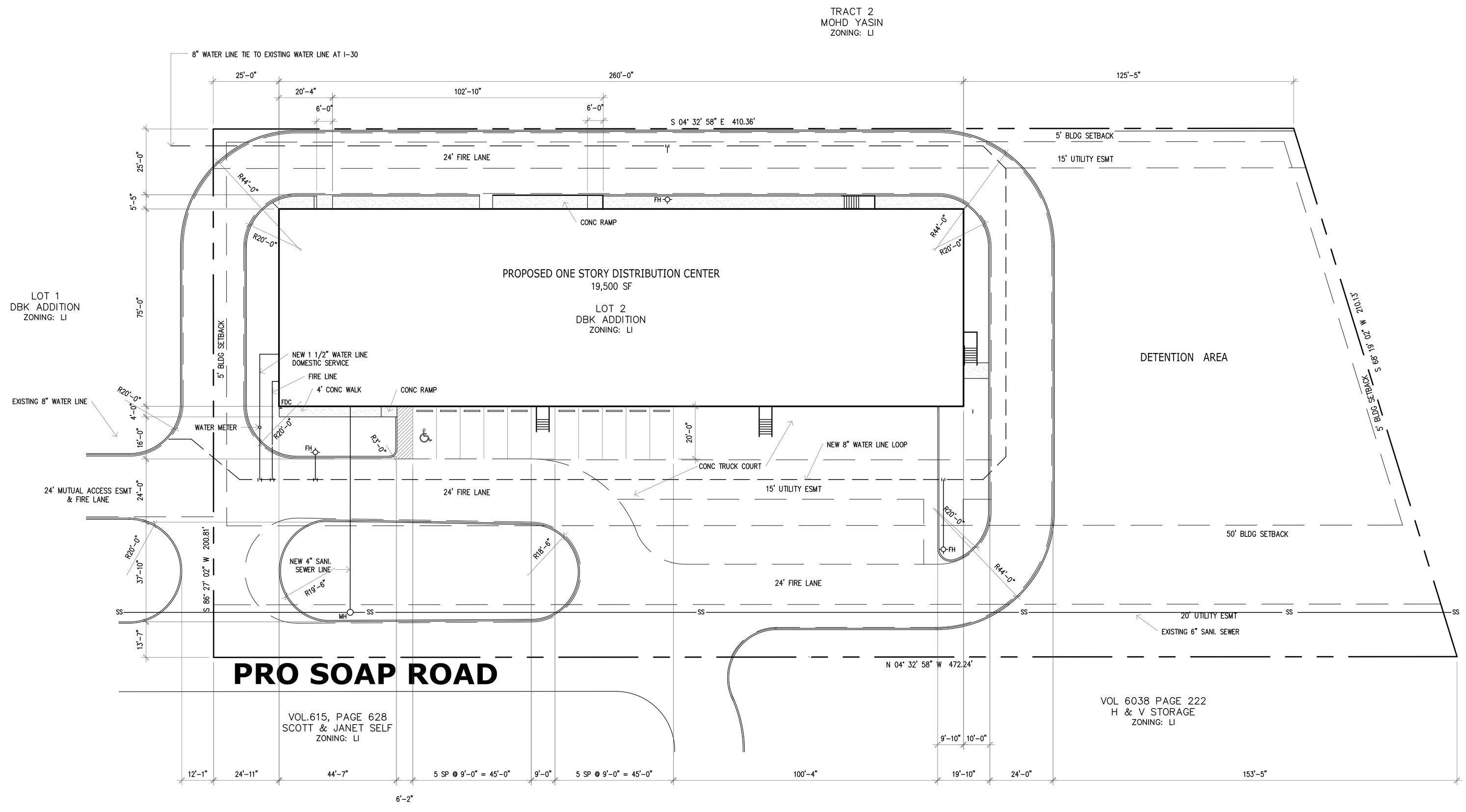
P:\AC\201304\AC108299.dwg

Roome Land Surveying, Inc.
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com

350

350

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



PARKING DATA

DISTRIBUTION AREA 19,500 SF @ 1/2000 = 10

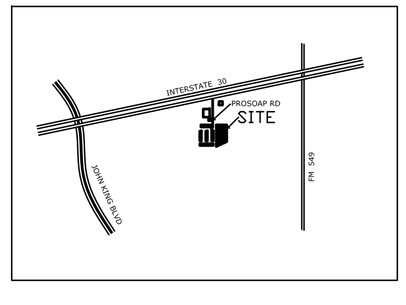
10 PARKING SPACES REQUIRED

10 PARKING SPACES PROVIDED

DBK ADDITION

BEING A 2.03 AC. TRACT OF LAND SITUATED IN THE JOHN LOCKHART SURVEY, ABST. NO. 134 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
SCOTT SELF
1808 INTERSTATE 30
ROCKWALL, TEXAS 75087
800-776-7627



PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

PRO SOAP
ROCKWALL, TEXAS

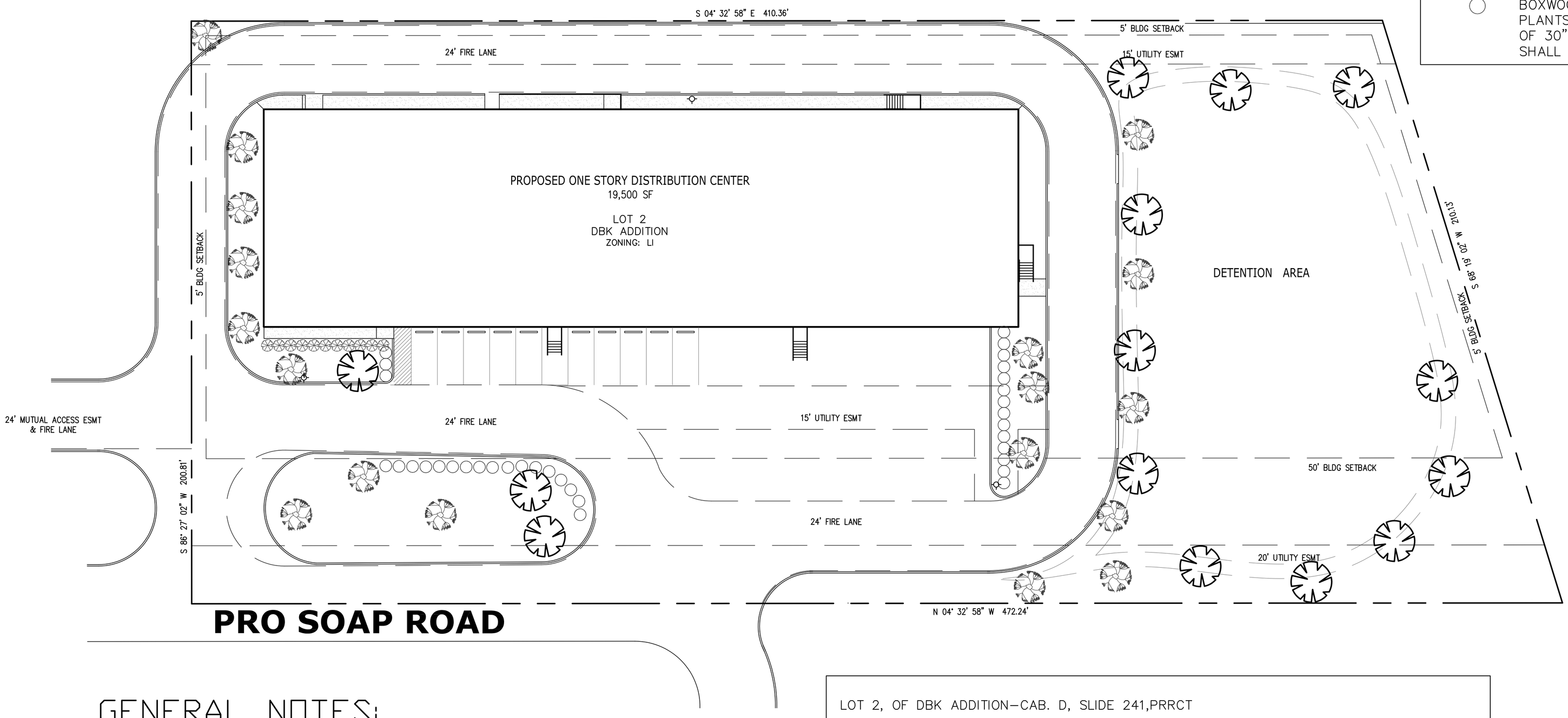
SITE PLAN

Scale:	1" = 20'-0"
Date:	MM/DD/YEAR
Project No.:	130913
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A1 OF 14

351

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



CRAPE MYRTLE (18)
4' HIGH @ INSTALLATION

LIVE OAK (14)
3" MIN. CALIPER

INDIAN HAWTHORNE (11)
PARKING SCREEN
PLANTS SHALL BE A MINIMUM OF 30" TALL @ PLANTING SHALL BE PLANTED @ 36" O.C.

BOXWOOD BUSH (34)
PLANTS SHALL BE A MINIMUM OF 30" TALL @ PLANTING. SHALL BE PLANTED @ 36" O.C.

GENERAL NOTES:

1. VERIFY ALL UTILITIES BEFORE CONSTRUCTION.
2. EA. SUB-CONTRACTOR SHALL COORDINATE AND CALL FOR ALL INSPECTIONS W/TESTING LAB, OWNER WILL PAY FOR TESTING
3. LABS. ALL BUILDING ENTRANCES AND EXITS SHALL BE HANDICAP ACCESSIBLE; SIDEWALK AND RAMP SLOPES SHALL NOT EXCEED THE MAXIMUM REQUIRED SLOPE NOT REQUIRING HANDRAILS, SEE TAS NOTES & DETAILS.
4. LANDSCAPE SUBCONTRACTOR SHALL PROVIDE STABILIZATION OF ALL DISTURBED AREAS.
5. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
6. NO TREES SHALL BE PLANTED WITHIN 5'-0" OF ANY UTILITIES.

LOT 2, OF DBK ADDITION-CAB. D, SLIDE 241,PRRCT

1. PROPOSED USE:- DISTRIBUTION CENTER
2. PROPERTY AREA: 88,618.0 SF OR 2.03 ACRES
3. BUILDING AREA: 19,500 SF
4. BUILDING HEIGHT: SINGLE STORY - 31'-3"
5. LOT COVERAGE: 22.00%
   F.A.R. = 0.22:1
6. PARKING REQUIRED: 19,500 SF DISTRIBUTION @ 1 SPACE PER 2,000 SF = 10
   10 SPACES REQUIRED
7. HANDICAP REQUIRED 1 ACCESSIBLE FOR 0-26 SPACES = 1 ACCESSIBLE
8. TOTAL PARKING PROVIDED: 10 SPACES
9. LANDSCAPE AREA REQUIRED: 13,293 SF
   LANDSCAPE AREA PROVIDED: 34,158 SF
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 54,460 SF

0 20 40
SCALE IN FEET

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
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MERSHAWN ARCHITECTS
RESIDENTIAL RESTAURANTS
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CHURCHES
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

PRO SOAP
ROCKWALL, TEXAS

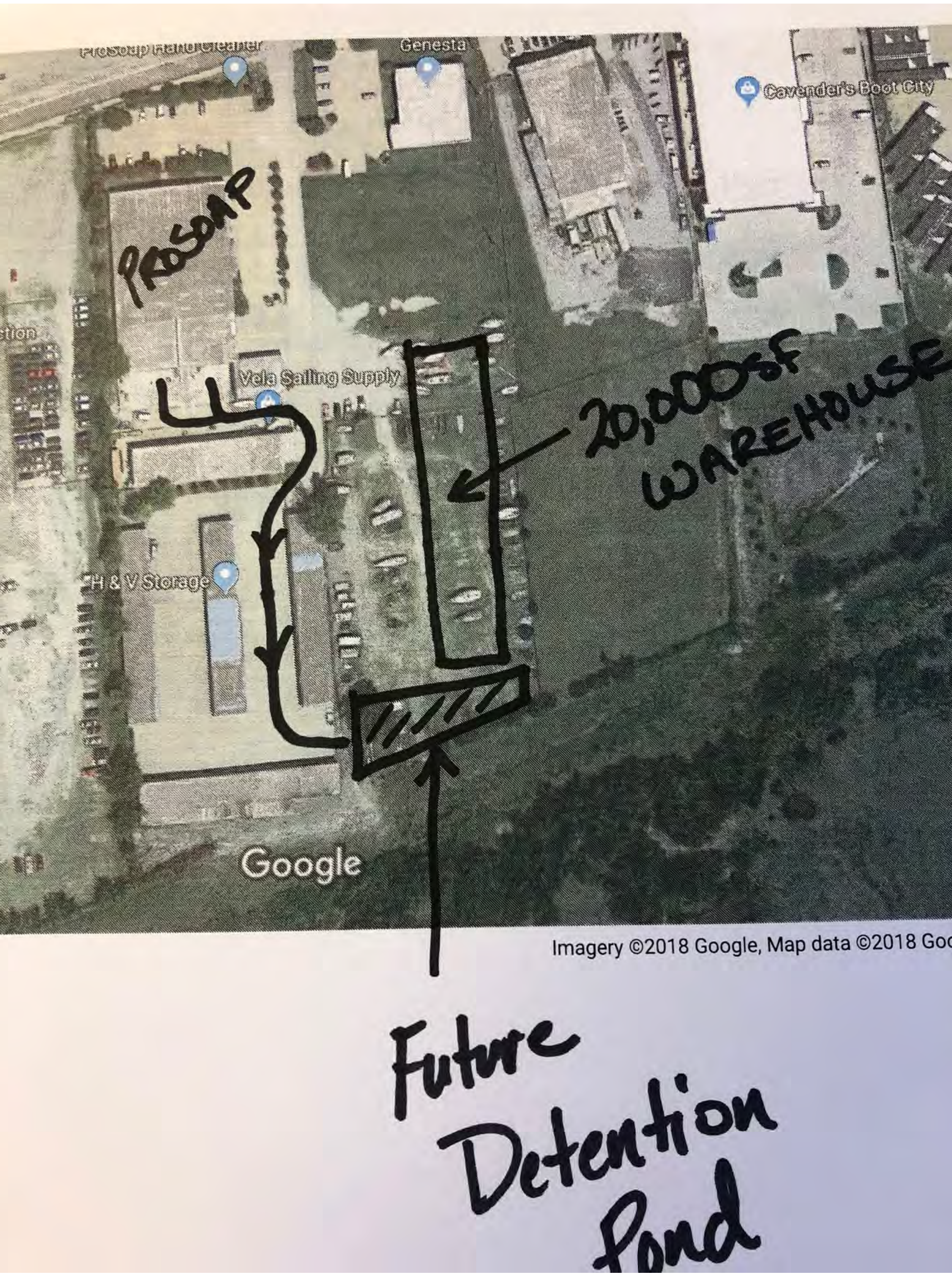
SITE PLAN

Scale:	1" = 20'-0"
Date:	MM/DD/YEAR
Project No.:	130913
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET L1 OF 1

358

358


ProSoup Rafter Stapler
Genesta
Cavender's Boot City
Vela Sailing Supply
H & V Storage
Google
Imagery ©2018 Google, Map data ©2018 Goo
PROP
20,000 SF WAREHOUSE
Future Detention Pond

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Council Members

FROM: Hotel Occupancy Tax Sub-committee Members
Mary Smith, Assistant City Manager

DATE: March 14, 2018

SUBJECT: Request for Funding Allocation – American Legion, Trend HR and Historical Foundation

Follow-up Review of Duck Regatta Revised Application

The City received supplemental funding requests for hotel occupancy tax revenues from the American Legion and Trend HR. In addition, the Historical Foundation has asked for funds to proceed with restoration on the Bailey House as well as some promotional efforts. Copies of the Funding Request Questionnaire and supporting narrative are attached for your review. Their requests are $2,900, $5,000 and $27,459 respectively for 2018 events and projects.

Prior to Council action on the above, the Hotel Occupancy Tax budget is as follows:

Fund Balance carried forward	**$ 105,149**
Budgeted Revenues	**450,000**
Previously Allocated Funding	**(499,080)**
Projected Fund Balance	**$ 55,069**

After considering the applications presented, the subcommittee makes the following recommendations:

American Legion requested $2,900 - funding recommended $2,400

Trend HR conference requested $5,000 – funding recommended $2,500

Historical Foundation requested $27,459 – funding recommended $1,650 for promotional efforts only

Duck Regatta

In the regular funding cycle for 2018, the Duck Regatta joint application was received from Meals on Wheels and Boys and Girls Club for the fall 2018 event. The subcommittee recommendation, later approved by Council, was for $20,000. After the fiscal year began the City was notified that Meals on Wheels was pulling their involvement from the event but Boys and Girls Club planned to continue the event alone. Since the application was signed by Meals on Wheels leadership we had to request a new application which was recently presented to the subcommittee. After careful consideration, the members now recommend that the funding for the Duck Regatta be awarded to Boys and Girls Club for $10,000.

Subcommittee members, Dennis Lewis, Bennie Daniels and Mike Townsend can answer any questions the Council may have regarding their recommendations. Council is asked to consider approved the funding as recommended by the committee.

City of Rockwall
The New Horizon

Hotel Occupancy Tax

Program Year 2018

Application

MUST BE TYPED or PRINTED

DELIVER TO:
City of Rockwall Finance Office
Attn: Lea Ann Ewing
385 S. Goliad St., Rockwall, TX 75087
972-771-7700 lewing@rockwall.com

Organization Name: Terry Fisher American Legion Post 117
Name of Event: WORLD WAR I Anniversary
Date(s) of Event: Interactive History
Funding Request $: 2900.00
Website Address: legionpost117.org
Mailing Address: P.O. Box 821 Rockwall TX 75087
Physical Address:
Telephone: 214-226-8944 Fax:

Primary Contact Name: Mike Donegan
(Project Director)
Mailing Address: 2620 Ridgelake Lane Rockwall TX 75032

Email Address: mddow72@gmail.com
Telephone: 214 226 8944 Fax:

Secondary Contact Name: Mark Kipphut
(President/Board Chairman)
Mailing Address:

Email Address: legionpost117@gmail.com
Telephone: 520-668-2216 Fax:

- ► COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM/EXHIBIT REQUESTING FUNDS
- ► INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE

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1. Mark an "X" next to the category or categories that your organization is requesting funds in the attached budget request.

☐ **Advertising/Tourism** **Requested funding amount $**
Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

☐ **Arts** **Requested funding amount $**
Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

☑ **Historical** **Requested funding amount $** 2900.00
Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.

2. Describe the program or event for the upcoming fiscal year (Oct. 1 2017 – Sept. 30, 2018) that you are requesting Hotel Tax funding. What is your event and why are you having it? 100th anniversary of WWI

3. How does the event/program meet the definition of the categories listed in Item No. 1 above (promotion of tourism and the hotel industry in the City of Rockwall)?
Historical reenactments

4. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property?
(Yes) Name location: Founders Day Harry Myers Park

5. Will your organization provide special event insurance coverage for the event/program if held on City property?
Yes Name of Insurance Company:

6. Provide 3 years attendance history for the above listed programs, activities, exhibits or event described in Item No. 2 above. First time event

Event	Year	Event Duration (in Days)	Audience Size	# of Attendees in hotel rooms

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7. What specific market will you target with the event/program's marketing plan? Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C). American Legion web site both national and local. Texas Historical commission email announcements.

8. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101(a) within one of the two options listed below.

   a) Separate checking account without combining with any other revenues or maintained in any other bank account or

   b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization's budget. Interest earned on the Hotel revenues must be used to support the event/program as well.

   Will the organization be able to segregate the accounting process in either a) or b) above? Yes

9. Provide all of the following documentation with this application and label each as outlined below.

Exhibit A	Proposed budget for each event/program using attached form
Exhibit B	Letter of determination certifying federal tax exempt 501(c)(3) status
Exhibit C	Examples and evidence of marketing area and readership (limit 3)
Exhibit D	List members of the governing body including name, position, mailing address and phone number
Exhibit E	W-9 Form https://www.irs.gov/pub/irs-pdf/fw9.pdf?
Exhibit F	Form 1295 https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any funds awarded as a/ result of this application will be used for the purpose set for herein and the program guidelines.

President/Board Chairman:

Date 5 Mar 2018

Print Name Michael Donegan

Signature Michael Donegan

Event/Program Director:

Date

Print Name

Signature

Both signatures are required for application to be considered complete.

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EXHIBIT A

Hotel Occupancy Tax Funding Request
Event/Program Budget - Program Year 2018

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request.

Organization Name: Terry Fisher American Legion Post 117
Event/Program Name: 100th Anniversary of WWI
Requested Funding: $ 2900.00

Expenses (for this project only)		Total Expenses	HOT Funding Request
1. Personnel			
Administrative			
Artistic			
Technical			
Other personnel			
2. Fees for outside professional service			
Administrative			
Artistic			
Technical			
3. Space Rental			
4. Equipment Rental		400	400
5. Travel/Transportation			
6. Promotion/Printing		1200	1200
7. Costumes/Royalties		1000	1000
8. Other (supplies, postage etc.)		300	300
9. Sub -Totals			
10. Total Expenses		2900	2900

	Total Revenues
Revenues (for this project only)	
1. Total Amount of HOT fund request	2900
2. Admissions (ticket and concessions)	
3. Donations	
4. Organizational funds budgeted	
5. Grants (State)	
6. Other (list):	
7. Other (list):	
8. Other (list):	
9. Other (list):	
10. Total income and contributions	
11. Total In-Kind	
12. Total Revenues	2900

Financial Information (for this project only)

Fiscal Year (Oct 1st – Sept 30th)	2015 actual	2016 actual	2017 actual	2018
Total Revenues				
Total Expenses				
Total Prior Year Hotel funds awarded				

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AMERICAN LEGION WWI ANNIVERSARY FOUNDERS DAY EVENT BUDGET

INTERACTIVE DISPLAY American Legion costs	
Shirts and caps	450
Miscellaneous	100
	550

Jec Ann
Want to discuss
this with
you
Please

Items to be submitted to City of Rockwall for support from Motel Tax	
Rental for Tent, tables and chairs	~~350~~ 400
Trench replica	
Includes pallets, burlap and drop clothes	300
Wooden replica rifles	250
Assistance to Reenactors/DAR	500
Doughboy hats	250
Advertising in Newspapers	700
Posters in Schools	250
Banners	250
	~~$2850~~ #2900

→ This one may be a little low

Appreciate your help
Blessings
Mike

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TERRY FISHER AMERICAN LEGION POST 117, ROCKWALL COUNTY HISTORICAL FOUNDATION AND DAR EFFORT TO RECOGNIZE THE 100TH ANNIVERSARY OF WORLD WAR I

OBJECTIVE

Combine the effects of Founders Day as a Community Activity to entertain and inform citizens. Goal is to educate participants in the History of World War I and the involvement of Texas in the "War to end Wars"

PLAN

Utilize at a minimum three Community groups, the Rockwall County Historical Foundation, the DAR, and the Terry Fisher American Legion Post to participate in the Founders Day activities. The activities will involve Living History and educational displays. Multiple locations at Harry Myers Park will be utilized and complete coordination with the Recreation and Parks Department and ultimate approval of all activities will be accomplished.

SCOPE

The preliminary scope of operations involves three main segments.

SEGMENT ONE EDUCATIONAL WORLD WAR 1 EXHIBIT

This segment would be under the supervision of the Rockwall County Historical Foundation. It would involve Rockwall area citizens loaning WWI objects to be displayed at the Bailey House. Other Historical Organizations would be encouraged to participate in displaying WWI exhibits during Founders Day.

SEGMENT TWO INTERACTIVE HISTORY

This Segment would be operated by the Terry Fisher American Legion Post. Prior to Founders Day, community announcements, newspapers, and posters would feature "Uncle Sam Needs You" and Selective Service Registration... All males and females between 6-13 years of age will be asked to report to the American Legion Selective Service and Recruiting Depot.

Upon reporting to the Recruiting Depot, the recruit will sign up for Service, examined for fitness, and sworn in for service. Then they will report to the Drill Instructors for Basic Training. Basic Training will consist of some physical drills and manual of arms with wooden rifles. Upon completion there will be participation in an obstacle course and recognition for participation.

SEGMENT THREE LIVING HISTORY

This segment would be totally dependent on obtaining reenactors to participate in period uniforms and a program to provide historical background about WWI. Locating support for this segment is an ongoing process and could take several weeks to determine the feasibility and availability of reenactors.

TEXAS®

It's like a

WHOLE OTHER COUNTRY

This travel guide is made possible through the Texas Historical Commission's partnership with the Office of the Governor–Economic Development and Tourism, Texas Department of Transportation, Texas Parks and Wildlife Department, and Texas Commission on the Arts. Special thanks to the Texas World War I Centennial Commemoration Association, Dr. Thomas Hatfield, and William McWhorter for their time and involvement in the production of this guide and the companion mobile app tour.

Texas TIME TRAVEL

Visit the Texas Heritage Trail Regions and see where it all happened.

texastimetravel.com

TEXAS HISTORICAL COMMISSION

real places telling real stories

The Texas Historical Commission, the state agency for historic preservation, administers a variety of programs to preserve the archeological, historical, and cultural resources of Texas.

For additional copies of this brochure, contact:
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thc.texas.gov

FSC www.fsc.org MIX Paper from responsible sources FSC® C101537

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TEXAS HISTORICAL COMMISSION

TEXAS AND THE GREAT WAR



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City of Rockwall
The New Horizon

Hotel Occupancy Tax Program Year 2018 Application

MUST BE TYPED or PRINTED

DELIVER TO:
City of Rockwall Finance Office
Attn: Lea Ann Ewing
385 S. Goliad St., Rockwall, TX 75087
972-771-7700 lewing@rockwall.com

Organization Name: TrendHR
Name of Event: TrendHR Legal Conference 2018
Date(s) of Event: May 31, 2018
Funding Request $: 5,000.00
Website Address: TrendHR.com
Mailing Address: 2701 Sunset Ridge Dr. Ste 500, Rockwall, TX 75032
Physical Address: same as above
Telephone: 214-553-5505 Fax: 214-623-6001

Primary Contact Name: Brad Peters
(Project Director)
Mailing Address: same as above

Email Address: bradp@trendhr.com
Telephone: 469-402-1532 Fax: 214-623-6001

Secondary Contact Name: D W Bobst
(President/Board Chairman)
Mailing Address: same as above

Email Address:
Telephone: 214-553-5505 Fax: 214-553-5525

- COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM REQUESTING FUNDS
- INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE

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1. Mark an "X" next to the category or categories that your organization is requesting funds:

☑ **Advertising/Tourism** **Requested funding amount $**
Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

☐ **Arts** **Requested funding amount $**
Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

☐ **Historical** **Requested funding amount $**
Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.

2. Describe the program or event for the upcoming fiscal year (Oc.t 1, 2017 - Sept. 30, 2018) that the requested Hotel funding. What is your event and why are you having it? TrendHR's Annual HR Legal Conference; Rockwall Hilton at the Harbor;

3. How does the event/program meet the definition of the catergories marked in #1 (promotion of tourism and the hotel industry in Rockwall)?
Each year 98% attendees come from outside Rockwall to attend this event

4. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property? If no, skip Question #5.
Yes ☐ Name location: Hilton Lakefront in Rockwall

5. Will your organization provide special event insurance coverage for the event/program if held on City property?
Yes ☐ Name of Insurance Company:

6. Provide 3 years attendance history for the above listed programs, activities, exhibits or event in #9 above.

Event	Year	Event Duration (in Days)	Audience Size	# of Attendees in hotel rooms
HR Legal Conference	2017	1	389	
HR Legal Conference	2016	1	358	
HR Legal Conference	2015	1	293	

7. What specific market will you target with the event/program's marketing plan? Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C).
We target the social media market, our online presence, N. Texas HR business groups and our business contact lists from our 20 years in business in Texas and US.

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8. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101(a) within one of the two options listed below.

a) Separate checking account without combining with any other revenues or maintained in any other bank account or

b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization's budget. Interest earned on the Hotel revenues must be used to support the event/program as well.

Will the organization be able to segregate the accounting process in either a) or b) above? Yes ☑

9. Provide all of the following documentation with this application and label each as outlined below.

Exhibit A	Proposed budget for each event/program using attached form
Exhibit B	Letter of determination certifying federal tax exempt 501(c)(3) status
Exhibit C	Examples and evidence of marketing area and readership (limit 3)
Exhibit D	List members of the governing body including name, position, mailing address and phone number
Exhibit E	Form W-9
Exhibit F	Form 1295

We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any funds awarded as a result of this application will be used for the purpose set for herein and the program guidelines.

President/Board Chairman:

Print Name D W Bobst

Date 3/1/2018

Signature

Event/Program Director:

Print Name Brad Peters

Date 3/1/2018

Signature

Both signatures are required for application to be considered complete.

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EXHIBIT A

Hotel Occupancy Tax Funding Request
Event/Program Budget - Program Year 2018

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request.

Organization Name: TrendHR
Event/Program Name: Trend HR Legal Conference 2018
Requested Funding: $ 5,000

Expenses (for this project only)		Funding Request a	Cash from all other sources b		Total a + b = c
1. Personnel					
Administrative					
Artistic		5,000			5,000
Technical		2,000			2,000
Other personnel		8,000			8,000
2. Fees for outside professional service					
Administrative					
Artistic					
Technical					
3. Space Rental		14,530			14,530
4. Equipment Rental		6,664			6,664
5. Travel/Transportation		500			500
6. Promotion/Printing		7,500			7,500
7. Costumes/Royalties					
8. Other (supplies, postage etc.)		1,500			1,500
9. Sub -Totals					
10. Total Expenses					45,694

Revenues (for this project only)					
1. Total Amount of funding request		5,000			
2. Admissions (ticket and concessions)		8,000			
3. Donations		3,000			
4. Organizational funds budgeted		29,694			
5. Grants (State)					
6. Other (list):					
7. Other (list):					
8. Other (list):					
9. Other (list):					
10. Total income and contributions			45,694		
11. Total In-Kind				0	
12. Total Revenues					45,694

Financial Information (for this project only)					
Fiscal Year (Oct 1st – Sept 30th)		2014	2015	2016	2017
Total Revenues					
Total Expenses					
Total Prior Year Hotel funds awarded					

Additional documents are welcome. Please attach them to the end of this application.

If you have not submitted your last Event Report to the City, attach it to this application.

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CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2018-320527

Date Filed:
03/01/2018

Date Acknowledged:

1 **Name of business entity filing form, and the city, state and country of the business entity's place of business.**
TRENDSETTER HR LLC
Rockwall, TX United States

2 **Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**
City of Rockwall

3 **Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**
2018 HOT
HOT Convention and Tourism support

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 **Check only if there is NO Interested Party.** [X]

6 **UNSWORN DECLARATION**

My name is D W Bobst, and my date of birth is 9/20/67.

My address is 2701 Sunset Ridge, 500 (street) Rockwall (city) TX (state) 75032 (zip code) USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Rockwall County, State of TX, on the 1 day of March (month) 20 18 (year).

Signature of authorized agent of contracting business entity
(Declarant)



Don't Get Left Stranded

The number of retaliation claims has nearly tripled since 1997, and retaliation now is the most frequently filed charge with the Equal Employment Opportunity Commission

Texas has laws specifically governing the enforceability of non-competition and non-solicitation agreements between employees and employers

An employee who is injured while working for a non-subscribing employer must prove negligence of the employer in order to be eligible for compensation. A negligent employer has limited defenses against liability

At the annual HR Legal Conference, hosted by TrendHR, sessions will be covered by local employment law experts. Gain perspective on how to handle and stay compliant with these issues an increasing amount of companies are facing.

HR Legal Conference // May 31st // 7:30 AM - 3:45 PM // Hilton Conference Center // Rockwall, TX

Things to Note

HR
Document Control
Document Number
Revision Number
Effective Date
Page Number

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31st 2018
Registration Now Open!
HR LEGAL CONFERENCE
Don't Get Left Stranded!
5 CONTINUING EDUCATION CREDITS
HRCI & SHRM PDCs

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Rockwall County Historical Foundation
Post Office Box 916, Rockwall, TX 75087
Telephone: 972-722-1507

Mrs. Lea Ann Ewing
Purchasing Agent
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

February 21, 2018

Re: Supplemental HOT Grant Request

Dear Lea Ann,

The Rockwall County Historical Foundation is requesting a Supplemental HOT Grant for items and related cost estimates for Tourism and Historical Preservation projects for the remainder of this year. Itemized list attached.

The Foundation sincerely appreciates the support the City HOT Grant has provided to us in the past. We strive to compliment the City's parks and downtown preservation efforts by restoring and maintaining our historic structures in a manner in which the City can be proud.

Best regards,

Mark Russo
President

2018 Supplemental HOT Grant Application

TOURISM:

$ 500.00	Texas Historical Commission, Texas Lakes Trail Exhibit: The Cynthia Ann and Quanah Parker Trail Exhibit : "A Woman OF Two Worlds and a Man IN Two Worlds" August 14 - October 4 at Bailey House
$ 300.00	Quanah Parker Exhibit - Advertising
$ 850.00	Texas Historical Commission 50th Anniversary Texas Lakes Trail Map with Reconstructed Rock Wall Ad. (75,000 printed, distributed at State Fair of Texas, Texas Travel Information Centers, Tradeshows, Chambers, CVBs and through Certified Folder displays in hotels, attractions, airports, train stations, visitor centers and restaurants.)
$2,250.00	Update RCHF Website to mobile friendly technology

HISTORIC PRESERVATION:

$ 700.00	Bailey House chain link fencing rental
$ 575.00	Replace two 24" x 30" missing fixed in place windows on façade (replica of original stain glass) by Jim Scoggins
	Front steps to be provided as Eagle Scout project
$ 450.00	Repair/replace flooring (at fireplace openings, labor and materials) P-K Flooring
	Two Original Bailey House fireplace mantels donated by Bailey family
	New HVAC unit donated by D-N-D Services, John Dobmeyer
$ 900.00	Grass/Sod at Bailey House , A-1 Grass
$6,364.25	Repair/Refinish hardwood flooring (labor and materials) P-K Flooring
$9,100.00	Texture/Paint interior walls, ceilings, cabinetry (labor) Johnny Laroussi
	Interior paint donated by Sherwin - Williams
$5,500.00	Period Appropriate Wallpaper parlor (labor and materials) Eddie Nix

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City of Rockwall
The New Horizon

Hotel Occupancy Tax

Program Year 2018

Application

MUST BE TYPED or PRINTED

DELIVER TO:
City of Rockwall Finance Office
Attn: Lea Ann Ewing
385 S. Goliad St., Rockwall, TX 75087
972-771-7700 lewing@rockwall.com

Organization Name:	Boys & Girls Club of Rockwall County
Name of Event:	2018 Rockwall Rubber Duck Regatta
Date(s) of Event:	September 22, 2018 or October 13, 2018
Funding Request $:	$20,000
Website Address:	www.rockwallduckrace.org
Mailing Address:	PO Box 1658
Physical Address:	801 E Washington
Telephone:	972-722-2462 Fax:
Primary Contact Name: (Project Director)	Jenny Krueger
Mailing Address:	PO Box 1809 Rockwall, TX 7508
Email Address:	jkrueger@begreatnext.org
Telephone:	830-998-4220 Fax:
Secondary Contact Name: (President/Board Chairman)	Kevin DeStefano
Mailing Address:	PO Box 1809 Rockwall, TX 75087
Email Address:	kevindestefano@gmail.com
Telephone:	((214) 695-3322 Fax:

- **COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM/EXHIBIT REQUESTING FUNDS**
- **INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE**

1. Mark an "X" next to the category or categories that your organization is requesting funds in the attached budget request.

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☒ **Advertising/Tourism** **Requested funding amount $ 20,000**
Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

☐ **Arts** **Requested funding amount $**
Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

☐ **Historical** **Requested funding amount $**
Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.

2. Describe the program or event for the upcoming fiscal year (Oct. 1 2017 – Sept. 30, 2018) that you are requesting Hotel Tax funding. What is your event and why are you having it?

Rockwall Rubber Duck Regatta is a fun, family-friendly event with duck races, vendors, live music, and a kid zone benefiting the Boys & Girls Club of Rockwall County.

3. How does the event/program meet the definition of the categories listed in Item No. 1 above (promotion of tourism and the hotel industry in the City of Rockwall)?

Funding will be utilized to advertise and promote this Rockwall event and Harbor area.

4. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property?
Yes ☒ Name location: Rockwall Harbor

5. Will your organization provide special event insurance coverage for the event/program if held on City property?
Yes☒ Name of Insurance Company: Philadelphia Insurance Company

6. Provide 3 years attendance history for the above listed programs, activities, exhibits or event described in Item No. 2 above.

Event	Year	Event Duration (in Days)	Audience Size	# of Attendees in hotel rooms
Rockwall Rubber Duck Regatta	2013	2	5,000	50
Rockwall Rubber Duck Regatta	2014	1	7,500	75
Rockwall Rubber Duck Regatta	2015	1	7,500	80
Rockwall Rubber Duck Regatta	2016	1	7,500	60

7. What specific market will you target with the event/program's marketing plan? Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C).

8. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101(a) within one of the two options listed below.
   a) Separate checking account without combining with any other revenues or maintained in any other bank account or
   b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization's budget. Interest earned on the Hotel revenues must be used to support the event/program as well.

   Will the organization be able to segregate the accounting process in either a) or b) above? Yes ☒

9. Provide all of the following documentation with this application and label each as outlined below.

Exhibit A	Proposed budget for each event/program using attached form
Exhibit B	Letter of determination certifying federal tax exempt 501(c)(3) status
Exhibit C	Examples and evidence of marketing area and readership (limit 3)
Exhibit D	List members of the governing body including name, position, mailing address and phone number
Exhibit E	W-9 Form https://www.irs.gov/pub/irs-pdf/fw9.pdf?
Exhibit F	Form 1295 https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any funds awarded as a/ result of this application will be used for the purpose set for herein and the program guidelines.

President/Board Chairman:
Date: February 9, 2018

Print Name: Kevin DeStefano

Signature

Event/Program Director:
Date: February 9, 2018

Print Name: Jenny Krueger

Signature

Both signatures are required for application to be considered complete.

EXHIBIT A

Hotel Occupancy Tax Funding Request
Event/Program Budget - Program Year 2018

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request.

Organization Name: Boys & Girls Club of Rockwall County
Event/Program Name: 2018 Rockwall Rubber Duck Regatta
Requested Funding: $ 20,000

Expenses (for this project only)		Total Expenses	HOT Funding Request
1. Personnel			
Administrative			
Artistic			
Technical			
Other personnel			
2. Fees for outside professional service			
Administrative			
Artistic			
Technical			
3. Space Rental		$9,000	
4. Equipment Rental		$11,000	
5. Travel/Transportation			
6. Promotion/Printing		$15,000	$15,000
7. Costumes/Royalties			
8. Other (supplies, postage etc.)		$10,000	$5,000
9. Sub -Totals			
10. Total Expenses		$45,000	$20,000

		Total Revenues
Revenues (for this project only)		
1. Total Amount of HOT fund request		$20,000
2. Admissions (ticket and concessions)		$15,000
3. Donations (*Sponsorships*)		$22,000
4. Organizational funds budgeted		$5,000
5. Grants (State)		
6. Other (list): Vendors		$8,000
7. Other (list): Duck Sales		$20,000
8. Other (list):		
9. Other (list):		
10. Total income and contributions		
11. Total In-Kind		
12. Total Revenues		$90,000

Financial Information (for this project only)

Fiscal Year (Oct 1st – Sept 30th)		2015 actual	2016 actual	2017 actual	2018
Total Revenues		78,988.92	87,777.88	88,679.43	90,000
Total Expenses		59,759.22	40,208.75	58,463.96	45,000
Total Prior Year Hotel funds awarded		$20,000	$25,000	$25,000	20,000

EXHIBIT B

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: DEC 2014

BOYS & GIRLS CLUB OF ROCKWALL
COUNTY INC
PO BOX 1809
ROCKWALL, TX 75087

Employer Identification Number:
68-0588959
DLN:
17053307330004
Contact Person:
EDWARD S SCHLAACK ID# 31536
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
May 15, 2010
Contribution Deductibility:
Yes
Addendum Applies:
Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Director, Exempt Organizations

Letter 947

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Internal Revenue Service

Department of the Treasury

P. O. Box 2508
Cincinnati OH 45201

Date: June 21, 2002

Boys & Girls Club of Northeast Texas Inc
PO Box 1876
Greenville TX 75403-1876

Person to Contact:
Marion F Robinson-Baugh 31-03601
Customer Service Representative
Toll Free Telephone Number:
8:00 a.m. to 6:30 p.m. EST
877-829-5500
Fax Number:
513-263-3756
Federal Identification Number:
75-2174005

Dear Sir or Madam:

This letter is in response to your request for a copy of your organization's determination letter.

Our records indicate that a determination letter issued in March 1988 granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in section 509(a)(x).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than $25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of $20 a day, up to a maximum of $10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of $100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

EXHIBIT C

ROCKWALL COUNTY HERALD-BANNER FRIDAY, SEPTEMBER 9, 2016

HERALD BANNER

Rubber Duck Regatta returns to the Harbor Sept. 24

By Joseph Alderman
Herald-Banner Staff

The waters at The Harbor in Rockwall will run yellow this month when the fifth annual Rubber Duck Regatta sets sail on Sept. 24.

Benefiting the Boys & Girls Club and Meals on Wheels of Rockwall County, the Rubber Duck Regatta is an annual event in which individuals or businesses can "adopt" rubber ducks to race from the fountain at the Harbor down to the finish line for prizes and bragging rights. Activities are set to begin at 10 a.m. and continue all day until 10 p.m.

"They get poured into the fountain, and then there's a mock-finish line that the fire department made," Margie VerHagen, executive director of Meals on Wheels Senior Services, said. "They race almost to the bridge. There's 3,000 little baby ducks that race at 3 o'clock and 3,000 glow-ducks being raced at 9 p.m."

The event will also feature vendors, live music, children's activities and arts and crafts. More than 50 vendors have been confirmed as of Sept. 1, and will include food, beverages, designers and area businesses and nonprofits. Music will start in the evening, and will be performed by Southern Ride.

Individuals can adopt a single baby duck for $5, or packs of ducks for a discounted price. Standard and glow-in-the-dark ducks are available, the standard to be used at the 3 p.m. race and the glow-ducks to be

» SEE RUBBER, PAGE A3

Rubber Duck Regatta Sept. 24

Continued from Page A1

used at the 9 p.m. race.

"First prize for the 3 o'clock and 9 o'clock race are the same," VerHagen said. "It is a $1,000 gift card donated by Handy Insurance. Second prize for both races is a $500 gift card to Kroger, and the third prize is a $250 Visa gift card from Home Instead Senior Services at 3 o'clock, and a $250 Visa gift card from Bright Snacks for the 9 o'clock race."

Corporate Mama Ducks are also available for adoption, for the price of $100. This includes one 10-inch duck for racing, and one to be decorated using whatever means available. The decorated duck will not be raced, however. Instead, it will be included in a beauty pageant to be judged for either first, second or third place, or for the "ugly duckling" award. There will also be a people's choice award, to be determined by public vote. The winner of the corporate duck race will receive the Golden Duck Trophy.

"At 1 o'clock are the mama ducks, the corporate ducks, and they get another duck that they use as a racing duck, too," VerHagen said. "Whoever wins that wins the duck trophy, and they get to display that for one year."

Registration information, merchandise such as T-shirts and general rules are available at www.rockwallduckrace.org. Proceeds from the merchandise will be also used to benefit Meals on Meals and Boys & Girls Club.

Races will start from the fountain outside of Cinemark Theater at the Harbor.

Joseph Alderman may be reached at jalderman@heraldbanner.com.

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ROCKWALL COUNTY

HERALD BANNER

SERVING ROCKWALL COUNTY AS THE BEST LOCAL NEWS SOURCE

SUMMER ACTIVITIES

GO OUTSIDE AND PLAY CAMPAIGN | PAGE A7



BODY CAMERAS

SHERIFF'S OFFICE TO APPLY FOR CAMERAS | PAGE A3

RIDAY, JULY 8, 2016 Online at RockwallHeraldBanner.com 50 CENTS

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ROCKWALL | PARADE



JOSEPH ALDERMAN / HERALD-BANNER

The Boys and Girls Club of Rockwall used their entry in the Rockwall Fourth of July Parade to promote the Rockwall Rubber Duck

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HERALD BANNER

SERVING ROCKWALL COUNTY AS THE BEST LOCAL NEWS SOURCE

RHS VS R-HHS

ROCKWALL-HEATH BEATS ROCKWALL | PAGE B1



WHAT'S HAPPENING

UPCOMING EVENTS | PAGE B2

FRIDAY, SEPTEMBER 30, 2016 Online at RockwallHeraldBanner.com 50 CENTS

RUBBER DUCK REGATTA



JOHN MARION / HERALD-BANNER

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EXHIBIT D

Corporate Board of Directors

Name		Street Address	City	State	Zip Code	Email	Phone
Richard Carter, Immediate Past President	Hunt Regional Healthcare, CEO	9810 Belmont Place	Greenville	TX	75402	rcarter@huntregional.org	903 - 408-1605
Ron Wensel	Retired	PO Box 29	Wolfe City	TX	75496	rhwensel@yahoo.com	903 - 496-2142
Kevin Destefano	DeStefano Remodeling	1845 County Road 604	Farmersville	TX	75442	kevindestefano@gmail.com	(214) 695-3322
Parker Coddington, President	Shenaniganz, Owner	8418 Scottsdale Dr.	Rowlett	TX	75089	pcoddington@shenaniganz.com	469-279-3727
Karen Parks, Secretary	Inwood Bank, Vice President/Branch Manager	1356 Napa Drive	Rockwall	TX	75087	karen.parks@inwoodbank.com	214-533-6106
Mitchell Berenson	Community Infusion Solutions, Owner	8811 FM 35	Royse City	TX	75189	mitchell@communityiv.com	214-924-6951
Brandon Morris, Treasurer	Southwest Kia, GM	1790 E I30	Rockwall	TX	75087	b.morris@southwestkia.com	(214) 734-9095
Joseph Killgore, CFP	Charles Schwab, Independent Branch Financial Consultant	9801 Hunters Run	Greenville	TX	75402	Joseph.Killgore@Schwab.com	903) 455-6956
John Curtis	Retired	521 Cove Ridge Road	Heath	TX	75032	johnandjanie@att.net	214-708-9839
Jenny Krueger, CEO	Boys & Girls Club of Northeast Texas	805 East Heath St	Rockwall	TX	75087	jkrueger@begreatnext.org	(830) 998-4220

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Rockwall Board of Directors

Rockwall Board of Directors

First Name	Last Name	Title	Business/Affiliation	Street Address	City	State	Zip Code	Email	Mobile	Home	Office
Lara	Bracamonte		Bracamonte Law, PLLC	1014 Pleasant View Dr.	Rockwall	TX	75087	bracamontelaw@gmail.com	214-564-8231		214-304-6640
Mitchell	Berenson		Community Infusion Solutions, Owner	8811 FM 35	Royse City	TX	75189	mitchell@communityiv.com	214-924-6951		
William	Branch		Premier Nationwide Lending	809 White Buffalo	Heath	TX	75032	wbranch@pnlending.com	(214) 789-0477		
John	Curtis	Board Treasurer	Retired/Noon Rotary	521 Cove Ridge Road	Heath	TX	75032	johnandjanie@att.net	214-708-9839	972-722-4064	
Kevin	DeStefano	Board President	DeStefano Remodeling, Owner	1845 County Road 604	Farmersville	TX	75442	kevindestefano@gmail.com	214-695-3322		
Karen	Frederick	Board Vice President	Inwood Bank, Vice President/Branch Manager	1356 Napa Drive	Rockwall	TX	75087	karen.frederick@inwoodbank.com	214-533-6106		214- 902-1200
Sara	Whittle		Whittle & Johnson	10 Eastshore	Heath	TX	75032	sarajeanine17@yahoo.com	972-743-6290		
Darlene	Reed		Realtor - Coldwell Banker	701 S Alamo	Rockwall	TX	75087	aggymom@sbcglobal.net	214-384-5198	972-771-3009	
Janice	Revels		Texas Bank & Trust	302 Wooded Trl	Rockwall	TX	75087	janrev@gmail.com	(972) 400-8811		
Lauri	Dodd		City of Rockwall, Public Information Officer/Marketing	1102 Morning Star	Rockwall	TX	75087	ldodd@rockwall.com	(972) 679-5000		(972) 772-6559
Lindsay	Mitchell		Realtor - Ebby Halliday	196 Jacob Crossing	Rockwall	TX	75087	lindsaymitchell@ebby.com	(972) 804-3444		
Jenny	Krueger		CEO - Boys & Girls Club	2416 First St	Caddo Mills	TX	75135	jkrueger@begreatnext.org	830-998-4220		903-455-9233

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EXHIBIT E

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Boys & Girls Club of Northeast Texas, Inc

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:
☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☑ Other (see instructions) ▶ **501c3 Non Profit**

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
PO Box 1876

Requester's name and address (optional)

6 City, state, and ZIP code
Greenville, TX

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number
			–			–				

or

Employer identification number
7	5	–	2	1	7	4	0	0	5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here | **Signature of U.S. person ▶** | **Date ▶** 2/9/2018

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

EXHIBIT F

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2018-312006

Date Filed:
02/09/2018

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Boys & Girls Club of Northeast Texas
Rockwall , TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Rockwall

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

HOT 2018
PROMOTION OF TOURISM

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Jenny Krueger, and my date of birth is 06/15/1980.

My address is 805 E Heath St (street), Rockwall (city), TX (state), 75087 (zip code), US (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Rockwall County, State of TX, on the 9 day of Feb (month) 18 (year).

Jenny Krueger

Signature of authorized agent of contracting business entity
(Declarant)

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and Council**

FROM: **Kristy Cole, City Secretary/Assistant to the City Manager**

DATE: **March 16, 2018**

SUBJECT: **North Texas Municipal Water District's (NTMWD) Chlorine Maintenance Program**

Mayor Pruitt has requested this agenda item so that City Council may review and discuss the NTMWD's Chlorine Maintenance Program. He would also like to acknowledge and discuss recent concerns expressed by citizens concerning the program.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **March 6, 2018**

SUBJECT: **Purchase of a new Audio/Video System with In-Car Computers for Police**

For the past eight years, the Rockwall Police Department has been utilizing the M7 Coban computer/video system for our patrol vehicles. The main reason for going to the Coban system at that time was the company was the only one offering an all-in-one computer/video system. Over the last few years, we have seen a drop in the quality of the Coban products and the company's customer service/support is severely lacking. In October, 2017, we were informed that the company has decided to discontinue manufacturing the M7 computer/video system and will now only produce an in-car video system. This change will require us to purchase separate computer system and in-car video system. The Rockwall Police Department believes it is time to change vendors due to the fact Coban technology has become inferior to the other in-car video systems on the market today and they no longer offer a product that meets the department's needs.

Police Department Staff have researched competitive equipment available and have consulted with a number of agencies across the State to determine what would be the best setup for our officers. They have chosen to go with Getac systems. This gives us a full system made up of a laptop, in-car video system, body camera, and a storage solution using Getac's management software. This gives the Police Department the security of using one managed system for all of their needs.

This new system is available from Synnex Corporation (manufacturer of the Getac system) through their authorized dealer, Ramco Rugged Portables. We would use the Federal Government General Services Commission (GSA) purchasing cooperative program contract #GS-35F-0143R to make this purchase. As a member and participant in the GSA cooperative, the City has met all formal bidding requirements pertaining to the purchase of this new equipment. The Getac system requires additional network storage and equipment installation in 30 police vehicles. The system storage and installation will be purchased from other sources.

Equipment bid award breakdown:

Ramco – Getac system software and hardware	$ 405,000
Dell – Network storage	$ 28,300
Pursuit Safety (vehicle system install)	$ 24,800

Funding sources:

Annually the City accumulates funds by means of a transfer from operating revenues to allow a systematic replacement of technology equipment at the end of its useful life. At this time, $115,800 is in the Technology Replacement Fund specifically to replace the in-car systems. The City has the option of phasing the change-out over several years but this is impractical due to battery life, and other issues we are experiencing with the Coban equipment that would remain in use as well as the training and management issues we would have with 2 systems in place at the same time.

GETAC presented a lease-purchase option for the full change-out but since it includes an interest component, we analyzed the use of General Fund reserves instead. Using the reserves funds allows the equipment to be purchased and installed at one time without incurring interest expense and allows the training and coordination of installation to be accomplished at one time for all the officers and vehicles. The equivalent of approximately 5 days of operating reserves would be needed to make this purchase. The PD staff believe that there will be trade-in or the ability to sell the Coban equipment to a smaller department which would offset the amount of reserves which would be needed but this won't be known until we get further through the acquisition and change-out process.

For Council consideration are multiple bid awards for the purchase and installation of the Getac System for a total cost of $458,100, authorize the City Manager to execute a contract for this new system, and amend the General Fund budget to allocate $342,520 of reserves for this purchase.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: March 19, 2018

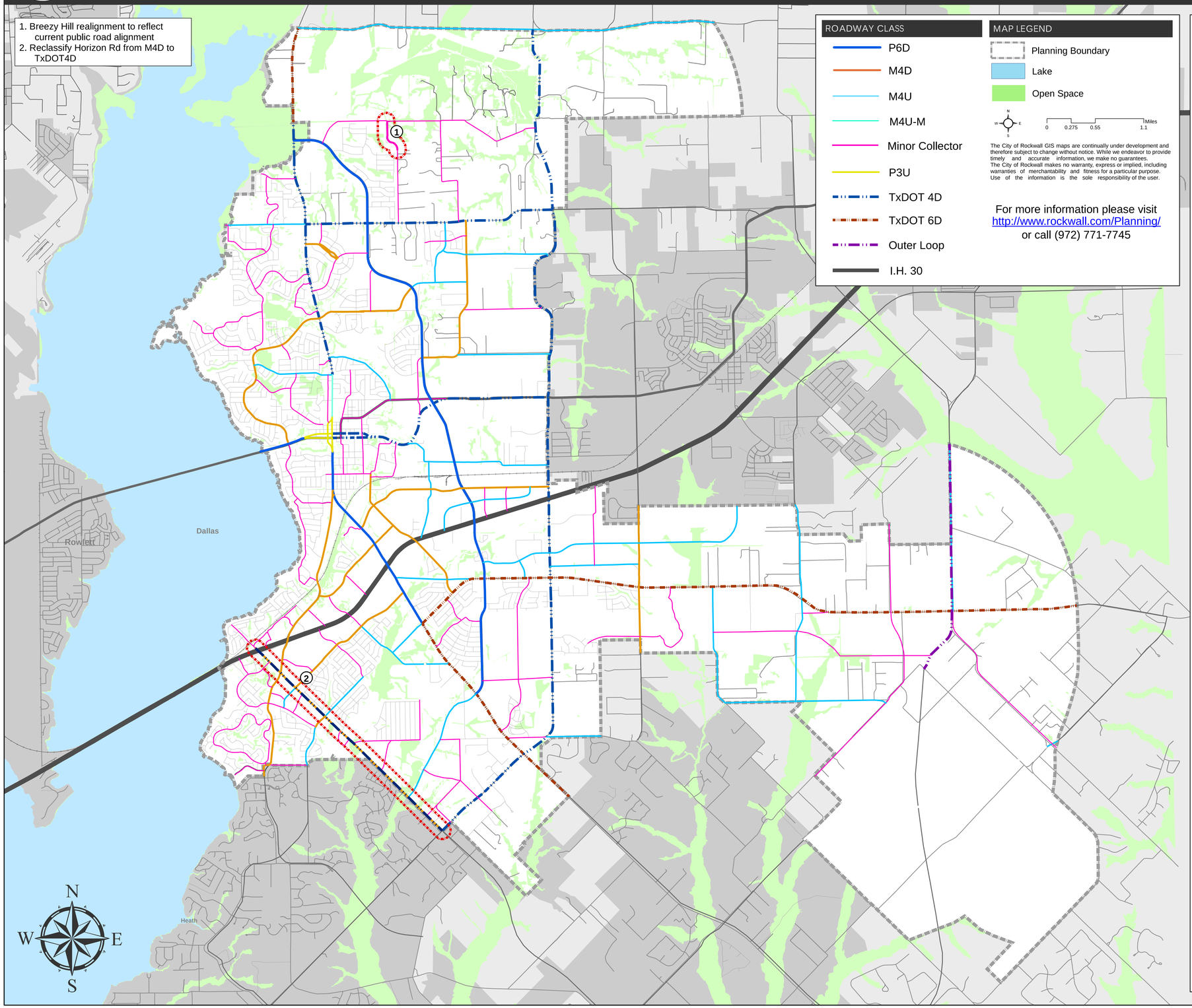
SUBJECT: Direction Concerning the Master Thoroughfare Plan

Rockwall County is currently in the process of updating the County's Master Thoroughfare Plan (MTP) and has requested that the City of Rockwall review the proposed changes and provide comments. Through staff's review of the plan, two (2) changes on the City's current MTP were identified and may need to be corrected in unison with the County's MTP. These changes are: [*1*] a change showing the realignment of Breezy Hill Road to follow existing right-of-way, and [*2*] increasing Horizon Road from a M4D (*minor collector, four [4] lane, divided roadway*) to a TXDOT4D (*i.e. four [4] lane TXDOT roadway*). These changes would be required to go through the typical Comprehensive Plan review process (*i.e. notification and recommendation from the Planning and Zoning Commission prior to adoption*). Should the City Council choose to direct staff to proceed with these changes, the projected meeting dates for this case would be as follows:

Planning and Zoning Commission Work Session: March 27, 2018
Planning and Zoning Commission Public Hearing: April 10, 2018
City Council Public Hearing/1st Reading: April 16, 2018
City Council 2nd Reading: May 7, 2018

City of Rockwall Thoroughfare Plan

1. Breezy Hill realignment to reflect current public road alignment
2. Reclassify Horizon Rd from M4D to TxDOT4D



ROADWAY CLASS

- P6D
- M4D
- M4U
- M4U-M
- Minor Collector
- P3U
- TxDOT 4D
- TxDOT 6D
- Outer Loop
- I.H. 30

MAP LEGEND

- Planning Boundary
- Lake
- Open Space

N W E S

0 0.275 0.55 1.1 Miles

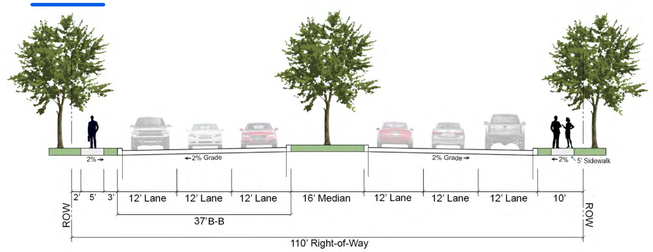
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

For more information please visit
http://www.rockwall.com/Planning/
or call (972) 771-7745

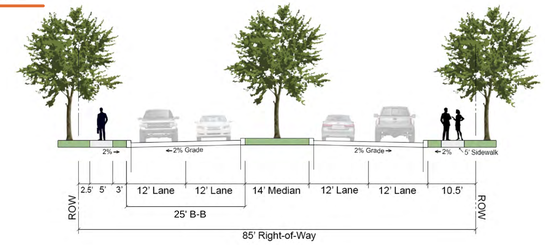
TYPICAL CROSS SECTIONS

** TxDOT 4D and TxDOT 6D cross sections will require 120' of right-of-way or as specified by TxDOT**

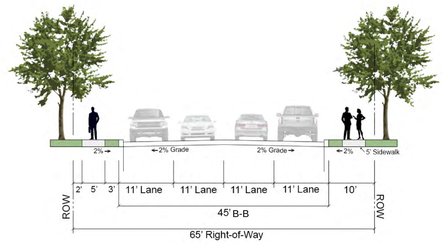
P6D



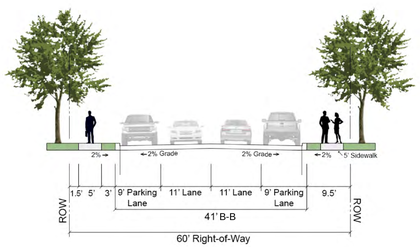
M4D



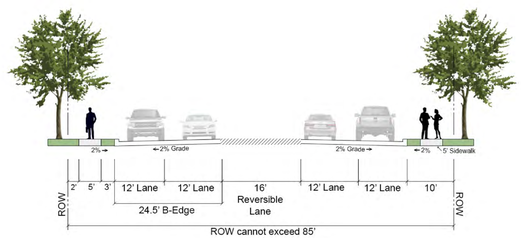
M4U



Minor Collector



M4U-M



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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **March 16, 2018**

SUBJECT: **City Employee Holidays**

Mayor Pruitt and Council Member Daniels have asked that an agenda item regarding designated City Holidays be further discussed at this Monday's meeting.

The results of the survey of area cities holidays are included in the packet.

Because of the 24/7 operations within the Police and Fire Departments the observance of a holiday results in an overtime expense for those employees on duty that day. After looking at the last several holidays the average overtime expense per day is $22,542.

City	Total	New Years Day	MLK	President's Day	Texas Independence Day	Good Friday
Allen	10*	Yes	No	Yes	No	Yes
Burleson	10	Yes	Yes	Yes	No	No
Coppell	11.5	Yes	Yes	Yes	No	Yes
Fate	11	Yes	Yes	No	No	Yes
Garland	11	Yes	Yes	Yes	No	No
Grapevine	10	Yes	No	Yes	No	Yes
Heath	12	Yes	Yes	Yes	No	Yes
Lewisville	11	Yes	Yes	Yes	No	Yes
McLendon-Chisolm	10	Yes	No	No	No	Yes
Mesquite	11	Yes	Yes	Yes	No	No
Richardson	10	Yes	Yes	Yes	No	No
Rowlett	11	Yes	Yes	Yes	No	No
Royse	12	Yes	Yes	No	No	Yes
Sachse	10	Yes	Yes	No	No	Yes
Wylie	9	Yes	No	No	No	Yes
Rockwall County	13	Yes	Yes	Yes	Yes	Yes
Rockwall ISD **See below*	26	Yes	Yes	Yes	No	Yes
ROCKWALL	9	Yes	Yes	No	No	No

***Rockwall ISD**: MLK, 5 days in March for Spring Break, Good Friday (RISD refers to it as "Holiday"), Two days in May (used as make up days if school was closed for weather), Memorial Day, Independence Day, Labor Day, Presidents Day, State Fair day (First Wednesday in Oct.), 5 days for Thanksgiving, 9 days for Christmas and New Years

Summary

Percentage

Total Days: 16 out of 17 offer 10 or more holidays	71%
New Years Day: 17 of 17 offer day off	100%
MLK Day: 13 of 17 offer day off	76%
Presidents Day: 12 of the 17 offer day off	71%
Texas Independence Day: 1 of 17 offer day off	6%
Good Friday: 12 of 17 offer day off	71%
Memorial day: 17 of 17 offer day off	100%
Independence Day: 17 of 17 offer day off	100%
Labor Day: 17 of 17 offer day off	100%
Veteran's Day: 3 of 17 offer day off	18%
Thanksgiving Day: 17 of 17 offer day off	100%
Christmas Eve: 16 of 17 offer day off	94%
Christmas Day: 17 of 17 offer day off	100%
Personal Day: 8 of 17 offer a floating personal day	47%

City	Memorial Day	Independence Day	Labor Day	Veteran's Day	Thanksgiving Day
Allen	Yes	Yes	Yes	No	Yes
Burleson	Yes	Yes	Yes	No	Yes
Coppell	Yes	Yes	Yes	No	Yes
Fate	Yes	Yes	Yes	No	Yes
Garland	Yes	Yes	Yes	No	Yes
Grapevine	Yes	Yes	Yes	No	Yes
Heath	Yes	Yes	Yes	Yes	Yes
Lewisville	Yes	Yes	Yes *9/11 for sworn FD & labor day for EE	No	Yes
McLendon-Chisolm	Yes	Yes	Yes	Yes	Yes
Mesquite	Yes	Yes	Yes	No	Yes
Richardson	Yes	Yes	Yes	No	Yes
Rowlett	Yes	Yes	Yes	No	Yes
Royse	Yes	Yes	Yes	No	Yes
Sachse	Yes	Yes	Yes	No	Yes
Wylie	Yes	Yes	Yes	No	Yes
Rockwall County	Yes	Yes	Yes	Yes	Yes
Rockwall ISD **See below*	Yes	Yes	Yes	No	Yes
ROCKWALL	Yes	Yes	Yes	No	Yes

City	Day After Thanksgiving	Christmas Eve	Christmas Day	Personal Floating
Allen	Yes	Yes	Yes	Yes *plus additional day for 5 yrs of service
Burleson	Yes	Yes	Yes	No
Coppell	Yes *plus half day	Yes	Yes	Yes
Fate	Yes	Yes	Yes	Yes *9/11 for DPS only
Garland	Yes	Yes	Yes	Yes
Grapevine	Yes	Yes	Yes	No
Heath	Yes	Yes	Yes	No
Lewisville	Yes	Yes	Yes	No
McLendon-Chisolm	Yes	Yes	Yes	No
Mesquite	Yes	Yes	Yes	Yes
Richardson	Yes	No	Yes	Yes *9/11 observed at the CM's discretion
Rowlett	Yes	Yes	Yes	Yes
Royse	Yes	Yes	Yes	Yes *two
Sachse	Yes	Yes	Yes	No
Wylie	Yes	Yes	Yes	No
Rockwall County	Yes	Yes	Yes	No
Rockwall ISD *See below	Yes	Yes	Yes	No
ROCKWALL	Yes	No	Yes	No *Rockwall Offers one day off in birthday month

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Hold work session with Rockwall Central Appraisal District (RCAD) representative(s) concerning a request to build an additional building adjacent to the existing building located at 841 Justin Rd.

- Resolution #2018-001 10
- Building Packet 11
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Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (Personnel Matters).

- Memo 42
- Blank Page 43

Boys & Girls Club Week, April 9-13.

- Proclamation 44
- Blank Page 45

Child Abuse Awareness and Prevention Month

- Proclamation 46
- Blank Page 47

Z2018-005 - Consider a request by Joe Wimpee for the approval of an ordinance for a Specific Use Permit (SUP) to allow for an accessory building on an 8.1232-acre tract of land identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 1800 Dalton Road, and take any action necessary (2nd Reading).

- Ord #18-18 48
- Blank Page 54

Z2018-006 & Z2018-007- Consider a request by Billy Wayne Peoples and Craig Merritt for the approval of an ordinance for a zoning change from Single Family 7 (SF-7) District to a Residential-Office (RO) District for a 1.016-acre tract of land identified as Lot 80 (i.e. Lot 80B & 80C), B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 106 & 108 St. Mary Street, and take any action necessary (2nd Reading).

- Ord #18-19 55
- Blank Page 59

Z2018-011 - Consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of an ordinance for a Specific Use Permit (SUP) allowing a restaurant with drive-through facilities in a General Retail (GR) District on a 0.81-acre parcel of land identified as Lot 3, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1945 N. Goliad Street, and take any action necessary (2nd Reading).

- Ord #18-21 60
- Blank Report 66

Z2018-012 - Consider a request by Ed Hicks, Jr. of Clay Cooley Automotive for the approval of an ordinance amending a Specific Use Permit (SUP) (i.e. SUP S-131 [Ordinance No. 15-05]) that allows for outside storage and a new motor vehicle dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary (2nd Reading).

Ord #18-22 67

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Consider approval of hotel occupancy tax funding in the amount of $20,000 to Boys and Girls Club for Duck Regatta 2018 and take any action necessary.

staff memo 73

Duck Regatta Application 74

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Consider authorizing the City Manager to execute a three-year contract with Evoqua Water Technologies to install a chemical injection system at the Fontana, Timber Creek, and Mims Lift Stations to help with the elimination of effluent odors for $70,000 annually to be funded by the Wastewater Operations Budget, and take any action necessary.

Memo 93

Bioxide Pricing 94

Bioxide Letter 95

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Consider authorizing the City Manager to execute a contract with Tillman Construction for renovations to Harry Myers Community Building in the amount of $37,700 to be paid from the Internal Operations Department operating budget and the Recreation Development Fund, and take any necessary action.

Contract 97

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Appointment with Lorne Liechty of Liechty & McGinnis, LLP on behalf of Cory and Eva Cannon of Siren Rock Brewery to discuss allowing the Brewery or Distillery (Excluding Brew Pubs) land use in the Downtown (DT) District by Specific Use Permit (SUP), and take any action necessary.

Memorandum 106

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Appointment with Matilyn Vivo of Rustic Warehouse to discuss allowing the Furniture Upholstery, Refinishing or Resale land use in the Commercial (C) District, and take any action necessary.

Memorandum 110

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Appointment with Marlyn Roberts to discuss concerns related to the detention pond survey (pertaining to the Valvoline Express - 2325 S. Goliad St.), and take any action necessary.

Memo . . . 120
Roberts request . . . 121
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Z2018-008 - Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of an ordinance for a Specific Use Permit (SUP) allowing a hotel in a Commercial (C) District on a 2.056-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary (2nd Reading)
Memorandum . . . 123
Ord #18-20 . . . 124
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Discuss and consider approval of a resolution pertaining to the Rockwall Central Appraisal District's request to build an additional building adjacent to the existing building (located at 841 Justin Road), and take any action necessary.
Resolution #18-08 . . . 132
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Discuss and consider holding a Show Cause Hearing to discuss and consider demolition of a dangerous building located at 409 W. Washington, legally described as Lowe & Allen block 14 E 1/2 and Lowe & Allen block W/2 OF 14, and take any action necessary.
Memo & Demo . . . 134
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Discuss and consider granting permissions for the City' s May 19, 2018 Founders Day Festival at Harry Myers Park related to Chapter 30, Article I, Sec. 30 -2, Regulated Activities in Parks of the Code of Ordinances, and take any action necessary.
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Discuss and consider athletic complex feasibility study process and take any action necessary.
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Discuss and consider the 2018 Bond Election public information brochure and take any action necessary.
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AGENDA
ROCKWALL CITY COUNCIL
Monday, April 02, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

p.10 **1.** Hold work session with Rockwall Central Appraisal District (RCAD) representative(s) concerning a request to build an additional building adjacent to the existing building located at 841 Justin Rd.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

p.42 **1.** Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (Personnel Matters).

2. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Board of Adjustments - pursuant to Section 551.074 (personnel matters)

3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, April 02, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER LEWIS

VIII. PROCLAMATIONS / AWARDS

p.44 **1.** Boys & Girls Club Week, April 9-13.
p.46 **2.** Child Abuse Awareness and Prevention Month

IX. OPEN FORUM

X. CONSENT AGENDA

p.48 **1.** **Z2018-005** - Consider a request by Joe Wimpee for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow for an accessory building on an 8.1232-acre tract of land identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 1800 Dalton Road, and take any action necessary **(2nd Reading).**

p.55 **2.** **Z2018-006 & Z2018-007-** Consider a request by Billy Wayne Peoples and Craig Merritt for the approval of an **ordinance** for a zoning change from Single Family 7 (SF-7) District to a Residential-Office (RO) District for a 1.016-acre tract of land identified as Lot 80 (i.e. Lot 80B & 80C), B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 106 & 108 St. Mary Street, and take any action necessary **(2nd Reading).**

p.60 **3.** **Z2018-011** - Consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a restaurant with drive-through facilities in a General Retail (GR) District on a 0.81-acre parcel of land identified as Lot 3, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1945 N. Goliad Street, and take any action necessary **(2nd Reading).**

p.67 **4.** **Z2018-012** - Consider a request by Ed Hicks, Jr. of Clay Cooley Automotive for the approval of an **ordinance** amending a Specific Use Permit (SUP) (i.e. SUP S-131 [Ordinance No. 15-05]) that allows for outside storage and a new motor vehicle dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District,

situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary **(2nd Reading).**

p.73 **5.** Consider approval of hotel occupancy tax funding in the amount of $20,000 to Boys and Girls Club for Duck Regatta 2018 and take any action necessary.

p.93 **6.** Consider authorizing the City Manager to execute a three-year contract with Evoqua Water Technologies to install a chemical injection system at the Fontana, Timber Creek, and Mims Lift Stations to help with the elimination of effluent odors for $70,000 annually to be funded by the Wastewater Operations Budget, and take any action necessary.

p.97 **7.** Consider authorizing the City Manager to execute a contract with Tillman Construction for renovations to Harry Myers Community Building in the amount of $37,700 to be paid from the Internal Operations Department operating budget and the Recreation Development Fund, and take any necessary action.

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

p.106 **2.** Appointment with Lorne Liechty of Liechty & McGinnis, LLP on behalf of Cory and Eva Cannon of Siren Rock Brewery to discuss allowing the Brewery or Distillery (Excluding Brew Pubs) land use in the Downtown (DT) District by Specific Use Permit (SUP), and take any action necessary.

p.110 **3.** Appointment with Matilyn Vivo of Rustic Warehouse to discuss allowing the Furniture Upholstery, Refinishing or Resale land use in the Commercial (C) District, and take any action necessary.

p.120 **4.** Appointment with Marlyn Roberts to discuss concerns related to the detention pond survey (pertaining to the Valvoline Express - 2325 S. Goliad St.), and take any action necessary.

XII. ACTION ITEMS

p.123 **1.** **Z2018-008** - Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a hotel in a Commercial (C) District on a 2.056-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary. **(2nd Reading)**

p.132 **2.** Discuss and consider approval of a resolution pertaining to the Rockwall Central Appraisal District's request to build an additional building adjacent to the existing building (located at 841 Justin Road), and take any action necessary.

p.134 **3.** Discuss and consider holding a Show Cause Hearing to discuss and consider demolition of a dangerous building located at 409 W. Washington, legally described as Lowe & Allen block 14 E 1/2 and Lowe & Allen block W/2 OF 14, and take any action necessary.

p.145 **4.** Discuss and consider granting permissions for the City' s May 19, 2018 Founders Day Festival at Harry Myers Park related to Chapter 30, Article I, Sec. 30 -2, Regulated Activities in Parks of the Code of Ordinances, and take any action necessary.

p.147 **5.** Discuss and consider athletic complex feasibility study process and take any action necessary.

p.153 **6.** Discuss and consider the 2018 Bond Election public information brochure and take any action necessary.

p.160 **7.** Discuss and consider filling vacancies on the following city boards: Main Street Advisory Board and Architectural Review Board.

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports

p.164 Building Inspections Monthly Report - February 2018
p.177 Fire Dept / Fire Marshall Monthly Report - February 2018
p.183 GIS Division Monthly Report - February 2018
p.185 Harbor PD Monthly Report - February 2018
p.187 Internal Operations Department Monthly Report - February 2018
p.191 Parks & Recreation Monthly Report - February 2018
p.197 Police Department Monthly Report - February 2018
p.200 Ralph M Hall / Rockwall Municipal Airport Asphalt and Drainage Improvement Project Update
p.203 Rockwall Animal Adoption Center Monthly Report - February 2018
p.206 STAR Transit Monthly Report - February 2018
p.209 STAR Transit Quarterly Report

2. City Manager's Report

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (Personnel Matters).

2. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Board of Adjustments - pursuant to Section 551.074 (personnel matters)

3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.086 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 29th day of March, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

State of Texas §
§
County of Rockwall §

RESOLUTION # 2018-_001___ ROCKWALL CENTRAL APPRAISAL DISTRICT

WHEREAS, § 6.051, TEX. TAX CODE authorizes the Board of Directors of an appraisal district to purchase or lease real property, construct or renovate a building or other improvements as necessary to establish and operate the appraisal office, with the approval of its taxing units.

AND WHEREAS, the Board of Directors of Rockwall Central Appraisal District has determined that renovating and constructing new improvements at the site of the current appraisal office located at 841 Justin Road, Rockwall, Texas, is the best choice for the taxpayers and taxing units of Rockwall County. No suitable building(s) are available for rent or sale, and the cost associated with purchasing land and building a new appraisal office is too high compared to renovating and expanding the current office.

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors of the Rockwall Central Appraisal District proposes to construct an addition of approximately 11,000 square feet to the appraisal office and to renovate the present appraisal office. The plan's costs will not exceed $4,000,000 and consists of

- Building addition with extension of current parking lot
- Update of existing space

The chief appraiser shall deliver a copy of this resolution, along with information showing the costs of other available alternatives to this proposal, to the presiding officer of each taxing unit entitled to vote on the appointment of board members to the appraisal district. The taxing units are asked to pass a resolution approving this resolution on or before the 30th day following delivery of this resolution and accompanying documentation, and to file its resolution of approval no later than the 40th day following delivery of this resolution and accompanying documentation.

ADOPTED this _21st__ day of _March_, 2018.

Chairman, Board of Directors

Attest:

Secretary, Board of Directors

ROCKWALL CENTRAL APPRAISAL DISTRICT



PROPOSED BUILDING ADDITION
ROCKWALL, TEXAS

11

Sec. 6.051. Ownership or Lease of Real Property.

(a) The board of directors of an appraisal district may purchase or lease real property and may construct improvements as necessary to establish and operate the appraisal office or a branch appraisal office.

(b) The acquisition or conveyance of real property or the construction or renovation of a building or other improvement by an appraisal district must be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members.

a. The board of directors by resolution may propose a property transaction or other action for which this subsection requires approval of the taxing units.

b. The chief appraiser shall notify the presiding officer of each governing body entitled to vote on the approval of the proposal by delivering a copy of the board's resolution, together with information showing the costs of other available alternatives to the proposal.

c. On or before the 30th day after the date the presiding officer receives notice of the proposal, the governing body of a taxing unit by resolution may approve or disapprove the proposal. If a governing body fails to act on or before that 30th day or fails to file its resolution with the chief appraiser on or before the 10th day after that 30th day, the proposal is treated as if it were disapproved by the governing body.

(c) The board of directors may convey real property owned by the district, and the proceeds shall be credited to each taxing unit that participates in the district in proportion to the unit's allocation of the appraisal district budget in the year in which

ROCKWALL
CENTRAL APPRAISAL DISTRICT

Table of Contents

1. Resolution to be signed
2. Proposal, History & Background
3. Population Census Chart
4. Protest & Inquiry Status
5. Recommendation Letters
6. Budget for each Entity
7. Construction Budget
8. Construction Time Line
9. Design Package

RESOLUTION TO BE SIGNED

State of Texas §
§
County of Rockwall §

APPROVAL OF ROCKWALL CENTRAL APPRAISAL DISTRICT'S

RESOLUTION # 2018-_____

WHEREAS, § 6.051, TEX. TAX CODE authorizes the Board of Directors of an appraisal district to construct or renovate a building or other improvements as necessary to establish and operate the appraisal office.

WHEREAS, the Board of Directors of the Rockwall Central Appraisal District has delivered a copy of Resolution # 2018-_____ setting forth the desire to renovate and expand the property situated at 841 Justin Road, Rockwall, Texas.

WHEREAS, the Board of Directors of the Rockwall Central Appraisal District has also delivered information showing the costs of available alternatives to the renovation of the property situated at 841 Justin Road, Rockwall, Texas.

WHEREAS, § 6.051, TEX. TAX CODE requires that an appraisal district's construction or renovation of such real property and improvements must be approved by three-fourths (3/4) of the taxing units entitled to vote on the appointment of board members.

WHEREAS, the referenced provisions of the Texas Property Tax Code authorize the following action:

NOW, THEREFORE, BE IT RESOLVED by the _____ of _____:

RESOLVED, that the Rockwall Central Appraisal District's proposal to renovate the property situated at 841 Justin Road, Rockwall, Texas is hereby **APPROVED**.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2018.

_____

PRESIDING OFFICER
NAME OF TAXING UNIT

ATTEST:

_____

PROPOSAL, HISTORY & BACKGROUND

Executive Summary

The Rockwall Central Appraisal District (RCAD) office building has stood in its existing location for 20 years. In that time the population of Rockwall County has almost tripled and continues to grow at an ever increasing rate. While our building remains structurally sound, it now lacks the space and parking capacity to adequately serve our employees and, more importantly, our citizens.

The Texas Tax Code authorizes the Board of Directors of an appraisal district, with the approval of its taxing units, to purchase, lease, or renovate a building as necessary to operate the appraisal office. A search of existing properties for sale or lease within Rockwall County has been conducted and no suitable facility was found. All properties either lacked the appropriate space, parking, or were far too costly to renovate. Details of those properties is available upon request.

The Board of Directors has determined that the most logical and fiscally responsible approach to address our immediate needs and prepare for the future is to build an expansion to our current facility for the following reasons:

- Office space is very limited, with some appraisers having to double up. The Texas adopted manual "Property Appraisal and Assessment Administration" recommends one appraiser for every 3,000 to 3,500 parcels. Currently there are eight appraisers, each appraiser managing 4,000-6,000 parcels. The District is currently three appraisers short.
- Storage space for files is overflowing into the workspace. Off-site climate controlled storage is now leased every month to fill this immediate need.
- The public waiting area is very small and easily becomes overcrowded and uncomfortable. The District expects the number of protests to double in eight years.
- The parking lot is also very small with only one entrance and exit. Citizens must park in other business parking lots down the street, or on the street some distance away.
- There is only one conference room for the Appraisal Review Board (ARB) to hear citizen protests. Increasing demand now requires conducting two boards simultaneously. The second board is held in the Assistant Chief Appraiser's office, who is then forced to double up in another office for those three months.
- The District Office is centrally located in Rockwall County. The Taxing Entities already own this building and the land on a corner lot, which is large enough to easily accommodate this building and parking lot expansion.

The planned 12,000 square foot Two Story Addition, expanded parking lot and some updates to the current building will not exceed $4,000,000. The estimated annual budget for each entity is included in this packet.

This space and redesign will greatly enlarge and enhance the comfort in the public areas. The parking area will triple and with a one-way flow of traffic, will accommodate all visitors and make access to the building safer. It will allow for the hiring of additional employees to more closely reach the recommended workload levels. This project will provide the opportunity to better serve the citizens of Rockwall County now and for many years to come.

POPULATON CENSUS CHART

Year	Population Growth
1990	25,604
1997	36,618
2000	43,080
2007	72,373
2008	76,126
2009	81,267
2010	78,337
2011	79,570
2013	83,400
2014	85,000
2015	88,200
2016	90,570
2017	93,130
2018	95,924
2019	98,802
2020	101,766
2021	104,819
2122	107,964
2123	111,202
2024	114,539
2025	117,975
2026	121,514
2027	125,159
2028	128,914

Using information provided by North Central Texas Council of Governments NCTCOG a 3% compounded population growth is calculated.

PROTEST & INQUIRY STATUS

Year	Protest
2013	2,545
2014	4,114
2015	3,773
2016	6,333
2017	8,087
2018	8,896
2019	9,785
2020	10,764
2021	11,840
2022	13,024
2023	14,327
2024	15,759
2025	17,335
2026	19,069
2027	20,976
2028	23,073

With the number of new homes being built annually and property taxes continuing to rise, it is projected protest will increase approximately 10% per year.

Appraiser Staffing

Year	Accounts	% Increase	Appraisers Needed
2007	39445		10
2008	37399	-5%	9
2009	37859	1%	9
2010	37995	0%	9
2011	38162	0%	10
2012	38556	1%	10
2013	38909	1%	10
2014	39877	2%	10
2015	39948	0%	10
2016	40658	2%	10
2017	42553	5%	11
2018	44036	3%	11
2019	45357	3%	11
2020	46718	3%	12
2021	48119	3%	12
2022	49563	3%	12
2023	51050	3%	13
2024	52581	3%	13
2025	54159	3%	14
2026	55783	3%	14
2027	57457	3%	14
2028	59181	3%	15
2029	60956	3%	15
2030	62785	3%	16
2031	64668	3%	16
2032	66608	3%	17
2033	68607	3%	17
2034	70665	3%	18
2035	72785	3%	18
2036	74968	3%	19
2037	77217	3%	19
2038	79534	3%	20

Accounts: Parcels requiring appraisal

Appraisers needed: Based on the State of Texas adopted Manual "Property Appraisal and Assessment Administration" Published by the International Association of Assessing Officers at

RECOMMENDATION LETTERS

Sept 17, 2017

To: All Rockwall County, City, and School Taxing Entities

I have had the honor of serving on the Appraisal Review Board for four years and I am currently serving as the ARB Chairman.

With the rapid growth and forecasts of population, homes being built and updated, and additional business expansion we need to expand our CAD office space. Next year we will probably need two or more panels and need additional hearing rooms with adequate space to conduct open hearings that comply with state laws. At the current time, we only have one hearing room that can provide seating for the public to attend our hearings. Office space also needs to be provided for additional appraisers and staff as needed.

I am certain we all have the same common interests to comply with state laws to have all properties appraised at fair market values, and, to provide a fair and timely hearing for all protesters to have an unbiased review of their appraisal by the APB.

Please call me if I can provide any additional information or help.

Hal Hutchins



972-771-4927
ARB Board Chairman

To Whom It May Concern September 16, 2017

As a member of the Appraisal Review Board during 2017, I had the opportunity to closely observe the personnel and facilities of the Rockwall County Central Appraisal District.

First, no one feels comfortable with their Property Tax Assessment. Thus they have at least three options: complain, protest, or do nothing. The majority, unfortunately, do not understand the laws imposed by our State Legislators on how Property Taxes are determined nor do they understand the various components of the assessment. Accordingly, since they do not understand how the assessment is done, the villain in the process is the Appraisal District. This gives them the target for their complaint, protest, or even doing nothing.

Second, my personal observation over the experiences of this year and of four years as County Judge, is that the personnel of the Central Appraisal District apply the laws as written, follow all of the procedures detailed by the Legislators, go out of their way to be helpful to tax payers, and provide a service to both the citizens and the taxing entities. While it is easy to complain and find a "whipping boy", in my opinion it should not be the personnel of the Central Appraisal District. The proper avenue for complaint should be to your local State Representatives as they are the ones who make the laws we all must follow as citizens.

Third, the facilities of the Central Appraisal District badly need to be expanded. Storage space for their operation is almost non-existent; office space is so limited that appraisers who meet with the public are now being forced to share offices which limit their ability to actually interface with the citizens; only one room is currently available for citizens to meet with Appraisal Review Board members, however because of the number of protests resulting from the expanding population growth, it is necessary to divide the Review Board into Panels to accommodate the protests. This required one panel to meet in the coroner of one office jammed into a space too tight to allow public observers as necessitated by law. Because of the increase in the number of protests, the waiting time for many citizens who must sit in a very small, hot reception room is frustrating.

Finally, as you may know, I am not one to argue for expansion of government, adding more people, or building bigger and better facilities. However in this case, to meet the needs of an expanding population and to serve our citizens, I do recommend the Central Appraisal District building be expanded to meet the basic needs of that organization. The need is real.

Jerry H. Hogan

Rockwall County Judge (Retired)

THOM LOAFMAN STUDIO
ART • ILLUSTRATION • DESIGN
831 Turquoise Point 214-394-0092
Rockwall, TX 75032 tloafman@flash.net

9/15/2017

To the Officials of the Entities Served by the Rockwall Central Appraisal District

Dear Sirs and Mesdames,

I am writing in support of the Rockwall Central Appraisal District in requesting funding for an additional building to accommodate the continued growth of the organization. Having served on the RCAD Appraisal Review Board for the last three years, I am personally familiar with the lack of adequate space even for existing needs. Currently, the Appraisal District has insufficient space for storing all the records that must be kept on hand, leading to filing cabinets lining the hallways, which could be considered a safety issue. Also, the Appraisal Review Board this year instituted the practice of using two panels of three members in order to accommodate all the taxpayers wishing to protest their appraisals. Because the current RCAD facility has only one meeting room, one panel had to meet with taxpayers in the Assistant Chief Appraiser's office. While it did suffice, it was a rather cramped environment for the proceedings. I know that an additional appraiser position has been approved for next year, and with Rockwall County growing at a very rapid pace, the need for additional personnel can only increase in the foreseeable future. Please review positively the Rockwall Central Appraisal District's appeal for the funding needed to construct an additional building. It is sorely needed. Thank you for your consideration.

Submitted respectively,

Thom Loafman

Thom Loafman
Vice Chairman
Rockwall County Appraisal Review Board

BUDGET FOR EACH ENTITY

ENTITY	2017 Levy	% of Budget	* Projected Allocation per Year
City of Dallas	83,781	0.036%	$ 115
City of Fate	2,934,573	1.262%	$ 4,030
City of Garland	10	0.000%	$ 0
City of Heath	6,434,833	2.768%	$ 8,836
City of McLendon Chisholm	582,165	0.250%	$ 799
City of Rockwall	21,802,342	9.380%	$ 29,937
City of Rowlett	4,941,878	2.126%	$ 6,786
City of Royse City	4,813,417	2.071%	$ 6,609
City of Wylie	533,570	0.230%	$ 733
Rockwall ISD	124,119,475	53.397%	$ 170,431
Royse City ISD	27,795,058	11.958%	$ 38,166
Rockwall County	36,335,523	15.632%	$ 49,893
Rockwall County Mud # 8	4,241	0.002%	$ 6
Rockwall County Mud # 9	46,831	0.020%	$ 64
Rockwall County MUD #1	1,781,552	0.766%	$ 2,446
Rockwall County MUD #6	209,904	0.090%	$ 288
Rockwall County MUD #7	26,369	0.011%	$ 36
	232,445,522	100%	$ 319,176

* Based on 20 Yr. Mtg @ 5.09% rate

CONSTRUCTION BUDGET

CARROLL architects

750 Interstate 30
Suite 110
Rockwall,TX 75087
t: 972-732-6085
f: 972-732-8058

PROJECT SCHEDULE
Rockwall County Appraisal District

RCAD Board,

I have prepared a preliminary Time Line Schedule determining the process for planning, designing, construction drawings, various city approvals, Bidding, and construction time.

This Building Phase includes +/- 12,000 SF Two Story Office building with new parking areas.

Time Line Schedule:

Schematic concept package	Approved 3-24-17
Design Development package/ construction budget	Completed 4-19-17
RCAD finance approval process	4 weeks
Civil Engineering, Landscape Design	6 weeks
City "Site Plan Approval" process (Site plan, Building Elevations, Civil, Landscape)	8 weeks
Building Contract Documents Drawings	8 weeks
City Building Permit Submittal	6 weeks
Contractor pricing (this is during permit review)	4 weeks
Construction time	10 months

TIME LINE SCHEDULE = 5 months for drawings & approvals + 10 months of construction

The Time line would look like this starting April 2018:

Design Development package; (15%completed plans)	April 19, 2017
RCAD – Board of Dir. Resolution Adoption	March 21, 2018
RCAD – Approvals from various Entities	Month of April 2018
Civil & Landscaping drawing documents	April 9 – May 21, 2018
City "Site Plan Approval" Process; submittal / approval	May 15 – Jun 18, 2018
Building Contract Documents (CD's)	May 15 – July 10, 2018
City Building Permit; Submittal / approval	July 17 – Aug 28, 2018
Contractor's Final Pricing	July 17 – Aug 21, 2018
Construction Start / Finish	Sept, 2018 – July 2019

Finished Project July 2019

Carroll Architects appreciates the opportunity to be apart of the new building vision for RCAD and seeing it become a reality.

Sincerely,

Jeff Carroll
President / CEO

CONSTRUCTION TIME LINE

CARROLL architects

750 Interstate 30
Suite 110
Rockwall,TX 75087
t: 972-732-6085
f: 972-732-8058

MEMO TO: RCAD Rockwall, Texas

MEMO FROM: Carroll Architects

DATE: Monday, March 26, 2018 Revised

RE: RCAD Building Addition / Updating Existing Offices

Construction Budget:

New12,000 SF Two Story Addition and Existing Building Updating.

Existing Building Updating: $165,400.00

A) Provide new Carpet

B) Provide new Paint

C) Removing Overhead Door for Window

New 12,000 SF Addition: $2,554,000.00

A) Site Work, Utilities, Paving

B) Building Shell with Interiors

City Fees and Soft Cost: $176,000.00

F. F. E.: $355,000.00

TOTAL BUDGET: **$3,250,400.00**

END OF MEMO

JC

DESIGN PACKAGE

Proposed Addition
to the
ROCKWALL CENTRAL APPRASIAL DISTRICT OFFICE

841 Justin Road
Rockwall, Texas 75087-4842

CA Project No. 2017001

CARROLL architects
© 2017 CARROLL ARCHITECTS, INC.

PROJECT TEAM

OWNER:

Rockwall Central Appraisal District
841 Justin Rd.
Rockwall, Texas 75087

ARCHITECT:

CARROLL ARCHITECTS
Jeff Carroll
790 E. Interstate 30, Ste 110
Rockwall, Texas 75087
PH: 972.732.6085
E-MAIL: jc@carrollarch.com

ABBREVIATION SCHEDULE

A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
BLDG.	BUILDING
℄	CENTER LINE
CFM	CUBIC FEET PER MINUTE
CMU	CONCRETE MASONRY UNITS
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CYL.	CYLINDER
Ø	DIAMETER
DOCS.	DOCUMENTS / DRAWINGS
EA.	EACH
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM
ELEV.	ELEVATION
E.S.C.	EXTERIOR SPECIAL COATING
F.D.	FLOOR DRAIN
F.O.C.	FACE OF CURB/CONCRETE
F.O.M.	FACE OF MASONRY
FIN.	FINISHED
FLR.	FLOOR
FT.	FEET
FR-S	FIRE-RETARDENT WOOD TREATMENT
GA.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON OR STEEL
G.L.	GLUE LAMINATED STRUCTURE MEMBER
GYP. BD.	GYPSUM BOARD
H.M.	HOLLOW METAL
HR.	HOUR
HT.	HEIGHT
H.V.A.C.	HEATING VENTILATING & AIR CONDITIONING
I.D.	INSIDE DIMENSION
IN.	INCH
LBS.	POUNDS
MAX.	MAXIMUM
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
OPP.	OPPOSITE
O.S.B.	ORIENTED STRAND BOARD
PLYWD.	PLYWOOD
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
REF.	REFER TO, REFERENCE FROM
REQ'D	REQUIRED
R.O.	ROUGH OPENING
SHEATH.	SHEATHING
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
STL.	STEEL
STRUCT.	STRUCTURAL
SQ.	SQUARE
T & G	TONGUE & GROOVE
T.D.	TOP OF DRAIN
T.O.	TOP OF
T.O.C.	TOP OF CURB/CONCRETE
T.O.S.	TOP OF STEEL
TYP.	TYPICAL
W	WITH
W.P.	WEATHERPROOF
W.W.F.	WELDED WIRE FABRIC
WRGSB	WATER RESISTANT GYPSUM BACKER BOARD

MATERIAL SCHEDULE

MATERIALS	DESCRIPTION
	BRICK WALL
	STUD PARTITION
	C.M.U. WALL
	CONCRETE
	EARTH OR COMPACTED FILL
	METAL
	BATT INSULATION
	WOOD, CONTINUOUS BLOCKING
	FINISHED WOOD
	GYPSUM BOARD
	PLYWOOD
	RIGID INSULATION
	MOISTURE RESISTANT BOARD
	PLASTER OR E.I.F.S.

SYMBOL SCHEDULE

SYMBOLS	DESCRIPTION
XXXXXX	WALL SECTION
XXXXXX	BUILDING SECTION
XXXXXX	ELEVATION
XXXXXX	DETAIL
ROOM NAME XXX	ROOM NAME & NUMBER
100.00	SPOT FINISH GRADE ELEVATION
XX	COLUMN, BUILDING GRID
100'-0"	FINISH ELEVATION
	INDICATES HIDDEN CONDITION ABOVE, BELOW, OR BEYOND
	INDICATES CENTERLINE, STRUCTURAL GRID, WITNESS LINE, LIMIT LINE, OR EXTENSION LINE
X	DOOR NUMBER
X	WINDOW NUMBER
1	REVISION NUMBER
X	WALL TYPE NUMBER

DIMENSION TO FACE OF STUD OR MASONRY — DIMENSION TO FACE OF FINISH MATERIAL

CODE ANALYSIS

A. BUILDING CRITERIA:

OCCUPANCY CLASSIFICATION:	A3 / B
CONSTRUCTION TYPE:	2B
FULLY SPRINKLERED:	YES
TRAVEL DISTANCE NOT EXCEED:	200'-0"
COMMON PATH NOT EXCEED:	75'-0"

B. BUILDING CODES:

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL MECHANICAL CODE
2014 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FIRE CODE AND AMENDMENTS
2012 TEXAS ACCESSIBILITY STANDARDS

C. OCCUPANCY:

A-3 (ASSEMBLY)
ADDITION 1,950 / 7 = 280

B (OFFICE/BUSINESS)
EXISTING 8,442 / 100 = 82
ADDITION 8,681 / 100 = 87

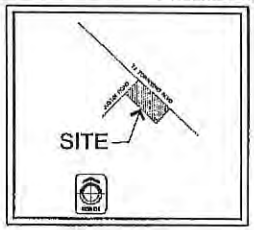
TOTAL OCCUPANCY = 429

D. SQUARE FOOTAGE:

EXISTING	A/C S.F.	= 8,142 s.f.
FIRST FLR ADDITION	A/C S.F.	= 6,103 s.f.
SECOND FLR ADDITION	A/C S.F.	= 3,513 s.f.

TOTAL SQUARE FOOTAGE = 17,758 s.f.

VICINITY MAP



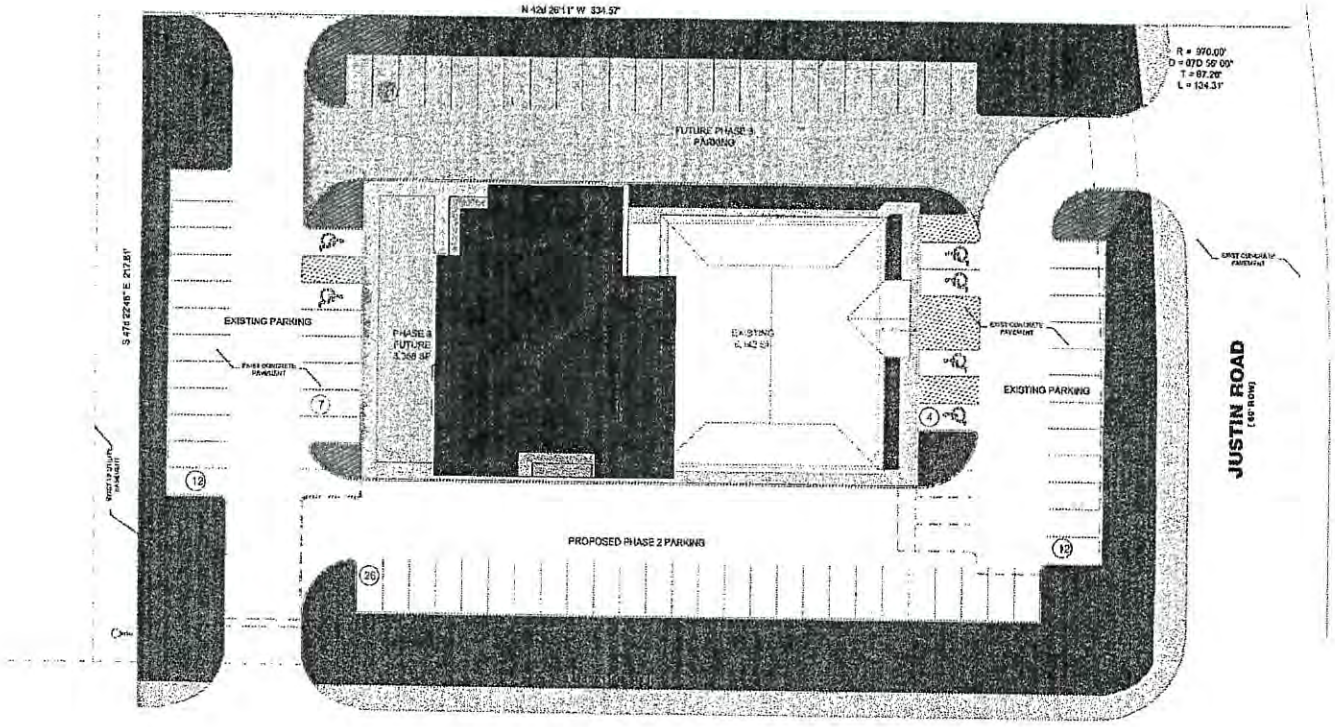
DRAWING INDEX

GENERAL
COVER SHEET

ARCHITECTURAL
A100 EXISTING & PROPOSED SITE PLAN
A200 FIRST FLOOR PLAN
A201 SECOND FLOOR PLAN
A401 WALL SECTIONS
A501 EXTERIOR ELEVATIONS

NOTES:
1. Engineered wood truss designs to be sealed by a Texas registered engineer.
2. Provide thermostatic mixing valves on all public use sinks or lavatories limiting tempered water to not more than 120 degrees F.
3. Provide GFCI protected 120V outlets at the water cooler location, damp locations and the convenience outlets serving mechanical/electrical.

DESIGN DEVELOPMENT SET - 4.19.2017



EXISTING & PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

0 20 40 80

NORTH

24

99% DD PACKAGE	04-18-2017

ADDITION TO THE
ROCKWALL CENTRAL APPRAISAL DISTRICT OFFICE
841 Justin Road
Rockwall, Texas 75087-4842

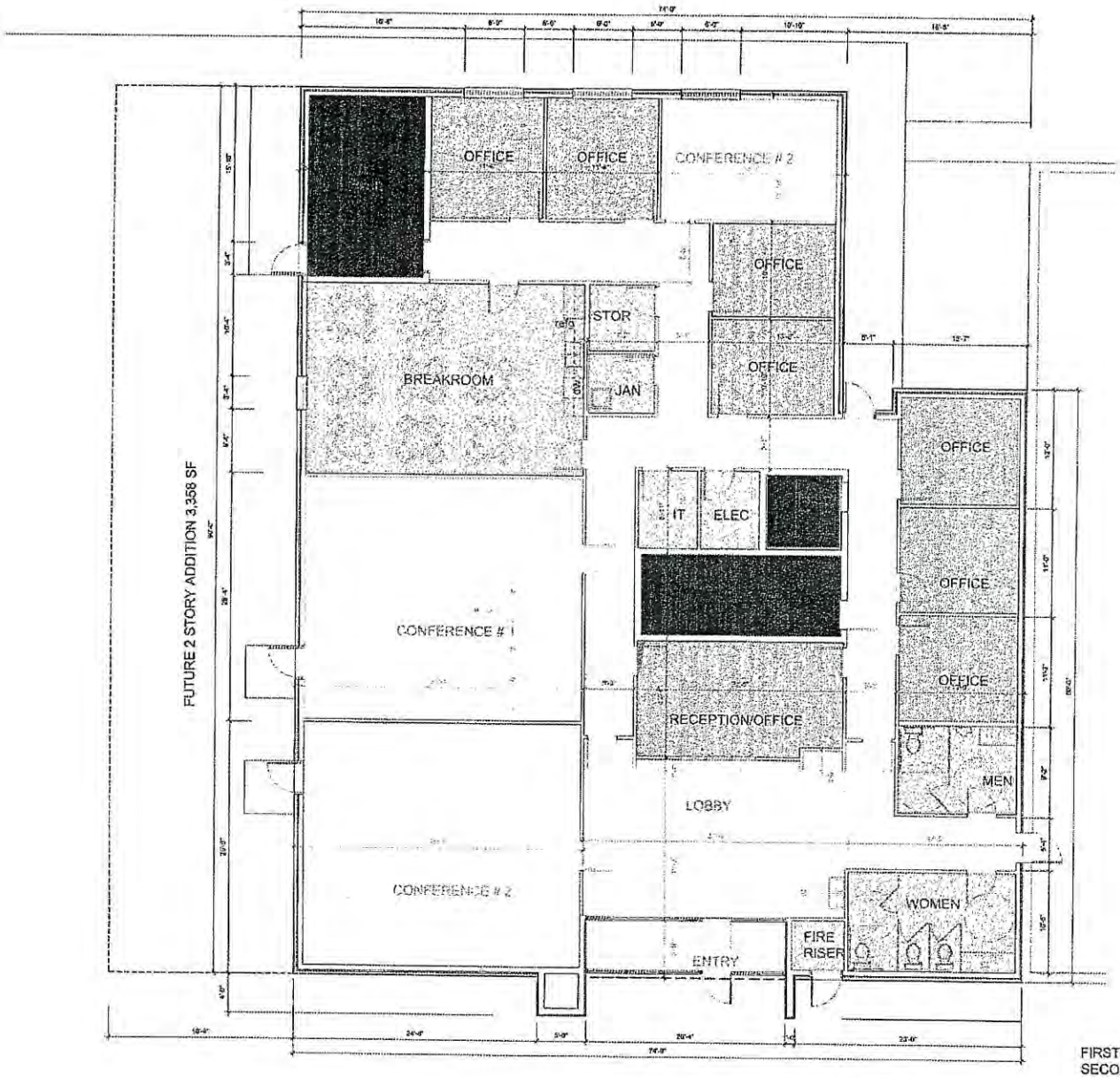
Rockwall Central Appraisal District
841 Justin Road
Rockwall, Texas
75087-4842

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX. 75087
P. 972-722-9085
F. 972-722-9058

EXISTING & PROPOSED SITE PLAN

DATE:	APRIL 2017
PROJECT NO:	2017/01
DRAWN BY:	GK
CHECKED BY:	JC
SHEET NO:	A100

37



FIRST FLOOR	6,102 AC SF
SECOND FLOOR	5,519 AC SF
TOTAL	11,621 AC SF

1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

ISSUE: DD PACKAGE 04-19-2017

ADDITION TO THE
ROCKWALL CENTRAL APPRASIAL DISTRICT OFFICE
841 Justin Road
Rockwall, Texas 75087-4842

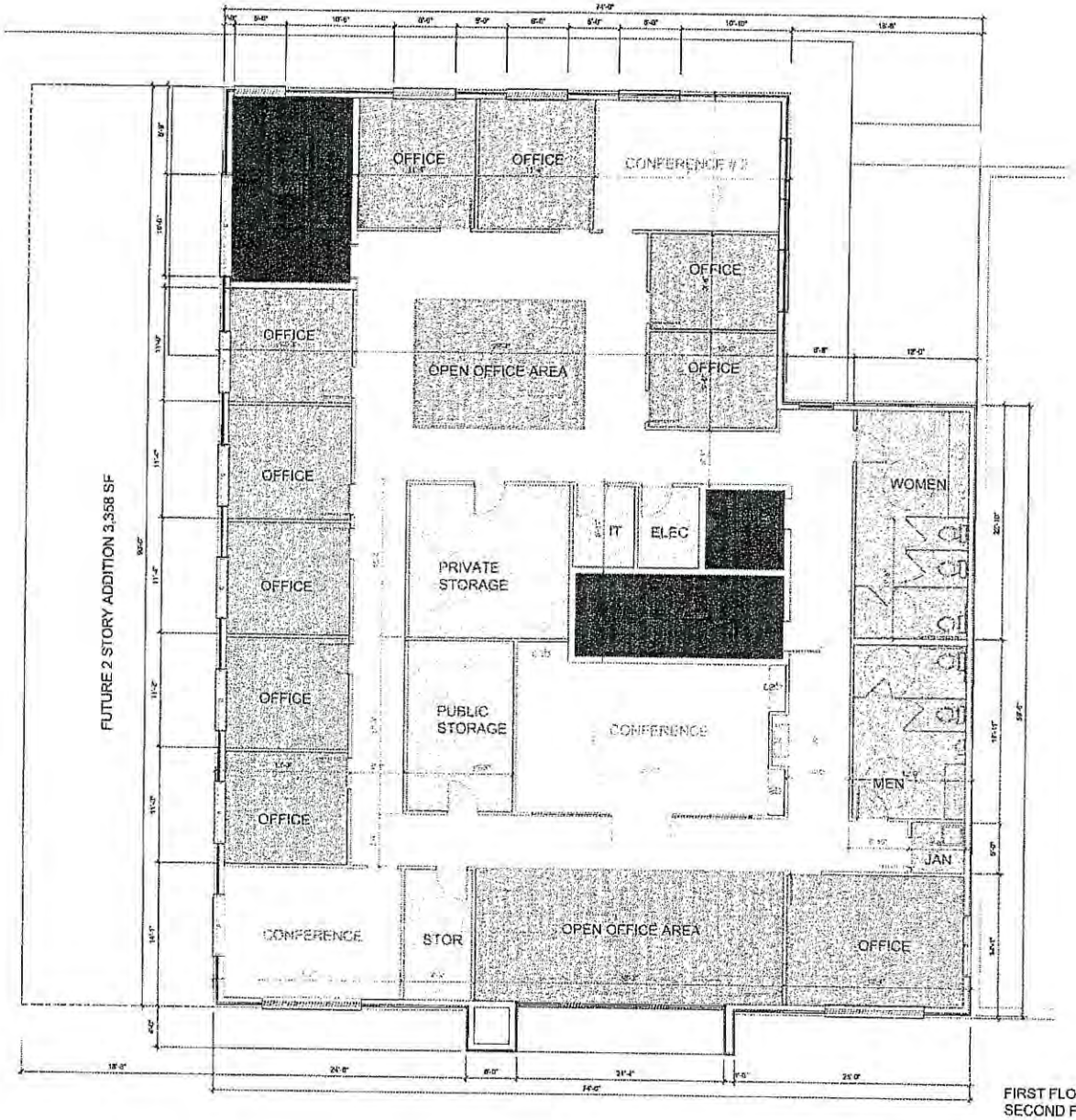
Rockwall Central Appraisal District
841 Justin Road
Rockwall, Texas
75087-4842

CARROLL architects
7501 Interstate 30
Suite 110
Rockwall, TX 75087
P 972.732.6034
F 972.732.8508

FIRST FLOOR PLAN

DATE: APRIL 2017
PROJECT NO: 2017001
DRAWN BY: SK
CHECKED BY: JC
SHEET NO. A200

38



FIRST FLOOR	6,102 AC SF
SECOND FLOOR	5,519 AC SF
TOTAL	11,621 AC SF

1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

ISSUE
DD PACKAGE 04-19-2017

ADDITION TO THE
ROCKWALL CENTRAL APPRASIAL DISTRICT OFFICE
841 Justin Road
Rockwall, Texas 75087-4842

Rockwall Central Appraisal District
841 Justin Road
Rockwall, Texas 75087-4842

CARROLL architects
7403 Interstate 30
Suite 110
Rockwall, TX 75087
P: 972.732.6055
F: 972.732.6056

SECOND FLOOR PLAN

DATE: APRIL 2017
SHEET NO: A201
PROJECT NO: 201700
DRAWN BY: SC
CHECKED BY: JC

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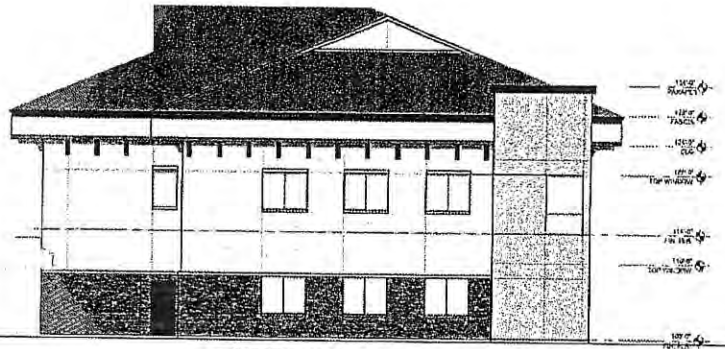
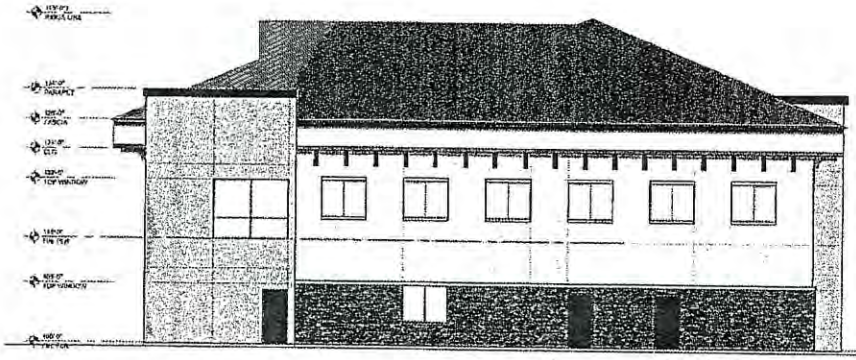
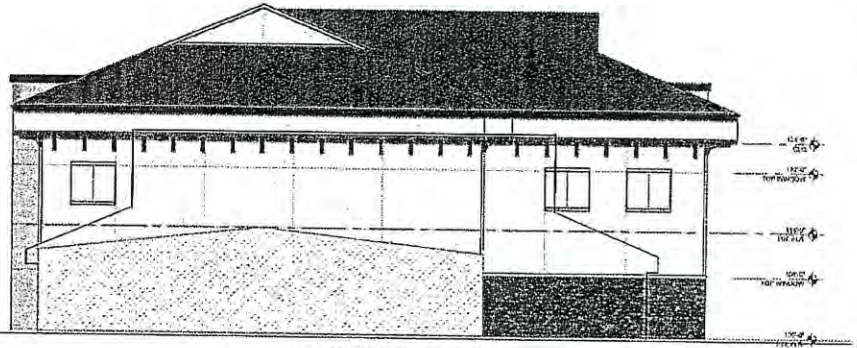


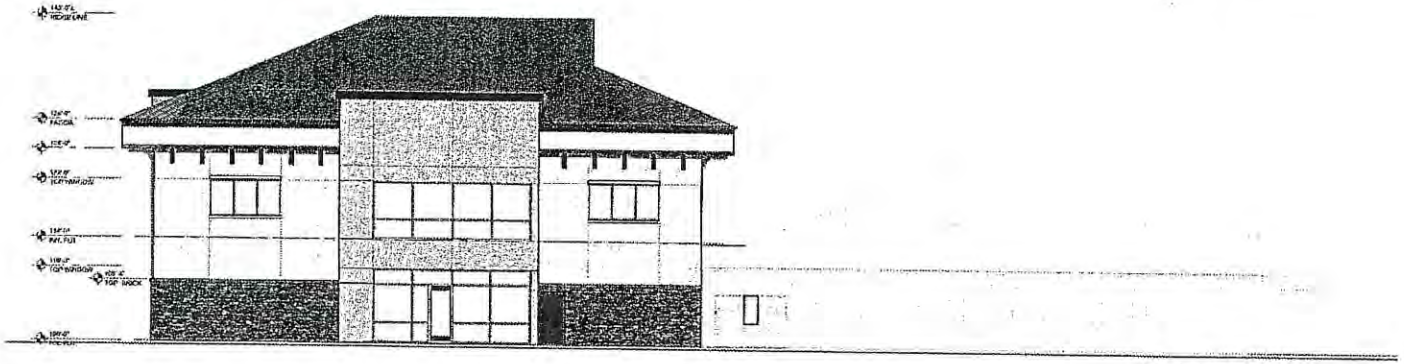
④ WEST ELEVATION
SCALE: 1/8" = 1'-0"



③ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



② NORTH ELEVATION
SCALE: 1/8" = 1'-0"



① EAST ELEVATION
SCALE: 1/8" = 1'-0"

ISSUES:
DD PACKAGE 04-19-2017

ADDITION TO THE
ROCKWALL CENTRAL APPRASIAL DISTRICT OFFICE
841 Justin Road
Rockwall, Texas 75087-4842

Rockwall Central Appraisal District
841 Justin Road
Rockwall, Texas
75087-4842

CARROLL architects

EXTERIOR ELEVATIONS

DATE: APRIL 2017
PROJECT NO: 2017001
DRAWN BY: BK
CHECKED BY: JC
SHEET NO: A501

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary**

DATE: **May 29, 2018**

SUBJECT: **Executive Session Item-City Council Meeting, April 2, 2018.**

Councilmember Dennis Lewis requested the following Executive Session Item be added to the April 2, 2018 City Council Meeting agenda.
Executive Item #1:
Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (Personnel Matters).

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Rockwall, Texas

Proclamation

Whereas, the young people of Rockwall Texas are tomorrow's leaders, many of whom can benefit from professional youth services to help them achieve their full potential; and

Whereas, 399 Boys & Girls Club organizations exist in Texas, including Rockwall County, and they serve more than 40,000 young people annually; and

Whereas, Boys & Girls Clubs instill young people with the self-confidence to believe they can succeed at anything they put their mind to, and stand at the forefront of efforts in the areas of Character and Leadership Development; Sports; Fitness and Recreation; Health; Life Skills; The Arts and Technology; and

Whereas, The Boys & Girls Club of Rockwall County focuses its efforts in these six areas through a proven curriculum focused on helping local youth face difficult challenges with daily, guidance-oriented character development programs; thus earning the reputation of being **"the positive place for kids;"** and

Whereas Boys & Girls Club organizations in Texas help ensure young people have a safe, supportive place to spend time while providing them with quality youth development programs; and

Whereas the Boys & Girls Club of Rockwall County will celebrate National Boys & Girls Club Week with some 4,000 Clubs and over 2 million children and teens nationwide.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim the week of April 9 - 13, 2018 as

Boys & Girls Club Week

in the City of Rockwall, Texas and encourage all citizens to join me in recognizing and commending the Boys & Girls Club of Rockwall County for providing the young people of our community with comprehensive, effective youth development services.

Jim Pruitt, Mayor

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45

Rockwall, Texas

Proclamation

Whereas, child abuse and neglect is a serious problem that affects every segment of our community, causing psychological, emotional and physical impacts that can have lifelong consequences for victims of abuse; and

Whereas, such atrocities not only directly harm children but also increase the likelihood of criminal behavior, substance abuse, health problems such as heart disease and obesity, as well as risky behavior such as smoking; and

Whereas, effective child abuse prevention is cultivated by meaningful connections and partnerships between child welfare, education, health, community and faith-based organizations, businesses and law enforcement agencies; and

Whereas, the Child Advocacy Center of Rockwall County provides a multi-agency coordinated approach to the investigation, prosecution, and treatment of child abuse victims while providing a safe, child-friendly environment to more effectively seek justice and promote healing for Rockwall County's most vulnerable citizens; and

Whereas, Court Appointed Special Advocates - CASA volunteers - are assigned by the court to speak on behalf of a child's best interests, serving as a voice to ensure that children have the opportunity to grow up in a safe, loving, permanent home; and

Whereas, the Rainbow Room is an emergency item resource center for abused children in the CPS system and is accessible 24-hours a day, 7 days a week to provide clothing, shoes and toys to children who need extra support.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **APRIL 2018** as

CHILD ABUSE AWARENESS AND PREVENTION MONTH

in the City of Rockwall and encourage all citizens to work together to promote awareness while taking meaningful actions that benefit children and families in our community.

In Witness Whereof, I hereunto set my hand and official seal this 2nd day of April, 2018.

Jim Pruitt, Mayor

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CITY OF ROCKWALL

ORDINANCE NO. 18-18

SPECIFIC USE PERMIT NO. S-186

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS ON A 8.1232-ACRE PARCEL OF LAND ZONED SINGLE FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT AND IDENTIFIED AS LOT 1, BLOCK A, WIMPEE ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Joe Wimpee for the approval of a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the minimum requirements, situated on a 8.1232-acre parcel of land, zoned Single Family Estate 4.0 (SFE-4.0) District, and being identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, addressed as 1800 Dalton Road, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal accessory building that does not conform to the minimum size, height and masonry requirements for accessory buildings in a Single Family Estate 4.0 (SFE-4.0) District as stipulated by *Article IV, Permissible Uses,* and *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 3.2, Single Family Estate (SFE 4.0) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore

amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an accessory building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'A' & 'B'* of this ordinance.

2) The accessory building shall not exceed a maximum size of 2,400 SF.

3) The accessory building shall not exceed a maximum overall height of 19-feet.

4) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] will require compliance to the following:

1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF APRIL, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

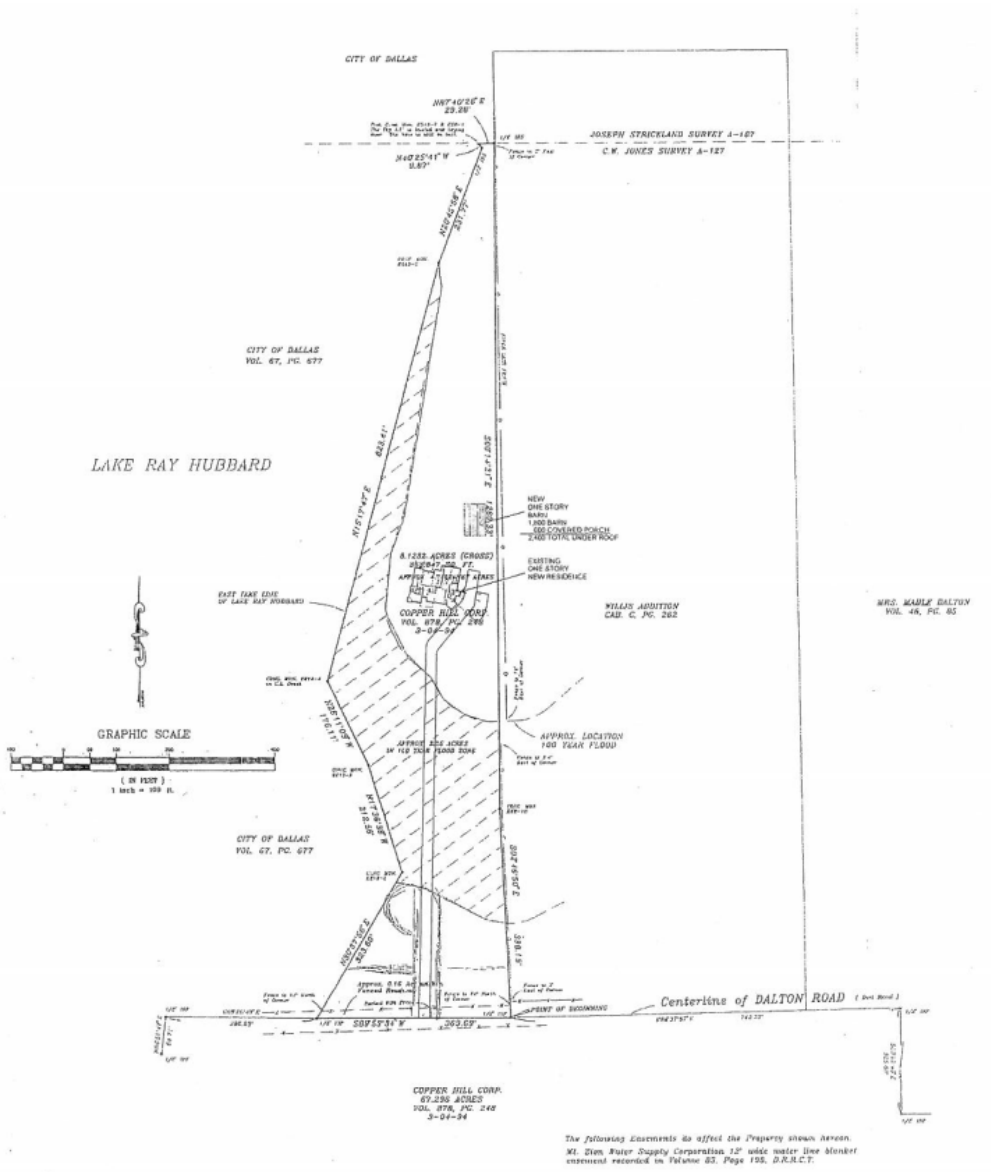
_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: March 19, 2018

2nd Reading: April 2, 2018



The following Easements do affect the Property shown hereon.

Mt. Zion Water Supply Corporation 12' wide water line blanket easement recorded in Volume 83, Page 195, D.R.R.C.T.

STATE OF TEXAS
COUNTY OF ROCKWALL

FIELD NOTES:

BEING a 8.1232 acre tract of land situated in the Charles W. Jones Survey, Abstract No. 127, also being that certain tract of land conveyed to Thomas E. Jones according to the deed recorded in Volume 62, Page 635 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in a public roadway, said corner being the Southeast corner of the above mentioned Jones tract, said point also being located North 88°37'57" West a distance of 743.35' from a 1/2" iron rod found at the most Northerly Northeast corner of a 67.296 acre tract conveyed to Copper Hill Corp. as recorded in Volume 878, Page 248 of the Deed Records of Rockwall County, Texas and said point also being the Southwest corner of the Willis Addition, an addition to the City of Rockwall as recorded in Cabinet C, Slide 282 of the Plat Records of Rockwall County, Texas said 8.1232 acre tract being being more particularly described as follows:

THENCE South 87°53'34" West along said roadway and the North Line of said Copper Hill Corp. 67.296 acres, a distance of 369.69' to a 1/2" iron rod found for corner;

THENCE North 20°37'56" East leaving said roadway and said North Line and along the Easterly Take Line of Lake Ray Hubbard, a distance of 323.80' to a concrete monument found marked EE13-2;

THENCE continuing along said East Take Line the following courses:
North 17°36'28" West a distance of 213.65' to a concrete monument found marked EE13-3;
North 20°11'08" West a distance of 176.11' to a concrete monument found in the centerline of a creek marked EE13-4;
North 15°17'47" East a distance of 823.43' to a concrete monument found marked EE13-6;
North 20°15'08" East a distance of 231.77' to a 1/2" iron rod set for corner;
North 40°25'41" West a distance of 0.87' to a build & leaning concrete monument found marked EE13-7 & EE8-1;

THENCE leaving said Take Line, North 87°40'26" East a distance of 29.28' along the North line of said Jones Tract to a 1/2" iron rod found for a corner being the Northeast corner of said Jones Tract;

THENCE South 08°14'21" East along the East line of said Jones Tract, a distance of 1268.33' to a concrete monument found marked EE8-10;

THENCE South 02°48'50" East along the East line of said Jones Tract, a distance of 396.19' to the Point of Beginning containing 353,847 square feet or 8.1232 gross acres of land with approximately 3.25 acres lying within the 100 year flood zone and approximately 0.16 acre lying within Dalton Road leaving approximately 4.7132 net acres of land.

FLOOD ZONE CERTIFICATION:
A portion of the hereon platted property lies within the 100 year flood zone (Zone A) as indicated on the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480187 0005 C with an effective date of June 16, 1992.

Note:
The property shown hereon was surveyed under my supervision and direction on September 22, 1999 and re-inspected on December 21, 2000.

I hereby certify to:
BRIL, Inc., a Delaware Corp. (Seller);
Lawyers Title Insurance Corporation
D.R. Horton – Texas, Ltd. (Buyer)

The plat hereon is a true, correct and accurate representation of the property as determined by survey, the line and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated. There are no encroachments, conflicts or protrusions except as shown. The survey shown hereon meets the requirements for a Category 1A, Condition II as set by the Texas Surveyors Association Standards for Surveyors.
All visible easements and easements that I have been provided are as shown on the survey hereon.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

01 ARCHITECTURAL SITE PLAN
SCALE 3/64"=1'-0"
NORTH

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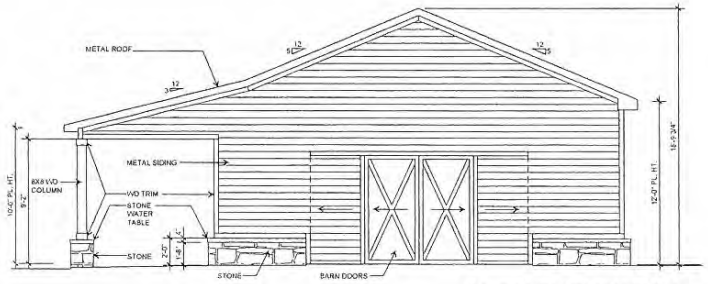
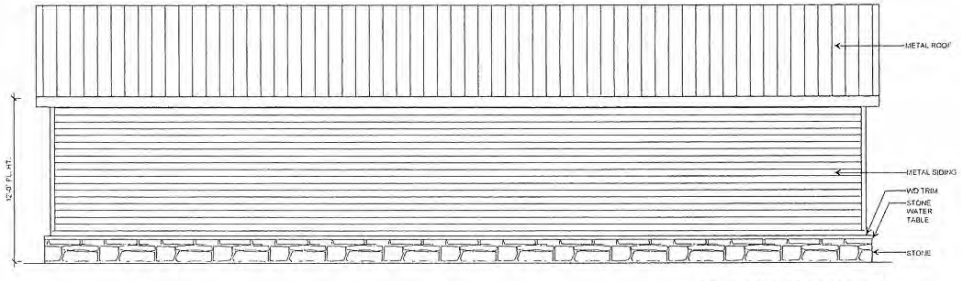


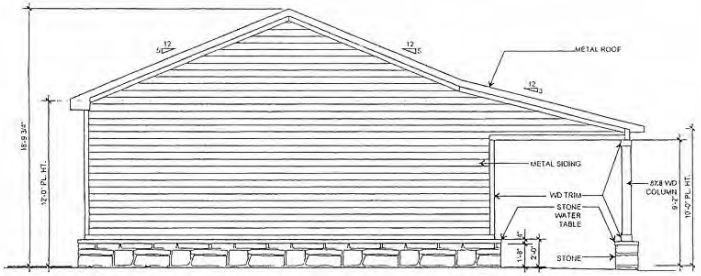
04 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



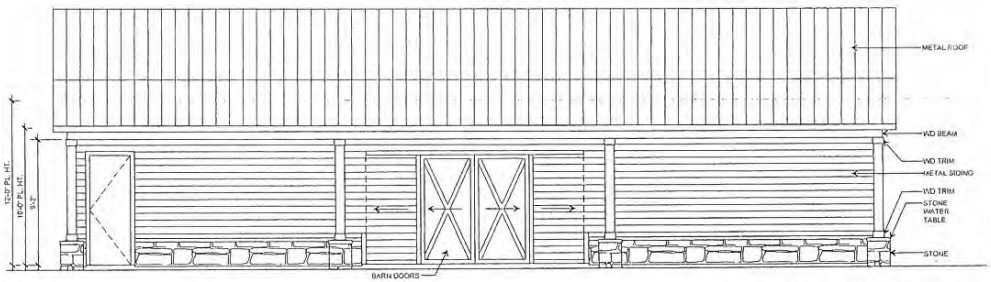
03 EAST ELEVATION

SCALE: 1/4"=1'-0"



02 NORTH ELEVATION

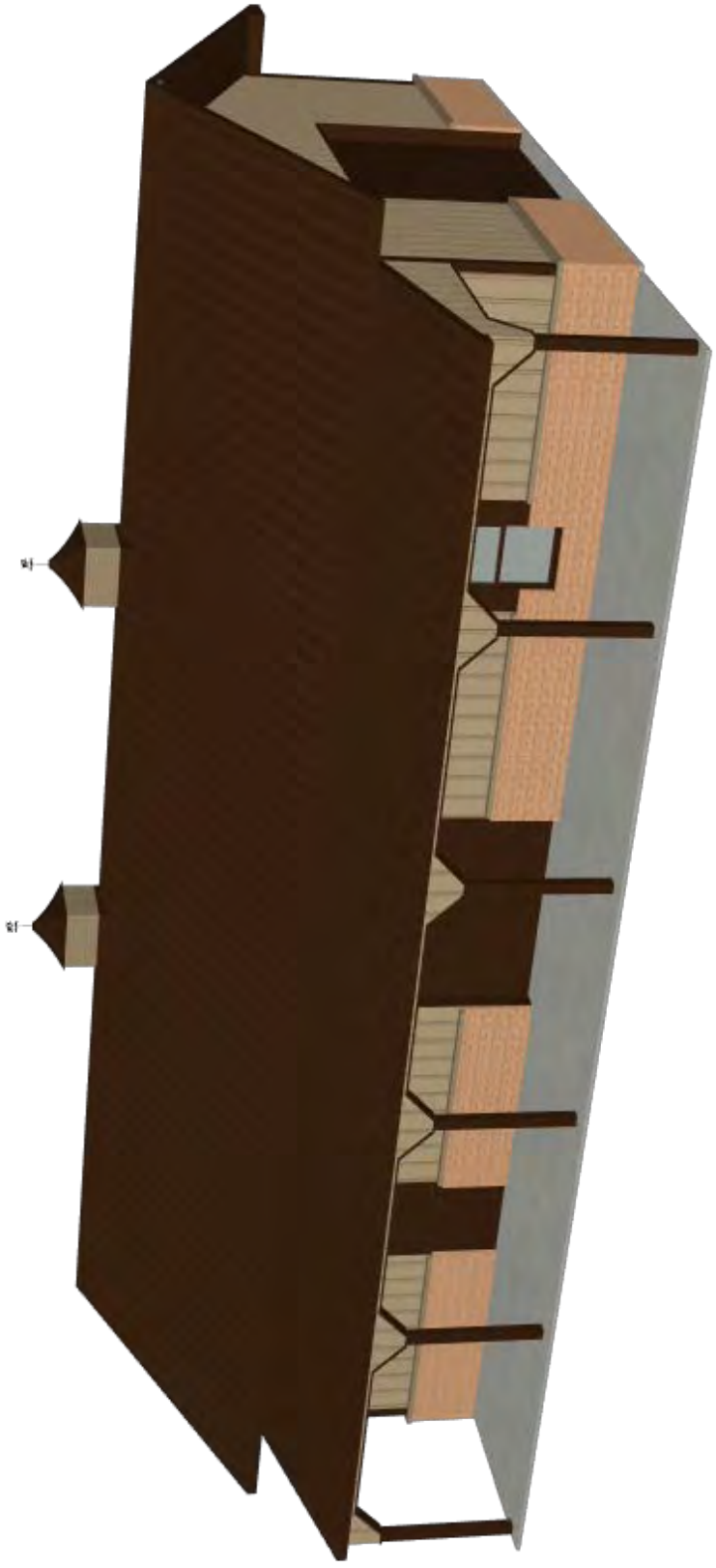
SCALE: 1/4"=1'-0"



01 WEST ELEVATION

SCALE: 1/4"=1'-0"

52



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CITY OF ROCKWALL

ORDINANCE NO. 18-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO A RESIDENTIAL OFFICE (RO) DISTRICT FOR A 1.016-ACRE TRACT OF LAND IDENTIFIED AS LOT 80B [*I.E. 0.509-ACRES*] & LOT 80C [*I.E. 0.507-ACRES*], BLOCK B, B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 106 & 108 ST. MARY STREET AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBITS 'A' & 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Billy Wayne Peoples and Craig Merritt for a change in zoning from a Single Family 7 (SF-7) District to a Residential Office (RO) District on a 1.016-acre tract of land identified as Lot 80B [*i.e. 0.509-acre*] and Lot 80C [*i.e. 0.507-acres*], Block B, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, addressed as 106 & 108 St. Mary Street and more fully described in *Exhibit 'A' & 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Single-Family 7 (SF-7) District to a Residential Office (RO) District; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Residential Office (RO) District* as stipulated in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses"* and *Section 4.2, "Residential Office (RO) District",* of *Article V, "District Development Standards",* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF APRIL, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: March 19, 2018

2nd Reading: April 2, 2018

106 St. Mary's Street

That certain lot, tract or parcel of land situated in Rockwall County, Texas, and being in the B. F. Boydstun Addition in the City of Rockwall, being a part of the B. F. Boydstun and B. J. T. Lewis Surveys, described in metes and bounds as follows:

BEGINNING 154-feet North 88 Degrees 20 Minutes East from the original northwest corner of a tract of land conveyed to Ted Cain by C. C. Brown et. Ux. by deed dated August 16, 1948, a stake in south margin of St. Mary Street;

THENCE North 88 Degrees 20 Minutes East 85-feet a stake for corner in south margin of St. Mary Street;

THENCE North 88 Degrees 20 Minutes East 85-feet a stake for corner is south margin of St. Mary Street;

THENCE South 00 Degrees 10 Minutes East 262-feet a stake in south line of original tract above mentioned;

THENCE South 89 Degrees 52 Minutes West 85-feet stake for corner;

THENCE North 00 Degrees 10 Minutes West 259.7-feet to the *PLACE OF BEGINNING*, being the same and identical tract of land conveyed to J. David Wallace by Ted Cain et. ux., by deed dated January 10, 1949, of record in Volume 44, Page 286, Deed Records of Rockwall County, Texas, to which said deed and its record reference is here made for all purposes.

108 St. Mary's Street

Being a tract of land situated in the N. M. Ballard Survey, Abstract No. 48 and the B. J. T. Lewis Survey, Abstract No. 255, Rockwall County, Texas, same being that tract of land conveyed to P. Craig Merritt, Jr., by deed recorded in *Volume 2510, Page 156*, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a ¾-inch iron pipe found for corner, said corner being the Northwest corner of that tract of land conveyed to Billy W. Peoples, by deed recorded in *Volume 3024, Page 225*, Deed Records of Rockwall County, Texas and being in the south line of St. Mary Street (*public right-of-way*);

THENCE North 88 degrees 20 minutes 00 seconds East, along the South line of St. Mary Street, a distance of 85.03-feet to a point for corner, said corner being the northeast corner of said Peoples tract, and being the *POINT OF BEGINNING* of that tract herein described, from which a 600 nail found bears North 25 Degrees 13 Minutes 03 Seconds West, a distance of 0.84-feet for witness, and from which a 2 inch iron pipe found bears North 20 Degrees 08 Minutes 34 Seconds West, a distance of 1.02-feet for witness:

THENCE North 88 Degrees 20 Minutes 00 Seconds East, along south line of St. Mary Street, a distance of 75.00-feet to a point for corner, said corner being the northeast corner of said subject tract, from which a ½-inch iron rod found bears North 83 Degrees 04 Minutes 39 Seconds East, a distance of 4.85-feet for witness;

THENCE South 00 Degrees 36 Minutes 29 Seconds East, a distance of 264.66-feet to a point for corner, said corner being in the north line of Rockwall Main Post Office, an Addition to the City of Rockwall, Rockwall County, Texas, according to the map or Plat thereof recorded in *Cabinet B, Slide 369*, Plat Records of Rockwall County, Texas;

THENCE South 89 Degrees 40 Minutes 31 Seconds West, along the north line of said Rockwall Main Post Office Addition, a distance of 75.00-feet to a point for corner, said corner being the Southeast corner of said Peoples tract, from which a ½-inch iron rod found online bears at a distance of 0.53-feet for reference;

THENCE North 00 Degrees 36 Minutes 20 Seconds West, along the east line of said Peoples tract, a distance of 262.90-feet to the *POINT OF BEGINNING* and containing 19,782 square-feet or 0.45-acres of land.

Address: *106 & 108 St. Mary Street*
Legal Description: *Lot 80B & Lot 80C, Block B, B. F. Boydston Addition*



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CITY OF ROCKWALL

ORDINANCE NO. 18-21

SPECIFIC USE PERMIT NO. S-188

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [*ORDINANCE NO. 17-03*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT, GREATER THAN 2,000 SF, WITH DRIVE-THROUGH OR DRIVE-IN FACILITIES ON A 0.81-ACRE PARCEL OF LAND ZONED PLANNED DEVELOPMENT DISTRICT 65 (PD-65) AND IDENTIFIED AS LOT 3, BLOCK A, LAKESHORE COMMONS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Worth Williams of Moore Worth Investment, LLC for the approval of a Specific Use Permit (SUP) for the purpose constructing a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In Facilities* on a 0.81-acre parcel of land, zoned Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] for General Retail (GR) District land uses, and being identified as Lot 3, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, addressed as 1945 N. Goliad Street [*SH-205*], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In Facilities* as stipulated by Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes

described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and *Section 6.11, North SH-205 Corridor Overlay (N. SH-205 OV) District,* of *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In Facilities* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The site plan shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance.

2) The building elevations shall generally conform to the concept building elevations depicted in *Exhibit 'C'* of this ordinance; however, the elevations shall be subject to review and recommendation by the Architectural Review Board (ARB).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF APRIL, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: March 19, 2018

2nd Reading: April 2, 2018

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being part of Lot 3, Block A of Lakeshore Commons Addition, Lots 1-4, Block A, an Addition to the City of Rockwall, according to the Plat thereof recorded in *Cabinet J, Page 185* of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod with plastic cap stamped "*STOVALL & ASSOC.*" set (hereinafter called ½" iron rod set) for corner in the west line of State Highway No. 205 at the northeast corner of the above cited Lot 3, said point also being the southeast corner of Lot 2;

THENCE S. 14 Degree 17 Minute 14 Seconds E. with the West line of State Highway No. 205 a distance of 113.72-feet to a ½" iron rod set for corner;

THENCE S. 75 Degree 42 Minute 46 Seconds W. a distance of 223.43-feet to an "X" cut in wall set for corner in the Northeast line of that tract of land described as Tract 1 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5670, Page 162 of the Real Property Records of Hunt County, Texas, said point also being in the Southwest line of Lot 3;

THENCE N. 47 Degree 23 Minute 51 Seconds W. with a Northeast line of said City of Rockwall tract a distance of 90.74-feet to an "X" cut in wall set for corner;

THENCE N. 56 Degree 32 Minute 05 Seconds W. with a Northeast line of said City of Rockwall tract a distance of 71.85-feet to an "X" cut in wall set for corner at the West corner of Lot 3, said point also being a South corner of Lot 1;

THENCE N. 16 Degree 39 Minute 03 Seconds E. with a Northwest line of Lot 3 and a Southeast line of Lot 1 a distance of 56.72-feet to an "X" cut in concrete set for corner in a Southwest line of Lot 2 at a North corner of Lot 3, said point also being a corner of Lot 1;

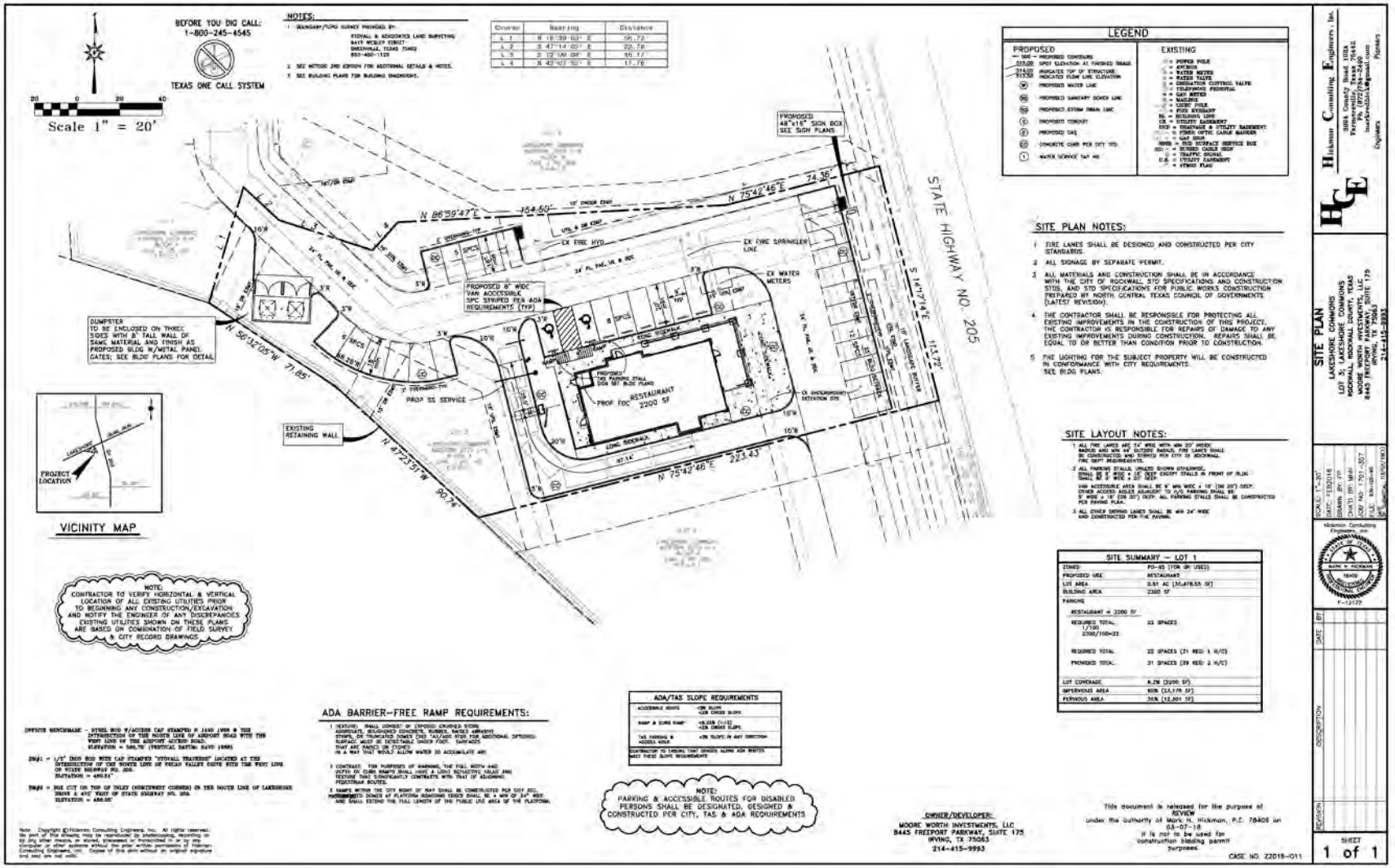
THENCE S. 47 Degree 14 Minute 05 Seconds E. with a Northeast line of Lot 3 and a Southwest line of Lot 2 a distance of 22.78-feet to an "X" cut in concrete found for corner;

THENCE S. 72 Degree 06 Minute 04 Seconds E. with a Northeast line of Lot 3 and a Southwest line of Lot 2 a distance of 46.17-feet to a ½" iron rod with cap stamped "*STOVALL & ASSOC.*" found for corner;

THENCE N. 42 Degree 07 Minute 52 Seconds E. with a Northwest line of Lot 3 and a Southeast line of Lot 2 a distance of 17.76-feet to a 1/2' iron rod with cap stamped "*STOVALL & ASSOC.*" found for corner;

THENCE N. 86 Degree 59 Minute 47 Seconds E. with a North line of Lot 3 and a South line of Lot 2 a distance of 154.50-feet to a ½" iron rod with cap stamped "*STOVALL & ASSOC.*" found for corner;

THENCE N. 75 Degree 42 Minute 46 Seconds E. with a North line of Lot 3 and a South line of Lot 2 a distance of 74.36-feet to the *POINT OF BEGINNING* and containing 0.814-acres of land.


BEFORE YOU DIG CALL:
1-800-245-4545
TEXAS ONE CALL SYSTEM
Scale 1" = 20'
NOTES:
LEGEND
PROPOSED
EXISTING
SITE PLAN NOTES:
SITE LAYOUT NOTES:
SITE SUMMARY — LOT 1
PROPOSED 48"x16" SIGN BOX SEE SIGN PLANS
PROPOSED 8' WIDE VAN ACCESSIBLE SPC STRIPED PER ADA REQUIREMENTS (TYP)
DUMPSTER TO BE ENCLOSED ON THREE SIDES WITH 8' TALL WALL OF SAME MATERIAL AND FINISH AS PROPOSED BLDG W/METAL PANEL GATES; SEE BLDG PLANS FOR DETAIL
PROF SS SERVICE
EXISTING RETAINING WALL
PROF FOC RESTAURANT 2200 SF
EX FIRE HYD
EX FIRE SPRINKLER LINE
EX WATER METERS
STATE HIGHWAY NO. 205
PROJECT LOCATION
VICINITY MAP
NOTE: CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS
ADA BARRIER-FREE RAMP REQUIREMENTS:
ADA/TAS SLOPE REQUIREMENTS
NOTE: PARKING & ACCESSIBLE ROUTES FOR DISABLED PERSONS SHALL BE DESIGNATED, DESIGNED & CONSTRUCTED PER CITY, TAS & ADA REQUIREMENTS
OWNER/DEVELOPER:
MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX 75063
214-415-9993
This document is released for the purpose of REVIEW under the authority of Mark N. Hickman, P.E. 78406 on 03-07-18. It is not to be used for construction bidding permit purposes.
CASE NO. Z2018-011
Hickman Consulting Engineers, Inc.
3804 County Road 1024
Parker County, Texas 76449
817-637-8827
markhickman1@gmail.com
Engineers
SITE PLAN
LAKESHORE COMMONS
LOT 3, LAKESHORE COMMONS
ADDITION TO THE CITY OF ROCKWALL
MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX 75063
214-415-9993
SCALE: 1"=20'
DATE: 12/22/16
DRAWN BY: TP
CHK'D BY: MNH
JOB NO.: 1617
FILE: 8x11SITE.dwg
SURVEY: 01/01/1901
DESCRIPTION
DATE
BY
REVISION
SHEET 1 of 1

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EAST	SF	TOTAL %	TOTAL %
METAL	42	5.6%	91.4%
STONE	181	24.2%	
STUCCO	461	61.6%	
EIFS	64	8.6%	8.6%
TOTAL	748	100.0%	100.0%

01 FRONT (EAST) ELEVATION



NORTH	SF	TOTAL %	TOTAL %
METAL	57	4.4%	90.0%
STONE	333	25.9%	
STUCCO	767	59.7%	
EIFS	128	10.0%	10.0%
TOTAL	1285	100.0%	100.0%

02 SIDE (NORTH) ELEVATION



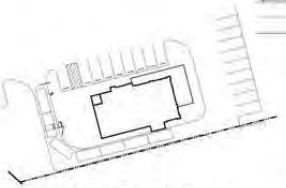
WEST	SF	TOTAL %	TOTAL %
METAL	5	0.5%	91.5%
STONE	344	36.9%	
STUCCO	505	54.1%	
EIFS	79	8.5%	8.5%
TOTAL	933	100.0%	100.0%

03 REAR (WEST) ELEVATION



SOUTH	SF	TOTAL %	TOTAL %
METAL	21	1.4%	93.1%
STONE	636	41.2%	
STUCCO	780	50.5%	
EIFS	107	6.9%	6.9%
TOTAL	1544	100.0%	100.0%

04 SIDE (SOUTH) ELEVATION



KEY PLAN
NOT TO SCALE

MATERIALS/COLORS:

STONE:	KONI- MOUNTAIN LEDGE COUNTY
EIFS:	COLOR TO MATCH SW 7030 ANEW GRAY
STUCCO (PRIMARY):	COLOR TO MATCH SW 7744 ZEUS
STUCCO (SECONDARY):	COLOR TO MATCH SW 9168 ELEPHANT EAR
METAL CANOPIES:	COLOR TO MATCH BERRIDGE LEAD COTE
STOREFRONT:	CLEAR ANODIZED

GSO ARCHITECTS
DALLAS, TX 972.385.9651
www.GSOarchitects.com
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APPLICANT:
MOORE WORTH INVESTMENTS, LLC
10210 N CENTRAL EXPY SUITE 300
DALLAS TX 75231
CONTACT: WORTH WILLIAMS
214. 415. 9993

LOT 3, BLOCK A
LAKESHORE COMMONS ADDITION
LAKESHORE COMMONS - LOT 3
ROCKWALL, TEXAS
MOORE WORTH INVESTMENTS, LLC

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

ELEV04
JOB NO: 16-147
ISSUE DATE: 03/05/18
SCALE: AS NOTED
CASE #: Z2018-001

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CITY OF ROCKWALL

ORDINANCE NO. 18-22

SPECIFIC USE PERMIT NO. S-189

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND SPECIFIC USE PERMIT NO. S-131 [*ORDINANCE NO. 15-05*], WHICH ALLOWS FOR A NEW MOTOR VEHICLE DEALERSHIP ON A TEN (10) ACRE TRACT OF LAND IDENTIFIED AS TRACTS 4 & 4-02 OF THE N. M. BALLARD SURVEY, ABSTRACT NO. 24, AND THE A. HANNA SURVEY, ABSTRACT NO. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Ed Hicks, Jr. of Clay Cooley Automotive for the purpose of amending Specific Use Permit (SUP) No. S-131 [*Ordinance No. 15-05*], which allows for a *New Motor Vehicle Dealership* on a ten (10) acre tract of land identified as Tracts 4 & 4-02 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located within the IH-30 Overlay (IH-30 OV) District, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Specific Use Permit (SUP) No. S-131 [*Ordinance No. 15-05*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the enactment of this Specific Use Permit (SUP) Ordinance shall supersede all requirements stipulated in *Ordinance No. 15-05*;

SECTION 2. That Specific Use Permit (SUP) No. S-131 [*Ordinance No. 15-05*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant an amendment to Specific Use Permit (SUP) No. S-131 [*Ordinance No. 15-05*] allowing for the establishment of a *New Motor Vehicle Dealership* within a Light Industrial (LI) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*;

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as stipulated by Section 2.1.10, *Distribution and Storage,* of Article IV, *Permissible* Uses; Section 5.1, *General Industrial District*

Standards; Section 5.3, *Light Industrial (LI) District*, of Article IV, *District Development Standards*; Section 6.6, *IH-30 Overlay (IH-30 OV) District* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following operational conditions and compliance standards:

3.1 COMPLIANCE STANDARDS

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] will require compliance to the following standards:

1) This Specific Use Permit (SUP) shall be subject to review by Planning Department staff and/or the Planning and Zoning Commission and City Council on June 1, 2018. At the time of review, Planning Department staff shall be required to review the completeness of the following improvements:

   (i) *Phase 1*. Engineering plans addressing paving and drainage shall be approved by the Engineering Department. The storm water/drainage and detention pond shall be permitted and accepted by the City.
   (ii) *Phase 2*. All concrete paving depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance shall be permitted and accepted by the City.
   (iii) *Phase 3.* Demolition of the existing building shall be permitted and completed.

   Should the improvements be complete staff shall provide a report to the Planning and Zoning Commission and City Council indicating conformance to the requirements of this ordinance, and operation of the *New Motor Vehicle Dealership* shall be permitted to continue under the requirements of this ordinance and the Unified Development Code [*Ordinance No. 04-38*]. Should the improvements be incomplete, this SUP ordinance shall automatically expire.

2) Should the *Subject Property* continued to be operated as an outside storage/outside display lot for new vehicles in conjunction with the adjacent *New Motor Vehicle Dealership* (*i.e. S-094*) then no Certificate of Occupancy (CO) shall be required. Upon changing the use to a standalone *New Motor Vehicle Dealership*, a Certificate of Occupancy (CO) shall be required for the change of use.

3) Should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code [*Ordinance No. 04-38*], the City Council may -- *after proper notice* -- initiate proceedings before the City Council to revoke this SUP ordinance.

3.2 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership* on the *Subject Property*, and conformance to these operational conditions is required for continued operation:

1) All development on the *Subject Property* shall be in conformance to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;

2) Should the use of the subject property become independent of the adjacent *New Motor Vehicle Dealership* [*Clay Cooley Hyundai*] (*i.e. any event that would require a separate Certificate of Occupancy [CO] to be issued*) and development not conforming to *Exhibit 'B'* of this ordinance is proposed, a new site plan submittal shall be required to be submitted, reviewed and

approved by the Planning and Zoning Commission and/or City Council in accordance with the requirements of the Unified Development Code [*Ordinance No. 04-38*];

3) All motor vehicles shall be required to be parked on an all-weather surface (*i.e. concrete or asphalt*);

4) The operation of the *Subject Property* shall conform to all federal, state and local standards.

SECTION 4. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF APRIL, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 19, 2018*

2nd Reading: *April 2, 2018*

BEING a 10.000 acre tract or parcel of land lying and being situated in the N. M. BALLARD SURVEY, Abstract 24, and the A. HANNA SURVEY, Abstract 99, in the City of Rockwall, Rockwall County, Texas and being that certain tract described in Special Warranty Deed to Gordon Rockwall Investments, LLC, recorded in Volume 6959, Page 100, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and a portion of that certain tract described in deed to Thomas Real Estate, LP, recorded in Volume 1507, Page 203, D.R.R.C.T.; and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum TxDOT monument at the southern end of a corner clip located at the intersection of the southerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and the west right-of-way line of Commerce Street (a 60-foot wide right-of-way per Cabinet F, Slide 379, Map Records, Rockwall County, Texas);

THENCE South 00 degrees 40 minutes 20 seconds East, along the east line of said Gordon Rockwall tract and said west right-of-way line, a distance of 707.36 feet to a *3/8* inch iron rod found for the southeast corner of said Gordon Rockwall tract and the southwest corner of said right-of-way of Commerce Street; said found iron rod also being located at an angle point in the north line of said Thomas Real Estate tract;

THENCE South 00 degrees 35 minutes 03 seconds East, crossing said Thomas Real Estate tract, a distance of 469.11 feet to a point for corner;

THENCE South 89 degrees 24 minutes 57 seconds West, continuing to cross said Thomas Real Estate tract, a distance of 472.60 feet to a point on the west line of said Thomas Real Estate tract;

THENCE North 00 degrees 21 minutes 13 seconds West, along the west line of said Thomas Real Estate tract, a distance of 468.78 feet to a 112 inch iron rod found for the northwest corner of said Thomas Real Estate tract and the southwest corner of that certain tract described in General Warranty Deed to Rockwall Credit Services, L.C., recorded in Volume 4314, Page 34, D.R.R.C.T;

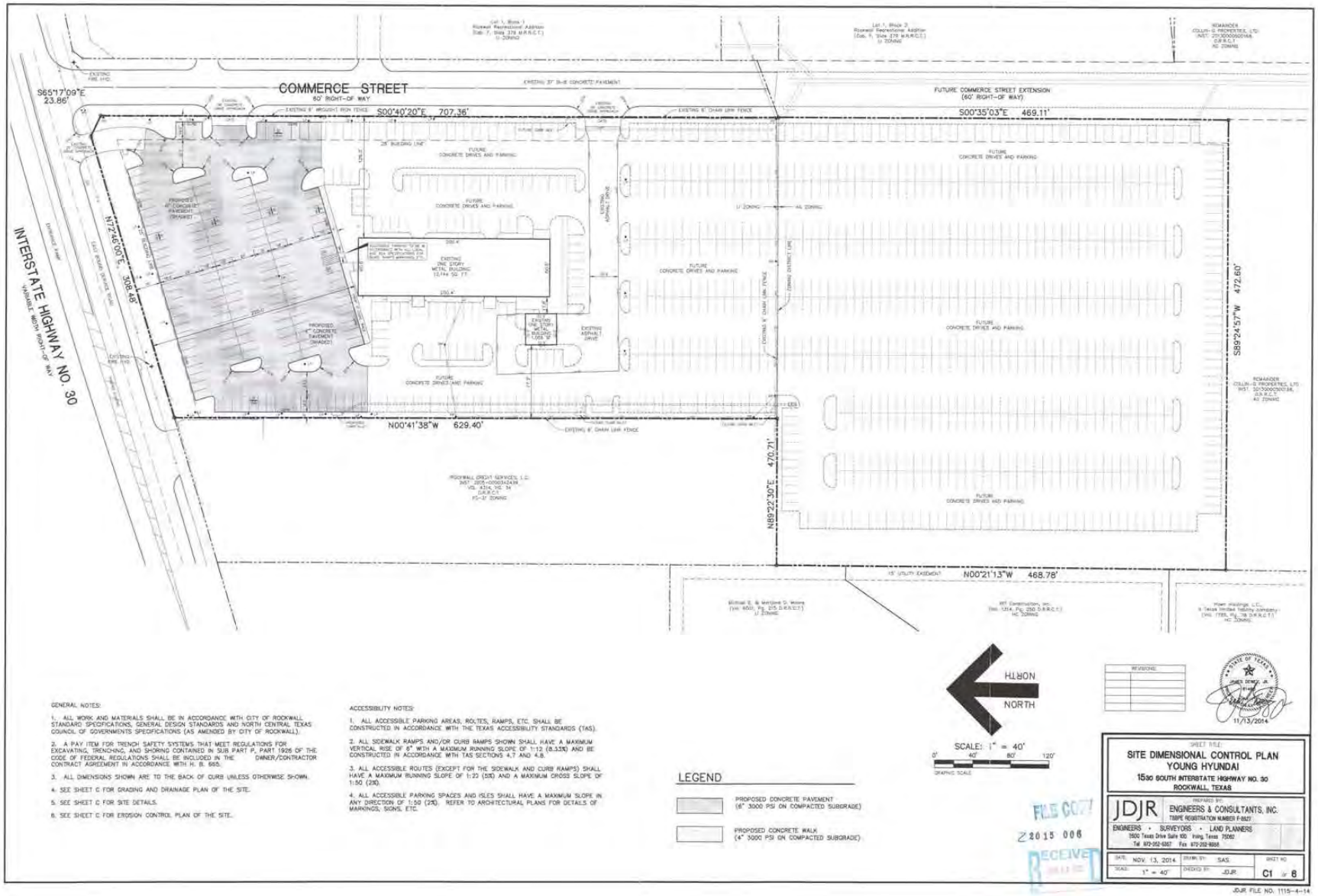
THENCE North 89 degrees 22 minutes 30 seconds East along the common line of the said Thomas Real Estate tract and said Rockwall Credit Services, L.C. tract, a distance of 153.71 feet to a point for corner; said point being the southeast corner of the Rockwall Credit Services, L.C. tract and the southwest corner of the Gordon Rockwall tract;

THENCE North 00 degrees 41 minutes 38 seconds West, continuing along the common line of said Rockwall Credit tract and Gordon Rockwall tract, a distance of 629.40 feet to a point for corner in the south right-of-way line of the aforementioned Interstate Highway 30, same point being the northeast corner of said Rockwall Credit tract and the northwest corner of said Gordon Rockwall tract;

THENCE North 72 degrees 46 minutes 00 seconds East, continuing along said south right-of-way line and along the north line of said Gordon Rockwall tract, a distance of 308.48 feet to a point for the northern end of the aforementioned corner clip;

THENCE South 65 degrees 17 minutes 09 seconds East, along said comer clip, a distance of 23.86 feet to the Point of Beginning and containing 10.000 Acres (435,600 Square Feet) of land.

NOTE: The Basis of Bearings for this description is the deed to Thomas Real Estate, LP, recorded in Volume 1507, Page 203, D.R.R.C.T. This description is based upon a compilation of public records.



GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL STANDARD SPECIFICATIONS, GENERAL DESIGN STANDARDS AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS SPECIFICATIONS (AS AMENDED BY CITY OF ROCKWALL).
2. A PAY ITEM FOR TRENCH SAFETY SYSTEMS THAT MEET REGULATIONS FOR EXCAVATING, TRENCHING, AND SHORING CONTAINED IN SUB PART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS SHALL BE INCLUDED IN THE OWNER/CONTRACTOR CONTRACT AGREEMENT IN ACCORDANCE WITH H. B. 665.
3. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE SHOWN.
4. SEE SHEET C FOR GRADING AND DRAINAGE PLAN OF THE SITE.
5. SEE SHEET C FOR SITE DETAILS.
6. SEE SHEET C FOR EROSION CONTROL PLAN OF THE SITE.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

LEGEND

PROPOSED CONCRETE PAVEMENT (6" 3000 PSI ON COMPACTED SUBGRADE)

PROPOSED CONCRETE WALK (4" 3000 PSI ON COMPACTED SUBGRADE)

REVISIONS:

STATE OF TEXAS
JAMES DEMEO JR.
11/13/2014

SHEET TITLE:
SITE DIMENSIONAL CONTROL PLAN
YOUNG HYUNDAI
1530 SOUTH INTERSTATE HIGHWAY NO. 30
ROCKWALL, TEXAS

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
TBPE REGISTRATION NUMBER F-8627
ENGINEERS • SURVEYORS • LAND PLANNERS
1500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5367 Fax 972-252-9886

DATE: NOV. 13, 2014	DRAWN BY: SAS	SHEET NO.
SCALE: 1" = 40'	CHECKED BY: JDJR	C1 of 8

JDJR FILE NO. 1115-4-14

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Council Members

FROM: Hotel Occupancy Tax Sub-committee Members
Mary Smith, Assistant City Manager

DATE: March 29, 2018

SUBJECT: Follow-up Review of Duck Regatta Revised Application

The City received a joint application for hotel occupancy taxes for Duck Regatta with both Meals on Wheels and Boys/Girls Club representatives signing the application during the normal funding cycle for FY18. The Council awarded $20,000 for the event. The contract was given to both groups to sign and received back with both signatures. Later in the fall we received an email from Boys and Girls Club letting us know that Meals on Wheels would not be continuing with the event and Boys and Girls Club would continue the event alone.

The subcommittee asked for a new application signed only by Boys and Girls Club and then reviewed that application. After initial consideration, and then further discussion since the last Council meeting item was tabled, the subcommittee is now recommending the Council award $20,000 to the Boys and Girls Club for Duck Regatta 2018.

The current funding balance is shown below but is not affected by this contract change as the funding level did not change. The Hotel Occupancy Tax budget is as follows:

Fund Balance carried forward	**$ 105,149**
Budgeted Revenues	**450,000**
Previously Allocated Funding	**(505,630)**
Projected Fund Balance	**$ 49,519**

Subcommittee members, Dennis Lewis, Bennie Daniels and Mike Townsend can answer any questions the Council may have regarding their recommendation. Council is asked to consider approved the funding as recommended by the subcommittee.

City of Rockwall
The New Horizon

Hotel Occupancy Tax

Program Year 2018

Application

MUST BE TYPED or PRINTED

DELIVER TO:
City of Rockwall Finance Office
Attn: Lea Ann Ewing
385 S. Goliad St., Rockwall, TX 75087
972-771-7700 lewing@rockwall.com

Organization Name:	Boys & Girls Club of Rockwall County
Name of Event:	2018 Rockwall Rubber Duck Regatta
Date(s) of Event:	September 22, 2018 or October 13, 2018
Funding Request $:	$20,000
Website Address:	www.rockwallduckrace.org
Mailing Address:	PO Box 1658
Physical Address:	801 E Washington
Telephone:	972-722-2462 Fax:
Primary Contact Name: (Project Director)	Jenny Krueger
Mailing Address:	PO Box 1809 Rockwall, TX 7508
Email Address:	jkrueger@begreatnext.org
Telephone:	830-998-4220 Fax:
Secondary Contact Name: (President/Board Chairman)	Kevin DeStefano
Mailing Address:	PO Box 1809 Rockwall, TX 75087
Email Address:	kevindestefano@gmail.com
Telephone:	((214) 695-3322 Fax:

- **COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM/EXHIBIT REQUESTING FUNDS**
- **INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE**

1. Mark an "X" next to the category or categories that your organization is requesting funds in the attached budget request.

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☒ **Advertising/Tourism** **Requested funding amount $ 20,000**
Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

☐ **Arts** **Requested funding amount $**
Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

☐ **Historical** **Requested funding amount $**
Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.

2. Describe the program or event for the upcoming fiscal year (Oct. 1 2017 – Sept. 30, 2018) that you are requesting Hotel Tax funding. What is your event and why are you having it?

Rockwall Rubber Duck Regatta is a fun, family-friendly event with duck races, vendors, live music, and a kid zone benefiting the Boys & Girls Club of Rockwall County.

3. How does the event/program meet the definition of the categories listed in Item No. 1 above (promotion of tourism and the hotel industry in the City of Rockwall)?

Funding will be utilized to advertise and promote this Rockwall event and Harbor area.

4. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property?
Yes ☒ Name location: Rockwall Harbor

5. Will your organization provide special event insurance coverage for the event/program if held on City property?
Yes☒ Name of Insurance Company: Philadelphia Insurance Company

6. Provide 3 years attendance history for the above listed programs, activities, exhibits or event described in Item No. 2 above.

Event	Year	Event Duration (in Days)	Audience Size	# of Attendees in hotel rooms
Rockwall Rubber Duck Regatta	2013	2	5,000	50
Rockwall Rubber Duck Regatta	2014	1	7,500	75
Rockwall Rubber Duck Regatta	2015	1	7,500	80
Rockwall Rubber Duck Regatta	2016	1	7,500	60

7. What specific market will you target with the event/program's marketing plan? Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C).

8. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101(a) within one of the two options listed below.
   a) Separate checking account without combining with any other revenues or maintained in any other bank account or
   b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization's budget. Interest earned on the Hotel revenues must be used to support the event/program as well.

   Will the organization be able to segregate the accounting process in either a) or b) above? Yes ☒

9. Provide all of the following documentation with this application and label each as outlined below.

Exhibit A	Proposed budget for each event/program using attached form
Exhibit B	Letter of determination certifying federal tax exempt 501(c)(3) status
Exhibit C	Examples and evidence of marketing area and readership (limit 3)
Exhibit D	List members of the governing body including name, position, mailing address and phone number
Exhibit E	W-9 Form https://www.irs.gov/pub/irs-pdf/fw9.pdf?
Exhibit F	Form 1295 https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any funds awarded as a/ result of this application will be used for the purpose set for herein and the program guidelines.

President/Board Chairman:
Date: February 9, 2018

Print Name: Kevin DeStefano

Signature

Event/Program Director:
Date: February 9, 2018

Print Name: Jenny Krueger

Signature

Both signatures are required for application to be considered complete.

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EXHIBIT A

Hotel Occupancy Tax Funding Request
Event/Program Budget - Program Year 2018

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request.

Organization Name: Boys & Girls Club of Rockwall County
Event/Program Name: 2018 Rockwall Rubber Duck Regatta
Requested Funding: $ 20,000

Expenses (for this project only)		Total Expenses	HOT Funding Request		
1. Personnel					
Administrative					
Artistic					
Technical					
Other personnel					
2. Fees for outside professional service					
Administrative					
Artistic					
Technical					
3. Space Rental		$9,000			
4. Equipment Rental		$11,000			
5. Travel/Transportation					
6. Promotion/Printing		$15,000	$15,000		
7. Costumes/Royalties					
8. Other (supplies, postage etc.)		$10,000	$5,000		
9. Sub -Totals					
10. Total Expenses		$45,000	$20,000		

		Total Revenues			
Revenues (for this project only)					
1. Total Amount of HOT fund request		$20,000			
2. Admissions (ticket and concessions)		$15,000			
3. Donations (*Sponsorships*)		$22,000			
4. Organizational funds budgeted		$5,000			
5. Grants (State)					
6. Other (list): Vendors		$8,000			
7. Other (list): Duck Sales		$20,000			
8. Other (list):					
9. Other (list):					
10. Total income and contributions					
11. Total In-Kind					
12. Total Revenues		$90,000			

Financial Information (for this project only)					
Fiscal Year (Oct 1st – Sept 30th)		2015 actual	2016 actual	2017 actual	2018
Total Revenues		78,988.92	87,777.88	88,679.43	90,000
Total Expenses		59,759.22	40,208.75	58,463.96	45,000
Total Prior Year Hotel funds awarded		$20,000	$25,000	$25,000	20,000

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EXHIBIT B

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: DEC 2014

BOYS & GIRLS CLUB OF ROCKWALL
COUNTY INC
PO BOX 1809
ROCKWALL, TX 75087

Employer Identification Number:
68-0588959
DLN:
17053307330004
Contact Person:
EDWARD S SCHLAACK ID# 31536
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
May 15, 2010
Contribution Deductibility:
Yes
Addendum Applies:
Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Director, Exempt Organizations

Letter 947

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Internal Revenue Service

Department of the Treasury

P. O. Box 2508
Cincinnati OH 45201

Date: June 21, 2002

Boys & Girls Club of Northeast Texas Inc
PO Box 1876
Greenville TX 75403-1876

Person to Contact:
Marion F Robinson-Baugh 31-03601
Customer Service Representative
Toll Free Telephone Number:
8:00 a.m. to 6:30 p.m. EST
877-829-5500
Fax Number:
513-263-3756
Federal Identification Number:
75-2174005

Dear Sir or Madam

This letter is in response to your request for a copy of your organization's determination letter.

Our records indicate that a determination letter issued in March 1988 granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in section 509(a)(x).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than $25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of $20 a day, up to a maximum of $10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of $100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

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EXHIBIT C

ROCKWALL COUNTY HERALD-BANNER FRIDAY, SEPTEMBER 9, 2016

HERALD BANNER

Rubber Duck Regatta returns to the Harbor Sept. 24

By Joseph Alderman
Herald-Banner Staff

The waters at The Harbor in Rockwall will run yellow this month when the fifth annual Rubber Duck Regatta sets sail on Sept. 24.

Benefiting the Boys & Girls Club and Meals on Wheels of Rockwall County, the Rubber Duck Regatta is an annual event in which individuals or businesses can "adopt" rubber ducks to race from the fountain at the Harbor down to the finish line for prizes and bragging rights. Activities are set to begin at 10 a.m. and continue all day until 10 p.m.

"They get poured into the fountain, and then there's a mock-finish line that the fire department made," Margie VerHagen, executive director of Meals on Wheels Senior Services, said. "They race almost to the bridge. There's 3,000 little baby ducks that race at 3 o'clock and 3,000 glow-ducks being raced at 9 p.m."

The event will also feature vendors, live music, children's activities and arts and crafts. More than 50 vendors have been confirmed as of Sept. 1, and will include food, beverages, designers and area businesses and nonprofits. Music will start in the evening, and will be performed by Southern Ride.

Individuals can adopt a single baby duck for $5, or packs of ducks for a discounted price. Standard and glow-in-the-dark ducks are available, the standard to be used at the 3 p.m. race and the glow-ducks to be

» SEE RUBBER, PAGE A3

Rubber Duck Regatta Sept. 24

Continued from Page A1

used at the 9 p.m. race.

"First prize for the 3 o'clock and 9 o'clock race are the same," VerHagen said. "It is a $1,000 gift card donated by Handy Insurance. Second prize for both races is a $500 gift card to Kroger, and the third prize is a $250 Visa gift card from Home Instead Senior Services at 3 o'clock, and a $250 Visa gift card from Bright Snacks for the 9 o'clock race."

Corporate Mama Ducks are also available for adoption, for the price of $100. This includes one 10-inch duck for racing, and one to be decorated using whatever means available. The decorated duck will not be raced, however. Instead, it will be included in a beauty pageant to be judged for either first, second or third place, or for the "ugly duckling" award. There will also be a people's choice award, to be determined by public vote. The winner of the corporate duck race will receive the Golden Duck Trophy.

"At 1 o'clock are the mama ducks, the corporate ducks, and they get another duck that they use as a racing duck, too," VerHagen said. "Whoever wins that wins the duck trophy, and they get to display that for one year."

Registration information, merchandise such as T-shirts and general rules are available at www.rockwallduckrace.org. Proceeds from the merchandise will be also used to benefit Meals on Meals and Boys & Girls Club.

Races will start from the fountain outside of Cinemark Theater at the Harbor.

Joseph Alderman may be reached at jalderman@heraldbanner.com.

ROCKWALL COUNTY
HERALD BANNER
SERVING ROCKWALL COUNTY AS THE BEST LOCAL NEWS SOURCE

SUMMER ACTIVITIES
GO OUTSIDE AND PLAY CAMPAIGN | PAGE A7



BODY CAMERAS
SHERIFF'S OFFICE TO APPLY FOR CAMERAS | PAGE A3

RIDAY, JULY 8, 2016 Online at RockwallHeraldBanner.com 50 CENTS

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ROCKWALL | PARADE



JOSEPH ALDERMAN / HERALD-BANNER

The Boys and Girls Club of Rockwall used their entry in the Rockwall Fourth of July Parade to promote the Rockwall Rubber Duck

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HERALD BANNER

SERVING ROCKWALL COUNTY AS THE BEST LOCAL NEWS SOURCE

RHS VS R-HHS

ROCKWALL-HEATH BEATS ROCKWALL | PAGE B1



WHAT'S HAPPENING

UPCOMING EVENTS | PAGE B2

FRIDAY, SEPTEMBER 30, 2016 Online at RockwallHeraldBanner.com 50 CENTS

RUBBER DUCK REGATTA



JOHN MARION / HERALD-BANNER

EXHIBIT D

Corporate Board of Directors

Name		Street Address	City	State	Zip Code	Email	Phone
Richard Carter, Immediate Past President	Hunt Regional Healthcare, CEO	9810 Belmont Place	Greenville	TX	75402	rcarter@huntregional.org	903 - 408-1605
Ron Wensel	Retired	PO Box 29	Wolfe City	TX	75496	rhwensel@yahoo.com	903 - 496-2142
Kevin Destefano	DeStefano Remodeling	1845 County Road 604	Farmersville	TX	75442	kevindestefano@gmail.com	(214) 695-3322
Parker Coddington, President	Shenaniganz, Owner	8418 Scottsdale Dr.	Rowlett	TX	75089	pcoddington@shenaniganz.com	469-279-3727
Karen Parks, Secretary	Inwood Bank, Vice President/Branch Manager	1356 Napa Drive	Rockwall	TX	75087	karen.parks@inwoodbank.com	214-533-6106
Mitchell Berenson	Community Infusion Solutions, Owner	8811 FM 35	Royse City	TX	75189	mitchell@communityiv.com	214-924-6951
Brandon Morris, Treasurer	Southwest Kia, GM	1790 E I30	Rockwall	TX	75087	b.morris@southwestkia.com	(214) 734-9095
Joseph Killgore, CFP	Charles Schwab, Independent Branch Financial Consultant	9801 Hunters Run	Greenville	TX	75402	Joseph.Killgore@Schwab.com	903) 455-6956
John Curtis	Retired	521 Cove Ridge Road	Heath	TX	75032	johnandjanie@att.net	214-708-9839
Jenny Krueger, CEO	Boys & Girls Club of Northeast Texas	805 East Heath St	Rockwall	TX	75087	jkrueger@begreatnext.org	(830) 998-4220

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Rockwall Board of Directors

Rockwall Board of Directors

First Name	Last Name	Title	Business/Affiliation	Street Address	City	State	Zip Code	Email	Mobile	Home	Office
Lara	Bracamonte		Bracamonte Law, PLLC	1014 Pleasant View Dr.	Rockwall	TX	75087	bracamontelaw@gmail.com	214-564-8231		214-304-6640
Mitchell	Berenson		Community Infusion Solutions, Owner	8811 FM 35	Royse City	TX	75189	mitchell@communityiv.com	214-924-6951		
William	Branch		Premier Nationwide Lending	809 White Buffalo	Heath	TX	75032	wbranch@pnlending.com	(214) 789-0477		
John	Curtis	Board Treasurer	Retired/Noon Rotary	521 Cove Ridge Road	Heath	TX	75032	johnandjanie@att.net	214-708-9839	972-722-4064	
Kevin	DeStefano	Board President	DeStefano Remodeling, Owner	1845 County Road 604	Farmersville	TX	75442	kevindestefano@gmail.com	214-695-3322		
Karen	Frederick	Board Vice President	Inwood Bank, Vice President/Branch Manager	1356 Napa Drive	Rockwall	TX	75087	karen.frederick@inwoodbank.com	214-533-6106		214- 902-1200
Sara	Whittle		Whittle & Johnson	10 Eastshore	Heath	TX	75032	sarajeanine17@yahoo.com	972-743-6290		
Darlene	Reed		Realtor - Coldwell Banker	701 S Alamo	Rockwall	TX	75087	aggymom@sbcglobal.net	214-384-5198	972-771-3009	
Janice	Revels		Texas Bank & Trust	302 Wooded Trl	Rockwall	TX	75087	janrev@gmail.com	(972) 400-8811		
Lauri	Dodd		City of Rockwall, Public Information Officer/Marketing	1102 Morning Star	Rockwall	TX	75087	ldodd@rockwall.com	(972) 679-5000		(972) 772-6559
Lindsay	Mitchell		Realtor - Ebby Halliday	196 Jacob Crossing	Rockwall	TX	75087	lindsaymitchell@ebby.com	(972) 804-3444		
Jenny	Krueger		CEO - Boys & Girls Club	2416 First St	Caddo Mills	TX	75135	jkrueger@begreatnext.org	830-998-4220		903-455-9233

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EXHIBIT E

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Boys & Girls Club of Northeast Texas, Inc

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:
☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☑ Other (see instructions) ▶ **501c3 Non Profit**

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
PO Box 1876

Requester's name and address (optional)

6 City, state, and ZIP code
Greenville, TX

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number
			–			–				

or

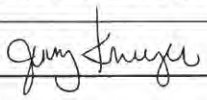
Employer identification number
7	5	–	2	1	7	4	0	0	5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶  Date ▶ 2/9/2018

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

EXHIBIT F

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2018-312006

Date Filed:
02/09/2018

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Boys & Girls Club of Northeast Texas
Rockwall , TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Rockwall

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

HOT 2018
PROMOTION OF TOURISM

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Jenny Krueger, and my date of birth is 06/15/1980.

My address is 805 E Heath St (street), Rockwall (city), TX (state), 75087 (zip code), US (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Rockwall County, State of TX, on the 9 day of Feb (month), 18 (year).

Jenny Krueger

Signature of authorized agent of contracting business entity
(Declarant)

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **March 26, 2018**

SUBJECT: **Lift Station Chemical Injection Systems**

On February 07, 2017, staff brought before City Council to authorize the City Manager to execute a contract for one year with Evoqua Water Technologies to install an injection system at the Fontana and Timber Creek Lift Stations to help with the elimination of effluent odors with an estimated amount of $31,000 annually.

The reason for the installations was to eliminate sewer odor complaints from residents along Daybreak Drive in the Lofland Subdivision. The existing sanitary sewer system in Daybreak Drive receives sanitary sewer effluent from the Fontana and Timber Creek Lift Stations. The lift stations discharge into the existing gravity flow system creating an environment for hydrogen sulfide to be emitted from the wastewater collection system.

In the 2018 budget, the Wastewater Division of Public Works requested the installation of an injection system at the Mims Lift Station to eliminate odors and hydrogen sulfide affecting residents in Windmill Ridge and Lake Rockwall Estates at an estimated cost of $20,000. Mims Lift Station discharges into the gravity line at Tubbs Road and Walnut Lane.

The product injected is BIOXIDE Plus 71 solution is a product which combines the benefits of BIOXIDE solution with a proprietary blend component to achieve highly effective odor and corrosion control. BIOXIDE solution controls sewage odor naturally, rather than chemically. This process eliminates the odor, prevents corrosion and overcomes safety concerns associated with atmospheric hydrogen sulfide.

BIOXIDE Plus 71 solution is environmentally safe. It contains no hazardous substances as defined by the CERCLA list of reportable quantities and the OSHA Hazard Communication Standard (29 CFR 1910.1200). The active ingredient is nitrate salts which is a stable, safe compound found in nature. This compound is selected as the active ingredient in BIOXIDE solutions because it specifically interacts with naturally occurring bacteria to remove and prevent dissolved sulfide, resulting in an effective, safe and effective product.

Staff requests City Council consideration to contract with Evoqua Water Technologies for a three-year contract for Fontana, Timber Creek, and Mims Lift Stations to help eliminate effluent odors with an estimated amount of $70,000 annually to be funded by the Wastewater Operations Budget.

EVOQUA
WATER TECHNOLOGIES

March 19, 2018

Mr. Rick Sherer
City of Rockwall
385 South Goliad St.
Rockwall, TX 75087
Email: rsherer@rockwall.com
CC: Steve Clawson (sclawson@rockwall.com)

RE: 2018 BIOXIDE® PLUS 71 PRICING
CITY OF ROCKWALL, TX
(REF: 2017-181906 r1)
Evoqua Quote No. Q180212MJ01

Dear Mr. Sherer:

Evoqua Water Technologies LLC would like to thank you for your business and we look forward to serving your H2S and odor control needs in the years to come. Evoqua would like to renew the supply of BIOXIDE® Plus 71 Solution and feed system for a three (3) year agreement.

Your current delivered price for BIOXIDE Plus 71 mirrors NTMWD's price of $2.82 per gallon in minimum 2,000 gallon full loads. If NTMWD's price for BIOXIDE Plus 71 increases annually, your price will increase at the same rate on your next agreement anniversary date. The new agreement will take effect on February 14, 2018, and remain in place through February 13, 2021.

The above price is for BIOXIDE Plus 71, equipment and preventative maintenance. As discussed, the maintenance schedule and optimization services will change from monthly to quarterly to align with the NTMWD Agreement. An Evoqua service technician will visit the site to perform routine maintenance on the dosing equipment, optimize chemical dosing, conduct compliance sampling and provide a written report. Routine service shall include, but not be limited to:

1. Check the equipment for proper operation
2. Perform sulfide sampling at the control point
3. Perform scheduled preventative maintenance on equipment.

The above pricing and services applies to FONTANA, TIMBER CREEK, and MIMS Road Lift Stations.

All other Terms and Conditions of the original contract no. 2017-181906r1 are considered a part of this renewal and shall apply. Any applicable taxes due are not included.

Thanks again for your business. If you have any questions, comments, or if I can be of service to you in any way, please contact me at (512) 779-4889 or via email at Trey.Roberts@Evoqua.com. We look forward to working with you in the years to come.

Sincerely,

Evoqua Water Technologies LLC

Trey Roberts

Trey Roberts
Technical Sales Representative

2650 Tallevast Road
Sarasota, FL 34243 USA

Tel: +1 (800) 345-3982
Fax: +1 (941) 359-7985

www.evoqua.com

EVOQUA
WATER TECHNOLOGIES

January 30, 2017

Mr. Rick Sherer
City of Rockwall
1600 Airport Rd
Rockwall, TX 75087
Phone: (972) 771 7730
Email: rsherer@rockwall.com

RE: SOLE SOURCE BIOXIDE® PLUS 71

Dear Mr. Sherer:

Evoqua Water Technologies LLC is the sole source provider of Bioxide® Plus 71.

The purchase of Bioxide® Plus 71 product from Evoqua constitutes an implied license to practice the processes described in United States Patents #7,553,420B2, #7,779,224 B2, and #7,186,341B2. Bioxide® is a registered trademark of Evoqua Water Technologies LLC.

If you have any questions or need additional information, please contact me at (512) 581-2097.

Sincerely,

Evoqua Water Technologies LLC

Joe Robertson

Joe Robertson
Technical Sales Representative

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STATE OF TEXAS ♦
♦
COUNTY OF ROCKWALL ♦

PROFESSIONAL SERVICES CONTRACT

Project Name: Harry Myers Park Community Center and Pool Lobby/Bathroom Repairs

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and K Tillman Construction LLC, ("CONTRACTOR"), at 4848 Lemmon Ave Suite 610, Dallas, Texas 75219, Contractor duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Contractor as an independent contractor to render certain technical and professional services necessary for performing:

Harry Myers Park Community Center and Pool Lobby/Bathroom Repairs

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Harry Myers Park Community Center

a. DEMO DECKING Remove decking & reinstall after foundation repairs.
b. FOUNDATION REPAIRS By Owner
c. DEMO EXISTING VCT FLOORING Remove exiting tile & scrape floors clean. Remove wood base.
d. ELECTRICAL & LIGHTING Install 8 - 2'x4' LED drop in fixtures.
e. PLUMBING LABOR Remove & reset 2 commodes.
f. SHEETROCK/TEXTURE REPAIRS Crack & texture repairs prior to painting.
g. PAINTING Paint all walls, trim & doors.
h. PAINT CEILING GRID Raise all tile, paint grid & lower tile.
i. PAINT GRID & NEW CEILING TILE Remove tile, paint grid, install new tile and existing insulation.
j. REPLACE CEILING GRID & TILE Option to replace ceiling grid & tile with new - Existing insulation.
k. FLOOR FLOAT ALLOWANCE Based on using 15 bags of float material. Labor & material.
l. FLOORING MATERIAL ALLOWANCE Nucore PVC flooring
m. NEW FLOORING LABOR ALLOWANCE Float floor, install new PVC flooring.
n. VINYL BASE ALLOWANCE Install vinyl base in all areas. Based on per ft. material cost.
o. CONSTRUCTION CLEAN-UP Haul off construction debris.
p. MAKE READY CLEANING Final cleaning.
q. TOTAL COSTS: $19,419

Harry Myers Park Pool Lobby/Bathrooms

r. FRAMING MATERIAL Showers, window frame, door threshold, Hardi siding.
s. FRAMING LABOR Demo 2 Baths & 2 showers. Frame 2 showers. Install window. Siding repairs.
t. PLUMBING LABOR R&R 2 commodes, 2 wall lavs & 2 showers. Cap 2 showers.
u. PLUMBING FIXTURE ALLOWANCE 2 commodes/seats. 2 lav faucets. 2 showers valve/trim.
v. ELECTRICAL LABOR ALLOWANCE Replace 6 LED drop-ins. New switches in Bathrooms. R&R exit lights & exhaust fans.
w. LIGHTING FIXTURE ALLOWANCE 6 LED 2'x4' drop-in fixtures. Existing Exit lights.
x. HEATING/AC - none
y. WINDOWS - 5030 tempered glass sliding window.
z. SHEETROCK LABOR AND MATERIAL Install new sheetrock top 4' on Bath walls. Denshield showers & below 4'.
aa. TAPE-BED-TEXTURE Texture to match existing. Repair walls.
bb. CEILING TILE & GRID New grid in bathrooms. Use good tile from Community Rm in here.
cc. PAINTING Paint walls and trim of Open area.
dd. SHOWER TILE LABOR & MATERIALS Actual tile allowance per sq. ft. TILE FLOORING LABOR & MATERIALS 1,010 Actual tile allowance
ee. TILE WALLS LABOR & MATERIALS Actual tile allowance of per sq. ft.
ff. CONTRACTOR LABOR Remove & reinstall handicap bars, mirrors, door hardware. Misc. labor.
gg. CONSTRUCTION CLEAN-UP Haul off construction debris.
hh. MAKE READY CLEANING Final cleaning.
ii. TOTAL COSTS: $18,325

Contractor is to provide all necessary labor, equipment, materials and supplies to complete this project. See attached Bid Packet and Bid Form (Exhibit A).

Contractor agrees to perform this Fencing Project as specifically defined in this Contract as Exhibit "A" the Request for Bid document and bid submittal and any drawings, plans attached hereto and as authorized by CITY. Specifically, Contractor shall perform Professional services as requested by CITY and detailed in Exhibit "A". The Parties by mutual agreement through contract amendments may provide for additional technical and professional services performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other Contractor to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be an amount not to exceed the stated unit prices and billed as work progresses. Contractor is not authorized to perform any work beyond the "not to exceed amount" of $37,744 without authorized written approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Exhibit A. In the event of termination, Contractor will assist the CITY in arranging a smooth transition process. However, Contractor's obligation to provide services to the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Contractor its fees based on the presentation by Contractor to CITY of a correct statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses associated with work completed. CITY shall then pay Contractor its fee within thirty (30) days after presentation of the accurate monthly statement by Contractor to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Contractor for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4. Contractor's Standard of Care

Contractor shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Contractor under similar circumstances for a similar project. Contractor represents that it has the capability, experience, available personnel, equipment and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Contractor any unsatisfactory performance of Contractor personnel for appropriate corrective action. Contractor shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Contractor will seek written CITY approval to accept any contract or perform any services for any person, entity, or business that has an agreement or is in negotiations of an agreement with CITY. CITY may waive this conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Contractor for the professional services to be rendered under this Contract, Contractor agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bonds, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by

Contractor, will remain the property of the CITY. Contractor will furnish CITY with paper and electronic copies, to the extent, they are available, of all of the foregoing to facilitate coordination, and however, ownership of the underlying work product shall remain the intellectual property of the Contractor. Contractor shall have the right to use such work products for Contractor's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Contractor will be at re user's sole risk and without liability or legal exposure to the Contractor, and CITY to the extent allowed by law, shall hold harmless the Contractor from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Contractor's consent. The granting of such consent will entitle the Contractor to further compensation at rates to be agreed upon by CITY and the Contractor. The above notwithstanding, Contractor shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. Contractor agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

Workmen's Compensation – Statutory
Employer's Liability – $100,000.00
Bodily Injury by Disease - $500,000 (policy limits)
Bodily Injury by Disease - $100,000 (each employee)

B. Contractor also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Contractor for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

$2,000,000.00 General aggregate limit

$1,000,000.00 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

$1,000,000.00 each occurrence sub-limit for Personal Injury and Advertising

C. Contractor shall add the CITY, as an additional insured on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Contractor shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

7. Indemnification

CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF CONTRACTOR OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

CONTRACTOR'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING CONTRACTOR'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL NOT EXCEED ONE MILLION DOLLARS ($1,000,000.00). Neither party to this Agreement shall be liable to the other party or any third party claiming through the other respective party, for any special, incidental, indirect, punitive, liquidated, delay or consequential damages of any kind including but not limited to lost profits or use of property, facilities or resources, that may result from this Agreement, or out of any goods or services furnished hereunder.

8. Addresses for Notices and Communications:

CITY
City Manager or Designee _____
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

CONTRACTOR

_____
Representative

_____

Address

All notices and communications under this Contract shall be mailed or delivered to CITY and Contractor at the above addresses.

9. Successors and Assigns

CITY and Contractor each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Contractor shall assign, sublet or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body, which is a party hereto.

10. Termination for Convenience of the Parties

Contractor and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Contractor as provided herein, Contractor will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Contractor, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of Contractor to be performed hereunder. Such changes, including any increase or decrease in the amount of Contractor's compensation, or time for performance, which are mutually agreed upon by and between CITY and Contractor, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment in writing executed by both CITY and Contractor.

12. Reports and Information

Contractor, at such times and in such forms as CITY may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish CITY periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

13. Entire Agreement

This Contract and its Exhibits and any future Contract Amendments constitute the entire agreement, and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

14. Waiver

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision, or any other provision. Any waiver by any party herein of any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

15. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

16. Survival

Any and all representations, conditions and warranties made by Contractor under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

17. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

18. Attorney's Fees

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

19. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any

applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in duplicate originals on this _____ day of _____ 2018.

ATTEST:

_____

CONTRACTOR:

K Tillman Construction LLC

By: _____
Name: _____
Title: _____

EXECUTED in duplicate originals on this _____ day of _____ 2018.

ATTEST:

_____

City of Rockwall, Texas

_____
Richard Crowley, City Manager

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: April 2, 2018

SUBJECT: Appointment with Lorne Liechty

Mr. Liechty of Liechty & McGinnis, LLP on behalf of Cory and Eva Cannon is requesting that the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) be amended to allow the *Brewery or Distillery (Excluding Brew Pubs)* land use by Specific Use Permit (SUP) within the Downtown (DT) District. Currently, the *Brewery or Distillery (Excluding Brew Pub)* land use is only permitted *by-right* in the Light Industrial (LI) and Heavy Industrial (HI) Districts. The purpose of these designations is that -- *until recently* -- a brewery or distillery was viewed as a manufacturing or industrial type of use; however, in 2013 the *Texas Alcoholic Beverage Commission (TABC)* passed amendments designed to loosen the restrictions on *microbreweries* or *craft-breweries*. The applicant is requesting the changes to the UDC to allow for the submission of a Specific Use Permit (SUP) application requesting a *microbrewery/craft-brewery* on the property located on the west side of S. Goliad Street at the southern couplet of S. Goliad Street and S. Alamo Road. Should the City Council choose to direct staff to make changes to the ordinance, staff would proceed based on the following schedule:

Planning and Zoning Work Session: April 28, 2018
Planning and Zoning Public Hearing: September 11, 2018
City Council Public Hearing/First Reading: September 17, 2018
City Council Second Reading: October 1, 2018

In the attached packet staff has placed a copy of the applicant's request. Should the City Council direct staff to proceed with the text amendment and the amendment is approved, the applicant would still need to submit an additional application for a Specific Use Permit (SUP).

LiechtyMcGinnis
BerrymanBowen
Attorneys & Counselors

March 26, 2018

Via FedEx

City of Rockwall
Planning & Zoning Division
385 S. Goliad Street
Rockwall, TX 75087
Attention: Ryan Miller, Director

Re: Zoning Application for the Downtown District of the City of Rockwall Requesting an Amendment to Article IV of the Unified Land Development Code (the "Code")

Dear Mr. Miller:

The Firm represents and writes on behalf of Siren Rock Brewing Company, LLC, a Texas limited liability company ("Siren Rock"). We are writing to request that a proposed Text Amendment to the Code be included on the agenda of the Rockwall City Council Meeting on April 2, 2018. Specifically, we are requesting that the Zoning for the Downtown District be modified to allow for the development of a Brewery upon the issuance of a Special Use Permit ("SUP"), on a basis similar to a Winery, which is currently permitted under the Code.

The following is a proposed amendment to the language of Article 4, Section 2.1.6 of the Code:

> Brewery. A brewery shall mean the manufacturing, brewing, bottling, canning, packaging, and labeling of beer and/or ale and the selling of said beer and/or ale to only wholesale permit holders and retailers in this state or to qualified persons outside the state. Total annual production of beer and/or ale shall not exceed a total of 225,000 barrels. A brewery may sell up to 5,000 barrels annually of the beer and/or ale produced on the brewery's premise to consumers, provided the product is sold for consumption on the premises. A brewery may include the following accessory uses; a tasting room or taproom to dispense beer and/or ale for on-premises consumption, a beer garden, and meeting/banquet/event facilities. A brewery must have obtained all applicable permits and licenses required by the Texas Alcoholic beverage Commission (TABC) and must renew such permits and licenses as needed. A brewery must obtain, and as applicable renew, a SUP for the duration of its existence.

In connection with the requested amendment, we would also like to amend the chart featured in Article 4, Section 1.1, to show that a Brewery would be a Permitted Use in the Downtown District subject to the approval of a Special Use Permit, and any other appropriate provisions of the Code.

Please note that all capitalized words and terms in this Agreement, unless otherwise provided herein, shall have the same meanings ascribed to such words and terms as in the Code. Please feel free to contact us if you have any questions or concerns.

Sincerely,

Lorne O. Liechty, Esq.
Attorney for Siren Rock Brewing Company, LLC

cc: Ginger Epstein (gepstein@lmlawyers.com)
Cory Cannon (cory@sirenrock.com)

R:\SIREN ROCK Brewing Co\Letter to Miller3.doc

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: April 2, 2018

SUBJECT: Appointment with Matilyn Vivo with Rustic Warehouse

Ms. Vivo of Rustic Warehouse is requesting that the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) be amended to allow the *Furniture Upholstery, Refinishing or Resale* land use *by-right* in a Commercial (C) District. Currently, this land use is only permitted within the Heavy Commercial (HC) and Light Industrial (LI) Districts. This request is in response to a series of code compliance cases that found that the business was operating outside the permitted mercantile designation indicated on the Certificate of Occupancy (CO). These code cases have involved various violations including [*1*] pouring paint in the storm drain, [*2*] refinishing and rebuilding cabinets on site, and [*3*] painting and refinishing furniture (*see attached images*). Currently, the applicant's CO only allows for retail sales. Staff should note that the applicant has been asked to identify all land uses in operation on the site at [*1*] the time the original CO was issued, and [*2*] upon amending the CO in 2016. The CO amendment in 2016 was in response to the unpermitted expansion of the business that necessitated the construction of the parking areas on the north side of the building. The construction of these parking areas brought the building into conformance with the floor area to parking space ratio stipulated by the UDC. As part of these code compliance cases, staff has requested that the applicant submit an updated floor plan to ensure that the business is still in compliance with the parking requirements.

Should the City Council choose to direct staff to make changes to the ordinance, staff would proceed based on the following schedule:

Planning and Zoning Work Session: April 28, 2018
Planning and Zoning Public Hearing: September 11, 2018
City Council Public Hearing/First Reading: September 17, 2018
City Council Second Reading: October 1, 2018

Should the City Council ultimately grant the requested amendment, staff should point out that the applicant would still not be permitted to construct or refinish cabinets on site. This would only be allowed through the *Furniture or Cabinet Repair* land use, which is only permitted within the Heavy Commercial (HC) and Light Industrial (LI) Districts. The applicant has not indicated that this is a part of the current request. In the attached packet staff has placed a copy of the applicant's request.

From: Rustic Warehouse
To: Miller, Ryan; [redacted]
Subject: Request to April 2nd City Council Agenda
Date: Tuesday, March 20, 2018 4:23:14 PM

Hi Ryan,

I am writing to request an appointment to get on the agenda for the April 2nd City Council meeting. After my husband and I met with you a couple of weeks ago it was brought to our attention that the Rustic Warehouse lands in commercial (c) district zoning, which does not permit us the uses for furniture restoration, furniture reupholstering, and painting.

I am asking the city council that they change the set of land uses for commercial (c) district to permit the Rustic Warehouse the uses of furniture restoration, furniture reupholstering and painting.

I really appreciate all your help with explaining and answering our questions with this process.

Thank you,
Matilyn Vivo

City of Rockwall
The New Horizon

$75.00 Payable to the City of Rockwall upon notice of approved C.O.	
Building Inspections Dept:	(972) 771-7709
Inspection Request:	(972) 771-7760
Fire Department:	(972) 771-7770
Health Inspector:	(214) 202-1202

Application for Certificate of Occupancy

Date: 10/20/2015 C.O. No: CO2015-0117

This Application must be completed in full, signed and dated prior to being processed.

Name of Business: The Rustic Warehouse Telephone: 469 338 9983

Address of Business: 1411 S. Goliad Rockwall, TX 75032

Business Owner Name: Matilyn Keith Telephone: 469-338-9983

Email: Matilyn M@gmail.com Cell: 469-338-9983

Business Owner's Address: 2724 Spencer
Street /PO Box City State Zip

Property Owner Name: Tony Arterburn ; Trevor Arterburn Telephone:

Property Owner's Address: TRLOCK LP PO BOX 339 Rockwall, TX 75032
Street /PO Box City State Zip

Proposed use: Retail - Furniture (Ltd) (Restaurant, Retail, Office, Warehouse, Etc.)

Previous use: Vapor Bar

Will your business have a trash dumpster? YES

Total Square Footage: 2100
Office Square Footage:
Retail Area Square Footage: 2100
Storage or Warehouse Square Footage:
Kitchen Square Footage:
Other Square Footage:

Any proposed manufacturing to be conducted? Yes (No) If yes, explain:

Are there adjoining businesses? Yes (No) If yes, what type:

Is the building equipped with an automatic sprinkler system? (Yes) No

Any storage of materials? (Yes) No If yes, what type: building materials, wood, furniture, tools

Will there be any outside storage or display? (Yes) No If yes, explain: going to small furniture outside for display

# of employees: 2

Projected opening date: Nov 14, 2015

Restaurants: Will alcohol be served? Yes No
If yes, you must provide us with a copy of your TABC license before a C.O. will be issued.

Circle all applicable:
(New Tenant in Existing Building)
~~Expanding Lease Space~~
Same Business Name, New Owner
Same Owner, New Business Name
Shell Building (No Occupancy)
New Interior

Printed name: Matilyn Keith

Signature: Matilyn Keith Date: Nov 2 2015

Signing this application does not authorize occupancy of the space and/or structure. It is unlawful to use, occupy, or permit the use or occupancy of a building until a C.O. is issued.

CERTIFICATE OF OCCUPANCY

BUILDING INSPECTIONS DEPARTMENT

City of Rockwall
The New Horizon

Certificate No. CO2015-0117

This certificate issued pursuant to the requirements of the 2015 International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use.

Business Name: The Rustic Warehouse

Address: 1411 Goliad St S A
Rockwall, TX 75087

Business Owner: Matilyn Keith

Address: 1411 Goliad St S # A
Rockwall, TX 75087

Type of Construction: III-B

Zoning: C Sq Footage: 2100

Occupancy Classification: M

MAX Occupancy Load:
49

Jeffrey Whitmire
Building Official

POST IN A CONSPICUOUS PLACE

07/13/2016
Date

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CERTIFICATE OF OCCUPANCY

BUILDING INSPECTIONS DEPARTMENT

City of Rockwall
The New Horizon

Certificate No. CO2015-0117

This certificate issued pursuant to the requirements of the 2015 International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use.

Business Name: The Rustic Warehouse

Business Owner: Matilyn Keith

Type of Construction: III-B

Occupancy Classification: M

Address: 1411 Goliad St S A
Rockwall, TX 75087

Address: 1411 Goliad St S # A
Rockwall, TX 75087

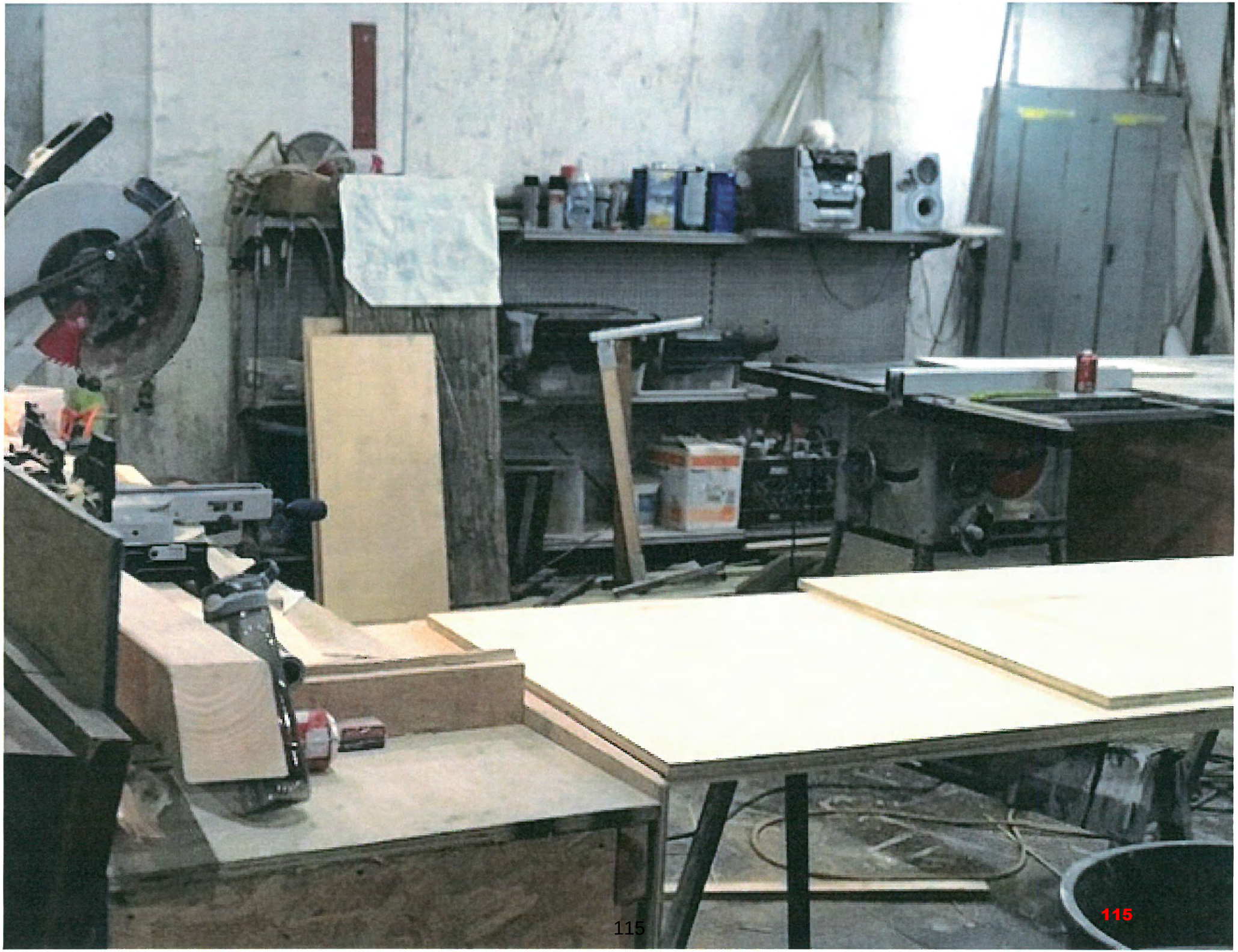
Zoning: C Sq Footage: 7778

MAX Occupancy Load:
100

Jeffrey Widmer
Building Official

POST IN A CONSPICUOUS PLACE

07/13/2016
Date



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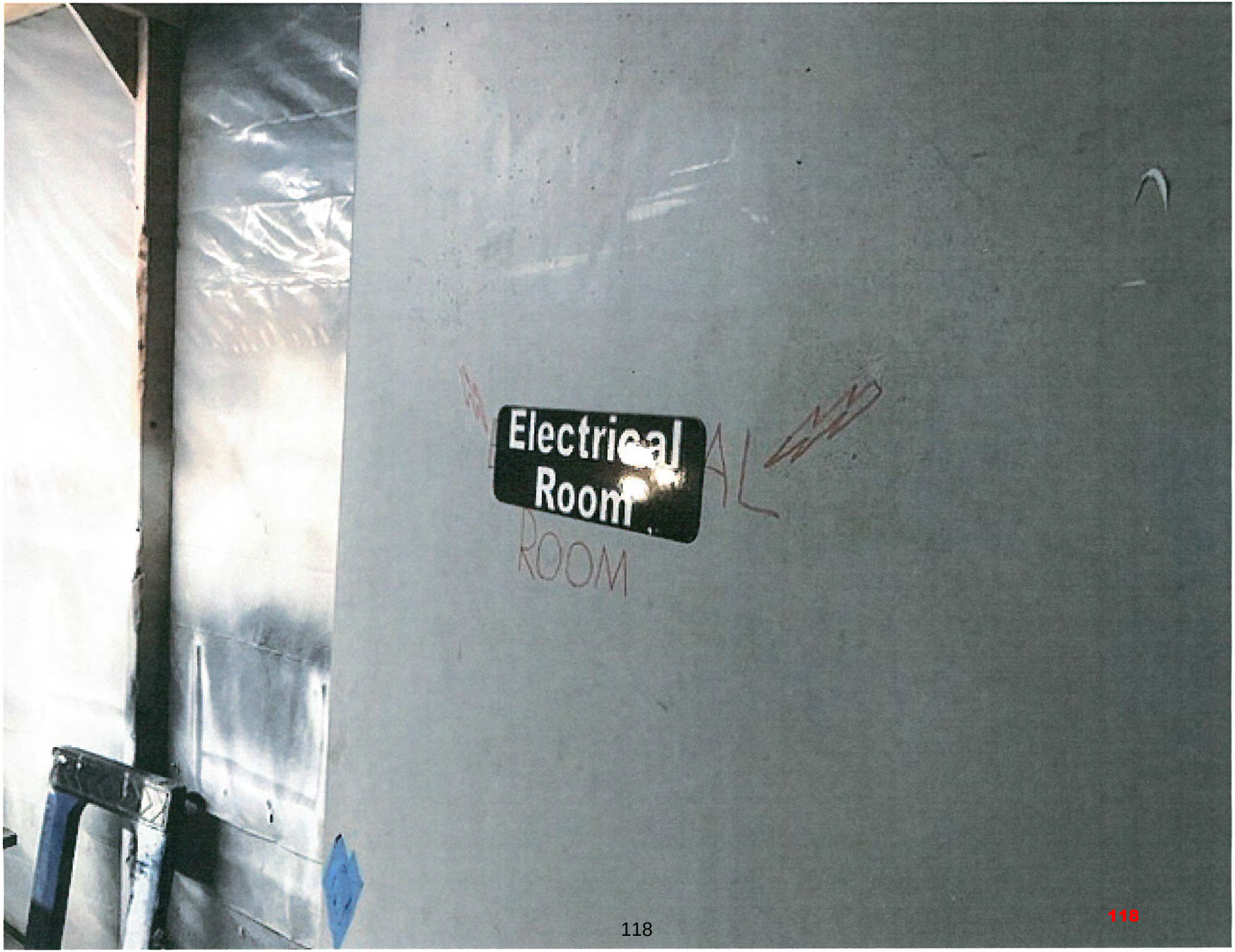
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MEMORANDUM

TO: **Rick Crowley, City Manger**

FROM: **Amy Williams, Director of Public Works/ City Engineer**

DATE: **March 27, 2018**

SUBJECT: **2325 S. Goliad Detention Survey**

Mr. Marlyn Roberts owns the property addressed as 2325 S. Goliad which is platted as Lot 2, Block 1 of the Meadowcreek Business Center Phase 1 Addition. In 2006, Mr. Roberts developed the property which included the installation of utilities, paving, and a detention pond. The detention pond is located south of the commercial building which is the Valvoline Express.

On November 21, 2016, Mr. Roberts' engineer submitted construction documents to relocate the existing detention pond to a location behind the commercial building on the site. Mr. Roberts indicated that relocating the pond would make the area where the existing detention pond is located more favorable for development. The detention pond relocation plans were approved on December 16, 2016 and a pre-construction meeting was held with Mr. Roberts on February 22, 2017. At this pre-construction meeting, a Construction Notes packet was given to Mr. Roberts that explains construction methods and required documents needed prior to City acceptance of the project. Construction of the proposed pond did not commence until November 2, 2017, and the contractor finished construction of the project by providing erosion control (hydromulch) in the pond on February 6, 2018.

Per the Engineering Standards of Design and Construction, all developments shall provide a letter of concurrence that is signed and sealed by the design engineer that verifies the detention systems including outfall structures and detention pond volume are installed as shown on the approved engineering plans. The developer shall also be responsible for providing the City as-built or record drawings in digital format.

On March 16, 2018, Mr. Roberts called to request permission to allow fill from the Texas Roadhouse project to be placed in the original detention system. During the conversation, I informed Mr. Roberts that the Engineering Department would first need to accept the new/relocated detention system project. I also explained to Mr. Roberts that the design engineer would need to provide two final items prior to acceptance of the project. Those items are the as-built drawings of the approved engineering plans in digital format and a signed and sealed letter of concurrence on the detention system.

AJW:ajw
Cc: Mary Smith, Assistant City Manager

Cole, Kristy

From: valvoline express
Sent: Friday, March 23, 2018 2:39 PM
To: Cole, Kristy
Subject: detention pond

Hello: I am requesting an appointment before the next city council meeting to discuss the survey for the detection pond.

Thanks Marlyn Roberts 03/23/2018

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: April 2, 2018

SUBJECT: Z2018-008: SUP for Avid Hotel

At the last City Council meeting on March 19, 2018, the City Council approved the first reading of the proposed Specific Use Permit (SUP) by a vote of 6-1, with Council Member Macalik dissenting. The vote not being unanimous, this item will be placed on the agenda as an *Action Item.*

CITY OF ROCKWALL

ORDINANCE NO. 18-20

SPECIFIC USE PERMIT NO. S-187

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A HOTEL IN A COMMERCIAL (C) DISTRICT, ON A 2.056-ACRE TRACT OF LAND BEING IDENTIFIED AS A PORTION OF LOT 7 AND A PORTION OF LOT 8, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Pan S, Sribhen, P.E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) to allow for a *Hotel* in a Commercial (C) District on a 2.056-acre tract of land, identified as a portion of Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, situated within the *IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts*, generally located along La Jolla Pointe Drive, south of the intersection of Carmel Circle and Laguna Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Hotel* within a *Commercial (C) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38* on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District; Section 6.6, IH-30 Overlay (IH-30 OV) District; and Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Hotel* on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this SUP ordinance for the development of a *Hotel;* and,

2) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of this SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,

3) The maximum overall height of the building shall not exceed 36-feet and shall be limited to a maximum of three (3) stories.

4) The Hotel shall be limited to non-residence suites, which are considered to be typical hotel rooms that do not contain kitchen facilities.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4. (3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 8. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF APRIL, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: March 19, 2018

2nd Reading: April 2, 2018

BEING a tract of land situated in the, abstract Number 9 Rockwall County, Texas, and the James Smith Survey, Abstract Number 200, and being more particularly described by metes and bounds as follows;

BEGINNING at 1/2" iron rod found at the North corner of the La Jolla Point drive, said an about 10 feet to the Right-of-Way of La Jolia Pointe, also at the corner between La Jolia Pointe and Ridge Road (FM 740);

THENCE S 31°45'06" W, a distance of 16.55 feet to "X" mark found for corner;

THENCE N 56º44'36" W, a distance of 158.98 feet to a iron rod found for corner;

THENCE S 32º44'34" W, a distance of 54.85 feet to a iron rod found for corner;

THENCE S 46º35'35" E a distance of 21.02 feet to "X" mark found for corner;

THENCE S 46º29'21" W, a distance of 598.53 feet to a iron rod found for corner;

THENCE N 51º24'03" W, a distance of 288.85 feet to a 1/2" iron rod set for corner;

THENCE N 38º36'01" W, a distance of 75.51 feet to a 1/2" iron rod set for corner;

THENCE S 51º23'59" E, a distance of 113.18 feet to a 1/2" iron rod set for corner;

THENCE N 46º14'10" E, a distance of 350.27 feet to a 1/2" iron rod set for corner;

THENCE S 12º35'26" E, a distance of 32.10 feet to a 1/2" iron rod set for corner;

THENCE S 07º13'08" W, a distance of 33.92 feet to a 1/2" iron rod set for corner;

THENCE S 18º44'59" E, a distance of 22.67 feet for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 28°11'31"E, and a Chord distance of 31.15 feet with a delta of 18°53'12", a curve radius of 95 feet and a curve length of 31.29 feet and a Tangent of 15.79 feet to a point;

THENCE S 38°09'07" E, a distance of 65.61 feet to a 1/2" iron rod set for corner;

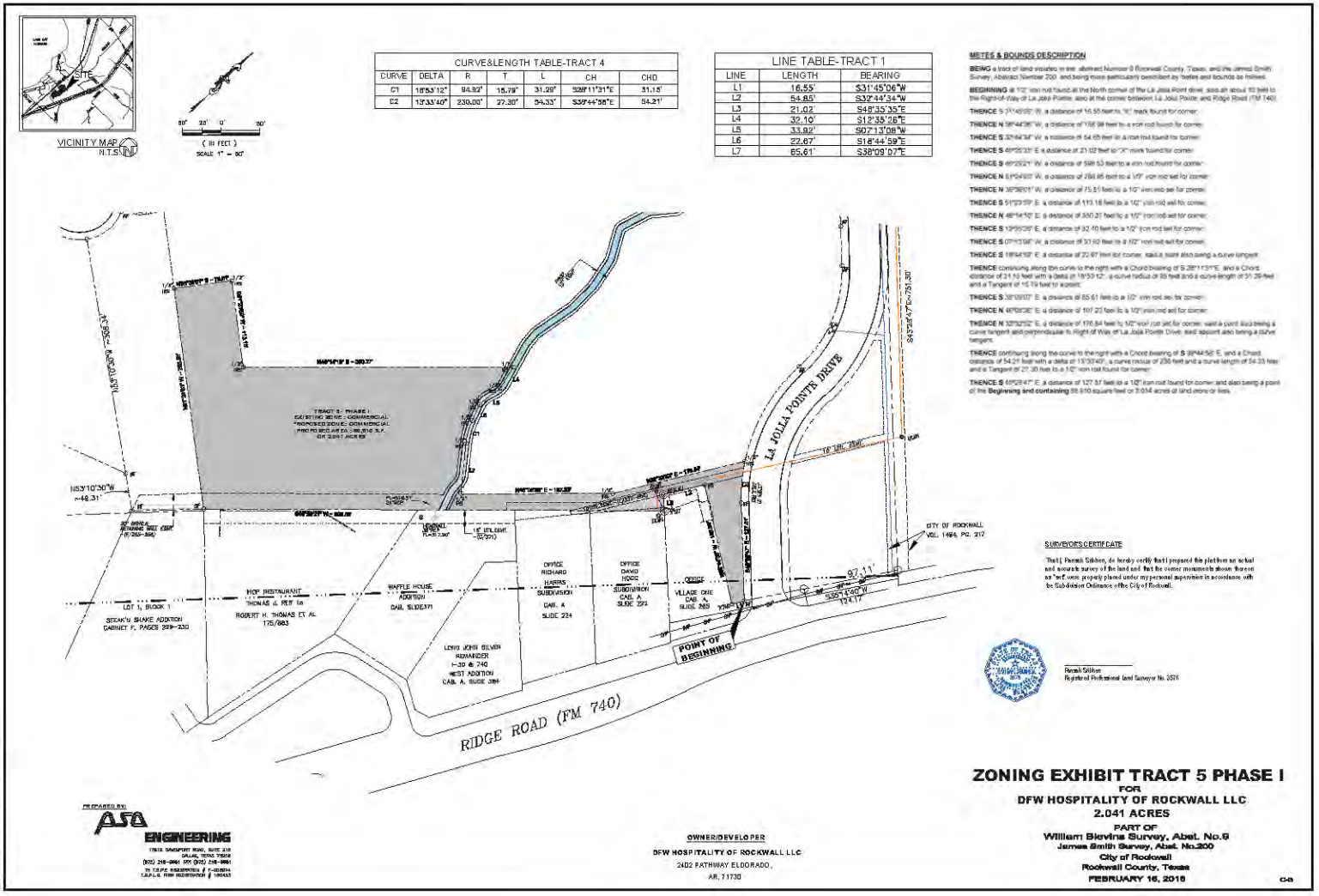
THENCE N 46º05'36" E, a distance of 197.23 feet to a 1/2" iron rod set for corner;

THENCE N 12º31'52" W, a distance of 33.13 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of N 57°11'06"W, and a Chord distance of 55.52 feet with a delta of 52°44'32", a curve radius of 62.5 feet and a curve length of 57.53 feet and a Tangent of 31.00 feet to a 1/2" iron rod set for corner;

THENCE N 32º43'14" E, a distance of 102.98 feet to 1/2" iron rod set for corner, said a point also being a curve tangent and perpendicular to Right of Way of La Jolla Pointe Drive;

THENCE continuing along the curve to the right with a Chord bearing of S 38º44'58" E, and a Chord distance of 54.21 feet with a delta of 13°33'40", a curve radius of 230 feet and a curve length of 54.33 feet and a Tangent of 27.30 feet to a 1/2" iron rod found for corner and also being a point of the Beginning and containing 89,557 square feet or 2.056 acres of land more or less.



CURVE&LENGTH TABLE-TRACT 4						
CURVE	DELTA	R	T	L	CH	CHD
C1	18°53'12"	94.93'	15.79'	31.29'	S28°11'31"E	31.15'
C2	13°33'40"	230.00'	27.30'	54.33'	S35°44'58"E	54.21'

LINE TABLE-TRACT 1		
LINE	LENGTH	BEARING
L1	16.55'	S31°45'06"W
L2	54.65'	S32°44'34"W
L3	21.02'	S48°35'35"E
L4	32.10'	S12°35'26"E
L5	33.92'	S07°13'08"W
L6	22.67'	S18°44'59"E
L7	65.61'	S38°09'07"E

METES & BOUNDS DESCRIPTION

BEING a tract of land situated in the Abstract Number 9 Rockwall County, Texas, and the James Smith Survey, Abstract Number 200 and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2" iron rod found at the North corner of the La Jolla Point drive, said an about 10 feet to the Right-of-Way of La Jolla Pointe, also at the corner between La Jolla Pointe and Ridge Road (FM 740);

THENCE S 31°45'06" W, a distance of 16.55 feet to "X" mark found for corner;

THENCE N 58°44'36" W, a distance of 156.98 feet to a iron rod found for corner;

THENCE S 32°44'34" W, a distance of 54.65 feet to a iron rod found for corner;

THENCE S 48°35'35" E a distance of 21.02 feet to "X" mark found for corner;

THENCE S 49°25'21" W, a distance of 599.53 feet to a iron rod found for corner;

THENCE N 51°04'55" W, a distance of 258.65 feet to a 1/2" iron rod set for corner;

THENCE N 38°56'01" W, a distance of 75.51 feet to a 1/2" iron rod set for corner;

THENCE S 51°23'59" E, a distance of 113.16 feet to a 1/2" iron rod set for corner;

THENCE N 46°14'10" E, a distance of 350.21 feet to a 1/2" iron rod set for corner;

THENCE S 19°35'26" E, a distance of 32.70 feet to a 1/2" iron rod set for corner;

THENCE S 07°13'08" W, a distance of 33.92 feet to a 1/2" iron rod set for corner;

THENCE S 18°44'59" E, a distance of 22.67 feet for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 28°11'31"E, and a Chord distance of 31.15 feet with a delta of 18°53'12", a curve radius of 95 feet and a curve length of 31.29 feet and a Tangent of 15.79 feet to a point;

THENCE S 38°09'07" E, a distance of 65.61 feet to a 1/2" iron rod set for corner;

THENCE N 46°08'36" E, a distance of 107.23 feet to a 1/2" iron rod set for corner;

THENCE N 32°32'52" E, a distance of 176.84 feet to 1/2" iron rod set for corner, said a point also being a curve tangent and perpendicular to Right-of-Way of La Jolla Pointe Drive, said apoint also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 38°44'58" E, and a Chord distance of 54.21 feet with a delta of 13°33'40", a curve radius of 230 feet and a curve length of 54.33 feet and a Tangent of 27.30 feet to a 1/2" iron rod found for corner;

THENCE S 45°28'47" E, a distance of 127.57 feet to a 1/2" iron rod found for corner and also being a point of the **Beginning and containing** 88,810 square feet or 2.034 acres of land more or less.

SURVEYORS CERTIFICATE

That I, Ronnie Sibley, do hereby certify that I prepared this platfrom an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Rockwall.

Ronnie Sibley
Registered Professional Land Surveyor No. 3576

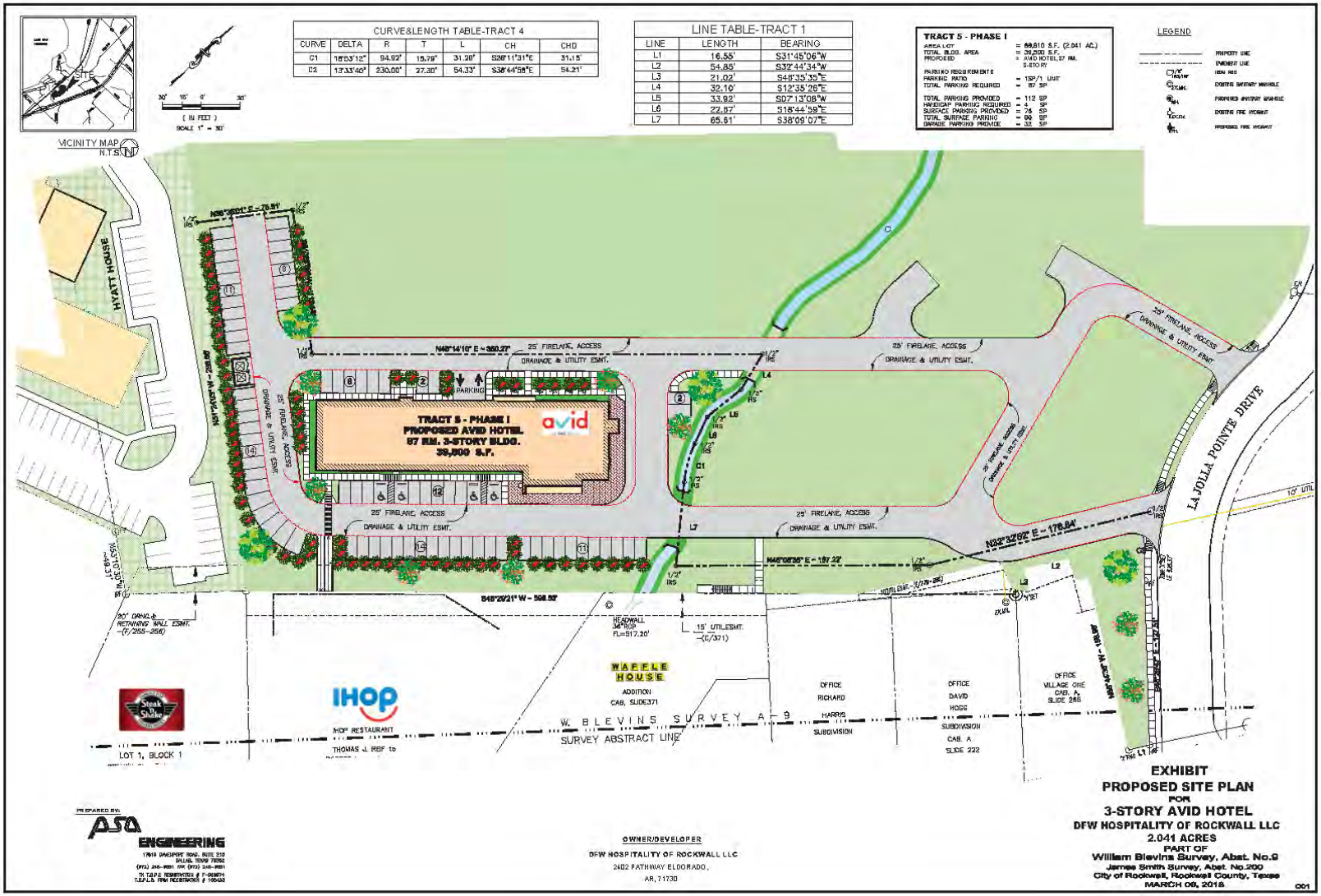
PREPARED BY:
ASA ENGINEERING
17878 DAUPHIN ROAD, SUITE 110
DALLAS, TEXAS 75287
(972) 248-9661 FAX (972) 248-9661
TX ENGR. REGISTRATION # F-10870
T.B.P.L.S. FIRM REGISTRATION # 100453

OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
2402 PATHWAY ELDORADO,
AR, 71730

ZONING EXHIBIT TRACT 5 PHASE I
FOR
DFW HOSPITALITY OF ROCKWALL LLC
2.041 ACRES
PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
FEBRUARY 16, 2018

C-5

128


VICINITY MAP
N.T.S.
SITE
(IN FEET)
SCALE 1" = 30'
CURVE&LENGTH TABLE-TRACT 4
CURVE | DELTA | R | T | L | CH | CHD
C1 | 18°53'12" | 94.92' | 15.79' | 31.28' | S28°11'31"E | 31.15'
C2 | 13°33'40" | 230.00' | 27.30' | 54.33' | S38°44'58"E | 54.21'
LINE TABLE-TRACT 1
LINE | LENGTH | BEARING
L1 | 16.55' | S31°45'06"W
L2 | 54.85' | S32°44'34"W
L3 | 21.02' | S48°35'35"E
L4 | 32.10' | S12°35'26"E
L5 | 33.92' | S07°13'08"W
L6 | 22.87' | S18°44'59"E
L7 | 65.61' | S38°09'07"E
TRACT 5 - PHASE I
AREA LOT = 89,810 S.F. (2.041 AC.)
TOTAL BLDG. AREA = 39,000 S.F.
PROPOSED = AVID HOTEL, 87 RM. 3-STORY
PARKING REQUIREMENTS
PARKING RATIO = 1SP/1 UNIT
TOTAL PARKING REQUIRED = 87 SP
TOTAL PARKING PROVIDED = 112 SP
HANDICAP PARKING REQUIRED = 4 SP
SURFACE PARKING PROVIDED = 76 SP
TOTAL SURFACE PARKING = 80 SP
GARAGE PARKING PROVIDE = 32 SP
LEGEND
PROPERTY LINE
EASEMENT LINE
IRON ROD
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
HYATT HOUSE
N48°14'10"E - 360.27'
25' FIRELANE, ACCESS
DRAINAGE & UTILITY ESMT.
PARKING
TRACT 5 - PHASE I
PROPOSED AVID HOTEL
87 RM. 3-STORY BLDG.
39,000 S.F.
avid
N23°32'02"E - 176.84'
S48°20'21"W - 306.52'
N45°08'26"E - 197.22'
HEADWALL
36"ROP
FL=817.20'
15' UTILESMT.
-(C/371)
WAFFLE HOUSE
ADDITION
CAB. SLIDE371
IHOP
IHOP RESTAURANT
W. BLEVINS SURVEY A-9
SURVEY ABSTRACT LINE
OFFICE
RICHARD
HARRIS
SUBDIVISION
OFFICE
DAVID
HODG
SUBDIVISION
CAB. A
SLIDE 222
OFFICE
VILLAGE ONE
CAB. A
SLIDE 265
LA JOLLA POINTE DRIVE
LOT 1, BLOCK 1
PREPARED BY:
ASA ENGINEERING
OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
2402 PATHWAY ELDORADO,
AR, 71730
EXHIBIT
PROPOSED SITE PLAN
FOR
3-STORY AVID HOTEL
DFW HOSPITALITY OF ROCKWALL LLC
2.041 ACRES
PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall, Rockwall County, Texas
MARCH 06, 2018
001

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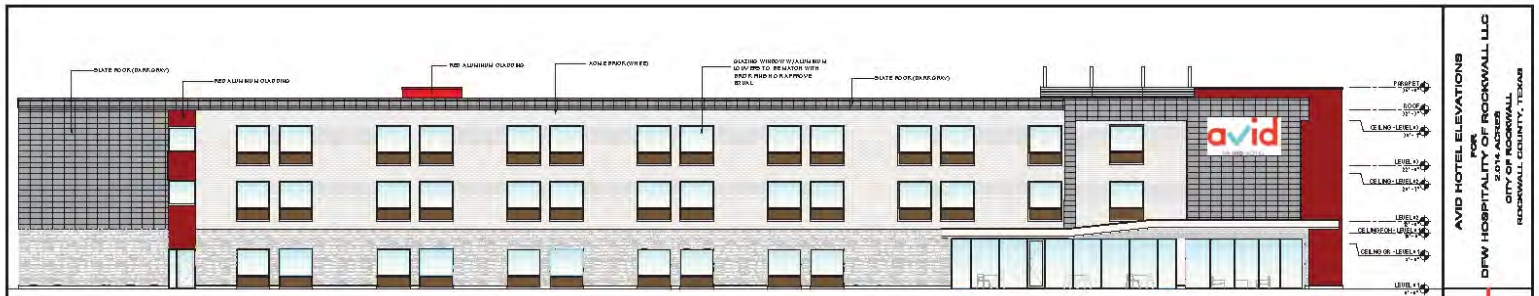
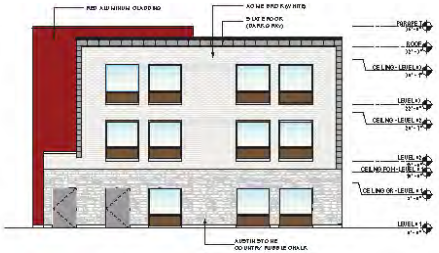


1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

DESCRIPTION	FRONT ELEVATION		REAR ELEVATION		LEFT SIDE		RIGHT SIDE	
	AREA (S.F.)	ELEVATION AREA	AREA (S.F.)	ELEVATION AREA	AREA (S.F.)	ELEVATION AREA	AREA (S.F.)	ELEVATION AREA
TOTAL ELEVATION AREA	7,710 S.F.	100%	7,710 S.F.	100%	1,647 S.F.	100%	1,647 S.F.	100%
GLAZING (TOTAL OPENING)	1,670 S.F.	22%	1,670 S.F.	22%	272 S.F.	16%	247 S.F.	15%
REMAIN (EXCLUDING OPENING)	6,040 S.F.	78%	6,040 S.F.	78%	1,375 S.F.	84%	1,400 S.F.	85%
DESCRIPTION	AREA (S.F.)	ELEVATION AREA	AREA (S.F.)	ELEVATION AREA	AREA (S.F.)	ELEVATION AREA	AREA (S.F.)	ELEVATION AREA
M1 - ALUMINUM CLADDING	3,410 S.F.	45%	3,410 S.F.	45%	330 S.F.	20%	377 S.F.	23%
M2 - ENGINEER SLATE	1,240 S.F.	16%	1,240 S.F.	16%	170 S.F.	10%	130 S.F.	8%
M3 - BRICK VENEER	1,390 S.F.	18%	1,390 S.F.	18%	547 S.F.	33%	515 S.F.	31%
M4 - AUSTIN STONE VENEER	1,010 S.F.	13%	1,010 S.F.	13%	330 S.F.	20%	225 S.F.	14%
ALUMINUM CLADDING WINDOW	1,670 S.F.	22%	1,670 S.F.	22%	272 S.F.	16%	247 S.F.	15%
NON-GLAZING PORTION OF WINDOW	240 S.F.	03%	240 S.F.	03%	218 S.F.	13%	304 S.F.	18%

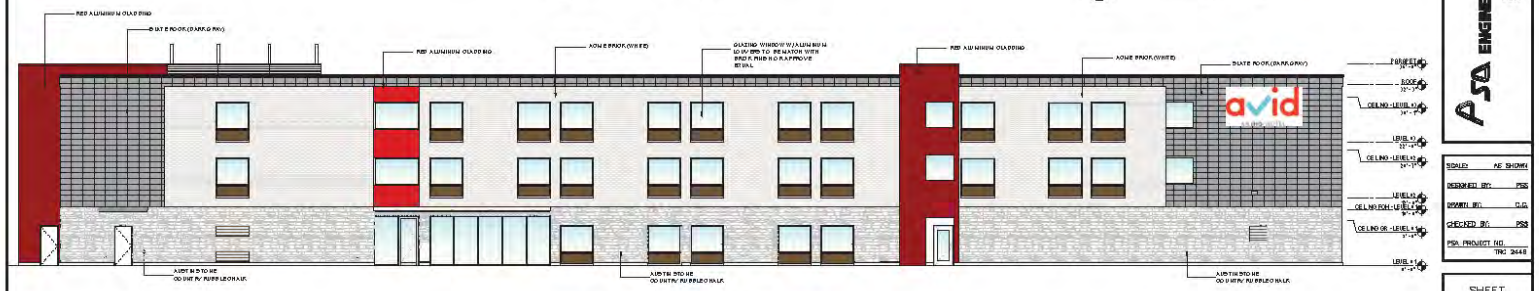
FINISH SCHEDULE

M1 - EXTERIOR ALUMINUM CLADDING
M2 - ENGINEER SLATE
M3 - BRICK VENEER
M4 - AUSTIN STONE VENEER
GLAZING

NOTE:

ALL WINDOWS WITH LOW-E PAINTED TO BRAND BEIGE AND BE WITH THE EXPOSED ALUMINUM FRAMES BE ALUMINUM IN FOLLOW THE ADJACENT RED PAINT.

ALL RED REPAINT FINISHES TO BRAND BEIGE ALUMINUM.



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

AVID HOTEL ELEVATIONS
FOR
DFW HOSPITALITY OF ROCKWALL LLC
2.014 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DFW HOSPITALITY OF ROCKWALL LLC

PSA ENGINEERING

SCALE:	AS SHOWN
DESIGNED BY:	PSS
DRAWN BY:	C.G.
CHECKED BY:	PSS
PSA PROJECT NO.	TRC 2448

SHEET
A-1

MARCH 08, 2018

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CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 18-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, FOR THE APPROVAL OF THE ROCKWALL CENTRAL APPRAISAL DISTRICT'S (RCAD) PLAN TO RENOVATE AND EXPAND THE PROPERTY SITUATED AT 841 JUSTIN ROAD, ROCKWALL, TEXAS.

WHEREAS, § 6.051, TEX. TAX CODE authorizes the Board of Directors of an appraisal district to construct or renovate a building or other improvements as necessary to establish and operate the appraisal office.

WHEREAS, the Board of Directors of the Rockwall Central Appraisal District has delivered a copy of Resolution #2018-001 to the City of Rockwall setting forth the desire to renovate and expand the property situated at 841 Justin Road, Rockwall, Texas.

WHEREAS, the Board of Directors of the Rockwall Central Appraisal District has also delivered information to the City of Rockwall, showing the costs of available alternatives to the renovation of the property situated at 841 Justin Road, Rockwall, Texas.

WHEREAS, § 6.051, TEX. TAX CODE requires that an appraisal district's construction or renovation of such real property and improvements must be approved by three-fourths (3/4) of the taxing units entitled to vote on the appointment of board members.

WHEREAS, the referenced provisions of the Texas Property Tax Code authorize the following action:

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

Section 1. That the Rockwall City Council, as a result of its regular city council meeting on the 2nd day of April 2018 hereby **APPROVES** the Rockwall Central Appraisal District's proposal to renovate the property situated at 841 Justin Road, Rockwall, Texas.

Section 2. this Resolution shall become effective from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 2nd day of April, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall Mayor and City Council**

FROM: **Jeffrey Widmer, Building Official**

DATE: **04/02/18**

SUBJECT: **Show Cause Hearing for 409 West Washington St.**

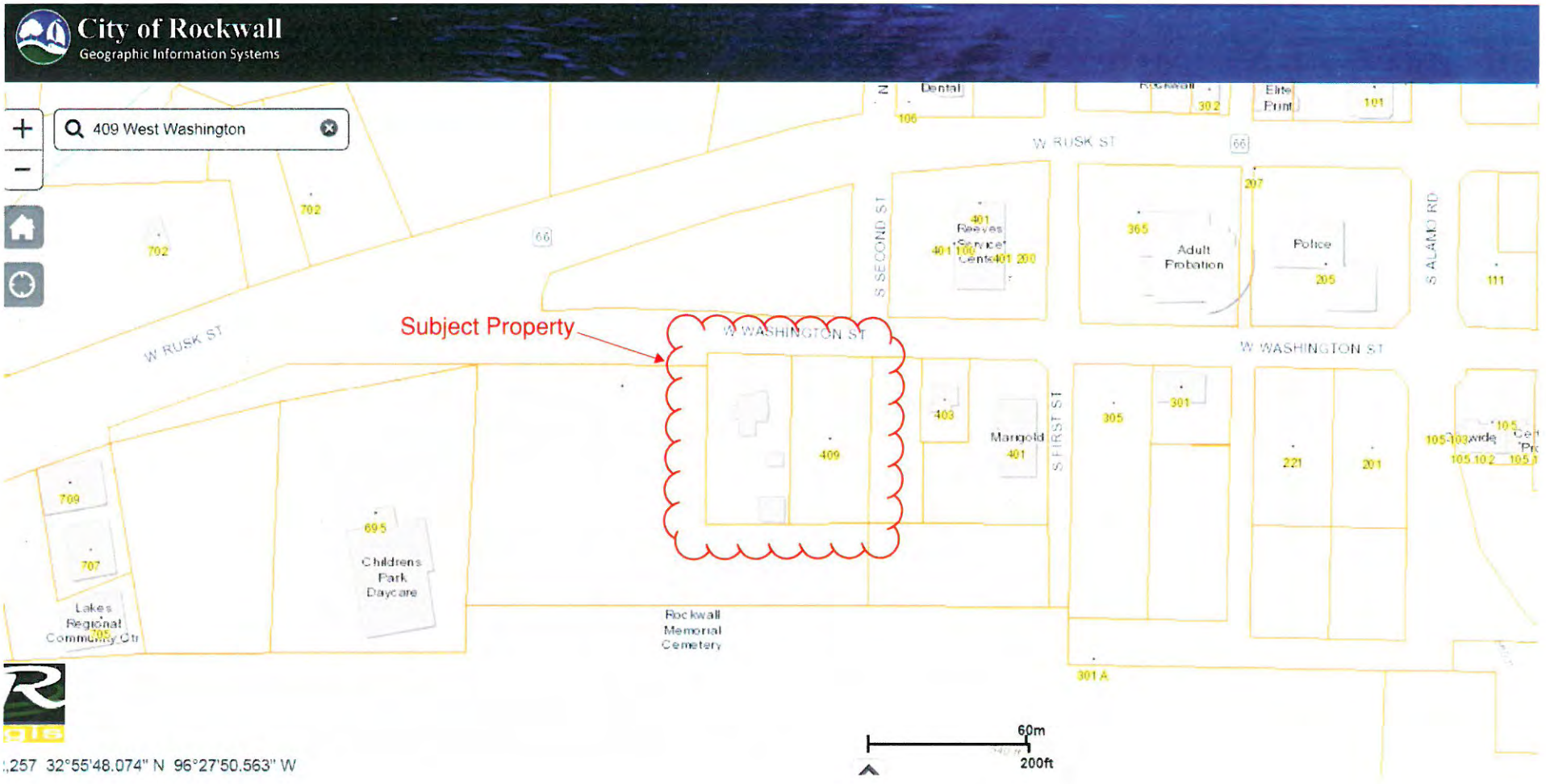
The owner of the property and structures located at 409 W. Washington St. has been ordered to appear before the Rockwall City Council to show cause, if any, why the structures at this address should not be repaired, removed, or demolished.

The home with attached carport, detached garage, and large accessory building at this address has been vacant many years. Residents have complained about it being an eyesore as well as an attractive nuisance for kids and vermin. These structures are in dilapidated condition, and seemingly beyond repair (see included photos).

The owner has been contacted about the property's state of disrepair. He is aware the structures need to be demolished to the point where he came in last May, and obtained a demolition permit. He stated he was going to do the demolition work himself. While he was in town he got estimates from rental businesses on the equipment he would need. Unfortunately, as of this date, he has yet to do anything.

In December Mr. Booth was left a phone message stating the City had obtained a demolition bid and would get it done if he would sign an Agreement to Abate contract giving us permission. He returned the call with a message stating he would sign the contract, and asked us to mail the contract to him. A contract was mailed, but was never received back.

Staff requests the Council order the home, attached carport, garage, and accessory structure be demolished. The demolition cost is $7,600.00. The NIS department currently has enough funds allocated in their budget to cover this expenditure and once the work is completed, an invoice will be sent to Mr. Booth requesting payment. If Mr. Booth fails to reimburse the City, a lien will be placed on the property in order for the City to recover our costs.


City of Rockwall
Geographic Information Systems
409 West Washington
Subject Property
W RUSK ST
W WASHINGTON ST
S SECOND ST
S FIRST ST
S ALAMO RD
Dental
Elite Print
Reeves Service Center
Adult Probation
Police
Marigold
Childrens Park Daycare
Lakes Regional Community Ctr
Rockwall Memorial Cemetery
60m
200ft
:,257 32°55'48.074" N 96°27'50.563" W

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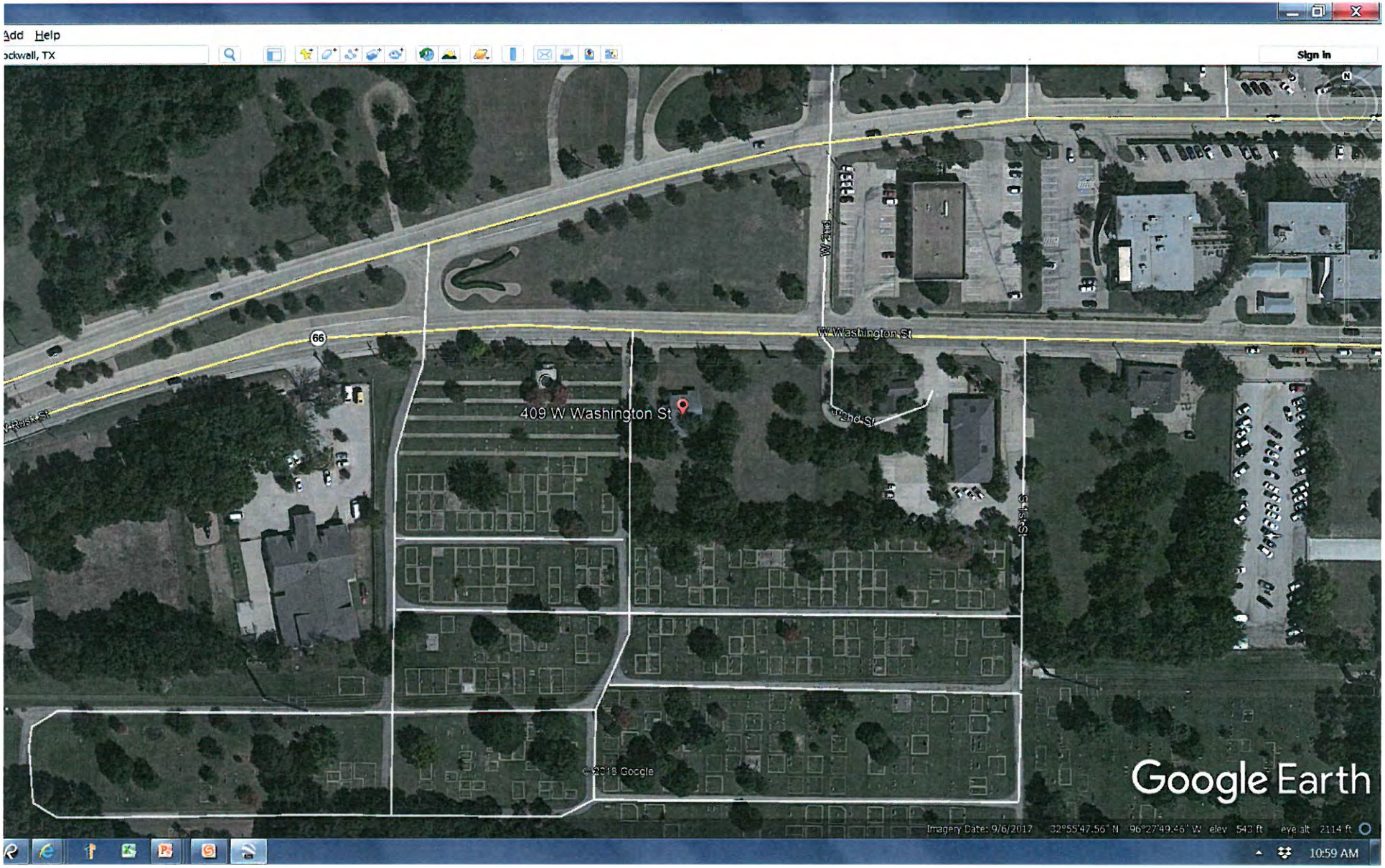
Add Help
ockwall, TX
Sign in
W Washington St
409 W Washington St
S 1st St
66
©2018 Google
Google Earth
Imagery Date: 9/6/2017 32°55'47.56" N 96°27'49.46" W elev 543 ft eye alt 2114 ft
10:59 AM

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Brad Griggs – Assistant City Manager**

FROM: **Andy Hesser, Director of Parks and Recreation**

DATE: **March 26, 2018**

SUBJECT: **2018 Founders Day Festival**

The 2018 City of Rockwall Founders Day will be held at Harry Myers Park on Saturday, May 19 beginning at 10:00am and concluding around 9:00pm. This will be the fourteenth consecutive Founders Day Festival which started in 2004 when the City celebrated its 150th birthday.

In 2014 through 2017, the City Council amended ordinance Sec. 30-2, Regulated Activities in Parks which permitted the possession and consumption of alcohol in Harry Myers Park for City-sponsored events as designated by the City Council. Because the Founders Day Festival was held on the Square for eight years prior to the 2014 festival, patrons have been permitted to bring their own alcoholic beverages to the festival. When the venue location changed in 2014, the Council amended the ordinance to minimize conflict due to past history. In the previous years, have been no significant alcohol related incidents that required Police Department action.

With the 2018 festival just seven weeks away, the Council has the discretion to designate the event as a City-sponsored event where the possession and consumption of alcohol would be permitted. The designation must be granted annually and expires at the conclusion of the event and can be limited to all or a portion of Harry Myers Park. As with all previous Founders Day Festivals, coordination and planning has already begun with the police and fire departments.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Brad Griggs – Assistant City Manager**

FROM: **Andy Hesser, Director of Parks and Recreation**

DATE: **March 26, 2018**

SUBJECT: **ATHLETIC COMPLEX FEASIBILITY STUDY PROCESS**

As directed by City Council, staff is preparing to issue a Request for Proposals (RFP) for an Athletic Complex Feasibility Study. Prior to doing so, staff would like to affirm the preferred process, contents and schedule in line with Council expectations.

- The RFP process is planned to involve a citizen input committee as appointed by the City Manager or designee to assist with the evaluation of the proposals.
- Selection criteria will evaluate the each applicant's response as compared to the advertised scope of work, proposed timeline, expertise, relevant experience, proposed fees for completion and other considerations.
- The panel will then be asked to recommend two finalists that will make a full presentation to the Park Board.
- The proposed scope of work is attached for review and is intended to provide a thorough outlook of Rockwall's athletic field needs and its financial implications. The RFP will ask each applicant to address our athletic needs in two separate categories, "diamond sports" such as baseball and softball; and for "grass sports" such as soccer, football, and lacrosse.

Contingent on City Council approval, staff will work with the City Attorney and purchasing staff to issue the RFP no later than the week of April 9th. Eligible RFP's will be collected and reviewed by staff and the citizen input committee. The committee will recommend two finalists to make a presentation to Park Board at the regularly scheduled June 5th meeting. Park Board will then provide a recommendation to City Council for consideration at the June 18th meeting.

Scope of Services

The following tasks represent a comprehensive list of required elements in the *Best Value Request for Proposals* for an Athletic Complex Feasibility Study. Each applicant will be required to address our athletic needs in two separate categories, "diamond sports" such as baseball and softball; and for "grass sports" such as soccer, football, and lacrosse, etc. Based on the tasks below, the Consulting Team should provide recommendations for existing facility improvements and/or non-site specific potential capital improvement projects and estimated costs associated with all improvements.

Eligible RFP's will initially be reviewed by a citizen input committee, who will recommend two finalists to the Parks and Recreation Advisory Committee. Those two finalists will be invited to make a final presentation to the Park Board. The Park Board's final recommendation will then go to the City Council for consideration. The finalist may be asked to provide a presentation to City Council as well.

Task 1 – Project Management

This kick-off meeting should be attended by key management and staff members, and Consulting Team members to confirm project goals, objectives, and expectations that will help guide actions and decisions of The Consulting Team. Steps of this task include:

A. Kick-off Meeting – Conduct a meeting to present and discuss the following:

- **Outcome Expectations and Feasibility Factor Confirmation** – Determine core strategies, project goals and objectives, feasibility factors, detailed work plan and project schedule.
- **Communications** – Determine lines of communication, points of contact, level of involvement by key personnel and stakeholders and other project details.
- **Work Plan** – Review statement of project requirements and milestones.

B. Data Collection – The Consulting Team will request, collect, log and review potential data and information required to facilitate a thorough understanding of the project background.

Task 2 – Background Research

A. Field Inventory and Comprehensive Assessment – Collect and log key data and information to facilitate dissemination and assimilation of information. This review will be in all areas of athletic field inventory and FULL ASSESSMENT of conditions. The initial analysis and site visits will incorporate a review of the athletic fields to evaluate design standards that in turn impact the level of service standards necessary to meet community needs. In addition to the City of Rockwall's fields, the consulting team will inventory and assess fields associated with other local providers as well.

B. Field Utilization Analysis –The Consulting Team will analyze the carrying capacity of the current sports field assets based on usage factors and best management practices by field type (e.g. engineered, non-engineered, synthetic, lighted, non-lighted, etc.). Utilizing this information, the Consulting Team will define the demand based on available information from the City. This analysis will document the current number of events and levels of play for each field. Lastly, recommendations will be prepared to maximize the use of fields, while maintaining the City's desired condition standards.

Task 3 – Leadership, Stakeholder, and Community Input

A. Key Leadership and Stakeholder Interviews – The Consulting Team will perform interviews with key stakeholders to evaluate the vision for the athletic fields in Rockwall; these interviews will occur within the first 30 days of the project. The community values, strengths and challenges, trends, and existing level of

services provided will also be evaluated during this time. It is important to have one-on-one interviews or small groups with these key leaders to ascertain candid input.

B. Focus Group Meetings – The Consulting Team will work with the management team to identify all groups and key contact persons for each. The focus groups will identify vision, values, and key issues and provide insight into facility and program needs, operational issues, and opportunities.

Task 4 – Market Analysis

A market analysis will be performed to define the target market and quantify the associated needs. Following quantification and definition of the market need, an analysis of the competition will be performed to project potential market capture and assist in deriving the core service offerings of the studied facility. From this review, the Consulting Team will provide the core market program plan to guide athletic field improvements and development. The following steps will provide the basis for the Market Definition:

A. Demographic Analysis – The Consulting Team will complete a demographic trends analysis which is based on the Census 2010 baseline data, 2014 reported data and project populations. Demographic characteristics analyzed and reported should include population, age and gender distribution, households and income characteristics. This analysis will provide an understanding of the demographic environment for the following reasons:

- To understand the market areas which are potentially served by the existing and proposed facilities.
- To determine changes and assist in making proactive decisions to accommodate those shifts.

B. Service Provider Analysis –Market Definition – The Consulting Team will confirm the size of the market by age segment and race/ethnicity for the study area. Detailed demographic analysis will be compared to potential recreational activities to estimate potential participation per national and local trends, as documented in the Sporting Goods Manufacturer's Association and National Sporting Goods Association market research data. This will help to determine the size of the activity market by age segment and frequency rates that can be applied to the facility. These figures along with locally available data will serve as the basis for participation and revenue projections of the athletic fields.

C. Visioning and Core Program – Utilizing the Stakeholder Input, Demographic Analysis, Service Provider Analysis, Market Definition, and current partner offerings the Consulting Team will identify the recommended core programs. This will include key activities and programs for both adult and youth participants as well as the potential size of the core program, and market positioning. This information will be presented in a Visioning Session with the appropriate participants to finalize a recommended program plan from which the concept, spatial analysis, and operational and finance plan will be created.

Task 5 - Levels of Service

A. Sports Fields Standards – The Consulting Team will establish customized level of service standards for athletic fields. The levels of service analysis will take into account the number of fields required to serve the current population and ten to twenty years out to support demographic projections. This will include the capacity level for sports program use as it applies to hours of operation for practices, leagues, tournaments, camps, clinics, and other program users.

B. Inventory and Service Area Mapping – The Consulting Team will develop inventory and equity mapping to identify service area analysis for sports fields. This includes mapping by sports field typology as applied to population density and geographic areas. A service area is defined as a circular area around a sports field whose radius encompasses the population associated with the appropriate facility standard for each sports

field. Using the level of service standards and service areas provided by Consulting Team for each sports field type, a series of maps will be prepared.

Task 6 – Operational/Financial Plan and Economic Impact

A. Operational Standards – The Consulting Team will prepare operational standards for the athletic fields. This task will include:

- Staffing Analysis – The Consulting Team will analyze current management practices and limitations to understand the operational situation. This analysis will provide support for a future organizational structure and staffing requirements, and ways to improve operational efficiencies, policy development, process improvements, system and technology improvements, and marketing/communication capabilities
- Operational Standards – The Consulting Team will establish operational standards and costs based on full operations. This will include hours of operation, maintenance standards, part-time and full-time staffing levels needed, technology requirements and customer service requirements based on established and agreed upon outcomes. Where appropriate, personnel standards as dictated by all state and/or local codes and ordinances will also be determined based on the design and program of the facility. This task will require a workshop with key management and staff. Levels of service and operational costs for the facility will be finalized.

B. Management Strategy – The Consulting Team will evaluate management alternatives and opportunities. Management alternatives will be developed to guide decision-making by the City of Rockwall. This will include identification of potential partners by specific activity, funding parameters, and agreement guidelines to support formal agreements.

C. Financial Plan – The Consulting Team shall provide recommendations and estimated costs for existing facility improvements or non-site specific capital investment projects. Based on the operational and management plan and debt service, the Consulting Team will develop a detailed financial plan illustrating pricing strategies for each of the appropriate services as well as a five-year pro forma. The financial plan will include a space utilization summary based on detailed line item projections and detailed participation by program area, including

- **Expenditure detail**
  - (1) Detailed staffing by program area
  - (2) Contractual costs, including but not limited to, utilities, maintenance and repair, insurance, office/licenses/dues, advertising and promotion.
  - (3) Maintenance costs associated with managing of the site.
  - (4) Commodity costs for program area and general facilities requirements.
  - (5) Contract instructor and/or officiating costs.
  - (6) Equipment and vehicles required for program start up and ongoing operating tool/supply costs.
- **Revenue and participation detail**
  - (1) General admission costs (if any) by month and by participant category and price point.
  - (2) Program registration fees by season, by sport and by participant category.

(3) Rental by space/program area and by price point.

Pricing strategies will be based on a process which highlights the level of exclusivity received by the participant category, Rockwall resident or non-resident and the value of experience provided, (i.e. the Pyramid Methodology of service pricing). The detailed financial plan shall be included as a deliverable to provide staff with the ability to affectively plan and budget for future years. In addition to the line item detail and summary schedules for revenues and expenditures, this task will provide a five-year pro forma and cash flow for budgetary purposes.

D. Economic Impact Analysis – The Consulting Team will assess the tourism economic impact of the Sports Complex. The economic data includes:

- Potential tourism impacts based on available data.
- The Consulting Team will work with the City of Rockwall to collect data and at locations to determine origin of users and visitors, length of stay, accommodations used, revenue spent by type of user.
- The survey data will be used to estimate the economic impact that the sports complex could potentially generate for the City of Rockwall and local businesses.
- Economic multipliers will be applied to the estimated visitor spending to estimate the tourism economic impact. The impact multipliers for the area should be derived from the Regional Input-Output Modeling System (RIMS II) from the U.S. Dept. of Commerce Analysis and Special Studies Branch or as otherwise approved in writing by the City of Rockwall designee.

Task 7 – Implementation Plan

A. Draft Report – The feasibility study will establish a definitive direction for the facility and future management team. The plan should be one that generates confidence in the business practices required for success. The draft plan will include an implementation plan and will be developed and distributed to key management and staff. This will include all market analysis, program development, and operational and financial plan.

B. Presentation of Findings and Recommendations – The Consulting Team will present the feasibility study findings, recommendations and implementation strategy with key City of Rockwall management.

C. Final Report – Following consensus on the development plan and recommendations, the Consulting Team will prepare the final report documenting all findings, analysis and recommendations to support implementation. This will include the goals and objectives along with the strategies and actions, anticipated costs to develop, target market, programming plan, management / staffing plan, partnering / management plan, pricing strategies, funding recommendations, priorities/timelines and performance measurements.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

FROM: **Joey Boyd, Director of Internal Operations**

DATE: **March 22, 2018**

SUBJECT: **2018 Bond Election Brochure**

The Rockwall City Council called a bond election to be held on Saturday, May 5, 2018 for voters to consider one proposition: Street Rehabilitation and Reconstruction in the amount of $85 million.

The Texas Election Code specifically prohibits a political subdivision from using public funds and resources to produce or distribute communications that support or oppose a bond election. However, it does allow a City to expend public funds on election communications that factually describe the bond proposition and the purpose for the proposal as long as the communication does not advocate the passage or defeat of the bonds.

Included for the City Council's review and consideration is a 2018 Bond Election information brochure that will be mailed to each household in Rockwall upon approval. City staff has also prepared information in Spanish that will be placed on the City's website.

The brochure is in color and will be 10.5" tall by 4.5" wide when folded. When opened, all of the relevant information with supporting visual images is on two single panels facing each other while voting location, dates and hours will be on the back page. If approved, there is a total of 25,027 residential households, including homes, multi-family apartments, condos, and assisted living centers that will receive the information. It is anticipated the brochure will be placed in the mail on or before Friday, April 13, 2018. The cost for printing is $5,135 and postage is $3,965 for a total of $9,100 to be paid from the administration department operating budget.

2018 BOND ELECTION

The Rockwall City Council called a bond election to be held on Saturday, May 5, 2018 for voters to consider one proposition: **Street Rehabilitation and Reconstruction**. The single proposition in the amount of $85 million, if approved by the voters, would do the following:

- Address aging streets, including reconstruction and rehabilitation of mostly residential neighborhood streets in poor condition, including utility relocation and improvements to street drainage systems as necessary.
- Sidewalks in need of repair would be reconstructed with the street project.
- In neighborhoods that do not currently have sidewalks, the City would work with the neighborhoods to determine whether sidewalks would be included in the street project.

The decision to propose a bond election is based on a comprehensive pavement assessment study completed in 2016.

The Pavement Management Study may be viewed at:
http://www.rockwall.com/documents/engineering/PavementManagementStudy.pdf

COMPREHENSIVE PAVEMENT ASSESSMENT

The City of Rockwall's consultant performed a comprehensive assessment of all city streets. These inspections resulted in a Pavement Condition Index (PCI) for each roadway in Rockwall. Multiple engineering technologies were used to collect data and upon completion of the analysis, each street was given a PCI score. The study determined that 79% of the concrete roads in Rockwall are in satisfactory condition with 7.1% in fair condition, and 13.8% in very poor condition.



LOCATION OF THE PROPOSED PROJECTS

Many of the roadways under consideration for reconstruction are in neighborhoods built between 1964 and 1989 and are reaching their end of life cycle for a concrete roadway. The City has allocated $12,551,600 over the last 20 years to street maintenance.

PROJECT SELECTION

The 2018 Bond Election would focus on roads in very poor and fair condition as determined by the PCI. The City will utilize the PCI from the study to determine the highest priorities; however, the volume of traffic, and condition of storm water drainage systems will also be factors in project selection. Among the streets under consideration in the $85 million bond proposal recommended for reconstruction, many range from 29 years to 54 years in age from their original construction. The average age of all streets is 42 years. The oldest street evaluated was constructed in 1955. Many of these streets have received maintenance or partial rehabilitation throughout the years.



FINANCIAL IMPACT TO TAXPAYERS

Projects under this bond election would be designed and constructed over a 10-year period. The $85 million in debt would be issued as existing debt is paid off. The City plans to issue new debt in a timeframe such that no tax increase will be required to fund the proposed projects. The schedule for paying off existing debt will determine the schedule for issuing new debt for projects. The payoff schedule over 10 years is:

FY 2019: $4.7 million
FY 2020: $9.1 million
FY 2021: $9.6 million
FY 2024: $2.6 million
FY 2026: $6.6 million
FY 2027: $20.5 million
FY 2028: $6.9 million



The City has performed a financial analysis and has determined that with the anticipated level of growth in the tax base, coupled with $60 million in debt scheduled for payoff over the 10-year period, it is concluded that the City should be able to absorb the proposed $85 million in new debt during this time without a tax increase to Rockwall citizens.

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City of Rockwall
The New Horizon

IMPORTANT VOTING INFORMATION

PRSRT STD
US POSTAGE PAID
ROCKWALL TX
PERMIT #XXXX

Attention Resident

Rockwall City Hall
385 S. Goliad
Rockwall, TX, 75087

ELECTION DAY VOTING LOCATIONS AND HOURS

SATURDAY, MAY 5, 2018
7:00 A.M. TO 7:00 P.M.
ROCKWALL COUNTY LIBRARY
1215 E. YELLOW JACKET LN,
ROCKWALL, TX 75087

EARLY VOTING LOCATIONS AND TIMES

MON - FRI, APRIL 23 - 27, 2018
8:00 A.M. TO 5:00 P.M.

SAT, APRIL 28, 2018
10:00 A.M. TO 3:00 P.M.

MON & TUES, APRIL 30 & MAY 1, 2018
7:00 A.M. TO 7:00 P.M.

Voters may vote at any of the Early Voting locations open under full contract services with the Rockwall County Elections Department.

ROCKWALL	**ROCKWALL COUNTY LIBRARY** 1215 E. Yellow Jacket Ln, Rockwall, TX 75087
HEATH	**HEATH CITY HALL** 200 Laurence Dr. Heath, TX 75032
FATE	**FATE CITY HALL** 1900 CD Boren Pkway, Fate, TX 75087
ROYSE CITY	**ROYSE CITY CITY HALL** 305 N. Arch St. Royse City, TX 75189
MCLENDON-CHISHOLM	**MCLENDON-CHISHOLM CITY HALL** 1371 W. FM550 McLendon-Chisholm, TX 75032

City of Rockwall
The New Horizon

STREET REHABILITATION AND RECONSTRUCTION



INFORMATION FOR THE 2018 BOND ELECTION

IN ESPAÑOL, GO TO:
ROCKWALL.COM/2018BONDELECTION

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Elección de Bonos 2018

El Concejo Municipal de Rockwall convocó una elección de bonos que se llevará acabo el sábado 5 de mayo de 2018 para que los votantes consideren una proposición: **Rehabilitación y Reconstrucción de Calles.** La proposición única por una suma de $85 millones, si se aprueba por los votantes, haría lo siguiente:

- Dirigir las calles viejas, incluyendo la reconstrucción y la rehabilitación por mayoría las calles residenciales del vecindarioen malas condiciones, incluyendo el traslado de servicios públicos y las mejoras en los sistemas de drenaje de las calles, según sea necesario.
- Las aceras que necesitan reparación se reconstruirán con el proyecto de la calle.
- En los vecindarios que actualmente no tienen aceras, la Ciudad trabajaría con los vecindarios para determinar si las aceras se incluirían en el proyecto de la calle.

La decisión de proponer una elección de bonos se basa en un estudio integral de evaluación del pavimento terminado en 2016. El Estudio de Administración del Pavimento se puede ver en:

http://www.rockwall.com/documents/engineering/PavementManagementStudy.pdf

Evaluación Extenso del Pavimento

El consultor de la Ciudad de Rockwall realizó una evaluación extensa de todas las calles de la ciudad. Estas inspecciones resultaron en un Índice de Condición de Pavimento (PCI) para cada carretera en Rockwall. Se utilizaron múltiples tecnologías de ingeniería para coleccionar datos y al finalizer el análisis, , cada calle recibió una puntuación de PCI. El estudio determinó que el 79% de los caminos de concreto en Rockwall están en condiciíon satisfactoria, con 7.1% en condiciones justas y 13.8% en condiciones muy malas.

Ubicación de los Proyectos Propuestos

Muchas de las carreteras que se están considerando para la reconstrucción se encuentran en vecindarios construidos entre 1964 y 1989 y están llegando al final de su ciclo de vida para una calzada de concreto. La Ciudad ha asignado $12,551,600 en los últimos 20 años para mantenimiento de calles.

Selección de proyectos

La Elección de Bonos del 2018 se enfocaría en carreteras en condiciones muy pobres y equitativas como sean determinadas por el PCI. La Ciudad utilizará el PCI del estudio para determinar las prioridades más altas; sin embargo, el volumen de tráfico y la condición del sistema de drenaje de aguas pluviales también serán factores en la selección del proyecto. Entre las calles consideradas en la propuesta de bonos de $85 millones recomendada para la reconstrucción, muchas tienen entre 29 años y 54 años de edad desde su construcción original. La edad de promedio de todas las calles es de 42 años. La calle más antigua evaluada fue construida en 1955. Muchas de estas calles han recibido mantenimiento o rehabilitación parcial a lo largo de los años.

Impacto financiero para los contribuyentes

Los proyectos bajo esta elección de bonos se diseñarán y construirán durante un período de 10 años. La deuda de $85 millones se emitiría a medida de que se pague la deuda existente. La Ciudad planea emitir nuevas deudas en un periodo tal de que no se requerirá un aumento de impuestos para financiar los proyectos propuestos. El cronograma para cancelar la deuda existente determinará el cronograma para emitir nueva deuda para los proyectos. El cronograma de pagos de más de 10 años es:

Año fiscal 2019: $4.7 millones

Año fiscal 2020: $9.1 millones

Año fiscal 2021: $9.6 millones

Año fiscal 2024: $2.6 millones

Año fiscal 2026: $6.6 millones

Año fiscal 2027: $20.5 millones

Año fiscal 2028: $6.9 millones

La Ciudad ha realizado un análisis financiero y ha determinado que con el nivel anticipado de crecimiento en la base tributaria, junto con $60 millones en deudas programadas para el pago durante el período de 10 años, se concluye que la Ciudad debería ser capaz de absorber el propuesto $85 millones en nueva deuda durante este tiempo sin un aumento de impuestos para los ciudadanos de Rockwall.

Ubicaciones / Horario de Votación

Lugares y horarios para votar el día de las elecciones
Sábado, 5 de mayo de 2018 - 7:00 a.m. a 7:00 p.m.

Biblioteca del Condado de Rockwall
1215 E. Yellow Jacket Ln,
Rockwall, Texas 75087

Ubicaciones y horarios de votación anticipada
Los votantes pueden votar en cualquiera de las ubicaciones de Votación Anticipada, abiertas bajo los servicios de contrato completo con el Departamento de Elecciones del Condado de Rockwall

LOCALIDAD & DIRECCIÓN	CIUDAD
Biblioteca del Condado de Rockwall 1215 E. Yellow Jacket Ln Rockwall, Texas 75087	Rockwall
Municipio de Heath 200 Laurence Dr. Heath, Texas 75032	Heath
Municipio de Fate 1900 CD Boren Pkway, Rockwall, Texas 75087	Fate
Municipio de Royse City 305 N. Arch St. Royse City, Texas 75189	Royse City
Municipio de McLendon-Chisholm 1371 W. FM 550 Rockwall, Texas 75032	McLendon-Chisholm

Fechas y horario de votación anticipada						
DOMINGO	**LUNES**	**MARTES**	**MIÉRCOLES**	**JUEVES**	**VIERNES**	**SÁBADO**
	Abril 23 8am – 5pm	Abril 24 8am – 5pm	Abril 25 8am – 5pm	Abril 26 8am – 5pm	Abril 27 8am – 5pm	Abril 28 10am – 3pm
	Abril 30 7am – 7pm	Mayo 1 7am – 7pm				

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Honorable Mayor and City Council**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **March 29, 2018**

RE: **Vacancy Recommendations for the Main Street Advisory Board (MSAB) & the Architectural Review Board (ARB).**

Councilmember Dana Macalik currently serves as the liaison to the city's MSAB. Her recommendation to fill the recent vacancy on the Main Street Advisory Board (MSAB) is applicant Priscylla Bento. Her application is attached. Whoever is appointed will be serving a partial term that will run through January of 2019.

Councilmember Bennie Daniels currently serves as the liaison to the city's ARB Board. His recommendation to fill the recent vacancy on the Architectural Review Board (ARB) is applicant Robert Miller. His application is attached. Whoever is appointed will be serving a partial term that will run through August of 2019.

Cole, Kristy

Subject: FW: Boards & Commissions Application

NAME & ADDRESS
Priscylla Bento

VOTER REGISTRATION
Registered Voter: Yes 1060077749

PHONE NUMBERS & EMAIL

PERSONAL DETAILS
Dear Rockwall City Council,I'm writing to apply for a position on an advisory board, commission or committee as appointed. I'm currently a Government Adjunct Professor with Eastfield College & Richland College. In addition, I'm a PhD student at The University of Texas at Arlington majoring in Urban Planning and Public Policy. As an academic and professional, I have accomplished experience in urban planning, community development, & strategic planning. I strongly believe that my robust professional experience & educational background are a great fit for the appointments under consideration due to my first hand knowledge of local and federal government. I am very eager to contribute my knowledge & experience in this challenging and exciting environment. Thank you

BOARDS & COMMISSIONS
Interested in Special Committee or Projects? - *Yes*

Architectural Review Board No		Board of Adjustments No
Building & Standards No		Parks Boards No
HPAB No		REDC Yes
P&Z Yes		Rockwall Housing No
Construction Advisory No	Airport Advisory Board No	
ART Commission - No Visual Arts Professional - No Environmental Design Field - No Rockwall Alliance for the Arts - No Interested Citizen - No		
Main Street Board - Yes Downtown Business Owner - No Downtown Property Owner- No Interested Citizen - Yes		

Cole, Kristy

Subject: FW: Boards & Commissions Application

NAME & ADDRESS
Robert Miller

VOTER REGISTRATION
Registered Voter: Yes 1042963966

PHONE NUMBERS & EMAIL

PERSONAL DETAILS
I am a 7th generation Rockwall resident. My family has been involved and help positions in many City, County, & Government positions for this great city & county I have been lucky enough to call home. I have seen this city and county grow from 1,200 residents to 10K+ residents, and with knowing that growth can not be stopped, but can be molded & shaped to what best suites & fits the city, county, & residents needs. I would like nothing more to be a contributing member of our town and help guide the continued growth in the direction that fits the image of Rockwall County. I am currently employed at KE Andrews (a business owned & operated by a Rockwall resident), I have a bachelor of science degree of the University of North Texas.

BOARDS & COMMISSIONS
Interested in Special Committee or Projects? - *Yes*

Architectural Review Board Yes		Board of Adjustments Yes
Building & Standards Yes		Parks Boards Yes
HPAB Yes		REDC Yes
P&Z Yes		Rockwall Housing Yes
Construction Advisory Yes	Airport Advisory Board Yes	
ART Commission - Yes Visual Arts Professional - Yes Environmental Design Field - Yes Rockwall Alliance for the Arts - Yes Interested Citizen - Yes		
Main Street Board - Yes Downtown Business Owner - Yes Downtown Property Owner- Yes Interested Citizen - Yes		

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City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

February 2018

Permits

Total Permits Issued: 268

Building Permits: 49 Contractor Permits: 219

Total Permit Values: $ 12,195,641.10

Building Permits: $6,460,462.54 Contractor Permits: $5,735,178.56

Total Fees Collected: $291,324.78

Building Permits: $163,073.31 Contractor Permits: $128,251.47

Board of Adjustment

Board of Adjustment Cases 1

City of Rockwall

PERMITS ISSUED - Summary by Type and Subtype

For the Period 2/1/2018 thru 2/28/2018

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	3	$0.00	$150.00
30 DAY BANNER	3	$0.00	$150.00
CLEAN SHOW	5	$0.00	$375.00
	5	$0.00	$375.00
CO	7	$0.00	$526.50
	1	$0.00	$75.00
BUSINESS	1	$0.00	$75.00
INTERIOR	3	$0.00	$226.50
NEW CONSTRUCTION	1	$0.00	$75.00
SHELL	1	$0.00	$75.00
COMM	28	$4,650,773.29	$111,790.33
CONCRETE	1	$19,240.00	$339.41
DEMO	2	$5,000.00	$100.70
ELECTRICAL	3	$8,490.00	$133.15
INTERIOR COMP	4	$798,550.00	$6,261.62
IRRIGATION	1	$0.00	$1,868.85
MECHANICAL	3	$43,114.29	$770.42
NEW	3	$3,221,771.00	$97,405.56
PLUMBING	6	$22,608.00	$595.18
REMODEL	4	$500,000.00	$4,280.44
ROOF	1	$32,000.00	$35.00
NONPROFIT SIGN PERMI	1	$0.00	$0.00
	1	$0.00	$0.00
SCHOOL	1	$775,000.00	$4,551.50
REMODEL	1	$775,000.00	$4,551.50
SIGNAGE	12	$34,050.00	$1,137.00
MONUMENT	1	$0.00	$76.50
POLE	1	$2,000.00	$76.50
TEMP REAL ESTATE	2	$1,950.00	$151.50
WALL	8	$30,100.00	$832.50
SINGLE FAMILY	202	$6,735,817.81	$172,331.45
ACC BLDG	5	$25,518.54	$626.34
ADDITION	2	$27,025.00	$504.16
ALTERATION	2	$12,500.00	$257.25
CONCRETE	5	$25,658.00	$681.70
CONST TRAILER	1	$15,000.00	$4,141.51
ELECTRICAL	10	$142,901.90	$2,501.10
FENCE	41	$123,902.00	$1,446.50
IRRIGATION	36	$69,400.00	$1,278.50
MECHANICAL	8	$77,160.00	$1,566.28
NEW	29	$5,505,704.00	$153,714.26
PATIO COVER	5	$42,790.00	$897.42
PERGOLA	1	$5,875.00	$136.00
PLUMBING	28	$36,000.50	$1,911.92
REMODEL	3	$55,000.00	$933.51
ROOF	9	$144,492.62	$324.70
STORM SHELTER	2	$9,900.00	$71.50
SWIM POOL	7	$351,429.05	$1,053.00
WINDOWS	8	$65,561.20	$285.80
SPECIAL EVENT	9	$0.00	$463.00

City of Rockwall

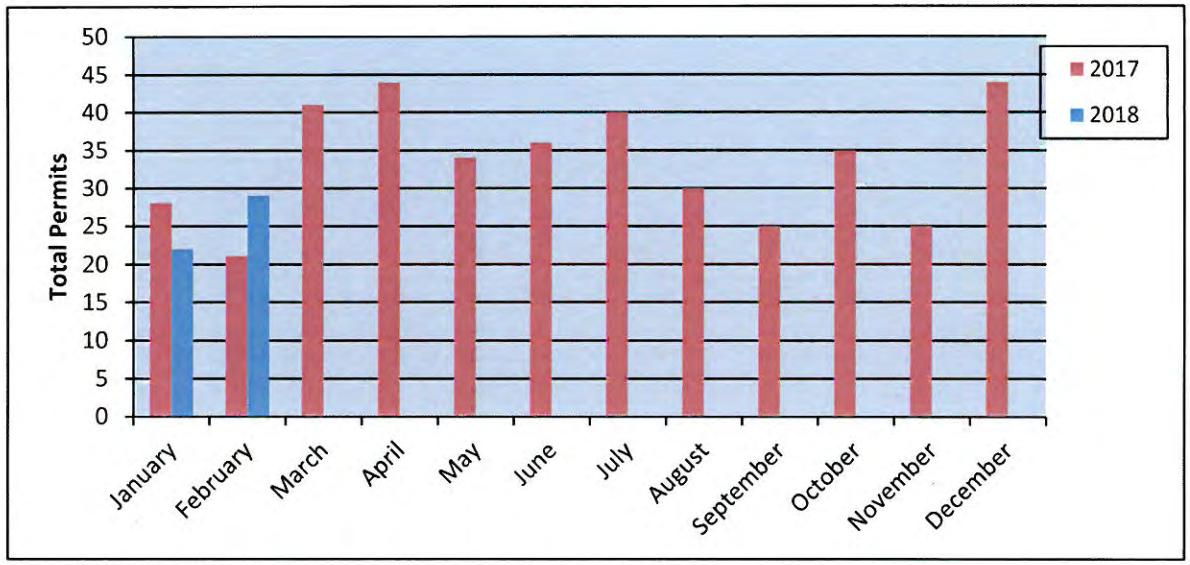
PERMITS ISSUED - Summary by Type and Subtype

For the Period 2/1/2018 thru 2/28/2018

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
	9	$0.00	$463.00
Totals:	268	$12,195,641.10	$291,324.78

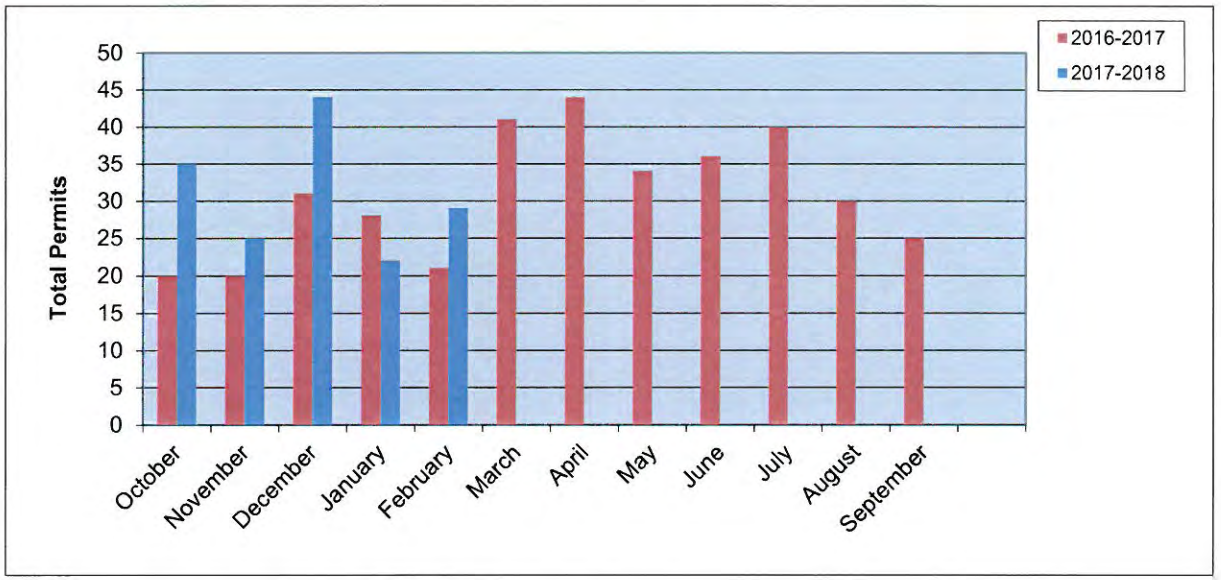
New Residential Permits Calendar Year

	Year	
	2017	**2018**
January	28	22
February	21	29
March	41	
April	44	
May	34	
June	36	
July	40	
August	30	
September	25	
October	35	
November	25	
December	44	
Totals	**403**	51



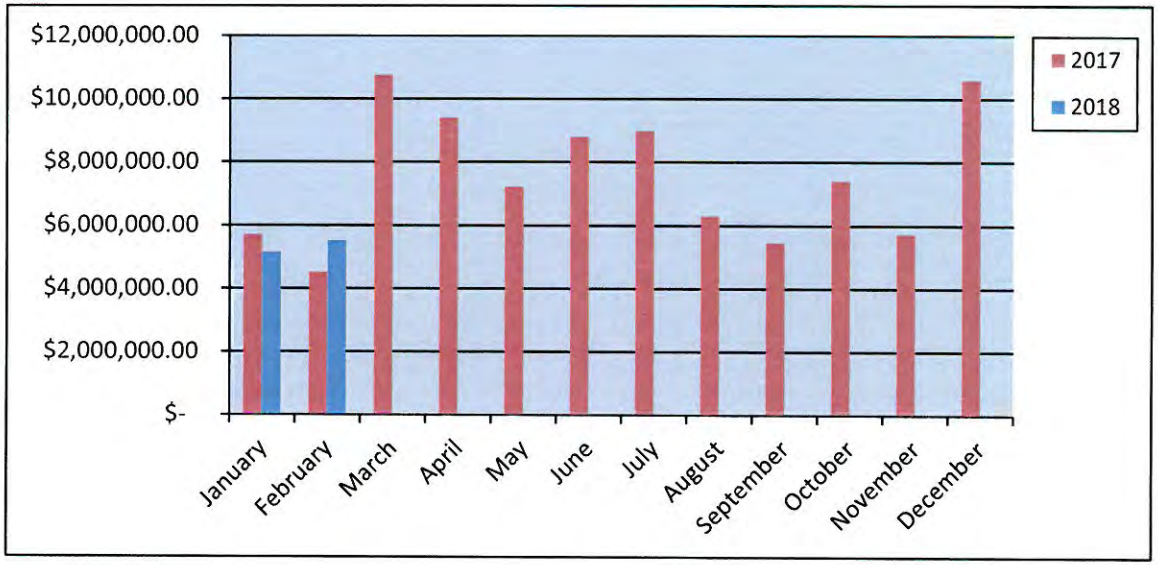
New Residential Permits Fiscal Year

	Year	
	2016-2017	**2017-2018**
October	20	35
November	20	25
December	31	44
January	28	22
February	21	29
March	41	
April	44	
May	34	
June	36	
July	40	
August	30	
September	25	
Totals	**370**	**155**



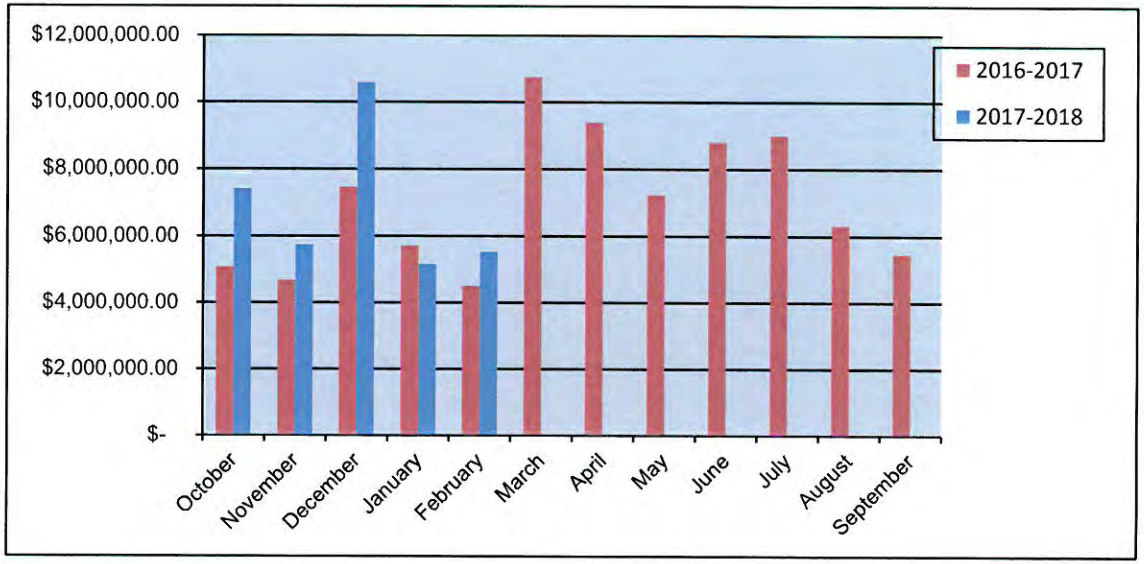
New Residential Value Calendar Year

Year	2017	2018
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,500.00	$ 5,505,704.00
March	$ 10,740,233.00	
April	$ 9,394,785.27	
May	$ 7,210,632.79	
June	$ 8,782,481.00	
July	$ 8,983,999.47	
August	$ 6,295,770.00	
September	$ 5,443,098.00	
October	$ 7,402,565.06	
November	$ 5,722,063.00	
December	$ 10,576,719.30	
Totals	**$ 90,748,277.89**	**$ 10,651,328.00**



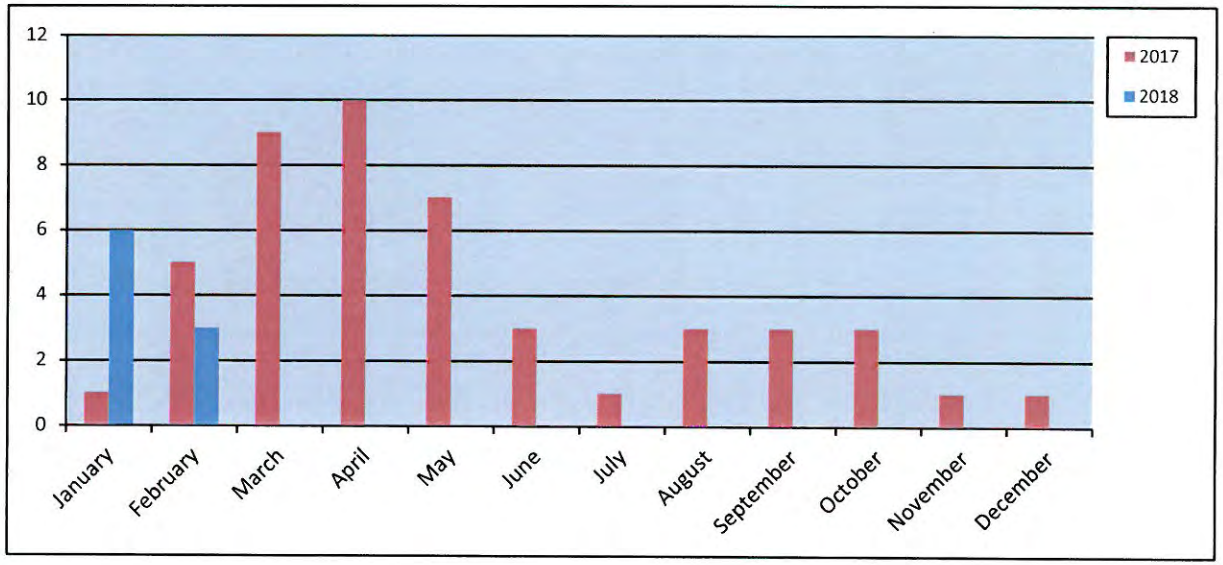
New Residential Value Fiscal Year

Year	2016-2017	2017-2018
October	$ 5,060,392.34	$ 7,402,565.06
November	$ 4,672,329.53	$ 5,722,063.00
December	$ 7,447,114.15	$ 10,576,719.30
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,550.00	$ 5,505,704.00
March	$ 10,740,233.00	
April	$ 9,394,785.27	
May	$ 7,210,632.79	
June	$ 8,782,481.00	
July	$ 8,983,999.47	
August	$ 6,295,770.00	
September	$ 5,443,098.00	
Totals	**$84,226,816.55**	**$ 34,352,675.36**



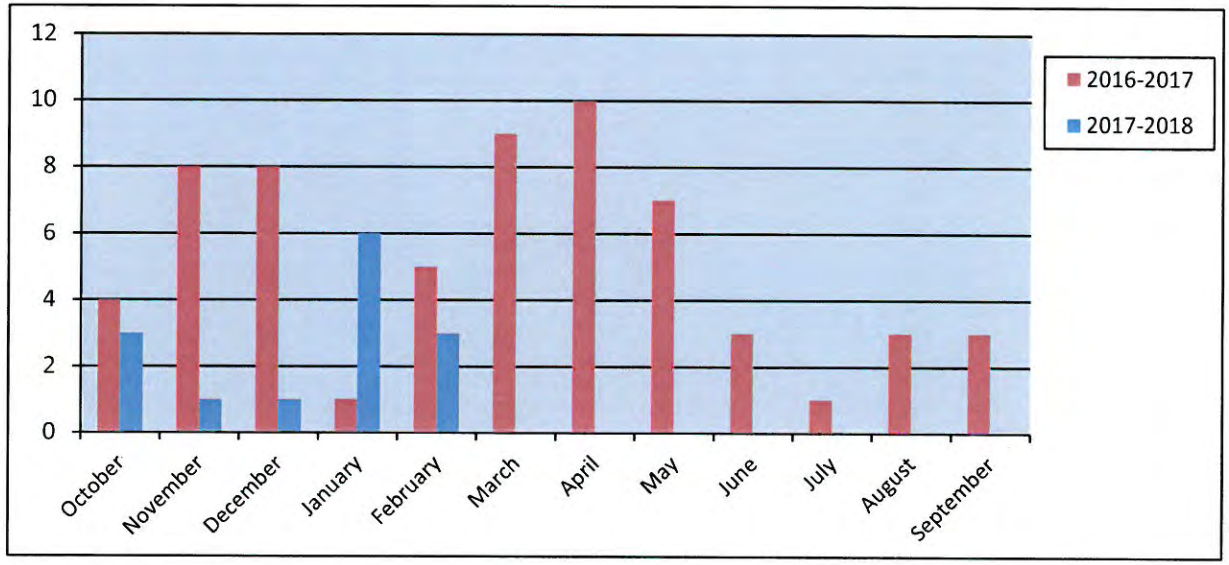
Residential Remodel Permits Calendar Year

	Year	
	2017	2018
January	1	6
February	5	3
March	9	
April	10	
May	7	
June	3	
July	1	
August	3	
September	3	
October	3	
November	1	
December	1	
Totals	**47**	9



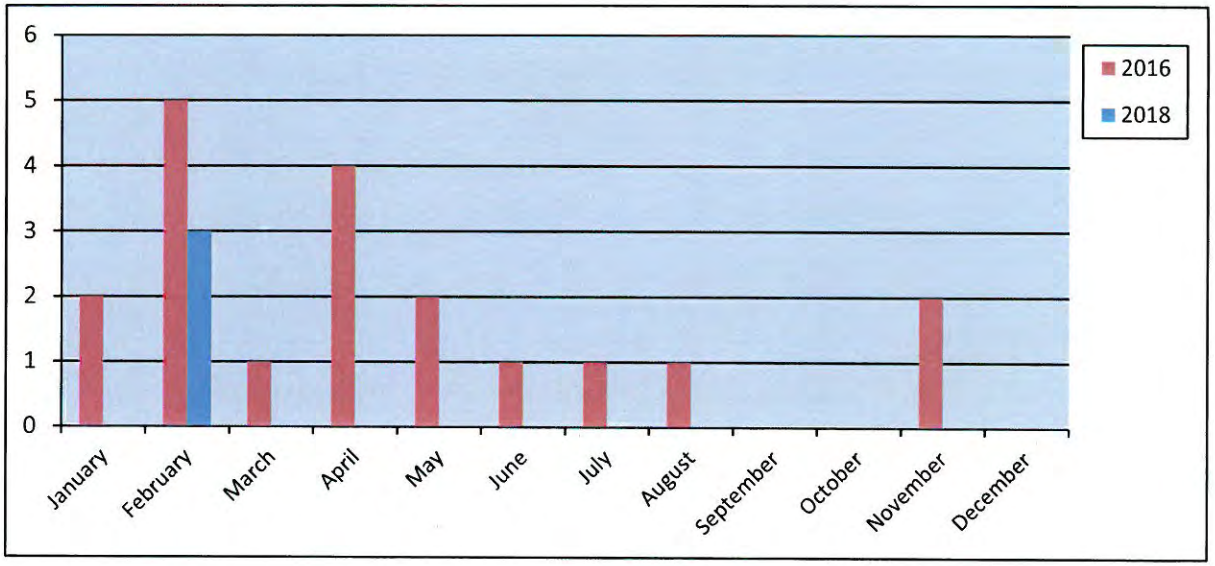
Residential Remodel Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	4	3
November	8	1
December	8	1
January	1	6
February	5	3
March	9	
April	10	
May	7	
June	3	
July	1	
August	3	
September	3	
Totals	**62**	**14**



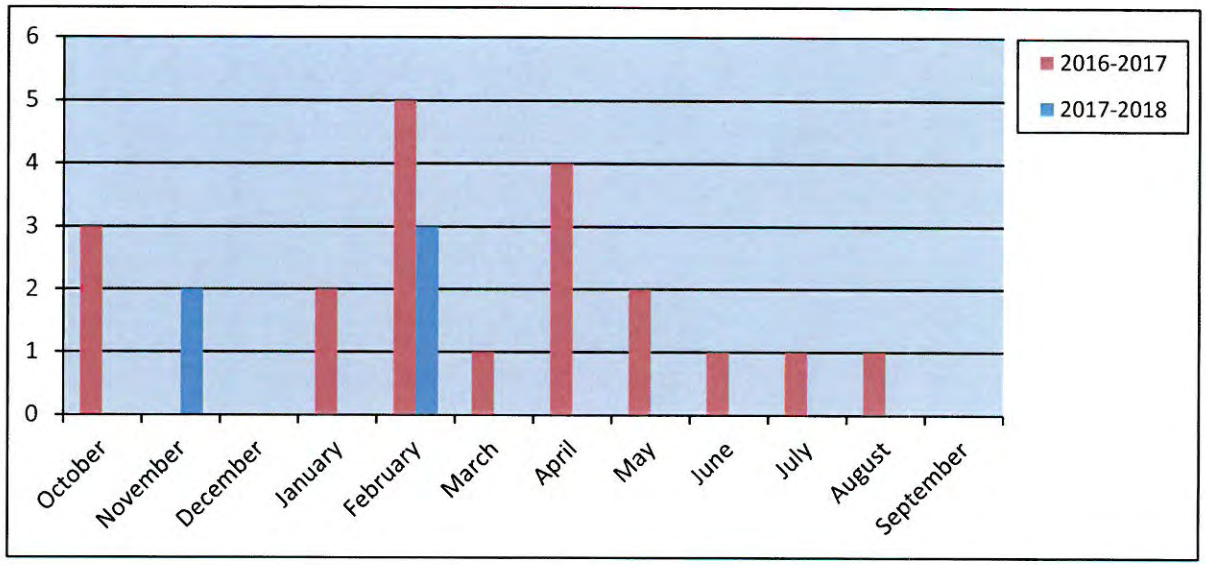
New Commercial Permits Calendar Year

	Year	
	2016	2018
January	2	0
February	5	3
March	1	
April	4	
May	2	
June	1	
July	1	
August	1	
September	0	
October	0	
November	2	
December	0	
Totals	**19**	**3**



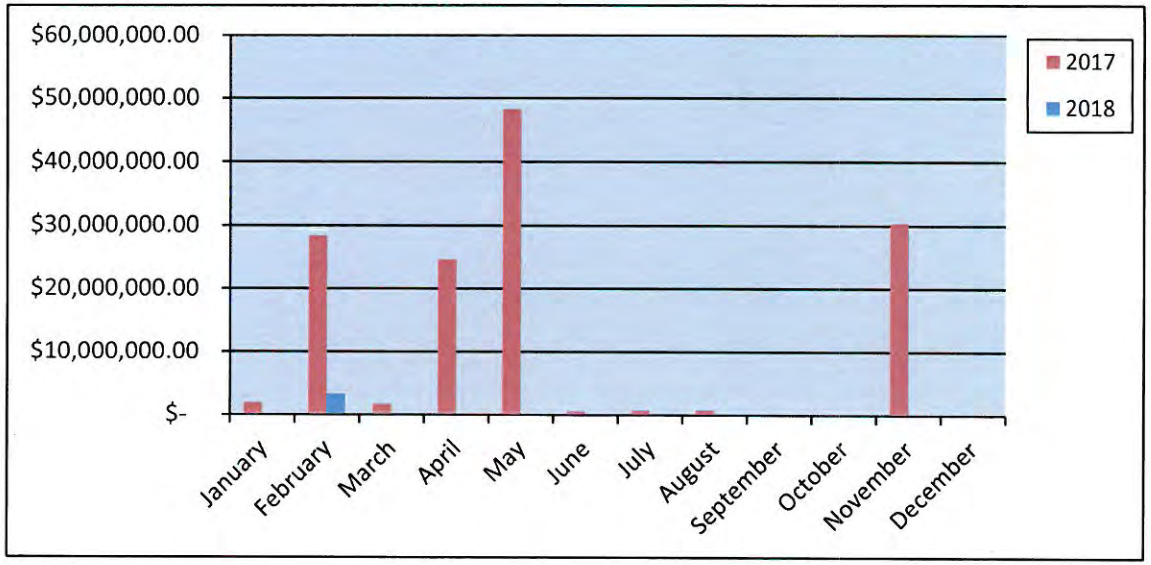
New Commercial Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	3	0
November	0	2
December	0	0
January	2	0
February	5	3
March	1	
April	4	
May	2	
June	1	
July	1	
August	1	
September	0	
Totals	**20**	**5**



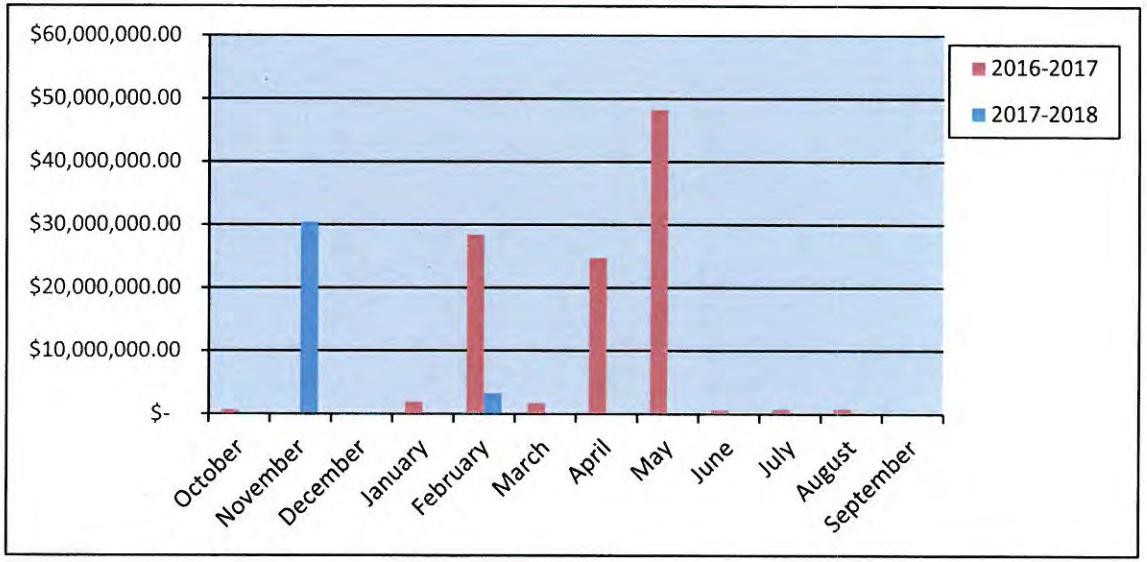
New Commercial Value Calendar Year

Year	2017	2018
January	$ 1,800,000.00	-
February	$ 28,400,000.00	$ 3,221,771.00
March	$ 1,599,026.00	
April	$ 24,650,000.00	
May	$ 48,300,000.00	
June	$ 569,400.00	
July	$ 700,000.00	
August	$ 726,506.00	
September	-	
October	-	
November	$ 30,390,000.00	
December	-	
Totals	**$ 137,134,932.00**	**$ 3,221,771.00**



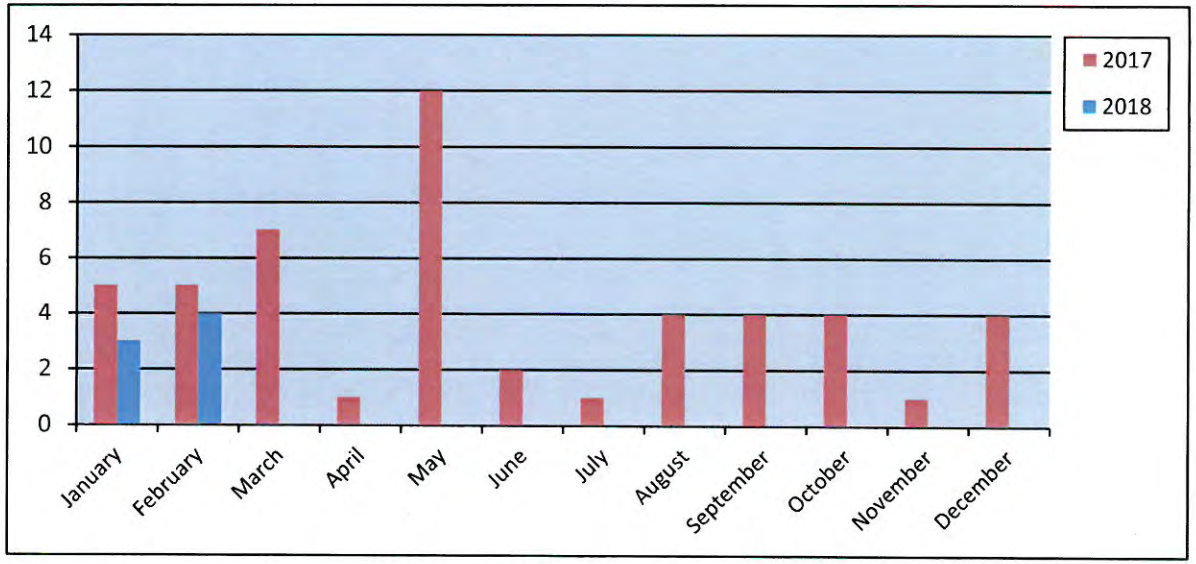
New Commercial Value Fiscal Year

Year	2016-2017	2017-2018
October	$ 572,200.00	-
November	$ -	$ 30,390,000.00
December	$ -	-
January	$ 1,800,000.00	-
February	$ 28,400,000.00	$ 3,221,771.00
March	$ 1,599,026.00	
April	$ 24,650,000.00	
May	$ 48,300,000.00	
June	$ 569,400.00	
July	$ 700,000.00	
August	$ 726,506.00	
September	-	
Totals	**$ 107,317,132.00**	**$ 33,611,771.00**



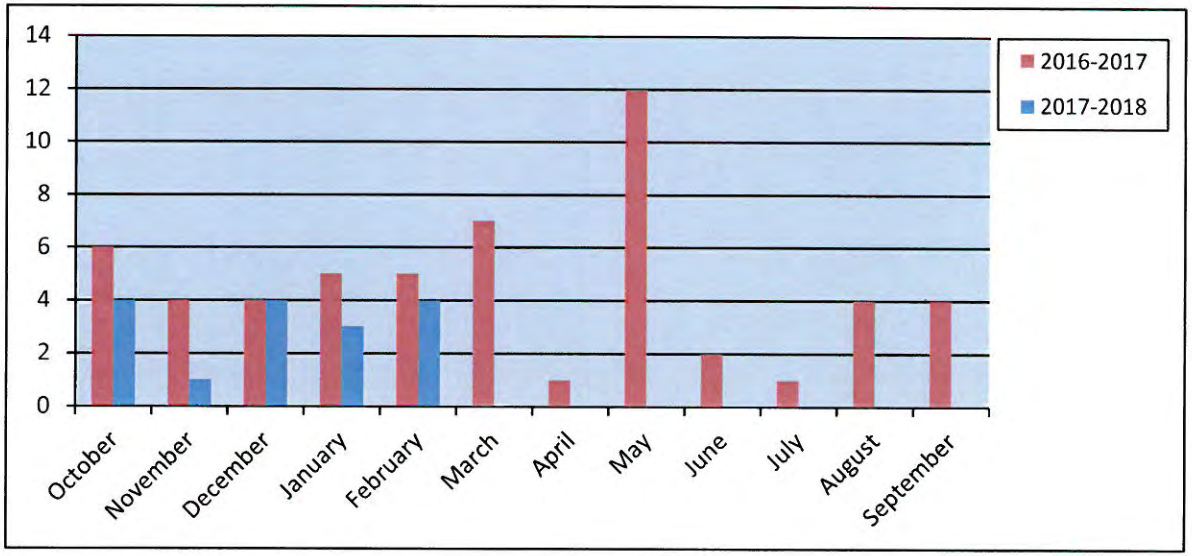
Commercial Remodel Permits Calendar Year

	Year	
	2017	2018
January	5	3
February	5	4
March	7	
April	1	
May	12	
June	2	
July	1	
August	4	
September	4	
October	4	
November	1	
December	4	
Totals	**50**	**7**



Commercial Remodel Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	6	4
November	4	1
December	4	4
January	5	3
February	5	4
March	7	
April	1	
May	12	
June	2	
July	1	
August	4	
September	4	
Totals	**55**	**16**



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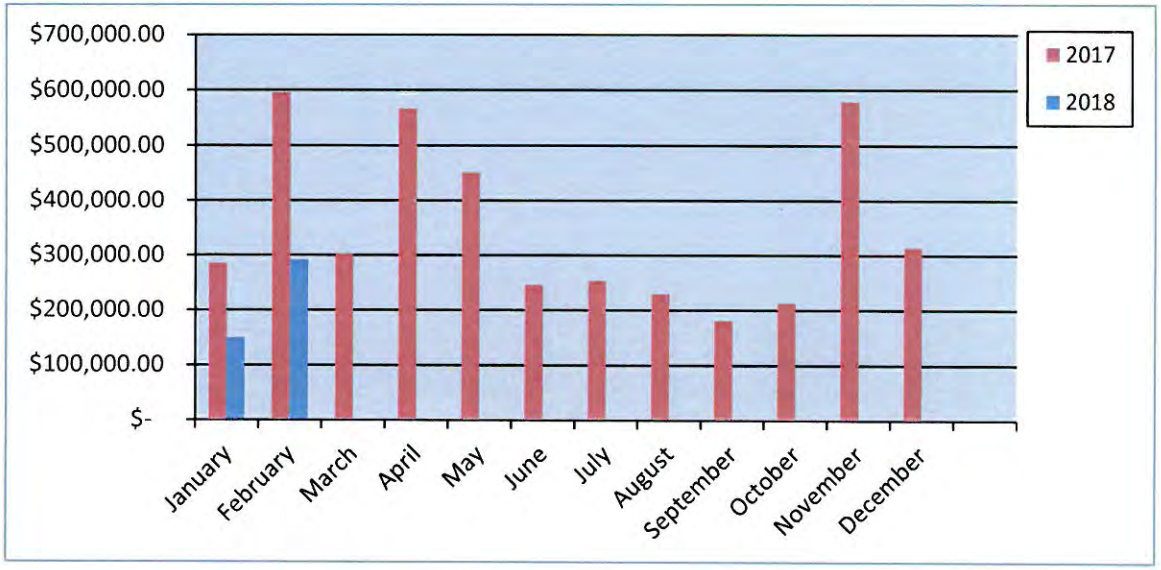
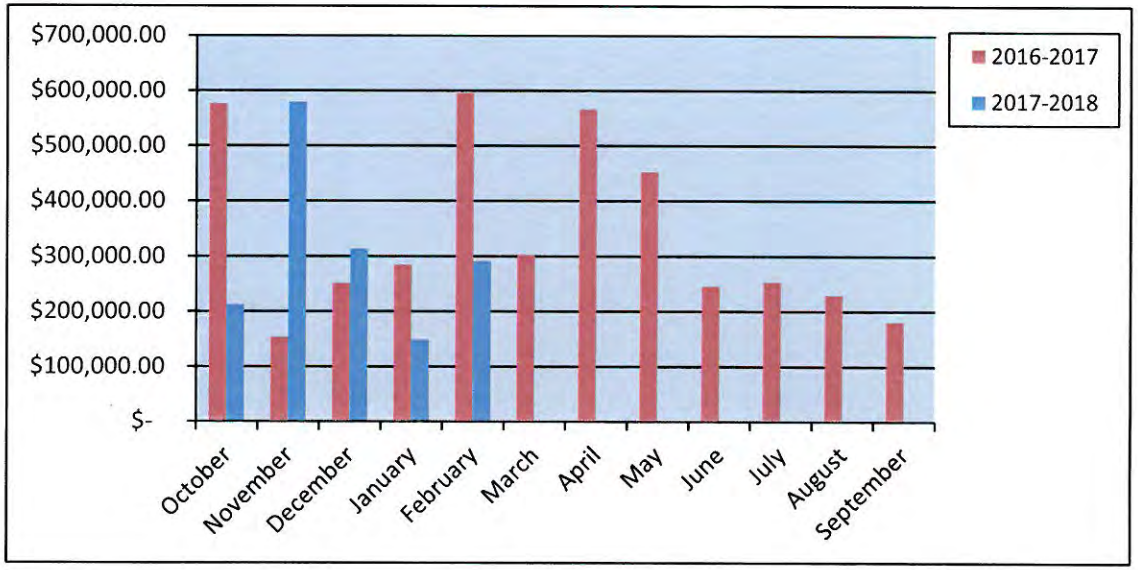
Total Fees Collected Calendar Year

Year	2017	2018
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	$ 291,324.78
March	$ 302,406.79	
April	$ 566,291.24	
May	$ 451,389.66	
June	$ 244,930.08	
July	$ 252,374.52	
August	$ 229,266.56	
September	$ 180,561.41	
October	$ 212,560.59	
November	$ 579,208.80	
December	$ 313,423.19	
Totals	**$ 4,213,035.44**	**$ 440,413.32**



Total Fees Collected Fiscal Year

Year	2016-2017	2017-2018
October	$ 576,222.20	$ 212,560.59
November	$ 152,701.44	$ 579,208.80
December	$ 251,265.83	$ 313,423.19
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	$ 291,324.78
March	$ 302,406.79	
April	$ 566,291.24	
May	$ 451,389.66	
June	$ 244,930.08	
July	$ 252,374.52	
August	$ 229,266.56	
September	$ 180,561.41	
Totals	**$ 4,088,032.33**	**$ 1,545,605.90**



City of Rockwall
PERMITS ISSUED
For the Period 2/1/2018 thru 2/28/2018

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0120 12/08/2017 02/28/2018	CO Active	2804 Ridge Rd. 4807-0000-0001-00-0R Panera Bread	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	WHA Design	, ,	(305) 443-3100
BUS OWNER	Rita Walsh - Panera Bread	3630 South Geyer, Sunset Hills, MD 95864	(314) 495-6820
CONTRACTOR	Parkway Construction & Assc	1000 Civic Circle, Lewisville, TX 75067	97222119790000
ELEC CONTR	TROJAN ELECTRIC	2515 MILLER LN., Arlington, TX 76013	(817) 467-1137
INSP RPT EMAIL	Parkway Construction & Assc	1000 Civic Circle, Lewisville, TX 75067	97222119790000
MECH CONTR	TDAC Heating & Air Conditi	P.O. Box 170717, Arlington, TX 76003	(817) 419-8080
OWNER	2804 RIDGE, LLC,	, DALLAS, TX 75225	
PLB CONTR	Lawton Mechanical	1444 N Central Expressway, McKinney, TX 75070	(972) 569-8800

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2017-0126 12/29/2017 02/05/2018	CO BUSINESS Active	3035 Ridge Rd. 105 0207-0000-0004-09-0R Juice It up	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Jay & Kelsey Pickens	9710 Cloister Dr., Dallas, TX 75228	(972) 722-7970
BUS OWNER	Jay & Kelsey Pickens	3035 Ridge Rd #105, Rockwall, TX 75032	(972) 722-7970
OWNER	TEMUNOVIC, PARTNERSH	, ROCKWALL, TX 75032	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0007 01/17/2018 02/02/2018	CO NEW CONSTRUCTION Active	1450 TL Townsend Dr. Platinum Construction Business Park-Bldg A	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	ANNALYSE VALK	1834 s FM 551, Fate, TX 75089	(469) 222-1597
BUS OWNER	Ron Valk	1450 TL Townsend Dr., Rockwall, TX 75032	
CONTRACTOR	Platinum Construction	1834 s FM 551, Fate, TX 75089	(469) 222-1597
ELEC CONTR	RJ ELECTRIC	8136 GUADALUPE RD, Arlington, TX 76002	(817) -84-5-85
INSP RPT EMAIL	Platinum Construction	1834 s FM 551, Fate, TX 75089	(469) 222-1597
MECH CONTR	BF Mechanical	1443 Strickland, Dallas, TX 75216	(214) 942-1261
OWNER	RON VALK	1834 S FM 551, FATE, TX 75189	(469) 250-1992
PLB CONTR	Alvarado Plumbing	2337 Windchime Dr., Grand Prairie, TX 75051	(214) 718-9110

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0009 01/19/2018 02/09/2018	CO INTERIOR Active	3301 N Goliad 105 0030-0000-0004-01-0R R Donut	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Sung H Kim	1269 Stanford Dr., Rockwall, TX 75087	(214) 727-8249
BUS OWNER	Sung H Kim	3301 N Goliad St. 105, Rockwall, TX 75087	(214) 727-8249
CONTRACTOR	SHJ CONSTRUCTION LLC	1737 E. FRANKFORD RD. #201, Carrollton, TX 75007	(469) 363-5785
OWNER	ROCKWALL 205-552 LLC	1408 QUORUM DR., STE 160, Dallas, TX 75254	(214) 402-8702

City of Rockwall
PERMITS ISSUED
For the Period 2/1/2018 thru 2/28/2018

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0011	CO	975 IH 30 103	0.00	75.00	75.00
01/24/2018	INTERIOR	4799-000A-0009-00-0R			
02/26/2018	Active	Oak Hill Animal Rescue			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Jim Baker	P.O. Box 367, Seagoville, TX 75159	(972) 287-9150
BUS OWNER	Jim Baker	PO Box 367, Seagoville, TX 75159	(972) 533-4689
INSP RPT EMAIL	Jim Baker	P.O. Box 367, Seagoville, TX 75159	(972) 287-9150
OWNER	ROCKWALL, CROSSING L	2100 W 7TH ST, FORT WORTH, TX 76107	(817) 377-7775

CO2018-0014	CO	1450 TL Townsend Dr. 100	0.00	75.00	75.00
01/27/2018	INTERIOR				
02/02/2018	Active	Platinum Construction			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	ANNALYSE VALK	1834 s FM 551, Fate, TX 75089	(469) 222-1597
BUS OWNER	Ron Valk	1450 TL Townsend, Rockwall, TX 75032	
CONTRACTOR	Platinum Construction	1834 s FM 551, Fate, TX 75089	(469) 222-1597
ELEC CONTR	RJ ELECTRIC	8136 GUADALUPE RD, Arlington, TX 76002	(817) -84-5-85
INSP RPT EMAIL	Platinum Construction	1834 s FM 551, Fate, TX 75089	(469) 222-1597
MECH CONTR	BF Mechanical	1443 Strickland, Dallas, TX 75216	(214) 942-1261
OWNER	RON VALK	1834 S FM 551, FATE, TX 75189	(469) 250-1992
PLB CONTR	Alvarado Plumbing	2337 Windchime Dr., Grand Prairie, TX 75051	(214) 718-9110

CO2018-0016	CO	1460 TL Townsend Dr.	0.00	75.00	75.00
01/30/2018	SHELL				
02/02/2018	Active	Platinum Const.Business Park -Bldg B SHELL			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	ANNALYSE VALK	1834 S FM 551, Fate, TX 75189	(469) 222-1597
BUS OWNER	Ron Valk	1834 S FM 551, Fate, TX 75189	(469) 222-1597
CONTRACTOR	Platinum Construction	1834 s FM 551, Fate, TX 75089	(469) 222-1597
INSP RPT EMAIL	ANNALYSE VALK	1834 S FM 551, Fate, TX 75189	(469) 222-1597
OWNER	RON VALK	1834 S FM 551, FATE, TX 75189	(469) 250-1992

Total Valuation: **0.00**
Total Fees: **526.50**
Total Fees Paid: **526.50**

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ROCKWALL FIRE Department

Monthly Report

February 2018

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All Calls By Type

February 2018				
Situation Type	Automatic aid given	Mutual aid given	Mutual aid received	City
111 Building fire	2			3
131 Passenger vehicle fire (cars, pickups, SUV's)				1
143 Grass fire				1
151 Outside rubbish, trash or waste fire	1			
311 Medical assist, assist EMS crew				76
322 Motor vehicle accident with injuries				7
323 Motor vehicle/pedestrian accident (MV Ped)				1
324Motor vehicle accident with no injuries.				11
331 Lock-in (if lock out , use 511)				1
353 Removal of victim(s) from stalled elevator				1
360 Water & ice-related rescue, other				1
363 Swift water rescue				2
411 Gasoline or other flammable liquid spill				2
412 Gas leak (natural gas or LPG)				9
440 Electrical wiring/equipment problem, other	1			1
445 Arcing, shorted electrical equipment				1
451 Biological hazard, confirmed or suspected				1
551 Assist police or other governmental agency				4
552 Police matter				1
553 Public service				11
600 Good intent call, other				2
611 Dispatched & canceled en route	1	1		5
621 Wrong location				1
622 No incident found on arrival at dispatch address				7
651 Smoke scare, odor of smoke				6
652 Steam, vapor, fog or dust thought to be smoke				1
671 HazMat release investigation w/no HazMat				1
733 Smoke detector activation due to malfunction				1
735 Alarm system sounded due to malfunction			2	7
740 Unintentional transmission of alarm, other				1
741 Sprinkler activation, no fire - unintentional				1
743 Smoke detector activation, no fire - unintentional				8
744 Detector activation, no fire - unintentional				1
745 Alarm system activation, no fire - unintentional				9
746 Carbon monoxide detector activation, no CO				1
814 Lightning strike (no fire)				1
Do not use Public service - Non paged				2
Grand Total	**5**	**1**	**2**	**190**

Dispatch to Arrival Analysis-All (No Mutual Aid)				Total Calls
27%	On Scene in	4.0	minutes or less	37
46%	On Scene in	5.0	minutes or less	63
68%	On Scene in	6.0	minutes or less	94
78%	On Scene in	7.0	minutes or less	107
90%	On Scene in	8.0	minutes or less	124
99%	On Scene in	19.0	minutes or less	136

Total Calls		136
Average Time Per Call		3.97
	Call Count	Percentage
Under 4 min	83	61.03%
Over 4 min	53	38.97%

Enroute to Arrival Analysis-All (No Mutual Aid)				Total Calls
60%	On Scene in	4.0	minutes or less	83
75%	On Scene in	5.0	minutes or less	103
86%	On Scene in	6.0	minutes or less	118
90%	On Scene in	7.0	minutes or less	123
95%	On Scene in	8.0	minutes or less	131
99%	On Scene in	19.0	minutes or less	136

Total Calls		136
Average Time Per Call		5.42
	Call Count	Percentage
Under 4 min	37	27.21%
Over 4 min	99	72.79%

Enroute to Arrival Analysis-*By District* (No Mutual Aid)				Total Number of Calls	Average Drive Time Minutes	Percent of Runs per Station
	100s with Station 1					
62%	On Scene in	4.0	minutes or less	45	3.66	33.09%
	200s with Station 2					
69%	On Scene in	4.0	minutes or less	39	3.78	28.68%
	300s with Station 3					
76%	On Scene in	4.0	minutes or less	17	3.39	12.50%
	400s with Station 4					
62%	On Scene in	4.0	minutes or less	21	2.74	15.44%
	500s w/out Station					
20%	On Scene in	4.0	minutes or less	5	6.09	3.68%
	600s w/out Station					
0%	On Scene in	4.0	minutes or less	1	6.67	0.74%
	700s w/out Station					
14%	On Scene in	4.0	minutes or less	7	6.16	5.15%
	800s w/out Station					
0%	On Scene in	4.0	minutes or less	1	0.00	0.74%
	900s w/out Station					
N/A	On Scene in	4.0	minutes or less			
	1000s w/out Station					
N/A	On Scene in	4.0	minutes or less			
			Total Calls	136		

Fire Marshal Division

Monthly Report - February 2018

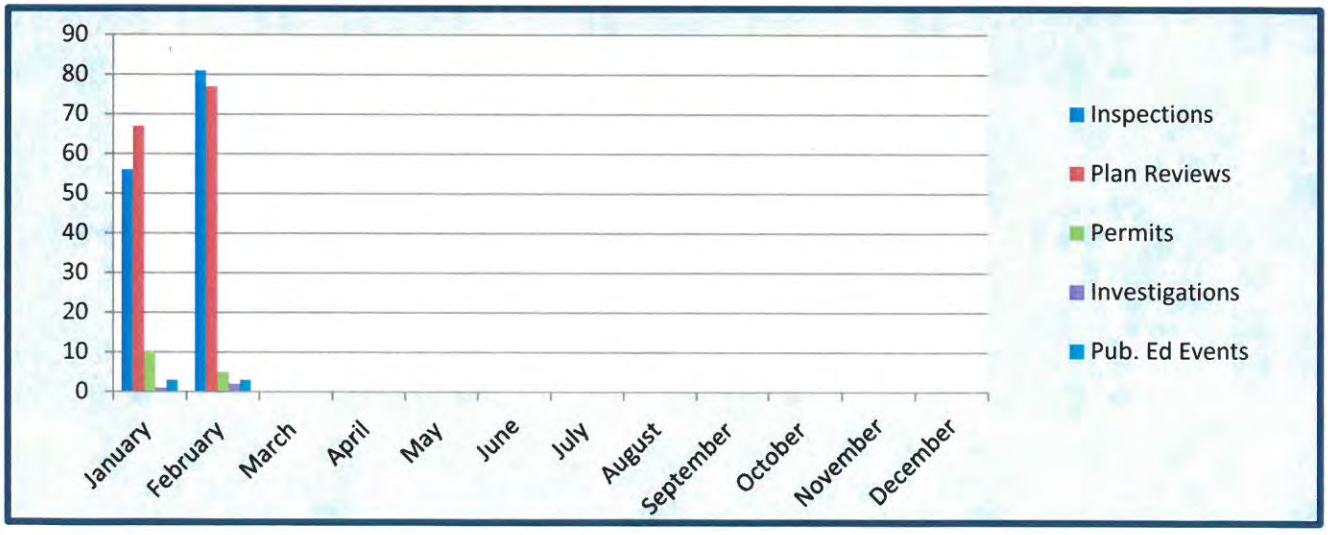
Inspection Status Report	
Finaled Inspections	45
Pending Inspections	36
Total for the Month	**81**

Fire Investigations Status Report	
Active Investigations	0
Closed Investigations	2
Total for the Month	**2**

Plan Review Report	
Above Ground Storage	1
CO	16
COMM	34
Engineering	8
Misc.	
Plat	5
Site Plan	2
Single Family	1
TCO	1
Zoning	9
Total for the Month	77

Fire Permit Report	
Access Control	0
Fire Alarm	1
Kitchen Suppression	1
UST Removal	1
Temp Aboveground Tank	0
Underground Tank	1
Underground Sprinkler	1
Total for the Month	**5**

Public Education Events	
Total for the Month	**3**



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Total Dollar Losses

February 2018

City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 03/28/2018 12:12
Login ID: rck\sdean
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$0.00	$0.00	$148,907.70	$98,060.00	$154,540.20
Total Content Loss:	$1,400.00	$0.00	$87,731.82	$60,236.00	$89,731.82
Total Property Pre-Incident Value:	$0.00	$0.00	$389,909.40	$98,060.00	$403,399.40
Total Contents Pre-Incident Value	$0.00	$0.00	$233,945.64	$58,836.00	$240,690.64
Total Losses:	$1,400.00	$.00	$236,639.52	$158,296.00	$1,400.00
Total Value:	$.00	$.00	$623,855.04	$156,896.00	$644,090.04

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Key Projects:

(1) **Asset Management Software**. Install and Training Complete.

(2) **Outside Agencies / Citizens**. NCTCOG

(3) **Engineering/Public Works**. SH205-Goliad PCI Ratings Map, GPS Elec. Hand Hole, Flooding Event maps, Update Bond Maps, City Limits Signage locations, AMS Implementation changes

(4) **Parks Department**. Park Land dedication maps

(5) **Planning Department**. Comp. Plan update Demographics – Calc's, CPAC FLUP Map , Built Vacant Calc's, Property Values Data, Planning Cases, Hotels (entitled and existing), Master water & wastewater maps, Site plans

(6) **Building Inspections/NIS** BOA maps, Breezy Hill 8 map, Ridgecrest map, AT&T – Verizon Cell Antennas

(7) **GIS**. 911 Addressing, GIS staffing changes, Cityworks data changes (Go-Live), Census BAS & LUCA, SDE Issues, Parcel updates, NG911 updates / State QC, 2018 City Maps update, Cemetery data updates, Asset ID Tool, Planimetric updates, Harbor maps, Various Calculations

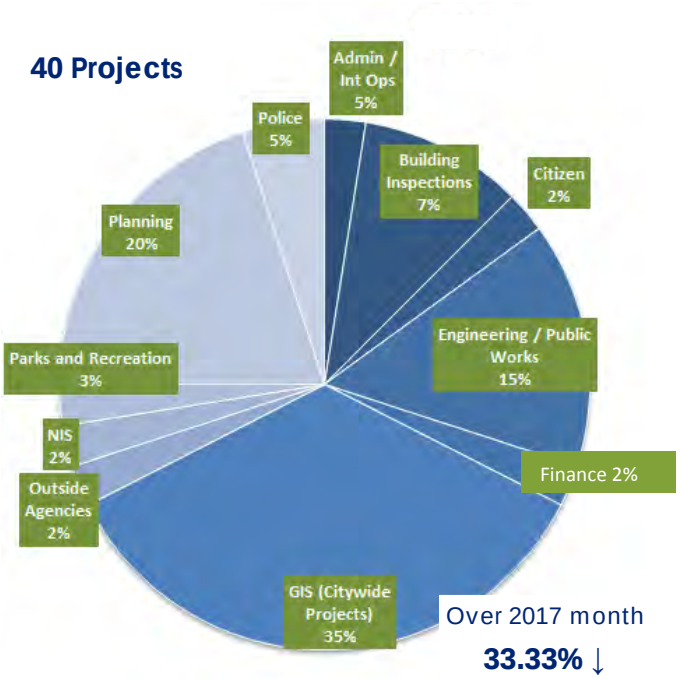
(8) **Police / Fire.** PD NWS Update, Intoxicated Manslaughter Case

(9) **Admin / Int-Ops.** Apartments map

(10) **Finance-** Cemetery boundary map

Monthly Project Request by Department:

40 Projects



Over 2017 month **33.33%** ↓

Admin / HR / Internal Ops	1
Building Inspections	4
Citizen Request	1
City Council	0
City Manager's Office	0
Neighborhood Improvement Services	1
Engineering / Public Works	6
Finance / Utility Billing	1
Fire Department	0
GIS (Citywide Projects)	14
IT	0
Main Street Program	0
Outside Agencies	1
Parks and Recreation	1
Planning	8
Police Department	2
REDC	0
Total	**40**

GIS Project Request *(Year to Year)*:



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Rockwall Police Department
Harbor District Call For Service
January 2018

Incident Number	Date	Time	Common Name	Incident Type	Incident CFS Disposition
2018-00002006	1/19/2018	20:01:13	The Hilton	Civil Matter	No Report
2018-00002018	1/19/2018	21:39:42	The Hilton	Disturbed Person	No Report
2018-00002679	1/25/2018	22:26:56	The Harbor	Harrassment	No Report
2018-00001160	1/11/2018	22:47:41	The Hilton	Intoxicated	No Report
2018-00003176	1/29/2018	22:03:54	The Hilton	Meet Complainant	Report
2018-00002007	1/19/2018	20:06:12	The Harbor	Motor Vehicle Theft	No Report
2018-00001487	1/15/2018	0:12:07	The Harbor	Suspicious Activity	No Report
2018-00002709	1/26/2018	2:26:02	The Harbor	Suspicious Activity	No Report
2018-00002272	1/22/2018	12:44:27	Cinemark Movies 12	Theft	No Report

Common Name	
Cinemark Movies 12	1
The Harbor	4
The Hilton	4
	9

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
FACILITY MAINTENANCE REQUESTS FOR SERVICE
FEBRUARY 2018

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	11	11	0	100%
ADMINISTRATIVE SERVICES	0	0	0	0%
AIRPORT	4	4	0	100%
ANIMAL SERVICES	9	9	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	3	3	0	100%
ENGINEERING	8	8	0	100%
FINANCE	0	0	0	0%
FIRE DEPARTMENT	14	14	0	100%
INTERNAL OPERATIONS	143	143	0	100%
MUNICIPAL COURT	8	8	0	100%
PARKS & RECREATION	18	18	0	100%
PLANNING & ZONING	7	7	0	100%
POLICE DEPARTMENT	37	37	0	100%
PUBLIC WORKS	11	11	0	100%
UTILITY BILLING	2	2	0	100%
TOTAL	275	275	0	100%

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
RADIO SYSTEM
REQUESTS FOR SERVICE
FEBRUARY 2018

DEPARTMENT	# OF REQUESTS	# OF REQUESTS RESPONDED TO W / IN 24 HOURS	# OF REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ANIMAL SERVICES	0	0	0	100%
CODE ENFORCEMENT	0	0	0	100%
FIRE DEPARTMENT	0	0	0	100%
INTERNAL OPERATIONS	0	0	0	100%
PARKS & RECREATION	0	0	0	100%
POLICE DEPARTMENT	2	2	0	100%
PUBLIC WORKS	0	0	0	100%
UTILITY BILLING	0	0	0	100%
EMS	0	0	0	100%
FATE DPS	0	0	0	100%
HEATH DEPT. PUBLIC SAFETY	0	0	0	100%
HOSPITAL CONTROL STATIONS	0	0	0	100%
SYSTEM ISSUES	0	0	0	100%

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F46 Ralph M Hall Rockwall Municipal Airport

Operations Report February 2018

Fuel Sales

	Gallons Sold	Gross Sales
Jet - A Sales	634	$2,396.52
Av-Gas Sales	1080.3	$4,105.14
Total Fuel Sales	1714.3	$6,501.66

Hangar Rental Revenue

Overnight Tiedown	$35.00
Covered Overnight Tiedown	$0.00
Open T Hangar	$3,230.00
Enclosed Hangar	$120.00
Community Hangar	$580.00
Total Hangar Rentals	$3,965

Hangar Occupancy

	Total Hangars	Qty Rentable	Quantity Leased	Occupancy Rate
Open T Hangars	46	43	35	76%
Enclosed Hangars	2	1	1	50%
Community Hangar	1	1	1	100%
Total Hangar Occupancy				75%

City Revenue	Fee Rate	Hangar Rental	Fuel Flowage	Total Due
Fuel Sales (Gallons Sold)	$0.10		1,714.30	$171.43
Hangars	5.00%	$3,965.00		$198.25
Total Fees Due				$369.68

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FEBRUARY 2018
MONTHLY REPORT

ROCKWALL PARKS & RECREATION

PARTICIPATION



SNAP PROM: 95 PARTICIPANTS (*+35 OVER 2017*)



RBSL OPENING DAY: MULTIPLE TEAMS



BRAD GRIGGS INDUCTED INTO TAAF HALL OF FAME

MONTHLY OVERVIEW	*FEB '18*
Part Time Labor Hours	83
Program Offerings	11
Program Participants	163
Resident Participants	77
Non-Resident Participants	86
Programs that Made	10
Cancelled Programs	2
% of Programs Cancelled	17%

FEE BASED RESIDENT VS NON-RESIDENT

10 programs

47%	53%

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VOLUNTEER IN THE PARKS (V.I.P.)



PLANNED EVENT RAINED OUT

TOTAL # OF VOLUNTEER HOURS

# OF VOLUNTEERS	0
# OF VOLUNTEER HOURS	0

0

FACILITY RENTALS



HMCC	FEB '18
Time Blocks Rented	55
Monthly Revenue	**$2200**

HMCC RENTAL ACTIVITY BY TIME BLOCK

59 Rentals

6 - 11 AM | 11 AM - 5 PM | 5 - 11 PM



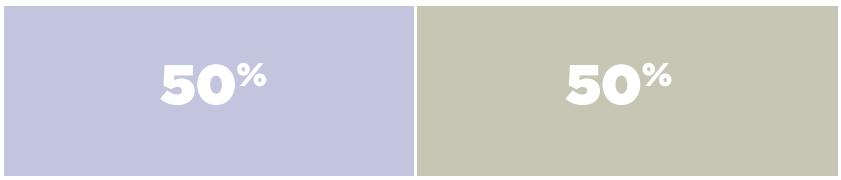


PAVILIONS	FEB '18
Time Blocks Rented	2
Monthly Revenue	**$80**

PAVILION RENTAL ACTIVITY BY TIME BLOCK

8 Rentals

6 AM - 3 PM | 3 - 11 PM



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PARKS



CERTIFIED:

John Adair and Kyle Pullen new Certified Playground Safety Inspectors. John Adair new TDA Certified Applicator

CERTIFIED:

John Adair, Brian Sartain and Joey Brown new Certified Pool and Spa Inspector. Brian Sartain Certified Playground Safety Inspector re-certified for 12 consecutive years

RE-CERTIFIED:

Travis Sales Certified Pool and Spa Operator re-certified for 29 consecutive years



PROJECT:

Complete renovation of the butterfly garden at Myers Park including all new edging new granite walkways and new Automatic Irrigation System all completed with Park staff



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MARKETING

FACEBOOK PAGE LIKES

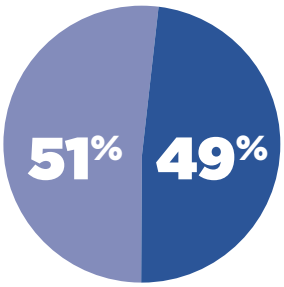
	GAIN OR LOSS
JAN	+64
FEB	+76

TOTAL LIKES THRU 2/28/2018

Like **10,108**

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

	ACCOUNTS	GAIN OR LOSS
JAN	5421	+360
FEB	5549	+128



RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

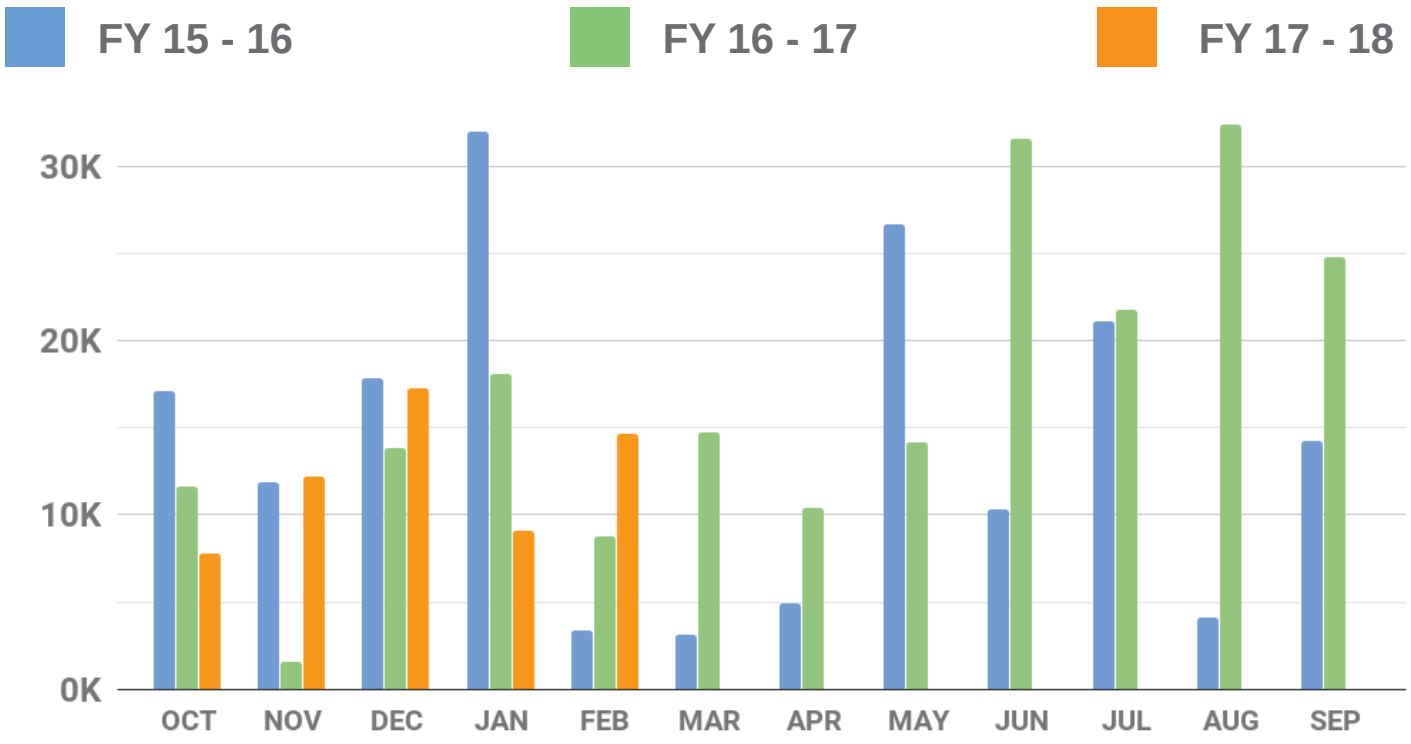
PLAYROCKWALL.COM

PAGEVIEWS Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of February 2018.	61,640
SESSIONS Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com	10,631
USERS Visitors to playrockwall.com	7,017

REVENUE

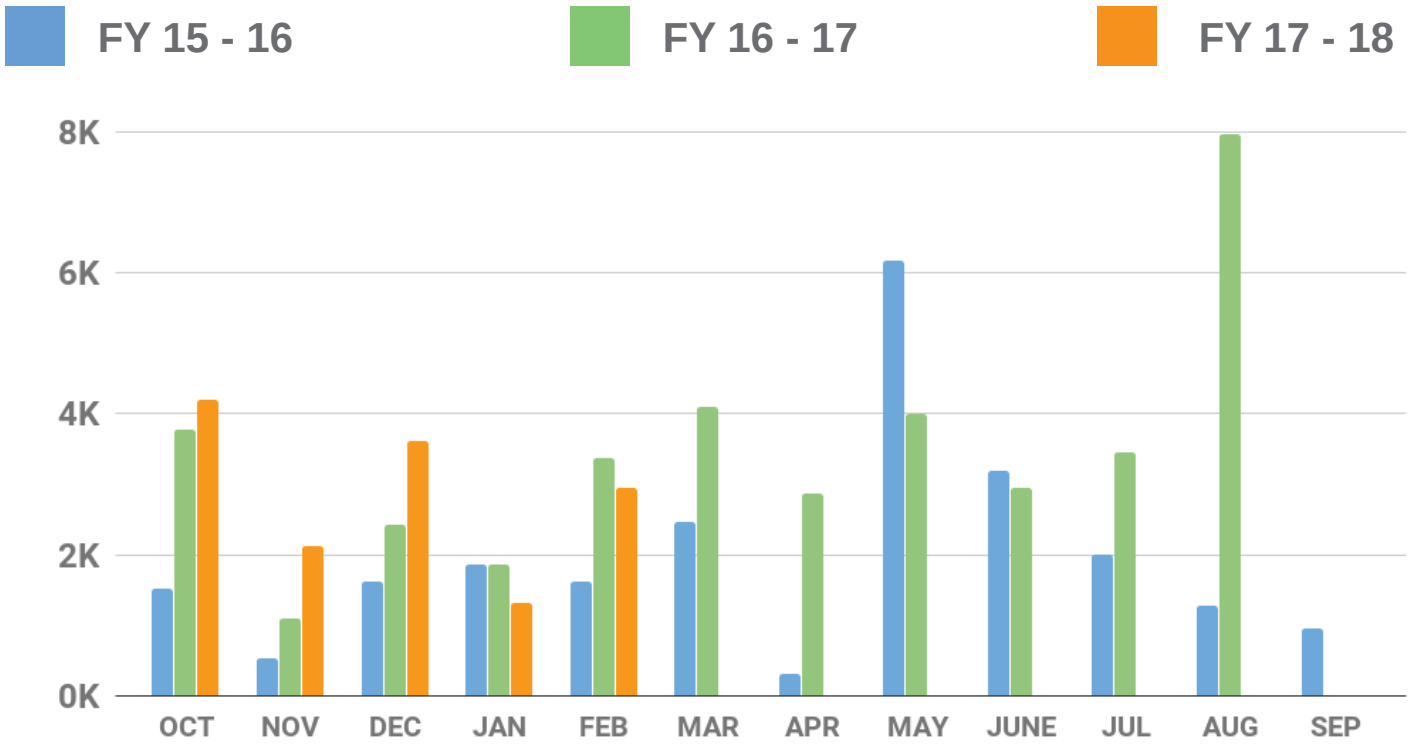
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



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Rockwall Police Department

Monthly Activity Report

February-2018

ACTIVITY	CURRENT MONTH FEBRUARY	PREVIOUS MONTH JANUARY	YTD 2018	YTD 2017	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	0	0	0	**0.00%**
Sexual Assault	0	2	2	0	**200.00%**
Robbery	0	0	0	2	**-200.00%**
Aggravated Assault	3	1	4	6	**-33.33%**
Burglary	2	2	4	9	**-55.56%**
Larceny	59	58	117	111	**5.41%**
Motor Vehicle Theft	2	2	4	10	**-60.00%**
TOTAL PART I	**66**	**65**	**131**	**138**	**-5.07%**
TOTAL PART II	**136**	**172**	**308**	**284**	**8.45%**
TOTAL OFFENSES	**202**	**237**	**439**	**422**	**4.03%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	10	14	24	28	**-14.29%**
D.W.I.	5	20	25	32	**-21.88%**
ARRESTS					
FELONY	21	38	59	54	**9.26%**
MISDEMEANOR	65	74	139	146	**-4.79%**
WARRANT ARREST	11	8	19	46	**-58.70%**
JUVENILE	6	3	9	14	**-35.71%**
TOTAL ARRESTS	**103**	**123**	**226**	**260**	**-13.08%**
DISPATCH					
CALLS FOR SERVICE	1145	1339	2484	2808	**-11.54%**
ACCIDENTS					
INJURY	14	14	28	37	**-24.32%**
NON-INJURY	42	55	97	104	**-6.73%**
FATALITY	0	0	0	1	**-100.00%**
TOTAL	**56**	**69**	**125**	**142**	**-11.97%**
FALSE ALARMS					
RESIDENT ALARMS	52	72	124	107	**15.89%**
BUSINESS ALARMS	112	155	267	219	**21.92%**
TOTAL FALSE ALARMS	**164**	**227**	**391**	**326**	**19.94%**
Estimated Lost Hours	**108.24**	**149.82**	**258.06**	**215.16**	**19.94%**
Estimated Cost	**$2,574.80**	**$3,563.90**	**$6,138.70**	**$5,118.20**	**19.94%**

ROCKWALL NARCOTICS UNIT

	Number of Cases	
	Arrests	
	Arrest Warrants	
	Search Warrants	
	Seized	

Rockwall Police Department

Dispatch and Response Times

February 2018

Police Department

	Average Response Time	
Priority 1		Number of Calls **64**
Call to Dispatch	0:01:44	
Call to Arrival	0:05:45	
% over 7 minutes	25%	

	Average Response Time	
Priority 2		Number of Calls **227**
Call to Dispatch	0:02:49	
Call to Arrival	0:08:41	
% over 7 minutes	50%	

	Average Response Time	
Priority 3		Number of Calls **54**
Call to Dispatch	0:05:20	
Call to Arrival	0:14:54	
% over 7 minutes	67%	

Average dispatch response time goals are as follows:
Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

Fire Department

	Average Response Time	
Call to Dispatch	0:01:42	Number of Calls **133**
Call to Arrival	0:07:22	

Overages

Incident No.	Date	Time Rec'd	Call Type	Time Disp	Resp Time	Reason

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Joey Boyd, Director of Internal Operations**

DATE: **March 22, 2018**

SUBJECT: **Airport Asphalt and Drainage Project Update**

TXDOT Aviation and the engineering consultant, Parkhill, Smith & Cooper received bids for asphalt and drainage improvements at the Ralph M. Hall / Rockwall Municipal Airport on January 18, 2018. Lone Wolf Construction, Inc. is the lowest bidder in the amount of $516,783.69. The Texas Transportation Commission approved $675,000 in federal non-primary entitlement grant funds for this project. Since the bids came in under budget, TXDOT has agreed to participate in repairing the entrance road with cement treated asphalt from Airport Road extending north to where it meets the fuel island. TXDOT had previously indicated it would not participate in funding this portion of the project.

A pre-construction meeting was held on Monday, March 26, 2018. Lone Wolf Construction was given a notice to proceed from TXDOT and the contract completion date is July 2, 2018. There will be times when the runway will be temporarily closed during the day while crews are working on the pavement. The FBO will issue a Notice to Airmen (NOTAM) on these days. City staff and the FBO will also contact customers based at the airport to make them aware of the anticipated closings so they can plan accordingly. The contractor does not anticipate needing to close the airport at night or on the weekends.

Attached is a project schedule. I will provide further updates as the project progresses. Please let me know if you have any questions.

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TxDOT Rockwall Airport Pavement Improvements and Drainage Project

Contractor: Lone Wolf Construction

Engineer: Parkhill, Smith, & Cooper

Project Start: Mon, 3/26/2018

Display Week: 1



TASK	ASSIGNED TO	PROGRESS	START	END
Mobilization		0%	3/26/18	3/31/18
Erosion Control		0%	3/27/18	3/30/18
RCP Storm		0%	4/2/18	4/8/18
Excavation		0%	4/4/18	4/8/18
Structural Repair		0%	4/11/18	4/15/18
Cement Treatment		0%	4/9/18	4/14/18
Flexible Base		0%	4/23/18	4/27/18
HMAC		0%	4/30/18	5/3/18
Drainage Gutter		0%	4/23/18	4/28/18
Crack Sealing		0%	5/7/18	5/10/18
P-631 Surface Treatment		0%	5/14/18	5/18/18
Pavement Markings		0%	5/28/18	6/1/18
Seeding, Fertilizing		0%	6/4/18	6/6/18

Insert new rows ABOVE this one

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Rockwall Adoption Center

2018 Animal Statistics

	ADOPTIONS	RESCUED	RETURN TO OWNER	EUTHANIZED	1045*	INTAKES	DISPOSITIONS	LIVE
	Total—Average	Total-Average	Total—Average	Total—Average	Total-Average			OUTCOME
Jan '18	75-78%	7-7%	11-12%	0-0%	0-0%	112	95	**97%**
Feb '18	90-69%	15-12%	23-18%	2-1%	0-0%	121	130	**99%**
March '18								
April '18								
May '18								
June '18								
July '18								
August '18								
September '18								
October '18								
November '18								
December '18								

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Rockwall Animal Adoption Center

PROFIT AND LOSS

February 2018

	TOTAL
Income	
4000 - City of Rockwall	99,434.55
4100 - Adoption Fee	
4111 Adoption Fee - Dog	6,070.00
4112 Adoption Fee - Cat	1,165.00
Total 4100 - Adoption Fee	**7,235.00**
4200 - Impound Fee	745.00
4300 - Owner Surrender	890.00
43400 Direct Public Support	
43410 Corporate Contributions	32.25
Total 43400 Direct Public Support	**32.25**
4350 - Quarantine Fee	200.00
4700 - General Donations	5,952.01
Total Income	**$114,488.81**
GROSS PROFIT	**$114,488.81**
Expenses	
5200 - Shelter Expense	
5202 - Micro Chip	499.50
5203 - Medication	5,441.65
5209 - Shelter Supplies	1,169.62
5210 - Cleaning	170.00
5220 - Truck Maintenance	700.47
Total 5200 - Shelter Expense	**7,981.24**
5215 - Insurance	1,308.10
5300 - Veterinary Expense	5,903.50
5400 - Professional Services	5,159.84
65000 5000 - Administative Expense	
5004 - Paypal/Intuit fee	475.46
5005 - Postage	18.81
5006 - Bank Fees	149.35
5040 - Retirement srvs - 401K	254.00
5050 - Payroll	23,188.66
5055 - Payroll Tax	2,319.27
5056 - 401K Employer/Healthcare	741.14
5099 - Misc	353.53
65040 5001 - Supplies	8.76
65050 5060 -Telephone, Telecomm	240.00
Total 65000 5000 - Administative Expense	**27,748.98**
Total Expenses	**$48,101.66**
NET OPERATING INCOME	**$66,387.15**
NET INCOME	**$66,387.15**

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STAR TRANSIT
P.O. Box 703 · Terrell, TX 75160
Phone: 972.563.5875 · Fax: 972.563.1491 · www.STARtransit.org

March 5, 2018

To: City of Rockwall

From: Ashley Ando, Grant Director

Re: February 2018 Demand and Response Ridership Report

TRIP INFORMATION:

MONTH	NO. OF SERVICE DAYS	TRIPS
FEBRUARY	19	1,274

Non-Service Days: February 19th

NO. OF TRIPS	PURPOSE
0	Education
0	Government
92	Medicaid
176	Medical
23	Nutrition (Senior Center)
800	Other (adult-day care, beauty salon, friend's homes, etc.)
43	Shopping
140	Work

FEBRUARY UNDUPLICATED PASSENGERS
114
YEAR TO DATE UNDUPLICATED PASSENGERS
280

Adjusted Trip Total	689

*Trip Totals without Contracts or Medicaid

> = 60	350
DIS >60	170
	520
% E & D Trip Total	75%

FY 2018 TOTAL DEMAND AND RESPONSE TRIPS TO DATE: 9,457
(FY 2018-SEPTEMBER 1, 2017 -AUGUST 31, 2018)
PREVIOUS YEAR: FEBRUARY 2017 TRIP TOTAL= 575 (122% INCREASE)

ROCKWALL CITY	1Q	2Q	3Q	4Q	*PURPOSE TOTALS*
EDU	14	2	0	0	*16*
GOV	6	2	0	0	*8*
MDE	215	254	0	0	*469*
MED	752	489	0	0	*1,241*
NUT	152	71	0	0	*223*
OTH	3,583	2,362	0	0	*5,945*
SHP	405	161	0	0	*566*
WORK	576	413	0	0	*989*
	5,703	3,754	0	0	*9,457*

ROCKWALL CITY	**Sep-17**	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
(UPT) Unlinked Passenger Trips	1,970	2,146	1,587	1,145	1,335	1,274							**9,457**	*1,576*
EDU	7	6	1	0	2	0							**16**	*3*
GOV	4	0	2	2	0	0							**8**	*1*
MDE	69	78	68	91	71	92							**469**	*78*
MED	267	267	218	139	174	176							**1,241**	*207*
NUT	33	74	45	22	26	23							**223**	*37*
OTH	1,205	1,365	1,013	699	863	800							**5,945**	*991*
SHP	159	162	84	72	46	43							**566**	*94*
WORK	226	194	156	120	153	140							**989**	*165*
TOTAL DR TRIPS	**1,970**	**2,146**	**1,587**	**1,145**	**1,335**	**1,274**	**0**	**0**	**0**	**0**	**0**	**0**	9,457	*681*
						0								

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
Medicaid	69	78	68	91	71	92	0	0	0	0	0	0	**469**	*39*
Lakepointe Church Contract	894	1,052	676	417	550	493							**4,082**	*680*
Nursing Home Contracts	0	0	0	0	0	0	0	0	0	0	0	0	**0**	*0*
Charters	0	0	0	0	0	0	0	0	24	0	0	0		
	963	*1,130*	*744*	*508*	*621*	*585*	*0*	*0*	*0*	*0*	*0*	*0*	***4,551***	*379*

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
Adjusted Trip Total	1,007	1,016	843	637	714	689	0	0	0	0	0	0	**4,906**	*43,146*
	*Trip Totals without Contracts or Medicaid													

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
> = 60	550	645	491	309	338	350							**2,683**	*447*
DIS <60	231	256	214	181	229	170							**1,281**	*214*
	781	*901*	*705*	*490*	*567*	*520*	*0*	*0*	*0*	*0*	*0*	*0*	***3,964***	*330*
% of Adjusted Trip Total	78%	89%	84%	77%	79%	75%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
GENERAL PUBLIC	226	115	138	147	147	169	0	0	0	0	0	0	**942**	*79*
% of Adjusted Total	22%	11%	16%	23%	21%	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-17**	**TOTALS**
DOS	20	22	20	19	22	19							122
NoShow/Cancel	504	600	709	565	673	519						565	4135
UNDUPLICATED M2M	122	132	115	98	101	114							682
UNDUPLICATED YTD	-	168	195	227	254	280							1124
			27	*32*	*27*	*26*	*-280*	*0*	*0*	*0*	*0*	*0*	
	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-17**	**TOTALS**
Subscription Trips	**394**	**449**	**354**	**372**	**430**	**404**							**2403**
Percent Subs of Total Trips	**20%**	**21%**	**22%**	**32%**	**32%**	**32%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	

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STAR TRANSIT
P.O. Box 703 · Terrell, TX 75160
Phone: 972.563.5875 · Fax: 972.563.1491 · www.STARtransit.org

March 5, 2018

To: City of Rockwall

From: Ashley Ando, Grant Director

Re: Second Quarter Demand and Response Ridership Report

TRIP INFORMATION:

Days of Service: December 1, 2017 - February 28, 2018, 59 Service Days

Holidays: 5 Days
December 22nd and 25th
January 1st and 15th
February 19th

ROCKWALL CITY	2Q
EDUCATION	2
GOVERNMENT	2
MEDICAID	254
MEDICAL	489
NUTRITION (SENIOR CENTERS)	71
OTHER	2,362
SHOPPING	161
WORK	413
	3,754

ROCKWALL CITY	Dec-17	Jan-18	Feb-18	TOTALS
(UPT) Unlinked Passenger Trips	1,145	1,335	1,274	**3,754**
EDU	0	2	0	**2**
GOV	2	0	0	**2**
MDE	91	71	92	**254**
MED	139	174	176	**489**
NUT	22	26	23	**71**
OTH	699	863	800	**2,362**
SHP	72	46	43	**161**
WORK	120	153	140	**413**
TOTAL DR TRIPS	**1,145**	**1,335**	**1,274**	**3,754**

CONTRACTED SERVICES	Dec-17	Jan-18	Feb-18	TOTALS
Medicaid	91	71	92	**254**
Lakepointe Church Contract	417	550	493	**1,460**
Nursing Home Contracts	0	0	0	**0**
Charters	0	0	0	
	508	*621*	*585*	***1,714***

	Dec-17	Jan-18	Feb-18	TOTALS
Adjusted Trip Total	637	714	689	**2,040**
	*Trip Totals without Contracts or Medicaid			

ELDERLY AND DISABLED	Dec-17	Jan-18	Feb-18	TOTALS
> = 60	309	338	350	**997**
DIS <60	181	229	170	**580**
	490	*567*	*520*	***1,577***
% of Adjusted Trip Total	77%	79%	75%	

	Dec-17	Jan-18	Feb-18	TOTALS
GENERAL PUBLIC	147	147	169	**463**
% of Adjusted Total	23%	21%	25%	

RIDERSHIP STATISTICS	Dec-17	Jan-18	Feb-18	TOTALS
UNDUPLICATED M2M	98	101	114	313
UNDUPLICATED YTD	227	254	280	761
NoShow/Cancel	565	673	519	1,757
Subscription Trips	372	430	404	**1,206**
Percent Subs of Total Trips	32%	32%	32%	

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Agenda 5

Motorcycle Safety and Awareness Month

Proclamation 10

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Public Safety Telecommunications Week

Proclamation 12

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National Day of Prayer

Natl Day of Prayer Proc 14

Blank Page 15

Consider approval of the minutes from the March 19, 2018 and the April 2, 2019 regular City Council meetings, and take any action necessary

03-19-18 Mins. 16

04-02-18 Mins. 31

Blank page 42

Consider authorizing the City Manager to execute a ground lease agreement between City of Rockwall and the Cain Revocable Family Trust for a parking lot located near the intersection of N. Fannin and E. Rusk Street, and take any action necessary.

Memo 43

Lease Agreement 44

Blank Page 52

Consider a resolution denying approval of a Distribution Cost Recover Factor to increase distribution rates filed by Oncor Electric Delivery, approving cooperation with the Steering Committee of Cities served by Oncor to evaluate the filing, to negotiate with Oncor on the City's behalf, and take any action necessary.

Oncor Filing 53

Blank Page 57

Consider awarding a bid to Buyers Barricades Inc. and authorizing the City Manager to execute a Purchase Order for two new Mobile Message Boards in the amount of $31,317.40 to be funded out of the General Fund Streets Operations Budget, and take any action necessary.

memo 58

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P2018-007 - Consider a request by Johnathan Fitzgerald of Binkley & Barfield, Inc. for the approval of a final plat for Park Place West, Phase III containing 82 single-family residential lots on a 25.291-acre tract of land being identified as Tracts 55-1 & 55-2 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard, and take any action necessary.

P2018-007 60
Blank Page 70

Consider approval of a Facilities Agreement with Billy Self on behalf of Pro-Soap of Rockwall to grant a variance regarding the storm water detention improvements and allowing the property owner a three (3) year period to build the required detention pond, and take any action necessary.

Memorandum 71
Blank Page 76

Z2018-013 - Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of BH Balance 405, LTD for the approval of an ordinance amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] to amend the concept plan and for the purpose of incorporating changes to the lot composition and land uses stipulated by the development standards and concept plan contained in Exhibits 'B' & 'C' of Ordinance No. 17-60 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, the T. R. Bailey Survey, Abstract No. 30, and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary (1st Reading).

Z2018-013 77
Blank Page 153

Z2018-016 - Hold a public hearing to discuss and consider a request by Clark Staggs on behalf of Vinod Miranda for the approval of an ordinance for a zoning change from a Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex and limited Commercial (C) District land uses on a on 9.70-acre tract of land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwestern corner of the intersection of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary (1st Reading).

Memorandum 154
Z2018-016 156
Property Owner Notifications 301
Blank page 409

Z2018-017 - Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of an ordinance for a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary (1st Reading).

Z2018-017 410
Blank Page 548
Z2018-014 - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an ordinance for a text amendment to various sections of Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] for the purpose of amending the variance process relating to signage for properties in an overlay district, and take any action necessary (1st Reading).
Z2018-014 549
Blank Page 557
Z2018-015 - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an ordinance for a text amendment to various sections of Article II, Authority and Administrative Procedures, of the Unified Development Code [Ordinance No. 04-38] for the purpose of clarifying the reapplication procedures for applications that have been denied by the City Council, and take any action necessary (1st Reading).
Z2018-015 558
Blank Page 567
MIS2018-006 - Hold a public hearing to discuss and consider a City initiated request to amend the Comprehensive Plan by approving an ordinance changing to the Master Thoroughfare Plan Map contained within the Transportation section of the plan for the purpose of [1] reclassifying Horizon Road [FM-3097] from a M4U (minor arterial, four [4] lane, undivided roadway) to a TXDOT4D (TXDOT, four [4] lane, roadway) and [2] realigning Breezy Hill Road to reflect existing public right-of-way, and take any action necessary (1st Reading).
MIS2018-006 568
Blank Page 573
Discuss and consider approval of a resolution pertaining to the Rockwall Central Appraisal District's request to build an additional building adjacent to the existing building (located at 841 Justin Road), and take any action necessary.
CAD provided info 574
CAD Property Search in Rck County 604
Resolution Re CAD building expansion 658
Blank Page 659
P2018-001 - Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a preliminary plat for Breezy Hill, Phase VIII containing 72 single-family residential lots on 30.785-acres of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.
P2018-001 660
Blank Page 666

SP2018-003 - Discuss and consider a request by Todd Winters, P.E. of Engineering Concepts and Design, L.P. for the approval of a variance in conjunction with an approved plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [FM-3097], and take any action necessary.

SP2018-003 . . . 667
Blank Page . . . 674

SP2018-007 - Discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of variances in conjunction with an approved site plan for a restaurant with drive-through facilities on a 0.81-acre parcel of land identified as Lot 3, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1945 N. Goliad Street, and take any action necessary.

SP2018-007 . . . 675
Blank Page . . . 682

Discuss and consider potential locations for gateway monument signage along SH-66, and take any action necessary.

Memorandum . . . 683
Blank Page . . . 688

Discuss and consider a report from the Airport Subcommittee related to the Texas Aviation Conference and discuss potential future airport planning efforts, and take any necessary action.

Airport . . . 689
Blank Page . . . 690

Discuss and consider board member appointments on the city's Park Board, and take any action necessary.

Memo . . . 691
Kevin Johnson . . . 692
Brandon Morris . . . 694
Blank Report . . . 696

AGENDA
ROCKWALL CITY COUNCIL
Monday, April 16, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (Personnel Matters).
2. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney)
3. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Board of Adjustments - pursuant to Section 551.074 (personnel matters) and possible removal of board member(s) – pursuant to Section 551.071 (Consultation with Attorney).
5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

III. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, April 16, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

IV. RECONVENE PUBLIC MEETING

V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VI. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER MACALIK

VII. PROCLAMATIONS / AWARDS

p.10 **1.** Motorcycle Safety and Awareness Month
p.12 **2.** Public Safety Telecommunications Week
p.14 **3.** National Day of Prayer

VIII. OPEN FORUM

IX. CONSENT AGENDA

p.16 **1.** Consider approval of the minutes from the March 19, 2018 and the April 2, 2019 regular City Council meetings, and take any action necessary

p.43 **2.** Consider authorizing the City Manager to execute a ground lease agreement between City of Rockwall and the Cain Revocable Family Trust for a parking lot located near the intersection of N. Fannin and E. Rusk Street, and take any action necessary.

p.53 **3.** Consider a resolution denying approval of a Distribution Cost Recover Factor to increase distribution rates filed by Oncor Electric Delivery, approving cooperation with the Steering Committee of Cities served by Oncor to evaluate the filing, to negotiate with Oncor on the City's behalf, and take any action necessary.

p.58 **4.** Consider awarding a bid to Buyers Barricades Inc. and authorizing the City Manager to execute a Purchase Order for two new Mobile Message Boards in the amount of $31,317.40 to be funded out of the General Fund Streets Operations Budget, and take any action necessary.

p.60 **5.** **P2018-007** - Consider a request by Johnathan Fitzgerald of Binkley & Barfield, Inc. for the approval of a final plat for Park Place West, Phase III containing 82 single-family residential lots on a 25.291-acre tract of land being identified as Tracts 55-1 & 55-2 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard, and take any action necessary.

p.71 **6.** Consider approval of a Facilities Agreement with Billy Self on behalf of Pro-Soap of Rockwall to grant a variance regarding the storm water detention improvements and allowing the property owner a three (3) year period to build the required detention pond, and take any action necessary.

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

XI. PUBLIC HEARING ITEMS

p.77 **1.** **Z2018-013** - Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of BH Balance 405, LTD for the approval of an **ordinance** amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] to amend the concept plan and for the purpose of incorporating changes to the lot composition and land uses stipulated by the development standards and concept plan contained in Exhibits 'B' & 'C' of Ordinance No. 17-60 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, the T. R. Bailey Survey, Abstract No. 30, and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary **(1st Reading).**

p.154 **2.** **Z2018-016** - Hold a public hearing to discuss and consider a request by Clark Staggs on behalf of Vinod Miranda for the approval of an **ordinance** for a zoning change from a Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex and limited Commercial (C) District land uses on a on 9.70-acre tract of land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwestern corner of the intersection of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary **(1st Reading).**

p.410 **3.** **Z2018-017** - Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary **(1st Reading).**

p.549 **4.** **Z2018-014** - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an **ordinance** for a text amendment to various sections of Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] for the purpose of amending the variance process relating to signage for properties in an overlay district, and take any action necessary **(1st Reading).**

p.558 **5.** **Z2018-015** - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an **ordinance** for a text amendment to various sections of Article II, Authority and Administrative Procedures, of the Unified Development Code [Ordinance No. 04-38] for the purpose of clarifying the reapplication procedures for applications that have been denied by the City Council, and take any action necessary **(1st Reading).**

p.568 **6.** **MIS2018-006** - Hold a public hearing to discuss and consider a City initiated request to amend the Comprehensive Plan by approving an **ordinance** changing to the Master Thoroughfare Plan Map contained within the Transportation section of the plan for the purpose of [1] reclassifying Horizon Road [FM-3097] from a M4U (minor arterial, four [4] lane, undivided roadway) to a TXDOT4D (TXDOT, four [4] lane, roadway) and [2] realigning Breezy Hill Road to reflect existing public right-of-way, and take any action necessary **(1st Reading).**

XII. ACTION ITEMS

p.574 **1.** Discuss and consider approval of a resolution pertaining to the Rockwall Central Appraisal District's request to build an additional building adjacent to the existing building (located at 841 Justin Road), and take any action necessary.

p.660 **2.** **P2018-001** - Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a preliminary plat for Breezy Hill, Phase VIII containing 72 single-family residential lots on 30.785-acres of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.

p.667 **3.** **SP2018-003** - Discuss and consider a request by Todd Winters, P.E. of Engineering Concepts and Design, L.P. for the approval of a variance in conjunction with an approved plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [FM-3097], and take any action necessary.

p.675 **4.** **SP2018-007** - Discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of variances in conjunction with an approved site plan for a restaurant with drive-through facilities on a 0.81-acre parcel of land identified as Lot 3, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1945 N. Goliad Street, and take any action necessary.

p.683 **5.** Discuss and consider potential locations for gateway monument signage along SH-66, and take any action necessary.

p.689 **6.** Discuss and consider a report from the Airport Subcommittee related to the Texas Aviation Conference and discuss potential future airport planning efforts, and take any necessary action.

p.691 **7.** Discuss and consider board member appointments on the city's Park Board, and take any action necessary.

XIII. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (Personnel Matters).

2. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney)

3. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

4. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Board of Adjustments - pursuant to Section 551.074 (personnel matters) and possible removal of board member(s) – pursuant to Section 551.071 (Consultation with Attorney).

5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XV. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.086 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 13th day of April, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

Rockwall, Texas

Proclamation

Whereas, today's society finds more citizens involved in motorcycling on the roads of our country; and

Whereas, motorcyclists are roughly unprotected and are much more likely to be injured or killed in a crash than other vehicle drivers; and

Whereas, safety-related campaigns have helped inform riders and motorists alike of ways to reduce motorcycle related risks, injuries, and most of all fatalities, through a comprehensive approach to motorcycle safety; and

Whereas, it is the responsibility of all who put themselves behind the wheel to become aware of motorcyclists and to regard them with the same respect as any other vehicle traveling the highways of this country; and

Whereas, we urge our community to be aware of the inherent dangers involved in operating a motorcycle and for drivers to give motorcyclists the respect on the road they deserve;

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **May 2018** as:

Motorcycle Safety & Awareness Month

In the City of Rockwall and urge all citizens to do their part to increase safety and awareness of motorcyclists in and around our community.

In Witness Whereof, I hereby affix my official hand and seal this 16th day of April, 2018.

Jim Pruitt, Mayor

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11

Rockwall, Texas

Proclamation

Whereas, each year the second week in April is designated as "National Public Safety Telecommunication Week" in the State of Texas; and

Whereas, this State recognizes the diligent efforts of 9-1-1 operators and other communications specialists throughout the State; and

Whereas, men and women who serve in this capacity are "unseen first responders," providing critical assistance to callers in times of great need; and

Whereas, 9-1-1 dispatchers work in an environment that is often high-paced and stressful, being called upon to utilize their specialized skills and training to make split second decisions, which, at times, could mean the difference between life and death; and

Whereas, the City of Rockwall would like to recognize and applaud its own dispatch personnel for the stellar job each of them performs to ensure the safety and wellbeing of our residents.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim April 8, 2018 thru April 14, 2018 as

PUBLIC SAFETY TELECOMMUNICATION WEEK

in the City of Rockwall and urge all citizens to take time to thank these staff members for their dedication and hard work towards protecting and serving both our citizens as well as our Police and Fire Departments.

In Witness Whereof, I hereunto set my hand and official seal this 16th day of April, 2018.

Jim Pruitt, Mayor

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13

Rockwall, Texas

Proclamation

Whereas, the first Continental Congress called for a national day of prayer in 1775, as did Abraham Lincoln in 1863; and

Whereas, Congress established the National Day of Prayer as an annual event in 1952 by a joint resolution signed by President Truman; and

Whereas, the law was amended and signed by President Reagan in 1988, officially designating the first Thursday in May for its observance; and

Whereas, this year's theme - "**Pray for America - UNITY**" - challenges us to mobilize unified public prayer for America, "Making every effort to keep the unity of the Spirit through the bond of peace" (Ephesians 4:3); and

Whereas, on Thursday, May 3rd from 7:30 - 9:30 a.m., mayors from cities throughout Rockwall County will host the annual Mayors' Prayer Breakfast at The Center near Downtown Rockwall.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby recognize Thursday, May 3, 2018 as

NATIONAL DAY OF PRAYER

in the City of Rockwall, and invite all citizens to join me on this day and every day to pray for our country, our state and our city.

In Witness Whereof, I hereunto set my hand and official seal this 16th day of April, 2018.

Jim Pruitt, Mayor

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15

MINUTES
ROCKWALL CITY COUNCIL
Monday, March 19, 2018
5:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. Call Public Meeting to Order

Mayor Pruitt called the public meeting to order at 5:00 p.m. with the following council members and staff being present: Mayor Jim Pruitt, Mayor Pro Tem John Hohenshelt, and Council Members Dana Macalik, Mike Townsend, Kevin Fowler, Bennie Daniels and Dennis Lewis. City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs and City Attorney Frank Garza were also present. The mayor then read the below listed discussion items into the record before recessing the public meeting to go into Executive Session.

II. Executive Session.

The City of Rockwall City Council will Recess into Executive Session to discuss the following matters as authorized by Chapter 551 of the Texas Government Code:

From Public Meeting Agenda: Action Item #4: Discuss and consider the North Texas Municipal Water District's (NTMWD) chlorine maintenance program now in effect, and take any action necessary.

1. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation).
2. Discussion regarding legal options to Board of Adjustments Case # BOA-2018 -2-V, pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Board of Adjustments - pursuant to Section 551.074 (personnel matters)
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

III. Adjourn Executive Session

Council adjourned Executive Session at 5:52 p.m.

IV. Reconvene Public Meeting (6:00 p.m.)

Mayor Pruitt reconvened the public meeting at 6:00 p.m. with all seven city council members being present.

V. Take Any Action as a Result of Executive Session

Mayor Pro Tem Hohenshelt moved to move David Lowrey up to a full voting member on the city's Board of Adjustments (to fill the unexpired term of Alan Dennard through August of 2019). Councilmember Fowler seconded the motion, which passed by a vote of 7 ayes to 0 nays.

VI. Invocation and Pledge of Allegiance – Councilmember Daniels

Councilmember Daniels delivered the invocation and led the Pledge of Allegiance.

VII. Open Forum

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed Open Forum.

VIII. Consent Agenda

1. Consider approval of the minutes from the March 5, 2018 regular City Council meeting, and take any action necessary.
2. **A2018-001** – Consider a request by Rick Jones of ADV Rockwall Platinum Property Owner, LLC for the approval of an **ordinance** for a voluntary annexation of a 4.273-acre tract of land identified as Tract 25-09 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, contiguous to the existing city limits, and take any action necessary **(2nd Reading)**.
3. Consider a recommendation from the City Council Naming Subcommittee honoring Barbara Coleson, and take any action necessary.
4. Consider approval of a Facilities Agreement with Somerset Park Development, LLC and Arcadia Realty Corp. for the pro-rata reimbursement of the off-site oversized lift station system expenses associated with this development, and take any action necessary.
5. **P2017-058** - Consider a request by John Arnold of Stone Creek Phase 9, LTD for the approval of a final plat for Stone Creek, Phase IX containing 63 single-family residential lots on a 17.371-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, generally located along Hay Road south of the intersection of John King Boulevard and Hays Road, and take any action necessary.
6. **P2018-006** - Discuss and consider a request by Aaron L. Stringfellow of Weir & Associates for the approval of a final plat for Lot 2, Block A, Rockwall Technology Park, Phase IV Addition being a 34.229-acre tract of land identified as a portion of Tract 1 & 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, and take any action necessary.

Councilmember Lewis moved to approve then entire Consent Agenda (#s 1, 2, 3, 4, 5, and 6). Mayor Pro Tem Hohenshelt seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS AND THE ANNEXATION OF A 4.264-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, VALK ROCKWALL ADDITION, ROCKWALL COUNTY, TEXAS, WHICH SAID TERRITORY LIES ADJACENT TO

AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

IX. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Tracey Logan, Commissioner on the city's Planning & Zoning Commission, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Following brief comments, the Council took no action as a result of Mrs. Logan's comments.

X. PUBLIC HEARING ITEMS

1. **Z2018-004** - Hold a public hearing to discuss and consider a request by Jim & Kelly Matthews for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow for a carport on a 0.254-acre tract of land identified as Lot 33, Block A, Stonebridge Meadows Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 706 Stillwater Drive, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. On February 2, 2018, the Neighborhood Improvement Services (NIS) Department initiated a code compliance case (CE2018-0281) for the construction of a carport without a building permit on the subject property at 706 Stillwater Drive. At that time, the homeowner was instructed to submit an application for a building permit, and did so on February 14, 2018. Upon inspection of the carport it was determined that the carport did not meet the minimum standards stipulated by the Unified Development Code (UDC), and the homeowner was instructed to submit for a Specific Use Permit (SUP) through the Planning and Zoning Department. Mr. Miller explained that the UDC allows the City Council to consider carports that do not meet the minimum standards on a discretionary basis through an SUP.

Sixty-eight notices were sent out to residents located within 500' of the subject property, and the Stonebridge Meadows HOA was also notified. Staff received 1 notice and 3 emails in opposition and 4 notices and 1 email in favor of the request. The Planning & Zoning Commission has recommended approval of this SUP request by a vote of 4-1, with Commissioner Logan dissenting and Chairman Lyons and Commissioner Trowbridge being absent.

The applicant came forth and briefly introduced himself. Mayor Pruitt then opened the public hearing, asking if anyone would like to come forth and speak at this time.

Buzz Harrison
702 Stillwater Drive
Rockwall, TX

Mr. Harrison came forth and expressed support for approval of this carport.

There being no one else wishing to come forth, Mayor Pruitt then closed the public hearing.

Mayor Pruitt acknowledged that there are several carports in this neighborhood (in which he personally lives) that exist but were not approved prior to being installed. General discussion took place pertaining to existing carports that have built within the city without proper city permits having been secured. Following these comments, Councilmember Macalik moved to approve Z2018-004. Councilmember Fowler seconded the motion. Council members generally expressed a desire to add a meeting agenda item in the future so they may discuss carports, in general. Councilmember Daniels expressed concern about Council approving this request, namely because he believes the applicant should have pulled a permit to begin with, prior to constructing his carport.

The ordinance was then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CARPORT THAT DOES NOT MEET THE MINIMUM REQUIREMENTS ON A 0.254-ACRE PARCEL OF LAND ZONED SINGLE FAMILY 10 (SF-10) DISTRICT AND IDENTIFIED AS LOT 33, BLOCK A, STONEBRIDGE MEADOWS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve this request failed by a vote of 3 ayes to 4 nays (Townsend, Hohenshelt, Daniels and Lewis).

2. **Z2018-005** - Hold a public hearing to discuss and consider a request by Joe Wimpee for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow for an accessory building on an 8.1232-acre tract of land identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 1800 Dalton Road, and take any action necessary **(1st Reading).**

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. The applicant Joe Wimpee is requesting the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements stipulated by Article VI, Permissible Uses, of the Unified Development Code (UDC). The applicant is proposing to construct an accessory building that will be clad in aluminum siding with a two (2) foot stone wainscot, and metal roof. The building will be 60-feet by 40-feet (or approximately 2,400 SF), and will incorporate 1,800 SF of enclosed building area and a 600 SF covered porch. The structure will stand approximately 19-feet (18'0-9¾") in height, and will be situated behind the primary structure. According to the UDC, in a Single Family Estate 4.0 (SFE-4.0) District, property owners are permitted to construct a single accessory building no larger than 2,000 SF and 15-feet in height or less, provided the exterior materials of the accessory building are the same materials as found on the primary structure in roughly the same proportions. In this case, the applicants requesting deviations from the material requirements (i.e. the primary structure adheres to the required 80% masonry materials

required for residential structures), the maximum permissible height requirements to exceed the permissible 15-feet by approximately four (4) feet, and to the maximum square footage requirements to exceed the 2,000 SF by 400 SF. The UDC permits the City Council to review deviations from the accessory building requirements on a discretionary basis through a SUP. Staff should note that the accessory building will be situated so that it is not visible from any adjacent public right-of-way or open space, and will be located an estimated 50-feet behind the primary structure. Fifty-two notices were sent out to adjacent property owners located within 500' of the property. Two nearby HOAs were notified. Staff has received one notice back in favor of the request and no notices in opposition.

Mr. Wimpee, the applicant, was then called forth to address the Council. Following Mr. Wimpee's brief comments, Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, Mayor Pruitt then closed the public hearing.

Councilmember Fowler moved to approve Z2018-005. Councilmember Lewis seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS ON A 8.1232-ACRE PARCEL OF LAND ZONED SINGLE FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT AND IDENTIFIED AS LOT 1, BLOCK A, WIMPEE ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

3. **Z2018-006 & Z2018-007** - Hold a public hearing to discuss and consider a request by Billy Wayne Peoples and Craig Merritt for the approval of an **ordinance** for a zoning change from Single Family 7 (SF-7) District to a Residential-Office (RO) District for a 1.016-acre tract of land identified as Lot 80 (i.e. Lot 80B & 80C), B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 106 & 108 St. Mary Street, and take any action necessary **(1st Reading)**.

Mr. Miller provided background information pertaining to this agenda item. The request is essentially to rezone the properties to allow for professional offices. Currently, the properties have single family homes constructed on them. Six notices from adjacent property owners have been received back in favor of the request, and one notice has been received back in opposition. In addition, the Planning & Zoning Commission has voted 3 – 2 to recommend approval of this request.

Both of the applicants came forth and provided brief comments pertaining to their request. Mayor Pruitt then opened the public hearing, asking if anyone would like to come forth and speak at this time.

Patrick Trowbridge, who currently serves on the city's P&Z Commission, came forth and provided brief comments, generally indicating that, had he not been absent from the Planning & Zoning Commission meeting at which this request was discussed, he would have voted in opposition of it. He generally expressed that he is in favor of keeping these as residential homes in an effort to combat "commercial creep" in and around the downtown area.

Mike Caffey
311 S. Fannin
Rockwall, TX

Mr. Caffey came forth and indicated that he owns a highly contributing historic home, and he used to serve on the Historic Board long years ago. He understands the "commercial creep" viewpoint; however, he believes these type of requests should be considered on a case-by-case basis. He generally spoke in favor of the Council approving this rezoning request.

There being no one else wishing to come forth and speak, Mayor Pruitt then closed the public hearing. Councilmember Lewis moved to approve Z2018-006 and Z2018-007. Councilmember Macalik seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO A RESIDENTIAL OFFICE (RO) DISTRICT FOR A 1.016-ACRE TRACT OF LAND IDENTIFIED AS LOT 80B [*I.E. 0.509-ACRES*] & LOT 80C [*I.E. 0.507-ACRES*], BLOCK B, B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 106 & 108 ST. MARY STREET AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBITS 'A' & 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 in favor with 1 against (Pruitt)

4. **Z2018-008** - Hold a public hearing to discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 2.056-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary **(1st Reading).**

Mr. Miller provided background information pertaining to this request. He indicated that the applicant, Pann S. Sribhen, is requesting the approval of a Specific Use Permit (SUP) to

allow a hotel on a 2.056-acre tract of land located north of IH-30 and situated south of the intersection of Carmel Circle and Laguna Drive [Lot 7 and a portion of lot 8, Block A, La Jolla Pointe Addition, Phase 2]. The subject property is zoned Commercial (C) District and situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts. According to Section 1, Land Use Table, of Article IV, Permissible Uses, of the Unified Development Code (UDC) a hotel requires a SUP within a Commercial (C) District. Originally the applicant was proposing a four (4) story hotel, which would also require a SUP for being greater than 36-feet in height in the Scenic Overlay (SOV) District; however, after the Planning and Zoning Commission work session on February 27, 2018 the applicant has opted to reduce the hotel to three (3) stories and not exceed 36-feet in height.

The proposed three (3)-story Hotel will be an AVID brand hotel, which is a product line associated with the IHG Hotel brand (i.e. InterContinental Hotels Group). The IHG Hotel brand features hotels such as the Holiday Inn, Crowne Plaza, Staybridge Suites, Candlewood Suites, and others. The proposed hotel will have approximately 87 rooms available for general stay (i.e. not extended/residency stay). Although the subject property is within the IH-30 Overlay (IH- 30 OV) and the Scenic Overlay (SOV) Districts, it does not have direct frontage along IH-30; however, the portion of property along Ridge Road at La Jolla Pointe does create a flag lot that meets the frontage requirements. According to the concept plan, access to the subject property will be located along La Jolla Pointe with future secondary access located off Carmel Circle. It should be noted that since the property does not have directed access on IH-30, it is not permitted a pole sign.

Mr. Miller went on to explain that the applicant's request conforms to all applicable requirements regarding a Specific Use Permit (SUP); however, granting a SUP remains a discretionary act of the City Council. If approved, the applicant will be required to submit a site plan and replat. Forty-five notices were sent out to residents and property owners located within 500' of the subject property. Also, two HOAs were notified. Staff received two emails in opposition to approval of this request and one notice in favor of the request.

Mr. Sribhen, P. E. of PSA Engineering, then came forth to speak on behalf of the applicant concerning this request. He provided a very lengthy presentation to Council concerning the Avid hotel company and the details of his request for approval pertaining to this particular hotel.

Mayor Pruitt then opened the public hearing, asking if anyone would like to come forth and speak at this time.

David English
2255 Ridge Road
Rockwall, TX

Mr. English came forth and complimented city staff. He went on to explain that this applicant will be building a quality hotel that will look nice. He questions if the Planning & Zoning Commission is called to limit the number of businesses of a certain type that are approved to be built within the city. He generally spoke in favor of Council approving this SUP request.

Kristen Minth
3406 Lakeside Drive
Rockwall, TX

Ms. Minth came forth and generally spoke in opposition of Council approving this SUP request.

Discussion then took place among staff and Council pertaining to the number of hotels and associated rooms that are already in existence within the city, as well as the number of additional ones that are already entitled (to be built at some point in the future). Discussion also ensued pertaining to the anticipated quality of this proposed hotel. The applicant indicated that, although no "star rating" has officially been assigned to this proposed hotel, it will likely be a three to four star rated hotel.

There being no one else wishing to come forth and speak, Mayor Pruitt then closed the public hearing.

Councilmember Daniels shared that he lives in Lakeside Village, and he and his neighborhood has opposed hotels that have been proposed in this area in the past. He did, however, acknowledge that he has personally received no phone calls from residents in his neighborhood expressing opposition to this particular request. Mrs. Minth has been the first resident (living in Lakeside Village) that he has personally heard from (during this meeting) who has expressed opposition.

Councilmember Daniels then moved to approve Z2018-008. Mayor Pro Tem Hohenshelt seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A HOTEL IN A COMMERCIAL (C) DISTRICT, ON A 2.056-ACRE TRACT OF LAND BEING IDENTIFIED AS A PORTION OF LOT 7 AND A PORTION OF LOT 8, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 in favor with 1 against (Macalik).

5. **Z2018-010** - Hold a public hearing to discuss and consider a request by Kevin Kessler, PE of Jacobs Engineering, Inc. on behalf of Mike Wallace of Wallace Partners, LP for the approval of an **ordinance** for a zoning change from Agricultural (AG) District to Planned Development District for Single Family 7 (SF-7) District land uses on 262.06-acre tract of land identified as Tracts 43, 43-01, 44 & 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally situated at the northwest corner of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary **(1st Reading).**

Mayor Pruitt shared that the applicant has asked for the ability to withdraw this request at this time. Mr. Miller briefly explained that Council will need to decide if it wants to allow the applicant to withdraw, or if it wants to disallow the withdrawal and continue on with the public hearing this evening.

Councilmember Lewis moved to allow the applicant to withdraw the case. Councilmember Macalik seconded the motion. Following brief comments from Mayor Pruitt, the motion to allow the applicant to withdraw passed by a vote of 6 in favor with 1 against (Fowler).

Mayor Pruitt then recessed the meeting and called for a brief break at 7:27 p.m. He reconvened the meeting at 7:40 p.m.

6. **Z2018-011** - Hold a public hearing to discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a restaurant with drive-through facilities in a General Retail (GR) District on a 0.81-acre parcel of land identified as Lot 3, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1945 N. Goliad Street, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information concerning this agenda item. The applicant Worth Williams with Moore Worth Investments, LLC is requesting the approval of a Specific Use Permit (SUP) to allow for a restaurant with drive-through/drive-in facilities in a General Retail (GR) District. The applicant has to demonstrate the ability to accommodate at least 6 cars in cue in the drive-thru. In addition, the business cannot have access directly from/to a residential street. In this case, the applicant has met both of these requirements. It was mentioned that this will be a Starbucks. Mr. Miller went on to explain that twenty-nine notices were sent out to adjacent residents and property owners located within 500' of the subject property. Staff also notified the Random Oaks/Shores, Stone Creek, Quail Run Valley and Lakeview Summit Homeowner's Associations (HOA's), which are the only HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff received 1 notice back in opposition of the request. In addition, the Planning & Zoning Commission has recommended approval of this request.

Mayor Pruitt accepted brief comments from the applicant and then opened the public hearing. There being no one wishing to come forth and speak, he then closed the public hearing. Councilmember Townsend then moved to approve Z2018-011. Councilmember Lewis seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [*ORDINANCE NO. 17-03*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT, GREATER THAN 2,000 SF, WITH DRIVE-THROUGH OR DRIVE-IN FACILITIES ON A 0.81-ACRE PARCEL OF LAND ZONED PLANNED DEVELOPMENT DISTRICT 65 (PD-65) AND IDENTIFIED AS LOT 3, BLOCK A, LAKESHORE COMMONS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

7. **Z2018-012** - Hold a public hearing to discuss and consider a request by Ed Hicks, Jr. of Clay Cooley Automotive for the approval of an **ordinance** amending a Specific Use Permit (SUP) (i.e. SUP S-131 [Ordinance No. 15-05]) that allows for outside storage and a new motor vehicle dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary **(1st Reading).**

Mr. Miller provided background information pertaining to this public hearing item. Ed Hicks, Jr. of Clay Cooley Automotive is requesting approval of an amendment to S-131 [Ordinance No. 15-05] to allow for the demolition of an existing metal building at 1530 E. IH-30. Under Ordinance No. 15-05, the applicant is required to meet certain benchmarks associated with improvements on the property to keep the current SUP active. This SUP allows for limited outside storage of new automobiles on the subject property, and has the ability for the applicant to convert this use to a New Automotive Dealership (without amending the SUP) if all phases of the improvements outlined in the ordinance are completed. Currently, the applicant has finished Phases 1 & 2 -- which includes various paving and drainage improvements -- and is in the process of commencing Phase 3, which requires the exterior of the metal building to be clad in an Aluminum Composite Material (ACM). The applicant has indicated to staff that they are close to reaching a deal with a new automotive dealership, and will be demolishing the building to accommodate the new user. Based on this they would like to amend S-131 to allow for the demolition of the metal building as opposed to improving a building they plan on demolishing.

Ed Hicks
4585 New Castle Drive
Frisco, TX

Mr. Hicks, the applicant, came forth and provided brief comments, generally asking the Council to approve his request at this time.

Mayor Pruitt opened the public hearing and asked if anyone would like to come forth and speak. There being no one indicating such, he then closed the public hearing.

Mayor Pruitt moved to approve Z2018-012. Mayor Pro Tem Hohenshelt seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND SPECIFIC USE PERMIT NO. S-131 [*ORDINANCE NO. 15-05*], WHICH ALLOWS FOR A NEW MOTOR VEHICLE DEALERSHIP ON A TEN (10) ACRE TRACT OF LAND IDENTIFIED AS TRACTS 4 & 4-02 OF THE N. M. BALLARD SURVEY, ABSTRACT NO. 24, AND THE A. HANNA SURVEY, ABSTRACT NO. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE;

PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

XI. ACTION ITEMS

1. **SP2018-005** - Discuss and consider a request by Crystal Vasquez of Huckabee on behalf Will Salee of the Rockwall Independent School District for the approval of an exception to the minimum stone requirements stipulated by Article V, District Development Standards, of the Unified Development Code (UDC) in conjunction with an approved site plan for a school on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

Planning Director Ryan Miller shared that this is Reinhardt Elementary School. The applicant is seeking an exception to the minimum stone requirements when redeveloping this school. They would like to utilize an alternate material on the north, south and west sides of the building. They are attempting to mimic a residential-type look. The city's Architectural Review Board and the Planning & Zoning Commission have both reviewed the request and have both recommended approval of the request for an exception.

The applicant, Will Salee, came forth on behalf of the RISD and provided brief comments pertaining to this request. He shared that they will be adding a lot of square footage to the school during the remodel, which will mainly add additional space within the facility (though, not classroom space), and will improve the traffic flow and increase the parking on site.

Mayor Pro Tem Hohenshelt moved to approve SP2018-005. Councilmember Townsend seconded the motion, which passed by a vote of 7 ayes to 0 nays.

2. Discuss and consider a request by Billy Self on behalf of Pro-Soap of Rockwall for the approval of a variance to the Engineering Standards of Design and Construction Manual for the deferment of storm water detention improvements to allow for the existing and proposed expansions of a building being situated on a 1.925-acre tract of land identified as Tract 9-2 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1830 E. IH-30, and take any action necessary.

Mrs. Amy Williams, City Engineer, provided background information pertaining to this agenda item. On December 12, 2017, Mr. Billy Self, property owner, requested to construct an addition to the ProSoap building at 1830 E. IH-30. The Engineering Department informed Mr. Self that the new addition would require storm water detention prior to certificate of occupancy. Per the attached letter, Mr. Self has requested to defer the storm water detention requirement until any further expansion of paving or building on this property. Per the Engineering Standards of Design and Construction, all non-residential developments are required to construct storm water detention facilities.

Mr. Billy Self came forth and apologized to the Council for having built an expansion to his business without first pulling proper building permits before doing so. He then went on to request that the City Council consider approving a variance to the Engineering Standards of Design and Construction for the deferment of storm water detention improvements to allow for

the existing and proposed expansions of the building located at 1830 East IH-30. Essentially, he would like to permission to wait on building the detention pond that was required to be built as part of his recent expansion until construction of a 20,000 square foot distribution facility is constructed within the next three years on the adjacent two acres that Pro Soap owns.

Mayor Pruitt moved to grant a variance for the deferment of installing the storm water detention improvements for a period of no more than three years and requiring that Mr. Self sign a waiver that will release both the city and property owners located adjacent to Mr. Self's business of any liability if in fact not capturing the water causes any damage to adjacent property owners. Councilmember Macalik seconded the motion. Councilmember Hohenshelt expressed some concern about the possibility that Mr. Self may never end up constructing the additional 20,000 square foot building on the adjacent 2 acres. As a result of the additional discussion and clarification, Mayor Pruitt amended his motion to clarify that Mr. Self will need to construct the required storm water detention facility within the three year period, regardless of if he ends up doing the 20,000 square foot addition on the two acres. Councilmember Macalik seconded the amended motion. Councilmember Hohenshelt expressed concern about what ramifications Mr. Self may expect if he never ends up constructing the required detention pond. Staff and the city attorney recommended entering into a "facility agreement" with the applicant as a way of spelling out the terms of this variance being granted.

Mayor Pruitt moved to grant the variance regarding the storm water detention improvements, allowing the applicant a three year period to build the currently required detention pond (even if he does not move forward with constructing the additional 20k square foot expansion he mentioned will be added later on), that this variance will be done via a facilities agreement, and that the applicant will waive any damage to any downstream property owners for not having the currently required detention in place. Councilmember Macalik seconded the motion.

City Attorney Frank Garza pointed out that, after it is drafted, the facilities agreement will need to be brought before the Council for review, consideration and approval.

The motion passed by a vote of 6 in favor with 1 against (Lewis).

3. Discuss and consider approval of supplemental hotel occupancy tax funding recommendations from the Council subcommittee regarding requests from the American Legion, Trend HR, Historical Foundation and Duck Regatta and take any action necessary.

Mayor Pruitt indicated that the funding request for the Duck Regatta needs some further consideration. So, he asked that that portion of this agenda item be considered at a later date instead of this evening. He then moved to approve the subcommittee's recommendations regarding funding for the American Legion, Trend HR and the Historical Foundation. Mayor Pro Tem Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. Discuss and consider the North Texas Municipal Water District's (NTMWD) chlorine maintenance program now in effect, and take any action necessary.

City Manager Rick Crowley provided comments pertaining to this agenda item. He shared that the NTMWD is currently conducting a thirty day switch from Chloramine disinfectant to Chlorine disinfectant. This maintenance period began on Feb. 26 and will conclude on March 26, which is about seven days from now. This conversion involves no longer adding ammonia. Chloramine is produced when ammonia is added to Chlorine. During the maintenance period, the ammonia intake is simply turned off for that period of time. The purpose of the maintenance period is to assist with water quality, particularly during summer months when it

is more challenging to ensure water is kept clean within the water system. This maintenance period has been put in place almost every year, and, to the City of Rockwall's knowledge, it is believed that the NTMWD's is operating the maintenance period in a way that abides by all applicable state and federal regulations. He mentioned that the City of Rockwall continues to collect test samples during the maintenance period, as it always does, and those samples are not altered in any way. The samples are to test for a host of things, including Coliform and other bacteriological agents and contaminants for which the city regularly tests. Mr. Crowley went on to explain that the TX Commission on Environmental Quality (TCEQ) also conducts testing on water from the NTMWD within the City of Rockwall about four times per year, testing for which the city may receive notification the day before, or perhaps the same day. City staff escorts TCEQ representatives to whichever sites have been chosen for testing by the TCEQ. Then TCEQ tests those water samples and reports the results to the City. Mr. Crowley shared that, in years past, when the NTMWD has expressed a desire to institute a maintenance period, the city has generally been supportive of it, as it has resulted in an ability to maintain a clean, disinfected water system on a year-round basis.

Mr. Crowley acknowledged recent concerns expressed by both local water customers as well as some who live outside of the city regarding the ammonia being 'turned off' and not being injected into the chlorination system. Mr. Crowley shared that, although (again) he believes that the NTMWD is conducting these maintenance periods in accordance with both TCEQ and EPA standards, he does believe that the City may wish to carefully consider how it may view said maintenance periods in the future. For example, he expressed hat the City may need to more closely evaluate the ramifications that may exist if such maintenance periods do not take place. He reiterated that water sample testing continues on the part of the City of Rockwall as it always has. Also, a meeting will be held tomorrow evening in Plano to hear more information about this topic and further answer questions to address concerns of area water customers. Mayor Pruitt acknowledged hearing from a lot of citizens who have expressed concerns about smelling chlorine in their water when turning on their faucets. He personally noticed the stronger smell in the bathtub water at home compared to his swimming pool water. Mr. Crowley shared that his best guess is that the smell will slowly dissipate over the course of the next four to five days, or perhaps a week at most. Mayor Pruitt shared that the city manager and the mayor do plan to attend the meeting tomorrow in Plano. It was pointed out that, in order to change these treatment policies, it would require a majority vote of the thirteen NTMWD member cities.

The Council took no action pertaining to this agenda item.

5. Discuss and consider authorizing the City Manager to execute contracts for the purchase of Police camera equipment systems from Ramco Rugged Portables in the amount of $405,000; Dell in the amount of $28,300; Pursuit Safety in the amount of $24,800 with funds from the Technology Replacement Fund and a budget amendment to appropriate $342,520 of General Fund Reserves for this purpose, and take any action necessary.

Assistant Police Chief Kirk Aldridge provided background information pertaining to this agenda item. For the past eight years, the Rockwall Police Department has been utilizing the M7 Coban computer/video system for our patrol vehicles. The main reason for going to the Coban system at that time was the company was the only one offering an all-in-one computer/video system. Over the last few years, the city has seen a notable drop in the quality of the Coban products and the company's customer service/support has been severely lacking. In October, 2017, the city was informed that the company has decided to discontinue manufacturing the M7 computer/video system and will now only produce an in-car video system. This change will require the city to purchase separate computer system and in-car video system. The Rockwall Police Department believes it is time to change vendors due

to the fact that Coban technology has become inferior to the other in-car video systems on the market today, and the company no longer offers a product that meets the department's needs. Police Department staff has researched competitive equipment available and have consulted with a number of agencies across the State to determine what would be the best setup for our officers. As a result, staff has chosen to proceed with recommending Getac systems. Chief Aldridge explained that staff consulted with several other cities, including Dallas PD, Dallas FD, Kyle PD, Houston PD, and Roundrock PD, all of whom have switched over to Getac systems. Also, the Frisco PD is in the process of switching to Getac as well. He explained that this will provide for a full system made up of a laptop, in-car video system, body camera, and a storage solution using Getac's management software. This will give the Police Department the security of using one managed system for all of its needs.

Mrs. Smith, Assistant City Manager/Finance Director, shared that each budget year, the Council sets aside funding for "technology replacement" so that after the useful life of technology expires, the city is able to replace it. The city has accumulated about $115,000 that could be put towards this project. Although the staff did consider the possibility of phasing the switch-over in over the course of several years, it was determined that doing so would result in far more complications and issues than it would be worth (i.e. an officer being in a certain squad car with the old system one day, and then being in a different squad car that has the new system the next day, causing complications and training challenges too). Although the company does offer a lease purchase, it comes with interest costs. So, staff has determined that it is best to ask the Council to consider allowing reserve funding to move forward with purchasing the equipment and switching over all at once.

Following brief comments, Councilmember Lewis made a motion to authorize the City Manager to execute contracts for the purchase of Police camera equipment systems from Ramco Rugged Portables in the amount of $405,000; Dell in the amount of $28,300; Pursuit Safety in the amount of $24,800 with funds from the Technology Replacement Fund and a budget amendment to appropriate $342,520 of General Fund Reserves. Mayor Pro Tem Hohenshelt seconded the motion. Mayor Pruitt asked some clarifying questions pertaining to the existing contract with Coban. City Manager, Rick Crowley, explained that service contracts such as these are typically one-year contracts. The mayor expressed that he wonders if a breach of contract has occurred (or is occurring) that may warrant filing suit against the existing company. Mr. Crowley shared that staff will discuss potential legal issues pertaining to the existing contract with the city attorney and will commit to pursuing any legal action that he may advise. Following the comments, the motion passed by a vote of 7 ayes to 0 nays.

6. Discuss and consider directing staff to initiate the process of amending the City's Master Thoroughfare Plan (MTP) contained in the Comprehensive Plan, and take any action necessary.

Planning Director Ryan Miller provided brief comments pertaining to this agenda item. He explained that Rockwall County is currently in the process of updating the County's Master Thoroughfare Plan (MTP) and has requested that the City of Rockwall review the proposed changes and provide comments. Through staff's review of the plan, two (2) changes on the City's current MTP were identified and may need to be corrected in unison with the County's MTP. These changes are: [1] a change showing the realignment of Breezy Hill Road to follow existing right-of-way, and [2] increasing Horizon Road from a M4D (minor collector, four [4] lane, divided roadway) to a TXDOT4D (four [4] lane TXDOT roadway). These changes would be required to go through the typical Comprehensive Plan review process (notification and recommendation from the Planning and Zoning Commission prior to adoption).

Following extensive council and staff comments, Mayor Pruitt moved to direct staff to initiate the process of amending the City's Master Thoroughfare Plan (MTP) contained in the Comprehensive Plan. Councilmember Townsend seconded the motion, which passed by a vote of 7 ayes to 0 nays.

7. Discuss and consider possible modifications to city observed holidays, and take any action necessary.

Mr. Crowley shared that staff has provided some additional information to Council pertaining to the cost associated with adding additional city observed holidays, as requested at the last city council meeting. Discussion took place pertaining to the possibility of President's Day, Good Friday and, potentially, Christmas Eve being added as additional city observed holidays. Discussion also took place pertaining to the city's existing "birthday holiday" that allows an employee to take a day off within his/her birth month. Following the discussions, Councilmember Daniels moved to add President's Day, Good Friday and Christmas Eve to the city observed holidays and eliminate the existing "birthday holiday." Councilmember Townsend seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XII. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation).
2. Discussion regarding legal options to Board of Adjustments Case # BOA-2018 -2-V, pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Board of Adjustments - pursuant to Section 551.074 (personnel matters)
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

XIII. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not reconvene in Executive Session following the close of the public meeting.

XIV. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 8:37 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 16th DAY OF APRIL, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

MINUTES
ROCKWALL CITY COUNCIL
Monday, April 02, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the meeting to order at 4:02 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem John Hohenshelt, and Council Members Dana Macalik, Mike Townsend, Kevin Fowler, Bennie Daniels and Dennis Lewis. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs, and City Attorney Frank Garza.

II. WORK SESSION

1. Hold work session with Rockwall Central Appraisal District (RCAD) representative(s) concerning a request to build an additional building adjacent to the existing building located at 841 Justin Rd.

Mayor Pro Tem John Hohenshelt came forth and indicated that he currently serves as a board member on the RCAD board. He went on to brief the board on details pertaining to the CAD's desire and need to expand its facility. He generally indicated that the existing building is not spacious enough, especially related to office space and space needed for the board to hold meetings (including meetings to hear property owner assessment protests). He explained that the RCAD board has approved a resolution pertaining to this desired expansion. Each taxing entity is also required to approve a similar resolution that would essentially grant permission to the RCAD to move forward with constructing this additional building.

Mayor Pruitt expressed concern about (1) Mrs. Patricia Davis, Chief Appraiser at the RCAD, not personally attending today's work session meeting to address the Rockwall City Council concerning this request, and (2) no 'alternatives' being evaluated or conveyed to the Rockwall City Council pertaining to this facility expansion request (which, he pointed out, is required by state statute). Pruitt went on to express that he wonders if there may be some alternative meeting space that could be utilized within the County to hold "protest hearings," like, perhaps, the county courthouse.

Hohenshelt indicated that the Rockwall City Council was provided with a "shorter informational packet" than that which the RCAD board reviewed. He explained that the longer informational packet did include alternative real estate / locations that were evaluated by the RCAD board prior to moving forward with this particular expansion request. He committed to getting the additional information to the Council as soon as possible.

Council took no action following this work session discussion.

Mayor Pruitt then read the below listed items into the record before recessing the public meeting to go into Executive Session.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (Personnel Matters).

2. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Board of Adjustments - pursuant to Section 551.074 (personnel matters)

3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session discussions at 5:38 p.m.

V. RECONVENE PUBLIC MEETING

Mayor Pruitt reconvened the public meeting at 6:00 p.m. with all seven city council members being present.

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

No action was taken as a result of Executive Session.

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER LEWIS

Councilmember Lewis delivered the invocation and led the Pledge of Allegiance.

VIII. PROCLAMATIONS / AWARDS

1. Boys & Girls Club Week, April 9-13

Mayor Pruitt called forth representatives of the local Boys & Girls Club. He then read and presented the proclamation for Boys & Girls Club week. The director of the club then said a few words about the club, indicating that it provides programs to about 65 kids per day during the school year and about 125 kids per day during the summer.

2. Child Abuse Awareness and Prevention Month

Mayor Pruitt called forth Kenda Culpepper, Rockwall County District Attorney, the Rockwall Police Chief, Kirk Riggs, and various representatives from Lone Star CASA (Court Appointed Special Advocates), the local Children's Advocacy Center and the Rainbow Room. He indicated that each of these organizations provides programs that help children within our community. The mayor then read and presented the proclamation for Child abuse Awareness and Prevention Month.

IX. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the Open Forum.

X. CONSENT AGENDA

1. **Z2018-005** - Consider a request by Joe Wimpee for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow for an accessory building on an 8.1232-acre tract of land identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 1800 Dalton Road, and take any action necessary **(2nd Reading).**

2. **Z2018-006 & Z2018-007-** Consider a request by Billy Wayne Peoples and Craig Merritt for the approval of an **ordinance** for a zoning change from Single Family 7 (SF-7) District to a Residential-Office (RO) District for a 1.016-acre tract of land identified as Lot 80 (i.e. Lot 80B & 80C), B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 106 & 108 St. Mary Street, and take any action necessary **(2nd Reading).**

3. **Z2018-011** - Consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a restaurant with drive-through facilities in a General Retail (GR) District on a 0.81-acre parcel of land identified as Lot 3, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1945 N. Goliad Street, and take any action necessary **(2nd Reading).**

4. **Z2018-012** - Consider a request by Ed Hicks, Jr. of Clay Cooley Automotive for the approval of an **ordinance** amending a Specific Use Permit (SUP) (i.e. SUP S-131 [Ordinance No. 15-05]) that allows for outside storage and a new motor vehicle dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary **(2nd Reading).**

5. Consider approval of hotel occupancy tax funding in the amount of $20,000 to Boys and Girls Club for Duck Regatta 2018 and take any action necessary.

6. Consider authorizing the City Manager to execute a three-year contract with Evoqua Water Technologies to install a chemical injection system at the Fontana, Timber Creek, and Mims Lift Stations to help with the elimination of effluent odors for $70,000 annually to be funded by the Wastewater Operations Budget, and take any action necessary.

7. Consider authorizing the City Manager to execute a contract with Tillman Construction for renovations to Harry Myers Community Building in the amount of $37,700 to be paid from the Internal Operations Department operating budget and the Recreation Development Fund, and take any necessary action.

Councilmember Lewis moved to approve the entire Consent Agenda (#1, 2, 3, 4, 5, 6, and 7). Councilmember Fowler seconded the motion. The ordinances were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-18
SPECIFIC USE PERMIT NO. S-186

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS ON A 8.1232-ACRE PARCEL OF LAND ZONED SINGLE FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT AND IDENTIFIED AS LOT 1, BLOCK A, WIMPEE ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO A RESIDENTIAL OFFICE (RO) DISTRICT FOR A 1.016-ACRE TRACT OF LAND IDENTIFIED AS LOT 80B [*I.E. 0.509-ACRES*] & LOT 80C [*I.E. 0.507-ACRES*], BLOCK B, B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 106 & 108 ST. MARY STREET AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBITS 'A' & 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-21
SPECIFIC USE PERMIT NO. S-188

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [*ORDINANCE NO. 17-03*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT, GREATER THAN 2,000 SF, WITH DRIVE-THROUGH OR DRIVE-IN FACILITIES ON A 0.81-ACRE PARCEL OF LAND ZONED PLANNED DEVELOPMENT DISTRICT 65 (PD-65) AND IDENTIFIED AS LOT 3, BLOCK A, LAKESHORE COMMONS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-22
SPECIFIC USE PERMIT NO. S-189

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND SPECIFIC USE PERMIT NO. S-131 [*ORDINANCE NO. 15-05*], WHICH ALLOWS FOR A NEW MOTOR VEHICLE DEALERSHIP ON A TEN (10) ACRE TRACT OF LAND IDENTIFIED AS TRACTS 4 & 4-02 OF THE N. M. BALLARD SURVEY, ABSTRACT NO. 24, AND THE A. HANNA SURVEY, ABSTRACT NO. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE;

PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

It was announced that there was not a need to address this appointment item. So, it was not discussed, and no action was taken.

2. Appointment with Lorne Liechty of Liechty & McGinnis, LLP on behalf of Cory and Eva Cannon of Siren Rock Brewery to discuss allowing the Brewery or Distillery (Excluding Brew Pubs) land use in the Downtown (DT) District by Specific Use Permit (SUP), and take any action necessary.

Mr. Liechty came forth and indicated that he is speaking on behalf of his clients, Cory and Eva Cannon of Siren Rock Brewery. He then went on to brief the Council on breweries in Texas, including their regulation by the Texas Alcoholic Beverage Commission (TABC). He generally indicated that his clients would like to open this brewery, and they believe it will be a positive draw to the downtown area and will result in additional sales tax revenue for the city. Also, they believe it will contribute to a "family friendly" atmosphere. He went on to indicate that he and his client have drafted an ordinance that is modeled after the city's ordinance which allows "wineries" within the city, except that this particular ordinance would allow for a brewery/distillery by SUP. Mr. Leichty then invited Cory and Eva Cannon to come forth and speak.

Mrs. Cannon came forth and provided the Council with a presentation that further explained their proposal for a brewery in the downtown area. The presentation included a video that depicted various Rockwall residents and business owners, some of whom own businesses downtown or live in the downtown area. Those depicted all expressed support for Siren Rock Brewery coming to the downtown Rockwall area. The video also depicted what appeared to be some renderings of what the facility may look like.

Mr. Liechty again came forth, explaining that he and his clients are proposing that Council consider instructing staff to initiate the process for amending the city's Unified Development Code to add text that will allow for a Brewery or Distillery by SUP in the downtown area.

Mayor Pruitt expressed that he has discussed with both The Cannons and Mr. Liechty that he is not in support of allowing breweries or distilleries in the downtown district. He does not believe it would be fair to other, existing breweries that had to abide by the city's current zoning and establish their businesses in "light industrial" zoned areas elsewhere in the city. Also, he is not in favor of allowing this "use" in the downtown area because a brewery / distillery does not have to abide by the "50 / 50% rule" that would otherwise require a business to have 49% alcohol sales and 51% food sales. He explained that the "51% rule" is the reason why the City of Rockwall does not have "bars" or "clubs." He acknowledged that the one exception to this is The Scoreboard, which has been there forever and was grandfathered in after the city's liquor election took place. Also, he does not believe that a brewery would equate to a "family friendly community," and he cannot imagine taking his kids to a brewery where beer is served.

Councilmember Daniels shared that he has friends who are both in favor and are in opposition to this type of business establishment. He went on to explain that he is opposed to allowing this type of business, especially in and around the city's downtown area. He personally believes (and he stressed "personally") that he is not in favor of this type of business in the downtown area.

Councilmember Macalik expressed that she is in support of this type of business, and she does believe that it would fit in well in and around the downtown area. In fact, she believes that this type of business would add a lot of synergy to the downtown area. She acknowledged the growth in this type of industry, and she does not perceive a brewery to be "a bar." She does not believe that allowing it would take away from the great restaurants we have downtown, but, rather, she believes allowing it would add to them.

Councilmember Fowler shared that he has personally not received any feedback in opposition to allowing this type of business. In fact, the feedback he has received has all been favorable. He expressed a desire to at least allow the process to ensue, including allowing the Planning & Zoning Commission to hold its public hearings and allow Council to host public hearings as well. Mayor Pro Tem Hohenshelt concurred with Councilmember Macalik and Councilmember Fowler. Councilmember Lewis also expressed concurrence with Fowler, Macalik and Hohenshelt. He expressed that he personally would not take his family, kids or grandkids there; however, he generally expressed the belief that the city should at least allow the process to ensue. Also, he spoke to one downtown business owner who is in favor of allowing this type of brewery. Councilmember Townsend indicated that he leans towards not being in favor of this type of business being allowed in and around the downtown area. Also, for him, he would personally not take his family to a brewery.

Mayor Pruitt asked for clarification regarding any state-required 'notifications' that may take place pertaining to any future public hearings that may be held concerning this topic. Mr. Miller explained that a caption in the newspaper must appear 15 days prior to the public hearing taking place (this is a minimum requirement). Mayor Pruitt clarified that the city council does have the discretion to expand the minimum required notice. He generally went on to express a desire to send out more widespread public notices to property owners and residents who live in and around the entire downtown district / area.

Following additional discussion, Council took no formal action pertaining to this agenda item.

3. Appointment with Matilyn Vivo of Rustic Warehouse to discuss allowing the Furniture Upholstery, Refinishing or Resale land use in the Commercial (C) District, and take any action necessary.

Matilyn Vivo
1692 Chesterwood Drive
Rockwall, TX 75032

Ms. Vivo came forth and indicated that it was recently brought to her attention that her business was in violation of its current zoning requirements, which do not allow for refinishing and rebuilding cabinets and refinishing and rebuilding furniture. She apologized to the city and the Council, explaining that all such activities have ceased. She explained that she is now coming forth with this request in the hopes that, in the end, she will be able to conduct some of these types of activities at her business location in the future. She went on to show the Council photographs of the areas within her business where painting and cabinet building were previously occurring until which time as she was informed that these activities are a zoning violation.

Councilmember Lewis made a motion to instruct staff to move forward with a text amendment that will allow furniture upholstery, refinishing and resale land uses in a Commercial (zoned) District. Councilmember Townsend seconded the motion. Indication was given that a formal motion is not needed at this point.

Councilmember Fowler went on to express concern about this motion, indicating that he prefers that these types of uses be potentially allowed in a Commercial District by "specific use permit" (SUP) only rather than "by right." Mayor Pro Tem Hohenshelt also expressed a desire for an SUP process to be incorporated into any text amendment that would allow for these uses in a "C" district.

Following brief, clarifying comments by Planning Director Ryan Miller, Council generally instructed staff to move forward with initiating a text amendment that will allow for Furniture Upholstery, Refinishing, or Resale land uses in a "Commercial District" by Specific Use Permit only. The Council took no formal action pertaining to this agenda item at this time.

4. Appointment with Marlyn Roberts to discuss concerns related to the detention pond survey (pertaining to the Valvoline Express - 2325 S. Goliad St.), and take any action necessary.

Jeremy White of the city's Engineering staff provided brief comments to the Council pertaining to this detention pond. Mr. Roberts came forth and explained that in order for the city to "sign off on" the detention pond that has been built at this property, he is required (by the city) to have a survey conducted. When questioned by Mayor Pruitt, Mr. Roberts clarified that he sold the business and the equipment (the Valvoline Express); however, he still owns the building and the land. Mr. Roberts went on to explain that he is seeking a waiver from the requirement to have to have a 'survey' of the detention pond conducted before the city will 'sign off' on it. He explained that if a waiver is granted, it will result in saving him time and money. He does not believe that having a survey conducted serves a real purpose.

City Manager Rick Crowley went on to clarify and explain that the city essentially requires – (1) a statement from the design engineer stating that the detention pond was built as it was designed and (2) a marked up drawing that reflects any changes in how the detention pond may have actually been built after the final plans were approved by the city. Indication was given by staff that the city itself does not 'inspect' detention ponds that have been built within the city. That is why a survey is required - so that a design engineer can certify that the pond was built to design and that the capacity is sufficient. The city attorney recommended that the city not accept anything less than a survey that has the professional engineer's 'seal' on it, especially as a means of protecting the city from any potential liability pertaining to the detention pond.

Mr. Roberts went on to generally question why the city has engineer inspectors in place and why he has to pay for them if they don't actually inspect to ensure that the detention pond is 'up to par,' so-to-speak, and that it is built the way it was designed to be built. He also generally expressed that he did not understand, up front, that he would be required to have a survey conducted after the detention pond was built.

Councilmember Lewis provided comments, explaining that having the design engineer sign off on the plans (including conducting of a survey) offers protection for everyone involved. He does not believe the citizens of Rockwall should have to worry about liability pertaining to this detention pond. Councilmember Townsend generally concurred, reiterating that the city is not

going to 'sign off' on the detention pond without the design engineer's seal, and that can likely not be obtained without conducting a survey.

Following Mr. Roberts' comments and additional comments by the mayor, the Council took no formal action pertaining to this appointment item.

XII. ACTION ITEMS

1. **Z2018-008** - Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a hotel in a Commercial (C) District on a 2.056-acre tract of land being identified as Lot 7 and a portion of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary. **(2nd Reading)**

Mayor Pruitt indicated that approval of this ordinance did not receive a unanimous vote of Council at the last meeting. That is why it is on tonight's Action Items (rather than Consent). Councilmember Townsend then moved to approve Z2018-008. Councilmember Daniels seconded the motion. The ordinance was then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-20
SPECIFIC USE PERMIT NO. S-187

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A HOTEL IN A COMMERCIAL (C) DISTRICT, ON A 2.056-ACRE TRACT OF LAND BEING IDENTIFIED AS A PORTION OF LOT 7 AND A PORTION OF LOT 8, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes to 1 nay (Macalik).

Mayor Pruitt then called for a break at 7:33 p.m. He reconvened the meeting at 7:45 p.m.

2. Discuss and consider approval of a resolution pertaining to the Rockwall Central Appraisal District's request to build an additional building adjacent to the existing building (located at 841 Justin Road), and take any action necessary.

Mayor Pro Tem Hohenshelt provided brief comments pertaining to this agenda item, indicating that a work session was held concerning this matter this afternoon. At that time, the Council expressed a desire to receive some additional information before moving forward. He then moved to table this item until the next city council meeting. Mayor Pruitt seconded the motion, which passed unanimously (7 ayes to 0 nays).

3. Discuss and consider holding a Show Cause Hearing to discuss and consider demolition of a dangerous building located at 409 W. Washington, legally described as Lowe & Allen block 14 E 1/2 and Lowe & Allen block W/2 OF 14, and take any action necessary.

Building Official Jeffrey Widmer provided brief comments to Council concerning this agenda item. Councilmember Fowler then made a motion to move forward with demolition of the dangerous structure located at 409 W. Washington. Councilmember Townsend seconded the motion, which passed unanimously (7 ayes to 0 nays).

4. Discuss and consider granting permissions for the City's May 19, 2018 Founders Day Festival at Harry Myers Park related to Chapter 30, Article I, Sec. 30 -2, Regulated Activities in Parks of the Code of Ordinances, and take any action necessary.

Mayor Pruitt clarified that this agenda item is related to Council consideration of temporarily allowing alcohol in a city park related to the Founder's Day Festival. Mayor Pro Tem Hohenshelt moved to grant this temporary allowance for alcohol at Harry Myers Park for the city's Founder's Day Festival and that if any council member votes against this motion, then he or she is not allowed to drink beer at the event. Councilmember Lewis seconded the motion, which passed by a vote of 5 ayes to 2 nays (Pruitt and Daniels).

5. Discuss and consider athletic complex feasibility study process and take any action necessary.

Park Director, Andy Hesser, came forth and briefed the Council on this agenda item. Councilmember Townsend questioned why this proposal seems to focus solely on sports that are played on turf and/or grass. He fears that if sports played on "courts" are not included in the feasibility study, then the Council may receive some push back. Councilmember Macalik asked for and received some clarification pertaining to the timeline associated with this process and how a diverse "citizen input" will be achieved. Mr. Crowley shared that he had planned to select a diverse group of people to serve on such committee. However, if the Council prefers to appoint a diverse set of people to serve, he is certainly in favor of that instead. Councilmember Macalik expressed a desire to include local business representatives in the process as well, in addition to residents. Mr. Hesser shared that citizen and business input would be sought for both the selection of a consultant and for the study itself. Councilmember Daniels shared that "pickle ball" playing and courts is an 'up and coming' sport, so he definitely sees the logic for including "court played sports" as part of the study as well.

Following additional, brief comments, Council took no formal action pertaining to this agenda item. Mr. Hesser indicated that staff has received enough direction to move forward at this point.

6. Discuss and consider the 2018 Bond Election public information brochure and take any action necessary.

Joey Boyd, Director of Internal Operations, briefed the Council on the draft brochure. Councilmember Townsend expressed some concern about the paragraph pertaining to financially absorbing some of the costs. He generally feels that the paragraph should more aptly explain to voters that if the debt is not able to be absorbed, then it may result in a tax rate increase. Both the city manager and the city attorney spoke in response to Townsend's comments. In general, both gentlemen cautioned the Council that including certain language in this informational material could be called into question and legally challenged in the future. It is okay for the brochure to indicate that the Council's intent in issuing the debt will be that the costs of paying back the debt will be absorbed (instead of a tax rate increase taking place). Caution was given by the city attorney that the Council that is currently "seated" in office is

not able to "bind" or "tie" future city councils. Councilmember Townsend expressed a concern that the paragraph currently in question on the draft brochure may in fact "bind" a future council's decision making ability. Mayor Pro Tem Hohenshelt explained various options that future Council would have at their disposal for debt retirement and issuance concerning future road improvement projects (generally seeming to express disagreement with Townsend's expressed concerns). Lengthy discussion ensued pertaining to the language reflected in certain areas of the draft brochure.

Councilmember Daniels then moved to accept the draft brochure and associated language "as is." Mayor Pruitt seconded the motion, which passed by a vote of 6 in favor with 1 against (Lewis).

7. Discuss and consider filling vacancies on the following city boards: Main Street Advisory Board and Architectural Review Board.

Councilmember Macalik moved to appoint Priscylla Bento to fill the vacancy on the Main Street Advisory Board (a partial term appointment thru January of 2019). Mayor Pruitt seconded the motion, which passed by a vote of 7 ayes to 0 nays. Ms. Bento will be replacing former member, Becky Airheart.

Councilmember Macalik moved to appoint Robert Miller to fill the vacancy on the city's Architectural Review Board (a partial term that will run through August of 2019). Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays. Mr. Miller will be replacing former member, Dennis Dayman.

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports
Building Inspections Monthly Report - February 2018
Fire Dept / Fire Marshall Monthly Report - February 2018
GIS Division Monthly Report - February 2018
Harbor PD Monthly Report - February 2018
Internal Operations Department Monthly Report - February 2018
Parks & Recreation Monthly Report - February 2018
Police Department Monthly Report - February 2018
Ralph M Hall / Rockwall Municipal Airport Asphalt and Drainage Improvement Project Update
Rockwall Animal Adoption Center Monthly Report - February 2018
STAR Transit Monthly Report - February 2018
STAR Transit Quarterly Report

2. City Manager's Report

Mayor Pruitt announced the countywide mayor's prayer breakfast on the morning of Thurs., May 3rd at 7:30 a.m. at The Center, which falls on the National Day of Prayer.

Mr. Crowley offered to answer any questions that Council may have concerning monthly staff reports. There being no questions, Mayor Pruitt reminded citizens that a city council election is slated for May 5. He announced that Councilmember Hohenshelt does not have an opponent, and Councilmember Townsend and Councilmember Lewis are "terming out." He shared hat candidate forums will be held on Wednesday, April 11 at 6:00 p.m. so that citizens may watch it live on the internet, attend in person, or watch it afterwards before casting their vote(s).

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (Personnel Matters).
2. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Board of Adjustments - pursuant to Section 551.074 (personnel matters)
3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

The Council did not reconvene in Executive Session following the close of the public meeting agenda.

XVI. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 8:25 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 16th DAY OF APRIL, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley – City Manager**

FROM: **Brad Griggs – Assistant City Manager**

DATE: **April 13, 2018**

SUBJECT: **Cain Parking Lot Lease**

In 2013, the City Council authorized the City Manager to enter in to a ground lease agreement with the Cain Revocable Family Trust for a public parking lot at the corner of N. Fannin and W. Rusk Street for a five year period. The agreement expires in May of 2018. Staff is seeking City Council authorization to enter into a new five year agreement for the use of the property for a10% increase in cost from the original lease agreement and to be paid monthly instead of annually. Staff will be available to answer any questions.

Ground Lease Agreement

Section 1-Basic Terms

Date:	April 12, 2018
Landlord:	CAIN REVOCABLE FAMILY TRUST
Landlord's Address:	c/o Dewayne Cain 305 Stonebridge Drive Rockwall, Rockwall County, Texas 75087
Tenant:	CITY OF ROCKWALL, TEXAS
Tenant's Address:	385 South Goliad Rockwall, Texas Rockwall County, Texas 75087

Premises: SURFACE ONLY of approximately 0.204 acres of land, located in Rockwall Original Town, Block K, comprised of parts of Lots 1,2,7 and 8, and being depicted on the attached exhibit, situated Rockwall County, Texas, (the "Land") together with parking lot improvements to be constructed thereon, and all rights, privileges, easements and appurtenances belonging to or in any way appertaining to the Land and/or the improvements.

Base Rent: $1100.00 per month, to be paid ~~annually~~ Monthly beginning May 15, 2018, and May 15 of each year for the remainder of the Term.

Term:	5 years. Landlord will consider an extension at the end of the Term.
Commencement Date:	May 15, 2018
Rent Commencement Date:	May 15, 2018
Termination Date:	Five years from the Commencement Date
Security Deposit:	[Intentionally Omitted]
Permitted Use:	Tenant will use the Premises as a parking lot.

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Section II-Definitions

"Agent" means agents, contractors, employees, licensees, and, to the extent under the control of the principal, invitees.

"Injury" means (1) harm to or impairment or loss of property or its use or (2) harm to or death of a person.

"Rent" means Base Rent plus any other amounts of money payable by Tenant to Landlord.

Section III-Clauses and Covenants

A. Tenant agrees to—

1. Lease the Premises for the entire Term, beginning on the Commencement Date and ending on the Termination Date.
2. Obey all laws relating to Tenant's use, maintenance of condition, and occupancy of the Premises,
3. Pay the Base Rent when it is due to Landlord at Landlord's Address.
4. Pay a late charge of 5% of any Rent not received by Landlord by the tenth day after it is due.
5. Allow Landlord to enter the Premises to inspect the Premises, with reasonable advance notice.
6. Repair, replace, and maintain any part of the Premises used by Tenant.
7. Repair any damage to the Premises caused by Tenant.
8. Add the Premises to Tenant's existing general liability insurance policy with Landlord named as an additional insured and maintain the insurance coverage for the Term of the Lease.
9. INDEMNIFY, DEFEND, AND HOLD LANDLORD AND LANDLORD'S AGENTS HARMLESS FROM ANY INJURY(AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE, INCLUDING ATTORNEY'S FEES AND OTHER FEES AND COURT AND OTHER COSTS ARISING OUT OF TENANT'S OR TENANT'S AGENTS' USE OF THE PREMISES. THE INDEMNITY CONTAINED IN THIS PARAGRAPH (a) IS INDEPENDENT OF TENANT'S INSURANCE, (b) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTURES OR DAMAGES PAID UNDER THE WORKER'S COMPENSATION AT OR SIMILAR EMPLOYEE BENEFIT ACTS, (c) WILL SURVIVE THE END OF THE TERM, AND (d) WILL APPLY EVEN IF ANY INJURY IS CAUSED IN WHOLE OR IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF LANDLORD OR LANDLORD'S AGENTS BUT WILL NOT

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APPLY TO THE EXTENT AN INJURY IS CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDLORD OR LANDLORD'S AGENTS.

10. Vacate the Premises on the last day of the Term.

B. Tenant agrees not to—

1. Use the Premises for any purpose other than the Permitted Use.
2. Create or allow a nuisance or permit any waste of the Premises.
3. Assign this lease or sublease any portion of the Premises without Landlord's written consent.
4. Allow a lien to be placed on the Premises, except as set out in Section III E.1.

C. Landlord agrees to—

1. Lease to Tenant the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.
2. Obey all laws relating to Landlord's operation of the Premises.

D. Landlord agrees not to—

1. Unreasonably withhold consent to a proposed assignment or sublease.

E. Landlord and Tenant agree to the following:

1. *Construction of Improvements.* Tenant will make and maintain all improvements to accommodate the intended use of the Premises. Any improvements to the Premises made by Tenant will become the property of Landlord. Tenant *will not be required* to return the property to its original condition upon the termination of this Lease.

2. *Removal of Existing Improvements.* As Landlord's sole construction obligation, Landlord, at Landlord's expense, will:

(i) Provide protection for the air conditioning unit from motor vehicles on the north end of the property or have the air conditioning unit removed.

3. *Abatement.* Tenant's covenant to pay Rent and Landlord's covenants are independent. Except as otherwise provided, Tenant will not be entitled to abate Rent for any reason.

4. *Release of Claims/Subrogation.* TENANT RELEASES LANDLORD AND LANDLORD'S AGENTS FROM ALL CLAIMS OR LIABILITIES FOR ANY INJURY TO TENANT AND TENANT'S AGENTS OR TO TENANT'S OR TENANT'S AGENTS' PROPERTY LOCATED ON THE PREMISES. **THE RELEASE IN THIS PARAGRAPH WILL APPLY EVEN IF THE DAMAGE OR**

LOSS IS CAUSED IN WHOLE OR IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF LANDLORD OR LANDLORD'S AGENTS BUT WILL NOT APPLY TO THE EXTENT THE DAMAGE OR LOSS IS CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDLORD OR LANDLORD'S AGENTS.

5. *Condemnation/Substantial or Partial Taking*
   a. If the Premises cannot be used for the Permitted Use because of condemnation or purchase in lieu of condemnation, this lease will terminate.
   b. If there is a condemnation or purchase in lieu of condemnation and this lease is not terminated, the Rent payable during the unexpired portion of the Term will be adjusted as may be fair and reasonable.
   c. Tenant will not be entitled to any condemnation award or proceeds in lieu of condemnation.

6. *Default by Landlord/Events.* A default by Landlord is the failure to comply with any provision of this lease that is not cured within thirty days after written notice.

7. *Default by Landlord/Tenant's Remedies.* Tenant's remedies for Landlord's default are to sue for damages and terminate this lease.

8. *Default by Tenant/Events.* Defaults by Tenant are (a) failing to pay timely Rent, (b) abandoning or vacating a substantial portion of the Premises, and (c) failing to comply within thirty days (30) after written notice with any provision of this lease other than the defaults set forth in (a) and (b).

9. *Default by Tenant/Landlord's Remedies.* Landlord's remedies for Tenant's default are to sue for damages and terminate this lease.

10. *Default/Waiver/Mitigation.* It is not a waiver of default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this lease does not preclude pursuit of other remedies in this lease or provided by law. Landlord and Tenant have a duty to mitigate damages.

11. *Holdover.* If Tenant does not vacate the Premises following termination of this lease, Tenant will become a tenant at will and must vacate the Premises on receipt of notice from Landlord. No holding over by Tenant, whether with or without the consent of Landlord, will extend the Term.

12. *Alternative Dispute Resolution.* Landlord and Tenant agree to mediate in good faith before filing a suit for damages.

13. *Attorney's Fees.* If either party retains an attorney to enforce this lease, the party prevailing in litigation is entitled to recover reasonable attorney's fees and other fees and court and other costs.

14. *Venue.* Exclusive venue is in Rockwall County, Texas. The laws of the State of Texas apply to this lease.

15. *Entire Agreement.* This Lease and its appendices constitute the entire agreement of the parties concerning the lease of the Premises by Landlord to Tenant. There are no representations, warranties, agreements, or promises pertaining to the lease of the Premises by Landlord to Tenant that are not in this lease and any appendix.

16. *Amendment of Lease.* This lease may be amended only by an instrument in writing signed by Landlord and Tenant.

17. *Limitation of Warranties.* THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY, OF FITNESS FOR A PARTICULAR PURPOSE, OR OF ANY OTHER KIND ARISING OUT OF THIS LEASE, AND THERE ARE NO WARRANTIES THAT EXTEND BEYOND THOSE EXPRESSLY STATED IN THIS LEASE.

18. *Notices.* Any notice required or permitted under this lease must be in writing. Any notice required by this lease will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this lease. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

19. *Prior Corrective Action for Petroleum Storage Tank.* Corrective action was completed in 2000 to remove petroleum storage tanks from the Premises in compliance with the remediation requirements of the Texas Natural Resource Conservation Commission. Tenant has received a copy of the letter from that agency certifying that the site met the closure requirements and no further corrective action was necessary. Landlord will not be responsible for any other remediation on the Premises.

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LANDLORD

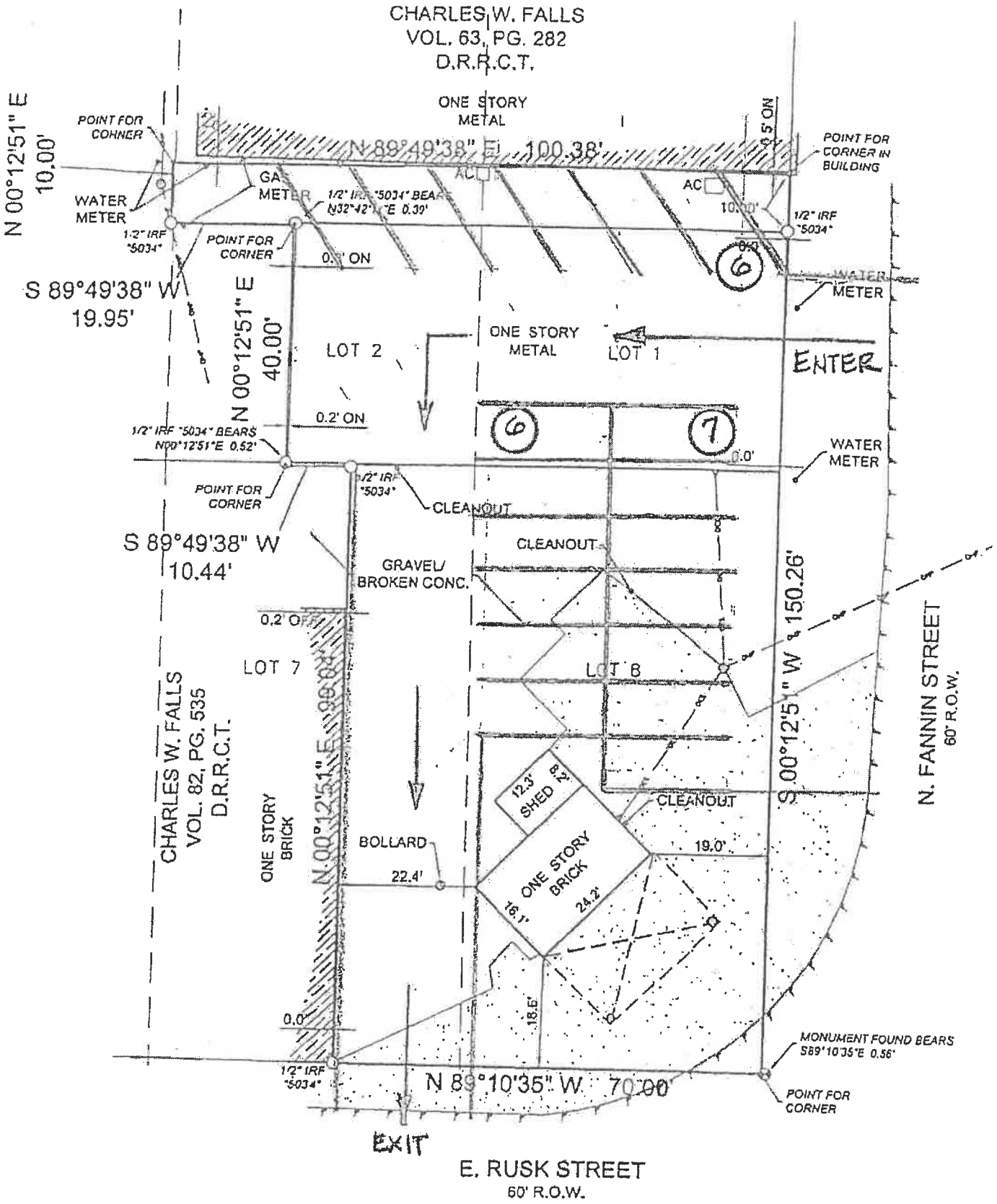
CAIN REVOCABLE FAMILY TRUST

By: _____
Name: Dewayne Cain
Its: Trustee

TENANT

CITY OF ROCKWALL, TEXAS

By: _____
Name: Richard Crowley
Its: City Manager


CHARLES W. FALLS
VOL. 63, PG. 282
D.R.R.C.T.
ONE STORY
METAL
N 89°49'38" E 100.38'
POINT FOR
CORNER
N 00°12'51" E
10.00'
WATER
METER
GAS
METER
1/2" IRF
"5034"
POINT FOR
CORNER
0.5' ON
POINT FOR
CORNER IN
BUILDING
AC
1/2" IRF
"5034"
WATER
METER
S 89°49'38" W
19.95'
N 00°12'51" E
40.00'
LOT 2
ONE STORY
METAL
LOT 1
ENTER
0.2' ON
1/2" IRF "5034" BEARS
N00°12'51"E 0.52'
POINT FOR
CORNER
1/2" IRF
"5034"
CLEANOUT
WATER
METER
S 89°49'38" W
10.44'
CLEANOUT
GRAVEL/
BROKEN CONC.
0.2' ON
LOT 7
LOT 8
S 00°12'51" W 150.26'
N. FANNIN STREET
60' R.O.W.
CHARLES W. FALLS
VOL. 82, PG. 535
D.R.R.C.T.
N 00°12'51" E 99.98'
ONE STORY
BRICK
12.3'
SHED
CLEANOUT
BOLLARD
22.4'
ONE STORY
BRICK
19.0'
16.1'
24.2'
18.6'
0.0'
MONUMENT FOUND BEARS
S89°10'35"E 0.56'
1/2" IRF
"5034"
N 89°10'35" W 70.00'
POINT FOR
CORNER
EXIT
E. RUSK STREET
60' R.O.W.

1" = 20'

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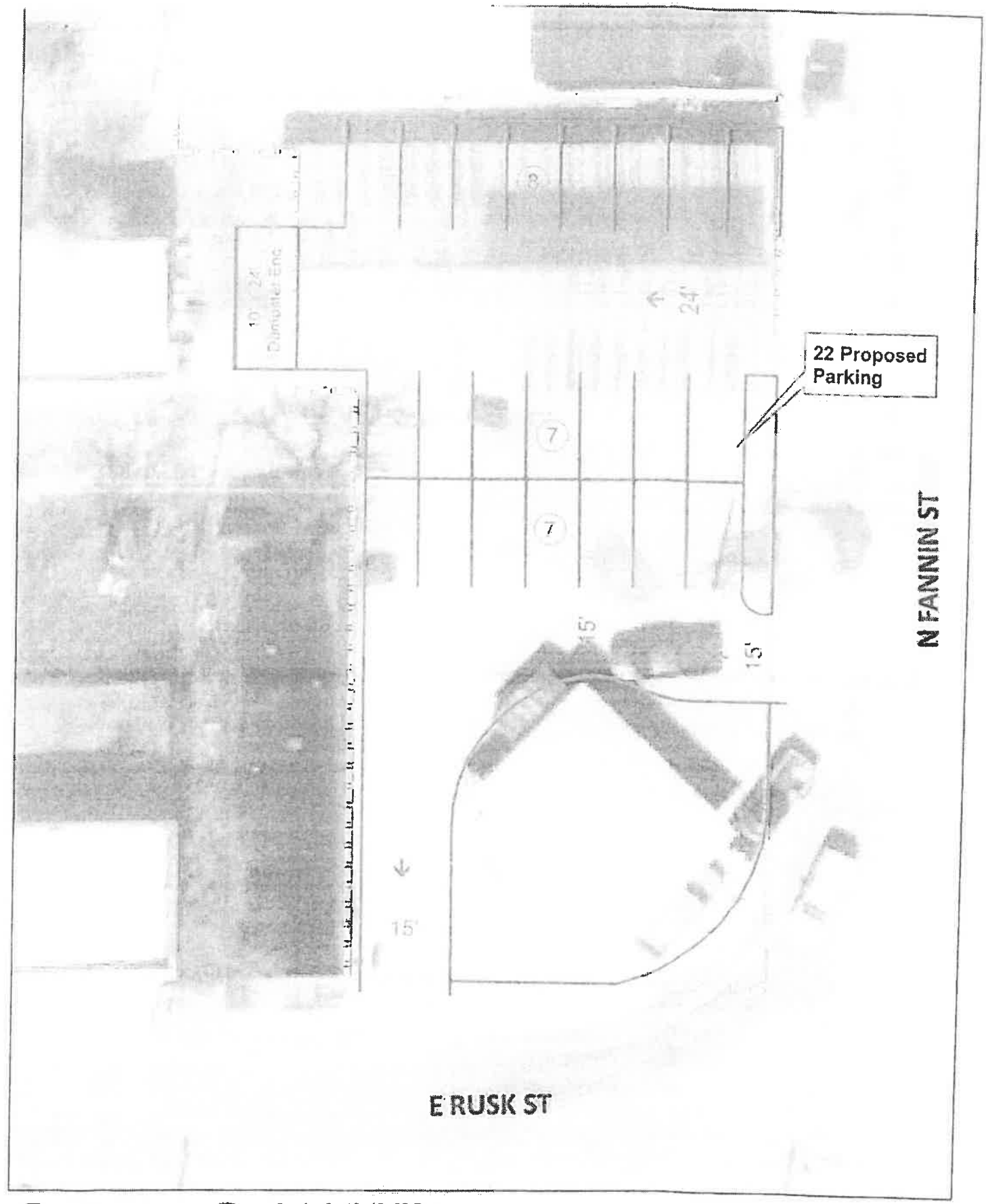

City of Rockwall

0 4 8 12 16 20 Feet
1 inch = 20 feet
Date: 3/4/2013

E. RUSK ST @ N. FANNIN ST
PROPOSED PARKING

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City of Rockwall
The New Horizon

MEMORANDUM

TO: City Council

FROM: Joey Boyd, Director of Internal Operations

DATE: April 9, 2018

SUBJECT: Oncor Electric Delivery Distribution Cost Recover Factor Denial Resolution

On April 5, 2018, Oncor Electric Delivery Company LLC ("Oncor" or "Company") filed an Application for Approval of a Distribution Cost Recover Factor ("DCRF") to Increase Distribution Rates with each of the cities in their service area. In the filing, the Company asserts that it is seeking an increase in distribution revenues of $19,002,177.

The resolution authorizes the City to join with the Steering Committee of Cities Served by Oncor ("OCSC") to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

Purpose of the Resolution:

The purpose of the Resolution is to deny the DCRF application proposed by Oncor.

Explanation of "Be It Resolved" Paragraphs:

1. This section authorizes the City to participate with OCSC as a party in the Company's DCRF filing, PUC Docket No. 48231.

2. This section authorizes the hiring of Lloyd Gosselink and consultants to review the filing, negotiate with the Company, and make recommendations to the City regarding reasonable rates. Additionally, it authorizes OCSC to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.

3. This paragraph finds that the Company's application is unreasonable and should be denied.

4. This section states that the Company's current rates shall not be changed.

5. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by OCSC will submit monthly invoices that will be forwarded to Oncor for reimbursement.

6. This section recites that the Resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

7. This section provides that Oncor and counsel for OCSC will be notified of the City's action by sending a copy of the approved and signed Resolution to counsel.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 18-09

A RESOLUTION OF THE CITY OF ROCKWALL, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION FOR APPROVAL OF A DISTRIBUTION COST RECOVERY FACTOR PURSUANT TO 16 TEX. ADMIN. CODE § 25..243 TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("OCSC"), a membership of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about April 5, 2018 Oncor filed with the City an Application for Approval of a Distribution Cost Recovery Factor ("DCRF"), PUC Docket No. 48231, seeking to increase electric distribution rates by approximately $19,002,177; and

WHEREAS, all electric utility customers residing in the City will be impacted by this ratemaking proceeding if it is granted; and

WHEREAS, Cities are coordinating their review of Oncor's DCRF filing with designated attorneys and consultants to resolve issues in the Company's application; and

WHEREAS, Cities' members and attorneys recommend that members deny the DCRF.

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

Section 1. That the City is authorized to participate with Cities in PUC Docket No. 48231;

Section 2. That subject to the right to terminate employment at any time, the City of hereby authorizes the hiring of the law firm of Lloyd Gosselink and consultants to negotiate with the Company, make recommendations to the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC;

Section 3. That the rates proposed by Oncor to be recovered through its DCRF charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied;

Section 4. That the Company shall continue to charge its existing rates to customers within the City;

Section 5. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of presentation of an invoice to Oncor;

Section 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required;

Section 7. That a copy of this Resolution shall be sent to Stephen N. Ragland, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, General Counsel to the Cities, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

Section 8. That this resolution shall be in force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS THE 16th day of April, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **April 4, 2018**

SUBJECT: **Purchase of new Mobile Message Boards**

Approved in the Streets and Drainage Operating budget is $35,000 to replace the two old message boards with new Mobile Message Boards. The boards are available for purchase from Buyers Barricades Inc. for a total amount of $31,317.40. We will be using the Buy Board purchasing cooperative contract #534-17. Budget is adequate to cover the cost of this purchase.

As a member and participant in the BuyBoard cooperative program, the City has met all formal bidding requirements pertaining to the purchase of these two boards.

For Council consideration is this mobile message board bid award to Buyers Barricades Inc. for $31,317.40 and authorize the City Manager to execute a purchase order.

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 04/16/2018

APPLICANT: Jonathan Fitzgerald, PE; *Binkley & Barfield*

AGENDA ITEM: **P2018-007**; *Park Place West, Phase III*

SUMMARY:

Discuss and consider a request by Johnathan Fitzgerald, PE of Binkley & Barfield, Inc. for the approval of a final plat for Park Place West, Phase III containing 82 single-family residential lots on a 25.291-acre tract of land being identified as Tracts 55-1 & 55-2 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard, and take any action necessary.

PLAT INFORMATION:

☑ The Park Place West Subdivision is a 55.8-acre master planned community that will contain single-family and Neighborhood Services (NS) District land uses. The subdivision is entitled for 147 single-family lots and 24 "live-work" lots on ~55.8-acres of land, and allows for lots ranging from 4,000-7,000 SF as stipulated in Planned Development District 59 (PD-59) development standards.

☑ The purpose of this request is to final plat Phase III of the Park Place West Subdivision for the purpose of laying out 82 of the 147 single-family lots. These lots will be situated on a 25.291-acre portion of a larger 55.8-acre tract of land. All of the lots will be subject to the Planned Development District 59 (PD-59) development standards.

☑ The proposed *final plat* generally conforms to the revised concept plan approved by the City Council on December 11, 2006 under *Case No. Z2006-023* [*Ordinance No. 06-51*].

☑ On April 9, 2018 the Parks Board reviewed the *Final Plat* and made a recommendation to approve the plat with the following conditions:

1) The developer is to pay the pro-rata equipment fees required in the amount of $42,312 [*i.e. 82 lots @ $516.00 per lot*].

2) The developer is to pay cash-in-lieu of land fees required in the amount of $34,358 [*i.e. 82 lots @ $418.00 per lot*].

☑ The applicant is mitigating for 272 caliper-inches by planting 341 inches being planted in Phase III and a 5 caliper-inch credit from Phase II. 228 caliper-inches (6-inch Oak and 222-inches Elm) are feature trees and require approval from the Planning and Zoning Commission to be removed. The remaining caliper-inches are not features trees and do not require any additional approvals.

☑ The Surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *Final Plats* as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this *final plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS

Should the City Council choose to approve the Final Plat for Park Place West, Phase III, staff would recommend the following conditions of approval:

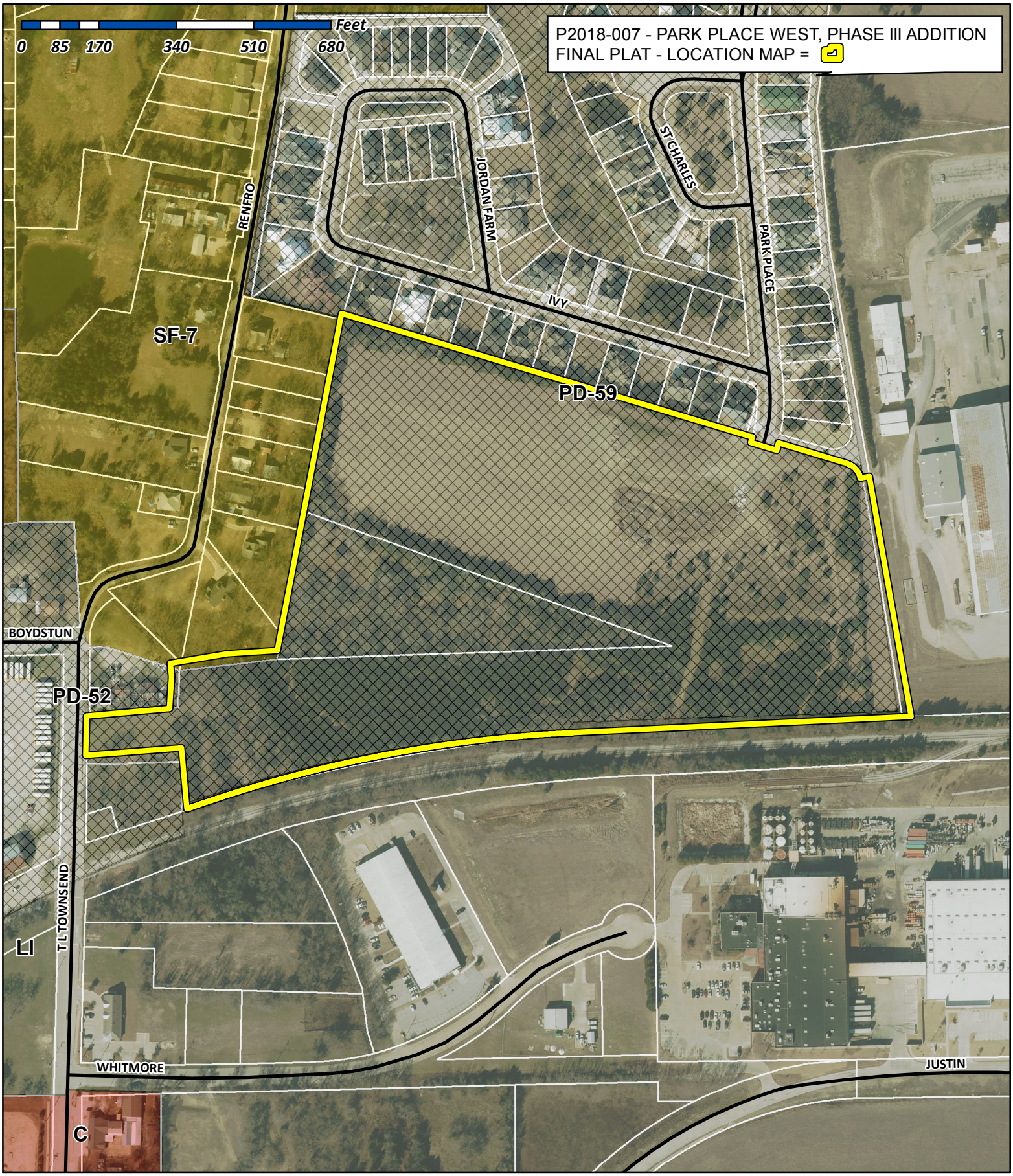
1) The Final Plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) The development shall adhere to the recommendations of the Park Board;

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

PLANNING AND ZONING COMMISSION:

On April 10, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff recommendations passed by a vote of 5-0 with Commissioners Fishman and Moeller absent.



City of Rockwall

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

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

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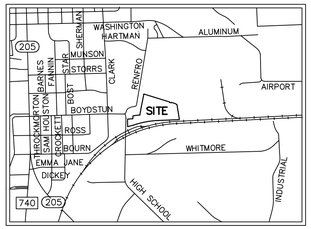
VICINITY MAP
N.T.S.



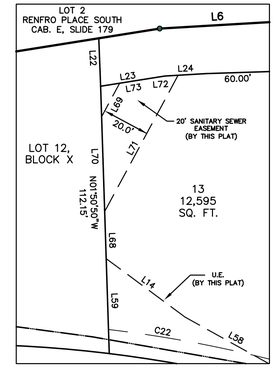
NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

EASEMENT DETAIL



1/15/2018 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

FINAL PLAT
PARK PLACE WEST PHASE III ADDITION

BEING 82 RESIDENTIAL LOTS ON 25.291 ACRES OF LAND
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
FEBRUARY 2017

CASE NO. P_____

BLOCK "X" LOT AREAS		
LOT #	AREA	DESCRIPTION
LOT 10	56,532 SQ. FT. 1.298 AC.	HOA DRAINAGE & OPEN SPACE ESMT
LOT 11	82,045 SQ. FT. 1.883 AC.	HOA DRAINAGE & OPEN SPACE ESMT
LOT 12	14,713 SQ. FT. 0.338 AC.	HOA DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 13	18,666 SQ. FT. 0.428 AC.	HOA DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 14	1,462 SQ. FT. 0.034 AC.	HOA LANDSCAPE & OPEN SPACE ESMT
LOT 15	2,926 SQ. FT. 0.067 AC.	HOA LANDSCAPE & OPEN SPACE ESMT
LOT 16	1,267 SQ. FT. 0.029 AC.	HOA LANDSCAPE & OPEN SPACE ESMT

NOTES:
1. IRF – Iron Rod Found
2. IRS – Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. EX. U.E. – existing utility easement
4. D.E. – Drainage Easement
5. U.E. – Utility Easement
6. PED. – Pedestrian
7. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.
8. P.O.B. – Point of Beginning.
9. O.P.R.D.C.T. – Official Public Records, Collin County, Texas.
10. D.R.C.C.T. – Deed Records, Collin County, Texas.
11. Bearings based on the Texas State Plano Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems.
12. Visibility clips shall be 20'x20' on the roadways and 10'x10' on the alleys.
13. Street sign blades and decorative signs shall be maintained by the HOA.
14. Minimum finished floor elevations to be two feet above the adjacent 100-year floodplain. Actual finished floor of houses to be determined by home builder.

ENGINEER:

BINKLEY & BARFIELD
1801 GATEWAY BOULEVARD
SUITE 101
RICHARDSON, TEXAS 75080
972-644-2800
972-644-2817 F

OWNER:

COLUMBIA DEVELOPMENT
COMPANY, LLC
1200 E. WASHINGTON
ROCKWALL, TX 75087

JOB NO.:	P-3451
DATE:	2/20/2017
REV:	6/20/2017 1/15/2018
SCALE:	1" = 60'
DRAWN:	J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
tmankin@peisersurveying.com
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
Texas Society of Professional Surveyors
Member Since 1977
FIRM No. 100999-00

SHEET 1 OF 3

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LINE TABLE		
LINE	LENGTH	BEARING
L1	86.63'	N 01°55'48" E
L2	182.12'	N 85°33'40" E
L3	69.54'	N 04°30'38" E
L4	29.95'	N 05°42'23" W
L5	126.45'	N 80°56'29" E
L6	111.01'	N 86°39'04" E
L7	291.65'	N 11°14'14" E
L8	59.00'	S 72°45'41" E
L9	158.05'	S 72°45'31" E
L10	20.00'	N 80°40'06" E
L11	134.71'	N 04°28'08" W
L12	210.88'	S 85°56'53" W
L13	208.56'	N 01°20'58" E
L14	41.20'	N 53°26'47" W
L15	18.25'	S 43°34'24" W
L16	10.06'	S 85°33'40" W
L17	4.84'	S 85°33'40" W
L18	20.13'	S 46°15'17" E
L19	12.13'	S 87°45'58" W
L20	20.00'	S 87°45'58" W
L21	103.34'	S 87°45'58" W
L22	20.14'	N 02°11'44" W
L23	27.26'	N 80°56'29" E
L24	17.43'	N 86°39'04" E
L25	15.02'	N 88°09'10" E
L26	58.18'	S 72°45'31" E
L27	77.31'	S 01°50'50" E
L28	116.40'	S 72°45'31" E
L29	77.22'	N 01°50'50" W
L30	67.56'	S 01°50'50" E
L31	4.32'	N 72°45'31" W
L32	7.07'	S 27°45'37" E
L33	21.22'	S 27°45'37" E
L34	19.45'	N 17°14'18" E
L35	13.13'	S 02°15'22" E
L36	21.22'	S 62°14'23" W
L37	28.28'	N 62°14'23" E
L38	7.07'	N 62°14'23" E
L39	21.22'	S 27°45'37" E
L40	28.29'	S 27°45'37" E
L41	7.07'	N 27°45'37" W
L42	134.71'	N 04°28'08" W
L43	210.88'	S 85°56'53" W
L44	10.00'	S 01°32'01" W
L45	26.78'	S 59°16'37" W
L46	29.71'	S 30°43'23" E
L47	7.06'	S 62°14'24" W
L48	28.28'	N 62°14'24" E
L49	21.22'	S 62°14'24" W
L50	14.76'	S 72°45'31" E
L51	35.78'	S 22°01'07" E
L52	2.46'	N 87°45'58" E
L53	18.17'	N 09°19'54" W
L54	0.67'	S 47°14'02" E
L55	50.67'	S 72°45'31" E
L56	12.93'	N 27°45'42" W
L57	27.40'	S 27°45'41" E
L58	71.66'	S 60°56'46" E
L59	39.83'	N 01°50'50" W
L60	143.21'	N 88°09'10" E
L61	97.55'	S 01°50'50" E
L62	55.43'	N 17°14'19" E
L63	52.09'	N 17°14'19" E
L64	116.61'	S 01°50'50" E
L65	121.79'	S 72°45'31" E
L66	20.00'	S 11°14'14" W
L67	20.00'	S 72°45'42" E
L68	19.75'	N 01°50'43" W
L69	15.93'	S 28°18'24" W
L70	39.82'	S 01°50'50" E
L71	64.93'	N 28°18'24" E
L72	5.58'	S 86°39'04" W
L73	19.19'	S 80°56'29" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	12.35'	320.50'	02°12'27"	N 16°08'05" E	12.35'
C2	16.35'	379.50'	02°28'05"	N 16°00'16" E	16.35'
C3	44.28'	40.00'	63°25'37"	N 41°02'42" W	42.05'
C4	867.62'	2914.93'	17°03'14"	S 79°22'42" W	864.42'
C5	242.78'	2923.97'	04°45'26"	S 68°27'42" W	242.71'
C6	3.35'	470.50'	00°24'28"	S 85°45'52" W	3.35'
C7	12.11'	49.32'	14°04'00"	S 85°10'02" E	12.08'
C8	135.82'	470.50'	16°32'22"	N 83°10'11" W	135.35'
C9	25.42'	470.50'	03°05'45"	N 76°21'07" W	25.42'
C10	246.32'	529.50'	26°39'13"	S 88°07'49" E	244.10'
C11	184.82'	2935.43'	03°36'27"	S 80°20'48" W	184.79'
C12	113.06'	470.50'	13°46'04"	S 89°02'03" W	112.79'
C13	90.62'	529.50'	09°48'21"	S 88°59'06" E	90.51'
C14	91.21'	2914.93'	01°47'34"	S 87°00'32" W	91.21'
C15	118.01'	2914.93'	02°19'11"	S 72°00'40" W	118.01'
C16					
C17	16.42'	1923.71'	00°29'21"	S 70°38'12" W	16.42'
C18	62.31'	2830.79'	01°15'40"	S 69°55'10" W	62.31'
C19	153.00'	2923.97'	02°59'53"	S 67°47'55" W	152.98'
C20	11.05'	2923.97'	00°12'59"	S 66°11'29" W	11.05'
C21	105.27'	528.88'	11°24'13"	N 88°44'33" W	105.09'
C22	76.20'	520.08'	03°56'17"	N 76°43'57" W	35.74'
C23	26.45'	470.50'	03°13'18"	S 76°24'52" E	26.45'
C24	60.99'	470.50'	07°25'37"	S 81°44'19" E	60.95'
C25	60.11'	470.50'	07°19'12"	S 89°06'43" E	60.07'
C26	70.36'	470.50'	08°34'04"	N 82°56'39" E	70.29'
C27	0.96'	470.50'	00°07'03"	N 78°36'06" E	0.96'
C28	69.90'	2994.43'	01°20'15"	S 79°12'42" W	69.90'
C29	60.55'	2994.43'	01°09'31"	S 80°27'35" W	60.54'
C30	58.09'	2994.43'	01°06'41"	S 81°35'40" W	58.09'
C31	2.30'	529.50'	00°14'58"	S 82°16'30" W	2.30'
C32	60.09'	529.50'	06°30'08"	S 85°39'03" W	60.06'
C33	60.18'	529.50'	06°30'43"	N 87°50'32" W	60.15'
C34	4.66'	529.50'	00°30'16"	N 84°20'03" W	4.66'
C35	55.57'	470.50'	06°46'03"	S 87°27'57" E	55.54'
C36	24.95'	470.50'	03°02'18"	N 87°37'53" E	24.95'
C37	35.07'	2973.93'	00°40'32"	S 86°27'00" W	35.07'
C38	57.95'	2973.93'	01°06'59"	S 87°20'46" W	57.95'
C39	6.67'	150.50'	02°32'17"	N 86°29'49" E	6.67'
C40	121.54'	150.50'	46°16'21"	N 62°05'30" E	118.27'
C41	57.04'	150.50'	21°43'02"	N 28°05'49" E	56.70'
C42	102.46'	209.50'	28°01'16"	N 31°14'56" E	101.44'
C43	30.05'	49.00'	35°08'25"	S 74°39'50" E	29.58'
C44	21.59'	78.50'	15°45'35"	S 64°52'44" E	21.52'
C45	55.90'	78.50'	40°48'07"	S 36°35'53" E	54.73'
C46	37.69'	78.50'	27°30'35"	S 02°26'32" E	37.33'
C47	9.99'	78.50'	07°20'54"	S 14°58'09" W	9.98'
C48	53.35'	78.50'	38°56'14"	S 38°04'23" W	52.33'
C49	31.34'	78.75'	22°48'02"	S 46°05'18" W	31.13'
C50	46.57'	78.50'	33°59'31"	S 74°32'16" W	45.90'
C51	21.52'	78.50'	15°42'27"	N 80°36'45" W	21.45'
C52	37.64'	34.00'	63°25'37"	N 41°02'43" W	35.75'
C53	101.68'	60.00'	97°05'52"	N 39°13'02" E	89.94'
C54	25.97'	60.00'	24°48'10"	N 03°04'10" E	25.77'
C55	39.26'	60.00'	37°29'18"	N 34°12'55" E	38.56'
C56	36.45'	60.00'	34°48'24"	N 70°21'46" E	35.89'
C57	131.98'	97.00'	77°57'34"	N 29°38'52" E	122.03'
C58	164.38'	97.00'	97°05'52"	N 39°13'02" E	145.41'
C59	40.09'	90.00'	25°31'29"	N 59°59'47" W	39.76'
C60	36.65'	90.00'	23°19'54"	N 13°30'47" W	36.40'
C61	27.66'	110.00'	14°24'35"	N 09°03'08" W	27.59'

1/15/2018 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

NOTES:
1. IRF – Iron Rod Found
2. IRS – Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. EX. U.E. – existing utility easement
4. D.E. – Drainage Easement
5. U.E. – Utility Easement
6. PED. – Pedestrian
7. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.
8. P.O.B. – Point of Beginning.
9. O.P.R.D.C.T. – Official Public Records, Collin County, Texas.
10. D.R.C.C.T. – Deed Records, Collin County, Texas.
11. Bearings based on the Texas State Plano Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems.
12. Visibility clips shall be 20'x20' on the roadways and 10'x10' on the alleys.
13. Street sign blades and decorative signs shall be maintained by the HOA.
14. Flood Sections shown hereon taken from Binkley & Barfield plans.

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

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

WITNESS OUR HANDS, this _____ day of _____, 2018.

_____ _____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

_____ _____
Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **PARK PLACE WEST PHASE III ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE WEST PHASE III ADDITION** subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. All detention/drainage systems to be maintained, repaired, and replaced by property owner.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be caused by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

8. Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

WITNESS MY HAND, this _____ day of _____, 2018.

COLUMBIA DEVELOPMENT COMPANY, LLC

_____

By: OWNER

STATE OF TEXAS:
COUNTY OF _____:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

WITNESS MY HAND, this _____ day of _____, 2018.

COLUMBIA EXTRUSIONS CORPORATION

_____

By: OWNER

STATE OF TEXAS:
COUNTY OF _____:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

ENGINEER:

BINKLEY & BARFIELD
1801 GATEWAY BOULEVARD
SUITE 101
RICHARDSON, TEXAS 75080
972-644-2800
972-644-2817 F
CONTACT: THOMAS JONES

OWNER:

COLUMBIA DEVELOPMENT COMPANY, LLC
1200 E. WASHINGTON
ROCKWALL, TX 75087

FINAL PLAT
PARK PLACE WEST PHASE III ADDITION
BEING 82 RESIDENTIAL LOTS ON 25.291 ACRES OF LAND
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
FEBRUARY 2017

CASE NO. P_____

JOB NO.:	P-3451
DATE:	2/13/2017
REV:	6/20/2017
	1/15/2018
DRAWN:	J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
tmankin@peisersurveying.com FIRM No. 100999-00

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas Society of Professional Surveyors
Member Since 1977

SHEET 2 OF 3

64

OWNER'S CERTIFICATION

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC and COLUMBIA EXTRUSIONS CORPORATION, BEING the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the R. Ballard Survey, Abstract No. 29, in the City of Rockwall, Rockwall County, Texas, and being all of that certain 2.60 acre tract and a portion of that certain 51.01 acre tract of land conveyed to Columbia Development Company, LLC by deed recorded in Volume 4743, Page 96, of the Deed Records of Rockwall County, Texas, and that certain tract of land conveyed to Columbia Extrusions Corporation by deed recorded in Volume 4036, Page 81, and Volume 3812, Page 248, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most westerly Northwest corner of said Columbia tract, same being the Southwest corner of Lot 1, Block A, Richard Harris Subdivision No. 6, according to the plat thereof recorded in Volume 478, Page 181, Plat Records, Rockwall County, Texas, same being in the easterly right-of-way line of T.L. Townsend Drive (variable width right-of-way);

THENCE along the common line of said Columbia tract and said Lot 1, Richard Harris Subdivision No. 6 as follows:

North 85 deg. 33 min. 40 sec. East, a distance of 182.12 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for internal corner, same being the Southeast corner of said Lot 1, Richard Harris Subdivision No. 6;

North 04 deg. 30 min. 38 sec. East, a distance of 69.54 feet to a 1/2 inch iron rod set for angle point;

North 05 deg. 42 min. 23 sec. West, passing the Northeast corner of said Lot 1, Richard Harris Subdivision No. 6, same being the most southerly Southeast corner of Lot 1, Block A, Richard Harris Subdivision No. 5, an addition to the City of Rockwall, Rockwall County, Texas, according to he plat thereof recorded in Cabinet B, Slide 339, Plat Records, Rockwall County, Texas, and continuing along the common line of said Columbia Development tract and said Lot 1, Richard Harris Subdivision No. 5, a total distance of 29.95 feet to a 1/2 inch iron rod set for corner;

THENCE North 80 deg. 56 min. 29 sec. East, along the common line of said Columbia Development tract and said Lot 1, Richard Harris Subdivision No. 5, passing the most easterly Southeast corner of said Lot 1, Richard Harris Subdivision No. 5, same being the Southwest corner of Lot 2, Renfro Place South, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 179, said Plat Records, and continuing along the common line of said Columbia Development tract and said Lot 2, a total distance of 126.45 feet to a 1/2 inch iron rod set for angle point;

THENCE North 86 deg. 39 min. 04 sec. East, along the common line of said Columbia Development tract and said Lot 2, a distance of 111.01 feet to a 1/2 inch iron rod found for internal corner, same being the Southeast corner of said Lot 2;

THENCE North 11 deg. 14 min. 14 sec. East, continuing along the common line of said Columbia Development tract and said Lot 2, passing the Northeast corner of said Lot 2, same being the Southeast corner of Lot 1, aforesaid Renfro Place South, and continuing along the common line of said Columbia Development tract and said Lot 1, Renfro Place South, passing the Northeast corner of said Lot 1, Renfro Place South, same being the Southeast corner of that certain tract of land conveyed to Kevin L. Caldwell and Linda D. Caldwell, by deed recorded in volume 1760, Page 254, aforesaid Deed Records, and continuing along the common line of said Columbia Development tract and said Caldwell tract, a total distance of 291.65 feet to a 1/2 inch iron rod set for angle point;

THENCE North 11 deg. 21 min. 42 sec. East, along the common line of said Columbia Development tract and said Caldwell tract, passing the Northeast corner of said Caldwell tract, same being the Southeast corner of Block A, Las Primeras Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded under Cabinet E, Slide 286, aforesaid Plat Records, and continuing along the common line of said Columbia Development tract and said Block A, passing the Northeast corner of said Block A, same being the Southeast corner of that certain tract of land conveyed to Floyd Hitt Estate, by deed recorded in Volume 4881, Page 131, said Deed Records, and continuing along the common line of said Columbia Development tract and said Hitt tract, passing the Northeast corner of said Hitt tract, same being a south corner of Block D, Park Place West Phase II Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 100, said Plat Records, and continuing along the common line of said Columbia Development tract and said Block D, a total distance of 460.84 feet to a 1/2 inch iron rod set for the most northerly Northwest corner of the herein described tract, same being the most northerly Northwest corner of said Columbia Development tract;

at a 1 inch pipe found for the most westerly southwest corner of the herein described tract, same being the most westerly southwest corner of said Columbia tract, same being the Northwest corner of that certain tract of land conveyed to Columbia Extrusion Corporation., by deed recorded in Volume 3812, Page 248, said Deed Records, same being in the easterly right-of-way line of T.L. Townsend Drive (variable width right-of-way);

THENCE North 01 deg. 55 min. 48 sec. East, along the common line of said Columbia Development tract and said T.L. Townsend Drive, a distance of 86.63 feet to

THENCE South 72 deg. 45 min. 31 sec. East, continuing along the common line of said Columbia Development Addition and said Block D, passing the Southeast corner of said Block D, same being the Southwest corner of Lot 8, Block X, said Park Place West Phase II Addition, and continuing along the common line of said Columbia Development tract and said Lot 8, a total distance of 940.88 feet to a 1/2 inch iron rod set for corner, same being the Southeast corner of said Lot 8, same being in the westerly right-of-way line of Park Place Boulevard (59 foot right-of-way), same being the beginning of a non-tangent curve to the right, having a radius of 320.50 feet and a delta angle of 02 deg. 12 min. 27 sec.;

THENCE along said Columbia Development tract and said Park Place Boulevard as follows:

Along said non-tangent curve to the right, an arc distance of 12.35 feet and a chord bearing and distance of South 16 deg. 08 min. 05 sec. West, 12.35 feet to a 1/2 inch iron rod set for corner;

South 72 deg. 45 min. 41 sec. East, a distance of 59.00 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left, having a radius of 379.50 feet and a delta angle of 02 deg. 28 min. 05 sec.;

Along said non-tangent curve to the left, an arc distance of 16.35 feet and a chord bearing and distance of North 16 deg. 00 min. 16 sec. East, 16.35 feet to a 1/2 inch iron rod set for corner, same being in the intersection of said Park Place Boulevard and a 20 foot alley way per Cabinet G, Slide 100;

THENCE along the common line of said Columbia Development tract and said 20 foot alley way as follows:

South 72 deg. 45 min. 31 sec. East, a distance of 158.05 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 40.00 feet and a delta angle of 63 deg. 25 min. 37 sec.;

Along said curve to the right, an arc distance of 44.28 feet and a chord bearing and distance of South 41 deg. 02 min. 42 sec. East, 42.05 feet to a 1/2 inch iron rod set for corner;

North 80 deg. 40 min. 06 sec. East, a distance of 20.00 feet to a 1/2 inch iron rod set for the Northeast corner of the herein described tract, same being the Southeast corner of said 20 foot alley way, same being in the westerly line of that certain tract of land conveyed to Rockwall Commercial Property Management, LLC, by deed recorded in Volume 2014, Page 11074, said Deed Records;

THENCE South 09 deg. 19 min. 54 sec. East, along the common line of said Columbia Development tract and said Rockwall tract, a distance of 534.46 feet to a 1/2 inch iron rod set for the Southeast corner of the herein described tract, same being the Southwest corner of said Rockwall tract, same being in the northerly line of that certain tract of land known as the M.K. & T. Railroad (100 foot right-of-way);

THENCE along the common line of said Columbia Development and said M.K. & T. Railroad as follows:

South 87 deg. 45 min. 58 sec. West, a distance of 741.38 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 2914.93 feet and a delta angle of 17 deg. 03 min. 14 sec.;

Along said curve to the left, an arc distance of 867.62 feet and a chord bearing and distance of South 79 deg. 22 min. 42 sec. West, 864.42 feet to a 1/2 inch iron rod set for angle point, same being the most southerly Southwest corner of said Columbia Development tract, same being the Southeast corner of aforesaid Columbia Extrusion tract, same being the beginning of a curve to the left, having a radius of 2923.97 feet and a delta angle of 04 deg. 45 min. 26 sec.;

Along said curve to the left, an arc distance of 242.78 feet and a chord bearing and distance of South 68 deg. 27 min. 42 sec. West, 242.71 feet to a 1/2 inch iron rod set for the Southwest corner of said Columbia Extrusion tract, same being in the easterly right-of-way line of aforesaid T.L. Townsend Drive;

THENCE along the common line of said Columbia Extrusion tract and said T.L. Townsend Drive as follows:

North 01 deg. 20 min. 58 sec. East, a distance of 208.56 feet to a 1 inch iron pipe found for angle point, same being the Northwest corner of said Columbia Extrusion tract, same being the most westerly Southwest corner of aforesaid Columbia Development tract;

North 01 deg. 55 min. 48 sec. East, a distance of 86.63 feet to the POINT OF BEGINNING and containing 25.291 acres of computed land, more or less.

11/07/2017 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ENGINEER:

BINKLEY & BARFIELD
1801 GATEWAY BOULEVARD
SUITE 101
RICHARDSON, TEXAS 75080
972-644-2800
972-644-2817 F
CONTACT: THOMAS JONES

OWNER:

COLUMBIA DEVELOPMENT COMPANY, LLC
1200 E. WASHINGTON
ROCKWALL, TX 75087

FINAL PLAT
PARK PLACE WEST PHASE III ADDITION
BEING 82 RESIDENTIAL LOTS ON 25.291 ACRES OF LAND
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
FEBRUARY 2017

CASE NO. P_____

JOB NO.:	P-3451
DATE:	2/13/2017
REV:	6/20/2017
SCALE:	1" = 100'
DRAWN:	J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

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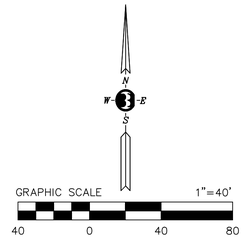
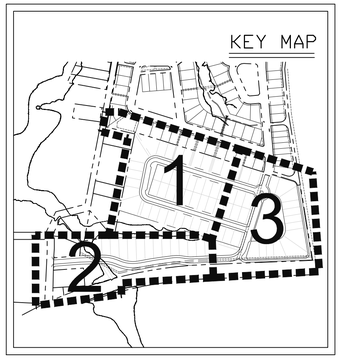
SHEET 3 OF 3

65







PROPOSED TREE PLANTING SCHEDULE (TOTAL)							
SYMBOL	KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	NOTE
TREES							
CO	CO	66	CHINQUAPIN OAK	Quercus muehlenbergii	3" CAL. MIN.	PLANT 50' O.C. WHERE INDICATED	STREET TREE
LO	LO	--	LIVE OAK	Quercus virginiana	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE
TA	TA	--	TEXAS ASH	Fraxinus albicans	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE
RO	RO	46	TEXAS RED OAK	Quercus texana	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE
CP	CP	--	CHINESE PISTACHIO	Pistachia chinensis	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE

LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE BEING REMOVED

EXISTING TREE BEING REMOVED AND MITIGATED

XX PROPOSED TREE (SEE "PROPOSED TREE PLANTING SCHEDULE" ABOVE

GENERAL TREE PLANTING NOTES:

1. SEE SHEET L1.03 FOR TREE PROTECTION DETAIL AND GENERAL NOTES.
2. SEE SHEET L1.04 FOR MITIGATION TABLE.
3. PROPOSED TREES SHALL BE PLANTED AT +/- 50' O.C., BOTH SIDES OF STREET WHERE INDICATED 5' FROM B.O.C.
4. FINAL TREE SELECTION, WILL BE DETERMINED BY OWNER, AND BE FROM "TREE REPLACEMENT CREDITS" LIST.

STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED
LANDSCAPE ARCHITECT

04-08-18

Rev	Date	Description	App.

Designed By: SR
Drawn By: SR
Checked By: SR
Job No.: PWW021318
Date: FEB 24, 2018
Scale: AS SHOWN

RYBA LANDSCAPE ARCHITECTURE
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site Planning
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Dallas, TX 75231
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PARK PLACE WEST - PHASE III
R. BALLARD SURVEY ABSTRACT NO. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS

Tree Plan Area I

Sheet No:
L1.01
of 4

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GENERAL TREE PLANTING NOTES:

1. SEE SHEET L1.03 FOR TREE PROTECTION DETAIL AND GENERAL NOTES.
2. SEE SHEET L1.04 FOR MITIGATION TABLE.
3. PROPOSED TREES SHALL BE PLANTED AT +/– 50' O.C., BOTH SIDES OF STREET WHERE INDICATED 5' FROM B.O.C.
4. FINAL TREE SELECTION, WILL BE DETERMINED BY OWNER, AND BE FROM "TREE REPLACEMENT CREDITS" LIST.

PROPOSED TREE PLANTING SCHEDULE (TOTAL)

SYMBOL	KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	NOTE
TREES							
CO	CO	66	CHINQUAPIN OAK	Quercus muehlenbergii	3" CAL. MIN.	PLANT 50' O.C. WHERE INDICATED	STREET TREE
LO	LO	--	LIVE OAK	Quercus virginiana	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE
TA	TA	--	TEXAS ASH	Fraxinus albicans	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE
RO	RO	46	TEXAS RED OAK	Quercus texana	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE
CP	CP	--	CHINESE PISTACHIO	Pistachia chinensis	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE

LEGEND

EXISTING TREE TO REMAIN

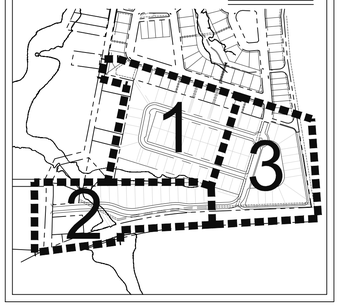
EXISTING TREE BEING REMOVED

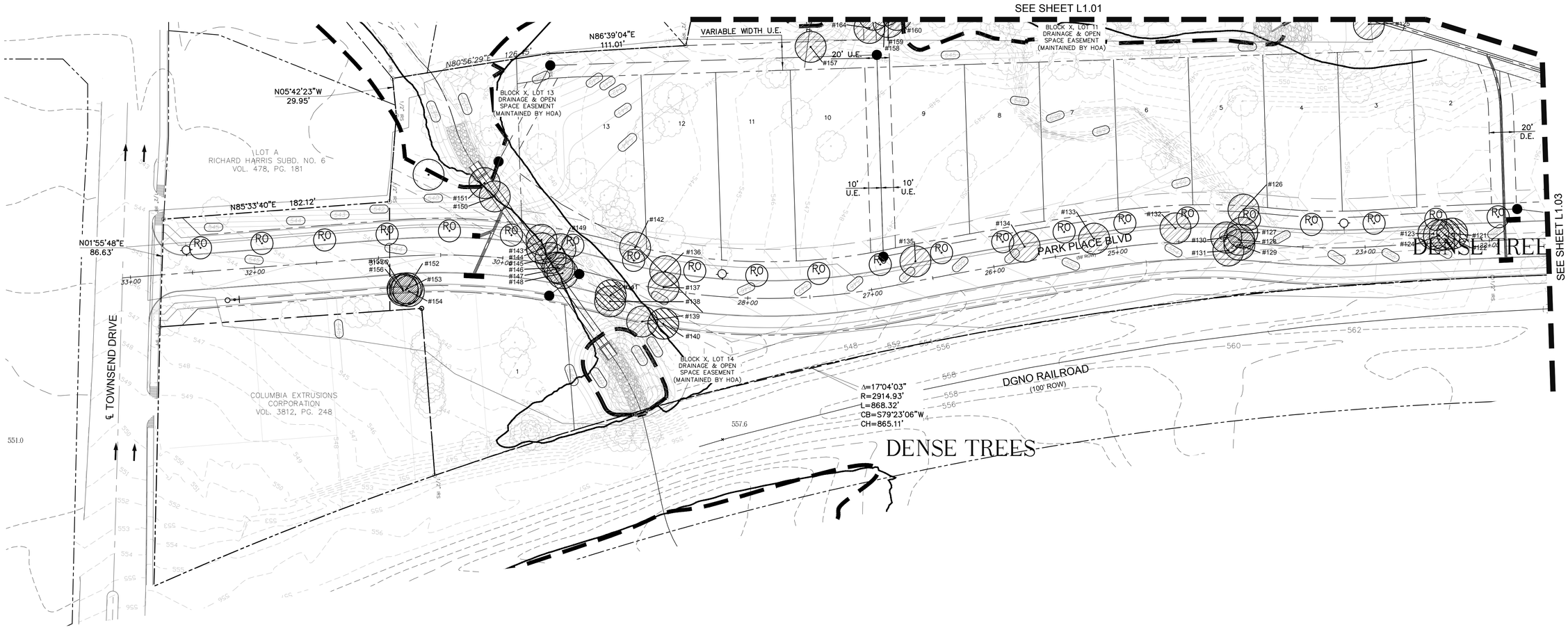
EXISTING TREE BEING REMOVED AND MITIGATED

PROPOSED TREE (SEE "PROPOSED TREE PLANTING SCHEDULE" ABOVE

GRAPHIC SCALE 1"=40'
40 0 40 80

KEY MAP





RYBA LANDSCAPE ARCHITECTURE

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Rev	Date	Description	App.

Designed By: SR
Drawn By: SR
Checked By: SR
Job No.: PWW021318
Date: FEB 24, 2018
Scale: AS SHOWN

PARK PLACE WEST - PHASE III
R. BALLARD SURVEY ABSTRACT NO. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS

Tree Plan Area II

STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED LANDSCAPE ARCHITECT

04-08-18

Sheet No:
L1.02
of 4

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TREE MITIGATION REQUIREMENTS:

88 TREES REMOVED FROM WITHIN RIGHT-OF-WAY, EASEMENTS OR SIMILAR TYPES OF I PROPERTY MAINTAINED BY UTILITY COMPANIES.

PRIMARY PROTECTED TREES (4"-25"CALIPER, N.I.C. HACKBERRY, CEDAR OR NON-PROTI

SECONDARY PROTECTED TREES (11"-15", N.I.C. NON-PROTECTED TREE)

FEATURED TREE (ALL TREES 25" AND GREATER)

PROPOSED TREE PLANTING SCHEDULE (TOTAL)

SYMBOL	KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	NOTE
TREES							
CO	CO	66	CHINQUAPIN OAK	Quercus muehlenbergii	3" CAL. MIN.	PLANT 50' O.C. WHERE INDICATED	STREET TREE
LO	LO	--	LIVE OAK	Quercus virginiana	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE
TA	TA	--	TEXAS ASH	Fraxinus albicans	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE
RO	RO	46	TEXAS RED OAK	Quercus texana	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE
CP	CP	--	CHINESE PISTACHIO	Pistachia chinensis	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE

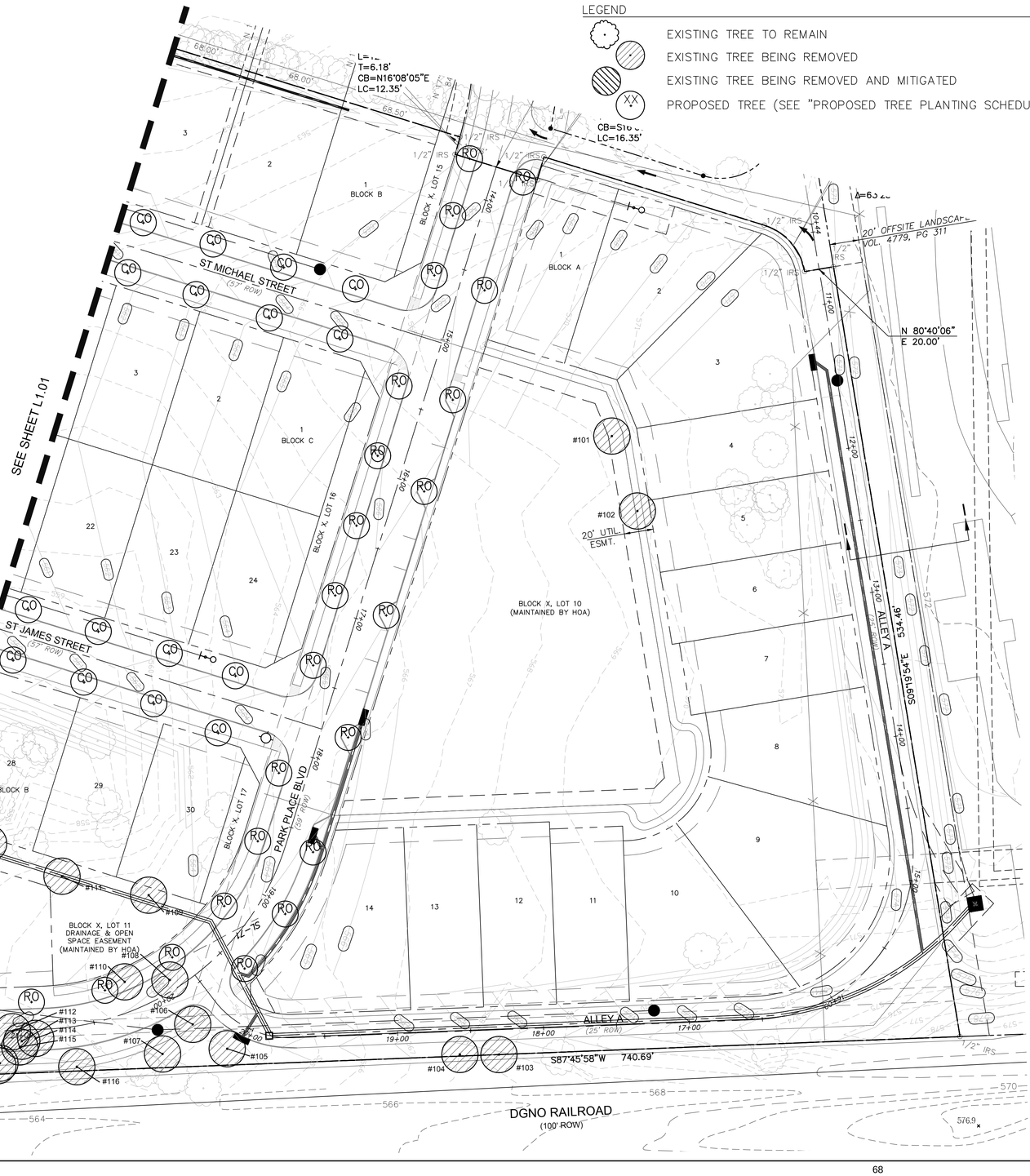
LEGEND

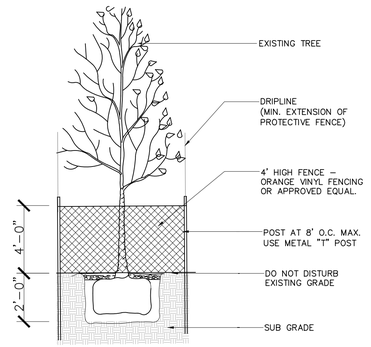
EXISTING TREE TO REMAIN

EXISTING TREE BEING REMOVED

EXISTING TREE BEING REMOVED AND MITIGATED

PROPOSED TREE (SEE "PROPOSED TREE PLANTING SCHEDULE" ABOVE

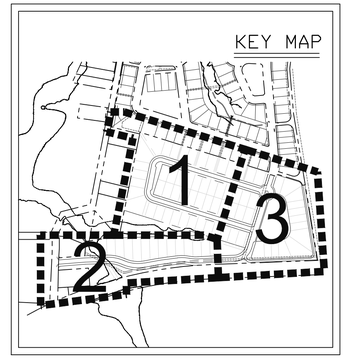


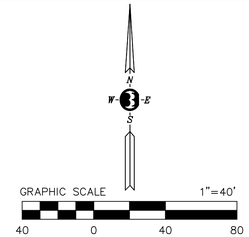


CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. PRIOR TO GRADING, BRUSH REMOVAL, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. THE DEVELOPER SHALL ERECT ORANGE VINYL FENCING, A MINIMUM OF (4') FOUR FEET IN HEIGHT, AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
3. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE DEVELOPER SHALL PROHIBIT CLEANING, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE DEVELOPER SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., IN THE CANOPY AREA,
4. NO ATTACHMENTS OR WIRES OR ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
   A) NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

TREE PROTECTION SECTION N.T.S.





GENERAL NOTES:

1. ALL PLANT MATERIAL HAS BEEN LOCATED WITH RESPECT TO PROPOSED OR APPROXIMATE LOCATIONS OF EXISTING UTILITIES, CURBS, WALKS AND DRIVE LANES TO THE MOST ACCURATE EXTENT POSSIBLE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS IN THE FIELD AND SHALL NOTIFY UTILITY COMPANIES AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ARE TO BE HELD LIABLE FOR UTILITY LOCATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR QUESTIONS WITH THE PLAN PRIOR TO INSTALLATION.
3. ALL PLANT MATERIAL MUST BE SPECIMEN QUALITY (AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS), AND SHALL BE NURSERY GROWN IN AN INSECT DISEASE-FREE CONDITION AND SHALL BE REASONABLY FREE OF WEEDS AND NOXIOUS PESTS AND INSECTS.
4. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE "PLANT LEGEND" SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE KEYED PLAN SHALL GOVERN.
5. CARE IS TO BE TAKEN NOT TO CRACK OR DAMAGE ANY EXISTING STRUCTURES, CONCRETE, OR EXISTING PLANTERS. CONTRACTOR WILL REIMBURSE OWNER FOR ANY DAMAGE CAUSED BY ANY OF THIS WORK.
6. CONTRACTOR SHALL STAKE TREES ACCORDING TO THE A.A.N.S. (AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS. (SEE DETAIL)
7. SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST".
8. ALL PLANTING AREAS SHALL HAVE TURF AS GROUND COVER UNLESS NOTED ON PLAN.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PRUNING TREES AND SHRUBS OF BROKEN BRANCHES AND THOROUGHLY WATERING ALL PLANT MATERIAL AFTER PLANTING AND MULCHING. THIS REGULAR MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR UNTIL THE CITY APPROVES THE INSTALLATION. THE CONTRACTOR AND OWNER MAY NEGOTIATE A 30 DAY MAINTENANCE PERIOD AFTER THE CITY HAS APPROVED THE INSTALLATION.
22. ALL PLANT MATERIAL, MAINTAINED IN A HEALTHY GROWING CONDITION, SHALL BE GUARANTEED BY LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR. PLANT MATERIALS WHICH DO NOT FULFILL THIS GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER. REPLACEMENT SHALL BE GUARANTEED THROUGHOUT THE ORIGINAL GUARANTEE PERIOD. UNHEALTHY, DEAD, OR DYING PLANTS SHALL BE REPLACED IMMEDIATELY.
23. SHOULD ANY TREE DESIGNATED AS EXISTING IN THE LANDSCAPE PLAN DIE AT ANY TIME AFTER APPROVAL OF THE LANDSCAPE PLAN OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER SHALL REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE SHALL BE THREE (3) INCHES IN CALIPER.
24. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A FREEZE-GUARD SET AT 38 DEGREES FAHRENHEIT AND RAIN GAUGE.
25. MAINTAIN IRRIGATION SYSTEM IN WORKING ORDER.

GENERAL TREE PLANTING NOTES:

1. SEE SHEET L1.03 FOR TREE PROTECTION DETAIL AND GENERAL NOTES.
2. SEE SHEET L1.04 FOR MITIGATION TABLE.
3. PROPOSED TREES SHALL BE PLANTED AT +/- 50' O.C., BOTH SIDES OF STREET WHERE 5' FROM B.O.C.
4. FINAL TREE SELECTION, WILL BE DETERMINED BY OWNER, AND BE FROM "TREE REPLACEM CREDITS" LIST.



04-08-18

Rev	Date	Description	App.

Designed By: SR
Drawn By: SR
Checked By: SR
Job No.: PWW021318
Date: FEB 24, 2018
Scale: AS SHOWN

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PARK PLACE WEST - PHASE III
R. BALLARD SURVEY ABSTRACT NO. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS

Tree Plan Area III

Sheet No:
L1.03
of 4

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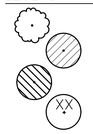
PROPOSED TREE PLANTING SCHEDULE (TOTAL)							
SYMBOL	**KEY**	**QTY.**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**REMARKS**	**NOTE**
TREES							
CO	CO	66	CHINQUAPIN OAK	Quercus muehlenbergii	3" CAL. MIN.	PLANT 50' O.C. WHERE INDICATED	STREET TREE
LO	LO	--	LIVE OAK	Quercus virginiana	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE
TA	TA	--	TEXAS ASH	Fraxinus albicans	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE
RO	RO	46	TEXAS RED OAK	Quercus texana	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE
CP	CP	--	CHINESE PISTACHIO	Pistachia chinensis	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE

LEGEND



EXISTING TREE TO REMAIN

EXISTING TREE BEING REMOVED

EXISTING TREE BEING REMOVED AND MITIGATED

PROPOSED TREE (SEE "PROPOSED TREE PLANTING SCHEDULE" ABOVE)

TREE MITIGATION REQUIREMENTS:

88 TREES REMOVED FROM WITHIN RIGHT-OF-WAY, EASEMENTS OR SIMILAR TYPES OF PUBLIC PROPERTY MAINTAINED BY UTILITY COMPANIES.

PRIMARY PROTECTED TREES (4"-25"CALIPER, N.I.C. HACKBERRY, CEDAR OR NON-PROTECTED TREE)

SECONDARY PROTECTED TREES (11"-15", N.I.C. NON-PROTECTED TREE)

FEATURED TREE (ALL TREES 25" AND GREATER)

TOTAL MITIGATION REQUIRED = 402 CAL. INCHES

MITIGATION CREDITS ESTABLISHED:
PARKWAY WEST PHASE II = 05
PARKWAY WEST PHASE III = 341 (3" CALIPER TREES, SEE "PROPOSED TREE PLANTING SCHEDULE" ABOVE)

NOTE:

1. ARTICLE IX, TREE PRESERVATION, OF THE UNIFIED DEVELOPMENT CODE, SECTION 1, PURPOSE, APPLICABILITY AND EXEMPTIONS. SECTION 1.3. EXEMPTIONS, 6., ...ALL RIGHT-OF-WAY, EASEMENTS OR SIMILAR TYPES OF PUBLIC PROPERTY MAINTAINED BY UTILITY COMPANIES SHALL NOT BE SUBJECT TO TREE PROTECTION OR REPLACEMENT REQUIREMENTS OF THISARTICLE.

2. REPLACEMENT TREES TO BE A MINIMUM CALIPER SIZE OF THREE (3) INCHES AND A HEIGHT OF SEVEN (7) FEET MEASURED AT DBH.

Tree Survey

:ree #	Elev.	Common Name	Botanical Name	Cal. In. (DBH)	Cal. In. Removed	Protected Removed	Criteria	Mitigation Cal. In. Required
101	569.75	EASTERN RED CEDAR	Juniperus virginiana	8	8		NON-PROTECTED TREE (< 11")	
102	569.70	EASTERN RED CEDAR	Juniperus virginiana	8	8		NON-PROTECTED TREE (< 11")	
103	567.75	HACKBERRY	Celtis occidentalis	10	10		NON-PROTECTED TREE (< 11")	
104	568.42	HACKBERRY	Celtis occidentalis	8	8		NON-PROTECTED TREE (< 11")	
105	563.05	WILLOW	Salix nigra	6	6		NON-PROTECTED TREE	
106	560.56	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
107	562.29	WILLOW	Salix nigra	24	24		NON-PROTECTED TREE	
108	564.18	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
109	563.37	COTTONWOOD	Populus deltoides	30	30		FEATURED TREE (> 25") 1:2 MITIGATION	60
110	563.36	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
111	561.71	EASTERN RED CEDAR	Juniperus virginiana	14	14		SECONDARY PROTECTED TREE 1:1/2	7
112	560.59	COTTONWOOD	Populus deltoides	8	8		NON-PROTECTED TREE	
113	559.94	COTTONWOOD	Populus deltoides	12	12		NON-PROTECTED TREE	
114	560.21	COTTONWOOD	Populus deltoides	14	14		NON-PROTECTED TREE	
115	560.49	COTTONWOOD	Populus deltoides	8	8		NON-PROTECTED TREE	
116	560.16	WILLOW	Salix nigra	18	18		NON-PROTECTED TREE	
117	561.15	COTTONWOOD	Populus deltoides	15	15		NON-PROTECTED TREE	
118	561.00	COTTONWOOD	Populus deltoides	15	15		NON-PROTECTED TREE	
119	559.61	WILLOW	Salix nigra	6	6		NON-PROTECTED TREE	
120	558.75	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
121	558.28	WILLOW	Salix nigra	36	36	36	FEATURED TREE (> 25") 1: 2 MITIGATION	72
122	558.54	WILLOW	Salix nigra	8	8		NON-PROTECTED TREE	
123	558.73	WILLOW	Salix nigra	16	16		NON-PROTECTED TREE	
124	558.64	WILLOW	Salix nigra	10	10		NON-PROTECTED TREE	
125	545.82	WILLOW	Salix nigra	24	24		NON-PROTECTED TREE	
126	554.78	COTTONWOOD	Populus deltoides	8	8		NON-PROTECTED TREE	
127	555.90	COTTONWOOD	Populus deltoides	10	10		NON-PROTECTED TREE	
128	555.48	COTTONWOOD	Populus deltoides	6	6		NON-PROTECTED TREE	
129	555.46	COTTONWOOD	Populus deltoides	10	10		NON-PROTECTED TREE	
130	556.11	BOIS D'ARC	Maclura pomifera	6	6		NON-PROTECTED TREE	
131	555.62	COTTONWOOD	Populus deltoides	10	10		NON-PROTECTED TREE	
132	553.90	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
133	253.06	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
134	551.76	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
135	549.93	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
136	544.18	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
137	544.44	BOIS D'ARC	Maclura pomifera	6	6		NON-PROTECTED TREE (< 11")	
138	538.21	WILLOW	Salix nigra	12	12		NON-PROTECTED TREE	
139	542.54	BOIS D'ARC	Maclura pomifera	6	6		NON-PROTECTED TREE	
140	543.64	EASTERN RED CEDAR	Juniperus virginiana	14	14	14	SECONDARY PROTECTED TREE 1:1/2	7
141	538.72	CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
142	543.64	HACKBERRY	Celtis occidentalis	6	6		NON-PROTECTED TREE (< 11")	
143		CEDAR ELM	Ulmus Crassifolia	22	22		NON-PROTECTED TREE (< 11")	
144		ASH	Fraxinus texensis	12	12	12	PRIMARY PROTECTED 1:1	12
145		HACKBERRY	Celtis occidentalis	6	6		NON-PROTECTED TREE (< 11")	
146		EASTERN RED CEDAR	Juniperus virginiana	8	8		NON-PROTECTED TREE (< 11")	
147		OAK	OAK	6	6	6	PRIMARY PROTECTED 1:1	6
148		COTTONWOOD	Populus deltoides	6	6		NON-PROTECTED TREE	
149		OAK	OAK	8	8	8	PRIMARY PROTECTED 1:1	8
150		CEDAR ELM	Ulmus Crassifolia	10	10	10	PRIMARY PROTECTED 1:1	10
151		ASH	Fraxinus texensis	12	12	12	PRIMARY PROTECTED 1:1	12
152		CEDAR ELM	Ulmus Crassifolia	10	10	10	PRIMARY PROTECTED 1:1	10
153		CEDAR ELM	Ulmus Crassifolia	10	10	10	PRIMARY PROTECTED 1:1	10
154		CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
155		CEDAR ELM	Ulmus Crassifolia	12	12	12	PRIMARY PROTECTED 1:1	12
156		CEDAR ELM	Ulmus Crassifolia	10	10	10	PRIMARY PROTECTED 1:1	10
157		CEDAR ELM	Ulmus Crassifolia	10	10	10	PRIMARY PROTECTED 1:1	10
158		CEDAR ELM	Ulmus Crassifolia	12	12	12	PRIMARY PROTECTED 1:1	12
159		CEDAR ELM	Ulmus Crassifolia	DEAD	DEAD		DEAD	
160		CEDAR ELM	Ulmus Crassifolia	DEAD	DEAD		DEAD	
161		CEDAR ELM	Ulmus Crassifolia	6	6	6	PRIMARY PROTECTED 1:1	6
162		COTTONWOOD	Populus deltoides	12	12	12	NON-PROTECTED TREE	
163		CEDAR ELM	Ulmus Crassifolia	14	14	14	PRIMARY PROTECTED 1:1	14
164		CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
165		COTTONWOOD	Populus deltoides	16	16		NON-PROTECTED TREE	
166		HACKBERRY	Celtis occidentalis	12	12	12	SECONDARY PROTECTED TREE 1:1/2	6
167		CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
168		CEDAR ELM	Ulmus Crassifolia	10	10	10	PRIMARY PROTECTED 1:1	10
169		CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
170		CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
171		CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
172		CEDAR ELM	Ulmus Crassifolia	DEAD	DEAD		DEAD	
173		CEDAR ELM	Ulmus Crassifolia	MT-12/12	MT-12/12	24	PRIMARY PROTECTED 1:1	24
174		CEDAR ELM	Ulmus Crassifolia	MT-10/12	MT-10/12	22	PRIMARY PROTECTED 1:1	22
175		CEDAR ELM	Ulmus Crassifolia	10	10	10	PRIMARY PROTECTED 1:1	10
176		ASH	Fraxinus texensis	12	12	12	PRIMARY PROTECTED 1:1	12
177		EASTERN RED CEDAR	Juniperus virginiana	8	8		NON-PROTECTED TREE (< 11")	
178	551.99	ASH	Fraxinus texensis	15	15	15	PRIMARY PROTECTED 1:1	15
179	554.50	HACKBERRY	Celtis occidentalis	8	8		NON-PROTECTED TREE (< 11")	
180	557.22	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
181	557.08	EASTERN RED CEDAR	Juniperus virginiana	8	8		NON-PROTECTED TREE (< 11")	
182	556.97	EASTERN RED CEDAR	Juniperus virginiana	12	12	12	SECONDARY PROTECTED TREE 1:1/2	6
183	557.01	EASTERN RED CEDAR	Juniperus virginiana	16	16	16	SECONDARY PROTECTED TREE 1:1/2	8
184	556.97	EASTERN RED CEDAR	Juniperus virginiana	12	12	12	SECONDARY PROTECTED TREE 1:1/2	6
185	557.46	EASTERN RED CEDAR	Juniperus virginiana	14	14	14	SECONDARY PROTECTED TREE 1:1/2	7
186	557.37	EASTERN RED CEDAR	Juniperus virginiana	18	18	18	SECONDARY PROTECTED TREE 1:1/2	9
187	557.54	EASTERN RED CEDAR	Juniperus virginiana	10	10		NON-PROTECTED TREE (< 11")	
188	558.08	EASTERN RED CEDAR	Juniperus virginiana	8	8		NON-PROTECTED TREE (< 11")	
				757	757			402

Total inches on site				757
Total Inches removed				757
Total Protected inches Removed				402

Rev	Date	Description	App.

Designed By: SR
Drawn By: SR
Checked By: SR
Job No.: PWW021318
Date: FEB 24, 2018
Scale: AS SHOWN

RYBA LANDSCAPE ARCHITECTURE
Landscape Architecture
site Planning
Urban Design
10670 N. Central Expwy, 6th FL
Dallas, TX 75231
(214) 819-3073
rla@airmail.net
www.rybadesign.com

1-Jan

PARK PLACE WEST - PHASE III
R. BALLARD SURVEY ABSTRACT NO. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS

Tree Tabulation Area III

Sheet No:
L1.04
of 4

STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED LANDSCAPE ARCHITECT

04-08-18

C:\Users\SRYBA\Dropbox\RYBA-JESSYCA\PARK PLACE WEST\TREE PLANS.dwg-L1.04 - Tree Tabulation Area III Plotted Apr 08, 2018 at 6:23pm by $(GETVAR,??) | Last Saved by: SRYBA

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: April 16, 2018

SUBJECT: Facilities Agreement for ProSoap (*1830 E. IH-30*)

At the March 19, 2018 City Council meeting, Billy Self of ProSoap requested to defer the detention requirements for the purpose of permitted previously constructed additions on the primary structure. The City Council granted the request stipulating that the detention requirements would need to be completed within three (3) years or at the time of any new additions to the property. In addition, the City Council asked that an indemnification statement be incorporated into the contract stating that the applicant -- *and not the City* -- would be responsible for any claims concerning potential liability by delaying the improvements. The attached agreement has been prepared by the City Attorney in response to this motion and needs to be reviewed and approved by the City Council prior to being signed by the applicant and the City. Should the City Council have any questions staff will be available at the meeting on April 16, 2018.

FACILITIES IMPROVEMENT AGREEMENT

This Facilities Improvement Agreement (this "Agreement") is entered into between the **City of Rockwall, Texas** (the "City") and Billy Self, owner of Texas Nova-chem Corporation dba ProSoap located at **1830 E. IH-30**, Rockwall, Texas ("Property Owner").

WHEREAS, Property Owner and the City are sometimes collectively referenced in this Agreement as the "Parties," or, each individually, as "Party"; and

WHEREAS, Property Owner is the owner of the ProSoap building ("Building") at 1830 E. IH-30 (the "Property") in Rockwall County, Texas, located entirely within the corporate limits of the City of Rockwall; and

WHEREAS, on December 12, 2017, Billy Self, property owner, requested to construct an addition on the building located on the Property and the City's Engineering Department informed Mr. Self that the new addition would require storm water detention prior to a certificate of occupancy; and

WHEREAS, on March 11, 2018 Mr. Self requested that the City Council grant a variance to the Engineering Standards of Design and Construction and defer the storm water detention requirement until any further expansion of paving or building on the Property; and

WHEREAS, after careful discussion and consideration of the request for a variance, the City Council voted grant the variance with certain conditions, including the Parties agreeing to this Agreement with certain terms and conditions being met by the Property Owner

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

SECTION 1. RECITALS INCORPORATED

The recitals set forth above are incorporated herein as if set forth in full to further describe the Parties' intent under this Agreement and said recitals constitute representations by Property Owner and the City.

SECTION 2. STORM WATER DETENTION IMPROVEMENTS

(a) *Property Owner's Obligations.*

(1) Property Owner is responsible for funding and constructing, per the Engineering Standards of Design and Construction, the required storm water detention facilities on the Property. Such detention facilities shall be built prior to the completion of any future expansion of the Building but no later than *March 11, 2021*, even if the Property Owner does not proceed with the expansion of the current Building.

(2) Property Owner covenants and agrees to *FULLY INDEMNIFY* and *HOLD HARMLESS*, the CITY and the elected officials, employees, officers, directors, volunteers and representatives of the CITY, individually or collectively, from and against any and all costs, claims, liens, damages, losses, expenses, fees, fines, penalties, proceedings, actions, demands, causes of action, liability and suits of any kind and nature, including but not limited to, personal or bodily injury, death and property damage, made upon the CITY directly or indirectly arising out of, resulting from or related to Property Owner's

delay in constructing the required storm water detention facilities, all without however, waiving any governmental immunity available to the CITY under Texas Law and without waiving any defenses of the parties under Texas Law. This Indemnification shall specifically include any claims or causes of actions brought by any adjacent or downstream property owner. The provisions of this INDEMNITY are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity. Property Owner shall advise the CITY in writing within 24 hours of any claim or demand against the CITY or Property Owner known to Property Owner related to or arising out of Property Owner's activities under this Agreement and shall see to the investigation and defense of such claim or demand at Property Owner's cost. The CITY shall have the right, at its option and at its own expense, to participate in such defense without relieving Property Owner of any of its obligations under this paragraph.

SECTION 3. EFFECTIVE DATE

The Effective Date of this Agreement is the date that the last of the Parties' signatures to this Agreement is fully and properly affixed to this Agreement and acknowledged by a public notary. The City's obligations hereunder shall not arise unless and until the City Council has duly adopted this Agreement and Property Owner has duly executed same.

SECTION 4. SUCCESSORS AND ASSIGNS

(a) Without limiting the generality of the foregoing, and except as otherwise provided in this paragraph, Property Owner has the right (from time to time upon delivery of thirty (30) days' prior written note to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Property Owner under this Agreement, to any person or entity (an "Assignee").

(b) Each assignment shall be in writing executed by Property Owner and the Assignee and shall obligate the Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. From and after such assignment, the City agrees to look solely to the Assignee for the performance of all obligations assigned to the Assignee and agrees that Property Owner shall be released from subsequently performing the assigned obligations and from any liability that results from the Assignee's failure to perform the assigned obligations; provided, however, Property Owner shall not be released until the City receives an executed copy of such assignment.

SECTION 5. MISCELLANEOUS PROVISIONS

(a) *Authority to execute contract*. The undersigned officers and/or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties hereto, and each party hereby certifies to the other that any necessary resolutions or other act extending such authority have been duly passed and are now in full force and effect.

(b) *Notice*. All notices, demands or other communications required or provided hereunder shall be in writing and shall be deemed to have been given on the earlier to occur of actual receipt or three (3) days after the same are deposited in the United States mail, certified or registered, postage prepaid, return receipt requested, addressed to the parties at the addresses set forth below or at such other addresses as such parties may designate by written notice to the other parties in accordance with this notice provision.

If to the City: Rick Crowley
City Manager
c/o Rockwall City Hall
385 S. Goliad Street
Rockwall, Texas 75087

If to Property Owner: Billy Self
ProSoap Inc.
1830 E. IH-30
Rockwall, Texas 75087

(c) *Immunity Waiver.* The City waives immunity as to suit and liability with respect to specific performance of this Agreement.

(d) *Complete Agreement.* This Agreement embodies the entire Agreement between the Parties and cannot be varied or terminated except as set forth in this Agreement, or by written agreement of the Parties amending the terms of this Agreement.

(e) *Applicable Law and Venue.* This Agreement shall be performable and all compensation payable in Rockwall County, Texas. Venue and exclusive jurisdiction under this Agreement lies in a court of competent jurisdiction in Rockwall County, Texas.

(f) *Severability.* If any clause, paragraph, section or portion of this Agreement shall be found to be illegal, unlawful, unconstitutional or void for any reason, the balance of the Agreement shall remain in full force and effect and the parties shall be deemed to have contracted as if said clause, section, paragraph or portion had not been in the Agreement initially.

(g) *Representation.* Each signatory representing this Agreement has been read by the party for which this Agreement is executed and that such Party has had an opportunity to confer with its counsel.

(h) *Consideration.* This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

(i) *Waiver.* Waiver by either Party or any breach of this Agreement, or the failure of either Party to enforce any of the provisions of this Agreement, at any time, shall not in any way affect, limit or waive such Party's right thereafter to enforce and compel strict compliance of the Agreement.

(j) *No Other Parties.* This Agreement is exclusively between the City and Property Owner and is not intended to and shall not confer any rights or benefits on any third party not a signatory hereto.

(k) *Binding Effect.* This Agreement shall bind and inure to the benefit of the City and Property Owner and to any successor owner/developer of the property, may be recorded in the Rockwall County property records, and runs with the land.

(l) *Counterparts.* This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

Texas Nova-Charm Corporation
dba ProSoap, Inc.

By: _____
Billy Self

IN WITNESS WHEREOF:

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

Before me, the undersigned notary public, on the _____day of _____, 2018, personally appeared Billy Self, known to me (or proved to me) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his capacity as President of **Texas Nova-Charm Corporation, Dba ProSoap, Inc.**

_____
Notary Public, State of Texas

CITY OF ROCKWALL

By: _____
Rick Crowley, City Manager

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

Before me, the undersigned notary public, on the _____day of _____, 2018, personally appeared Rick Crowley, known to me (or proved to me) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his capacity as City Manager of the City of Rockwall and on behalf of the City of Rockwall.

_____
Notary Public, State of Texas

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 04/16/2018

APPLICANT: John Arnold, *Skorburg Company*

AGENDA ITEM: **Z2018-013**; *Amendments to PD-74 (Breezy Hill Subdivision)*

SUMMARY:

Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of BH Balance 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) [Ordinance No. 17-60] to amend the concept plan and for the purpose of incorporating changes to the lot composition and land uses stipulated by the development standards and concept plan contained in Exhibits 'B' & 'C' of Ordinance No. 17-60 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, the T. R. Bailey Survey, Abstract No. 30, and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

BACKGROUND:

The property was annexed in 2008 after three (3) years of litigation that lead to the execution of a Chapter 212 Development Agreement. In accordance with this agreement, the property was zoned to Planned Development District 74 (PD-74) on April 20, 2009 with the intention of being a master planned residential community that offered tracts of land designated for retail/office, residential, and institutional land uses. The approval of this zoning change altered the existing 212 Development Agreement -- *which originally permitted 810 single-family residential lots and did not contain any retail acreage* -- to include 658 single-family residential lots and a 59-acre tract of land designated for general retail land uses. The retail tract of land is located at the northeast corner of the intersection of FM-552 and John King Boulevard.

On October 1, 2012 the City Council approved an amendment to Planned Development District 74 (PD-74) modifying the concept plan to remove the school sites that were originally required by the *Facilities Agreement* and to adjust the lot mix accordingly [*i.e. increasing the number of lots from 658 to 691*]. The lot mix was again increased on July 7, 2014 from 691 lots to 742 lots for the purpose of incorporating two (2) additional phases (*i.e. Phases IXA & IXB*) and to reduce the land designated as commercial/retail from 59.4-acres to 33.7-acres. On November 7, 2017, the City Council approved another amendment to Planned Development District 74 (PD-74) modifying the concept plan to further reduce the commercial/retail land from 33.7-acres to 19.49-acres for the purpose of adding 40, 60' x 120' lots and increasing the overall lot count from 742 to 776. As part of this amendment, the applicant was granted entitlement to allow 50%, of the additional 40 lots (*i.e. 20 lots*), to incorporate a flat front entry garage (*i.e. garage doors even with the front façade of the home*). Subsequently, on November 6 2017, the City Council approved an amendment to Planned Development District 74 (PD-74) [*Ordinance No. 17-60*] reducing the number of lots in the subdivision from 776 to 750 for the purpose of allowing additional 100' x 200' lots and 100' x 180' lots. As part of this request, the applicant was also requested to allow 50% of the remaining 94, 70' x 120' lots be allowed to incorporate flat front entry garages.

PURPOSE:

On March 16, 2018, the applicant submitted an application requesting to amend Planned Development District 74 (PD-74) to approve an alternate concept plan and development standards. Specifically, the applicant is requesting to increase the number of lots in the subdivision from 750 to 794 for the purpose of constructing additional 60' x 120' lots [*i.e. Type 'E' lots*].

CHARACTERISTICS OF THE REQUEST:

Currently, Planned Development District 74 (PD-74) [*Ordinance No. 17-60*] allows the applicant to construct 40, 60' x 120' [i.e. Type '*E*'] lots. The applicant is requesting to increase this to 84, 60' x 120' lots for the purpose of adding 44 lots and decreasing the commercial tract from 19.4-acres to 8.99-acres. These changes will increase the overall lot count from 750 lots to 794 lots, increasing the overall density of the development from ~1.85-units/acre to ~1.95-units/acre. Additionally, Type '*E*' lots allow for a maximum of 50% flat-front entry garages. The proposed changes will increase the maximum number of allowable flat-front entry garages for Type '*E*' lots from 20 lots to 42 [*i.e. 22 additional allowable flat-front entry*] lots. A summary of the resulting lot mix is as follows:

Lot Types	*A*	*B*	*C*	*D*	*E*	*F*	*G*
Typical Lot Frontage (Feet)	*60'*	*70'*	*80'*	*100'*	*60'*	*100'*	*70'*
Typical Lot Depth (Feet)	*120'*	*120'*	*125'*	*200'*	*110'*	*180'*	*120'*
Minimum Lot Size (Sq. Ft.)	*7,200 SF*	*8,400 SF*	*10,000 SF*	*20,000 SF*	*7,200 SF*	*18,000 SF*	*8,400 SF*
Number of Units	*164*	*131*	*137*	*140*	*84*	*44*	*94*
Dwelling Unit %	*20.65%*	*16.50%*	*17.25%*	*17.63%*	*10.58%*	*5.55%*	*11.84%*

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained within the Comprehensive Plan designates the subject property for *Commercial* land uses. If approved, this request would necessitate an amendment to the Future Land use map from *Commercial* land uses to *Commercial* and *Low-Density* land uses.

NOTIFICATION:

On March 23, 2018, staff mailed 539 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Breezy Hill Homeowner's Association (HOA's), which is the only HOA located within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of FM-552 and John King Boulevard, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received four (4) notices and seven (7) emails in opposition of this request and one (1) notice and nine (9) emails in favor of the request.

RECOMMENDATIONS:

Should the City Council approve the applicant's request to amend Planned Development District 74 (PD-74) then staff would propose the following conditions of approval:

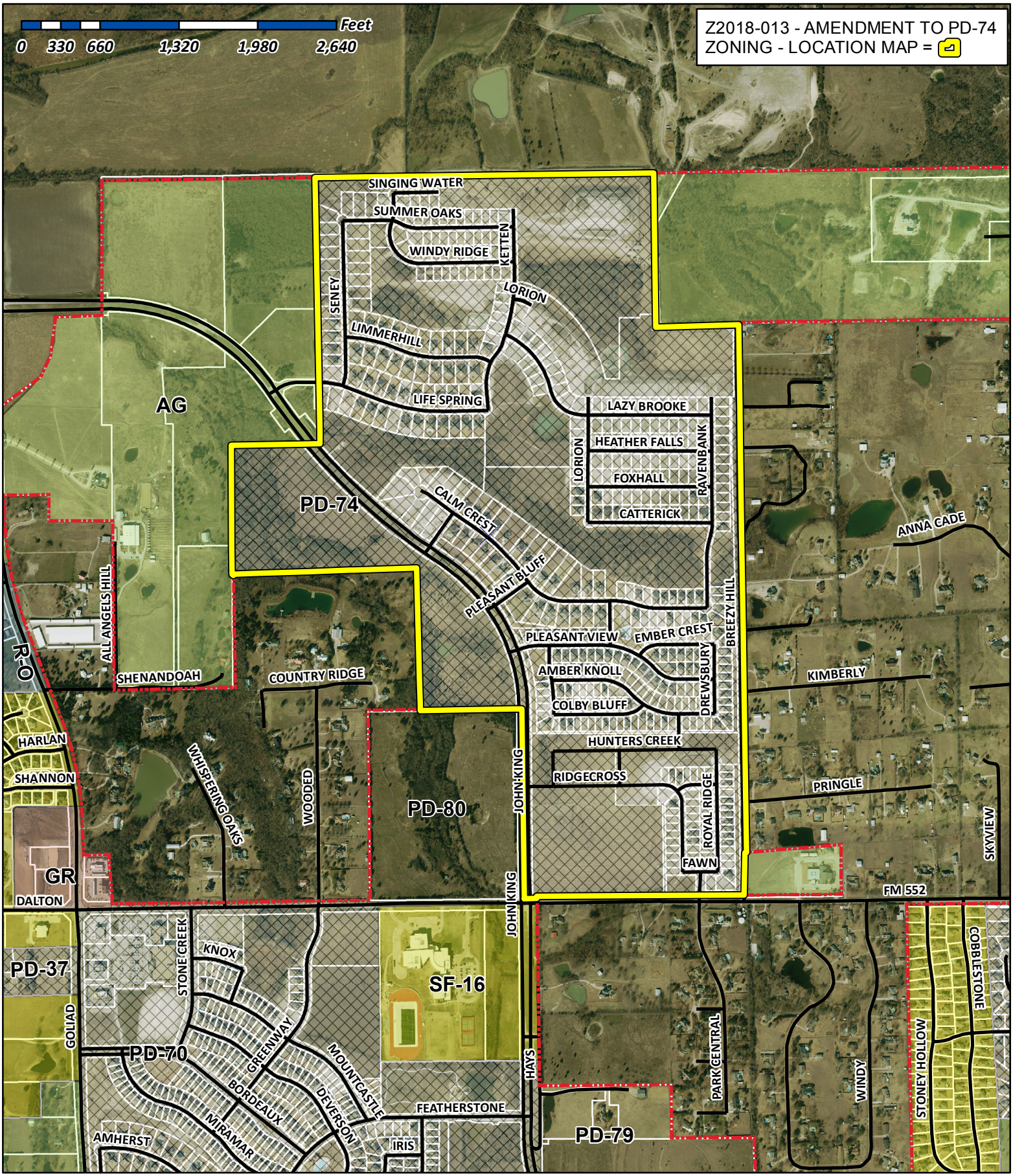
1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) Any construction resulting from the approval of this *zoning amendment* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire

codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On April 10, 2018, the Planning and Zoning Commission's motion to recommend approval of the amendment to Planned Development District 74 (PD-74) passed by a vote of 3-2 with Commissioners Trowbridge and Logan dissenting and Commissioners Fishman and Moeller absent.



City of Rockwall

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

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

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City of Rockwall

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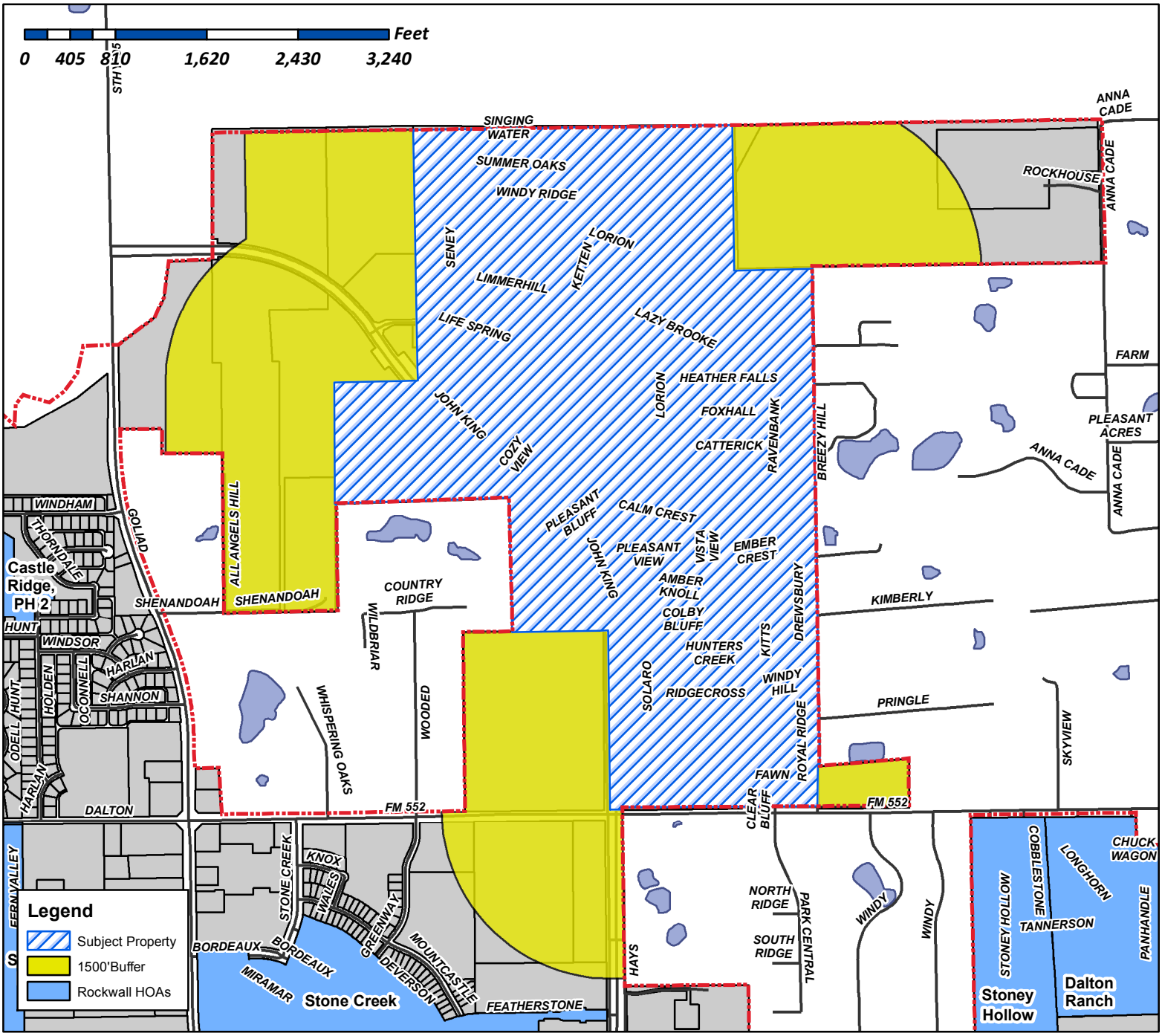
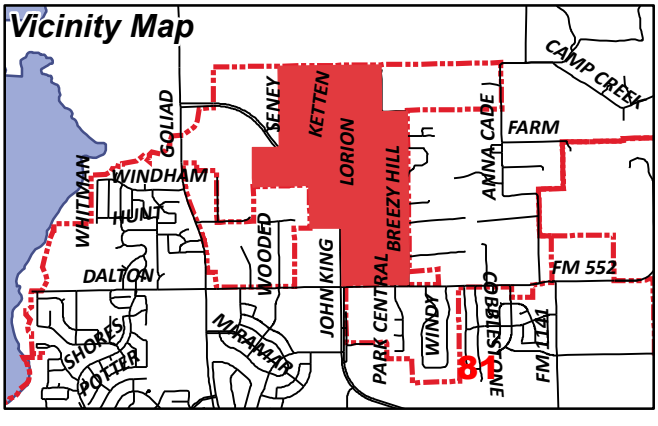


Case Number: Z2018-013
Case Name: Amendment to PD-74
Case Type: Zoning
Zoning: PD-74
Case Address: NEC of John King Blvd. & FM 552



Date Created: 03/14/2018
For Questions on this Case Call (972) 771-7745

From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, March 23, 2018 4:43:04 PM
Attachments: Z2018-013 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***March 23, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 4/10/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 4/16/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases/03162018

Z2018-013- Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of BH Balance 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) [*Ordinance No. 17-60*] to amend the concept plan and for the purpose of incorporating changes to the lot composition and land uses stipulated by the development standards and concept plan contained in *Exhibits 'B' & 'C'* of *Ordinance No. 17-60* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, the T. R. Bailey Survey, Abstract No. 30, and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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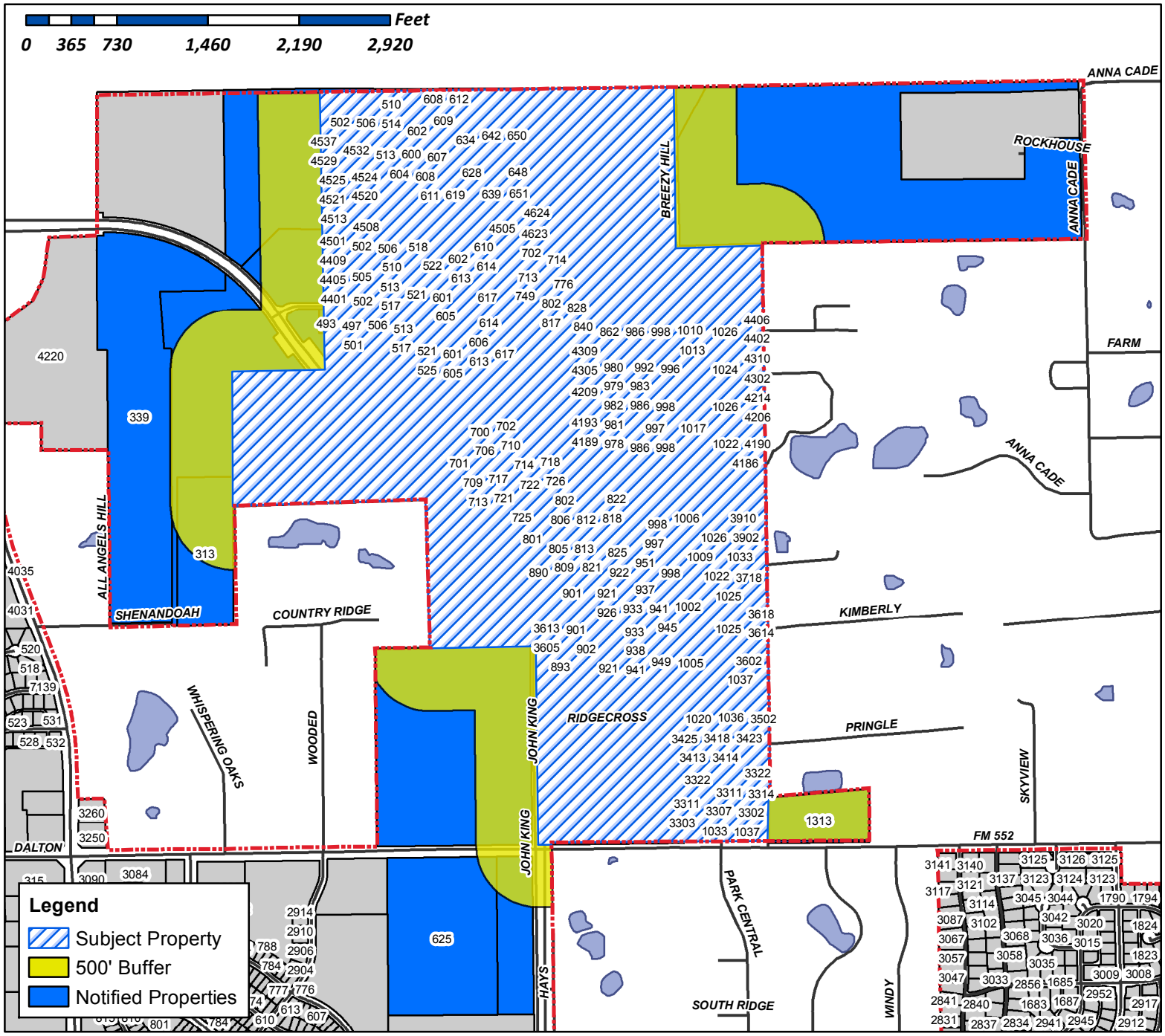

Case Number: Z2018-013
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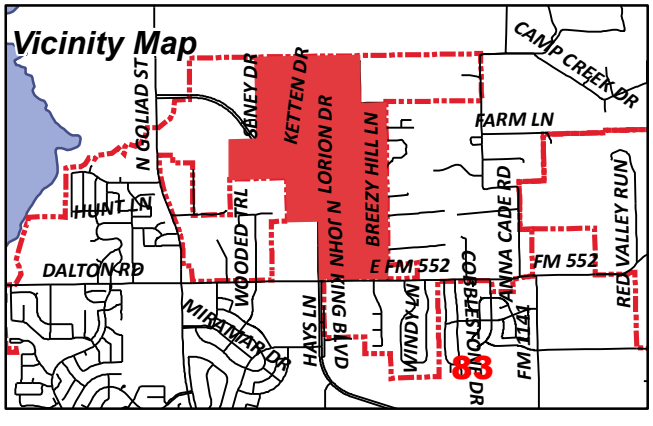

Date Created: 03/14/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1000 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 LAZY BROOKE DR
ROCKWALL, TX 75087

WIGINGTON CHAD W AND HANNAH L
1001 AMBER KNOLL DR
ROCKWALL, TX 75087

SLAUGHTER GREGORY TODD & KATRINA HINSON
1001 EMBER CREST DRIVE
ROCKWALL, TX 75087

DOUGLAS GRETCHEN
1001 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 LAZY BROOKE DR
ROCKWALL, TX 75087

RAMSEY JON R AND ROBIN E
1002 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1003 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1004 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1004 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 LAZY BROOKE DR
ROCKWALL, TX 75087

GOODWIN ALLAN AND JULIE
1005 EMBER CREST DR
ROCKWALL, TX 75087

DUNWODY MARGARET & DAVID LEE
1005 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 LAZY BROOKE DR
ROCKWALL, TX 75087

HOOVER BRIAN B & CHRISTINA L
1009 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CHINN GEOFFREY MICHAEL AND
1009 EMBER CREST DR
ROCKWALL, TX 75087

ALSUP DENNIS AND ANGELA
1009 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 PLEASANT VIEW DR
ROCKWALL, TX 75087

AGOSTINI MICHAEL AND RAELENE FAITH
1010 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1011 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1012 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 PLEASANT VIEW DR
ROCKWALL, TX 75087

NOBLES DALLAS A AND KRISTEN L
1013 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 LAZY BROOKE DR
ROCKWALL, TX 75087

ROBISON CHELSEY BYRON AND DALE K O'DAY
1014 21ST STREET SOUTH
ARLINGTON, VA 22202

RAMSER DAVID
1014 CALM CREST DR
ROCKWALL, TX 75087

DAVILA ARMANDO
1014 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 HEATHER FALLS DR
ROCKWALL, TX 75087

85

CURRENT RESIDENT
1016 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 PLEASANT VIEW DR
ROCKWALL, TX 75087

RAMDHAN RENATE E & BYRON B
1017 EMBER CREST DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 LAZY BROOKE DR
ROCKWALL, TX 75087

CHRISTOPHER CATHY J
1018 CALM CREST DRIVE
ROCKWALL, TX 75087

RUDDIS BECKY AND MARK
1018 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1020 HEATHER FALLS DR
ROCKWALL, TX 75087

SOWA RYAN & DAWN RENEE
1020 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 PLEASANT VIEW DR
ROCKWALL, TX 75087

GRANT TYRONE D & LYNN JONES
1021 EMBER CREST DR
ROCKWALL, TX 75087

LARI SAISTA YASMIN
1021 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 LAZY BROOKE DR
ROCKWALL, TX 75087

MILLER JASON & DESIREE
1022 CALM CREST DR
ROCKWALL, TX 75087

BIANCO DIEGO L
1022 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1023 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 WINDY HILL LN
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE
DALLAS, TX 75002

CURRENT RESIDENT
1025 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 PLEASANT VIEW DR
ROCKWALL, TX 75087

ROBINSON PATRICK & AIMEE RAE
1025 CALM CREST DRIVE
ROCKWALL, TX 75087

KOETJE TIMOTHY JON
1025 EMBER CREST DR
ROCKWALL, TX 75087

SINGH KRISHNABEN H & HARPREET
1025 FOXHALL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 LAZY BROOKE DR
ROCKWALL, TX 75087

EDWARDS VERNON LAJUIN & ETTA MICHELLE
1026 CALM CREST DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1028 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1029 AMBER KNOLL DR
ROCKWALL, TX 75087

LEDBETTER TOM EDWARD AND LYLY KARINE
1029 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1030 AMBER KNOLL DR
ROCKWALL, TX 75087

NEWBERRY RANDY FRANK JR AND KAREN ELIZABETH
1030 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1032 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 AMER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 FAWN TRAIL DR
ROCKWALL, TX 75087

KNIGHT ELIZABETH O
1033 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1036 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

BARNEY MICHELLE AND ROBERT JR
1037 AMBER KNOLL DR
ROCKWALL, TX 75087

GRIFFITH SARAH KRISTIN AND JESSE JOHN
1210 EAST MICHIGAN AVE
JACKSON, MI 49201

CURRENT RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
17950 PRESTON ROAD 0
DALLAS, TX 75252

MEGATEL HOMES INC
1800 VALLEY VIEW LANE 0
FARMERS BRANCH, TX 75234

MEGATEL HOMES INC
1800 VALLEY VIEW LN 0
DALLAS, TX 75234

MEGATEL HOMES INC
1801 CROSS TIMBERS RD
FLOWER MOUND, TX 75028

KNOWLTON COREY D
1915 KINGS PASS
HEATH, TX 75032

CURRENT RESIDENT
313 SHENNENDOAH
ROCKWALL, TX 75087

CLARK BRUCE A & ROSE R
313 SHENNENDOAH LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3303 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3318 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3318 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3319 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3319 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3322 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

FLYNN JASON HAROLD & KENNY RAY
WENTWORTH
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

SWXES INVESTMENTS LLC
3362 CASTLEWOOD BLVD
HIGHLAND VILLAGE, TX 75077

CURRENT RESIDENT
339 ALL ANGELS HILL
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 ROYAL RIDGE DR
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 ROYAL RIDGE DR
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3413 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3414 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3414 ROYAL RIDGE DR
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGE CROSS LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3423 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3425 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3426 RIDGE CROSS LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3502 ROYAL RIDGE DR
ROCKWALL, TX 75087

AUGUSTINE LAWRENCE L AND GUADALUPE
CARRANZA-AUGUSTINE
3502 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3510 ROYAL RIDGE DR
ROCKWALL, TX 75087

WILLIAMS GREGORY D AND CARRIE L
3602 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3605 NOAH CREST DR
ROCKWALL, TX 75087

BURMASTER BARRY S & LORI A
3606 DREWSBURY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3609 NOAH CREST DR
ROCKWALL, TX 75087

BERRYMAN PATRICK AND LAURA
3610 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3613 NOAH CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3614 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3617 NOAH CREST DR
ROCKWALL, TX 75087

CORNWELL AMY AND JEFFERY
3618 DREWSBURY DR
ROCKWALL, TX 75087

REEVES STEPHEN M AND SHANNON K
3621 NOAH CREST DR
ROCKWALL, TX 75087

CHELLBERG MARK AND JEAN
3702 DREWSBURY DR
ROCKWALL, TX 75087

THARP JOHN AND RITCHEY MARY
3706 DREWBURY DR
ROCKWALL, TX 75087

KREPPS JERIMY GUSTAV AND KARA PARKER
3710 DREWSBURY DR
ROCKWALL, TX 75087

JONES RICHARD B JR & KATHERINE L
3714 DREWSBURG DRIVE
ROCKWALL, TX 75087

PARKES DAVID A AND NANCY J
3718 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3902 RAVENBANK DR
ROCKWALL, TX 75087

CONFIDENTIAL
3906 RAVENBANK DRIVE
ROCKWALL, TX 75087

THUESON KEVIN AND VIRGINIA
3910 RAVENBANK DR
ROCKWALL, TX 75087

HAURY NORMAN L & SHANNON
4186 RAVENBANK DRIVE
ROCKWALL, TX 75087

NORI KELLI ANN
4189 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4190 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4193 LORION DR
ROCKWALL, TX 75087

MONK CHRISTOPHER E AND
4193 LORION DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4194 RAVENBANK DR
ROCKWALL, TX 75087

MARSHALL CHRISTOPHER ROSS AND AMBER BECK
4197 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4198 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4201 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4202 RAVENBANK DR
ROCKWALL, TX 75087

90

CURRENT RESIDENT
4205 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4206 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4209 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4210 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4213 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4214 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4301 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4302 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4305 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4306 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4309 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4310 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4314 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4401 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4402 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4405 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4406 RAVENBANK DR
ROCKWALL, TX 75087

RILEY MICHAEL BRANDON AND TRACY DENISE
4409 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4413 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4451 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4455 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4501 KETTEN DR
ROCKWALL, TX 75087

PARKER RUSSELL HALBERT & KRISTY KAY
4501 SENEY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4505 KETTEN DR
ROCKWALL, TX 75087

WILEY JAMAL KENYATTA & CHERESE MARIE
4505 SENEY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4508 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4509 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4509 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4512 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4513 KETTEN DR
ROCKWALL, TX 75087

91

CURRENT RESIDENT
4513 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4516 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4517 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4517 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4520 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4521 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4524 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4525 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4528 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4529 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4532 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4533 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4537 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4623 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4624 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
493 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
497 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
501 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
502 SUMMER OAKS DR
ROCKWALL, TX 75087

SEAWRIGHT HAROLD KEITH AND SHERI
502 LIFE SPRING DR
ROCKWALL, TX 75087

JONES QUEENETH ONUNWA
502 LIMMERHILL DRIVE
ROCKWALL, TX 75087

PEREZ MARK AND JENNIFER
505 LIFE SPRING DR
ROCKWALL, TX 75087

ARRAMBIDE MICHAEL & MELISSA GUERRERO
505 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
506 SUMMER OAKS DR
ROCKWALL, TX 75087

ROSENWASSER SAMUEL C & KAY K
506 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MARTINEZ JOSEPH ROMAN & SAMANTHA KAY
506 LIMMERHILL DRIVE
ROCKWALL, TX 75087

NORTHCUTT JOHN PAUL & MELANIE R
509 LIFE SPRINGS DR
ROCKWALL, TX 75087

WARRINGTON JASON LAMAR
509 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
510 SUMMER OAKS DR
ROCKWALL, TX 75087

SMITH GREGORY SCOTT & JOANNA RENEE
510 LIFE SPRING DRIVE
ROCKWALL, TX 75087

92

PRICE DANIEL JONATHAN AND DANIELLE
510 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
513 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
513 SUMMER OAKS DR
ROCKWALL, TX 75087

BRYAN JEFFREY M AND JULIE
513 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
514 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
514 SUMMER OAKS DR
ROCKWALL, TX 75087

SCHEDER VALERIE SUE AND FRANK MICHAEL
514 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
517 LIFE SPRING DR
ROCKWALL, TX 75087

ROSNER MELANIE AMANDA
0
517 LIMMERHILL DRIVE
ROCKWALL, TX 75087

ESTRADA LUIS III & JOSEFINA VARGAS
518 LIFE SPRING DR
ROCKWALL, TX 75087

WILLIAMS STEVEN AND ANA
518 LIMMERHILL DR
ROCKWALL, TX 75087

MUSSELL GLORIA BERNADETTE
521 LIFE SPRING DRIVE
ROCKWALL, TX 75087

GIAMPIETRO DAVID JOHN AND MARIA KRISTIN
521 LIMMERHILL DR
ROCKWALL, TX 75087

GOODEN BRETT J & AMY
522 LIFE SPRING DR
ROCKWALL, TX 75087

MOORE CHRISTOPHER SAMUEL & HOLLY GARRETT
522 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
525 LIFE SPRING DR
ROCKWALL, TX 75087

CRUZ NIEVES JR AND DORA VALLEJO
526 LIFE SPRING DR
ROCKWALL, TX 75087

MEGATEL HOMES INC
5512 W PLANO PARKWAY 0
PLANO, TX 75093

SINKS CHARLES WILLIAM II & SANDRA LYNN
555 SINKS ROAD
ROCKWALL, TX 75032

CURRENT RESIDENT
600 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
601 SINGING WATER DR
ROCKWALL, TX 75087

MCGEE HOWARD RANDALL AND LINDA SUE MCGEE
601 LIFE SPRING DR
ROCKWALL, TX 75087

DENT TODD ALAN & KRISTI MICHELLE
601 LIMMERHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
602 SUMMER OAKS DR
ROCKWALL, TX 75087

SKINNER CHRISTOPHER JASON & AMANDA G
602 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PETERS RICHARD PAUL AND CYNTHIA ELIZABETH
602 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
604 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
605 SINGING WATER DR
ROCKWALL, TX 75087

BERRY JAMES & BETTYE D
605 LIFE SPRING DR
ROCKWALL, TX 75087

MCELROY MICHAEL WHITNEY AND
605 LIMMERHILL DR
ROCKWALL, TX 75087

93

CURRENT RESIDENT
606 SUMMER OAKS DR
ROCKWALL, TX 75087

FAVROT MICHAEL THOMAS & TANIA STRONZA
606 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PESTA LAURA ALLISON & MATTHEW DAVID
606 LIMMERHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
607 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
608 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
608 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
609 SINGING WATER DR
ROCKWALL, TX 75087

ALT MELISSA ANN & WILLIAM
609 LIFE SPRING DR
ROCKWALL, TX 75087

CONFIDENTIAL
609 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 SUMMER OAKS DR
ROCKWALL, TX 75087

NORVILLE SHEILA AND NICK
610 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MYERS TERRENCE SHANE AND EBONEY JOURNET
610 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
611 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
612 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
613 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
613 SUMMER OAKS DR
ROCKWALL, TX 75087

STAHL JAMES W
613 LIFE SPRING DRIVE
ROCKWALL, TX 75087

HAYNES PAUL J AND TONIQUA
613 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 SUMMER OAKS DR
ROCKWALL, TX 75087

CAUTHRON DAVID M & JENNIFER A
614 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
615 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
616 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
617 SUMMER OAKS DR
ROCKWALL, TX 75087

DAVENPORT MARK JOSEPH & JENNIFER LEIGH
617 LIFE SPRING DRIVE
ROCKWALL, TX 75087

KLUTTS BEN III AND ANGELA
617 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
618 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
619 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
620 WINDY RIDGE LN
ROCKWALL, TX 75087

94

CURRENT RESIDENT
621 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
622 SUMMER OAKS DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

BH 60'S POD LTD
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

CURRENT RESIDENT
623 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
624 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
625 FM552
ROCKWALL, TX 75087

CURRENT RESIDENT
625 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
626 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
627 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
628 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
629 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
630 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
631 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
632 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
633 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
634 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
635 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
636 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
637 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
638 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
639 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
640 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
641 SUMMER OAKS DR
ROCKWALL, TX 75087

95

CURRENT RESIDENT
642 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
643 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
644 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
645 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
646 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
647 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
648 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
649 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
650 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
651 WINDY RIDGE LN
ROCKWALL, TX 75087

CDGT ROCKWALL/2016 LLC
6925 FM 2515
KAUFMAN, TX 75142

GILBERT ADAM AND AMANDA
700 CALM CREST DR
ROCKWALL, TX 75087

EISAMAN KELLY JOE AND KELLY RENEE
701 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
702 LAZY BROOKE DR
ROCKWALL, TX 75087

LONES STEVEN M JR AND KELLY SUSAN
702 CALM CREST DR
ROCKWALL, TX 75087

JONES ELOISE AND
705 CALM CREST DR
ROCKWALL, TX 75087

ULLOM BRETT AND LORI
706 CALM CREST DR
ROCKWALL, TX 75087

EVANS JEFFREY WILLIAM AND JULIE BONDS
709 CALM CREST DR
ROCKWALL, TX 75087

BERRY STEVEN E AND KATHERINE E
710 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
713 LAZY BROOKE DR
ROCKWALL, TX 75087

RANKIN TIERRE SANTEZ AND YOSHIKA DAVENPORT
713 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
714 LAZY BROOKE DR
ROCKWALL, TX 75087

BATES SOPHIE THU
714 CALM CREST DR
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE J
717 CALM CREST DR
ROCKWALL, TX 75087

WEIDENBACH MYRON
718 CALM CREST DR
ROCKWALL, TX 75087

CAVALLI DAVID MICHAEL AND JULIE HARRISON
721 CALM CREST DR
ROCKWALL, TX 75087

ROGERS DAMIAN W AND JESSICA L
722 CALM CREST DR
ROCKWALL, TX 75087

STEED RYAN JAY AND BROOKE A
725 CALM CREST
ROCKWALL, TX 75087

BLOCHER AYERS H III AND KAREN L
726 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
738 LAZY BROOKE DR
ROCKWALL, TX 75087

96

CURRENT RESIDENT
749 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
764 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
775 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
776 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
801 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
802 LAZY BROOKE DR
ROCKWALL, TX 75087

DOUANGDARA KIMGPHETH B AND JOSEFINA H
802 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
805 LAZY BROOKE DR
ROCKWALL, TX 75087

FONTAINE NORMAN F AND NANCY C
805 CALM CREST DR
ROCKWALL, TX 75087

COLLINS HOPE AND GUY JR
806 CALM CREST DR
ROCKWALL, TX 75087

ROBERTS RYAN LLOYD AND NATALIE
809 CALM CREST DR
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE
812 CALM CREST DR
ROCKWALL, TX 75087

MEHDIZADEGAN MEHRDAD AND ANGELA
813 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
816 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
817 LAZY BROOKE DR
ROCKWALL, TX 75087

LOWDERMILK SHANE AND CHERYL
817 CALM CREST
ROCKWALL, TX 75087

CARIKER KEVIN L AND LESLIE J
818 CALM CREST DR
ROCKWALL, TX 75087

CAMP JOSEPH RICHARD AND
821 CALM CREST DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER SUITE 710
DALLAS, TX 75225

BH 60'S POD LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

BH PHASE V 80'S POD LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

BH PHASE VI SF LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

BH BALANCE III LLC
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE IIB SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE IIA SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE III SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH BALANCE IV LLC
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE IV SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DRIVE #710
DALLAS, TX 75225

BRADLEY ERIK DOUGLAS
822 CALM CREST DR
ROCKWALL, TX 75087

97

WEBB JOHN DAVID AND CAROLYN PARKER
825 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
828 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
840 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
862 LAZY BROOKE DR
ROCKWALL, TX 75087

WARNER AMANDA CARTWRIGHT & STEPHEN KYLE WARNER
890 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RICE JAMES RANDOLPH JR AND CANDACE ELAINE
893 COLBY BLUFF DR
ROCKWALL, TX 75087

PEREZ LUIS ENRIQUE AND MARIA A
894 PLEASANT VIEW DR
ROCKWALL, TX 75087

JONES ANDRA W AND TERRIAN L
898 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 COLBY BLUFF DR
ROCKWALL, TX 75087

TYNER KEVIN AND MELISSA J
901 PLEASANT VIEW DR
ROCKWALL, TX 75087

JULES JANOUSKA BETHLY & JAY
902 AMBERKNOLL DRIVE
ROCKWALL, TX 75087

SMITH SHANE AND AMY COOPER
902 COLBY BLUFF
ROCKWALL, TX 75087

HUNT RICHARD M AND JUDITH K
902 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 PLEASANT VIEW DR
ROCKWALL, TX 75087

RELYEA BARBARA J
905 AMBER KNOLL DR
ROCKWALL, TX 75087

SMITH KELLY L & MICHAEL D
905 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

SICILIANO LAURA EDITH AND
906 AMBER KNOLL DR
ROCKWALL, TX 75087

BROOKS STEPHEN A & CAROL R
906 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MULL RESSIE JR AND LIVIA
906 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 COLBY BLUFF DR
ROCKWALL, TX 75087

WOO PRESTON AND JENNIFER
909 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 PLEASANT VIEW DR
ROCKWALL, TX 75087

BECTON COREY AND JESSIKA
910 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBBINS THOMAS V AND MARCIA L
913 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
914 COLBY BLUFF DR
ROCKWALL, TX 75087

98

VANDERPOEL LUKE S AND BROOKE
914 AMBER KNOLL DR
ROCKWALL, TX 75087

VARGHESE RINU & ANCY KURIAN
914 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
917 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 PLEASANT VIEW DR
ROCKWALL, TX 75087

BEAN MARC ALAN AND
918 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 COLBY BLUFF DR
ROCKWALL, TX 75087

LOCKETT DAVID
921 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 PLEASANT VIEW DR
ROCKWALL, TX 75087

FAST NATHANIEL W
922 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
925 COLBY BLUFF DR
ROCKWALL, TX 75087

COZART ROBERT C JR AND ALICE
925 AMBER KNOLL DR
ROCKWALL, TX 75087

BATTS JOHN L AND FRITZE H
925 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
926 COLBY BLUFF DR
ROCKWALL, TX 75087

GALITZ DEAN AND NICOLE
926 AMBER KNOLL DR
ROCKWALL, TX 75087

BECKSTROM LILLIAN C
929 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN TODD
929 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 COLBY BLUFF DR
ROCKWALL, TX 75087

STEPHENS QUANDRELL ALTAM AND MELVONA PHALISA
933 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
937 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBSON SCOTT WAYNE
937 PLEASANT VIEW DR
ROCKWALL, TX 75087

99

CURRENT RESIDENT
938 AMBER KNOLL DR
ROCKWALL, TX 75087

GONZALEZ DONNA AND BRYANT
938 COLBY BLUFF DR
ROCKWALL, TX 75087

WHITWORTH DONALD C AND KARI J
941 COLBY BLUFF DR
ROCKWALL, TX 75087

ENGLISH WILLIAM C AND ROBYN K
941 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
942 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
945 COLBY BLUFF DR
ROCKWALL, TX 75087

MILLICE DAVID J & SARAH S
945 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
946 AMBER KNOLL DR
ROCKWALL, TX 75087

HAYCRAFT TYLER AND KRISTIN
949 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
951 CALM CREST DR
ROCKWALL, TX 75087

ELNITSKY KRISTINE A AND JAMES
978 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
979 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
980 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
981 LAZY BROOKE DR
ROCKWALL, TX 75087

MCKEE DAVID R AND SU MAY
981 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
983 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
984 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 LAZY BROOKE DR
ROCKWALL, TX 75087

BELL THOMAS PATRICK AND KRISTINA RENEE
986 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
987 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
988 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 LAZY BROOKE DR
ROCKWALL, TX 75087

JOSEPH BINU ARIYAPPALLIL & REENA
990 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
991 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
992 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 LAZY BROOKE DR
ROCKWALL, TX 75087

WENTZEL SCOTT WILLIAM & JANSY JO
994 CATTERICK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
995 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
996 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 LAZY BROOKE DR
ROCKWALL, TX 75087

PARKS STANLEY AND PAMELA
998 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
999 HEATHER FALLS DR
ROCKWALL, TX 75087

LIFE SPRING CHURCH
P O BOX 886
ROCKWALL, TX 75087

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 75087

ANDINO JULIO JOSE &
PO BOX 1779
ROCKWALL, TX 75087

WACK LINDSEY AND DONNETTE
PO BOX 2545
ROCKWALL, TX 75087

WOODLIFF KAREN M AND JASON
PO BOX 472
ROCKWALL, TX 75087

SHENNENDOAH REAL ESTATE PARTNERS
PO BOX 941428
PLANO, TX 75094

101

From:	Brooks, Korey
To:	Brooks, Korey
Subject:	FW: Breezy Hill Rezoning Proposal
Date:	Wednesday, April 11, 2018 8:12:00 AM

From: Sam Rosenwasser [redacted]
Sent: Tuesday, April 10, 2018 2:32 PM
Cc: Miller, Ryan; brooks@rockwall.com
Subject: Breezy Hill Rezoning Proposal

Last night, I attended a meeting of my homeowners association to learn more about the re-zoning request that will come before you tonight. After hearing the details of what is behind the request to re-zone 11 acres of land, I believe it is in the best interest of the residents of Breezy Hill to approve this proposal. I hope you will agree and support this re-zoning request.

Respectfully,

Sam Rosenwasser
506 Life Spring Dr
Rockwall, TX 75087
[redacted]

From:	Brooks, Korey
To:	Brooks, Korey
Subject:	FW: Breezy Hills
Date:	Wednesday, April 11, 2018 8:12:11 AM
Attachments:	image004.png

From: Randall Mcgee [redacted]
Sent: Tuesday, April 10, 2018 3:01 PM
To: Miller, Ryan
Subject: Breezy Hills

I am in favor of the rezoning.

Thanks.

Randall McGee

From:	Brooks, Korey
To:	Brooks, Korey
Subject:	FW: Case#Z2018-013:Amendment to PD-74
Date:	Wednesday, April 11, 2018 8:12:21 AM
Attachments:	image009.png image012.png image013.png image014.png image015.png image004.png

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From: Erin Atkins-Neill [redacted]
Sent: Tuesday, April 10, 2018 3:02 PM
To: Planning
Cc: Miller, Ryan; brooks@rockwall.com
Subject: Case#Z2018-013:Amendment to PD-74

Hello-

I am a resident of Breezy Hill. My address is 3410 Ridgecross Drive. My property is adjacent to the proposed zoning change.

I am in support of the developer. I feel that reducing the size of the commercial space and adding additional homes will increase property values in our neighborhood.

Thank you,

Erin Neill, CIC
Principal Agent/Agency Owner

Since 1940 Hanby Insurance

Dave Ramsey Endorsed Local Provider

Direct | Text Message	972-285-0382
Office	972-285-0381
Fax	214-975-1827
Email	[redacted]
Address	211 W Main St. Mesquite, TX 75149

Member of: AgentsAlliance

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Think before you print.

From:	Brooks, Korey
To:	Brooks, Korey
Subject:	FW: Case#Z2018-013:Amendment to PD-74
Date:	Wednesday, April 11, 2018 8:21:37 AM
Attachments:	image004.png

From: Ann Fudge Bowerman [redacted]
Sent: Wednesday, April 11, 2018 8:16 AM
To: Miller, Ryan
Subject: Case#Z2018-013:Amendment to PD-74

Good afternoon,

As a resident of Breezy Hill at 1006Catterick Drive, I would like to be recorded as being in opposition to the upcoming zone change request for Case#Z2018-013:Amendment to PD-74.

Reasons for opposition are:

1- the lot sizes are too small and not desireable for this community.

2- Purchasing my brand new house with the due diligence that I was required to do brought to my attention the convenient fact that 30 acres of retail was zoned to placed nearby. I feel like you are letting us down by not abiding by your own approvals.

3- Rockwall County needs tax revenue, yes -- but how many rooftops do we really want in what was supposed to be an upscale community? I moved to Breezy Hill thinking it was an upgrade from Stone Creek due to the lot sizes. Now looking directly at Stone Creek against Breezy Hill, Stone Creek Estates sure looks prettier than Breezy Hill. Where is our fancy fountain?

4- Rockwall Independent School District is not equipped to handle to potential students moving into Celia Hays Elementary, Williams Middle School and Rockwall High School. We have multiple new developments already in place that are going to overcrowd even further all these schools. The district paid a lot of money to Templeton Demographics for projection data and they did not foresee Skorburg Company continually changing their plans so that they could cram as many people as possible into each of their developments at Stone Creek and now Breezy Hill. Recent board meetings have already confirmed that the enrollment growth exceeded the projections.

Please side with your residents. This is my third home in Rockwall County since 2002. While I understand growth is inevitable, what Skorburg is doing here is unethical.

Sincerely,

Eric & Ann Bowerman

1006 Catterick Drive

Rockwall TX 75087

Breezy Hill Resident, AGAINST the zoning request change for April 10.

106

From: Brooks, Korey
To: Brooks, Korey
Subject: FW: In favor of rezoning acres
Date: Wednesday, April 11, 2018 8:12:57 AM

-----Original Message-----
From: Nathan Sunka [redacted]
Sent: Tuesday, April 10, 2018 3:59 PM
To: Miller, Ryan
Subject: In favor of rezoning acres

Please help us accomplish what is best for this community.
That is why we are in favor to rezone acres from commercial to residential.

Thank you
3418 Ridgecross Dr
Rockwall TX 75087

Sent from my iPhone

From:	Brooks, Korey
To:	Brooks, Korey
Subject:	FW: Rezoning at corner of John King & #552
Date:	Wednesday, April 11, 2018 8:13:17 AM

From: Ronda Gunther [redacted]
Sent: Tuesday, April 10, 2018 12:44 PM
To: Miller, Ryan
Cc: [redacted]
Subject: Rezoning at corner of John King & #552

Hi Ryan,

My husband and I live in Breezy Hill and are very interested in the impact of the re-zoning for the property at the northeast corner of John King and #552.
We would really like to see the amount of retail land reduced and more of it devoted to residential homes.

Please know that we are both in support of the proposed re-zoning and would appreciate your vote for this proposal.

Regards,
Tom and Ronda Gunther
985 Lazy Brooke Drive
Rockwall, TX 75087

(Breezy Hill home owners)

Virus-free. www.avast.com

From:	Brooks, Korey
To:	Brooks, Korey
Subject:	FW: Zoning Change response
Date:	Wednesday, April 11, 2018 8:12:32 AM
Attachments:	image004.png

From: Thomas Robbins [redacted]
Sent: Tuesday, April 10, 2018 3:50 PM
To: Miller, Ryan; brooks@rockwall.com
Subject: Zoning Change response

This is to inform you of our support for the proposed zoning change being considered tonight for Breezy Hills.

We attended the meeting last night and all our misgivings from rumors heard and seen over the past few weeks were answered. Most of them were not true. Everything explained to us last night about the need for the change made excellent sense. Once again we, Breezy Hills residents, do support the zoning change request.

Tom and Marcia Robbins
913 Pleasant View Drive
Rockwall, TX 75087
m_l_robbins@att.net
(214) 232-2599
(214) 232-2719

From:	DAVID PARKES
To:	Miller, Ryan; Brooks, Korey
Subject:	Z2018-013:Amendment to PD-74
Date:	Monday, April 09, 2018 7:36:51 PM

Mr Miller and Mr Brooks

My wife Nancy Parkes and I oppose the request for Z2018-013:Amendment to PD-74. When built in Breezy Hill in 2015 we were told that Breezy Hill was a premium development characterized by larger lots, side facing garages and larger homes. That is why we picked Breezy Hill over Stone Creek or other developments. Nancy, real estate agent, has compared the comps for Breezy Hill and Stone Creek and they support these differences. This is the third attempt by Skorburg Company of coming and trying to change the lot composition, lots sizes (to 50'), and to front facing garages. These changes will impact the value of my house and change the feel of the neighborhood. This is not what we were told when we bought our house and it feels like bait and switch. Sold one thing and then they change it on you. Please do not allow Skorburg to do this to us.

Also the corner of John King Blvd and 552 zoned commercial and needs to remain the current size. Any smaller then a larger grocery store or the like will not be able to fit. They will tell you they tried to sell it but can't. But as the number of houses increase along John King Blvd a large store will come into that ideal corner. It may take a few more years but it will happen. It was the City of Rockwall's plan and you should stand firm on that. We will need this and do not want to be short sighted. There are plenty of 50' lots in Rockwall and they can select a different development that has not been promised a development that would remain premium with larger lots and no front facing garages.

Sincerely
Dave and Nancy

David A. Parkes
3718 Drewsbury Dr
Rockwall, TX 75087
Breezy Hill
+1 585-746-4035
[redacted]

From:	Planning
To:	Brooks, Korey
Subject:	FW: Amendment to PD-74, Case Z2018-013
Date:	Monday, April 09, 2018 12:21:15 PM

From: Nancy Fontaine [redacted]
Sent: Monday, April 9, 2018 12:10 PM
To: Planning <planning@rockwall.com>
Subject: Amendment to PD-74, Case Z2018-013

Planning/Zoning Changes

Totally against case number Z2018-013, amendment to PD-74.

Skoberg has tried this request twice before, this making the third time! The neighborhood is totally against this. No higher density housing and smaller square footage in Breezy Hill.

Thank you,

Nancy Fontaine
Norman Fontaine
805 Calm Crest Dr
Rockwall
TX 75087

Sent from Yahoo Mail on Android

From: Brooks, Korey
To: Brooks, Korey
Subject: FW: Breezy Hill Estates - Rezoning
Date: Tuesday, April 10, 2018 12:50:06 PM

-----Original Message-----
From: Jeremy Neill [redacted]
Sent: Tuesday, April 10, 2018 12:20 PM
To: Miller, Ryan
Subject: Breezy Hill Estates - Rezoning

Mr Miller

I am a resident of Breezy Hill. I live adjacent to the new zoning change on Ridgecross Dr. I am in favor of the proposed changes.

From:	Brooks, Korey
To:	Brooks, Korey
Subject:	FW: Case#Z2018-013:Amendment to PD-74
Date:	Tuesday, April 10, 2018 12:50:28 PM

From: Marie Burton [redacted]
Sent: Tuesday, April 10, 2018 12:14 PM
To: Miller, Ryan
Subject: Fw: Case#Z2018-013:Amendment to PD-74

Good afternoon,
As a resident of Breezy Hill at 982 Catterick Drive, I would like to be recorded as being in opposition to the upcoming zone change request for Case#Z2018-013:Amendment to PD-74.

Reasons for opposition are:
1- the lot sizes are too small and not desireable for this community.

2- Purchasing my brand new house with the due diligence that I was required to do brought to my attention the convenient fact that 30 acres of retail was zoned to placed nearby. I feel like you are letting us down by not abiding by your own approvals.

3- Rockwall County needs tax revenue, yes -- but how many rooftops do we really want in what was supposed to be an upscale community? I moved to Breezy Hill thinking it was an upgrade from Stone Creek due to the lot sizes. Now looking directly at Stone Creek against Breezy Hill, Stone Creek Estates sure looks prettier than Breezy Hill. Where is our fancy fountain?

4- Rockwall Independent School District is not equipped to handle to potential students moving into Celia Hays Elementary, Williams Middle School and Rockwall High School. We have multiple new developments already in place that are going to overcrowd even further all these schools. The district paid a lot of money to Templeton Demographics for projection data and they did not foresee Skorburg Company continually changing their plans so that they could cram as many people as possible into each of their developments at Stone Creek and now Breezy Hill. Recent board meetings have already confirmed that the enrollment growth exceeded the projections.

Please side with your residents. This is my third home in Rockwall County since 2002. While I understand growth is inevitable, what Skorburg is doing here is unethical.

Sincerely,
Marie Burton
982 Catterick Drive
Rockwall TX 75087

Breezy Hill Resident, AGAINST the zoning request change for April 10.

From:	Planning
To:	Brooks, Korey
Subject:	FW: Case#Z2018-013:Amendment to PD-74
Date:	Monday, April 09, 2018 12:20:32 PM

From: Amanda Cartwright [redacted]
Sent: Monday, April 9, 2018 12:01 PM
To: Planning <planning@rockwall.com>
Cc: Kyle Warner [redacted]
Subject: Case#Z2018-013:Amendment to PD-74

Same as last time, I am opposed to smaller lots in the Breezy Hill subdivision for the fact that it will de-value the rest of the already existing subdivision. I feel like this is a broken record and that Skorburg is NOT listening to it's current homeowners wishes. We have adamantly opposed the idea of smaller lots twice already in 2 years and here we go again with a third argument. I am sorry you could not sell to commercial buyers but what the development was sold to us as was a higher end, larger lot community. Please do not allow this to take place.

Sincerely,

Annoyed for a third time homeowner.

--
Amanda Cartwright-Warner

From:	Planning
To:	Brooks, Korey
Subject:	FW: Case #Z2018-013: Amendment to PD74
Date:	Thursday, April 05, 2018 5:47:32 PM

From Planning@rockwall.com

From: Karen McLaughlin [redacted]
Sent: Thursday, April 5, 2018 2:12 PM
To: Planning <planning@rockwall.com>
Subject: Case #Z2018-013: Amendment to PD74

My name is Karen McLaughlin. I live at 525 Life Spring in Rockwall - Breezy Hill Addition. I
I strongly disagree with proposed amendment to change the concept pland and changes to the lot composition and land uses stipulated by the development standard.

Karen McLaughlin

From:	Brooks, Korey
To:	Brooks, Korey
Subject:	FW: Breezy Hill Estates Rezoning
Date:	Tuesday, April 10, 2018 2:19:00 PM
Attachments:	image004.png

From: Zaida Jorai-McCallum [redacted]
Sent: Tuesday, April 10, 2018 1:33 PM
To: Miller, Ryan
Cc: Jason McCallum
Subject: Breezy Hill Estates Rezoning

Hi,
We are homeowners in Breezy Hill, and we are in favor of the rezoning request.

Thanks,
Zaida Jorai-Mccallum
Jason McCallum

116

From: Brooks, Korey
To: Brooks, Korey
Subject: FW: Breezy Hill Re-Zoning
Date: Tuesday, April 10, 2018 2:19:11 PM
Attachments: image004.png

From: Jeff Bryan [redacted]
Sent: Tuesday, April 10, 2018 1:31 PM
To: Miller, Ryan; [redacted]
Subject: Breezy Hill Re-Zoning

This email is to inform you of my support for the changes that the developer would like to do.

Sincerely,

Jeff Bryan
513 Limmerhill Drive

From:	Brooks, Korey
To:	Brooks, Korey
Subject:	FW: Breezy Hill zoning
Date:	Tuesday, April 10, 2018 2:19:24 PM

From: hopectx [redacted]
Sent: Tuesday, April 10, 2018 1:31 PM
To: Miller, Ryan
Subject: Breezy Hill zoning

I am writing in opposition to the proposed changes to Breezy Hill April 10th.
Please keep the developers to their original plan.
Homes were purchased in the neighborhood based on the plan shown to potential owners - one which included larger lots and homes.
Home values and tax base in Rockwall matter greatly for our schools, and our community.

Your comments must be received by **4/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CA

PLEASE RETURN THE BELOW FORM

Case No. Z2018-013: Amendment to PD-74

Please place a check mark on the appropriate line below:

[X] I am in favor of the request for the reasons listed below.

[ ] I am opposed to the request for the reasons listed below.

Name: TRAVIS & GENNY SALES

Address: 3422 RIDLECROSS DR ROCKWALL TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the pr change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest m written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-013: Amendment to PD-74

Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of BH Balance 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) [Ordinance No. 17-60] to amend the concept plan and for the purpose of incorporating changes to the lot composition and land uses stipulated by the development standards and concept plan contained in Exhibits 'B' & 'C' of Ordinance No. 17-60 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, the T. R. Bailey Survey, Abstract No. 30, and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/10/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 4/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **4/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-013: Amendment to PD-74

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

X • Don't want property values of homes in Breezy Hill to go down
• Don't need need extra traffic on John King

Name: James W Berry & Bettye Darlene Berry

Address: 605 Life Spring Dr Rockwall TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-013: Amendment to PD-74

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

DECREASED PROPERTY VALUE FOR ALL INVOLVED

Name: NATHAN FAST

Address: 922 AMBER KNOLL DR, 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **4/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-013: Amendment to PD-74

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

It would have a negative impact on property values for current homes. The change would only benefit the developer

Name: Ben Kiutts

Address: 617 Timmerhill

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2018-013: Amendment to PD-74

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

NO RETAIL IN AREA - Hurts Property Values

Name: JACK MCALLISTER

Address: 764 LAZY BROOK DR ROCKWALL TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From:	Garrett Benefiel
To:	Miller, Ryan; Brooks, Korey
Cc:	Adam Buczek
Subject:	Letter to Rockwall Commissioners
Date:	Thursday, April 05, 2018 3:21:04 PM
Attachments:	Wicker Associates letter to City of Rockwall.pdf

Hey guys,

I know Ryan and I spoke on the phone earlier about me trying to get in touch with the P&Z commissioners via email – and I was wondering if perhaps you could forward my email to them so that you wouldn't be giving out their personal information. I really just wanted to share with them a little information on the current retail market and a letter from our current broker for our Breezy Hill Commercial property. I would also like to see if we could put this in their packets as well. Let me know if this is something you would be able to do.

Attached is the letter from our broker, and below is the email I want to share:

Dear Commissioners,

I hope you are doing well. In follow up to our work session meeting last week regarding our Breezy Hill Estates zoning request, we would like to share the link below to CNN Money discussing the bankruptcy and closing of all Toys "R" Us stores (735 total closings in just the United States). This is yet another current example of how Amazon and other online retailers are taking over the retail industry, and severely hindering brick and mortar real estate.

http://money.cnn.com/2018/03/14/news/companies/toys-r-us-closing-stores/index.html

As explained at last week's P&Z work session, 20 acres of commercial land remains too much commercial land at this location. In spite of a strong economy, we have been unsuccessful in selling any or all of this commercial land for years. We currently have the property listed with one of the most respected and reputable commercial brokers in DFW (Wicker & Associates) who agrees and explains in the attached letter that our best course of action to attract "Grade A" retailers is to reduce the size of the commercial tract.

Our proposed zoning change will leave an ideal and well-configured +/- 8.7 acres of commercial property at the hard corner of John King Boulevard and FM 552 – an ideal size to attract quality retailers, and will provide an additional +/- 11 acres of high quality residential to add to the Breezy Hill Estates community.

We look forward to presenting to you at the Planning & Zoning Commission meeting next Tuesday. In the meantime, please let us know if you have any questions.

Best,

Garrett Benefiel | Skorburg Company
Financial Analyst
8214 Westchester Drive, Suite 710
Dallas, Texas 75225
O: 214.888.8845 | C: 251.680.8989

125

Wicker & Associates
COMMERCIAL REAL ESTATE

REALTOR®

April 5, 2018

City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

To whom it may concern:

It is our professional opinion that the Breezy Hill commercial site would be more viable as a smaller retail corner with several pads, as opposed to a large 20-acre site. The more condensed area will allow us to attract smaller targeted retail, medical office and daycare facilities.

As much as we would like to, it is not feasible to pursue large grocers or larger retail users for this site. All the active traders have already entered the market. For example, Tom Thumb, Kroger and Aldi have already located stores in this trade market leaving little to no demand for a grocer on this site. All other larger retail players (i.e. Home Depot, Lowes and Walmart) will be focused along Highway 30 on the main retail corridor.

With the smaller tract of land, we will be able to attract grade A tenants to fill a limited number of pad sites. We believe this will be a perfect fit as the market demand for retail space has been declining.

We hope this letter finds you well and appreciate the opportunity to work with you on this project.

Sincerely,

Randy Church

Randy Church

14241 N. Dallas Parkway • Suite 1050 • Dallas. TX 75254 • (972) 991-1600 • FAX (972) 991-4916

CITY OF ROCKWALL

ORDINANCE NO. 16-59

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [*ORDINANCE NO. 16-59*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 16-59, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE..

WHEREAS, the City has received a request by the Noah Flabiano of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [specifically contained within *Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 [*Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-59*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of

PRELIMINARY ORDINANCE 10.16.18

approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.

1. Open Space Master Plan
2. Master plat
3. PD development plans (*required for retail areas only*)
4. PD site plans
5. Preliminary plats
6. Final plats

(c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.

(d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.

(e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site* Plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.

(f) A *Capital Facilities Agreement* in the form of *Exhibit 'D',* attached hereto and incorporated herein by reference as *Exhibit 'D',* shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine

DRAFT ORDINANCE Oct. 2018

not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2015.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 20, 2016*

2nd Reading: *July 5, 2016*

DRAFT ORDINANCE 04.16.2018

Exhibit 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A 1RACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00'42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN A ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF J593.55 FEET TO A S/S" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH S9°15'47" WEST, A DISTANCE OF S03.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01"31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

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FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/S" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

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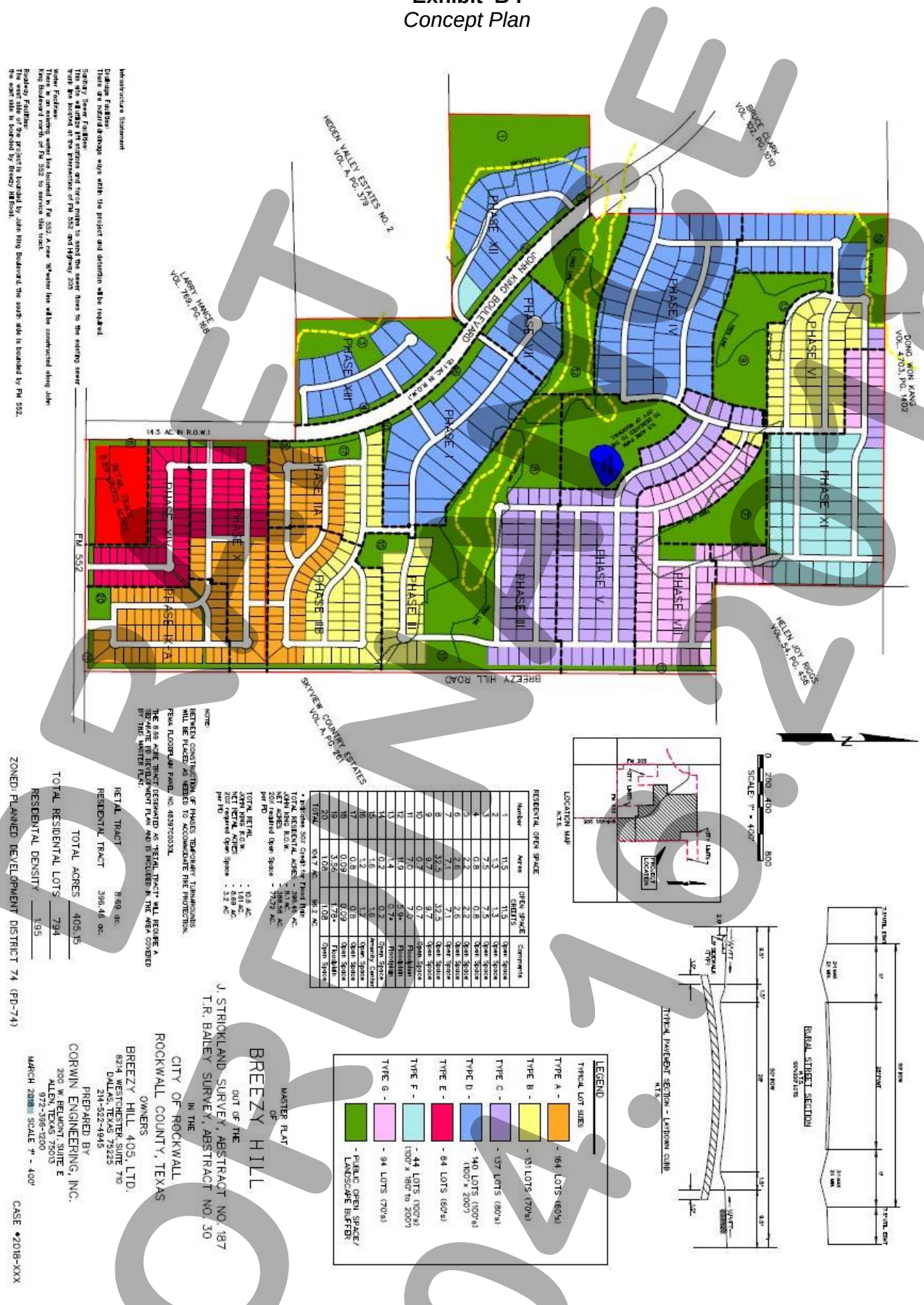
Exhibit 'B':
Concept Plan



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A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the Property.

   a. *Residential uses*. Uses permitted of right or by special use permit for the (SF-10) Single Family Residential District, as set forth in Article IV, Permissible Uses, of the City of Rockwall Unified Development Code, shall be allowed for areas designated as Single-Family on the Concept Plan, subject to approval of a Special Use Permit if required by the SF-10 District Regulations.

   b. *Non-residential uses*. Non-residential uses shall be allowed only within the area designated as Retail on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the (GR) General Retail District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the GR District Regulations; provided, however, that the following uses are expressly prohibited:

   - ☑ Animal Hospital, Clinic
   - ☑ Convent or Monastery
   - ☑ Hotel or Motel
   - ☑ Hotel, Residence
   - ☑ Cemetery/Mausoleum
   - ☑ Mortuary of Funeral Chapel
   - ☑ Social Service Provider
   - ☑ Billiard Parlor or Pool Hall
   - ☑ Carnival, Circus, or Amusement Ride
   - ☑ Commercial Amusement/Recreation (Outside)
   - ☑ Gun Club, Skeet or Target Range (indoor)
   - ☑ Astrologer, Hypnotist, or Psychic Art and Science
   - ☑ Garden Supply/Plant Nursery
   - ☑ Night Club, Discotheque, or Dance Hall
   - ☑ Secondhand Dealer
   - ☑ Car Wash, Self Service*
   - ☑ Service Station*
   - ☑ Mining and Extraction (Sand, Gravel, Oil & other)
   - ☑ Helipad
   - ☑ Railroad Yard or Shop
   - ☑ Transit Passenger Facility

   ** Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.*

   The following additional use shall be permitted of right in the PD District:

   - ☑ Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.

   c. *Design of non-residential uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

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d. *Density and lot composition*. No more than **794** single-family residential dwelling units may be constructed within the *Subject Property*. The single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	60' x 120'	7,200	Front	164	20.65%
B	70' x 120'	8,400	Front	131	16.50%
C	80' x 125'	10,000	Front	137	17.25%
D	100' x 200'	20,000	Front	140	17.63%
E	60' x 120'	7,200	Front	84	10.58%
F	100' x 180'	18,000	Front	44	5.55%
G	70' x 120'	8,400	Front	94	11.84%
AVERAGE LOT SIZE:		**10,878**			
			MAXIMUM ALLOWED TOTAL UNITS:	794	**100%**

2. *Development Standards Applicable.* Except as may be modified by these *Development Standards*, residential uses shall be subject to the development standards for a (SF-10) Single Family Residential District, as set forth in Article V, District Development Standards for Section 3.4 of the City of Rockwall Unified Development Code; to the development standards in the 205 Bypass Overlay District; and to all supplemental standards contained in the Unified Development Code, including but not limited to the tree preservation regulations in the Unified Development Code.

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B. SPECIAL DEVELOPMENT STANDARDS

1. *Dimensional Standards for Residential Uses*

Table 2: Lot Type Matrix

Lot Types	A	B	C	D	E	F	G
Maximum Building Height	36'	36'	36'	36'	*36'*	36'	36'
Minimum Air Conditioned Square Footage	2,200	2,400	2,600 [2]	3,000	*2,200*	3,000	2,400
Minimum Front Yard Building Setback	20' [4]	20'	20'	40' [3]	*20'* [4]	40' [3]	20'
Minimum Rear Yard Building Setback	10'	10'	15'	15'	*10'*	15'	10'
Minimum Side Yard (*Interior*)	5'	5'	6'	7'	*5'*	7'	5'
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	*15'*	15'	15'
Minimum Distance of Driveway (*from Property Line*)	20'	20'	20'	40'	*20'*	40'	20'
Minimum Lot Area (*Square Feet*)	7,200	8,400	10,000	20,000	*7,200*	18,000	8,400
Minimum Lot Frontage [1]	60'	70'	80'	100'	*60'*	100'	70'

Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within *Table 1*.

[2]: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

[3]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

[4]: Front porch may encroach to within 10-feet of the front property line.

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages.
Maximum Lot Coverage	65%

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b. *Detached Single Family Lot Type B*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3-car garages.
Maximum Lot Coverage	65%

c. *Detached Single Family Lot Type C*

Development Standards	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF [1]
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Notes:

[1]: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

d. *Detached Single Family Lot Type D*

Development Standards

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Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' [1]
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:

[1]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

e. *Detached Single Family Lot Type E*

Development Standards	
Minimum Lot Size	*7,200 SF*
Minimum Lot Width (@ Front Building Line)	*60'*
Minimum Lot Depth	*110'*
Minimum Lot Width (Corner Lot)	*65'*
Minimum Side Yard Setback	*5'*
Minimum Front Yard Building Setback	*20' (Front porch may encroach to within 10-feet of the front property line)* [1]
Minimum Rear Yard Building Setback	*10'*
Minimum Air Conditioned Square Footage	*2,200 SF*
Minimum Roof Pitch	*8:12 Except for 4:12 on Porch Roofs*
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	*80%*
Garage Orientation	Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" of "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure.
Maximum Lot Coverage	*65%*

Notes:

[1]: The driveways for Lot Type E shall be front-entry facing the street. Swing garages shall not be required for this Lot Type.

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f. *Detached Single Family Lot Type F*

Development Standards	
Minimum Lot Size	18,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' [1]
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type F lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:

[1]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

g. *Detached Single Family Lot Type G*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" of "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure.
Maximum Lot Coverage	65%

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3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45') off center spacing that begins at the rear property line corner and terminates ten feet (10') behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5'). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

Lot Type	Lot Size (Approx.)	Elevation Features
A	60' x 120'	i., ii., iii.
B	70' x 120'	i., ii., iii.
C	80' x 125'	i., ii., iii.
D	100' x 200'	i., ii., iii.
E	60' x 120'	i., ii.
F	100' x 175'	i , ii., iii.
G	70' x 120'	i., ii.

i. Exterior façade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.
ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
iii. For front entry driveway access a traditional "swing" or "J" drive will be used, except for Lot Type E and Lot Type G Lots. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. The driveways for Lot Type E and Lot Type G shall be front-entry facing the street. Swing garages shall not be required for Lot Type E and Lot Type G.

5. *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.

(1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
(2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.

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(3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.

   a. *Buffer-Strip* and Sidewalks (John King Boulevard Overlay District). The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
   b. *Buffer-Strip (FM 552).* A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.
   c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
   d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
   e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
   f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
   g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
   h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.

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2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.
3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
4. Curbing. Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
6. *Parks and Open Space.*
   a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
   b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.
   c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for

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approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.

d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on Figure 1 (below).



Figure 1: *Retention Pond with Hardedge.*

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8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Figure 2 & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.



Figure 2: *Example of Subdivision Signage Locations*

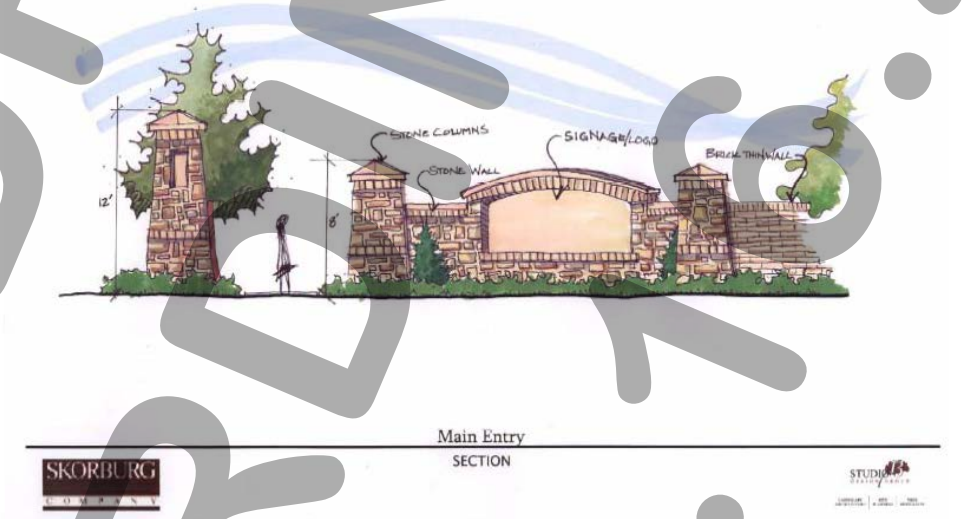

Figure 3: *Example of Subdivision Signage Design Standard*

9. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.

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11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall "),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*

   a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.

   b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.

b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against, wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.

b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the' Developer and the City.

c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

4. *Road Improvements.* The Developer shall make the following road improvements.

a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.

b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.

c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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needed expansion of existing culverts created by such construction or the development, of such retail tract.

d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.

5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.

6. *Parks and Open Space.*

a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. Notice on Sale. The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087

2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.

3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.

4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.

6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.

8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.

9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.

10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.

11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.

12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.

13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.

14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

15. *No Waiver*. Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

CITY OF ROCKWALL

CITY OF ROCKWALL TEXAS SEAL

By: _____

Name: DAVID SWEET

Title: MAYOR

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October 2012, certify witness my hand and seal of office.

_____
Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
KRISTY ASHBERRY
Notary Public
State of Texas
My Comm. Exp. 05-01-2016

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, A TEXAS LIMITED PARTNERSHIP
BREEZY HILL 405 GP CORPORATION, A TEXAS CORPORATION, ITS GENERAL PARTNER

By: _____

Name: RICHARD M. SKORBURG

Title: PRESIDENT

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKORBURG, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1ST day of OCTOBER 2012, certify witness my hand and seal of office.

_____
Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
Kellie Lee Patch
Notary Public, State of Texas
My Comm. Expires 05 / 12 / 2015

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

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

FROM: David Gonzales, *Senior Planner*

DATE: April 16, 2018

SUBJECT: Z2018-016; *Zoning Change (C to PD) for Waterview Ridge*

On April 11, 2018, the applicant, Clark Staggs requested to withdraw *Case No. Z2018-016*. According Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body. Should the City Council have any questions staff will be available at the meeting.

ĀVIA REALTY

April 11, 2018

Ryan Miller, Director
Planning and Zoning
City of Rockwall
Rockwall, TX 75087

Dear Ryan:

Robert LaCroix, Vinod Miranda and I had a brief conversation after the public hearing last night. It was decided that it would be best to formally withdraw our application from any consideration by the Council. We will not try to rework the project in any way to make it more appealing to the good people of Turtle Cove.

At this point Mr. Miranda is determined to find one or more creative uses for his property that will fit within the Commercial zoning. The Mayor and each of the Council have been continuously gracious in giving their time to listen as we refined our project. We don't want to take any more of their time, or yours, by going through the motions of a formal hearing with the Council.

Robert and I will plan to attend on the 16th because we do not want to ignore the time slot that has been allocated. Our intention is to be available if the Council has questions regarding the request to withdraw.

Thanks to you and your staff for answering numerous questions, for the time for the pre-development conference, and for your help through the process.

Sincerely,

Clark Staggs

AVIA REALTY 1601 SEASCAPE CT. ROCKWALL, TX 972.772.0858

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 04/16/2018

APPLICANT: Clark Staggs

AGENDA ITEM: **Z2018-016**; Zoning Change (C *to PD) for Waterview Ridge*

SUMMARY:

Hold a public hearing to discuss and consider a request by Clark Staggs on behalf of Vinod Miranda for the approval of a zoning change from a Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex and limited Commercial (C) District land uses on a on 9.70-acre tract of land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwestern corner of the intersection of Ridge Road [*FM-740*] and Turtle Cove Boulevard, and take any action necessary.

PURPOSE AND BACKGROUND:

On March 16, 2018, the applicant submitted an application requesting to rezone the subject property from a Commercial (C) District to a Planned Development District for an age restricted, multi-family apartment complex that will consist of 160 dwelling units and seven (7) townhomes. The subject property, which was annexed into the City on September 26, 1960 by *Ordinance No. 60-04*, is located at the southwestern corner of the intersection of Ridge Road [*i.e. FM-740*] and Turtle Cove Boulevard, and is currently a vacant unplatted tract of land.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land. Situated on two (2) of the parcels are multi-tenant office buildings, known as the Rockwall Executive Addition, which are zoned Commercial (C) District. The other two (2) adjacent parcels are vacant.

South: Directly south of the subject property are two (2) parcels of land (*i.e. 2.427-acres and 0.752-acres*), one (1) which is occupied by a medical facility (*i.e. Lake Pointe Health Science Center*) and the other is vacant. Both of these parcels are zoned Commercial (C) District. Beyond this is La Jolla Pointe Drive, which is identified as a *Minor Collector* (*i.e. 60-foot right-of-way, four [4] lane, undivided roadway*) on the City's *Master Thoroughfare Plan*.

East: Directly east of the subject property is Ridge Road [*FM-740*], which is identified as a M4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) parcels of land containing 7.68-acres and 1.20-acres (*i.e. Rockwall Towne Center and Culvers Restaurant*) and zoned Commercial (C) District.

West: Directly west of the subject property is Planned Development 2 (PD-2) District, which was established by Ordinance No. 73-33 on September 4, 1973. This is known as Turtle Cove Subdivision.

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan, building elevations, and development standards for the proposed age restricted multi-family apartment complex, townhome, and limited Commercial (C) District land use development. The concept plan shows that the proposed 160-unit age restricted, multi-family apartment complex will be constructed as a four (4) story building. The proposed four (4) story building design will incorporate an architectural style that surrounds the courtyard and pool, which is located at the center of the facility. The concept plan also indicates the inclusion of two (2) separate buildings to be constructed as a three (3) unit and a four (4) unit residential cottage styled townhomes. If approved, the total unit count for this development will be 167 units (*i.e. 160 MF-units and seven [7] townhome units / 8.166-acres*) and will have a gross density of 20.45 dwelling units per acre. The total amount of dwelling units per acre proposed is not consistent with the City's development standards for a *Multi-Family 14* (MF-14) *District* (i.e. the City's highest density zoning designation), which allows for fourteen (14) units per acre. This is a deviation from the City's requirements and requires discretionary approval by the City Council.

The concept plan also includes the dedication of a minor collector *[i.e. 60-ft right-of-way, 41-ft back to back, four (4) lane undivided street*] street that will be built in two (2) phases. The minor collector street is to connect from La Jolla Pointe Drive and extend to and connect with the existing Turtle Cove Boulevard as depicted on the Concept Plan. The applicant intends to provide a 24-ft road section with the first phase of the development. The remainder of the street is to be constructed when Phase II of the development begins. A development agreement was approved and singed by the adjacent property owner allowing for the connection to La Jolla Ponte Drive.

The development will also include a walking trail, landscaped courtyards, pool amenity, and an indoor recreation area. Additional accessory uses listed in the ordinance (*i.e. barber and beauty shop, chapel, cafeteria/common dining facilities, health studio, etc.*) will be available to the residents. This will include the use of an on-site emergency ambulance service (*i.e. Rockwall EMS*) housed within the multi-family apartment complex. The use of an emergency ambulance service is a permitted by-right use within a Commercial (C) District; however, is not a permitted use within any of the City's residential districts, and could not be constructed as part of an existing multi-family development. A summary of the proposed product type and unit composition of the age restricted multi-family apartment complex is as follows:

Multi-Family Apartment Complex & Townhome Units::

Multi-Family	*Unit Type*	*Minimum Net Unit Area (SF)* [1]	*Number of Units (#)*	*Total Area (SF)*	*Units as Percentage (%)*
A1	*1 Bedroom*	580 SF	39	22,620 SF	16.82%
A2	*1 Bedroom*	692 SF	39	26,988 SF	20.05%
A3	*1 Bedroom*	782 SF	12	9,384 SF	6.97%
A4	*1 Bedroom*	900 SF	2	1,800 SF	1.34%
B1	*2 Bedroom*	1,054 SF	8	8,432 SF	6.26%
B2	*2 Bedroom*	1,055 SF	8	8,440 SF	6.27%
B3	*2 Bedroom*	1,078 SF	44	47,432 SF	35.24%
B4	*2 Bedroom*	1,100 SF	2	2,200 SF	1.64%
C1	*3 Bedroom*	1,214 SF	6	7,284 SF	5.41%
		Average Net Unit Area:		***~841 SF***	
		Maximum Permitted Units:	***160***		***100.00%***

Townhome	*Unit Type*	*Minimum Net Unit Area (SF)* [1]	*Number of Units (#)*	*Total Area (SF)*	*Units as Percentage (%)*
V1	*Townhome*	1,498 SF	4	5,992 SF	54.46%
V2	*Townhome*	1,670 SF	3	5,010 SF	45.54%
		Average Net Unit Area:		***~1,572 SF***	
		Maximum Permitted Units:	***7***		***100.00%***

The above unit composition equals a net average unit size of ~841 SF for the multi-family apartment complex and 1,572 SF for the townhome units. Based on the size of the *subject property* and the number of units proposed (*i.e. 160 MF units + 7 townhome units = 167 units/8.166-acres*), the requested density will be 20.45 units per acre, which does not meet the standards established for a *Multi-Family 14* (MF-14) *District*. However, the applicant is requesting the underlying zoning to remain as a Commercial (C) District. This would be considered a deviation from the City's requirements to have residential land uses within a Commercial (C) District, but a Planned Development District is considered to be flexible zoning and could allow the proposed change. This requires discretionary approval by the City Council.

Article VI, *Parking and Loading*, of the Unified Development Code (UDC) stipulates that multi-family apartment complexes be parked as follows: *[1]* one (1) bedroom or efficiency units require 1½ parking spaces per unit, *[2]* two (2) bedroom units require two (2) parking spaces per unit, and *[3]* three (3) bedroom units require 2½ parking spaces per unit. The applicant has indicated that the age restricted, multi-family apartment complex will have one (1) bedroom, two (2) bedroom, and three (3) bedroom units. This equates to 277 required parking spaces for the proposed multi-family apartment complex. The applicant is proposing a 1.2 spaces/unit parking standard for a total of 192 surface parking spaces for the multi-family apartment complex. This will require approval of the Planning and Zoning Commission and City Council for the reduced number of parking spaces (*i.e. 85 parking spaces less than required*). It should be noted that the reduced parking total has been included in the draft ordinance and is considered to be a condition of approval. The PD Concept Plan indicates that a mixture of 171 surface parking spaces, 21 garage parking spaces, and 4 surface parking spaces dedicated to the emergency ambulance service will be utilized (*i.e. 196 total surface parking spaces*), which means the development will incorporate 100% surface parking. The ratio of garages to parking units equals 21:192 or 10.94% of all parking spaces. The townhome units are required to be parked with a minimum of two (2) off-street parking spaces, and are not accounted for in the parking requirement. The townhomes meet the requirements stipulated by the UDC for off-street parking.

The building elevations submitted by the applicant show that both the multi-family apartment complex and the cottage styled townhomes will utilize a mixture of stone, brick, and HardiePlank lap siding on the exterior façades, and a composition shingled roof. In addition, the elevations appear to conform to the four (4) sided architecture requirements stipulated by the *Scenic Overlay* (SOV) *District* as required by the UDC. Staff has incorporated these elevations into the Planned Development District Ordinance, and general conformance to these elevations -- *pending a recommendation by the Architectural Review Board (ARB) at the time of site plan* -- is a requirement of the proposed zoning district.

With all this being said, staff has prepared a Draft Ordinance that includes all pertinent development standards and design guidelines based on the applicant's request. The Draft Ordinance is attached to this case memo for the City Council's review.

INFRASTRUCTURE:

Based on the request (*i.e. for a high density development*) the Engineering Department has contacted the City's engineering consultant, Birkhoff, Hendricks & Carter, LLP to review the City's 2014 Water Distribution and Wastewater Collection System Master Plans and determine the capacity necessary for the existing water and sanitary sewer system regarding the proposed planned development. This is required to ensure that any zoning change proposing a more intense land use than what is depicted on the City's Future Land Use Plan does not have negative implications for the City's existing infrastructure (i.e. streets, water, and wastewater) capacities. Based on the applicant's submittal the following infrastructure is required:

Water System
The City of Rockwall's water distribution system can provide adequate service for the proposed development.

Wastewater System

a) **Gravity Wastewater Line Improvements:**
Connection of the development to the City of Rockwall's wastewater system shall be into the existing eight (8)-inch line on Turtle Cove Blvd. The existing eight (8)-inch line goes from Turtle Cove Blvd where it connects to the existing 12-inch trunk line along Stream No. 5. This 12-inch trunk line along Stream No. 5 feeds downstream until it connects to the Turtle Cove Lift Station. Due to the lack of record drawings, the existing eight (8)-inch wastewater line that the development will connect to, needs to be field surveyed by the applicant to verify flowlines, grades and pipe sizes. This will determine if the existing system has the capacity to handle the proposed wastewater demand from the development. If the existing system does not have the capacity then approximately 1,000-linear feet of eight (8)-inch wastewater line will have to be reconstructed to provide adequate capacity. Other connections through the Turtle Cove Subdivision and La Jolla Pointe Drive do not have the capacity to handle the proposed development.

b) **Lift Station Improvements:**
The development will contribute flow to the existing NTMWD's Turtle Cove Lift Station. With the proposed flows from the development, the existing NTMWD's Turtle Cove Lift Station will be exceeding its current capacity. The applicant will need to coordinate with the NTMWD on requirements and upgrades required to adequately serve the development, due to an inadequate capacity of the lift station.

Roadways
The Master Thoroughfare Plan contained in the Comprehensive Plan indicates that certain roadways will need to be upgraded with this development. Specifically, the applicant would be responsible for the dedication of right-of-way and proportional improvements of minor collector thoroughfare from La Jolla Point Drive to Turtle Cove Blvd. The minor collector requires a minimum of a 60-foot right-of-way with a 41-foot, back-to-back roadway with five (5)-feet sidewalks on each side.

SUMMARY OF WAIVERS:

The following is a summary of all the requirements being requested as waivers with this Planned Development District that depart from the requirements of the UDC:

1) *Density*. The highest permitted density according to the UDC is 14 units/acre. The applicant is requesting a density of 20.45 units/acre, or an additional 6.55 units/acre.

2) *Traffic Impact Analysis.* The UDC requires a traffic impact analysis (TIA) be submitted to the City's transportation engineer with the proposed PD Development. In this case, the applicant is requesting the City Council waive this requirement. In lieu of a TIA, the applicant has provided a traffic signal warrant study performed in April of 2014 by the Texas Department of Transportation (TXDOT), specifically for the examination of the potential for improving the intersection operations at Ridge Road [*i.e. FM 740*] and Turtle Cove Boulevard.

3) *Structure Exceeding 36-ft in Height*. The Scenic Overlay (SOV) District of the UDC incorporates *special use standards* for structures exceeding 36-ft in height. Should the applicants request for the age restricted multi-family apartment complex be approved, staff has included a condition of approval allowing the structure to have an overall height of four (4) stories and not exceeding an overall height of 55-feet. The applicant has provided a site-line exhibit demonstrating the view of these buildings from Ridge Road.

4) *Parking.* Based on the number of multi-family units and the number of bedrooms for the development, the UDC requires a total of 277 parking spaces. The applicant is proposing to reduce the amount of required parking by 85 spaces and providing a total of 192 surface parking spaces (*i.e. 1.2 spaces/dwelling unit*).

5) *Limited Commercial (C) District uses*. The applicant is requesting that the underlying zoning remain as a Commercial (C) District for limited land uses, and certain uses to be permitted as of right -- not requiring a Specific Use Permit (SUP) or to allow a use that may not otherwise be allowed within this district (*i.e. residential uses, assisted living, etc*.). This would be considered a deviation from the City's requirements within a Commercial (C) District, but a Planned Development District is considered to be flexible zoning and could allow the proposed change being requested.

By approving the proposed Planned Development District, the City Council is waiving these standards. Attached to this case memo is a draft ordinance for the City Council's review.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Conformance with Policies and Guidelines

In reviewing the concept plan for conformance to the policies and guidelines of the Comprehensive Plan, staff has made the following observation with regard to the trail system not meeting the intent of this policy as submitted for Phase I.

1) Retail areas should be pedestrian-oriented and easily accessible to adjacent residential neighborhoods [Land Use; Page 13; Policy #4].

The applicant's PD Concept Plan shows a walking trail connection from areas of the development that leads to the northwestern portion of the property (*i.e. detention pond*) providing opportunity for users of the trail to gain access to Turtle Cove Boulevard, Ridge Road and the minor collector street to be built at the rear of the property. With this being said, the applicant is proposing a sidewalk or trail extension that would connect to retail areas in *Phase II* and would meet the intent of this requirement.

Conformance with the Future Land Use Map

The Future Land Use Map, contained within the Comprehensive Plan, designates the subject property for *Commercial* land uses. Staff has verified that this designation has existed since at least 1986 (*the subject property was designated as Commercial/Retail on the 1986 Future Land Use Map*). The proposed development would require this designation to be changed on a portion of the property (*i.e. Phase I*) to a *High Density Residential* designation, which the Comprehensive Plan defines as any use that exceeds three (3) units per acre. In addition, the Comprehensive Plan states that "(h)igh density residential should be used as a transitional use from commercial (or existing retail) use, or where it will serve as a logical extension of an existing high density development." (*Land Use; Page 17; Policy #9.e).* The proposed density and any changes to the *Future Land Use Map* are discretionary decisions for the City Council. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use on a portion of the subject property from a *Commercial* designation to a *High Density Residential* designation for Area I and Area II. The remainder of the property will remain under the *Commercial* designation (*i.e. Area III*). As a note, the area designations are depicted on the Area Map attached to the PD Ordinance as *Exhibit 'C'.*

A Planned Development District is a discretionary approval for the City Council, and should the City Council choose to grant this request the applicant will still need to submit a PD site plan that will be reviewed by the Architectural Review Board (ARB) and the Planning and Zoning Commission.

NOTIFICATION:

On March 28, 2018, staff mailed 103 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Turtle Cove and Lakeside Village Homeowner's Associations (*HOA's*), which are the only HOA's located within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Herald Banner as required by the UDC. At the time this case memo was drafted staff has received one (1) notice and three (3) e-mails in favor of, twenty-four (24) notices and forty-four (50) e-mails opposed to the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from a Commercial (C) District to a Planned Development District for an age restricted multi-family apartment complex and limited Commercial (C) District land uses, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of a portion of the subject property from a *Commercial* designation to a *High Density Residential* designation;

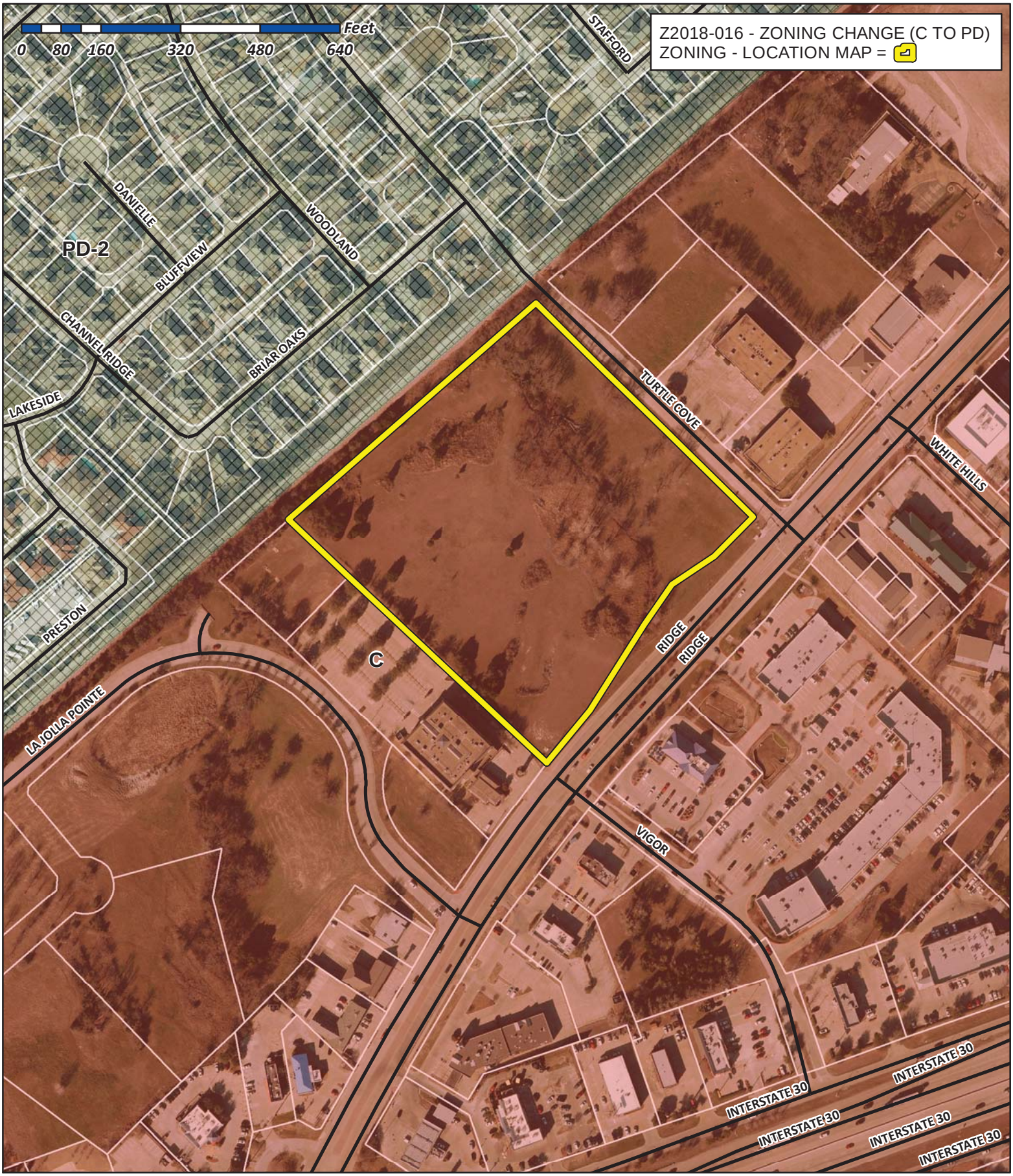
3) By approving this zoning change, the City Council will effectively be approving the waivers to the requirements for reduced parking, high density, traffic impact analysis, height restriction (*i.e. structure exceeding 36-ft in height*), and land uses generally not permitted as of right within a Commercial (C) District as outlined in staff's report;

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

5) Prior to submittal of a PD Site Plan, the developer/owner -- *at their own expense* -- shall be required to submit a revised Water & Wastewater System Capacity Study (*i.e. Infrastructure Study*) reevaluating the capacities necessary for the uses depicted on the Concept Plan and attached to the PD Ordinance as Exhibit 'C'.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On April 10, 2018, the Planning and Zoning Commission approved a motion to recommend denial of the proposed Planned Development District by a vote of 5 to 0 with Commissioners Moeller and Fishman absent. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(i)f such change [zoning change] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths [¾] of all eligible members of the Council."



City of Rockwall

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

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

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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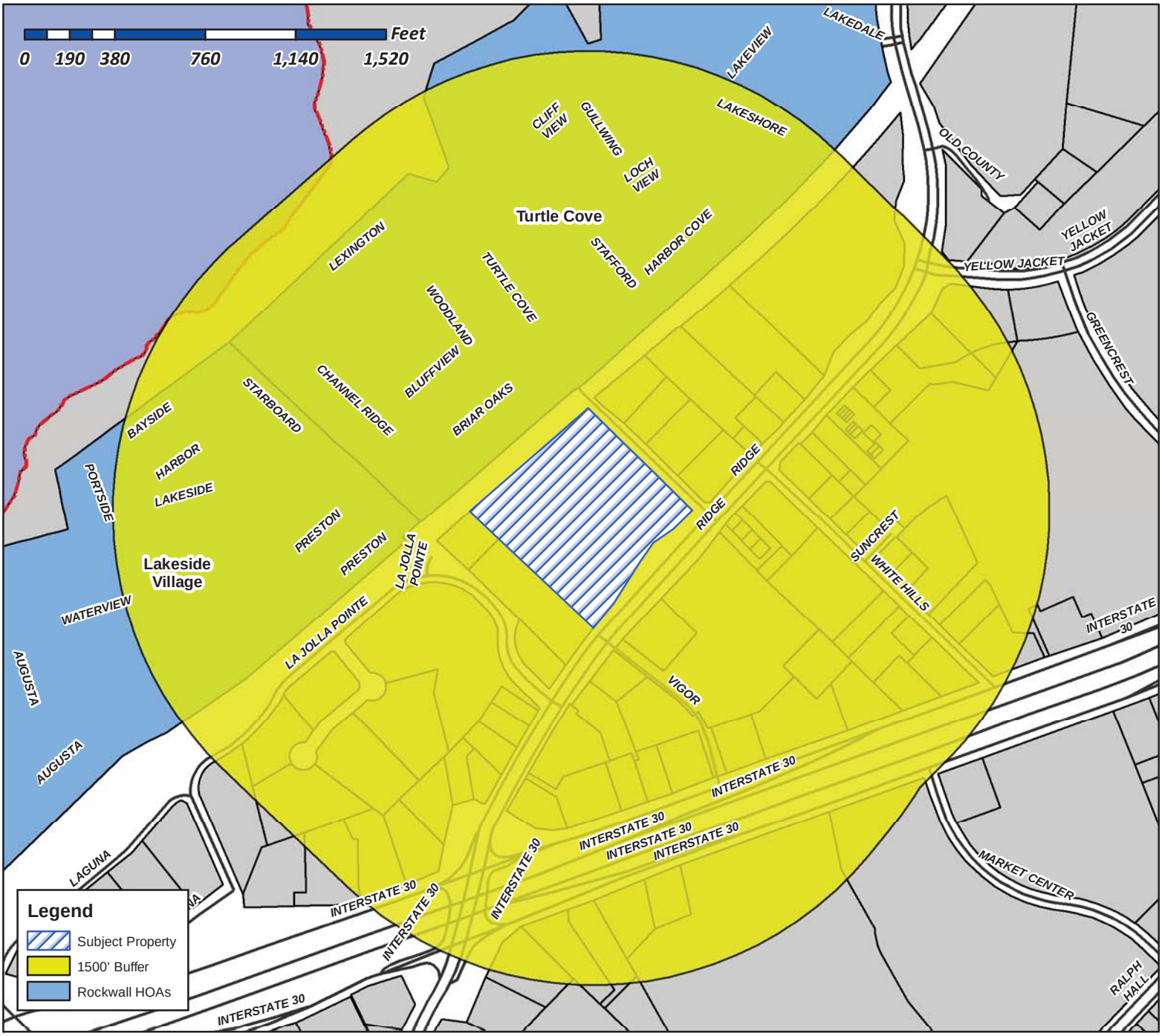
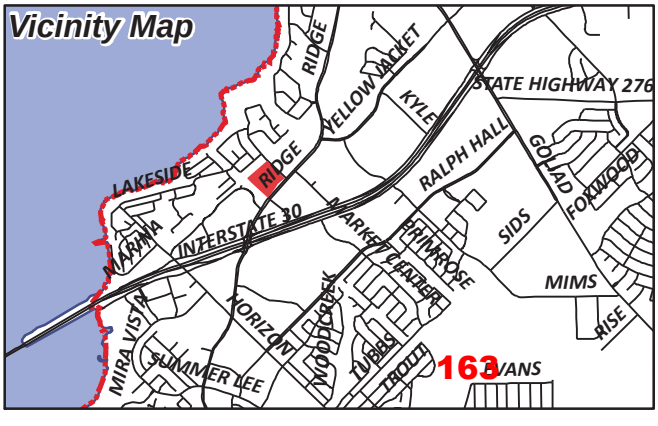


Case Number: Z2018-016
Case Name: Zoning Change (C to PD)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NWC of Ridge Road and Turtle Cove Blvd.



Date Created: 08/21/2018
For Questions on this Case Call (972) 771-7745

Gonzales, David

From: Morales, Laura
Sent: Friday, March 23, 2018 4:47 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: Z2018-016 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***March 23, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 4/10/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 4/16/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases/03162018

Z2018-016- Hold a public hearing to discuss and consider a request by Clark Staggs on behalf of Vinod Miranda for the approval of a zoning change from a Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex and memory care facility on a on 9.699-acre tract of land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwestern corner of the intersection of Ridge Road [*FM-740*] and Turtle Cove Boulevard, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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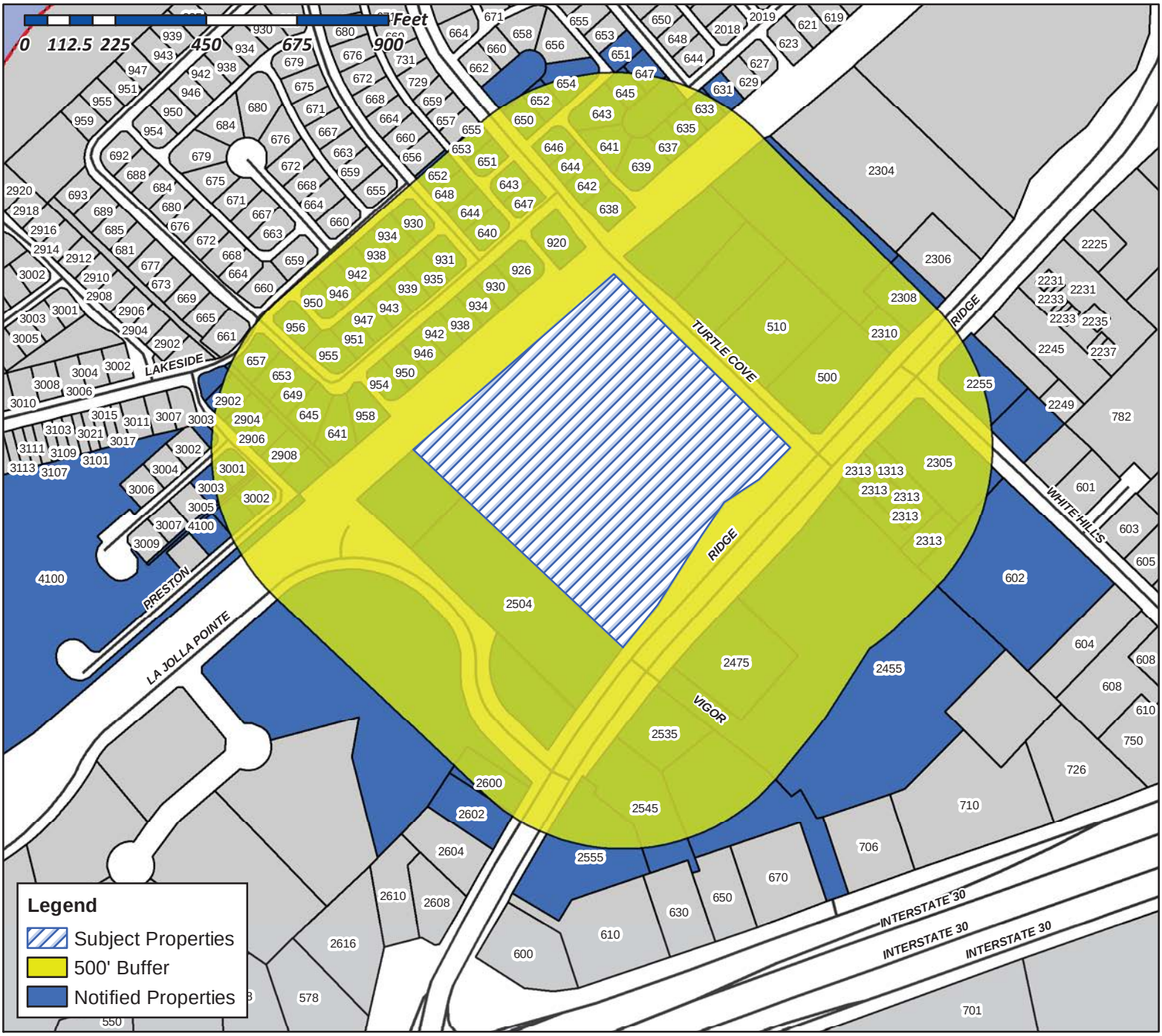

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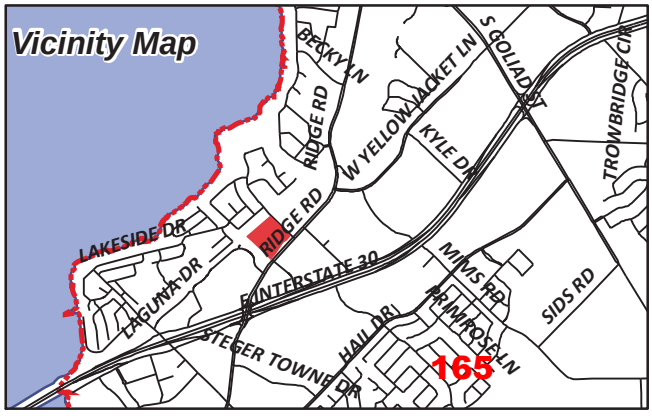

Date Created: 03/16/2018
For Questions on this Case Call (972) 771-7745

HOISINGTON TED & MARILYN
1102 SQUAW VALLEY
ROCKWALL, TX 75087

BOLD LLC
121 WYLER DR
DAKOTA, IL 61018

CURRENT RESIDENT
1313 RIDGE RD
ROCKWALL, TX 75032

VANDERSLICE ROBERT
1408 S LAKESHORE DR
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 RIDGE RD SUITE 333
ROCKWALL, TX 75087

MANGRIN CORPORATION
2255 RIDGE ROAD #208
ROCKWALL, TX 75087

HUDSPETH WARD
2304 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2305 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2308 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2310 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2313 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2475 RIDGE RD
ROCKWALL, TX 75032

BROOKS RICHARD L DR
2504 RIDGE RD STE 107
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75032

HANKINS NORMA A AND
2571 VIVROUX RANCH RD
SEGUIN, TX 78155

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75032

AZZOUZI MOHAMED EL
2701 W PLANO PKWY SUITE 100
PLANO, TX 75075

LINDEMAN JULIE A & BOBBY L
2902 PRESTON TRL
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA
2904 PRESTON TR
ROCKWALL, TX 75087

CURRENT RESIDENT
2906 PRESTON TR
ROCKWALL, TX 75032

CURRENT RESIDENT
2908 PRESTON TR
ROCKWALL, TX 75032

EHLERT GORDON W & LINDA K
3001 PRESTON CT
ROCKWALL, TX 75087

CURRENT RESIDENT
3002 PRESTON TR
ROCKWALL, TX 75032

STURCH GARY D & CANDACE F
3003 PRESTON CT
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC INC
3102 OAK LAWN AVE SUITE 202
DALLAS, TX 75219

ALLEN KIM L & LINDA
3510 LAKESIDE DR
ROCKWALL, TX 75087

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

ROBERTS JAMES F
4112 VILLAGE DR
ROCKWALL, TX 75087

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

CURRENT RESIDENT
500 TURTLE COVE BLVD
ROCKWALL, TX 75032

PSB INDEMNITY FAMILY LTD PTRN
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

CURRENT RESIDENT
602 WHITE HILLS DR
ROCKWALL, TX 75032

COIT RIDGE PROPERTIES LLC
6031 SHERRY LN SUITE C
DALLAS, TX 75225

DELAY MANAGEMENT TRUST DELORES
631 HARBOR COVE DRIVE
ROCKWALL, TX 75087

BARROW KYLE
633 HARBOR COVE DR
ROCKWALL, TX 75087

ALFORD JIM AND BARBARA
635 STAFFORD CIR
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T
637 STAFFORD CIR
ROCKWALL, TX 75087

BOWMAN SCOTT & TAMARA L
638 TURTLE COVE BOULEVARD
ROCKWALL, TX 75087

HAYS DANNY & JOAN
639 STAFFORD CIR
ROCKWALL, TX 75087

ELLIS BETTY J
640 WOODLAND WAY
ROCKWALL, TX 75087

ZASTROW BRADLEY L & SANDRA D
641 CHANNEL RIDGE DR
ROCKWALL, TX 75087

GOODWIN HEATHER
641 STAFFORD CIR
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE
642 TURTLE COVE BLVD
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ
643 STAFFORD CIR
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

TARVER KIRK & JULIA
644 TURTLE COVE BLVD
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K
644 WOODLAND WAY
ROCKWALL, TX 75087

JOHNSTON LISA P & MARK
645 CHANNEL RIDGE DR
ROCKWALL, TX 75087

GALLI THOMAS J
645 STAFFORD CIR
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA
646 TURTLE COVE BLVD
ROCKWALL, TX 75087

FISH WADE W
647 STAFFORD CIR
ROCKWALL, TX 75087

MOORE KELLI M
647 TURTLE COVE BLVD
ROCKWALL, TX 75087

TOLLESON MATTHEW AND AMY
648 WOODLAND WAY
ROCKWALL, TX 75087

SVRCEK JOSEPH T
649 CHANNEL RIDGE DR
ROCKWALL, TX 75087

KATT WILLIAM CHARLES
650 TURTLE COVE BLVD
ROCKWALL, TX 75087

THORSEN LINDY N
651 STAFFORD CIR
ROCKWALL, TX 75087

LOFLAND SHERRIE
651 TURTLE COVE
ROCKWALL, TX 75087

MICKISH FAMILY LIVING TRUST
652 TURTLE COVE BLVD
ROCKWALL, TX 75087

SINGH PARAMJIT W
652 WOODLAND WAY
ROCKWALL, TX 75087

MCCOY RAYMOND & BELVA
653 CHANNEL RIDGE DR
ROCKWALL, TX 75087

SCOTT PHILLIP AND BETHANY
653 TURTLE COVE BLVD
ROCKWALL, TX 75087

CLAY DEBBRA S
654 TURTLE COVE BLVD
ROCKWALL, TX 75087

ZAHN TERRENCE T AND JENNIFER A
657 CHANNEL RIDGE DR
ROCKWALL, TX 75087

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

CONFIDENTIAL
920 BRIAR OAK DR
ROCKWALL, TX 75087

FLOETER JOHN AND SHIRLEY
926 BRIAR OAKS DR
ROCKWALL, TX 75087

MAJORS WENDELL LEE AND SHIRLEY JEAN
930 BLUFFVIEW DR
ROCKWALL, TX 75087

WILLIAMS PAULA
930 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

ANDERSEN SANDRA
931 BRIAR OAK DRIVE
ROCKWALL, TX 75087

HEARD WILLIAM & SYLVIA
934 BLUFFVIEW DR
ROCKWALL, TX 75087

COOPER JEFFREY BOONE
934 BRIAR OAK DR
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER
935 BRIAR OAK DR
ROCKWALL, TX 75087

MCKINNEY LEONARD L & MARLENE D
938 BLUFFVIEW DR
ROCKWALL, TX 75087

WEIN DAVID C AND CHRISTINE
938 BRIAR OAKS DR
ROCKWALL, TX 75087

MEEK SALLY C
939 BRIAR OAK DR
ROCKWALL, TX 75087

DAVIS LYNN R
942 BLUFFVIEW DR
ROCKWALL, TX 75087

PRICE BRIAN & SHANNON
942 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

PULLIN STEPHEN M & KENDRA K
943 BRIAR OAK DR
ROCKWALL, TX 75087

KIRBY JOY F REV TRUST
946 BLUFFVIEW DR
ROCKWALL, TX 75087

KIRK JEFFREY S
946 BRIAR OAK DR
ROCKWALL, TX 75087

MORENO ROBERT JR AND SHERRI
947 BRIAR OAKS DR
ROCKWALL, TX 75087

GREEN LUCRETIA
950 BLUFFVIEW DR
ROCKWALL, TX 75087

SANDERS JOE D & JOLINDA
950 BRIAR OAK DR
ROCKWALL, TX 75087

EMMERSON PAULA KAY REVOCABLE TRUST
951 BRIAR OAKS
ROCKWALL, TX 75087

MUNIZ SYLVIA D
954 BRIAR OAK DR
ROCKWALL, TX 75087

GERRALD SCOTT W & JUDY A
955 BRIAR OAK DR
ROCKWALL, TX 75087

PYKE RONALD A & JANE L
956 BLUFFVIEW DR
ROCKWALL, TX 75087

DEEN LAUREN
958 BRIAR OAK DR
ROCKWALL, TX 75087

JAGH HOSPITALITY LP
996 E I-30
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC
C/O TURTLE COVE HOA 3102 OAK LAWN AVE
SUITE #202
DALLAS, TX 75219

WENDY'S PROPERTIES LLC
ONE DAVE THOMAS BLVD
DUBLIN, OH 43017

DAIKER PARTNERS LTD.
PO BOX 1059
ROCKWALL, TX 75087

ROCKWALL OCEANHILL LLC
PO BOX 1295
ROCKWALL, TX 75087

FIRST PRESBYTERIAN CHURCH
PO BOX 692
ROCKWALL, TX 75087

GLOBAL ADVANCE INC
PO BOX 742077
DALLAS, TX 75374

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-016: Waterview Ridge (C to PD)

Hold a public hearing to discuss and consider a request by Clark Staggs on behalf of Vinod Miranda for the approval of a zoning change from a Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex and limited Commercial (C) District land uses on a on 9.699-acre tract of land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwestern corner of the intersection of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/10/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 4/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **4/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-016: Waterview Ridge (C to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

March 16, 2018

Mr. Ryan Miller, Director
Planning Department
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

Dear Mr. Miller:

This letter is written in behalf of Vinod Miranda, applicant for the proposed independent living facility on 9.7 acres at the corner of Ridge Road and Turtle Cove. The proposed project consists of a primary structure with 160 individual living units, primarily 1-bedroom and 2-bedrooms. Per the City's requirement, there will be 180 parking spaces, including all garages.

This 4-story structure would include a full complement of services for the residents including dining areas and a commercial kitchen. There would be fitness and activity areas, a theater, outdoor pool, meeting rooms and management offices. It is important to note that although the main structure will have four levels, because of the topography of the site, eye-level on Ridge Road will be near the mid-point of the second level. This will be only a few feet higher than the Medical Arts Building to the south.

Perhaps most important to the nearby communities will be a special garage and "crew space" for an ambulance and EMTs. The developer has signed a letter-of-intent with Rockwall Emergency Medical Service, proposing a renewable 5-year lease for equipment and living quarters.

Two small one-story buildings are proposed, one as a tri-plex, the other a four-plex. Each of these "villas" would have 2 bedrooms and private garages. They would be landscaped to the standards of the main building and would be professionally maintained.

In accordance with the Planned Development District Standards the property owner proposes deed restrictions to be filed concurrently with the Final Plat. These restrictions will govern the occupancy requirements of the age-restricted independent housing facility.

The following restrictions will be adopted into the deed restrictions that will run with the entire property:

1.) All of the occupied units will be occupied by at least one (1) person who is 62 years of age or older.

2.) Visitors and guests, including family members, such as adult children, grandchildren and siblings are allowed to stay with the resident for a continuous period, not to exceed 14 days within any 45-day period of time.

3.) All tenants shall be entitled to report any violations of the visitation and age-restrictive covenants to the facility management. Policies will be put in place so that appropriate corrective action will be required and initiated, if a violation is found.

The developer agrees to have designed and install a 24-foot wide connector street on his property, parallel to the rail right-of-way, to alleviate traffic on Turtle Cove Boulevard. This is shown on the Concept Plan presented with this summary.

Finally, but of true significance, is the estimated total value and the property tax implications. The developer's architect estimates the value of the completed project to be just over $18,000,000. At the current Rockwall CAD combined tax rate of 2.146%, the annual property tax would be over $386,000.

Please direct any questions to Robert LaCroix, 972.754.9682.

Sincerely,

Clark Staggs

1/8/2018

Mayor Pruitt,

I hope that you and your family are doing well. It was my intent to accompany Mr. Clark Staggs to meet with you this afternoon. Unfortunately I was diagnosed with the Flu this morning. Several months ago Mr. Staggs approached me with the possibility of a space that could be made available to Rockwall County EMS for housing an ambulance. As Rockwall's population continues to grow outward, the placement of an ambulance in a central location would be ideal. This location could serve the I-30 business corridor well and would have a less than five minute response to Presbyterian Rockwall. A few weeks ago Mr. Staggs informed me that this plan may come to fruition. I hope that after this presentation you will find the plans to be sound and beneficial to the citizens of Rockwall. If so, please support this project.

Respectfully, Martin Ramirez Rockwall County EMS

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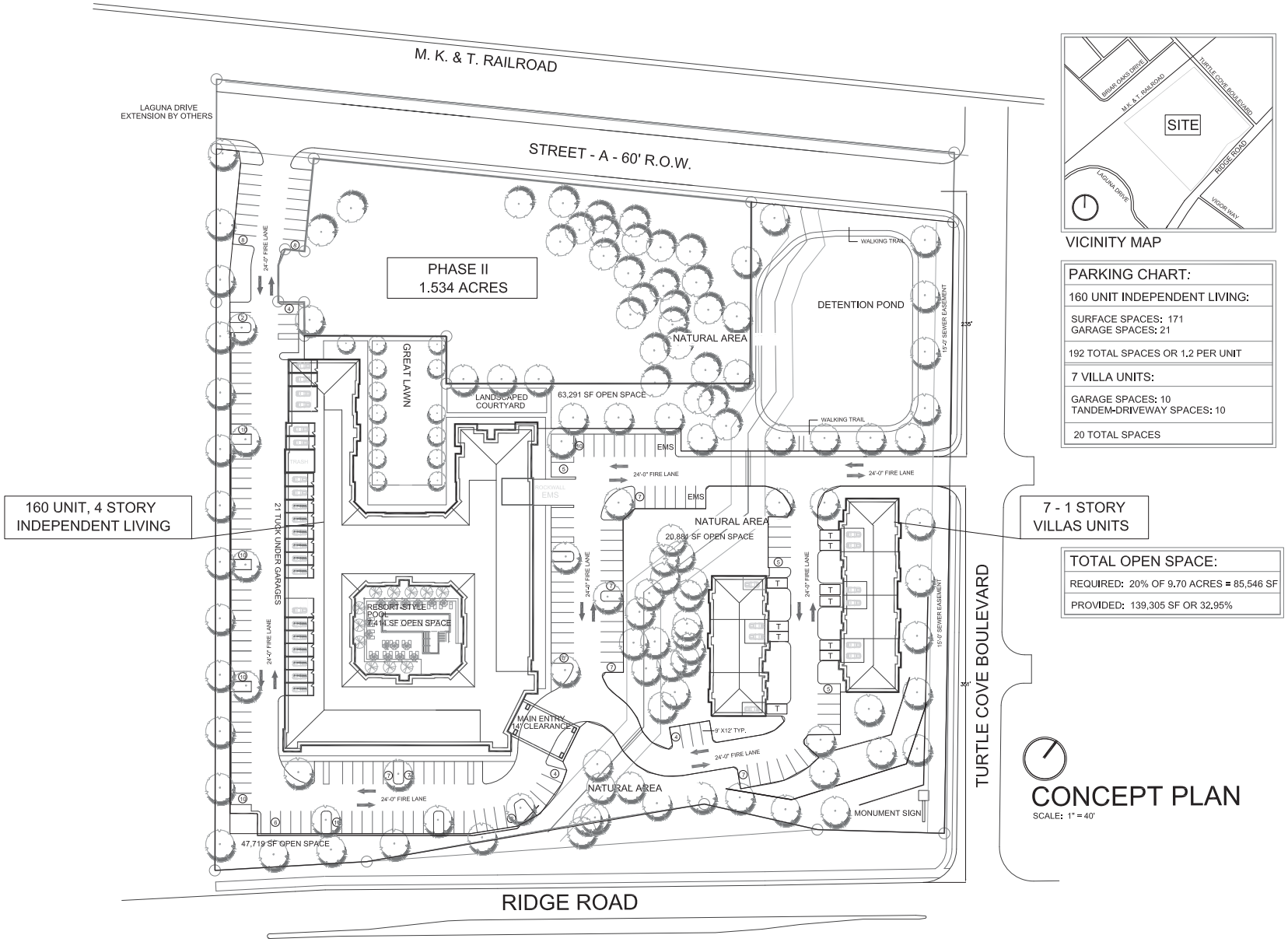

VICINITY MAP

PARKING CHART:
160 UNIT INDEPENDENT LIVING:
SURFACE SPACES: 171 GARAGE SPACES: 21
192 TOTAL SPACES OR 1.2 PER UNIT
7 VILLA UNITS:
GARAGE SPACES: 10 TANDEM-DRIVEWAY SPACES: 10
20 TOTAL SPACES

TOTAL OPEN SPACE:
REQUIRED: 20% OF 9.70 ACRES = 85,546 SF
PROVIDED: 139,305 SF OR 32.95%

CONCEPT PLAN

SCALE: 1" = 40'

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STAFF	STAFF
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SCALE: AS NOTED	

X:\Other Projects\Vinod Miranda\Rockwall\Drawings\Architecture\Rockwall Senior Site Plan.dwg

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Waterview Ridge - Rockwall, TX — April 4, 2018

Living Units:	First Floor:		Second Floor:		Third Floor:		Fourth Floor:		Total # Units:
Unit SQ.FT.	UNIT TYPE	# OF UNITS	UNIT TYPE	# OF UNITS	UNIT TYPE	# OF UNITS	UNIT TYPE	# OF UNITS	
580	A-1	7	A-1	10	A-1	11	A-1	11	39
692	A-2	6	A-2	11	A-2	11	A-2	11	39
782	A-3	3	A-3	3	A-3	3	A-3	3	12
900	A-4	0	A-4	0	A-4	1	A-4	1	2
1,054	B-1	2	B-1	2	B-1	2	B-1	2	8
1,055	B-2	2	B-2	2	B-2	2	B-2	2	8
1,078	B-3	10	B-3	10	B-3	12	B-3	12	44
1,100	B-4	0	B-4	0	B-4	1	B-4	1	2
1,214	C-1	1	C-1	2	C-1	2	C-1	1	6
Total # of Living Units:		31		40		45		44	160
Total Sq.ft. Of units		26,770		33,184		37,920		36,706	134,580

		% Total # of Units:
Total 1 BR	92	57.50%
Total 2 BR	62	38.75%
Total 3 BR	6	3.75%
	160	100.00%

Villa Units:			Total # of Units:
Unit SQ.FT.	UNIT TYPE	# OF UNITS	
1,498	V-1	4	4
1,670	V-2	3	3
Total # of Living Units:		7	7
			TOTAL:
Total Sq.ft. Of units		11,002	11,002

Parking - IL / Villas	
160 Unit - Independent Living:	
171	Surface Spaces
21	Garage Spaces
192	Total Spaces
7 Villa Units:	
10	Garage Spaces
10	Tandem-Driveway Spaces
20	Total Spaces

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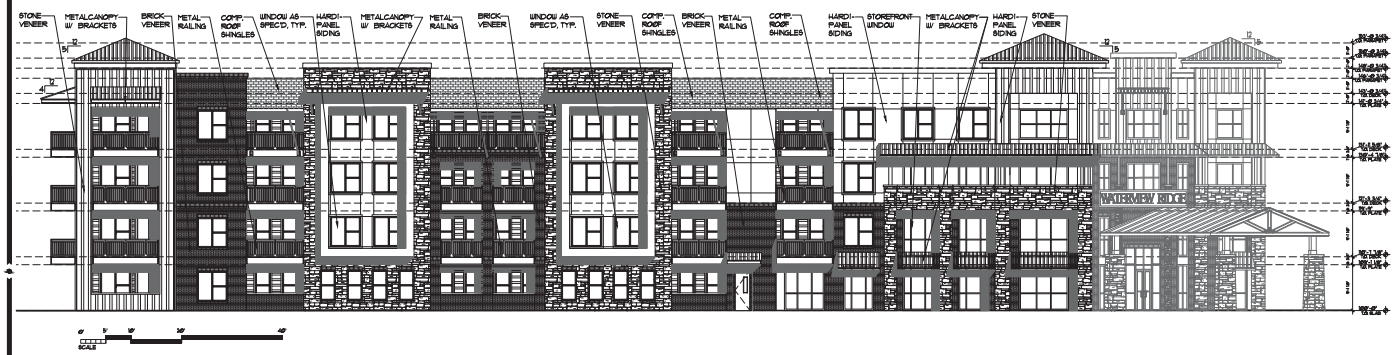
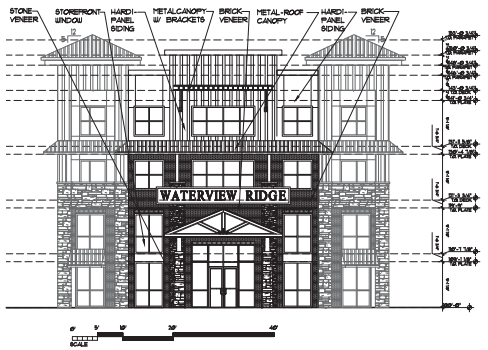


Ø1 CONCEPT- EXTERIOR ELEVATION
SCALE NTS



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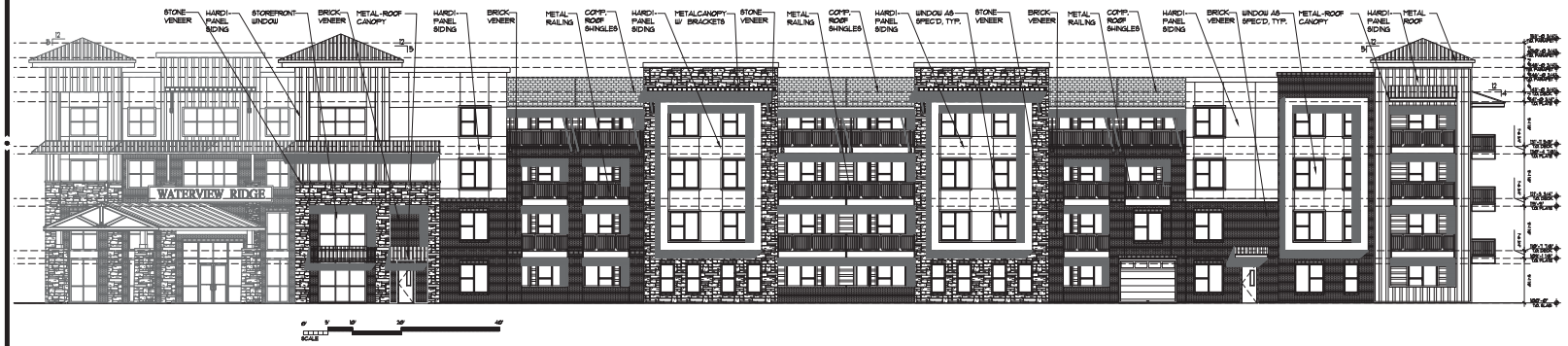

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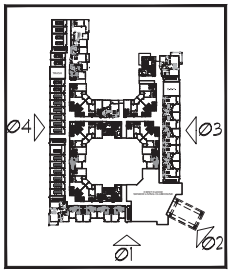
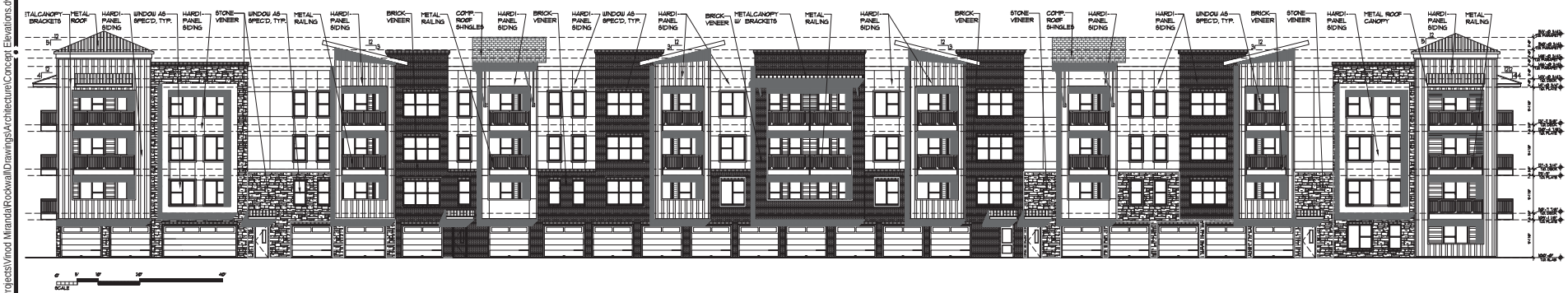


KEY PLAN



Ø4 CONCEPT- EXTERIOR ELEVATION
SCALE NTS

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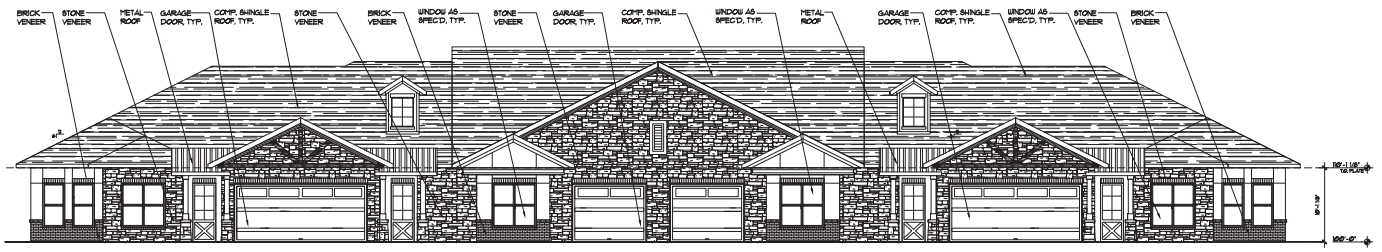
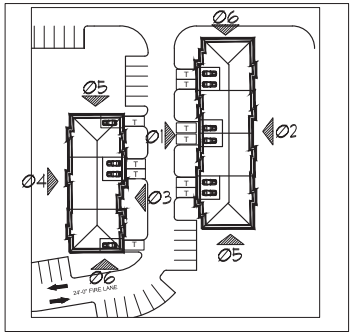


01 VILLA -FRONT EXTERIOR ELEVATIONS
SCALE 1/8" = 1'-0"



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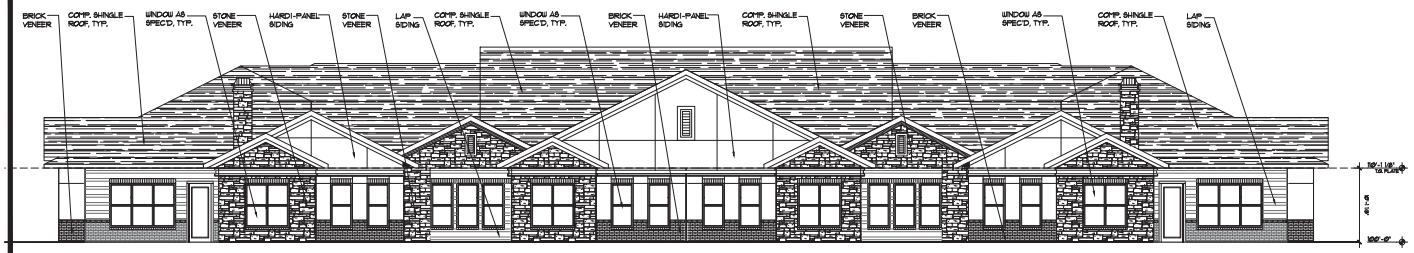
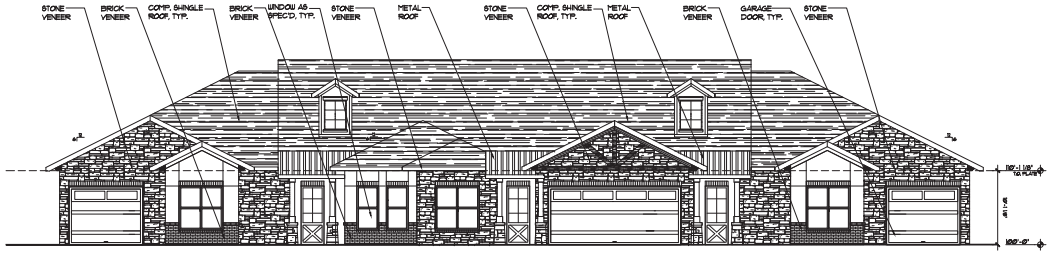
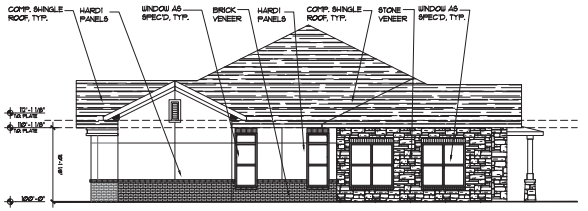


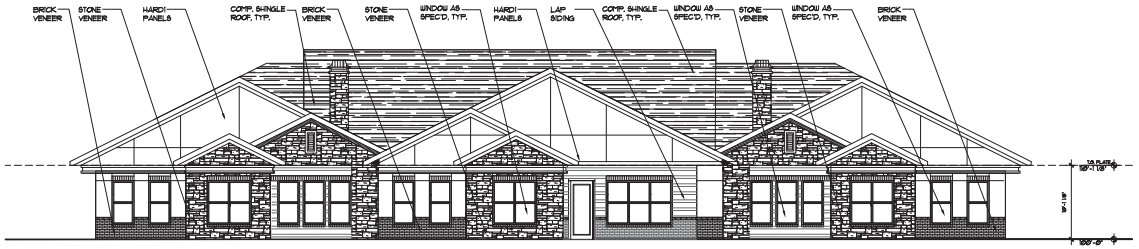
02 VILLA - BACK EXTERIOR ELEVATIONS
SCALE 1/8" = 1'-0"



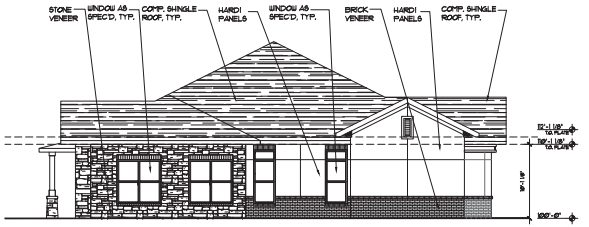
03 VILLA -FRONT EXTERIOR ELEVATIONS
SCALE 1/8" = 1'-0"



05 VILLA - SIDE EXTERIOR ELEVATIONS
SCALE 1/8" = 1'-0"



04 VILLA - BACK EXTERIOR ELEVATIONS
SCALE 1/8" = 1'-0"



06 VILLA - SIDE EXTERIOR ELEVATIONS
SCALE 1/8" = 1'-0"

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ARCHITECTURE GROUP
MATERIAL LEGEND
STONE VENEER :
BUCKS COUNTY ROCK FACE
BRICK VENEER :
CHARCOAL GRAY
FIELD COLOR
VERTICAL HARDIE VENEER :
SW 6005 - FOLKSTONE
ACCENT COLOR
HARDIE VENEER :
SW 6073 - PERFECT GREIGE
FIELD COLOR
HARDIE VENEER :
SW 7011 - NATURAL CHOICE
WATERVIEW RIDGE

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MATERIAL LEGEND
STONE VENEER :
BUCKS COUNTY ROCK FACE
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WATERVIEW

179


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ARCHITECTURE GROUP
MATERIAL LEGEND
STONE VENEER :
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WATERVIEW RIDGE

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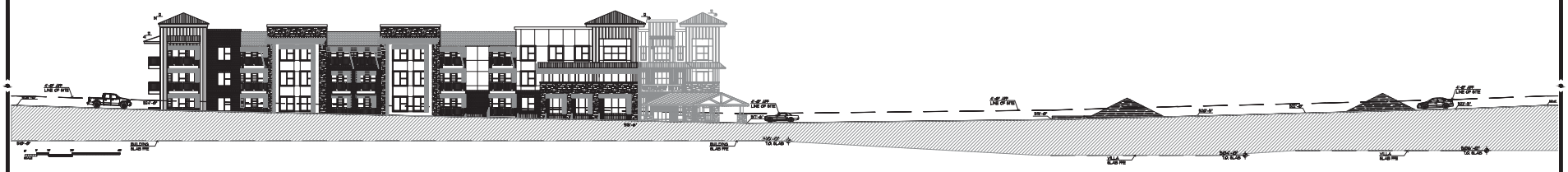

01 OVERALL SITE SECTION
SCALE NTS



02 ENLARGED-SITE SECTION
SCALE 1/16"=1'-0"

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SUBMITTAL DATE: 2018	PROJECT NUMBER
ISSUED FOR: REVIEW	SHEET NO.
SCALE: AS NOTED	

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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A COMMERCIAL (C) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) TO ALLOW AN AGE RESTRICTED MULTI-FAMILY APARTMENT COMPLEX, AGE RESTRICTED TOWNHOMES AND LIMITED COMMERCIAL (C) LAND USES ON THE SUBJECT PROPERTY, BEING A 9.70-ACRE TRACT OF LAND IDENTIFIED AS TRACT 15 OF THE E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Clark Staggs on behalf of the owner Vinod Miranda for the approval of a zoning change from a Commercial (C) District to a Planned Development District for an age restricted multi-family apartment complex and limited Commercial (C) District land uses on a 9.70-acre tract of land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall be in accordance with the *Area Map*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'C'* of this ordinance, attached hereto

DRAFT ORDINANCE 04.16.2018

and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, contained in *Exhibit 'E' & 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E' & 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City Council, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Development Plan [*required for commercial areas only* (*i.e. Area 3*)]
(2) Preliminary Plat
(3) PD Site Plan
(4) Open Space/Amenity Plan
(5) Final Plat

(c) *PD Development Plan.* A *PD Development Plan* must be approved for the areas designated as *Area 3* on the Area Map as depicted on *Exhibit 'B'* of this PD Ordinance, prior to submittal of a *PD Site Plan* application and/or preliminary plat application. A traffic impact analysis for the each phase of the development shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan*.

(d) *Preliminary Plat.* A preliminary plat application shall be submitted for each phase of residential development. A *PD Site* Plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.

(e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall include a *Site Plan*, *Building Elevations*, *Treescape Plan*, *Landscape Plan* and a *Photometric Plan*. A *PD Site Plan* application may be processed by the City concurrently with an *Open Space/Amenity Plan* for the development.

(f) *Open Space/Amenity Plan.* An *Open Space/Amenity Plan* covering all of the *Subject Property* shall be submitted and shall include a detailed depiction of all proposed public and private amenities. An *Open Space/Amenity Plan* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(g) *Deed Restrictions.* Prior to or concurrently with the recording of the final plat for the *Subject Property*, the owner of the *Subject Property* shall establish a restrictive covenant for the *Age Restricted Multi-Family Apartment Complex* by executing and recording an instrument approved by the City Attorney pursuant to which the *Age Restricted Multi-Family Apartment Complex* shall be limited to residential uses by people 62-years of age or older consistent with the Federal Fair Housing Act and all other applicable laws.

DRAFT ORDINANCE 2018

(h) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* for the *Subject Property* shall be submitted for approval.

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MAY, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *April 16, 2018*

2nd Reading: *May 7, 2018*

DRAFT ORDINANCE 04.16.2018

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from James W. Reese to LGI Properties. LTD, dated July 1, 2003 and being recorded in Volume 3075, Page 146 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT brass disk monument found for corner at the intersection of the southwest right-of-way line of Turtle Cove Drive, a 60 foot right-of-way, with the northwest right-of-way line of Ridge Road F.M. 740, a variable width right-of-way per Volume 1582, Page 317 of the Real Property Records of Rockwall County, Texas, and being at the east corner of the above cited tract of land;

THENCE in a southwesterly direction along the northwest right-of-way line of Ridge Road F.M. 740 as follows:

S. 45 deg. 59 min. 50 sec. W. a distance of 113.22 feet to a TXDOT brass disk monument found for corner;

S. 57 deg. 34 min. 20 sec. W. a distance of 103.07 feet to a TXDOT brass disk monument found for corner;

S. 35 deg. 01 min. 32 sec. W. a distance of 101.12 feet to a TXDOT brass disk monument found for corner;

S. 33 deg. 32 min. 12 sec. W. a distance of 204.12 feet to a TXDOT brass disk monument found for corner;

S. 40 deg. 08 min. 27 sec. W. a distance of 136.97 feet to a TXDOT brass disk monument found for corner at the south corner of said Reese to LGI Properties tract and being in the northeast boundary line of Lot 1, Block A, LAKE POINT HEATH AND SCIENCE CENTER ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 216 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 31 min. 12 sec. W. a distance of 711.59 feet to a 3/8" iron rod found for corner at the west corner of said Reese to LGI Properties tract and being in the southeast right-of-way line of the Union Pacific Railroad, a 100 foot right-of-way;

THENCE N. 49 deg. 42 min. 29 sec. E. along said railroad right-of-way, a distance of 658.84 feet to a ½" iron rod found for corner in the southwest right-of-way line of Turtle Cove Drive;

THENCE S. 44 deg. 58 min. 41 sec. E. along said right-of-way line, a distance of 612.21 feet to the *POINT OF BEGINNING* and containing 422,730 square feet or 9.70 acres of land.

DRAFT ORDINANCE 04.16.2018

Exhibit 'B':
Area Map

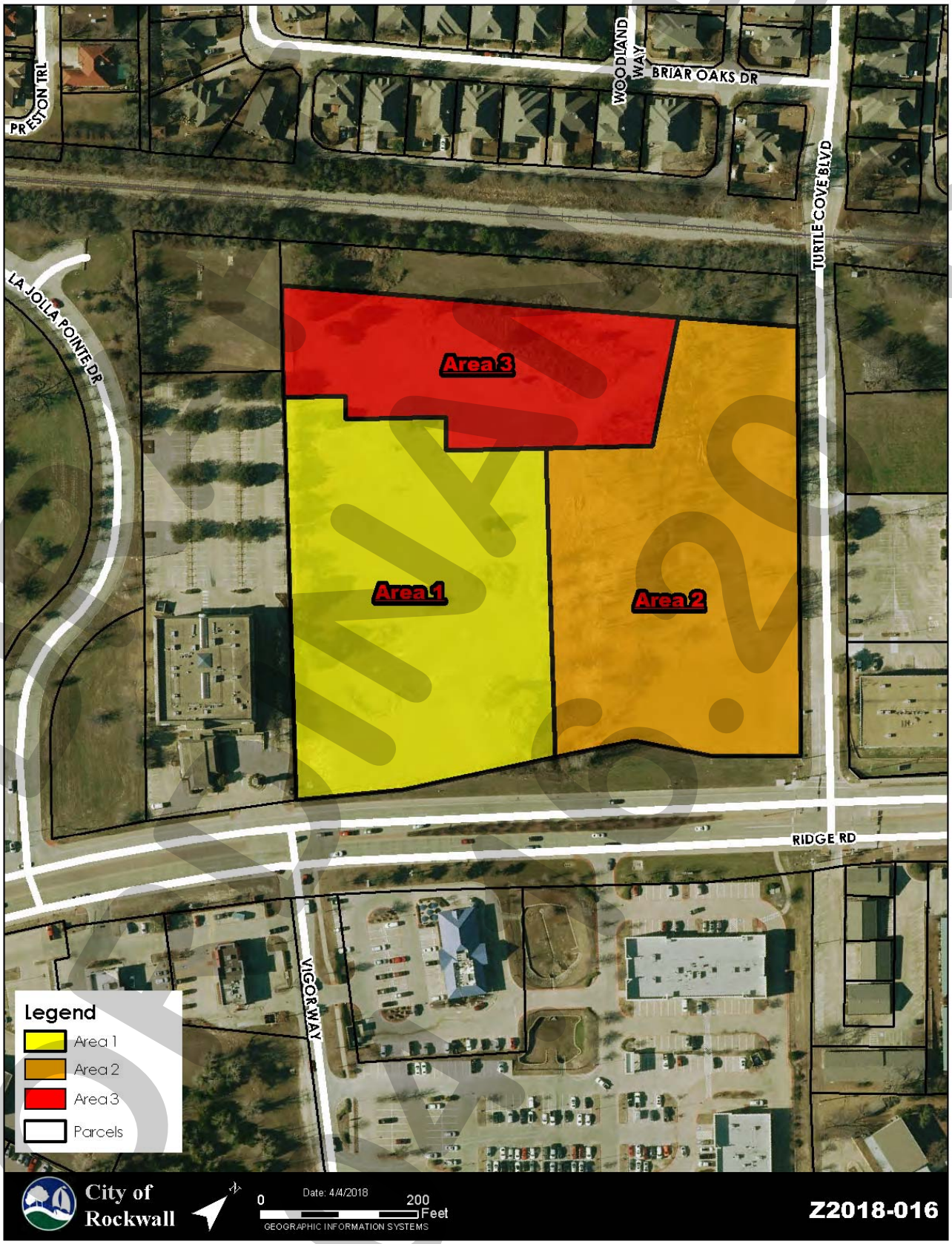

Exhibit 'C':
Concept Plan

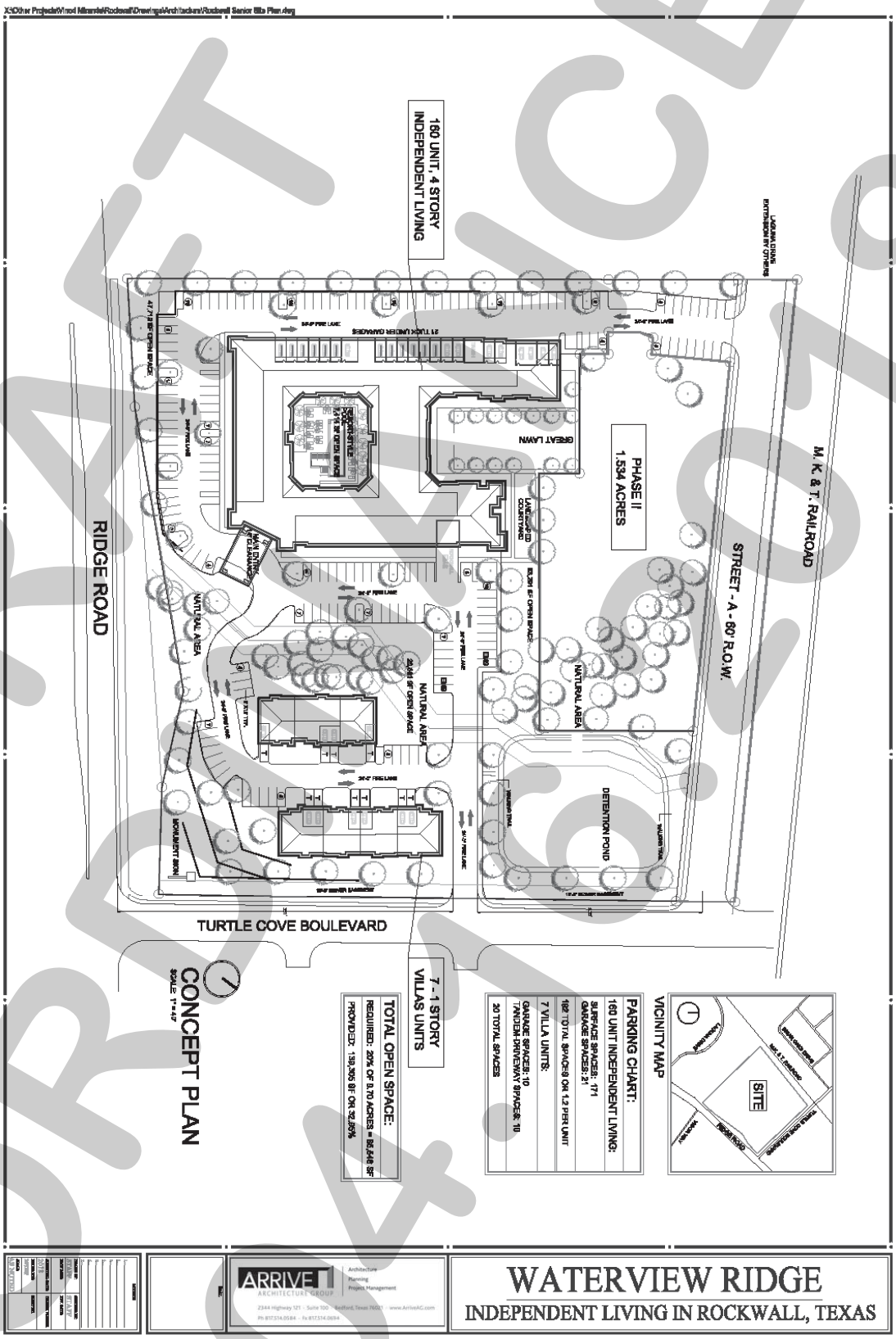

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Exhibit 'D':
PD Development Standards

PD Development Standards.

Area 1: Age Restricted, Multi-Family Apartment Complex

(1) Permitted Uses. Area 1 as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted in the Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

Permitted By-Right. The following uses shall be permitted *by-right*:

- ☑ *Age Restricted, Multi-Family Apartment Complex*
- ☑ *Private Streets*

Permitted as Accessory Uses. The following uses shall be permitted as accessory uses to an *Age Restricted, Multi-Family Apartment Complex*:

- ☑ *Barber and Beauty Shop*
- ☑ *Cafeteria/Common dining facilities*
- ☑ *Chapel*
- ☑ *Community Center (Room)*
- ☑ *Game Court*
- ☑ *Greenhouse*
- ☑ *Handcrafted art work studio*
- ☑ *Health Studio*
- ☑ *Instructional Art Studio*
- ☑ *Medical Treatment Services (such as a medical clinic, physical therapy services, inhalation therapy, and other related uses)*
- ☑ *Office*
- ☑ *Private recreation club or area*
- ☑ *Retail Store (food and other goods)*
- ☑ *Snack Bar*
- ☑ *Swimming pool*

Prohibited Uses. The following uses shall be prohibited:

- ☑ *Animal Boarding/Kennel with or with Outside Pens*
- ☑ *Cemetery*
- ☑ *Billiard Parlor or Pool Hall*
- ☑ *Carnival, Circus or Amusement Ride*
- ☑ *Commercial Amusement Recreation (Inside or Outside)*
- ☑ *Gun club, sheet or Target Range (Indoor)*
- ☑ *Astrologer, Hypnotist or Psychic*
- ☑ *Night Club, Discotheque or Dance Hall*
- ☑ *Pawn Shop*
- ☑ *Secondhand Dealer*
- ☑ *Building and Landscape Material Sales with or without Outside Storage*
- ☑ *Research and Technology/Light Assembly*
- ☑ *Auto Repair Garage (Minor)*
- ☑ *Boat and Trail Dealership (New and Used)*
- ☑ *Car Wash with Auto Detail*
- ☑ *Self Service Car Wash*
- ☑ *Motor Vehicle Dealership (New or Used)*
- ☑ *RV Sales and Service*
- ☑ *Service Station*
- ☑ *Mining and Extraction (e.g. Sand, Gravel, Oil and/or Other)*
- ☑ *Helipad*
- ☑ *Railroad Yard or Shop*

(2) Unit Composition. The unit composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and as stated in *Table 1* below for the *Age Restricted, Multi-Family Apartment* complex;

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however, in no case should the minimum size unit for any *Age Restricted, Multi-Family Apartment* be less than *580* square feet and the average net unit area shall not decrease below *840* square feet.

Table 1: Unit Composition for Age Restricted, Multi-Family Apartment Complex

Unit Type	*# of Bedrooms*	*Minimum Net Unit Area (SF)* [1]	*Number of Units (#)*	*Total Area (SF)*	*Units as Percentage (%)*
A1	*1 Bedroom*	580 SF	39	22,620 SF	16.82%
A2	*1 Bedroom*	692 SF	39	26,988 SF	20.05%
A3	*1 Bedroom*	782 SF	12	9,384 SF	6.97%
A4	*1 Bedroom*	900 SF	2	1,800 SF	1.34%
B1	*2 Bedroom*	1,054 SF	8	8,432 SF	6.26%
B2	*2 Bedroom*	1,055 SF	8	8,440 SF	6.27%
B3	*2 Bedroom*	1,078 SF	44	47,432 SF	35.24%
B4	*2 Bedroom*	1,100 SF	2	2,200 SF	1.64%
C1	*3 Bedroom*	1,214 SF	6	7,284 SF	5.41%
	Average Net Unit Area:			*841 SF*	
	Maximum Number of Units:		*160*		

General Notes:

[1]: *The net square footage includes only air-condition space and is exclusive of patios, balconies and exterior storage areas.*

(3) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development Ordinance, the development standards stipulated by the Commercial (C) District and the Scenic Overlay (SOV) District, as specified by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] are applicable to any development on the *Subject Property*. The maximum permissible number of units should not exceed 160 dwelling units for the *Age Restricted, Multi-Family Apartment Complex*. In addition, all lots shall conform to the density and dimensional standards depicted in *Table 2* below, and which are as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2,000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	10'
Minimum Rear Yard Building Setback	10'
Minimum Front Yard Carport/Parking Setback	15'
Minimum Side Yard Carport/Parking Setback	10'
Minimum Rear Yard Carport/Parking Setback	10'
Minimum Separation Between Main Buildings [1]	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height [2]	55'
Maximum Lot Coverage	45%
Minimum Landscape	20%
Minimum Open Space [3]	20%

General Notes:

[1]: The minimum separation between two (2) buildings without doors or windows on facing walls shall be a minimum of 15-feet.

[2]: The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof, roof element, or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof (*i.e. 55-ft for the multi-family unit complex*) if it is gable, hip or gambrel roof. Maximum height shall not exceed 4-stories or 55-feet overall height for the multi-family complex located on Phase I, and a maximum of 36-feet overall height for any other structures on the subject property.

[3]: The minimum open space area will be calculated based on the gross area of the lot, and will include both active and passive recreational areas.

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(4) *Parking and Loading Requirements.* The parking and loading requirements shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and a minimum of 1½ parking space per unit shall be provided. In addition, a minimum of 20 parking spaces in enclosed garages shall be provided.

(5) *Building Standards.* The proposed *Age Restricted, Multi-Family Apartment Complex* shall generally conform to the *Concept Building Elevations* contained in *Exhibit 'E'* of this ordinance; however all development shall adhere to the following building standards:

(a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick and natural stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building façades.

(b) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

(c) *Architectural Requirements.* All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the Scenic Overlay (SOV) District contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*]. In addition, all development on the *Subject Property* shall be subject to review and recommendation by the Architectural Review Board (ARB).

(6) *Landscaping and Hardscaping Standards.*

(a) *Landscape Requirements.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in height at the time of planting. The following tree species are approved for planting within this development:

i) *Canopy/Shade Trees*. Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

ii) *Accent/Ornamental/Under-Story Trees*. Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

(b) *Landscape Buffers.* A minimum of a twenty (20) foot landscape buffer shall be provided along the frontage of Ridge Road [*i.e. FM-740*]. The twenty (20) foot landscape buffer along Ridge Road [*i.e. FM-740*] shall incorporate a minimum of two (2) canopy trees and four (4) accent trees per 100-linear feet of right-of-way. The developer shall also be responsible for the construction of sidewalks and trails required along the public rights-of-way and within the development.

(c) *Parking Lot Landscaping.* All parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of the following:

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i) One (1) canopy tree per ten (10) parking spaces shall be provided. Trees shall be planted within the required parking islands or within 20-feet of a parking space.

ii) Parking islands shall be provided at a spacing not to exceed a maximum distance of 20 parking spaces.

iii) No tree may be planted closer than 2½-feet to the pavement.

(d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Master Open Space Plan*.

(7) Trash Receptacles. Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and incorporate a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) Fence Standards. Fences shall be constructed of a wrought iron or tubular steel fence material and be a minimum of six (6) feet in height. Fences shall not exceed a maximum of eight (8) feet in height.

(9) Minor Collector. At the time *Area 1* and/or *Area 2* -- *as depicted on Exhibit 'B' of this Planned Development District Ordinance* -- is developed, 24-feet of the *Minor Collector* extending from Turtle Cove Boulevard to La Jolla Pointe Drive will need to be constructed to the City's standards and extend from the *Subject Property's* northwestern boundary to the southeastern boundary as depicted of the City's Master Thoroughfare Plan contained in the Comprehensive Plan.

(10) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to this ordinance.

Area 2: Townhomes/Villas

(1) Permitted Uses. Area 2 as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted in the Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

Permitted By-Right. The following uses shall be permitted *by-right*:

- ☑ *Townhomes/Villas*
- ☑ *Private Streets*

Prohibited Uses. The following uses shall be prohibited:

- ☑ *Animal Boarding/Kennel with or with Outside Pens*
- ☑ *Cemetery*
- ☑ *Billiard Parlor or Pool Hall*
- ☑ *Carnival, Circus or Amusement Ride*
- ☑ *Commercial Amusement Recreation (Inside or Outside)*
- ☑ *Gun club, sheet or Target Range (Indoor)*
- ☑ *Astrologer, Hypnotist or Psychic*
- ☑ *Night Club, Discotheque or Dance Hall*
- ☑ *Pawn Shop*
- ☑ *Secondhand Dealer*
- ☑ *Building and Landscape Material Sales with or without Outside Storage*

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- ☑ *Research and Technology/Light Assembly*
- ☑ *Auto Repair Garage (Minor)*
- ☑ *Boat and Trail Dealership (New and Used)*
- ☑ *Car Wash with Auto Detail*
- ☑ *Self Service Car Wash*
- ☑ *Motor Vehicle Dealership (New or Used)*
- ☑ *RV Sales and Service*
- ☑ *Service Station*
- ☑ *Mining and Extraction (e.g. Sand, Gravel, Oil and/or Other)*
- ☑ *Helipad*
- ☑ *Railroad Yard or Shop*

(2) *Unit Composition.* The unit composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and as stated in *Table 3* below for the *Townhome/Villas*; however, in no case should the average net unit area decrease below *1,572* square feet.

Table 3: Unit Composition for Townhomes/Villas

Unit Type	*# of Bedrooms*	*Minimum Net Unit Area (SF)* [1]	*Number of Units (#)*	*Total Area (SF)*	*Units as Percentage (%)*
V1	*Townhome*	*1,498 SF*	*4*	*5,992 SF*	*54.46%*
V2	*Townhome*	*1,670 SF*	*3*	*5,010 SF*	*45.54%*
		Average Net Unit Area:		*1,572 SF*	
		Maximum Number of Units:	*7*		

General Notes:

[1]: *The net square footage includes only air-condition space and is exclusive of patios, balconies and exterior storage areas.*

(3) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development Ordinance, the development standards stipulated by the Commercial (C) District and the Scenic Overlay (SOV) District, as specified by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] are applicable to any development on the *Subject Property*. The maximum permissible number of units should not exceed seven (7) dwelling units for the *Townhomes/Villas*. In addition, all lots shall conform to the density and dimensional standards depicted in *Table 4* below, and which are as follows:

Table 4: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2,000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	15'
Minimum Rear Yard Building Setback	10'
Minimum Front Yard Carport/Parking Setback	15'
Minimum Side Yard Carport/Parking Setback	10'
Minimum Separation Between Main Buildings [1]	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height [2]	36'
Maximum Lot Coverage	45%
Minimum Landscape	20%
Minimum Open Space [3]	20%

General Notes:

[1]: The minimum separation between two (2) buildings without doors or windows on facing walls shall be a minimum of 15-feet.

[2]: The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof, roof element, or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof (*i.e. 55-ft for the multi-family unit complex*) if it is gable, hip or gambrel roof. Maximum height shall not exceed 4-stories or 55-feet overall height for the multi-family complex located on Phase I, and a maximum of 36-feet overall height for any other structures on the subject property.

[3]: The minimum open space area will be calculated based on the gross area of the lot, and will include both active and

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passive recreational areas.

(4) *Parking and Loading Requirements.* The parking and loading requirements shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and a minimum of two (2) off-street parking spaces shall be provided for each *Townhome/Villa* unit.

(5) *Building Standards.* The proposed *Townhome/Villa* shall generally conform to the *Concept Building Elevations* contained in *Exhibit 'F'* of this ordinance; however all development shall adhere to the following building standards:

(a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick and natural stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building façades.

(b) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

(c) *Architectural Requirements.* All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the Scenic Overlay (SOV) District contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*]. In addition, all development on the *Subject Property* shall be subject to review and recommendation by the Architectural Review Board (ARB).

(6) *Landscaping and Hardscaping Standards.*

(a) *Landscape Requirements.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in height at the time of planting. The following tree species are approved for planting within this development:

i) *Canopy/Shade Trees*. Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

ii) *Accent/Ornamental/Under-Story Trees*. Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

(b) *Landscape Buffers.* A minimum of a twenty (20) foot landscape buffer shall be provided along the frontage of Ridge Road [*i.e. FM-740*] and a minimum of a ten (10) foot landscape buffer shall be provided along the perimeter Turtle Cove Boulevard. The twenty (20) foot landscape buffer along Ridge Road [*i.e. FM-740*] shall incorporate a minimum of two (2) canopy trees and four (4) accent trees per 100-linear feet of right-of-way. The landscape buffer along Turtle Cove Boulevard shall incorporate a minimum of one (1) canopy tree per 50-linear feet of buffer area. The developer shall also be responsible for the construction of sidewalks and trails required along the public rights-of-way and within the development.

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(c) *Parking Lot Landscaping.* All parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of the following:

i) One (1) canopy tree per ten (10) parking spaces shall be provided. Trees shall be planted within the required parking islands or within 20-feet of a parking space.

ii) Parking islands shall be provided at a spacing not to exceed a maximum distance of 20 parking spaces.

iii) No tree may be planted closer than 2½-feet to the pavement.

(d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(f) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Master Open Space Plan*.

(7) *Trash Receptacles.* Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and incorporate a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards*. Fences shall be constructed of a wrought iron or tubular steel fence material and be a minimum of six (6) feet in height. Fences shall not exceed a maximum of eight (8) feet in height.

(9) *Minor Collector*. At the time *Area 1* and/or *Area 2* -- *as depicted on Exhibit 'B' of this Planned Development District Ordinance* -- is developed, 24-feet of the *Minor Collector* extending from Turtle Cove Boulevard to La Jolla Pointe Drive will need to be constructed to the City's standards and extend from the *Subject Property's* northwestern boundary to the southeastern boundary as depicted of the City's Master Thoroughfare Plan contained in the Comprehensive Plan.

(10) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to this ordinance.

<u>*Area 3: Commercial/Retail/Office*</u>

(1) *Permitted Uses. Area 3* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted in the Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

<u>*Permitted By-Right*</u>. The following uses shall be permitted *by-right*:

- ☑ *Assisted Living/Memory Care Facility*
- ☑ *General Office*
- ☑ *Medical Office/Clinic*
- ☑ *Emergency Medical Station (restricted to those contracted with the City of Rockwall)*
- ☑ *Convalescent and Nursing Care*
- ☑ *Hospice*

<u>*Prohibited Uses*</u>. The following uses shall be prohibited:

- ☑ *Animal Boarding/Kennel with or with Outside Pens*
- ☑ *Cemetery*

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- ☑ *Billiard Parlor or Pool Hall*
- ☑ *Carnival, Circus or Amusement Ride*
- ☑ *Commercial Amusement Recreation (Inside or Outside)*
- ☑ *Gun club, sheet or Target Range (Indoor)*
- ☑ *Astrologer, Hypnotist or Psychic*
- ☑ *Night Club, Discotheque or Dance Hall*
- ☑ *Pawn Shop*
- ☑ *Secondhand Dealer*
- ☑ *Building and Landscape Material Sales with or without Outside Storage*
- ☑ *Research and Technology/Light Assembly*
- ☑ *Auto Repair Garage (Minor)*
- ☑ *Boat and Trail Dealership (New and Used)*
- ☑ *Car Wash with Auto Detail*
- ☑ *Self Service Car Wash*
- ☑ *Motor Vehicle Dealership (New or Used)*
- ☑ *RV Sales and Service*
- ☑ *Service Station*
- ☑ *Mining and Extraction (e.g. Sand, Gravel, Oil and/or Other)*
- ☑ *Helipad*
- ☑ *Railroad Yard or Shop*

(2) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development Ordinance, the development standards stipulated by the Commercial (C) District and the Scenic Overlay (SOV) District, as specified by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] are applicable to any development on the *Subject Property*. In addition, all lots shall conform to the density and dimensional standards depicted in *Table 5* below, and which are as follows:

Table 5: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Front Yard Building Setback	15'
Minimum Side Yard Building Setback [4]	10'
Minimum Rear Yard Building Setback [5]	10'
Minimum Separation Between Main Buildings [1]	15'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height [2]	36'
Maximum Lot Coverage	60%
Minimum Landscape	85%
Minimum Open Space [3]	20%

General Notes:

[1]: The minimum separation between two (2) buildings without doors or windows on facing walls shall be a minimum of 15-feet.

[2]: The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof, roof element, or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof (*i.e. 55-ft for the multi-family unit complex*) if it is gable, hip or gambrel roof. Maximum height shall not exceed 4-stories or 55-feet overall height for the multi-family complex located on Phase I, and a maximum of 36-feet overall height for any other structures on the subject property.

[3]: The minimum open space area will be calculated based on the gross area of the lot, and will include both active and passive recreational areas.

[4]: a) Without fire retardant wall: ten feet, or as required by building and/or fire codes. b) With fire retardant wall: zero feet.

[5]: Abutting non-residentially zoned property, with fire retardant wall and alley separating: zero feet.

(3) *Building Standards.* All development shall adhere to the following building standards:

(a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick and natural stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be*

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determined by staff) may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building façades.

(b) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

(c) *Architectural Requirements.* All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the Scenic Overlay (SOV) District contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*]. In addition, all development on the *Subject Property* shall be subject to review and recommendation by the Architectural Review Board (ARB).

(4) *Landscaping and Hardscaping Standards.*

(a) *Landscape Requirements.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in height at the time of planting. The following tree species are approved for planting within this development:

i) *Canopy/Shade Trees*. Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

ii) *Accent/Ornamental/Under-Story Trees*. Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

(b) *Landscape Buffers. A* minimum of a ten (10) foot landscape buffer shall be provided along the perimeter of all streets. The landscape buffer shall incorporate a minimum of one (1) canopy tree per 50-linear feet of buffer area. The developer shall also be responsible for the construction of sidewalks and trails required along the public rights-of-way and within the development.

(c) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(g) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(5) *Trash Receptacles.* Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and incorporate a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(6) *Minor Collector*. At the time *Area 3 -- as depicted on Exhibit 'B' of this Planned Development District Ordinance* -- is developed, the *Minor Collector* extending from Turtle Cove Boulevard to La Jolla Pointe Drive will need to be fully constructed to the City's standards and extend from the *Subject Property's* northwestern boundary to the southeastern boundary as depicted of the City's Master Thoroughfare Plan contained in the Comprehensive Plan.

DRAFT ORDINANCE 04.16.18

(7) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to this ordinance.

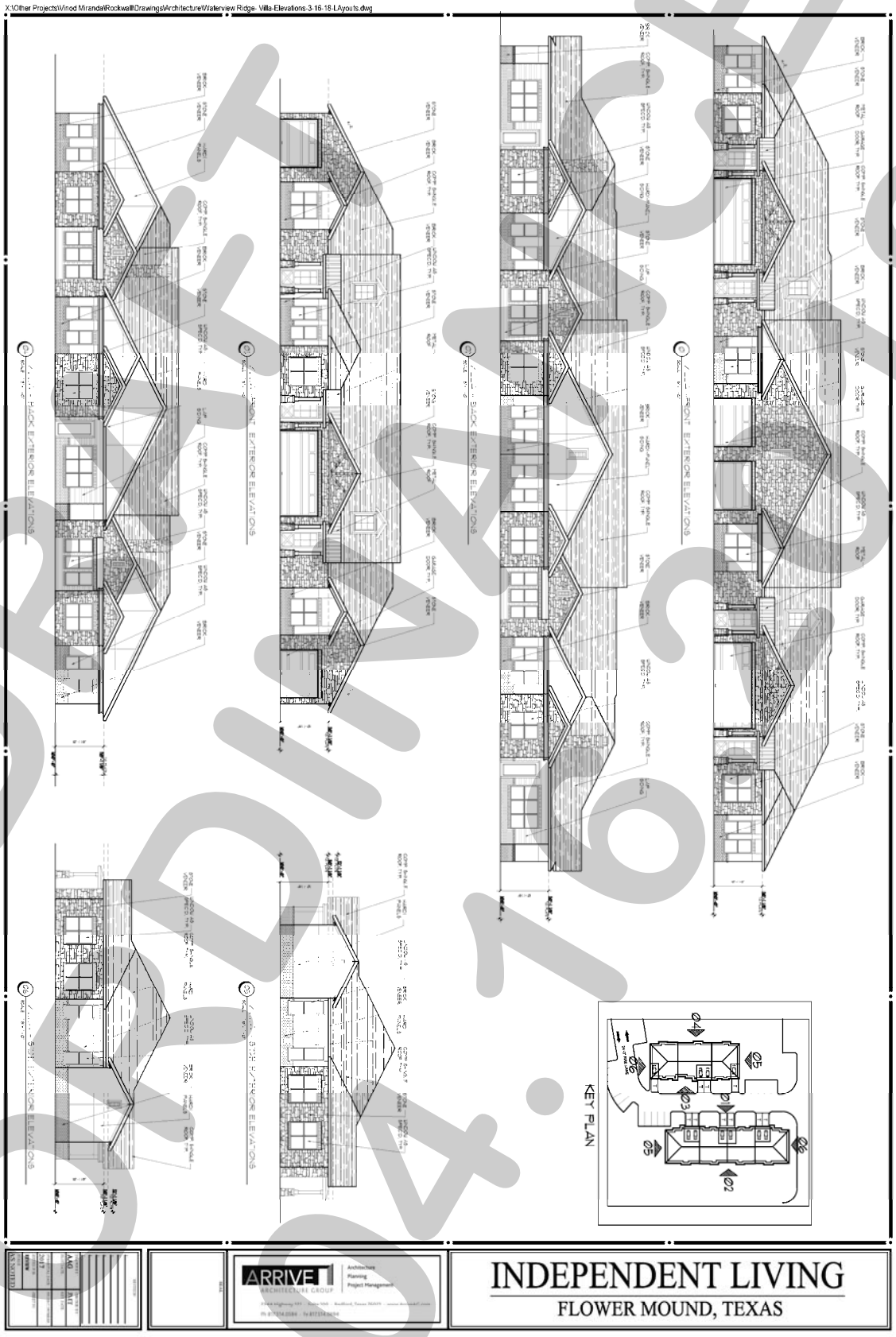
DRAFT
ORDINANCE
04.16.2018

Exhibit 'E':
Concept Building Elevations
Area 1: Age Restricted, Multi-Family Apartments



DRAFT 05.16.2018

Exhibit 'F':
Concept Building Elevations
Area 2: Age Restricted, Townhomes



DRAFT
04.16.2018

LEE ENGINEERING

ARIZONA
TEXAS
NEW MEXICO
OKLAHOMA

March 27, 2018

Mr. Thomas P. Jones, P.E.
Tomden Engineering, L.L.P.
12655 N. Central Expressway, Suite 307
Dallas, Texas 75243

Re: *Trip Generation Comparison for the Proposed Turtle Cove Senior Living Development in Rockwall, Texas*

Dear Mr. Jones:

Lee Engineering has analyzed the trip generation characteristics of the proposed Turtle Cove Senior Living development to be located on the northwest corner of the intersection of Ridge Road and Turtle Cove Boulevard in Rockwall, Texas, along with the trip generation characteristics of the site under existing zoning. The existing 9.7 acre site is currently zoned as Commercial.

The number of trips generated by a development is a function of the type and quantity of the land use of the development. The number of vehicle trips generated by the proposed development was estimated based on the trip generation rates provided in the publication entitled *Trip Generation Manual, 10th Edition*, by the Institute of Transportation Engineers (ITE). Estimates for the number of trips generated by the proposed development were made for the AM and PM peak hours, as well as on a daily basis.

The trip generation rates, entering/exiting splits, and trip generation results for the proposed Turtle Cove Senior Living development are shown in **Table 1** on the next page. Based on information from the developer, the proposed development will include 160 units of independent living, 7 villas, and a 90-unit assisted living facility in the future. As shown, the proposed development is predicted to generate approximately 908 trips on a daily basis, including 54 trips during the AM peak hour and 70 trips during the PM peak hour.

The trip generation rates, entering/exiting splits, and trip generation results for the existing zoning of the site are shown in **Table 2**. Based on conceptual development plans, the existing zoning could accommodate 96,000 square feet of office, 48,000 square feet of retail, and a small convenience store with gas pumps (assumed at 1,500 square feet with 4 pumps). As shown, if the site were developed under the existing zoning, it could generate approximately 5,608 trips on a daily basis, including 354 trips during the AM peak hour and 500 trips during the PM peak hour.

Finally, **Table 3** presents a comparison of the trips generated by the proposed senior living development to potential trips generated by the existing zoning. As shown, the proposed Turtle Cove Senior Living development is predicted to generate approximately 15% of the trips which could be generated by the existing zoning.

If you have any questions, please contact me at (972) 248-3006. We appreciate the opportunity to provide these services and are available to address any additional comments or concerns.

Sincerely,

Dharmesh Shah, P.E., PTOE
Vice President,
Lee Engineering, LLC (TBPE Firm F-450)

3030 Lyndon B Johnson Freeway, Suite1660, Dallas, TX 75234
(972) 248-3006 office (888) 298-3006 toll (972) 248-3855 fax | www.leeengineering.com

30 YEARS OF EXCELLENCE

Table 1: Estimated Trip Generation for Turtle Cove Senior Living Development

Land Use	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Trip Generation Rates/Equations[1]										
Senior Adult Housing - Detached	251	Ln(T) = 0.88Ln(X) + 2.28			Ln(T) = 0.76Ln(X) + 0.21			Ln(T) = 0.78Ln(X) + 0.28		
Senior Adult Housing - Attached	252	T = 4.02(X) - 25.37			T = 0.20(X) - 0.18			T = 0.24(X) + 2.26		
Assisted Living	254	T = 2.60 (Y)			T = 0.19 (Y)			T = 0.26 (Y)		
Directional Splits[2]										
Senior Adult Housing - Detached	251	50/50			33/67			61/39		
Senior Adult Housing - Attached	252	50/50			35/65			55/45		
Assisted Living	254	50/50			63/37			38/62		
Estimated Trip Generation for Turtle Cove Senior Living										
Land Use	**Variable**	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Villas (Senior Adult Housing - Detached)	7 units	28	28	56	2	3	5	4	2	6
Independent Living (Senior Adult Housing - Attached)	160 units	309	309	618	11	21	32	23	18	41
Assisted Living	90 beds	117	117	234	11	6	17	9	14	23
TOTAL TRIPS		**454**	**454**	**908**	**24**	**30**	**54**	**36**	**34**	**70**

[1]T = Trips Ends; X = Dwelling Units; Y = Beds;
[2]XX / YY = % entering vehicles / % exiting vehicles;

Table 2: Estimated Trip Generation for Existing Zoning

Land Use	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Trip Generation Rates/Equations[1]										
General Office Building	710	Ln(T) = 0.97Ln(X) + 2.50			T = 0.94(X) + 26.49			Ln(T) = 0.95Ln(X) + 0.36		
Shopping Center	820	Ln(T) = 0.68Ln(X) + 5.57			T = 0.50(X) + 151.78			Ln(T) = 0.74Ln(X) + 2.89		
Convenience Market with Gasoline Pumps	853	T = 624.20 (X)			T = 40.59 (X)			T = 49.29 (X)		
Directional Splits[2]										
General Office Building	710	50/50			86/14			16/84		
Shopping Center	820	50/50			62/38			48/52		
Convenience Market with Gasoline Pumps	853	50/50			50/50			50/50		
Estimated Trip Generation for Turtle Cove Senior Living										
Land Use	**Variable**	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
General Office Building	96,000 SF	510	510	1,020	101	16	117	18	92	110
Shopping Center	48,000 SF	1,825	1,825	3,650	109	67	176	152	164	316
Convenience Market with Gasoline Pumps[3]	1,500 SF	469	469	938	31	30	61	37	37	74
TOTAL TRIPS		**2,804**	**2,804**	**5,608**	**241**	**113**	**354**	**207**	**293**	**500**

[1]T = Trips Ends; X = 1,000 Square Feet
[2]XX / YY = % entering vehicles / % exiting vehicles;
[3]Note: ITE trip generation manual recommends a convenience market 2,000 SF or greater for this land use

Table 3: Comparison of Proposed Site Trips to Existing Zoning

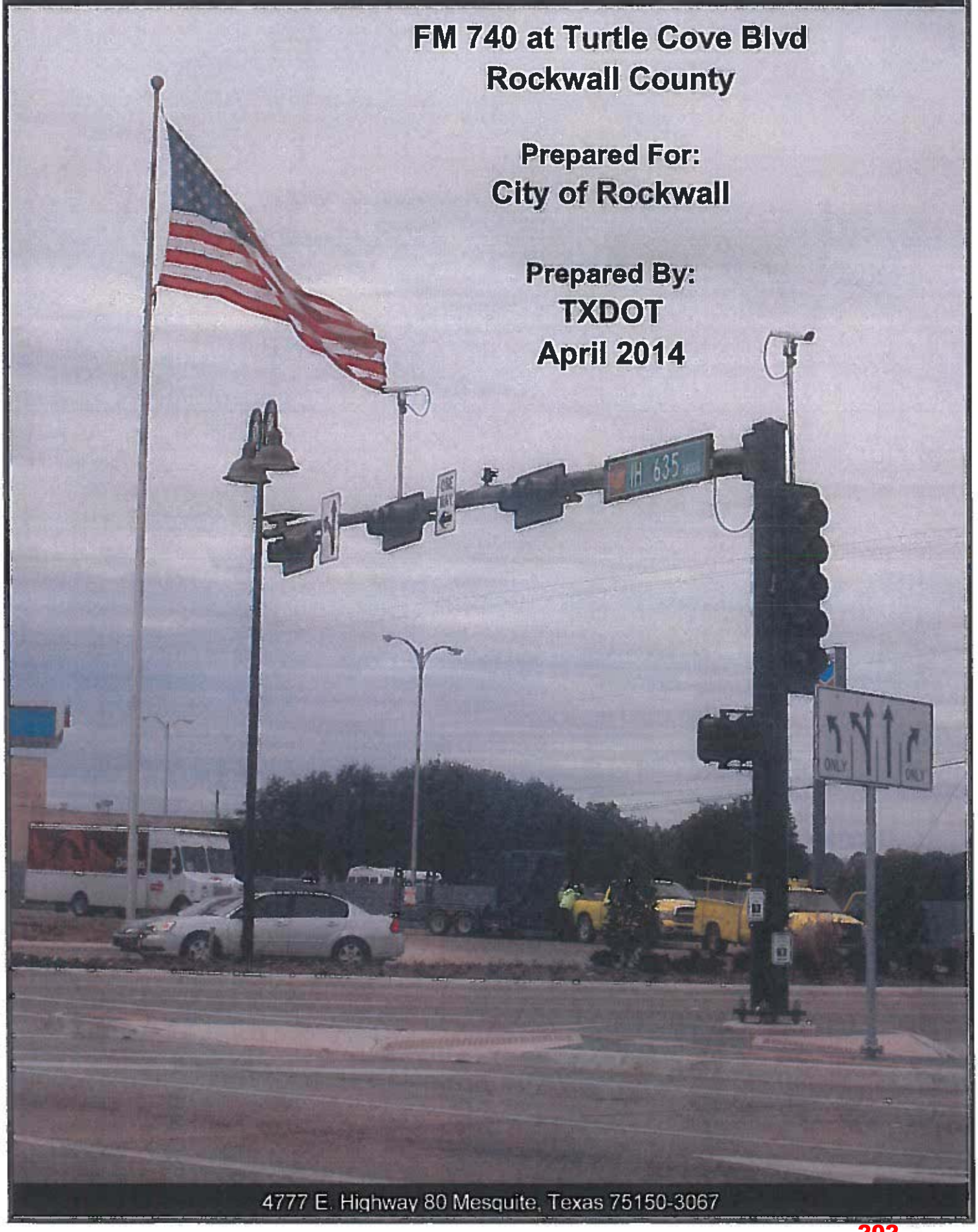
Scenario	Average Weekday			AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Total Trips – Turtle Cove Senior Living	454	454	908	24	30	54	36	34	70
Total Trips – Existing Zoning	2,804	2,804	5,608	241	113	354	207	293	500
Comparison (Proposed / Existing)	**16%**	**16%**	**16%**	**10%**	**27%**	**15%**	**17%**	**12%**	**14%**

TEXAS DEPARTMENT OF TRANSPORTATION

FM 740 at Turtle Cove Blvd
Rockwall County

Prepared For:
City of Rockwall

Prepared By:
TXDOT
April 2014



4777 E. Highway 80 Mesquite, Texas 75150-3067

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I. Introduction

The City of Rockwall requested the services of Texas Department of Transportation (TxDOT) Dallas District to conduct a traffic signal warrant study for the intersection of FM 740 at Turtle Cove Blvd. This report examines the potential for improving intersection operations at the unsignalized intersection through signalization based upon an engineering and traffic investigation.

The location of the intersection and its relation to other existing signalized intersections is shown in **Figure 1**.

II. Study Procedure

Chapter 4C, Traffic Control Signal Needs Studies, of Texas Manual on Uniform Traffic Control Devices (TMUTCD) was used as a guide for conducting this study. This report details a comprehensive investigation of traffic conditions and physical characteristics of the study location that are required to determine if signalization is warranted.

The TMUTCD provides the following guidance in regard to warrants for traffic signal installation:

"Traffic control signals should not be installed unless one or more of the factors described in the Manual are met.

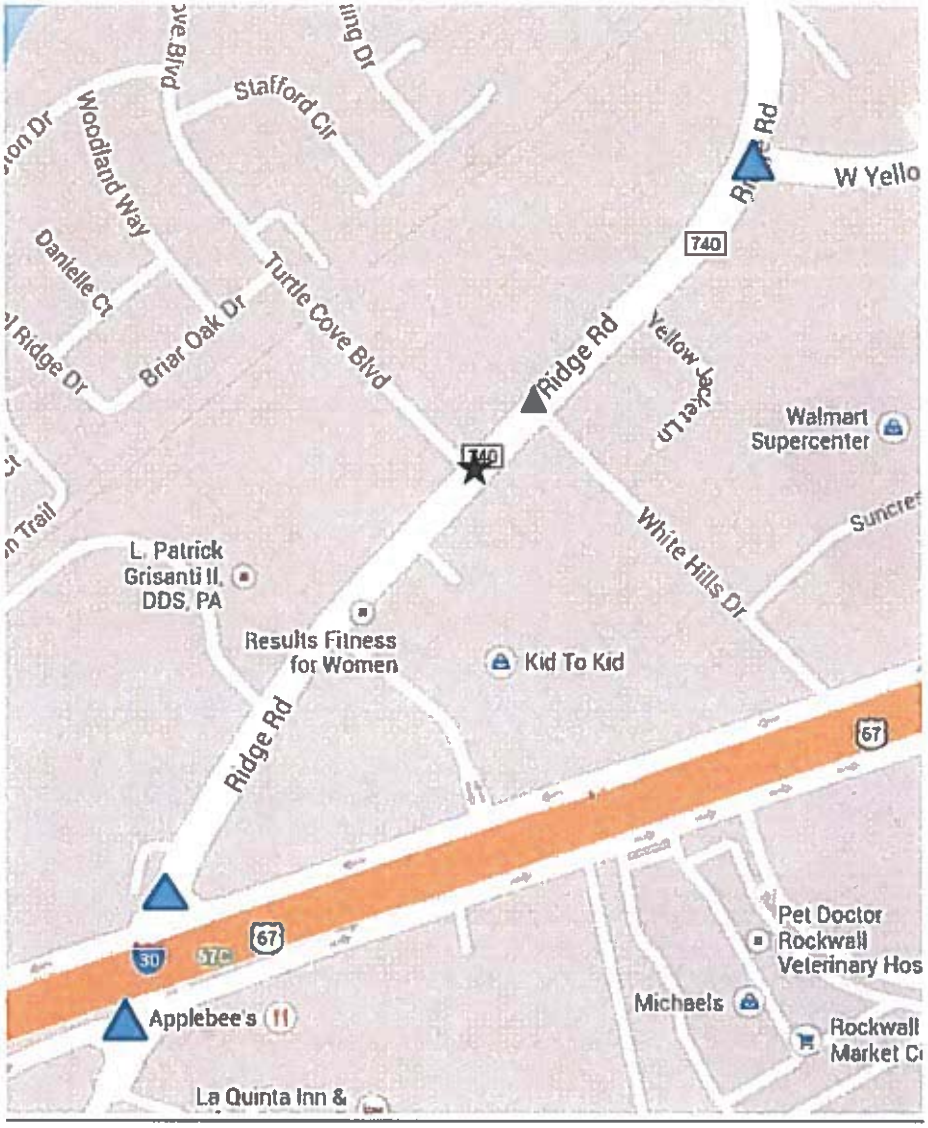
The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.

A traffic control signal should not be installed unless an engineering study indicates that installing a traffic control signal will improve the overall safety and/or operation of the intersection.

A traffic control signal should not be installed if it will seriously disrupt progressive traffic flow."

Figure 1: SITE LOCATION

FM 740 at Turtle Cove Blvd



LEGEND

★ STUDY INTERSECTION

▲ SIGNALIZED INTERSECTION

The following tasks were undertaken as part of this study:

1. A field survey was made at the site to examine the physical and operational aspects of the intersection.

2. Photographs of the intersection were taken to document existing conditions.

3. Weekday traffic volume counts were conducted on each of the approaches of the study intersection to determine traffic volume magnitudes and variations over the day. The collection times were 6:00 AM- 7:00 PM.

4. The intersection was evaluated to determine whether traffic conditions warranted signal control on the basis of TMUTCD Chapter 4C.

5. An intersection operational analysis was conducted for the study location.

6. Accident records for the previous thirty-six (36) month period were analyzed and a collision diagram was prepared.

7. A report of the study was generated.

III. Intersection Characteristics

The intersection of FM 740 at Turtle Cove Blvd. is located in Rockwall County. FM 740 is a four lane divided roadway in the north and southbound directions at the intersection and no shoulders. The current speed limit of FM 740 is 45 mph. Turtle Cove Blvd is a two lane undivided roadway with no shoulders and forms a T-intersection with FM 740. The current speed limit of Turtle Cove Blvd is 30 mph. The existing conditions of the intersection are shown in **Figure 2.**

Photographs depicting the existing physical conditions of the approaches leading to the intersection are shown in **Figures 3, 4, and 5.**

IV. Data Collection

Traffic counts at the study intersection were conducted on Tuesday, March 18, 2014. Detailed reports have been summarized and included in the Appendix for further reference. The existing peak period traffic volumes used for the traffic signal warrant study and capacity analyses are also presented in the appendix along with the critical AM and PM peak hour turning movement counts. The highest volume peak hour for the day occurred during the 5:15 pm – 6:15 pm time period.

V. Accident Analysis

Accident history at the study location over the last thirty-six (36) months listed on TxDOT's Crash Record Information System (CRIS) database, showed two (2) incidents. Warrant 7 requires a minimum of five (5) correctable crashes within a twelve (12) month timeframe.

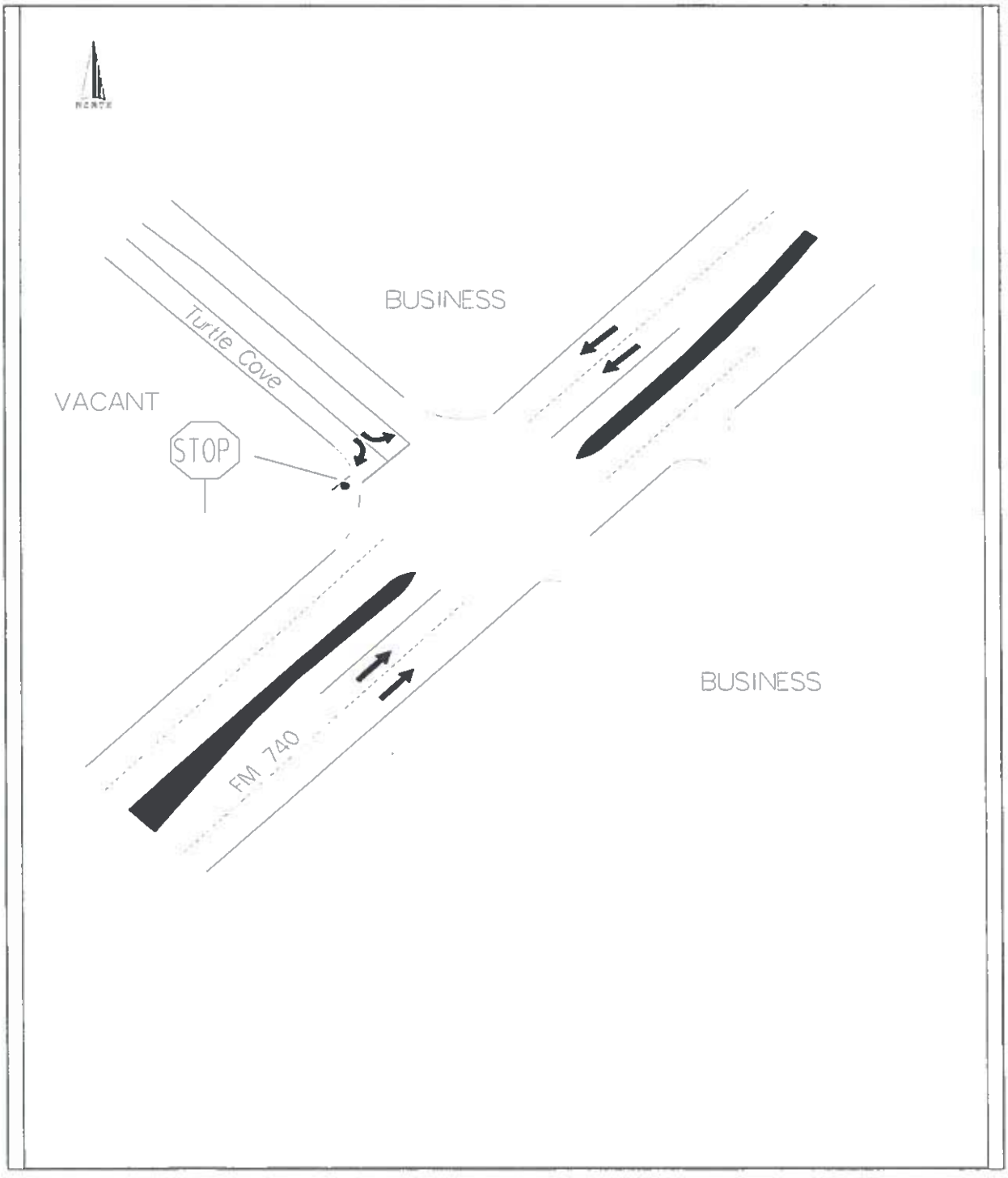


Figure 2: EXISTING CONDITIONS
FM 740 at Turtle Cove Blvd



Northbound FM 740 at Turtle Cove Blvd

Figure 3: PHOTOGRAPHS OF EXISTING CONDITIONS
FM 740 at Turtle Cove Blvd



Southbound FM 740 at Turtle Cove Blvd

Figure 4: PHOTOGRAPHS OF EXISTING CONDITIONS
FM 740 at Turtle Cove Blvd



Eastbound Turtle Cove Blvd at FM 740

Figure 5: PHOTOGRAPHS OF EXISTING CONDITIONS
FM 740 at Turtle Cove Blvd

VI. Observations

During the field visit, it was noted that the majority of traffic volumes belongs to through movements on FM 741 traveling in the north-south direction. Traffic on eastbound Turtle Cove Blvd has the peak hour at 5:15 pm to 6:15 pm.

VII. Conclusions and Recommendations

This study examined the potential for improving traffic operations at the un-signalized intersection of FM 740 at Turtle Cove Blvd. through traffic signalization. The study consisted of a traffic engineering investigation and related operational and capacity analysis. In summary, this intersection does meet the criteria for satisfying warrants 1B, 2 and 3B of the nine warrants. A traffic signal is warranted for this location because the eight (8) required hours were met for warrant 1B.

Appendix

213

FM 740 at Turtle Cove

Intersection Traffic Movement Counts - March 18, 2014

Roadway:	FM 740						Turtle Cove					
Approach:	Northbound			Southbound			Eastbound			Westbound		
Movement:	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Time Start												
6:00 AM	5	41	0	0	83	0	1	0	5	0	0	0
6:15 AM	8	77	0	0	112	0	3	0	1	0	0	0
6:30 AM	22	88	0	0	167	0	4	0	8	0	0	0
6:45 AM	14	95	0	0	138	0	1	0	12	0	0	0
Hour Total	**49**	**301**	**0**	**0**	**500**	**0**	**9**	**0**	**26**	**0**	**0**	**0**
7:00 AM	11	125	0	0	167	0	6	0	10	0	0	0
7:15 AM	16	126	0	0	217	0	7	0	10	0	0	0
7:30 AM	13	156	0	0	227	0	12	0	6	0	0	0
7:45 AM	22	172	0	0	254	0	14	0	13	0	0	0
Hour Total	**62**	**579**	**0**	**0**	**865**	**0**	**39**	**0**	**39**	**0**	**0**	**0**
8:00 AM	22	148	0	0	204	0	11	0	13	0	0	0
8:15 AM	17	170	0	0	178	0	5	0	17	0	0	0
8:30 AM	20	138	0	0	187	0	10	0	11	0	0	0
8:45 AM	16	104	0	0	159	0	8	0	10	0	0	0
Hour Total	**75**	**560**	**0**	**0**	**728**	**0**	**34**	**0**	**51**	**0**	**0**	**0**
9:00 AM	9	120	0	0	160	0	6	0	13	0	0	0
9:15 AM	21	94	0	0	152	0	7	0	7	0	0	0
9:30 AM	16	114	0	0	132	0	9	0	11	0	0	0
9:45 AM	11	103	0	0	122	0	7	0	12	0	0	0
Hour Total	**57**	**431**	**0**	**0**	**566**	**0**	**29**	**0**	**43**	**0**	**0**	**0**
10:00 AM	13	105	0	0	119	0	4	0	5	0	0	0
10:15 AM	14	87	0	0	106	0	7	0	9	0	0	0
10:30 AM	9	91	0	0	129	0	3	0	11	0	0	0
10:45 AM	13	115	0	0	91	0	8	0	13	0	0	0
Hour Total	**49**	**398**	**0**	**0**	**445**	**0**	**22**	**0**	**38**	**0**	**0**	**0**
11:00 AM	9	108	0	0	120	0	3	0	8	0	0	0
11:15 AM	15	112	0	0	98	0	8	0	12	0	0	0
11:30 AM	7	100	0	0	124	0	12	0	11	0	0	0
11:45 AM	13	129	0	0	111	0	14	0	17	0	0	0
Hour Total	**44**	**449**	**0**	**0**	**453**	**0**	**37**	**0**	**48**	**0**	**0**	**0**

FM 740 at Turtle Cove

Intersection Traffic Movement Counts - March 18, 2014

Roadway:	FM 740						Turtle Cove					
Approach:	Northbound			Southbound			Eastbound			Westbound		
Movement:	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Time Start												
12:00 PM	13	106	0	0	123	0	19	0	19	0	0	0
12:15 PM	19	91	0	0	131	0	16	0	16	0	0	0
12:30 PM	17	104	0	0	139	0	10	0	12	0	0	0
12:45 PM	30	127	0	0	138	0	13	0	10	0	0	0
Hour Total	**79**	**428**	**0**	**0**	**531**	**0**	**58**	**0**	**57**	**0**	**0**	**0**
1:00 PM	12	121	0	0	105	0	11	0	11	0	0	0
1:15 PM	13	111	0	0	120	0	8	0	15	0	0	0
1:30 PM	23	117	0	0	129	0	8	0	24	0	0	0
1:45 PM	17	101	0	0	113	0	9	0	12	0	0	0
Hour Total	**65**	**450**	**0**	**0**	**467**	**0**	**36**	**0**	**62**	**0**	**0**	**0**
2:00 PM	18	129	0	0	94	0	5	0	1	0	0	0
2:15 PM	28	128	0	0	130	0	9	0	21	0	0	0
2:30 PM	14	156	0	0	107	0	6	0	11	0	0	0
2:45 PM	18	185	0	0	111	0	15	0	20	0	0	0
Hour Total	**78**	**598**	**0**	**0**	**442**	**0**	**35**	**0**	**53**	**0**	**0**	**0**
3:00 PM	28	167	0	0	161	0	8	0	13	0	0	0
3:15 PM	19	195	0	0	149	0	13	0	9	0	0	0
3:30 PM	26	177	0	0	161	0	7	0	9	0	0	0
3:45 PM	33	187	0	0	168	0	2	0	7	0	0	0
Hour Total	**106**	**726**	**0**	**0**	**639**	**0**	**30**	**0**	**38**	**0**	**0**	**0**
4:00 PM	38	189	0	0	211	0	10	0	6	0	0	0
4:15 PM	40	186	0	0	154	0	7	0	11	0	0	0
4:30 PM	35	198	0	0	137	0	8	0	23	0	0	0
4:45 PM	38	206	0	0	165	0	9	0	11	0	0	0
Hour Total	**151**	**779**	**0**	**0**	**667**	**0**	**34**	**0**	**51**	**0**	**0**	**0**
5:00 PM	29	215	0	0	182	0	13	0	22	0	0	0
5:15 PM	39	222	0	0	179	0	9	0	16	0	0	0
5:30 PM	0	200	0	0	195	0	10	0	13	0	0	0
5:45 PM	53	219	0	0	182	0	9	0	18	0	0	0
Hour Total	**121**	**856**	**0**	**0**	**738**	**0**	**41**	**0**	**69**	**0**	**0**	**0**
6:00 PM	46	198	0	0	202	0	15	0	11	0	0	0
6:15 PM	55	199	0	0	177	0	6	0	12	0	0	0
6:30 PM	33	183	0	0	157	0	5	0	10	0	0	0
6:45 PM	39	161	0	0	154	0	5	0	17	0	0	0
Hour Total	**173**	**741**	**0**	**0**	**690**	**0**	**31**	**0**	**50**	**0**	**0**	**0**

13-Hour Total	**1,147**	**7,296**	**0**	**0**	**7,731**	**0**	**435**	**0**	**625**	**0**	**0**	**0**
% of Approach	13.6%	86.4%	0.0%	0.0%	100.0%	0.0%	41.0%	0.0%	59.0%	#DIV/0!	######	#####
% of Movements	49.0%			44.9%			6.2%			0.0%		
% of Intersection	93.8%						6.2%					

FM 740 at Turtle Cove

Peak Hour Intersection Traffic Movement Counts - March 18, 2014

Table 1

Roadway:	FM 740						Turtle Cove					
Approach:	Northbound			Southbound			Eastbound			Westbound		
Movement:	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Time Start												
7:30 AM	13	156	0	0	227	0	12	0	6	0	0	0
7:45 AM	22	172	0	0	254	0	14	0	13	0	0	0
8:00 AM	22	148	0	0	204	0	11	0	13	0	0	0
8:15 AM	17	170	0	0	178	0	5	0	17	0	0	0
AM Peak Hour	**74**	**646**	**0**	**0**	**863**	**0**	**42**	**0**	**49**	**0**	**0**	**0**
5:15 PM	39	222	0	0	179	0	9	0	16	0	0	0
5:30 PM	38	200	0	0	195	0	10	0	13	0	0	0
5:45 PM	53	219	0	0	182	0	9	0	18	0	0	0
6:00 PM	46	198	0	0	202	0	15	0	11	0	0	0
PM Peak Hour	**176**	**839**	**0**	**0**	**758**	**0**	**43**	**0**	**58**	**0**	**0**	**0**

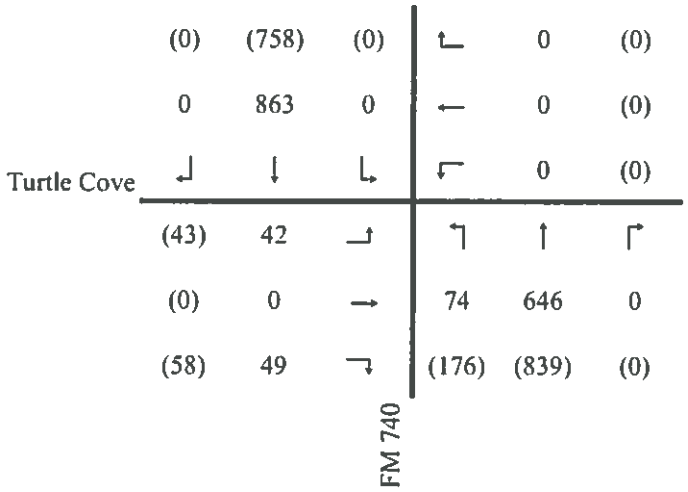


Figure 7

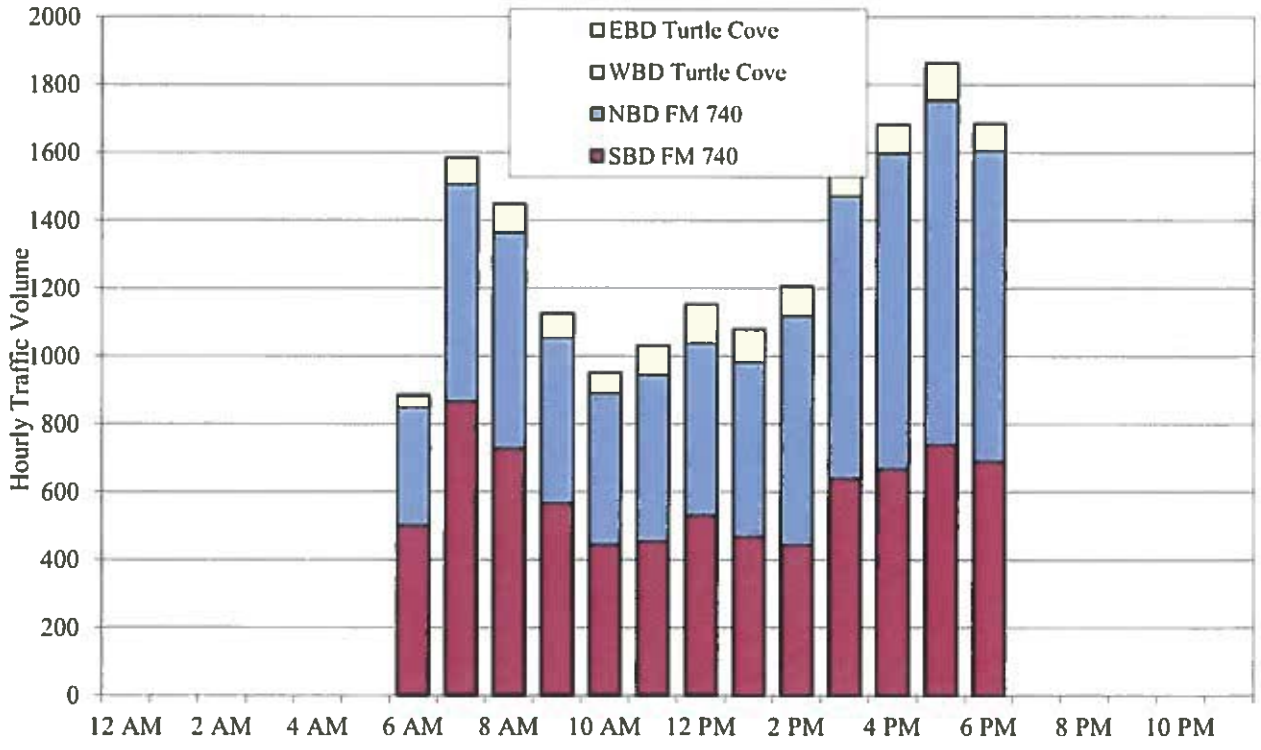
- A.M. Peak Period Turning Movements

(#) - P.M. Peak Period Turning Movements

FM 740 AT TURTLE COVE

Intersection Approach Counts - March 18, 2014

Time	NBD FM 740					SBD FM 740					EBD Turtle Cove					WBD Turtle Cove				
Start	:00	:15	:30	:45	Ttl.	:00	:15	:30	:45	Ttl.	:00	:15	:30	:45	Ttl.	:00	:15	:30	:45	Ttl.
12 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 AM	46	85	110	109	350	83	112	167	138	500	6	4	12	13	35	0	0	0	0	0
7 AM	136	142	169	194	641	167	217	227	254	865	16	17	18	27	78	0	0	0	0	0
8 AM	170	187	158	120	635	204	178	187	159	728	24	22	21	18	85	0	0	0	0	0
9 AM	129	115	130	114	488	160	152	132	122	566	19	14	20	19	72	0	0	0	0	0
10 AM	118	101	100	128	447	119	106	129	91	445	9	16	14	21	60	0	0	0	0	0
11 AM	117	127	107	142	493	120	98	124	111	453	11	20	23	31	85	0	0	0	0	0
12 PM	119	110	121	157	507	123	131	139	138	531	38	32	22	23	115	0	0	0	0	0
1 PM	133	124	140	118	515	105	120	129	113	467	22	23	32	21	98	0	0	0	0	0
2 PM	147	156	170	203	676	94	130	107	111	442	6	30	17	35	88	0	0	0	0	0
3 PM	195	214	203	220	832	161	149	161	168	639	21	22	16	9	68	0	0	0	0	0
4 PM	227	226	233	244	930	211	154	137	165	667	16	18	31	20	85	0	0	0	0	0
5 PM	244	261	238	272	1015	182	179	195	182	738	35	25	23	27	110	0	0	0	0	0
6 PM	244	254	216	200	914	202	177	157	154	690	26	18	15	22	81	0	0	0	0	0
7 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24 Hour	8,443					7,731					1,060					0				



WARRANTS FOR TRAFFIC SIGNAL INSTALLATION

for

FM 740 at Turtle Cove

April 15, 2014

Prepared by Texas Department of Transportation

Prepared for City of Rockwall

Warrants 1 through 8 for Traffic Signal Installation were analyzed for the intersection of FM 740 at Turtle Cove. The results are summarized below. Detailed analyses of all applicable warrants are contained in the following pages.

Warrant	Result	Comments
1A. Eight-Hour Vehicular Volume	Not Satisfied	
1B. Eight-Hour Vehicular Volume	*Satisfied*	
1A/B. Eight-Hour Vehicular Volume	Not Satisfied	
2. Four-Hour Vehicular Volume	*Satisfied*	
3A. Peak Hour Volume	Not Satisfied	
3B. Peak Hour Volume	*Satisfied*	
4. Pedestrian Volume	Not Satisfied	
5. School Crossing	Not Applicable	
6. Coordinated Signal System	Not Applicable	
7. Crash Experience	Not Satisfied	
8. Roadway Network	Not Applicable	
9. Intersection Near a Grade Crossing	Not Satisfied	

Based on Warrants 1 through 9, a traffic signal installation is warranted at the intersection of FM 740 at Turtle Cove.

TRAFFIC SIGNAL WARRANT 1: EIGHT-HOUR VEHICULAR VOLUME (CONDITION A - MINIMUM VEHICULAR VOLUME)

FM 740 at Turtle Cove

The Minimum Vehicular Volume warrant, Condition A, is intended for application where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal. The need for a traffic control signal shall be considered when the major-street and higher volume minor street approaches to the intersection both exceed the requirements for 8 hours of an average day. The major-street and the minor-street volumes shall be for the same 8 hours. The minor-street volume shall not be required to be on the same approach for each of the 8 hours. The volume requirements may be reduced by 30% if the posted or statutory speed limit or the 85th-percentile speed on the major road exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000.

Yes — Is the 85th percentile speed on the major street greater than 40 mph?
No — Does the intersection lie within a built-up area of an isolated community having a population less than 10,000?
2 — Number of major street approach lanes.
2 — Number of minor street approach lanes.

Minimum traffic volume for major street approach = 420 vehicles.
Minimum traffic volume for minor street approach = 140 vehicles.

Start Hour	NBD FM 740	SBD FM 740	EBD Turtle Cove	WBD Turtle Cove	Major Street Total	High Volume Minor Street	Meets Requirement
12 AM	0	0	0	0	0	0	No
1 AM	0	0	0	0	0	0	No
2 AM	0	0	0	0	0	0	No
3 AM	0	0	0	0	0	0	No
4 AM	0	0	0	0	0	0	No
5 AM	0	0	0	0	0	0	No
6 AM	350	500	35	0	850	35	No
7 AM	641	865	78	0	1506	78	No
8 AM	635	728	85	0	1363	85	No
9 AM	488	566	72	0	1054	72	No
10 AM	447	445	60	0	892	60	No
11 AM	493	453	85	0	946	85	No
12 PM	507	531	115	0	1038	115	No
1 PM	515	467	98	0	982	98	No
2 PM	676	442	88	0	1118	88	No
3 PM	832	639	68	0	1471	68	No
4 PM	930	667	85	0	1597	85	No
5 PM	1015	738	110	0	1753	110	No
6 PM	914	690	81	0	1604	81	No
7 PM	0	0	0	0	0	0	No
8 PM	0	0	0	0	0	0	No
9 PM	0	0	0	0	0	0	No
10 PM	0	0	0	0	0	0	No
11 PM	0	0	0	0	0	0	No

The minimum requirements are met for 0 of the 13 hours observed.

Based on the above data, the intersection of FM 740 at Turtle Cove does not meet the minimum requirements of Warrant 1A.

TRAFFIC SIGNAL WARRANT 1: EIGHT-HOUR VEHICULAR VOLUME (CONDITION B - INTERRUPTION OF CONTINUOUS TRAFFIC)

FM 740 at Turtle Cove

The Interruption of Continuous Traffic warrant, Condition B, is intended for application where the traffic volume on a major street is so heavy that traffic on a minor intersecting street suffers excessive delay or conflict in entering or crossing the major street. The need for a traffic control signal shall be considered when the major-street and higher volume minor street approaches to the intersection both exceed the requirements for 8 hours of an average day. The major-street and the minor-street volumes shall be for the same 8 hours. The minor-street volume shall not be required to be on the same approach for each of the 8 hours. The volume requirements may be reduced by 30% if the posted or statutory speed limit or the 85th-percentile speed on the major road exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000.

Yes — Is the 85th percentile speed on the major street greater than 40 mph?

No — Does the intersection lie within a built-up area of an isolated community having a population less than 10,000?

2 — Number of major street approach lanes.

2 — Number of minor street approach lanes.

Minimum traffic volume for major street approach = 630 vehicles.
Minimum traffic volume for minor street approach = 70 vehicles.

Start Hour	NBD FM 740	SBD FM 740	EBD Turtle Cove	WBD Turtle Cove	Major Street Total	High Volume Minor Street	Meets Requirement
12 AM	0	0	0	0	0	0	No
1 AM	0	0	0	0	0	0	No
2 AM	0	0	0	0	0	0	No
3 AM	0	0	0	0	0	0	No
4 AM	0	0	0	0	0	0	No
5 AM	0	0	0	0	0	0	No
6 AM	350	500	35	0	850	35	No
7 AM	641	865	78	0	1506	78	Yes
8 AM	635	728	85	0	1363	85	Yes
9 AM	488	566	72	0	1054	72	Yes
10 AM	447	445	60	0	892	60	No
11 AM	493	453	85	0	946	85	Yes
12 PM	507	531	115	0	1038	115	Yes
1 PM	515	467	98	0	982	98	Yes
2 PM	676	442	88	0	1118	88	Yes
3 PM	832	639	68	0	1471	68	No
4 PM	930	667	85	0	1597	85	Yes
5 PM	1015	738	110	0	1753	110	Yes
6 PM	914	690	81	0	1604	81	Yes
7 PM	0	0	0	0	0	0	No
8 PM	0	0	0	0	0	0	No
9 PM	0	0	0	0	0	0	No
10 PM	0	0	0	0	0	0	No
11 PM	0	0	0	0	0	0	No

The minimum requirements are met for 10 of the 13 hours observed.

Based on the above data, the intersection of FM 740 at Turtle Cove does meet the minimum requirements of Warrant 1B.

TRAFFIC SIGNAL WARRANT 1 - COMBINATION OF CONDITIONS A&B

FM 740 at Turtle Cove

The combination of Condition A and B should be applied only after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic failed to solve the traffic problems. The need for traffic control shall be considered if the vehicles per hour for the major and minor streets satisfy 80% of Condition A and 80% of Condition B for any 8 hours of an average day. Conditon A and Condition B shall not be required to satisfy the same 8 hours. The minor street approach shall not be required to be the same approach during each of the 8 hours.

80% of minimum traffic volume for major street approach (Warrant 1) = 336 vehicles
80% of minimum traffic volume for minor street approach (Warrant 1) = 112 vehicles
80% of minimum traffic volume for major street approach (Warrant 2) = 504 vehicles
80% of minimum traffic volume for minor street approach (Warrant 2) = 56 vehicles

Start Hour	Major Street Total	High Volume Minor Street	80% of Warrant 1	80% of Warrant 2
12 AM	0	0	No	No
1 AM	0	0	No	No
2 AM	0	0	No	No
3 AM	0	0	No	No
4 AM	0	0	No	No
5 AM	0	0	No	No
6 AM	850	35	No	No
7 AM	1506	78	No	Yes
8 AM	1363	85	No	Yes
9 AM	1054	72	No	Yes
10 AM	892	60	No	Yes
11 AM	946	85	No	Yes
12 PM	1038	115	Yes	Yes
1 PM	982	98	No	Yes
2 PM	1118	88	No	Yes
3 PM	1471	68	No	Yes
4 PM	1597	85	No	Yes
5 PM	1753	110	No	Yes
6 PM	1604	81	No	Yes
7 PM	0	0	No	No
8 PM	0	0	No	No
9 PM	0	0	No	No
10 PM	0	0	No	No
11 PM	0	0	No	No
Volume Requirements			Not Satisfied	Satisfied

In order to satisfy the Combination Warrant, both portions of the warrant must be satisfied. Based on the above data, the intersection of FM 740 at Turtle Cove does not meet the minimum requirements for Warrant 1 (Combination).

TRAFFIC SIGNAL WARRANT 2 - FOUR HOUR VEH. VOLUME (70% Factor)

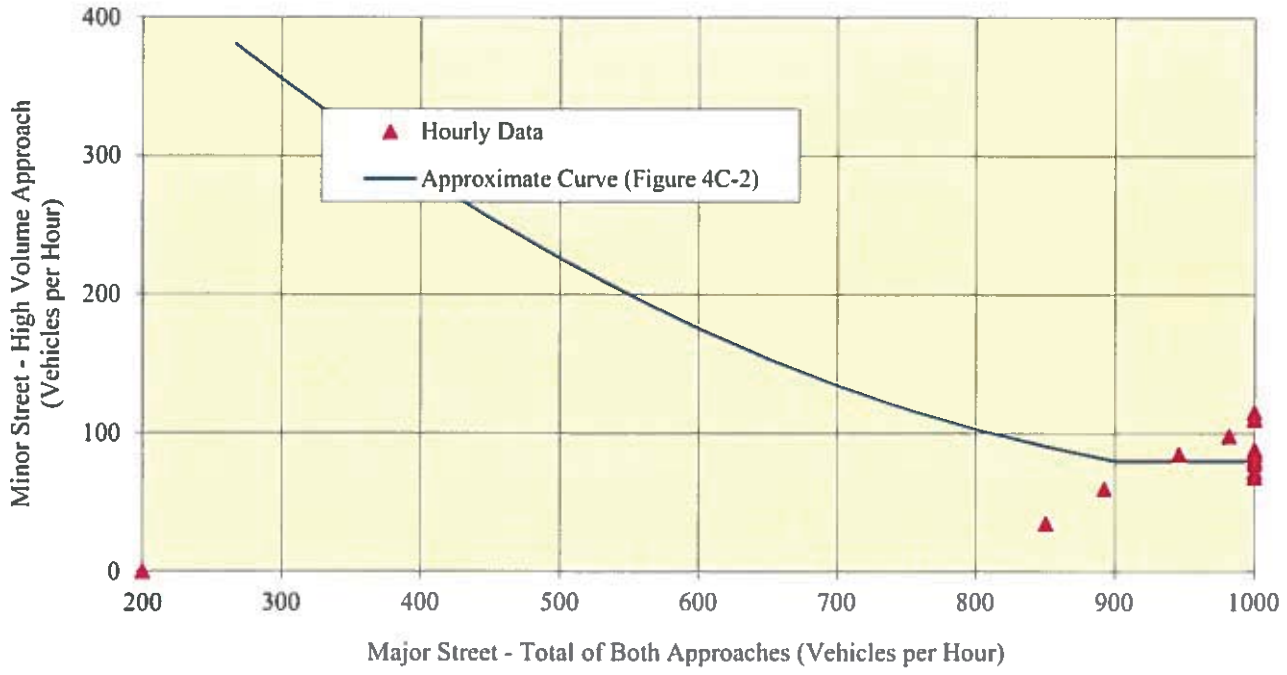
FM 740 at Turtle Cove

The Four-Hour Vehicular Volume signal warrant conditions are intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal. The need for a traffic control signal shall be considered if an engineering study finds that, for each of any 4 hours of an average day, the plotted points representing the vehicles per hour for the total major street approaches and the high volume minor street approach fall above the applicable curve. On the minor street, the higher volume approach shall not be required to be the same approach during each of the four hours.

Yes	Is the 85th percentile speed on the major street greater than 40 mph?
No	Does the intersection lie within a built-up area of an isolated community having a population less than 10,000?
2	Number of major street approach lanes.
2	Number of minor street approach lanes.

Start Hour	Major Street Total	High Volume Minor Street	Meets Requirement	Start Hour	Major Street Total	High Volume Minor Street	Meets Requirement
12 AM	0	0	No	12 PM	1038	115	Yes
1 AM	0	0	No	1 PM	982	98	Yes
2 AM	0	0	No	2 PM	1118	88	Yes
3 AM	0	0	No	3 PM	1471	68	No
4 AM	0	0	No	4 PM	1597	85	Yes
5 AM	0	0	No	5 PM	1753	110	Yes
6 AM	850	35	No	6 PM	1604	81	Yes
7 AM	1506	78	No	7 PM	0	0	No
8 AM	1363	85	Yes	8 PM	0	0	No
9 AM	1054	72	No	9 PM	0	0	No
10 AM	892	60	No	10 PM	0	0	No
11 AM	946	85	Yes	11 PM	0	0	No

Based on the above data, the intersection of FM 740 at Turtle Cove meets the minimum requirements of Warrant 2.



TRAFFIC SIGNAL WARRANT 3A - PEAK HOUR

FM 740 at Turtle Cove

The Peak Hour signal warrant is intended for use at a location where traffic conditions are such that for a minimum of 1 hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street. This signal warrant shall be applied only in unusual cases in which traffic generators attract or discharge large numbers of vehicles over a short time. The need for a traffic control signal shall be considered when the following three conditions are satisfied.

Number of Approaches to the Intersection: 3
Number of Approach Lanes on Minor Street: 2

Condition	Existing	Required	Meets Requirement
The total delay experienced by the traffic on the minor street approach	2.9 hours	5 hours	No
Traffic Volume on Minor Street Approach	115 vehicles	150 vehicles	No
Total Entering Traffic Volume from all Three (3) Approaches	1153 vehicles	650 vehicles	Yes

Based on the above data, the intersection of FM 740 at Turtle Cove does not meet the minimum requirements of Warrant 3A.

TRAFFIC SIGNAL WARRANT 3B - PEAK HOUR (70% Factor)

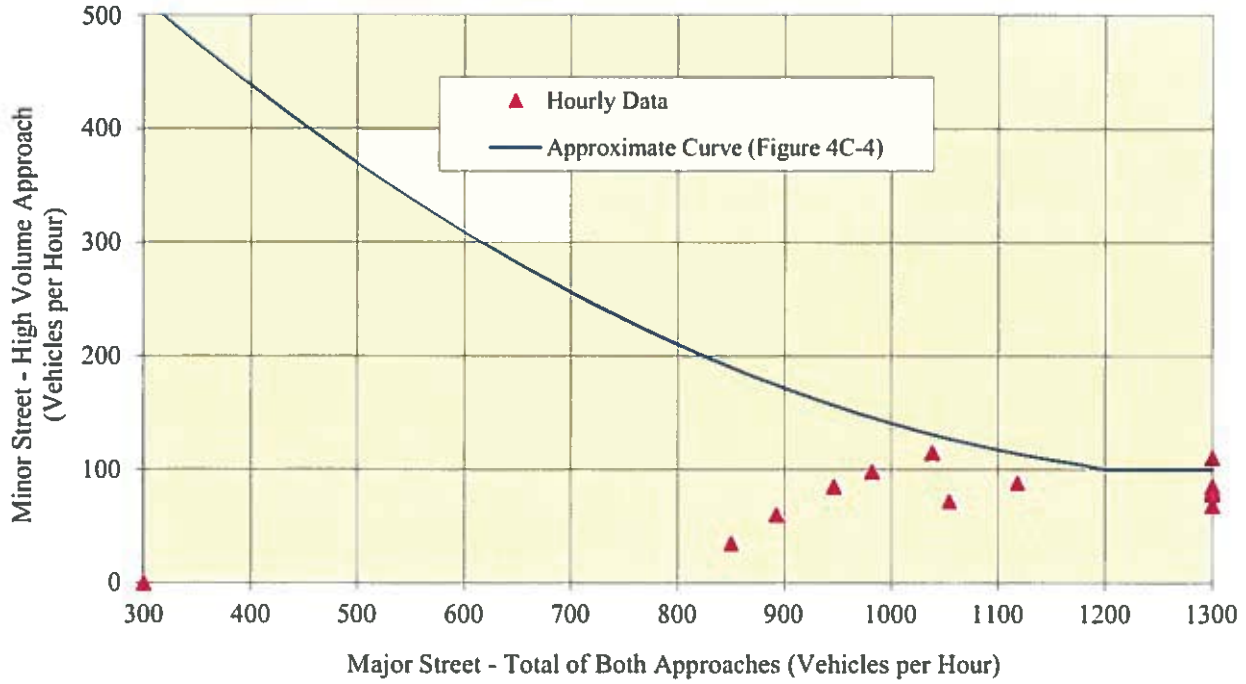
FM 740 at Turtle Cove

The Peak Hour signal warrant is intended for use at a location where traffic conditions are such that for a minimum of 1 hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street. This signal warrant shall be applied only in unusual cases in which traffic generators attract or discharge large numbers of vehicles over a short time. The need for a traffic control signal shall be considered when the plotted point representing the major street (both approaches) and minor street (high volume approach) traffic volumes for 1 hour fall above the applicable curve.

Yes	Is the 85th percentile speed on the major street greater than 40 mph?
No	Does the intersection lie within a built-up area of an isolated community having a population less than 10,000?
2	Number of major street approach lanes.
2	Number of minor street approach lanes.

Start Hour	Major Street Total	High Volume Minor Street	Meets Requirement	Start Hour	Major Street Total	High Volume Minor Street	Meets Requirement
12 AM	0	0	No	12 PM	1038	115	No
1 AM	0	0	No	1 PM	982	98	No
2 AM	0	0	No	2 PM	1118	88	No
3 AM	0	0	No	3 PM	1471	68	No
4 AM	0	0	No	4 PM	1597	85	No
5 AM	0	0	No	5 PM	1753	110	Yes
6 AM	850	35	No	6 PM	1604	81	No
7 AM	1506	78	No	7 PM	0	0	No
8 AM	1363	85	No	8 PM	0	0	No
9 AM	1054	72	No	9 PM	0	0	No
10 AM	892	60	No	10 PM	0	0	No
11 AM	946	85	No	11 PM	0	0	No

Based on the above data, the intersection of FM 740 at Turtle Cove meets the minimum requirements of Warrant 3B.



TRAFFIC SIGNAL WARRANT 4 - PEDESTRIAN VOLUME

FM 740 at Turtle Cove

The Pedestrian Volume signal warrant is intended for applications where the traffic volume on a major street is so heavy that pedestrians experience excessive delay in crossing the major street. The Pedestrian Volume warrant shall not be applied at locations where the distance to the nearest traffic control signal along the major street is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.

No Is the average crossing speed of pedestrians less than 4 feet per second?

Minimum pedestrian volume per hour for one (1) hour on high volume crosswalk = 190 pedestrians.
Minimum pedestrian volume per hour for four (4) hours on high volume crosswalk = 140 pedestrians.

Start Hour	Pedestrian Volume Crossing Major Street	Number of Gaps in NBD Traffic	Number of Gaps in SBD Traffic	Meets 1 Hour Requirement	Meets 4 Hour Requirement
12 AM	0	100	100	No	No
1 AM	0	100	100	No	No
2 AM	0	100	100	No	No
3 AM	0	100	100	No	No
4 AM	0	100	100	No	No
5 AM	0	100	100	No	No
6 AM	0	100	100	No	No
7 AM	0	100	100	No	No
8 AM	0	100	100	No	No
9 AM	0	100	100	No	No
10 AM	0	100	100	No	No
11 AM	0	100	100	No	No
12 PM	0	100	100	No	No
1 PM	0	100	100	No	No
2 PM	0	100	100	No	No
3 PM	0	100	100	No	No
4 PM	0	100	100	No	No
5 PM	0	100	100	No	No
6 PM	0	100	100	No	No
7 PM	0	100	100	No	No
8 PM	0	100	100	No	No
9 PM	0	100	100	No	No
10 PM	0	100	100	No	No
11 PM	0	100	100	No	No
				Not Satisfied	Not Satisfied

Based on the above data, the intersection of FM 740 at Turtle Cove does not meet the minimum requirements of Warrant 4.

Warrant 4 was not evaluated for Pedestrian activity.

TRAFFIC SIGNAL WARRANT 5 - SCHOOL CROSSING

FM 740 at Turtle Cove

The school crossing signal warrant is intended for application where the fact that school children cross the major street is the principal reason to consider installing a traffic control signal. Before the decision is made to install a traffic control signal, consideration shall be given to the implementation of other remedial measures, such as warning signs and flashers, school speed zones, school crossing guards, or a grade-separated crossing. The School Crossing signal warrant shall not be applied at locations where the distance to the nearest traffic control signal along the major street is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.

_____ Is the number of gaps in the traffic stream during the period when the children are using the crossing less than the number of minutes in the same period?

_____ Are there at least 20 students crossing the major street during the highest hour?
crossing less than the number of minutes in the same period?

The school zone crossing warrant is not applicable to FM 740 at Turtle Cove.

TRAFFIC SIGNAL WARRANT 6 - COORDINATED SIGNAL SYSTEM

FM 740 at Turtle Cove

Progressive movement in a coordinated signal system sometimes necessitates installing traffic control signals at intersections where they would not otherwise be needed in order to maintain proper platooning of vehicles.

No Are the adjacent signals in a signal system?

_____ Would the resultant spacing be 1000 feet or more?

_____ On a one-way street or a street that has traffic predominantly in one direction, are the adjacent traffic control signals so far apart that they do no provide the necessary degree of vehicular platooning?
OR
On a two-way street, would the proposed and adjacent traffic control signals provide the necessary degree of platooning that is not currently provided by the adjacent traffic control signals.

The progressive movement warrant is not applicable to FM 740 at Turtle Cove.

TRAFFIC SIGNAL WARRANT 7 - CRASH EXPERIENCE

FM 740 at Turtle Cove

No — Have adequate trials of less restrictive remedies with satisfactory observance and enforcement failed to reduce the accident frequency?

No — Have five (5) or more accidents, of types susceptible to correction by traffic signal control, occurred within a 12-month period, each accident involving personal injury or property damage to an apparent extent of $250 or more?

Yes — A signal installation will not seriously disrupt progressive traffic flow.

80% of minimum traffic volume for major street approach (Warrant 1A) = 336 vehicles
80% of minimum traffic volume for minor street approach (Warrant 1A) = 112 vehicles
80% of minimum traffic volume for major street approach (Warrant 1B) = 504 vehicles
80% of minimum traffic volume for minor street approach (Warrant 1B) = 56 vehicles
80% of pedestrian traffic volume crossing major street (Warrant 4) = 152 vehicles
80% of pedestrian traffic volume crossing major street (Warrant 4) = 112 vehicles

Start Hour	Major Street Total	High Volume Minor Street	Pedestrian Volume Crossing Major Street	80% of Warrant 1 (Condition A)	80% of Warrant 1 (Condition B)	80% of Warrant 4 (1 Hour)	80% of Warrant 4 (4 Hour)
12 AM	0	0	0	No	No	No	No
1 AM	0	0	0	No	No	No	No
2 AM	0	0	0	No	No	No	No
3 AM	0	0	0	No	No	No	No
4 AM	0	0	0	No	No	No	No
5 AM	0	0	0	No	No	No	No
6 AM	850	35	0	No	No	No	No
7 AM	1506	78	0	No	Yes	No	No
8 AM	1363	85	0	No	Yes	No	No
9 AM	1054	72	0	No	Yes	No	No
10 AM	892	60	0	No	Yes	No	No
11 AM	946	85	0	No	Yes	No	No
12 PM	1038	115	0	Yes	Yes	No	No
1 PM	982	98	0	No	Yes	No	No
2 PM	1118	88	0	No	Yes	No	No
3 PM	1471	68	0	No	Yes	No	No
4 PM	1597	85	0	No	Yes	No	No
5 PM	1753	110	0	No	Yes	No	No
6 PM	1604	81	0	No	Yes	No	No
7 PM	0	0	0	No	No	No	No
8 PM	0	0	0	No	No	No	No
9 PM	0	0	0	No	No	No	No
10 PM	0	0	0	No	No	No	No
11 PM	0	0	0	No	No	No	No
Hours Required				8	8	1	4
Volume Requirements				Not Satisfied	Satisfied	Not Satisfied	Not Satisfied

Yes — Are one or more of the three volume warrants satisfied?

Based on the above data, the intersection of FM 740 at Turtle Cove does not meet the minimum requirements of Warrant 7.

TRAFFIC SIGNAL WARRANT 8 - ROADWAY NETWORK

FM 740 at Turtle Cove

A traffic signal installation at some intersections may be warranted to encourage concentration and organization of traffic flow networks.

No — Is the intersection an intersection of two or more major routes?

A major route as used in the above warrant has one or more of the following characteristics:

1. It is part of the street or highway system that serves as the principal network for through traffic flow.
2. It includes rural or suburban highways outside, entering, or traversing a city.
3. It appears as a major route on an official plan such as a major street plan in an urban area traffic and transportation study.

No — Does the intersection have a total existing, or immediately projected, entering volume of at least 1,000 vehicles per hour during the peak hour of a typical weekday and have 5-year projected traffic volumes, based on an engineering study, that meet one of more of Warrants 1, 2 and 3 during an average weekday?

OR

Does the intersection have a total existing, or immediately projected, entering volume of at least 1,000 vehicles per hour for each of any 5 hours of a nonnormal business day (Saturday or Sunday)?

The roadway network warrant is not applicable to FM 740 at Turtle Cove.

TRAFFIC SIGNAL WARRANT 9 - INTERSECTION NEAR A GRADE CROSSING

FM 740 at Turtle Cove

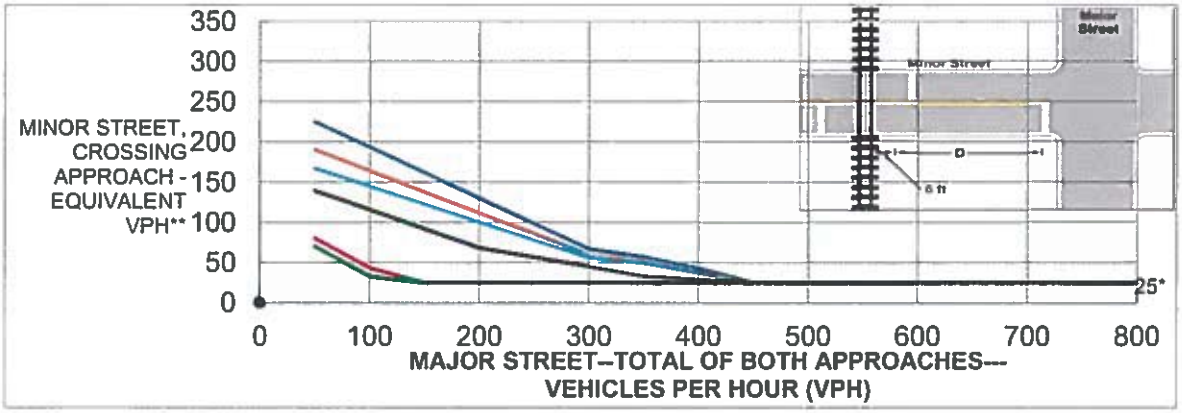
The Intersection Near a Grade Crossing signal warrant is intended for use at a location where none of the conditions described in the other eight traffic signal warrants are met, but the proximity to the intersection of a grade crossing on an intersection approach controlled by a STOP or YIELD sign is the principal reason to consider installing a traffic control signal.

no A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach:

no During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the minor-street approach that crosses the track (one direction only, approaching the intersection) falls above the applicable curve in Figure 7 or 8 for the existing combination of approach lanes over the track and the distance D, which is the clear storage distance as defined in Section 1A.13.

Warrant 9. Intersection Near a Grade Crossing (One Approach Lane at the Track Crossing)

☐ Yes ☐ No | Meets one High Hour (Warrant 9 — see Figure 5).

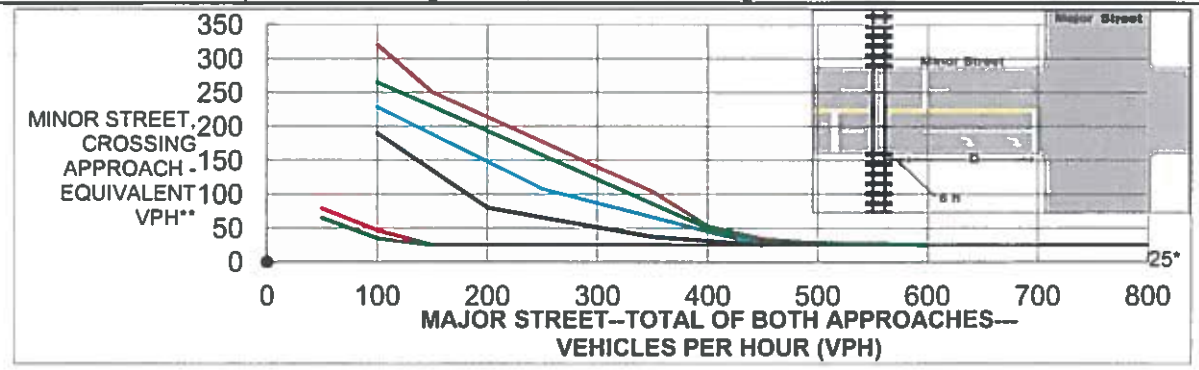


*25 mph applies as the lower threshold volume
** VPH after applying the adjustment factors in Tables 4C-2, 4C-3, and/or 4C-4, if appropriate

Figure 5. Railroad Grade Crossing (One Approach Lane at the Track Crossing). '(Warrant 9.)

Warrant 9. Intersection Near a Grade Crossing (Two or More Approach Lanes at the Track Crossing)

☐ Yes ☐ No | Meets one High Hour (Warrant 9 — see Figure 5).



*25 mph applies as the lower threshold volume
** VPH after applying the adjustment factors in Tables 4C-2, 4C-3, and/or 4C-4, if appropriate

Figure 5. Railroad Grade Crossing (Two or More Approach Lanes at the Track Crossing). (Warrant 9.)

Based on the above data, the intersection of FM 740 at Turtle Cove does not meet the minimum requirements of Warrant 9.

integrated environmental solutions

03 April 2018

Mr. Vinod Miranda
Vinod Miranda
9105 Briarcrest Drive
Rowlett, Texas 75089

Re: Waters of the United States Delineation & Section 404 Permit Assessment – Turtle Cove Drive and Ridge Road, City of Rockwall, Rockwall County, Texas

Dear Mr. Miranda,

Integrated Environmental Solutions, LLC (IES) performed a field survey to identify any aquatic resources that meet a definition of a water of the United States for the proposed development, approximately 9.7 acres, located at the southwest corner of Turtle Cover Drive and Ridge Road, Rockwall County, Texas (**Attachment A, Figure 1**). This report summarizes the field survey and assesses any issues regarding compliance with Sections 404 and 401 of the Clean Water Act (CWA).

INTRODUCTION

Agencies that regulate impacts to the nation's water resources within Texas include the U.S. Army Corps of Engineers (USACE), the U.S. Environmental Protection Agency (USEPA), the U.S. Fish and Wildlife Service (USFWS), and the Texas Commission on Environmental Quality (TCEQ). Jurisdictional waters of the United States are protected under guidelines outlined in Sections 401 and 404 of the Clean Water Act (CWA), in Executive Order 11990 (Protection of Wetlands), and by the review process of the TCEQ. The USACE has the primary regulatory authority for enforcing Section 404 requirements for waters of the United States, including wetlands.

The definition of waters of the United States, in 33 Code of Federal Regulations (CFR) 328.3, includes waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, wetlands, sloughs, wet meadows, or natural ponds and all impoundments of waters otherwise defined as waters of the United States. Also included are wetlands adjacent to waters (other than waters that are themselves wetlands). The term adjacent is defined as bordering, contiguous, or neighboring. Jurisdictional wetlands are a category of waters of the United States and have been defined by the USACE as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Waters of the United States are defined in 33 CFR 328.3 (a) as:

1. All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
2. All interstate waters including interstate wetlands;

3. All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters:
    i. Which are or could be used by interstate or foreign travelers for recreational or other purposes; or
    ii. From which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or
    iii. Which are used or could be used for industrial purpose by industries in interstate commerce;
4. All impoundments of waters otherwise defined as waters of the United States under the definition;
5. Tributaries of waters identified in paragraphs (a)(1)-(4) of this section;
6. The territorial seas;
7. Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs 1-6 above.
8. Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA (other than cooling ponds as defined in 40 CFR 123.11(m) which also meet the criteria of this definition) are not waters of the United States.

On 05 June 2007, the USACE and the USEPA issued joint guidance on delineation of waters on the United States based on the U.S. Supreme Court decisions in *Rapanos* and *Carabell*. Under this guidance, potential waters of the United States have been classified as traditional navigable waters (TNW), relatively permanent waters (RPW) (i.e., having flow most of the year or at least seasonally), or non-RPWs. This guidance states that TNWs and RPWs and contiguous or adjacent wetlands to these water features are waters of the United States. Wetlands that are bordering, contiguous, or neighboring another water of the United States is considered adjacent. Additionally, wetlands that are within the 100-year floodplain of another water of the United States are also considered adjacent. Non-RPWs, wetlands contiguous or adjacent to non-RPWs, and isolated wetlands must undergo a "significant nexus" test on a case-by-case basis to determine the jurisdictional nature of these water features. Under the "significant nexus" test a water feature must have substantial connection to a TNW by direct flow, or by indirect biological, hydrologic, or chemical connection. Under the "significant nexus" test the USACE District Engineer must submit the jurisdictional determination (JD) to the regional USEPA office, which makes the decision whether to move the JD to Headquarters USACE to make the final determination.

The new guidance does not void the January 2001 decision of the U.S. Supreme Court in Solid Waste Agency of Northern Cook County (SWANCC) v. USACE which disallowed regulation of isolated wetlands under the CWA through the "Migratory Bird Rule." Previously, the USACE assumed jurisdiction over isolated waters of the United States based on its 1986 preamble stating that migratory birds used these habitats. The "Migratory Bird Rule" provided the nexus to interstate commerce and thus protection under the CWA. However, the new guidance does require that the "significant nexus" test be performed in addition to an analysis of other potential interstate commerce uses for isolated waters.

METHODOLOGY

Prior to conducting fieldwork, the U.S. Geological Survey (USGS) topographic map (**Attachment A, Figure 2**), the *Soil Survey of Kaufman and Rockwall Counties, Texas*, and the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) digital soil database for Rockwall County (**Attachment A, Figure 3**), the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) (**Attachment A, Figure 4**), and recent aerial photographs of the survey area were studied to identify possible waters of the United States and areas prone to wetland development. Mr. Shae Kipp of IES conducted the delineation of the school site in the field in accordance with the USACE procedures on 12 March 2018.

Wetland determinations and delineations were performed on location using the methodology outlined in the 1987 *Corps of Engineers Wetland Delineation Manual* and the *Regional Supplement to the Corps of Engineer Wetland Delineation Manual: Great Plains Region (Version 2.0)*. The presence of a wetland is determined by the positive indication of three criteria (i.e., hydrophytic vegetation, hydrology, and hydric soils). Potential jurisdictional boundaries for other water resources (i.e., non-wetland) were delineated in the field at the ordinary high water mark (OHWM). The 33 Code of Federal Regulations (CFR) 328.3(e) defines OHWM as the line on the shore/bank established by flowing and/or standing water, marked by characteristics such as a clear, natural line impressed on the bank, erosion shelving, changes in the character of soil, destruction of terrestrial vegetation, presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

Water feature boundaries were recorded using a Trimble GeoXT global positioning system (GPS) unit capable of sub-meter accuracy. Photographs were also taken at representative points within the survey area and their locations were recorded (**Attachment B**).

RESULTS

Literature Review

The USGS topographic map (Rockwall 7.5' Quadrangle, 1973) illustrates the survey area as a sloping hillside with a southeast to northwest orientation (see **Attachment A, Figure 2**). Two ponds are illustrated within the survey area. There are narrow "U"-shaped contours in the eastern portion, indicating a south to north drainage across the site.

The NRCS Digital Soils Database identifies two soil map units within the school site: Altoga silty clay, 3 to 12 percent slopes, eroded and Lewisville silty clay, 3 to 8 percent slopes (see **Attachment A, Figure 3**). Neither of the soil map units shown within the survey area are listed on the Hydric Soils of Texas list prepared by the National Technical Committee for Hydric Soils (accessed March, 2018). Hydric soils are described as those soils that are sufficiently wet in the upper part to develop anaerobic conditions during the growing season. The *Soil Survey of Kaufman and Rockwall Counties, Texas* maps an intermittent stream through the eastern side of the site; this stream is in the same location that the USGS topographic map illustrates the "U"-shaped contours.

The FEMA FIRM (Rockwall County, Map Panel: 48397C0040L, effective 09/26/2008) illustrates the entire survey area within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) (see **Attachment A, Figure 4**). One small pond is illustrated as an isolated feature in the eastern portion of the survey area.

Site Survey

The plant community within the survey area was characterized by a riparian corridor and urban grassland. The urban grassland community was dominated by Johnsongrass (*Sorghum halepense*) and Bermudagrass (*Cynodon dactylon*) with scattered trees and shrubs including sugarberry hackberry (*Celtis laevigata*), gum bumelia (*Sideroxylon lanuginosum*), Osage-orange (*Maclura pomifera*), and eastern red cedar (*Juniperus virginiana*). The riparian community was primarily surrounding the drainage channel in the center of the survey area and was dominated by pecan (*Carya illinoinensis*) and sugarberry with American elm (*Ulmus americana*), cedar elm (*Ulmus crassifolia*), greenbrier (*Smilax bona-nox*), Japanese privet (*Ligustrum japonicum*), and cottonwood (*Populus deltoides*).

One water feature was identified within the survey area. The following paragraph and **Table 1** provide a brief description of the water feature.

Table 1. Aquatic Resources Delineated within the Survey Area

Water Identification	Water Feature Type	Water of the United States	Hydraulic Characteristics	Length (Linear Feet)	Area (Acre)
Tributary 1	RPW	Yes	Intermittent	703	0.07
			Jurisdictional Total	703	0.07

Tributary 1 was a small tributary observed with a southeast to northeast orientation located in a drainage way in the north-eastern portion of the survey area. The limits of the tributary were identified and delineated by OHWM characteristics including the destruction of terrestrial vegetation, bed and bank, waterline, a natural line impressed in the bank, and sediment sorting. The average OHWM width was between two and three feet wide. The tributary was incised into the landscape between one to four feet deep and water depths ranging between one and 24 inches. The channel substrate composition was largely silt and clay with sporadic gravel. Based on the amount of flowing water observed, the geomorphology of the channel, and the tributary's relatively impervious watershed with buried storm drain systems, it is IES' professional opinion that Tributary 1 would be considered an intermittent tributary and a RPW. As such, Tributary 1 meets a definition of a water of the United States and would be regulated under Section 404 of the CWA.

REGULATED ACTIVITIES AND SECTION 404 PERMIT ASSESSMENT

Activities that result in the discharge of dredge or fill material into waters of the United States are regulated under Section 404 of the CWA. The USACE has established the Nationwide Permit (NWP) program to efficiently authorize common activities that do not significantly impact waters of the United States. The USACE has the responsibility to authorize permitting under a NWP or to require an Individual Permit (IP). The most current NWPs were issued on 19 March 2017 and will expire on 18 March 2022.

The USACE requires potential Permittees to avoid and minimize impacts to waters of the United States where possible. Typically, if discharges result in the loss of less than 0.50 acre of waters of the United States, then the project could be authorized by a NWP with the potential for a pre-construction notification (PCN) to the USACE per General Condition 32. A PCN typically includes information such as the size and nature of the proposed project, reasons why the project is necessary, project purpose, the size and nature of impacts to the waters of the United States, and proposed compensatory mitigation, if necessary. If the total loss to waters of the United States is greater than 0.50 acre, an IP would likely be required, which typically requires the same information as a PCN but with a more in-depth discussion of project alternatives that is submitted for review by multiple Federal and State agencies. If impacts to tributaries are greater than 300 linear feet, typically a waiver must be requested from the district engineer concluding that the discharge will result in minimal adverse effects. A Section 401 Water Quality Certificate is provided with the NWP verification.

The activities proposed, which may result in impacts to WOUS, are directly associated with the construction of the senior living center and associated infrastructure. As such, these activities could be authorized under NWP 39 – *Commercial and Institutional Developments* (**Attachment D**). NWP 39 allows for the construction commercial developments and attendant features in waters of the United States, provided the activity does not result in the loss of greater than 0.50 acre of waters of the United States for each single and complete project, including the loss of 300 linear feet of stream bed (**Attachment D**). A waiver can be obtained from the district engineer for impacts greater than 300 linear feet of stream bed in cases where the tributary is considered intermittent or ephemeral with the determination that the discharges would result in minimum adverse effects. Through the use of NWP 39, permittees are required to notify the USACE before construction through a PCN. All impacts greater than 0.10 acre or 300 linear feet would require compensatory mitigation. Once a PCN is submitted, the USACE will have 45 calendar days to approve the proposed activities and compensatory mitigation will have no more than minimal adverse effects on the aquatic environment, unless a waiver of the 300 linear foot limitation is required.

NWP 39 requires that the permittee meet the requirements of the Endangered Species Act (ESA). According to the USFWS, four species are federally-listed as threatened or endangered, with the possibility of occurring, in Rockwall County (**Attachment C**). These species include Least Tern (*Sterna antillarum*), Piping Plover (*Charadrius melodus*), Red Knot (*Calidris canutus rufa*), and Whooping Crane (*Grus americana*). It is not anticipated that the proposed project would affect federally listed species, based on required habitat and probability of occurrence within a densely populated area.

NWP 39 also requires that the permittee meet the requirements of the National Historic Preservation Act, which typically requires either a pedestrian or desktop survey of the survey area. While neither a "desktop" nor pedestrian survey of the survey area was not conducted as a part of this assessment, it is unlikely based on the

previously impacted nature of the site that it contains historic properties. However, these requirements will still need to be met by the permittee during the permitting process.

CONCLUSIONS

One tributary was identified and delineated within the survey area; the summary of which is presented in Table 1. Tributary 1 was identified as an RPW and, as such, it is IES' professional opinion that discharges into this tributary would be subject to regulation under Section 404 of the CWA.

This delineation is based on professional experience in the approved methodology and from experience with the USACE Fort Worth District regulatory biologists; however, this delineation does not constitute a jurisdictional determination of waters of the United States. This delineation has been based on the professional experience of IES staff and our interpretation of USACE regulations at 33 CFR 328.3, the joint USACE/USEPA guidance regarding the *Rapanos* and *Carabell* decisions, and the Regulatory Guidance Letter (RGL) 08-02. While, IES believes our delineation to be accurate, final authority to interpret the regulations lies solely with the USACE and USEPA. The USACE Headquarters in association with the USEPA often issue guidance that changes the interpretation of published regulations. USACE/USEPA guidance issued after the date of this report has the potential to invalidate the report conclusions and/or recommendations, which may create the need to reevaluate the report conclusions. IES has no regulatory authority, as such, proceeding based solely upon this report does not protect the Client from potential sanction or fines from the USACE/USEPA. The Client acknowledges that they have the opportunity to submit this report to the USACE for a preliminary jurisdictional determination for concurrence prior to proceeding with any work within aquatic resources located on the survey area. If the Client elects not to do so, then the Client proceeds at their sole risk.

IES appreciates the opportunity to work with you and Tomden Engineering, LLP on this project, and hope we may be of assistance to you in the future. If you have any comments, questions, or concerns, please do not hesitate to contact me (skipp@intenvsol.com) or Rudi Reinecke at 972-562-7672 (rreinecke@intenvsol.com).

Sincerely,

Integrated Environmental Solutions, LLC.



Mr. Shae Kipp
Ecologist

IES Project Number: 04.240.087

ATTACHMENT A

Figures

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Figure 1.
General Location Map

Turtle Cove Boulevard
City of Rockwall
Rockwall County, Texas

1 in = 0.3 miles

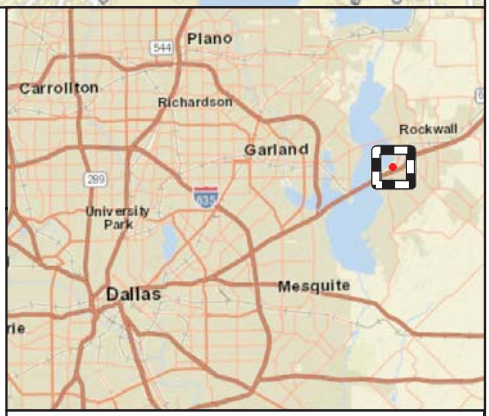
0 0.15 0.3
Miles

N
W E
S

File Ref. 04.240.087
Date: 3/6/2018

Legend

Survey Area



Area of Detail
Scale: 1 inch equals 13 miles

236

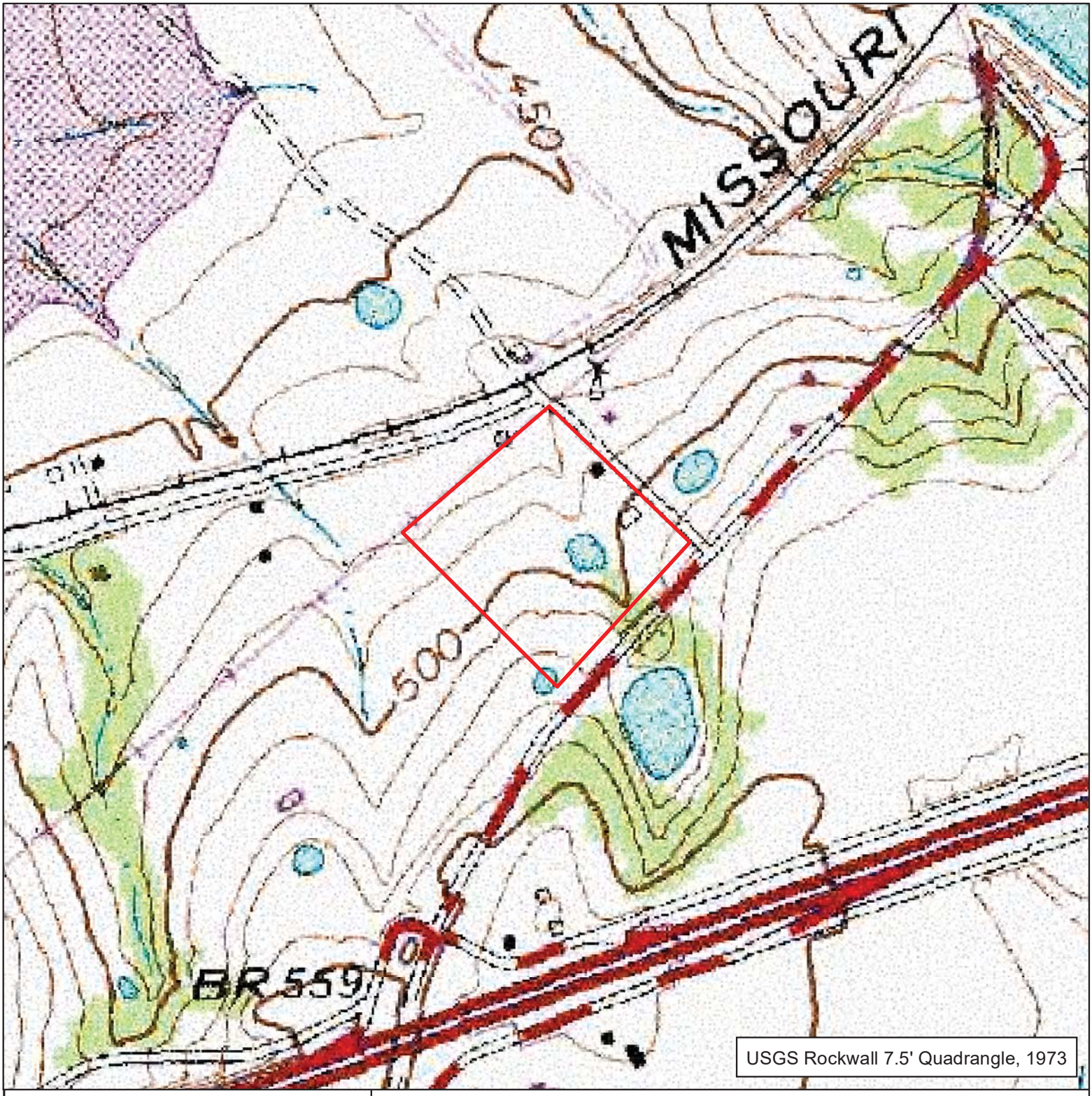


Figure 2.
USGS Topographic Map

Turtle Cove Boulevard Delineation
City of Rockwall
Rockwall County, Texas

1 in = 450 feet

0 225 450
Feet

N
W E
S

File Ref. 04.240.087
Date: 3/7/2018

Legend

Survey Area

237

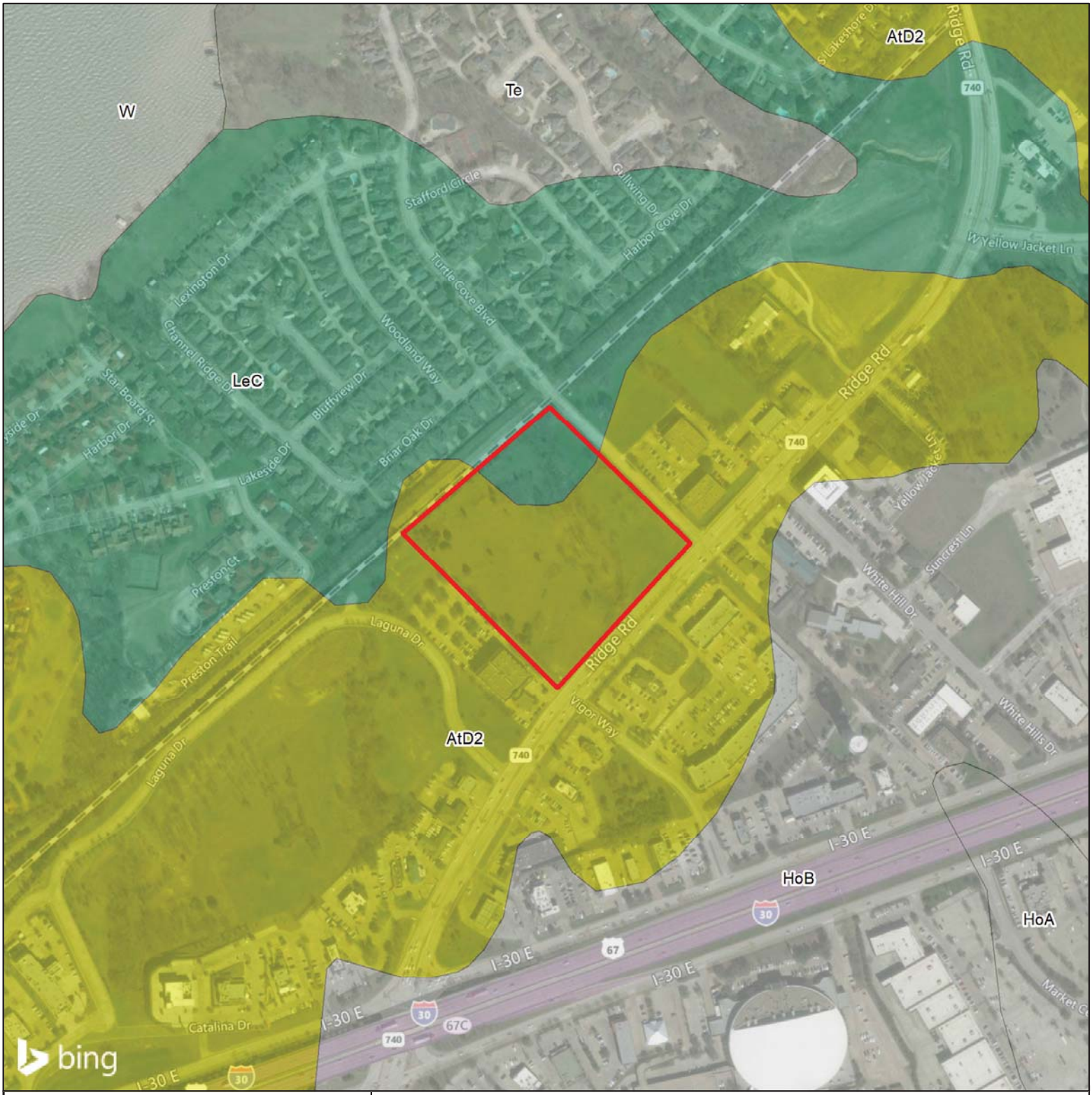


Figure 3.
Soils Map

Turtle Cove Boulevard
City of Rockwall
Rockwall County, Texas

1 in = 0.1 miles

0 0.04 0.08
Miles

N
W E
S

File Ref. 04.240.087
Date: 3/6/2018

Legend

Survey Area

Soil map units outside the survey area

Soils

AtD2 - Altoga silty clay, 3 to 12 percent slopes, eroded

LeC - Lewisville silty clay, 3 to 8 percent slopes

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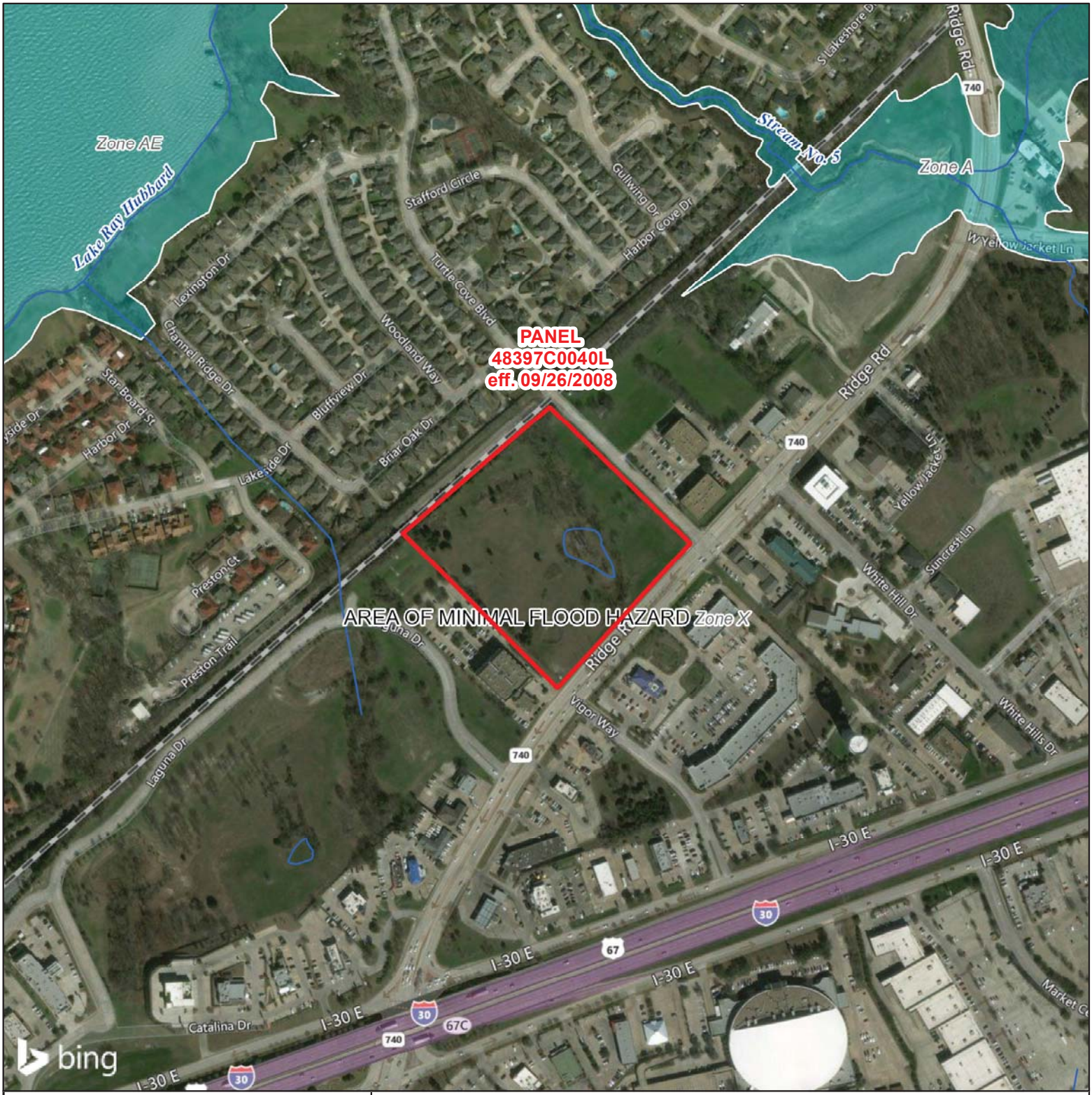

Figure 4.
Federal Emergency Management Agency Flood Insurance Rate Map

Turtle Cove Boulevard Delineation
City of Rockwall
Rockwall County, Texas

1 in = 450 feet

0 230 460
Feet

N
W E
S

File Ref. 04.240.087
Date: 3/6/2018

Legend

Survey Area

FEMA FIRM Zone Descriptions

- Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- Zone X - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood
- Zone A - Special Flood Hazard Areas subject to inundation by the 1% annual chance flood; No base flood elevations determined
- Zone AE - Special Flood Hazard Areas subject to inundation by the 1% annual chance flood; Base flood elevations determined
- Zone AE - Floodway areas in Zone AE

239

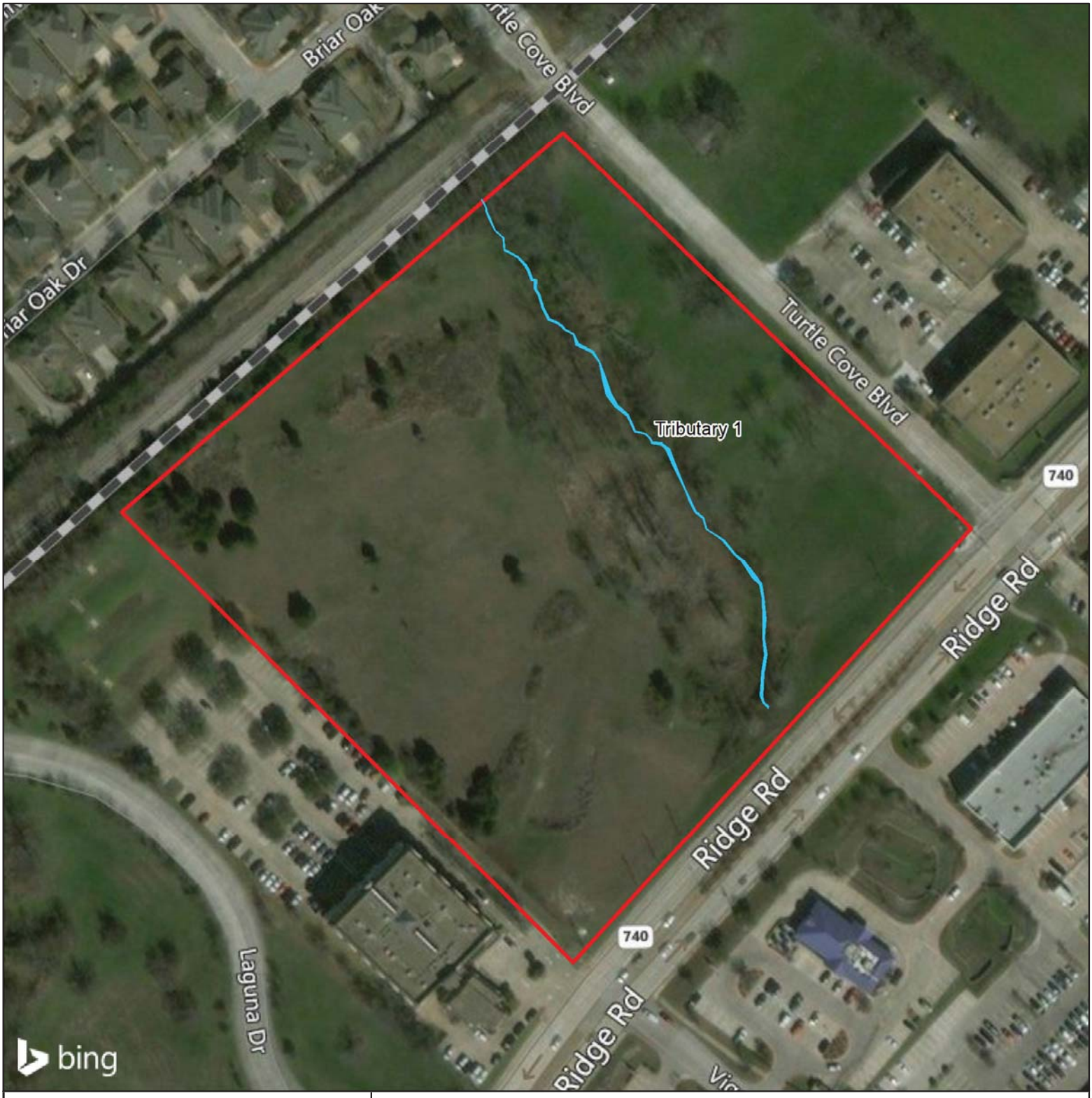

Figure 5.
Aquatic Resources Identified within the Survey Area

Turtle Cove Drive Delineation
City of Rockwall
Rockwall County, Texas

1 in = 150 feet

0 75 150
Feet

N
W E
S

File Ref. 04.274.002
Date: 3/15/2018

Legend

Survey Area

Aquatic resources that meet a definition of a water of the United States

Tributary

ATTACHMENT B

Representative Photographs

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Photograph Locations Map

Turtle Cove Drive Delineation
City of Rockwall
Rockwall County, Texas

1 in = 150 feet

0 75 150
Feet

N
W E
S

File Ref. 04.274.002
Date: 3/15/2018

Legend

Survey Area

Photograph Locations

Aquatic resources that meet a definition of a water of the United States

Tributary

242



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28

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ATTACHMENT C

USFWS Protected Species List for Rockwall County

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
Arlington Ecological Services Field Office
2005 Ne Green Oaks Blvd
Suite 140
Arlington, TX 76006-6247
Phone: (817) 277-1100 Fax: (817) 277-1129
http://www.fws.gov/southwest/es/arlingtontexas/
http://www.fws.gov/southwest/es/EndangeredSpecies/lists/

In Reply Refer To: April 02, 2018
Consultation Code: 02ETAR00-2018-SLI-0802
Event Code: 02ETAR00-2018-E-01807
Project Name: Turtle Cove Blvd Delineation

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, which may occur within the boundary of your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under section 7(a)(1) of the Act, Federal agencies are directed to utilize their authorities to carry out programs for the conservation of threatened and endangered species. Under and 7(a)(2) and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to determine whether their actions may affect threatened and endangered species and/or designated critical habitat. A Federal action is an activity or program authorized, funded, or carried out, in whole or in part, by a Federal agency (50 CFR 402.02).

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For Federal actions other than major construction activities, the Service suggests that a biological evaluation (similar to a Biological Assessment) be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

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After evaluating the potential effects of a proposed action on federally listed species, one of the following determinations should be made by the Federal agency:

1. No effect - the appropriate determination when a project, as proposed, is anticipated to have no effects to listed species or critical habitat. A "no effect" determination does not require section 7 consultation and no coordination or contact with the Service is necessary. However, the action agency should maintain a complete record of their evaluation, including the steps leading to the determination of affect, the qualified personnel conducting the evaluation, habitat conditions, site photographs, and any other related information.
2. May affect, but is not likely to adversely affect - the appropriate determination when a proposed action's anticipated effects are insignificant, discountable, or completely beneficial. Insignificant effects relate to the size of the impact and should never reach the scale where "take" of a listed species occurs. Discountable effects are those extremely unlikely to occur. Based on best judgment, a person would not be able to meaningfully measure, detect, or evaluate insignificant effects, or expect discountable effects to occur. This determination requires written concurrence from the Service. A biological evaluation or other supporting information justifying this determination should be submitted with a request for written concurrence.
3. May affect, is likely to adversely affect - the appropriate determination if any adverse effect to listed species or critical habitat may occur as a direct or indirect result of the proposed action, and the effect is not discountable or insignificant. This determination requires formal section 7 consultation.

The Service recommends that candidate species, proposed species, and proposed critical habitat be addressed should consultation be necessary. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at: http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/

eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

For additional information concerning migratory birds and eagle conservation plans, please contact the Service's Migratory Bird Office at 505-248-7882.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Arlington Ecological Services Field Office
2005 Ne Green Oaks Blvd
Suite 140
Arlington, TX 76006-6247
(817) 277-1100

Project Summary

Consultation Code: 02ETAR00-2018-SLI-0802

Event Code: 02ETAR00-2018-E-01807

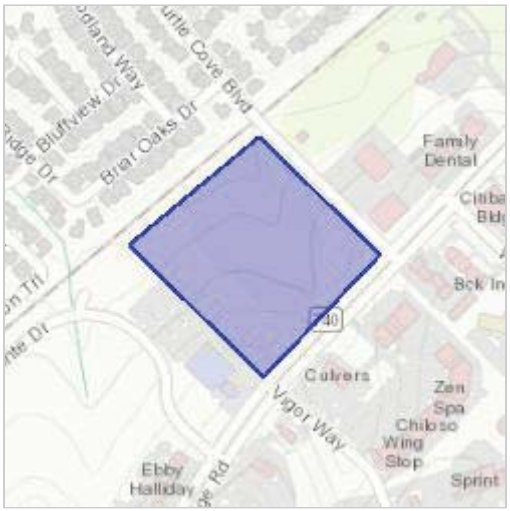
Project Name: Turtle Cove Blvd Delineation

Project Type: DEVELOPMENT

Project Description: Senior living center

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/place/32.90158063279634N96.4681511132303W



Counties: Rockwall, TX

Endangered Species Act Species

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 3 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Least Tern Sterna antillarum	Endangered
Piping Plover Charadrius melodus	Threatened
Red Knot Calidris canutus rufa	Threatened
Whooping Crane Grus americana	Endangered

Least Tern Sterna antillarum
Population: interior pop.
No critical habitat has been designated for this species.
This species only needs to be considered under the following conditions:
- Wind Energy Projects

Species profile: https://ecos.fws.gov/ecp/species/8505

Piping Plover Charadrius melodus
Population: [Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered.
There is final critical habitat for this species. Your location is outside the critical habitat.
This species only needs to be considered under the following conditions:
- Wind Energy Projects

Species profile: https://ecos.fws.gov/ecp/species/6039

Red Knot Calidris canutus rufa
No critical habitat has been designated for this species.
This species only needs to be considered under the following conditions:
- Wind Energy Projects

Species profile: https://ecos.fws.gov/ecp/species/1864

Whooping Crane Grus americana
Population: Wherever found, except where listed as an experimental population
There is final critical habitat for this species. Your location is outside the critical habitat.
Species profile: https://ecos.fws.gov/ecp/species/758

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

ATTACHMENT D

Nationwide Permit 39 - Commercial and Institutional Developments

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NATIONWIDE PERMIT 39
Commercial and Institutional Developments
Effective Date: March 19, 2017
(NWP Final Notice, 82 FR 4)

39. Commercial and Institutional Developments. Discharges of dredged or fill material into non-tidal waters of the United States for the construction or expansion of commercial and institutional building foundations and building pads and attendant features that are necessary for the use and maintenance of the structures. Attendant features may include, but are not limited to, roads, parking lots, garages, yards, utility lines, storm water management facilities, wastewater treatment facilities, and recreation facilities such as playgrounds and playing fields. Examples of commercial developments include retail stores, industrial facilities, restaurants, business parks, and shopping centers. Examples of institutional developments include schools, fire stations, government office buildings, judicial buildings, public works buildings, libraries, hospitals, and places of worship. The construction of new golf courses and new ski areas is not authorized by this NWP.

The discharge must not cause the loss of greater than 1/2-acre of non-tidal waters of the United States. The discharge must not cause the loss of more than 300 linear feet of stream bed, unless for intermittent and ephemeral stream beds the district engineer waives the 300 linear foot limit by making a written determination concluding that the discharge will result in no more than minimal adverse environmental effects. The loss of stream bed plus any other losses of jurisdictional wetlands and waters caused by the NWP activity cannot exceed 1/2-acre. This NWP does not authorize discharges into non-tidal wetlands adjacent to tidal waters.

Notification: The permittee must submit a pre-construction notification to the district engineer prior to commencing the activity. (See general condition 32.) (Authorities: Sections 10 and 404)

Note: For any activity that involves the construction of a wind energy generating structure, solar tower, or overhead transmission line, a copy of the PCN and NWP verification will be provided to the Department of Defense Siting Clearinghouse, which will evaluate potential effects on military activities.

Nationwide Permit General Conditions

Note: To qualify for NWP authorization, the prospective permittee must comply with the following general conditions, as applicable, in addition to any regional or case-specific conditions imposed by the division engineer or district engineer. Prospective permittees should contact the appropriate Corps district office to determine if regional conditions have been imposed on an NWP. Prospective permittees should also contact the appropriate Corps district office to determine the status of Clean Water Act Section 401 water quality certification and/or Coastal Zone Management Act consistency for an NWP. Every person who may wish to obtain permit authorization under one or more NWPs, or who is currently relying on an existing or prior permit authorization under one or more NWPs, has been and is on notice that all of the provisions of 33 CFR 330.1 through 330.6 apply to every NWP authorization. Note especially 33 CFR 330.5 relating to the modification, suspension, or revocation of any NWP authorization.

1. Navigation. (a) No activity may cause more than a minimal adverse effect on navigation.

(b) Any safety lights and signals prescribed by the U.S. Coast Guard, through regulations or otherwise, must be installed and maintained at the permittee's expense on authorized facilities in navigable waters of the United States.

(c) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

2. Aquatic Life Movements. No activity may substantially disrupt the necessary life cycle movements of those species of aquatic life indigenous to the waterbody, including those species that normally migrate through the area, unless the activity's primary purpose is to impound water. All permanent and temporary crossings of waterbodies shall be suitably culverted, bridged, or otherwise designed and constructed to maintain low flows to sustain the movement of those aquatic species. If a bottomless culvert cannot be used, then the crossing should be designed and constructed to minimize adverse effects to aquatic life movements.

3. Spawning Areas. Activities in spawning areas during spawning seasons must be avoided to the maximum extent practicable. Activities that result in the physical destruction (e.g., through excavation, fill, or downstream smothering by substantial turbidity) of an important spawning area are not authorized.

4. Migratory Bird Breeding Areas. Activities in waters of the United States that serve as breeding areas for migratory birds must be avoided to the maximum extent practicable.

5. Shellfish Beds. No activity may occur in areas of concentrated shellfish populations, unless the activity is directly related to a shellfish harvesting activity authorized by NWPs 4 and 48, or is a shellfish seeding or habitat restoration activity authorized by NWP 27.

6. Suitable Material. No activity may use unsuitable material (e.g., trash, debris, car bodies, asphalt, etc.). Material used for construction or discharged must be free from toxic pollutants in toxic amounts (see section 307 of the Clean Water Act).

7. Water Supply Intakes. No activity may occur in the proximity of a public water supply intake, except where the activity is for the repair or improvement of public water supply intake structures or adjacent bank stabilization.

8. Adverse Effects From Impoundments. If the activity creates an impoundment of water, adverse effects to the aquatic system due to accelerating the passage of water, and/or restricting its flow must be minimized to the maximum extent practicable.

9. Management of Water Flows. To the maximum extent practicable, the pre-construction course, condition, capacity, and location of open waters must be maintained for each activity, including stream channelization, storm water management activities, and temporary and permanent road crossings, except as provided below. The activity must be constructed to withstand expected high flows. The activity must not restrict or impede the passage of normal or high flows, unless the primary purpose of the activity is to impound water or manage high flows. The activity may alter

the pre-construction course, condition, capacity, and location of open waters if it benefits the aquatic environment (e.g., stream restoration or relocation activities).

10. Fills Within 100-Year Floodplains. The activity must comply with applicable FEMA-approved state or local floodplain management requirements.

11. Equipment. Heavy equipment working in wetlands or mudflats must be placed on mats, or other measures must be taken to minimize soil disturbance.

12. Soil Erosion and Sediment Controls. Appropriate soil erosion and sediment controls must be used and maintained in effective operating condition during construction, and all exposed soil and other fills, as well as any work below the ordinary high water mark or high tide line, must be permanently stabilized at the earliest practicable date. Permittees are encouraged to perform work within waters of the United States during periods of low-flow or no-flow, or during low tides.

13. Removal of Temporary Fills. Temporary fills must be removed in their entirety and the affected areas returned to pre-construction elevations. The affected areas must be revegetated, as appropriate.

14. Proper Maintenance. Any authorized structure or fill shall be properly maintained, including maintenance to ensure public safety and compliance with applicable NWP general conditions, as well as any activity-specific conditions added by the district engineer to an NWP authorization.

15. Single and Complete Project. The activity must be a single and complete project. The same NWP cannot be used more than once for the same single and complete project.

16. Wild and Scenic Rivers. (a) No NWP activity may occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, unless the appropriate Federal agency with direct management responsibility for such river, has determined in writing that the proposed activity will not adversely affect the Wild and Scenic River designation or study status.

(b) If a proposed NWP activity will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, the permittee must submit a pre-construction notification (see general condition 32). The district engineer will coordinate the PCN with the Federal agency with direct management responsibility for that river. The permittee shall not begin the NWP activity until notified by the district engineer that the Federal agency with direct management responsibility for that river has determined in writing that the proposed NWP activity will not adversely affect the Wild and Scenic River designation or study status.

(c) Information on Wild and Scenic Rivers may be obtained from the appropriate Federal land management agency responsible for the designated Wild and Scenic River or study river (e.g., National Park Service, U.S. Forest Service, Bureau of Land Management, U.S. Fish and Wildlife Service). Information on these rivers is also available at: http://www.rivers.gov/.

17. Tribal Rights. No NWP activity may cause more than minimal adverse effects on tribal rights (including treaty rights), protected tribal resources, or tribal lands.

18. Endangered Species. (a) No activity is authorized under any NWP which is likely to directly or indirectly jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act (ESA), or which will directly or indirectly destroy or adversely modify the critical habitat of such species. No activity is authorized under any NWP which "may affect" a listed species or critical habitat, unless ESA section 7 consultation addressing the effects of the proposed activity has been completed. Direct effects are the immediate effects on listed species and critical habitat caused by the NWP activity. Indirect effects are those effects on listed species and critical habitat that are caused by the NWP activity and are later in time, but still are reasonably certain to occur.

(b) Federal agencies should follow their own procedures for complying with the requirements of the ESA. If pre-construction notification is required for the proposed activity, the Federal permittee must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will verify that the appropriate documentation has been submitted. If the appropriate documentation has not been submitted, additional ESA section 7 consultation may be necessary for the activity and the respective federal agency would be responsible for fulfilling its obligation under section 7 of the ESA.

(c) Non-federal permittees must submit a pre-construction notification to the district engineer if any listed species or designated critical habitat might be affected or is in the vicinity of the activity, or if the activity is located in designated critical habitat, and shall not begin work on the activity until notified by the district engineer that the requirements of the ESA have been satisfied and that the activity is authorized. For activities that might affect Federally-listed endangered or threatened species or designated critical habitat, the pre-construction notification must include the name(s) of the endangered or threatened species that might be affected by the proposed activity or that utilize the designated critical habitat that might be affected by the proposed activity. The district engineer will determine whether the proposed activity "may affect" or will have "no effect" to listed species and designated critical habitat and will notify the non-Federal applicant of the Corps' determination within 45 days of receipt of a complete pre-construction notification. In cases where the non-Federal applicant has identified listed species or critical habitat that might be affected or is in the vicinity of the activity, and has so notified the Corps, the applicant shall not begin work until the Corps has provided notification that the proposed activity will have "no effect" on listed species or critical habitat, or until ESA section 7 consultation has been completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

(d) As a result of formal or informal consultation with the FWS or NMFS the district engineer may add species-specific permit conditions to the NWPs.

(e) Authorization of an activity by an NWP does not authorize the "take" of a threatened or endangered species as defined under the ESA. In the absence of separate authorization (e.g., an ESA Section 10 Permit, a Biological Opinion with "incidental take" provisions, etc.) from the FWS or the NMFS, the Endangered Species Act prohibits any person subject to the jurisdiction of the United States to take a listed species, where "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. The word "harm" in the definition of "take" means an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering.

(f) If the non-federal permittee has a valid ESA section 10(a)(1)(B) incidental take permit with an approved Habitat Conservation Plan for a project or a group of projects that includes the proposed NWP activity, the non-federal applicant should provide a copy of that ESA section 10(a)(1)(B) permit with the PCN required by paragraph (c) of this general condition. The district engineer will coordinate with the agency that issued the ESA section 10(a)(1)(B) permit to determine whether the proposed NWP activity and the associated incidental take were considered in the internal ESA section 7 consultation conducted for the ESA section 10(a)(1)(B) permit. If that coordination results in concurrence from the agency that the proposed NWP activity and the associated incidental take were considered in the internal ESA section 7 consultation for the ESA section 10(a)(1)(B) permit, the district engineer does not need to conduct a separate ESA section 7 consultation for the proposed NWP activity. The district engineer will notify the non-federal applicant within 45 days of receipt of a complete pre-construction notification whether the ESA section 10(a)(1)(B) permit covers the proposed NWP activity or whether additional ESA section 7 consultation is required.

(g) Information on the location of threatened and endangered species and their critical habitat can be obtained directly from the offices of the FWS and NMFS or their world wide web pages at http://www.fws.gov/ or http://www.fws.gov/ipac and http://www.nmfs.noaa.gov/pr/species/esa/ respectively.

19. Migratory Birds and Bald and Golden Eagles. The permittee is responsible for ensuring their action complies with the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. The permittee is responsible for contacting appropriate local office of the U.S. Fish and Wildlife Service to determine applicable measures to reduce impacts to migratory birds or eagles, including whether "incidental take" permits are necessary and available under the Migratory Bird Treaty Act or Bald and Golden Eagle Protection Act for a particular activity.

20. Historic Properties. (a) In cases where the district engineer determines that the activity may have the potential to cause effects to properties listed, or eligible for listing, in the National Register of Historic Places, the activity is not authorized, until the requirements of Section 106 of the National Historic Preservation Act (NHPA) have been satisfied.

(b) Federal permittees should follow their own procedures for complying with the requirements of section 106 of the National Historic Preservation Act. If pre-construction notification is required for the proposed NWP activity, the Federal permittee must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will verify that the appropriate documentation has been submitted. If the appropriate documentation is not submitted, then additional consultation under section 106 may be necessary. The respective federal agency is responsible for fulfilling its obligation to comply with section 106.

(c) Non-federal permittees must submit a pre-construction notification to the district engineer if the NWP activity might have the potential to cause effects to any historic properties listed on, determined to be eligible for listing on, or potentially eligible for listing on the National Register of Historic Places, including previously unidentified properties. For such activities, the pre-construction notification must state which historic properties might have the potential to be affected by the proposed NWP activity or include a vicinity map indicating the location of the historic properties or the potential for the presence of historic properties. Assistance regarding information on the location of, or potential for, the presence of historic properties can be sought from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or designated tribal representative, as appropriate, and the National Register of Historic Places (see 33 CFR

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330.4(g)). When reviewing pre-construction notifications, district engineers will comply with the current procedures for addressing the requirements of section 106 of the National Historic Preservation Act. The district engineer shall make a reasonable and good faith effort to carry out appropriate identification efforts, which may include background research, consultation, oral history interviews, sample field investigation, and field survey. Based on the information submitted in the PCN and these identification efforts, the district engineer shall determine whether the proposed NWP activity has the potential to cause effects on the historic properties. Section 106 consultation is not required when the district engineer determines that the activity does not have the potential to cause effects on historic properties (see 36 CFR 800.3(a)). Section 106 consultation is required when the district engineer determines that the activity has the potential to cause effects on historic properties. The district engineer will conduct consultation with consulting parties identified under 36 CFR 800.2(c) when he or she makes any of the following effect determinations for the purposes of section 106 of the NHPA: no historic properties affected, no adverse effect, or adverse effect. Where the non-Federal applicant has identified historic properties on which the activity might have the potential to cause effects and so notified the Corps, the non-Federal applicant shall not begin the activity until notified by the district engineer either that the activity has no potential to cause effects to historic properties or that NHPA section 106 consultation has been completed.

(d) For non-federal permittees, the district engineer will notify the prospective permittee within 45 days of receipt of a complete pre-construction notification whether NHPA section 106 consultation is required. If NHPA section 106 consultation is required, the district engineer will notify the non-Federal applicant that he or she cannot begin the activity until section 106 consultation is completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

(e) Prospective permittees should be aware that section 110k of the NHPA (54 U.S.C. 306113) prevents the Corps from granting a permit or other assistance to an applicant who, with intent to avoid the requirements of section 106 of the NHPA, has intentionally significantly adversely affected a historic property to which the permit would relate, or having legal power to prevent it, allowed such significant adverse effect to occur, unless the Corps, after consultation with the Advisory Council on Historic Preservation (ACHP), determines that circumstances justify granting such assistance despite the adverse effect created or permitted by the applicant. If circumstances justify granting the assistance, the Corps is required to notify the ACHP and provide documentation specifying the circumstances, the degree of damage to the integrity of any historic properties affected, and proposed mitigation. This documentation must include any views obtained from the applicant, SHPO/THPO, appropriate Indian tribes if the undertaking occurs on or affects historic properties on tribal lands or affects properties of interest to those tribes, and other parties known to have a legitimate interest in the impacts to the permitted activity on historic properties.

21. Discovery of Previously Unknown Remains and Artifacts. If you discover any previously unknown historic, cultural or archeological remains and artifacts while accomplishing the activity authorized by this permit, you must immediately notify the district engineer of what you have found, and to the maximum extent practicable, avoid construction activities that may affect the remains and artifacts until the required coordination has been completed. The district engineer will initiate the Federal, Tribal, and state coordination required to determine if the items or remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

22. Designated Critical Resource Waters. Critical resource waters include, NOAA-managed marine sanctuaries and marine monuments, and National Estuarine Research Reserves. The district

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engineer may designate, after notice and opportunity for public comment, additional waters officially designated by a state as having particular environmental or ecological significance, such as outstanding national resource waters or state natural heritage sites. The district engineer may also designate additional critical resource waters after notice and opportunity for public comment.

(a) Discharges of dredged or fill material into waters of the United States are not authorized by NWPs 7, 12, 14, 16, 17, 21, 29, 31, 35, 39, 40, 42, 43, 44, 49, 50, 51, and 52 for any activity within, or directly affecting, critical resource waters, including wetlands adjacent to such waters.

(b) For NWPs 3, 8, 10, 13, 15, 18, 19, 22, 23, 25, 27, 28, 30, 33, 34, 36, 37, 38, and 54, notification is required in accordance with general condition 32, for any activity proposed in the designated critical resource waters including wetlands adjacent to those waters. The district engineer may authorize activities under these NWPs only after it is determined that the impacts to the critical resource waters will be no more than minimal.

23. Mitigation. The district engineer will consider the following factors when determining appropriate and practicable mitigation necessary to ensure that the individual and cumulative adverse environmental effects are no more than minimal:

(a) The activity must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to waters of the United States to the maximum extent practicable at the project site (i.e., on site).

(b) Mitigation in all its forms (avoiding, minimizing, rectifying, reducing, or compensating for resource losses) will be required to the extent necessary to ensure that the individual and cumulative adverse environmental effects are no more than minimal.

(c) Compensatory mitigation at a minimum one-for-one ratio will be required for all wetland losses that exceed 1/10-acre and require pre-construction notification, unless the district engineer determines in writing that either some other form of mitigation would be more environmentally appropriate or the adverse environmental effects of the proposed activity are no more than minimal, and provides an activity-specific waiver of this requirement. For wetland losses of 1/10-acre or less that require pre-construction notification, the district engineer may determine on a case-by-case basis that compensatory mitigation is required to ensure that the activity results in only minimal adverse environmental effects.

(d) For losses of streams or other open waters that require pre-construction notification, the district engineer may require compensatory mitigation to ensure that the activity results in no more than minimal adverse environmental effects. Compensatory mitigation for losses of streams should be provided, if practicable, through stream rehabilitation, enhancement, or preservation, since streams are difficult-to-replace resources (see 33 CFR 332.3(e)(3)).

(e) Compensatory mitigation plans for NWP activities in or near streams or other open waters will normally include a requirement for the restoration or enhancement, maintenance, and legal protection (e.g., conservation easements) of riparian areas next to open waters. In some cases, the restoration or maintenance/protection of riparian areas may be the only compensatory mitigation required. Restored riparian areas should consist of native species. The width of the required riparian area will address documented water quality or aquatic habitat loss concerns. Normally, the riparian area will be 25 to 50 feet wide on each side of the stream, but the district engineer may require slightly wider riparian areas to address documented water quality or habitat loss concerns. If it is not possible to restore or maintain/protect a riparian area on both sides of a

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stream, or if the waterbody is a lake or coastal waters, then restoring or maintaining/protecting a riparian area along a single bank or shoreline may be sufficient. Where both wetlands and open waters exist on the project site, the district engineer will determine the appropriate compensatory mitigation (e.g., riparian areas and/or wetlands compensation) based on what is best for the aquatic environment on a watershed basis. In cases where riparian areas are determined to be the most appropriate form of minimization or compensatory mitigation, the district engineer may waive or reduce the requirement to provide wetland compensatory mitigation for wetland losses.

(f) Compensatory mitigation projects provided to offset losses of aquatic resources must comply with the applicable provisions of 33 CFR part 332.

(1) The prospective permittee is responsible for proposing an appropriate compensatory mitigation option if compensatory mitigation is necessary to ensure that the activity results in no more than minimal adverse environmental effects. For the NWPs, the preferred mechanism for providing compensatory mitigation is mitigation bank credits or in-lieu fee program credits (see 33 CFR 332.3(b)(2) and (3)). However, if an appropriate number and type of mitigation bank or in-lieu credits are not available at the time the PCN is submitted to the district engineer, the district engineer may approve the use of permittee-responsible mitigation.

(2) The amount of compensatory mitigation required by the district engineer must be sufficient to ensure that the authorized activity results in no more than minimal individual and cumulative adverse environmental effects (see 33 CFR 330.1(e)(3)). (See also 33 CFR 332.3(f)).

(3) Since the likelihood of success is greater and the impacts to potentially valuable uplands are reduced, aquatic resource restoration should be the first compensatory mitigation option considered for permittee-responsible mitigation.

(4) If permittee-responsible mitigation is the proposed option, the prospective permittee is responsible for submitting a mitigation plan. A conceptual or detailed mitigation plan may be used by the district engineer to make the decision on the NWP verification request, but a final mitigation plan that addresses the applicable requirements of 33 CFR 332.4(c)(2) through (14) must be approved by the district engineer before the permittee begins work in waters of the United States, unless the district engineer determines that prior approval of the final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation (see 33 CFR 332.3(k)(3)).

(5) If mitigation bank or in-lieu fee program credits are the proposed option, the mitigation plan only needs to address the baseline conditions at the impact site and the number of credits to be provided.

(6) Compensatory mitigation requirements (e.g., resource type and amount to be provided as compensatory mitigation, site protection, ecological performance standards, monitoring requirements) may be addressed through conditions added to the NWP authorization, instead of components of a compensatory mitigation plan (see 33 CFR 332.4(c)(1)(ii)).

(g) Compensatory mitigation will not be used to increase the acreage losses allowed by the acreage limits of the NWPs. For example, if an NWP has an acreage limit of 1/2-acre, it cannot be used to authorize any NWP activity resulting in the loss of greater than 1/2-acre of waters of the United States, even if compensatory mitigation is provided that replaces or restores some of the lost waters. However, compensatory mitigation can and should be used, as necessary, to ensure that an

NWP activity already meeting the established acreage limits also satisfies the no more than minimal impact requirement for the NWPs.

(h) Permittees may propose the use of mitigation banks, in-lieu fee programs, or permittee-responsible mitigation. When developing a compensatory mitigation proposal, the permittee must consider appropriate and practicable options consistent with the framework at 33 CFR 332.3(b). For activities resulting in the loss of marine or estuarine resources, permittee-responsible mitigation may be environmentally preferable if there are no mitigation banks or in-lieu fee programs in the area that have marine or estuarine credits available for sale or transfer to the permittee. For permittee-responsible mitigation, the special conditions of the NWP verification must clearly indicate the party or parties responsible for the implementation and performance of the compensatory mitigation project, and, if required, its long-term management.

(i) Where certain functions and services of waters of the United States are permanently adversely affected by a regulated activity, such as discharges of dredged or fill material into waters of the United States that will convert a forested or scrub-shrub wetland to a herbaceous wetland in a permanently maintained utility line right-of-way, mitigation may be required to reduce the adverse environmental effects of the activity to the no more than minimal level.

24. Safety of Impoundment Structures. To ensure that all impoundment structures are safely designed, the district engineer may require non-Federal applicants to demonstrate that the structures comply with established state dam safety criteria or have been designed by qualified persons. The district engineer may also require documentation that the design has been independently reviewed by similarly qualified persons, and appropriate modifications made to ensure safety.

25. Water Quality. Where States and authorized Tribes, or EPA where applicable, have not previously certified compliance of an NWP with CWA section 401, individual 401 Water Quality Certification must be obtained or waived (see 33 CFR 330.4(c)). The district engineer or State or Tribe may require additional water quality management measures to ensure that the authorized activity does not result in more than minimal degradation of water quality.

26. Coastal Zone Management. In coastal states where an NWP has not previously received a state coastal zone management consistency concurrence, an individual state coastal zone management consistency concurrence must be obtained, or a presumption of concurrence must occur (see 33 CFR 330.4(d)). The district engineer or a State may require additional measures to ensure that the authorized activity is consistent with state coastal zone management requirements.

27. Regional and Case-By-Case Conditions. The activity must comply with any regional conditions that may have been added by the Division Engineer (see 33 CFR 330.4(e)) and with any case specific conditions added by the Corps or by the state, Indian Tribe, or U.S. EPA in its section 401 Water Quality Certification, or by the state in its Coastal Zone Management Act consistency determination.

28. Use of Multiple Nationwide Permits. The use of more than one NWP for a single and complete project is prohibited, except when the acreage loss of waters of the United States authorized by the NWPs does not exceed the acreage limit of the NWP with the highest specified acreage limit. For example, if a road crossing over tidal waters is constructed under NWP 14, with associated bank stabilization authorized by NWP 13, the maximum acreage loss of waters of the United States for the total project cannot exceed 1/3-acre.

29. Transfer of Nationwide Permit Verifications. If the permittee sells the property associated with a nationwide permit verification, the permittee may transfer the nationwide permit verification to the new owner by submitting a letter to the appropriate Corps district office to validate the transfer. A copy of the nationwide permit verification must be attached to the letter, and the letter must contain the following statement and signature:

"When the structures or work authorized by this nationwide permit are still in existence at the time the property is transferred, the terms and conditions of this nationwide permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this nationwide permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below."

_____

(Transferee)

_____

(Date)

30. Compliance Certification. Each permittee who receives an NWP verification letter from the Corps must provide a signed certification documenting completion of the authorized activity and implementation of any required compensatory mitigation. The success of any required permittee-responsible mitigation, including the achievement of ecological performance standards, will be addressed separately by the district engineer. The Corps will provide the permittee the certification document with the NWP verification letter. The certification document will include:

(a) A statement that the authorized activity was done in accordance with the NWP authorization, including any general, regional, or activity-specific conditions;

(b) A statement that the implementation of any required compensatory mitigation was completed in accordance with the permit conditions. If credits from a mitigation bank or in-lieu fee program are used to satisfy the compensatory mitigation requirements, the certification must include the documentation required by 33 CFR 332.3(l)(3) to confirm that the permittee secured the appropriate number and resource type of credits; and

(c) The signature of the permittee certifying the completion of the activity and mitigation.

The completed certification document must be submitted to the district engineer within 30 days of completion of the authorized activity or the implementation of any required compensatory mitigation, whichever occurs later.

31. Activities Affecting Structures or Works Built by the United States. If an NWP activity also requires permission from the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers (USACE) federally authorized Civil Works project (a "USACE project"), the prospective permittee must submit a pre-construction notification. See paragraph (b)(10) of general condition 32. An activity that requires section 408 permission is not authorized by NWP until the appropriate Corps office issues the section 408 permission to alter, occupy, or use the USACE project, and the district engineer issues a written NWP verification.

32. Pre-Construction Notification. (a) Timing. Where required by the terms of the NWP, the prospective permittee must notify the district engineer by submitting a pre-construction notification (PCN) as early as possible. The district engineer must determine if the PCN is complete within 30 calendar days of the date of receipt and, if the PCN is determined to be incomplete, notify the prospective permittee within that 30 day period to request the additional information necessary to make the PCN complete. The request must specify the information needed to make the PCN complete. As a general rule, district engineers will request additional information necessary to make the PCN complete only once. However, if the prospective permittee does not provide all of the requested information, then the district engineer will notify the prospective permittee that the PCN is still incomplete and the PCN review process will not commence until all of the requested information has been received by the district engineer. The prospective permittee shall not begin the activity until either:

(1) He or she is notified in writing by the district engineer that the activity may proceed under the NWP with any special conditions imposed by the district or division engineer; or

(2) 45 calendar days have passed from the district engineer's receipt of the complete PCN and the prospective permittee has not received written notice from the district or division engineer. However, if the permittee was required to notify the Corps pursuant to general condition 18 that listed species or critical habitat might be affected or are in the vicinity of the activity, or to notify the Corps pursuant to general condition 20 that the activity might have the potential to cause effects to historic properties, the permittee cannot begin the activity until receiving written notification from the Corps that there is "no effect" on listed species or "no potential to cause effects" on historic properties, or that any consultation required under Section 7 of the Endangered Species Act (see 33 CFR 330.4(f)) and/or section 106 of the National Historic Preservation Act (see 33 CFR 330.4(g)) has been completed. Also, work cannot begin under NWPs 21, 49, or 50 until the permittee has received written approval from the Corps. If the proposed activity requires a written waiver to exceed specified limits of an NWP, the permittee may not begin the activity until the district engineer issues the waiver. If the district or division engineer notifies the permittee in writing that an individual permit is required within 45 calendar days of receipt of a complete PCN, the permittee cannot begin the activity until an individual permit has been obtained. Subsequently, the permittee's right to proceed under the NWP may be modified, suspended, or revoked only in accordance with the procedure set forth in 33 CFR 330.5(d)(2).

(b) Contents of Pre-Construction Notification: The PCN must be in writing and include the following information:

(1) Name, address and telephone numbers of the prospective permittee;

(2) Location of the proposed activity;

(3) Identify the specific NWP or NWP(s) the prospective permittee wants to use to authorize the proposed activity;

(4) A description of the proposed activity; the activity's purpose; direct and indirect adverse environmental effects the activity would cause, including the anticipated amount of loss of wetlands, other special aquatic sites, and other waters expected to result from the NWP activity, in acres, linear feet, or other appropriate unit of measure; a description of any proposed mitigation measures intended to reduce the adverse environmental effects caused by the proposed activity; and any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity, including other separate and

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distant crossings for linear projects that require Department of the Army authorization but do not require pre-construction notification. The description of the proposed activity and any proposed mitigation measures should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal and to determine the need for compensatory mitigation or other mitigation measures. For single and complete linear projects, the PCN must include the quantity of anticipated losses of wetlands, other special aquatic sites, and other waters for each single and complete crossing of those wetlands, other special aquatic sites, and other waters. Sketches should be provided when necessary to show that the activity complies with the terms of the NWP. (Sketches usually clarify the activity and when provided results in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed activity (e.g., a conceptual plan), but do not need to be detailed engineering plans);

(5) The PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current method required by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many wetlands, other special aquatic sites, and other waters. Furthermore, the 45 day period will not start until the delineation has been submitted to or completed by the Corps, as appropriate;

(6) If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and a PCN is required, the prospective permittee must submit a statement describing how the mitigation requirement will be satisfied, or explaining why the adverse environmental effects are no more than minimal and why compensatory mitigation should not be required. As an alternative, the prospective permittee may submit a conceptual or detailed mitigation plan.

(7) For non-Federal permittees, if any listed species or designated critical habitat might be affected or is in the vicinity of the activity, or if the activity is located in designated critical habitat, the PCN must include the name(s) of those endangered or threatened species that might be affected by the proposed activity or utilize the designated critical habitat that might be affected by the proposed activity. For NWP activities that require pre-construction notification, Federal permittees must provide documentation demonstrating compliance with the Endangered Species Act;

(8) For non-Federal permittees, if the NWP activity might have the potential to cause effects to a historic property listed on, determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places, the PCN must state which historic property might have the potential to be affected by the proposed activity or include a vicinity map indicating the location of the historic property. For NWP activities that require pre-construction notification, Federal permittees must provide documentation demonstrating compliance with section 106 of the National Historic Preservation Act;

(9) For an activity that will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, the PCN must identify the Wild and Scenic River or the "study river" (see general condition 16); and

(10) For an activity that requires permission from the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers federally authorized civil works project, the pre-construction notification must include a statement

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confirming that the project proponent has submitted a written request for section 408 permission from the Corps office having jurisdiction over that USACE project.

(c) Form of Pre-Construction Notification: The standard individual permit application form (Form ENG 4345) may be used, but the completed application form must clearly indicate that it is an NWP PCN and must include all of the applicable information required in paragraphs (b)(1) through (10) of this general condition. A letter containing the required information may also be used. Applicants may provide electronic files of PCNs and supporting materials if the district engineer has established tools and procedures for electronic submittals.

(d) Agency Coordination: (1) The district engineer will consider any comments from Federal and state agencies concerning the proposed activity's compliance with the terms and conditions of the NWPs and the need for mitigation to reduce the activity's adverse environmental effects so that they are no more than minimal.

(2) Agency coordination is required for: (i) all NWP activities that require pre-construction notification and result in the loss of greater than 1/2-acre of waters of the United States; (ii) NWP 21, 29, 39, 40, 42, 43, 44, 50, 51, and 52 activities that require pre-construction notification and will result in the loss of greater than 300 linear feet of stream bed; (iii) NWP 13 activities in excess of 500 linear feet, fills greater than one cubic yard per running foot, or involve discharges of dredged or fill material into special aquatic sites; and (iv) NWP 54 activities in excess of 500 linear feet, or that extend into the waterbody more than 30 feet from the mean low water line in tidal waters or the ordinary high water mark in the Great Lakes.

(3) When agency coordination is required, the district engineer will immediately provide (e.g., via e-mail, facsimile transmission, overnight mail, or other expeditious manner) a copy of the complete PCN to the appropriate Federal or state offices (FWS, state natural resource or water quality agency, EPA, and, if appropriate, the NMFS). With the exception of NWP 37, these agencies will have 10 calendar days from the date the material is transmitted to notify the district engineer via telephone, facsimile transmission, or e-mail that they intend to provide substantive, site-specific comments. The comments must explain why the agency believes the adverse environmental effects will be more than minimal. If so contacted by an agency, the district engineer will wait an additional 15 calendar days before making a decision on the pre-construction notification. The district engineer will fully consider agency comments received within the specified time frame concerning the proposed activity's compliance with the terms and conditions of the NWPs, including the need for mitigation to ensure the net adverse environmental effects of the proposed activity are no more than minimal. The district engineer will provide no response to the resource agency, except as provided below. The district engineer will indicate in the administrative record associated with each pre-construction notification that the resource agencies' concerns were considered. For NWP 37, the emergency watershed protection and rehabilitation activity may proceed immediately in cases where there is an unacceptable hazard to life or a significant loss of property or economic hardship will occur. The district engineer will consider any comments received to decide whether the NWP 37 authorization should be modified, suspended, or revoked in accordance with the procedures at 33 CFR 330.5.

(4) In cases of where the prospective permittee is not a Federal agency, the district engineer will provide a response to NMFS within 30 calendar days of receipt of any Essential Fish Habitat conservation recommendations, as required by section 305(b)(4)(B) of the Magnuson-Stevens Fishery Conservation and Management Act.

(5) Applicants are encouraged to provide the Corps with either electronic files or multiple copies of pre-construction notifications to expedite agency coordination.

D. District Engineer's Decision

1. In reviewing the PCN for the proposed activity, the district engineer will determine whether the activity authorized by the NWP will result in more than minimal individual or cumulative adverse environmental effects or may be contrary to the public interest. If a project proponent requests authorization by a specific NWP, the district engineer should issue the NWP verification for that activity if it meets the terms and conditions of that NWP, unless he or she determines, after considering mitigation, that the proposed activity will result in more than minimal individual and cumulative adverse effects on the aquatic environment and other aspects of the public interest and exercises discretionary authority to require an individual permit for the proposed activity. For a linear project, this determination will include an evaluation of the individual crossings of waters of the United States to determine whether they individually satisfy the terms and conditions of the NWP(s), as well as the cumulative effects caused by all of the crossings authorized by NWP. If an applicant requests a waiver of the 300 linear foot limit on impacts to streams or of an otherwise applicable limit, as provided for in NWPs 13, 21, 29, 36, 39, 40, 42, 43, 44, 50, 51, 52, or 54, the district engineer will only grant the waiver upon a written determination that the NWP activity will result in only minimal individual and cumulative adverse environmental effects. For those NWPs that have a waivable 300 linear foot limit for losses of intermittent and ephemeral stream bed and a 1/2-acre limit (i.e., NWPs 21, 29, 39, 40, 42, 43, 44, 50, 51, and 52), the loss of intermittent and ephemeral stream bed, plus any other losses of jurisdictional waters and wetlands, cannot exceed 1/2-acre.

2. When making minimal adverse environmental effects determinations the district engineer will consider the direct and indirect effects caused by the NWP activity. He or she will also consider the cumulative adverse environmental effects caused by activities authorized by NWP and whether those cumulative adverse environmental effects are no more than minimal. The district engineer will also consider site specific factors, such as the environmental setting in the vicinity of the NWP activity, the type of resource that will be affected by the NWP activity, the functions provided by the aquatic resources that will be affected by the NWP activity, the degree or magnitude to which the aquatic resources perform those functions, the extent that aquatic resource functions will be lost as a result of the NWP activity (e.g., partial or complete loss), the duration of the adverse effects (temporary or permanent), the importance of the aquatic resource functions to the region (e.g., watershed or ecoregion), and mitigation required by the district engineer. If an appropriate functional or condition assessment method is available and practicable to use, that assessment method may be used by the district engineer to assist in the minimal adverse environmental effects determination. The district engineer may add case-specific special conditions to the NWP authorization to address site-specific environmental concerns.

3. If the proposed activity requires a PCN and will result in a loss of greater than 1/10-acre of wetlands, the prospective permittee should submit a mitigation proposal with the PCN. Applicants may also propose compensatory mitigation for NWP activities with smaller impacts, or for impacts to other types of waters (e.g., streams). The district engineer will consider any proposed compensatory mitigation or other mitigation measures the applicant has included in the proposal in determining whether the net adverse environmental effects of the proposed activity are no more than minimal. The compensatory mitigation proposal may be either conceptual or detailed. If the district engineer determines that the activity complies with the terms and conditions of the NWP and that the adverse environmental effects are no more than minimal, after considering mitigation, the district engineer will notify the permittee and include any activity-specific conditions in the

NWP verification the district engineer deems necessary. Conditions for compensatory mitigation requirements must comply with the appropriate provisions at 33 CFR 332.3(k). The district engineer must approve the final mitigation plan before the permittee commences work in waters of the United States, unless the district engineer determines that prior approval of the final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation. If the prospective permittee elects to submit a compensatory mitigation plan with the PCN, the district engineer will expeditiously review the proposed compensatory mitigation plan. The district engineer must review the proposed compensatory mitigation plan within 45 calendar days of receiving a complete PCN and determine whether the proposed mitigation would ensure the NWP activity results in no more than minimal adverse environmental effects. If the net adverse environmental effects of the NWP activity (after consideration of the mitigation proposal) are determined by the district engineer to be no more than minimal, the district engineer will provide a timely written response to the applicant. The response will state that the NWP activity can proceed under the terms and conditions of the NWP, including any activity-specific conditions added to the NWP authorization by the district engineer.

4. If the district engineer determines that the adverse environmental effects of the proposed activity are more than minimal, then the district engineer will notify the applicant either: (a) that the activity does not qualify for authorization under the NWP and instruct the applicant on the procedures to seek authorization under an individual permit; (b) that the activity is authorized under the NWP subject to the applicant's submission of a mitigation plan that would reduce the adverse environmental effects so that they are no more than minimal; or (c) that the activity is authorized under the NWP with specific modifications or conditions. Where the district engineer determines that mitigation is required to ensure no more than minimal adverse environmental effects, the activity will be authorized within the 45-day PCN period (unless additional time is required to comply with general conditions 18, 20, and/or 31, or to evaluate PCNs for activities authorized by NWPs 21, 49, and 50), with activity-specific conditions that state the mitigation requirements. The authorization will include the necessary conceptual or detailed mitigation plan or a requirement that the applicant submit a mitigation plan that would reduce the adverse environmental effects so that they are no more than minimal. When compensatory mitigation is required, no work in waters of the United States may occur until the district engineer has approved a specific mitigation plan or has determined that prior approval of a final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation.

E. Further Information

1. District Engineers have authority to determine if an activity complies with the terms and conditions of an NWP.

2. NWPs do not obviate the need to obtain other federal, state, or local permits, approvals, or authorizations required by law.

3. NWPs do not grant any property rights or exclusive privileges.

4. NWPs do not authorize any injury to the property or rights of others.

5. NWPs do not authorize interference with any existing or proposed Federal project (see general condition 31).

F. Definitions

Best management practices (BMPs): Policies, practices, procedures, or structures implemented to mitigate the adverse environmental effects on surface water quality resulting from development. BMPs are categorized as structural or non-structural.

Compensatory mitigation: The restoration (re-establishment or rehabilitation), establishment (creation), enhancement, and/or in certain circumstances preservation of aquatic resources for the purposes of offsetting unavoidable adverse impacts which remain after all appropriate and practicable avoidance and minimization has been achieved.

Currently serviceable: Useable as is or with some maintenance, but not so degraded as to essentially require reconstruction.

Direct effects: Effects that are caused by the activity and occur at the same time and place.

Discharge: The term "discharge" means any discharge of dredged or fill material into waters of the United States.

Ecological reference: A model used to plan and design an aquatic habitat and riparian area restoration, enhancement, or establishment activity under NWP 27. An ecological reference may be based on the structure, functions, and dynamics of an aquatic habitat type or a riparian area type that currently exists in the region where the proposed NWP 27 activity is located. Alternatively, an ecological reference may be based on a conceptual model for the aquatic habitat type or riparian area type to be restored, enhanced, or established as a result of the proposed NWP 27 activity. An ecological reference takes into account the range of variation of the aquatic habitat type or riparian area type in the region.

Enhancement: The manipulation of the physical, chemical, or biological characteristics of an aquatic resource to heighten, intensify, or improve a specific aquatic resource function(s). Enhancement results in the gain of selected aquatic resource function(s), but may also lead to a decline in other aquatic resource function(s). Enhancement does not result in a gain in aquatic resource area.

Ephemeral stream: An ephemeral stream has flowing water only during, and for a short duration after, precipitation events in a typical year. Ephemeral stream beds are located above the water table year-round. Groundwater is not a source of water for the stream. Runoff from rainfall is the primary source of water for stream flow.

Establishment (creation): The manipulation of the physical, chemical, or biological characteristics present to develop an aquatic resource that did not previously exist at an upland site. Establishment results in a gain in aquatic resource area.

High Tide Line: The line of intersection of the land with the water's surface at the maximum height reached by a rising tide. The high tide line may be determined, in the absence of actual data, by a line of oil or scum along shore objects, a more or less continuous deposit of fine shell or debris on the foreshore or berm, other physical markings or characteristics, vegetation lines, tidal gages, or other suitable means that delineate the general height reached by a rising tide. The line encompasses spring high tides and other high tides that occur with periodic frequency but does not include storm surges in which there is a departure from the normal or predicted reach of the tide due to the piling up of water against a coast by strong winds such as those accompanying a hurricane or other intense storm.

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Historic Property: Any prehistoric or historic district, site (including archaeological site), building, structure, or other object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria (36 CFR part 60).

Independent utility: A test to determine what constitutes a single and complete non-linear project in the Corps Regulatory Program. A project is considered to have independent utility if it would be constructed absent the construction of other projects in the project area. Portions of a multi-phase project that depend upon other phases of the project do not have independent utility. Phases of a project that would be constructed even if the other phases were not built can be considered as separate single and complete projects with independent utility.

Indirect effects: Effects that are caused by the activity and are later in time or farther removed in distance, but are still reasonably foreseeable.

Intermittent stream: An intermittent stream has flowing water during certain times of the year, when groundwater provides water for stream flow. During dry periods, intermittent streams may not have flowing water. Runoff from rainfall is a supplemental source of water for stream flow.

Loss of waters of the United States: Waters of the United States that are permanently adversely affected by filling, flooding, excavation, or drainage because of the regulated activity. Permanent adverse effects include permanent discharges of dredged or fill material that change an aquatic area to dry land, increase the bottom elevation of a waterbody, or change the use of a waterbody. The acreage of loss of waters of the United States is a threshold measurement of the impact to jurisdictional waters for determining whether a project may qualify for an NWP; it is not a net threshold that is calculated after considering compensatory mitigation that may be used to offset losses of aquatic functions and services. The loss of stream bed includes the acres or linear feet of stream bed that are filled or excavated as a result of the regulated activity. Waters of the United States temporarily filled, flooded, excavated, or drained, but restored to pre-construction contours and elevations after construction, are not included in the measurement of loss of waters of the United States. Impacts resulting from activities that do not require Department of the Army authorization, such as activities eligible for exemptions under section 404(f) of the Clean Water Act, are not considered when calculating the loss of waters of the United States.

Navigable waters: Waters subject to section 10 of the Rivers and Harbors Act of 1899. These waters are defined at 33 CFR part 329.

Non-tidal wetland: A non-tidal wetland is a wetland that is not subject to the ebb and flow of tidal waters. Non-tidal wetlands contiguous to tidal waters are located landward of the high tide line (i.e., spring high tide line).

Open water: For purposes of the NWPs, an open water is any area that in a year with normal patterns of precipitation has water flowing or standing above ground to the extent that an ordinary high water mark can be determined. Aquatic vegetation within the area of flowing or standing water is either non-emergent, sparse, or absent. Vegetated shallows are considered to be open waters. Examples of "open waters" include rivers, streams, lakes, and ponds.

Ordinary High Water Mark: An ordinary high water mark is a line on the shore established by the fluctuations of water and indicated by physical characteristics, or by other appropriate means that consider the characteristics of the surrounding areas.

Perennial stream: A perennial stream has flowing water year-round during a typical year. The water table is located above the stream bed for most of the year. Groundwater is the primary source of water for stream flow. Runoff from rainfall is a supplemental source of water for stream flow.

Practicable: Available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes.

Pre-construction notification: A request submitted by the project proponent to the Corps for confirmation that a particular activity is authorized by nationwide permit. The request may be a permit application, letter, or similar document that includes information about the proposed work and its anticipated environmental effects. Pre-construction notification may be required by the terms and conditions of a nationwide permit, or by regional conditions. A pre-construction notification may be voluntarily submitted in cases where pre-construction notification is not required and the project proponent wants confirmation that the activity is authorized by nationwide permit.

Preservation: The removal of a threat to, or preventing the decline of, aquatic resources by an action in or near those aquatic resources. This term includes activities commonly associated with the protection and maintenance of aquatic resources through the implementation of appropriate legal and physical mechanisms. Preservation does not result in a gain of aquatic resource area or functions.

Protected tribal resources: Those natural resources and properties of traditional or customary religious or cultural importance, either on or off Indian lands, retained by, or reserved by or for, Indian tribes through treaties, statutes, judicial decisions, or executive orders, including tribal trust resources.

Re-establishment: The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former aquatic resource. Re-establishment results in rebuilding a former aquatic resource and results in a gain in aquatic resource area and functions.

Rehabilitation: The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural/historic functions to a degraded aquatic resource. Rehabilitation results in a gain in aquatic resource function, but does not result in a gain in aquatic resource area.

Restoration: The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former or degraded aquatic resource. For the purpose of tracking net gains in aquatic resource area, restoration is divided into two categories: re-establishment and rehabilitation.

Riffle and pool complex: Riffle and pool complexes are special aquatic sites under the 404(b)(1) Guidelines. Riffle and pool complexes sometimes characterize steep gradient sections of streams. Such stream sections are recognizable by their hydraulic characteristics. The rapid movement of water over a course substrate in riffles results in a rough flow, a turbulent surface,

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and high dissolved oxygen levels in the water. Pools are deeper areas associated with riffles. A slower stream velocity, a streaming flow, a smooth surface, and a finer substrate characterize pools.

Riparian areas: Riparian areas are lands next to streams, lakes, and estuarine-marine shorelines. Riparian areas are transitional between terrestrial and aquatic ecosystems, through which surface and subsurface hydrology connects riverine, lacustrine, estuarine, and marine waters with their adjacent wetlands, non-wetland waters, or uplands. Riparian areas provide a variety of ecological functions and services and help improve or maintain local water quality. (See general condition 23.)

Shellfish seeding: The placement of shellfish seed and/or suitable substrate to increase shellfish production. Shellfish seed consists of immature individual shellfish or individual shellfish attached to shells or shell fragments (i.e., spat on shell). Suitable substrate may consist of shellfish shells, shell fragments, or other appropriate materials placed into waters for shellfish habitat.

Single and complete linear project: A linear project is a project constructed for the purpose of getting people, goods, or services from a point of origin to a terminal point, which often involves multiple crossings of one or more waterbodies at separate and distant locations. The term "single and complete project" is defined as that portion of the total linear project proposed or accomplished by one owner/developer or partnership or other association of owners/developers that includes all crossings of a single water of the United States (i.e., a single waterbody) at a specific location. For linear projects crossing a single or multiple waterbodies several times at separate and distant locations, each crossing is considered a single and complete project for purposes of NWP authorization. However, individual channels in a braided stream or river, or individual arms of a large, irregularly shaped wetland or lake, etc., are not separate waterbodies, and crossings of such features cannot be considered separately.

Single and complete non-linear project: For non-linear projects, the term "single and complete project" is defined at 33 CFR 330.2(i) as the total project proposed or accomplished by one owner/developer or partnership or other association of owners/developers. A single and complete non-linear project must have independent utility (see definition of "independent utility"). Single and complete non-linear projects may not be "piecemealed" to avoid the limits in an NWP authorization.

Stormwater management: Stormwater management is the mechanism for controlling stormwater runoff for the purposes of reducing downstream erosion, water quality degradation, and flooding and mitigating the adverse effects of changes in land use on the aquatic environment.

Stormwater management facilities: Stormwater management facilities are those facilities, including but not limited to, stormwater retention and detention ponds and best management practices, which retain water for a period of time to control runoff and/or improve the quality (i.e., by reducing the concentration of nutrients, sediments, hazardous substances and other pollutants) of stormwater runoff.

Stream bed: The substrate of the stream channel between the ordinary high water marks. The substrate may be bedrock or inorganic particles that range in size from clay to boulders. Wetlands contiguous to the stream bed, but outside of the ordinary high water marks, are not considered part of the stream bed.

Stream channelization: The manipulation of a stream's course, condition, capacity, or location that causes more than minimal interruption of normal stream processes. A channelized stream remains a water of the United States.

Structure: An object that is arranged in a definite pattern of organization. Examples of structures include, without limitation, any pier, boat dock, boat ramp, wharf, dolphin, weir, boom, breakwater, bulkhead, revetment, riprap, jetty, artificial island, artificial reef, permanent mooring structure, power transmission line, permanently moored floating vessel, piling, aid to navigation, or any other manmade obstacle or obstruction.

Tidal wetland: A tidal wetland is a jurisdictional wetland that is inundated by tidal waters. Tidal waters rise and fall in a predictable and measurable rhythm or cycle due to the gravitational pulls of the moon and sun. Tidal waters end where the rise and fall of the water surface can no longer be practically measured in a predictable rhythm due to masking by other waters, wind, or other effects. Tidal wetlands are located channelward of the high tide line.

Tribal lands: Any lands title to which is either: 1) held in trust by the United States for the benefit of any Indian tribe or individual; or 2) held by any Indian tribe or individual subject to restrictions by the United States against alienation.

Tribal rights: Those rights legally accruing to a tribe or tribes by virtue of inherent sovereign authority, unextinguished aboriginal title, treaty, statute, judicial decisions, executive order or agreement, and that give rise to legally enforceable remedies.

Vegetated shallows: Vegetated shallows are special aquatic sites under the 404(b)(1) Guidelines. They are areas that are permanently inundated and under normal circumstances have rooted aquatic vegetation, such as seagrasses in marine and estuarine systems and a variety of vascular rooted plants in freshwater systems.

Waterbody: For purposes of the NWPs, a waterbody is a jurisdictional water of the United States. If a wetland is adjacent to a waterbody determined to be a water of the United States, that waterbody and any adjacent wetlands are considered together as a single aquatic unit (see 33 CFR 328.4(c)(2)). Examples of "waterbodies" include streams, rivers, lakes, ponds, and wetlands.

Note: To qualify for NWP authorization, the prospective permittee must comply with the following general conditions, as applicable, in addition to any regional or case-specific conditions imposed by the division engineer or district engineer. Prospective permittees should contact the appropriate Corps district office to determine if regional conditions have been imposed on an NWP. Prospective permittees should also contact the appropriate Corps district office to determine the status of Clean Water Act Section 401 water quality certification and/or Coastal Zone Management Act consistency for an NWP. Every person who may wish to obtain permit authorization under one or more NWPs, or who is currently relying on an existing or prior permit authorization under one or more NWPs, has been and is on notice that all of the provisions of 33 CFR 330.1 through 330.6 apply to every NWP authorization. Note especially 33 CFR 330.5 relating to the modification, suspension, or revocation of any NWP authorization.

1. Navigation. (a) No activity may cause more than a minimal adverse effect on navigation.

(b) Any safety lights and signals prescribed by the U.S. Coast Guard, through regulations or otherwise, must be installed and maintained at the permittee's expense on authorized facilities in navigable waters of the United States.

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(c) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

2. Aquatic Life Movements. No activity may substantially disrupt the necessary life cycle movements of those species of aquatic life indigenous to the waterbody, including those species that normally migrate through the area, unless the activity's primary purpose is to impound water. All permanent and temporary crossings of waterbodies shall be suitably culverted, bridged, or otherwise designed and constructed to maintain low flows to sustain the movement of those aquatic species. If a bottomless culvert cannot be used, then the crossing should be designed and constructed to minimize adverse effects to aquatic life movements.

3. Spawning Areas. Activities in spawning areas during spawning seasons must be avoided to the maximum extent practicable. Activities that result in the physical destruction (e.g., through excavation, fill, or downstream smothering by substantial turbidity) of an important spawning area are not authorized.

4. Migratory Bird Breeding Areas. Activities in waters of the United States that serve as breeding areas for migratory birds must be avoided to the maximum extent practicable.

5. Shellfish Beds. No activity may occur in areas of concentrated shellfish populations, unless the activity is directly related to a shellfish harvesting activity authorized by NWPs 4 and 48, or is a shellfish seeding or habitat restoration activity authorized by NWP 27.

6. Suitable Material. No activity may use unsuitable material (e.g., trash, debris, car bodies, asphalt, etc.). Material used for construction or discharged must be free from toxic pollutants in toxic amounts (see section 307 of the Clean Water Act).

7. Water Supply Intakes. No activity may occur in the proximity of a public water supply intake, except where the activity is for the repair or improvement of public water supply intake structures or adjacent bank stabilization.

8. Adverse Effects From Impoundments. If the activity creates an impoundment of water, adverse effects to the aquatic system due to accelerating the passage of water, and/or restricting its flow must be minimized to the maximum extent practicable.

9. Management of Water Flows. To the maximum extent practicable, the pre-construction course, condition, capacity, and location of open waters must be maintained for each activity, including stream channelization, storm water management activities, and temporary and permanent road crossings, except as provided below. The activity must be constructed to withstand expected high flows. The activity must not restrict or impede the passage of normal or high flows, unless the primary purpose of the activity is to impound water or manage high flows. The activity may alter the pre-construction course, condition, capacity, and location of open waters if it benefits the aquatic environment (e.g., stream restoration or relocation activities).

10. Fills Within 100-Year Floodplains. The activity must comply with applicable FEMA-approved state or local floodplain management requirements.

11. Equipment. Heavy equipment working in wetlands or mudflats must be placed on mats, or other measures must be taken to minimize soil disturbance.

12. Soil Erosion and Sediment Controls. Appropriate soil erosion and sediment controls must be used and maintained in effective operating condition during construction, and all exposed soil and other fills, as well as any work below the ordinary high water mark or high tide line, must be permanently stabilized at the earliest practicable date. Permittees are encouraged to perform work within waters of the United States during periods of low-flow or no-flow, or during low tides.

13. Removal of Temporary Fills. Temporary fills must be removed in their entirety and the affected areas returned to pre-construction elevations. The affected areas must be revegetated, as appropriate.

14. Proper Maintenance. Any authorized structure or fill shall be properly maintained, including maintenance to ensure public safety and compliance with applicable NWP general conditions, as well as any activity-specific conditions added by the district engineer to an NWP authorization.

15. Single and Complete Project. The activity must be a single and complete project. The same NWP cannot be used more than once for the same single and complete project.

16. Wild and Scenic Rivers. (a) No NWP activity may occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, unless the appropriate Federal agency with direct management responsibility for such river, has determined in writing that the proposed activity will not adversely affect the Wild and Scenic River designation or study status.

(b) If a proposed NWP activity will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, the permittee must submit a pre-construction notification (see general condition 32). The district engineer will coordinate the PCN with the Federal agency with direct management responsibility for that river. The permittee shall not begin the NWP activity until notified by the district engineer that the Federal agency with direct management responsibility for that river has determined in writing that the proposed NWP activity will not adversely affect the Wild and Scenic River designation or study status.

(c) Information on Wild and Scenic Rivers may be obtained from the appropriate Federal land management agency responsible for the designated Wild and Scenic River or study river (e.g., National Park Service, U.S. Forest Service, Bureau of Land Management, U.S. Fish and Wildlife Service). Information on these rivers is also available at: http://www.rivers.gov/.

17. Tribal Rights. No NWP activity may cause more than minimal adverse effects on tribal rights (including treaty rights), protected tribal resources, or tribal lands.

18. Endangered Species. (a) No activity is authorized under any NWP which is likely to directly or indirectly jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act (ESA), or which will directly or indirectly destroy or adversely modify the critical habitat of such

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species. No activity is authorized under any NWP which “may affect” a listed species or critical habitat, unless ESA section 7 consultation addressing the effects of the proposed activity has been completed. Direct effects are the immediate effects on listed species and critical habitat caused by the NWP activity. Indirect effects are those effects on listed species and critical habitat that are caused by the NWP activity and are later in time, but still are reasonably certain to occur.

(b) Federal agencies should follow their own procedures for complying with the requirements of the ESA. If pre-construction notification is required for the proposed activity, the Federal permittee must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will verify that the appropriate documentation has been submitted. If the appropriate documentation has not been submitted, additional ESA section 7 consultation may be necessary for the activity and the respective federal agency would be responsible for fulfilling its obligation under section 7 of the ESA.

(c) Non-federal permittees must submit a pre-construction notification to the district engineer if any listed species or designated critical habitat might be affected or is in the vicinity of the activity, or if the activity is located in designated critical habitat, and shall not begin work on the activity until notified by the district engineer that the requirements of the ESA have been satisfied and that the activity is authorized. For activities that might affect Federally-listed endangered or threatened species or designated critical habitat, the pre-construction notification must include the name(s) of the endangered or threatened species that might be affected by the proposed activity or that utilize the designated critical habitat that might be affected by the proposed activity. The district engineer will determine whether the proposed activity “may affect” or will have “no effect” to listed species and designated critical habitat and will notify the non-Federal applicant of the Corps’ determination within 45 days of receipt of a complete pre-construction notification. In cases where the non-Federal applicant has identified listed species or critical habitat that might be affected or is in the vicinity of the activity, and has so notified the Corps, the applicant shall not begin work until the Corps has provided notification that the proposed activity will have “no effect” on listed species or critical habitat, or until ESA section 7 consultation has been completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

(d) As a result of formal or informal consultation with the FWS or NMFS the district engineer may add species-specific permit conditions to the NWPs.

(e) Authorization of an activity by an NWP does not authorize the “take” of a threatened or endangered species as defined under the ESA. In the absence of separate authorization (e.g., an ESA Section 10 Permit, a Biological Opinion with “incidental take” provisions, etc.) from the FWS or the NMFS, the Endangered Species Act prohibits any person subject to the jurisdiction of the United States to take a listed species, where "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. The word “harm” in the definition of “take" means an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering.

(f) If the non-federal permittee has a valid ESA section 10(a)(1)(B) incidental take permit with an approved Habitat Conservation Plan for a project or a group of projects that includes the proposed NWP activity, the non-federal applicant should provide a copy of that ESA section 10(a)(1)(B) permit with the PCN required by paragraph (c) of this general condition. The district engineer will coordinate with the agency that issued the ESA section 10(a)(1)(B) permit to

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determine whether the proposed NWP activity and the associated incidental take were considered in the internal ESA section 7 consultation conducted for the ESA section 10(a)(1)(B) permit. If that coordination results in concurrence from the agency that the proposed NWP activity and the associated incidental take were considered in the internal ESA section 7 consultation for the ESA section 10(a)(1)(B) permit, the district engineer does not need to conduct a separate ESA section 7 consultation for the proposed NWP activity. The district engineer will notify the non-federal applicant within 45 days of receipt of a complete pre-construction notification whether the ESA section 10(a)(1)(B) permit covers the proposed NWP activity or whether additional ESA section 7 consultation is required.

(g) Information on the location of threatened and endangered species and their critical habitat can be obtained directly from the offices of the FWS and NMFS or their world wide web pages at http://www.fws.gov/ or http://www.fws.gov/ipac and http://www.nmfs.noaa.gov/pr/species/esa/ respectively.

19. Migratory Birds and Bald and Golden Eagles. The permittee is responsible for ensuring their action complies with the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. The permittee is responsible for contacting appropriate local office of the U.S. Fish and Wildlife Service to determine applicable measures to reduce impacts to migratory birds or eagles, including whether "incidental take" permits are necessary and available under the Migratory Bird Treaty Act or Bald and Golden Eagle Protection Act for a particular activity.

20. Historic Properties. (a) In cases where the district engineer determines that the activity may have the potential to cause effects to properties listed, or eligible for listing, in the National Register of Historic Places, the activity is not authorized, until the requirements of Section 106 of the National Historic Preservation Act (NHPA) have been satisfied.

(b) Federal permittees should follow their own procedures for complying with the requirements of section 106 of the National Historic Preservation Act. If pre-construction notification is required for the proposed NWP activity, the Federal permittee must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will verify that the appropriate documentation has been submitted. If the appropriate documentation is not submitted, then additional consultation under section 106 may be necessary. The respective federal agency is responsible for fulfilling its obligation to comply with section 106.

(c) Non-federal permittees must submit a pre-construction notification to the district engineer if the NWP activity might have the potential to cause effects to any historic properties listed on, determined to be eligible for listing on, or potentially eligible for listing on the National Register of Historic Places, including previously unidentified properties. For such activities, the pre-construction notification must state which historic properties might have the potential to be affected by the proposed NWP activity or include a vicinity map indicating the location of the historic properties or the potential for the presence of historic properties. Assistance regarding information on the location of, or potential for, the presence of historic properties can be sought from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or designated tribal representative, as appropriate, and the National Register of Historic Places (see 33 CFR 330.4(g)). When reviewing pre-construction notifications, district engineers will comply with the current procedures for addressing the requirements of section 106 of the National Historic Preservation Act. The district engineer shall make a reasonable and good faith effort to carry out appropriate identification efforts, which may include background research, consultation, oral history interviews, sample field investigation, and field survey. Based on the information

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submitted in the PCN and these identification efforts, the district engineer shall determine whether the proposed NWP activity has the potential to cause effects on the historic properties. Section 106 consultation is not required when the district engineer determines that the activity does not have the potential to cause effects on historic properties (see 36 CFR 800.3(a)). Section 106 consultation is required when the district engineer determines that the activity has the potential to cause effects on historic properties. The district engineer will conduct consultation with consulting parties identified under 36 CFR 800.2(c) when he or she makes any of the following effect determinations for the purposes of section 106 of the NHPA: no historic properties affected, no adverse effect, or adverse effect. Where the non-Federal applicant has identified historic properties on which the activity might have the potential to cause effects and so notified the Corps, the non-Federal applicant shall not begin the activity until notified by the district engineer either that the activity has no potential to cause effects to historic properties or that NHPA section 106 consultation has been completed.

(d) For non-federal permittees, the district engineer will notify the prospective permittee within 45 days of receipt of a complete pre-construction notification whether NHPA section 106 consultation is required. If NHPA section 106 consultation is required, the district engineer will notify the non-Federal applicant that he or she cannot begin the activity until section 106 consultation is completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

(e) Prospective permittees should be aware that section 110k of the NHPA (54 U.S.C. 306113) prevents the Corps from granting a permit or other assistance to an applicant who, with intent to avoid the requirements of section 106 of the NHPA, has intentionally significantly adversely affected a historic property to which the permit would relate, or having legal power to prevent it, allowed such significant adverse effect to occur, unless the Corps, after consultation with the Advisory Council on Historic Preservation (ACHP), determines that circumstances justify granting such assistance despite the adverse effect created or permitted by the applicant. If circumstances justify granting the assistance, the Corps is required to notify the ACHP and provide documentation specifying the circumstances, the degree of damage to the integrity of any historic properties affected, and proposed mitigation. This documentation must include any views obtained from the applicant, SHPO/THPO, appropriate Indian tribes if the undertaking occurs on or affects historic properties on tribal lands or affects properties of interest to those tribes, and other parties known to have a legitimate interest in the impacts to the permitted activity on historic properties.

21. Discovery of Previously Unknown Remains and Artifacts. If you discover any previously unknown historic, cultural or archeological remains and artifacts while accomplishing the activity authorized by this permit, you must immediately notify the district engineer of what you have found, and to the maximum extent practicable, avoid construction activities that may affect the remains and artifacts until the required coordination has been completed. The district engineer will initiate the Federal, Tribal, and state coordination required to determine if the items or remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

22. Designated Critical Resource Waters. Critical resource waters include, NOAA-managed marine sanctuaries and marine monuments, and National Estuarine Research Reserves. The district engineer may designate, after notice and opportunity for public comment, additional waters officially designated by a state as having particular environmental or ecological significance, such as outstanding national resource waters or state natural heritage sites. The district engineer may also designate additional critical resource waters after notice and opportunity for public comment.

(a) Discharges of dredged or fill material into waters of the United States are not authorized by NWPs 7, 12, 14, 16, 17, 21, 29, 31, 35, 39, 40, 42, 43, 44, 49, 50, 51, and 52 for any activity within, or directly affecting, critical resource waters, including wetlands adjacent to such waters.

(b) For NWPs 3, 8, 10, 13, 15, 18, 19, 22, 23, 25, 27, 28, 30, 33, 34, 36, 37, 38, and 54, notification is required in accordance with general condition 32, for any activity proposed in the designated critical resource waters including wetlands adjacent to those waters. The district engineer may authorize activities under these NWPs only after it is determined that the impacts to the critical resource waters will be no more than minimal.

23. Mitigation. The district engineer will consider the following factors when determining appropriate and practicable mitigation necessary to ensure that the individual and cumulative adverse environmental effects are no more than minimal:

(a) The activity must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to waters of the United States to the maximum extent practicable at the project site (i.e., on site).

(b) Mitigation in all its forms (avoiding, minimizing, rectifying, reducing, or compensating for resource losses) will be required to the extent necessary to ensure that the individual and cumulative adverse environmental effects are no more than minimal.

(c) Compensatory mitigation at a minimum one-for-one ratio will be required for all wetland losses that exceed 1/10-acre and require pre-construction notification, unless the district engineer determines in writing that either some other form of mitigation would be more environmentally appropriate or the adverse environmental effects of the proposed activity are no more than minimal, and provides an activity-specific waiver of this requirement. For wetland losses of 1/10-acre or less that require pre-construction notification, the district engineer may determine on a case-by-case basis that compensatory mitigation is required to ensure that the activity results in only minimal adverse environmental effects.

(d) For losses of streams or other open waters that require pre-construction notification, the district engineer may require compensatory mitigation to ensure that the activity results in no more than minimal adverse environmental effects. Compensatory mitigation for losses of streams should be provided, if practicable, through stream rehabilitation, enhancement, or preservation, since streams are difficult-to-replace resources (see 33 CFR 332.3(e)(3)).

(e) Compensatory mitigation plans for NWP activities in or near streams or other open waters will normally include a requirement for the restoration or enhancement, maintenance, and legal protection (e.g., conservation easements) of riparian areas next to open waters. In some cases, the restoration or maintenance/protection of riparian areas may be the only compensatory mitigation required. Restored riparian areas should consist of native species. The width of the required riparian area will address documented water quality or aquatic habitat loss concerns. Normally, the riparian area will be 25 to 50 feet wide on each side of the stream, but the district engineer may require slightly wider riparian areas to address documented water quality or habitat loss concerns. If it is not possible to restore or maintain/protect a riparian area on both sides of a stream, or if the waterbody is a lake or coastal waters, then restoring or maintaining/protecting a riparian area along a single bank or shoreline may be sufficient. Where both wetlands and open waters exist on the project site, the district engineer will determine the appropriate compensatory mitigation (e.g., riparian areas and/or wetlands compensation) based on what is best for the aquatic environment on a watershed basis. In cases where riparian areas are determined to be the most

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appropriate form of minimization or compensatory mitigation, the district engineer may waive or reduce the requirement to provide wetland compensatory mitigation for wetland losses.

(f) Compensatory mitigation projects provided to offset losses of aquatic resources must comply with the applicable provisions of 33 CFR part 332.

(1) The prospective permittee is responsible for proposing an appropriate compensatory mitigation option if compensatory mitigation is necessary to ensure that the activity results in no more than minimal adverse environmental effects. For the NWPs, the preferred mechanism for providing compensatory mitigation is mitigation bank credits or in-lieu fee program credits (see 33 CFR 332.3(b)(2) and (3)). However, if an appropriate number and type of mitigation bank or in-lieu credits are not available at the time the PCN is submitted to the district engineer, the district engineer may approve the use of permittee-responsible mitigation.

(2) The amount of compensatory mitigation required by the district engineer must be sufficient to ensure that the authorized activity results in no more than minimal individual and cumulative adverse environmental effects (see 33 CFR 330.1(e)(3)). (See also 33 CFR 332.3(f)).

(3) Since the likelihood of success is greater and the impacts to potentially valuable uplands are reduced, aquatic resource restoration should be the first compensatory mitigation option considered for permittee-responsible mitigation.

(4) If permittee-responsible mitigation is the proposed option, the prospective permittee is responsible for submitting a mitigation plan. A conceptual or detailed mitigation plan may be used by the district engineer to make the decision on the NWP verification request, but a final mitigation plan that addresses the applicable requirements of 33 CFR 332.4(c)(2) through (14) must be approved by the district engineer before the permittee begins work in waters of the United States, unless the district engineer determines that prior approval of the final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation (see 33 CFR 332.3(k)(3)).

(5) If mitigation bank or in-lieu fee program credits are the proposed option, the mitigation plan only needs to address the baseline conditions at the impact site and the number of credits to be provided.

(6) Compensatory mitigation requirements (e.g., resource type and amount to be provided as compensatory mitigation, site protection, ecological performance standards, monitoring requirements) may be addressed through conditions added to the NWP authorization, instead of components of a compensatory mitigation plan (see 33 CFR 332.4(c)(1)(ii)).

(g) Compensatory mitigation will not be used to increase the acreage losses allowed by the acreage limits of the NWPs. For example, if an NWP has an acreage limit of 1/2-acre, it cannot be used to authorize any NWP activity resulting in the loss of greater than 1/2-acre of waters of the United States, even if compensatory mitigation is provided that replaces or restores some of the lost waters. However, compensatory mitigation can and should be used, as necessary, to ensure that an NWP activity already meeting the established acreage limits also satisfies the no more than minimal impact requirement for the NWPs.

(h) Permittees may propose the use of mitigation banks, in-lieu fee programs, or permittee-responsible mitigation. When developing a compensatory mitigation proposal, the permittee must consider appropriate and practicable options consistent with the framework at 33 CFR 332.3(b).

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For activities resulting in the loss of marine or estuarine resources, permittee-responsible mitigation may be environmentally preferable if there are no mitigation banks or in-lieu fee programs in the area that have marine or estuarine credits available for sale or transfer to the permittee. For permittee-responsible mitigation, the special conditions of the NWP verification must clearly indicate the party or parties responsible for the implementation and performance of the compensatory mitigation project, and, if required, its long-term management.

(i) Where certain functions and services of waters of the United States are permanently adversely affected by a regulated activity, such as discharges of dredged or fill material into waters of the United States that will convert a forested or scrub-shrub wetland to a herbaceous wetland in a permanently maintained utility line right-of-way, mitigation may be required to reduce the adverse environmental effects of the activity to the no more than minimal level.

24. Safety of Impoundment Structures. To ensure that all impoundment structures are safely designed, the district engineer may require non-Federal applicants to demonstrate that the structures comply with established state dam safety criteria or have been designed by qualified persons. The district engineer may also require documentation that the design has been independently reviewed by similarly qualified persons, and appropriate modifications made to ensure safety.

25. Water Quality. Where States and authorized Tribes, or EPA where applicable, have not previously certified compliance of an NWP with CWA section 401, individual 401 Water Quality Certification must be obtained or waived (see 33 CFR 330.4(c)). The district engineer or State or Tribe may require additional water quality management measures to ensure that the authorized activity does not result in more than minimal degradation of water quality.

26. Coastal Zone Management. In coastal states where an NWP has not previously received a state coastal zone management consistency concurrence, an individual state coastal zone management consistency concurrence must be obtained, or a presumption of concurrence must occur (see 33 CFR 330.4(d)). The district engineer or a State may require additional measures to ensure that the authorized activity is consistent with state coastal zone management requirements.

27. Regional and Case-By-Case Conditions. The activity must comply with any regional conditions that may have been added by the Division Engineer (see 33 CFR 330.4(e)) and with any case specific conditions added by the Corps or by the state, Indian Tribe, or U.S. EPA in its section 401 Water Quality Certification, or by the state in its Coastal Zone Management Act consistency determination.

28. Use of Multiple Nationwide Permits. The use of more than one NWP for a single and complete project is prohibited, except when the acreage loss of waters of the United States authorized by the NWPs does not exceed the acreage limit of the NWP with the highest specified acreage limit. For example, if a road crossing over tidal waters is constructed under NWP 14, with associated bank stabilization authorized by NWP 13, the maximum acreage loss of waters of the United States for the total project cannot exceed 1/3-acre.

29. Transfer of Nationwide Permit Verifications. If the permittee sells the property associated with a nationwide permit verification, the permittee may transfer the nationwide permit verification to the new owner by submitting a letter to the appropriate Corps district office to validate the transfer. A copy of the nationwide permit verification must be attached to the letter, and the letter must contain the following statement and signature:

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"When the structures or work authorized by this nationwide permit are still in existence at the time the property is transferred, the terms and conditions of this nationwide permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this nationwide permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below."

_____

(Transferee)

_____

(Date)

30. Compliance Certification. Each permittee who receives an NWP verification letter from the Corps must provide a signed certification documenting completion of the authorized activity and implementation of any required compensatory mitigation. The success of any required permittee-responsible mitigation, including the achievement of ecological performance standards, will be addressed separately by the district engineer. The Corps will provide the permittee the certification document with the NWP verification letter. The certification document will include:

(a) A statement that the authorized activity was done in accordance with the NWP authorization, including any general, regional, or activity-specific conditions;

(b) A statement that the implementation of any required compensatory mitigation was completed in accordance with the permit conditions. If credits from a mitigation bank or in-lieu fee program are used to satisfy the compensatory mitigation requirements, the certification must include the documentation required by 33 CFR 332.3(l)(3) to confirm that the permittee secured the appropriate number and resource type of credits; and

(c) The signature of the permittee certifying the completion of the activity and mitigation.

The completed certification document must be submitted to the district engineer within 30 days of completion of the authorized activity or the implementation of any required compensatory mitigation, whichever occurs later.

31. Activities Affecting Structures or Works Built by the United States. If an NWP activity also requires permission from the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers (USACE) federally authorized Civil Works project (a "USACE project"), the prospective permittee must submit a pre-construction notification. See paragraph (b)(10) of general condition 32. An activity that requires section 408 permission is not authorized by NWP until the appropriate Corps office issues the section 408 permission to alter, occupy, or use the USACE project, and the district engineer issues a written NWP verification.

32. Pre-Construction Notification. (a) Timing. Where required by the terms of the NWP, the prospective permittee must notify the district engineer by submitting a pre-construction notification (PCN) as early as possible. The district engineer must determine if the PCN is complete within 30 calendar days of the date of receipt and, if the PCN is determined to be incomplete, notify the prospective permittee within that 30 day period to request the additional information necessary to make the PCN complete. The request must specify the information needed to make the PCN

complete. As a general rule, district engineers will request additional information necessary to make the PCN complete only once. However, if the prospective permittee does not provide all of the requested information, then the district engineer will notify the prospective permittee that the PCN is still incomplete and the PCN review process will not commence until all of the requested information has been received by the district engineer. The prospective permittee shall not begin the activity until either:

(1) He or she is notified in writing by the district engineer that the activity may proceed under the NWP with any special conditions imposed by the district or division engineer; or

(2) 45 calendar days have passed from the district engineer's receipt of the complete PCN and the prospective permittee has not received written notice from the district or division engineer. However, if the permittee was required to notify the Corps pursuant to general condition 18 that listed species or critical habitat might be affected or are in the vicinity of the activity, or to notify the Corps pursuant to general condition 20 that the activity might have the potential to cause effects to historic properties, the permittee cannot begin the activity until receiving written notification from the Corps that there is "no effect" on listed species or "no potential to cause effects" on historic properties, or that any consultation required under Section 7 of the Endangered Species Act (see 33 CFR 330.4(f)) and/or section 106 of the National Historic Preservation Act (see 33 CFR 330.4(g)) has been completed. Also, work cannot begin under NWPs 21, 49, or 50 until the permittee has received written approval from the Corps. If the proposed activity requires a written waiver to exceed specified limits of an NWP, the permittee may not begin the activity until the district engineer issues the waiver. If the district or division engineer notifies the permittee in writing that an individual permit is required within 45 calendar days of receipt of a complete PCN, the permittee cannot begin the activity until an individual permit has been obtained. Subsequently, the permittee's right to proceed under the NWP may be modified, suspended, or revoked only in accordance with the procedure set forth in 33 CFR 330.5(d)(2).

(b) Contents of Pre-Construction Notification: The PCN must be in writing and include the following information:

(1) Name, address and telephone numbers of the prospective permittee;

(2) Location of the proposed activity;

(3) Identify the specific NWP or NWP(s) the prospective permittee wants to use to authorize the proposed activity;

(4) A description of the proposed activity; the activity's purpose; direct and indirect adverse environmental effects the activity would cause, including the anticipated amount of loss of wetlands, other special aquatic sites, and other waters expected to result from the NWP activity, in acres, linear feet, or other appropriate unit of measure; a description of any proposed mitigation measures intended to reduce the adverse environmental effects caused by the proposed activity; and any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity, including other separate and distant crossings for linear projects that require Department of the Army authorization but do not require pre-construction notification. The description of the proposed activity and any proposed mitigation measures should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal and to determine the need for compensatory mitigation or other mitigation measures. For single and complete linear projects, the PCN must include the quantity of anticipated losses of wetlands, other special aquatic

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sites, and other waters for each single and complete crossing of those wetlands, other special aquatic sites, and other waters. Sketches should be provided when necessary to show that the activity complies with the terms of the NWP. (Sketches usually clarify the activity and when provided results in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed activity (e.g., a conceptual plan), but do not need to be detailed engineering plans);

(5) The PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current method required by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many wetlands, other special aquatic sites, and other waters. Furthermore, the 45 day period will not start until the delineation has been submitted to or completed by the Corps, as appropriate;

(6) If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and a PCN is required, the prospective permittee must submit a statement describing how the mitigation requirement will be satisfied, or explaining why the adverse environmental effects are no more than minimal and why compensatory mitigation should not be required. As an alternative, the prospective permittee may submit a conceptual or detailed mitigation plan.

(7) For non-Federal permittees, if any listed species or designated critical habitat might be affected or is in the vicinity of the activity, or if the activity is located in designated critical habitat, the PCN must include the name(s) of those endangered or threatened species that might be affected by the proposed activity or utilize the designated critical habitat that might be affected by the proposed activity. For NWP activities that require pre-construction notification, Federal permittees must provide documentation demonstrating compliance with the Endangered Species Act;

(8) For non-Federal permittees, if the NWP activity might have the potential to cause effects to a historic property listed on, determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places, the PCN must state which historic property might have the potential to be affected by the proposed activity or include a vicinity map indicating the location of the historic property. For NWP activities that require pre-construction notification, Federal permittees must provide documentation demonstrating compliance with section 106 of the National Historic Preservation Act;

(9) For an activity that will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, the PCN must identify the Wild and Scenic River or the "study river" (see general condition 16); and

(10) For an activity that requires permission from the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers federally authorized civil works project, the pre-construction notification must include a statement confirming that the project proponent has submitted a written request for section 408 permission from the Corps office having jurisdiction over that USACE project.

(c) Form of Pre-Construction Notification: The standard individual permit application form (Form ENG 4345) may be used, but the completed application form must clearly indicate that it is an NWP PCN and must include all of the applicable information required in paragraphs (b)(1)

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through (10) of this general condition. A letter containing the required information may also be used. Applicants may provide electronic files of PCNs and supporting materials if the district engineer has established tools and procedures for electronic submittals.

(d) Agency Coordination: (1) The district engineer will consider any comments from Federal and state agencies concerning the proposed activity's compliance with the terms and conditions of the NWPs and the need for mitigation to reduce the activity's adverse environmental effects so that they are no more than minimal.

(2) Agency coordination is required for: (i) all NWP activities that require pre-construction notification and result in the loss of greater than 1/2-acre of waters of the United States; (ii) NWP 21, 29, 39, 40, 42, 43, 44, 50, 51, and 52 activities that require pre-construction notification and will result in the loss of greater than 300 linear feet of stream bed; (iii) NWP 13 activities in excess of 500 linear feet, fills greater than one cubic yard per running foot, or involve discharges of dredged or fill material into special aquatic sites; and (iv) NWP 54 activities in excess of 500 linear feet, or that extend into the waterbody more than 30 feet from the mean low water line in tidal waters or the ordinary high water mark in the Great Lakes.

(3) When agency coordination is required, the district engineer will immediately provide (e.g., via e-mail, facsimile transmission, overnight mail, or other expeditious manner) a copy of the complete PCN to the appropriate Federal or state offices (FWS, state natural resource or water quality agency, EPA, and, if appropriate, the NMFS). With the exception of NWP 37, these agencies will have 10 calendar days from the date the material is transmitted to notify the district engineer via telephone, facsimile transmission, or e-mail that they intend to provide substantive, site-specific comments. The comments must explain why the agency believes the adverse environmental effects will be more than minimal. If so contacted by an agency, the district engineer will wait an additional 15 calendar days before making a decision on the pre-construction notification. The district engineer will fully consider agency comments received within the specified time frame concerning the proposed activity's compliance with the terms and conditions of the NWPs, including the need for mitigation to ensure the net adverse environmental effects of the proposed activity are no more than minimal. The district engineer will provide no response to the resource agency, except as provided below. The district engineer will indicate in the administrative record associated with each pre-construction notification that the resource agencies' concerns were considered. For NWP 37, the emergency watershed protection and rehabilitation activity may proceed immediately in cases where there is an unacceptable hazard to life or a significant loss of property or economic hardship will occur. The district engineer will consider any comments received to decide whether the NWP 37 authorization should be modified, suspended, or revoked in accordance with the procedures at 33 CFR 330.5.

(4) In cases of where the prospective permittee is not a Federal agency, the district engineer will provide a response to NMFS within 30 calendar days of receipt of any Essential Fish Habitat conservation recommendations, as required by section 305(b)(4)(B) of the Magnuson-Stevens Fishery Conservation and Management Act.

(5) Applicants are encouraged to provide the Corps with either electronic files or multiple copies of pre-construction notifications to expedite agency coordination.

D. District Engineer's Decision

1. In reviewing the PCN for the proposed activity, the district engineer will determine whether the activity authorized by the NWP will result in more than minimal individual or cumulative adverse environmental effects or may be contrary to the public interest. If a project

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proponent requests authorization by a specific NWP, the district engineer should issue the NWP verification for that activity if it meets the terms and conditions of that NWP, unless he or she determines, after considering mitigation, that the proposed activity will result in more than minimal individual and cumulative adverse effects on the aquatic environment and other aspects of the public interest and exercises discretionary authority to require an individual permit for the proposed activity. For a linear project, this determination will include an evaluation of the individual crossings of waters of the United States to determine whether they individually satisfy the terms and conditions of the NWP(s), as well as the cumulative effects caused by all of the crossings authorized by NWP. If an applicant requests a waiver of the 300 linear foot limit on impacts to streams or of an otherwise applicable limit, as provided for in NWPs 13, 21, 29, 36, 39, 40, 42, 43, 44, 50, 51, 52, or 54, the district engineer will only grant the waiver upon a written determination that the NWP activity will result in only minimal individual and cumulative adverse environmental effects. For those NWPs that have a waivable 300 linear foot limit for losses of intermittent and ephemeral stream bed and a 1/2-acre limit (i.e., NWPs 21, 29, 39, 40, 42, 43, 44, 50, 51, and 52), the loss of intermittent and ephemeral stream bed, plus any other losses of jurisdictional waters and wetlands, cannot exceed 1/2-acre.

2. When making minimal adverse environmental effects determinations the district engineer will consider the direct and indirect effects caused by the NWP activity. He or she will also consider the cumulative adverse environmental effects caused by activities authorized by NWP and whether those cumulative adverse environmental effects are no more than minimal. The district engineer will also consider site specific factors, such as the environmental setting in the vicinity of the NWP activity, the type of resource that will be affected by the NWP activity, the functions provided by the aquatic resources that will be affected by the NWP activity, the degree or magnitude to which the aquatic resources perform those functions, the extent that aquatic resource functions will be lost as a result of the NWP activity (e.g., partial or complete loss), the duration of the adverse effects (temporary or permanent), the importance of the aquatic resource functions to the region (e.g., watershed or ecoregion), and mitigation required by the district engineer. If an appropriate functional or condition assessment method is available and practicable to use, that assessment method may be used by the district engineer to assist in the minimal adverse environmental effects determination. The district engineer may add case-specific special conditions to the NWP authorization to address site-specific environmental concerns.

3. If the proposed activity requires a PCN and will result in a loss of greater than 1/10-acre of wetlands, the prospective permittee should submit a mitigation proposal with the PCN. Applicants may also propose compensatory mitigation for NWP activities with smaller impacts, or for impacts to other types of waters (e.g., streams). The district engineer will consider any proposed compensatory mitigation or other mitigation measures the applicant has included in the proposal in determining whether the net adverse environmental effects of the proposed activity are no more than minimal. The compensatory mitigation proposal may be either conceptual or detailed. If the district engineer determines that the activity complies with the terms and conditions of the NWP and that the adverse environmental effects are no more than minimal, after considering mitigation, the district engineer will notify the permittee and include any activity-specific conditions in the NWP verification the district engineer deems necessary. Conditions for compensatory mitigation requirements must comply with the appropriate provisions at 33 CFR 332.3(k). The district engineer must approve the final mitigation plan before the permittee commences work in waters of the United States, unless the district engineer determines that prior approval of the final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation. If the prospective permittee elects to submit a compensatory mitigation plan with the PCN, the district engineer will expeditiously review the proposed compensatory mitigation plan. The district engineer must review the proposed compensatory mitigation plan within 45 calendar

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days of receiving a complete PCN and determine whether the proposed mitigation would ensure the NWP activity results in no more than minimal adverse environmental effects. If the net adverse environmental effects of the NWP activity (after consideration of the mitigation proposal) are determined by the district engineer to be no more than minimal, the district engineer will provide a timely written response to the applicant. The response will state that the NWP activity can proceed under the terms and conditions of the NWP, including any activity-specific conditions added to the NWP authorization by the district engineer.

4. If the district engineer determines that the adverse environmental effects of the proposed activity are more than minimal, then the district engineer will notify the applicant either: (a) that the activity does not qualify for authorization under the NWP and instruct the applicant on the procedures to seek authorization under an individual permit; (b) that the activity is authorized under the NWP subject to the applicant's submission of a mitigation plan that would reduce the adverse environmental effects so that they are no more than minimal; or (c) that the activity is authorized under the NWP with specific modifications or conditions. Where the district engineer determines that mitigation is required to ensure no more than minimal adverse environmental effects, the activity will be authorized within the 45-day PCN period (unless additional time is required to comply with general conditions 18, 20, and/or 31, or to evaluate PCNs for activities authorized by NWPs 21, 49, and 50), with activity-specific conditions that state the mitigation requirements. The authorization will include the necessary conceptual or detailed mitigation plan or a requirement that the applicant submit a mitigation plan that would reduce the adverse environmental effects so that they are no more than minimal. When compensatory mitigation is required, no work in waters of the United States may occur until the district engineer has approved a specific mitigation plan or has determined that prior approval of a final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation.

E. Further Information

1. District Engineers have authority to determine if an activity complies with the terms and conditions of an NWP.

2. NWPs do not obviate the need to obtain other federal, state, or local permits, approvals, or authorizations required by law.

3. NWPs do not grant any property rights or exclusive privileges.

4. NWPs do not authorize any injury to the property or rights of others.

5. NWPs do not authorize interference with any existing or proposed Federal project (see general condition 31).

F. Definitions

Best management practices (BMPs): Policies, practices, procedures, or structures implemented to mitigate the adverse environmental effects on surface water quality resulting from development. BMPs are categorized as structural or non-structural.

Compensatory mitigation: The restoration (re-establishment or rehabilitation), establishment (creation), enhancement, and/or in certain circumstances preservation of aquatic resources for the purposes of offsetting unavoidable adverse impacts which remain after all appropriate and practicable avoidance and minimization has been achieved.

Currently serviceable: Useable as is or with some maintenance, but not so degraded as to essentially require reconstruction.

Direct effects: Effects that are caused by the activity and occur at the same time and place.

Discharge: The term "discharge" means any discharge of dredged or fill material into waters of the United States.

Ecological reference: A model used to plan and design an aquatic habitat and riparian area restoration, enhancement, or establishment activity under NWP 27. An ecological reference may be based on the structure, functions, and dynamics of an aquatic habitat type or a riparian area type that currently exists in the region where the proposed NWP 27 activity is located. Alternatively, an ecological reference may be based on a conceptual model for the aquatic habitat type or riparian area type to be restored, enhanced, or established as a result of the proposed NWP 27 activity. An ecological reference takes into account the range of variation of the aquatic habitat type or riparian area type in the region.

Enhancement: The manipulation of the physical, chemical, or biological characteristics of an aquatic resource to heighten, intensify, or improve a specific aquatic resource function(s). Enhancement results in the gain of selected aquatic resource function(s), but may also lead to a decline in other aquatic resource function(s). Enhancement does not result in a gain in aquatic resource area.

Ephemeral stream: An ephemeral stream has flowing water only during, and for a short duration after, precipitation events in a typical year. Ephemeral stream beds are located above the water table year-round. Groundwater is not a source of water for the stream. Runoff from rainfall is the primary source of water for stream flow.

Establishment (creation): The manipulation of the physical, chemical, or biological characteristics present to develop an aquatic resource that did not previously exist at an upland site. Establishment results in a gain in aquatic resource area.

High Tide Line: The line of intersection of the land with the water's surface at the maximum height reached by a rising tide. The high tide line may be determined, in the absence of actual data, by a line of oil or scum along shore objects, a more or less continuous deposit of fine shell or debris on the foreshore or berm, other physical markings or characteristics, vegetation lines, tidal gages, or other suitable means that delineate the general height reached by a rising tide. The line encompasses spring high tides and other high tides that occur with periodic frequency but does not include storm surges in which there is a departure from the normal or predicted reach of the tide due to the piling up of water against a coast by strong winds such as those accompanying a hurricane or other intense storm.

Historic Property: Any prehistoric or historic district, site (including archaeological site), building, structure, or other object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria (36 CFR part 60).

Independent utility: A test to determine what constitutes a single and complete non-linear project in the Corps Regulatory Program. A project is considered to have independent utility if it would be constructed absent the construction of other projects in the project area. Portions of a multi-phase project that depend upon other phases of the project do not have independent utility.

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Phases of a project that would be constructed even if the other phases were not built can be considered as separate single and complete projects with independent utility.

Indirect effects: Effects that are caused by the activity and are later in time or farther removed in distance, but are still reasonably foreseeable.

Intermittent stream: An intermittent stream has flowing water during certain times of the year, when groundwater provides water for stream flow. During dry periods, intermittent streams may not have flowing water. Runoff from rainfall is a supplemental source of water for stream flow.

Loss of waters of the United States: Waters of the United States that are permanently adversely affected by filling, flooding, excavation, or drainage because of the regulated activity. Permanent adverse effects include permanent discharges of dredged or fill material that change an aquatic area to dry land, increase the bottom elevation of a waterbody, or change the use of a waterbody. The acreage of loss of waters of the United States is a threshold measurement of the impact to jurisdictional waters for determining whether a project may qualify for an NWP; it is not a net threshold that is calculated after considering compensatory mitigation that may be used to offset losses of aquatic functions and services. The loss of stream bed includes the acres or linear feet of stream bed that are filled or excavated as a result of the regulated activity. Waters of the United States temporarily filled, flooded, excavated, or drained, but restored to pre-construction contours and elevations after construction, are not included in the measurement of loss of waters of the United States. Impacts resulting from activities that do not require Department of the Army authorization, such as activities eligible for exemptions under section 404(f) of the Clean Water Act, are not considered when calculating the loss of waters of the United States.

Navigable waters: Waters subject to section 10 of the Rivers and Harbors Act of 1899. These waters are defined at 33 CFR part 329.

Non-tidal wetland: A non-tidal wetland is a wetland that is not subject to the ebb and flow of tidal waters. Non-tidal wetlands contiguous to tidal waters are located landward of the high tide line (i.e., spring high tide line).

Open water: For purposes of the NWPs, an open water is any area that in a year with normal patterns of precipitation has water flowing or standing above ground to the extent that an ordinary high water mark can be determined. Aquatic vegetation within the area of flowing or standing water is either non-emergent, sparse, or absent. Vegetated shallows are considered to be open waters. Examples of "open waters" include rivers, streams, lakes, and ponds.

Ordinary High Water Mark: An ordinary high water mark is a line on the shore established by the fluctuations of water and indicated by physical characteristics, or by other appropriate means that consider the characteristics of the surrounding areas.

Perennial stream: A perennial stream has flowing water year-round during a typical year. The water table is located above the stream bed for most of the year. Groundwater is the primary source of water for stream flow. Runoff from rainfall is a supplemental source of water for stream flow.

Practicable: Available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes.

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Pre-construction notification: A request submitted by the project proponent to the Corps for confirmation that a particular activity is authorized by nationwide permit. The request may be a permit application, letter, or similar document that includes information about the proposed work and its anticipated environmental effects. Pre-construction notification may be required by the terms and conditions of a nationwide permit, or by regional conditions. A pre-construction notification may be voluntarily submitted in cases where pre-construction notification is not required and the project proponent wants confirmation that the activity is authorized by nationwide permit.

Preservation: The removal of a threat to, or preventing the decline of, aquatic resources by an action in or near those aquatic resources. This term includes activities commonly associated with the protection and maintenance of aquatic resources through the implementation of appropriate legal and physical mechanisms. Preservation does not result in a gain of aquatic resource area or functions.

Protected tribal resources: Those natural resources and properties of traditional or customary religious or cultural importance, either on or off Indian lands, retained by, or reserved by or for, Indian tribes through treaties, statutes, judicial decisions, or executive orders, including tribal trust resources.

Re-establishment: The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former aquatic resource. Re-establishment results in rebuilding a former aquatic resource and results in a gain in aquatic resource area and functions.

Rehabilitation: The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural/historic functions to a degraded aquatic resource. Rehabilitation results in a gain in aquatic resource function, but does not result in a gain in aquatic resource area.

Restoration: The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former or degraded aquatic resource. For the purpose of tracking net gains in aquatic resource area, restoration is divided into two categories: re-establishment and rehabilitation.

Riffle and pool complex: Riffle and pool complexes are special aquatic sites under the 404(b)(1) Guidelines. Riffle and pool complexes sometimes characterize steep gradient sections of streams. Such stream sections are recognizable by their hydraulic characteristics. The rapid movement of water over a course substrate in riffles results in a rough flow, a turbulent surface, and high dissolved oxygen levels in the water. Pools are deeper areas associated with riffles. A slower stream velocity, a streaming flow, a smooth surface, and a finer substrate characterize pools.

Riparian areas: Riparian areas are lands next to streams, lakes, and estuarine-marine shorelines. Riparian areas are transitional between terrestrial and aquatic ecosystems, through which surface and subsurface hydrology connects riverine, lacustrine, estuarine, and marine waters with their adjacent wetlands, non-wetland waters, or uplands. Riparian areas provide a variety of ecological functions and services and help improve or maintain local water quality. (See general condition 23.)

Shellfish seeding: The placement of shellfish seed and/or suitable substrate to increase shellfish production. Shellfish seed consists of immature individual shellfish or individual shellfish

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attached to shells or shell fragments (i.e., spat on shell). Suitable substrate may consist of shellfish shells, shell fragments, or other appropriate materials placed into waters for shellfish habitat.

Single and complete linear project: A linear project is a project constructed for the purpose of getting people, goods, or services from a point of origin to a terminal point, which often involves multiple crossings of one or more waterbodies at separate and distant locations. The term "single and complete project" is defined as that portion of the total linear project proposed or accomplished by one owner/developer or partnership or other association of owners/developers that includes all crossings of a single water of the United States (i.e., a single waterbody) at a specific location. For linear projects crossing a single or multiple waterbodies several times at separate and distant locations, each crossing is considered a single and complete project for purposes of NWP authorization. However, individual channels in a braided stream or river, or individual arms of a large, irregularly shaped wetland or lake, etc., are not separate waterbodies, and crossings of such features cannot be considered separately.

Single and complete non-linear project: For non-linear projects, the term "single and complete project" is defined at 33 CFR 330.2(i) as the total project proposed or accomplished by one owner/developer or partnership or other association of owners/developers. A single and complete non-linear project must have independent utility (see definition of "independent utility"). Single and complete non-linear projects may not be "piecemealed" to avoid the limits in an NWP authorization.

Stormwater management: Stormwater management is the mechanism for controlling stormwater runoff for the purposes of reducing downstream erosion, water quality degradation, and flooding and mitigating the adverse effects of changes in land use on the aquatic environment.

Stormwater management facilities: Stormwater management facilities are those facilities, including but not limited to, stormwater retention and detention ponds and best management practices, which retain water for a period of time to control runoff and/or improve the quality (i.e., by reducing the concentration of nutrients, sediments, hazardous substances and other pollutants) of stormwater runoff.

Stream bed: The substrate of the stream channel between the ordinary high water marks. The substrate may be bedrock or inorganic particles that range in size from clay to boulders. Wetlands contiguous to the stream bed, but outside of the ordinary high water marks, are not considered part of the stream bed.

Stream channelization: The manipulation of a stream's course, condition, capacity, or location that causes more than minimal interruption of normal stream processes. A channelized stream remains a water of the United States.

Structure: An object that is arranged in a definite pattern of organization. Examples of structures include, without limitation, any pier, boat dock, boat ramp, wharf, dolphin, weir, boom, breakwater, bulkhead, revetment, riprap, jetty, artificial island, artificial reef, permanent mooring structure, power transmission line, permanently moored floating vessel, piling, aid to navigation, or any other manmade obstacle or obstruction.

Tidal wetland: A tidal wetland is a jurisdictional wetland that is inundated by tidal waters. Tidal waters rise and fall in a predictable and measurable rhythm or cycle due to the gravitational pulls of the moon and sun. Tidal waters end where the rise and fall of the water surface can no

longer be practically measured in a predictable rhythm due to masking by other waters, wind, or other effects. Tidal wetlands are located channelward of the high tide line.

Tribal lands: Any lands title to which is either: 1) held in trust by the United States for the benefit of any Indian tribe or individual; or 2) held by any Indian tribe or individual subject to restrictions by the United States against alienation.

Tribal rights: Those rights legally accruing to a tribe or tribes by virtue of inherent sovereign authority, unextinguished aboriginal title, treaty, statute, judicial decisions, executive order or agreement, and that give rise to legally enforceable remedies.

Vegetated shallows: Vegetated shallows are special aquatic sites under the 404(b)(1) Guidelines. They are areas that are permanently inundated and under normal circumstances have rooted aquatic vegetation, such as seagrasses in marine and estuarine systems and a variety of vascular rooted plants in freshwater systems.

Waterbody: For purposes of the NWPs, a waterbody is a jurisdictional water of the United States. If a wetland is adjacent to a waterbody determined to be a water of the United States, that waterbody and any adjacent wetlands are considered together as a single aquatic unit (see 33 CFR 328.4(c)(2)). Examples of "waterbodies" include streams, rivers, lakes, ponds, and wetlands.

ADDITIONAL INFORMATION

This nationwide permit is effective March 19, 2017, and expires on March 18, 2022.

Information about the U.S. Army Corps of Engineers regulatory program, including nationwide permits, may also be found at http://www.swf.usace.army.mil/Missions/Regulatory.aspx and http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx

2017 NATIONWIDE PERMIT (NWP) REGIONAL CONDITIONS

FOR THE STATE OF TEXAS

The following regional conditions apply within the entire State of Texas:

1. For all discharges proposed for authorization under Nationwide Permits (NWP) 3, 6, 7, 12, 14, 18, 19, 21, 23, 25, 27, 29, 39, 40, 41, 42, 43, 44, 49, 51, and 52, into the following habitat types or specific areas, the applicant shall notify the appropriate District Engineer in accordance with the NWP General Condition 32, Pre-Construction Notification (PCN). The Corps of Engineers (Corps) will coordinate with the resource agencies as specified in NWP General Condition 32(d) (PCN). The habitat types or areas are:

    a. Pitcher Plant Bogs: Wetlands typically characterized by an organic surface soil layer and include vegetation such as pitcher plants (*Sarracenia* spp.) and/or sundews (*Drosera* spp.).

    b. Bald Cypress-Tupelo Swamps: Wetlands dominated by bald cypress (*Taxodium distichum*) and/or water tupelo (*Nyssa aquatic*).

2. For all activities proposed for authorization under any Nationwide Permit (NWP) at sites approved as compensatory mitigation sites (either permittee-responsible, mitigation bank and/or in-lieu fee) under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899, the applicant shall notify the appropriate District Engineer in accordance with the NWP General Condition 32 - Pre-Construction Notification prior to commencing the activity.

3. For all activities proposed for authorization under NWP 16, the applicant shall notify the appropriate District Engineer in accordance with the NWP General Condition 32 (Pre-Construction Notification) and must obtain an individual water quality certification (WQC) from the TCEQ. Work cannot begin under NWP 16 until the applicant has received written approval from the Corps and WQC.

NOTE: For all activities proposing to use equipment that has operated or been stored in a water body on the Texas list of zebra mussel (*Dreissena polymorpha*) infected water bodies, equipment should be decontaminated prior to relocation in accordance with Texas Administrative Code, Title 31, Part 2, Chapter 57, Subchapter A. The following decontamination Best Management Practices (BMPs), as a minimum, are indicated:

    a. Clean: Clean both the inside and outside of equipment and gear, by removing all plants, animals, and mud and thoroughly washing the equipment using a high pressure spray nozzle.

    b. Drain: Drain all water from receptacles before leaving the area, including livewells, bilges, ballast, and engine cooling water on boats.

    c. Dry: Allow time for your equipment to dry completely before relocating in other waters. Equipment should be dried prior to relocation. High temperature pressure washing (greater than or equal to 140F) or professional cleaning may be substituted for drying time.

The following regional condition only applies within the Albuquerque, Fort Worth, and Galveston Districts:

4. For all activities proposed for authorization under Nationwide Permit (NWP) 12 that involve a discharge of fill material associated with mechanized land clearing of wetlands dominated by native woody shrubs, the applicant shall notify the appropriate District Engineer in accordance with the NWP General Condition 32 – Pre-Construction Notification prior to commencing the activity. For the purpose of this regional condition, a shrub dominated wetland is characterized by woody vegetation less than 3.0 inches in diameter at breast height but greater than 3.2 feet in height, which covers 20% or more of the area. Woody vines are not included.

The following regional conditions apply within the Albuquerque District.

5. Nationwide Permit (NWP) 23 – Approved Categorical Exclusions. A pre-construction notification (PCN) to the District Engineer in accordance with General Condition 32 - PCN is required for all proposed activities under NWP 23.

6. Nationwide Permit (NWP) 27 – Aquatic Habitat Restoration, Establishment, and Enhancement Activities. For all proposed activities under NWP 27 that require pre-construction notification, a monitoring plan commensurate with the scale of the proposed restoration project and the potential for risk to the aquatic environment must be submitted to the Corps. (See “NWP 27 Guidelines” at http://www.spa.usace.army.mil/Missions/RegulatoryProgramandPermits/NWP.aspx).

7. Channelization. Nationwide Permit (NWP) General Condition 9 for Management of Water Flows is amended to add the following: Projects that would result in permanent channelization to previously un-channelized streams require pre-construction notification to the Albuquerque District Engineer in accordance with NWP General Condition 32 – Pre-Construction Notification.

8. Dredge and Fill Activities in Intermittent and Perennial Streams, and Special Aquatic Sites: For all activities subject to regulation under the Clean Water Act Section 404 in intermittent and perennial streams, and special aquatic sites (including wetlands, riffle and pool complexes, and sanctuaries and refuges), pre-construction notification (PCN) to the Albuquerque District Engineer is required in accordance with Nationwide Permit General Condition 32 - PCN.

9. Springs. For all discharges of dredged or fill material within 100 feet of the point of groundwater discharge of natural springs located in an aquatic resource, a pre-construction notification (PCN) is required to the Albuquerque District Engineer in accordance with Nationwide Permit General Condition 32 - PCN. A natural spring is defined as any location where ground water emanates from a point in the ground and has a defined surface water connection to another waters of the United States. For purposes of this regional condition, springs do not include seeps or other groundwater discharges which lack a defined surface water connection.

10. Suitable Fill. Use of broken concrete as fill or bank stabilization material is prohibited unless the applicant demonstrates that its use is the only practicable material (with respect to cost, existing technology, and logistics). Any applicant who wishes to use broken concrete as bank stabilization must provide notification to the Albuquerque District Engineer in accordance with Nationwide Permit General Condition 32 - Pre-Construction Notification along with justification for such use. Use of broken concrete with rebar or used tires (loose or formed into bales) is prohibited in all waters of the United States.

The following regional conditions apply only within the Fort Worth District.

11. For all discharges proposed for authorization under all Nationwide Permits (NWP) into the area of Caddo Lake within Texas that is designated as a "Wetland of International Importance" under the Ramsar Convention, the applicant shall notify the Fort Worth District Engineer in accordance with the NWP General Condition 32 – Pre-Construction Notification (PCN). The Fort Worth District will coordinate with the resource agencies as specified in NWP General Condition 32(d) - PCN.

12. Compensatory mitigation is generally required for losses of waters of the United States that exceed 1/10 acre and/or for all losses to streams that exceed 300 linear feet. Loss is defined in Section F of the Nationwide Permits (NWP). Mitigation thresholds are cumulative irrespective of aquatic resource type at each single and complete crossing. Compensatory mitigation requirements will be determined in accordance with the appropriate district standard operating procedures and processes. The applicant shall notify the Fort Worth District Engineer in accordance with the NWP General Condition 32 - Pre-Construction Notification prior to commencing the activity.

13. For all activities proposed for authorization under Nationwide Permits (NWP) 12, 14 and/or 33 that involve a temporary discharge of fill material into 1/2 acre or more of emergent wetland OR 1/10 acre of scrub-shrub/forested wetland, the applicant shall notify the Fort Worth District Engineer in accordance with the NWP General Condition 32 - Pre-Construction Notification prior to commencing the activity.

14. For all discharges proposed for authorization under Nationwide Permits (NWP) 51 and 52, the Fort Worth District will provide the pre-construction notification (PCN) to the U.S. Fish and Wildlife Service as specified in NWP General Condition 32(d)(2) - PCN for its review and comments.

The following regional conditions apply only within the Galveston District.

15. No Nationwide Permits (NWP), except NWP 3, shall be used to authorize discharges into the habitat types or specific areas listed in paragraphs a through c, below. The applicant shall notify the Galveston District Engineer in accordance with the NWP General Condition 32 - Pre-Construction Notification prior to commencing the activity under NWP 3.

a. Mangrove Marshes. For the purpose of this regional condition, Mangrove marshes are those waters of the United States that are dominated by mangroves (*Avicennia* spp., *Laguncuaria* spp., *Conocarpus* spp., and *Rhizophora* spp.).
b. Coastal Dune Swales. For the purpose of this regional condition, coastal dune swales are wetlands and/or other waters of the United States located within the backshore and dune areas in the coastal zone of Texas. They are formed as depressions within and among multiple beach ridge barriers, dune complexes, or dune areas adjacent to beaches fronting tidal waters of the United States.
c. Columbia Bottomlands. For the purpose of this regional condition, Columbia bottomlands are defined as waters of the United States that are dominated by bottomland hardwoods in the Lower Brazos and San Bernard River basins identified in the 1997 Memorandum of Agreement between the U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, Natural Resource Conservation Service, and Texas Parks and Wildlife Department for bottomland hardwoods in Brazoria County. (For further information, see http://www.swg.usace.army.mil/Business-With-Us/Regulatory/Permits/Nationwide-General-Permits/)

16. A Compensatory Mitigation Plan is required for all special aquatic site losses, as defined in Section F of the Nationwide Permits (NWP), that exceed 1/10 acre and/or for all losses to streams that exceed 200 linear feet. Compensatory mitigation requirements will be determined in accordance with the appropriate district standard operating procedures and processes. The applicant shall notify the Galveston District Engineer in accordance with the NWP General Condition 32 - Pre-Construction Notification prior to commencing the activity.

17. For all seismic testing activities proposed for authorization under Nationwide Permit (NWP) 6, the applicant shall notify the Galveston District Engineer in accordance with the NWP General Condition 32 - Pre-Construction Notification (PCN). The PCN must state the time period for which the temporary fill is proposed, and must include a restoration plan for the special aquatic sites. For seismic testing under NWP 6 within the Cowardin Marine System, Subtidal Subsystem; as defined by the U.S. Fish and Wildlife Service, Classification of Wetlands and Deepwater Habitats of the United States, December 1979/Reprinted 1992, the Corps will coordinate with the resource agencies in accordance with NWP General Condition 32(d) - PCN.

18. For all activities proposed under Nationwide Permits (NWP) 10 and 11 located in vegetated shallows and coral reefs; as defined by 40 CFR 230.43 and 230.44 respectively, the applicant shall notify the Galveston District Engineer in accordance with the NWP General Condition 32 - Pre-Construction Notification. Examples include, but are not limited to: seagrass beds, oyster reefs, and coral reefs.

19. Nationwide Permit 12 shall not be used to authorize discharges within 500 feet of vegetated shallows and coral reefs; as defined by 40 CFR 230.43 and 230.44 respectively. Examples include, but are not limited to: seagrass beds, oyster reefs, and coral reefs.

20. For all activities proposed for authorization under Nationwide Permit 12 that involve underground placement below a non-navigable river bed and/or perennial stream bed there shall a minimum cover of 48 inches (1,219 millimeters) of soil below the river and/or perennial stream thalweg.

21. For all discharges and work proposed below the high tide line under Nationwide Permits (NWP) 14 and 18, the applicant shall notify the Galveston District Engineer in accordance with the NWP General Condition 32 - Pre-Construction Notification (PCN). The Galveston District will coordinate with the resource agencies in accordance with NWP General Condition 32(d) - PCN.

22. For all activities proposed for authorization under Nationwide Permit (NWP) 33 the applicant shall notify the Galveston District Engineer in accordance with the NWP General Condition 32 – Pre-Construction Notification (PCN). The PCN must include a restoration plan showing how all temporary fills and structures will be removed and the area restored to pre-project conditions. Activities causing the temporary loss, as defined in Section F of the NWPs, of more than 0.5 acres of tidal waters and/or 200 linear feet of stream will be coordinated with the agencies in accordance with NWP General Condition 32(d) - PCN.

23. No Nationwide Permits (NWP), except NWPs 3, 16, 20, 22, 37, shall be used to authorize discharges, structures, and/or fill within the standard setback and high hazard zones of the Sabine-Neches Waterway as defined in the Standard Operating Procedure - Permit Setbacks along the Sabine-Neches Waterway. The applicant shall notify the Galveston District Engineer in accordance with NWP General Condition 32 - Pre-Construction Notification for all discharge, structures and/or work in medium hazard zones and all NWP 3 applications within the standard setback and high hazard zones of the Sabine-Neches Waterway.

24. No Nationwide Permits (NWP), except 20, 22, and 37, shall be used to authorize discharges, structures, and/or fill within the standard setback exemptions of the Gulf Intracoastal Waterway as defined in the Standard Operating Procedure- Department of the Army Permit Evaluation Setbacks along the Gulf Intracoastal Waterway. The applicant shall notify the Galveston District Engineer in accordance with NWP General Condition 32 (Pre-Construction Notification) for all discharges, structures and/or work within the standard setback, shoreward of the standard setback, and/or standard setback exemption zones.

25. The use of Nationwide Permits in the San Jacinto River Waste Pits Area of Concern are revoked. (For further information, see http://www.swg.usace.army.mil/Business-With-Us/Regulatory/Permits/Nationwide-General-Permits/)

26. The use of Nationwide Permits 51 and 52 are revoked within the Galveston District boundaries.

27. Nationwide Permit (NWP) 53 pre-construction notifications will be coordinated with resource agencies as specified in NWP General Condition 32(d) – Pre-construction Notification.

28. For all activities proposed under Nationwide Permits (NWP) 21, 29, 39, 40, 42, 43, 44, and 50 that result in greater than 300 feet of loss in intermittent and/or ephemeral streams, as defined in Section F of the NWPs, require evaluation under an Individual Permit.

The following regional conditions apply only within the Tulsa District.

29. Upland Disposal: Except where authorized by Nationwide Permit 16, material disposed of in uplands shall be placed in a location and manner that prevents discharge of the material and/or return water into waters or wetlands unless otherwise authorized by the Tulsa District Engineer.

30. Major Rivers: The prospective permittee shall notify the Tulsa District Engineer for all Nationwide Permit 14 verifications which cross major rivers within Tulsa District. For the purposes of this condition, major rivers include the following: Canadian River, Prairie Dog Town Fork of the Red River, and Red River.

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-016: Waterview Ridge (C to PD)

Hold a public hearing to discuss and consider a request by Clark Staggs on behalf of Vinod Miranda for the approval of a zoning change from a Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex and limited Commercial (C) District land uses on a on 9.699-acre tract of land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwestern corner of the intersection of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/10/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 4/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **4/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2018-016: Waterview Ridge (C to PD)

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

This is a excellent use for this property — We need senior multi family and the commercial uses are needed in this area

Name: Rockwall Oceanhill LLC 2455 Ridge Road

Address: P.O. BOX 1295, Rockwall TX 75087

Jim Covine — Property Manager

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Ridge Road
Towne Center

NOTICE OF PUBLIC HEARING
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EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-017: The Enclave (C and HC to PD)

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/10/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 4/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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Case No. Z2018-017: The Enclave (C and HC to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Due To increase in Traffic, It is impossible to Get out on 205 now What will All The addition of more Cars dumping out on To 205 Due For me Except make it Harder To Get out.

Name: David R Jacobs

Address: 626 National Dr. Rockwall, Texas

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Please place a check mark on the appropriate line below:

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☑ I am opposed to the request for the reasons listed below.

This Property Zoned AS it is. I have Conferred this w/ Rockwall EDC and other assoc. I own 510 Turtle Cove Land to N. Join Planning & Doctors Bldg

Name: PAUL DAVIS

Address: 510 Turtle Cove SE 200, Rockwall TX 75087

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☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

NOT IN FAVOR OF APARTMENTS AT THAT LOCATION.
TRAFFIC IS ALREADY HEAVY; DON'T NEED MORE!



Name: Jerry & Barbara Banzer

Address: 646 Turtle Cove Blvd.
Rockwall, Texas 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.



I do not want an apartment complex on that property.

Name: Lindy Thorsen

Address: 651 Stafford Circle Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Do not want apartments on this piece of land.

Name: Sherrie Lofland

Address: 651 Turtle Cove Blvd, Rockwall, 75087

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No to Apartments! We moved to Rockwall from Garland many years ago to get away from a declining area surrounded by apartments. Apartments always decline over time and crime goes up, surrounding home values go down. Not to mention the effect on an already bad traffic situation.

Name: Mark & Lisa Johnston

Address: 645 Channel Ridge Dr. Rockwall, TX 75087

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☒ I am opposed to the request for the reasons listed below.

WE VERY STRONGLY OPPOSE ANY ZONING CHANGE FROM C TO PD.

4/1/18

Leonard L. McKinney
Marlene D. McKinney

Name: LEONARD L. & MARLENE D. MCKINNEY.

Address: 938 BLUFFVIEW DR, ROCKWALL, TX. 75087

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☒ I am opposed to the request for the reasons listed below.

No control on type of housing once zoning change is made. This property was purchase with the knowledge of commercial zoning. It should stay commercial.

Name: Sally Meek Sally C. Meek

Address: 939 Briar Oak Dr, Rockwall TX 75087

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☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

We do not want apartments by our house

Name: Robert + Sherri Moreno

Address: 947 Briar Oak Dr. Rockwall TX 75087

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☒ I am opposed to the request for the reasons listed below.

WE DONT WANT ANY NON-GOVERNMENT OWNED PROPERTY SUBSIDIZED BY THE FEDERAL GOVERNMENT. THE DEVELOPER IS A PRIVATE BUSINESS ENTERPRISE AND NEEDS TO USE PRIVATE FUNDS TO DEVELOP & MAINTAIN THE PROPERTY. IF THE DEVELOPER NEEDS to be subsidized by FEDERAL OR STATE govt. FUNDING AT ANY LEVEL, WE OPPOSE A ZONING CHANGE.

Name: RICHARD SMITH

Address: 642 TURTLE COVE BLVD ROCKWALL TX 75087

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☑ I am opposed to the request for the reasons listed below.

Noise + Traffic



Name: Joe + Jolinda Sanders

Address: 950 Briar Oaks Rockwall, TX 75087

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☑ I am opposed to the request for the reasons listed below.

DO NOT DESIRE MULTIFAMILY UNITS ON THIS PARCEL.

Name: THOMAS J. GALLI

Address: 645 STAFFORD CIRCLE, ROCKWALL, TX 75087

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Case No. Z2018-016: Waterview Ridge (C to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

The parcel of land is not appropriate for a multi-family apartment complex. The (C) zoning was originally put in place for a reason.

Name: WADE & LEAH FISH

Address: 647 STAFFORD CR. ROCKWALL 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-016: Waterview Ridge (C to PD)

Hold a public hearing to discuss and consider a request by Clark Staggs on behalf of Vinod Miranda for the approval of a zoning change from a Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex and limited Commercial (C) District land uses on a on 9.699-acre tract of land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwestern corner of the intersection of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

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As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

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Please place a check mark on the appropriate line below:

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☒ I am opposed to the request for the reasons listed below.

We purchased our home based on Commercial zoning. Our property values will go down. Increased traffic will be a major problem. Possible flooding issues if the creek isn't preserved + managed.

Name: Liz + Joel Johnson

Address: 643 Stafford Circle

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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☒ I am opposed to the request for the reasons listed below.

Future traffic on Turtle Cove Dr. - Living behind a possible apartment community will decrease my property value - Types of individuals who will be living in apartments etc.

Name: PAULA K. Emmerson

Address: 951 Briar Oak Dr. 75087



Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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☒ I am opposed to the request for the reasons listed below.

NEGATIVE EFFECT ON HOME VALUES. UNINTENDED CONSEQUENCES ONCE ZONING IS CHANGED. TRAFFIC

Name: Lorilee Litherland, REALTOR®

Address: 627 Harbor Cove Dr. Rockwall 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Case No. Z2018-016: Waterview Ridge (C to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Please do not develop every square inch of this city!! If you must do so, then focus on the land you already tore up on Ridge Road & Yellow Jacket. Keep Rockwall beautiful and make smart decisions.

Name: Leah Fish

Address: 647 Stafford Circle

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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PLEASE RETURN THE BE

Case No. Z2018-016: Waterview Ridge (C to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

We are opposed because of noise, Traffic and we are afraid of flooding. We would like a Medical building or Medical offices

Name: Mr. & Mrs Joe D. Sanders

Address: 950 Briar Oaks Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745• [F] (972) 771-7748

319

PLEASE RETURN THE BELOW FORM

Case No. Z2018-016: Waterview Ridge (C to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

WE ARE STRONGLY OPPOSED TO THE REQUESTED CHANGE OF ZONING ON CASE # Z2018-016: WATERVIEW RIDGE (C TO PD). IT WOULD DEVALUE OUR HOME IF APPROVED. THE ADDED TRAFFIC ON TURTLE COVE, AND THE ADDED WATER RUN-OFF ARE THE MAIN REASONS THAT WE OPPOSE IT.

Name: RICHARD CHEATHAM

Address: 631 HARBOR COVE DR, ROCKWALL, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Property values + crime



Name: J. P. Hewitt

Address: 950 Bluffview Rockwall 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Ryan Miller, AICP
Director of Planning & Zoning

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☒ I am opposed to the request for the reasons listed below.

I don't want apartments near my home especially HUD units
Get ready for a packed house on the 10th.

Name: Kenneth Hood

Address: 935 Briar Oaks Dr. Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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☑ I am opposed to the request for the reasons listed below.



I'm not in favor of apartments on that parcel of land.

Name: Kelli Moore

Address: 647 Turtle Cove Blvd., Rockwall, 75087

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☒ I am opposed to the request for the reasons listed below.



BIGGEST CONERN – FLOODING TO TURTLE COVE DUE TO WATER RUN OFF ; LACK OF PROPER FLOOD CONTROL FROM DEVELOPER. TRAFFIC ALSO – RESALE VALUE ISSUES. FND ABETTER FIT AREA.

Name: JOSEPH & GEORGIA SVRCEK

Address: 649 CHANNEL RIDGE DR. ROCKWALL 75087

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☒ I am opposed to the request for the reasons listed below.



I'm concerned about possible flooding to our area caused by all the added structure & impact on the creek, + added traffic on an already congested roadway + apartments at this location would not be desirable & likelyhood of a negative impact on value & quality of our neighborhood.

Name: Bobby + Barbara Willis

Address: 658 Turtle Cove Blvd, 75087

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Traffic is already almost unmanageable on Ridge Road and Turtle Cove Blvd. A lot of times it takes 3 traffic light cycles to get from Turtle Cove Blvd to the South side of I30. I am also concerned about Flooding in Turtle Cove.

Name: Wendell and Shirley Majors

Address: 930 Bluffview Drive Rockwall Texas 75087

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Director of Planning & Zoning

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☑ I am opposed to the request for the reasons listed below.

As a former developer, I can see that entrance and egress via a steep, already congested intersection at Turtle Cove & Ridge Rd., would not be prudent for such a dense population plan.

Name: ROGER & JODIE LEBRESCU

Address: 644 STAFFORD CIR., ROCKWALL, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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☒ I am opposed to the request for the reasons listed below.



There are other commercial properties near our neighborhood that compliment the area. Please help us by keeping the commercial zoning. It is the best plan for our neighborhood.

Name: Mr. & Mrs. Robert Mickish

Address: 652 Turtle Cove Blvd, Rockwall, TX. 75087-5381.

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Gonzales, David

From: Brooks, Korey
Sent: Monday, April 2, 2018 2:22 PM
To: Gonzales, David
Subject: FW: Case Number 22018-016 Waterview Ridge Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

City of Rockwall The New Horizon

Planning and Zoning Department

Korey M. Brooks
Planner
City of Rockwall
385 S. Goliad
Rockwall, Texas 75087
T 972.772.6434
kbrooks@rockwall.com
http://www.rockwall.com/planning/

From: [redacted]
Sent: Saturday, March 31, 2018 9:58 PM
To: Planning <planning@rockwall.com>
Subject: Case Number 22018-016 Waterview Ridge Rezoning

Planning & Zoning Committee Members,

I am opposed to re-zoning this tract of land (case number 22018-016) from commercial to multi-family dwelling.

I will support commercial development of the land as it is currently zoned.

Terrill Baughman
656 Stafford Circle
Rockwall, TX 75087
214-649-8253

Planning

From: Carine Rice [redacted]
Sent: Thursday, April 5, 2018 9:05 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

Mr. Gonzales,

I am **opposed** to the rezoning of the 9+ acre property adjacent to my neighborhood (Turtle Cove) from Commercial to Planned Development.

Please deny the rezoning request.

--
Carine Rice
629 Harbor Cove Dr.

Planning

From: Gina Celii [redacted]
Sent: Wednesday, April 4, 2018 5:13 PM
To: Planning
Subject: Subject: Case No. Z2018-016 Waterview Ridge (C to PD).

To Mr. David Gonzales
Rockwall Planning and Zoning

As a twenty year resident of Turtle Cove, I have build up a lot of equity in my home. A change in zoning of the property that is situated at the corner of Turtle Cove and Ridge Road to planned development for a senior residential apartment complex with villas and a senior memory care unit will drastically reduce the value of my home since the city can not enforce the deed restrictions that are being proposed by the developer.

I am not opposed to a well designed commercial business on this piece of property. The current businesses on Turtle Cove Blvd have been good neighbors to our community.

In conclusion, I am NOT in favor of the zoning change from commercial to planned development.

Thank You,

Gina Celii
667 Turtle Cove Blvd
Rockwall, TX 75087

Planning

From: Dannon Childs [redacted]
Sent: Thursday, April 5, 2018 8:08 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

Dear David Gonzales,

We live in the Turtle Cove subdivision and wish to register our strong opposition to rezoning property adjoining our subdivision from Commercial to Planned Development.

We understood when we bought our home that the adjoining undeveloped property was zoned Commercial but were not aware that the property was subject to rezoning for other purposes. If we had known, we would not have purchased in Turtle Cove and possibly not in Rockwall at all. This will have a very negative affect on our community and will put many people here in a difficult situation. There are many young families who chose to live here will suffer because of it.

Dannon and Heidi Childs
667 Woodland Way
Rockwall, TX

Planning

From: DD Hinkle [redacted]
Sent: Thursday, April 5, 2018 3:00 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

Mr Gonzales, I live in the Turtle Cove subdivision. I am writing regarding my major concern of the possible rezoning to an adjoining property. Sir, we moved to this area in July from Dallas because of the quaint neighbor feel and to be closer to our aging fathers. We invested a lot of our retirement money into this property and if this happens I feel we will lose our life's hard work. To think this could be rezoned for investors vs homeowners is beyond our reasoning. We understand progress when it helps all, not hurts one side. I ask you to please consider the many hard working families in this quiet community.

Sincerely,

Debbie Hinkle
2018 Gullwing

Planning

From: Dan Donihoo [redacted] >
Sent: Wednesday, April 4, 2018 1:02 PM
To: Planning
Subject: Subject: Case No. Z2018-016 Waterview Ridge (C to PD).

To: David Gonzales

From: Dan Donihoo (homeowner)

656 Turtle Cove Blvd

Rockwall TX 75087

972-772-9896

I am opposed of the rezoning of the 9+ acre property adjacent to my neighborhood from Commercial (C) to Planned Development (PD) so that multi- family apartments can be constructed.

This property was zoned Commercial when I purchased my home. I have looked forward to seeing responsible commercial development of this land.

The plan proposed by the applicant does not explain how the existing creek will be preserved and managed. I'm concerned that it will cause Turtle Cove to become a flood zone.

DAN L. DONIHOO,CSI, CCPR, LEED GREEN ASSOCIATE
656 TURTLE COVE BLVD | ROCKWALL, TX | 75087
CELL: 210.860.9820

Planning

From: Marion Duhamel [redacted]
Sent: Thursday, April 5, 2018 11:27 AM
To: Planning
Subject: Proposed rezoning of property at Turtle Cove Blvd. and Ridge Rd.

Mr. Gonzales and Mr. Miller:

My name is Marion Duhamel and I live at 656 Turtle Cove Blvd. in Turtle Cove. I have lived here for the past 11 years. I realize that the property that is being considered for re-zoning is presently zoned commercial and that eventually something will be built on that site. I'm not looking forward to that but as I'm told the owner of the property can build whatever he wants within the zoning requirements.

I want to state my objection to re-zoning that property from commercial to residential. I am not in favor of the "senior" housing development that is currently planned. It is my understanding that once the property is re-zoned it will stay that way forever. Therefore if the present owner eventually sells the property, the new owner can use it in whatever way the changed zoning states. Also my understanding is that there is a "cut-thru" road planned that would go from LaJola to Turtle Cove. If this is a fact, I am definitely against that happening. Right now Turtle Cove is a pleasant, peaceful subdivision and I would not like to see that changed by more housing - especially on a piece of property that doesn't look suitable for 4-story buildings. I, along with other Turtle Cove residents, are very concerned about our property values decreasing if the proposed property is re-zoned.

Thank you for your attention and to my concerns.

Marion Duhamel

Planning

From: Mary Fugate [redacted]
Sent: Wednesday, April 4, 2018 5:42 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

To: David Gonzales

We live in the Turtle Cove subdivision and wish to register our strong opposition to rezoning property adjoining our subdivision from Commercial to Planned Development.

We understood when we bought our home that the adjoining undeveloped property was zoned Commercial but were not aware that the property was subject to rezoning for other purposes. If we had known, we would not have purchased in Turtle Cove and possibly not in Rockwall at all.

Victor and Mary Fugate
680 Woodland Way
Rockwall, TX 75087

Planning

From: Stephanie [redacted]
Sent: Wednesday, April 4, 2018 10:11 AM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

Attn: David Gonzales

As a resident of Turtle Cove I am writing to express my opposition to the rezoning of the 9+ acre property adjacent to my neighborhood. My understanding is that the proposed rezoning from Commercial to Planned Development would allow construction of multi family apartments.

This property was zoned Commercial when my husband and I purchased our home 15 years ago. One of my concerns is the existing creek and how that would be preserved and managed to avoid flooding of Turtle Cove. Another major concern of mine is that if the zoning is changed the proposed deed restriction for older residents could later be removed without public input.

My husband and I are opposed to changing the tract of land adjacent to Turtle Cove from Commercial to Planned Development. Please leave the land as it was zoned--Commercial.
William & Stephanie Gammon
664 Danielle Ct
Rockwall, TX. 75087

Sent from my iPad

Planning

From: John Gibson [redacted]
Sent: Thursday, April 5, 2018 11:19 AM
To: Planning
Subject: Attn: David Gonzales Re: Case No. Z2018-016 Waterview Ridge (C to PD)

Dear Mr. Gonzalez,

We are writing to express our opposition to the rezoning of the 9+ acre property adjacent to my neighborhood from Commercial (C) to Planned Development (PD) so that multifamily apartments can be constructed.

This property was zoned Commercial when we purchased our home and we have looked forward to seeing responsible commercial development of this land into something that will benefit those of us who have made a long-term commitment to the community of Rockwall. Had this land been zoned for multifamily residential we would not have purchased our home in Rockwall.

We understand that the proposed apartments will be deed restricted for older residents. We also understand that once this zoning is changed those restrictions can be removed without public input and any facilities constructed on this site could be used as unrestricted housing. Multi-family apartments are never beneficial to homeowners in a neighborhood of single-family homes. We have lived through this nearly exact scenario once before and it was a **NIGHTMARE**! It is in large part what drove us out of our prior community and led us to establish our family here in Rockwall.

Other properties near our neighborhood have nice buildings with medical and professional offices and we would like to keep it that way per the current zoning. Please help us maintain our high quality of living here in Turtle Cove by keeping the current zoning in place.

Sincerely,

John & Robin Gibson
612 Harbor Cove Drive (Turtle Cove)
972-529-8602

Planning

From: Janis Whiteside [redacted]
Sent: Friday, April 6, 2018 7:22 AM
To: Planning
Subject: Case # z2018-016 (Water Ridge)

From: Janis Whiteside ([redacted])
Date: April 6, 2018 at 7:30: AM CDT
To: planning@rockwall.com
Subject: Case No z2018-016 Waterview Ridge (C to PD)

Attn: David Gonzales,

Re: Case No z2018-016 Waterview Ridge (C to PD)

I am opposed to the rezoning of the 9+ acre property adjacent to my neighborhood from Commercial (C) to Planned Development (PD) so that multi-family apartments can be constructed. This property was zoned commercial when our home was purchased. I have looked forward to seeing responsible commercial development of this land.

Other properties near our neighborhood have nice buildings with medical offices and other businesses. Please help us by keeping the Commercial zoning. It is the best plan for our neighborhood.

The plan proposed by the applicant does not explain how the existing creek will be preserved and managed. I'm concerned that it will cause Turtle Cove to become a flood zone. That would be a tragedy.

Multi-family apartments are never beneficial to homeowners in a neighborhood of single family homes. Well planned and designed commercial property can be an asset to the neighborhood. I understand the proposed apartments will be deed restricted for older residents, but those restrictions can be removed without public input once the zoning is changed.

Please deny the rezoning request.

Sincerely,

Janis Whiteside

650 Stafford Cir.

Rockwall, TX 75087

Turtle Cove Resident

469 387-6178

--



Janis Whiteside
Ebby Halliday, Realtors
Multi-Million Dollar Producer
469-387-6178
[redacted]

CLICK LINK BELOW FOR INFORMATION ABOUT BROKER SERVICES and CONSUMER PROTECTION NOTICE

Texas Real Estate Commission Consumer Protection Notice
http://www.trec.state.tx.us/pdf/forms/Miscellaneous/CN1-2.pdf

Texas Real Estate Commission Information About Brokerage Services
http://media.ebby.com/iabs/?0475654

Planning

From: Jenny West [redacted]
Sent: Thursday, April 5, 2018 6:41 PM
To: Planning
Subject: Case No z2018-016 Waterview Ridge (C to PD)

Attn: David Gonzales,

Re: Case No z2018-016 Waterview Ridge (C to PD)

I am opposed to the rezoning of the 9+ acre property adjacent to my neighborhood from Commercial (C) to Planned Development (PD) so that multi-family apartments can be constructed. This property was zoned commercial when our home was purchased. I have looked forward to seeing responsible commercial development of this land.

Other properties near our neighborhood have nice buildings with medical offices and other businesses. Please help us by keeping the Commercial zoning. It is the best plan for our neighborhood.

The plan proposed by the applicant does not explain how the existing creek will be preserved and managed. I'm concerned that it will cause Turtle Cove to become a flood zone. That would be a tragedy.

Multi-family apartments are never beneficial to homeowners in a neighborhood of single family homes. Well planned and designed commercial property can be an asset to the neighborhood. I understand the proposed apartments will be deed restricted for older residents, but those restrictions can be removed without public input once the zoning is changed.

Please deny the rezoning request.

Sincerely,

Jennifer West
652 Stafford Circle
Rockwall, TX 75087
214-403-3665

Planning

From: Jonathan Anderson [redacted]
Sent: Friday, April 6, 2018 9:51 AM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

I live in the Turtle Cove subdivision and wish to protest the rezoning of the property adjoining our subdivision from Commercial to Planned Development.

We are concerned that the change in zoning will significantly affect our home and our neighbors' homes property values.

Thank you,

Jonathan Anderson
675 Turtle Cove Blvd
Rockwall, TX 75087

Planning

From: Keegan Williamson [redacted]
Sent: Thursday, April 5, 2018 5:15 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

To: David Gonzales

We were drawn to Rockwall because of its strong commitment to limiting the number of apartments in the city. We were unaware when we brought our home that a zoning change would ever be proposed for the property located next to Turtle Cove.

We are strongly opposed to the plans to rezone this piece of property from commercial to planned development.

Keegan and Terry Williamson
2014 Gullwing Dr.
Rockwall, Tx 75087

Keegan Williamson D.Min.
Seek First/Buscad Primero: International Director Leadership and Spiritual Formation
caminoglobal.me/williamson | [redacted]

PHONE: 214.239.9736 Cell: 214-862-4431
caminoglobal.org | hopecoffee.org | obrerofiel.com | BuscadPrimero.caminoglobal.org

Planning

From: Laura [redacted]
Sent: Thursday, April 5, 2018 3:02 PM
To: Planning
Subject: Case NO. Z2018-016 Waterview Ridge (C to PD)

Mr. Gonzales,

As a resident of Rockwall and the Turtle Cove community, I wish to voice my strong opposition to the re-zoning of the property at the corner of Ridge Road and Turtle Cove Boulevard from Commercial to Planned Development.

My family and I have lived in Rockwall for 25 years. We moved here to be in a community that places value in its residents and their welfare. I fully support the continuation of the Commercial zoning at Ridge Road and Turtle Cove Boulevard. It is important to remain mindful of our residents and the decisions which are detrimental to their wellbeing and the stability of the community. A change of zoning from Commercial to Planned Development would indeed be detrimental to us as residents of Rockwall and in the Turtle Cove community.

Thank you for your time and attention to this issue.

Regards,
Laura Carr
667 Stafford Circle
Rockwall, TX 75087

Sent from my iPad

Planning

From: Lorilee Litherland [redacted]
Sent: Friday, April 6, 2018 11:23 AM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

Dear Mr. Gonzales,
I am a resident of Turtle Cove and wish to express my concerns regarding the rezoning of the 9.6 acre parcel between the subdivision and Ridge Road. As a local real estate agent with over a decade of experience serving Rockwall, the zoning change will negatively affect property values in the neighborhood. When showing homes to buyers, adjacent multi-family units are often a deal breaker. The neighborhood already faces buyer objections over the railroad track and the single entry/exit. I also worry about unintended use once the zoning change is made and the fact that traffic studies have not been performed.

Respectfully submitted,

Lorilee Litherland
627 Harbor Cove Drive
Rockwall, TX 75087



Lorilee Litherland, Realtor®, CRS, ABR, CHMS, CNS, SFR, SRES
Coldwell Banker Apex, Realtors
Recognized in Texas Monthly and D Magazines
U.S. Marine Corps Veteran
214-697-0145
www.LorileeLitherland.com

WIRE FRAUD WARNING
During your representation by Coldwell Banker Apex, Realtors you will **NEVER** be asked, via email, to wire or send funds to **ANYONE**, not even a title company. **NEVER trust wiring instructions sent via email.** Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. **ALWAYS** independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. **NEVER** wire money without double-checking that the wiring instructions are correct.

Planning

From: Jared Manly [redacted]
Sent: Thursday, April 5, 2018 7:38 AM
To: Planning
Subject: Zoning

To: David Gonzales

We live in the Turtle Cove subdivision and wish to register our strong opposition to rezoning property adjoining our subdivision from Commercial to Planned Development.

We understood when we bought our home that the adjoining undeveloped property was zoned Commercial but were not aware that the property was subject to rezoning for other purposes. If we had known, we would not have purchased in Turtle Cove.

We feel the value of the property would be diminished.

Jared Manly
911 Lexington Dr
903 355 8984

Planning

From: Edgecomb, Michael [redacted]
Sent: Thursday, April 5, 2018 2:58 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

To: David Gonzales

David,
I've lived in Turtle Cove Subdivision for 12 years and I strongly oppose re-zoning the property adjacent from Commercial to Planned Development.

You have to remember we have only one road access to our sub-division. From what I've seen of the Planning Development Document it will remain the only way in/out plus add much more traffic.

Please Vote NO to this re-zoning change.

Michael & Beth Edgecomb
671 Woodland Way
Rockwall, TX 75087

Planning

From: Matt Myers [redacted]
Sent: Thursday, April 5, 2018 10:37 AM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

To: David Gonzales

My wife and I live in the Turtle Cove subdivision and wish to register our strong opposition to the planning for rezoning property adjacent our subdivision from Commercial to Planned Development.

This proposed rezoning is for the personal gain of one or a few at the cost of quality of life and property value for many of us. I hope the greed will not prevail here.

Matt and Cathy Myers
1959 Gullwing Drive
Rockwall, TX 75087

Planning

From: PATRICIA SCOTT [redacted]
Sent: Thursday, April 5, 2018 2:52 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

I am opposed to the zoning change in the above referenced case.

Patricia Scott
603 Cliff View Court
Rockwall, Tex 75087
318-465-3433

Sent from my iPhone

Planning

From: Paula Emmerson [redacted]
Sent: Friday, April 6, 2018 12:30 PM
To: Planning
Cc: [redacted]
Subject: Case No. Z2018-016 Waterview Ridge

ATTN: David Gonzales
I live in Turtle Cove at 951 Briar Oak Drive. I am concerned about the proposed zoning change from C to PD for the property adjacent to me and Ridge Road.
I moved here in March, 2017 and chose Turtle Cove due to the location and the safety of the neighborhood and the potential for my property value to increase.
I have been a resident of Rockwall, on and off, since 1984. I have seen many changes and most have been beneficial to the community. Rockwall can stand proud for becoming the prestigious city it is today. However, Rockwall didn't become this wonderful thriving area without the opinions of the property owners. Who would know better what is more beneficial for their town than those who are proud property owners, so thank you for listening to us.
ON my street, Briar Oak Drive, five homes have been for sale this past year and, so far, only two have sold, and that was months after being on the market with price reductions. This may be due partly to a railroad track running behind the houses. But, I feel assured the proposed zoning change has raised concern.
The Traffic on Turtle Cove Drive has remained consistent but manageable. I would think commercial building of doctor's offices, etc would still remain manageable. However, an apartment complex, whether age monitored or not, would substantially increase traffic to cause backups not only on Turtle Cove Drive, but coming and going out of our gate. No matter how nice the apartment community, it will still attract transients and people of questionable nature, even prior sex offenders. I think the safety of my neighborhood will be jeopardized. I am a senior citizen and live alone. I would like to continue to feel safe in my home.
Flooding is also a large concern for me. Not only will home insurance policies increase for flood insurance, but water damage can be devastating. Our homes have been built to withstand drainoff to the lake. Occasionally, someone will receive excessive rainwater, due to the railroad ditches not being maintained. Any changes, especially as large as apartments, will change the terrain and water will do exactly what it wants, which may include flooding.
Please keep this area of Rockwall consistent with the present trend. I have seen the decline of many areas in other towns, due to apartment buildings, such as Mesquite and Greenville, just to name a few. And, surely you will agree that Rockwall stands exemplary to other towns nearby.
Thank you for listening and careful consideration to keep the above mentioned area zoned C.

Paula K Emmerson
Get Outlook for Android

Planning

From: Charlie Pratt [redacted]
Sent: Thursday, April 5, 2018 8:01 AM
To: Planning
Subject: Case No. Z2018-016, Waterview Ridge (C to PD)

To: David Gonzales

Mr. Gonzales,

My wife Patsy and I live in Turtle Cove. We would like to voice our extreme opposition to the proposal for change in zoning on the tract just outside our gates to Planned Development from commercial. We love our community, but ingress and egress from Ridge Rd is already a problem. It not only will devalue our home prices, but make it next to impossible to get in and out of our subdivision. I strongly request that each city official involved drive to the area and take a firsthand look at the situation I am describing. The property should continue to be zoned commercial, or should be a nice city park, which we need more of. We appreciate the job you are doing and know that your first priority is the quality of life for our citizens. This project would make an extreme negative change to our quality of life.
Thank you,
Charlie & Patsy Pratt
619 Loch View Ct
Rockwall, TX 75087

Sent from my iPhone

Planning

From: Remona Wing [redacted]
Sent: Friday, April 6, 2018 10:03 AM
To: Planning
Subject: Case z2018-016 Waterview Ridge (C to PD)

Attn: David Gonzales,

Re: Case No z2018-016 Waterview Ridge (C to PD)

I am opposed to the rezoning of the 9+ acre property adjacent to my neighborhood from Commercial (C) to Planned Development (PD) so that multi-family apartments can be constructed. This property was zoned commercial when our home was purchased. I have looked forward to seeing responsible commercial development of this land.

Other properties near our neighborhood have nice buildings with medical offices and other businesses. Please help us by keeping the Commercial zoning. It is the best plan for our neighborhood.

The plan proposed by the applicant does not explain how the existing creek will be preserved and managed. I'm concerned that it will cause Turtle Cove to become a flood zone. That would be a tragedy.

Multi-family apartments are never beneficial to homeowners in a neighborhood of single family homes. Well planned and designed commercial property can be an asset to the neighborhood. I understand the proposed apartments will be deed restricted for older residents, but those restrictions can be removed without public input once the zoning is changed.

Please deny the rezoning request.

Sincerely,

Remona Wing
654 Stafford Circle
Rockwall, TX 75087

Planning

From: Eberle Smith [redacted]
Sent: Tuesday, April 3, 2018 9:19 AM
To: Planning
Cc: Richard Smith
Subject: Case No. Z2018-016: Waterview Ridge (C to PD)

Good morning, Mr. Gonzales:

I am opposed to a change in zoning for the Case number referenced above.

There are several reasons for my opposition. However, the major reason is I don't want **ANY** non-government owned property subsidized by the federal government. The developer is a private business enterprise and needs to use private funds to develop and maintain the property. If the developer needs to be subsidized by federal or state government funding **AT ANY LEVEL**, we say NO to a zoning change.

Virus-free. www.avast.com

Planning

From: Ron Hinkle [redacted]
Sent: Friday, April 6, 2018 7:57 AM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

Importance: High

Mr. Gonzales – I am sending you this email to strongly protest and reject the proposed rezoning changes that will adversely affect my neighborhood, Turtle Cove.

My wife and I purposely chose Rockwall and, more specifically, the Turtle Cove neighborhood as our place of choice to live. We have made important changes in our lives and have made significant investments to ensure we have the ability to enjoy our home and our neighborhood.

The changes that would rezone property adjoining our subdivision from Commercial to Planned Development will have a negative effect on my neighborhood and my home. Should the planning commission and the city council approve the zoning changes we will have no other recourse than to move since our investment will be considered worthless.

I hope the city government will respond in the appropriate way that supports its voting citizens in the community.

Ron Hinkle
2018 Gullwing Drive
Rockwall, Texas 75087

Ron Hinkle
Legislative Consultant
P.O. Box 11664
Austin, Texas 78711
www.RHinkle.com
(512)567-5250

Planning

From: Ron Pyke [redacted]
Sent: Thursday, April 5, 2018 4:56 PM
To: Planning
Cc: [redacted]
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

Attention: David Gonzales

Dear Mr. Gonzales,

I live in the Turtle Creek neighborhood at 956 Bluffview Drive (Rockwall, Texas 75087). My wife and I have owned our home there since 2009 and have enjoyed the neighborhood the entire time. We are one of the "prime" home owners that have received notification of a zoning change request. I believe that the city has the parcel on Ridge Road and Turtle Cove Drive properly zoned. There are numerous reasons not to grant this requested zoning change of which my neighbors and I are happy to present to the zoning board and city council.

Surely the purchaser of that parcel of land knew that it was zoned Commercial when he purchased the property. It would be nice if the city held him to that.

I am also happy to provide a more detailed explanation of my opposition to the change via email before or outside of the planned meetings if needed.

I would appreciate an acknowledgement of your receipt of this correspondence.

Sincerely,

Ron

RONpyke CPA
972.741.1157 *office*
214.714.0817 *cell*
www.RonaldAPykeCFO.com

Planning

From: Christie Rotramel [redacted]
Sent: Wednesday, April 4, 2018 2:01 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

David Gonzales,

I am opposed of the rezoning of the 9+ acre property to my neighborhood from Commercial (C) to Planned Development (PD)so that multi-family apartments can be constructed.

Christie Rotramel
621 Harbor Cove Drive
Rockwall,TX
Turtlecove Subdivision
214-869-4006

Sent from my iPhone

Planning

From: Steve and Cathy Boewe [redacted]
Sent: Thursday, April 5, 2018 11:49 AM
To: Planning
Subject: Case Z2018-016 Waterview Ridge (C to PD)

Dear David Gonzales,

My wife and I moved to Turtle Cove subdivision 6 years ago this July because we loved the location, gate and quiet neighborhood. We felt the property values would continue to rise. We knew the adjoining property was zoned commercial and have no issue with commercial being built on this site.

We do wish to state our strong opposition to rezoning the property adjoining our subdivision from Commercial to Planned Development for multi-family apartments.

Thank you,

Steve and Cathy Boewe
663 Stafford Circle
Rockwall, TX 75087

Planning

From: Tiffani Anderson [redacted]
Sent: Thursday, April 5, 2018 4:41 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

I live in the Turtle Cove subdivision and wish to protest the rezoning of the property adjoining our subdivision from Commercial to Planned Development.

We are concerned that the change in zoning will greatly affect our home and our neighbors' homes property values.

Thank you,

Tiffani Anderson
675 Turtle Cove Blvd
Rockwall, TX 75087

Planning

From: Yves Courbier [redacted]
Sent: Thursday, April 5, 2018 3:00 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

To: David Gonzales

We live in the Turtle Cove subdivision and wish to register our strong opposition to rezoning property adjoining our subdivision from Commercial to Planned Development.

We understood when we bought our home that the adjoining undeveloped property was zoned Commercial but were not aware that the property was subject to rezoning for other purposes. If we had known, we would not have purchased in Turtle Cove and possibly not in Rockwall at all.

Furthermore, the plan proposed by the applicant does not explain how the existing creek will be preserved and managed. We are concerned that it will cause Turtle Cove to become a flood zone. That would be a tragedy.

Sincerely yours,

Yves Courbier
907 Lexington Dr
Rockwall, TX 75087

Planning

From: Cathy Boewe [redacted]
Sent: Thursday, April 5, 2018 4:24 PM
To: Planning
Subject: Case Z2018-016 Waterview Ridge

Dear David Gonzales,

When I moved to the Turtle Cove subdivision almost 6 years ago, I was totally captivated by the location, the quiet gated community and the neatness of the subdivision. Those of us who live here take great pride in our "little piece of heaven"! However, now someone wants to spoil it with multi-level and multi-family apartments!! They may not start out as these, being presented as "age-restricted", but we all know that it will only be a matter of time before they become subsidized housing. I realize that the land is currently zoned commercial and even though I am not thrilled with that, zoning it multi family apartments would be so much worse! The added traffic alone would be awful. Often times you can barely get out on Ridge Road, the traffic is backed up so much!

I want to state my STRONG opposition to rezoning the property adjoining our subdivision from Commercial to Planned Development for multi-family apartments.

Thank you,
Cathy Boewe
663 Stafford Circle
Rockwall, TX 75087

Sent from Mail for Windows 10

Gonzales, David

From: Brooks, Korey
Sent: Tuesday, April 3, 2018 2:39 PM
To: Gonzales, David
Subject: FW: Case No. Z2018-016: Waterview Ridge (C to PD)

City of Rockwall
The New Horizon

Planning and Zoning Department

Korey M. Brooks
Planner
City of Rockwall
385 S. Goliad
Rockwall, Texas 75087
T 972.772.6434
kbrooks@rockwall.com
http://www.rockwall.com/planning/

From: Eberle Smith [redacted]
Sent: Tuesday, April 03, 2018 9:29 AM
To: Planning <planning@rockwall.com>
Cc: Richard Smith [redacted]
Subject: Fw: Case No. Z2018-016: Waterview Ridge (C to PD)

Mr. Gonzales - I forgot to identify myself and address:

Eberle Smith
642 Turtle Cove Blvd
Rockwall, TX 75087
214-697-2000
smith.er@sbcglobal.net

On Tuesday, April 3, 2018 9:18 AM, Eberle Smith <smith.er@sbcglobal.net> wrote:

Good morning, Mr. Gonzales:

I am opposed to a change in zoning for the Case number referenced above.

There are several reasons for my opposition. However, the major reason is I don't want **ANY** non-government owned property subsidized by the federal government. The developer is a private business enterprise and needs to use private funds to develop and maintain the property. If the developer needs to be subsidized by federal or state government funding **AT ANY LEVEL**, we say NO to a zoning change.

Virus-free. www.avast.com

Planning

From: Pyke, Jane [redacted]
Sent: Thursday, April 5, 2018 5:02 PM
To: Planning
Cc: Ron Pyke ([redacted])
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

Dear Mr. Gonzales -
I am writing to you to oppose the subject case to rezone the plot of land adjacent to the Turtle Cove subdivision. This area was zoned commercial when we purchased our home at 956 Bluffview Dr. in 2009 and we expected it to stay that way. Note, our home is in the "notification" zone. The city zoned it correctly and should hold the purchaser of the land to the zoning as it stood when they knowingly purchased the land. We do not appreciate the thought of a large multi-family (senior citizen or not) development being built on that land. The problems associated with that type of development are numerous. I have always appreciated the zoning committee's thoughtfulness in developing Rockwall. In fact, I know that your group won a state award for its thoughtfulness and I hope that it continues by disallowing, yet again, another inappropriate development on the land next to Turtle Cove. I can tell you that we have one way in and one way out of our neighborhood. This is often different from other neighborhoods when it comes to development. The realtors can't avoid driving prospective buyers past that plot of land and regardless of what the owner of the land is "promising", it is very unlikely that that could or would change anytime soon. Please oppose the building of this zoning change. Enough is enough. Thank you.

Jane Pyke
956 Bluffview Dr.
Rockwall, TX 75087
972-922-8153

Jane L. Pyke
Assistant Vice President, PHR, SHRM-CP
Human Resources
Office: 214-922-5563
[redacted]

Federal Reserve Bank of Dallas
2200 N. Pearl St. Dallas, TX 75201
dallasfed.org

Planning

From: Jennifer Courbier [redacted]
Sent: Thursday, April 5, 2018 7:52 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD

Dear Mr. Gonzales,

My family and I have lived in Turtle Cove for the last 12 years. It is a great place to live. The families here keep up their properties and we, as a community, take pride in the upkeep of our neighborhood. Our home owners dues go toward front lawn and common area lawn maintenance to ensure a clean, manicured landscape throughout the community. We do not allow cars to park along the streets. We care about increasing the value of our property.

I never tell people that I live in Turtle Cove without someone commenting on what a nice neighborhood it is. People know Turtle Cove homes as highly sought after real estate. This has been a well respected Rockwall neighborhood for many years.

As you probably know, Turtle Cove is a one entrance/exit neighborhood. That does increase the vulnerability of the area. The less traffic coming down Turtle Cove Blvd, the less opportunity for undesirable activity to make its way down into our neighborhood.

So, I'm respectfully petitioning you not to make a zoning change that would reduce the desirability of our neighborhood as a place to live in this great town. There can be no question that a change in zoning would have a detrimental impact on property values, safety and the general appeal of our neighborhood. Please, deny the application for a zoning change.

Respectfully,
Jennifer Courbier
Turtle Cove Resident

Sent from my iPhone

Gonzales, David

From: McKinney [redacted]
Sent: Thursday, April 5, 2018 5:16 PM
To: Gonzales, David
Subject: Case No. Z2018-016. Waterview Ridge C to PD

Mr. Gonzales: We are very much opposed to changing the above case from C to PD. As senior residents in Turtle Cove, the proposed development would overburden traffic on a short two lane street that is the only access/egress for residents. The problem of water drainage and possible flooding from the proposed development is a risk the City of Rockwall must avoid. These are only two of the issues that would harm this residential area. We would appreciate any assistance in not allowing this zoning change.

Respectfully submitted, Marlene and Lenny McKinney

Sent from my iPad

Planning

From: Lindy Thorsen [redacted]
Sent: Thursday, April 5, 2018 11:38 AM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

Mr. Gonzales:

I am opposed to the rezoning of the property on Ridge Road/Turtle Cove Blvd. by my Turtle Cove neighborhood.

Please help us keep the commercial zoning. I am concerned about numerous problems that multi-family apartments in this area would bring to our neighborhood as well as to the City of Rockwall--just to mention one major problem being the concern that our neighborhood could become a flood zone.

Thank you,

Lindy Thorsen
651 Stafford Circle
Rockwall, TX 75087

Planning

From: Martha Galli [redacted]
Sent: Thursday, April 5, 2018 2:59 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

Dear Mr. Gonzales,

I am Martha Galli and live at 645 Stafford Circle in the Turtle Cove Neighborhood in Rockwall.

I'm informed about the nature of the subject development and am against changing the zoning to allow High Density Residential development on this property. I believe there are many more suitable locations for developments of this nature in our city. Moreover, there are many permitted use commercial developments that are suitable improvements for this land. Mr. Miranda purchased this land knowing its commercial classification. He has the right to develop it in compliance with the commercial code. However, if he wants to re-zone the land, City Ordinances allow me to express my view. And I choose not to support the re-zoning from Commercial to Planned Development High Density Residential.

Sincerely,

Martha Galli

Planning

From: Thomas Galli [redacted]
Sent: Thursday, April 5, 2018 4:46 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

Dear Mr. Golzales,

I am Tom Galli and live at 645 Stafford Circle in the Turtle Cove Neighborhood.

I stand opposed to rezoning the 9.6 acres of land fronting my neighborhood from Commercial to Planned Development — High Density Residential. Such a development would not mesh well with existing commercial properties along the Ridge Road commercial corridor. It would look and feel very much out of place both architecturally and functionally.

That said, I have no objection to development of this land for a commercial purpose as delineated in our Unified Development Plan and code.

Sincerely,

Tom Galli

Gonzales, David

From: Gonzales, David
Sent: Wednesday, April 4, 2018 11:10 AM
To: 'Victor Salazar'
Subject: RE: document # Z2018-016

That street section should be built as required, and the city does have a facilities agreement in place with the property owner for the road to be built.

DAVID GONZALES, AICP
SENIOR PLANNER • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
GONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Victor Salazar [redacted]
Sent: Wednesday, April 4, 2018 10:42 AM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: Re: document # Z2018-016

David,
Thanks for your time .
Yes you can forward to anybody concerned?
I'm just trying to validate two different sides about the street being built to La Jolla? Developer representative says yes, those opposing the plan say no. Opposers say the medicinal building owner won't allow connection of street to Lajolla.
Thanks
Victor

Sent from my iPhone

On Apr 4, 2018, at 9:56 AM, Gonzales, David <DGonzales@rockwall.com> wrote:

> Good morning Victor,
>
> The concept plan is representative of the zoning change (*i.e. Planned Development District*) for the Planning Commission and City Council to consider at the public hearings, and if approved, could not be changed without going through another zoning change request to amend the ordinance. The request is for an age restricted multi-family apartment complex and limited commercial land uses for the property. The purpose of the public hearings is for property owners to voice their opinions about the change(s) being requested, and for the governing body to consider these during their deliberations and decision making process. As a note, zoning changes are discretionary upon the City Council.
>
> The minor collector street on the plan is placed on the concept plan to indicate compliance with the City's Master Thoroughfare Plan and is required to be built to city standards.

With this being said, is this e-mail to be forwarded to the Planning and Zoning Commission and City Council?

Thank you,

<image002.jpg>**DAVID GONZALES, AICP**
SENIOR PLANNER • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
GONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Victor Salazar [redacted]
Sent: Wednesday, April 4, 2018 9:15 AM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: Re: document # Z2018-016

David,
Thank you for your response.
How much influence does the plan that has been presented by the developer to the P & Z have to do with the zoning change ?
If the zoning change is made can the developer change the plan to a different type of housing?
Is the street that is on the plan next to the rail road tracks is that already been approved to run and exit onto LaJolla st. ?
Victor

Sent from my iPhone

On Apr 3, 2018, at 3:27 PM, Gonzales, David <DGonzales@rockwall.com> wrote:

> Mr. Salazar,
>
> I am writing you to find out;
> a) if I answered your questions; and'
> b) if you intended this e-mail to be forwarded to the Planning and Zoning Commission and City Council.
>
> If so, you may also include whether you are "in favor of" or "opposed to" this request.
>
> Let me know if I can be of any f=further assistance,
>
> Thank you,
>
> <image002.jpg>**DAVID GONZALES, AICP**
> SENIOR PLANNER • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
> 972.772.6488 OFFICE

GONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Gonzales, David
Sent: Monday, April 2, 2018 3:47 PM
To: [redacted]
Cc: Ryan Miller <rmiller@rockwall.com>
Subject: RE: document # Z2018-016

Mr. Salazar,

Thank you for your e-mail regarding the proposed age restricted multi-family apartment complex being requested. Yes, the property is currently zoned as Commercial, and will remain that way as an underlying zoning for the property; however, if approved, the property will allow for the multi-family apartment complex on the commercial zoned property. Also, the applicant is requesting to limit the commercial uses available within the remainder of the property. These uses will be listed in the proposed ordinance for the Planning Commission and City Council to review, and to consider for approval at their discretion.

These are the responses to your questions:

1. If granted, the uses on the property will be allowed indefinitely as prescribed by the Planned Development District Ordinance (or until a request is made to change the zoning).
2. I do not have an answer for this question as this does not pertain to the zoning case for this particular property. As a suggestion, you may do a search through the internet to located additional holdings by Mr. Miranda.
3. There is no provision in the Planned Development District Ordinance relating to a period of time for the development to occur.

If you have any additional questions, please feel free to contact me.

Thank you,

<image007.jpg>**DAVID GONZALES, AICP**
SENIOR PLANNER • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
GONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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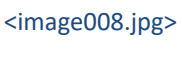
From: Brooks, Korey
Sent: Monday, April 2, 2018 2:22 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: FW: document # Z2018-016



Planning and Zoning Department

Korey M. Brooks
Planner
City of Rockwall
385 S. Goliad
Rockwall, Texas 75087
T 972.772.6434
kbrooks@rockwall.com
http://www.rockwall.com/planning/

From: Victor Salazar [redacted]
Sent: Thursday, March 29, 2018 5:34 PM
To: Planning <planning@rockwall.com>
Subject: document # Z2018-016

To whom it may concern,
Could you answer a few Questions about the document referenced in the subject line?
i understand that this is commercial property now and wants to be zoned to multi unit housing.
1. if granted, will it always be aged restricted throughout the development until completion?

2. Does Mr. Vinod Miranda have any other developments like this in the greater DFW area ?

3. Would there be a provision that the whole project has to be finished by a certain year? 5 years- 10 years - 15 years etc

Thank You
Victor A Salazar
Turtle Cove resident

Gonzales, David

From: Miller, Ryan
Sent: Wednesday, April 11, 2018 7:50 AM
To: Gonzales, David
Subject: FW: Tonight's agenda

See below.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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-----Original Message-----
From: Davelyn Davis [redacted]
Sent: Tuesday, April 10, 2018 5:09 PM
To: Miller, Ryan
Subject: Tonight's agenda

Good Afternoon Mr Miller,
I cannot attend the meeting tonight but I wanted to voice my opposition regarding the zoning change to be discussed this evening that affects Turtle Cove Blvd.
If you have any questions, please contact me at (469) 338-1106.
I have been a resident of Rockwall since 2002 and lived in Turtle Cove that entire length of time.
I've enjoyed living here and raising my children here as well.
I don't believe this change will bring future contentment to the residents in my neighborhood or Lakeside Village.
Sincerely
Davelyn Davis

Sent from my iPhone

Gonzales, David

From: Davelyn Davis [redacted]
Sent: Tuesday, April 10, 2018 5:05 PM
To: Gonzales, David
Subject: Hearing tonight

Mr. Gonzales,
I am not in favor of the zoning change this will be considered tonight during the planning & zoning meeting.
I have lived in Turtle Cove for sixteen years. I stand with my neighbors tonight whom are also opposed to this zoning change on your meetings agenda.
If you want any further information from me, please contact me at
469.338.1106
Sincerely
Davelyn Davis
672 Channel Ridge Drive Rockwall TX 75087.

Sent from my iPhone

Gonzales, David

From: karen4770 [redacted] >
Sent: Tuesday, April 10, 2018 4:39 PM
To: Gonzales, David
Cc: Me
Subject: 04/10/2018 Public Hearing Item #5 / Z2018-016

I am one of the home owners residing in the Turtle Cove community. I want to notify the Planning and Zoning Commission that I strongly oppose the proposed zoning change that it is referenced on the subject line of this email.
I planned to attend the public hearing, but may not be able due to last minute work meeting.

Vr,
Karen Lowery
9035135929
659 Turtle Cove Blvd.
Rockwall

Sent from my Verizon, Samsung Galaxy smartphone

Gonzales, David

From: Laura Parker [redacted]
Sent: Tuesday, April 10, 2018 4:37 PM
To: Gonzales, David
Subject: zoning change for property adjacent to Turtle Cove

I am a property owner in Turtle Cove and am very much opposed to change of zoning for property adjacent to Turtle Cove. I am unable to attend the meeting tonight but am voicing my opposition with this email. Hopefully I will attend the next meeting.

Thank you!

Laura Parker

Gonzales, David

From: Miller, Ryan
Sent: Tuesday, April 10, 2018 4:35 PM
To: Gonzales, David
Subject: FW: rezoning of property adjacent to Turtle Cove

See below.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
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From: Laura Parker [redacted]
Sent: Tuesday, April 10, 2018 4:34 PM
To: Miller, Ryan
Subject: rezoning of property adjacent to Turtle Cove

Hello,

I am a property owner in Turtle Cove. I am very much against zone change and building of apartments or senior housing on property adjacent to Turtle Cove. I am not able to attend the meeting this evening but want to voice my opinion to you.

Thank you,

Laura Parker

Gonzales, David

From: Lee Majors [redacted]
Sent: Tuesday, April 10, 2018 2:56 PM
To: Gonzales, David
Subject: Z2018-2016

Mr. Gonzales
I will not take much of your time. Just wanted to say that my wife and I are against the subject zoning change. Thanks
Lee and Shirley Majors
930 Bluffview Drive
Rockwall Texas

Sent from Lee Majors

Gonzales, David

From: Miller, Ryan
Sent: Wednesday, April 11, 2018 7:49 AM
To: Gonzales, David
Subject: FW: Turtle Cove Resident and request for zoning variances in adjoining property.

See below.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
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From: Philip Crouch [redacted]
Sent: Tuesday, April 10, 2018 5:53 PM
To: Miller, Ryan
Subject: Turtle Cove Resident and request for zoning variances in adjoining property.

Sir,

When I purchased my home in Turtle Cove a few years ago I knew adjoin property was zoned commercial. I fully accepted that an all that could come with it. I cannot accept or approve of the changes that have been requested. I do not approve of the change request or the additional variances. Please do not approve this change. Just leave the zoning as it is.

Respectfully,

Philip Crouch
675 Woodland Way
Rockwall, TX

Gonzales, David

From: Philip Crouch [redacted]
Sent: Tuesday, April 10, 2018 6:02 PM
To: Gonzales, David
Subject: Rezoning of property adjacent to Turtle Cove

Sir,

Please do not change the zoning on the property or the many variances requested by the developer. I fully accept the current zoning and what can be built there. I do not accept or want the developers change in zoning or variances approved. I am totally against the changes.

Phil Crouch
675 Woodland Way
Rockwall, TX

Gonzales, David

From: Sarah Carter [redacted]
Sent: Tuesday, April 10, 2018 3:35 PM
To: Gonzales, David
Subject: Turtle Cove Zoning Change

I live in the Turtle Cove neighborhood and have several concerns with the proposed zoning change. Last year, when the developer sent out a questionnaire to the neighborhood asking if we would support a retirement community at that location, I called the city's planning department. I wanted to make sure that this development would stay a senior facility and not convert to apartments after the zoning was approved. I learned that the city could not enforce a retirement age only facility and it could indeed become an apartment complex.

This, of course, gave me great concerns. Then the Rowlett developer who got the city to sell him the park land reneged on his proposed plan so this reinforced my concerns.

I am also concerned that this property can not handle the excess runoff especially since there already is a flooding issue due to the blocked railroad culvert.

Finally, four stories is way too tall of a proposal. Most of the property is on a hill and with that extra height, residents will be able to look into everyone's backyards.

Thanks so much.

Sincerely,

Sarah Carter

676 Woodland Way

Sent from my iPhone

Gonzales, David

From: Miller, Ryan
Sent: Tuesday, April 10, 2018 2:53 PM
To: Gonzales, David
Subject: FW: Z2018-016

See below ...

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
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-----Original Message-----
From: Lee Majors [redacted]
Sent: Tuesday, April 10, 2018 2:52 PM
To: Miller, Ryan
Subject: Z2018-016

Mr. Miller
I won't take much of your time. Just wanted to say my wife and I are against the subject zoning change. Thanks Lee & Shirley Majors
930 Bluffview Drive
Rockwall Texas

Sent from Lee Majors

Gonzales, David

From: Planning
Sent: Wednesday, April 11, 2018 10:47 AM
To: Gonzales, David
Subject: FW: Zoning change request

City of Rockwall
The New Horizon

Planning
and
Zoning Department

Korey M. Brooks
Planner
City of Rockwall
385 S. Goliad
Rockwall, Texas 75087
T 972.772.6434
kbrooks@rockwall.com
http://www.rockwall.com/planning/

From: Stuart Harstrom [redacted]
Sent: Tuesday, April 10, 2018 4:53 PM
To: Planning <planning@rockwall.com>
Subject: Zoning change request

Mr. Gonzales, I live in Turtle Cove. My wife and I are strongly opposed to the zoning request change to high density, multi family living. We've lived here for 11 1/2 yrs and we have an outstanding community in Turtle Cove. Apts. do not mix here at this location and we know, apts. are what will be built. The traffice is bad enough trying to get out of our area, as traffic in all of Rockwall. Also, we all know that crime does come with apts. I ask that you vote to deny this request so that our community will be a great place to live.
Thank you , Stuart & Susan Harstrom, 675 Danielle Ct.

Gonzales, David

From: Sivi Clark [redacted] >
Sent: Tuesday, April 10, 2018 6:04 PM
To: Gonzales, David
Subject: Independent Living Project

Hello. My name is Marcel Clark and I live in Turtle Cove. I approve of the Independent Living Project. I had my reservations about it in the beginning. Bu,t unlike the others, I like to go to the source of the problem, I had a sit down with Mr. Clark and the developer to find out exactly what Independent Living Project is all about. After talking to them, I got a clear understanding of what the project is about. But still yet,I was still not convinced that they were telling me everything. For instance, what if the project were sold to another contractor and it turned into apartments? Number 2, will it become section 8 apartment? Number 3, is the age limit truly 60 and over? Number 4, what is the number of people able to live in the apartments? Number 5, the beautification of the property, and Number 6, his honesty and his integrity. After several meetings with Mr. Clark, I see that he is a honest man and I feel he is straight forward with me. So yes, I approve of this Project. Thank You Marcel Clark.

Gonzales, David

From: Kenneth Hood [redacted] >
Sent: Tuesday, April 10, 2018 11:46 AM
To: Gonzales, David; Miller, Ryan
Subject: Proposed Zoning Change

Gentlemen:

I live at 935 Briar Oaks Dr. in Turtle Cove, and I strongly oppose the zoning change request from C to PD. The front of my house faces the adjacent property, and I don't want to look out my windows and see a four story building. A four story building will actually look five story building due to the elevation change. If I wanted that, I would move to Uptown Dallas. Please be prepared for a packed house tonight.

Sincerely,

Kenneth Hood
KWH Network Services
519 Interstate 30 PMB 133
Rockwall, TX 75087
214-507-1078
[redacted]

KWH Network Services
IT Solutions for Small Business

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and exempt from disclosure under applicable law or may constitute as attorney work product. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

Gonzales, David

From: Mike Jusko [redacted] >
Sent: Tuesday, April 10, 2018 11:45 AM
To: Gonzales, David
Subject: Case #Z2018-016 Waterview Ridge (C to PD)

Greetings David!

I live in Lakeside Village and I want to voice my opposition to this change in zoning.

I think this property could be better used as a commercial property as zoned.

Mike Jusko
4004 Mediterranean
Rockwall, TX 75087
469.323.6760

Gonzales, David

From: VIVIAN GRIFFITH [redacted]
Sent: Tuesday, April 10, 2018 1:47 PM
To: Gonzales, David
Cc: Miller, Ryan
Subject: Zoning changes

Hello Mr. Gonzales,
I live in the Turtle Cove subdivision and cannot attend the meeting tonight but would like to voice my concern about the proposed zoning change. My husband John and I live at 619 Harbor Cove Drive and our entire household is AGAINST this proposed change. We would like our concerns to be represented via this email.

If you have any questions, please feel free to contact me at 214-500-4559 Thanks,

Vivian Griffith

Gonzales, David

From: Miller, Ryan
Sent: Tuesday, April 10, 2018 1:11 PM
To: Gonzales, David
Subject: FW: Re-zoning of Turtle Cove @ Ridge Rd

See below.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
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-----Original Message-----
From: Lisa Goodson [redacted]
Sent: Tuesday, April 10, 2018 1:00 PM
To: Miller, Ryan
Subject: Re-zoning of Turtle Cove @ Ridge Rd

Mr. Miller,

My name is Lisa Goodson. My husband and I just moved to the Turtle Cove subdivision two weeks ago. I found out Sunday night that there is a proposed re-zoning right next to the entrance of our neighborhood.

Unfortunately, I do not know all of the details.
I do know that we just moved from our home in Lake Highlands of 26 years due to apartment nightmares. They were nice when we bought our house. . Now, they are run down. They are riddled with crime and drugs. The crime has migrated into our neighborhood to the point you did not want to go out for walks. Our 75 year old next door neighbor had a home invasion about 6 months ago. The rest of the neighborhood is constantly having issues. Apartments always start nice but, they do run down after a while. There is always trash around and you can not control the noise level.

We chose to move to Rockwall and Turtle Cove specifically because it is so beautiful, quiet and there is a lot of wildlife around. The people are so friendly and the crime was so low. I especially was happy that there was not any apartments near by. We bought our home at a premium knowing that our home value would only go up. This HOA community really takes care of this property.

Please do not let developers come in and build apartments here. We bought this house to retire in at some point. It would devastate our home values. The traffic is already heavy on that part of the Ridge Road. It will only make things worse.

Thanks for your time,

Planning

From: Alexandria West [redacted]
Sent: Friday, April 6, 2018 3:20 PM
To: Planning
Subject: Case No z2018-016 Waterview Ridge (C to PD)

Attn: David Gonzales,

Re: Case No z2018-016 Waterview Ridge (C to PD)

I am opposed to the rezoning of the 9+ acre property adjacent to my neighborhood from Commercial (C) to Planned Development (PD) so that multi-family apartments can be constructed. This property was zoned commercial when our home was purchased. I have looked forward to seeing responsible commercial development of this land.

Other properties near our neighborhood have nice buildings with medical offices and other businesses. Please help us by keeping the Commercial zoning. It is the best plan for our neighborhood.

The plan proposed by the applicant does not explain how the existing creek will be preserved and managed. I'm concerned that it will cause Turtle Cove to become a flood zone. That would be a tragedy.

Multi-family apartments are never beneficial to homeowners in a neighborhood of single family homes. Well planned and designed commercial property can be an asset to the neighborhood. I understand the proposed apartments will be deed restricted for older residents, but those restrictions can be removed without public input once the zoning is changed.

Please deny the rezoning request.

Sincerely,

Alexandria West
652 Stafford Circle
Rockwall, TX 75087
214-507-5499

Planning

From: West, William [redacted]
Sent: Saturday, April 7, 2018 3:15 PM
To: Planning
Cc: [redacted]
Subject: Case No z2018-016 Waterview Ridge (C to PD)

Attn: David Gonzales,

Re: Case No z2018-016 Waterview Ridge (C to PD)

I am opposed to the rezoning of the 9+ acre property adjacent to my neighborhood from Commercial (C) to Planned Development (PD) so that multi-family apartments can be constructed. This property was zoned commercial when our home was purchased. I have looked forward to seeing responsible commercial development of this land.

Other properties near our neighborhood have nice buildings with medical offices and other businesses. Please help us by keeping the Commercial zoning. It is the best plan for our neighborhood.

The plan proposed by the applicant does not explain how the existing creek will be preserved and managed. I'm concerned that it will cause Turtle Cove to become a flood zone. That would be a tragedy.

Multi-family apartments are never beneficial to homeowners in a neighborhood of single family homes. Well planned and designed commercial property can be an asset to the neighborhood. I understand the proposed apartments will be deed restricted for older residents, but those restrictions can be removed without public input once the zoning is changed.

Please deny the rezoning request.

Sincerely,

William M. West
652 Stafford Circle
Rockwall, TX 75087

William M. West
Account Executive Distribution and Alternate Care
4 Hartwell Place
Lexington, MA 02421
USA
Customer/Tech. Service: 1.800.332.1042
Mobile: 214.938.7220
[redacted]
www.sekisuidiagnostics.com

Planning

From: elaine eubanks [redacted]
Sent: Sunday, April 8, 2018 12:10 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge(C to PD)

Elaine Eubanks
740 Turtle Cove Blvd
Rockwall, Tx. 75087

To: David Gonzales,
I oppose the construction of any apartment type dwellings built on this property not only because the additional traffic brought to our Turtle Cove addition, but we also expect with apartments, either senior dwelling or standard, this will be rental property and a real concern of decline in our property value. In addition, we also oppose commercial buildings, if the only in and out access is from turtle cove blvd. We have heard that a access rd from Laguna Dr may be built and if so, that would be huge difference maker in my decision for not only myself but for many other turtle cove residences.
Thank you,
Elaine Eubanks

Sent from Yahoo Mail for iPhone

Planning

From: garry eubanks [redacted]
Sent: Sunday, April 8, 2018 11:29 AM
To: Planning
Cc: Elaine Eubanks
Subject: case #: Z2018-016 waterridge ridge (C to PD)

Garry and Elaine Eubanks
740 Turtle Cove Blvd
Rockwall, Tx. 75087

We oppose the construction of any apartment type dwellings built on this property not only because the additional traffic brought to our turtle cove addition. but we also expect with apartments, either senior dwelling or standard, this will be rental property and a real concern of decline in our property value. In addition, we also oppose commercial buildings, if the only in and out access is from turtle cove blvd. We have heard that a access rd from Laguna Dr may may be built and if so, that would be huge difference maker in our decision for not only ourselves but for many other turtle cove residences.
Thank you,
Garry and Eubanks

Sent by ge from my cell mail

Planning

From: Jack Burnside [redacted]
Sent: Monday, April 9, 2018 8:25 AM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

Dear Mr. Gonzales,

My family recently moved into Turtle Cove this past Spring as a part of a relocation with American Airlines. The decision to be so far from the airport was not an easy one but was easily offset by what this community offered.

Had we been aware of the planned rezoning to something remotely similar to high density housing we would've move elsewhere.

We love the City of Rockwall and I am writing you today to register my strong opposition to the proposed rezoning of the property that fronts my community of Turtle Cove.

--
Sincerely,

Jack Burnside

727 Turtle Cove Blvd
Rockwall, TX 75087

Planning

From: John Floeter [redacted]
Sent: Saturday, April 7, 2018 8:36 AM
To: Planning
Subject: Case No. Z2018-016: Waterview Ridge (C to PD)

David,

Thank you for the notice you mailed about the subject case. My wife Shirley Floeter and I live at 926 Briar Oaks Dr., and we are both opposed to the request.

We purchased our home two years ago with the full knowledge that the 9-acre property was zoned Commercial.

Had this property been zoned for multi-family apartments, we would not have purchased a home in Turtle Cove. We can tell you from personal experience that apartments are never good for single-family neighborhoods. And the age 62+ deed restrictions proposed by the applicant are useless because they cannot be enforced.

We believe that responsible development of this property using Commercial zoning will be better for our neighborhood over the long term. Anyone can see several good examples of how this property might be developed by looking at the adjacent office and medical buildings. So please protect us and our neighbors.

We are also very concerned about flooding during heavy rainstorms. The plans shown for the apartment development appear to be inadequate in terms of water management. The stream that runs through this property is likely to fill the proposed detention pond, which will render it useless during storms.

Thank you.

John Floeter
926 Briar Oaks Dr.
Rockwall TX 75087
214.673.7383 (call or text)
[redacted]

Planning

From: marilyn hall [redacted]
Sent: Friday, April 6, 2018 5:05 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C

> I am a resident of Turtle Cove and am opposed to any hi density house on the land leading into the development. Traffic is impossible on to Ridge Road now. It can only get worse for everyone
Marilyn Hall
942 Lexington Dr

Sent from my iPhone

Planning

From: Mary Benton [redacted]
Sent: Monday, April 9, 2018 11:30 AM
To: Planning
Subject: Rezoning in Turtle Cove

Mr. Gonzales, I am a resident in Turtle Cove and have lived here since 2003. We are all very concerned with the property owners/ developer's desire to re-zone the property on Turtle Cove . These are my concerns : 1. Our homes will lose the natural water drainage and place us at risk for flood water and run off . That will greatly affect the value of this greatly desired community . The city should protect the existing residence over new development . 2. Turtle Cove Blvd is and will remain the only exit for the residents and any business. It can not serve the population he projects and the current volume. 3. I don't just speak for myself when I state this neighborhood will suffer greatly. I for one will move, if the value of our property declines and the sale of homes is greatly affected. We send a strong plea to our city electives to decline any and all of his current request to rezone and build the current housing project or any similar project. That land and our street cannot accommodate the volume of people, cars, and dwelling. Thank you for your time , concern, and attention to this matter.

Mary Benton , homeowner Turtle Cove

Planning

From: Marilyn [redacted]
Sent: Friday, April 6, 2018 5:10 PM
To: Planning
Subject: Zoning

David Gonzalez

My husband and I live in the Turtle Cove subdivision and wish to register our strong opposition to rezoning property adjoining our subdivision from Commercial to Planned Development.

Four story high density apartments were not what we expected when we moved here

Ronnie Clinton
Marilyn Hall

Sent from my iPhone

Planning

From: Scott Phillips [redacted] >
Sent: Sunday, April 8, 2018 3:52 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)

To: David Gonzales

We live in the Turtle Cove subdivision and wish to register our strong opposition to rezoning property adjoining our subdivision from Commercial to Planned Development.

We understood when we bought our home that the adjoining undeveloped property was zoned Commercial and understood that eventually there may be a commercial building built on it. If we had known that the city of Rockwall would entertain apartments by greedy developers, we would not have purchased in Turtle Cove and possibly not in Rockwall at all. These developers are not concerned with the damage that apartments do to a community over time. Just look at Garland for example. It's not fair to the residents of Rockwall to allow this to happen.

Collette Phillips
643 Turtle Cove Blvd
Rockwall, TX 75087

Planning

From: [redacted]
Sent: Saturday, April 7, 2018 3:39 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge (C to PD)
Attachments: Z2018-016 Waterview Ridge (C to PD).pdf

Mr. Gonzales,

Please find attached my response to the Notice of Public Hearing regarding the subject zoning change request. I am strongly opposed to the requested change. The original planning with this property zoned for commercial use was the correct choice and in the best interest of the city and our community. I respectfully urge you to deny this request for a change in zoning.

To be clear, I have no issue whatsoever with well planned commercial development in this area. I have been in my home for 20 years and am very concerned that a zoning change will forever change the character of our neighborhood, not to mention the inevitable decrease in our property values.

I plan to attend both upcoming public hearings addressing this issue as well.

Thank you for your time,

William Katt
650 Turtle Cove Blvd

Planning

From: West, William [redacted]
Sent: Saturday, April 7, 2018 3:15 PM
To: Planning
Cc: [redacted]
Subject: Case No z2018-016 Waterview Ridge (C to PD)

Attn: David Gonzales,

Re: Case No z2018-016 Waterview Ridge (C to PD)

I am opposed to the rezoning of the 9+ acre property adjacent to my neighborhood from Commercial (C) to Planned Development (PD) so that multi-family apartments can be constructed. This property was zoned commercial when our home was purchased. I have looked forward to seeing responsible commercial development of this land.

Other properties near our neighborhood have nice buildings with medical offices and other businesses. Please help us by keeping the Commercial zoning. It is the best plan for our neighborhood.

The plan proposed by the applicant does not explain how the existing creek will be preserved and managed. I'm concerned that it will cause Turtle Cove to become a flood zone. That would be a tragedy.

Multi-family apartments are never beneficial to homeowners in a neighborhood of single family homes. Well planned and designed commercial property can be an asset to the neighborhood. I understand the proposed apartments will be deed restricted for older residents, but those restrictions can be removed without public input once the zoning is changed.

Please deny the rezoning request.

Sincerely,

William M. West
652 Stafford Circle
Rockwall, TX 75087

William M. West
Account Executive Distribution and Alternate Care
4 Hartwell Place
Lexington, MA 02421
USA
Customer/Tech. Service: 1.800.332.1042
Mobile: 214.938.7220
[redacted]
www.sekisuidiagnostics.com

Planning

From: West, William [redacted]
Sent: Saturday, April 7, 2018 7:41 AM
To: Planning
Cc: [redacted]
Subject: Subject: Case No z2018-016 Waterview Ridge (C to PD)

Attn: David Gonzales,

Re: Case No z2018-016 Waterview Ridge (C to PD)

I am opposed to the rezoning of the 9+ acre property adjacent to my neighborhood from Commercial (C) to Planned Development (PD) so that multi-family apartments can be constructed. This property was zoned commercial when our home was purchased. I have looked forward to seeing responsible commercial development of this land.

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Sincerely,

William M. West
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USA
Customer/Tech. Service: 1.800.332.1042
Mobile: 214.938.7220
[redacted]
www.sekisuidiagnostics.com

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Because every result matters™

Gonzales, David

From: Jameson Titus [redacted] >
Sent: Monday, April 9, 2018 4:23 AM
To: Gonzales, David
Subject: Turtle Cove - Independent Living project

Dear David ,

Thank you for your service to the citizens of Rockwall .

Regarding the proposed Independent Living project on Turtle Cove and Ridge.

I am in favor of the Independent Living project that will be coming up for your approval soon.

I have been a home owner and resident of 655 Turtle Cove Blvd. since me, my wife and children moved from Dallas to Rockwall in Oct of 1994.

We are one of the few homeowners who have been in this Turtle Cove neighborhood since 1994.

We as a family has seen many changes since we moved here, some good and much needed and some not so good in our neighborhood and in the city, and county.

The land for the Independent Living has been empty since we moved here in 1994, and seems over the last 24 years a few developments have proposed to develop , but seems that they were not either viable or not welcomed .

The current zoning on the land and all the possible uses and parking ,traffic vs. the proposed change , to me seems it is better to change and approve the zoning request.

The use of the independent living in this area and community to me seems a much better use than more box stores, traffic count , retail and more restaurants, etc..

As we have been living here over 24 years and are getting older, as we love the area, seems like a more logical area to move to independent as/if we may need the physical help based on our health in the future.

The potential to have the Rockwall EMS have a presence in this development is a great plus to my family and would also think to the community response time around us.

The potential new feeder road from Turtle Cove by the railroad track to freeway to help with the traffic flow also is a positive that may or not come with the existing zoning.

So recap , I am in favor of the zoning change request for the Independent living project on Ridge and Turtle Cove.

Thank you again for your service to the citizens of Rockwall,

Jameson Titus
655 Turtle Cove Blvd
Rockwall, Tx 75087

Planning

From: Trisha [redacted]
Sent: Monday, April 9, 2018 7:43 PM
To: Planning
Subject: Rezoning case # Z2018-016

I am opposed to rezoning the property at Turtle Cove and Ridge Road. I am not in favor of a change in zoning to mult-family apartments for this area.

I am concerned about any change in zoning that would effect our property values and increase traffic in this area.

Thank you for serving our community.

Trisha Baughman
655 Stafford Circle
Rockwall, TX

Sent from AOL Mobile Mail

Planning

From: Bob C [redacted]
Sent: Monday, April 9, 2018 11:54 PM
To: Planning
Cc: Cheryl Taylor
Subject: Z2018-016, Waterview Ridge

Good evening to all. Our Church, First Presbyterian Church of Rockwall, received notification of the Public Hearings before the Planning and Zoning Commission and the City Council as pertaining to the subject Zoning Change Request. I currently serve as one of the Church's Ruling Elders and as the Church Treasurer.

Our Pastor, Rev. Cheryl Taylor, and I had a discussion earlier today regarding this request and, unfortunately, neither of us are able to attend the March 10, 2018 P&Z Meeting. But we wish to assure the members of the Planning and Zoning Commission and the City Council that First Presbyterian Church of Rockwall has no objection to this zoning change and we fully support any effort undertaken to improve living opportunities for the community's Senior Citizens.

Please feel free to contact me if you have any questions or if I can be of service.

Sincerely,

Bob Cotti, 214-957-6150

Planning

From: West, William [redacted]
Sent: Saturday, April 7, 2018 3:15 PM
To: Planning
Cc: [redacted]
Subject: Case No z2018-016 Waterview Ridge (C to PD)

Attn: David Gonzales,

Re: Case No z2018-016 Waterview Ridge (C to PD)

I am opposed to the rezoning of the 9+ acre property adjacent to my neighborhood from Commercial (C) to Planned Development (PD) so that multi-family apartments can be constructed. This property was zoned commercial when our home was purchased. I have looked forward to seeing responsible commercial development of this land.

Other properties near our neighborhood have nice buildings with medical offices and other businesses. Please help us by keeping the Commercial zoning. It is the best plan for our neighborhood.

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Multi-family apartments are never beneficial to homeowners in a neighborhood of single family homes. Well planned and designed commercial property can be an asset to the neighborhood. I understand the proposed apartments will be deed restricted for older residents, but those restrictions can be removed without public input once the zoning is changed.

Please deny the rezoning request.

Sincerely,

William M. West
652 Stafford Circle
Rockwall, TX 75087

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Planning

From: West, William [redacted]
Sent: Saturday, April 7, 2018 7:41 AM
To: Planning
Cc: [redacted]
Subject: Subject: Case No z2018-016 Waterview Ridge (C to PD)

Attn: David Gonzales,

Re: Case No z2018-016 Waterview Ridge (C to PD)

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Please deny the rezoning request.

Sincerely,

William M. West
Account Executive Distribution and Alternate Care
4 Hartwell Place
Lexington, MA 02421
USA
Customer/Tech. Service: 1.800.332.1042
Mobile: 214.938.7220
[redacted]
www.sekisuidiagnostics.com

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Gonzales, David

From: Kenneth Hood [redacted] >
Sent: Tuesday, April 10, 2018 11:46 AM
To: Gonzales, David; Miller, Ryan
Subject: Proposed Zoning Change

Gentlemen:

I live at 935 Briar Oaks Dr. in Turtle Cove, and I strongly oppose the zoning change request from C to PD. The front of my house faces the adjacent property, and I don't want to look out my windows and see a four story building. A four story building will actually look five story building due to the elevation change. If I wanted that, I would move to Uptown Dallas. Please be prepared for a packed house tonight.

Sincerely,

Kenneth Hood
KWH Network Services
519 Interstate 30 PMB 133
Rockwall, TX 75087
214-507-1078
[redacted]

KWH Network Services
IT Solutions for Small Business

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and exempt from disclosure under applicable law or may constitute as attorney work product. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

Planning

From: Marilyn [redacted]
Sent: Friday, April 6, 2018 5:10 PM
To: Planning
Subject: Zoning

David Gonzalez

My husband and I live in the Turtle Cove subdivision and wish to register our strong opposition to rezoning property adjoining our subdivision from Commercial to Planned Development.

Four story high density apartments were not what we expected when we moved here

Ronnie Clinton
Marilyn Hall

Sent from my iPhone

Planning

From: elaine eubanks [redacted]
Sent: Sunday, April 8, 2018 12:10 PM
To: Planning
Subject: Case No. Z2018-016 Waterview Ridge(C to PD)

Elaine Eubanks
740 Turtle Cove Blvd
Rockwall, Tx. 75087

To: David Gonzales,
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Thank you,
Elaine Eubanks

Sent from Yahoo Mail for iPhone

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409

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 04/16/2018

APPLICANT: Pat Atkins, *Saddlestar Land Development*

AGENDA ITEM: **Z2018-017**; *The Enclave (AG, C & HC to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

PURPOSE AND BACKGROUND:

The subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on May 19, 1986 by *Case No. A1986-005* (*Ordinance No. 1986-37*). The *subject property* is currently zoned Agricultural (AG), Heavy Commercial (HC), and Commercial (C) Districts, with the Agricultural (AG) District being located east of Mims Road, the Commercial (C) District designation being located adjacent to Mims Road and S. Goliad Street [*SH-205*] and the Heavy Commercial (HC) District designation being located on the interior of the *subject property*. In 2016, the Texas Department of Transportation (TXDOT) established a staging area for the SH-205 improvements at the southwestern corner of the subject property (*i.e. at the corner of Mims Road and S. Goliad Street*).

On March 16, 2018, the applicant submitted an application requesting to rezone the property from Agricultural (AG), Heavy Commercial (HC), and Commercial (C) Districts to a Planned Development District for single-family, townhome and commercial land uses. Based on the concept plan, this would establish a horizontal mixed use development with commercial/retail at the northwest corner of S. Goliad Street and Mims Road, while transitioning to a 196 lot townhome (*i.e. 22' x 75' min. lot size*) development and continuing west to a 65 single-family lot (*i.e. 50' x 120' min. lot size*) development. As you may recall, the applicant submitted a similar zoning change request in October 2017. After postponing the public hearings on two (2) separate occasions -- *one (1) meeting in which the Planning and Zoning Commission requested a traffic impact analysis* -- the Planning and Zoning Commission ultimately denied the case on January 30, 2018. The applicant then requested that the City Council withdraw the case. Since the original case was withdrawn, the applicant was not restricted from submitting the same request. However, the applicant has made some minor modifications to the concept plan and has provided a letter from their traffic engineer, G.T. (Tom) Walton, P.E., whom has provided an updated traffic counts performed in March 2018, updating the Traffic Impact Analysis (TIA) that was performed in December of 2017.

ADJACENT LAND USES AND ACCESS:

The subject property is located on the west side of S. Goliad Street [*SH-205*] at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and Mims Road. A more detailed description of the adjacent land uses is as follows:

North: Directly north of the subject property is a vacant, 24.818-acre tract of land zoned Heavy Commercial (HC) and Commercial (C) District. This property is owned by Rayburn Electric Cooperative, Inc. Beyond this are industrial/office/warehouse facilities for Rayburn Electric Cooperation and S&A Systems, and a trucking facility owned by Transam Trucking. These properties are zoned Heavy Commercial (HC) District, Planned Development District 43 (PD-43), and Planned Development District 44 (PD-44).

South: Directly south of the subject property is Mims Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this thoroughfare is a 140.50-acre tract of land (*i.e. Tract 3 of the G. Wells Survey, Abstract No. 219*) that is zoned Agricultural (AG) District. Also south of Mims Road are several industrial buildings zoned Heavy Commercial (HC) District.

East: Directly east of the subject property is S. Goliad Street [*SH-205*], which is identified as a TXDOT 6D on the City's Master Thoroughfare Plan. Beyond this thoroughfare is Hickory Ridge, Phase 1, which is a 139-lot single-family subdivision, zoned Planned Development District 10 (PD-10).

West: Directly west of the subject property is Highland Meadows, Phase 1, which is a 101-lot single-family subdivision, zoned Single Family 7 (SF-7) District. Beyond this are additional phases of the Highland Meadows and Lynden Park Estates subdivisions.

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan and development standards outlining the proposed development. The concept plan shows that an approximately 5.30-acre tract of commercial/retail land -- *identified as Tract 1 on the concept plan* -- will be situated at the hard corner of Mims Road and S. Goliad Street. North and west of the non-residential land uses will be a 16.89-acre tract of land designated for 196, 22' x 75' townhome lots. This is identified as *Tract 2* on the concept plan. Parking for the townhomes will be to the rear of the properties. Additionally, niche parking will be located at the front of the townhomes. East of the townhomes is *Tract 3* on the concept plan, which is composed of a 12.60-acre tract of land and a 2.21-acre tract of land reserved for the construction of 65 single-family home lots that will measure 50' x 150'. This portion of the development will be located adjacent to the Highland Meadows Subdivision.

In addition, the concept plan shows that approximately 20.88-acres of open space will be provided; however, staff should note that the majority of this open space is situated within existing floodplain and would only count at a rate of ½-acre for every acre (*i.e. 50%*) of the 20% open space requirement. The floodplain totals 17.6-acres and will equate to 8.8-acres total open space based on the 50% maximum allowed by the UDC; therefore, the adjusted acreage of open space for the development will equal to 12.08-acres (*i.e. 20.67%*), which meets the minimum 20% requirement stipulated by the Unified Development Code (UDC). Additionally, the applicant has indicated an amenity center will be constructed at the northeast quadrant of the property, and a proposed eight (8) foot hike and bike trail which will be situated along the outer edge of the development. This will provide access to SH-205 and Mims Road and is generally in conformance with the City Master Trail Plan. A summary of the proposed density and dimensional requirements for the single-family and townhome lots are as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
Tract 2	22' x 75'	1,650 SF	196	75.10%
Tract 3	50' x 120'	6,000 SF	65	24.901%
		Maximum Permitted Units:	*261*	*100.00%*

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***Tract 2***	***Tract 3***
Minimum Lot Width [1]	22’	50’
Minimum Lot Depth	75’	120’
Minimum Lot Area	1,650 SF	6,000 SF
Minimum Front Yard Setback [2]	5’	20’
Minimum Side Yard Setback	0’	5’
Minimum Side Yard Setback (Adjacent to a Street) [2]	5’	10’
Minimum Length of Driveway Pavement	20’	20’
Maximum Height [3]	35’	35’
Minimum Rear Yard Setback [4]	5’	10’
Minimum Area/Dwelling Unit (SF)	1,600 SF	2,000 SF
Maximum Lot Coverage	90%	70%

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the structure.
[4]: As measured from the rear yard property line.

Staff should note that the requested overall density for this development would be 4.47-dwelling units per acre (*i.e. 261-units/63.72-acres – 5.30-commercial acres = 4.47 dwelling units/acre*), with the density of *Tract 2* (*i.e. the Townhomes*) being an estimated 8.08-dwelling units per acre and the density of *Tract 3 (i.e. Single-Family Residential)* being an estimated 2.37 dwelling units per acre.

On *Tract 1* the applicant is requesting limited General Retail (GR) District land uses. Specifically, the applicant is proposing to prohibit the following land uses, which are currently permitted *by-right* or by Specific Use Permit (SUP) within the General Retail (GR) District, with the exception of the following:

Permitted by Specific Use Permit (SUP). The following use shall require approval of a Specific Use Permit (SUP):

☑ Retail Store with Gasoline Product Sales [More than two (2) *Dispensers*]

Prohibited Uses. The following uses shall be prohibited.

☑ Convent or Monastery
☑ Hotel or Motel
☑ Hotel, Residence
☑ Cemetery/Mausoleum
☑ Mortuary or Funeral Chapel
☑ Social Service Provider
☑ Billiard Parlor or Pool Hall
☑ Carnival, Circus, or Amusement Ride
☑ Commercial Amusement/Recreation (*Outside*)
☑ Garden Supply/Plant Nursery
☑ Gun Club, Skeet or Target Range (*Indoor*)
☑ Astrologer, Hypnotist, or Psychic Art and Science
☑ Night Club, Discotheque, or Dance Hall
☑ Secondhand Dealer
☑ Car Wash, Self Service
☑ Service Station
☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
☑ Helipad
☑ Railroad Yard or Shop
☑ Transit Passenger Facility

This property would be subject to the density and development standards for the General Retail (GR) District and the SH-205 Overlay (SH-205 OV) District. The following is a summary of the proposed density and development standards for Tract I:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*6,000 Sq. Ft.*
Minimum Lot frontage	*60-Feet*
Minimum Lot Depth	*100-Feet*
Minimum Front Yard Setback	*15-Feet*
Minimum Rear Yard Setback	*10-Feet*[1]
Minimum Side Yard Setback	*10-Feet*[2]
Maximum Building Height	*36-Ft w/o SUP*[3]
Max Building/Lot Coverage	*40%*
Minimum Masonry Requirement	*90%*
Floor Area Ratio	*2:1*
Minimum Number of Parking Spaces	*28*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*
Minimum Landscaping Percentage	*15%*
Maximum Impervious Coverage	*85 to 90%*

INFRASTRUCTURE:

Based on the request for a (*i.e. high density development*) the Engineering Department has contacted the City's engineering consultant, Birkhoff, Hendricks & Carter, LLP to review the City's 2014 Water Distribution and Wastewater Collection System Master Plan and determine the capacity necessary for the existing water and sanitary sewer system necessary to serve the proposed planned development. Staff requires this infrastructure study for any zoning change proposing a more intense land use than what is depicted on the City's Future Land Use Plan because it could have implications for the City's existing infrastructure (*i.e. streets, water, and wastewater*) capacities. Based on the applicant's submittal the following infrastructure is required:

Water Improvements
The water distribution system can provide adequate service for the proposed development.

Sewer Improvements
The existing gravity sewer lines will have adequate capacity for the proposed development; however, the Mims Lift Station will require a third pump to be installed by the applicant in order to meet the increased capacity requirements to serve this development.

Roadways
The Master Thoroughfare Plan indicates Mims Road as M4D (*i.e. minor collector, four [4] lane divided highway*), which requires a minimum of a 60-foot right-of-way with a 45-foot, back-to-back roadway. The applicant is responsible for dedicating the ROW for this roadway and paving twenty-four (24) feet of the proposed roadway where the property abuts one portion of the roadway. The applicant will also be responsible for all of the right-of-way and the entire road section where the property abuts both sides of the roadway.

SH-205 Facilities Agreement
The two (2) lane bypass along the western portion of SH-205 adjacent to the development and as shown on the Paving Concept Plan as presented by the applicant requires a facilities agreement with the Texas Department of Transportation (TXDOT) and the City for the purpose of constructing this roadway section. The street section shall be constructed to TXDOT standards prior to the development of any lots.

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE AND CODE OF ORDINANCES:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ According to the Engineering Department's *Standards of Design and Construction* Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." In addition, the UDC requires all garages accessible from the street be configured in a *J-Swing* (*Traditional Swing*) or recessed garage format (*i.e. the garage is setback a minimum of 20-feet from the front façade of the primary structure*). Currently, the applicant is requesting to allow 100% *Flat Front Entry* garages with a minimum of a five (5)-foot off-set from the front façade of the primary structure in lieu of alleyways, *J-Swing* and/or recessed garage formats.

- ☑ According to the Section 3.9, of Article V, of the UDC, the minimum lot area required for an individual unit (*i.e. townhome*) is 2,000 SF per the Multi-Family (MF-14) District. This is the smallest lot size defined within the UDC. Currently, the applicant is requesting to allow the townhome product be situated on 1,650 SF [*i.e. 22' x 75'*] lots. This would deviate from the UDC's minimum requirement by 350 SF per lot.

By approving the proposed Planned Development District, the City Council is waiving these standards. Attached to this case memo is a draft ordinance for the City Council's review.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The *subject property* is zoned for Agricultural (AG), Commercial (C) and Heavy Commercial (HC) land uses. The Future Land Use Map, adopted with the Comprehensive Plan, designates the majority of the *subject property* for *Commercial/Industrial* land uses and a portion of *Tract 3 (i.e. 2.21-acres) located east of Mims Road* for *Medium Density Residential* land uses. The proposed zoning change would necessitate that the designation of *Tract 1* be changed from a *Commercial/Industrial* designation to a *Commercial* designation, *Tract 2* be changed from a *Commercial/Industrial* designation to a *High Density Residential* designation, and a portion of *Tract 3 (i.e. 12.60-acre)* from a *Commercial/Industrial* designation to a *Medium Density Residential* designation. The 2.21-acre portion of *Tract 3,* located east of Mims Road, would maintain its current designation as *Medium Density Residential*.

With regard to *Tract 1*, and according to the Comprehensive Plan, a *Commercial* land use is defined as an area "where commercial is indicated at the intersection of major roadways and development have not occurred." The Comprehensive Plan goes on to state that "(z)oning should only be allowed where the commercial use is eminent and where it would be planned and integrated with the adjacent residential neighborhoods. Furthermore, the Comprehensive Plan states "(t)he amount of retail and the size of the area to be designated for commercial or mixed use development may be large or small depending on the service area it will serve and the style and quality of development." In this case, the proposed development is adjacent to heavy commercial and single-family residential land uses, which is east of the *subject property* and buffered by S. Goliad Street. These existing land uses may warrant a transition of land uses.

With regard to *Tract 2,* and according to the Comprehensive Plan, a *High Density Residential* land use is defined as any development that exceeds three (3) units per gross acre. In this case, the density of the proposed townhome use is at 8.08-units per gross acre. The Comprehensive Plan goes on to state that "(h)igh density residential [*land uses*] should be used as a transitional use from commercial (*or existing retail*) use, or where it will serve as a logical extension of an existing high density development". In this case, the proposed development is adjacent to the proposed commercial/retail land use. Townhomes, "should differ in appearance through the use of varying

entry features, use of detail and trim, use of materials, articulation and setback." The applicant has not provided staff with conceptual elevations meeting these standards; however, photo examples provided example photos for review. If approved, the building elevations require the Architectural Review Board to provide a recommendation to the Planning and Zoning Commission for approval, conditional approval, or denial.

With regard to *Tract 3*, and according to the Comprehensive Plan, a Medium Density Residential land use is defined as an area consisting of residential developments "that have typically been built in Rockwall. They may be 2-3 units per acre, but generally about 3 units per acre." In this case, the density of the proposed single-family lots is at 2.37-units per gross acre. The zoning proposal conforms to the majority of the residential policies and guidelines contained in the Comprehensive Plan for a single-family residential development and the ***Medium Density Residential*** land use.

With regard to the overall development, the applicant's proposal of a townhome product provides a transition between the commercial/retail land use and the proposed single-family residential home lots; however, this would decrease the amount of land zoned Heavy Commercial (HC) District within the City. With this being said, the approval of any changes to the Future Land Use Map or the approval of an increased density would be a discretionary decision for the City Council. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect the requested designations.

NOTIFICATION:

On March 28, 2018, staff mailed 155 notices to property owners and residents within 500-feet of the *subject property*. Staff also sent a notice to the Flagstone Estates, Lynden Park, Hickory Ridge, and Hickory Ridge East Homeowner's Association (HOA), which are the only HOA/Neighborhood Organizations located within 1,500 feet of the *subject property*. Additionally, staff posted a sign along S. Goliad Street -- *adjacent to the subject property* -- as required by the Unified Development Code (UDC). At the time this case memo was drafted staff has received two (2) notices opposed to the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District, Commercial (C) District, and Heavy Commercial (HC) District to a Planned Development District for limited General Retail (GR) District, Single-Family 7 (SF-7) District and Townhome land uses, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of *Tract 1* from a ***Commercial/Industrial*** designation to a ***Commercial*** designation, *Tract 2* from a ***Commercial/Industrial*** designation to a ***High Density Residential*** designation, and a portion of *Tract 3 (i.e. 12.60-acre)* from a ***Commercial/Industrial*** designation to a ***Medium Density Residential*** designation;

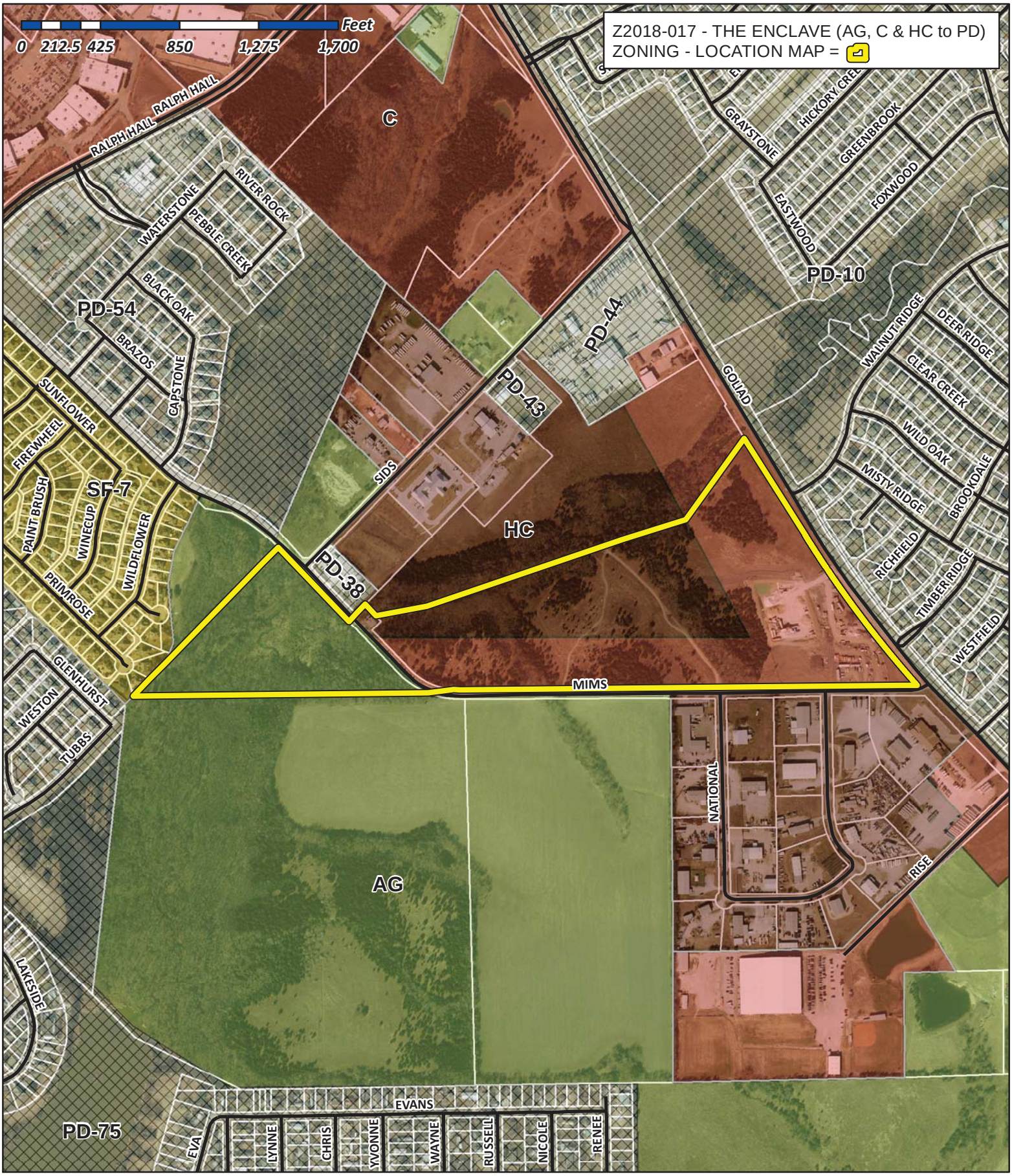
3) The developer and/or property owner shall enter into a facilities agreement with the Texas Department of Transportation (TXDOT) and the City for the purpose of constructing a two (2) lane bypass along the western portion of SH-205 adjacent to the development and as shown on the Paving Concept Plan depicted in *Exhibit 'D''* of the PD Ordinance. The street section shall be constructed to TXDOT standards prior to the development of any lots.

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On April 10, 2018, the Planning and Zoning Commission's motion to recommend approval of the applicant's request failed by a vote of 2-3 with Commissioners Trowbridge, Chodun, and Welch dissenting and Commissioners Moeller and Fishman absent. Since the motion to approve failed, the action is considered to be a recommendation for denial. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(i)f such change [*zoning change*] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths [¾] of all eligible members of the Council."

416



City of Rockwall

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

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

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Planning & Zoning Department
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Rockwall, Texas 75087
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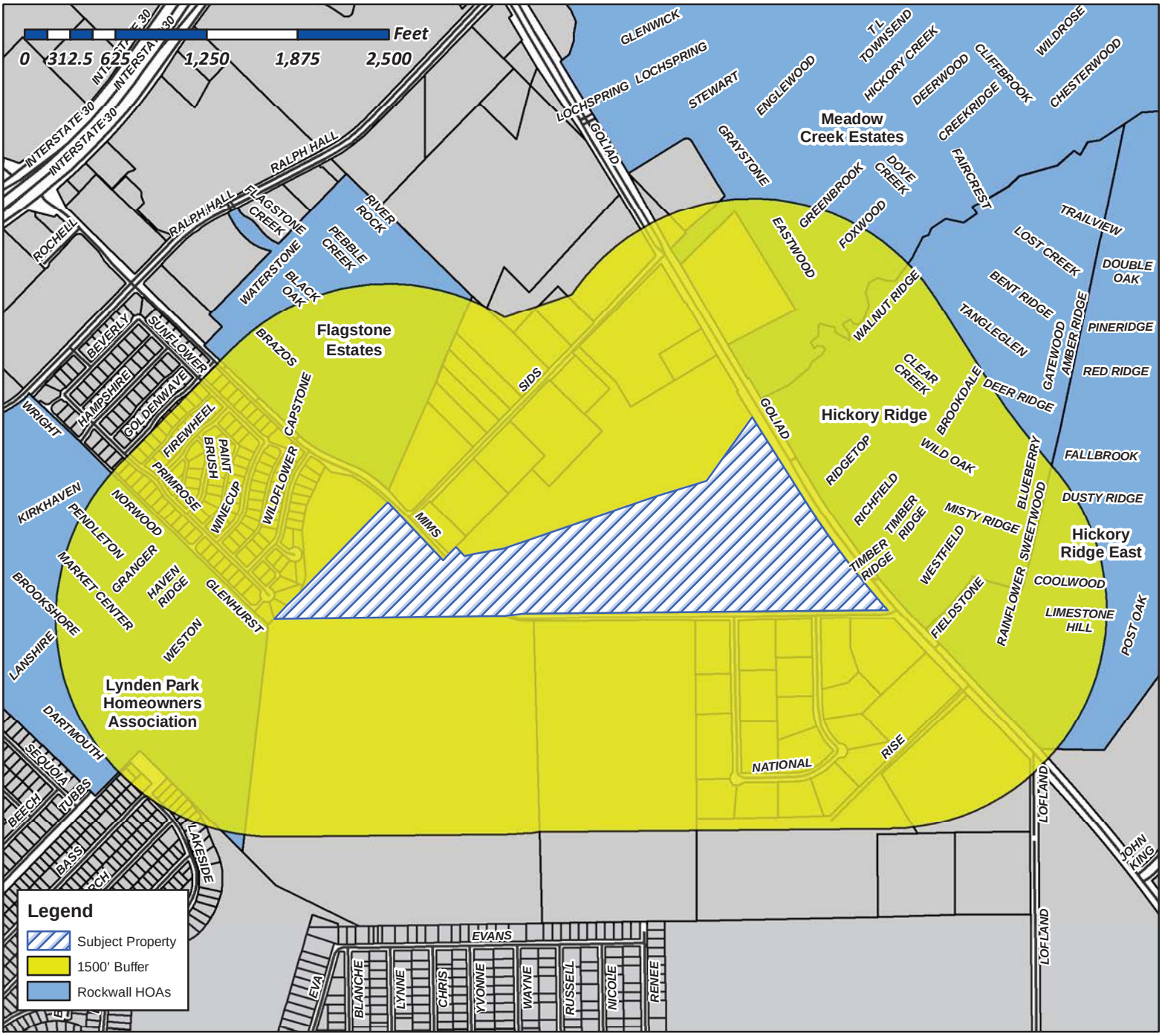
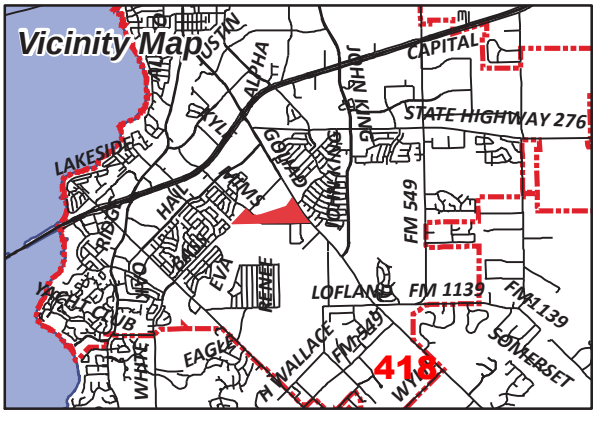


Case Number: Z2018-017
Case Name: Zoning Change (C & HC to PD)
Case Type: Zoning
Zoning: Commercial & Heavy Commercial Distirct
Case Address: Norwthwest Corner of S. Goliad Street and Mims Road



Date Created: 03/16/2018
For Questions on this Case Call (972) 771-7745

Gonzales, David

From: Morales, Laura
Sent: Friday, March 23, 2018 4:53 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: Z2018-017 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***March 23, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 4/10/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 4/16/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases/03162018

Z2018-017- Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
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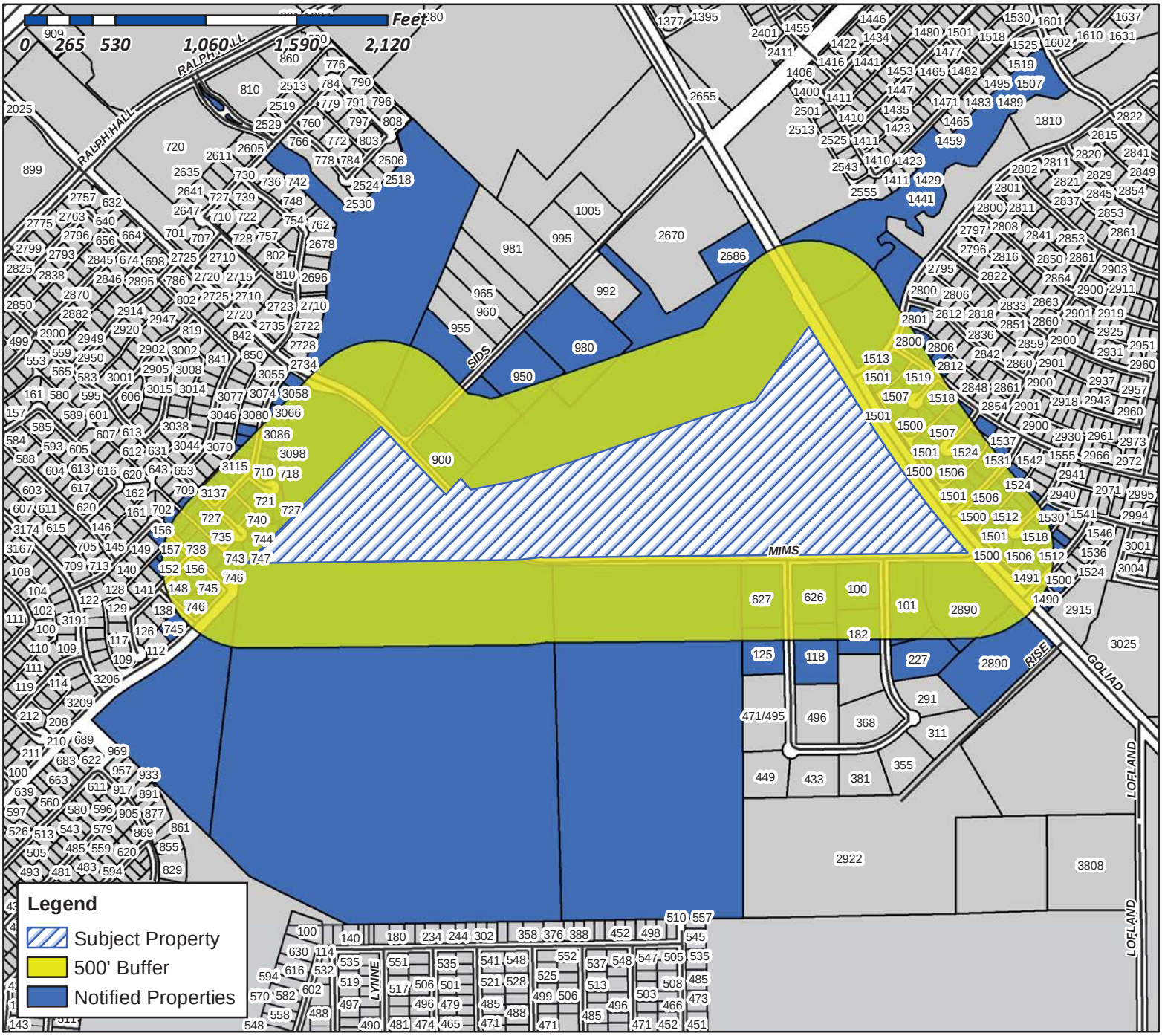
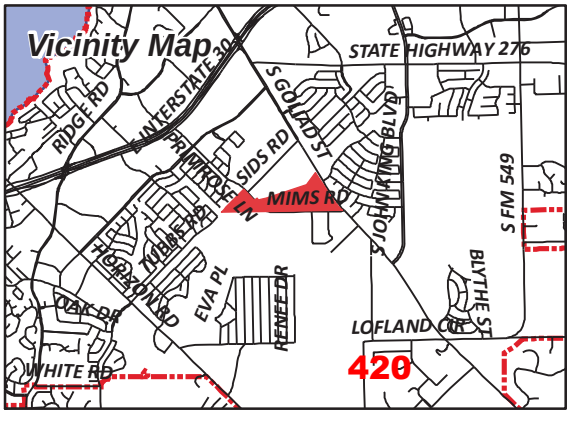


Case Number: Z2018-017
Case Name: Zoning Change (AG, C & HC to PD)
Case Type: Zoning
Zoning: AG, C, & HC District
Case Address: Northwest Corner of S. Goliad Street and Mims Road



Date Created: 03/16/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

LEMMOND BRENTON & KIMBERLY
10349 S STATE HWY 205
ROCKWALL, TX 75032

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

SCOTTFREE INVESTMENTS LP
118 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
125 NATIONAL DR
ROCKWALL, TX 75032

MOORE LEE OSCAR & SHRYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

CURRENT RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75032

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

PEACOCK JAY C & ROBYN M
148 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
149 WESTON CT
ROCKWALL, TX 75032

ZIYADEH MUNEER R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1500 RICHFIELD CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75032

CONFIDENTIAL
1500 FIELDSTONE DR
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

GARY SHAWN
1501 RICHFIELD CT
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HOWERTON RICKY D & CHRISTINE A
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAH
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

MARTINEZ JOSUE
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

DOUGLAS LEANNE
1506 RICHFIELD COURT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

421

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75032

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

TORRES JOSLYN NOEL & ANDREW
1507 RIDGETOP COURT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
1509 LEXINGTON DR
GARLAND, TX 75041

BROOKS CLINT E
1512 RICHFIELD CT
ROCKWALL, TX 75032

LOPEZ ANDREW T & LAUREL L
1512 RIDGETOP COURT
ROCKWALL, TX 75032

DAVIDSON ANTHONY D & CLOTEAL M
1512 TIMBER RIDGE DR
ROCKWALL, TX 75032

LIM KATCHHAUY & MONY KROUCH
1512 WESTFIELD LN
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CURRENT RESIDENT
1513 WALNUT RIDGE DR
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

CROSSWHITE MICHAEL B
1513 RICHFIELD CT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

AMIN DEVESHCHANDRA A AND
MANISHA D AMIN
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75032

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

HURLEY MARTHA AND DAVID
1519 RIDGETOP CT
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH & GINO AND
SHARLE L CAMP
1519 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

AL-GHAZAWI OMAR AND SAMAH ALMALKAWIE
1519 WESTFIELD LN
ROCKWALL, TX 75032

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ROCKWALL, TX 75032

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1524 WESTFIELD LN
ROCKWALL, TX 75032

BURRISS ELWOOD & DOROTHY L
1524 RICHFIELD CT
ROCKWALL, TX 75032

MEBRATU GEZI
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

422

SAWYER CHARLENE &
DANNY & CHARLOTTE SAWYER
1525 FIELDSTONE DR
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

WHALEN DANIEL & KYONG SUK
1525 TIMBER RIDGE DR
ROCKWALL, TX 75032

SHAH MURTAZA & MARIA
1525 WESTFIELD LN
ROCKWALL, TX 75032

RICHARDS NINA R
153 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75032

LABLANK CORTLIN AND ASHLEY
1530 RICHFIELD CT
ROCKWALL, TX 75032

CHODUN ERIC
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75032

SHAFER LORI E
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RYSZARD PROPERTIES LLC
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
156 WESTON CT
ROCKWALL, TX 75032

PENA YOAMY G & JOAQUIN S
156 HAVEN RIDGE DRIVE
ROCKWALL, TX 75032

EISENSTEIN JENNIPHER
157 WESTON CT
ROCKWALL, TX 75032

DOS HILLS INC
1701 SHERBURNE DR
KELLER, TX 76262

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1800 PRESTON PARK BLVD STE 101
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ROCKWALL, TX 75032

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2124 BURTON DR APT 207
AUSTIN, TX 78741

WATTS KYLA & CALE
218 STANFORD CT
HEATH, TX 75032

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ROCKWALL, TX 75032

NGUYEN JENNIFER
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ODESSA, TX 79763

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2686 S HWY205
ROCKWALL, TX 75032

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2800 MISTY RIDGE LN
ROCKWALL, TX 75032

HARDMAN MARK
2801 WILD OAK LN
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

PRICE BETTY L
2812 MISTY RIDGE LN
ROCKWALL, TX 75032

CONFIDENTIAL
2818 MISTY RIDGE LN
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

AXUM MARC R & DEBRA S
2849 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

423

STAEV GHINICA
299 PHEASANT HILL DR
ROCKWALL, TX 75032

LLC SERIES G
RONALD SPENCER FAMILY INVESTMENTS
3021 RIDGE RD SUITE A-277
ROCKWALL, TX 75032

RACK PARTNERS LTD
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

CHRISTIAN LARRY N
3058 WILDFLOWER WAY
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MARKS WESLEY & AMY E
3066 WILDFLOWER WAY
ROCKWALL, TX 75032

MCFARLAND RODERIC B
3074 WILDFLOWER WAY
ROCKWALL, TX 75032

BARNETT VIRGINIA M
3080 WILDFLOWER WAY
ROCKWALL, TX 75032

ELLIOTT PAULA C
3086 WILDFLOWER WAY
ROCKWALL, TX 75032

HUDSON JOHN D & KATHY L
3092 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3095 WILDFLOWER WAY
ROCKWALL, TX 75032

CANETTY CHAYRA SANCHEZ
3101 WILDFLOWER WAY
ROCKWALL, TX 75032

CHRISTIAN LON K JR
3104 WILDFLOWER WAY
ROCKWALL, TX 75032

SILVA GLADYS E
3107 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3115 WILDFLOWER WAY
ROCKWALL, TX 75032

PEREZ ELIZABETH
3120 W NORTHWEST HWY
DALLAS, TX 75220

COOPER TERESA L
3123 WILDFLOWER WAY
ROCKWALL, TX 75032

SHIVERS WAYNE A
3129 WILDFLOWER WAY
ROCKWALL, TX 75032

PRICE TIMOTHY F & DIANA M
3137 WILDFLOWER WAY
ROCKWALL, TX 75032

BODFORD ALVIN M
C/O EPES TRANSPORT SYSTEM
3400 EDGEFIELD COURT
GREENSBORO, NC 27409

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

CLARK RICHARD A II
5019 MERLIN DR
SAN ANTONIO, TX 78218

STAGLIANO FAMILY TRUST
5501 ST ANDRES CT
PLANO, TX 75093

JACOBS DAVID RAY
626 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75032

CHEN CHAI
708 GLENHURST DR
ROCKWALL, TX 75032

REECE EDDY P & JUDY
709 BLUEBELL CT
ROCKWALL, TX 75032

LEBLANC BRIAN E
709 PRIMROSE LN
ROCKWALL, TX 75032

424

TURNER LAQUITTA L
710 BLUEBELL CT
ROCKWALL, TX 75032

CLARK JEAN F & KRISTINE L
714 GLENHURT DR
ROCKWALL, TX 75032

RIDDLE RONALD E & LINDA K
715 BLUEBELL CT
ROCKWALL, TX 75032

GRIFFITH ALLYSON RENEE SCARBER
715 PRIMROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
718 BLUEBELL CT
ROCKWALL, TX 75032

MISSELL KASSIE DANIELLE & KEVIN MICHAEL
720 GLENHURST DR
ROCKWALL, TX 75032

JONES JAMES & MARY
721 BLUEBELL CT
ROCKWALL, TX 75032

HARRIS CHAD &
MISTY PIERCE
721 PRIMROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
726 GLENHURST DR
ROCKWALL, TX 75032

CURRENT RESIDENT
727 PRIMROSE LN
ROCKWALL, TX 75032

NUGENT GAYLEEN K
727 BLUEBELL CT
ROCKWALL, TX 75032

BRIDGMAN SHAWN AND RENEE
728 PRIMROSE LN
ROCKWALL, TX 75032

SOAITA MARIUS & DANIELA M
732 GLENHURST DR
ROCKWALL, TX 75032

GULICK ANNA C
734 PRIMROSE LN
ROCKWALL, TX 75032

TIPPING DORA MARIA
735 PRIMROSE LN
ROCKWALL, TX 75032

HUDDLESTON EMILY D AND
BRYON STEWART JR
738 GLENHURST DR
ROCKWALL, TX 75032

LEWIS GOMER J & CHARLSIE J
740 PRIMROSE LN
ROCKWALL, TX 75032

SITTER KAREEN RUTH
743 PRIMROSE LN
ROCKWALL, TX 75032

HEFFLER MICHAEL A
744 PRIMROSE LN
ROCKWALL, TX 75032

ROACH SHANE D AND LEANNE L
745 BRAEWICK DR
FATE, TX 75032

WINTERS KEVIN R & STELIANA V
745 GLENHURST DR
ROCKWALL, TX 75032

ORAVSKY JAMES S & GINGER L
746 BRAEWICK DR
ROCKWALL, TX 75032

CZARNOPYS BENJAMIN J & ROBIN K
746 GLENHURST DR
ROCKWALL, TX 75032

HOLLAND JON E
747 PRIMROSE LN
ROCKWALL, TX 75032

WHITE CODY
7828 OLD HICKORY DR
N RICHLAND HILLS, TX 76182

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY SUITE 300
DALLAS, TX 75243

CURRENT RESIDENT
900 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
950 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
980 SIDS RD
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

425

ASBURY MICHAEL & LEAANN
PO BOX 1012
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE INC
PO BOX 37
ROCKWALL, TX 75087

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

426

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-017: The Enclave (C and HC to PD)

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/10/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 4/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **4/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-017: The Enclave (C and HC to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
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Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

TEXAS STAR EXPRESS (EPES CARRIERS) is a 27 year "resident" at our LOCATION @ 2890 S. GOLIAD. We oppose ANY development of high density which will add to the EXISTING Hwy 205 traffic congestion. Furthermore, →

Name: GARY AMERSON EPES CARRIERS / TEXAS STAR EXPRESS

Address: 2890 South Goliad ROCKWALL

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Con't

As an industrial business operating over 300 long-haul trucks, building family residential neighborhood immediately beside our Business is not in the best interest of us or the families who would occupy that.

We strongly support maintaining the current zoning to keep like development ~~attorney~~ along this corridor.

Juan Ponce
Dir of Safety S.W. Region
Epes Transport System Inc.

Gary Amerson
Gary Amerson
PAST President, RETIRED
Consultant
TEXAS ~~STAR~~ Express

429

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-017: The Enclave (C and HC to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

I DON'T WANT ANY TOWNHOMES OR APARTMENTS. THERE IS A LOT OF WILDLIFE LIVING ON THIS PROPERTY. THIS LAND SHOULD BE TURNED INTO A PARK.

Name: KEVIN WINTERS

Address: 745 GLENHURST DR. ROCKWALL TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PAT ATKINS
Director of Land Development and Acquisitions

3076 Hays Lane,
Rockwall ,
Texas 75038

972.388.6383
kpatatkins@yahoo.com

3-16-18

ENCLAVE ROCKWALL

63.72 ACRES-Z2017-052

ROCKWALL , TEXAS

RE: Enclave Zoning –Re-Submittal

DEAR MR. GONZALES , MRS. MORALES

AS AUTHORIZED REPRESENATIVE AND APPLICANT FOR THE 63.72 ACRES , WE ARE HEREBY FORMALLY RESUBMITTING OUR APLLICATION , WITH THE FOLLOWING MODIFICATIONS TO THE ORIGINAL SUBMITTAL.

1. **REQUUIREMENT OF CONSTRUCTION OF THE WESTERN TWO LANES OF S.H. 205 WITH FACILITIES AGREEMENT**
2. **REQUIREMENT OF THE MINIMUM OF 20% OPEN SPACE.**
3. **SINGLE FAMILY GARAGE ORIENTATION TO BE A MINIMUM OF 5' OFFSET FROM THE MAIN STRUCTURE**
4. **TOWNHOUSE AND C-3 DISTRICT REQUIRING ROCKWALL ARCHITECURAL REVIEW COMMITTEE APPROVAL BEFORE BUILDING PERMIT.**
5. **UPDATED TRAFFIC REPORT REFLECTING COUNTS DURING SCHOOL TIMES.**
6. **SUP REQUIREMENT FOR GASOINE SERVICE USES IN GENERAL RETAIL DISTRICT.**

SINCERELY-PAT ATKINS – DIRECTOR

SADDLESTAR LAND DEVELOPMENT LLC

DEVELOPMENT OUTLINE

The property consists of 63.72 Acres of Land, adjacent to S.H 205 a 120' Major Thoroughfare, also Mims Road a 65' Major Collector , South of and adjacent to Buffalo Creek consisting of 19 acres of open space. The property is sparsely vegetated on the southern 63 acres with native tree's. The Planned Development will create a pedestrian oriented neighborhood allowing for residential access to retail office and opens pace amenity areas. New homes construction will range from $250K Enclave Villas Townhouse and Enclave Urban Housing $350k and up. The homes will be marketed towards young families, young professionals and empty nesters lifestyle. Creating an additional 129 million dollars to the City of Rockwall tax base. There will be a Master H.O.A. required within the development of the property. We are excited to bring this upscale residential retail-office development to this area which surpasses expectations required in your Comprehensive Master Plan . A master trail system , along with the required Landscape Buffer along S.H. 205 , Mims Road and Buffalo Creek will be implemented which will encourage pedestrian access to all uses.



Townhouse Front Elevation
n.t.s.

Tract 2 - TH - Typical Section
n.t.s.

433



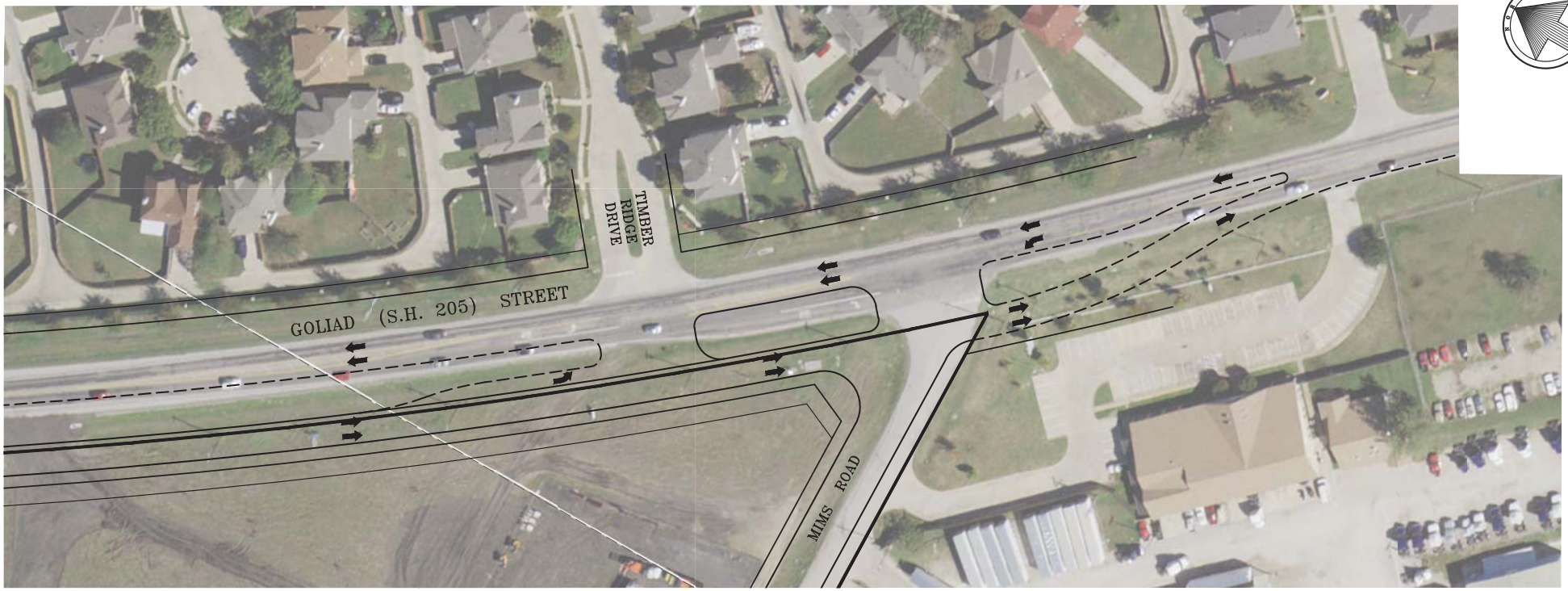
PAVING CONCEPT

GOLIAD (S.H. 205) STREET

ROCKWALL, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
		3/2018	1"=40'			1/2

434



PAVING CONCEPT						
GOLIAD (S.H. 205) STREET						
ROCKWALL, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
		3/2018	1"=40'			2/2

435


Untitled Map
Write a description for your map.
Legend
Feature 1
Feature 2
Feature 3
Feature 4
Fuji Ceramics
Glacier
How Big is this?
Toronto, Ontario, Canada
WV
Google Earth
700 ft
N

436

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG), COMMERCIAL (C) AND HEAVY COMMERCIAL (HC) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR GENERAL RETAIL (GR), TWO FAMILY (2F) AND SINGLE FAMILY 7 (SF-7) DISTRICT LAND USES ON THE *SUBJECT PROPERTY*, BEING A 63.72-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG), Commercial (C) and Heavy Commercial (HC) District to a Planned Development District for General Retail (GR), Two Family (2F) and Single Family 7 (SF-7) District land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

DRAFT ORDINANCE 04.16.2018

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 4(b) through 4(d) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.

1. Open Space Master Plan (*Tracts 2 & 3 Only)*
2. Master Plat (*Tracts 2 & 3 Only)*
3. Preliminary Plat (*Tracts 2 & 3 Only)*
4. PD Site Plan (*All Tracts*)
5. Final Plats (*All Tracts*)

(c) A *Master Plat* application covering all of the *Subject Property* shall be submitted. No master plat application shall be approved until the *Open Space Master Plan* for all of the *Subject Property* has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the *Master Plat* and *Preliminary Plat* application. If only one (1) phase is being proposed, the applicant may submit a letter stating the timing of the phase with the *Preliminary Plat* application to satisfy the *Master Plat* requirement.

(d) A *PD Site* Plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with the *Final Plat* application for the development.

SECTION 5. That the official zoning map of the City of Rockwall shall be corrected to reflect the changes in zoning as described herein.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MAY, 2018.

DRAFT 04.20.18

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *April 16, 2018*

2nd Reading: *May 7, 2018*

DRAFT ORDINANCE 04.16.2018

Exhibit 'A':
Legal Description

BEING a 63.708 acre tract of land situated in the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, and being all of that called 63.72 acre tract of land described in a deed to Stagliano Family Trust recorded as Instrument No. 20150000018059, Deed Records of Rockwall County, Texas (DRRCT) and this tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" set for corner in the west right-of-way line of State Highway No. 205 at the most northern corner of said 63.72 acre tract common to the most eastern corner of a called 24.96 acre tract described in a deed to Rayburn Country Electric Cooperative, Inc., recorded as Instrument No. 20170000005360 (DRRCT), from which a 1/2" iron rod with a yellow plastic cap found for reference bears S 35°54'40" W a distance of 2.19 feet.

THENCE along the easterly lines of said 63.72 acre tract and the westerly lines of said Highway right-of-way as follows:

S 31°06'54" E, a distance of 92.45 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;
N 58°56'40" E, a distance of 10.00 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;
S 31°03'20" E a distance of 447.60 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" set for corner at the beginning of a curve to the left having a radius of 5779.60 feet, and a chord which bears South 36 deg. 39 min. 10 sec. East, a distance of 1127.44 feet;
In a Southeasterly direction, continuing along said curve to the left having a central angle of 11°11'41", an arc distance of 1129.24 to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner; at the southeast corner of said 63.72 acre tract and being near the south edge of Mims Road (an asphalt surface at this location);

THENCE along the south side of said Mims road and the south lines of said 63.72 acre tract as follows:

S 88°36'12" W, a distance of 1352.05 feet to a point for corner from which a 3/8" iron rod found for reference bears S 53°33'24" W a distance of 0.74 feet;
S 89°30'36" W , a distance of 1324.38 feet to a point for corner from which a 5/8" iron rod set for reference bears S 43°31'32" E a distance of 28.57 feet;

THENCE S 89°35'55" W, now departing from the south margin of Mims Road and continuing with a south line of said 63.72 acre tract a distance of 1560.75 feet to a 1/2" iron rod found at the southwest corner thereof;

THENCE N 43°51'06" E , along a western boundary of said 63.72 acre tract a distance of 1133.75 feet to a 1/2" iron rod set for corner at a northern corner thereof;

THENCE S 54°43'46" E, along a boundary line of said 63.72 acre tract a distance 183.64 feet to a point for corner near the center of Mims Road and near the southeast side of Sids Road, said point being the most western corner of a called 1.50 acre tract described in a deed to Richard Slaughter recorded in Vol. 1531, Pg. 145 (DRRCT);

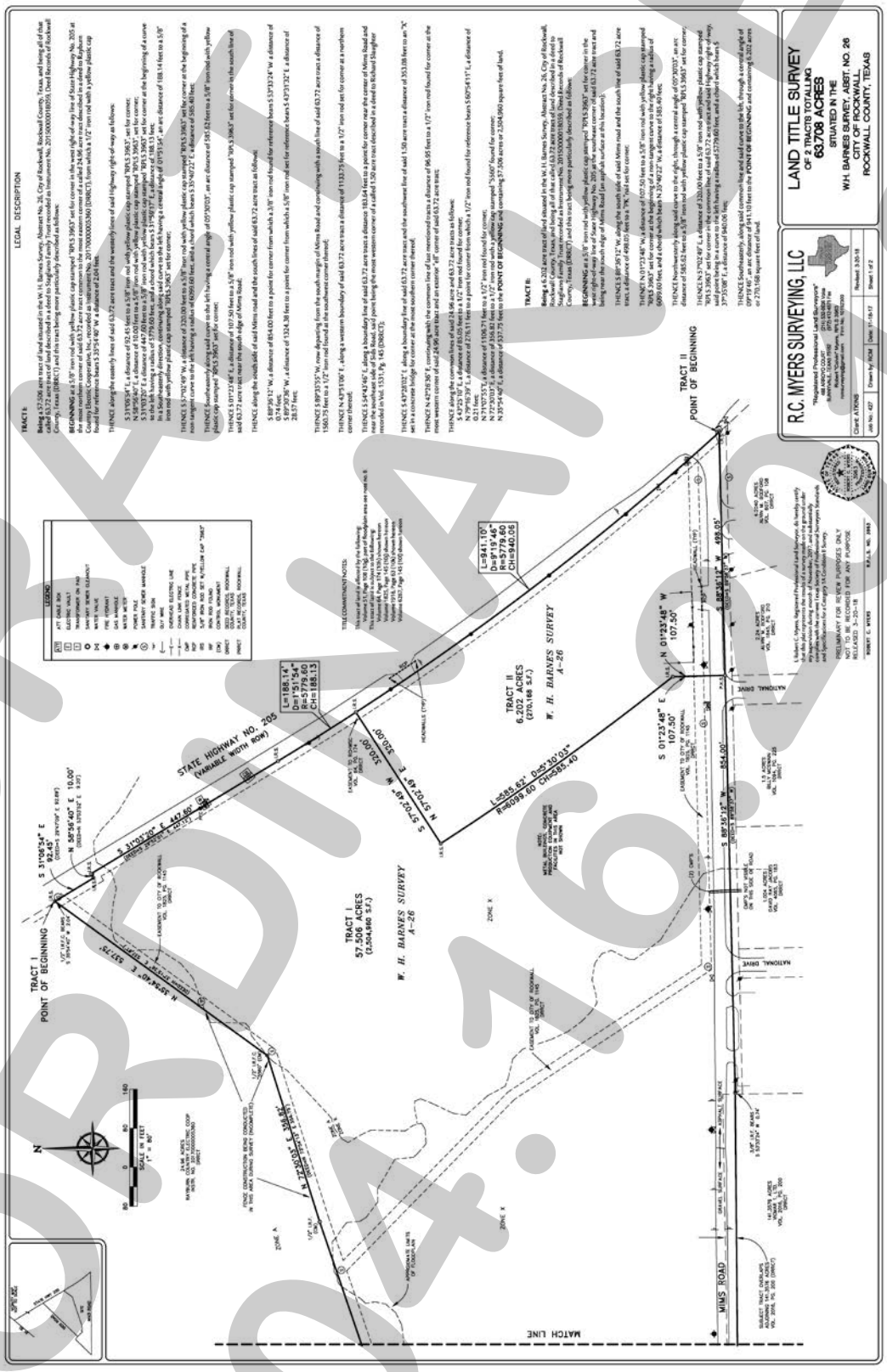
THENCE S 43°28'02" E along a boundary line of said 63.72 acre tract and the southwest line of said 1.50 acre tract a distance of 353.08 feet to an "X" set in a concrete bridge for corner at the most southern corner thereof;

THENCE N 42°26'36" E, continuing with the common line of last mentioned tracts a distance of 96.95 feet to a 1/2" iron rod found for corner at the most western corner of said 24.96 acre tract and an exterior "ell" corner of said 63.72 acre tract;

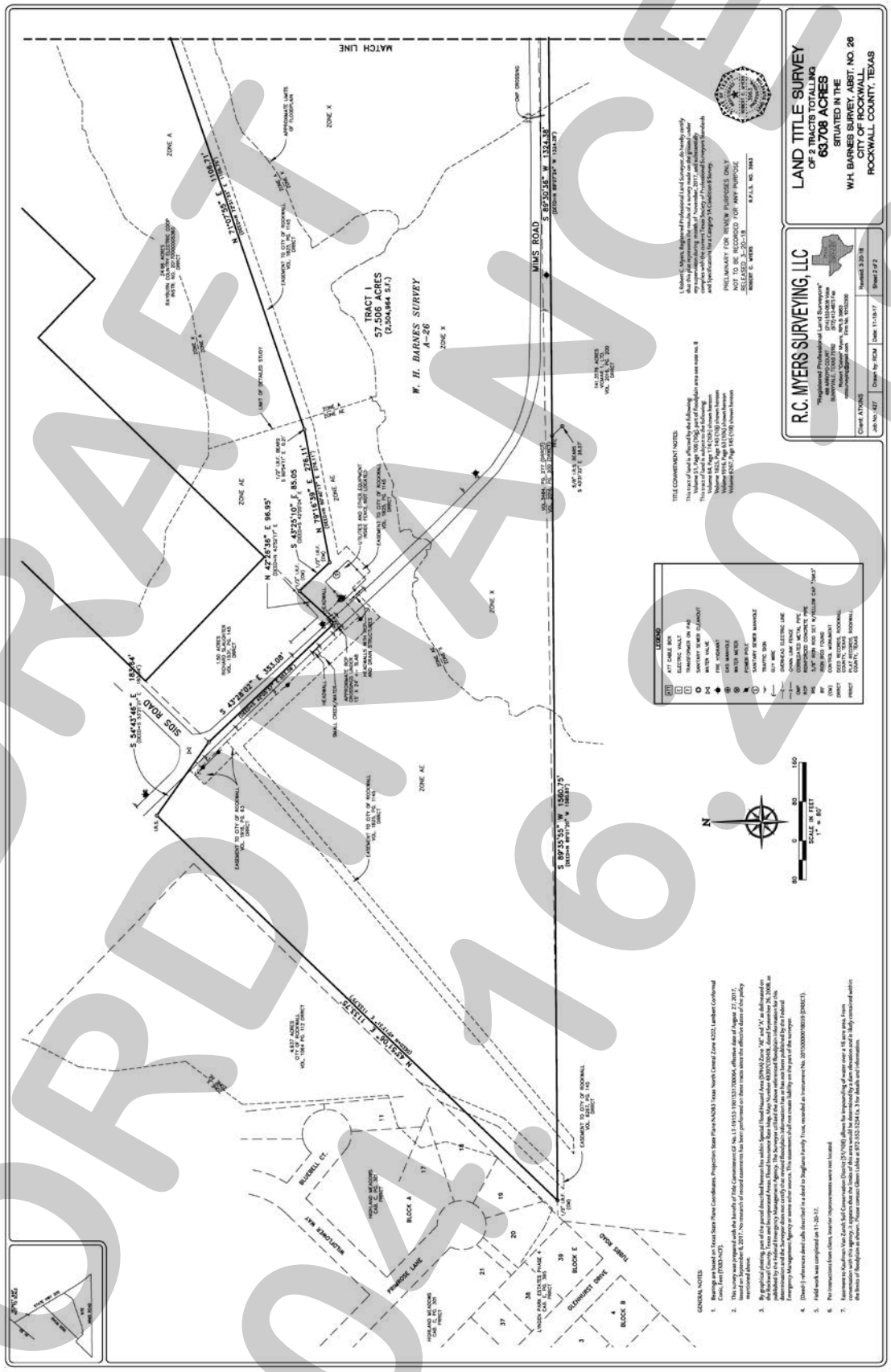
THENCE along the common lines of said 24.96 acre and 63.72 acre tracts as follows:

S 43°25'10" E, a distance of 85.05 feet to a 1/2" iron rod found for corner;
N 79°16'39" E, a distance of 276.11 feet to a point for corner from which a 1/2" iron rod found for reference bears S 60°54'11" E, a distance of 0.21 feet;
N 71°07'55"E, a distance of 1106.71 feet to a 1/2" iron rod found for corner;
N 72°30'03" E, a distance of 356.82 feet to a 1/2" iron rod with a yellow cap stamped "5560" found for corner;
N 35°54'40" E, a distance of 537.75 feet to the **POINT OF BEGINNING** and containing 63.708 acres or 2,775,128 square feet of land.

Exhibit *'A'*
Survey



DRAFT
ORDINANCE
04.16.2018



DRAFT ORDINANCE 04.16.2018

Exhibit 'B':
Concept Plan

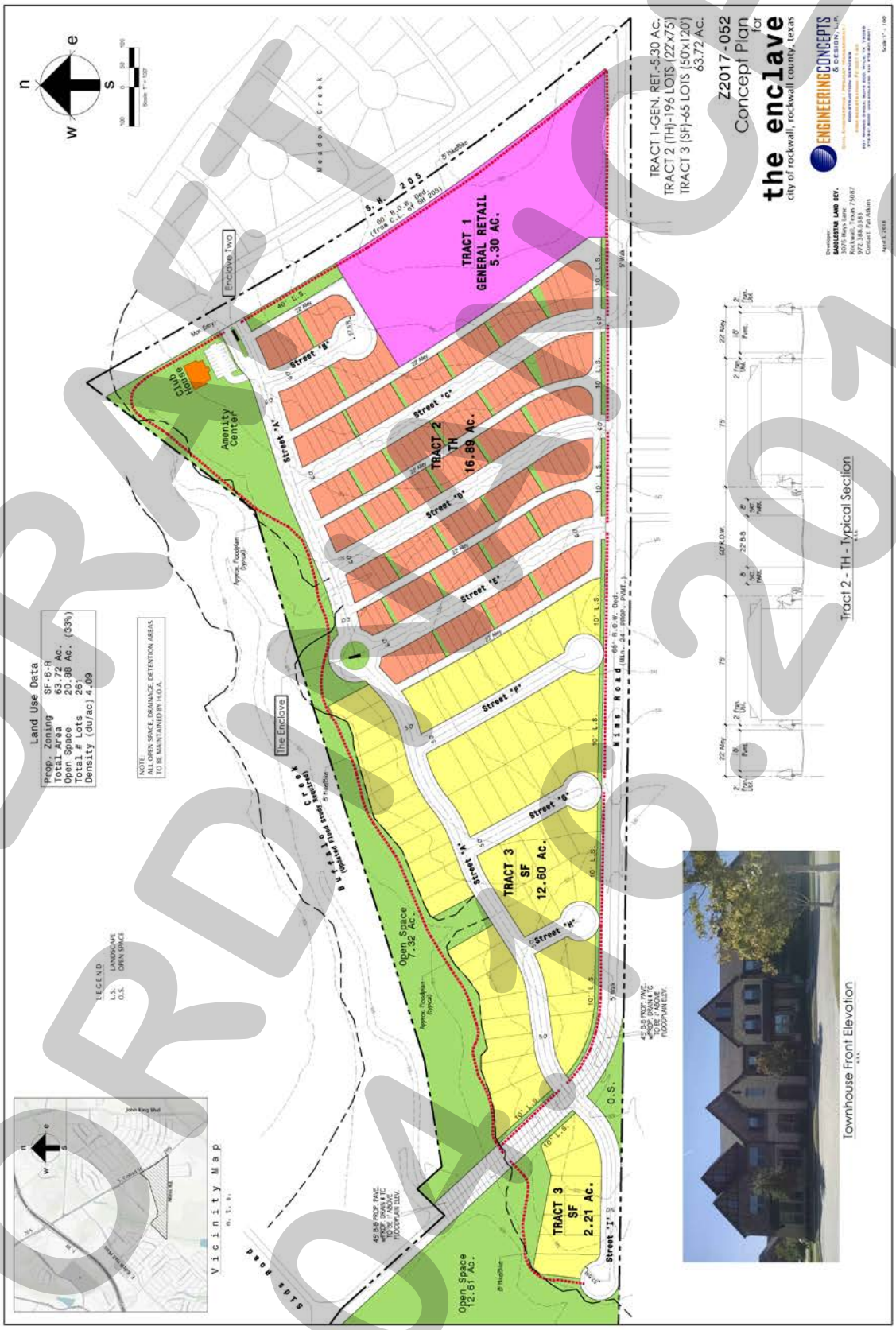


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Exhibit 'C':
PD Development Standards

PD DEVELOPMENT STANDARDS.

GENERAL PD STANDARDS

(1) *Residential Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance and stated in *Table 1* below. Allowances for changes to the quantity and location of the single family lot type are permitted in conformance with the requirements listed below; however in no case shall the proposed development exceed 263-units (*townhome and single family*) or a density of 4.5-dwelling units per acre.

Table 1: Unit Composition

Lot Type	Lot Dimensions	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
Tract 2	22' x 75'	1,650 SF	198	75.29%
Tract 3	50' x 120'	6,000 SF	65	24.71%
		Maximum Permitted Units:	263	100.00%

(2) *Residential Deviation Provisions.* The allocation of single-family dwellings

(3) *Trash Dumpster Enclosure.* All trash dumpsters enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the adjacent structure, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers, and not be visible from a public street or open space.

(4) *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(5) *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home/structure and the property line.

(6) *Open Space.* The development shall consist of a minimum of 17.9% open space (*or 11.39-acres*), and generally conform to the *Planned Development Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(7) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved during the site plan review process.

(8) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA or HOA's shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences private roadway, drive aisles and drive approaches for the areas identified as *Tracts 1 & 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(9) *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *SH-205 Two (2) Lane Addition*. Prior to the development of any lots and/or property [i.e. Tract 1, Tract 2, and/or Tract 3], the developer and/or property owner shall enter into a facilities agreement

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with the Texas Department of Transportation (TXDOT) and the City for the purpose of constructing a two (2) lane bypass along the western portion of SH-205 adjacent to the development and as shown on the Paving Concept Plan depicted in *Exhibit 'D"* of the PD Ordinance. The street section shall be constructed to TXDOT standards.

(11) *Variances.* The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance.

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Exhibit 'C':
PD Development Standards

TRACT 1: GENERAL RETAIL

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; however, the following shall apply:

Permitted by Specific Use Permit (SUP). The following uses shall require approval of a Specific Use Permit (SUP):

❒ Retail Store with Gasoline Product Sales [M*ore than two (2) Dispensers*]

Prohibited Uses. The following uses shall be prohibited:

❒ Convent or Monastery
❒ Hotel or Motel
❒ Hotel, Residence
❒ Cemetery/Mausoleum
❒ Mortuary or Funeral Chapel
❒ Social Service Provider
❒ Billiard Parlor or Pool Hall
❒ Carnival, Circus, or Amusement Ride
❒ Commercial Amusement/Recreation (*Outside*)
❒ Gun Club, Skeet or Target Range (*Indoor*)
❒ Astrologer, Hypnotist, or Psychic Art and Science
❒ Night Club, Discotheque, or Dance Hall
❒ Secondhand Dealer
❒ Car Wash, Self Service
❒ Service Station
❒ Mining and Extraction (*Sand, Gravel, Oil & Other*)
❒ Helipad
❒ Railroad Yard or Shop
❒ Transit Passenger Facility
❒ Garden Supply/Plant Nursery

(2) *Density and Dimensional Requirements.* Any development on the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards required for properties in a General Retail (GR) District and within the SH-205 Overlay (SH-205 OV) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Connectivity and Design.* The area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be designed to be pedestrian oriented and easily accessible to the adjacent residential land uses. In addition, the non-residential land uses shall be designed in a manner that reduces physical barriers between the residential land uses by incorporating cross connectivity in the form of walking paths and pedestrian scale elements. Buildings constructed in this area should be designed to a pedestrian scale with architectural elements that complement the adjacent residential land uses.

(4) *Landscape Requirements*. All *Canopy/Shade Trees* planted within *Tract 1* shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

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(5) *Landscape Buffers.* All landscape buffers and plantings located within the buffers adjacent to the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall adhere to the following:

(a) *Landscape Buffer (SH-205).* A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a eight (8) foot trail situated within the 20-foot landscape buffer adjacent to SH-205.

(b) *Landscape Buffer (Mims Road).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road (*outside of and beyond any required right-of-way dedication*). In addition, one (1) canopy tree shall be planted per 50-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the ten (10) foot landscape buffer adjacent to Mims Road.

(c) *Landscape Buffer (Adjacent to Residential).* A minimum of a 50-foot landscape buffer shall be provided adjacent to all residential land uses. The landscape buffer shall incorporate a built-up berm with ground cover and/or shrubbery or a combination thereof along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency.

TRACT 2: TOWNHOMES

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the area identified as *Tract 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; however, the following additional land uses shall be permitted *by-right*:

- ❒ Townhomes/Townhouses

(2) *Density and Dimensional Standards.* Unless specifically provided by this Planned Development ordinance, any development on the area identified as *Tract 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width	22'
Minimum Lot Depth	75'
Minimum Lot Area	1,650 SF
Minimum Front Yard Setback	5'
Minimum Side Yard Setback [1]	0'/20'
Minimum Side Yard Setback (Adjacent to a Street)	5'
Minimum Length of Driveway Pavement from Rear Property Line	20'
Maximum Height [2]	36'
Minimum Rear Yard Setback	5'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,600 SF
Maximum Lot Coverage	90%

General Notes:

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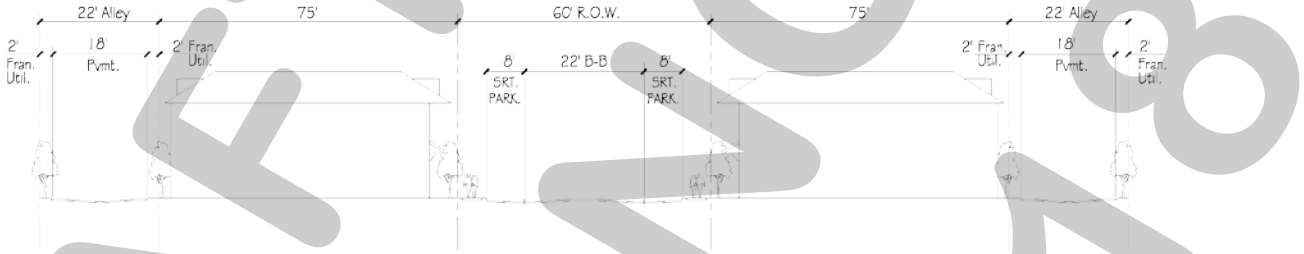
[1]: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.
[2]: The Maximum Height shall be measured to the eave or top plate (*whichever is greater*) of the single family home.

(3) *Garage Orientation.* All garages shall be rear entry and accessible from an alleyway adjacent to the rear of the subject properties as depicted in the typical cross section below. Front entry garages shall be prohibited in *Tract 2* of the proposed development.

Typical Townhome Cross Section



(4) *Building Standards.* The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 100%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance. Stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space.

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. If ground mounted equipment is proposed, landscape screening shall be required to impair visibility of the units from a public right-of-way or open space.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features and generally conform to the example depicted below. In addition, the design of the proposed townhomes shall require review and recommendation from the Architectural Review Board (ARB) during the site plan review process.

Example of Townhome Elevations



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(5) *Anti-Monotony Restrictions.* All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Landscaping Standards.*

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved during the site plan review process. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers* (*Mims Road*). A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage.

(iii) *Landscape Buffer (SH-205).* A minimum of a 40-foot landscape buffer shall be provided along the frontage of SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a eight (8) foot trail situated within the 40-foot landscape buffer adjacent to SH-205.

(iv) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(i) *Wrought Iron/Tubular Steel.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(ii) *Corner Lots.* Corner lots fences (i.e. adjacent to the street) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) wrought iron/tubular steel fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

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(iii) *Fencing Adjacent to Roadways.* All fencing adjacent to a roadway shall incorporate shrubbery adjacent to the wrought iron/tubular steel fencing to screen the rear/side yard.

TRACT 3: SINGLE FAMILY

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the area identified as *Tract 3* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) *Density and Dimensional Standards.* Unless specifically provided by this Planned Development ordinance, any development on the area identified as *Tract 3* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be subject to the density and dimensional requirements required for a Single Family 7 (SF-7) District, as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. All development on the *Subject Property* shall conform to the standards stipulated by *Table 3: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 3: Lot Dimensional Requirements

Minimum Lot Width	50'
Minimum Lot Depth	100'
Minimum Lot Area	6,000 SF
Minimum Front Yard Setback	20'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'
Minimum Length of Driveway Pavement from Rear Property Line	20'
Maximum Height [1]	36'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	2,000 SF
Maximum Lot Coverage	70%

General Notes:

[1]: The Maximum Height shall be measured to the eave or top plate (*whichever is greater*) of the single family home.

(3) *Building Standards.* The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 100%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance. Stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space.

(ii) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(iii) *Garage Orientation.* Garages maybe oriented toward the street in a front entry configuration; however, the front façade of the garage must be set a minimum of 5-feet behind the front building façade of the primary structure. All garage configurations that are not front entry shall meet the requirements of Article IV, Parking and Loading, of the Unified Development Code.

(4) *Anti-Monotony Restrictions.* All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along

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any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(ii) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on SH-205 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

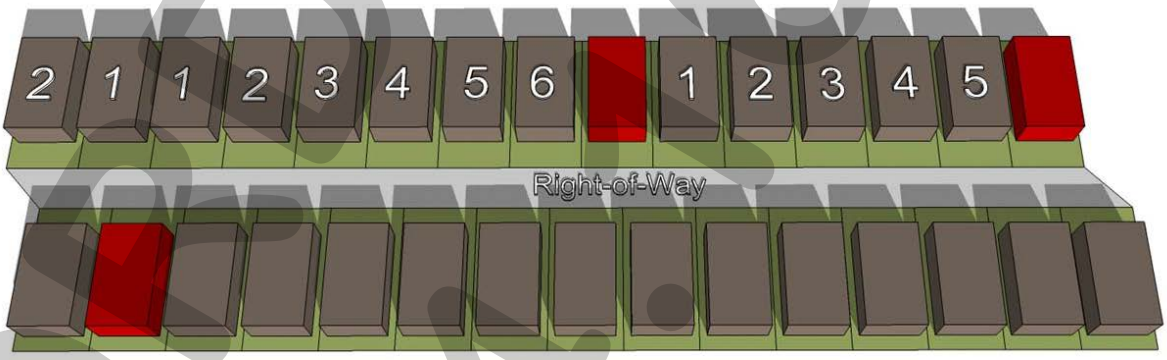
(a) Number of Stories
(b) Roof Type and Layout
(c) Articulation of the Front Façade

(iii) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*i.e. 3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject



Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject



(5) *Landscape and Hardscape Standards.*

(i) Landscape. *Landscape Requirements*. Landscaping shall be reviewed and approved during the site plan review process. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers* (*Mims Road*). A minimum of a ten (10) foot landscape buffer shall be

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provided along the frontage of Mims Road, and shall incorporate a minimum of one (1) canopy tree per 50- feet of linear frontage.

(iii) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees in the following sizes and proportions:

(i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in

the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

(iv) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

(v) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved during the site plan review process.

(6) *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(i) *Wood Fences.* All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the public side facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.

(ii) *Wrought Iron/Tubular Steel.* Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(iii) *Corner Lots.* Corner lots fences (i.e. adjacent to the street) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid board-on-board panel fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(iv) *Solid Fences (including Wood Fences).* All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

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Exhibit 'D':
SH-205 Paving Concept Plan



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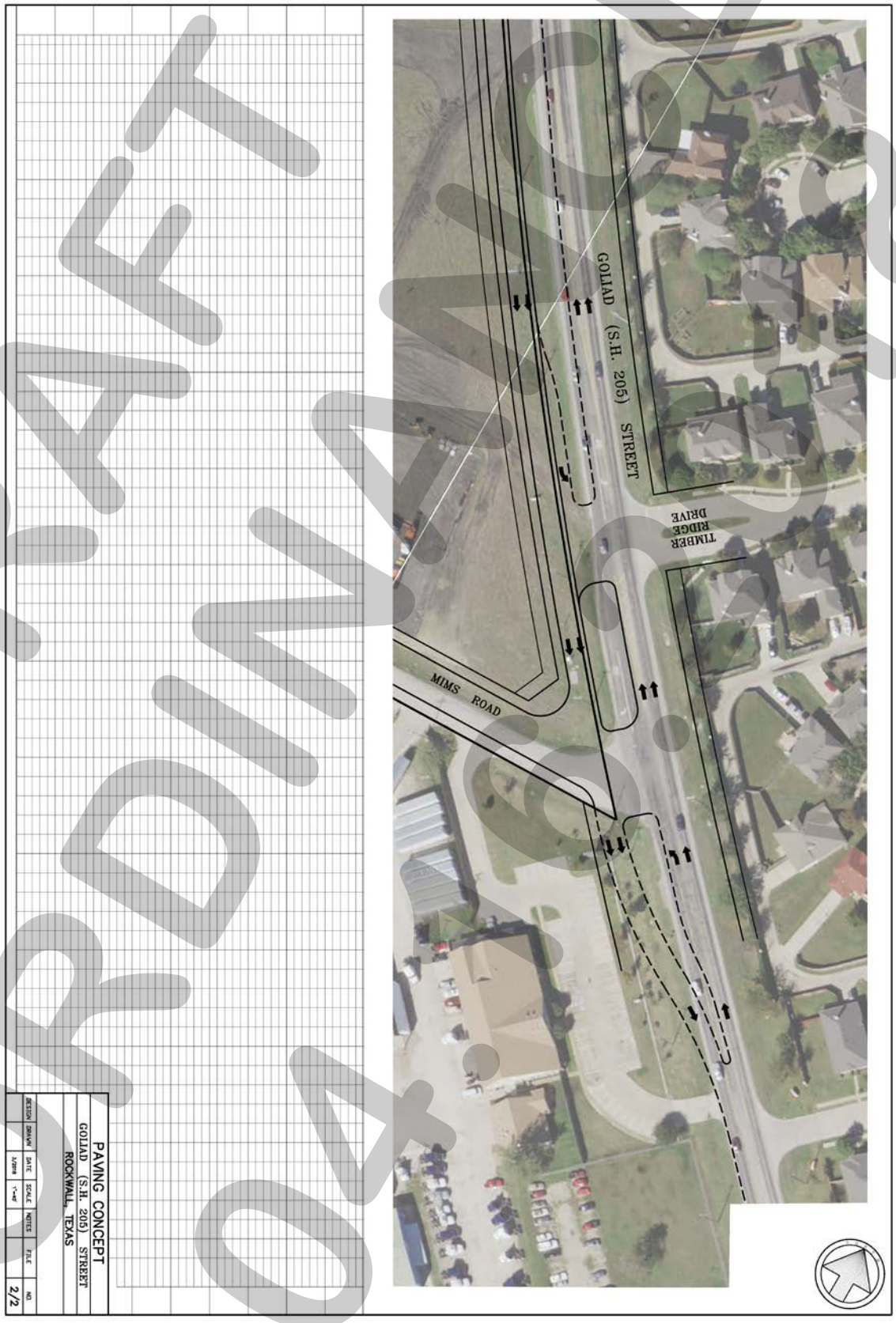
04.16.18

Exhibit 'D':
SH-205 Paving Concept Plan



DRAFT ORDINANCE

G.T.(Tom) Walton, P.E. ***Consulting Traffic Engineer***
3408 Riley Drive Plano,Texas 75025 Ph 972-618-8069 e-mail: mmltomw@AOL.com

April 4, 2018

SADDLE STAR DEVELOPMENT
ATTN: PAT ATKINS
3076 Hays Lane
Rockwall, Texas 75087

RE: SH 205 Traffic Counts for The Enclave development in Rockwall, Texas

Dear Mr. Atkins,

In December 2017, 24 hour machine traffic counts were done on SH 205 by the Enclave development area. Per your request additional machine counts were done in late March 2018. The 2017 daily traffic volume total was 19,871 vehicle trips. The 2018 daily traffic volume total was 17,539 vehicle trips. The difference in volume was 2332 trips.

Enclosed please find the reports of the two traffic counts.

Please let me know if I can be of further assistance.

Sincerely,

G. T. Walton P.E.

G.T. (Tom) Walton, P.E.

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ACCURATE COUNTS
TRAFFIC DATA COLLECTION SERVICE
SPEED SUMMARY
Tue 3/27/2018

: 000000013931
Site ID: 000000013931
Location: SH 205-N of Mims
Direction: NORTH
Lane: 1

File: D0328001.prn
City: Rockwall
County: Rockwall

TIME	<10	<15	<20	<25	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	Total
12:00	1	0	0	0	6	3	53	127	113	36	12	0	0	5	356
13:00	0	0	0	0	0	5	45	130	175	103	23	0	2	2	485
14:00	2	0	0	0	4	4	49	116	214	75	12	1	0	9	486
15:00	3	0	0	0	0	10	33	104	182	107	16	3	1	12	471
16:00	2	0	1	9	11	18	37	86	156	134	31	2	0	7	494
17:00	2	0	0	0	0	9	74	174	187	116	13	5	4	6	590
18:00	0	0	0	0	4	5	50	180	186	84	19	1	1	20	550
19:00	7	0	1	0	2	22	36	88	173	86	17	5	0	7	444
20:00	0	0	0	0	0	19	28	86	93	63	14	2	1	6	312
21:00	0	0	2	2	1	8	31	85	59	27	2	0	0	0	217
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23:00	0	0	0	0	0	2	10	22	21	18	6	0	1	0	80
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05:00	0	0	0	0	0	0	6	16	26	46	21	5	0	0	120
06:00	0	0	0	0	1	0	15	55	155	127	17	4	0	1	375
07:00	0	0	0	8	17	28	111	281	220	64	11	2	2	4	748
08:00	0	0	0	0	0	34	88	226	309	133	26	2	0	6	824
09:00	0	0	0	0	0	8	32	159	214	184	38	5	1	11	652
10:00	1	0	0	0	4	1	28	75	188	199	61	7	0	8	572
11:00	2	0	0	0	1	2	8	51	180	190	101	12	0	6	553
24 HR TOTAL	21	0	4	19	51	183	757	2150	2949	1861	456	63	14	110	8638
PERCENTS	0.2%	0.0%	0.0%	0.2%	0.6%	2.1%	8.8%	24.9%	34.1%	21.5%	5.3%	0.7%	0.2%	1.3%	100.0%

Statistical Information...

15th Percentile Speed
40.6 mph

Median Speed
46.9 mph

10 MPH Pace Speed
40 mph to 50 mph
5099 vehicles in pace
Representing 59.9% of the total vehicles

85th Percentile Speed
53.0 mph

Average Speed
46.6 mph

Vehicles > 65 MPH
14
0.2%

456

ACCURATE COUNTS
TRAFFIC DATA COLLECTION SERVICE
SPEED SUMMARY
Tue 3/27/2018

: 000000013931
Site ID: 000000013931
Location: SH 205-N of Mims
Direction: SOUTH
Lane: 2

File: D0328001.prn
City: Rockwall
County: Rockwall

TIME	<10	<15	<20	<25	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	Total
12:00	1	0	0	0	4	22	51	61	76	86	31	4	0	2	338
13:00	0	0	1	0	3	19	65	114	127	95	44	10	2	0	480
14:00	0	0	0	0	1	7	55	156	179	110	35	7	0	4	554
15:00	1	0	2	15	14	64	109	141	162	119	60	10	3	7	707
16:00	0	1	0	0	4	28	100	159	155	143	66	24	4	4	688
17:00	2	0	0	7	22	64	201	206	151	124	37	13	5	14	846
18:00	2	3	1	3	36	109	159	184	148	141	51	10	1	13	861
19:00	1	0	1	0	8	46	130	218	164	110	33	6	6	8	731
20:00	1	1	0	2	6	30	104	201	169	86	37	11	1	4	653
21:00	0	0	0	0	1	5	67	119	139	76	24	5	0	5	441
22:00	0	0	0	0	0	3	17	39	68	57	45	11	2	1	243
23:00	0	1	0	0	1	5	3	11	30	29	14	6	1	2	103
24:00	0	0	0	0	2	1	0	4	10	11	11	5	1	1	46
01:00	0	0	0	0	0	3	7	13	14	10	5	1	0	0	53
02:00	0	0	0	0	0	1	1	4	5	3	3	1	0	0	18
03:00	0	0	0	0	0	0	1	4	7	7	6	0	1	0	26
04:00	0	0	0	0	0	0	0	4	3	6	3	0	0	0	16
05:00	0	0	0	0	0	1	0	4	12	14	6	1	0	0	38
06:00	0	0	0	0	0	1	5	9	24	21	18	5	0	0	83
07:00	1	0	0	0	3	3	45	81	71	61	17	2	0	5	289
08:00	1	1	1	0	4	20	49	96	114	78	31	2	1	15	413
09:00	2	0	0	0	1	8	51	115	114	90	40	9	1	3	434
10:00	0	0	0	0	1	5	20	52	109	125	62	14	1	8	397
11:00	0	0	1	0	3	14	15	50	88	137	68	24	5	3	408
24 HR TOTAL	12	7	7	27	114	459	1255	2051	2144	1751	755	184	35	100	8901
PERCENTS	0.1%	0.1%	0.1%	0.3%	1.3%	5.2%	14.1%	23.0%	24.1%	19.7%	8.5%	2.1%	0.4%	1.1%	100.0%

Statistical Information...

15th Percentile Speed
37.8 mph

Median Speed
46.1 mph

10 MPH Pace Speed
40 mph to 50 mph
4195 vehicles in pace
Representing 47.7% of the total vehicles

85th Percentile Speed
54.0 mph

Average Speed
46.0 mph

Vehicles > 65 MPH
35
0.4%

Accurate Counts
Traffic Data Services
SPEED SUMMARY
WED 12/20/2017

Site Reference: 000012201704
Site ID: 000012201704
Location: Goliad-N of Mims
Direction: NORTH
Lane: 1

File: D1220003.prn
City: Rockwall
County: Rockwall

TIME	10	15	20	25	30	35	40	45	50	55	60	65	70	71+	Total
15:00	7	1	2	0	1	9	25	83	147	114	29	5	3	8	434
16:00	0	0	0	0	3	10	19	70	190	165	70	16	0	14	557
17:00	4	0	0	1	0	11	36	109	172	201	61	20	3	18	636
18:00	6	1	0	1	1	9	56	163	250	119	22	3	5	10	646
19:00	3	0	1	1	1	6	50	141	184	96	21	3	1	16	524
20:00	0	0	0	0	1	7	15	60	101	87	27	4	3	10	315
21:00	0	0	0	0	0	4	13	33	92	89	31	3	0	2	267
22:00	0	0	0	0	1	4	5	23	44	41	18	2	0	0	138
23:00	0	0	0	0	0	1	6	22	16	31	19	9	1	3	108
24:00	0	0	0	0	0	2	4	8	12	19	9	2	0	0	56
01:00	0	0	0	0	0	0	1	2	7	5	4	1	0	0	20
02:00	0	0	0	0	0	0	0	4	11	4	6	0	0	0	25
03:00	0	0	0	0	0	0	3	6	3	8	7	2	0	0	29
04:00	0	0	0	0	0	1	2	11	8	10	8	5	1	0	46
05:00	0	0	0	0	0	1	4	7	7	57	47	13	0	1	137
06:00	0	0	0	0	0	3	8	17	57	163	110	24	2	2	386
07:00	0	0	0	0	1	11	14	79	168	267	57	9	1	9	616
08:00	2	0	0	0	1	7	33	35	180	277	130	17	0	9	691
09:00	0	0	0	0	0	2	15	73	182	241	116	17	2	10	658
10:00	0	0	0	0	0	7	41	126	263	238	63	7	4	6	755
11:00	4	0	0	2	4	22	32	107	269	255	62	10	0	8	775
12:00	0	0	0	0	2	19	59	154	298	204	33	5	2	16	792
13:00	2	0	0	0	0	0	35	131	218	134	34	2	0	5	561
14:00	0	0	0	0	2	11	61	153	244	140	51	3	2	2	669
DAY TOTAL	28	2	3	5	18	147	537	1617	3123	2965	1035	182	30	149	9841
PERCENTS	0.3%	0.1%	0.1%	0.1%	0.2%	1.5%	5.4%	16.4%	31.7%	30.1%	10.5%	1.8%	0.3%	1.5%	100%

Statistical Information...

15th Percentile Speed
42.3 Mph

85th Percentile Speed
54.9 Mph

Median Speed
49.1 Mph

Average Speed
48.5 Mph

10 MPH Pace Speed
45MPH to 55MPH
6088 vehicles in pace
Representing 61.8% of the total vehicles

Vehicles > 65 MPH
179
1.8%

458

Site Reference: 000012201704
Site ID: 000012201704
Location: Goliad-N of Mims
Direction: SOUTH
Lane: 2

File: D1220003.prn
City: Rockwall
County: Rockwall

TIME	10	15	20	25	30	35	40	45	50	55	60	65	70	71+	Total
15:00	4	0	0	7	5	68	123	184	171	140	64	17	1	16	800
16:00	1	1	0	0	1	29	135	204	188	179	75	16	4	14	847
17:00	5	1	0	2	6	62	159	217	208	129	63	14	2	15	883
18:00	3	0	0	1	2	78	178	207	158	135	33	11	2	15	823
19:00	5	0	0	3	16	49	116	222	176	140	44	13	2	7	793
20:00	0	0	0	0	0	7	41	125	170	164	64	19	0	3	593
21:00	0	0	0	0	0	0	22	108	164	159	44	14	1	4	516
22:00	0	0	0	0	1	2	12	41	100	126	58	16	2	3	361
23:00	0	0	0	0	0	2	12	31	42	79	45	12	5	3	231
24:00	0	0	0	0	0	1	2	9	19	28	29	6	1	0	95
01:00	0	0	0	0	0	2	3	3	17	24	8	2	3	2	64
02:00	0	0	0	0	0	1	2	1	4	8	4	3	1	1	25
03:00	0	0	0	0	0	0	2	1	6	9	7	3	0	2	30
04:00	0	0	0	0	0	0	4	3	1	5	8	2	0	0	23
05:00	0	0	0	0	0	0	1	2	6	13	13	3	2	0	40
06:00	0	0	0	0	0	1	3	9	24	25	30	15	3	2	112
07:00	0	0	0	0	0	1	2	46	75	77	48	10	4	2	265
08:00	5	0	0	0	0	3	2	30	94	125	74	24	3	4	364
09:00	4	0	0	0	0	9	21	42	114	118	80	22	1	6	417
10:00	3	3	0	2	5	2	29	53	115	109	69	13	1	9	413
11:00	3	0	2	0	0	19	52	88	129	129	53	15	0	14	504
12:00	6	0	0	0	3	14	44	130	182	119	58	12	2	18	588
13:00	0	0	0	0	0	24	47	119	147	113	52	8	2	9	521
14:00	0	0	0	0	3	39	94	173	187	136	72	9	2	7	722
DAY TOTAL	39	5	2	15	42	413	1106	2048	2497	2289	1095	279	44	156	10030
PERCENTS	0.4%	0.1%	0.1%	0.2%	0.5%	4.2%	11.0%	20.4%	24.8%	22.8%	10.9%	2.7%	0.4%	1.5%	100%

Statistical Information...

15th Percentile Speed
39.5 Mph

85th Percentile Speed
55.3 Mph

Median Speed
47.7 Mph

Average Speed
47.0 Mph

10 MPH Pace Speed
45MPH to 55MPH
4786 vehicles in pace
Representing 47.7% of the total vehicles

Vehicles > 65 MPH
200
1.9%



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462



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CBJENI
BRICK
ROW
MODEL HOME
628 MATTHEW PLACE
cbjenihomes.com

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TRAFFIC IMPACT ANALYSIS

FOR

THE ENCLAVE SUBDIVISION

IN

ROCKWALL, TEXAS

Prepared for:

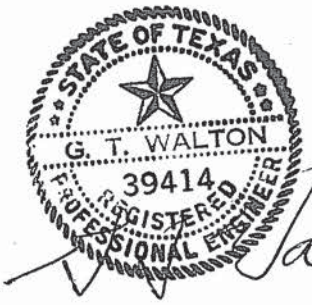
ENGINEERING CONCEPTS & DESIGN LP

Representing:

SADDLE STAR LAND DEVELOPMENT LLC

Prepared By:

G.T. (Tom) Walton, P.E.
Consulting Traffic Engineer



DECEMBER, 2017

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Executive Summary

Saddle Star Land Development is planning to build The Enclave in the City of Rockwall Texas. The Enclave will be on the west side of SH 205 and the north side on Mims Rd. The development will be made up of 198 Townhouses, 65 single family lots and a retail tract along the SH 205 frontage and at the intersection of the two roads.

SH 205 is a two lane, two way asphalt TxDOT roadway. There are no improvements planned for the roadway adjacent to the site in the next ten years. An improvement to the SH 205 and John King Pkwy to the south may affect the volume of traffic past the site and the new signal at the Sids Rd intersection to the north may be beneficial. Mims Rd will be paved by the developer from SH 205 to Sids Rd.

In order to obtain approval of the plans for the new development by the City of Rockwall, a Traffic Impact Analysis (TIA) must be completed. This TIA investigates the traffic operations on the roadways and intersections near the site.

Traffic counts were conducted on SH 205, Mims Rd and at their intersection. Existing conditions were analyzed to determine the level of congestion on the roadways and the intersection in 2017. Due to the fact that the Enclave is expected to take 7 years to fully develop, the traffic volumes for the year 2024 were calculated and the congestion situation analyzed.

Trip generation calculations were completed for the proposed residential homes and retail businesses to determine the amount of traffic increase the development will create. The increase in traffic was applied to the roadways and intersections and the resulting traffic congestion situation analyzed.

The Traffic Impact Analysis investigations produced the following results:

- The construction of Mims Rd from SH 205 to Sids Rd at the beginning of development will provide smooth, free flow access for the residential portion of the project.
- When the retail portion of the development is constructed, separate right turn lanes should be built into each of the driveways on the SH 205 frontage.
- An effort should be made by the City of Rockwall and TxDOT to improve the geometry of the portion of SH 205 from Sids Rd to John King Pkwy.

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INTRODUCTION

Saddle Star Land Development is the owner of the THE ENCLAVE subdivision in Rockwall Texas. The project is along the west side of SH 205 and the north side of Mims Rd in the northwest quadrant of their intersection. The Enclave will contain 198 Townhouse lots, 65 Single Family lots and 5.30 acres of general retail including a convenience store with gas pumps at the Mims Rd/SH 205 intersection. The Retail area will have 46,000 sq ft of office retail and a 3000 sq ft convenience store with gas pumps. The entire development will be built together and buildout is expected in 7 years in late 2024. The City of Rockwall staff has required that a Traffic Impact Analysis (TIA) be completed as part of the submittal of plans for The Enclave. ENGINEERING CONCEPTS & DESIGN LP is the Engineer for the owners of THE Enclave. G.T. (Tom) Walton, P.E. Consulting Traffic Engineer has been hired to conduct the needed study.

PURPOSE

The following study will evaluate the traffic situation on the existing roadways and intersections in the area of the development. It will then impose the traffic created by the proposed development on the existing roadway system to determine the effect the new traffic will have on the operation of the existing system and if any roadway improvements are needed to accommodate the traffic additions. Any problems identified will be addressed and mitigation steps recommended.

SCOPE

The Enclave will make use of 8 street intersections and three driveways to access both SH 205 and Mims Rd. The intersection of Street A and two driveways from the retail area and the Mims intersection will provide access to and from SH 205. One driveway from the retail area and 7 street intersections alphabetically C through I will provide access to and from Mims Rd. The location of the site is shown in FIGURE I.

The analysis will include the study of existing conditions on SH205 and Mims Rd adjacent to the development As mentioned above, the developer expects that the build out of the entire project will occur by 2024. The traffic volumes on both SH 205 and Mims Rd will be counted and the existing conditions on SH 205, Mims Rd and their intersection will be analyzed. The traffic volume conditions will be grown to those expected in 2024. The amount of new traffic to be created by the development will be calculated and the new trips created will be added to the 2024 traffic and the buildout conditions analyzed. The analysis will include a link analysis on SH 205 and on Mims Rd and an unsignlized intersection analysis on the intersection of the two streets and each of the driveways and street intersections created by the development. These analyses will include both AM and PM peak hour conditions and will apply the entire traffic loading

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from the development at the same time. The analyses will be done for the AM and PM peak hour generation rates during the peak traffic hour on the roadways.

METHODOLOGY

The methodology for the study will include the following steps;

- definition of the roadways and intersections under consideration,
- counting of the existing traffic volumes on the subject roadways and the turning movements at their intersection,
- the analysis of existing traffic conditions on the subject roadways and their intersection,
- the generation of traffic from the proposed development,
- the distribution of site traffic to the roadways and intersections
- growth of the SH 205 and Mims Rd traffic to the 2024 conditions
- the analysis of build out traffic conditions including the loading from the entire development,
- comparison of turning traffic at the intersections with the TxDOT turn lane criteria
- the identification of any problems caused by the new development and
- the recommendation of mitigation efforts to deal with identified problems.

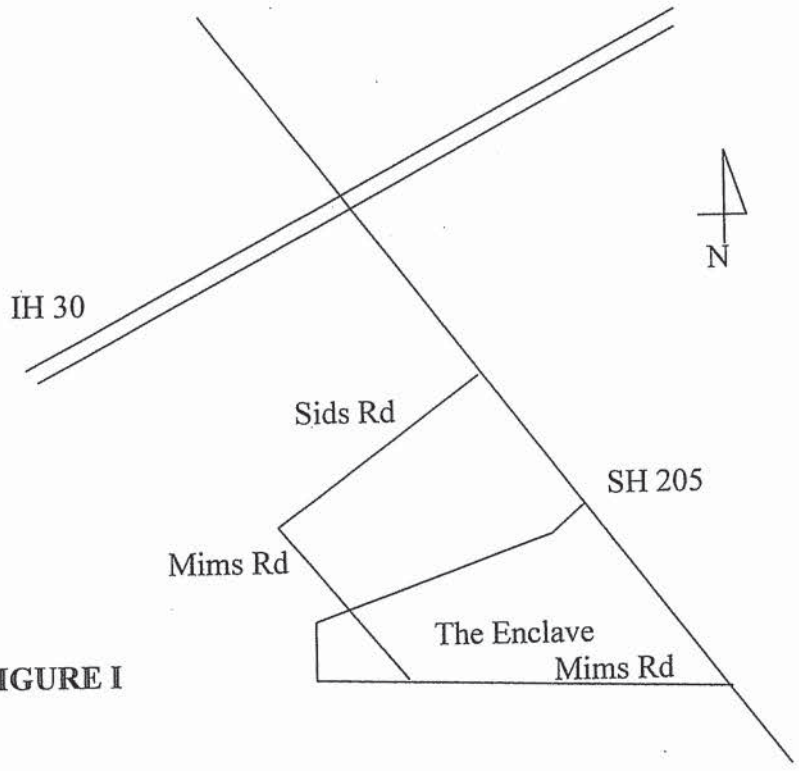

FIGURE I

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AREA ROADWAYS AND INTERSECTIONS

SH 205 extends from SH 78 on the north to US 80 in the City of Terrell to the south. The section abutting the Enclave is a 25 foot wide, two lane, two way asphalt TxDOT roadway with a double yellow centerline and a 45 MPH speed limit. The roadway is widened to 36 feet wide at the intersection with Walnut Ridge Rd. and at the intersections with Timber Ridge and Mims roads. No improvements are planned for this section of SH 205 in the next 10 years. To the north of the site, a project is to begin by TxDOT in the immediate future to realign SH 276 to intersect SH 205 at the Sids Rd intersection and include the construction of a traffic signal at the intersection. To the south of the site the intersection of SH 205 and John King Pkwy is to be realigned to smooth the flow from 205 to John King in the next 5 to 10 years.

Mims Rd. is a 20 foot wide, two lane, two way asphalt roadway. The asphalt pavement extends from the Mims/SH 205 intersection to the west approximately 1400 feet. The roadway then turns to gravel and extends west and then north to intersect with Sids Rd and on north to Ralph Hall Pkwy. As part of the building of the Enclave, the developer will construct Mims as at least a 24 foot wide concrete roadway from its intersection with SH 205 to its intersection with Sids Rd.

The intersection of SH 205 and Mims Rd has one southbound lane and one right turn lane on SH205, one eastbound lane on Mims Rd and one through and one left turn lane on northbound SH 205. The intersection is controlled by a stop sign and a STOP line for eastbound Mims Rd. The curve radii on both sides of Mims are large to ease right turns from south bound to west bound and from east bound to south bound.

At the intersection of Street A and SH 205 the street A approach will be divided with one west bound lane and separate east bound left and right turn lanes.

Two driveways will be built in the retail frontage on SH 205 complying with the TxDOT spacing requirements.

One driveway will be built in the retail frontage on Mims Rd.

Three street intersections will be built in the Townhouse frontage on Mims Rd. These will be the streets C, D, and E intersections with Mims Rd. Each intersecting street will have one entering and one exiting lane.

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In the Single Family area, streets F, G, and H will intersect Mims Rd. There will also be an intersection of Mims with streets A and I with A on the east and I on the west. The intersecting streets will all have one entering and one exiting lane.

Street A will be a collector street running from an intersection with SH 205 on the east to an intersection with Mims Rd. on the west. Streets C through H will run north-south from Street A to Mims.

EXISTING TRAFFIC VOLUMES

The existing traffic volumes on SH 205 and Mims Rd were measured by making two directional 24 hour machine counts on each roadway approximately 300 ft. from their intersection. An AM and PM peak hour turning movement count was also done at the SH 205 and Mims Rd. intersection. The details of the traffic counts are given in Appendix A.

EXISTING TRAFFIC CONDITIONS

The quality and safety of the operation of traffic is measured by quantifying the level of congestion that drivers are experiencing. The term that is used to describe traffic conditions is Level of Service (LOS). In Traffic Engineering analysis, LOS on a section of roadway is calculated by comparing the volume of traffic measured on the road to the capacity of the roadway. LOS is described by alphabetic designations. LOS ranges from A to F. The various levels are as follows:

- Volume/Capacity ratio is <= 0.25 is LOS "A" or "B"
- Volume/Capacity ratio is 0.25<x,<=0.40 is LOS "C"
- Volume/Capacity ratio is 0.40<x,<=0.75 is LOS "D"
- Volume/Capacity ratio is 0.75<x,<=1.0 is LOS "E"
- Volume/Capacity Ratio is > 1.0 is LOS "F"

LOS A or B are referred to as "Free" flow conditions, LOS C is "Stable" flow, LOS D is "Forced" flow, LOS E is "Capacity" flow and LOS F is "Failure" conditions.

The existing traffic volume count information was used with the HCS + software which uses the Highway Capacity Manual methodology to analyze the operation of roadway links and intersections. A two way link analysis was conducted on the existing SH 205 and Mims Rd. for both the AM and PM Peak Hour conditions. An unsignalized intersection analysis was also done for existing AM and PM peak hour conditions at the SH 205 and Mims Rd. intersection.

The results of the analyses of existing conditions are as follows:

- The roadway link analysis

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Link	LOS
SH205 north of Mims Rd A.M.	C
SH205 north of Mims Rd P.M.	D

Mims Rd west of SH 205 A.M.	A
Mims Rd west of SH 205 P.M.	A

- The unsignalized intersection analysis

Intersection	Approach LOS North b	South b	East b	West b
SH 205 at Mims Rd AM	A	A	C	
SH 205 at Mims Rd PM	A	A	D	

The details of the existing conditions analyses are given in Appendix B.

SITE TRAFFIC GENERATION

The amount of traffic that a development will generate can be calculated for an average day or for the peak traffic periods of a day. The number of vehicle trips generated or trip generation will be used to project the effect that the new development will have on the serving roadways. The amount of traffic generated during both the AM and PM Peak Hour will be considered.

Trip generation information is found in Trip Generation published by the Institute of Transportation Engineers. This is a standard reference to determine the trip generation characteristics of particular land use types and densities. Rates are established for specific land use types including residential, office, commercial, industrial and institutional. Trip generation rates are given for a number of development measurement units and at various times of day and days of the week. The percentage of the generated traffic that enters and leaves the site is also indicated. For residential development the dwelling unit (DU) is the measurement unit while 1,000 square feet of gross floor area is used for office, commercial, industrial and general retail uses.

As was noted above, the The Enclave will have 65 single family lots or 65 dwelling units (D.U.)s and 198 townhouse lots or 198 dwelling units (D.U)s. The retail area will have 46,000 sq ft of office retail and 3000 sq ft of convenience store with gas pumps. The P.M. Peak Hour rate for single family residential development from Trip Generation is 1.00 trips per dwelling unit with 63% entering and 37% exiting the site. The AM Peak Hour rate is 0.75 trips per dwelling unit with 25% entering and 75% exiting. The PM Peak Hour rate for townhouse development is 0.52 trips per DU with 67% entering and 33% exiting. The AM Peak Hour rate for townhouse is 0.44 trips per DU with 17%

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entering and 83% exiting. The AM Peak Hour rate for office retail is 6.84 trips per 1000 sq ft with 48% entering and 52% exiting. The PM Peak Hour rate for office retail is 5.02 trips per 1000 sq ft with 56% entering and 44% exiting. The AM Peak Hour rate for convenience store with gas pumps is 40.92 trips per 1000 sq ft with 50% entering and 50% exiting. The PM Peak Hour rate is 50.92 trips per 1000 sq ft with 50% entering and 50% exiting. A copy of the pages from Trip Generation is given in Appendix C.

The total traffic to be expected from the development during the each Peak Hour is as follows:

USE	Dev Unit	P.H.	Rate	Size	Trips	Enter	Exit
Single Family	D.U.	A.M.	.75/DU	65 DU	49	13	36
Single Family	D.U.	P.M.	1.0/DU	65 DU	65	44	25
Townhouse	D.U.	A.M.	.44/DU	198 DU	87	15	72
Townhouse	D.U.	P.M.	.52/DU	198 DU	103	68	35
Office Retail	K sq ft	A.M.	6.84/K	46 K	315	151	164
Office Retail	K sq ft	P.M.	5.02/K	46 K	231	129	102
Conven. w Pump	K sq ft	A.M.	40.92/K	3 K	123	62	61
Conven. w Pump	K sq ft	P.M.	50.92/K	3 K	153	77	76

TRAFFIC DISTRIBUTION

The distribution of traffic moving to and from a proposed development is based upon the type of development and the distribution of attractors around the site. In addition, the ease of access to available serving roadways will affect the driver's choice of which to use. The LOS problems being experienced for the eastbound approach to the SH205 at Mims intersection are caused by the difficulty of making an eastbound to northbound left turn onto SH205. The stop control on Mims and the relatively high volume of traffic on SH 205 create the problem. This problem will continue for the Mims intersection and also the two retail drives and the Street A intersection with SH205.

Based upon information provided by the City of Rockwall staff, 85% of the traffic created by the development will go to and from the north and 15% will go to and from the south. Since Mims Rd will be connected to Sids Rd and points north, it can be expected to be to be the route of choice for most of the residential development. Therefore, 20% of the residential traffic will use SH 205 through the Street A intersection and 80% will make use of Mims Rd. 80% of the traffic from each of the streets, C through G, will use their intersection with Mims Rd. All traffic on streets H and I will use their Mims intersection. Similar to the situation on SH 205, 85% of the traffic using Mims will go west and then north and 15% will go east and then south.

In the retail area, 40% of the traffic will enter and leave by the northern drive, 45% by the southern drive on SH 205 and 15% by the drive on Mims.

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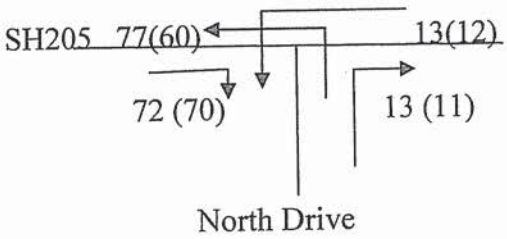
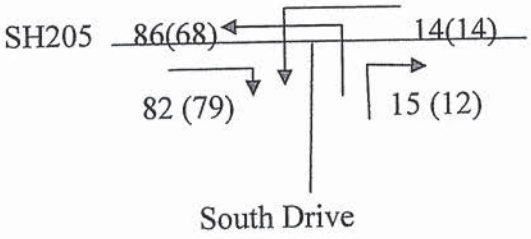
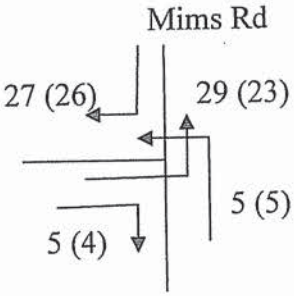
The distribution of generated traffic to the various intersections are shown in FIGURE II

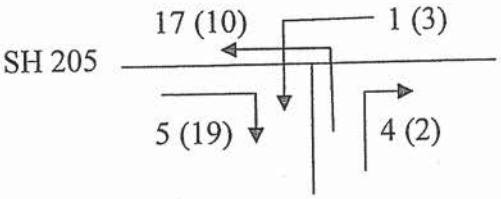
Retail area turning movements at driveways:

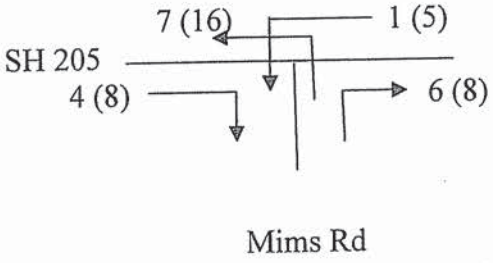




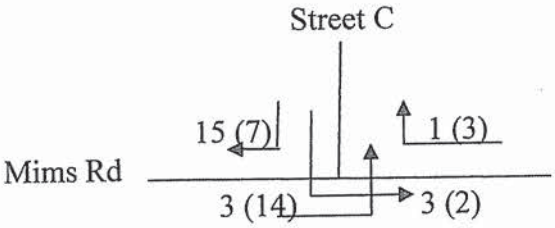
xx = AM
(xx) = PM

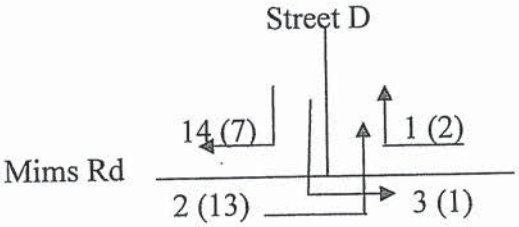


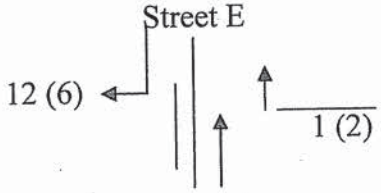


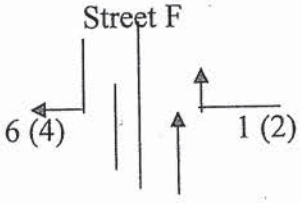


Residential street intersections on Mims Rd









473

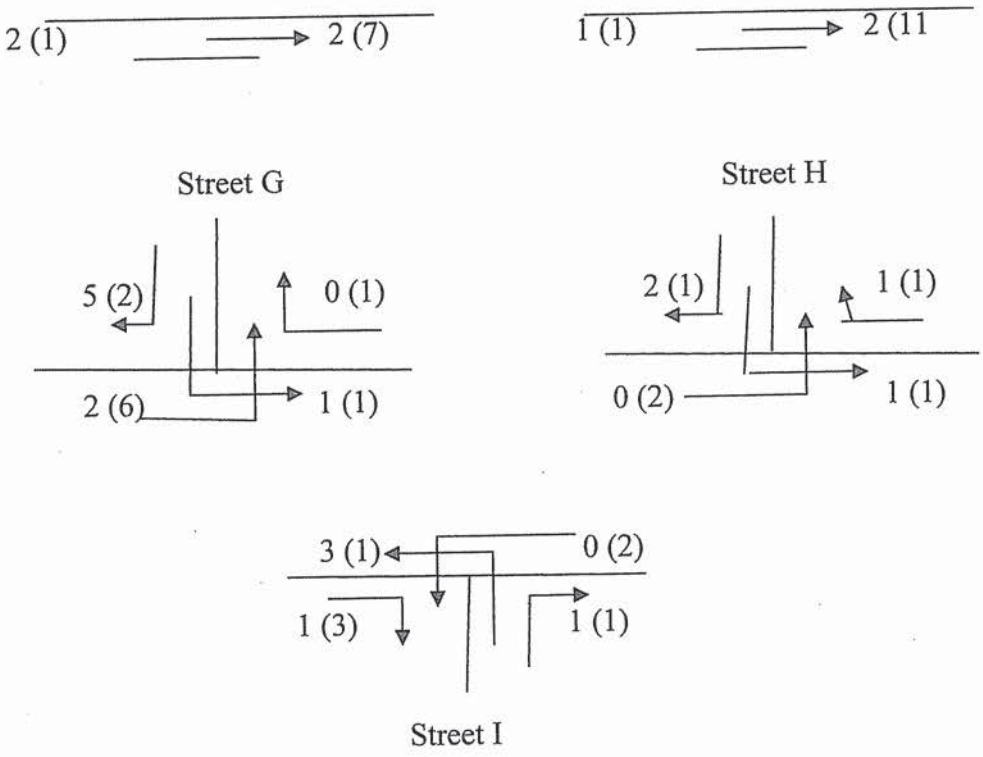


FIGURE II

FUTURE BACKGROUND TRAFFIC CONDITIONS

Analysis of future conditions created by the new development will involve the addition of the site generated traffic to the traffic existing on the roadways at the time of build-out of the development. Due to the fact that it is expected to take seven years for the development to build out, the existing traffic on the roadways will be grown by an agreed upon growth rate for the area. Discussion with the City's staff produced an expected growth rate of 4% per year. Therefore, the background traffic volumes on Mims Rd. and SH 205 in 2024 at build-out will be 28% higher than the current volumes on each section of the road. In the case of this section of SH 205 the intersection of SH 205 and John King Pkwy to the south will be realigned by TxDOT by the buildout date. The realignment will divert part of the SH 205 traffic onto John King. TxDOT staff indicates that 85% of the SH 205 traffic will continue to use the section adjacent to the Enclave development. Therefore the expected traffic increase in volume at buildout will be 85% of 1.28% or 1.08% on SH 205. The operation of the roadway sections under the 2024 volumes was analyzed. The results are as follows:

- The roadway link analysis:

Link	LOS
Mims west of SH 205 A.M.	A

474

Mims west of SH 205 P.M.	A
SH 205 north of Mims Rd A.M.	C
SH 205 north of Mims Rd P.M.	D

The insignalized intersection analysis:

Intersection	Approach LOS North b	South b	East b	West b
SH 205 at Mims Rd AM	A	A	C	
SH 205 at Mims Rd PM	B	B	F	

The details of the 2024 background analyses are given in Appendix D.

BUILDOUT TRAFFIC CONDITIONS

Adding the traffic generated by the development to the background traffic will produce the volumes that can be expected on SH 205, Mims Rd and the intersections in 2024 when the Enclave is built out. The results of the link analyses and the unsignalized Intersection analyses under build out conditions are as follows:

- The roadway link analyses:

Link	LOS
Mims Rd west of SH205 AM	A
Mims Rd west of SH 205 PM	A
SH 205 north of Mims Rd AM	D
SH 205 north of Mims Rd PM	E

- The unsignalized intersection analyses:

Intersection	Approach LOS North b	South b	East b	West b
SH 205 at Street A AM	A	A	C	
SH 205 at Street A PM	B	B	E	
SH 205 at North Drive AM	A	A	E	
SH 205 at North Drive PM	B	B	F	
SH 205 at South Drive AM	A	A	E	
SH 205 at South Drive PM	A	A	F	
SH 205 at Mims Rd AM	A	A	C	
SH 205 at Mims Rd PM	B	B	F	
Mims at Retail Drive AM		A	A	A

475

Mims at Retail Drive PM		A	A	A
Mims at Street C AM		A	A	A
Mims at Street C PM		A	A	A
Mims at Street D AM		A	A	A
Mims at Street D PM		A	A	A
Mims at Street E AM		A	A	A
Mims at Street E PM		A	A	A

Mims at Street F AM		A	A	A
Mims at Street F PM		A	A	A
Mims at Street G AM		A	A	A
Mims at Street G PM		A	A	A
Mims at Street H AM		A	A	A
Mims at Street H PM		A	A	A
Mims at Street I AM	A		A	A
Mims at Street I PM	A		A	A

The details of the link analyses and the unsignalized intersection analyses under build out conditions are given in Appendix E.

TXDOT ACCESS MANAGEMENT CRITERIA

The Texas Department of Transportation (TxDOT) Access Management Manual provides criteria concerning the need to provide a separate right turn lane when building a driveway or street intersection with a TxDOT roadway. The thresholds for the need for these lanes is given in Table 2-3 of the Access Management Manual. The thresholds depend upon the volume of right turning traffic and the speed of the roadway.

For a roadway with a speed of 45 MPH, the threshold for the need for a turn lane is over 50 vehicles per hour during the peak hour.

CONCLUSIONS

The analyses above indicate that a problem exists with the congestion level on SH 205 and at the intersections with it. The problems are seen to worsen with the normal growth of traffic on the roadways. The delays are especially felt by those trying to turn left onto the road. The poor level of service indicated on all of the SH205 intersections is caused by long delays for left turns onto the roadway.

476

The connection of Mims Rd to Sids Rd and points north provides an attractive alternate access for the residential portion of the Enclave. Mims Rd and all of its residential intersections are found to operate at "free flow" LOS A condition.

The intersection traffic movement volume information projected indicates that the right turn movements into the site at both of the retail driveways on SH 205 exceed the TxDOT threshold to require a separate right turn lane. The new turn lanes can be expected to ease the flow of southbound traffic on SH 205 and improve the operation of the driveways.

RECOMMENDATIONS

When the retail portion of the Enclave is developed separate right turn lanes should be built at the driveways from SH 205 into the site.

The construction of Mims Rd from SH 205 to Sids Rd should be completed as the first step in the development of the residential portion of the Enclave.

An effort should be pursued by the City of Rockwall and TxDOT to improve the capacity and operation of SH 205 from Sids Rd to John King Pkwy.

477

APPENDIX A

Traffic Counts

478

te Reference: 000012201701
te ID: 000012201701
ocation: Mims-W of Goliad
rection: WEST
ne: 2

File: D1220004.prn
City: Rockwall
County: Rockwall

TIME	10	15	20	25	30	35	40	45	50	55	60	65	70	71+	Total
15:00	0	2	7	9	12	2	1	0	0	0	0	0	0	0	33
16:00	0	0	0	9	18	9	1	0	0	0	0	0	0	0	37
17:00	0	1	1	7	15	7	2	0	0	0	0	0	0	0	33
18:00	0	1	1	4	7	6	2	0	0	0	0	0	0	0	21
19:00	0	0	1	3	5	2	0	0	0	0	0	0	0	1	12
20:00	0	0	0	0	4	1	0	0	0	0	0	0	0	0	5
21:00	0	0	1	2	4	0	0	0	0	0	0	0	0	0	7
22:00	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
23:00	0	0	1	0	2	0	0	0	0	0	0	0	0	0	3
24:00	0	0	1	1	0	1	0	0	0	0	0	0	0	0	3
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	4	5	0	2	0	0	0	0	0	0	0	11
07:00	1	4	1	4	14	8	0	0	1	0	0	0	0	0	33
08:00	0	0	2	3	19	8	2	0	0	0	0	0	0	0	34
09:00	1	2	2	12	20	9	2	1	0	0	0	0	0	0	49
10:00	2	3	3	10	11	10	1	0	0	0	0	0	0	0	40
11:00	0	4	3	11	12	7	0	0	0	0	0	0	0	0	37
12:00	0	3	6	7	13	11	1	0	0	0	0	0	0	0	41
13:00	0	2	1	5	10	6	2	0	0	0	0	0	0	0	26
14:00	0	0	2	9	11	7	0	0	0	0	0	0	0	0	29
AY TOTAL	4	22	33	100	184	95	16	1	1	0	0	0	0	1	457
RCENTS	0.9%	4.9%	7.3%	21.9%	40.2%	20.7%	3.5%	0.2%	0.2%	0.0%	0.0%	0.0%	0.0%	0.2%	100%

atistical Information...

15th Percentile Speed
20.5 Mph

85th Percentile Speed
32.4 Mph

Median Speed
26.9 Mph

Average Speed
26.3 Mph

10 MPH Pace Speed
20MPH to 30MPH
284 vehicles in pace
Representing 62.1% of the total vehicles

Vehicles > 65 MPH
1
.21%

Accurate Counts
Traffic Data Services
SPEED SUMMARY
WED 12/20/2017

te Reference: 000012201701
ite ID: 000012201701
ocation: Mims-W of Goliad
rection: EAST
ne: 1

File: D1220004.prn
City: Rockwall
County: Rockwall

TIME	10	15	20	25	30	35	40	45	50	55	60	65	70	71+	Total
15:00	0	3	1	10	13	4	4	1	0	0	0	0	0	0	36
16:00	0	1	4	14	14	7	3	0	0	0	0	0	0	0	43
17:00	1	2	5	13	25	12	9	1	0	0	0	0	0	0	68
18:00	0	1	5	8	15	3	8	0	0	0	0	0	0	0	40
19:00	0	1	2	3	8	8	2	0	0	0	0	0	0	0	24
20:00	0	0	0	5	6	4	1	1	0	0	0	0	0	0	17
21:00	0	0	1	1	4	5	2	0	0	0	0	0	0	0	13
22:00	0	0	1	3	1	3	3	0	0	0	0	0	0	0	11
23:00	0	0	0	3	3	1	0	0	0	0	0	0	0	0	7
24:00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	3
01:00	0	0	0	2	1	0	1	0	0	0	0	0	0	0	4
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
07:00	0	3	3	2	3	3	3	0	0	0	0	0	0	0	17
08:00	0	3	0	2	4	1	1	0	0	0	0	0	0	0	11
09:00	0	2	2	5	6	4	2	0	0	0	0	0	0	0	21
10:00	2	0	2	14	6	6	1	2	0	0	0	0	0	0	33
11:00	1	2	2	5	11	5	1	0	0	0	0	0	0	0	27
12:00	1	5	3	16	13	8	1	0	2	0	0	0	0	0	49
13:00	0	0	1	10	12	9	1	0	0	0	0	0	0	0	33
14:00	0	0	1	10	8	7	1	2	0	0	0	0	0	0	29
AY TOTAL	5	24	35	128	154	90	44	7	2	0	0	0	0	0	489
ERCENTS	1.1%	5.0%	7.2%	26.2%	31.4%	18.4%	8.9%	1.4%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	100%

tatistical Information...

15th Percentile Speed
20.4 Mph

85th Percentile Speed
33.9 Mph

Median Speed
26.7 Mph

Average Speed
26.6 Mph

10 MPH Pace Speed
20MPH to 30MPH
282 vehicles in pace
Representing 57.6% of the total vehicles

Vehicles > 65 MPH
0
0%

480

Accurate Counts
Traffic Data Services
SPEED SUMMARY
WED 12/20/2017

te Reference: 000012201704
te ID: 000012201704
ocation: Goliad-N of Mims
irection: NORTH
ne: 1

File: D1220003.prn
City: Rockwall
County: Rockwall

TIME	10	15	20	25	30	35	40	45	50	55	60	65	70	71+	Total
15:00	7	1	2	0	1	9	25	83	147	114	29	5	3	8	434
16:00	0	0	0	0	3	10	19	70	190	165	70	16	0	14	557
17:00	4	0	0	1	0	11	36	109	172	201	61	20	3	18	636
18:00	6	1	0	1	1	9	56	163	250	119	22	3	5	10	646
19:00	3	0	1	1	1	6	50	141	184	96	21	3	1	16	524
20:00	0	0	0	0	1	7	15	60	101	87	27	4	3	10	315
21:00	0	0	0	0	0	4	13	33	92	89	31	3	0	2	267
22:00	0	0	0	0	1	4	5	23	44	41	18	2	0	0	138
23:00	0	0	0	0	0	1	6	22	16	31	19	9	1	3	108
24:00	0	0	0	0	0	2	4	8	12	19	9	2	0	0	56
01:00	0	0	0	0	0	0	1	2	7	5	4	1	0	0	20
02:00	0	0	0	0	0	0	0	4	11	4	6	0	0	0	25
03:00	0	0	0	0	0	0	3	6	3	8	7	2	0	0	29
04:00	0	0	0	0	0	1	2	11	8	10	8	5	1	0	46
05:00	0	0	0	0	0	1	4	7	7	57	47	13	0	1	137
06:00	0	0	0	0	0	3	8	17	57	163	110	24	2	2	386
07:00	0	0	0	0	1	11	14	79	168	267	57	9	1	9	616
08:00	2	0	0	0	1	7	33	35	180	277	130	17	0	9	691
09:00	0	0	0	0	0	2	15	73	182	241	116	17	2	10	658
10:00	0	0	0	0	0	7	41	126	263	238	63	7	4	6	755
11:00	4	0	0	2	4	22	32	107	269	255	62	10	0	8	775
12:00	0	0	0	0	2	19	59	154	298	204	33	5	2	16	792
13:00	2	0	0	0	0	0	35	131	218	134	34	2	0	5	561
14:00	0	0	0	0	2	11	61	153	244	140	51	3	2	2	669
AY TOTAL	28	2	3	5	18	147	537	1617	3123	2965	1035	182	30	149	9841
RCENTS	0.3%	0.1%	0.1%	0.1%	0.2%	1.5%	5.4%	16.4%	31.7%	30.1%	10.5%	1.8%	0.3%	1.5%	100%

atistical Information...

15th Percentile Speed
42.3 Mph

85th Percentile Speed
54.9 Mph

Median Speed
49.1 Mph

Average Speed
48.5 Mph

10 MPH Pace Speed
45MPH to 55MPH
6088 vehicles in pace
Representing 61.8% of the total vehicles

Vehicles > 65 MPH
179
1.8%

481

te Reference: 000012201704
te ID: 000012201704
ocation: Goliad-N of Mims
irection: SOUTH
ne: 2

File: D1220003.prn
City: Rockwall
County: Rockwall

TIME	10	15	20	25	30	35	40	45	50	55	60	65	70	71+	Total
15:00	4	0	0	7	5	68	123	184	171	140	64	17	1	16	800
16:00	1	1	0	0	1	29	135	204	188	179	75	16	4	14	847
17:00	5	1	0	2	6	62	159	217	208	129	63	14	2	15	883
18:00	3	0	0	1	2	78	178	207	158	135	33	11	2	15	823
19:00	5	0	0	3	16	49	116	222	176	140	44	13	2	7	793
20:00	0	0	0	0	0	7	41	125	170	164	64	19	0	3	593
21:00	0	0	0	0	0	0	22	108	164	159	44	14	1	4	516
22:00	0	0	0	0	1	2	12	41	100	126	58	16	2	3	361
23:00	0	0	0	0	0	2	12	31	42	79	45	12	5	3	231
24:00	0	0	0	0	0	1	2	9	19	28	29	6	1	0	95
01:00	0	0	0	0	0	2	3	3	17	24	8	2	3	2	64
02:00	0	0	0	0	0	1	2	1	4	8	4	3	1	1	25
03:00	0	0	0	0	0	0	2	1	6	9	7	3	0	2	30
04:00	0	0	0	0	0	0	4	3	1	5	8	2	0	0	23
05:00	0	0	0	0	0	0	1	2	6	13	13	3	2	0	40
06:00	0	0	0	0	0	1	3	9	24	25	30	15	3	2	112
07:00	0	0	0	0	0	1	2	46	75	77	48	10	4	2	265
08:00	5	0	0	0	0	3	2	30	94	125	74	24	3	4	364
09:00	4	0	0	0	0	9	21	42	114	118	80	22	1	6	417
10:00	3	3	0	2	5	2	29	53	115	109	69	13	1	9	413
11:00	3	0	2	0	0	19	52	88	129	129	53	15	0	14	504
12:00	6	0	0	0	3	14	44	130	182	119	58	12	2	18	588
13:00	0	0	0	0	0	24	47	119	147	113	52	8	2	9	521
14:00	0	0	0	0	3	39	94	173	187	136	72	9	2	7	722
AY TOTAL	39	5	2	15	42	413	1106	2048	2497	2289	1095	279	44	156	10030
ERCENTS	0.4%	0.1%	0.1%	0.2%	0.5%	4.2%	11.0%	20.4%	24.8%	22.8%	10.9%	2.7%	0.4%	1.5%	100%

tatistical Information...

15th Percentile Speed
39.5 Mph

85th Percentile Speed
55.3 Mph

Median Speed
47.7 Mph

Average Speed
47.0 Mph

10 MPH Pace Speed
45MPH to 55MPH
4786 vehicles in pace
Representing 47.7% of the total vehicles

Vehicles > 65 MPH
200
1.9%

Accurate Counts
Traffic Data Collection Services
(214) 681-6468

ocation: GOLIAD @ MIMS
'eather: COOL
ounted By: PI
'ehicle Type:

File Name : Goliad @ Mims
Site Code : 00000000
Start Date : 12/20/2017
Page No : 1

Groups Printed- Unshifted

	GOLIAD Southbound					MIMS Westbound					GOLIAD Northbound					MIMS Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
07:00	0	90	11	0	101	0	0	0	0	0	5	186	0	0	191	3	0	0	0	3	295
07:15	0	98	4	0	102	0	0	0	0	0	9	177	0	0	186	1	0	1	0	2	290
07:30	0	116	5	0	121	0	0	0	0	0	1	188	0	0	189	2	0	0	0	2	312
07:45	0	86	10	0	96	0	0	0	0	0	7	197	0	0	204	3	0	3	0	6	306
Total	0	390	30	0	420	0	0	0	0	0	22	748	0	0	770	9	0	4	0	13	1203
08:00	0	86	13	0	99	0	0	0	0	0	3	168	0	0	171	1	0	0	0	1	271
08:15	0	86	3	0	89	0	0	0	0	0	1	163	0	0	164	3	0	4	0	7	260
08:30	0	78	4	0	82	0	0	0	0	0	3	174	0	0	177	0	0	3	0	3	262
08:45	0	79	10	0	89	0	0	0	0	0	2	188	0	0	190	10	0	1	0	11	290
Total	0	329	30	0	359	0	0	0	0	0	9	693	0	0	702	14	0	8	0	22	1083
16:00	0	217	5	0	222	0	0	0	0	0	1	156	0	0	157	7	0	5	0	12	391
16:15	0	189	8	0	197	0	0	0	0	0	2	136	0	0	138	8	0	4	0	12	347
16:30	0	222	7	0	229	0	0	0	0	0	0	162	0	0	162	3	0	6	0	9	400
16:45	0	210	7	0	217	0	0	0	0	0	3	150	0	0	153	5	0	6	0	11	381
Total	0	838	27	0	865	0	0	0	0	0	6	604	0	0	610	23	0	21	0	44	1519
17:00	0	236	5	0	241	0	0	0	0	0	3	159	0	0	162	10	0	8	0	18	421
17:15	0	206	3	0	209	0	0	0	0	0	2	182	0	0	184	9	0	1	0	10	403
17:30	0	189	2	0	191	0	0	0	0	0	3	138	0	0	141	3	0	4	0	7	339
17:45	0	207	3	0	210	0	0	0	0	0	0	175	0	0	175	4	0	3	0	7	392
Total	0	838	13	0	851	0	0	0	0	0	8	654	0	0	662	26	0	16	0	42	1555
Grand Total	0	2395	100	0	2495	0	0	0	0	0	45	2699	0	0	2744	72	0	49	0	121	5360
Apprch %	0.0	96.0	4.0	0.0		0.0	0.0	0.0	0.0		1.6	98.4	0.0	0.0		59.5	0.0	40.5	0.0		
Total %	0.0	44.7	1.9	0.0	46.5	0.0	0.0	0.0	0.0	0.0	0.8	50.4	0.0	0.0	51.2	1.3	0.0	0.9	0.0	2.3	

	GOLIAD Southbound					MIMS Westbound					GOLIAD Northbound					MIMS Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
eak Hour From 07:00 to 11:45 - Peak 1 of 1																					
ntersection	07:00																				
Volume	0	390	30	0	420	0	0	0	0	0	22	748	0	0	770	9	0	4	0	13	1203
Percent	0.0	92.9	7.1	0.0		0.0	0.0	0.0	0.0		2.9	97.1	0.0	0.0		69.2	0.0	30.8	0.0		
07:30 Volume	0	116	5	0	121	0	0	0	0	0	1	188	0	0	189	2	0	0	0	2	312
Peak Factor																					0.964
High Int.	07:30					6:45:00 AM					07:45					07:45					
Volume	0	116	5	0	121	0	0	0	0	0	7	197	0	0	204	3	0	3	0	6	
Peak Factor					0.868										0.944					0.542	
ak Hour From 12:00 to 17:45 - Peak 1 of 1																					
Intersection	16:30																				
Volume	0	874	22	0	896	0	0	0	0	0	8	653	0	0	661	27	0	21	0	48	1605
Percent	0.0	97.5	2.5	0.0		0.0	0.0	0.0	0.0		1.2	98.8	0.0	0.0		56.3	0.0	43.8	0.0		
17:00 Volume	0	236	5	0	241	0	0	0	0	0	3	159	0	0	162	10	0	8	0	18	421
Peak Factor																					0.953
High Int.	17:00										17:15					17:00					
Volume	0	236	5	0	241	0	0	0	0	0	2	182	0	0	184	10	0	8	0	18	
Peak Factor					0.929										0.898					0.667	

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APPENDIX B

Current Traffic Conditions

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Phone:
E-Mail:

Fax:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	Rockwall TX
Date Performed	12/28/2017
Analysis Time Period	AM Peak Hour
Highway	Mims Rd
From/To	SH 205 to Sids Rd
Jurisdiction	Rockwall
Analysis Year	2017
Description	The Enclave Mims Existing AM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	73		veh/h
Directional split	60 /	40	%

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.7	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.911	
Two-way flow rate, (note-1) vp	91	pc/h
Highest directional split proportion (note-2)	55	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	42.3	mi/h

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	0.986	
Two-way flow rate,(note-1) vp	84	pc/h
Highest directional split proportion (note-2)	50	
Base percent time-spent-following, BPTSF	7.1	%
Adj.for directional distribution and no-passing zones, fd/np	2.2	
Percent time-spent-following, PTSF	9.4	%

Level of Service and Other Performance Measures

Level of service, LOS	A	
Volume to capacity ratio, v/c	0.03	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	Rockwall TX
Date Performed	12/28/2017
Analysis Time Period	PM Peak Hour
Highway	Mims Rd
From/To	SH 205 to Sids Rd
Jurisdiction	Rockwall
Analysis Year	2017
Description	The Enclave Mims Existing PM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	101		veh/h
Directional split	60	/ 40	%

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.7	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.911	
Two-way flow rate, (note-1) vp	126	pc/h
Highest directional split proportion (note-2)	76	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	42.0	mi/h

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	0.986	
Two-way flow rate,(note-1) vp	116	pc/h
Highest directional split proportion (note-2)	70	
Base percent time-spent-following, BPTSF	9.7	%
Adj.for directional distribution and no-passing zones, fd/np	2.1	
Percent time-spent-following, PTSF	11.8	%

Level of Service and Other Performance Measures

Level of service, LOS	A	
Volume to capacity ratio, v/c	0.04	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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Phone:
Fax:
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Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	TxDOT
Date Performed	12/28/2017
Analysis Time Period	AM Peak Hour
Highway	Goliad Rd. (SH205)
From/To	John KIng Pkwy to Sids Rd.
Jurisdiction	Rockwall
Analysis Year	2017
Description	The Enclave Existing AM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	1075	veh/h	
Directional split	60 / 40	%	

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.986	
Two-way flow rate,(note-1) vp	1239	pc/h
Highest directional split proportion (note-2)	743	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	33.4	mi/h

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Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.0	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	1.000	
Two-way flow rate,(note-1) vp	1222	pc/h
Highest directional split proportion (note-2)	733	
Base percent time-spent-following, BPTSF	65.8	%
Adj.for directional distribution and no-passing zones, fd/np	0.0	
Percent time-spent-following, PTSF	65.8	%

Level of Service and Other Performance Measures

Level of service, LOS	C	
Volume to capacity ratio, v/c	0.39	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	TxDOT
Date Performed	12/28/2017
Analysis Time Period	PM Peak Hour
Highway	Goliad Rd. (SH205)
From/To	John KIng Pkwy to Sids Rd.
Jurisdiction	Rockwall
Analysis Year	2017
Description	The Enclave Existing PM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	1519	veh/h	
Directional split	60 / 40	%	

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.986	
Two-way flow rate, (note-1) vp	1750	pc/h
Highest directional split proportion (note-2)	1050	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	29.4	mi/h

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Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.0	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	1.000	
Two-way flow rate,(note-1) vp	1726	pc/h
Highest directional split proportion (note-2)	1036	
Base percent time-spent-following, BPTSF	78.1	%
Adj.for directional distribution and no-passing zones, fd/np	0.0	
Percent time-spent-following, PTSF	78.1	%

Level of Service and Other Performance Measures

Level of service, LOS	D	
Volume to capacity ratio, v/c	0.55	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	12/28/2017
Analysis Time Period:	PM Peak Hour
Intersection:	SH 205 at Mims Rd.
Jurisdiction:	TxDOT
Units: U. S. Customary	
Analysis Year:	2017
Project ID:	Thew Enclave SH 205 at Mims Ex PM
East/West Street:	Mims Rd
North/South Street:	SH 205
Intersection Orientation:	NS

Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	8	653			874	22
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	8	653			874	22
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						No
Lanes	1	1			1	1
Configuration	L	T			T	R
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				27		21
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				27		21
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	8					27		21
C(m) (vph)	766					127		352
v/c	0.01					0.21		0.06
95% queue length	0.03					0.76		0.19
Control Delay	9.7					40.8		15.9
LOS	A					E		C
Approach Delay							29.9	
Approach LOS							D	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 12/28/2017
Analysis Time Period: AM Peak Hour
Intersection: SH 205 at Mims Rd.
Jurisdiction: TxDOT
Units: U. S. Customary
Analysis Year: 2017
Project ID: Thew Enclave SH 205 at Mims Ex AM
East/West Street: Mims Rd
North/South Street: SH 205
Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	22	748			390	30
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	22	748			390	30
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						No
Lanes	1	1			1	1
Configuration	L	T			T	R
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				9		4
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				9		4
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	22					9		4
C(m) (vph)	1150					208		663
v/c	0.02					0.04		0.01
95% queue length	0.06					0.13		0.02
Control Delay	8.2					23.1		10.5
LOS	A					C		B
Approach Delay							19.2	
Approach LOS							C	

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APPENDIX C

Trip Generation Sheet

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Single-Family Detached Housing
(210)

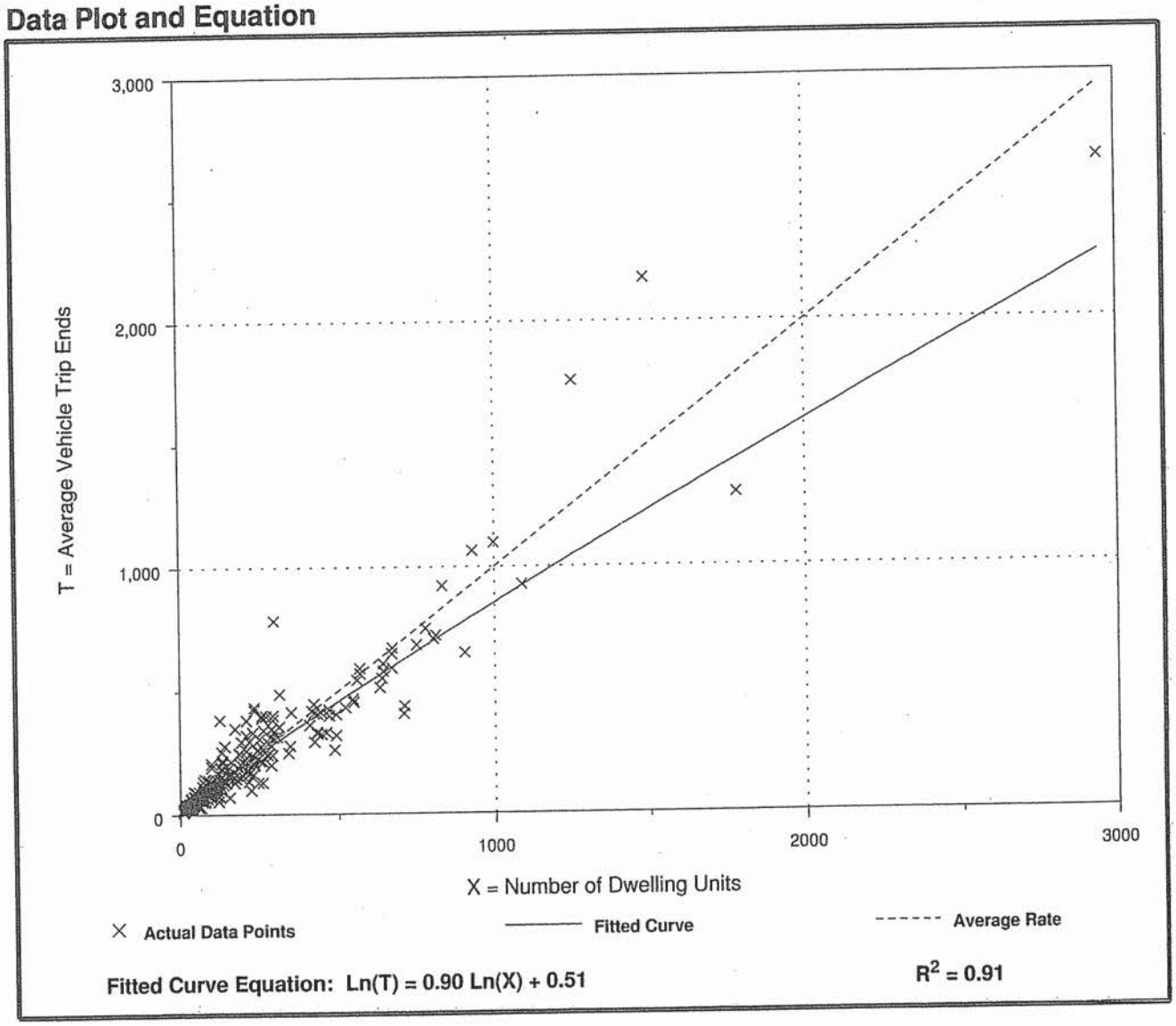
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 321
Avg. Number of Dwelling Units: 207
Directional Distribution: 63% entering, 37% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.42 - 2.98	1.05

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.90 Ln(X) + 0.51

R^2 = 0.91

Single-Family Detached Housing
(210)

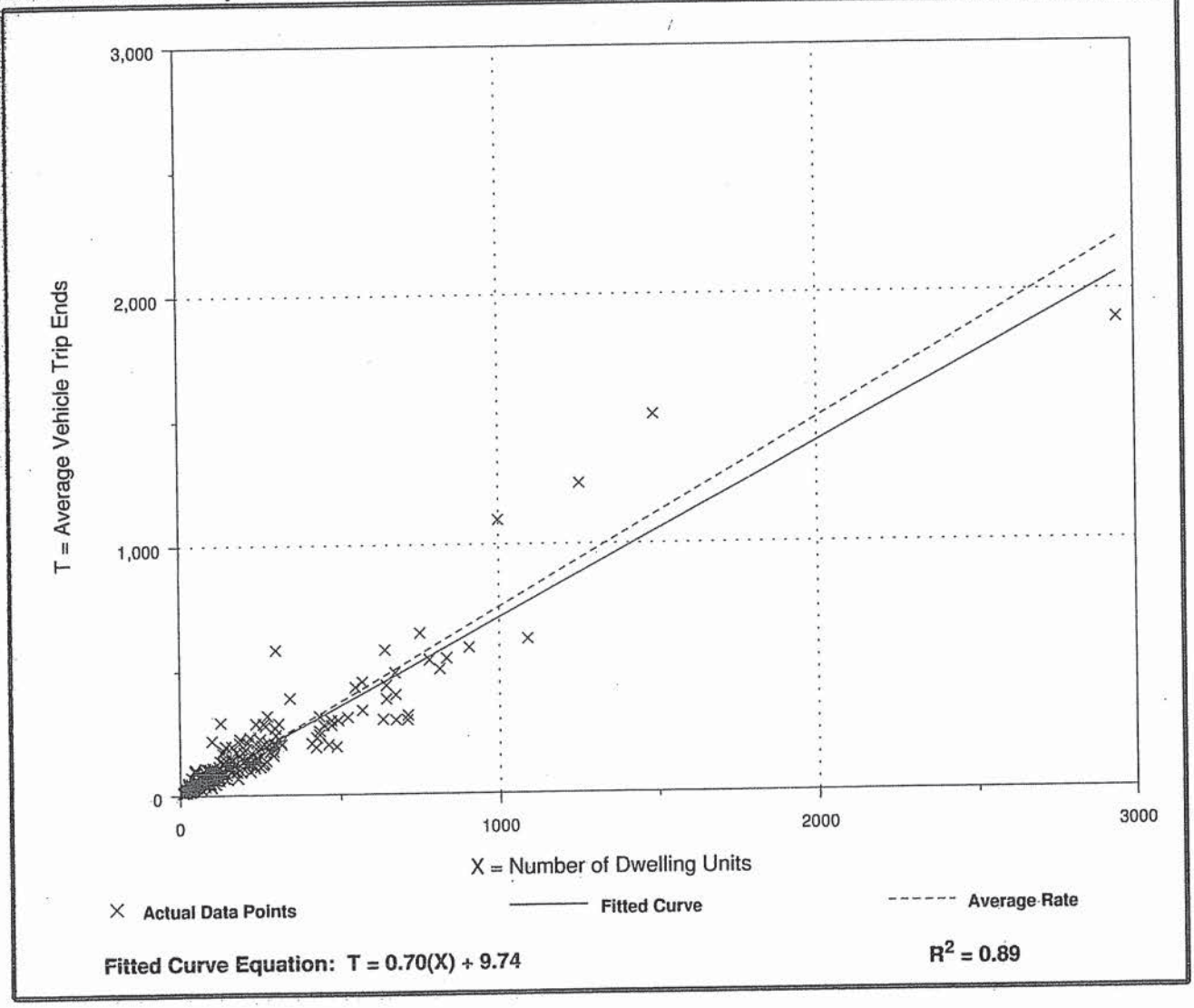
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 292
Avg. Number of Dwelling Units: 194
Directional Distribution: 25% entering, 75% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.33 - 2.27	0.90

Data Plot and Equation



Fitted Curve Equation: T = 0.70(X) + 9.74

R^2 = 0.89

Residential Condominium/Townhouse
(230)

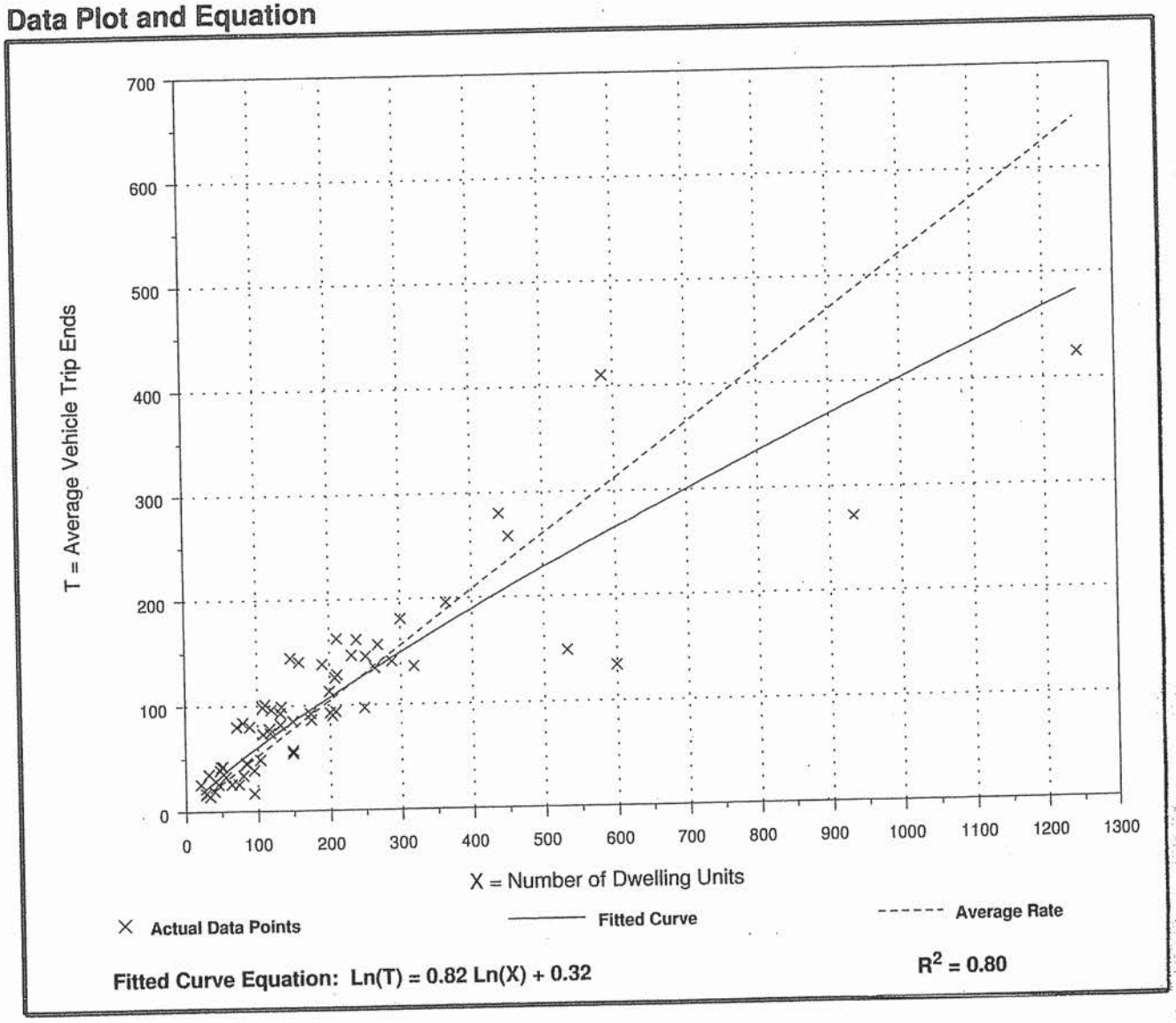
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 62
Avg. Number of Dwelling Units: 205
Directional Distribution: 67% entering, 33% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.18 - 1.24	0.75

Data Plot and Equation



Fitted Curve Equation: $Ln(T) = 0.82\ Ln(X) + 0.32$

$R^2 = 0.80$

Residential Condominium/Townhouse
(230)

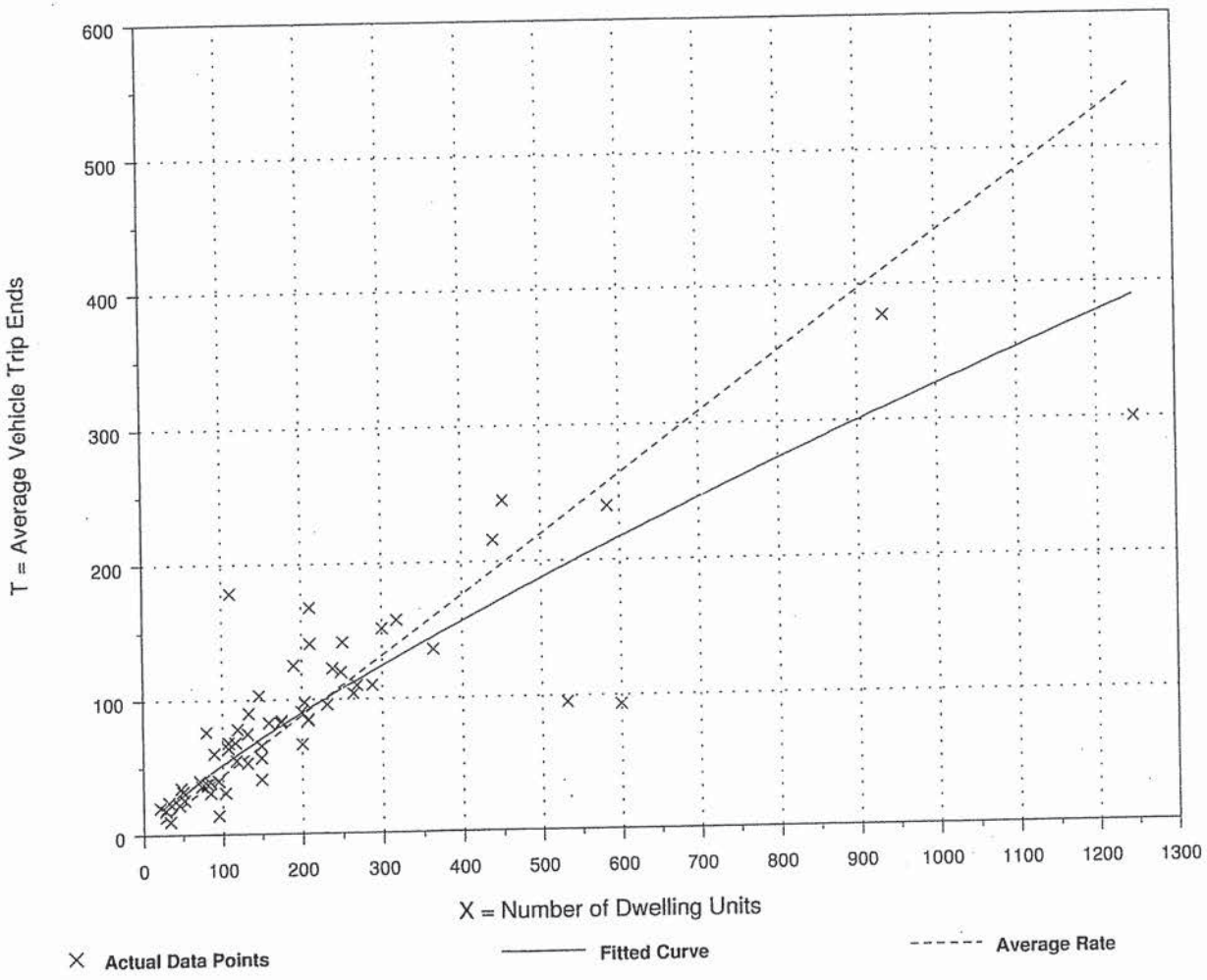
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 59
Avg. Number of Dwelling Units: 213
Directional Distribution: 17% entering, 83% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.61	0.69

Data Plot and Equation



Fitted Curve Equation: $Ln(T) = 0.80\ Ln(X) + 0.26$

$R^2 = 0.76$

Specialty Retail Center
(826)

Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Leasable Area**
On a: **Weekday,**
P.M. Peak Hour of Generator

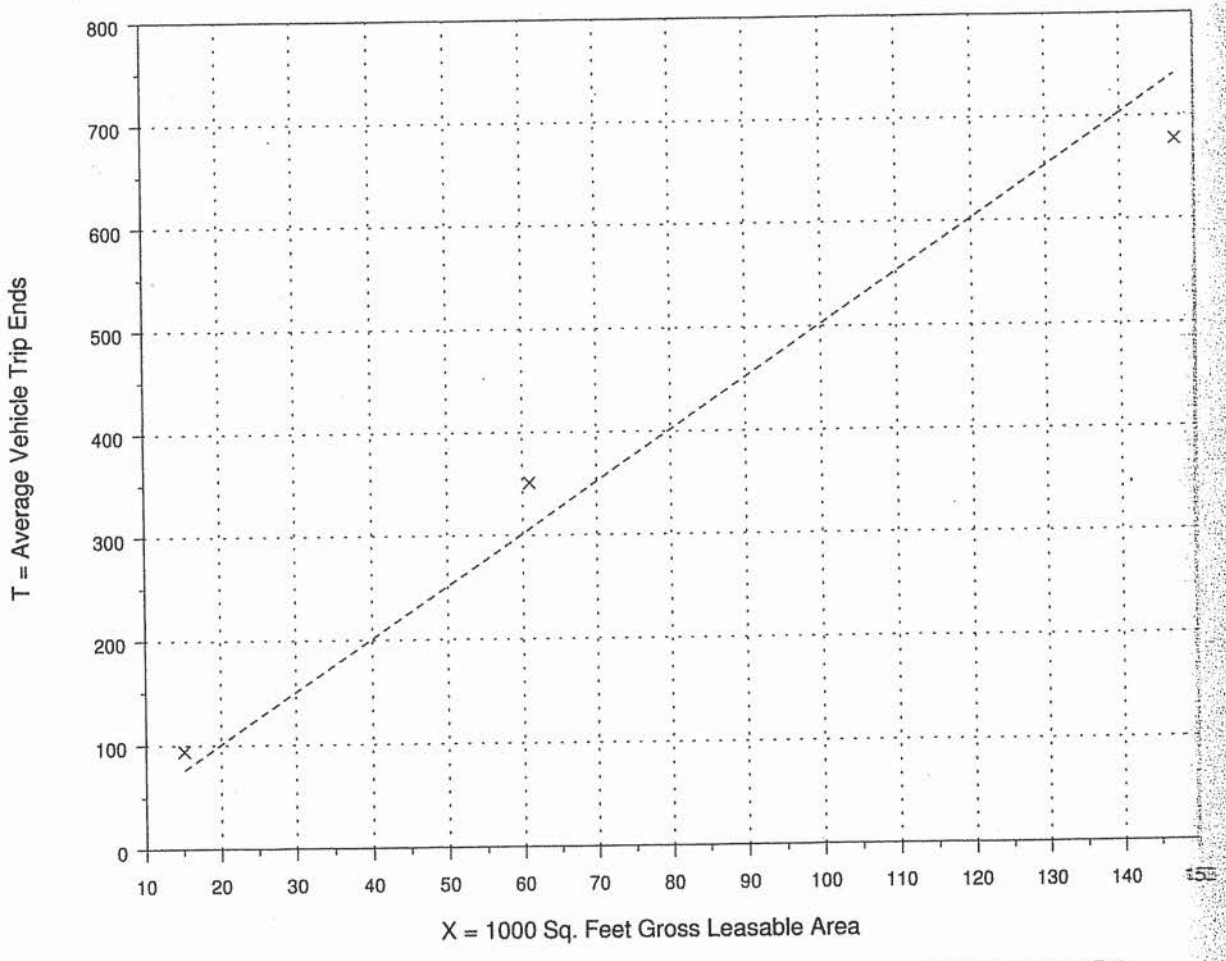
Number of Studies: 3
Average 1000 Sq. Feet GLA: 75
Directional Distribution: 56% entering, 44% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
5.02	4.59 - 6.18	2.31

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Fitted Curve Equation: Not given

R^2 = ****

Specialty Retail Center
(826)

Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Leasable Area**
On a: **Weekday,**
A.M. Peak Hour of Generator

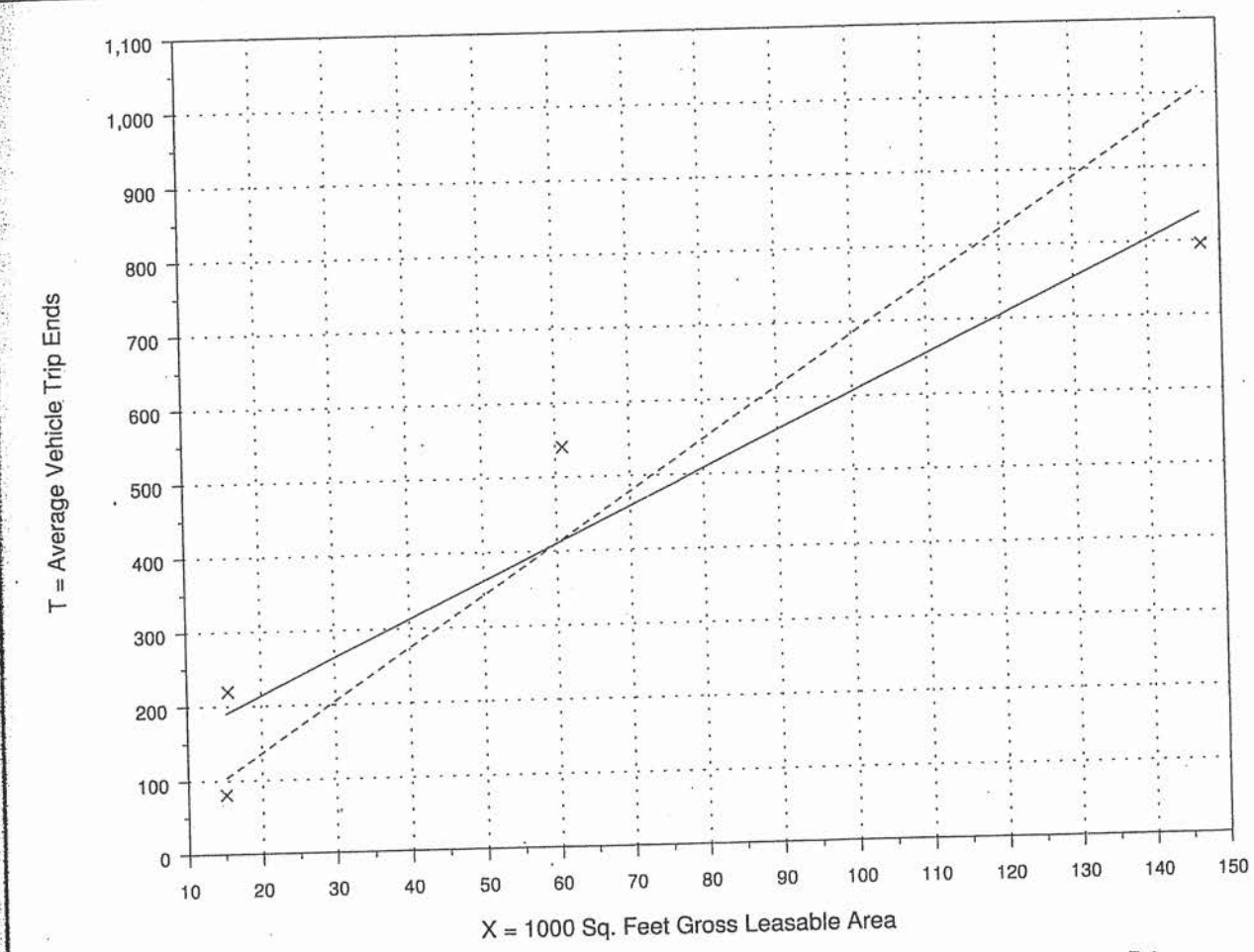
Number of Studies: 4
Average 1000 Sq. Feet GLA: 60
Directional Distribution: 48% entering, 52% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
6.84	5.33 - 14.08	3.55

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Fitted Curve Equation: $T = 4.91(X) + 115.59$

$R^2 = 0.90$

Convenience Market with Gasoline Pumps
(853)

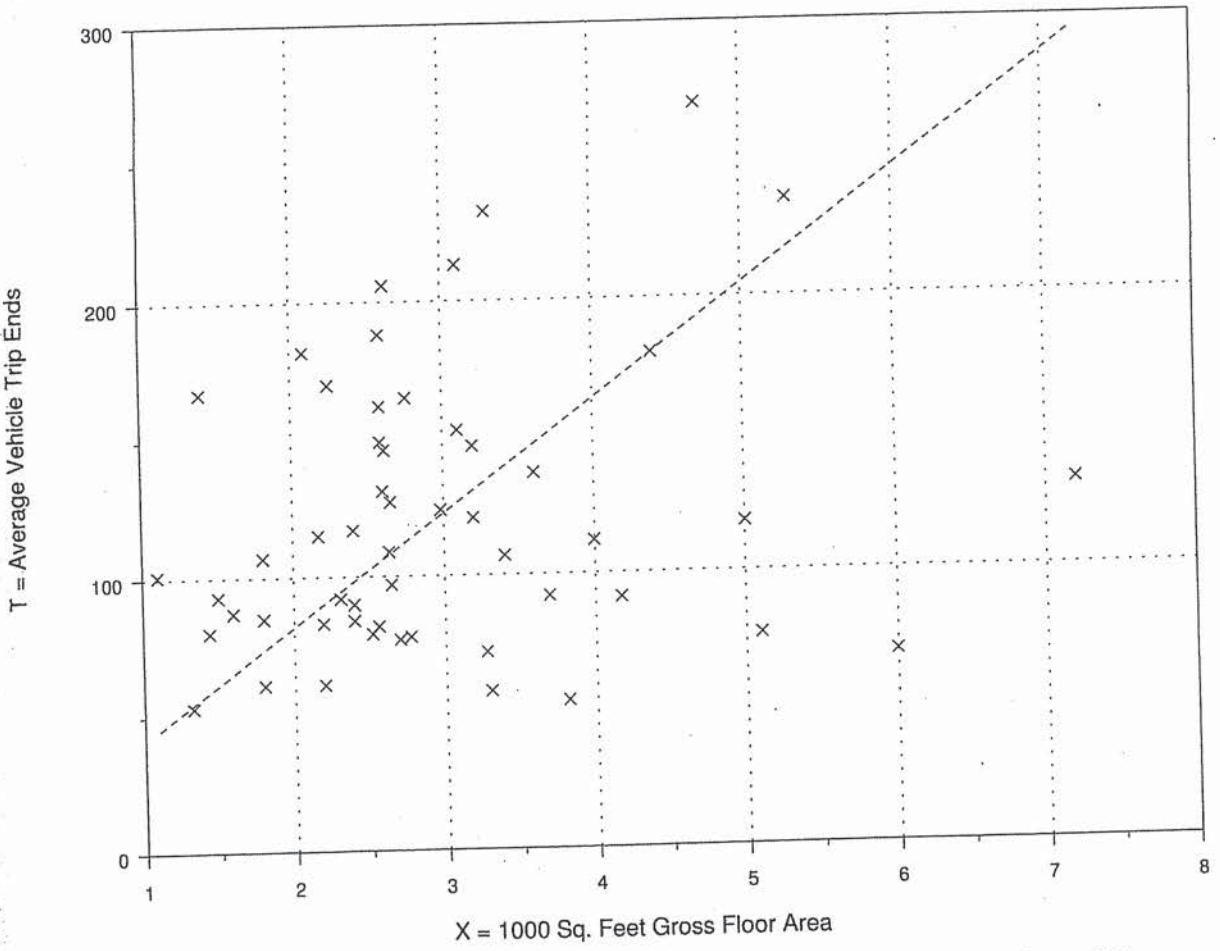
Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Floor Area**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 53
Average 1000 Sq. Feet GFA: 3
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
40.92	11.67 - 119.29	20.75

Data Plot and Equation



Fitted Curve Equation: Not given

R^2 = ****

Convenience Market with Gasoline Pumps
(853)

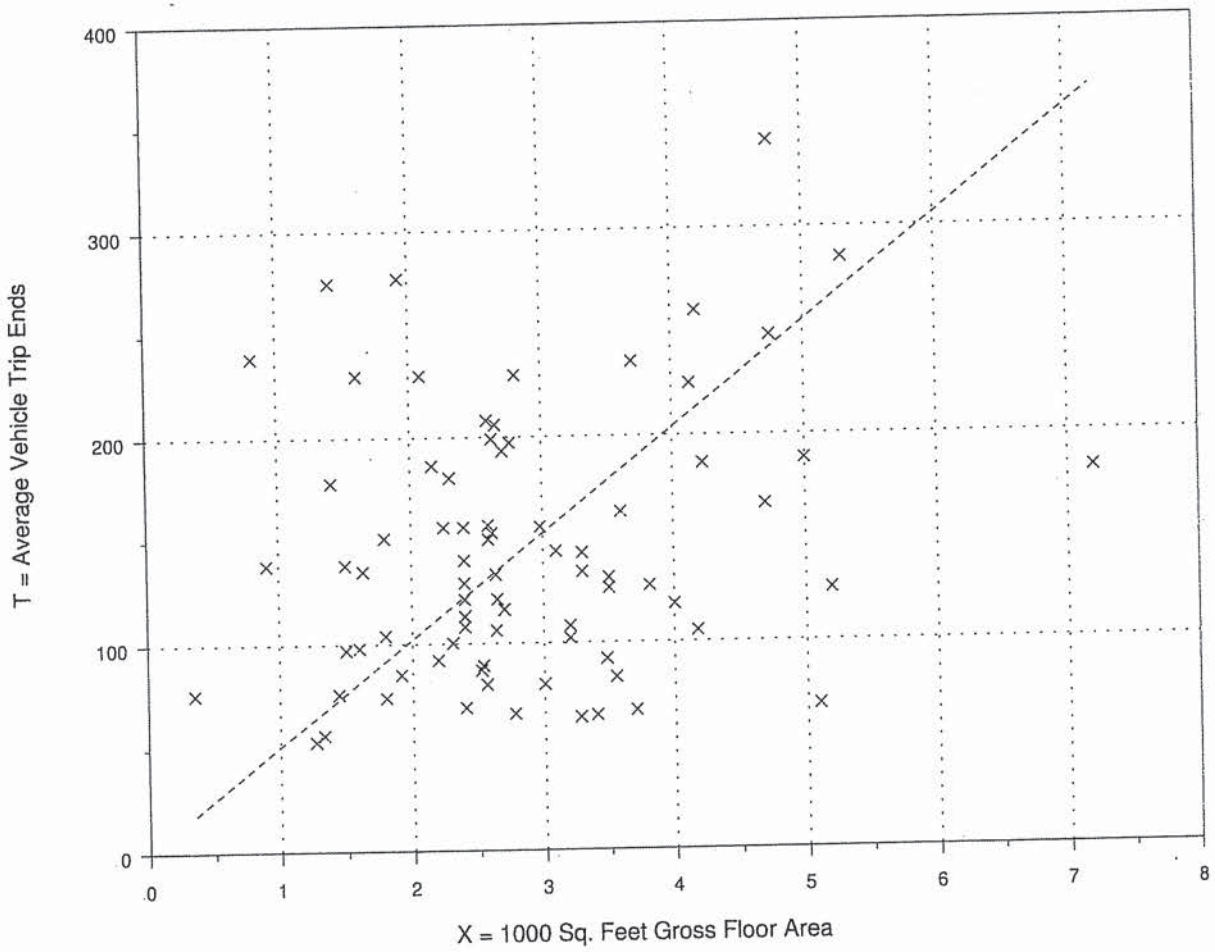
Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Floor Area**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 78
Average 1000 Sq. Feet GFA: 3
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
50.92	13.53 - 292.89	32.15

Data Plot and Equation



Fitted Curve Equation: Not given

R^2 = ****

APPENDIX D

2024 Background Analysis

504

Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	Rockwall TX
Date Performed	12/28/2017
Analysis Time Period	AM Peak Hour
Highway	Mims Rd
From/To	SH 205 to Sids Rd
Jurisdiction	Rockwall
Analysis Year	2024
Description	The Enclave Mims 2024 AM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	93		veh/h
Directional split	60 /	40	%

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.7	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.911	
Two-way flow rate, (note-1) vp	116	pc/h
Highest directional split proportion (note-2)	70	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	42.1	mi/h

505

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	0.986	
Two-way flow rate,(note-1) vp	107	pc/h
Highest directional split proportion (note-2)	64	
Base percent time-spent-following, BPTSF	9.0	%
Adj.for directional distribution and no-passing zones, fd/np	2.1	
Percent time-spent-following, PTSF	11.1	%

Level of Service and Other Performance Measures

Level of service, LOS	A	
Volume to capacity ratio, v/c	0.04	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

506

Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	Rockwall TX
Date Performed	12/28/2017
Analysis Time Period	PM Peak Hour
Highway	Mims Rd
From/To	SH 205 to Sids Rd
Jurisdiction	Rockwall
Analysis Year	2024
Description	The Enclave Mims 2024 PM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	129		veh/h
Directional split	60 /	40	%

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.7	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.911	
Two-way flow rate, (note-1) vp	161	pc/h
Highest directional split proportion (note-2)	97	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	41.8	mi/h

507

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	0.986	
Two-way flow rate,(note-1) vp	149	pc/h
Highest directional split proportion (note-2)	89	
Base percent time-spent-following, BPTSF	12.3	%
Adj.for directional distribution and no-passing zones, fd/np	1.9	
Percent time-spent-following, PTSF	14.2	%

Level of Service and Other Performance Measures

Level of service, LOS	A	
Volume to capacity ratio, v/c	0.05	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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HCS+: Two-Lane Highways Release 5.3

Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	TxDOT
Date Performed	12/28/2017
Analysis Time Period	AM Peak Hour
Highway	Goliad Rd. (SH205)
From/To	John KIng Pkwy to Sids Rd.
Jurisdiction	Rockwall
Analysis Year	2024
Description	The Enclave 2024 AM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	1161	veh/h	
Directional split	60 / 40	%	

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.986	
Two-way flow rate,(note-1) vp	1338	pc/h
Highest directional split proportion (note-2)	803	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	32.6	mi/h

509

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.0	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	1.000	
Two-way flow rate,(note-1) vp	1319	pc/h
Highest directional split proportion (note-2)	791	
Base percent time-spent-following, BPTSF	68.6	%
Adj.for directional distribution and no-passing zones, fd/np	0.0	
Percent time-spent-following, PTSF	68.6	%

Level of Service and Other Performance Measures

Level of service, LOS	C	
Volume to capacity ratio, v/c	0.42	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

510

Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	TxDOT
Date Performed	12/28/2017
Analysis Time Period	PM Peak Hour
Highway	Goliad Rd. (SH205)
From/To	John KIng Pkwy to Sids Rd.
Jurisdiction	Rockwall
Analysis Year	2024
Description	The Enclave 2024 PM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	1640	veh/h	
Directional split	60 / 40	%	

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.986	
Two-way flow rate, (note-1) vp	1890	pc/h
Highest directional split proportion (note-2)	1134	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	28.3	mi/h

511

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.0	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	1.000	
Two-way flow rate,(note-1) vp	1864	pc/h
Highest directional split proportion (note-2)	1118	
Base percent time-spent-following, BPTSF	80.6	%
Adj.for directional distribution and no-passing zones, fd/np	0.0	
Percent time-spent-following, PTSF	80.6	%

Level of Service and Other Performance Measures

Level of service, LOS	D	
Volume to capacity ratio, v/c	0.59	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

512

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	12/28/2017
Analysis Time Period:	AM Peak Hour
Intersection:	SH 205 at Mims Rd.
Jurisdiction:	TxDOT
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	Thew Enclave SH 205 at Mims 2024 AM
East/West Street:	Mims Rd
North/South Street:	SH 205
Intersection Orientation:	NS
Study period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	24	808			421	32
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	24	808			421	32
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						No
Lanes	1	1			1	1
Configuration	L	T			T	R
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				12		5
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				12		5
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	24					12		5
C(m) (vph)	1118					181		637
v/c	0.02					0.07		0.01
95% queue length	0.07					0.21		0.02
Control Delay	8.3					26.3		10.7
LOS	A					D		B
Approach Delay							21.7	
Approach LOS							C	

513

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 12/28/2017
Analysis Time Period: PM Peak Hour
Intersection: SH 205 at Mims Rd.
Jurisdiction: TxDOT
Units: U. S. Customary
Analysis Year: 2024
Project ID: Thew Enclave SH 205 at Mims Ex PM
East/West Street: Mims Rd
North/South Street: SH 205
Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	9	705			1119	24
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	9	705			1119	24
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						No
Lanes	1	1			1	1
Configuration	L	T			T	R
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				35		27
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				35		27
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	9					35		27
C(m) (vph)	619					83		254
v/c	0.01					0.42		0.11
95% queue length	0.04					1.70		0.35
Control Delay	10.9					76.9		20.9
LOS	B					F		C
Approach Delay							52.5	
Approach LOS							F	

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APPENDIX E

Buildout Analysis

515

Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	Rockwall TX
Date Performed	12/28/2017
Analysis Time Period	AM Peak Hour
Highway	Mims Rd
From/To	SH 205 to Sids Rd
Jurisdiction	Rockwall
Analysis Year	2024
Description	The Enclave Mims 2024 Buildout AM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	202		veh/h
Directional split	60 /	40	%

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.7	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.911	
Two-way flow rate,(note-1) vp	252	pc/h
Highest directional split proportion (note-2)	151	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	41.0	mi/h

516

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	0.986	
Two-way flow rate,(note-1) vp	233	pc/h
Highest directional split proportion (note-2)	140	
Base percent time-spent-following, BPTSF	18.5	%
Adj.for directional distribution and no-passing zones, fd/np	1.4	
Percent time-spent-following, PTSF	19.9	%

Level of Service and Other Performance Measures

Level of service, LOS	A	
Volume to capacity ratio, v/c	0.08	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

517

Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	Rockwall TX
Date Performed	12/28/2017
Analysis Time Period	PM Peak Hour
Highway	Mims Rd
From/To	SH 205 to Sids Rd
Jurisdiction	Rockwall
Analysis Year	2024
Description	The Enclave Mims 2024 Buildout PM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	264		veh/h
Directional split	60 /	40	%

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.7	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.911	
Two-way flow rate, (note-1) vp	329	pc/h
Highest directional split proportion (note-2)	197	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	40.4	mi/h

518

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	0.986	
Two-way flow rate,(note-1) vp	304	pc/h
Highest directional split proportion (note-2)	182	
Base percent time-spent-following, BPTSF	23.4	%
Adj.for directional distribution and no-passing zones, fd/np	1.0	
Percent time-spent-following, PTSF	24.5	%

Level of Service and Other Performance Measures

Level of service, LOS	A	
Volume to capacity ratio, v/c	0.10	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

519

Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	TxDOT
Date Performed	12/28/2017
Analysis Time Period	AM Peak Hour
Highway	Goliad Rd. (SH205)
From/To	John KIng Pkwy to Sids Rd.
Jurisdiction	Rockwall
Analysis Year	2024
Description	The Enclave 2024 buildout AM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	1626	veh/h	
Directional split	60 / 40	%	

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.986	
Two-way flow rate, (note-1) vp	1874	pc/h
Highest directional split proportion (note-2)	1124	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	28.5	mi/h

520

Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.0	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	1.000	
Two-way flow rate,(note-1) vp	1848	pc/h
Highest directional split proportion (note-2)	1109	
Base percent time-spent-following, BPTSF	80.3	%
Adj.for directional distribution and no-passing zones, fd/np	0.0	
Percent time-spent-following, PTSF	80.3	%

Level of Service and Other Performance Measures

Level of service, LOS	D	
Volume to capacity ratio, v/c	0.59	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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Phone: Fax:
E-Mail:

Two-Way Two-Lane Highway Segment Analysis

Analyst	Tom Walton
Agency/Co.	TxDOT
Date Performed	12/28/2017
Analysis Time Period	PM Peak Hour
Highway	Goliad Rd. (SH205)
From/To	John KIng Pkwy to Sids Rd.
Jurisdiction	Rockwall
Analysis Year	2024
Description	The Enclave 2024 Buildout PM

Input Data

Highway class	Class 2				
Shoulder width	6.0	ft	Peak-hour factor, PHF	0.88	
Lane width	12.0	ft	% Trucks and buses	14	%
Segment length	0.0	mi	% Recreational vehicles	4	%
Terrain type	Level		% No-passing zones	0	%
Grade: Length		mi	Access points/mi	8	/mi
Up/down		%			

Two-way hourly volume, V	2057	veh/h	
Directional split	60 / 40	%	

Average Travel Speed

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.1	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor,	0.986	
Two-way flow rate, (note-1) vp	2370	pc/h
Highest directional split proportion (note-2)	1422	pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, SFM	-	mi/h
Observed volume, Vf	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, BFFS	45.0	mi/h
Adj. for lane and shoulder width, fLS	0.0	mi/h
Adj. for access points, fA	2.0	mi/h
Free-flow speed, FFS	43.0	mi/h
Adjustment for no-passing zones, fnp	0.0	mi/h
Average travel speed, ATS	24.6	mi/h

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Percent Time-Spent-Following

Grade adjustment factor, fG	1.00	
PCE for trucks, ET	1.0	
PCE for RVs, ER	1.0	
Heavy-vehicle adjustment factor, fHV	1.000	
Two-way flow rate,(note-1) vp	2338	pc/h
Highest directional split proportion (note-2)	1403	
Base percent time-spent-following, BPTSF	87.2	%
Adj.for directional distribution and no-passing zones, fd/np	0.0	
Percent time-spent-following, PTSF	87.2	%

Level of Service and Other Performance Measures

Level of service, LOS	E	
Volume to capacity ratio, v/c	0.74	
Peak 15-min vehicle-miles of travel, VMT15	0	veh-mi
Peak-hour vehicle-miles of travel, VMT60	0	veh-mi
Peak 15-min total travel time, TT15	0.0	veh-h

Notes:
1. If vp >= 3200 pc/h, terminate analysis-the LOS is F.
2. If highest directional split vp >= 1700 pc/h, terminate analysis-the LOS is F.

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 12/28/2017
Analysis Time Period: PM Peak Hour
Intersection: SH 205 at Street A
Jurisdiction: TxDOT
Units: U. S. Customary
Analysis Year: 2024
Project ID: Thew Enclave SH 205 at Street A 2024 Buildout PM
East/West Street: Street A
North/South Street: SH 205
Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	3	705			1119	19
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	3	705			1119	19
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						No
Lanes	1	1			1	1
Configuration	L	T			T	R
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				10		2
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				10		2
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	3					10		2
C(m) (vph)	621					85		254
v/c	0.00					0.12		0.01
95% queue length	0.01					0.38		0.02
Control Delay	10.8					52.9		19.3
LOS	B					F		C
Approach Delay							47.3	
Approach LOS							E	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 12/28/2017
Analysis Time Period: AM Peak Hour
Intersection: SH 205 at Street A
Jurisdiction: TxDOT
Units: U. S. Customary
Analysis Year: 2024
Project ID: Thew Enclave SH 205 at Street A 2024 Buildout AM
East/West Street: Street A
North/South Street: SH 205
Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	1	808			421	5
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	1	808			421	5
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						No
Lanes	1	1			1	1
Configuration	L	T			T	R
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				17		4
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				17		4
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	1					17		4
C(m) (vph)	1144					198		637
v/c	0.00					0.09		0.01
95% queue length	0.00					0.28		0.02
Control Delay	8.1					24.9		10.7
LOS	A					C		B
Approach Delay							22.2	
Approach LOS							C	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	1/2/2018
Analysis Time Period:	PM Peak Hour
Intersection:	SH 205 at North Retail Drive
Jurisdiction:	TxDOT
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	SH 205 at North Drive Buildout PM
East/West Street:	North Drive
North/South Street:	SH 205
Intersection Orientation:	NS
Study period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	12	705			1119	70
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	12	705			1119	70
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				60		11
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				60		11
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT					L		R
v (vph)	12					60		11
C(m) (vph)	594					77		242
v/c	0.02					0.78		0.05
95% queue length	0.06					3.80		0.14
Control Delay	11.2					139.4		20.6
LOS	B					F		C
Approach Delay							121.0	
Approach LOS							F	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: AM Peak Hour
Intersection: SH 205 at North Retail Drive
Jurisdiction: TxDOT
Units: U. S. Customary
Analysis Year: 2024
Project ID: SH 205 at North Drive Buildout AM
East/West Street: North Drive
North/South Street: SH 205
Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	13	808			421	72
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	13	808			421	72
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				77		13
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				77		13
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT					L		R
v (vph)	13					77		13
C(m) (vph)	1081					180		608
v/c	0.01					0.43		0.02
95% queue length	0.04					1.95		0.07
Control Delay	8.4					39.2		11.1
LOS	A					E		B
Approach Delay							35.1	
Approach LOS							E	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: AM Peak Hour
Intersection: SH 205 at South Retail Drive
Jurisdiction: TxDOT
Units: U. S. Customary
Analysis Year: 2024
Project ID: SH 205 at South Drive Buildout AM
East/West Street: South Drive
North/South Street: SH 205
Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	14	808			421	82
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	14	808			421	82
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				86		15
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				86		15
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT					L		R
v (vph)	14					86		15
C(m) (vph)	1072					178		604
v/c	0.01					0.48		0.02
95% queue length	0.04					2.33		0.08
Control Delay	8.4					42.8		11.1
LOS	A					E		B
Approach Delay							38.1	
Approach LOS							E	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	1/2/2018
Analysis Time Period:	PM Peak Hour
Intersection:	SH 205 at South Retail Drive
Jurisdiction:	TxDOT
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	SH 205 at South Drive Buildout PM
East/West Street:	South Drive
North/South Street:	SH 205
Intersection Orientation: NS	Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	14	705			1119	79
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	14	705			1119	79
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				68		12
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				68		12
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT					L		R
v (vph)	14					68		12
C(m) (vph)	590					76		241
v/c	0.02					0.89		0.05
95% queue length	0.07					4.57		0.16
Control Delay	11.2					168.8		20.7
LOS	B					F		C
Approach Delay							146.6	
Approach LOS							F	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 12/28/2017
Analysis Time Period: AM Peak Hour
Intersection: SH 205 at Mims Rd.
Jurisdiction: TxDOT
Units: U. S. Customary
Analysis Year: 2024
Project ID: Thew Enclave SH 205 at Mims 2024 BO AM
East/West Street: Mims Rd
North/South Street: SH 205
Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	25	808			421	36
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	25	808			421	36
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						No
Lanes	1	1			1	1
Configuration	L	T			T	R
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				19		11
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				19		11
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	25					19		11
C(m) (vph)	1114					181		637
v/c	0.02					0.10		0.02
95% queue length	0.07					0.35		0.05
Control Delay	8.3					27.2		10.8
LOS	A					D		B
Approach Delay							21.2	
Approach LOS							C	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	12/28/2017
Analysis Time Period:	PM Peak Hour
Intersection:	SH 205 at Mims Rd.
Jurisdiction:	TxDOT
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	Thew Enclave SH 205 at Mims 2024 BO PM
East/West Street:	Mims Rd
North/South Street:	SH 205
Intersection Orientation: NS	Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	14	705			1119	32
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	14	705			1119	32
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						No
Lanes	1	1			1	1
Configuration	L	T			T	R
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				51		35
Peak Hour Factor, PHF				1.00		1.00
Hourly Flow Rate, HFR				51		35
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		/
Lanes				1		1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	14					51		35
C(m) (vph)	614					80		254
v/c	0.02					0.64		0.14
95% queue length	0.07					2.92		0.47
Control Delay	11.0					108.3		21.4
LOS	B					F		C
Approach Delay							72.9	
Approach LOS							F	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: AM Peak Hour
Intersection: Mims at Retail Drive
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Retail Drive Buildout AM
East/West Street: Mims Rd
North/South Street: Retail Drive
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	5	42			51	27
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	5	42			51	27
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				29	0	5
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				29	0	5
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/			No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	5						34	
C(m) (vph)	1533						898	
v/c	0.00						0.04	
95% queue length	0.01						0.12	
Control Delay	7.4						9.2	
LOS	A						A	
Approach Delay							9.2	
Approach LOS							A	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: PM Peak Hour
Intersection: Mims at Retail Drive
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Retail Drive Buildout PM
East/West Street: Mims Rd
North/South Street: Retail Drive
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	5	42			87	26
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	5	42			87	26
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				23	0	4
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				23	0	4
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	5						27	
C(m) (vph)	1489						857	
v/c	0.00						0.03	
95% queue length	0.01						0.10	
Control Delay	7.4						9.3	
LOS	A						A	
Approach Delay							9.3	
Approach LOS							A	

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: AM Peak Hour
Intersection: Mims at Street C
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street C Buildout AM
East/West Street: Mims Rd
North/South Street: Street C
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	3	42			51	1
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	3	42			51	1
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				3	0	15
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				3	0	15
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/			No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	3						18	
C(m) (vph)	1567						999	
v/c	0.00						0.02	
95% queue length	0.01						0.06	
Control Delay	7.3						8.7	
LOS	A						A	
Approach Delay							8.7	
Approach LOS							A	

534

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: PM Peak Hour
Intersection: Mims at Street C
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street C Buildout PM
East/West Street: Mims Rd
North/South Street: Street C
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	14	42			87	3
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	14	42			87	3
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT				TR	
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				2	0	7
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				2	0	7
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	14						9	
C(m) (vph)	1518						939	
v/c	0.01						0.01	
95% queue length	0.03						0.03	
Control Delay	7.4						8.9	
LOS	A						A	
Approach Delay							8.9	
Approach LOS							A	

535

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: AM Peak Hour
Intersection: Mims at Street D
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street D Buildout AM
East/West Street: Mims Rd
North/South Street: Street D
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	2	42			51	1
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	2	42			51	1
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT				TR	
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				3	0	14
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				3	0	14
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/		No	/
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	2						17	
C(m) (vph)	1567						998	
v/c	0.00						0.02	
95% queue length	0.00						0.05	
Control Delay	7.3						8.7	
LOS	A						A	
Approach Delay							8.7	
Approach LOS							A	

536

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: PM Peak Hour
Intersection: Mims at Street D
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street D Buildout PM
East/West Street: Mims Rd
North/South Street: Street D
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	13	42			87	2
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	13	42			87	2
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration		LT				TR
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				1	0	7
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				1	0	7
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	13						8	
C(m) (vph)	1519						955	
v/c	0.01						0.01	
95% queue length	0.03						0.03	
Control Delay	7.4						8.8	
LOS	A						A	
Approach Delay							8.8	
Approach LOS							A	

537

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: AM Peak Hour
Intersection: Mims at Street E
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street E Buildout AM
East/West Street: Mims Rd
North/South Street: Street E
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach	Eastbound			Westbound		
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume		2	42			51	1
Peak-Hour Factor, PHF		1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR		2	42			51	1
Percent Heavy Vehicles		0	--	--		--	--
Median Type/Storage		Undivided		/			
RT Channelized?							
Lanes		0	1			1	0
Configuration			LT				TR
Upstream Signal?			No			No	

Minor Street:	Approach	Northbound			Southbound		
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume					2	0	12
Peak Hour Factor, PHF					1.00	1.00	1.00
Hourly Flow Rate, HFR					2	0	12
Percent Heavy Vehicles					0	0	0
Percent Grade (%)			0			0	
Flared Approach:	Exists?/Storage				/		No /
Lanes						0 1	0
Configuration						LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	2						14	
C(m) (vph)	1567						1003	
v/c	0.00						0.01	
95% queue length	0.00						0.04	
Control Delay	7.3						8.6	
LOS	A						A	
Approach Delay							8.6	
Approach LOS							A	

538

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: PM Peak Hour
Intersection: Mims at Street E
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street E Buildout PM
East/West Street: Mims Rd
North/South Street: Street E
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach	Eastbound			Westbound		
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume		1	42			87	2
Peak-Hour Factor, PHF		1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR		1	42			87	2
Percent Heavy Vehicles		0	--	--		--	--
Median Type/Storage		Undivided		/			
RT Channelized?							
Lanes		0	1			1	0
Configuration			LT				TR
Upstream Signal?			No			No	

Minor Street:	Approach	Northbound			Southbound		
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume					7	0	6
Peak Hour Factor, PHF					1.00	1.00	1.00
Hourly Flow Rate, HFR					7	0	6
Percent Heavy Vehicles					0	0	0
Percent Grade (%)			0			0	
Flared Approach:	Exists?/Storage			/			No /
Lanes					0	1	0
Configuration						LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	1						13	
C(m) (vph)	1519						914	
v/c	0.00						0.01	
95% queue length	0.00						0.04	
Control Delay	7.4						9.0	
LOS	A						A	
Approach Delay							9.0	
Approach LOS							A	

539

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	1/2/2018
Analysis Time Period:	AM Peak Hour
Intersection:	Mims at Street F
Jurisdiction:	Rockwall
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	Enclave Mims at Street F Buildout AM
East/West Street:	Mims Rd
North/South Street:	Street F
Intersection Orientation:	EW
Study period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	1	42			51	1
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	1	42			51	1
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration		LT				TR
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				2	0	
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				2	0	4
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/			No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	1						6	
C(m) (vph)	1567						980	
v/c	0.00						0.01	
95% queue length	0.00						0.02	
Control Delay	7.3						8.7	
LOS	A						A	
Approach Delay							8.7	
Approach LOS							A	

540

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	1/2/2018
Analysis Time Period:	PM Peak Hour
Intersection:	Mims at Street F
Jurisdiction:	Rockwall
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	Enclave Mims at Street F Buildout PM
East/West Street:	Mims Rd
North/South Street:	Street F
Intersection Orientation: EW	Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	1	42			87	2
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	1	42			87	2
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				11	0	4
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				11	0	4
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/			No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	1						15	
C(m) (vph)	1519						893	
v/c	0.00						0.02	
95% queue length	0.00						0.05	
Control Delay	7.4						9.1	
LOS	A						A	
Approach Delay							9.1	
Approach LOS							A	

541

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst:	Tom Walton
Agency/Co.:	Rockwall
Date Performed:	1/2/2018
Analysis Time Period:	AM Peak Hour
Intersection:	Mims at Street G
Jurisdiction:	Rockwall
Units: U. S. Customary	
Analysis Year:	2024
Project ID:	Enclave Mims at Street G Buildout AM
East/West Street:	Mims Rd
North/South Street:	Street G
Intersection Orientation: EW	Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	2	42			51	0
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	2	42			51	0
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration		LT				TR
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				1	0	5
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				1	0	5
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	2						6	
C(m) (vph)	1568						1001	
v/c	0.00						0.01	
95% queue length	0.00						0.02	
Control Delay	7.3						8.6	
LOS	A						A	
Approach Delay							8.6	
Approach LOS							A	

542

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: PM Peak Hour
Intersection: Mims at Street G
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street G Buildout PM
East/West Street: Mims Rd
North/South Street: Street G
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	6	42			87	1
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	6	42			87	1
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT					TR
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				1	0	2
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				1	0	2
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/			No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	6						3	
C(m) (vph)	1520						931	
v/c	0.00						0.00	
95% queue length	0.01						0.01	
Control Delay	7.4						8.9	
LOS	A						A	
Approach Delay							8.9	
Approach LOS							A	

543

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: AM Peak Hour
Intersection: Mims at Street H
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street H Buildout AM
East/West Street: Mims Rd
North/South Street: Street H
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach	Eastbound			Westbound		
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume		0	42			51	1
Peak-Hour Factor, PHF		1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR		0	42			51	1
Percent Heavy Vehicles		0	--	--		--	--
Median Type/Storage		Undivided		/			
RT Channelized?							
Lanes		0	1			1	0
Configuration			LT				TR
Upstream Signal?			No			No	

Minor Street:	Approach	Northbound			Southbound		
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume					1	0	2
Peak Hour Factor, PHF					1.00	1.00	1.00
Hourly Flow Rate, HFR					1	0	2
Percent Heavy Vehicles					0	0	0
Percent Grade (%)			0			0	
Flared Approach:	Exists?/Storage			/		No	/
Lanes					0	1	0
Configuration						LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	0						3	
C(m) (vph)	1567						981	
v/c	0.00						0.00	
95% queue length	0.00						0.01	
Control Delay	7.3						8.7	
LOS	A						A	
Approach Delay							8.7	
Approach LOS							A	

544

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: PM Peak Hour
Intersection: Mims at Street H
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street H Buildout PM
East/West Street: Mims Rd
North/South Street: Street H
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	2	42			87	1
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Hourly Flow Rate, HFR	2	42			87	1
Percent Heavy Vehicles	0	--	--		--	--
Median Type/Storage	Undivided		/			
RT Channelized?						
Lanes	0	1			1	0
Configuration	LT				TR	
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				1	0	1
Peak Hour Factor, PHF				1.00	1.00	1.00
Hourly Flow Rate, HFR				1	0	1
Percent Heavy Vehicles				0	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		No /
Lanes				0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LTR	
v (vph)	2						2	
C(m) (vph)	1520						916	
v/c	0.00						0.00	
95% queue length	0.00						0.01	
Control Delay	7.4						8.9	
LOS	A						A	
Approach Delay							8.9	
Approach LOS							A	

545

HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: AM Peak Hour
Intersection: Mims at Street I
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street I Buildout AM
East/West Street: Mims Rd
North/South Street: Street I
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach	Eastbound			Westbound		
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume			42	1	0	51	
Peak-Hour Factor, PHF			1.00	1.00	1.00	1.00	
Hourly Flow Rate, HFR			42	1	0	51	
Percent Heavy Vehicles			--	--	0	--	--
Median Type/Storage		Undivided			/		
RT Channelized?							
Lanes			1	0		0	1
Configuration				TR		LT	
Upstream Signal?			No			No	

Minor Street:	Approach	Northbound			Southbound		
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume		3	0	1			
Peak Hour Factor, PHF		1.00	1.00	1.00			
Hourly Flow Rate, HFR		3	0	1			
Percent Heavy Vehicles		0	0	0			
Percent Grade (%)			0			0	
Flared Approach:	Exists?/Storage			No	/		/
Lanes		0	1	0			
Configuration			LTR				

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config		LT		LTR				
v (vph)		0		4				
C(m) (vph)		1579		940				
v/c		0.00		0.00				
95% queue length		0.00		0.01				
Control Delay		7.3		8.8				
LOS		A		A				
Approach Delay				8.8				
Approach LOS				A				

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HCS+: Unsignalized Intersections Release 5.3

TWO-WAY STOP CONTROL SUMMARY

Analyst: Tom Walton
Agency/Co.: Rockwall
Date Performed: 1/2/2018
Analysis Time Period: PM Peak Hour
Intersection: Mims at Street I
Jurisdiction: Rockwall
Units: U. S. Customary
Analysis Year: 2024
Project ID: Enclave Mims at Street I Buildout PM
East/West Street: Mims Rd
North/South Street: Street I
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume		42	3	2	87	
Peak-Hour Factor, PHF		1.00	1.00	1.00	1.00	
Hourly Flow Rate, HFR		42	3	2	87	
Percent Heavy Vehicles		--	--	0	--	--
Median Type/Storage	Undivided			/		
RT Channelized?						
Lanes		1	0	0	1	
Configuration		TR		LT		
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	1	0	1			
Peak Hour Factor, PHF	1.00	1.00	1.00			
Hourly Flow Rate, HFR	1	0	1			
Percent Heavy Vehicles	0	0	0			
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			No	/		/
Lanes	0	1	0			
Configuration		LTR				

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config		LT		LTR				
v (vph)		2		2				
C(m) (vph)		1576		939				
v/c		0.00		0.00				
95% queue length		0.00		0.01				
Control Delay		7.3		8.8				
LOS		A		A				
Approach Delay				8.8				
Approach LOS				A				

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: April 16, 2018

SUBJECT: *Z2018-014; Proposed Changes to Section 6, Overlay Districts, of Article V, UDC*

At the March 5, 2018 City Council meeting, the City Council directed staff to prepare a text amendment amending Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of removing the ability to request signage variances through the zoning code. Currently, all signage variances are required to submit in accordance with the requirements of Chapter 32, *Signs*, of the Municipal Code of Ordinances, which lays out specific criteria for variances to the sign code; however, if a property is situated within an established overlay district the applicant can circumvent these requirements and submit a request that is outside the typical criteria for requesting a variance. The proposed changes would make all properties in the City subject to the same criteria when requesting variances to the signage requirements. Staff has kept the ¾-majority vote requirement for approving signage variances in overlay districts to maintain the restrictive approval process for properties in these areas.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff brought the proposed amendment forward to the Planning and Zoning Commission for recommendation to the City Council. On April 10, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the text amendment by a vote of 5-0, with Commissioners Fishman and Moeller absent. Attached to this case memo is a copy of the proposed amendment to the UDC and a draft ordinance. Staff has sent a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC.

ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*, OF THE UDC

SECTION 6. OVERLAY DISTRICTS

SECTION 6.6: IH-30 OVERLAY (IH-30 OV) DISTRICT

(F) *Signs.* All signage requirements and variances to these requirements shall conform to ~~[~~*Chapter 32, Signs, of the Code of Ordinances*~~] (sign ordinance).~~; however, approval of any variance to the sign standards for property included in the IH-30 ~~Corridor~~ Overlay (IH-30 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.7: SH-205 OVERLAY (SH-205 OV) DISTRICT

(G) *Signs.* ~~All permanent freestanding signs located in the SH-205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH-205 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-205 Overlay (SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.8: SCENIC OVERLAY (SOV) DISTRICT

(G) *Signs.* ~~All permanent freestanding signs located in the Scenic Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the Scenic Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the Scenic Overlay (SOV OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.9: SH-66 OVERLAY (SH-66 OV) DISTRICT

(G) *Signs.* ~~All permanent freestanding signs located in the SH-66 Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the SH-66 Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-66 Overlay (SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.10: 205 BY-PASS ~~CORRIDOR~~ OVERLAY (205 BY-OV) DISTRICT

(F) *Signs ~~standards~~.* ~~All permanent freestanding signs located in the 205 Bypass Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the 205 By-Pass Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of*

Ordinances; however, approval of any variance to the sign standards for property included in the 205 By-Pass Overlay (205 BY-OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.11: NORTH SH-205 ~~CORRIDOR~~ OVERLAY (N. SH-205 OV) DISTRICT

(F) *Signs ~~standards~~.* ~~All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the North SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the North SH-205 Overlay (N. SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.12: EAST SH-66 ~~CORRIDOR~~ OVERLAY (E. SH-66 OV) DISTRICT

(F) *Signs ~~standards~~.* ~~All permanent freestanding signs located in the East SH 66 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the East SH 66 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the East SH-66 Overlay (E. SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.13: FM-549 ~~CORRIDOR~~ OVERLAY (FM-549 OV) DISTRICT

(F) *Signs ~~standards~~.* ~~All permanent freestanding signs located in the FM 549 Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the FM 549 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the FM-549 Overlay (FM-549 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.14: SH-276 ~~CORRIDOR~~ OVERLAY (SH-276 OV) DISTRICT

(F) *Signs ~~standards~~.* ~~All permanent freestanding signs located in the SH 276 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 276 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-276 Overlay (SH-276 OV) District shall require City Council approval by a three-quarter majority vote.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6, *OVERLAY DISTRICTS*, OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 6, *Overlay Districts,* of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That Section 6, *Overlay Districts,* of Article V, *District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance.

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

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

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MAY, 2018.

_____

Jim Pruitt, *Mayor*

DRAFT ORDINANCE 04-18

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 16, 2018*

2nd Reading: *May 7, 2018*

DRAFT
ORDINANCE
04.16.2018

Key:
Additions
~~*Deletions*~~

ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*, OF THE UDC

SECTION 6. OVERLAY DISTRICTS

SECTION 6.6: IH-30 OVERLAY (IH-30 OV) DISTRICT

(F) *Signs.* All signage requirements and variances to these requirements shall conform to ~~[~~*Chapter 32, Signs, of the Code of Ordinances*~~]~~ ~~(sign ordinance).~~; however, approval of any variance to the sign standards for property included in the IH-30 ~~Corridor~~ Overlay (IH-30 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.7: SH-205 OVERLAY (SH-205 OV) DISTRICT

(G) *Signs.* ~~All permanent freestanding signs located in the SH-205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH-205 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-205 Overlay (SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.8: SCENIC OVERLAY (SOV) DISTRICT

(G) *Signs.* ~~All permanent freestanding signs located in the Scenic Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the Scenic Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the Scenic Overlay (SOV OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.9: SH-66 OVERLAY (SH-66 OV) DISTRICT

(G) *Signs.* ~~All permanent freestanding signs located in the SH-66 Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the SH-66 Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the*

DRAFT ORDINANCE 10.4.18

Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-66 Overlay (SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.10: 205 BY-PASS ~~CORRIDOR~~ OVERLAY (205 BY-OV) DISTRICT

(F) *Signs ~~standards~~.* ~~All permanent freestanding signs located in the 205 Bypass Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the 205 By-Pass Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the 205 By-Pass Overlay (205 BY-OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.11: NORTH SH-205 ~~CORRIDOR~~ OVERLAY (N. SH-205 OV) DISTRICT

(F) *Signs ~~standards~~.* ~~All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the North SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the North SH-205 Overlay (N. SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.12: EAST SH-66 ~~CORRIDOR~~ OVERLAY (E. SH-66 OV) DISTRICT

(F) *Signs ~~standards~~.* ~~All permanent freestanding signs located in the East SH 66 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the East SH 66 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the East SH-66 Overlay (E. SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.13: FM-549 ~~CORRIDOR~~ OVERLAY (FM-549 OV) DISTRICT

(F) *Signs ~~standards~~.* ~~All permanent freestanding signs located in the FM 549 Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument~~

DRAFT ORDINANCE 04.16.18

~~base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the FM-549 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the FM-549 Overlay (FM-549 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.14: SH-276 ~~CORRIDOR~~ OVERLAY (SH-276 OV) DISTRICT

(F) *Signs ~~standards.~~* ~~All permanent freestanding signs located in the SH-276 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH-276 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-276 Overlay (SH-276 OV) District shall require City Council approval by a three-quarter majority vote.

DRAFT ORDINANCE 04.16.2018

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: April 16, 2018

SUBJECT: *Z2018-015; Proposed Changes to Article II, Authority and Administrative Procedures, UDC*

At the March 5, 2018 City Council meeting, the City Council directed staff to prepare a text amendment amending Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) for the purpose of establishing criteria for the resubmittal of an application which has previously been denied by the City Council. Under the City's current ordinances, if an applicant's request is denied -- *regardless of being denied with or without prejudice* -- by the City Council the applicant can resubmit the same application without prohibition for all non-zoning related cases. The proposed text amendment would change this requirement by prohibiting applicants from resubmitting an application -- *that was denied with prejudice* -- without [*1*] a one (1) year waiting period, or [*2*] a ruling of substantial change by the Planning and Zoning Commission. Applications that are denied without prejudice would be exempt from these criteria and could be resubmitted without prohibition. This is the same procedure that zoning related applications are currently required to follow.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff brought the proposed amendment forward to the Planning and Zoning Commission for recommendation to the City Council. On April 10, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the text amendment by a vote of 5-0, with Commissioners Fishman and Moeller absent. Attached to this case memo is a copy of the proposed amendment to the UDC and a draft ordinance. Staff has sent a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC.

ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES*, OF THE UDC

SECTION 7. ~~PUBLIC HEARING~~ PLANNING AND ZONING COMMISSION AUTHORITY

SECTION 7.1: APPROVAL AUTHORITY

The Planning and Zoning Commission shall make decisions, or make recommendations to the City Council, on the following matters:

(A) Decisions on site plans, building elevations, lighting plans, landscape plans and tree preservation plans as may be required.
(B) Recommendations to City Council on plats as required by the subdivision ordinance, [*Chapter 38 of Part II, Code of Ordinances*].
(C) Recommendations ~~on~~ to City Council on replats, when such public hearing is required by the provisions of *V.T.C.A., Local Government Code Chapter 212*.
(D) Recommendations to City Council regarding text amendments to this ~~[~~*Unified Development Code*~~]~~.
(E) Recommendations to City Council regarding zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
(F) Recommendations to City Council regarding special exceptions to this ~~[~~*Unified Development Code*~~]~~.
(G) Recommendations to City Council regarding amendments to the Comprehensive Plan.
(H) Recommendations to City Council regarding amendments to the Thoroughfare Plan.
(I) Recommendations to City Council regarding amendments to ~~the~~ a Master Open Space Plan.

SECTION 7.2: RECOMMENDATION AUTHORITY

Upon closure of the public hearing, and when required to make a recommendation to the City Council, the Planning and Zoning Commission ~~commission~~ may recommend:

(A) That the request or amendment be approved or enacted; or
(B) That the request or amendment be approved or enacted as modified to a more restrictive classification or subject to appropriate conditions as permitted by law; or
(C) That the request or amendment be denied.

SECTION 8. ~~PUBLIC HEARING~~ CITY COUNCIL AUTHORITY

SECTION 8.1: AUTHORITY

The City Council shall hold a meeting, conduct a public hearing~~,~~ -- *if required by this* ~~[~~*Unified Development Code*~~]~~, -- and make determinations on the following matters:

(A) Text amendments to this ~~[~~*Unified Development Code*~~]~~.
(B) Zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
(C) Special exceptions or waivers related to site plans for development.
(D) Amendments to the Comprehensive Plan.
(E) Amendments to the Master Thoroughfare Plan.
(F) Amendments to the Master Open Space Plan.
(G) Variances, special exceptions and appeals as set out in this ~~[~~*Unified Development Code*~~]~~.

(Ordinance No. 06-14, 4-17-2006)

SECTION 8.2: JOINT PUBLIC HEARINGS

The City Council may hold a public hearing, after publishing the required notice, jointly and with any public hearing required to be held by the Planning and Zoning Commission, but the City Council shall not take action until it has received a final report from the planning and zoning commission.

SECTION 8.3: CITY COUNCIL APPROVAL OR DENIAL

~~Following closure of the public hearing, t~~The council may take the following actions concerning the matters outlined in Section 8.1:

(A) *Approval of an item.* The City Council may approve the request or amendment either as requested, or in the form of a more restrictive district, and subject to such appropriate conditions as are allowed by law. Such approval of any request for a text amendment to this [*Unified Development Code*] or a zoning change and map amendment shall be granted only if the City Council determines that the request or amendment is consistent with the Comprehensive Plan and the purposes of this [*Unified Development Code*]. In the event the request or amendment concerns a text amendment to this [*Unified Development Code*] or a zoning change and map amendment, the City Council shall enact an ordinance amending this [*Unified Development Code*] or amending the official zoning map, whichever is applicable.

(B) *Denial of an item.* The City Council may deny ~~the~~ a request or amendment with prejudice. If a request or amendment is denied with prejudice, a new application may be submitted for the same lot or tract of land, or any portion thereof, within one (1) year only if the new request is for a more restrictive or less intense use or development. ~~Unless the new proposal is more restrictive or less intense than the previously denied proposal, then no other application pertaining to a change of zoning and map amendment may be submitted on the same lot or tract of land, or any portion thereof, for a period of one year from the date of its denial by the Council.~~ For applications pertaining to a change of zoning and map amendment, a new proposal may not be submitted unless it is more restrictive or less intense than the previously denied proposal for any tract of land, or any portion thereof, for a period of one (1) year from the denial date. If a request or amendment is denied by the City Council without an indication of "with" or "without" prejudice, then the action shall be considered to be "denied with prejudice."

(C) *Denial without prejudice.* The City Council may deny the request or amendment without prejudice, in which case an application for the same request ~~a change in zoning and map amendment other than that which was requested on the original application~~ may be filed at the applicant's discretion.

(D) *Reapplication due to changed conditions.* A ~~proposal to rezone a tract or parcel of land~~ request or amendment, which has been previously rejected with prejudice by the City Council, may be resubmitted within one (1) year only if there is an actual change in conditions relating to ~~zoning principles of~~ the tract or parcel of land or the property surrounding it. In ~~that~~ this event, the applicant must submit to the Director of Planning and Zoning, in writing, a ~~resume~~ request describing such changed conditions. The Director of Planning and Zoning shall investigate ~~the property or cause such an investigation to be made and~~ the claim and ~~shall~~ report to the Planning and Zoning Commission whether or not such change~~d~~ of conditions exist. Upon hearing this report, the Planning and Zoning Commission shall either grant or deny the request to refile the ~~proposal for rezoning~~ request or amendment.

SECTION 8.4: PROTEST OF PROPOSED CHANGE IN ZONING

Property owners adjacent to and within a radius of 200 feet of a property for which a change in zoning is being considered have the right to file a written protest against the request. The land area of this 200 foot ~~feet~~ radius includes streets, alleys and other public right-of-way.

Whenever such written protest is signed by the owners of 20 percent or more of the area of the lots or land included in such zoning change, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius, or if such change is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths of all eligible members of the City Council.

For purposes of determining representation on this written protest, the written protest of any one (1) owner of land owned by two or more persons shall be presumed to be the protest of all owners.

(Ordinance No. 06-14, 4-17-2006)

SECTION 8.5: CRITERIA FOR GRANTING SPECIAL EXCEPTIONS

The City Council may make special exceptions to the standards in this [*Unified Development Code*] that are consistent with the general purpose and intent of the [*Unified Development Code*]. The Planning and Zoning Commission shall make recommendations on special exceptions.

Special exceptions are subject to appropriate conditions and safeguards to ensure that the special exceptions are consistent with the general purpose and intent of this [*Unified Development Code*] and the City's Comprehensive Plan.

The City Council, pursuant to the powers conferred upon it by state law, the ordinances of the City and this article may grant special exceptions to the provisions of this ~~[~~*Unified Development Code*~~]~~ upon finding that:

(A) Such special exception will not substantially or permanently injure the appropriate use of adjacent property in the same district;
(B) Such special exception will not adversely affect the health, safety or general welfare of the public;
(C) Such special exception will not be contrary to the public interest;
(D) Such special exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the exception is sought is located, except as provided elsewhere in this ~~[~~*Unified Development Code*~~]~~;
(E) Such special exception will be in harmony with the spirit and purpose of this ~~[~~*Unified Development Code*~~]~~;
(F) Such special exception will not alter the essential character of the district in which the property is located ~~the property~~ for which the exception is sought;
(G) Such special exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located; and
(H) Such special exception is within the spirit and intent of the City's Comprehensive Plan and other policies.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

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

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

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

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MAY, 2018.

_____

Jim Pruitt, *Mayor*

DRAFT ORDINANCE 04-16-2018

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 16, 2018*

2nd Reading: *May 7, 2018*

DRAFT
ORDINANCE
04.16.2018

Key:
Additions
~~*Deletions*~~

ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES*, OF THE UDC

SECTION 7. ~~PUBLIC HEARING~~ PLANNING AND ZONING COMMISSION AUTHORITY

SECTION 7.1: APPROVAL AUTHORITY

The Planning and Zoning Commission shall make decisions, or make recommendations to the City Council, on the following matters:

(A) Decisions on site plans, building elevations, lighting plans, landscape plans and tree preservation plans as may be required.
(B) Recommendations to City Council on plats as required by the subdivision ordinance, [*Chapter 38 of Part II, Code of Ordinances*].
(C) Recommendations ~~on~~ to City Council on replats, when such public hearing is required by the provisions of *V.T.C.A., Local Government Code Chapter 212*.
(D) Recommendations to City Council regarding text amendments to this ~~[~~*Unified Development Code*~~]~~.
(E) Recommendations to City Council regarding zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
(F) Recommendations to City Council regarding special exceptions to this ~~[~~*Unified Development Code*~~]~~.
(G) Recommendations to City Council regarding amendments to the Comprehensive Plan.
(H) Recommendations to City Council regarding amendments to the Thoroughfare Plan.
(I) Recommendations to City Council regarding amendments to ~~the~~ a Master Open Space Plan.

SECTION 7.2: RECOMMENDATION AUTHORITY

Upon closure of the public hearing, and when required to make a recommendation to the City Council, the Planning and Zoning Commission ~~commission~~ may recommend:

(A) That the request or amendment be approved or enacted; or
(B) That the request or amendment be approved or enacted as modified to a more restrictive classification or subject to appropriate conditions as permitted by law; or
(C) That the request or amendment be denied.

SECTION 8. ~~PUBLIC HEARING~~ CITY COUNCIL AUTHORITY

The City Council shall hold a meeting, conduct a public hearing~~,~~ -- *if required by this* ~~[~~*Unified Development Code*~~]~~, -- and make determinations on the following matters:

(A) Text amendments to this ~~[~~*Unified Development Code*~~]~~.
(B) Zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
(C) Special exceptions or waivers related to site plans for development.
(D) Amendments to the Comprehensive Plan.
(E) Amendments to the Master Thoroughfare Plan.
(F) Amendments to the Master Open Space Plan.
(G) Variances, special exceptions and appeals as set out in this ~~[~~*Unified Development Code*~~]~~.

(Ordinance No. 06-14, 4-17-2006)

DRAFT ORDINANCE 07.16.18

SECTION 8.2: JOINT PUBLIC HEARINGS

The City Council may hold a public hearing, after publishing the required notice, jointly and with any public hearing required to be held by the Planning and Zoning Commission, but the City Council shall not take action until it has received a final report from the planning and zoning commission.

SECTION 8.3: CITY COUNCIL APPROVAL OR DENIAL

~~Following closure of the public hearing, t~~The council may take the following actions concerning the matters outlined in Section 8.1:

(A) *Approval of an item.* The City Council may approve the request or amendment either as requested, or in the form of a more restrictive district, and subject to such appropriate conditions as are allowed by law. Such approval of any request for a text amendment to this ~~[~~*Unified Development Code*~~]~~ or a zoning change and map amendment shall be granted only if the City Council determines that the request or amendment is consistent with the Comprehensive Plan and the purposes of this ~~[~~*Unified Development Code*~~]~~. In the event the request or amendment concerns a text amendment to this ~~[~~*Unified Development Code*~~]~~ or a zoning change and map amendment, the City Council shall enact an ordinance amending this ~~[~~*Unified Development Code*~~]~~ or amending the official zoning map, whichever is applicable.

(B) *Denial of an item.* The City Council may deny ~~the~~ a request or amendment with prejudice. If a request or amendment is denied with prejudice, a new application may be submitted for the same lot or tract of land, or any portion thereof, within one (1) year only if the new request is for a more restrictive or less intense use or development. ~~Unless the new proposal is more restrictive or less intense than the previously denied proposal, then no other application pertaining to a change of zoning and map amendment may be submitted on the same lot or tract of land, or any portion thereof, for a period of one year from the date of its denial by the Council.~~ For applications pertaining to a change of zoning and map amendment, a new proposal may not be submitted unless it is more restrictive or less intense than the previously denied proposal for any tract of land, or any portion thereof, for a period of one (1) year from the denial date. If a request or amendment is denied by the City Council without an indication of "with" or "without" prejudice, then the action shall be considered to be "denied with prejudice."

(C) *Denial without prejudice.* The City Council may deny the request or amendment without prejudice, in which case an application for the same request ~~a change in zoning and map amendment other than that which was requested on the original application~~ may be filed at the applicant's discretion.

(D) *Reapplication due to changed conditions.* A ~~proposal to rezone a tract or parcel of land~~ request or amendment, which has been previously rejected with prejudice by the City Council, may be resubmitted within one (1) year only if there is an actual change in conditions relating to ~~zoning principles of~~ the tract or parcel of land or the property surrounding it. In ~~that~~ this event, the applicant must submit to the Director of Planning and Zoning, in writing, a ~~resume~~ request describing such changed conditions. The Director of Planning and Zoning shall investigate ~~the property or cause such an investigation to be made and~~ the claim and ~~shall~~ report to the Planning and Zoning Commission whether or not such change~~d~~ of conditions exist. Upon hearing this report, the Planning and Zoning Commission shall either grant or deny the request to refile the ~~proposal for rezoning~~ request or amendment.

DRAFT ORDINANCE 04.16.18

SECTION 8.4: PROTEST OF PROPOSED CHANGE IN ZONING

Property owners adjacent to and within a radius of 200 feet of a property for which a change in zoning is being considered have the right to file a written protest against the request. The land area of this 200 foot ~~feet~~ radius includes streets, alleys and other public right-of-way.

Whenever such written protest is signed by the owners of 20 percent or more of the area of the lots or land included in such zoning change, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius, or if such change is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths of all eligible members of the City Council.

For purposes of determining representation on this written protest, the written protest of any one (1) owner of land owned by two or more persons shall be presumed to be the protest of all owners.

(Ordinance No. 06-14, 4-17-2006)

SECTION 8.5: CRITERIA FOR GRANTING SPECIAL EXCEPTIONS

The City Council may make special exceptions to the standards in this ~~[~~*Unified Development Code*~~]~~ that are consistent with the general purpose and intent of the ~~[~~*Unified Development Code*~~]~~. The Planning and Zoning Commission shall make recommendations on special exceptions.

Special exceptions are subject to appropriate conditions and safeguards to ensure that the special exceptions are consistent with the general purpose and intent of this ~~[~~*Unified Development Code*~~]~~ and the City's Comprehensive Plan.

The City Council, pursuant to the powers conferred upon it by state law, the ordinances of the City and this article may grant special exceptions to the provisions of this ~~[~~*Unified Development Code*~~]~~ upon finding that:

(A) Such special exception will not substantially or permanently injure the appropriate use of adjacent property in the same district;
(B) Such special exception will not adversely affect the health, safety or general welfare of the public;
(C) Such special exception will not be contrary to the public interest;
(D) Such special exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the exception is sought is located, except as provided elsewhere in this ~~[~~*Unified Development Code*~~]~~;
(E) Such special exception will be in harmony with the spirit and purpose of this ~~[~~*Unified Development Code*~~]~~;
(F) Such special exception will not alter the essential character of the district in which the property is located ~~the property~~ for which the exception is sought;
(G) Such special exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located; and

Such special exception is within the spirit and intent of the City's Comprehensive Plan and other policies.

DRAFT ORDINANCE 04-16-2018

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: April 16, 2018

SUBJECT: MIS2018-006; *Amendment to Master Thoroughfare Plan*

Rockwall County is currently in the process of updating the County's Master Thoroughfare Plan (MTP) and has requested that the City of Rockwall review the proposed changes and provide comments. Through staff's review, two (2) changes on the City's current MTP were identified. In order to assure that the City Council had a chance to review the proposed changes prior to the adoption of the County's plan, staff brought the proposed changes before the City Council on March 19, 2018. At this meeting, staff was directed to proceed with making the following changes to the City's MTP: [*1*] a change showing the realignment of Breezy Hill Road to follow existing right-of-way, and [*2*] increasing Horizon Road from a M4D (*minor collector, four [4] lane, divided roadway*) to a TXDOT4D (*i.e. four [4] lane TXDOT roadway*).

According to Section 213.003 of the *Texas Local Government Code*, *"(a) comprehensive plan may be adopted or amended by ordinance following:*

1) *A hearing at which the public is given the opportunity to give testimony and present written evidence; and*
2) *Review by the municipality's planning commission or department, if one exists."*

Additionally, Section 9.03 of the City's *Home Rule Charter* states that "(r)ecommended changes to the Master Plan shall be submitted to the City Manager after the Planning and Zoning Commission holds at least one public hearing on the proposed change." Furthermore, Section 9.04 states that the "City Manager shall submit the proposed changes to the Council, together with any recommendations. The Council, after a public hearing, shall adopt or reject such proposed revisions or any part thereof as submitted within sixty (60) days following its submission by the City Manager. If the proposed revision or part thereof should be rejected by the Council, the Planning and Zoning Commission may make modifications and again forward it to the City Manager for submission to the Council." In accordance with this section, staff brought the proposed amendment forward to the Planning and Zoning Commission for recommendation to the City Council. On April 10, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the amendment by a vote of 5-0, with Commissioners Fishman and Moeller absent. Attached to this case memo is a map showing the proposed amendment to the City's MTP and a draft ordinance. Staff has sent a notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC.

City of Rockwall Thoroughfare Plan

1. Breezy Hill realignment to reflect current public road alignment
2. Reclassify Horizon Rd from M4D to TxDOT4D

Rowlett
Dallas
Heath

ROADWAY CLASS

- P6D
- M4D
- M4U
- M4U-M
- Minor Collector
- P3U
- TxDOT 4D
- TxDOT 6D
- Outer Loop
- I.H. 30

MAP LEGEND

- Planning Boundary
- Lake
- Open Space

N W E S

0 0.275 0.55 1.1 Miles

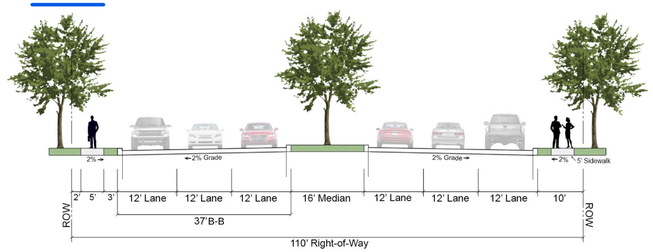
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

For more information please visit
http://www.rockwall.com/Planning/
or call (972) 771-7745

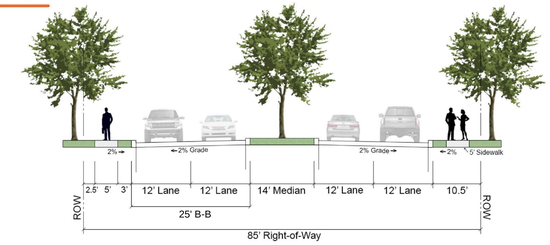
TYPICAL CROSS SECTIONS

** TxDOT 4D and TxDOT 6D cross sections will require 120' of right-of-way or as specified by TxDOT**

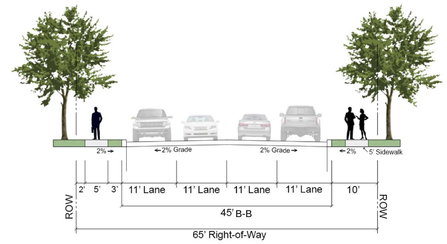
P6D



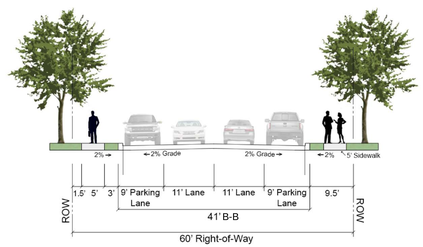
M4D



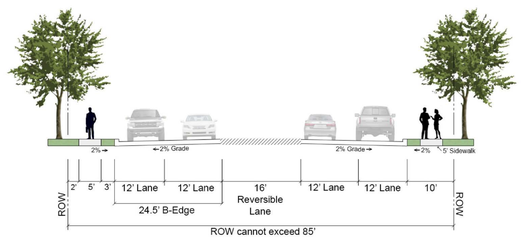
M4U



Minor Collector



M4U-M



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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED WITHIN THE *TRANSPORTATION* SECTION OF THE COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

WHEREAS, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

WHEREAS, the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Master Plan; and

WHEREAS, the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in committee and public meetings; and

WHEREAS, the Comprehensive Plan shall serve as a guide to all future City Council action concerning land use and development regulations and expenditures for capital improvements; and

WHEREAS, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of or amendment to a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter of the City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

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

Section 1. The Master Thoroughfare Plan contained within the *Transportation* section of the City's Comprehensive Plan be amended as depicted in *Exhibit 'A'* of this ordinance; and,

Section 2. The Comprehensive Plan shall be used by the City Staff in planning and as a guide for future development of the City of Rockwall; and,

Section 3. This ordinance shall take effect immediately from and after its passage, and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MAY, 2018.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

DRAFT ORDINANCE 04.16.2018

APPROVED AS TO FORM:

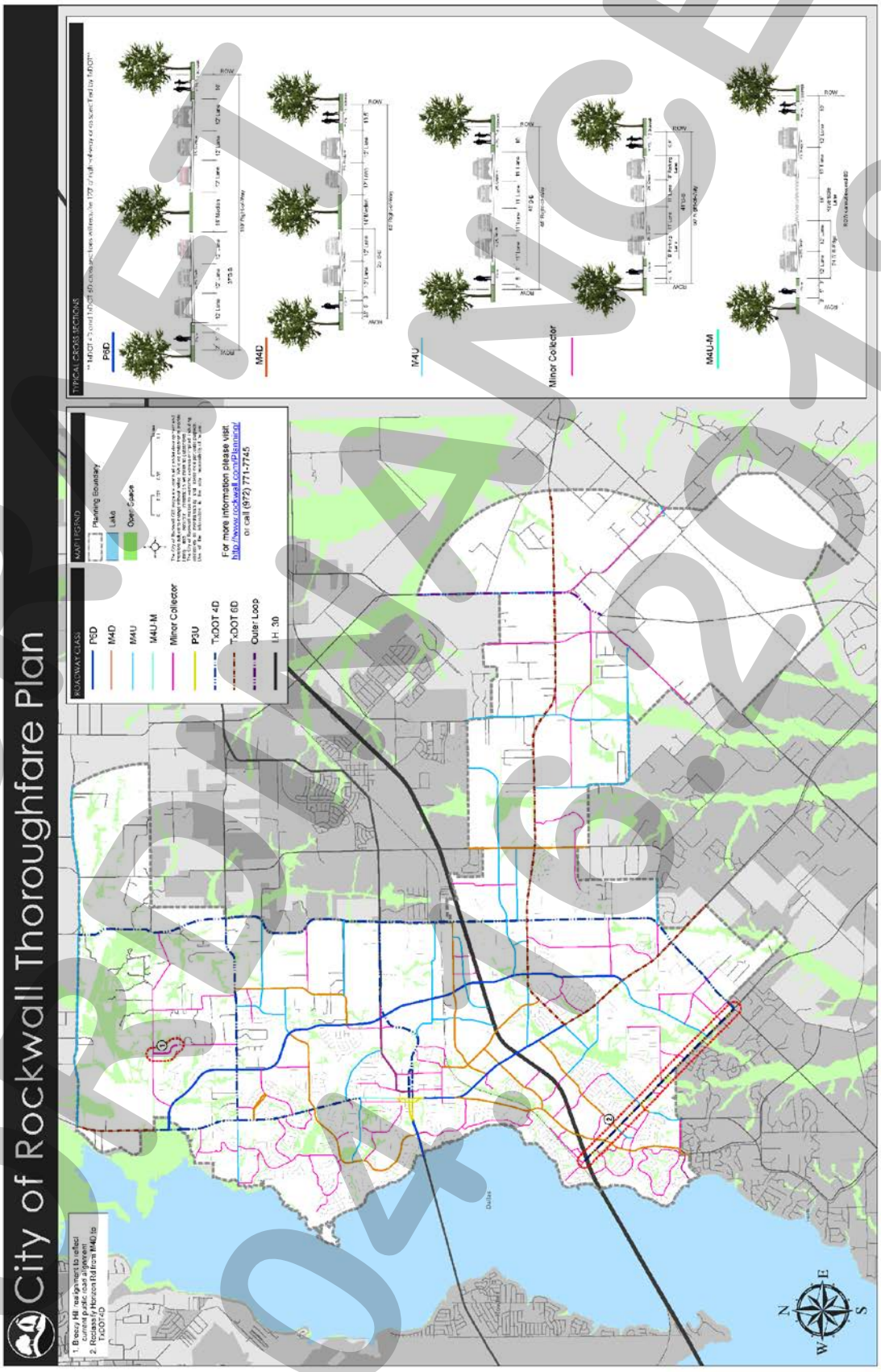
_____

Frank J. Garza, *City Attorney*

1st Reading: *April 16, 2018*

2nd Reading: *May 7, 2018*

DRAFT ORDINANCE 04.16.2018



DRAFT
04.06.2018

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ROCKWALL CENTRAL APPRAISAL DISTRICT



PROPOSED BUILDING ADDITION
ROCKWALL, TEXAS

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Sec. 6.051. Ownership or Lease of Real Property.

(a) The board of directors of an appraisal district may purchase or lease real property and may construct improvements as necessary to establish and operate the appraisal office or a branch appraisal office.

(b) The acquisition or conveyance of real property or the construction or renovation of a building or other improvement by an appraisal district must be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members.

a. The board of directors by resolution may propose a property transaction or other action for which this subsection requires approval of the taxing units.

b. The chief appraiser shall notify the presiding officer of each governing body entitled to vote on the approval of the proposal by delivering a copy of the board's resolution, together with information showing the costs of other available alternatives to the proposal.

c. On or before the 30th day after the date the presiding officer receives notice of the proposal, the governing body of a taxing unit by resolution may approve or disapprove the proposal. If a governing body fails to act on or before that 30th day or fails to file its resolution with the chief appraiser on or before the 10th day after that 30th day, the proposal is treated as if it were disapproved by the governing body.

(c) The board of directors may convey real property owned by the district, and the proceeds shall be credited to each taxing unit that participates in the district in proportion to the unit's allocation of the appraisal district budget in the year in which

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ROCKWALL
CENTRAL APPRAISAL DISTRICT

Table of Contents

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3. Population Census Chart
4. Protest & Inquiry Status
5. Recommendation Letters
6. Budget for each Entity
7. Construction Budget
8. Construction Time Line
9. Design Package

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RESOLUTION TO BE SIGNED

State of Texas §
§
County of Rockwall §

APPROVAL OF ROCKWALL CENTRAL APPRAISAL DISTRICT'S

RESOLUTION # 2018-_____

WHEREAS, § 6.051, TEX. TAX CODE authorizes the Board of Directors of an appraisal district to construct or renovate a building or other improvements as necessary to establish and operate the appraisal office.

WHEREAS, the Board of Directors of the Rockwall Central Appraisal District has delivered a copy of Resolution # 2018-_____ setting forth the desire to renovate and expand the property situated at 841 Justin Road, Rockwall, Texas.

WHEREAS, the Board of Directors of the Rockwall Central Appraisal District has also delivered information showing the costs of available alternatives to the renovation of the property situated at 841 Justin Road, Rockwall, Texas.

WHEREAS, § 6.051, TEX. TAX CODE requires that an appraisal district's construction or renovation of such real property and improvements must be approved by three-fourths (3/4) of the taxing units entitled to vote on the appointment of board members.

WHEREAS, the referenced provisions of the Texas Property Tax Code authorize the following action:

NOW, THEREFORE, BE IT RESOLVED by the _____ of _____:

RESOLVED, that the Rockwall Central Appraisal District's proposal to renovate the property situated at 841 Justin Road, Rockwall, Texas is hereby **APPROVED**.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2018.

_____

PRESIDING OFFICER
NAME OF TAXING UNIT

ATTEST:

_____

PROPOSAL, HISTORY & BACKGROUND

Executive Summary

The Rockwall Central Appraisal District (RCAD) office building has stood in its existing location for 20 years. In that time the population of Rockwall County has almost tripled and continues to grow at an ever increasing rate. While our building remains structurally sound, it now lacks the space and parking capacity to adequately serve our employees and, more importantly, our citizens.

The Texas Tax Code authorizes the Board of Directors of an appraisal district, with the approval of its taxing units, to purchase, lease, or renovate a building as necessary to operate the appraisal office. A search of existing properties for sale or lease within Rockwall County has been conducted and no suitable facility was found. All properties either lacked the appropriate space, parking, or were far too costly to renovate. Details of those properties is available upon request.

The Board of Directors has determined that the most logical and fiscally responsible approach to address our immediate needs and prepare for the future is to build an expansion to our current facility for the following reasons:

- Office space is very limited, with some appraisers having to double up. The Texas adopted manual "Property Appraisal and Assessment Administration" recommends one appraiser for every 3,000 to 3,500 parcels. Currently there are eight appraisers, each appraiser managing 4,000-6,000 parcels. The District is currently three appraisers short.
- Storage space for files is overflowing into the workspace. Off-site climate controlled storage is now leased every month to fill this immediate need.
- The public waiting area is very small and easily becomes overcrowded and uncomfortable. The District expects the number of protests to double in eight years.
- The parking lot is also very small with only one entrance and exit. Citizens must park in other business parking lots down the street, or on the street some distance away.
- There is only one conference room for the Appraisal Review Board (ARB) to hear citizen protests. Increasing demand now requires conducting two boards simultaneously. The second board is held in the Assistant Chief Appraiser's office, who is then forced to double up in another office for those three months.
- The District Office is centrally located in Rockwall County. The Taxing Entities already own this building and the land on a corner lot, which is large enough to easily accommodate this building and parking lot expansion.

The planned 12,000 square foot Two Story Addition, expanded parking lot and some updates to the current building will not exceed $4,000,000. The estimated annual budget for each entity is included in this packet.

This space and redesign will greatly enlarge and enhance the comfort in the public areas. The parking area will triple and with a one-way flow of traffic, will accommodate all visitors and make access to the building safer. It will allow for the hiring of additional employees to more closely reach the recommended workload levels. This project will provide the opportunity to better serve the citizens of Rockwall County now and for many years to come.

POPULATON CENSUS CHART

Year	Population Growth
1990	25,604
1997	36,618
2000	43,080
2007	72,373
2008	76,126
2009	81,267
2010	78,337
2011	79,570
2013	83,400
2014	85,000
2015	88,200
2016	90,570
2017	93,130
2018	95,924
2019	98,802
2020	101,766
2021	104,819
2122	107,964
2123	111,202
2024	114,539
2025	117,975
2026	121,514
2027	125,159
2028	128,914

Using information provided by North Central Texas Council of Governments NCTCOG a 3% compounded population growth is calculated.

PROTEST & INQUIRY STATUS

Year	Protest
2013	2,545
2014	4,114
2015	3,773
2016	6,333
2017	8,087
2018	8,896
2019	9,785
2020	10,764
2021	11,840
2022	13,024
2023	14,327
2024	15,759
2025	17,335
2026	19,069
2027	20,976
2028	23,073

With the number of new homes being built annually and property taxes continuing to rise, it is projected protest will increase approximately 10% per year.

Appraiser Staffing

Year	Accounts	% Increase	Appraisers Needed
2007	39445		10
2008	37399	-5%	9
2009	37859	1%	9
2010	37995	0%	9
2011	38162	0%	10
2012	38556	1%	10
2013	38909	1%	10
2014	39877	2%	10
2015	39948	0%	10
2016	40658	2%	10
2017	42553	5%	11
2018	44036	3%	11
2019	45357	3%	11
2020	46718	3%	12
2021	48119	3%	12
2022	49563	3%	12
2023	51050	3%	13
2024	52581	3%	13
2025	54159	3%	14
2026	55783	3%	14
2027	57457	3%	14
2028	59181	3%	15
2029	60956	3%	15
2030	62785	3%	16
2031	64668	3%	16
2032	66608	3%	17
2033	68607	3%	17
2034	70665	3%	18
2035	72785	3%	18
2036	74968	3%	19
2037	77217	3%	19
2038	79534	3%	20

Accounts: Parcels requiring appraisal

Appraisers needed: Based on the State of Texas adopted Manual "Property Appraisal and Assessment Administration" Published by the International Association of Assessing Officers at

RECOMMENDATION LETTERS

Sept 17, 2017

To: All Rockwall County, City, and School Taxing Entities

I have had the honor of serving on the Appraisal Review Board for four years and I am currently serving as the ARB Chairman.

With the rapid growth and forecasts of population, homes being built and updated, and additional business expansion we need to expand our CAD office space. Next year we will probably need two or more panels and need additional hearing rooms with adequate space to conduct open hearings that comply with state laws. At the current time, we only have one hearing room that can provide seating for the public to attend our hearings. Office space also needs to be provided for additional appraisers and staff as needed.

I am certain we all have the same common interests to comply with state laws to have all properties appraised at fair market values, and, to provide a fair and timely hearing for all protesters to have an unbiased review of their appraisal by the APB.

Please call me if I can provide any additional information or help.

Hal Hutchins



972-771-4927
ARB Board Chairman

To Whom It May Concern September 16, 2017

As a member of the Appraisal Review Board during 2017, I had the opportunity to closely observe the personnel and facilities of the Rockwall County Central Appraisal District.

First, no one feels comfortable with their Property Tax Assessment. Thus they have at least three options: complain, protest, or do nothing. The majority, unfortunately, do not understand the laws imposed by our State Legislators on how Property Taxes are determined nor do they understand the various components of the assessment. Accordingly, since they do not understand how the assessment is done, the villain in the process is the Appraisal District. This gives them the target for their complaint, protest, or even doing nothing.

Second, my personal observation over the experiences of this year and of four years as County Judge, is that the personnel of the Central Appraisal District apply the laws as written, follow all of the procedures detailed by the Legislators, go out of their way to be helpful to tax payers, and provide a service to both the citizens and the taxing entities. While it is easy to complain and find a "whipping boy", in my opinion it should not be the personnel of the Central Appraisal District. The proper avenue for complaint should be to your local State Representatives as they are the ones who make the laws we all must follow as citizens.

Third, the facilities of the Central Appraisal District badly need to be expanded. Storage space for their operation is almost non-existent; office space is so limited that appraisers who meet with the public are now being forced to share offices which limit their ability to actually interface with the citizens; only one room is currently available for citizens to meet with Appraisal Review Board members, however because of the number of protests resulting from the expanding population growth, it is necessary to divide the Review Board into Panels to accommodate the protests. This required one panel to meet in the coroner of one office jammed into a space too tight to allow public observers as necessitated by law. Because of the increase in the number of protests, the waiting time for many citizens who must sit in a very small, hot reception room is frustrating.

Finally, as you may know, I am not one to argue for expansion of government, adding more people, or building bigger and better facilities. However in this case, to meet the needs of an expanding population and to serve our citizens, I do recommend the Central Appraisal District building be expanded to meet the basic needs of that organization. The need is real.

Jerry H. Hogan

Rockwall County Judge (Retired)

THOM LOAFMAN STUDIO
ART • ILLUSTRATION • DESIGN
831 Turquoise Point 214-394-0092
Rockwall, TX 75032 tloafman@flash.net

9/15/2017

To the Officials of the Entities Served by the Rockwall Central Appraisal District

Dear Sirs and Mesdames,

I am writing in support of the Rockwall Central Appraisal District in requesting funding for an additional building to accommodate the continued growth of the organization. Having served on the RCAD Appraisal Review Board for the last three years, I am personally familiar with the lack of adequate space even for existing needs. Currently, the Appraisal District has insufficient space for storing all the records that must be kept on hand, leading to filing cabinets lining the hallways, which could be considered a safety issue. Also, the Appraisal Review Board this year instituted the practice of using two panels of three members in order to accommodate all the taxpayers wishing to protest their appraisals. Because the current RCAD facility has only one meeting room, one panel had to meet with taxpayers in the Assistant Chief Appraiser's office. While it did suffice, it was a rather cramped environment for the proceedings. I know that an additional appraiser position has been approved for next year, and with Rockwall County growing at a very rapid pace, the need for additional personnel can only increase in the foreseeable future. Please review positively the Rockwall Central Appraisal District's appeal for the funding needed to construct an additional building. It is sorely needed. Thank you for your consideration.

Submitted respectively,

Thom Loafman

Thom Loafman
Vice Chairman
Rockwall County Appraisal Review Board

BUDGET FOR EACH ENTITY

ENTITY	2017 Levy	% of Budget	* Projected Allocation per Year
City of Dallas	83,781	0.036%	$ 115
City of Fate	2,934,573	1.262%	$ 4,030
City of Garland	10	0.000%	$ 0
City of Heath	6,434,833	2.768%	$ 8,836
City of McLendon Chisholm	582,165	0.250%	$ 799
City of Rockwall	21,802,342	9.380%	$ 29,937
City of Rowlett	4,941,878	2.126%	$ 6,786
City of Royse City	4,813,417	2.071%	$ 6,609
City of Wylie	533,570	0.230%	$ 733
Rockwall ISD	124,119,475	53.397%	$ 170,431
Royse City ISD	27,795,058	11.958%	$ 38,166
Rockwall County	36,335,523	15.632%	$ 49,893
Rockwall County Mud # 8	4,241	0.002%	$ 6
Rockwall County Mud # 9	46,831	0.020%	$ 64
Rockwall County MUD #1	1,781,552	0.766%	$ 2,446
Rockwall County MUD #6	209,904	0.090%	$ 288
Rockwall County MUD #7	26,369	0.011%	$ 36
	232,445,522	100%	$ 319,176

* Based on 20 Yr. Mtg @ 5.09% rate

CONSTRUCTION BUDGET

CARROLL architects

750 Interstate 30
Suite 110
Rockwall,TX 75087
t: 972-732-6085
f: 972-732-8058

PROJECT SCHEDULE
Rockwall County Appraisal District

RCAD Board,

I have prepared a preliminary Time Line Schedule determining the process for planning, designing, construction drawings, various city approvals, Bidding, and construction time.

This Building Phase includes +/- 12,000 SF Two Story Office building with new parking areas.

Time Line Schedule:

Schematic concept package	Approved 3-24-17
Design Development package/ construction budget	Completed 4-19-17
RCAD finance approval process	4 weeks
Civil Engineering, Landscape Design	6 weeks
City "Site Plan Approval" process (Site plan, Building Elevations, Civil, Landscape)	8 weeks
Building Contract Documents Drawings	8 weeks
City Building Permit Submittal	6 weeks
Contractor pricing (this is during permit review)	4 weeks
Construction time	10 months

TIME LINE SCHEDULE = 5 months for drawings & approvals + 10 months of construction

The Time line would look like this starting April 2018:

Design Development package; (15%completed plans)	April 19, 2017
RCAD – Board of Dir. Resolution Adoption	March 21, 2018
RCAD – Approvals from various Entities	Month of April 2018
Civil & Landscaping drawing documents	April 9 – May 21, 2018
City "Site Plan Approval" Process; submittal / approval	May 15 – Jun 18, 2018
Building Contract Documents (CD's)	May 15 – July 10, 2018
City Building Permit; Submittal / approval	July 17 – Aug 28, 2018
Contractor's Final Pricing	July 17 – Aug 21, 2018
Construction Start / Finish	Sept, 2018 – July 2019

Finished Project July 2019

Carroll Architects appreciates the opportunity to be apart of the new building vision for RCAD and seeing it become a reality.

Sincerely,

Jeff Carroll
President / CEO

CONSTRUCTION TIME LINE

CARROLL architects

750 Interstate 30
Suite 110
Rockwall,TX 75087
t: 972-732-6085
f: 972-732-8058

MEMO TO: RCAD Rockwall, Texas

MEMO FROM: Carroll Architects

DATE: Monday, March 26, 2018 Revised

RE: RCAD Building Addition / Updating Existing Offices

Construction Budget:

New12,000 SF Two Story Addition and Existing Building Updating.

Existing Building Updating: $165,400.00

A) Provide new Carpet

B) Provide new Paint

C) Removing Overhead Door for Window

New 12,000 SF Addition: $2,554,000.00

A) Site Work, Utilities, Paving

B) Building Shell with Interiors

City Fees and Soft Cost: $176,000.00

F. F. E.: $355,000.00

TOTAL BUDGET: **$3,250,400.00**

END OF MEMO

JC

DESIGN PACKAGE

Proposed Addition to the ROCKWALL CENTRAL APPRASIAL DISTRICT OFFICE

841 Justin Road
Rockwall, Texas 75087-4842

CA Project No. 2017001

CARROLL architects
© 2017 CARROLL ARCHITECTS, INC.

PROJECT TEAM

OWNER:

Rockwall Central Appraisal District
841 Justin Rd.
Rockwall, Texas 75087

ARCHITECT:

CARROLL ARCHITECTS
Jeff Carroll
790 E. Interstate 30, Ste 110
Rockwall, Texas 75087
PH: 972.732.6085
E-MAIL: jc@carrollarch.com

ABBREVIATION SCHEDULE

A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
BLDG.	BUILDING
℄	CENTER LINE
CFM	CUBIC FEET PER MINUTE
CMU	CONCRETE MASONRY UNITS
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CYL.	CYLINDER
Ø	DIAMETER
DOCS.	DOCUMENTS / DRAWINGS
EA.	EACH
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM
ELEV.	ELEVATION
E.S.C.	EXTERIOR SPECIAL COATING
F.D.	FLOOR DRAIN
F.O.C.	FACE OF CURB/CONCRETE
F.O.M.	FACE OF MASONRY
FIN.	FINISHED
FLR.	FLOOR
FT.	FEET
FR-S	FIRE-RETARDENT WOOD TREATMENT
GA.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON OR STEEL
G.L.	GLUE LAMINATED STRUCTURE MEMBER
GYP. BD.	GYPSUM BOARD
H.M.	HOLLOW METAL
HR.	HOUR
HT.	HEIGHT
H.V.A.C.	HEATING VENTILATING & AIR CONDITIONING
I.D.	INSIDE DIMENSION
IN.	INCH
LBS.	POUNDS
MAX.	MAXIMUM
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
OPP.	OPPOSITE
O.S.B.	ORIENTED STRAND BOARD
PLYWD.	PLYWOOD
P.S.F	POUNDS PER SQUARE FOOT
P.S.I	POUNDS PER SQUARE INCH
REF.	REFER TO, REFERENCE FROM
REQ'D	REQUIRED
R.O.	ROUGH OPENING
SHEATH.	SHEATHING
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
STL.	STEEL
STRUCT.	STRUCTURAL
SQ.	SQUARE
T & G	TONGUE & GROOVE
T.D.	TOP OF DRAIN
T.O.	TOP OF
T.O.C.	TOP OF CURB/CONCRETE
T.O.S.	TOP OF STEEL
TYP.	TYPICAL
W	WITH
W.P.	WEATHERPROOF
W.W.F.	WELDED WIRE FABRIC
WRGSB	WATER RESISTANT GYPSUM BACKER BOARD

MATERIAL SCHEDULE

MATERIALS	DESCRIPTION
	BRICK WALL
	STUD PARTITION
	C.M.U. WALL
	CONCRETE
	EARTH OR COMPACTED FILL
	METAL
	BATT INSULATION
	WOOD, CONTINUOUS BLOCKING
	FINISHED WOOD
	GYPSUM BOARD
	PLYWOOD
	RIGID INSULATION
	MOISTURE RESISTANT BOARD
	PLASTER OR E.I.F.S.

SYMBOL SCHEDULE

SYMBOLS	DESCRIPTION
XXXXXX	WALL SECTION
XXXXXX	BUILDING SECTION
XXXXXX	ELEVATION
XXXXXX	DETAIL
ROOM NAME XXX	ROOM NAME & NUMBER
100.00	SPOT FINISH GRADE ELEVATION
XX	COLUMN, BUILDING GRID
100'-0"	FINISH ELEVATION
	INDICATES HIDDEN CONDITION ABOVE, BELOW, OR BEYOND
	INDICATES CENTERLINE, STRUCTURAL GRID, WITNESS LINE, LIMIT LINE, OR EXTENSION LINE
X	DOOR NUMBER
X	WINDOW NUMBER
1	REVISION NUMBER
X	WALL TYPE NUMBER

DIMENSION TO FACE OF STUD OR MASONRY — DIMENSION TO FACE OF FINISH MATERIAL

CODE ANALYSIS

A. BUILDING CRITERIA:

OCCUPANCY CLASSIFICATION:	A3 / B
CONSTRUCTION TYPE:	2B
FULLY SPRINKLERED:	YES
TRAVEL DISTANCE NOT EXCEED:	200'-0"
COMMON PATH NOT EXCEED:	75'-0"

B. BUILDING CODES:

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL MECHANICAL CODE
2014 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FIRE CODE AND AMENDMENTS
2012 TEXAS ACCESSIBILITY STANDARDS

C. OCCUPANCY:

A-3 (ASSEMBLY)
ADDITION 1,950 / 7 = 280

B (OFFICE/BUSINESS)
EXISTING 8,442 / 100 = 82
ADDITION 8,681 / 100 = 87

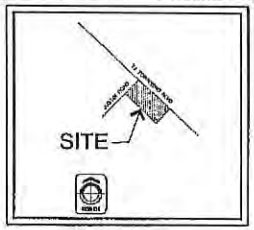
TOTAL OCCUPANCY = 429

D. SQUARE FOOTAGE:

EXISTING	A/C S.F.	= 8,142 s.f.
FIRST FLR ADDITION	A/C S.F.	= 6,103 s.f.
SECOND FLR ADDITION	A/C S.F.	= 3,513 s.f.

TOTAL SQUARE FOOTAGE = 17,758 s.f.

VICINITY MAP



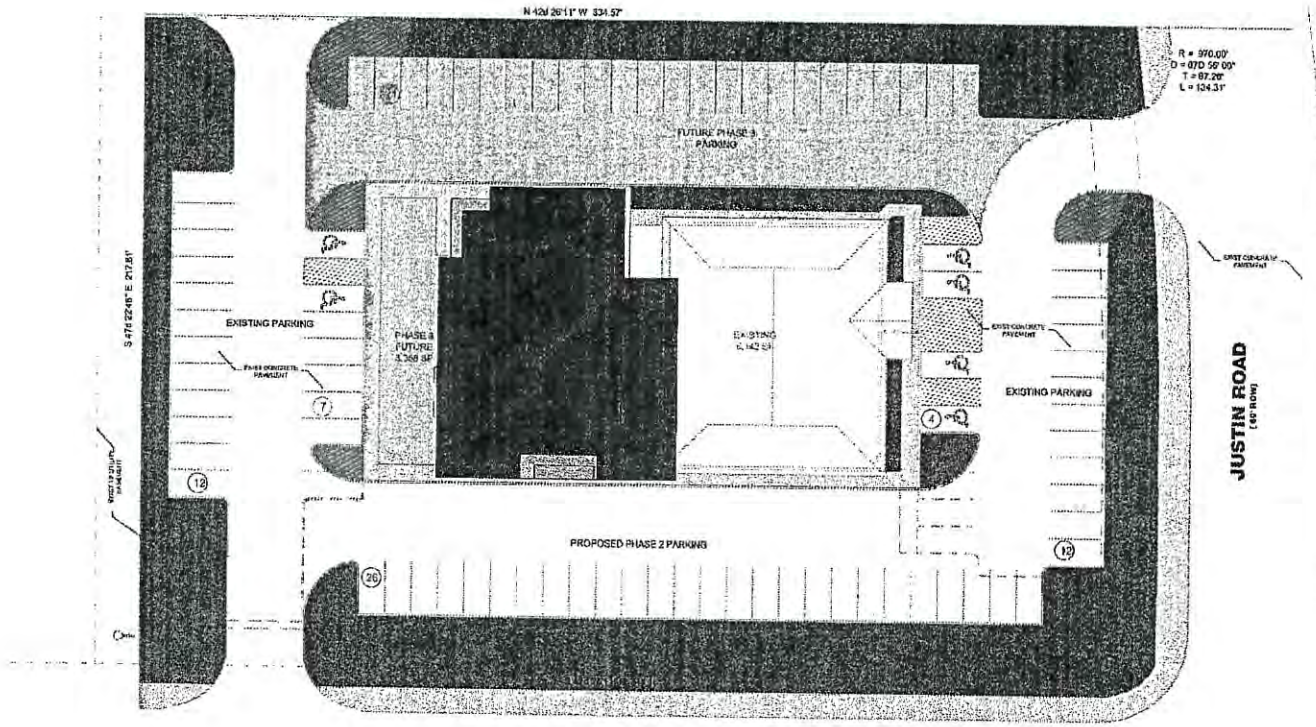
DRAWING INDEX

GENERAL
COVER SHEET

ARCHITECTURAL
A100 EXISTING & PROPOSED SITE PLAN
A200 FIRST FLOOR PLAN
A201 SECOND FLOOR PLAN
A401 WALL SECTIONS
A501 EXTERIOR ELEVATIONS

NOTES:
1. Engineered wood truss designs to be sealed by a Texas registered engineer.
2. Provide thermostatic mixing valves on all public use sinks or lavatories limiting tempered water to not more than 120 degrees F.
3. Provide GFCI protected 120V outlets at the water cooler location, damp locations and the convenience outlets serving mechanical/equipment.

DESIGN DEVELOPMENT SET - 4.19.2017



EXISTING & PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

0 20 40 80

NORTH

99MB	
DD PACKAGE	04-18-2017

ADDITION TO THE
ROCKWALL CENTRAL APPRAISAL DISTRICT OFFICE
841 Justin Road
Rockwall, Texas 75087-4842

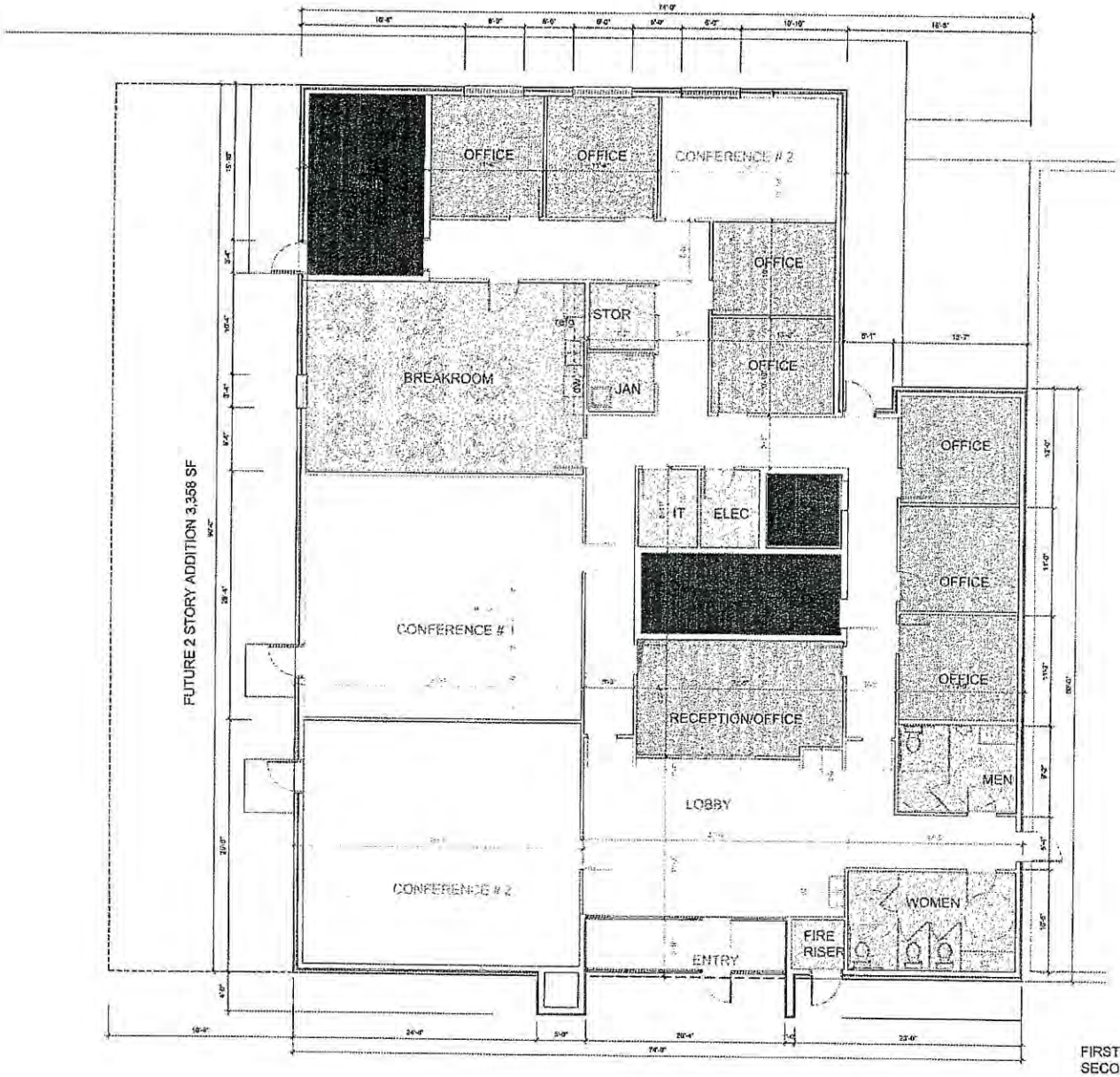
Rockwall Central Appraisal District
841 Justin Road
Rockwall, Texas
75087-4842

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX. 75087
t. 972-722-9085
f. 972-722-9058

EXISTING & PROPOSED SITE PLAN

DATE:	APRIL 2017
PROJECT NO:	2017/01
DRAWN BY:	GK
CHECKED BY:	JC
SHEET NO:	A100

600



FIRST FLOOR	6,102 AC SF
SECOND FLOOR	5,519 AC SF
TOTAL	11,621 AC SF

1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

ISSUE: DD PACKAGE 04-19-2017

ADDITION TO THE
ROCKWALL CENTRAL APPRASIAL DISTRICT OFFICE
841 Justin Road
Rockwall, Texas 75087-4842

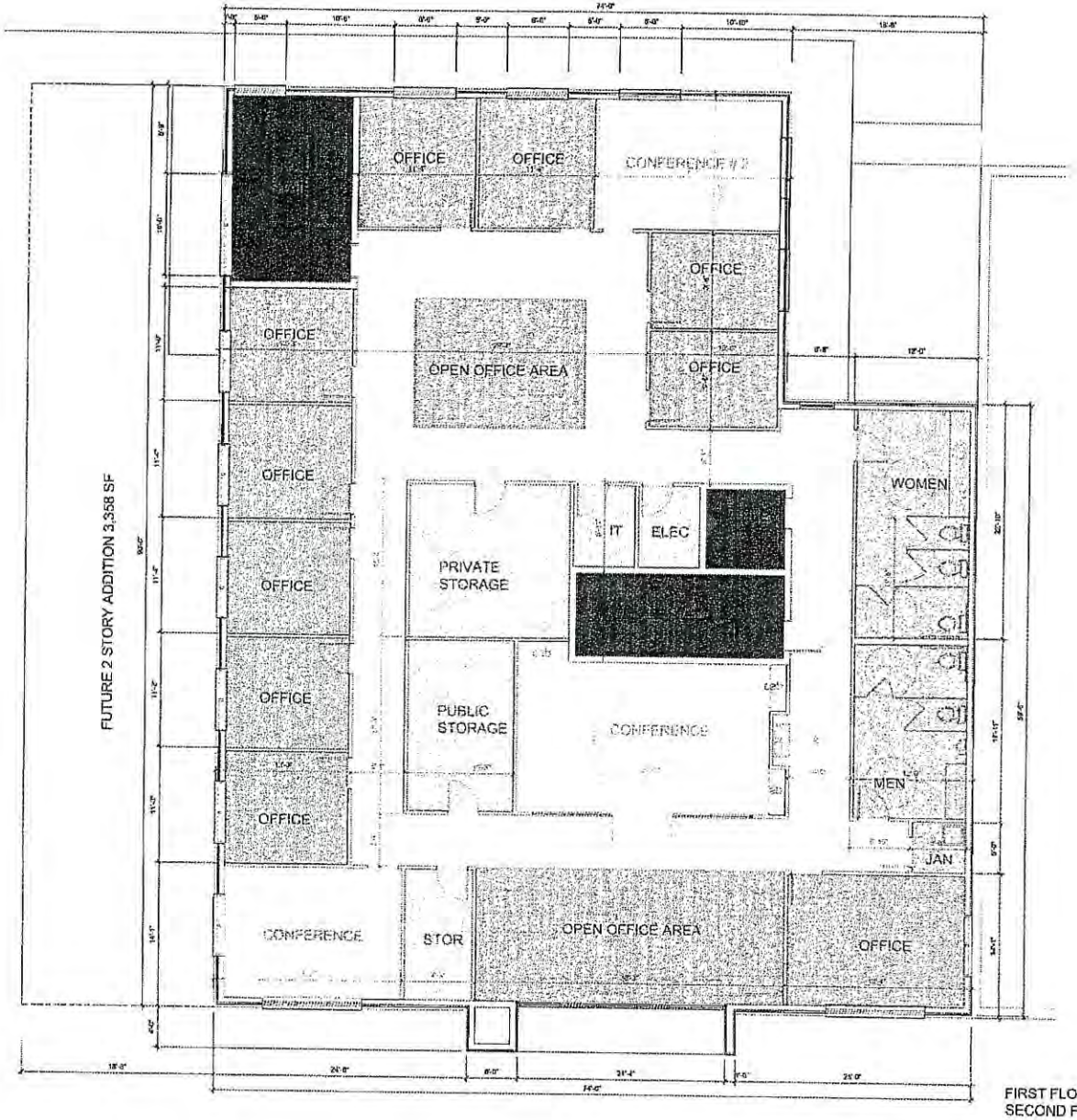
CARROLL architects
7501 Interstate 30
Suite 110
Rockwall, TX 75087
P 972.732.6038
F 972.732.9508

Rockwall Central Appraisal District
841 Justin Road
Rockwall, Texas
75087-4842

FIRST FLOOR PLAN

DATE: APRIL 2017
PROJECT NO: 2017001
DRAWN BY: SK
CHECKED BY: JC
SHEET NO. A200

601



FIRST FLOOR	6,102 AC SF
SECOND FLOOR	5,519 AC SF
TOTAL	11,621 AC SF

1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

ISSUE
DD PACKAGE 04-19-2017

ADDITION TO THE
ROCKWALL CENTRAL APPRASIAL DISTRICT OFFICE
841 Justin Road
Rockwall, Texas 75087-4842

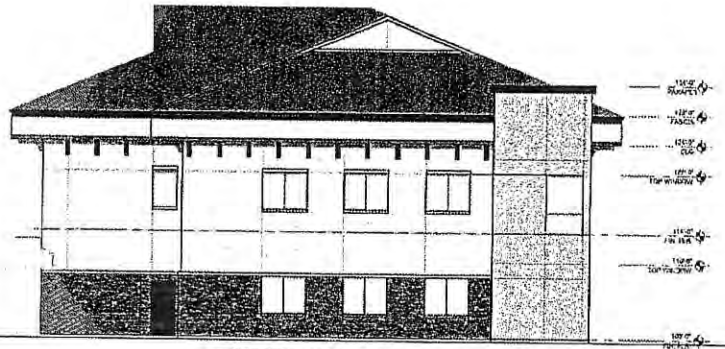
Rockwall Central Appraisal District
841 Justin Road
Rockwall, Texas 75087-4842

CARROLL architects
7403 Interstate 30
Suite 110
Rockwall, TX 75087
P: 972.732.6055
F: 972.732.6056

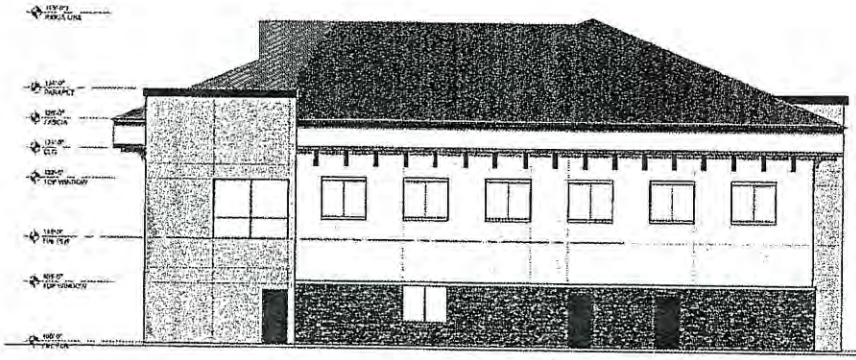
SECOND FLOOR PLAN

DATE: APRIL 2017
SHEET NO: A201
PROJECT NO: 201700
DRAWN BY: SC
CHECKED BY: JC

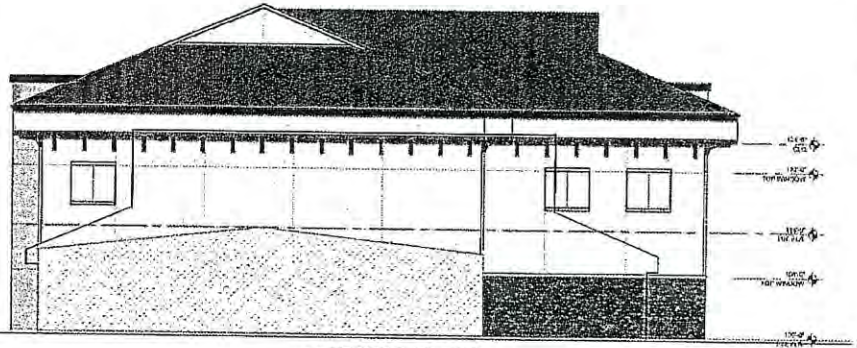
602



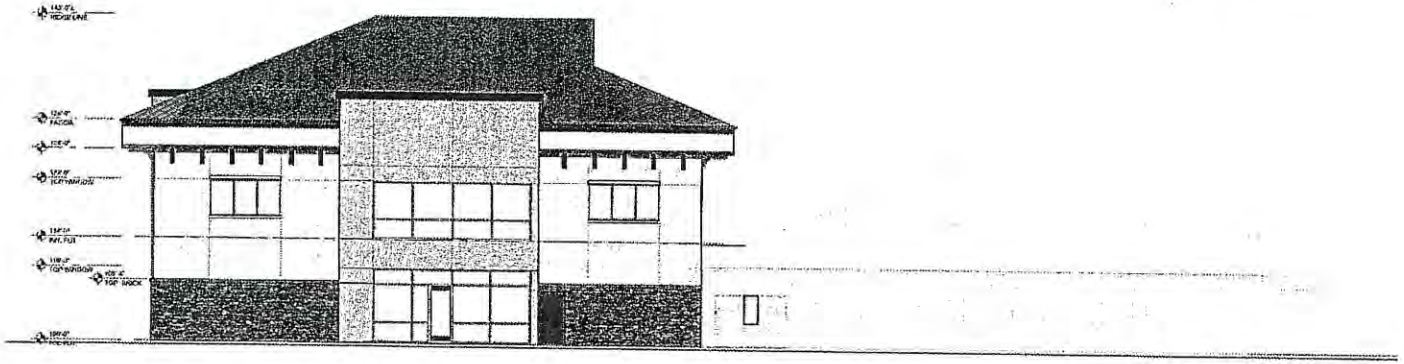
④ WEST ELEVATION
SCALE: 1/8" = 1'-0"



③ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



② NORTH ELEVATION
SCALE: 1/8" = 1'-0"



① EAST ELEVATION
SCALE: 1/8" = 1'-0"

ISSUE:
DD PACKAGE 04-19-2017

ADDITION TO THE
ROCKWALL CENTRAL APPRASIAL
DISTRICT OFFICE
841 Justin Road
Rockwall, Texas 75087-4842

Rockwall Central Appraisal District
841 Justin Road
Rockwall, Texas
75087-4842

CARROLL architects

EXTERIOR ELEVATIONS

DATE: APRIL 2017
PROJECT NO: 2017001
DRAWN BY: BK
CHECKED BY: JC
SHEET NO: A501

603

Rockwall CAD Search for Lease or Rental Property Within Rockwall County

No buildings for rent or lease to meet the square footage requirements for the district's needs for present or future growth. RCAD's current building square footage is 6,008 sq. ft.

The three largest buildings are:

A. The largest building the district could find was a 6,067 sq. ft. space at $22.75 sq. ft. + electric. Limited parking
B. The second largest building the district could find was a 3,200 sq. ft. at $25.00 sq. ft. nnn. Limited parking
C. The 3rd largest building was 3,000 sq. ft. at $28.00 sq. ft. nnn. Limited parking.

There are no properties in Rockwall large enough to meet the requirements of the CAD, all rentals would need finish out if there were.

The RCAD searched for sale properties within Rockwall County and there were no properties that met the requirements and only two for sale.

A. Office Medical Building built in 1986, 15,766 sq. ft. Asking price $3,389,000, Wood, two story. City of Rowlett.
B. Commercial Building built in 2003, 13,200 sq. ft. Asking price $ 13,200. Outside City, warehouse type building.

ROCKWALL CENTRAL APPRAISAL DISTRICT

PROPERTY **47422** R 12/04/1997 **OWNER ID** 64579

Legal Description **DBA** ROCKWALL CENTRAL APPRAISA

LOFLAND INDUSTRIAL PARK, BLOCK A, LOT 1A-R, ACRES 1.707, (REPLAT 2004)

OWNERSHIP 100.00%

Ref ID2: R47422

4322-000A-0001-A0-0R Map ID 2-4

SITUS 841 JUSTIN RD TX

PROPERTY APPRAISAL INFORMATION 2018

CENTRAL APPRAISAL DISTRICT OF
ROCKWALL COUNTY THE
841 JUSTIN RD
ROCKWALL, TX 75087-4842-41

ACRES: 1.7070

EFF. ACRES:

APPR VAL METHOD: Income

Entities

CAD	100%
CRW	100%
GRW	100%
SRW	100%

Values

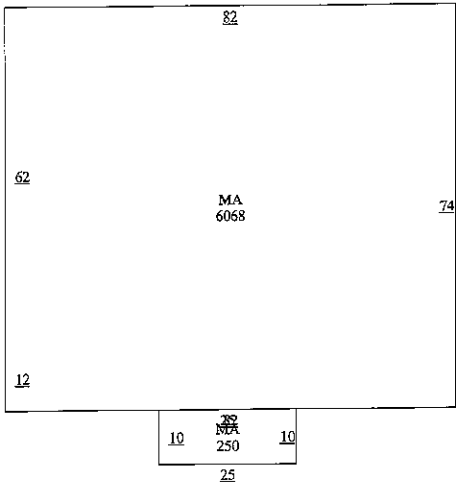
IMPROVEMENTS		640,190
LAND MARKET	+	371,790
MARKET VALUE	=	1,011,980
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	1,011,980
HS CAP LOSS	-	0
ASSESSED VALUE	=	1,011,980

GENERAL

UTILITIES	U	LAST APPR.	CG
TOPOGRAPHY		LAST APPR. YR	2014
ROAD ACCESS	P	LAST INSP. DATE	11/27/2013
ZONING		NEXT INSP. DATE	
NEXT REASON			

REMARKS

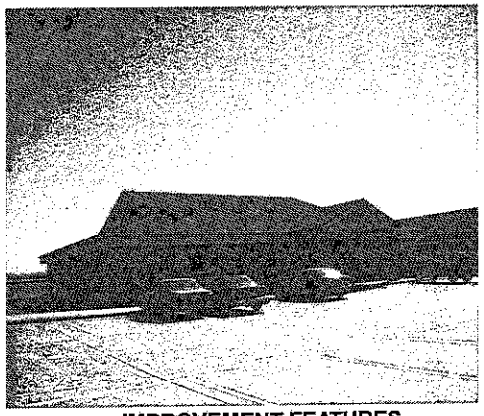
SKETCH for Improvement #1 (COMMERCIAL)



EXEMPTIONS

EX-XV Other Exemptions (including

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
11/26/1997	*****	W W REALTY PARTNWD	/ 1303 / 1

IMPROVEMENT INFORMATION

SUBD: S4322 100.00% NBHD:S4322 100.00%

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	C	OFFD/	6,068.0	98.84	1	1998	1998	*	599,760	100%	98%	100%	100%	100%	0.98	587,770
	MA	MAIN AREA	SP	CPYD/	250.0	16.50	1	1998	1998	*	4,130	100%	98%	100%	100%	100%	0.98	4,040
1.	Commercial		STCD: F1		**6,318.0**	Homesite: N					**603,890**							**591,810**
	PT OF BACK ST TO MA FOR 2008 PER CS																	
	PV	PAVING	C	CNCPVG/	6,960.0	2.50		1998	1998	A	17,400	100%	88%	100%	100%	100%	0.88	15,310
2.	CONCRETE PAVING		STCD: F1		**6,960.0**	Homesite: N					**17,400**							**15,310**
	PUT ON PHY OF 94 FOR 00																	

IMPROVEMENT FEATURES

Foundation	1	25	0
Exterior Wall	1	38	0
Roof Style	1	56,61	0
Heating/Cooling	1	01,03	0
Condition	1	G	0
			0

LAND INFORMATION

SUBD: S4322 100.00% NBHD:S4322 100.00% IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

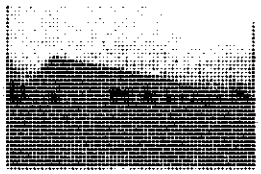
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	REAL COMM		SPECIAL	F1	N	SQ	74,356.9200 SQ	5.00	371,790	1.00	1.00	A	371,790	NO			0.00	0
Comment: SFT													**371,790**					**0**

2 Spaces Available

Display Renta

1st Floor Ste 1400

Rental Rate	$11.81 /SF/Yr	Lease Term	3 - 5 Years
Service Type	Modified Gross	Date Available	Immediate
Space Available	4,066 SF	Floor	1st Floor
Space Type	Relet	Space Use	Office


ATTACHMENTS

Marketing Brochure/Flyer

1st Floor Ste 1500

Rental Rate	$11.81 /SF/Yr	Lease Term	Negotiable
Service Type	Modified Gross	Date Available	30 Days
Space Available	2,033 SF	Floor	1st Floor
Space Type	Relet	Space Use	Office

Justin Weiss | Assistant City Manager | City of Fate

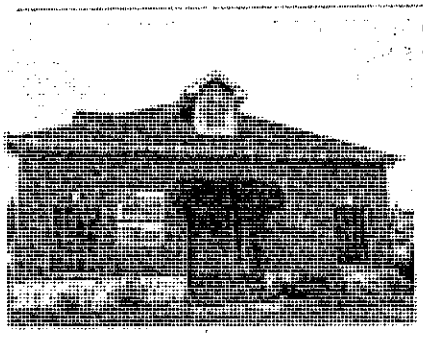
Hope this helps. I think if you want to stay in Rockwall, you'll probably have to build something.

Michael

Michael Kovacs | City Manager | City of Fate

Agent Full Report

MLS#: **13562836** **Sold** **106 W Kaufman ST** **Rockwall** **75087-3032** LP: **$510,000**



Category:	Commercial	Type:	COM-Sale	Orig LP:	$510,000
Area:	34/1			Low:	$510,000
Subdv:	Rockwall O T			$/Gr SqFt:	$211.01
County:	Rockwall	Lake Name:			
Parcel ID:	4820000g0002a00r	Plan Dvlpmnt:			
Lot: 2+	Block: G	Legal:	Rockwall O T, Block G, Lot Pt		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	$5,740

Building SqFt:	2,417 / Tax	Appraiser Name:		Yr Built:	2001 / Preowned
Gross SqFt:	2,417	Zoning:	retail	#Units:	1
Lot SqFt:	7,797 / Tax	Multiple Zoning:	No	Stories:	2
Acres:	0.179	Lot Dimen:		Will Subdiv:	No

Business Name:		Min Lease Rate(SF/MO):		Max Lease Rate(SF/MO):	
Gross Income:	$0	Leasable SqFt:	2,417	Average Monthly Lease:	
Net Income:	$0	Leasable Spaces:		Spaces Leased:	
Annual Expenses:	$0	Lease Expiration Date:		Occupancy Rate:	
Income/Expense Src:					

Building Use:	Beauty/Barber, Building Services, Medical, Office, Other	Alarm/Security Type:	Exterior Security Light(s), Pre-Wired, Smoke Detector
Inclusions:	Building Only, Land & Improvements	Ceiling Height/Type:	8 to10 Feet
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Flooring:	Carpet, Ceramic Tile
Topography:	Level	Heating/Cooling:	Central Air-Elec, Central Heat-Gas, Zoned
Soil:		Energy Efficiency:	Ceiling Fans, Insulated Doors, Other, Tinted Windows, Turbines
Road Frontage Desc:	City, Curbs/Gutters, Sidewalk	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Construction:	Brick	Tenant Pays:	Alarm Monitor Fee, All Utilities, Renters Insurance, Water
Roof:	Composition	Owner Pays:	
Walls:	Texture	Tot Annual Exp Inc:	
Street/Utilities:	Asphalt, City Sewer, City Water, Curbs, Sidewalk	Special Notes	
Property Association:		Possession:	Closing/Funding
Parking/Garage:	Area Assigned, Open	Showing:	Agent Or Owner Present
Features:	Computer Ready, Fire Alarm, Fire Sprinklers, Security Lighting, Telephone		

Property Description: **Brick building with stone trim, pier and beam foundation. Open space with private office downstairs. Very good visibility.Corner lot off of the Rockwall Square. ADA requirement ready. Ample concrete parking lot.**

Excludes:

Public Driving Directions: **Near downtown Rockwall. Just minutes off I30-via North 740 or Hwy 205-turns into Goliad St-Left on Kaufman (just past Rusk) 106 Kaufman on right**

Private Remarks: **Seller is licensed real estate agent.**

Loan Type:	Treat As Clear	Bal:	Equity:	Int Rate:	Pmt Type:	Payment:
Lender:		Orig Date:	2nd Mortg: No	Possible Short Sale:		

SUB: 0% BAC: 3% Var: No List Type: **Exclusive Right to Sell/Lease** CDOM: 3 DOM: 3 LD: 03/24/2017 XD:

LO:	REGA01 Regal Realtors (972) 771-6970	Fax: (972) 771-9780	Off Website: www.regalrealtors.com
LO Addr:	3125 Ridge Road Rockwall, TX 75032	Office Email: admin@regalrealtors.com	Off Supervisor:
LA:	0647369 Stacy Rose (972) 839-5225	Fax:	Brk Lic#: 0592626
LA Cell:	(972) 839-5225	LA Other: (972) 839-5225	
LA Email:	stacy.rose@regalrealtors.com	LA Website:	
LA 2:		LA 2 Contact:	
Pref Title Co:	Allegiance	Location:	

Call:	Agent	Appt: 9728395225		Owner Name:	See Agent
Keybox #:	0000	Keybox Type:	None	Seller Type:	Individual(s)
Show Instr:	Call Agent to schedule a showing.			Occupancy:	Tenant
Open House:				Owner Permission To Video:	No

Contract Date:	03/27/2017	Opt Exp Date: 04/05/2017	Sold Date: 05/31/2017	Slr Paid: $0	Sld$/Acre: $65
SO:	TJHG01 The Jessica Hargis Group LLC (214) 304-6068				SP: $510,000
SA:	0602435 Jessica Hargis (214) 304-6068			SA Email: jessica@jessicahargis.com	Sld$/Gr SqFt: $211.01
Closing Title Co:				Mortgage Co:	
Third Party AP:	Yes				
1st Fin:	Conventional	Years:		Loan 1 Amount:	Int Rt:
2nd Fin:		Years:		Loan 2 Amount:	2nd Int Rt:

Prepared By: Lowell Moon / Lowell Moon Group on 2017-07-13 11:31

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607

ROCKWALL CENTRAL APPRAISAL DISTRICT — PROPERTY FIELD REVIEW CARD 2018

PROPERTY ID AND LEGAL DESCRIPTION

PROP ID: 51142 TYPE: Real DBA: J.T. TURNER, INC
LOFLAND INDUSTRIAL PARK, BLOCK B, LOT 1-R, ACRES .650, (REPLAT-00)
GEO ID : 4322-000B-0001-R0-00 MAP ID: 2-4
REF ID1: REF ID2 : R51142 MAPSCO:
SITUS : 750 JUSTIN RD ROCKWALL, TX TIF: N
PROP USE: F1 SUB MKT: UNITS : 0
SBA : 9380 NRA: 9380

OWNER ID, NAME AND ADDRESS

1995 OSPREY LLC
PO BOX 1688
ROCKWALL, TX 75087

OWNER ID / %: 1066972 100.00%

EFFECTIVE ACRES: 0.0000

APPR VAL METHOD: Cost

EXEMPTIONS

ENTITIES

CAD	100%
CRW	100%
GRW	100%
SRW	100%

VALUE METHOD

		A 2017 VALUES	C 2018 VALUES
IMPROVEMENT		658,430	712,560
LAND MKT	+	141,570	141,570
MARKET	=	800,000	854,130
PROD LOSS	-	0	0
APPRAISED	=	800,000	854,130
HS CAP LOSS	-	0	0
ASSESSED	=	800,000	854,130

GENERAL

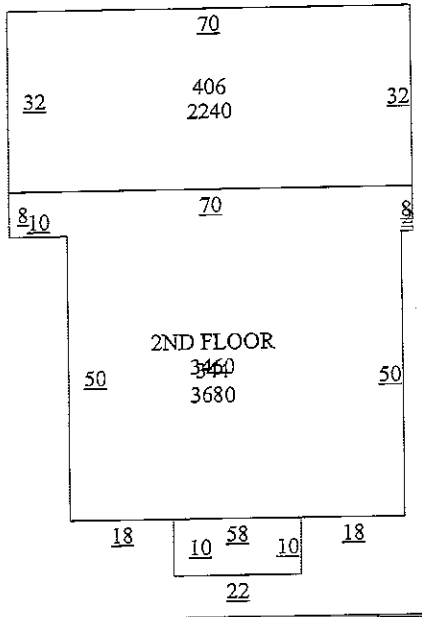
UTILITIES:	U	LAST APPR YR:	2014	LAST APPR:	CG
TOPOGRAPHY:		CAP BASIS YR:		NBHD APPR:	
ROAD ACCESS:	P	LAST INSP DATE:	02/19/2014	SUBDV APPR:	
ZONING:		NEXT INSP DATE:		LAND APPR:	
GROUP CODES:	ARB2016			VALUE APPR:	
NEXT REASON:	RESURVEY			RENT:	

REMARKS / SKETCH COMMANDS

FC, UPDATE SCHED/SKETCH. KDR 02/19/14// NC PER FIELD CK
2/25/13 FOR 2013 KDR–

344 L10,U8,R70,D8,L2,D50,L18,D10,L22,U10,L18,U50
2ND L10,U8,R70,D8,L2,D50,L58,U50
406 MU8,ML10,R70,U32,L70,D32

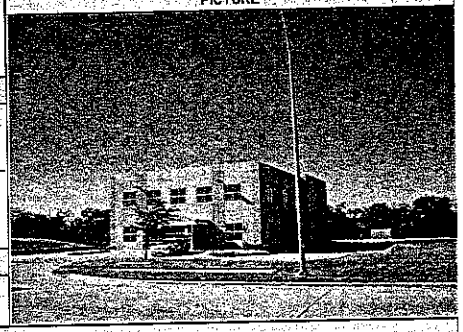
SKETCH FOR IMPROVEMENT #1



BUILDING PERMITS

L#	ISSUE DT	PERMIT #	TYPE	ST	EST VALUE	APPR	BUILDER	COMMENT

PICTURE



INCOME APPROACH DATA

GPI	VAC	EGR	OTHER INC	EGI	EXPENSE	TAXES	NOI	METHOD	INC VALUE
145,740	23.88%	7,140	0	131,166	49,843	0	81,323	DC	956,740
				13.98	5.31		8.67		102.00

TAX AGENT: DAVID HALL CONSULTING, INC. PHONE: 975-775-1586
GROSS SQFT: 9,380 NET SQFT: 9,380
LINKED ACCTS: RECONCILED VALUE: 956,740

INQUIRY / ARB PROTESTS

CASE ID	DATE	APPR	STATUS	OWNER COMMENTS	STAFF COMMENTS

SALES & DEED HISTORY

SALE DT	SALE PRICE	TYPE	RATIO CD	FIN CD	FIN TERM	LA SQFT	SP / SQFT	1ST IMPRV	2ND IMPRV	GRANTOR	CONSID	DEED	BOOK ID	DEED PAGE
04/28/2014	700,000	F1	C		0 YR	9,380	74.63	COMMERCIAL	COMMERCIAL	TURNER JOHN TE		WD	2014	00000056
11/21/2008								COMMERCIAL	COMMERCIAL	BLUEBONNET WES	10+	WD	5834	201
11/11/1999	45,885	C2	L					COMMERCIAL	COMMERCIAL	TOLER TOBIN D	10+225,	WD	1762	246

REGION: SUBD: S4322 (100%) NBHD: S4322 (100%) SUBSET: 350 — IMPROVEMENT VALUATION — LIVING AREA: 9,380 APPR/SQFT: 91.06 SALE/SQFT: 74.63

L#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	STY	BUILT	EFF YR	COND.	VALUE DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
A	344	OFFICE BUILDING	M/S	C/12 F	3,680.0	81.90	1		2000	2000	2.5	0	100%				1.00	584,770
B	2ND	IDENTIFICATION ONL	M/S	C/24 F	3,460.0	0.00	1	1	2000	2000	2.5	0	100%				1.00	0
C	406	STORAGE WAREHOUSE	M/S	C/12 F	2,240.0	50.20	1	1	2000	2000	2.5	0	100%				1.00	112,440
D	COM	M/S	M/S	CONC-A/	16,508.0	3.72	1	1	2000	2000	*	61,410	25%				0.25	15,350
1.		COMMERCIAL	STCD: F1		25,888.0	(E2000)	Homesite: N					61,410		Living Area: 9,380				712,560

IMPROVEMENT DETAIL ADJUSTMENTS

L#	ADJ TYPE	ADJ AMT	ADJ %

IMPROVEMENT FEATURES

DESCRIPTION	UNITS	CODE	VALUE

REGION: SUBD: S4322 (100%) NBHD: S4322 (100%) SUBSET: 350 — LAND VALUATION — IRR Wells: 0 Capacity: 0 IRR Acres: 0.0000 Oil Wells: 0

L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	ADJ	MASS ADJ	VAL SRC	MKT VAL
1.	REAL COMM SFT	F1			SPECIAL	F1	N	SQ	28314.00 SQ	5.00	1.00	1.00	A	141,570
														141,570

LAND ADJUSTMENTS

L#	ADJ TYPE	ADJ AMT	ADJ %

PRODUCTIVITY VALUATION

AG	AG USE	AG TABLE	AG UNIT PRC	AG VALUE
N			0.00	0
				0

ROCKWALL CENTRAL APPRAISAL DISTRICT

PROPERTY FIELD REVIEW CARD 2018

PROPERTY ID AND LEGAL DESCRIPTION

PROP ID: 51142 TYPE: Real
LOFLAND INDUSTRIAL PARK, BLOCK B, LOT 1-R, ACRES .650, (REPLAT-00)
GEO ID : 4322-000B-0001-R0-00
REF ID1: REF ID2: R51142

SKETCH COMMANDS

344 L10,U8,R70,D8,L2,D50,L18,D10,L22,U10,L18 U50
2ND L10,U8,R70,D8,L2,D50,L58,U50
406 MU8,ML10,R70,U32,L70,D32

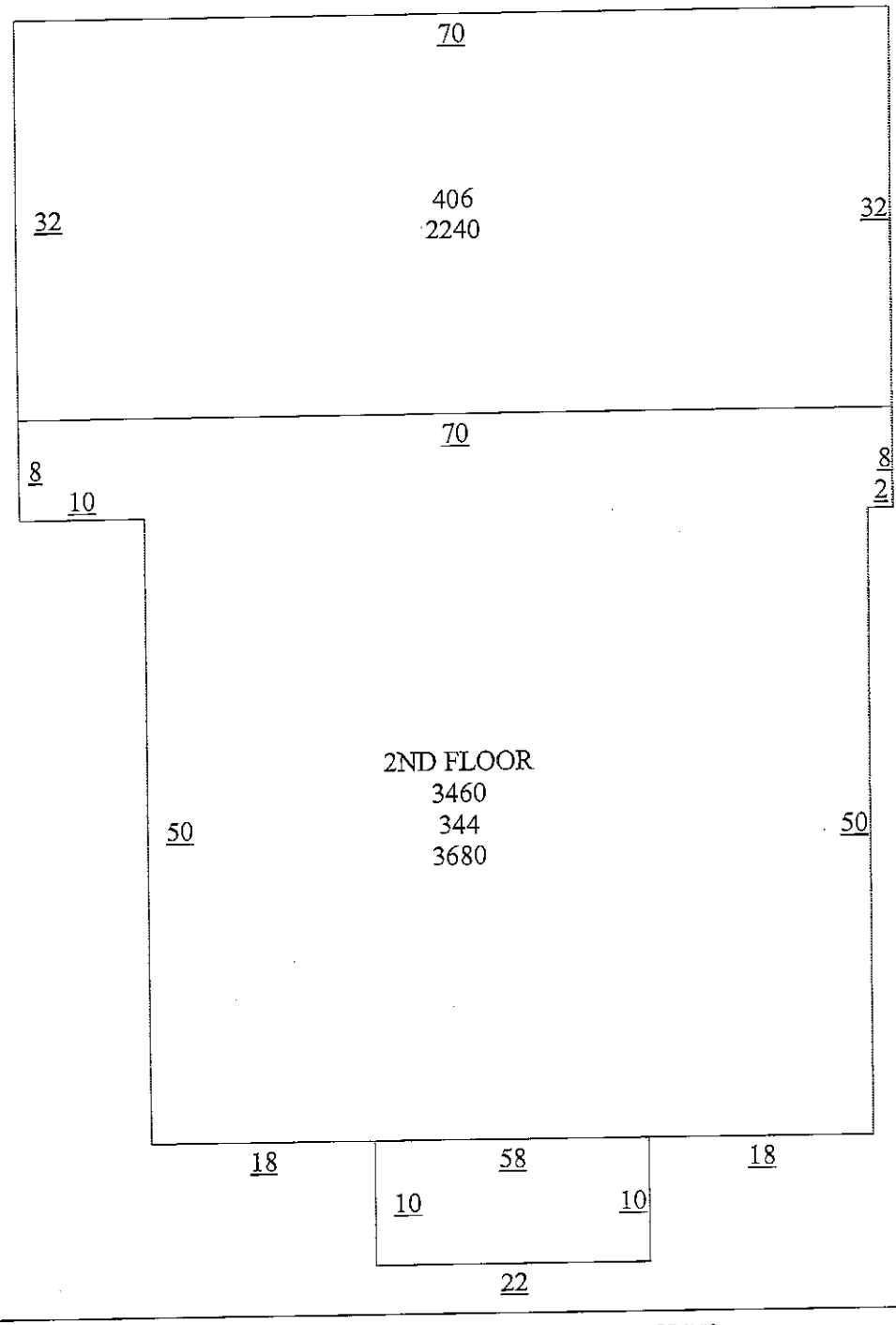
SKETCH INFORMATION

TYPE	AREA	ADJ VALUE
344	3,680.0	584,770
2ND	3,460.0	0
406	2,240.0	112,440
	9,380.0	**697,210**

PROPERTY COMMENTS

PROPERTY CONFIDENTIAL COMMENTS

SKETCH FOR IMPROVEMENT #1



Effective Date of Appraisal: January 1 Date Printed: 03/20/2018 04:52:28PM by PDAVIS

True Automation, Inc.

609

PROPERTY ID AND LEGAL DESCRIPTION

PROP ID: 51142 TYPE: Real DBA: J.T. TURNER, INC
LOFLAND INDUSTRIAL PARK, BLOCK B, LOT 1-R, ACRES .650, (REPLAT-00)
GEO ID : 4322-000B-0001-R0-00 MAP ID: 2-4
REF ID1: REF ID2 : R51142 MAPSCO:
SITUS : 750 JUSTIN RD ROCKWALL, TX TIF: N
PROP USE: F1 SUB MKT:
GBA : 9380 NRA: 9380 UNITS : 0

OWNER ID, NAME AND ADDRESS

1995 OSPREY LLC
PO BOX 1688
ROCKWALL, TX 75087

OWNER ID / %: 1066972 100.00%

EFFECTIVE ACRES: 0.0000

APPR VAL METHOD: Cost

EXEMPTIONS

ENTITIES

CAD 100%
CRW 100%
GRW 100%
SRW 100%

VALUE METHOD

		A 2017 VALUES	C 2018 VALUES
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PROD LOSS	-	0	0
APPRAISED	=	800,000	854,130
HS CAP LOSS	-	0	0
ASSESSED	=	800,000	854,130

GENERAL

UTILITIES:	U	LAST APPR YR:	2014	LAST APPR:	CG
TOPOGRAPHY:		CAP BASIS YR:		NBHD APPR:	
ROAD ACCESS:	P	LAST INSP DATE:	02/19/2014	SUBDV APPR:	
ZONING:		NEXT INSP DATE:		LAND APPR:	
GROUP CODES:	ARB2016			VALUE APPR:	
NEXT REASON:	RESURVEY			RENT:	

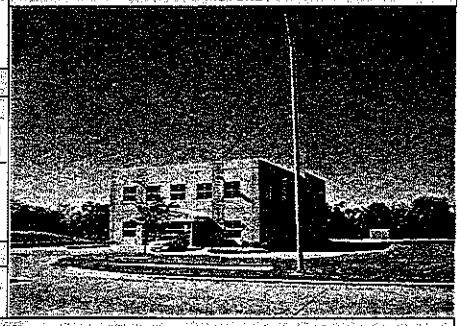
REMARKS / SKETCH COMMANDS

FC, UPDATE SCHED/SKETCH. KDR 02/19/14// NC PER FIELD CK 2/25/13 FOR 2013 KDR--

BUILDING PERMITS

B#	ISSUE DT	PERMIT #	TYPE	ST	EST VALUE	APPR	BUILDER	COMMENT

PICTURE



INCOME APPROACH DATA

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				13.98	5.31		8.67		102.00

TAX AGENT: DAVID HALL CONSULTING, INC. PHONE: 975-775-1586
GROSS SQFT: 9,380 NET SQFT: 9,380
LINKED ACCTS: RECONCILED VALUE: 956,740

INQUIRY / ARB PROTESTS

CASE ID	DATE	APPR	STATUS	OWNER COMMENTS	STAFF COMMENTS

SALES & DEED HISTORY

SALE DT	SALE PRICE	TYPE	RATIO CD	FIN CD	FIN TERM	LA SQFT	SP./ SQFT	1ST IMPRV	2ND IMPRV	GRANTOR	CONSID	DEED	BOOK ID	DEED PAGE
04/28/2014	700,000	F1	C		0 YR	9,380	74.63	COMMERCIAL	COMMERCIAL	TURNER JOHN TE		WD	2014	00000056
11/21/2008								COMMERCIAL	COMMERCIAL	BLUEBONNET WES	10+	WD	5634	201
11/11/1999	45,885	C2	L					COMMERCIAL	COMMERCIAL	TOLER TOBIN D	10+225,	WD	1762	246

REGION: SUBD: S4322 (100%) NBHD: S4322 (100%) SUBSET: 350 IMPROVEMENT VALUATION LIVING AREA: 9,380 APPR/SQFT: 91.06 SALE/SQFT: 74.63

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	STY	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE

IMPROVEMENT DETAIL ADJUSTMENTS

I#	ADJ TYPE	ADJ AMT	ADJ %

IMPROVEMENT FEATURES

DESCRIPTION	UNITS	CODE	VALUE

LAND VALUATION

L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	ADJ	MASS ADJ	VAL SRC	MKT VAL

LAND ADJUSTMENTS

L#	ADJ TYPE	ADJ AMT	ADJ %

PRODUCTIVITY VALUATION

AG	AG USE	AG TABLE	AG UNIT PRC	AG VALUE

Marshall & Swift Commercial Calculation Estimate Report

Property ID: 51142 Imprv ID: 23631 Imprv Detail ID: 31172 Calculated Date: 03/19/2018 Cost Data as of: 01/01/2018

Owner: 1995 OSPREY LLC Situs Address: 750 JUSTIN RD ROCKWALL, TX

Section ID 421: Converted Section Effective Age: 15 Perimeter: 216.0 # of Stories: 2.00 Total Area: 7,140.0

Occupancies Description	Name	Percentage	Class		Height	Rank		
344 (Office Building)		100.00%	C		12.00	2.0		
Components	**Description**	**Units%**	**Basic Structures**	**Units**	**Unit Cost**	**Total Cost New**	**Depr. Amount**	**Total Cost Depreciated**
			Base Cost	7,140.00	$70.80	505,512	80,882	424,630
Exterior Walls	Concrete, Tilt-up	100.00%		7,140.00	$16.80	119,952	19,192	100,760
Heating, Cooling & Ventilation	Package Unit	100.00%		7,140.00	$9.90	70,686	11,310	59,376
			Basic Structure Cost	**7,140.00**	**$97.50**	**696,150**	**111,384**	**584,766**
Depreciation Information		%					Amount	
Physical & Functional		16.00%					111,384	
Depreciation Totals:							**111,384**	
SECTION ID 421 TOTAL COST:				**7,140.00**	**$81.90**	**696,150**	**111,384**	**584,766**
Remarks:								
ESTIMATE TOTALS:						**696,150**	**111,384**	**584,766**

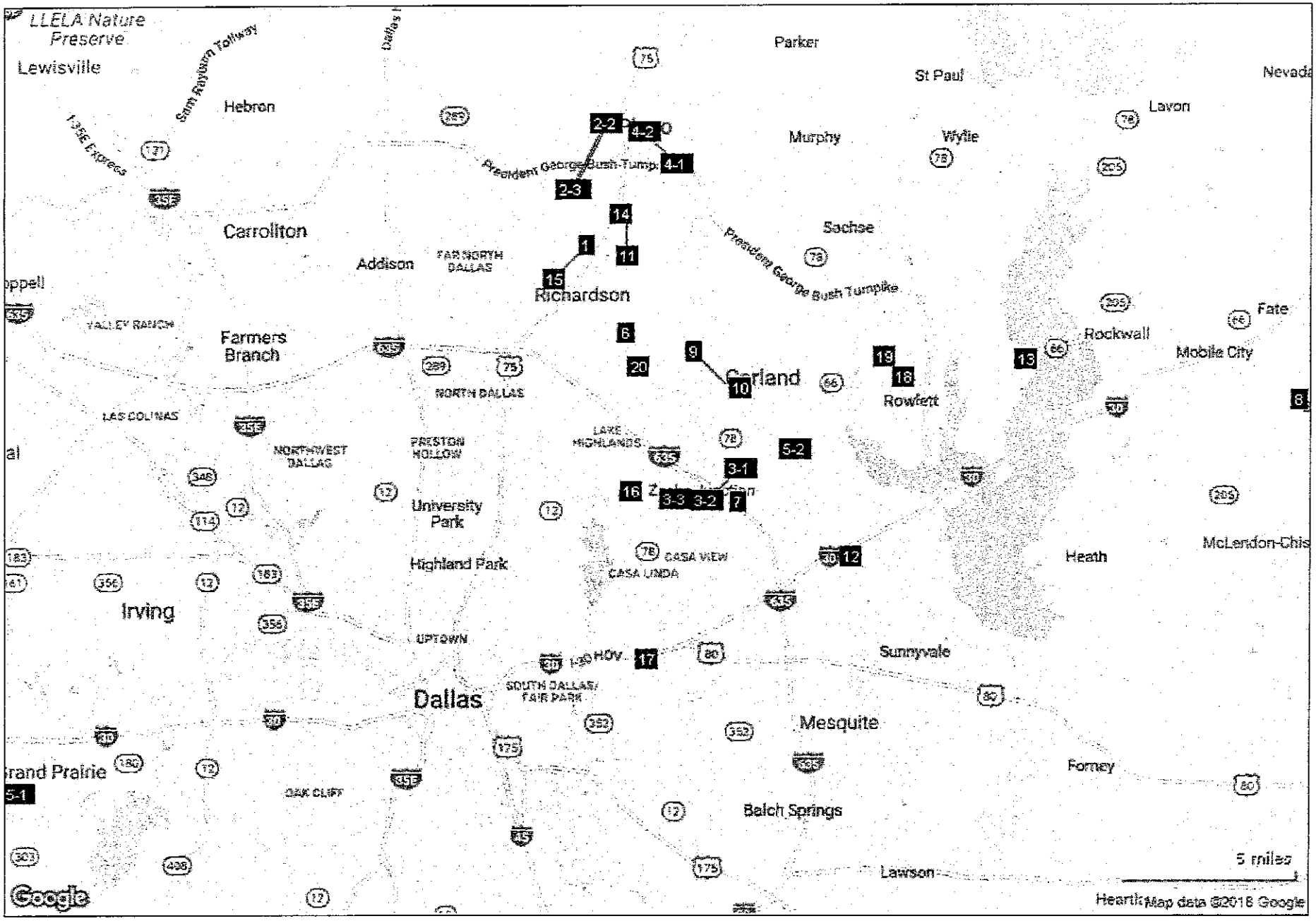
Marshall & Swift Commercial Calculation Estimate Report

Property ID: 51142 | Imprv ID: 23631 | Imprv Detail ID: 139718 | Calculated Date: 03/19/2018 | Cost Data as of: 01/01/2018
Owner: 1995 OSPREY LLC | Situs Address: 750 JUSTIN RD ROCKWALL, TX
Section ID 539: Converted Section | Effective Age: 15 | Shape: 1.0 | # of Stories: 1.00 | Total Area: 2,240.0

Occupancies Description	Name	Percentage	Class		Height	Rank		
406 (Storage Warehouse)		100.00%	C		24.00	2.5		
Components	**Description**	**Units%**	**Basic Structures**	**Units**	**Unit Cost**	**Total Cost New**	**Depr. Amount**	**Total Cost Depreciated**
			Base Cost	2,240.00	$48.74	109,178	22,927	86,251
Exterior Walls	Concrete, Tilt-up	100.00%		2,240.00	$14.80	33,152	6,962	26,190
Heating, Cooling & Ventilation	No HVAC	100.00%		2,240.00	$0.00	0	0	0
			Basic Structure Cost	**2,240.00**	**$63.54**	**142,330**	**29,889**	**112,441**
Depreciation Information		%					**Amount**	
Physical & Functional		21.00%					29,889	
Depreciation Totals:							**29,889**	
SECTION ID 539 TOTAL COST:				**2,240.00**	**$50.20**	**142,330**	**29,889**	**112,441**

Remarks:
ESTIMATE TOTALS: 142,330 | 29,889 | 112,441

For Sale



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3/21/2018

7 1640 Eastgate Dr — FOR SALE

Garland, TX 75041 — **Dallas County**

Asking Price:	-	Sale Type:	Investment
Price/SF:	-	Bldg Type:	Class B Office
Days on Market:	216	Bldg Status:	Built 1968
Sale Status:	Active	RBA:	35,663 SF
Actual Cap Rate:	-	Parcel No:	264576600101R0000
		Sale Conditions:	-



8 3723 S FM 551 — FOR SALE

Royse City, TX 75189 — **Rockwall County**

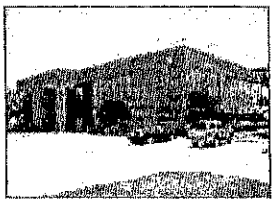
Asking Price:	$1,320,000	Sale Type:	Owner/User
Price/SF:	$100.00	Bldg Type:	Class B Office
Days on Market:	301	Bldg Status:	Built 2003
Sale Status:	Active	RBA:	13,200 SF
Actual Cap Rate:	-	Parcel No:	82096
		Sale Conditions:	-



9 1985 Forest Ln — FOR SALE

Garland, TX 75042 — **Dallas County**

Asking Price:	$1,500,000	Sale Type:	Investment OR Owner/User
Price/SF:	$84.74	Bldg Type:	Class B Office
Days on Market:	209	Bldg Status:	Built 1985
Sale Status:	Active	RBA:	17,702 SF
Actual Cap Rate:	-	Parcel No:	26180450010010000
		Sale Conditions:	-



10 1530 S Forest Ln - Forest Creek Office Center — FOR SALE

Garland, TX 75042 — **Dallas County**

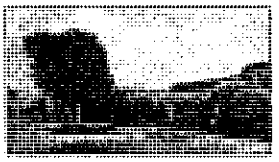
Asking Price:	$1,000,000	Sale Type:	Investment OR Owner/User
Price/SF:	$58.06	Bldg Type:	Class C OfficeMedical
Days on Market:	266	Bldg Status:	Built 1978
Sale Status:	Active	RBA:	17,223 SF
Actual Cap Rate:	2.21%	Parcel No:	26179400010010000
		Sale Conditions:	-



11 2100 N Greenville Ave - Campbell Forum III — FOR SALE

Richardson, TX 75082 — **Dallas County**

Asking Price:	$3,039,190	Sale Type:	Owner/User
Price/SF:	$70.00	Bldg Type:	Class C Office
Days on Market:	3794	Bldg Status:	Built 1983
Sale Status:	Active	RBA:	43,417 SF
Actual Cap Rate:	-	Parcel No:	42124330000010000
		Sale Conditions:	-



12 2302 Guthrie Rd - Independence Park — FOR SALE

Garland, TX 75043 — **Dallas County**

Asking Price:	$4,735,000	Sale Type:	Investment
Price/SF:	$145.00	Bldg Type:	Class B Office
Days on Market:	292	Bldg Status:	Built 1985
Sale Status:	Active	RBA:	32,656 SF
Actual Cap Rate:	7.60%	Parcel No:	26278480010010000
		Sale Conditions:	-



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13 6800 Heritage Pky - The Landing — FOR SALE

Rockwall, TX 75087 — **Rockwall County**

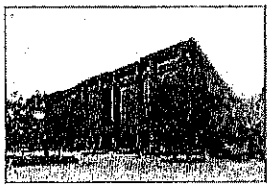
Asking Price:	$3,389,000	Sale Type:	Investment
Price/SF:	$214.96	Bldg Type:	Class B OfficeMedical
Days on Market:	105	Bldg Status:	Built 1986
Sale Status:	Active	RBA:	15,766 SF
Actual Cap Rate:	7.42%	Parcel No:	28043
		Sale Conditions:	-



14 2400 Lakeside Blvd - Greenway Plaza II — UNDER CONTRACT

Richardson, TX 75082 — **Dallas County**

Asking Price:	-	Sale Type:	Investment
Price/SF:	-	Bldg Type:	Class A Office
Days on Market:	300	Bldg Status:	Built 1985 Renov 2013
Sale Status:	Under Contract	RBA:	152,969 SF
Actual Cap Rate:	8.25%	Parcel No:	42076680020010000
		Sale Conditions:	-



15 399 Melrose Dr - Build to Suit — FOR SALE

Richardson, TX 75080 — **Dallas County**

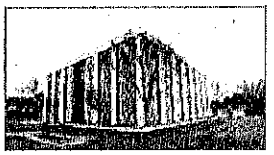
Asking Price:	-	Sale Type:	Investment OR Owner/User
Price/SF:	-	Condo Type:	13,700 SF Office Condo
Days on Market:	428	Bldg Status:	Built 2019
Sale Status:	Active	RBA:	13,700 SF
Actual Cap Rate:	-	Parcel No:	-
		Sale Conditions:	-



16 10440 E Northwest Hwy — FOR SALE

Dallas, TX 75238 — **Dallas County**

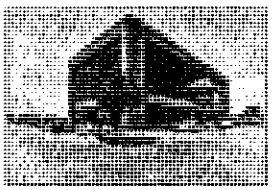
Asking Price:	-	Sale Type:	Investment OR Owner/User
Price/SF:	-	Bldg Type:	Class C OfficeMedical
Days on Market:	279	Bldg Status:	Built 1969
Sale Status:	Active	RBA:	20,665 SF
Actual Cap Rate:	-	Parcel No:	00000671068000000
		Sale Conditions:	-



17 8344 E RL Thornton Fwy - Thornton Business Center — FOR SALE

Dallas, TX 75228 — **Dallas County**

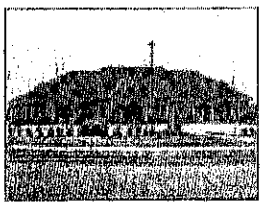
Asking Price:	$4,400,000	Sale Type:	Investment
Price/SF:	$87.87	Bldg Type:	Class B Office
Days on Market:	19	Bldg Status:	Built 1984 Renov 2008
Sale Status:	Active	RBA:	50,075 SF
Actual Cap Rate:	-	Parcel No:	0084740D000010000
		Sale Conditions:	-



18 5705 Rowlett Rd — FOR SALE

Rowlett, TX 75089 — **Dallas County**

Asking Price:	$3,950,000	Sale Type:	Investment
Price/SF:	$239.39	Bldg Type:	Class B OfficeMedical
Days on Market:	162	Bldg Status:	Built 2018
Sale Status:	Active	RBA:	16,500 SF
Actual Cap Rate:	7.09%	Parcel No:	44016660010020000
		Sale Conditions:	-



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19 6901 Rowlett Rd, Unit 10,000 SF - Office/Medical Condos — FOR SALE

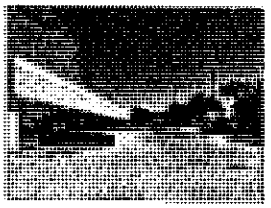
Rowlett, TX 75089 — **Dallas County**



Asking Price:	$1,750,000	Sale Type:	Investment
Price/SF:	$175.00	Condo Type:	10,000 SF Office Condo
Days on Market:	392	Bldg Status:	Built 2018
Sale Status:	Active	RBA:	17,600 SF
Actual Cap Rate:	-	Parcel No:	-
		Sale Conditions:	-

20 4555-4563 W Walnut St - Hanmi Bank Building — FOR SALE

Garland, TX 75042 — **Dallas County**



Asking Price:	$3,500,000	Sale Type:	Investment OR Owner/User
Price/SF:	$107.47	Bldg Type:	Class B Office
Days on Market:	412	Bldg Status:	Built 2003
Sale Status:	Active	RBA:	32,567 SF
Actual Cap Rate:	-	Parcel No:	26649660010010000
		Sale Conditions:	-

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1

UNDER CONTRACT

Portfolio of 3 Class B Office properties in Plano, TX, having total size of 1,000,905 SF, and for sale



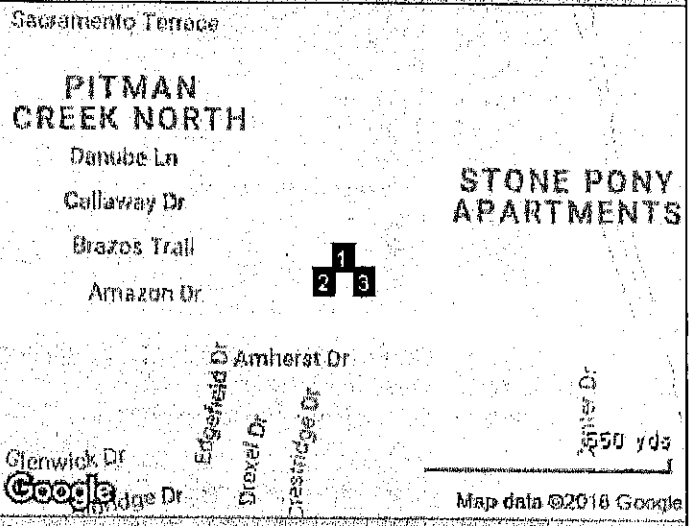
1 1255 W 15th St



2 1309 W 15th St



3 1201 W 15th St



Summary of Property Info - at time of sale

	Address	City, State	Type-Class	Property SF	Built	Sale Price
1	1255 W 15th St	Plano, TX	Office B	183,159 SF	1983	
2	1309 W 15th St	Plano, TX	Office B	56,668 SF	1980	
3	1201 W 15th St	Plano, TX	Office B	54,409 SF	1980	

Sales Contacts

Sales Co: **Colliers International**
1717 McKinney Ave
Dallas, TX 75202
(214) 692-1100

Sales Contact 1: Creighton Stark
Sales Contact 2: Chris Boyd

For Sale Data

Asking Price:	-	# of Properties:	**3**
Price/SF:	-	RBA:	**294,236 SF**
Days on Market:	**379**	Total Land Area:	**10.60 AC (461,888 SF)**
Sale Status:	**Under Contract**	Sale Type:	**Investment**
Pro Forma Cap Rate:	**5.00%**	Sale Conditions:	-

Transaction Notes

Colliers International is pleased to exclusively offer to qualified investors a 100% fee-simple interest in CityView (the Property), located in the Dallas suburb of Plano, Texas near the new State Farm Regional Headquarters campus. CityView is comprised of the Tower, a ten-story, 183,159 square foot multi-tenant office building, and two adjacent four-story office buildings (CityView Corporate Center I and CityView Corporate Center II) containing 56,668 square feet and 54,409 square feet, respectively.

Strategically positioned to capitalize on the significant recent development in the Plano submarket, CityView offers classic design, exceptional value, and a unique lease-up opportunity for value-add, opportunistic investors.

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(con't)

UNDER CONTRACT

Current Building Information: 1255 W 15th St

ID: 408370

Bldg Type:	Office	Bldg Status:	Built in Jan 1983
Class:	B	RBA:	183,159 SF
Total Avail:	36,173 SF	% Leased:	80.9%
Bldg Vacant:	43,887 SF	Rent/SF/Yr:	$20.25
Tenancy:	Multi	Elevators:	5 with 1 frt
Owner Type:	Developer/Owner-RGNL	Core Factor:	15.0%
Owner Occupied	No	Stories:	10
Zoning:	O-M	Typical Floor Size:	18,509 SF
Land Area:	6.15 AC	Building FAR:	0.68
		Const Type:	Steel

Expenses: 2017 Tax @ $1.89/sf, 2012 Est Tax @ $1.95/sf; 2009 Ops @ $5.56/sf, 2012 Est Ops @ $3.55/sf
Parking: Ratio of 3.43/1,000 SF
Amenities: Food Service, On Site Management, Property Manager on Site

Location Information

Park Name:	CityView Corporate Center
Metro Market:	Dallas/Ft Worth
Submarket:	Richardson/Plano/Plano
County:	Collin
CBSA:	Dallas-Fort Worth-Arlington, TX
CSA:	Dallas-Fort Worth, TX-OK
DMA:	Dallas-Ft Worth, TX
Map(Page):	Mapsco 658-UD

Current Building Information: 1309 W 15th St

ID: 408365

Bldg Type:	Office	Bldg Status:	Built in Jan 1980
Class:	B	RBA:	56,668 SF
Total Avail:	56,668 SF	% Leased:	-
Bldg Vacant:	56,668 SF	Rent/SF/Yr:	$18.00
Tenancy:	Single	Elevators:	0
Owner Type:	Developer/Owner-RGNL	Core Factor:	12.0%
Owner Occupied	No	Stories:	4
Zoning:	O-M	Typical Floor Size:	14,167 SF
Land Area:	2.13 AC	Building FAR:	0.61

Expenses: 2017 Tax @ $0.96/sf
Parking: Ratio of 3.43/1,000 SF

Location Information

Park Name:	CityView Corporate Center
Metro Market:	Dallas/Ft Worth
Submarket:	Richardson/Plano/Plano
County:	Collin
CBSA:	Dallas-Fort Worth-Arlington, TX
CSA:	Dallas-Fort Worth, TX-OK
DMA:	Dallas-Ft Worth, TX
Map(Page):	Mapsco 658-UD

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(con't) **UNDER CONTRACT**

Current Building Information: 1201 W 15th St ID: 408369

Bldg Type:	**Office**	Bldg Status:	**Built in Jan 1980**
Class:	**B**	RBA:	**54,409 SF**
Total Avail:	**43,570 SF**	% Leased:	**19.9%**
Bldg Vacant:	**49,779 SF**	Rent/SF/Yr:	**$18.00**
Tenancy:	**Multi**	Elevators:	**2**
Owner Type:	**Developer/Owner-RGNL**	Core Factor:	**12.0%**
Owner Occupied	**No**	Stories:	**4**
Zoning:	**O-M, Plano**	Typical Floor Size:	**13,602 SF**
Land Area:	**2.32 AC**	Building FAR:	**0.54**

Expenses: **2017 Tax @ $1.00/sf**

Parking: **170 Surface Spaces are available; Ratio of 3.43/1,000 SF**

Location Information

Park Name:	**CityView Corporate Center**
Metro Market:	**Dallas/Ft Worth**
Submarket:	**Richardson/Plano/Plano**
County:	**Collin**
CBSA:	**Dallas-Fort Worth-Arlington, TX**
CSA:	**Dallas-Fort Worth, TX-OK**
DMA:	**Dallas-Ft Worth, TX**
Map(Page):	**Mapsco 658-UD**

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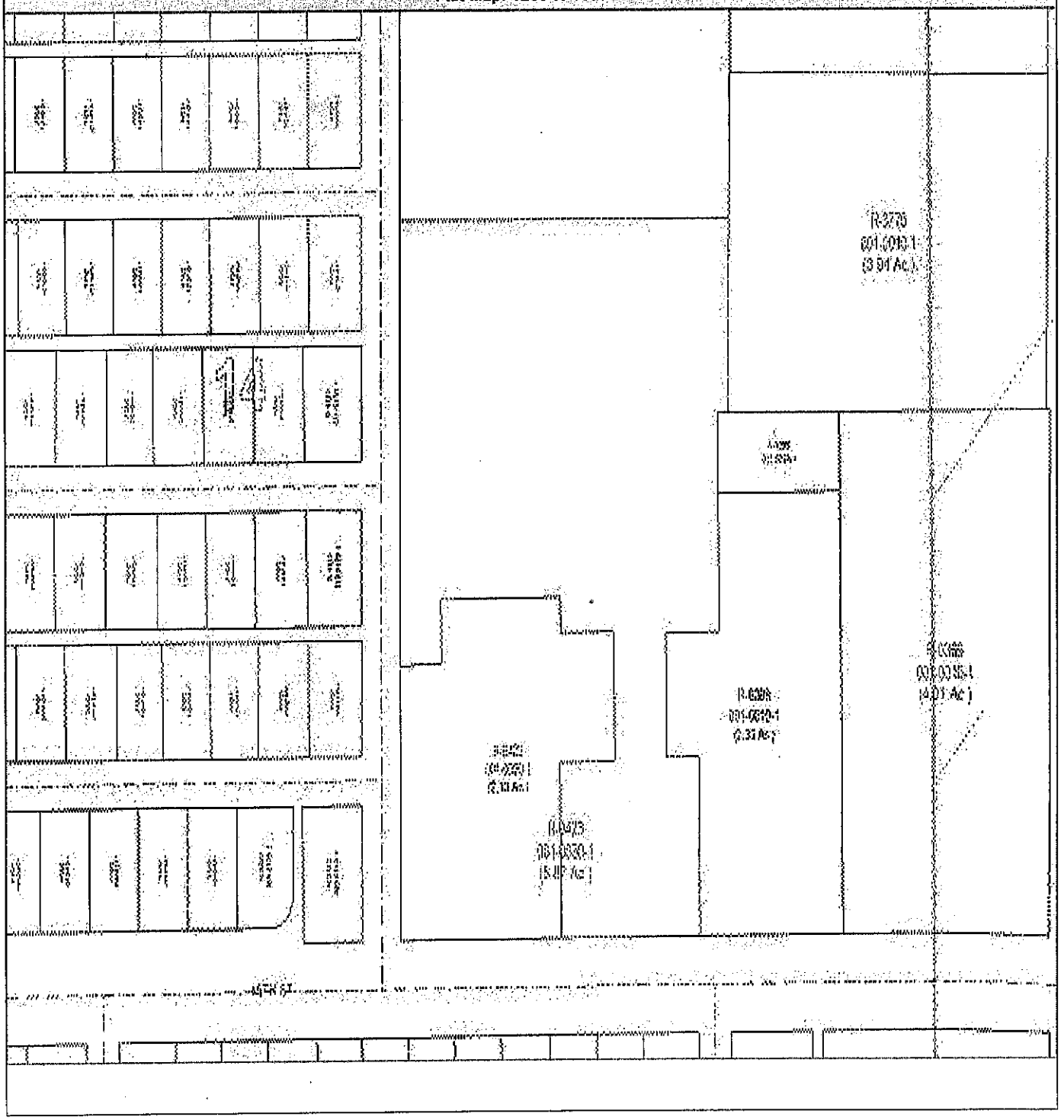
(con't)

UNDER CONTRACT

Parcel Number: -
Legal Description: -
County: **Collin**

Plat Map: 1255 W 15th St



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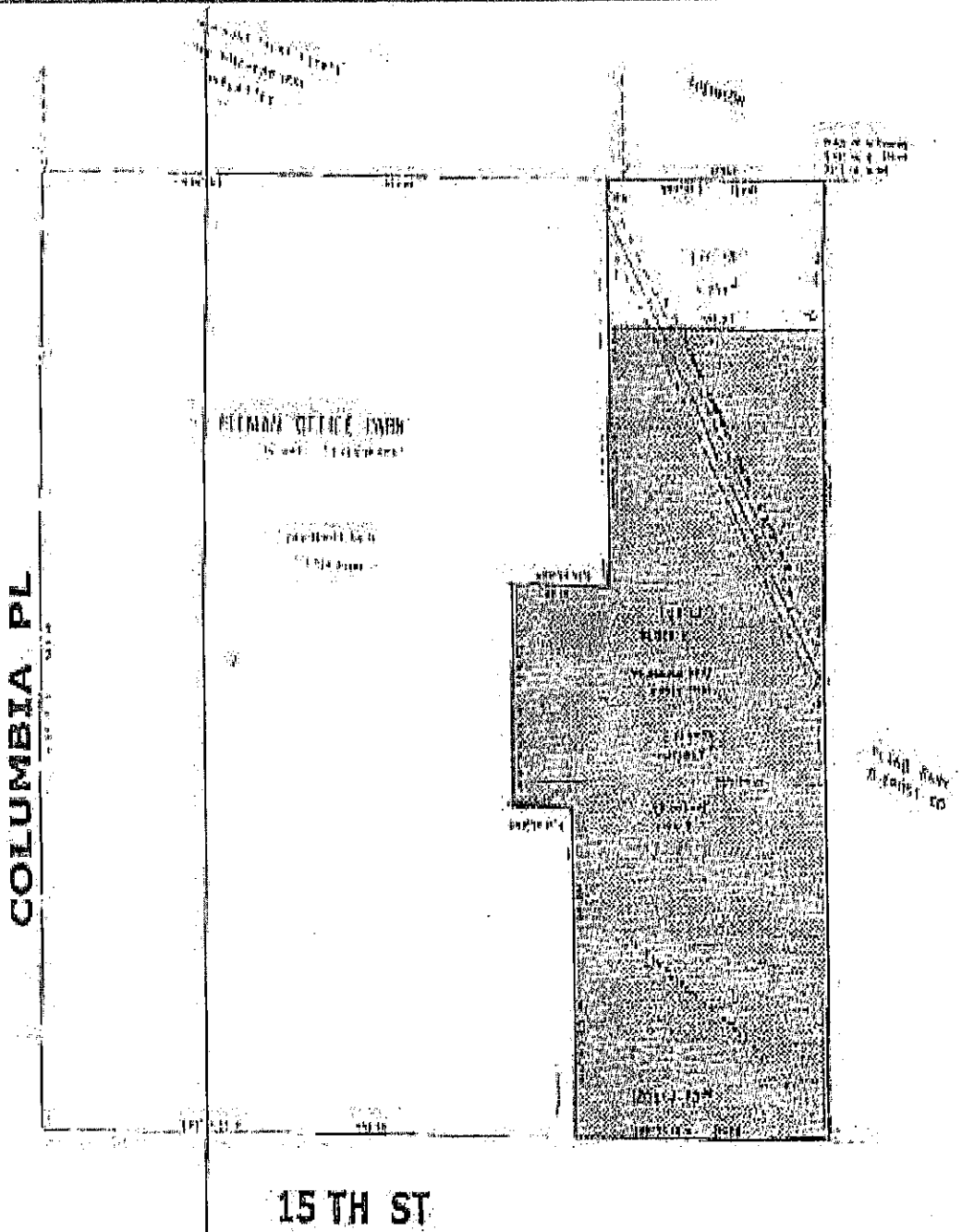
3/21/2018

(con't)

UNDER CONTRACT

Parcel Number: -
Legal Description: **Por lot 1 blk A Pitman Office Park Add No. 1 City of Plano 1 cab B pg 175 (aka lot 1A)**
County: **Collin**

Plat Map: 1201 W 15th St



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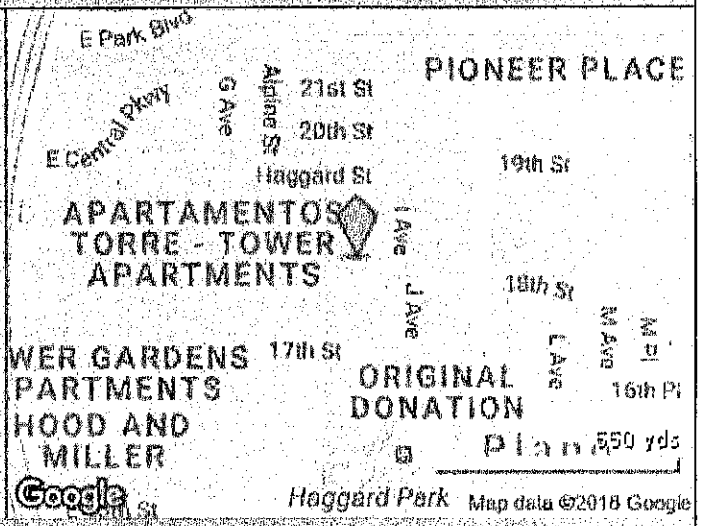
3/21/2018

2 903 E 18th St - Nathaniel Barrett Building — SOLD

Plano, TX 75074
Sale on 1/15/2018 for $1,000,000 ($68.93/SF) - Research Complete
Non-Arms Length
14,508 SF Class C Office Building Built in 1984





Buyer & Seller Contact Info

Buyer Type:		Seller Type:	
Buyer Broker:	**Marcus & Millichap** **Wayne Bares** (972) 755-5279	Listing Broker:	**Marcus & Millichap** **Wayne Bares** (972) 755-5279

Transaction Details — ID: 4108398

Sale Date:	**01/15/2018 (556 days on market)**	Sale Type:	**Investment**
Escrow Length:	**-**	Bldg Type:	**Office**
Sale Price:	**$1,000,000-Confirmed**	Year Built/Age:	**Built in 1984 Age: 34**
Asking Price:	**$1,100,000**	RBA:	**14,508 SF**
Price/SF:	**$68.93**	Land Area:	**0.70 AC (30,466 SF)**
Price/AC Land Gross:	**$1,429,796.97**		
Percent Leased:	**100.0%**		
Tenancy:	**Multi**		
Actual Cap Rate:	**8.42%**		
Non-Market Reasons:	**Partnership Dissolution**		
No. of Tenants:	**14**		
Tenants at time of sale:	**Build My Scores; Court ABC Reporters; Douglass Co; Duit Archtectural Illustration; Guest Insurance Agency; Jmv Enterprises; KOS Consulting; Manufacturers Credit Corp; North Texas Academy-Plano Home School Academy; Personal Audio; Plano Cable TV; Samuel D Rosenstein; Vecchio Joel PC; West Coast Novelty Corp**		

Transaction Notes

The property was sold as a non-arms length transaction, since the property was onwed by a family partnership. One partner bought out the other, and there is new debt on the property. Wayne Bares of Marcus & Millichap respresnted both parties in this transaction.

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903 E 18th St - Nathaniel Barrett Building — SOLD

14,508 SF Class C Office Building Built in 1984 (con't)

Current Building Information — ID: 408818

Bldg Type:	Office	Bldg Status:	Built in 1984
Class:	C	RBA:	14,508 SF
Total Avail:	0 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/Yr:	-
Tenancy:	Multi	Elevators:	0
Owner Type:	-	Core Factor:	-
Owner Occupied	No	Stories:	2
Zoning:	C	Typical Floor Size:	7,254 SF
Land Area:	0.70 AC	Building FAR:	0.48
		Const Type:	Wood Frame

Expenses: 2017 Tax @ $1.17/sf; 2017 Ops @ $5.02/sf

Parking: 44 free Surface Spaces are available; Ratio of 3.22/1,000 SF

Amenities: Balcony, Commuter Rail, Conferencing Facility, On Site Management, Property Manager on Site

Location Information

Metro Market:	Dallas/Ft Worth
Submarket:	Richardson/Plano/Plano
County:	Collin
CBSA:	Dallas-Fort Worth-Arlington, TX
CSA:	Dallas-Fort Worth, TX-OK
DMA:	Dallas-Ft Worth, TX
Map(Page):	Mapsco 659-VD

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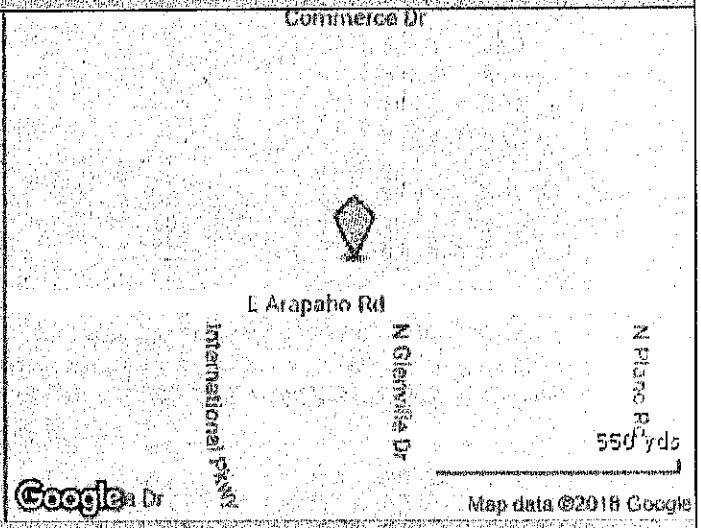
3 1101 E Arapaho Rd - Corporate Place of Richardson — SOLD

Richardson, TX 75081
Sale on 7/21/2017 for $4,325,000 ($46.73/SF) - Research Complete
92,547 SF Class B Office Building Built in Jan 1979





Buyer & Seller Contact Info

Recorded Buyer:	**JP-Corporate Place, LP**	Recorded Seller:	**Icon 1101 E Arapaho Owner Pool 2, LLC**
True Buyer:	**JP Realty Partners** 2435 N Central Expy Richardson, TX 75080 (972) 458-7600 **Sooner National Property Management, LP** 2435 N Central Expy Richardson, TX 75080 (972) 458-7600	True Seller:	**Canada Pension Plan Investment Board** 1 Queen St E Toronto, ON M5C 3G7 (416) 868-4075 **GIC Real Estate** 168 Robinson Rd Singapore 068912 **Global Logistic Properties Ltd** 501 Orchard Rd Singapore 238880
Buyer Type:	**Developer/Owner-RGNL**	Seller Type:	**Pension Fund** **Sovereign Wealth Fnd** **REOC**
Buyer Broker:	**No Buyer Broker on Deal**	Listing Broker:	**Transwestern Dallas** **Steve Simon** (972) 774-2581 **Steve Rowland** (972) 774-2543

Transaction Details — ID: 3964235

Sale Date:	**07/21/2017 (408 days on market)**	Sale Type:	**Investment**
Escrow Length:	**60 days**	Bldg Type:	**Office**
Sale Price:	**$4,325,000-Confirmed**	Year Built/Age:	**Built in Jan 1979 Age: 38**
Asking Price:	-	RBA:	**92,547 SF**
Price/SF:	**$46.73**	Land Area:	**5.92 AC (257,832 SF)**
Price/AC Land Gross:	**$730,697.75**		
Percent Leased:	**46.5%**		
Tenancy:	**Multi**	Percent Improved:	**69.0%**
Sale Conditions:	**High Vacancy Property**	Total Value Assessed:	**$3,325,000 in 2016**

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Improved Value Assessed	$2,293,670
Land Value Assessed:	$1,031,330
Land Assessed/AC:	$174,240

No. of Tenants:	6
Tenants at time of sale:	Intrusion Inc.; Minute Menu; Paragon Wireless; PHA Consulting Engineers; Pool 2 LLC; Rreef
Financing:	$5,730,000.00 from Liberty Bankers Life Insurance Company
Parcel No:	42051500050100100
Document No:	201700206917
Sale History:	Sold for $4,325,000 ($46.73/SF) on 7/21/2017 Portfolio sale of 1128 properties sold for $350,000,000 on 10/26/2015 Portfolio sale of 1123 properties sold for $8,100,000,000 on 2/27/2015 Portfolio sale of 15 properties sold on 6/1/2007

Transaction Notes

The information for this report has been verified with a listing broker and a buyer.

On July 21, 2017 a joint venture between The Canada Pension Plan Investment Board and GIC Real Estate International sold the 92,547 square foot office building located at 1101 East Arapaho Road in Richardson, TX to a joint venture between JP Realty Partners and Sooner National Property Management, LP. At the time of sale the subject property was called Corporate Place of Richardson.

The buyer bought the property because it fit their investment criteria.

The property was approximately 46% occupied at the time of sale.

The buyer financed this acquisition with a $5.73 million loan provided by Liberty Bankers Life Insurance Company.

The sales price was not disclosed.

Calls were made to the seller but they were unavailable for comment at the time of publication.

Income Expense Data

Expenses	- Taxes	$89,510
	- Operating Expenses	
	Total Expenses	$89,510

Current Building Information

ID: 409886

Bldg Type:	Office	Bldg Status:	Built in Jan 1979
Class:	B	RBA:	92,547 SF
Total Avail:	23,542 SF	% Leased:	74.6%
Bldg Vacant:	23,542 SF	Rent/SF/Yr:	$16.75
Tenancy:	Multi	Elevators:	0
Owner Type:	Developer/Owner-RGNL	Core Factor:	15.0%
Owner Occupied	No	Stories:	2
Zoning:	I	Typical Floor Size:	46,178 SF
Land Area:	5.92 AC	Building FAR:	0.36
		Const Type:	Masonry

Expenses:	2017 Tax @ $0.97/sf, 2012 Est Tax @ $1.33/sf; 2012 Est Ops @ $5.56/sf
Parking:	300 free Surface Spaces are available; Ratio of 4.52/1,000 SF

Location Information

Metro Market:	Dallas/Ft Worth
Submarket:	Richardson/Plano/Richardson
County:	Dallas
CBSA:	Dallas-Fort Worth-Arlington, TX

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CSA: **Dallas-Fort Worth, TX-OK**
DMA: **Dallas-Ft Worth, TX**
Map(Page): **Mapsco 8-WD**

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1101 E Arapaho Rd - Corporate Place of Richardson — SOLD

92,547 SF Class B Office Building Built in Jan 1979 (con't)

Parcel Number: **42051500050100100**
Legal Description: **-**
County: **Dallas**

Plat Map: 1101 E Arapaho Rd



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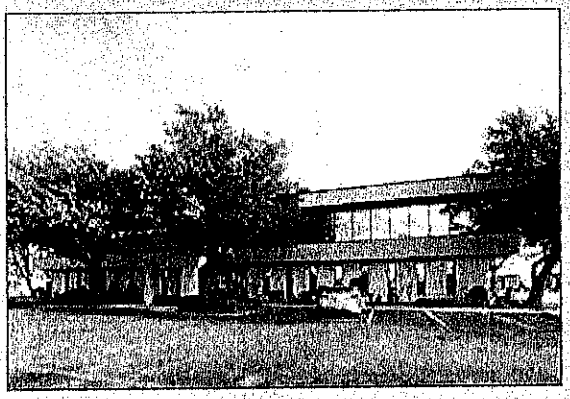
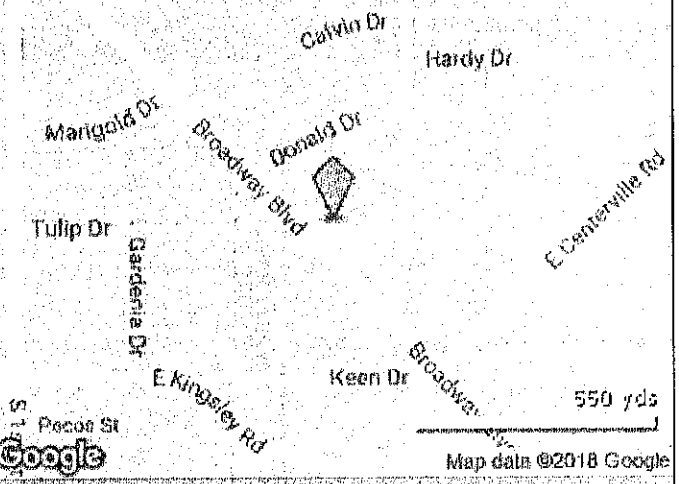
3/21/2018

4 2910 Broadway Blvd - One Broadway Place — SOLD

Garland, TX 75041
Sale on 7/17/2017 for $1,110,000 ($80.27/SF) - Research Complete
13,829 SF Class B Medical Building Built in 1975





Buyer & Seller Contact Info

Recorded Buyer:	**Huy Nguyen & Hang Vu**	Recorded Seller:	**Youngdo Won & Sangnam Choi**
True Buyer:	**Huy Nguyen & Hang Vu** **Huy Nguyen** 2445 Chesapeake Dr Garland, TX 75043 (972) 272-7816	True Seller:	**Youngdo Won & Sangnam Choi** 815 N Broad St Lansdale, PA 19446
Buyer Type:	**Individual**	Seller Type:	**Individual**
Buyer Broker:	**Regal Realtors** **Leighton Pinkham** (972) 771-6970	Listing Broker:	**RE/MAX DFW Associates III** **David Kim** (972) 492-6262

Transaction Details — ID: 3968368

Sale Date:	**07/17/2017 (60 days on market)**	Sale Type:	**Investment**
Escrow Length:	**-**	Bldg Type:	**Medical**
Sale Price:	**$1,110,000-Confirmed**	Year Built/Age:	**Built in 1975 Age: 42**
Asking Price:	**$1,120,000**	RBA:	**13,829 SF**
Price/SF:	**$80.27**	Land Area:	**1.97 AC (85,813 SF)**
Price/AC Land Gross:	**$563,451.78**		
Percent Leased:	**72.1%**		
Tenancy:	**Multi**	Percent Improved:	**70.1%**
Actual Cap Rate:	**7.05%**	Total Value Assessed:	**$860,590 in 2016**
		Improved Value Assessed	**$603,150**
		Land Value Assessed:	**$257,440**
		Land Assessed/AC:	**$130,680**
No. of Tenants:	**3**		
Tenants at time of sale:	**Charles D Glidden; Garland Oral Surg-Dental; Max Motley, D.D.S.**		
Financing:	**Down payment of $1,110,000.00 (100.0%)**		
Legal Desc:	**Lot 1 Blk 1 Broadway Place No. 1 Vol 75087 pg 683**		
Parcel No:	**26047700010010000**		
Document No:	**000000201202**		

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2910 Broadway Blvd - One Broadway Place — SOLD

13,829 SF Class B Medical Building Built in 1975 (con't)

Sale History:	**Sold for $1,110,000 ($80.27/SF) on 7/17/2017** **Sold on 8/21/2015** **Sold on 5/6/2005**

Transaction Notes

On July 17, 2017 the 13,829 square foot office building at 2910 Broadway Blvd sold for $1,110,000 or $80.27 per square foot. The current NOI is reported to be $78,255 which yields a cap rate of 7.05%. The buyer's broker is currently marketing two spaces for lease and the building was 72.09% occupied at the time of sale.

Current Building Information — ID: 886093

Bldg Type:	**Medical**	Bldg Status:	**Built in 1975**
Class:	**B**	RBA:	**13,829 SF**
Total Avail:	**3,860 SF**	% Leased:	**72.1%**
Bldg Vacant:	**3,860 SF**	Rent/SF/Yr:	**$16.31**
Tenancy:	**Multi**	Elevators:	**1**
Owner Type:	**Individual**	Core Factor:	**-**
Owner Occupied	**No**	Stories:	**2**
Zoning:	**GBD-Garland**	Typical Floor Size:	**6,914 SF**
Land Area:	**1.97 AC**	Building FAR:	**0.16**
		Const Type:	**Masonry**

Expenses:	**2016 Tax @ $1.75/sf; 2015 Ops @ $5.60/sf**
Parking:	**79 free Surface Spaces are available; 11 Covered Spaces are available; Ratio of 7.23/1,000 SF**

Location Information

Metro Market:	**Dallas/Ft Worth**
Submarket:	**East Dallas/Garland**
County:	**Dallas**
CBSA:	**Dallas-Fort Worth-Arlington, TX**
CSA:	**Dallas-Fort Worth, TX-OK**
DMA:	**Dallas-Ft Worth, TX**

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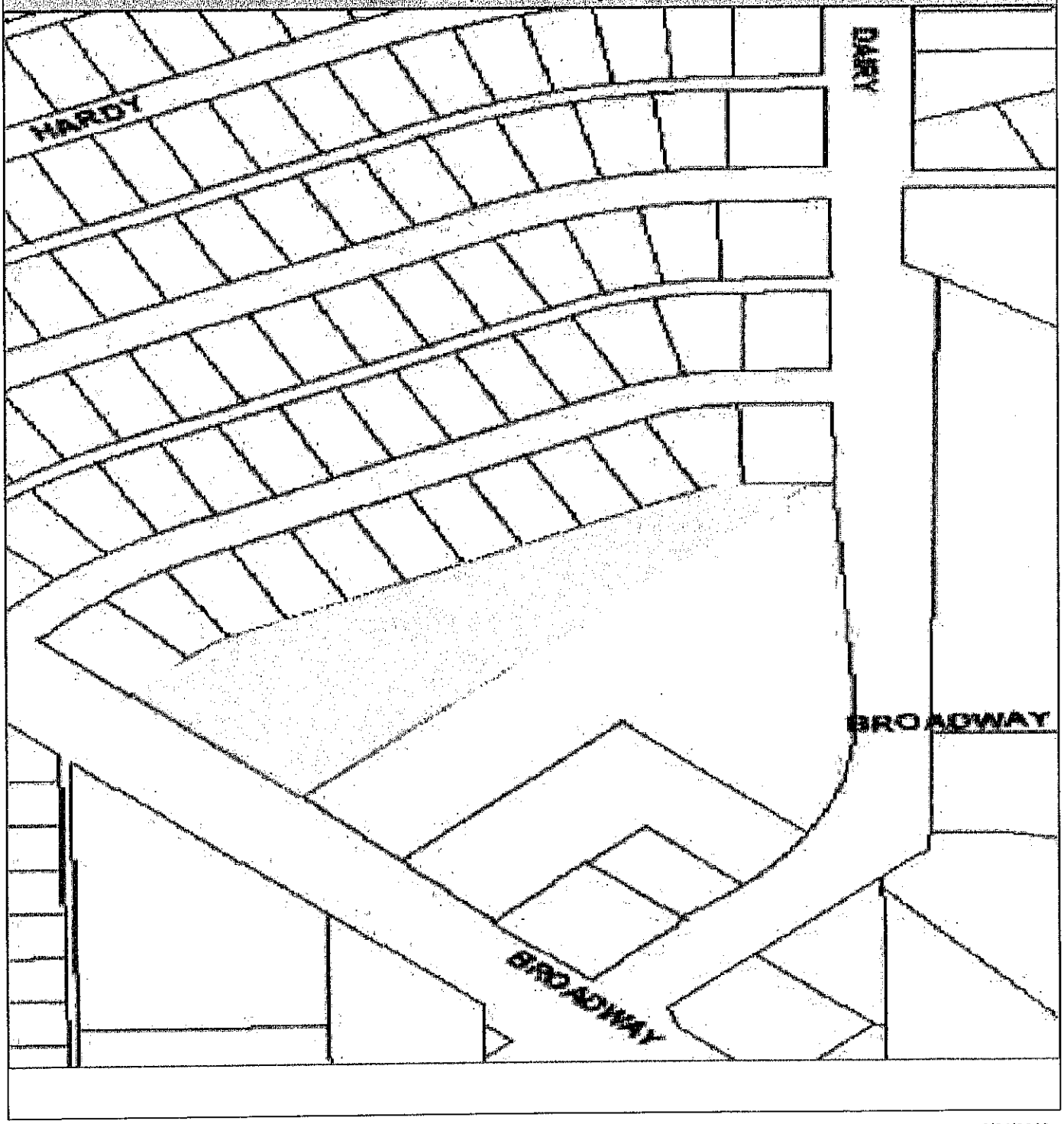
2910 Broadway Blvd - One Broadway Place

SOLD

13,829 SF Class B Medical Building Built in 1975 (con't)

Parcel Number: **26047700010010000**
Legal Description: **Lot 1 blk 1 Broadway Place No 1 vol 75087 pg 683**
County: **Dallas**

Plat Map: 2910 Broadway Blvd



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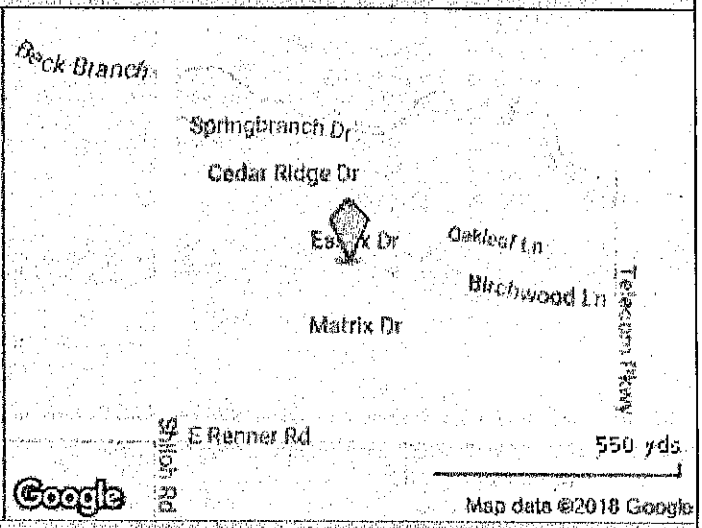
3/21/2018

5 3304 Essex Dr - Building B6 - Renner Business Park — SOLD

Richardson, TX 75082
Sale on 9/11/2017 for $1,950,000 ($116.07/SF) - Research Complete
16,800 SF Class B Office Building Built in Nov 2005





Buyer & Seller Contact Info

Recorded Buyer:	**ABRE Holdings, LLC** **Dhillon Living Trust**	Recorded Seller:	**RightNow Ministries International**
True Buyer:	**Ampex Brands LLC** **Tabbassum Mumtaz** 17774 Preston Rd Dallas, TX 75252 (469) 917-3800 **Tajay Restaurants, Inc.** **Ajay Dhillon** 101 Serpantine Ln Pleasanton, CA 94566 (925) 462-0559	True Seller:	**RightNow Media** **Brian Mosley** 6300 Henneman Way Allen, TX 75013 (972) 560-4300
Buyer Type:	**Corporate/User**	Seller Type:	**Non Profit**
Buyer Broker:	**Beam Real Estate, LLC** **Jack Godhwani** (972) 484-6644	Listing Broker:	**Bradford Companies** **Michael Grant** (972) 776-7062 **Susan Singer** (972) 776-7043

Transaction Details — ID: 4016818

Sale Date:	**09/11/2017 (167 days on market)**	Sale Type:	**Owner/User**
Escrow Length:	**-**	Bldg Type:	**Office**
Sale Price:	**$1,950,000-Confirmed**	Year Built/Age:	**Built in Nov 2005 Age: 11**
Asking Price:	**$2,100,000**	RBA:	**16,800 SF**
Price/SF:	**$116.07**	Land Area:	**1.34 AC (58,562 SF)**
Price/AC Land Gross:	**$1,450,461.17**		
Percent Leased:	**100.0%**		
Tenancy:	**Multi**	Percent Improved:	**88.4%**
		Total Value Assessed:	**$2,012,360 in 2016**
		Improved Value Assessed	**$1,778,181**
		Land Value Assessed:	**$234,179**

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3304 Essex Dr - Building B6 - Renner Business Park — SOLD

16,800 SF Class B Office Building Built in Nov 2005 (con't)

Land Assessed/AC: **$174,188**

No. of Tenants: **1**
Tenants at time of sale: **Ampex Brands**
Financing: **Down payment of $390,000.00 (20.0%)**
$1,560,000.00 from Bank Of San Antonio

Legal Desc: **Lot 7, Blk B, JT McCullough Survey, Abstract# 633, Collin County.**
Parcel No: **R2563758**
Document No: **1219020**

Income Expense Data

Expenses	- Taxes	**$47,013**
	- Operating Expenses	
	Total Expenses	**$47,013**

Current Building Information

ID: 883272

Bldg Type:	**Office**	Bldg Status:	**Built in Nov 2005**
Class:	**B**	RBA:	**16,800 SF**
Total Avail:	**0 SF**	% Leased:	**100.0%**
Bldg Vacant:	**0 SF**	Rent/SF/Yr:	**-**
Tenancy:	**Single**	Elevators:	**0**
Owner Type:	**Corporate/User**	Core Factor:	**-**
Owner Occupied	**No**	Stories:	**1**
Zoning:	**I-M(1)**	Typical Floor Size:	**16,800 SF**
Land Area:	**1.34 AC**	Building FAR:	**0.29**
Lot Dimensions:	**140x120**		

Expenses: **2017 Tax @ $2.80/sf; 2005 Ops @ $3.04/sf**
Parking: **75 Surface Spaces are available; Ratio of 4.00/1,000 SF**
Amenities: **Skylights**

Location Information

Park Name: **Renner Business Park**
Located: **Phase II, Bldg B6**
Metro Market: **Dallas/Ft Worth**
Submarket: **Richardson/Plano/Richardson**
County: **Collin**
CBSA: **Dallas-Fort Worth-Arlington, TX**
CSA: **Dallas-Fort Worth, TX-OK**
DMA: **Dallas-Ft Worth, TX**

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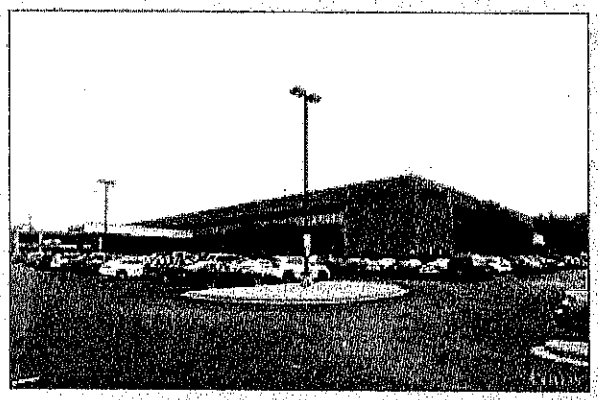
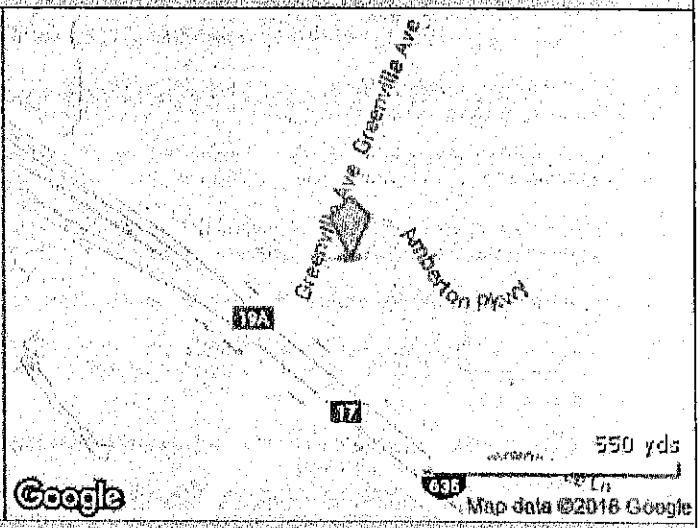
6 12606 Greenville Ave - Northpoint Medical Arts — SOLD

Dallas, TX 75243
Sale on 12/7/2017 for $19,250,000 ($161.93/SF) - Research Complete
118,876 SF Class B Medical Building Built in 1980, Renov 2007





Buyer & Seller Contact Info

Recorded Buyer:	**HTA-Northpoint Medical Arts, LLC**	Recorded Seller:	**Northpoint Medical Partners Ltd**
True Buyer:	**Healthcare Trust of America, Inc.** 16435 N Scottsdale Scottsdale, AZ 85254 (480) 998-3478	True Seller:	**Malouf Interests, Inc.** **Matt Malouf** 3811 Turtle Creek Blvd Dallas, TX 75219 (214) 219-4900
Buyer Type:	**Public REIT**	Seller Type:	**Developer/Owner-RGNL**
Buyer Broker:	**No Buyer Broker on Deal**	Listing Broker:	**JLL** **Brian Bacharach** (214) 438-6462

Transaction Details — ID: 4104214

Sale Date:	**12/07/2017 (36 days on market)**	Sale Type:	**Investment**
Escrow Length:	**30 days**	Bldg Type:	**Medical**
Sale Price:	**$19,250,000-Confirmed**	Year Built/Age:	**Built in 1980, Renov 2007 Age: 37**
Asking Price:	-	RBA:	**118,876 SF**
Price/SF:	**$161.93**	Land Area:	**6.70 AC (291,852 SF)**
Price/AC Land Gross:	**$2,873,134.33**		
Percent Leased:	**82.0%**		
Tenancy:	**Multi**	Percent Improved:	**86.2%**
		Total Value Assessed:	**$12,016,860 in 2017**
		Improved Value Assessed	**$10,353,570**
		Land Value Assessed:	**$1,663,290**
		Land Assessed/AC:	**$248,252**
No. of Tenants:	**12**		
Tenants at time of sale:	**CleanSlate Centers Inc.; Concorde Career College; Dallas Specialty Center - Adult Medicine; NexGen Oncology; North Point Pediatric Care PA; NorthPoint Cancer Center; Preston Village Pharmacy; Swelling Treatment Center; Texas Health Resources - Pediatrics; TLC Lymphedema and Physical Therapy; UT Southwestern North Dallas Ophthalmology Clinic; Vivere Dallas Surgery Center**		
Financing:	**Down payment of $19,250,000.00 (100.0%)**		
Parcel No:	**00000811111150000, 00000811111100000**		

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12606 Greenville Ave - Northpoint Medical Arts — SOLD

118,876 SF Class B Medical Building Built in 1980, Renov 2007 (con't)

Document No: **20170357727**

Sale History: **Sold for $19,250,000 ($161.93/SF) on 12/7/2017**
Sold on 4/30/2015
Portfolio sale of 2 properties sold on 12/18/2003

Transaction Notes

The buyer reported, in a quarterly filing, that it acquired the Northpoint Medical Arts building, +/-119,000square feet, for $19.25 million, or approximately $162 per square foot, in the fourth quarter.

The property was approximately 82% occupied at time of sale, with asking rents at $23-25 modified gross. The seller, who acquired the asset at 60% occupancy in 2015, had always intended it to be a short-term hold.

The asset was widely marketed and sold with no unusual conditions.

The buyer reported its 2017 acquisitions at 5-5.5% cap rate, but this included a number of large portfolios, mostly of on-campus or campus adjacent medical office, that sold at very low cap rates. It was reported that the buyer had additional capital that it wished to use before the year was over.

An earlier investor presentation from Healthcare Trust of America reported the purchase price at $19.8 million; we are not certain of the discrepancy between the buyer's filings.

Income Expense Data

Expenses	- Taxes	**$329,105**
	- Operating Expenses	
	Total Expenses	**$329,105**

Current Building Information

ID: 409443

Bldg Type:	**Medical**	Bldg Status:	**Built in 1980, Renov 2007**
Class:	**B**	RBA:	**118,876 SF**
Total Avail:	**21,396 SF**	% Leased:	**82.0%**
Bldg Vacant:	**21,396 SF**	Rent/SF/Yr:	**$24.00**
Tenancy:	**Multi**	Elevators:	**0**
Owner Type:	**Public REIT**	Core Factor:	**13.1%**
Owner Occupied	**No**	Stories:	**2**
Zoning:	**PD-44**	Typical Floor Size:	**59,438 SF**
Land Area:	**6.70 AC**	Building FAR:	**0.41**
Lot Dimensions:	**590x365**	Const Type:	**Masonry**

Expenses: **2017 Tax @ $2.77/sf; 1999 Est Ops @ $4.90/sf**
Parking: **Free Surface Spaces; Ratio of 6.00/1,000 SF**
Amenities: **Atrium, Property Manager on Site, Signage**

Location Information

Metro Market: **Dallas/Ft Worth**
Submarket: **LBJ Freeway/East LBJ Freeway**
County: **Dallas**
CBSA: **Dallas-Fort Worth-Arlington, TX**
CSA: **Dallas-Fort Worth, TX-OK**
DMA: **Dallas-Ft Worth, TX**
Map(Page): **Mapsco 17-SD**

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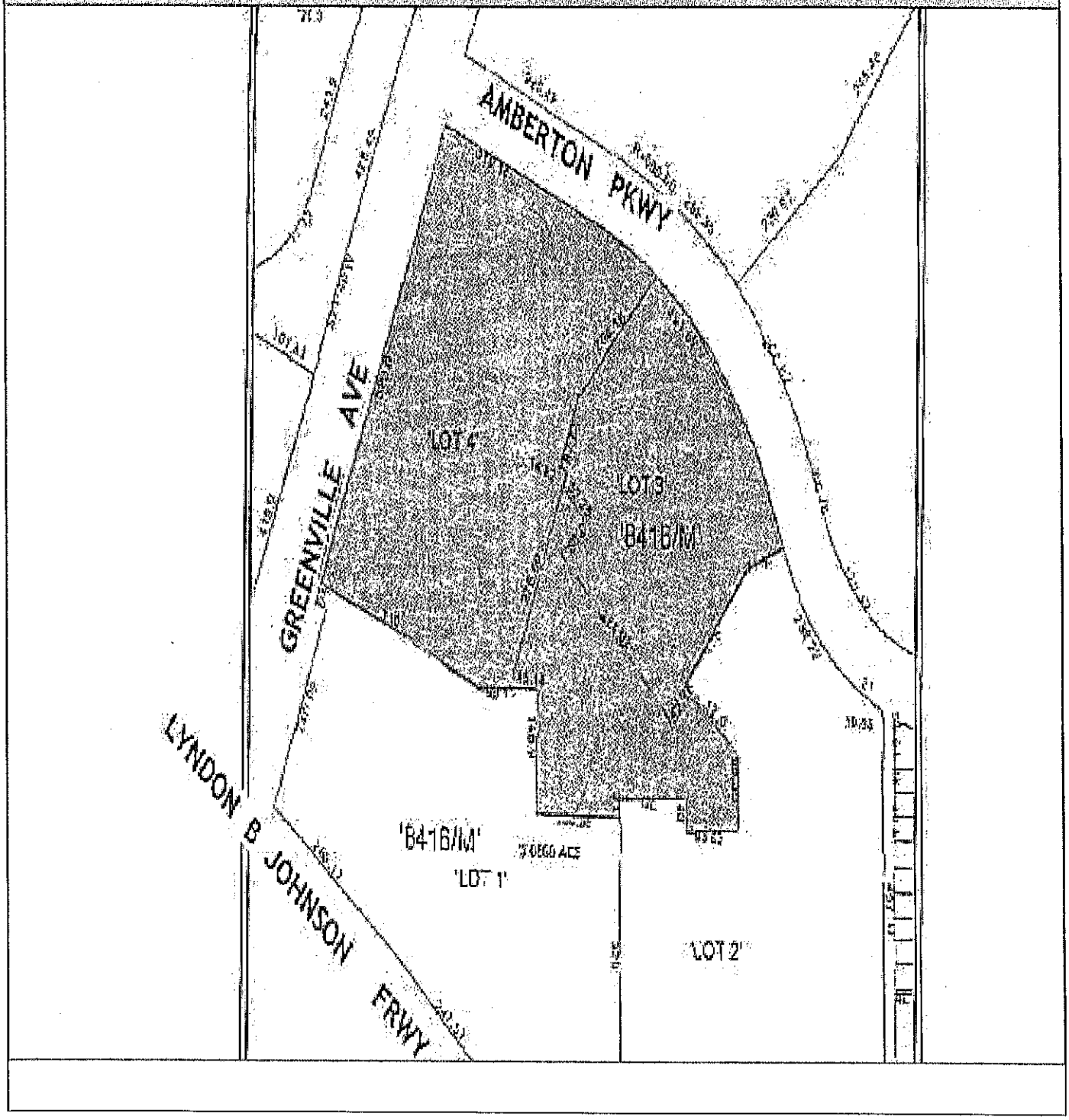
12606 Greenville Ave - Northpoint Medical Arts — SOLD

118,876 SF Class B Medical Building Built in 1980, Renov 2007 (con't)

Parcel Number: **00000811111150000, 00000811111100000**
Legal Description: **-**
County: **Dallas**

Plat Map: 12606 Greenville Ave



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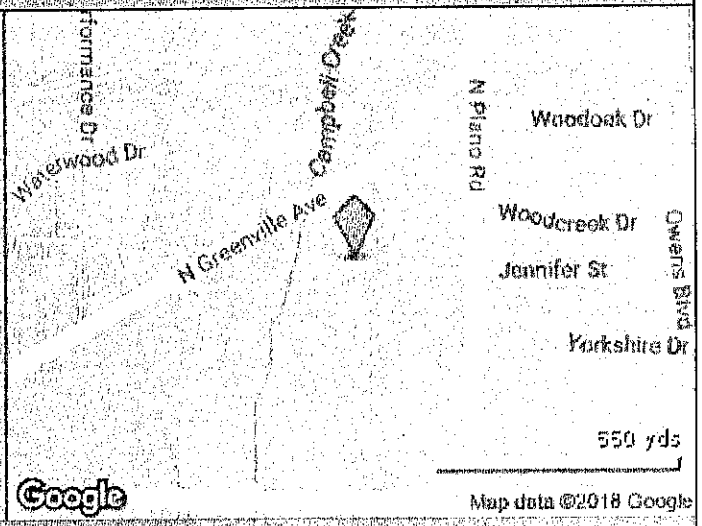
3/21/2018

7 2280 N Greenville Ave - Campbell Creek Business Park — SOLD

Richardson, TX 75082
Sale on 5/25/2017 for $52,600,000 ($230.19/SF) - Research Complete
228,506 SF Class B Office Building Built in Apr 1997, Renov Jan 2016





Buyer & Seller Contact Info

Recorded Buyer:	**2280 North Greenville Avenue Texas, LLC**	Recorded Seller:	**2280 Greenville Venture LP**
True Buyer:	**Intercontinental Real Estate Corporation** **Paul Nasser** 1270 Soldiers Field Rd Boston, MA 02135 (617) 782-2600	True Seller:	**Foundry Commercial** 420 S Orange Ave Orlando, FL 32801 (407) 540-7700 **CenterSquare Investment Management** 630 W Germantown Pike Plymouth Meeting, PA 19462 (610) 834-9500
Buyer Type:	**Investment Manager**	Seller Type:	**Equity Funds Investment Manager**
		Listing Broker:	**CBRE** **Gary Carr** (214) 979-6301

Transaction Details — ID: 3921403

Sale Date:	**05/25/2017**	Sale Type:	**Investment**
Escrow Length:	**60 days**	Bldg Type:	**Office**
Sale Price:	**$52,600,000-Confirmed**	Year Built/Age:	**Built in Apr 1997, Renov Jan 2016 Age: 20**
Asking Price:	-	RBA:	**228,506 SF**
Price/SF:	**$230.19**	Land Area:	**20.42 AC (889,408 SF)**
Price/AC Land Gross:	**$2,576,158.29**		
Percent Leased:	**100.0%**	Percent Improved:	**74.6%**
Tenancy:	**Single**	Total Value Assessed:	**$21,000,000 in 2016**
Pro Forma Cap Rate:	**6.06%**	Improved Value Assessed	**$15,663,550**
Sale Conditions:	**Investment Triple Net**	Land Value Assessed:	**$5,336,450**
		Land Assessed/AC:	**$261,360**

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2280 N Greenville Ave - Campbell Creek Business Park — SOLD

228,506 SF Class B Office Building Built In Apr 1997, Renov Jan 2016 (con't)

No. of Tenants:	1
Tenants at time of sale:	**Geico Regional Office**
Financing:	**Down payment of $32,600,000.00 (62.0%)** **$20,000,000.00 from Branch Banking & Trust Company**
Legal Desc:	**Lot 5B blk A Campbell Creek Add vol 250233 pg 2015**
Parcel No:	**420190000A05B0000**
Document No:	**201700148524**
Sale History:	**Sold for $52,600,000 ($230.19/SF) on 5/25/2017** **Portfolio sale of 2 properties sold on 12/18/2014** **Portfolio sale of 4 properties sold on 6/29/2011**

Transaction Notes

2280 N Greenville Avenue in Richardson was sold on May 25, 2017 for $52.6 million. The 228,506 square foot, single tenant office building is triple-net leased to Geico through 2027.

The seller acquired the building, vacant at the time, in 2014. The building renovations were completed in January 2016 when Geico's 12 year lease commenced. The renovation of the building for Geico included an expansion of the 2nd floor by 34,000 square feet. In addition, a former warehouse on the site was converted to climate-controlled covered parking.

A party to the transaction confirmed the information in the report. The cap rate was 6.06% based on a net operating income of about $3.19 million.

The buyers obtained financing in the amount of $20 million through Branch Banking & Trust.

Income Expense Data

Expenses	- Taxes	**$638,061**
	- Operating Expenses	
	Total Expenses	**$638,061**

Current Building Information

ID: 920661

Bldg Type:	**Office**	Bldg Status:	**Built in Apr 1997, Renov Jan 2016**
Class:	**B**	RBA:	**228,506 SF**
Total Avail:	**0 SF**	% Leased:	**100.0%**
Bldg Vacant:	**0 SF**	Rent/SF/Yr:	**-**
Tenancy:	**Single**	Elevators:	**0**
Owner Type:	**Investment Manager**	Core Factor:	**-**
Owner Occupied	**No**	Stories:	**2**
Zoning:	**I**	Typical Floor Size:	**114,253 SF**
Land Area:	**20.42 AC**	Building FAR:	**0.26**

Expenses: **2017 Tax @ $2.79/sf, 2012 Est Tax @ $0.86/sf; 2011 Ops @ $1.73/sf, 2012 Est Ops @ $1.73/sf**

Parking: **947 Surface Spaces are available; 413 Covered Spaces are available; Ratio of 5.95/1,000 SF**

Location Information

Park Name:	**Campbell Creek Business Park**
Metro Market:	**Dallas/Ft Worth**
Submarket:	**Richardson/Plano/Richardson**
County:	**Dallas**
CBSA:	**Dallas-Fort Worth-Arlington, TX**
CSA:	**Dallas-Fort Worth, TX-OK**
DMA:	**Dallas-Ft Worth, TX**

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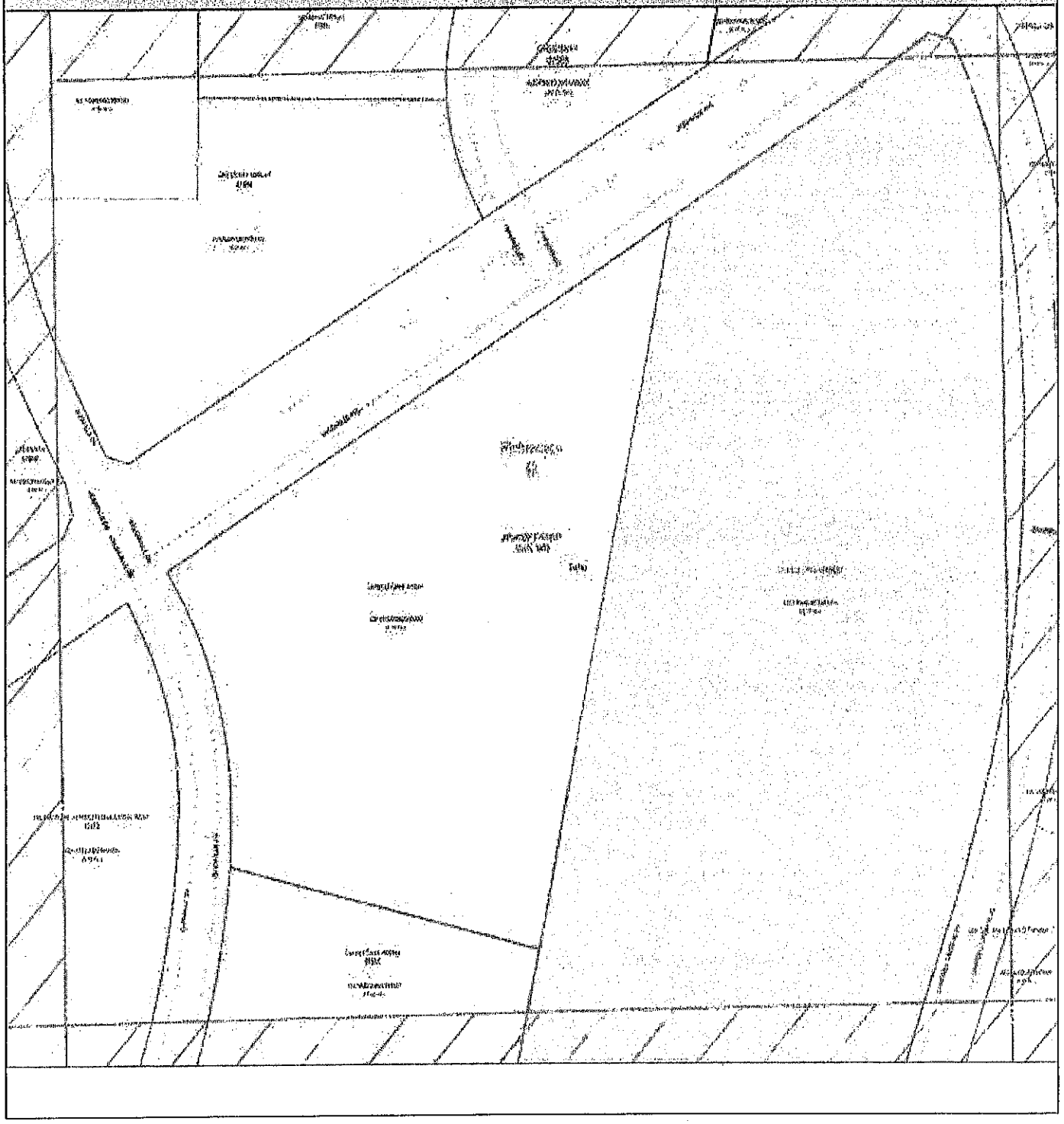
2280 N Greenville Ave - Campbell Creek Business Park

SOLD

228,506 SF Class B Office Building Built in Apr 1997, Renov Jan 2016 (con't)

Parcel Number: **420190000A05B0000**
Legal Description: **-**
County: **Dallas**

Plat Map: 2280 N Greenville Ave



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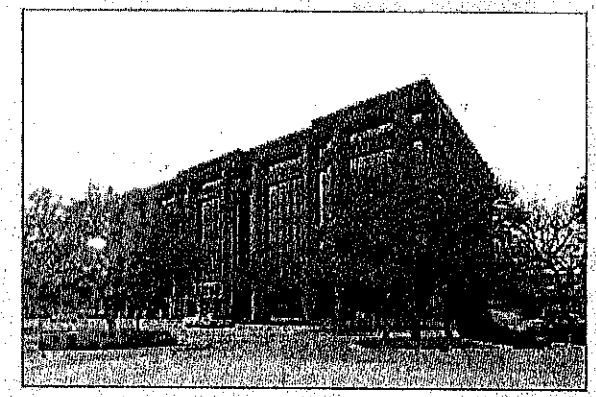
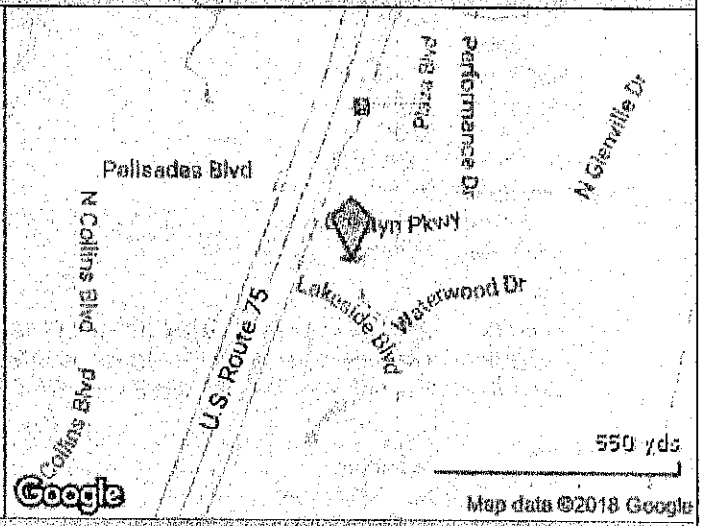
8 2400 Lakeside Blvd - Greenway Plaza II - Greenway

Richardson, TX 75082
152,969 SF Office Building Built in 1985, Renov 2013
Property is for sale

UNDER CONTRACT





Sale Contacts

Sales Co:	**Colliers International** 1717 McKinney Ave Dallas, TX 75202 (214) 692-1100	Sales Contact 1:	Creighton Stark (214) 706-6029
		Sales Contact 2:	Chris Boyd (214) 706-6047

For Sale Data

Asking Price:	-	Sale Type:	**Investment**
Price/SF:	-	Bldg Status:	**Built in 1985, Renov 2013**
Days on Market:	**300**	RBA:	**152,969 SF**
Sale Status:	**Under Contract**		
Actual Cap Rate:	-		
Percent Leased:	**82.8% (26,335 SF Avail)**		
Tenancy:	**Multi**		
Parcel No:	**42076680020010000**		

Transaction Notes

The newly renovated, approximately 152,969 square foot Class A office building boasts attractive finishes, an impressive 5:1,000 parking ratio, and a superior location benefiting from record corporate expansion, relocation and investment in the area.

Greenway Plaza II, located in the North Dallas submarket of Richardson, Texas, is an outstanding Class A asset situated in the well-established business-friendly Telecom Corridor so named for the abundance of telecommunications heavy hitters that lined its streets in the 1990s, including MCI, Nortel and Verizon.

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2400 Lakeside Blvd - Greenway Plaza II - Greenway

Property is for sale (con't)

UNDER CONTRACT

ID: 410023

Current Building Information

Bldg Type:	**Office**	Bldg Status:	**Built in 1985, Renov 2013**
Class:	**A**	RBA:	**152,969 SF**
Total Avail:	**26,335 SF**	% Leased:	**82.8%**
Bldg Vacant:	**42,736 SF**	Rent/SF/Yr:	**$23.50**
Tenancy:	**Multi**	Elevators:	**0**
Owner Type:	**Public REIT**	Core Factor:	**12.0%**
Owner Occupied	**No**	Stories:	**7**
Zoning:	**C, Richardson**	Typical Floor Size:	**21,705 SF**
Land Area:	**4.90 AC**	Building FAR:	**0.72**
		Const Type:	**Masonry**

Expenses: **2017 Tax @ $3.35/sf, 2012 Est Tax @ $0.85/sf; 2013 Ops @ $3.87/sf, 2012 Est Ops @ $3.56/sf**

Parking: **190 Surface Spaces are available; 370 Covered Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **Controlled Access, Fitness Center, Food Service, On Site Management, Security System, Signage**

Location Information

Park Name:	**Greenway**
Metro Market:	**Dallas/Ft Worth**
Submarket:	**Richardson/Plano/Richardson**
County:	**Dallas**
CBSA:	**Dallas-Fort Worth-Arlington, TX**
CSA:	**Dallas-Fort Worth, TX-OK**
DMA:	**Dallas-Ft Worth, TX**
Map(Page):	**Mapsco 7-RD**

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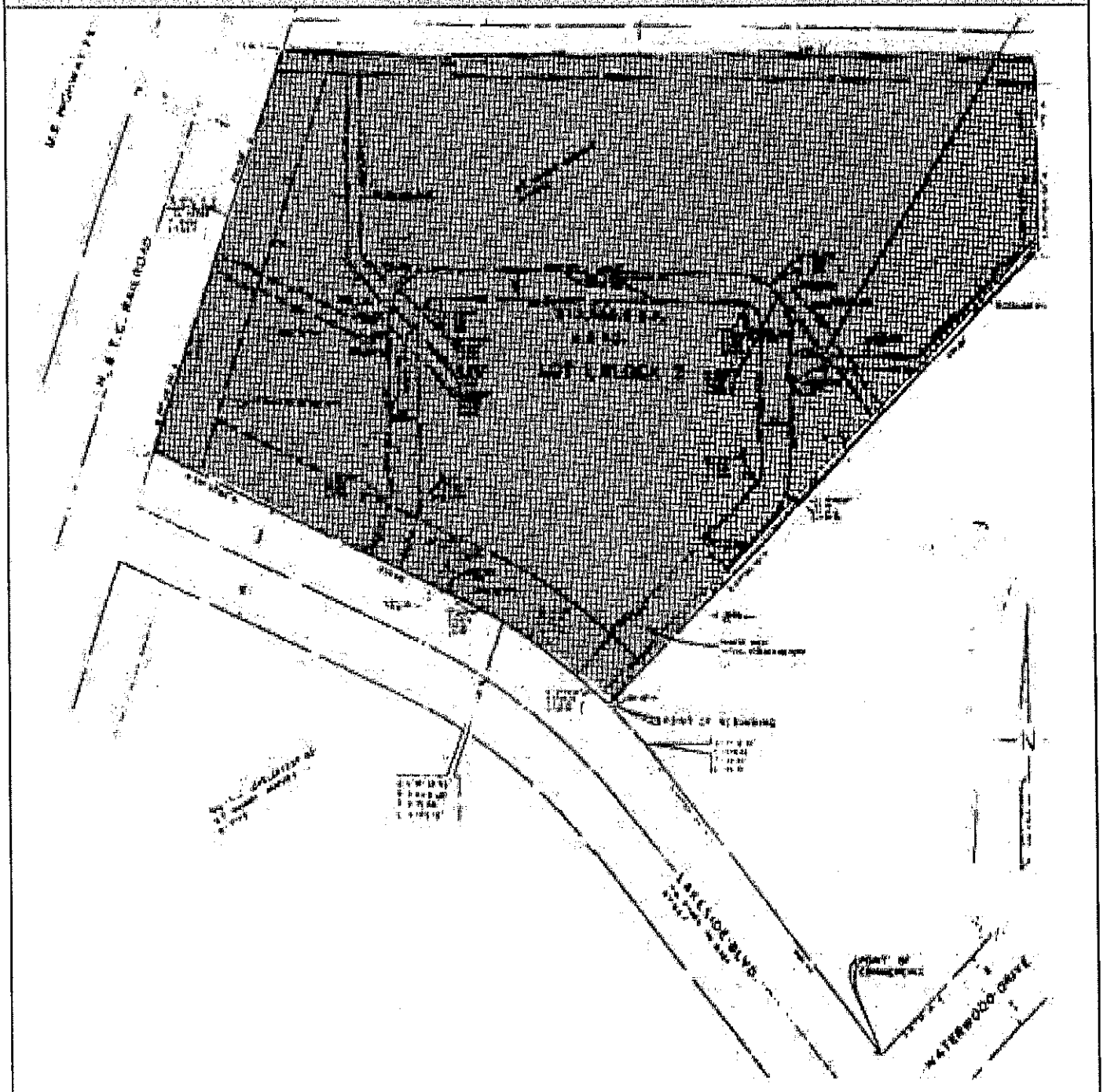
2400 Lakeside Blvd - Greenway Plaza II - Greenway

Property is for sale (con't)

UNDER CONTRACT

Parcel Number: -
Legal Description: **Lot 1 blk 2 Greenway City of Richardson**
County: **Dallas**

Plat Map: 2400 Lakeside Blvd



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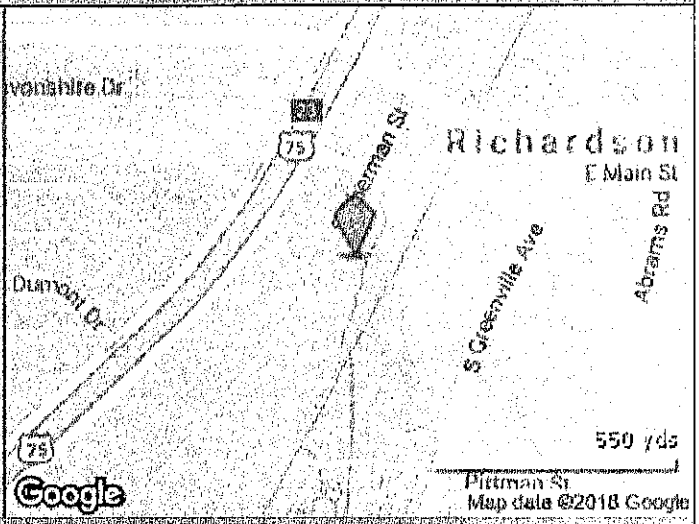
3/21/2018

9 351 S Sherman St - Phillips Square — SOLD

Richardson, TX 75081
Sale on 11/30/2017 for $1,200,000 ($100.05/SF) - Research Complete
11,994 SF Class C Office Building Built in 1984





Buyer & Seller Contact Info

Recorded Buyer:	**Iglesia Evangelica Alpha Y Omega, Inc.**	Recorded Seller:	**Valquest, Inc.**
True Buyer:	**Iglesia Evangelica Alpha Y Omega, Inc.** **Jesus Orellana** PO Box 860126 Plano, TX 75086 (214) 770-4559	True Seller:	**Valquest, Inc.** **Philip Catagnus** 351 S Sherman St Richardson, TX 75081 (972) 234-2954
Buyer Type:	**Religious**	Seller Type:	**Individual**
		Listing Broker:	**NAI Robert Lynn** **Mark Robertson** (214) 256-7112

Transaction Details — ID: 4089677

Sale Date:	**11/30/2017 (295 days on market)**	Sale Type:	**Owner/User**
Escrow Length:	**45 days**	Bldg Type:	**Office**
Sale Price:	**$1,200,000-Confirmed**	Year Built/Age:	**Built in 1984 Age: 33**
Asking Price:	**$1,350,000**	RBA:	**11,994 SF**
Price/SF:	**$100.05**	Land Area:	**1.25 AC (54,450 SF)**
Price/AC Land Gross:	**$960,000.00**		
Percent Leased:	**100.0%**		
Tenancy:	**Multi**	Percent Improved:	**66.3%**
		Total Value Assessed:	**$970,500 in 2017**
		Improved Value Assessed	**$643,800**
		Land Value Assessed:	**$326,700**
		Land Assessed/AC:	**$261,360**

No. of Tenants: **2**
Tenants at time of sale: **New Horizon Exploration Inc; United Pre-Need Funeral Plans**
Financing: **Down payment of $1,200,000.00 (100.0%)**
Legal Desc: **WH Dye SVY, ABS 414, VOL 83038, PG 388**

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351 S Sherman St - Phillips Square — SOLD

11,994 SF Class C Office Building Built in 1984 (con't)

Parcel No:	42104600010010000
Document No:	20170338589
Sale History:	Sold for $1,200,000 ($100.05/SF) on 11/30/2017 Sold on 2/5/1999

Transaction Notes

The listing broker confirmed the price and size. There were no conditions. Both the buyer and seller acknowledged the sale, but did not comment on the transaction. The 11,994 sf office building sold for $100.05 per sf.

Income Expense Data

Expenses	- Taxes	$25,931
	- Operating Expenses	
	Total Expenses	$25,931

Current Building Information

ID: 419818

Bldg Type:	Office	Bldg Status:	Built in 1984
Class:	C	RBA:	11,994 SF
Total Avail:	0 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/Yr:	-
Tenancy:	Multi	Elevators:	0
Owner Type:	Religious	Core Factor:	-
Owner Occupied	Yes	Stories:	1
Zoning:	Z137	Typical Floor Size:	11,994 SF
Land Area:	1.25 AC	Building FAR:	0.22
Lot Dimensions:	271x201	Const Type:	Masonry

Expenses:	2017 Tax @ $2.16/sf
Parking:	58 free Surface Spaces are available; Ratio of 6.01/1,000 SF
Amenities:	On Site Management

Location Information

Metro Market:	Dallas/Ft Worth
Submarket:	Richardson/Plano/Richardson
County:	Dallas
CBSA:	Dallas-Fort Worth-Arlington, TX
CSA:	Dallas-Fort Worth, TX-OK
DMA:	Dallas-Ft Worth, TX
Map(Page):	Mapsco 17-ED

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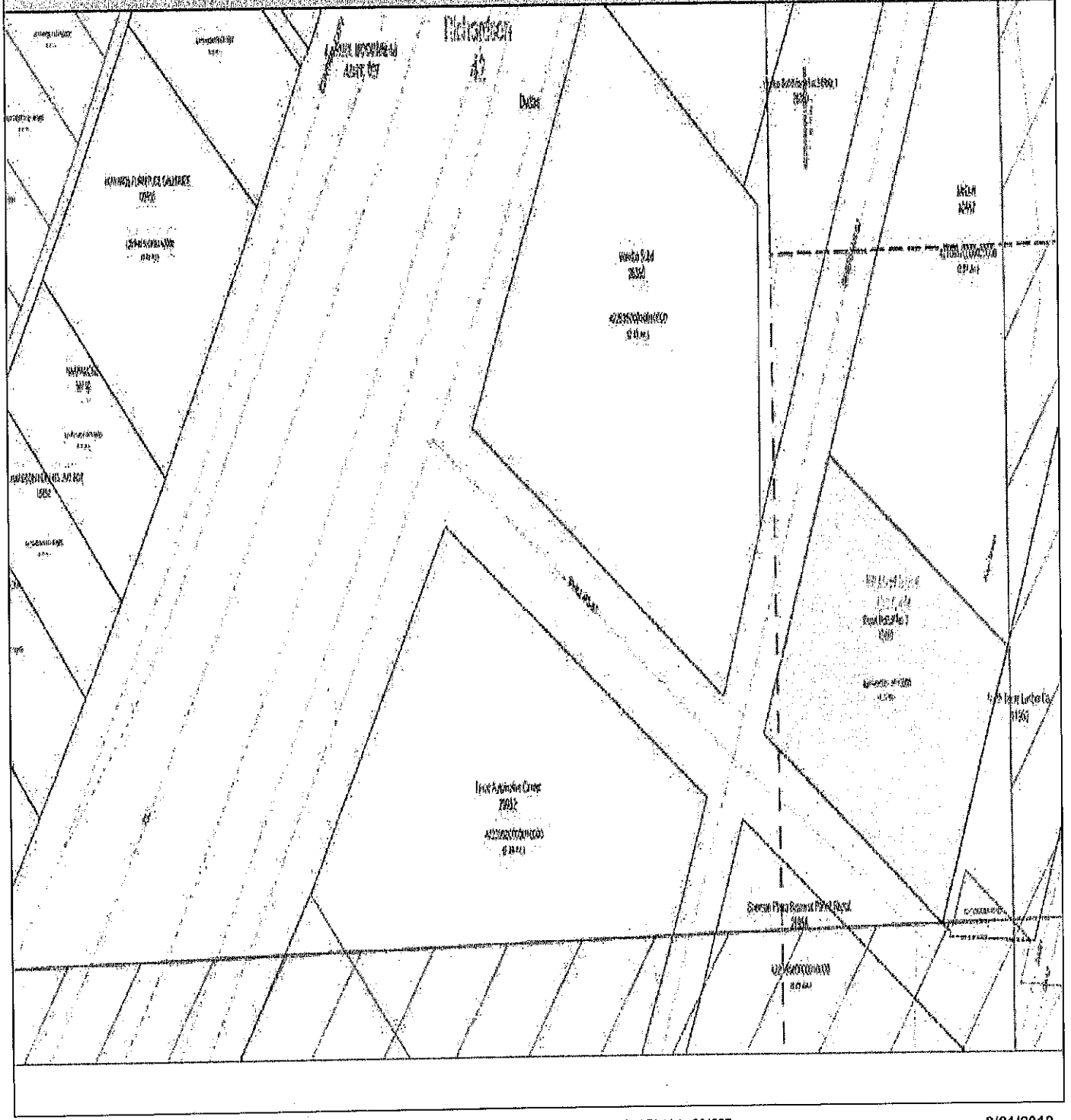
351 S Sherman St - Phillips Square

SOLD

11,994 SF Class C Office Building Built in 1984 (con't)

Parcel Number: **42104600010010000**
Legal Description: **All McDuff 2 Add City of Richardson**
County: **Dallas**

Plat Map: 351 S Sherman St



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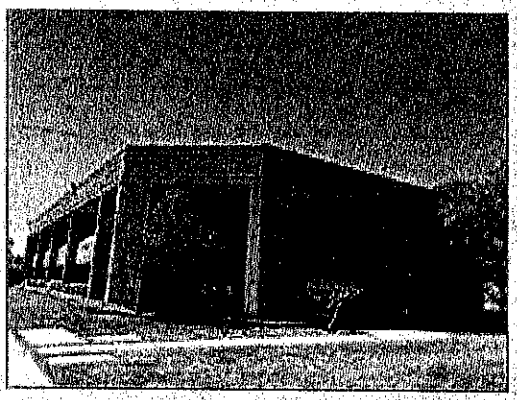
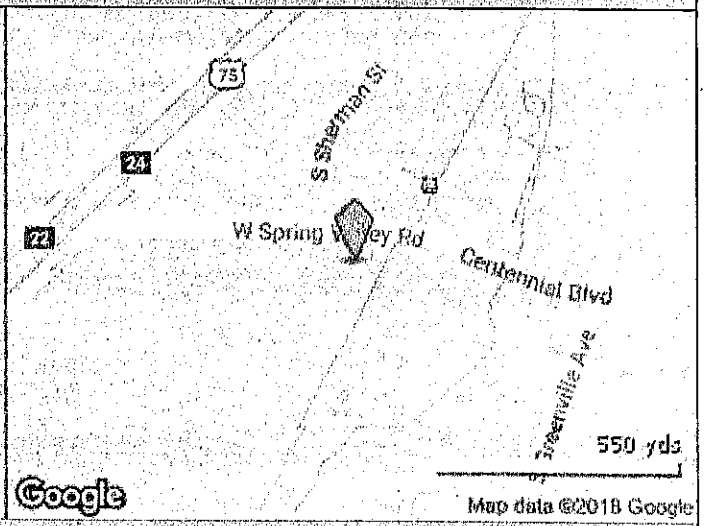
3/21/2018

10 111 W Spring Valley Rd — SOLD

Richardson, TX 75081
Sale on 5/5/2017 for $3,850,000 ($67.97/SF) - Research Complete
56,640 SF Class B Office Building Built in Apr 1983





Buyer & Seller Contact Info

Recorded Buyer:	**Dallas Lighthouse For the Blind, Inc.**	Recorded Seller:	**Stoneeagle Insurance Systems**
True Buyer:	**Dallas Lighthouse For the Blind, Inc.** 4306 Capitol Ave Dallas, TX 75204 (214) 821-2375	True Seller:	**StoneEagle Insurance Systems, Inc.** **Phil Bogner** 111 W Spring Valley Rd Richardson, TX 75081 (972) 934-1751
Buyer Type:	**Non Profit**	Seller Type:	**Corporate/User**
Buyer Broker:	**Briggs Freeman Sotheby's International Realty** **Tim Cox** (214) 353-5117	Listing Broker:	**McNeff Commercial Real Estate** **Greg Fail** (972) 437-4777

Transaction Details — ID: 3901243

Sale Date:	**05/05/2017 (366 days on market)**	Sale Type:	**Owner/User**
Escrow Length:	**120 days**	Bldg Type:	**Office**
Sale Price:	**$3,850,000-Confirmed**	Year Built/Age:	**Built in Apr 1983 Age: 34**
Asking Price:	**$3,950,000**	RBA:	**56,640 SF**
Price/SF:	**$67.97**	Land Area:	**3.78 AC (164,657 SF)**
Price/AC Land Gross:	**$1,018,518.52**		
Percent Leased:	**100.0%**		
Tenancy:	**Multi**	Percent Improved:	**49.8%**
		Total Value Assessed:	**$2,625,000 in 2016**
		Improved Value Assessed	**$1,307,710**
		Land Value Assessed:	**$1,317,290**
		Land Assessed/AC:	**$348,489**
No. of Tenants:	**5**		
Tenants at time of sale:	**Blume Faulkner & Skeen Law Offices Pllc; Institution Solutions LLC; John R Galvin Law Office; Lemons & Hallbauer LLC; Ray Smith CPA PLLC**		
Legal Desc:	**Abstract #1575, a portion of Revised Lot 1, Block B of Spring Valley Business Park. Recorded in Volume 82061, Page 2500, Deed Records, Dallas County.**		
Parcel No:	**42231920020010000**		

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111 W Spring Valley Rd — SOLD

56,640 SF Class B Office Building Built in Apr 1983 (con't)

Document No:	**000000128339**
Sale History:	**Sold for $3,850,000 ($67.97/SF) on 5/5/2017** **Sold for $2,600,000 ($45.90/SF) on 9/16/2004** **Sold on 2/27/2004 Non-Arms Length**

Transaction Notes

This 56,640 square foot property was sold to a non-profit user for $3,850,000. Initially the buyer will occupy 50% of the building with existing law firm tenant occupying the balance. Once their lease expires, the buyer will then occupy the entirety of the property. Although a fairly dated property (1983 construction), the building was reported to be in good condition and well maintained. Escrow was extended in this transaction due to supplemental paperwork but the overall transaction was reported to be super clean and straight forward. Seller motivation and future plans were undisclosed per confidentiality agreement.

Income Expense Data

Expenses	- Taxes	**$70,139**
	- Operating Expenses	
	Total Expenses	**$70,139**

Current Building Information

ID: 110670

Bldg Type:	**Office**	Bldg Status:	**Built in Apr 1983**
Class:	**B**	RBA:	**56,640 SF**
Total Avail:	**0 SF**	% Leased:	**100.0%**
Bldg Vacant:	**0 SF**	Rent/SF/Yr:	**-**
Tenancy:	**Multi**	Elevators:	**1**
Owner Type:	**Non Profit**	Core Factor:	**25.0%**
Owner Occupied	**Yes**	Stories:	**2**
Zoning:	**I, Richardson**	Typical Floor Size:	**26,492 SF**
Land Area:	**3.78 AC**	Building FAR:	**0.34**

Expenses:	**2017 Tax @ $1.24/sf**
Parking:	**252 Surface Spaces are available; Ratio of 4.75/1,000 SF**
Amenities:	**Air Conditioning, Atrium, Bus Line, Commuter Rail, Controlled Access, Courtyard, Metro/Subway, Skylights**

Location Information

Metro Market:	**Dallas/Ft Worth**
Submarket:	**Richardson/Plano/Richardson**
County:	**Dallas**
CBSA:	**Dallas-Fort Worth-Arlington, TX**
CSA:	**Dallas-Fort Worth, TX-OK**
DMA:	**Dallas-Ft Worth, TX**
Map(Page):	**Mapsco 17-JD**

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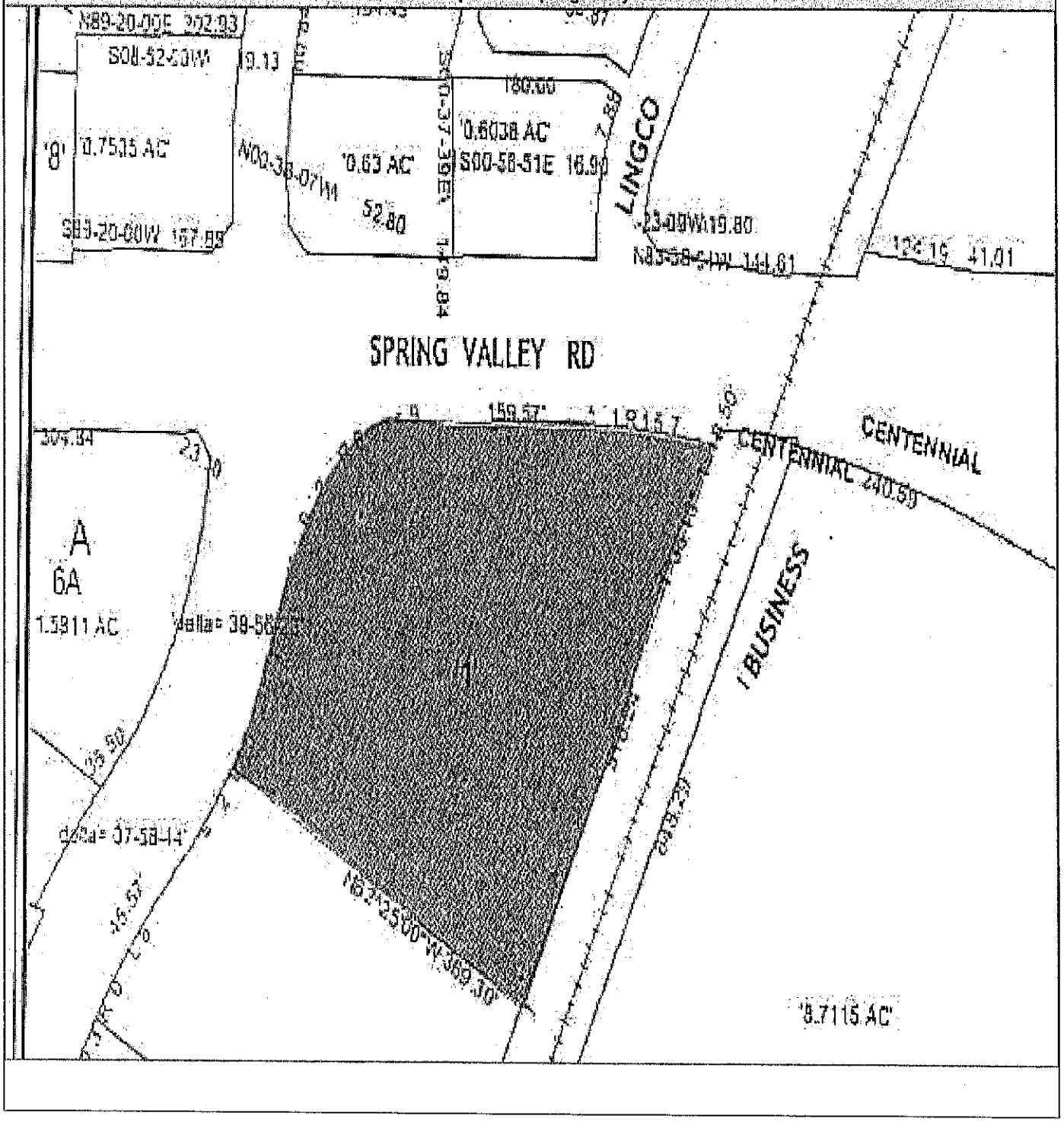
111 W Spring Valley Rd

SOLD

56,640 SF Class B Office Building Built in Apr 1983 (con't)

Parcel Number: **42231920020010000**
Legal Description: **Lot 1 blk B Spring Valley Business Park Add vol 82061 pg 2500**
County: **Dallas**

Plat Map: 111 W Spring Valley Rd



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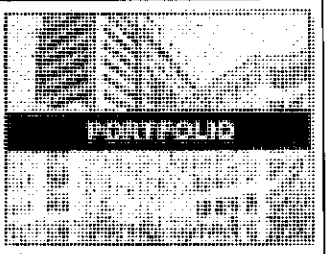
3/21/2018

1 Portfolio — UNDER CONTRACT

3 Class B Office buildings in Plano, TX, having total size of 294,236 SF.



Listing Broker: **Colliers International**
1717 McKinney Ave
Dallas, TX 75202
(214) 692-1100

Creighton Stark
(214) 706-6029
Chris Boyd
(214) 706-6047
Tyler Lehmann
(214) 692-1100

Asking Price: -
Price/SF: -
Days on Market: **379**
Sale Status: **Under Contract**

# of Properties: **3**
Total Size: **294,236 SF**
Total Land Area: **10.60 AC (461,888 SF)**
Sale Type: **Investment**

Actual Cap Rate: **5.00%**

2 903 E 18th St - Nathaniel Barrett Building — SOLD

Plano, TX 75074 — **Collin County**

True Buyer: -

True Seller: -



Map Page: Mapsco 659-VD

Sale Date: **01/15/2018 (556 days on mkt)**
Sale Price: **$1,000,000 - Confirmed**
Price/SF: **$68.93**

PrFrma Cap Rate: -
Actual Cap Rate: **8.42%**

Bldg Type: **Class C Office**
Year Built/Age: **Built 1984 Age: 34**
RBA: **14,508 SF**
Land Area: **0.70 AC (30,492 SF)**
Zoning: **C**
Sale Conditions: -

Parcel No: -
Financing: -
Comp ID: **4108398** – Research Status: **Confirmed**

3 1101 E Arapaho Rd - Corporate Place of Richardson — SOLD

Richardson, TX 75081 — **Dallas County**

Recorded Buyer: **JP-Corporate Place, LP**

Recorded Seller: **Icon 1101 E Arapaho Owner Pool 2, LLC**



Map Page: Mapsco E-N1

Sale Date: **07/21/2017 (408 days on mkt)**
Sale Price: **$4,325,000 - Confirmed**
Price/SF: **$46.73**

PrFrma Cap Rate: -
Actual Cap Rate: -

Bldg Type: **Class B Office**
Year Built/Age: **Built 1979 Age: 38**
RBA: **92,547 SF**
Land Area: **5.92 AC (257,875 SF)**
Zoning: **I**
Sale Conditions: **High Vacancy Property**

Parcel No: **42051500050100100**
Financing: **$5,730,000 from Liberty Bankers Life Insurance Company**
Comp ID: **3964235** – Research Status: **Confirmed**

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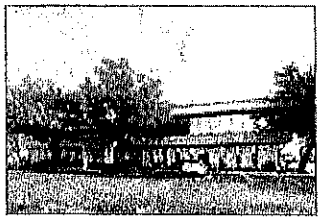
4 2910 Broadway Blvd - One Broadway Place — SOLD

Garland, TX 75041 — **Dallas County**



Recorded Buyer: **Huy Nguyen & Hang Vu**
2445 Chesapeake Dr
Garland, TX 75043
(972) 272-7816

Recorded Seller: **Youngdo Won & Sangnam Choi**
815 N Broad St
Lansdale, PA 19446

Sale Date:	**07/17/2017 (60 days on mkt)**	Bldg Type:	**Class B OfficeMedical**
Sale Price:	**$1,110,000 - Confirmed**	Year Built/Age:	**Built 1975 Age: 42**
Price/SF:	**$80.27**	RBA:	**13,829 SF**
		Land Area:	**1.97 AC (85,813 SF)**
PrFrma Cap Rate:	-	Zoning:	**GBD-Garland**
Actual Cap Rate:	**7.05%**	Sale Conditions:	-

Parcel No: **26047700010010000**
Financing: **Down payment of $1,110,000 (100.0%)**
Comp ID: **3968368** – Research Status: **Confirmed**

5 3304 Essex Dr - Building B6 — SOLD

Richardson, TX 75082 — **Collin County**



Recorded Buyer: **ABRE Holdings, LLC**
17774 Preston Rd
Dallas, TX 75252

Recorded Seller: **RightNow Ministries International**
6300 Henneman Way
McKinney, TX 75070
(972) 560-4000

Recorded Buyer: **Dhillon Living Trust**
1315 Hearst Dr
Pleasanton, CA 94566

Recorded Seller: -

True Buyer: **Ampex Brands LLC**
17774 Preston Rd
Dallas, TX 75252
(469) 917-3800
Tabbassum Mumtaz

True Seller: **RightNow Media**
6300 Henneman Way
Allen, TX 75013
(972) 560-4300
Brian Mosley

Sale Date:	**09/11/2017 (167 days on mkt)**	Bldg Type:	**Class B Office**
Sale Price:	**$1,950,000 - Confirmed**	Year Built/Age:	**Built 2005 Age: 11**
Price/SF:	**$116.07**	RBA:	**16,800 SF**
PrFrma Cap Rate:	-	Zoning:	**I-M(1)**

Parcel No: **R2563758**
Financing: **Down payment of $390,000 (20.0%); $1,560,000 from Bank Of San Antonio**
Comp ID: **4016818** – Research Status: **Confirmed**

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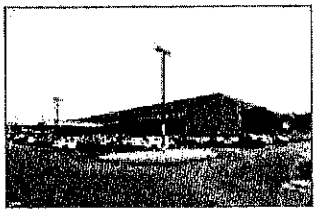
6 12606 Greenville Ave - Northpoint Medical Arts — SOLD

Dallas, TX 75243 — **Dallas County**



Map Page: Mapsco 17-SD

Recorded Buyer: **HTA-Northpoint Medical Arts, LLC**
16435 N Scottsdale Rd
Scottsdale, AZ 85254

Recorded Seller: **Northpoint Medical Partners Ltd**

Sale Date:	**12/07/2017 (36 days on mkt)**	Bldg Type:	**Class B OfficeMedical**
Sale Price:	**$19,250,000 - Confirmed**	Year Built/Age:	**Built 1980 Renov 2007 Age: 37**
Price/SF:	**$161.93**	RBA:	**118,876 SF**
		Land Area:	**6.70 AC (291,852 SF)**
PrFrma Cap Rate:	-	Zoning:	**PD-44**

Parcel No: **00000811111100000, 00000811111150000**
Financing: **Down payment of $19,250,000 (100.0%)**
Comp ID: **4104214** – Research Status: **Confirmed**

7 2280 N Greenville Ave - Campbell Creek Business Park — SOLD

Richardson, TX 75082 — **Dallas County**



Recorded Buyer: **2280 North Greenville Avenue Texas, LLC**

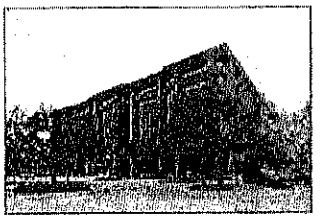
Recorded Seller: **2280 Greenville Venture LP**
2280 N Greenville Ave
Richardson, TX 75082
(972) 238-7271

Sale Date:	**05/25/2017**	Bldg Type:	**Class B Office**
Sale Price:	**$52,600,000 - Confirmed**	Year Built/Age:	**Built 1997 Renov 2016 Age: 20**
Price/SF:	**$230.19**	RBA:	**228,506 SF**
		Land Area:	**20.42 AC (889,495 SF)**
PrFrma Cap Rate:	**6.06%**	Zoning:	**I**
Actual Cap Rate:	-	Sale Conditions:	**Investment Triple Net**

Parcel No: **420190000A05B0000**
Financing: **Down payment of $32,600,000 (62.0%); $20,000,000 from Branch Banking & Trust Company**
Comp ID: **3921403** – Research Status: **Confirmed**

8 2400 Lakeside Blvd - Greenway Plaza II — UNDER CONTRACT

Richardson, TX 75082 — **Dallas County**



Map Page: Mapsco 7-RD

Listing Broker: **Colliers International**
1717 McKinney Ave
Dallas, TX 75202
(214) 692-1100

Creighton Stark
(214) 706-6029
Chris Boyd
(214) 706-6047
Tyler Lehmann
(214) 692-1100

Asking Price:	-	Sale Type:	**Investment**
Price/SF:	-	Bldg Type:	**Class A Office**
Days on Market:	**300**	Bldg Status:	**Built 1985 Renov 2013**
Sale Status:	**Under Contract**	RBA:	**152,969 SF**
Actual Cap Rate:	**8.25%**	Zoning:	**C, Richardson**

Parcel No: **42076680020010000**

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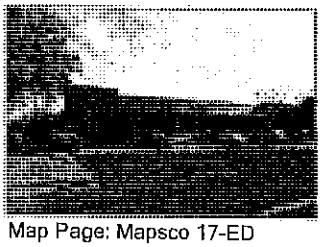
9 351 S Sherman St - Phillips Square — SOLD

Richardson, TX 75081 — **Dallas County**



Map Page: Mapsco 17-ED

Recorded Buyer: **Iglesia Evangelica Alpha Y Omega, Inc.**
PO Box 860126
Plano, TX 75086
(214) 770-4559

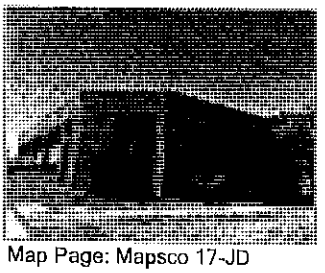
Recorded Seller: **Valquest, Inc.**
351 S Sherman St
Richardson, TX 75081
(972) 234-2954

Sale Date:	**11/30/2017 (295 days on mkt)**	Bldg Type:	**Class C Office**
Sale Price:	**$1,200,000 - Confirmed**	Year Built/Age:	**Built 1984 Age: 33**
Price/SF:	**$100.05**	RBA:	**11,994 SF**
PrFrma Cap Rate:	**-**	Land Area:	**1.25 AC (54,450 SF)**
		Zoning:	**Z137**

Parcel No: **42104600010010000**
Financing: **Down payment of $1,200,000 (100.0%)**
Comp ID: **4089677** – Research Status: **Confirmed**

10 111 W Spring Valley Rd — SOLD

Richardson, TX 75081 — **Dallas County**



Map Page: Mapsco 17-JD

Recorded Buyer: **Dallas Lighthouse For the Blind, Inc.**
4306 Capitol Ave
Dallas, TX 75204
(214) 821-2375

Recorded Seller: **Stoneeagle Insurance Systems**
111 W Spring Valley Rd
Richardson, TX 75081
(972) 934-1751

Sale Date:	**05/05/2017 (366 days on mkt)**	Bldg Type:	**Class B Office**
Sale Price:	**$3,850,000 - Confirmed**	Year Built/Age:	**Built 1983 Age: 34**
Price/SF:	**$67.97**	RBA:	**56,640 SF**
PrFrma Cap Rate:	**-**	Land Area:	**3.78 AC (164,657 SF)**
		Zoning:	**I, Richardson**

Parcel No: **42231920020010000**
Financing: **-**
Comp ID: **3901243** – Research Status: **Confirmed**

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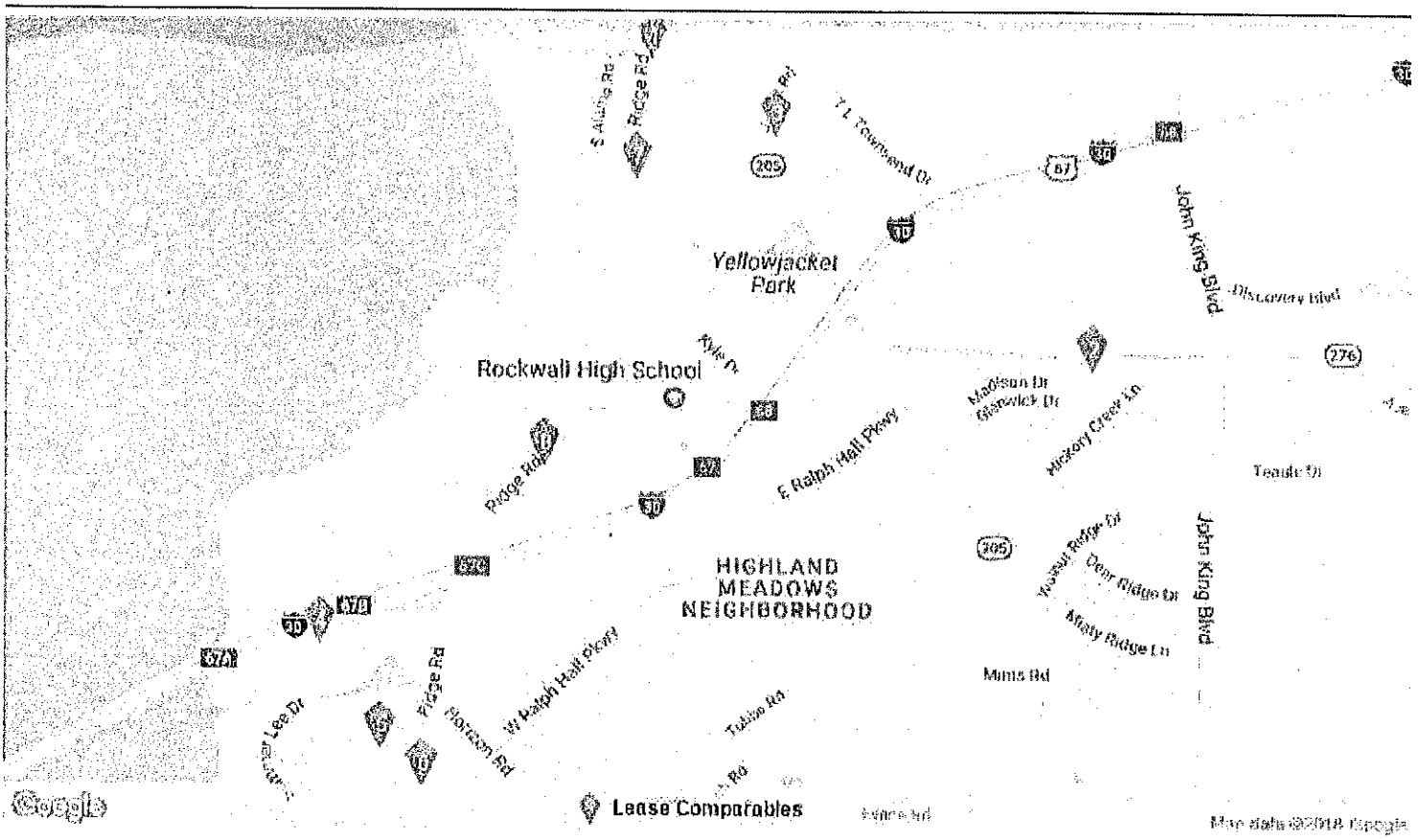
Lease Comps Summary

Lease Comps Report

Deals	Gross Asking Rent Per SF	Gross Starting Rent Per SF	Avg. Months On Market
9	$25.67	$24.54	7

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Gross Asking Rent Per SF	8	$23.88	$25.67	$26.28	$33.91
Gross Starting Rent Per SF	4	$23.88	$24.54	$25.50	$27.00
Gross Effective Rent Per SF	2	$23.88	$24.27	$25.44	$27.00
Asking Rent Discount	3	-3.8%	1.6%	0.0%	5.7%
TI Allowance	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	9	0	7	7	18
Deal Size	9	230	2,326	2,435	6,067
Lease Deal in Years	7	1.0	3.9	3.0	10.0
Floor Number	9	1	1	1	2

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1	**The Pointe on Ridge Road** 1101 Ridge Rd	★★★☆☆	230	2nd	3/1/2018	New	$33.91/fs	Asking
2	**1855 T L Townsend Dr**	★★★★☆	3,200	1st	2/1/2018	New	$25.00/nnn	Starting
3	**661-663 Justin Rd**	★★★☆☆	875	1st	9/22/2017	New	$27.00/fs	Effective
4	**Trend Tower** 2701 E Sunset Ridge Dr	★★★★☆	6,067	1st	9/6/2017	New	$22.75/+elec	Effective
5	**3012 Ridge Rd**	★★☆☆☆	2,500	1st	8/2/2017	New	$27.36/fs	Asking
6	**Offices at Horizon Ridge** 1201 Arista Dr	★★★☆☆	2,331	1st	6/1/2017	New	$26.00/+elec	Asking
7	**Rockwall Commons Office** 1309 Ridge Rd	★★★☆☆	2,435	1st	6/1/2017	New	$25.00/mg	Asking
8	**White Hills** 2305 Ridge Rd	★★★☆☆	300	1st	6/1/2017	New	$26.00/fs	Starting
9	**1855 T L Townsend Dr**	★★★★☆	3,000	1st	3/20/2017	New	$28.00/nnn	Asking

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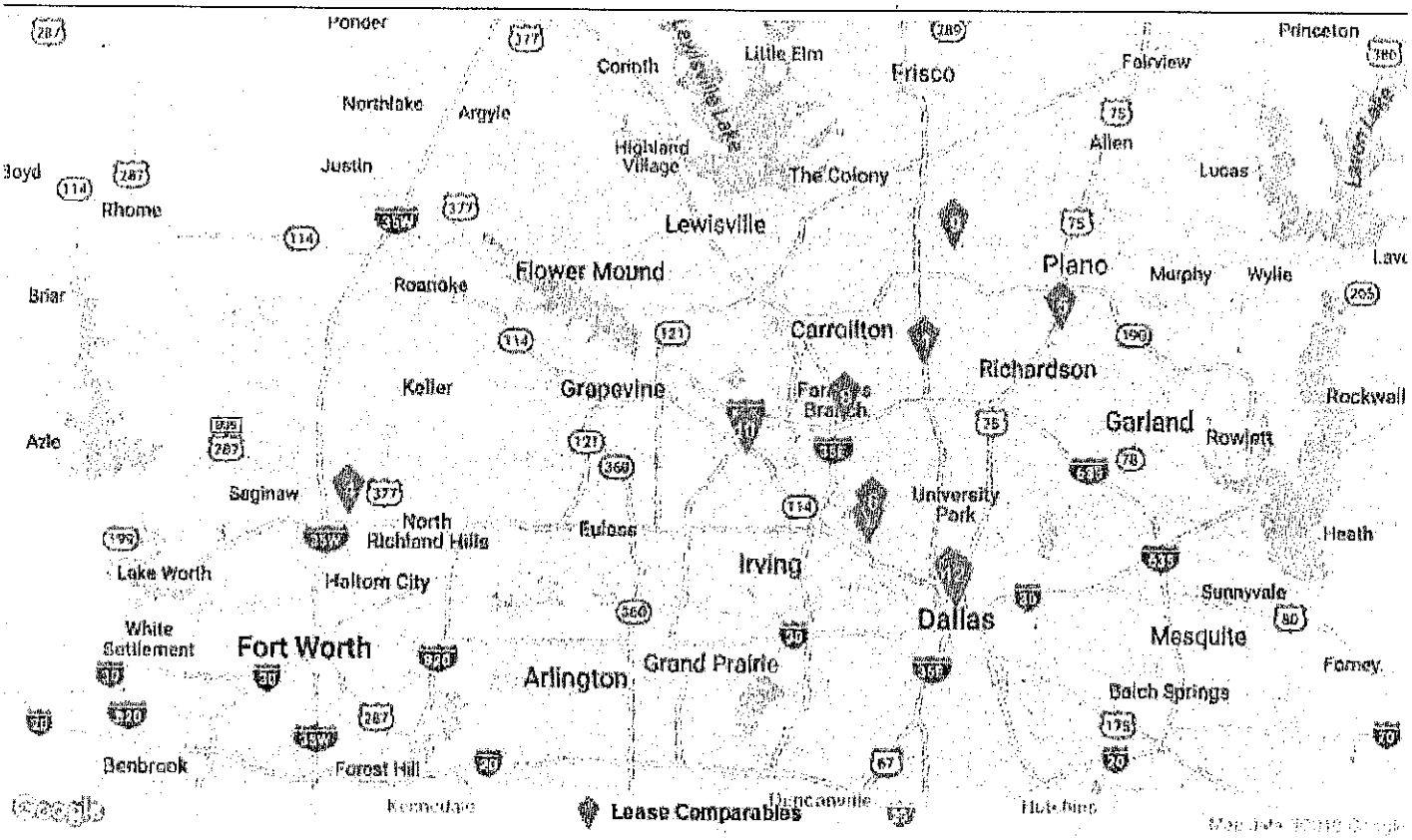
Lease Comps Summary

Lease Comps Report

Deals	Gross Asking Rent Per SF	Gross Starting Rent Per SF	Avg. Months On Market
12	$28.04	-	32

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Gross Asking Rent Per SF	12	$14.50	$28.04	$21.45	$49.27
Gross Starting Rent Per SF	-	-	-	-	-
Gross Effective Rent Per SF	-	-	-	-	-
Asking Rent Discount	-	-	-	-	-
TI Allowance	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	12	9	32	26	91
Deal Size	12	10,876	22,365	19,632	48,491
Lease Deal in Years	-	-	-	-	-
Floor Number	12	1	6	4	24

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1	The Aberdeen 14841 N Dallas Pky	★★★★★	17,000	5th	3/20/2018	New	$19.75/+elec	Asking
2	Woodview Tower 1349 Empire Central Dr	★★★★★	15,431	4th	3/20/2018	New	$15.50/fs	Asking
3	Chase Tower 2200 Ross Ave	★★★★★	23,000	24th	3/15/2018	New	$28.00/+elec	Asking
4	5555 N Beach St	★★★★★	48,491	1st	3/13/2018	New	$15.50/nnn	Asking
5	Eastside Atrium 800 E Campbell Rd	★★★★★	13,512	2nd	3/12/2018	New	$20.00/+elec	Asking
6	8802 Harry Hines Blvd	★★★★★	23,903	1st	3/8/2018	New	$24.00/nnn	Asking
7	The Hartford Building 400 N Saint Paul St	★★★★★	12,547	9th	3/8/2018	New	$14.91/fs	Asking
8	2711 Lyndon B Johnson...	★★★★★	10,876	4th	3/6/2018	New	$16.00/+elec	Asking
9	5055 W Park Blvd	★★★★★	12,435	1st	3/6/2018	New	$22.00/+elec	Asking
10	The Westpoint I 1255 Corporate Dr	★★★★★	26,924	3rd	3/5/2018	New	$23.00/+elec	Asking
11	Parkview at 1920 McKinn... 1920 McKinney Ave	★★★★★	22,265	12th	3/5/2018	New	$34.00/nnn	Asking
12	KPMG Plaza at Hall Arts 2323 Ross Ave	★★★★★	42,000	18-19	3/1/2018	New	$49.50/+elec	Asking

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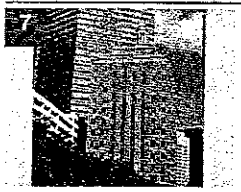
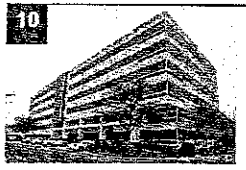
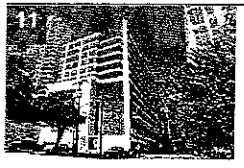
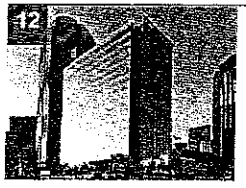
Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
7 	**The Hartford Building** 400 N Saint Paul St Dallas, TX 75201 *Dallas CBD Submarket*	Good Signature Management, L.L....	12,547 New Direct	Apr 2018			
8 	2711 Lyndon B Johnson Fwy Dallas, TX 75234 *West LBJ Freeway Submarket*	DFW Integrity Group Management,...	10,876 New Direct	Jun 2018			
9 	5055 W Park Blvd Plano, TX 75093 *Upper Tollway/West Plano Submarket*	5025 Plano Office Llc	12,435 New Direct	May 2018			
10 	**The Westpoint I** 1255 Corporate Dr Irving, TX 75038 *Office Ctr/West LBJ Ext Submarket*	HighBrook Investors	26,924 New Direct	Aug 2018			
11 	**Parkview at 1920 McKinney** 1920 McKinney Ave Dallas, TX 75201 *Uptown/Turtle Creek Submarket*	Invesco Advisors, Inc.	22,265 New Direct	Apr 2018			
12 	**KPMG Plaza at Hall Arts** 2323 Ross Ave Dallas, TX 75201 *Dallas CBD Submarket*	Bell Nunnally & Martin, LLP Hall Lone Star Associates Lp	42,000 New Direct	Jul 2018			

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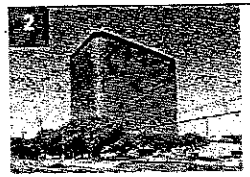
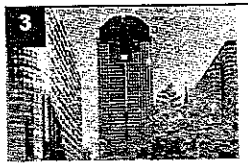
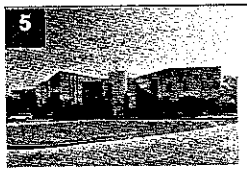
Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
1 	**The Aberdeen** 14841 N Dallas Pky Addison, TX 75254 *Quorum/Bent Tree Submarket*	JP Realty Partners	17,000 New Sublease	Jun 2018			
2 	**Woodview Tower** 1349 Empire Central Dr Dallas, TX 75247 *Stemmons Freeway Submarket*	Teaching Trust Saskaway Management Group	15,431 New Direct	Jun 2018			
3 	**Chase Tower** 2200 Ross Ave Dallas, TX 75201 *Dallas CBD Submarket*	Fortis Property Group, LLC	23,000 New Sublease	Mar 2018			
4 	5555 N Beach St Fort Worth, TX 76137 *East Northeast Ft Worth Submarket*	Capital Commercial Investments, I...	48,491 New Direct	Aug 2018			
5 	**Eastside Atrium** 800 E Campbell Rd Richardson, TX 75081 *Richardson Submarket*	Fobare Commercial LP	13,512 New Direct	Apr 2018			
6 	8802 Harry Hines Blvd Dallas, TX 75235 *Stemmons Freeway Submarket*	Viceroy Investments, LLC	23,903 New Direct	Apr 2018			$4.00/SF

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CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 18-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, GRANTING APPROVAL OF THE ROCKWALL CENTRAL APPRAISAL DISTRICT'S (RCAD) PLAN TO RENOVATE AND EXPAND THE PROPERTY SITUATED AT 841 JUSTIN ROAD, ROCKWALL, TEXAS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 6.051, TEX. TAX CODE authorizes the Board of Directors of an appraisal district to construct or renovate a building or other improvements as necessary to establish and operate the appraisal office; and

WHEREAS, the Board of Directors of the Rockwall Central Appraisal District has delivered a copy of Resolution #2018-001 to the City of Rockwall setting forth the desire to renovate and expand the property situated at 841 Justin Road, Rockwall, Texas; and

WHEREAS, the Board of Directors of the Rockwall Central Appraisal District has also delivered information to the City of Rockwall, showing the costs of available alternatives to the renovation of the property situated at 841 Justin Road, Rockwall, Texas; and

WHEREAS, § 6.051, TEX. TAX CODE requires that an appraisal district's construction or renovation of such real property and improvements must be approved by three-fourths (3/4) of the taxing units entitled to vote on the appointment of board members; and

WHEREAS, the referenced provisions of the Texas Property Tax Code authorize the following action.

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

Section 1. That the Rockwall City Council, as a result of its regular city council meeting on the 16th day of April, 2018 hereby **APPROVES** the Rockwall Central Appraisal District's proposal to renovate the property situated at 841 Justin Road, Rockwall, Texas; and

Section 2. That this Resolution shall become effective from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 16th day of April, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 04/16/2018

APPLICANT: Chase Finch; *Corwin Engineering*

AGENDA ITEM: **P2018-001;** *Breezy Hill, Phase VIII*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a preliminary plat for Breezy Hill, Phase VIII containing 72 single-family residential lots on 30.785-acres of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.

PLAT INFORMATION:

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

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

☑ The applicant is requesting to preliminary plat Phase VIII of the Breezy Hill Subdivision for the purpose of laying 72 of the 750 lots. Of the 72 proposed lots, three (3) lots will be constructed to the Type "C" standards, 43 will be constructed to the Type "F" standards, and 26 will be constructed to the Type "G" standards (*all standards are displayed in the above table*) and be situated on approximately 30.785 acres. In addition to the preliminary plat, the applicant has also submitted a preliminary water, sanitary sewer storm water, and drainage plans establishing that the developer can provide adequate utilities to service the proposed phase.

☑ On March 8, 2018, the Board of Adjustments approved a variance [*Order No. BOA 2018-2-V*] to the zoning requirements for Planned Development District 74 (PD-74) to reduce the required lot depth from 180-feet to 175-feet for eight (8) lots [*i.e. Lots 101-108, Block R*] to allow for the required 10-foot landscape buffer adjacent to Breezy Hill Lane.

☑ On April 9, 2018 the Parks Board reviewed the *Preliminary Plat* and made a recommendation to approve the plat with the following conditions:

1) The developer is to pay the pro-rata equipment fees required in the amount of $18,360 [*i.e. 72 Lots @ $255.00 Per Lot*].

- ☑ With the exception of the variance to the lot depth for eight (8) lots, the proposed preliminary plat generally conforms to the revised concept plan approved by the City Council on July 7, 2014 under *Case No. Z2014-007* [*Ordinance No 14-26*].

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for preliminary plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

Should the City Council choose to approve the *preliminary plat* for *Breezy Hill, Phase VIII,* staff would recommend the following conditions:

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

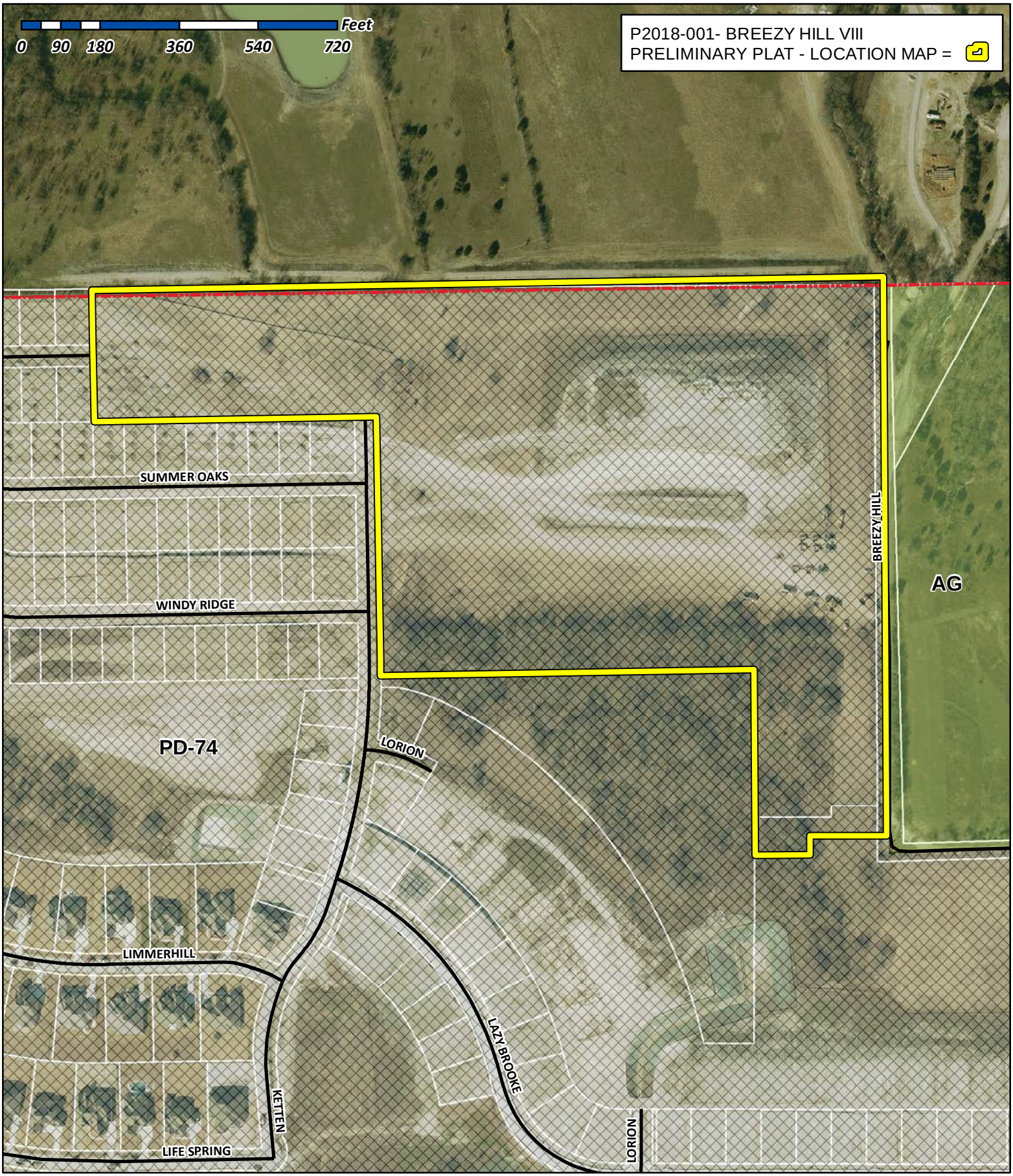
2) The development shall adhere to the recommendations of the Park Board;

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

PLANNING AND ZONING COMMISSION:

On April 10, 2017, the Planning and Zoning Commission's motion to recommend approval of the preliminary plat with staff recommendations pass by a vote of 5-0 with Commissioners Fishman and Moeller absent.

661



City of Rockwall

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

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

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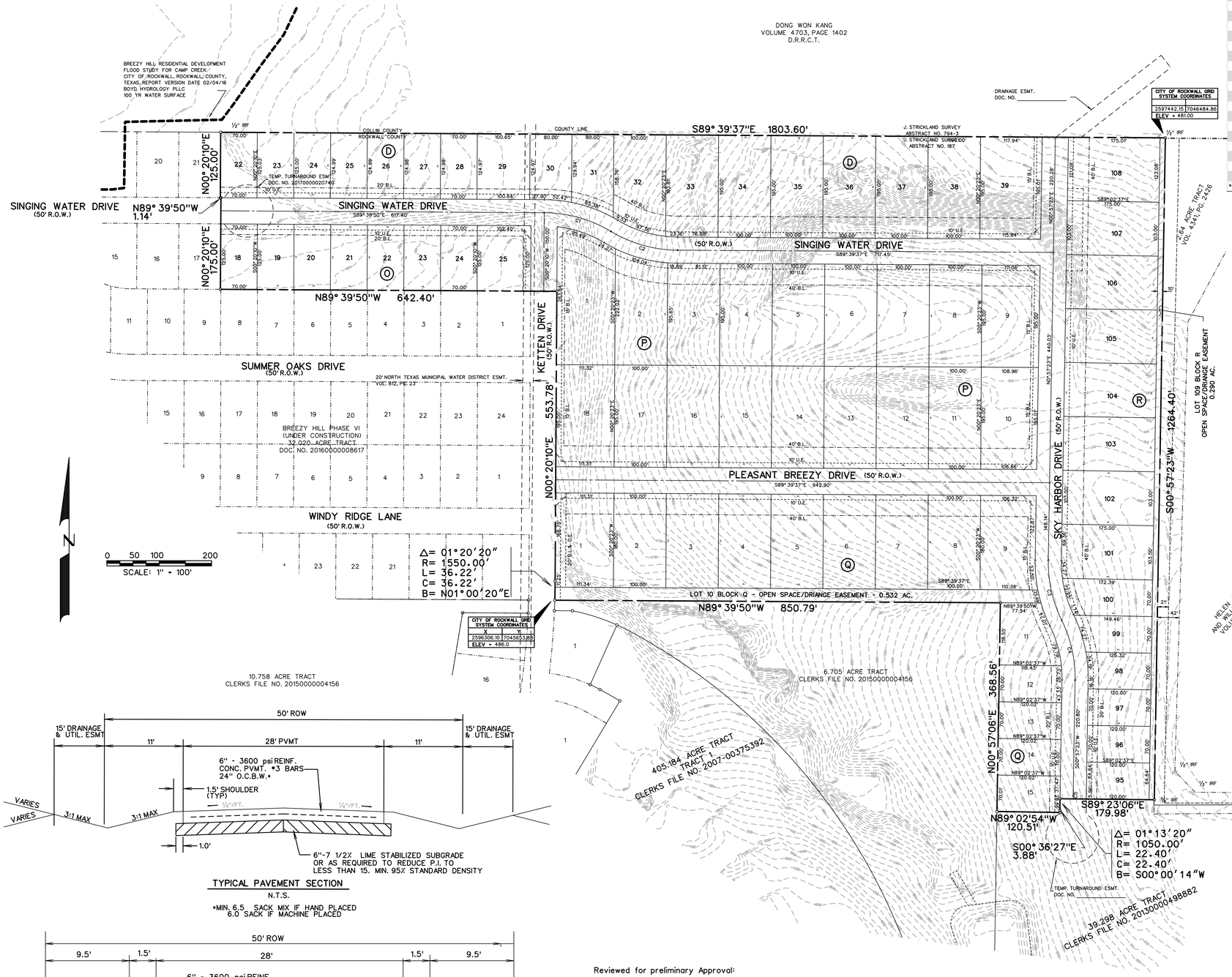
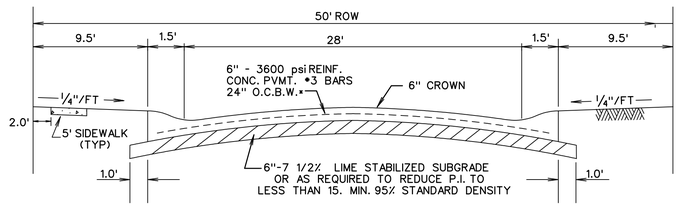
BREEZY HILL PHASE 8													
Block D			**Block O**			**Block P**			**Block Q**			**Block R**		
Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type
22	8750	G	18	8750	G	1	27542	F	1	200034	F	95	8428	G
23	8749	G	19	8750	G	2	20544	F	2	18000	F	96	8400	G
24	8749	G	20	8750	G	3	19504	F	3	18000	F	97	8400	G
25	8749	G	21	8750	G	4	19500	F	4	18000	F	98	8495	G
26	8748	G	22	8750	G	5	19500	F	5	18000	F	99	9493	G
27	8748	G	23	8750	G	6	19500	F	6	18000	F	100	11413	G
28	8748	G	24	8750	G	7	19500	F	7	18000	F	101	18082	F
29	12577	C	25	12799	G	8	19500	F	8	18000	F	102	18025	F
30	10083	C				9	21450	F	9	19896	F	103	18025	F
31	11360	C				10	21450	F	10*	23184		104	18025	F
32	18057	F				11	19500	F	11	11992	G	105	18025	F
33	19490	F				12	19500	F	12	8448	G	106	18025	F
34	19500	F				13	19500	F	13	8401	G	107	18025	F
35	19500	F				14	19500	F	14	8401	G	108	21354	F
36	19500	F				15	19500	F	15	8407	G	109*	12643	
37	19500	F				16	19500	F						
38	19500	F				17	19500	F						
39	22277	F				18	21706	F						
* Indicates Common Area														



TYPICAL PAVEMENT SECTION

N.T.S.

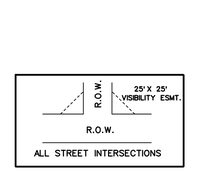
*MIN. 6.5 SACK MIX IF HAND PLACED
6.0 SACK IF MACHINE PLACED



TYPICAL PAVEMENT SECTION - LAYDOWN CURB

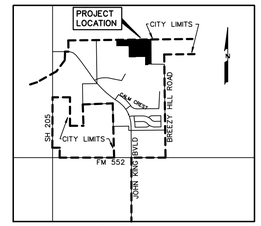
N.T.S.

*MIN. 6 ½ SACK MIX IF HAND PLACED



VISIBILITY EASEMENT DETAIL

N.T.S.



LOCATION MAP

N.T.S.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	30°41'40"	250.00'	193.93'	132.33'	S74°19'00"E
2.	30°41'28"	250.00'	133.91'	132.32'	S74°18'53"E
3.	26°29'37"	250.00'	115.60'	114.57'	S12°54'26"E
4.	27°06'50"	250.00'	118.31'	117.21'	S12°36'19"E

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that thr above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____ of _____,2018.

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

Mayor, City of Rockwall — City Secretary — City Engineer

Zoning: Planned Development District (PD-74)
Single Family Residential [Lot Type C, F & G]

TOTAL ACRES 30.785

TOTAL RESIDENTAL LOTS 72

DENSITY 2.338

PRELIMINARY PLAT
OF

BREEZY HILL PHASE VIII

LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-109, BLOCK R
BEING 30.785 ACRES
OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2018 SCALE 1" = 100'

CASE •P2018-001

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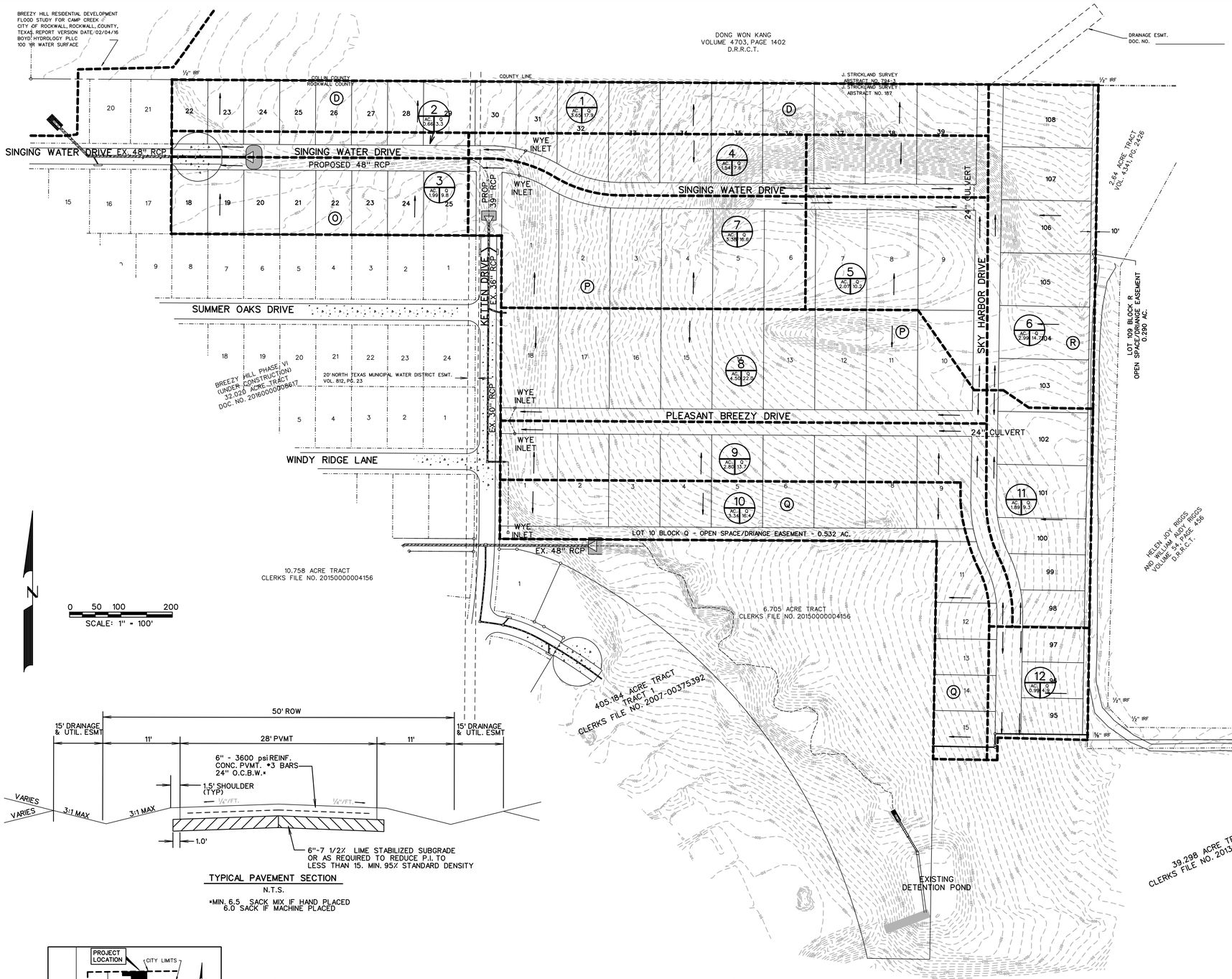
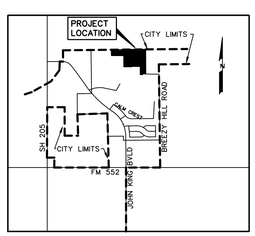


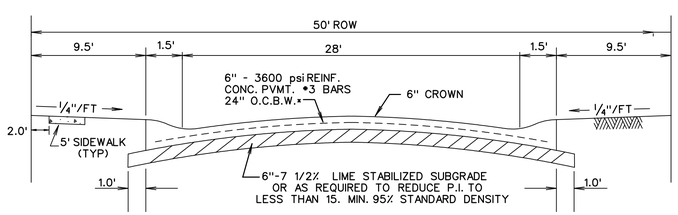
PRELIMINARY RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	158917	3.65	0.50	1.82	10	9.80	17.9
2	28902	0.66	0.50	0.33	10	9.80	3.3
3	86706	1.99	0.50	1.00	10	9.80	9.8
4	67174	1.54	0.50	0.77	10	9.80	7.6
5	90306	2.07	0.50	1.04	10	9.80	10.2
6	130328	2.99	0.50	1.50	10	9.80	14.7
7	147263	3.38	0.50	1.69	10	9.80	16.6
8	195815	4.50	0.50	2.25	10	9.80	22.0
9	122161	2.80	0.50	1.40	10	9.80	13.7
10	145554	3.34	0.50	1.67	10	9.80	16.4
11	82282	1.89	0.50	0.94	10	9.80	9.3
12	43200	0.99	0.50	0.50	10	9.80	4.9

TYPICAL PAVEMENT SECTION
N.T.S.
*MIN. 6.5 SACK MIX IF HAND PLACED
6.0 SACK IF MACHINE PLACED



LOCATION MAP
N.T.S.



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
*MIN. 6 ½ SACK MIX IF HAND PLACED

PRELIMINARY
DRAINAGE PLAN
OF

BREEZY HILL PHASE VIII

LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-109, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
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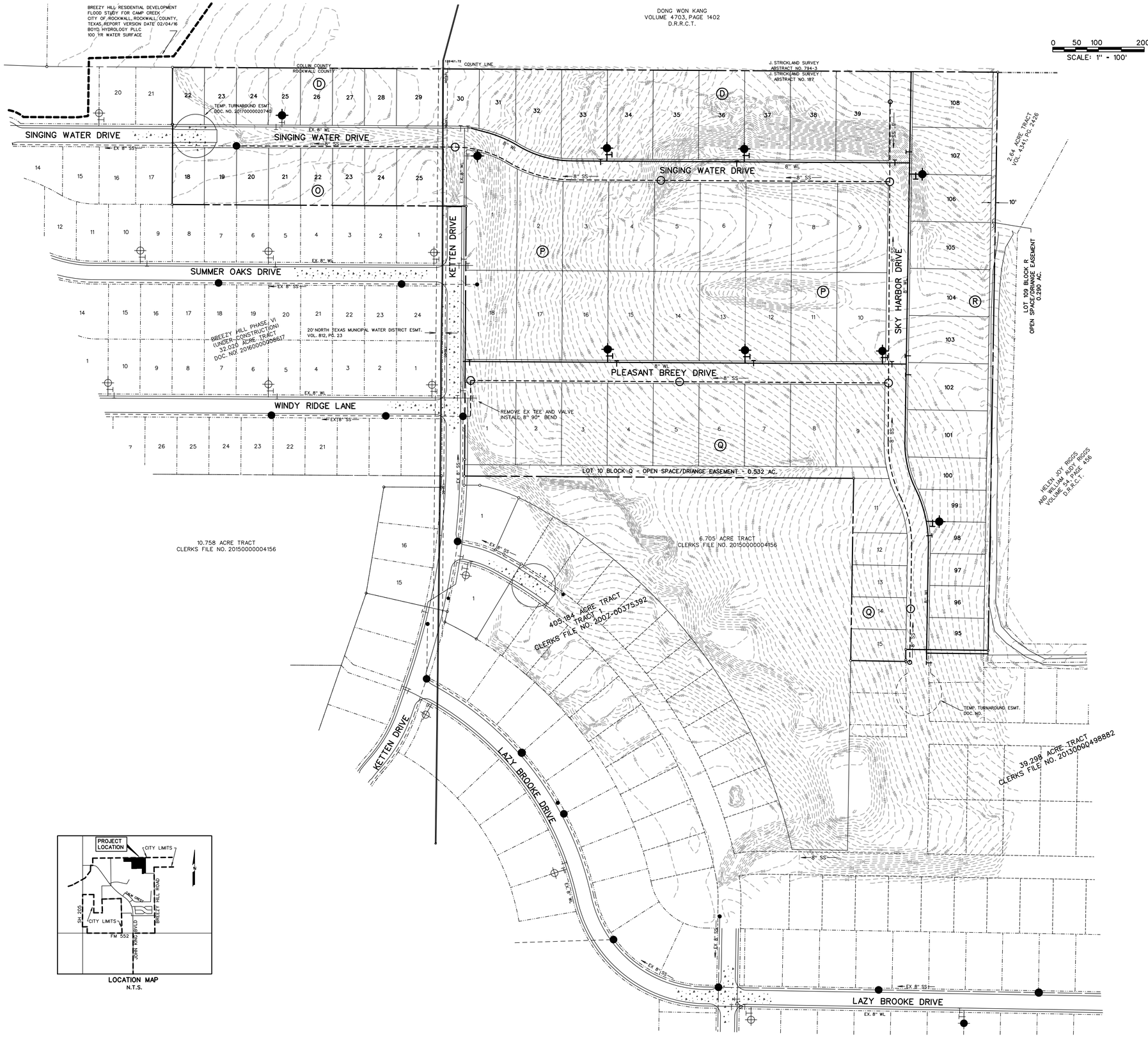
972-396-1200

JANUARY 2018 SCALE 1" = 100'

CASE *P2018-001

664



PRELIMINARY
WATER & SANITARY SEWER PLAN
OF

BREEZY HILL PHASE VIII

LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-109, BLOCK R
BEING 30.785 ACRES
OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2018 SCALE 1" = 100'

CASE #P2018-001

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 04/16/2018

APPLICANT: Todd Winters, P.E. of *Engineering Concepts and Design, L.P.*

AGENDA ITEM: **SP2018-003;** Amended Site Plan for *Maverick Ranch Retail Building*

SUMMARY:

Discuss and consider a request by Todd Winters, P.E. of Engineering Concepts and Design, L.P. for the approval of a variance in conjunction with an approved plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [FM-3097], and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting the approval of a variance to the required ten (10)-foot landscape buffer along Horizon Road [FM-3097]. The request is in conjunction with an approved *amended site plan* for the purpose of allowing 12 parking spaces to be located within the required ten (10)-foot landscape buffer adjacent to Horizon Road [FM-3097]. As a note, a site plan was originally approved administratively for the *subject property* on April 11, 2012 [*Case No. SP2011-017*]. The original site plan had expired and was subsequently resubmitted and approved on February 13, 2018 [*i.e. SP2018-003*] for the construction of a single-story, 10,998 SF retail building; however, the approval did not include a request for a variance to allow parking spaces within the landscape buffer. The proposed retail building will be situated on a 2.113-acre parcel of land identified as a Lot 6, Block A, Maverick Ranch Addition that is located at the northwest corner of the intersection of Ranch Trail and Horizon Road [*FM-3097*], and is zoned *Commercial* (C) *District*.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (*UDC*), a retail operation is a use permitted by-right within the Commercial (C) District. With the exception of the landscape buffer as depicted on the amended site plan and landscape plan, these documents conform to the technical requirements contained within the Unified Development Code (*UDC*) and the Commercial (C) District and is listed as a condition of approval. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*x=2.113-Acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*x>60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>15-Feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet*[2]	*x>49-Feet; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Side Yard Setback	*0-Feet*[2]	*x=75-Feet; In Conformance*
Maximum Building Height	*36-Ft w/o SUP*[3]	*x=18-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*x=19.1%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Minimum Number of Parking Spaces	*71*	*86 Provided; In Conformance*
Minimum Stone Requirement	*20% ea facade*	*x≥ 20%; In Conformance*
Minimum Landscaping Percentage	*15%*	*x =28.6%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*x=71.4%; In Conformance*

NOTES: 1 Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
2. Abutting non-residentially zoned property, with fire retardant wall and alley separating: zero feet.
3. Maximum building height: 240 feet. Any structure over 60 feet shall require a specific use permit.

VARIANCE REQUEST:

The applicant is requesting approval of a variance to the landscape buffer requirements of the Unified Development Code (UDC) for the purpose of allowing 12 parking spaces to be located within the required ten (10)-foot landscape buffer along Horizon Road [FM-3097]. This would allow the development to line up with the existing property located east of the proposed development that is on the same lot. It should be noted that the applicant is providing the appropriate number of canopy trees [*i.e. one (1) per 50 linear feet*] within the landscape buffer [*i.e. tree wells and buffer strip west of the parking spaces*] as well as providing shrubbery for head light screening purposes.

According to Section 5.7, of Article VIII, of the Unified Development Code (UDC):

> *"A street landscape buffer-strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or collector street, as defined in the city's thoroughfare plan, exclusive of driveways and access-ways. Large trees, as herein defined, shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage."*

Granting the approval of a variance to the required ten (10)-foot landscape buffer is a discretionary decision for the City Council. The approval requires passage by a simple majority vote of the City Council.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Approval of a variance by the City Council to allow for 12 parking spaces to be located within the required ten (10)-foot landscape buffer along Horizon Road [FM-3097].

3) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

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PLANNING AND ZONING COMMISSION RECOMMENDATION:

On April 10, 2018, the Planning and Zoning Commission's motion to approve the amended site plan with staff conditions passed by a vote of 5 to 0 with Commissioners Moeller and Fishman absent. Additionally, the motion included a recommendation of approval for the variance to allow for the 12 parking spaces to be located within the 10-foot landscape buffer.

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City of Rockwall

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

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ENGINEERINGCONCEPTS & DESIGN, L.P.

201 Windco Cr. Suite 200
Wylie, Texas 75098
Tel: 972-941-8400
Fax: 972-941-8401

March 27, 2018

David Gonzales
Senior Planner
City of Rockwall, TX

Re: Variance Requests. SP 2018-003
Ranch Trail Retail Center, Rockwall, TX

Dear David,

We are hereby requesting a variance to the requirement of a 10 foot wide Landscape Buffer along Horizon Road (FM 3097) on this project, for which the Site Plan was Conditionally Approved on February 13, 2018, Case no. SP 2018-003.

The condition of dedicating 10 feet of Right Of Way for FM 3097, contained in comments dated 1/25/18, overlaps the planned 10 foot wide Landscape Buffer along FM 3097. Due to the fact that approximately half of this site is built out and that this required Right-of Way absorbs the existing Landscape Buffer there, providing for a ten foot (10') buffer outside of the dedication would cause a 10 foot offset in the fire lane, parking and building and this could never be accomplished completely, and would provide for a highly irregular site, and causing a complete reconfiguration of the plan.

The developer proposes a variable width landscape buffer of approximately, one foot to three feet wide along the proposed parking, widening to 10 feet on the northwest corner of the site past the required proposed parking. Proposed landscape plantings and irrigation can occur in that strip without substantive change to the Conditionally Approved Landscape Plan.

Please do not hesitate to call if you have any questions or comments.

Sincerely,

Todd D. Wintters, P.E.

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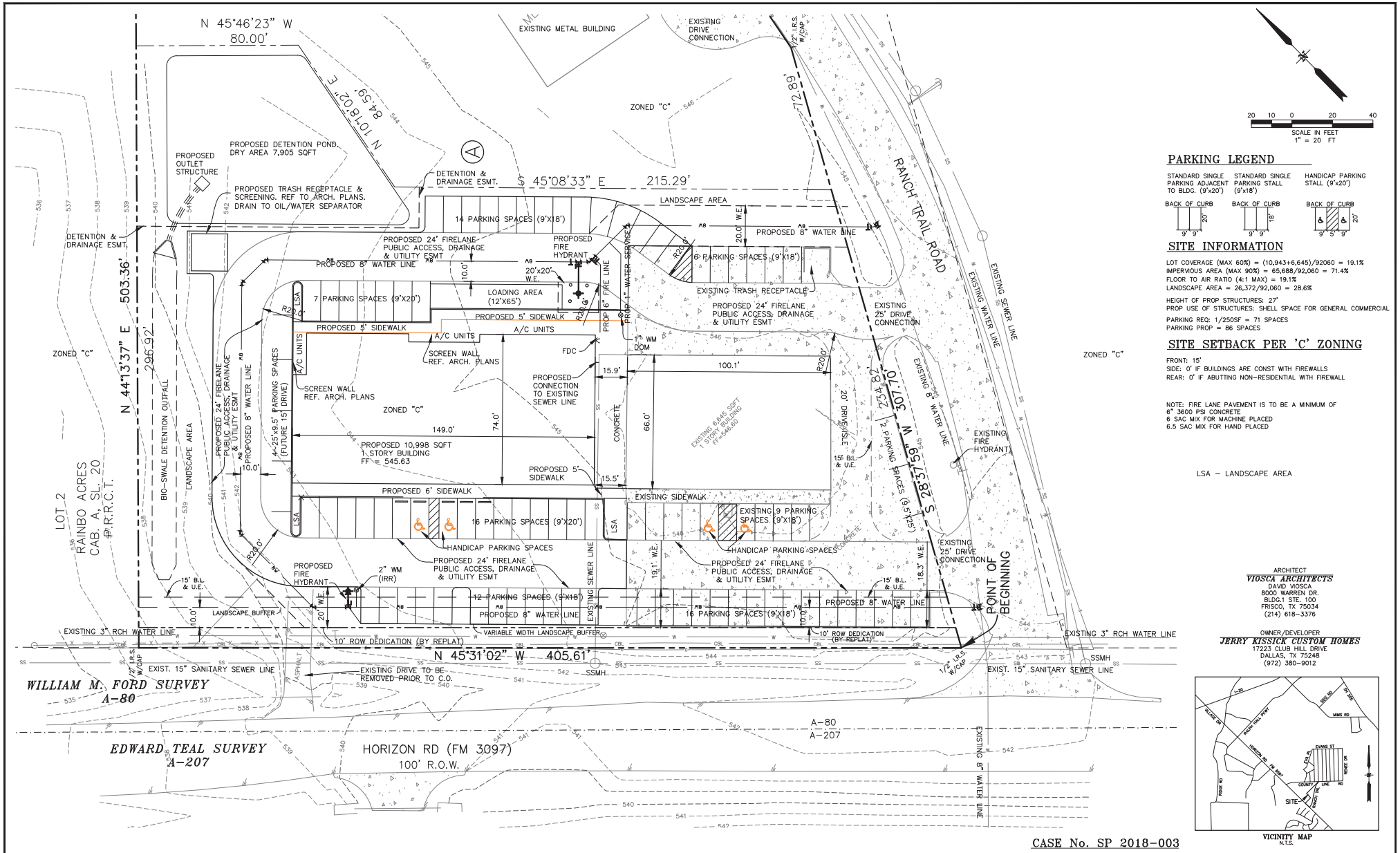

PARKING LEGEND

STANDARD SINGLE PARKING ADJACENT TO BLDG. (9'x20')
STANDARD SINGLE PARKING STALL (9'x18')
HANDICAP PARKING STALL (9'x20')

BACK OF CURB 9' 9' 20'
BACK OF CURB 9' 9' 18'
BACK OF CURB 9' 5' 9' 20'

SITE INFORMATION

LOT COVERAGE (MAX 60%) = (10,943+6,645)/92060 = 19.1%
IMPERVIOUS AREA (MAX 90%) = 65,688/92,060 = 71.4%
FLOOR TO AIR RATIO (4:1 MAX) = 19.1%
LANDSCAPE AREA = 26,372/92,060 = 28.6%

HEIGHT OF PROP STRUCTURES: 27'
PROP USE OF STRUCTURES: SHELL SPACE FOR GENERAL COMMERCIAL

PARKING REQ: 1/250SF = 71 SPACES
PARKING PROP = 86 SPACES

SITE SETBACK PER 'C' ZONING

FRONT: 15'
SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE
6 SAC MIX FOR MACHINE PLACED
6.5 SAC MIX FOR HAND PLACED

LSA – LANDSCAPE AREA

ARCHITECT
VIOSCA ARCHITECTS
DAVID VIOSCA
8000 WARREN DR.
BLDG.1 STE. 100
FRISCO, TX 75034
(214) 618-3376

OWNER/DEVELOPER
JERRY KISSICK CUSTOM HOMES
17223 CLUB HILL DRIVE
DALLAS, TX 75248
(972) 380-9012

VICINITY MAP
N.T.S.

CASE No. SP 2018-003

BENCHMARK:

ROCKWALL MONUMENT "RESET #1" 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR THE NORTH WEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.
NORTHING: 7011544.252 EASTING: 2590135.160
ELEVATION: 567.704
BASED ON NAD-83 TX, STATE PLANE, NORTH CENTRAL ZONE

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

REVISIONS:

DRAWN: BT DATE: 2/26/18
CHECKED: TW DATE: 2/26/18
PROJECT NO.: 05210
DWG FILE NAME: 5210 SITE PLAN.DWG

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TODD D. WINTTERS, P.E. 87085

STATE OF TEXAS — TODD D. WINTTERS — 87085 — REGISTERED PROFESSIONAL ENGINEER

SITE PLAN
RANCH TRAIL RETAIL CENTER
LOT 6, BLOCK A, MAVERICK RANCH
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 1

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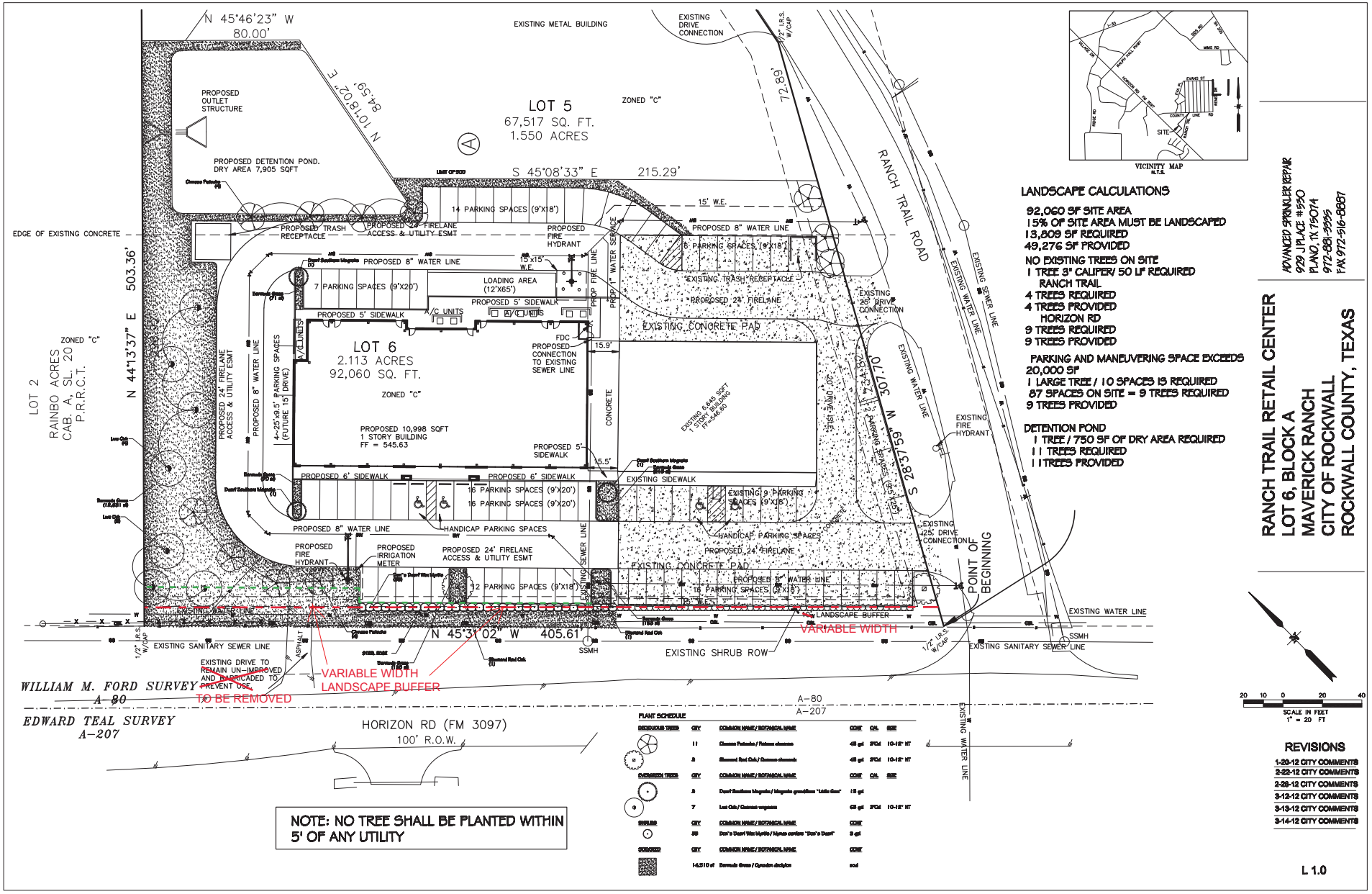
N 45°46'23" W
80.00'
EXISTING METAL BUILDING
EXISTING DRIVE CONNECTION
1/2" I.R.S. W/CAP
PROPOSED OUTLET STRUCTURE
PROPOSED DETENTION POND. DRY AREA 7,905 SQFT
LOT 5
67,517 SQ. FT.
1.550 ACRES
ZONED "C"
N 10°16'02" E
84.59'
72.89'
S 45°08'33" E 215.29'
RANCH TRAIL ROAD
14 PARKING SPACES (9'X18')
15' W.E.
PROPOSED TRASH RECEPTACLE
PROPOSED 24' FIRELANE ACCESS & UTILITY ESMT
PROPOSED FIRE HYDRANT
PROPOSED 8" WATER LINE
6 PARKING SPACES (9'X18')
EDGE OF EXISTING CONCRETE
7 PARKING SPACES (9'X20')
LOADING AREA (12'X65')
15'x15' W.E.
PROP 1" WATER SERVICE
PROP FIRE LINE
EXISTING TRASH RECEPTACLE
PROPOSED 24' FIRELANE
EXISTING 25' DRIVE CONNECTION
PROPOSED 5' SIDEWALK
A/C UNITS
EXISTING CONCRETE PAD
EXISTING WATER LINE
EXISTING SEWER LINE
LOT 6
2.113 ACRES
92,060 SQ. FT.
ZONED "C"
FDC
PROPOSED CONNECTION TO EXISTING SEWER LINE
15.9'
LOT 2
RAINBO ACRES
CAB. A, SL. 20
P.R.R.C.T.
N 44°13'37" E 503.36'
PROPOSED 24' FIRELANE ACCESS & UTILITY ESMT
PROPOSED 8" WATER LINE
4-25'x9.5' PARKING SPACES (FUTURE 15' DRIVE)
PROPOSED 10,998 SQFT 1 STORY BUILDING FF = 545.63
CONCRETE
EXISTING 6,645 SQFT 1 STORY BUILDING FF=546.60
EXISTING FIRE HYDRANT
PROPOSED 6' SIDEWALK
EXISTING SIDEWALK
16 PARKING SPACES (9'X20')
EXISTING 9 PARKING SPACES (9'X18')
HANDICAP PARKING SPACES
PROPOSED IRRIGATION METER
PROPOSED 24' FIRELANE ACCESS & UTILITY ESMT
EXISTING CONCRETE PAD
PROPOSED 8" WATER LINE
32 PARKING SPACES (9'X18')
16 PARKING SPACES (9'X18')
EXISTING 25' DRIVE CONNECTION
POINT OF BEGINNING
S 28°37'59" W 307.70'
EXISTING SEWER LINE
EXISTING WATER LINE
EXISTING SANITARY SEWER LINE
SSMH
N 45°31'02" W 405.61'
EXISTING SHRUB ROW
10' LANDSCAPE BUFFER
VARIABLE WIDTH
EXISTING DRIVE TO REMAIN UN-IMPROVED AND BARRICADED TO PREVENT USE.
TO BE REMOVED
VARIABLE WIDTH LANDSCAPE BUFFER
WILLIAM M. FORD SURVEY A-80
EDWARD TEAL SURVEY A-207
A-80
A-207
HORIZON RD (FM 3097)
100' R.O.W.
NOTE: NO TREE SHALL BE PLANTED WITHIN 5' OF ANY UTILITY
PLANT SCHEDULE
DECIDUOUS TREES
EVERGREEN TREES
SHRUBS
GROUNDCOVER
VICINITY MAP
N.T.S.
SITE
LANDSCAPE CALCULATIONS
92,060 SF SITE AREA
15% OF SITE AREA MUST BE LANDSCAPED
13,809 SF REQUIRED
49,276 SF PROVIDED
NO EXISTING TREES ON SITE
1 TREE 3" CALIPER/ 50 LF REQUIRED
RANCH TRAIL
4 TREES REQUIRED
4 TREES PROVIDED
HORIZON RD
9 TREES REQUIRED
9 TREES PROVIDED
PARKING AND MANEUVERING SPACE EXCEEDS 20,000 SF
1 LARGE TREE / 10 SPACES IS REQUIRED
87 SPACES ON SITE = 9 TREES REQUIRED
9 TREES PROVIDED
DETENTION POND
1 TREE / 750 SF OF DRY AREA REQUIRED
11 TREES REQUIRED
11 TREES PROVIDED
ADVANCED SPRINKLER REPAIR
929 J PLACE #950
PLANO, TX 75074
972-881-9995
FAX 972-516-8887
RANCH TRAIL RETAIL CENTER
LOT 6, BLOCK A
MAVERICK RANCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SCALE IN FEET
1" = 20 FT
REVISIONS
1-20-12 CITY COMMENTS
2-22-12 CITY COMMENTS
2-28-12 CITY COMMENTS
3-12-12 CITY COMMENTS
3-13-12 CITY COMMENTS
3-14-12 CITY COMMENTS
L 1.0

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 04/16/2018

APPLICANT: Worth Williams; *Moore Worth Investment, LLC*

AGENDA ITEM: **SP2018-007**; Starbucks

SUMMARY:

Discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of a site plan for a restaurant with drive-through facilities on a 0.81-acre parcel of land identified as Lot 3, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1945 N. Goliad Street, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of variances associated with an approved site plan for a restaurant with drive-through facilities [*i.e. Starbucks*]. The proposed restaurant is ~2,418 SF and situated on a 0.81-acre tract of land [*i.e. Lot 3, Block A, Lakeshore Commons Addition*], is zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N SH-205 OV) District and is addressed as 1945 N. Goliad Street.

According to the submitted site plan, the restaurant will be constructed utilizing a flat roof design and cultured stone. The purpose of this design is to match the design and building materials of the existing retail strip center located on the adjacent property located to the northeast.

VARIANCES:

Based on the applicant's submittal, staff has identified the following variances:

A) *North SH 205 Corridor Overlay (N SH-205 OV) District Standards.*

a. *Pitched Roof*. According to Subsection 2, *Roof Design Standards*, of Subsection C, *Architectural Standards*, of Section 6.11, *North SH 205 Corridor Overlay (N SH-205 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system. In this case, the applicant is proposing to utilize a flat roof design to match the existing retail strip center located on the adjacent property. This request shall require a variance to be approved by the City Council.

b. *Architectural Standards*. According to Subsection C, *Architectural Standards,* of Section 6.11, *SH North SH 205 Corridor Overlay (N SH-205 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) each exterior wall of a structure shall consist of 90% masonry including a minimum of 20% natural of quarried stone on each façade. In this case, the applicant is providing ~40-49% stone on each facade, however, the applicant is proposing to utilize cultured stone to match the cultured stone on the

existing retail strip center located on the adjacent property. This request shall require a variance to be approved by the City Council.

All variances will require a ***¾ majority*** vote of the City Council members present to be approved.

ARCHITECTURAL REVIEW BOARD

On March 27, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant raise the stone on the building façade. In addition, the Architectural Review Board (ARB) expressed agreement with the requested variances to the pitched roof requirement and the natural stone requirement.

On April 10, 2018 the Architectural Review Board (ARB) reviewed the revised building elevations and made a recommendation to approve the variance to allow a flat roof and cultured stone with the condition that the applicant increase the stone to the top of the tower element containing the drive-through window and to lower the stone on the side elevations so that the stone terminates at the top of the door located on the rear elevation.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, Planned Development District 65 (PD-65), Specific Use Permit No. S-188 [Ordinance No. 18-21], the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On April 10, 2018, the Planning and Zoning Commission's motion to approve the site plan and recommend approval of the variance to the pitched roof requirement and the natural stone requirement passed by a vote of 5-0 with Commissioners Fishman and Moeller absent.



City of Rockwall

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

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BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM

20 0 20 40

Scale 1" = 20'

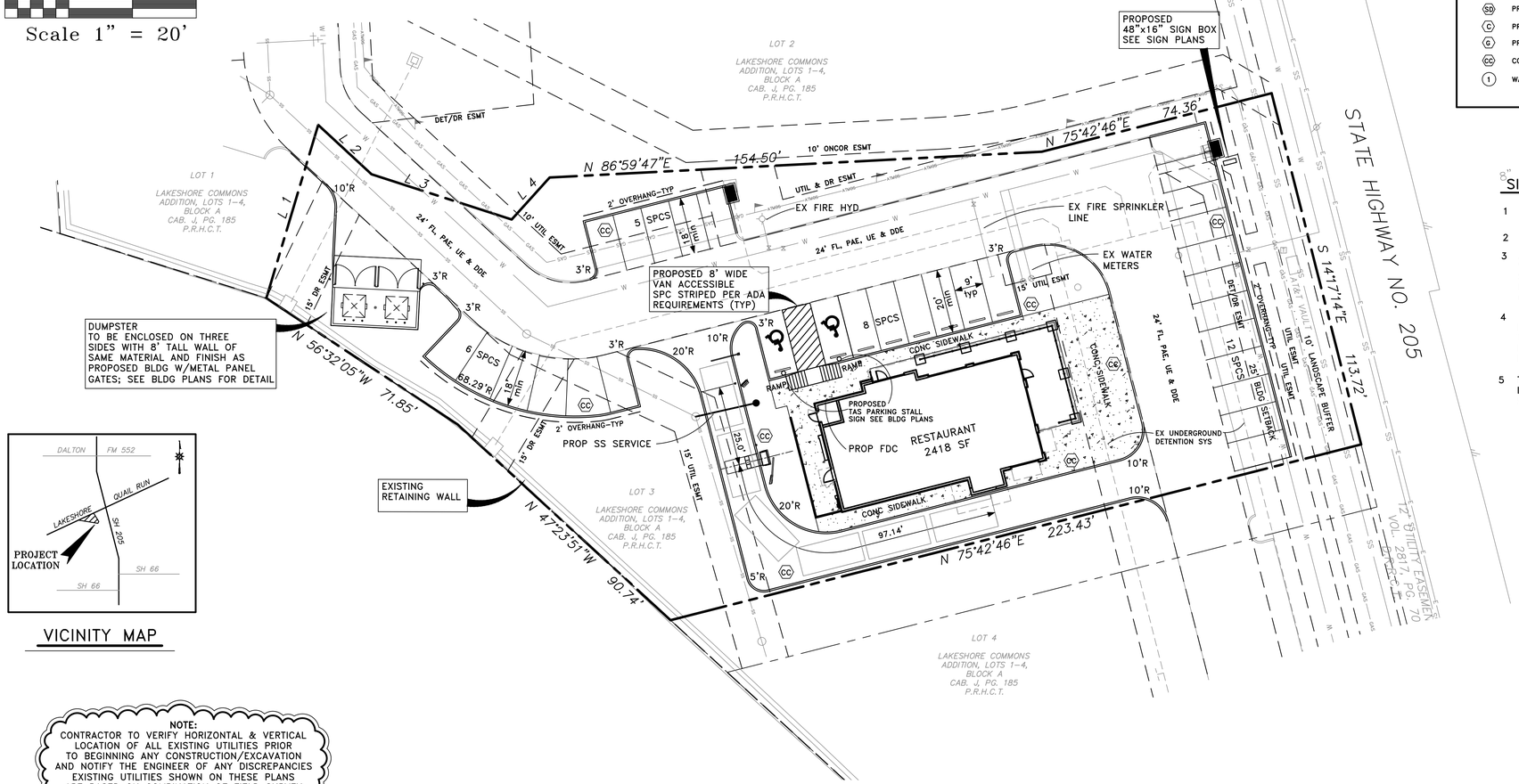
NOTES:

1 BOUNDARY/TOPO SURVEY PROVIDED BY:
STOVALL & ASSOCIATES LAND SURVEYING
6417 WESLEY STREET
GREENVILLE, TEXAS 75402
903-450-1120

2 SEE NCTCOG 3RD EDITION FOR ADDITIONAL DETAILS & NOTES.

3 SEE BUILDING PLANS FOR BUILDING DIMENSIONS.

Course	Bearing	Distance
L 1	N 16°39'03" E	56.72'
L 2	S 47°14'05" E	22.78'
L 3	S 72°06'04" E	46.17'
L 4	N 42°07'52" E	17.76'



VICINITY MAP

NOTE:
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS

OFFSITE BENCHMARK – STEEL ROD W/ACCESS CAP STAMPED N 1495 1986 @ THE INTERSECTION OF THE NORTH LINE OF AIRPORT ROAD WITH THE WEST LINE OF THE AIRPORT ACCESS ROAD.
ELEVATION = 566.70' (VERTICAL DATUM: NAVD 1988)

BM#1 = 1/2" IRON ROD WITH CAP STAMPED "STOVALL TRAVERSE" LOCATED AT THE INTERSECTION OF THE NORTH LINE OF PECAN VALLEY DRIVE WITH THE WEST LINE OF STATE HIGHWAY NO. 205.
ELEVATION = 480.51'

BM#2 = BOX CUT ON TOP OF INLET (NORTHWEST CORNER) IN THE SOUTH LINE OF LAKESHORE DRIVE ± 475' WEST OF STATE HIGHWAY NO. 205.
ELEVATION = 468.05'

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ADA BARRIER–FREE RAMP REQUIREMENTS:

1 TEXTURE: SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR TRUNCATED DOMES (SEE TAS/ADS STDS FOR ADDITIONAL OPTIONS). SURFACE MUST BE DETECTABLE UNDER FOOT. SURFACES THAT ARE RAISED OR ETCHED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.

2 CONTRAST: FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

3 RAMPS WITHIN THE CITY RIGHT OF WAY SHALL BE CONSTRUCTED PER CITY STD. TRUNCATED DOMES AT PLATFORM BOARDING EDGES SHALL BE A MIN OF 24" WIDE AND SHALL EXTEND THE FULL LENGTH OF THE PUBLIC USE AREA OF THE PLATFORM.

ADA/TAS SLOPE REQUIREMENTS	
ACCESSIBLE ROUTE	<5% SLOPE <2% CROSS SLOPE
RAMP & CURB RAMP	<8.33% (1:12) <2% CROSS SLOPE
TAS PARKING & ACCESS AISLE	<2% SLOPE IN ANY DIRECTION
CONTRACTOR TO ENSURE THAT GRADES ALONG ADA ROUTES MEET THESE SLOPE REQUIREMENTS	

NOTE:
PARKING & ACCESSIBLE ROUTES FOR DISABLED PERSONS SHALL BE DESIGNATED, DESIGNED & CONSTRUCTED PER CITY, TAS & ADA REQUIREMENTS

LEGEND

PROPOSED

- 500 — PROPOSED CONTOURS
- 515.00 SPOT ELEVATION AT FINISHED GRADE
- 514.00 INDICATES TOP OF STRUCTURE
- 513.50 INDICATES FLOW LINE ELEVATION
- (W) PROPOSED WATER LINE
- (SS) PROPOSED SANITARY SEWER LINE
- (SD) PROPOSED STORM DRAIN LINE
- (C) PROPOSED CONDUIT
- (E) PROPOSED GAS
- (CC) CONCRETE CURB PER CITY STD
- (1) WATER SERVICE TAP NO

EXISTING

- ∅ = POWER POLE
- ⚓ = ANCHOR
- ⊗ = WATER METER
- ⋈ = WATER VALVE
- ⋈ = IRRIGATION CONTROL VALVE
- ☎ = TELEPHONE PEDESTAL
- ● = GAS METER
- ✉ = MAILBOX
- LP ∅ = LIGHT POLE
- ◇ = FIRE HYDRANT
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- DUE = DRAINAGE & UTILITY EASEMENT
- FOC = FIBER OPTIC CABLE MARKER
- GAS = GAS SIGN
- SSSB = SUB SURFACE SERVICE BOX
- BCS = BURIED CABLE SIGN
- ◈ = TRAFFIC SIGNAL
- U.E. = UTILITY EASEMENT
- ⚑ = ATMOS FLAG

SITE PLAN NOTES:

1 FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.

2 ALL SIGNAGE BY SEPARATE PERMIT.

3 ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL STD SPECIFICATIONS AND CONSTRUCTION STDS, AND STD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (LATEST REVISION).

4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.

5 THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CITY REQUIREMENTS. SEE BLDG PLANS.

SITE LAYOUT NOTES:

1 ALL FIRE LANES ARE 24' WIDE WITH MIN 20' INSIDE RADIUS AND MIN 44' OUTSIDE RADIUS. FIRE LANES SHALL BE CONSTRUCTED AND STRIPED PER CITY OF ROCKWALL FIRE DEPT REQUIREMENTS.

2 ALL PARKING STALLS, UNLESS SHOWN OTHERWISE, SHALL BE 9' WIDE x 18' DEEP EXCEPT STALLS IN FRONT OF BLDG SHALL BE 9' WIDE x 20' DEEP.
VAN ACCESSIBLE AREA SHALL BE 9' MIN WIDE x 18' (OR 20') DEEP. OTHER ACCESS AISLES ADJACENT TO H/C PARKING SHALL BE 5' WIDE x 18' (OR 20') DEEP. ALL PARKING STALLS SHALL BE CONSTRUCTED PER PAVING PLAN.

3 ALL OTHER DRIVING LANES SHALL BE MIN 24' WIDE AND CONSTRUCTED PER THE PAVING.

SITE SUMMARY – LOT 1

ZONED	PD-65 (FOR GR USES)
PROPOSED USE	RESTAURANT
LOT AREA	0.81 AC (35,478.55 SF)
BUILDING AREA	2418 SF
PARKING	
RESTAURANT = 2200 SF	
REQUIRED TOTAL 1/100 2200/100=22	22 SPACES
REQUIRED TOTAL	22 SPACES (21 REG; 1 H/C)
PROVIDED TOTAL	31 SPACES (29 REG; 2 H/C)
LOT COVERAGE	6.2% (2200 SF)
IMPERVIOUS AREA	65% (23,178 SF)
PERVIOUS AREA	35% (12,301 SF)

OWNER/DEVELOPER:
MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX 75063
214-415-9993

This document is released for the purpose of REVIEW under the authority of Mark H. Hickman, P.E. 78409 on 03-16-18
It is not to be used for construction bidding permit purposes.

Hickman Consulting Engineers, Inc.
3094 County Road 1024
Farmersville, Texas 75442
Ph (972)784-2490
markrhickman@gmail.com
Engineers Planners

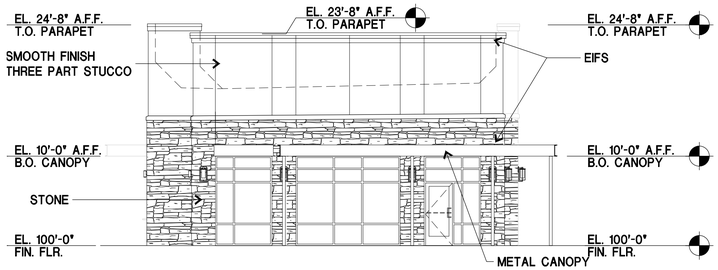
SITE PLAN
LAKESHORE COMMONS
LOT 3; LAKESHORE COMMONS
ROCKWALL, ROCKWALL COUNTY, TEXAS
MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX 75063
214-415-9993

SCALE: 1"=20'
DATE: FEB2018
DRAWN BY: FP
CHK'D BY: MHH
JOB NO: 1701-357
FILE: 239-LC2-WD
DATE OF SUBMITTAL: 03/16/18(1)

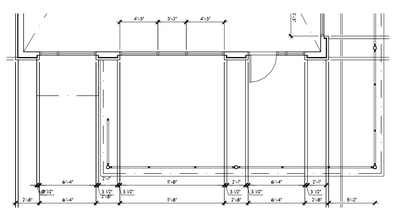
Hickman Consulting Engineers, Inc.
STATE OF TEXAS
MARK H. HICKMAN
78409
REGISTERED PROFESSIONAL ENGINEER
F-12172

REVISION	DESCRIPTION	DATE	BY

SHEET
1 of 1

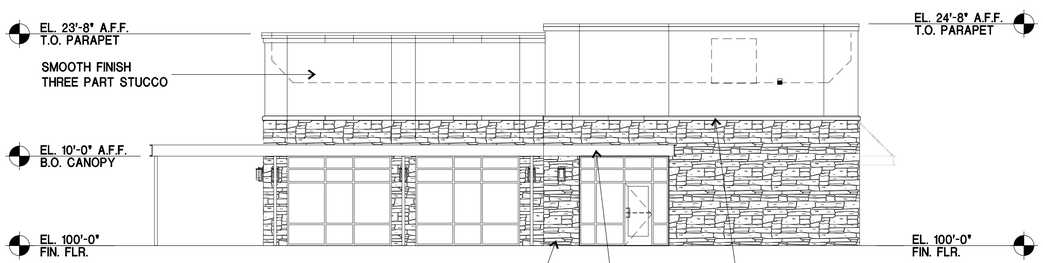


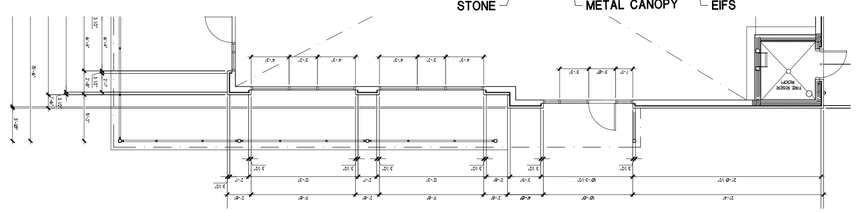
EAST	SF	TOTAL %	TOTAL %
STONE	300	42.5%	91.1%
STUCCO	343	48.6%	
EIFS	63	8.9%	8.9%
TOTAL	706	100.0%	100.0%



01 FRONT (EAST) ELEVATION

1/8" = 1'-0"

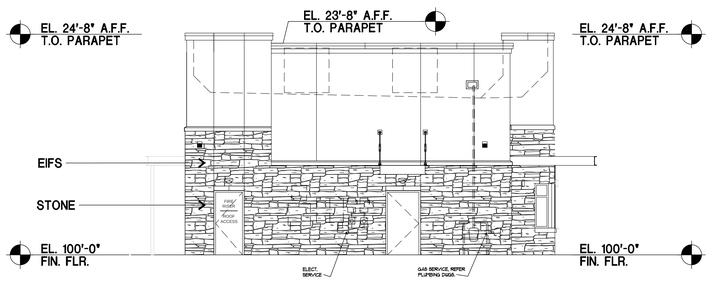




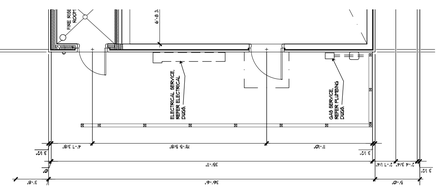
02 SIDE (NORTH) ELEVATION

1/8" = 1'-0"

NORTH	SF	TOTAL %	TOTAL %
STONE	543	44.2%	92.1%
STUCCO	588	47.9%	
EIFS	97	7.9%	7.9%
TOTAL	1228	100.0%	100.0%

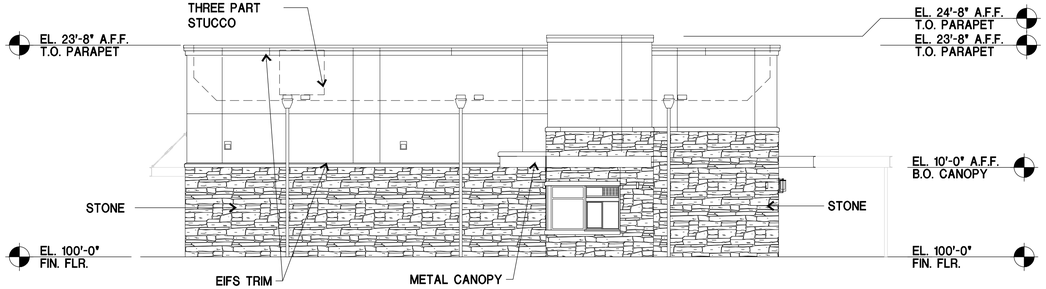


WEST	SF	TOTAL %	TOTAL %
STONE	396	42.7%	91.5%
STUCCO	453	48.8%	
EIFS	79	8.5%	8.5%
TOTAL	928	100.0%	100.0%

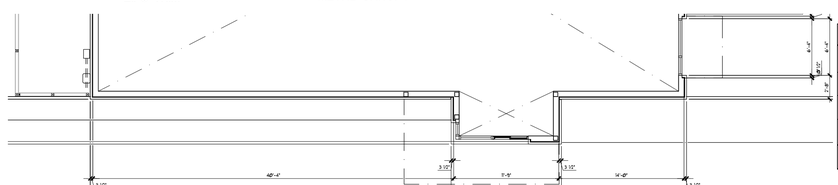


03 REAR (WEST) ELEVATION

1/8" = 1'-0"



SOUTH	SF	TOTAL %	TOTAL %
STONE	753	49.4%	95.5%
STUCCO	702	46.1%	
EIFS	68	4.5%	4.5%
TOTAL	1523	100.0%	100.0%

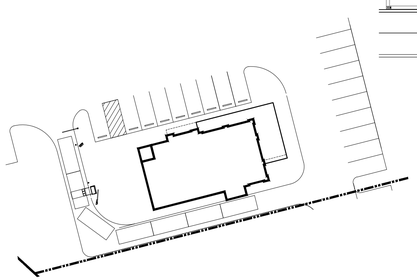


04 SIDE (SOUTH) ELEVATION

1/8" = 1'-0"

MATERIALS/COLORS:

STONE:	KONI- MOUNTAIN LEDGE COUNTY
EIFS:	COLOR TO MATCH SW 7030 ANEW GRAY
STUCCO (PRIMARY):	COLOR TO MATCH SW 7744 ZEUS
STUCCO (SECONDARY):	COLOR TO MATCH SW 9168 ELEPHANT EAR
METAL CANOPIES:	COLOR TO MATCH BERRIDGE LEAD COTE
STOREFRONT:	CLEAR ANODIZED



KEY PLAN

NOT TO SCALE

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APPLICANT:
MOORE WORTH INVESTMENTS, LLC
10210 N CENTRAL EXPY SUITE 300
DALLAS TX 75231
CONTACT: WORTH WILLIAMS
214. 415. 9993

LOT 3, BLOCK A
LAKESHORE COMMONS ADDITION

LAKESHORE COMMONS - LOT 3

ROCKWALL, TEXAS

MOORE WORTH INVESTMENTS, LLC

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

ELEV05

JOB NO: 16-147
ISSUE DATE: 04/02/18
SCALE: AS NOTED

CASE #: Z2018-001

679



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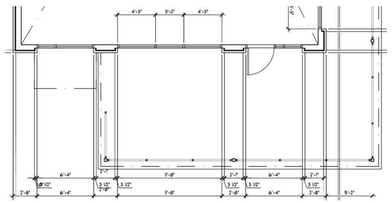

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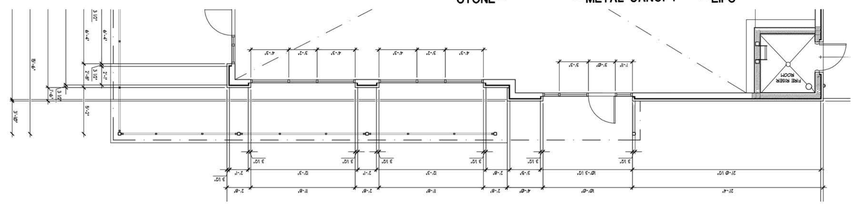

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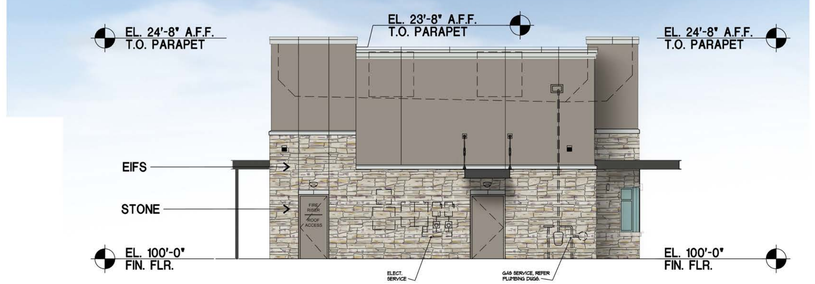
02 SIDE (NORTH) ELEVATION

1/8" = 1'-0"



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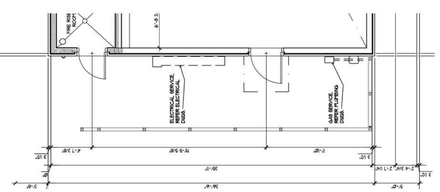

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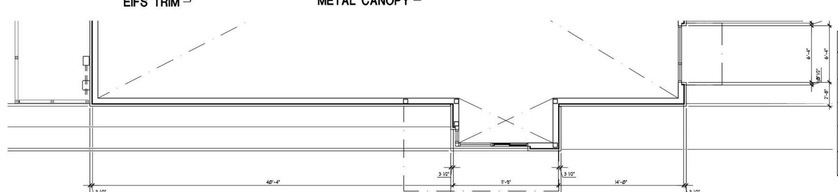
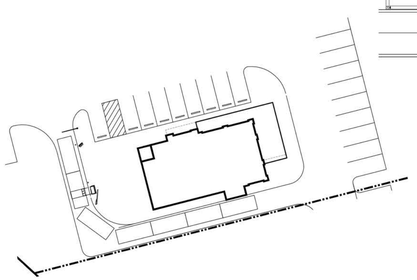


04 SIDE (SOUTH) ELEVATION

1/8" = 1'-0"

MATERIALS/COLORS:	
STONE:	KONI- MOUNTAIN LEDGE COUNTY
EIFS:	COLOR TO MATCH SW 7030 ANEW GRAY
STUCCO (PRIMARY):	COLOR TO MATCH SW 7744 ZEUS
STUCCO (SECONDARY):	COLOR TO MATCH SW 9168 ELEPHANT EAR
METAL CANOPIES:	COLOR TO MATCH BERRIDGE LEAD COTE
STOREFRONT:	CLEAR ANODIZED



KEY PLAN

NOT TO SCALE

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APPLICANT:
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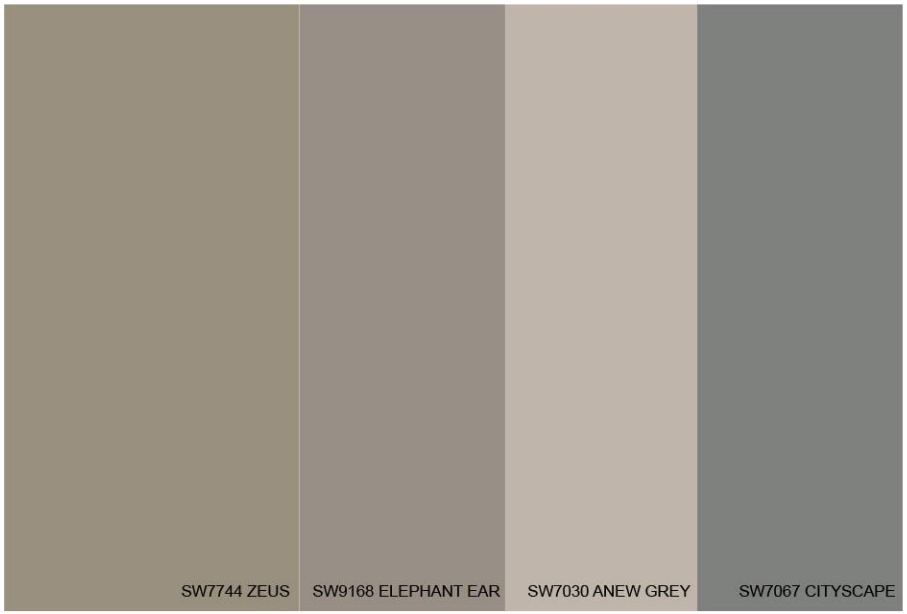
10210 N CENTRAL EXPY SUITE 300
DALLAS TX 75231
CONTACT: WORTH WILLIAMS
214. 415. 9993

LOT 3, BLOCK A
LAKESHORE COMMONS ADDITION
LAKESHORE COMMONS - LOT 3
ROCKWALL, TEXAS
MOORE WORTH INVESTMENTS, LLC

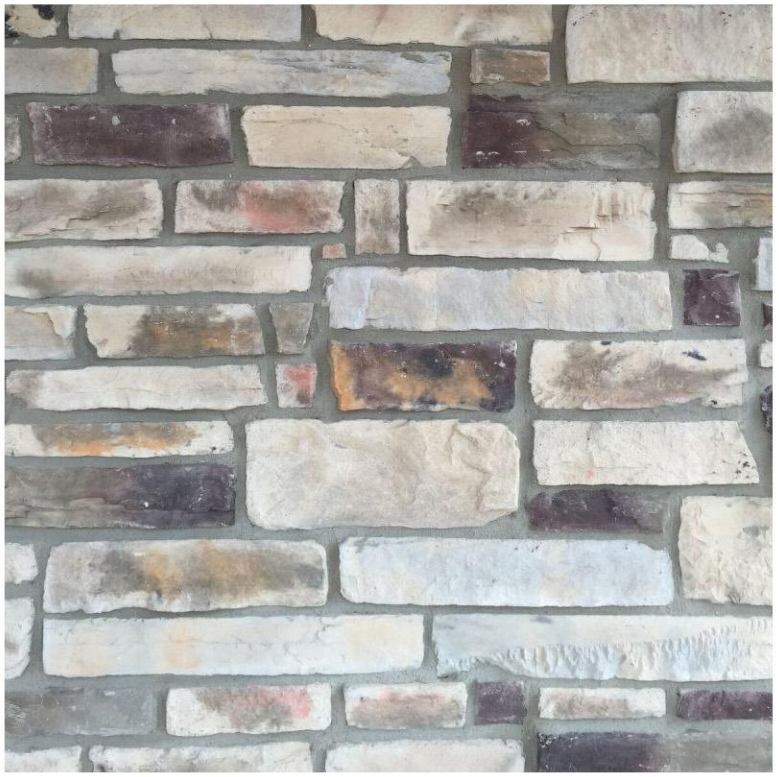
PRELIMINARY PLAN
NOT FOR CONSTRUCTION

ELEV05
JOB NO: 16-147
ISSUE DATE: 04/02/18
SCALE: AS NOTED
CASE #: Z2018-001

680



STUCCO: MATCH TO SW7744 ZEUS AND SW9168 ELEPHANT EAR
EIFS: MATCH TO SW7030 ANEW GREY
METAL CANOPIES: MATCH TO SW7067 CITYSCAPE



STONE: KONI MOUNTAIN LEDGE COUNTY



FRONT ELEVATION (FACING SH 205)



SIDE ELEVATION (MAIN ENTRY)

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DALLAS, TX 972.385.9651
www.GSOarchitects.com

APPLICANT:
MOORE WORTH INVESTMENTS, LLC
10210 N CENTRAL EXPY SUITE 300
DALLAS TX 75231
CONTACT: WORTH WILLIAMS
214. 415. 9993

LOT 3, BLOCK A
LAKESHORE COMMONS ADDITION

LAKESHORE COMMONS - LOT 3

ROCKWALL, TEXAS

MOORE WORTH INVESTMENTS, LLC

681

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: April 16, 2018

SUBJECT: Gateway Monument Signage for SH-66

On February 19, 2018, the City Council approved a site plan for a convenience store with gasoline sales (*i.e. 7-11*) on a portion of the property located at the northeast corner of Willow Bend and W. Rusk Street [*SH-66*]. As part of the zoning ordinance for this property (*i.e. Planned Development District 48 [PD-48]*), the applicant was required to design and build a gateway monument sign and place it on the property. The applicant has completed the design of the sign -- *which was approved by the Architectural Review Board on March 27, 2018 and is attached to this memorandum* --, and is requesting that the sign be placed within public right-of-way in lieu of being placed on the subject property. The reason for this request is to prevent potential conflicts with any on-site signage for the 7-11 and/or visibility problems with the gateway monument sign due to the landscaping required by City ordinances. This issue was also raised by the City Council at the meeting on February 19, 2018. In addition, the City Council noted that due to the location of the subject property the gateway monument sign would only be adjacent to the westbound lanes of W. Rusk Street [*SH-66*] and therefore only visible to people exiting the City. In light of the City Council's observation and the applicant's request, staff is bringing forward several options for potential new locations for the proposed signage; however, the City Council is not limited to the options provided by staff. Staff should point out that sign locations on the south side of the right-of-way line are challenging due to drainage and grade issues, and that any location in the right-of-way will have to be vetted by the Texas Department of Transportation (TXDOT). Should the City Council have any questions staff will be available at the meeting on April 16, 2018.



TWO (2) **CUSTOM** 1'-0" X 8'-0" CORTEN STEEL ENCLOSURE WITH ROUTED OUT "ROCKWELL" LETTERS. CORTEN STEEL ENCLOSURE TO BE INTERNALLY ILLUMINATED WITH WHITE LEDS STRIPS TO DISPLAY A GLOW EFFECT FOR "ROCKWELL".

TWO (2) **CUSTOM** 2'-8" X 6'-0" ALUM. CABINET WITH 1" PUSH THRU ACRYLIC LOGO. W/ OPAQUE VINYL GRAPHICS APPLIED FIRST SURFACE. ALUM. CABINET TO BE INTERNALLY ILLUMINATED WITH WHITE LEDS TO DISPLAY LOGO IN A HALO EFFECT. CABINET TO BE PAINTED **SW7037 BALANCED BEIGE**

TWO (2) **CUSTOM** ALUM. MONUMENT STRUCTURE W/ TRIM CAPS.

NOTE: MONUMENT SHALL BE CONSTRUCTED OF THE SAME PRIMARY MASONRY MATERIALS AS THE FRONT BUILDING FACADE OR THE PRINCIPAL OR MAIN BUILDING ON THE SAME LOT OR SHALL BE STONE OR BRICK AND SHALL BE SIMILAR ARCHITECTURAL STYLE.
NOTE: ALL BRICK/MASONRY/STONE TO BE PROVIDED BY GC'S SUBCONTRACTOR.

Front Elevation Side Detail A & B - **Custom** Monument Sign Structure - **Sign B**
1/2" = 1'-0"

Display Square Footage (Structure): **77.0**

harbinger
sign of the future
5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681
2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450

7-Eleven #38421 (1042791)
State Highway 66 @
Willow Bend
Rockwall, Texas 75087

SVE6535-R6

F:\Customers\7 Eleven\Art
\SVE6535-R6 #38421 (1042791).cdr

date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

Salesperson: rg PM: bb Designer: mh Page: 3

customer approval date:

LISTED MET C US
Complies with UL 48 CSA C22.2 No.207

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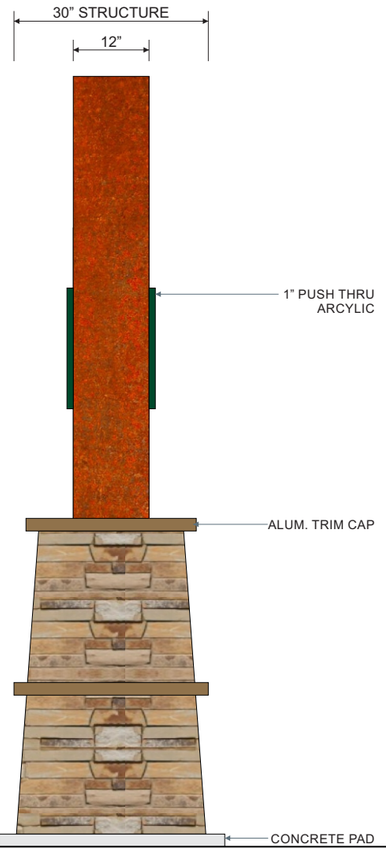
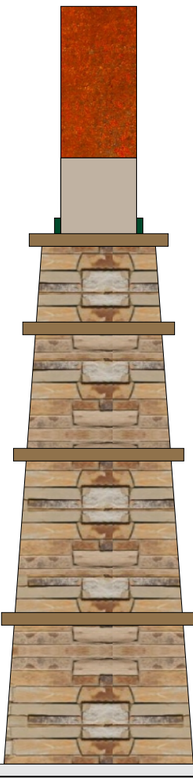
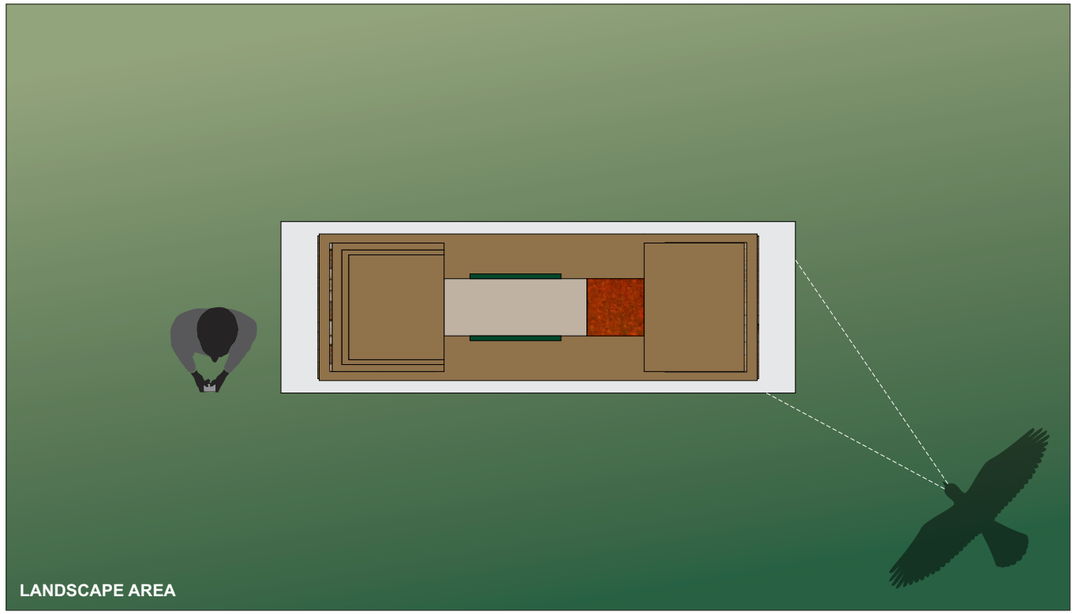
SIDE FRONT



SIDE REAR



PLAN VIEW



NOT TO SCALE

Plan Elevation & Side Detail - **Custom** Monument Sign Structure - **Sign B**

1/2" = 1'-0"

Display Square Footage (Structure): **77.0**

harbinger
sign of the future
5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681
2301 Ohio Dr. Plano, TX. 32257 • 972.905.9450

7-Eleven #38421 (1042791)
State Highway 66 @
Willow Bend
Rockwall, Texas 75087

SVE6535-R6

F:\Customers\7 Eleven\Art\SVE6535-R6 #38421 (1042791).cdr

date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

Salesperson: rg PM: bb Designer: mh Page: 4

customer approval date:

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Night View Detail - **Custom** Monument Sign Structure - **Sign B**

1/2" = 1'-0"

Display Square Footage (Structure): **77.0**

harbinger
sign of the future
5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681
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7-Eleven #38421 (1042791)
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SVE6535-R6

F:\Customers\7 Eleven\Art
\SVE6535-R6 #38421 (1042791).cdr

date:	rev.	description:	designer:
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Salesperson: rg PM: bb Designer: mh Page: 5

customer approval date:

Complies with
UL 48
CSA C22.2 No.207

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SH 66 Monument Potential Locations









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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

FROM: **Joey Boyd, Director of Internal Operations**

DATE: **April 11, 2018**

SUBJECT: **Texas Aviation Conference and Future Airport Planning**

Mayor Pruitt, City Council members Fowler and Macalik, and city staff attended the Texas Aviation Conference on March 27-29, 2018. Dave Fulton, Director of TXDOT Aviation gave an update on the status of aviation in Texas. Mr. Fulton stated that the funding situation remains relatively similar to previous years. Purchasing power is at 49% today compared to 2001. The State has not received an increase in funding since 1998. The Ralph M Hall / Rockwall Municipal Airport receives $150,000 per year in federal grant funds through the Non-Primary Entitlement Fund at a 90/10 percent participation and the State of Texas funds projects through the Routine Airport Maintenance Program at a 50/50 percent cost share up to $100,000 per year. These are the two main programs used by the City to maintain the airport. There are also discretionary funds allocated to the Texas airport system that Rockwall must compete for with all other airports in the state and across the country.

Mr. Fulton discussed the $1.3 trillion omnibus spending bill President Trump signed on March 23, 2018 funding the federal government through the remainder of the fiscal year. The bill included $18 billion to the FAA—an increase of $1.6 billion from 2017. It provides $1.3 billion for NextGen programs, which is an increase of $239 million. The bill also provides $165 million for the federal contract tower program and $100 million to integrate drone policies.

In addition to the $3.35 billion for the Airport Improvement Program (AIP), the bill provides an additional $1 billion in airport discretionary grants targeted at small and rural airports used mainly by general aviation pilots. The funding is available through 2020. There will be more information on how the $1 billion will be distributed at a later date. With this new funding coming available specifically for smaller general aviation airports, the Airport Subcommittee has asked that an item be placed on the agenda to discuss future airport planning efforts, including discussions regarding a potential regional approach for providing aviation services.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Honorable Mayor and City Council**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **April 16, 2018**

RE: **Recommendations for the Park & Recreation Board**

Councilmember Mike Townsend would like to recommend appointing applicants Kevin Johnson and Brandon Morris to replace current board members, Jeremy Standifer and Wayne Larson. If appointed by Council, they will be finishing out Mr. Standifer and Mr. Larson's terms, which will expire in August 2018. Mr. Johnson's and Mr. Morris' applications are attached.

From: Cole, Kristy
To: Delaney, Margaret
Subject: FW: Boards & Commissions Application
Date: Wednesday, April 11, 2018 4:30:06 PM

NAME & ADDRESS
Kevin Johnson

VOTER REGISTRATION
Registered Voter: No

PHONE NUMBERS & EMAIL

PERSONAL DETAILS
I have lived in Rockwall for over 10 years with my wife and 2 boys (9 & 12). We bleed Yellowjacket Orange, we love the Rockwall community, our neighborhood and everything about Rockwall. I am a Professional Engineer with Freese and Nichols, Inc. and have worked on various projects around town for over 15 years. I am a Texas Tech Civil Engineer graduate. I coach my boys baseball, football and basketball teams and attend church in Rockwall.

BOARDS & COMMISSIONS
Interested in Special Committee or Projects? - *Yes*

Architectural Review Board No		Board of Adjustments No
Building & Standards No		Parks Boards Yes
HPAB No		REDC No
P&Z No		Rockwall Housing No
Airport Advisory Board No		

ART Commission - No Visual Arts Professional - No

Environmental Design Field - No
Rockwall Alliance for the Arts - No
Interested Citizen - No

Main Street Board - No
Downtown Business Owner - No
Downtown Property Owner- No
Interested Citizen - No

From: Cole, Kristy
To: Delaney, Margaret
Subject: FW: Boards & Commissions Application
Date: Wednesday, April 11, 2018 4:30:15 PM

NAME & ADDRESS
Brandon Morris

VOTER REGISTRATION
Registered Voter: Yes 1042972020

PHONE NUMBERS & EMAIL

PERSONAL DETAILS
Southwest Dealer Group - General Manager - 7yrsBBA Finance - Midwestern State UniversityMBA Finance - Midwestern State UniversityRockwall resident since 1999

BOARDS & COMMISSIONS
Interested in Special Committee or Projects? - *Yes*

Architectural Review Board No		Board of Adjustments No
Building & Standards No		Parks Boards Yes
HPAB No		REDC No
P&Z No		Rockwall Housing No
Airport Advisory Board No		

ART Commission - No
Visual Arts Professional - No
Environmental Design Field - No
Rockwall Alliance for the Arts - No
Interested Citizen - No

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Main Street Board - No
Downtown Business Owner - No
Downtown Property Owner- No
Interested Citizen - No

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Hold work session to discuss the S. Lakeshore Dr./Summit Ridge Drive Reconstruction project 100% construction plans for the Pavement (Street, Sidewalks and Driveways) Improvements.

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Recognition of Youth Advisory Council's (YAC) graduating high school seniors

- Memo_YAC graduates 38
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Consider approval of the minutes from the April 16, 2018 regular city council meeting, and take any action necessary

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Z2018-014 - Consider a City initiated zoning request for the approval of an ordinance for a text amendment to various sections of Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] for the purpose of amending the variance process relating to signage for properties in an overlay district, and take any action necessary (2nd Reading).

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Z2018-015 - Consider a City initiated zoning request for the approval of an ordinance for a text amendment to various sections of Article II, Authority and Administrative Procedures, of the Unified Development Code [Ordinance No. 04-38] for the purpose of clarifying the reapplication procedures for applications that have been denied by the City Council, and take any action necessary (2nd Reading).

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Consider approval of a Facilities Agreement with Somerset Park Development, LLC and Arcadia Realty Corp. for the reimbursement of the on-site oversized gravity sanitary sewer system expenses associated with the development, and take any action necessary.

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P2018-009 - Consider a request by Mitchell Lenamond, PE on behalf of Eric L. Davis Engineering, Inc. for the approval of a replat for Lot 7, Block A, Bodin Industrial Addition being a 2.029-acre parcel of land identified as Lot 1B, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

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Appointment with members of the city's Youth Advisory Council (YAC) to hear year-end program report, and take any action necessary.

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Appointment with Greta Mittman of WRS Marine LLC to request that Council authorize the City Manager to execute a franchise agreement with the City to operate The Harbor Lights passenger boat from The Harbor boat docks, and take any action necessary.

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MIS2018-006 - Hold a public hearing to discuss and consider a City initiated request to amend the Comprehensive Plan by approving an ordinance changing to the Master Thoroughfare Plan Map contained within the Transportation section of the plan for the purpose of [1] reclassifying Horizon Road [FM-3097] from a M4U (minor arterial, four [4] lane, undivided roadway) to a TXDOT4D (TXDOT, four [4] lane, roadway) and [2] realigning Breezy Hill Road to reflect existing public right-of-way, and take any action necessary (1st Reading).

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Discuss and consider authorizing staff to proceed with construction bidding and advertising for the S. Lakeshore Dr./Summit Ridge Dr. Reconstruction Project, and take any action necessary.

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Discuss and consider changing the adopted park maintenance category and associated costs for the Raymond Cameron Lake natural area, and take any action necessary.

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Discuss and consider approval of Contract Amendment Number Six for a total additional contract amount of $76,950.00 with Kimley-Horn and Associates, Inc. for the Lakeshore Dr./Summit Ridge Dr. Reconstruction Project for engineering design and construction plan preparation services for bridge erosion mitigation, and take any action necessary.

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Discuss and consider the city's TEX-21 membership, and take any action necessary.

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Discuss and consider a request by Jim Ziegler of PegasusAblon for the approval of a facilities agreement allowing changes to the outdoor dining guidelines established in Resolution 11-25 for the property addressed as 2095 Summer Lee Drive, and take any action necessary.

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Discuss and consider a setback variance request for a sign at the Shops at Legacy Village located at 102 N. Fannin and take any action necessary.

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Discuss and consider establishing a policy pertaining to expenditures for fine arts projects associated with certain public construction projects (1% of Capital Improvement Project (CIP) project costs), and take any action necessary.

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Discuss and consider an ordinance amending Ordinance No. 10-37 pertaining to pre-65 (employee) retiree health benefits coverage, and take any action necessary. (1st reading)

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Discuss and consider (2) nominations for an "outstanding senior who is making a difference in the senior community," as requested by Meals on Wheels Senior Services of Rockwall County, and take any action necessary.

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AGENDA
ROCKWALL CITY COUNCIL
Monday, May 07, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

p.10 **1.** Hold work session to discuss the S. Lakeshore Dr./Summit Ridge Drive Reconstruction project 100% construction plans for the Pavement (Street, Sidewalks and Driveways) Improvements.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding an application to establish a MUD (municipal utility district) pursuant to Section 551.071 (Consultation with Attorney)

2. Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).

3. Discussion regarding proposed agreement pertaining to Rockwall Convention & Visitor's Bureau pursuant to Section 551.071 (Consultation with Attorney)

4. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney)

5. Discussion regarding purchase, acquisition, or lease of real property in the vicinity of County Line Rd. and the municipal airport pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

6. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the N. TX Municipal Water District (NTMWD) and the Board of Adjustments - pursuant to Section 551.074 (personnel matters) and possible removal of board member(s) – pursuant to Section 551.071 (Consultation with Attorney)

7. Discussion regarding potential employee claim pursuant to Section 551.071 (Consultation with Attorney).

8. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, May 07, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER LEWIS

VIII. PROCLAMATIONS / AWARDS

p.36 **1.** Police Memorial Week
p.38 **2.** Recognition of Youth Advisory Council's (YAC) graduating high school seniors
3. Recognition of outgoing city council members, Mike Townsend and Dennis Lewis

IX. OPEN FORUM

X. CONSENT AGENDA

p.40 **1.** Consider approval of the minutes from the April 16, 2018 regular city council meeting, and take any action necessary

p.54 **2.** **Z2018-014** - Consider a City initiated zoning request for the approval of an **ordinance** for a text amendment to various sections of Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] for the purpose of amending the variance process relating to signage for properties in an overlay district, and take any action necessary **(2nd Reading).**

p.60 **3.** **Z2018-015** - Consider a City initiated zoning request for the approval of an **ordinance** for a text amendment to various sections of Article II, Authority and Administrative Procedures, of the Unified Development Code [Ordinance No. 04-38] for the purpose of clarifying the reapplication procedures for applications that have been denied by the City Council, and take any action necessary **(2nd Reading).**

p.66 **4.** Consider approval of a Facilities Agreement with Somerset Park Development, LLC and Arcadia Realty Corp. for the reimbursement of the on-site oversized gravity sanitary sewer system expenses associated with the development, and take any action necessary.

p.71 **5.** P2018-009 - Consider a request by Mitchell Lenamond, PE on behalf of Eric L. Davis Engineering, Inc. for the approval of a replat for Lot 7, Block A, Bodin Industrial Addition being a 2.029-acre parcel of land identified as Lot 1B, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

XI. APPOINTMENTS

p.77 **1.** Appointment with members of the city's Youth Advisory Council (YAC) to hear year-end program report, and take any action necessary.

p.79 **2.** Appointment with Greta Mittman of WRS Marine LLC to request that Council authorize the City Manager to execute a franchise agreement with the City to operate The Harbor Lights passenger boat from The Harbor boat docks, and take any action necessary.

p.86 **3.** Appointment with Scott Self of Tow Boats Lake Ray Hubbard to request that Council authorize the City Manager to execute a franchise agreement with the City to operate tow boats from Chandlers Landing Marina, and take any action necessary.

p.93 **4.** Appointment with Mrs. Colleen Vick to hear concerns related to the Summit Ridge/Lakeshore reconstruction project, and take any action necessary.

XII. PUBLIC HEARING ITEMS

p.95 **1.** **MIS2018-006** - Hold a public hearing to discuss and consider a City initiated request to amend the Comprehensive Plan by approving an **ordinance** changing to the Master Thoroughfare Plan Map contained within the Transportation section of the plan for the purpose of [1] reclassifying Horizon Road [FM-3097] from a M4U (minor arterial, four [4] lane, undivided roadway) to a TXDOT4D (TXDOT, four [4] lane, roadway) and [2] realigning Breezy Hill Road to reflect existing public right-of-way, and take any action necessary **(1st Reading).**

XIII. ACTION ITEMS

p.101 **1.** Discuss and consider authorizing staff to proceed with construction bidding and advertising for the S. Lakeshore Dr./Summit Ridge Dr. Reconstruction Project, and take any action necessary.

p.103 **2.** Discuss and consider changing the adopted park maintenance category and associated costs for the Raymond Cameron Lake natural area, and take any action necessary.

p.109 **3.** Discuss and consider approval of Contract Amendment Number Six for a total additional contract amount of $76,950.00 with Kimley-Horn and Associates, Inc. for the Lakeshore Dr./Summit Ridge Dr. Reconstruction Project for engineering design and construction plan preparation services for bridge erosion mitigation, and take any action necessary.

p.120 **4.** Discuss and consider the city's TEX-21 membership, and take any action necessary.

p.133 **5.** Discuss and consider a request by Jim Ziegler of PegasusAblon for the approval of a facilities agreement allowing changes to the outdoor dining guidelines established in Resolution 11-25 for the property addressed as 2095 Summer Lee Drive, and take any action necessary.

p.139 **6.** Discuss and consider a setback variance request for a sign at the Shops at Legacy Village located at 102 N. Fannin and take any action necessary.

p.144 **7.** Discuss and consider establishing a policy pertaining to expenditures for fine arts projects associated with certain public construction projects (1% of Capital Improvement Project (CIP) project costs), and take any action necessary.

p.146 **8.** Discuss and consider an **ordinance** amending Ordinance No. 10-37 pertaining to pre-65 (employee) retiree health benefits coverage, and take any action necessary. **(1st reading)**

p.150 **9.** Discuss and consider (2) nominations for an "outstanding senior who is making a difference in the senior community," as requested by Meals on Wheels Senior Services of Rockwall County, and take any action necessary.

XIV. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports

p.153 Building Inspections Monthly Report - March 2018
p.167 Fire Department Monthly Report - March 2018
p.174 GIS Division Monthly Report - March 2018
p.176 Harbor PD Monthly Report - March 2018
p.178 Internal Operations Monthly Report - March 2018
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p.186 Recreation Monthly Report - March 2018
p.192 Rockwall Animal Adoption Center Monthly Report - March 2018
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p.198 STAR Transit Monthly Report - March 2018

2. City Manager's Report

XV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding an application to establish a MUD (municipal utility district) pursuant to Section 551.071 (Consultation with Attorney)

2. Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).

3. Discussion regarding proposed agreement pertaining to Rockwall Convention & Visitor's Bureau pursuant to Section 551.071 (Consultation with Attorney)

4. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney)

5. Discussion regarding purchase, acquisition, or lease of real property in the vicinity of County Line Rd. and the municipal airport pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

6. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the N. TX Municipal Water District (NTMWD) and the Board of Adjustments - pursuant to Section 551.074 (personnel matters) and possible removal of board member(s) – pursuant to Section 551.071 (Consultation with Attorney)

7. Discussion regarding potential employee claim pursuant to Section 551.071 (Consultation with Attorney).

8. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

XVI. Reconvene Public Meeting & Take Any Action as Result of Executive Session

XVII. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.086 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 4th day of May, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Public Work Director/City Engineer**

DATE: **April 30, 2018**

SUBJECT: **S. Lakeshore Dr./Summit Ridge Dr. Reconstruction Project**

Engineering Staff and the Cities Engineering Consultant, Kimley–Horn and Associates, Inc., for the S. Lakeshore Dr./Summit Ridge Drive Reconstruction project have completed the 100% construction plans for the Pavement (Street, Sidewalk and Driveway) Improvements.

If you have any questions, please advise.

AJW:jmw

Attachments

Cc: Jeremy White, P.E., CFM, Civil Engineer
File





GRAPHIC SCALE IN FEET
0 40 80

GRAPHIC SCALE IN FEET
0 40 80

EXISTING ROW
EXISTING EASEMENT
PROPERTY LINE
PROPOSED CONCRETE PAVEMENT
PROPOSED ALLEY PAVEMENT
PROPOSED DRIVEWAY PAVEMENT
PROPOSED CONCRETE SIDEWALK
EXISTING TREE
EXISTING TREE TO BE REMOVED

EXISTING ROW
EXISTING EASEMENT
PROPERTY LINE
PROPOSED CONCRETE PAVEMENT
PROPOSED ALLEY PAVEMENT
PROPOSED DRIVEWAY PAVEMENT
PROPOSED CONCRETE SIDEWALK
EXISTING TREE
EXISTING TREE TO BE REMOVED

Kimley»Horn

FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMITTING

Kimley»Horn

Engineer _____ JACOB TEAGUE, P.E.
P.E. No. _____ 137537
Date _____ 8/1/25

DESIGNED	JT
DRAWN	AP
CHECKED	JT

SUMMIT RIDGE/LAKESHORE IMPROVEMENTS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OVERALL TREE SCHEMATIC

SHEET NUMBER
1

Plotted By: 2025-05-07 08:39:01 - Opera, Chance
Last Saved: 2025-05-06 08:34:20 - C:\Users\chance.opera\OneDrive - Kimley-Horn\Documents\Projects\Rockwall\Summit Ridge\Lakeshore\Summit_Lakeshore_Improvements_Schematic_w64r25.rvt

S. LAKESHORE DRIVE / SUMMIT RIDGE DRIVE RECONSTRUCTION PROJECT

CITY COUNCIL MEETING

City of Rockwall, Texas

May 7, 2018

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CIP No.:	CIP 2015-006	**Start Engineering:**	October 6, 2015
Limits (From):	SH 66 (W Rusk St)	**Public Input Complete:**	November 2017
(To):	FM 740 (Ridge Rd)	**Schematic Approval:**	November 2017
Engr. Design Firm:	Kimley-Horn & Associates, Inc.	**100% Plans:**	June 2018 *
		Franchise Utility Relocation Begin:	Summer 2018 *
Funding:	2012 Road Bonds & Water/Sewer Bonds	**Franchise Utility Relocation End:**	Fall 2018 *
		Bid Date:	Summer 2018 *
		Construction Start:	Fall/Winter 2018 *
		Construction Complete:	Summer 2020 *
Project Description:	Existing: - Lakeshore: 36' wide concrete roadway with no sidewalks - Summit Ridge: 26' wide concrete roadway with no sidewalks Proposed: - 2-11 foot lanes - Staggered parallel parking stalls on S. Lakeshore Dr. - Small traffic circles at cross-streets. - 5' concrete sidewalks (both) - Water line & wastewater line replacements (both) - Storm sewer improvements (both) - Alley reconstruction (select areas)		

* Anticipated Dates

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Project Timeline

- October 2015
  - Public Input Surveys (Adjacent Property Owners)
    - 93 surveys sent – to adjacent property owners
    - 34 responses to survey (36.5%)
    - 64.7% of respondents were in favor of implementing sidewalks
    - 79.4% of respondents in favor of traffic calming to slow or discourage cut through traffic
- December 12, 2015
  - Public Input Meeting (Adjacent Property Owners)
    - Discuss Survey Results, Traffic Calming Measures, and Traffic Study
    - Gathered additional input from comment cards.
- July 20, 2016
  - Public Meeting (Entire Neighborhood)
    - Present Preliminary Design Schematic based on survey results and public meeting
- October 2017
  - City Council Presentation
    - Typical Section and Schematic approved by City Council
- December 1, 2017
  - Public Meeting (Entire Neighborhood) – Hosted by Councilman Mike Townsend
    - Present Final Design Schematic based on survey results and public meeting

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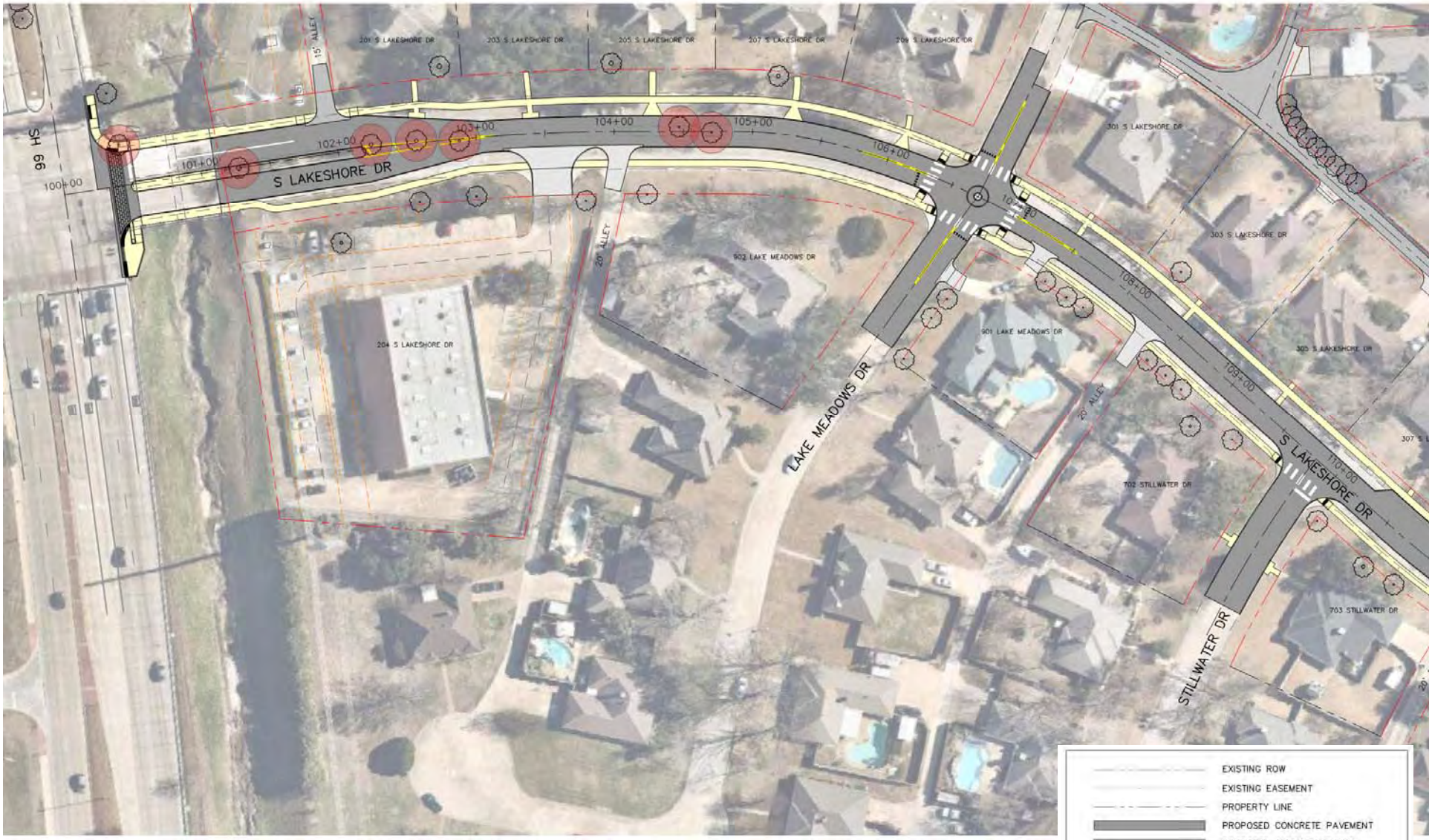
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PROPOSED DRIVEWAY PAVEMENT
PROPOSED CONCRETE SIDEWALK
EXISTING TREE
EXISTING TREE TO BE REMOVED

15


S LAKESHORE DR
SHORETRAIL DR
SHOREVIEW DR
20' ALLEY
15' ALLEY
305 S LAKESHORE DR
307 S LAKESHORE DR
309 S LAKESHORE DR
311 S LAKESHORE DR
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315 S LAKESHORE DR
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316 S LAKESHORE DR
318 S LAKESHORE DR
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PROPOSED CONCRETE PAVEMENT
PROPOSED ALLEY PAVEMENT
PROPOSED DRIVEWAY PAVEMENT
PROPOSED CONCRETE SIDEWALK
EXISTING TREE
EXISTING TREE TO BE REMOVED

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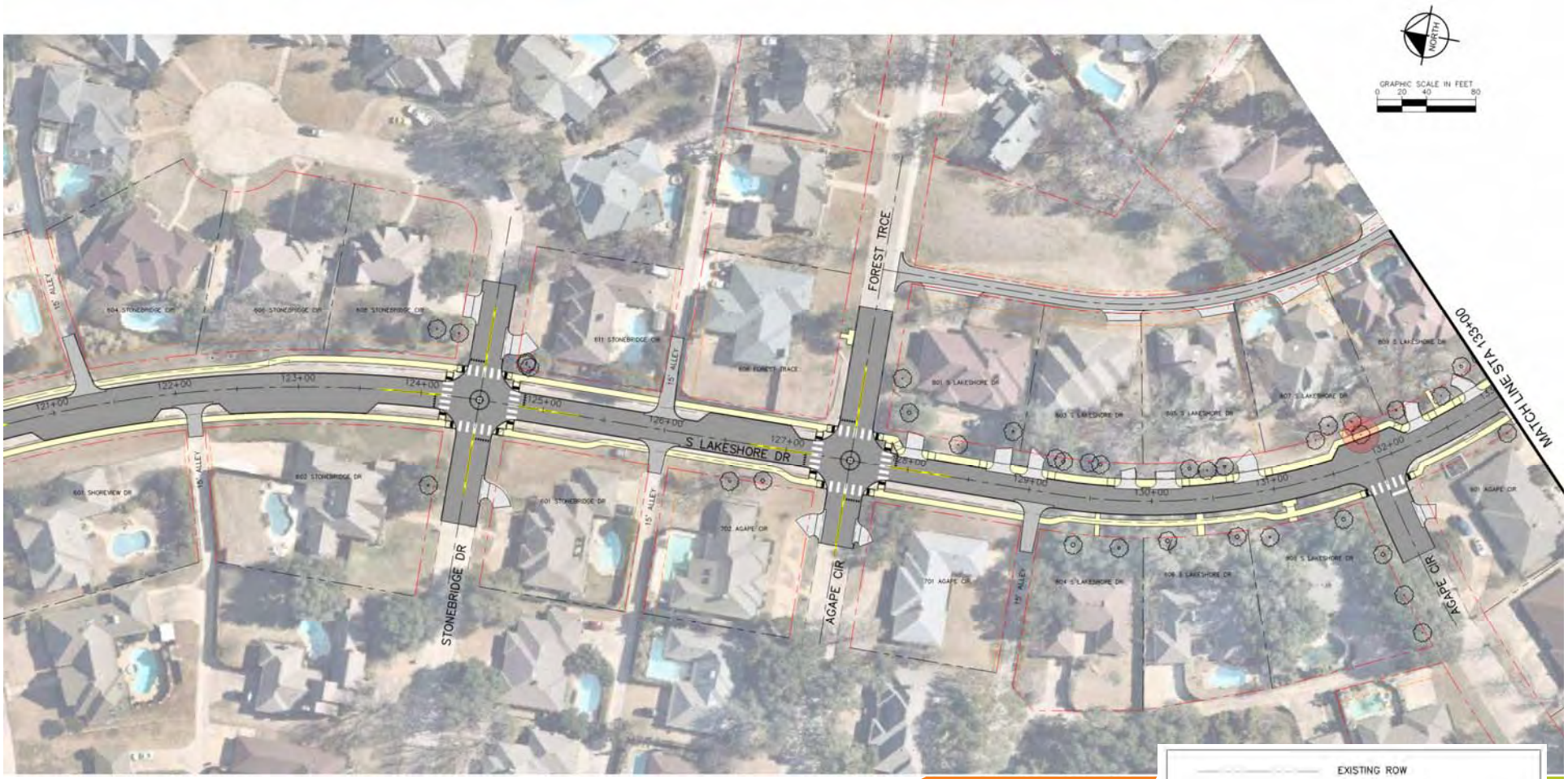
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EXISTING EASEMENT
PROPERTY LINE
PROPOSED CONCRETE PAVEMENT
PROPOSED ALLEY PAVEMENT
PROPOSED DRIVEWAY PAVEMENT
PROPOSED CONCRETE SIDEWALK
EXISTING TREE
EXISTING TREE TO BE REMOVED

17


MATCH LINE STA 133+00
S LAKESHORE DR
SPRING CREEK DR
SUMMIT RIDGE DR
EXISTING ROW
EXISTING EASEMENT
PROPERTY LINE
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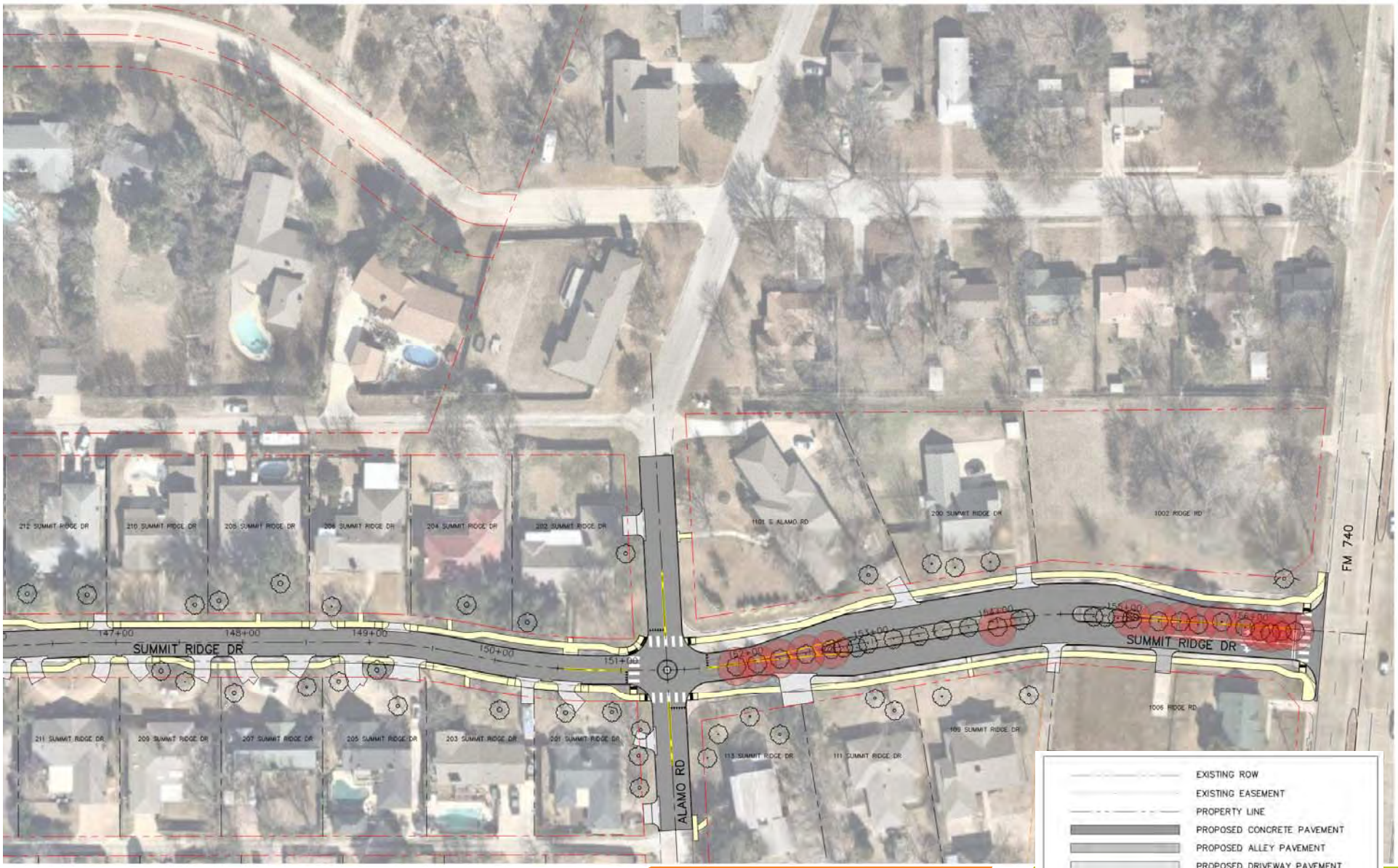
PROPOSED DRIVEWAY PAVEMENT
PROPOSED CONCRETE SIDEWALK
EXISTING TREE
EXISTING TREE TO BE REMOVED

18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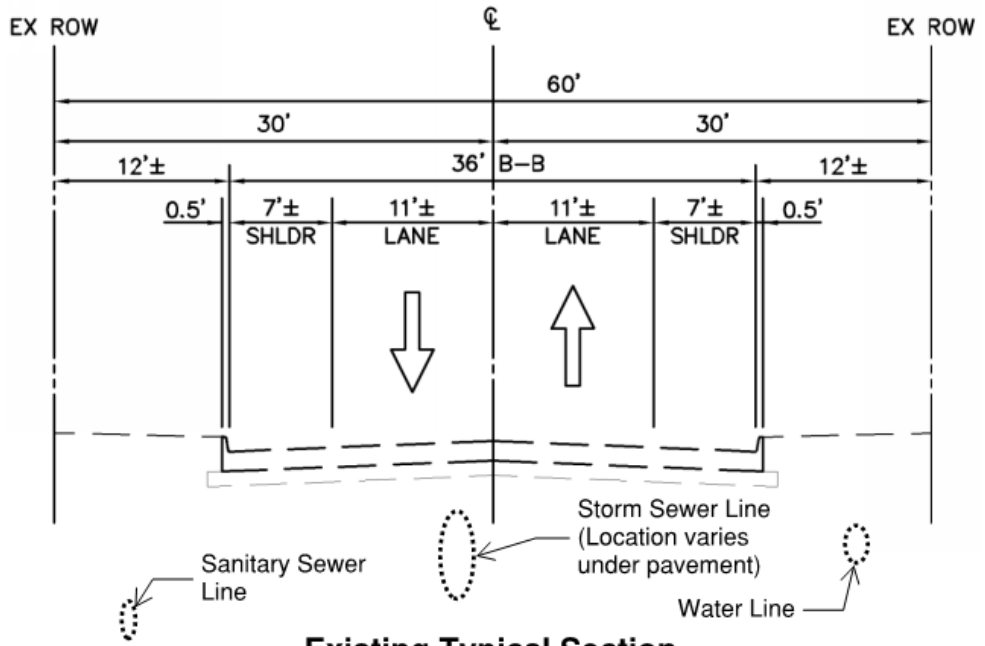
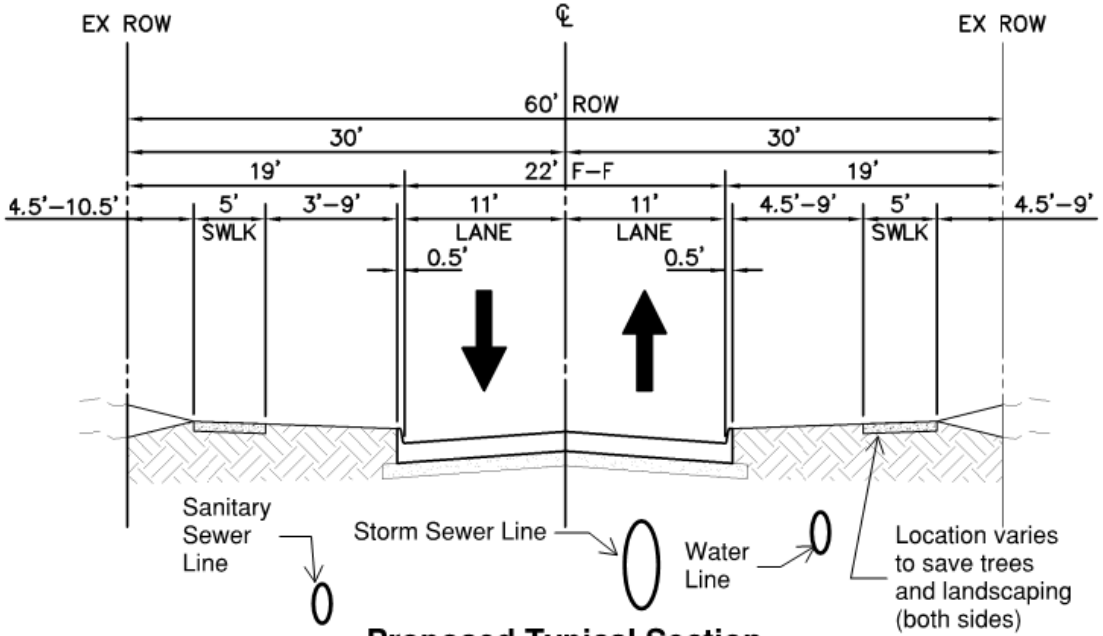
19



Existing Typical Section



Proposed Typical Section

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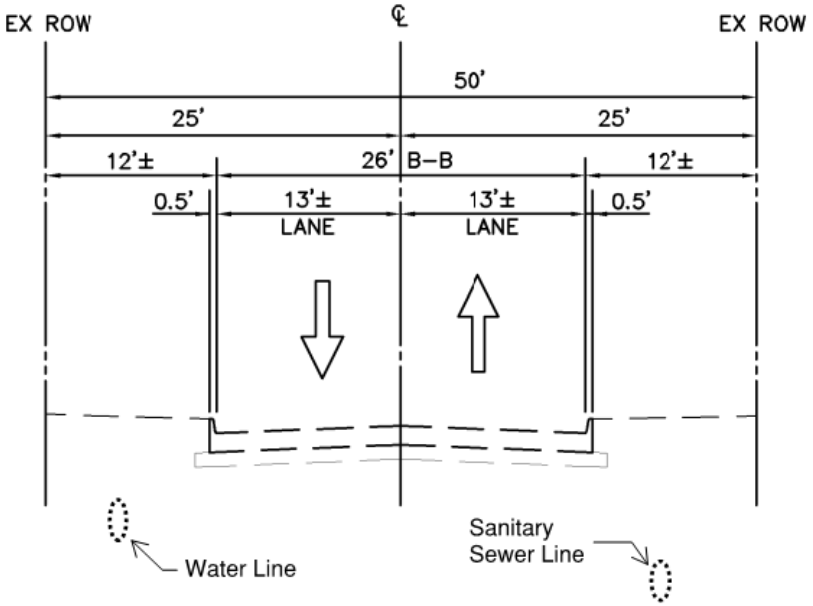

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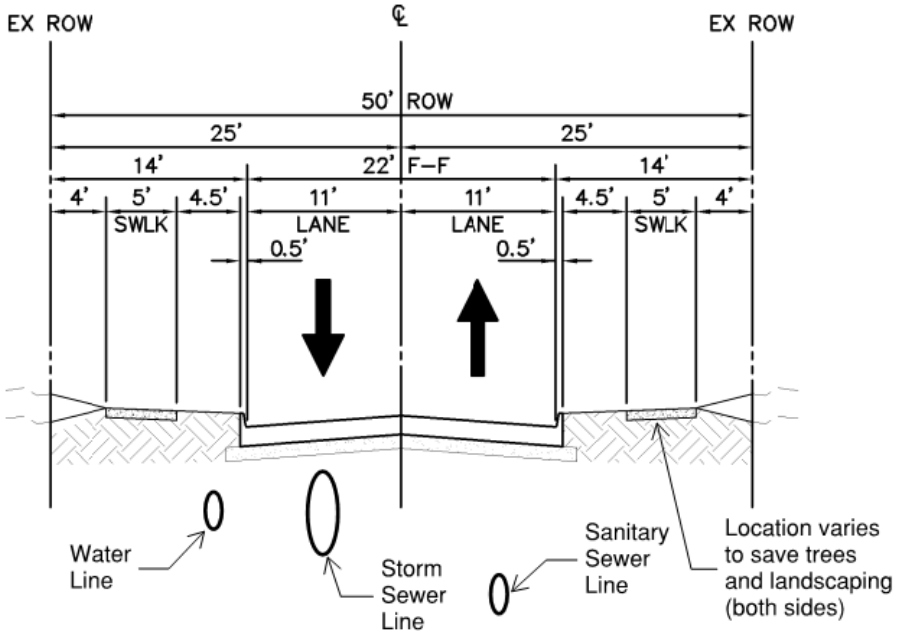

Proposed Typical Section

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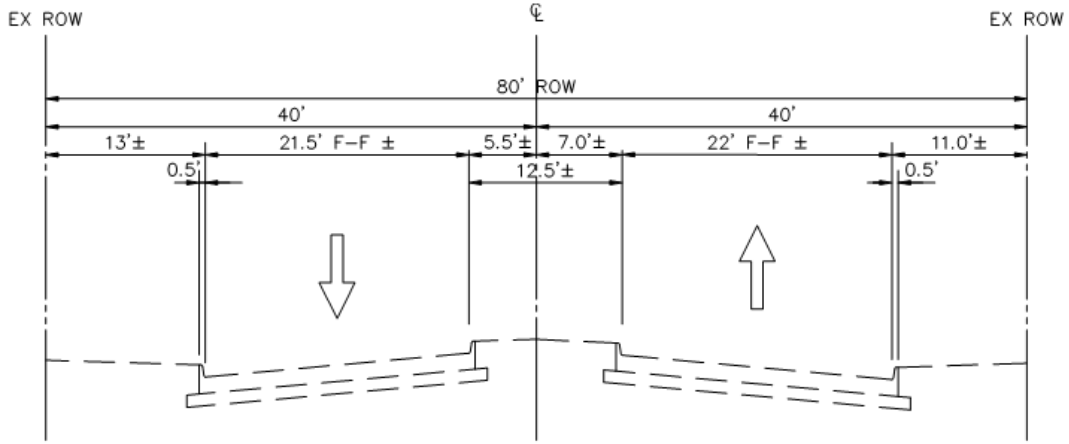

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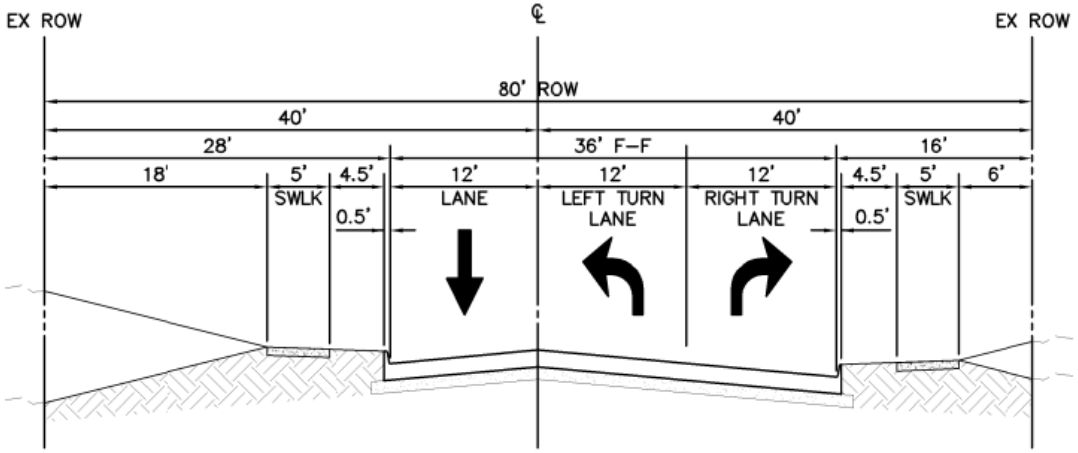

Proposed Typical Section



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22



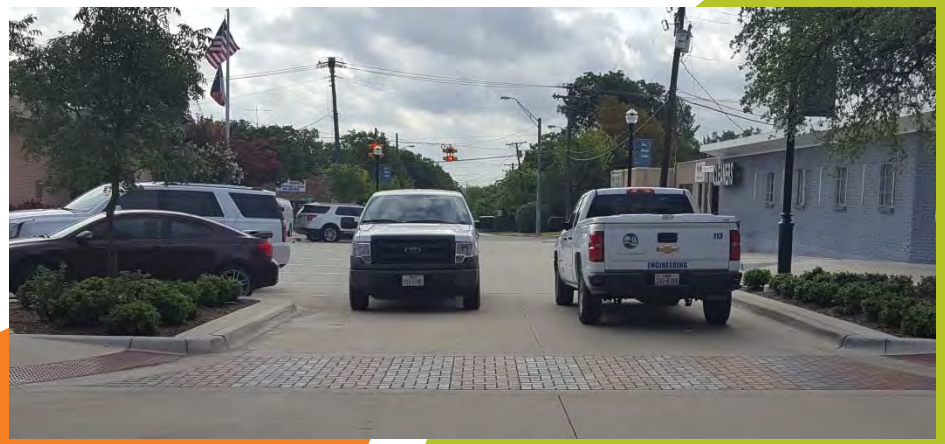


Existing 2-11 ft lanes (E. Kaufman St.)









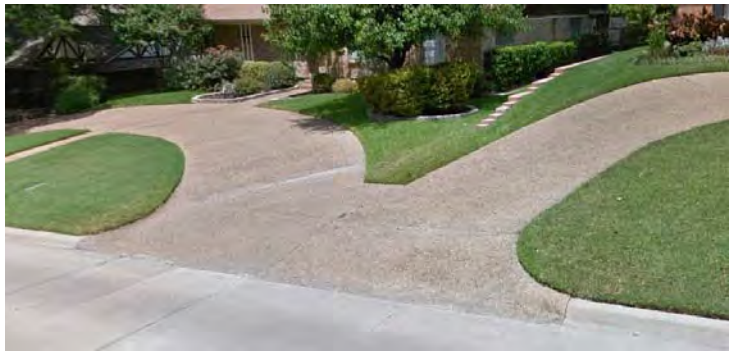
23

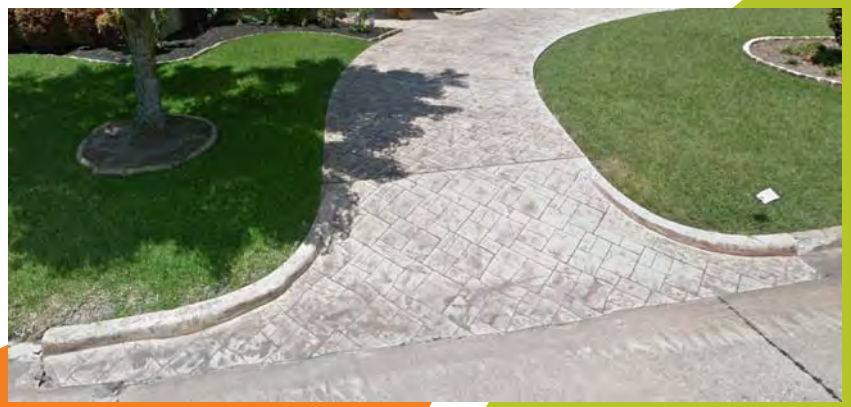
Project Information

- On-street parallel parking (6 Locations)



- Existing driveway and leadwalks will match existing finish type (Concrete, Exposed Aggregate, Pavers, Stamped/Stained Concrete, etc.)



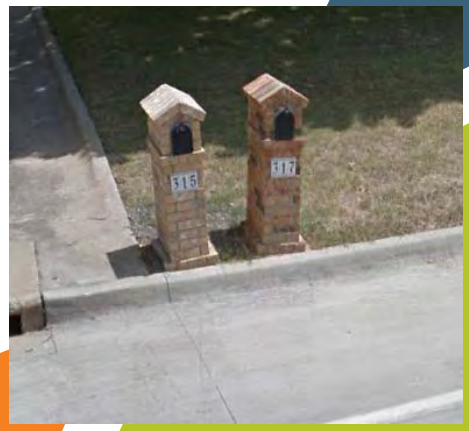


24

Project Information

- Existing irrigation systems to be relocated out of the way of proposed improvements. Any damage irrigation systems will be repaired to same or better condition.
- Mailboxes will be salvaged where possible and relocated to new location, if damaged, mailboxes will be reconstructed to match existing to type, material (to extent possible) and style.
- Right of Entries will be acquired to reconstruct driveways and leadwalks (58 properties)





25

Tree Removal

(10 Total – 8 crape Myrtles, 1 Magnolia, & 1 ornamental shrub)









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Note:
Survey Responses provided in COLOR

City of Rockwall
The New Horizon

Public Input Survey

S. Lakeshore Drive / Summit Ridge Drive

Questionnaire Statistics:

Number of Questionnaires Sent:	93
Number of Responses:	34
S. Lakeshore Dr. Resident Responses:	20
Summit Ridge Dr. Resident Responses:	14

Notes to Reviewer:

- Due to incomplete or blank responses left on questionnaire, percentages shown within these results may deviate from a 100% summation.

City of Rockwall
The New Horizon

Note:
Survey Responses provided in COLOR

1. During a large rainfall event, how would you rate the current Drainage Facilities (i.e. Storm Drain Inlets, Flumes, etc.)?

   Poor (23.5%) Fair (14.7%) Good (41.2%) Excellent (17.6 %)

   If not excellent, what improvements do you recommend?

   ---

2. How would you rate the driving experience as you travel along S. Lakeshore Drive and Summit Ridge Drive?

   Poor (32.4%) Fair (50.0%) Good (5.9%) Excellent (5.9%)

   Please rank the following improvements in order of preference that would provide the most improvement to your answer to Question 2. (1 – Most Important / 5 – Least Important)

   1 Implementation of Sidewalks
   2 Implementation of Traffic Calming Techniques (i.e. Speed Bumps, Narrower Lanes, Roundabouts, etc.)
   3 Implementation of On-Street Parking
   4 Implementation of Bike Lanes
   5 Driving Lane Width

3. How would you rate your experience as a pedestrian/cyclist traveling along S. Lakeshore Drive?

   Poor (41.2%) Fair (32.4%) Good (14.7%) Excellent (5.9%)

   Please rank the following improvements in order of preference that would provide the most improvement to your answer to Question 3. (1 – Most Important / 5 – Least Important)

   1 Implementation of Sidewalks
   2 Implementation of Traffic Calming Techniques (i.e. Speed Bumps, Narrower Lanes, Roundabouts, etc.)
   3 Implementation of Pedestrian Crosswalks
   4 Implementation of Bike Lanes
   5 Speed Limit

City of Rockwall
The New Horizon

Note:
Survey Responses provided in COLOR

4. How would you rate your experience <u>as a pedestrian/cyclist</u> traveling along Summit Ridge Drive?

Poor (70.6%) Fair (8.8%) Good (11.8%) Excellent (2.9%)

Please rank the following improvements in order of preference that would provide the most improvement to your answer to Question 4. (1 – Most Important / 5 – Least Important)

1 Implementation of Sidewalks
2 Implementation of Bike Lanes
3 Implementation of Traffic Calming Techniques (i.e. Speed Bumps, Narrower Lanes, Roundabouts, etc.)
4 Implementation of Pedestrian Crosswalks
5 Vehicle Speed Limit

5. As a resident, do you believe there is an issue with drivers utilizing this street to by-pass traffic along S. Goliad Street and State Highway 66?

Please select <u>one</u> of the following:

Yes (88.2%) No (5.9%)

6. How would you rate the overall aesthetics of the S. Lakeshore Drive and Summit Ridge Drive neighborhood corridor?

Poor (14.7%) Fair (38.2%) Good (29.4%) Excellent (8.8%)

Please rank the following improvements in order of preference that would provide the most improvement to your answer to Question 6? (1 – Most Important / 4 – Least Important)

1 Sidewalks
2 Street Lighting
3 On-Street Parking
4 Bike Lanes

City of Rockwall
The New Horizon

Note:
Survey Responses provided in COLOR

7. In summary, as a resident, would you be in favor of the following improvements?

Decreased Lane Widths in the spirit of slowing traffic

Please select one of the following:

Yes (44.1%) No (52.9%)

Implementing other traffic calming techniques to slow or discourage cut-through traffic

Please select one of the following:

Yes (79.4%) No (14.7%) If so, which one(s): _____

Implementing on-street bike lanes

Please select one of the following:

Yes (58.8%) No (35.3%)

Implementing sidewalks

Please select one of the following:

Yes (64.7%) No (29.4%)

Implementing storm drainage improvements to reduce localized flooding

Please select one of the following:

Yes (64.7%) No (23.5%)

Any other recommendations?

_____

8. Is there anything else you want the City to consider? Please provide comments below:

_____

_____

_____

Please mail or deliver your survey responses to the attention of Jeremy White at the City of Rockwall.

If you have any questions about the survey please contact Jeremy White.

City of Rockwall
The New Horizon

Note:
Survey Responses provided in COLOR

Question #1 Feedback:

During a large rainfall event, how would you rate the current Drainage Facilities (i.e. Storm Drain Inlets, Flumes, etc.)? What improvements do you recommend?

- Drainage from Forest Trace is inadequate
- Higher Curb
- I would need an Engineer to recommend improvements, so I am satisfied as is.
- More Storm Drain
- I'm at the top of Summit & Alamo – No problem w/ drainage
- Large amounts of rain are not too often. No storm drains along Summit Ridge
- Need to keep water off the roads
- Storm drains needed on Summit Ridge
- Larger drain openings
- Since most of the water comes from uphill from us, should be able to catch more before it reaches Lakeshore
- My home flooded this past April because there is inadequate run off during large rains. This is the second time. I had to spend significant dollars in repairs and now adding French drains, all because the city didn't plan properly and our neighbor's yards for three streets behind us drain down into ours.
- More storm drain
- More Storm Drains addressing the water rushing down the hilly part of the street, especially at the curve. It runs into my yard over the curb and washes out the landscaping.
- In some areas, street needs to be sloped so water runs to storm drain and doesn't pool.
- Eliminate low spots in pavement to prevent pooling in streets and gutters
- We desperately need additional storm drains on Lakeshore Dr and surrounding streets. In addition to our own drainage issues (our house has flooded twice since we purchased in May 2015), I am aware of many other homes with similar issues.
- Lakeshore Dr is impacted during heavy rains. A study would have to be done relative to the details and an appropriate engineered fix. In addition, there is a grade issue at Summit Ridge and Springcreek where there is always standing water.
- There seems to be a low spot about two block north. It looks like the houses have sandbags on their porch to keep the water out.
- Additional Storm Drain(s) on Springcreek between Summit Ridge & Rockbrook.

Note:
Survey Responses provided in COLOR

Question #7 Feedback:

Any other recommendations?

Traffic Calming Recommendations:

- Chicane
- Speed Bumps
- Stop Signs
- Speed Bumps
- Speed Bumps
- On-Street Bike Lanes - Possibly - If you can give it a residential look. Sidewalks - Watch the Pedestrians. That will tell who uses the street or lawns.
- Center Turn lanes or On Street Parking; or combination which alternates.
- Stop Sign on Summit Ridge & Spring Creek & speed bumps on Summit Ridge speed bumps
- Street Bumps
- Roundabouts, Speed Bumps
- More Stop Signs. Even people who speed, still seem to stop at the stop signs that are currently in place. Roundabouts with speed bumps. I would be happy with any measure possible to discourage cut through traffic.
- Slow traffic as much as possible around the curve and on the hill. Please lose control when its wet and slippery.
- Provide wider lanes in some areas where very narrow for walking and biking. Need lanes for above on Summit Ridge
- Maybe one more STOP sign along the street at some point. If pedestrian crossing is implemented, the corner of Lakeshore/Summit Ridge at the STOP sign would be a great place. If adding Add'l speed bumps, the area around Summit Ridge and Spring Creek would be a good place. Cars tend to be flying down that hill. Thanks!
- Narrow Lanes
- Speed Bumps
- Roundabouts, Speed Bumps
- Both, This had success in the early 90s when I was on the traffic task force for this issue.
- Roundabouts, hated speed humps but, gated access
- Speed Bumps

Other Comments:

- Resurfacing the road is most urgent problem.
- Improvement of the overall quality of the road surface. In addition, enforcement of the speed limit by the local police department.



Note:
Survey Responses provided in COLOR

Question #8 Feedback:

Is there anything else you want the City to consider? Please provide comments below:

- Permanent speed radars showing your speed
- Crumbling Curbs - Mine at Mailbox (312) is in pieces and I fear a Delivery Person, Company, or Me may fall.
- Improve the East bound 66-205 intersection with an additional turn lane.
- If you maintain the existing speed limit - people unlawfully pass you. None resident traffic early AM and PM using street to avoid traffic pass thru.
- Creating another alternate route from I-30 to Hwy 66 would be very good. Resurfacing most important! Sidewalk and street parking would be a vast improvement! At night, hard to see because of inadequate street lights.
- Alternate route could be John King Blvd. Electronic Signs alert of accident ahead.
- Enforcement of existing speed limit
- Biggest Issue!! I-30 back-up west or east bound. Most people use to connect w/ 60 or I-30
- More Lighting would give appearance Summit Ridge is a thoroughfare and the same for Lake Shore. This route is not a boulevard. Unless you build it which would increase the residential traffic.
- That this is good start to improve these two residential streets. Less thru traffic would be very beneficial to less street/roadway damages conditions.
- How about routine maintenance? The road is in terrible shape. Lots of potholes
- A traffic reroute system when there is an accident on I-30. Or make LSD 4 lanes, Summit Ridge 3 (center lane), Forest Trace/Boydstun 3 and Lake Meadows 3 to ease congestion. Retime the Boydstun/Ridge traffic light during I30 accidents.
- Lawn workers blow leaves & lawn debris into street instead of bagging up which causes further problems with drainage. Ordinance to mandate lawn materials must be bagged up!
- Speed could be controlled by enforcement. In 20+ years at this address, I have observed police enforcement on this street once.
- Please resurface the entire roadway-repair holes, cracks, and crumbled pavement. Make sure the work is permanent and not just a temporary fix soon to wear out.
- Also when I30 traffic backs up, Summit Ridge becomes bumper to bumper traffic and people turn around in my circle drive and often drive into my yard, knocking over potted plants and breaking sprinkler heads.
- Sidewalks would be nice but probably too expensive and up driveways.
- Just please be mindful of all the beautiful trees so that they will not be destroyed with any "improvements". Add'l lighting near ally entrances might be a good idea.
- Would like to see drainage plans and hear what others think about drainage if the City is considering any improvements. I would like to know what the overall plan is for access to 66. South of 66 in the proposed area is all residential, no schools or retail like the North side of 66.



Note:
Survey Responses provided in COLOR

Question #8 Feedback Continued:

- I would be willing to share what was learned in 1993-1994 when we implemented traffic calming on Summit Ridge/Lakeshore. I was on the task force committee.
- Traffic is only going to get worse. Lakeshore has become a bypass.
- Fill Potholes
- More Police patrolling against DUI's, Speeders ignoring existing speed limit signs, tailgaters, folks passing on Summit Ridge Dr. when you are observing speed limits - even 18-wheeled trucks!
- I have lived on Summit Ridge since 1970. It is time to repave Summit Ridge. Way overdue.

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Rockwall, Texas

Proclamation

Whereas, in 1962, President Kennedy proclaimed May 15 as National Peace Officers Memorial Day and Congress established National Police Week to pay special recognition to officers who have lost their lives in the line of duty for the safety and protection of others; and

Whereas, approximately 900,000 law enforcement officers serve in communities across the U.S., including the more than 80 sworn, dedicated members of the Rockwall Police Department; and

Whereas, most recent statistics show that there were 58,627 assaults against law enforcement officers in 2016, resulting in approximately 16,677 injuries; and

Whereas, 21,541 names of officers killed in the line of duty are currently inscribed on the National Law Enforcement Officers Memorial in Washington, DC, with the first known recorded death dating back to 1791; and

Whereas, 360 new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 129 officers killed in 2017 and 231 officers killed in previous years.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim May 14 - 18, 2018 as

POLICE MEMORIAL WEEK

in the City of Rockwall, and urge all citizens to publicly salute and applaud the service of law enforcement officers, both in our own community and around the nation.

In Witness Whereof, I hereunto set my hand and official seal this 7th day of May, 2018.

Jim Pruitt, Mayor

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **May 7, 2018**

SUBJECT: **Recognizing graduating YAC seniors**

We have five (5) YAC members who will soon be celebrating their high school graduation.

Aidan Culp has served on the Rockwall YAC since his junior year. After high school he plans on attending two years at Collin County College taking ROTC. He then will be transferring to Texas A&M to continue ROTC. After receiving his degree, he will graduate as a second lieutenant in the Army.

Molly Kate Evans has served on the Rockwall YAC since her junior year. After graduating from Rockwall High School, she will be attending the University of Arkansas to study marketing at the Walton School of Business.

Jonathan Naylor has served on the Rockwall YAC since his junior year. After graduating from Rockwall High School, he will be attending the Oral Roberts University in Tulsa, OK to major in accounting with a minor in psychology, all with the end-goal of going into Corporate Law.

Thomas Milder as served on the Rockwall YAC since his junior year. After graduating from Rockwall High School, he will be attending the Savannah College of Art & Design in Savannah, GA to major in Film Production.

Bethany Villalobos has served on the Rockwall YAC since her freshman year. After graduating from Rockwall High School, she will be attending Tarleton State University in Stephenville, TX to major in Nursing.

We will be recognizing each of these seniors at Monday evening's city council meeting.

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MINUTES
ROCKWALL CITY COUNCIL
Monday, April 16, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the meeting to order at 4:00 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem John Hohenshelt, and Council Members Dana Macalik, Mike Townsend, Kevin Fowler, Bennie Daniels and Dennis Lewis. Also present were City Manager Rick Crowley, Assistant City Manager Mary Smith and City Attorney Frank Garza.

II. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (Personnel Matters).
2. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney)
3. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Board of Adjustments - pursuant to Section 551.074 (personnel matters) and possible removal of board member(s) – pursuant to Section 551.071 (Consultation with Attorney).
5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

III. ADJOURN EXECUTIVE SESSION

Council adjourned Executive Session at 5:52 p.m.

IV. RECONVENE PUBLIC MEETING

Mayor Pruitt reconvened the public meeting at 6:00 p.m.

V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Hohenshelt moved to approve all right-of-way acquisition and temporary construction easements for County Line Road per the cost identified in Attachment "A" that Council reviewed in Executive Session. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Hohenshelt moved to approve a 2.8% pay raise and total compensation for the City Manager, effective immediately. Councilmember Lewis seconded the motion, which passed unanimously (7 ayes to 0 nays).

VI. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER MACALIK

Councilmember Macalik delivered the invocation and led the Pledge of Allegiance.

VII. PROCLAMATIONS / AWARDS

1. Motorcycle Safety and Awareness Month

Mayor Pruitt called forth guests who were in attendance for this proclamation. He urged drivers to be cognizant of motorcyclists driving on roadways and practice driving habits that will ensure the safety of motorcyclists. He then read and presented the proclamation for "Motorcycle Safety and Awareness Month." A representative of the guests who were present to receive the proclamation thanked the community for welcoming their promotion of "safety and awareness." She went on to share a few safety tips concerning lane changes, left turns and loud pipes (which, she pointed out are used by motorcyclist as a safety precaution).

2. Public Safety Telecommunications Week

Mayor Pruitt called forth Police Chief Kirk Riggs. Chief Riggs then introduced (dispatch) Supervisor Christina Williams, Supervisor Travis Lites, and dispatcher Chris Minkler. Mayor Pruitt then read and presented staff with a proclamation recognizing "Public Safety Telecommunications Week" and thanking them for all that they do to help keep our residents and community safe. Chief Riggs shared that our city dispatchers not only dispatch for Rockwall Police and Fire, but they also dispatch for Fate DPS and Heath DPS. Following a short video that was shared, Mayor Pruitt and Chief Riggs thanked the dispatch staff for all that they do.

3. National Day of Prayer

Mayor Pruitt shared that each year, all of the mayors within Rockwall County host a mayors' prayer breakfast. This year it will be held the morning of May 3rd at The Center. In addition, a prayer meeting will be held that same day at The Center at 11:30 a.m. He then read the proclamation, highlighting this year's theme, which is "Unity."

VIII. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time.

Melba Jeffus
1903 South FM 549
Rockwall, TX 75032

Mrs. Jeffus came forth and indicated that she spent the weekend reading the informational packet for today's council meeting. She shared that she read all of the information within the packet pertaining to the Rockwall Central Appraisal District's (RCAD's) request to expand its building. She strongly urged the Rockwall City Council to not approve the RCAD's request, especially after the appraisal district recently sent out very high tax appraisal assessments.

There being no one else wishing to come forth and speak at this time, Mayor Pruitt then closed Open Forum. He then briefly recognized and thanked two Boy Scouts who were in attendance at the meeting.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the March 19, 2018 and the April 2, 2019 regular City Council meetings, and take any action necessary

2. Consider authorizing the City Manager to execute a ground lease agreement between City of Rockwall and the Cain Revocable Family Trust for a parking lot located near the intersection of N. Fannin and E. Rusk Street, and take any action necessary.

3. Consider a resolution denying approval of a Distribution Cost Recover Factor to increase distribution rates filed by Oncor Electric Delivery, approving cooperation with the Steering Committee of Cities served by Oncor to evaluate the filing, to negotiate with Oncor on the City's behalf, and take any action necessary.

4. Consider awarding a bid to Buyers Barricades Inc. and authorizing the City Manager to execute a Purchase Order for two new Mobile Message Boards in the amount of $31,317.40 to be funded out of the General Fund Streets Operations Budget, and take any action necessary.

5. **P2018-007** - Consider a request by Johnathan Fitzgerald of Binkley & Barfield, Inc. for the approval of a final plat for Park Place West, Phase III containing 82 single-family residential lots on a 25.291-acre tract of land being identified as Tracts 55-1 & 55-2 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard, and take any action necessary.

6. Consider approval of a Facilities Agreement with Billy Self on behalf of Pro-Soap of Rockwall to grant a variance regarding the storm water detention improvements and allowing the property owner a three (3) year period to build the required detention pond, and take any action necessary.

Mayor Pro Tem Hohenshelt pulled item #6 for further discussion, and Mayor Pruitt pulled item #4 for further discussion. Councilmember Lewis then moved to approve the remaining Consent Agenda items (#1, 2, 3, and 5). Mayor Pro Tem Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Regarding item #4, Mayor Pruitt shared that he has received some citizen feedback, in general, from people wondering why we are purchasing these mobile message boards. City Engineer Amy Williams clarified the various circumstances and events for which these mobile message boards are utilized. She shared that these newly purchased signs will replace ten year old signs that have technology that is now obsolete and/or have parts that are old and are not able to be replaced (i.e. light bulbs that are no longer available on the market). Police Chief Kirk Riggs shared that these signs are also utilized by the city's police department as part of its "holiday crime initiative." It was pointed out that these signs were included and approved in the fiscal year budget, and at that time, the existing signs were nine years old; however, now they are ten years old. Following lengthy comments, Mayor Pruitt then moved to approve

Consent Agenda item #4. Councilmember Macalik seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Regarding Consent Agenda item #6, Mayor Pro Tem Hohenshelt moved to approve the Facilities Agreement with certain revisions being reflected within Section 2. Councilmember Townsend seconded the motion, which passed by a vote of 7 ayes to 0 nays.

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Johnny Lyons, Chair of the Planning & Zoning Commission, came forth and briefed the Council on recommendations of the Council pertaining to planning-related items on tonight's city council meeting agenda. The Council took no action as a result of Mr. Lyons' briefing.

XI. PUBLIC HEARING ITEMS

1. **Z2018-013** - Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of BH Balance 405, LTD for the approval of an **ordinance** amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] to amend the concept plan and for the purpose of incorporating changes to the lot composition and land uses stipulated by the development standards and concept plan contained in Exhibits 'B' & 'C' of Ordinance No. 17-60 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, the T. R. Bailey Survey, Abstract No. 30, and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary **(1st Reading).**

Mayor Pruitt made a motion to table this item until the city receives its own survey back concerning Breezy Hill Road. Councilmember Lewis seconded the motion. Staff then clarified that this item is a public hearing case. Pruitt and Lewis then withdrew their motions. Planning Director Ryan Miller then briefed the Council on this agenda item. Currently, Planned Development District 74 (PD-74) [*Ordinance No. 17-60*] allows the applicant to construct 40, 60' x 120' [i.e. Type '*E*'] lots. The applicant is requesting to increase this to 84, 60' x 120' lots for the purpose of adding 44 lots and decreasing the commercial tract from 19.4- acres to 8.99-acres. These changes will increase the overall lot count from 750 lots to 794 lots, increasing the overall density of the development from ~1.85-units/acre to ~1.95-units/acre. Additionally, Type '*E*' lots allow for a maximum of 50% flat-front entry garages. The proposed changes will increase the maximum number of allowable flat-front entry garages for Type '*E*' lots from 20 lots to 42 [*i.e. 22 additional allowable flat-front entry*] lots. Five hundred thirty-nine (539) notice were mailed out to adjacent property owners and residents located within 500' of the subject property. In addition, the Breezy Hill HOA was also notified. Staff has received five notices and 7 emails in opposition of the request and one notice and 4 emails in favor of the request.

Adam Buczek
8214 Westchester Drive. Suite 710
Dallas, TX 75225

Mr. Buczek came forth and provided a presentation to Council concerning Skorburg Company's current request. He generally explained that retail and commercial 'box stores' are closing more and more locations, and many notable retailers are filing bankruptcy; therefore,

there is not a large market for these types of businesses. More and more retailers are moving to online sales instead.

Councilmember Lewis pointed out that five months ago (in November 2017), Mr. Buczek indicated that 20 acres was the lowest that the retail area could go. He expressed strong concern for what previously occurred, sharing that if Mr. Buczek had not previously answered the way that he answered questions back then, Councilmember Lewis would not have voted in favor of that previous request. Mr. Buczek attempted to clarify the discussions that occurred when he previously came before the Council, sharing that the demand for the sale of retail space simply does not exist.

Councilmember Macalik shared that she echoes Councilmember Lewis' concerns. She agrees that businesses like Toys 'R Us would not be viable in a location like this; however, she strongly believes that there is demand for retail space for smaller, independent retailers. Mr. Buczek shared that the company has had this property on the market for six or seven years at this point, and it has been reasonably priced; however, there have been no buyers.

Councilmember Fowler shared concerns that neighbors are "at odds" with one another because some of the residents who live there are in favor of lowering the retail space, and some of the residents are in opposition of it. Mr. Buczek again reiterated that the demand for retail space is simply not there. Councilmember Fowler expressed strong concern about Skorburg Company repeatedly coming forth to change what this development will look like. He believes that residents who have purchased homes in the neighborhood cannot trust what they are buying because the developer keeps on changing it. Mr. Buczek shared that he does not believe that anyone wants to see and look at failed retail space.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time.

Erin Neill
3410 Ridgecross Drive
Rockwall, TX 75087

Ms. Neill came forth and shared that she and her husband recently purchased a home that actually backs up to this proposed retail area. She went on to provide some clarification and observations pertaining to opposition that has been expressed by some who responded to the public notices. She generally expressed support for approval of this request.

Ronda Gunther
985 Lazy Brook Drive
Rockwall, TX 75087

Mrs. Gunther shared that she and her husband are relatively new to Rockwall. They are in favor of limiting some of the retail area because they feel that, at this point, they have plenty of services available to service their area. However, they would like to see some nice restaurants perhaps come in.

Jessie Wilkins
1218 Marilyn Jane Lane

Mr. Wilkins generally expressed the belief that perhaps the developer is going on "hypotheticals" pertaining to the possibility of small retailers having an interest in this retail

space, should it be built. He believes that more research and information is needed before making a decision.

Kristin Bota
840 Lazy Brooke Drive
Rockwall, TX

Mrs. Bota came forth and shared that she and her husband are generally in favor of Skorburg's request this evening.

There being no one else wishing to come forth and speak at this time, Mayor Pruitt then closed the Public Hearing.

Patrick Trowbridge
601 Parks Avenue
Rockwall, TX

Mr. Trowbridge shared that he is on the city's Planning & Zoning Commission, and he voted against recommending approval of this request. Mr. Trowbridge clarified that a lot of small businesses – nail salons, donut shops, etc. – do very well in retail areas that are located by neighborhoods. They provide services and goods that are not impacted by "Amazon" type sales. As such, he explained that he voted against this request because he believes the retail area could be occupied by smaller businesses.

Mayor Pruitt shared that this piece of property has come before the Council more times than any other property during his tenure on Council. He expressed general concern about this potentially resulting in strip shopping centers that are not desirable and/or do not result in the types of businesses that would be viable for this area (i.e. a veterinarian clinic). He generally expressed that he does not have a problem with allowing Skorburg to reduce the amount of retail space.

Mr. Buczek shared that, for the record, he will not be coming forth again in the future to request a reduction in the retail area (again).

Councilmember Townsend generally expressed concern about Skorburg perhaps not using a different, perhaps better, strategy to market to and secure retailers for this area (i.e. perhaps four smaller retailers instead of one, larger retail buyer).

Councilmember Daniels expressed that he does not agree with the gentlemen in the video clip that Mr. Buczek shared in that he believes that "nothing is a 'forever thing.'" He believes that, in general, citizens in Rockwall do not want increased density. He shared that he has no confidence at all when Mr. Buczek says that he will never ever come back again and request additional, residential lots.

Mayor Pro Tem Hohenshelt echoed the sentiments of Councilmember Fowler, Daniels and Lewis. Councilmember Townsend generally expressed that he wishes that four or five smaller retailers could be located to occupy the space. So, he is overall not crazy about approving this request tonight. Councilmember Fowler shared that he is not necessarily opposed to reducing the retail space. More than anything, he is more aggrivated that the Council is repeatedly being asked to deal with this.

Mayor Pruitt moved to approve Z2018-013. Councilmember Fowler seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [*ORDINANCE NO. 16-59*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 16-59, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion failed by a vote of 2 ayes with 5 nays (Macalik, Townsend, Hohenshelt, Daniels and Lewis).

2. **Z2018-016** - Hold a public hearing to discuss and consider a request by Clark Staggs on behalf of Vinod Miranda for the approval of an **ordinance** for a zoning change from a Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex and limited Commercial (C) District land uses on a on 9.70-acre tract of land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwestern corner of the intersection of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. On April 11, 2018, the applicant, Clark Staggs requested to withdraw Case No. Z2018-016. According Section 5, Application Withdrawal, of the Article II, Authority and Administrative Procedures, of the Unified Development Code (UDC), any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body. Should the City Council have any questions staff will be available at the meeting. Mayor Pruitt generally announced that the case has been withdrawn and moved on to the next agenda item.

3. **Z2018-017** - Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary **(1st Reading).**

Pat Atkins came forth and provided a very lengthy presentation to Council concerning this agenda item / request.

CITY OF ROCKWALL

ORDINANCE NO. 18-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG), COMMERCIAL (C) AND HEAVY COMMERCIAL (HC) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR GENERAL RETAIL (GR), TWO FAMILY (2F) AND SINGLE FAMILY 7 (SF-7) DISTRICT LAND USES ON THE *SUBJECT PROPERTY*, BEING A 63.72-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Pruitt opened the public hearing, asking if anyone would like to address this item.

David Schoen
2844 Deer Ridge Drive
Rockwall, TX

Mr. Schoen came forth and expressed concerns about the traffic and the related traffic study. He also has concerns about where children living in this proposed development would attend school.

Mrs. Melba Jeffus
1903 South FM 549
Rockwall, TX 75032

Mrs. Jeffus came forth and generally expressed that she and her husband love Rockwall, and they live on nearly five acres in their dream home. She has attended many Planning & Zoning Commission and City Council meetings, and she has heard a lot of passionate dedication to "no multifamily" housing developments. She pointed out that even though these are townhomes, they are still "multifamily," so she is passionately opposed to the Council approving this request.

Mayor Pruitt asked if anyone else would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing.

Mayor Pruitt moved to deny this request with prejudice. Councilmember Macalik seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. **Z2018-014** - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an **ordinance** for a text amendment to various sections of Article V, District Development Standards, of the Unified

Development Code [Ordinance No. 04-38] for the purpose of amending the variance process relating to signage for properties in an overlay district, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. The Planning & Zoning Commission voted 5-0 to recommend approval of this request to the City Council. Proper notices, in accordance with state law, were given. Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing.

Mayor Pro Tem Hohenshelt moved to approve Z2018-014. Councilmember Lewis seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6, *OVERLAY DISTRICTS*, OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

5. **Z2018-015** - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an **ordinance** for a text amendment to various sections of Article II, Authority and Administrative Procedures, of the Unified Development Code [Ordinance No. 04-38] for the purpose of clarifying the reapplication procedures for applications that have been denied by the City Council, and take any action necessary **(1st Reading).**

Mr. Miller provided brief background information pertaining to this agenda item. Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing.

Mayor Pro Tem Hohenshelt moved to approve Z2018-015. Councilmember Townsend seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

6. **MIS2018-006** - Hold a public hearing to discuss and consider a City initiated request to amend the Comprehensive Plan by approving an **ordinance** changing to the Master Thoroughfare Plan Map contained within the Transportation section of the plan for the purpose of [1] reclassifying Horizon Road [FM-3097] from a M4U (minor arterial, four [4] lane, undivided roadway) to a TXDOT4D (TXDOT, four [4] lane, roadway) and [2] realigning Breezy Hill Road to reflect existing public right-of-way, and take any action necessary **(1st Reading).**

Councilmember Fowler moved to table this item until the city receives the traffic study back. Mayor Pruitt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pruitt called for a brief break and recessed the public meeting at 8:00 p.m. He then reconvened the meeting at 8:10 p.m.

XII. ACTION ITEMS

1. Discuss and consider approval of a resolution pertaining to the Rockwall Central Appraisal District's request to build an additional building adjacent to the existing building (located at 841 Justin Road), and take any action necessary.

Mayor Pro Tem Hohenshelt shared that the RCAD Board of Directors voted on Saturday to "pull" the resolution pertaining to the building expansion. He pointed out that the issue will likely be brought up again in about four months. Council took no action concerning this agenda item.

2. **P2018-001** - Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a preliminary plat for Breezy Hill, Phase VIII containing 72 single-family residential lots on 30.785-acres of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.

Mayor Pruitt moved to table this item until the survey comes back in. Councilmember Fowler seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. **SP2018-003** - Discuss and consider a request by Todd Winters, P.E. of Engineering Concepts and Design, L.P. for the approval of a variance in conjunction with an approved plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [FM-3097], and take any action necessary.

Mr. Miller provided background information pertaining to this agenda item. There is an existing shopping center on half the property. The Planning & Zoning Commission recently approved an approximately 11k square foot shopping center adjacent to this one. As part of that request, there was a variance to the 10' landscape buffer to allow for twelve parking spaces to encroach into the landscape buffer, which will match the existing shopping center.

Bill Thomas

Engineering Concepts and Design
201 Windco Circle
Wylie, TX

Mr. Thomas shared that he is speaking on behalf of Todd Winters. He explained that this site plan was previously approved back in February with the condition of an additional 10' right-of-way because of the plan change to Horizon (change from being an undivided to a divided TXDOT roadway). In order to accomplish this, the right-of-way acquisition will encroach on the 10' landscape buffer, and that would in turn cause problems with the required parking. So, he respectfully requested approval of this request.

Councilmember Lewis moved to approve SP2018-003. Councilmember Townsend seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. **SP2018-007** - Discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of variances in conjunction with an approved site plan for a restaurant with drive-through facilities on a 0.81-acre parcel of land identified as Lot 3, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1945 N. Goliad Street, and take any action necessary.

Mr. Miller, Planning Director, provided brief background information pertaining to this agenda item. This property is located right across from the existing Kroger grocery store. The applicant is seeking variances associated with the roof pitch and with the city's stone requirements. Essentially they would like to utilize a flat roof and cultured (instead of natural) stone. They will meet the city's 20% stone requirement on all four sides of the building, however, if approved, it will be cultured stone.

Worth Williams of Moore Worth Investment, LLC
7700 Eastern Avenue
Dallas, TX

Mr. Williams came forth and shared that he is happy to answer any questions the Council may have concerning this matter. There being no questions, Councilmember Townsend moved to approve all variances associated with SP2018-007. Mayor Pro Tem Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

5. Discuss and consider potential locations for gateway monument signage along SH-66, and take any action necessary.

Staff generally asked if Council is in favor of evaluating some alternative locations (off of the 7-11 convenience store site) for the monument sign to be placed. Mr. Crowley pointed out that the alternate locations would be in public right-of-way. Council members generally expressed that they are in favor of staff moving forward with exploring "Option 2" as depicted in their meeting packet. However, no formal action was taken by Council concerning this agenda item at this time.

6. Discuss and consider a report from the Airport Subcommittee related to the Texas Aviation Conference and discuss potential future airport planning efforts, and take any necessary action.

Director of Internal Operations, Joey Boyd, shared that the Airport Subcommittee and he attended the statewide aviation conference in March. They learned that the President recently

set aside about $1 billion in discretionary grant funding to target small and rural airports. However, it is not yet clear how / where that money might be spent. So, members of the subcommittee would like to evaluate future planning efforts as well as, potentially, a regional approach. Mayor Pruitt agreed that the Council should at least have the conversations about a regional airport, perhaps around Caddo Mills. He expressed a desire to further discuss this topic with the Airport Subcommittee members. Council took no action pertaining to this agenda item.

7. Discuss and consider board member appointments on the city's Park Board, and take any action necessary.

Councilmember Townsend expressed that our city charter has a provision that pertains to a board member being replaced if he or she miss three or more meetings. Therefore, he would like to make a motion to replace Jeremy Standifer and Wayne Larson with new board members Kevin Johnson and Brandon Morris to finish out Mr. Standifer and Mr. Larson's term (thru August of 2018) as a result of absences. Mayor Pro Tem Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Councilmember Townsend then moved to allow the two, newly appointed board members – Kevin Johnson and Brandon Morris – to thereafter serve an additional, two-year term on the Park Board after they finish out the existing term (so, a full term that will expire in August of 2020). Mayor Pro Tem Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XIII. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (Personnel Matters).

2. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney)

3. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

4. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Board of Adjustments - pursuant to Section 551.074 (personnel matters) and possible removal of board member(s) – pursuant to Section 551.071 (Consultation with Attorney).

5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not reconvene in Executive Session following the close of the public meeting.

XV. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 8:25 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 7th DAY OF MAY, 2018.

_____

ATTEST: **Jim Pruitt, Mayor**

_____

Kristy Cole, City Secretary

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CITY OF ROCKWALL

ORDINANCE NO. 18-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6, *OVERLAY DISTRICTS*, OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 6, *Overlay Districts,* of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That Section 6, *Overlay Districts,* of Article V, *District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance.

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

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

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MAY, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 16, 2018

2nd Reading: May 7, 2018

Key:
Additions
~~*Deletions*~~

ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*, OF THE UDC

SECTION 6. OVERLAY DISTRICTS

SECTION 6.6: IH-30 OVERLAY (IH-30 OV) DISTRICT

(F) *Signs.* All signage requirements and variances to these requirements shall conform to ~~[~~*Chapter 32, Signs, of the Code of Ordinances*~~] (sign ordinance).~~; however, approval of any variance to the sign standards for property included in the IH-30 ~~Corridor~~ Overlay (IH-30 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.7: SH-205 OVERLAY (SH-205 OV) DISTRICT

(G) *Signs.* ~~All permanent freestanding signs located in the SH-205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH-205 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-205 Overlay (SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.8: SCENIC OVERLAY (SOV) DISTRICT

(G) *Signs.* ~~All permanent freestanding signs located in the Scenic Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the Scenic Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the Scenic Overlay (SOV OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.9: SH-66 OVERLAY (SH-66 OV) DISTRICT

(G) *Signs.* ~~All permanent freestanding signs located in the SH-66 Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the SH-66 Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the*

Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-66 Overlay (SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.10: 205 BY-PASS ~~CORRIDOR~~ OVERLAY (205 BY-OV) DISTRICT

(F) *Signs ~~standards.~~* ~~All permanent freestanding signs located in the 205 Bypass Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the 205 By-Pass Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the 205 By-Pass Overlay (205 BY-OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.11: NORTH SH-205 ~~CORRIDOR~~ OVERLAY (N. SH-205 OV) DISTRICT

(F) *Signs ~~standards.~~* ~~All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the North SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the North SH-205 Overlay (N. SH-205 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.12: EAST SH-66 ~~CORRIDOR~~ OVERLAY (E. SH-66 OV) DISTRICT

(F) *Signs ~~standards.~~* ~~All permanent freestanding signs located in the East SH 66 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the East SH 66 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the East SH-66 Overlay (E. SH-66 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.13: FM-549 ~~CORRIDOR~~ OVERLAY (FM-549 OV) DISTRICT

(F) *Signs ~~standards.~~* ~~All permanent freestanding signs located in the FM 549 Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument~~

~~base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the FM-549 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the FM-549 Overlay (FM-549 OV) District shall require City Council approval by a three-quarter majority vote.

SECTION 6.14: SH-276 ~~CORRIDOR~~ OVERLAY (SH-276 OV) DISTRICT

(F) *Signs ~~standards.~~* ~~All permanent freestanding signs located in the SH-276 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH-276 Corridor Overlay District shall require city council approval by a three-quarter majority vote.~~ All signage requirements and variances to these requirements shall conform to *Chapter 32, Signs, of the Code of Ordinances*; however, approval of any variance to the sign standards for property included in the SH-276 Overlay (SH-276 OV) District shall require City Council approval by a three-quarter majority vote.

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CITY OF ROCKWALL

ORDINANCE NO. 18-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

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

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

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

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MAY, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 16, 2018

2nd Reading: May 7, 2018

Key:
Additions
~~*Deletions*~~

ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES*, OF THE UDC

SECTION 7. ~~PUBLIC HEARING~~ PLANNING AND ZONING COMMISSION AUTHORITY

SECTION 7.1: APPROVAL AUTHORITY

The Planning and Zoning Commission shall make decisions, or make recommendations to the City Council, on the following matters:

(A) Decisions on site plans, building elevations, lighting plans, landscape plans and tree preservation plans as may be required.
(B) Recommendations to City Council on plats as required by the subdivision ordinance, [*Chapter 38 of Part II, Code of Ordinances*].
(C) Recommendations ~~on~~ to City Council on replats, when such public hearing is required by the provisions of *V.T.C.A., Local Government Code Chapter 212*.
(D) Recommendations to City Council regarding text amendments to this ~~[~~*Unified Development Code*~~]~~.
(E) Recommendations to City Council regarding zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
(F) Recommendations to City Council regarding special exceptions to this ~~[~~*Unified Development Code*~~]~~.
(G) Recommendations to City Council regarding amendments to the Comprehensive Plan.
(H) Recommendations to City Council regarding amendments to the Master Thoroughfare Plan.
(I) Recommendations to City Council regarding amendments to ~~the~~ a Master Open Space Plan.

SECTION 7.2: RECOMMENDATION AUTHORITY

Upon closure of the public hearing, and when required to make a recommendation to the City Council, the Planning and Zoning Commission ~~commission~~ may recommend:

(A) That the request or amendment be approved or enacted; or
(B) That the request or amendment be approved or enacted as modified to a more restrictive classification or subject to appropriate conditions as permitted by law; or
(C) That the request or amendment be denied.

SECTION 8. ~~PUBLIC HEARING~~ CITY COUNCIL AUTHORITY

The City Council shall hold a meeting, conduct a public hearing~~,~~ -- *if required by this* ~~[~~*Unified Development Code*~~],~~ -- and make determinations on the following matters:

(A) Text amendments to this ~~[~~*Unified Development Code*~~]~~.
(B) Zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
(C) Special exceptions or waivers related to site plans for development.
(D) Amendments to the Comprehensive Plan.
(E) Amendments to the Master Thoroughfare Plan.
(F) Amendments to the Master Open Space Plan.
(G) Variances, special exceptions and appeals as set out in this ~~[~~*Unified Development Code*~~]~~.

(Ordinance No. 06-14, 4-17-2006)

SECTION 8.2: JOINT PUBLIC HEARINGS

The City Council may hold a public hearing, after publishing the required notice, jointly and with any public hearing required to be held by the Planning and Zoning Commission, but the City Council shall not take action until it has received a final report from the planning and zoning commission.

SECTION 8.3: CITY COUNCIL APPROVAL OR DENIAL

~~Following closure of the public hearing, t~~The council may take the following actions concerning the matters outlined in Section 8.1:

(A) *Approval of an item.* The City Council may approve the request or amendment either as requested, or in the form of a more restrictive district, and subject to such appropriate conditions as are allowed by law. Such approval of any request for a text amendment to this ~~[~~*Unified Development Code*~~]~~ or a zoning change and map amendment shall be granted only if the City Council determines that the request or amendment is consistent with the Comprehensive Plan and the purposes of this ~~[~~*Unified Development Code*~~]~~. In the event the request or amendment concerns a text amendment to this ~~[~~*Unified Development Code*~~]~~ or a zoning change and map amendment, the City Council shall enact an ordinance amending this ~~[~~*Unified Development Code*~~]~~ or amending the official zoning map, whichever is applicable.

(B) *Denial of an item.* The City Council may deny ~~the~~ a request or amendment with prejudice. If a request or amendment is denied with prejudice, a new application may be submitted for the same lot or tract of land, or any portion thereof, within one (1) year only if the new request is for a more restrictive or less intense use or development. ~~Unless the new proposal is more restrictive or less intense than the previously denied proposal, then no other application pertaining to a change of zoning and map amendment may be submitted on the same lot or tract of land, or any portion thereof, for a period of one year from the date of its denial by the Council.~~ For applications pertaining to a change of zoning and map amendment, a new proposal may not be submitted unless it is more restrictive or less intense than the previously denied proposal for any tract of land, or any portion thereof, for a period of one (1) year from the denial date. If a request or amendment is denied by the City Council without an indication of "with" or "without" prejudice, then the action shall be considered to be "denied with prejudice."

(C) *Denial without prejudice.* The City Council may deny the request or amendment without prejudice, in which case an application for the same request ~~a change in zoning and map amendment other than that which was requested on the original application~~ may be filed at the applicant's discretion.

(D) *Reapplication due to changed conditions.* A ~~proposal to rezone a tract or parcel of land~~ request or amendment, which has been previously rejected with prejudice by the City Council, may be resubmitted within one (1) year only if there is an actual change in conditions relating to ~~zoning principles of~~ the tract or parcel of land or the property surrounding it. In ~~that~~ this event, the applicant must submit to the Director of Planning and Zoning, in writing, a ~~resume~~ request describing such changed conditions. The Director of Planning and Zoning shall investigate ~~the property or cause such an investigation to be made and~~ the claim and ~~shall~~ report to the Planning and Zoning Commission whether or not such change~~d~~ of conditions exist. Upon hearing this report, the Planning and Zoning Commission shall either grant or deny the request to refile the ~~proposal for rezoning~~ request or amendment.

SECTION 8.4: PROTEST OF PROPOSED CHANGE IN ZONING

Property owners adjacent to and within a radius of 200 feet of a property for which a change in zoning is being considered have the right to file a written protest against the request. The land area of this 200 foot ~~feet~~ radius includes streets, alleys and other public right-of-way.

Whenever such written protest is signed by the owners of 20 percent or more of the area of the lots or land included in such zoning change, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius, or if such change is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths of all eligible members of the City Council.

For purposes of determining representation on this written protest, the written protest of any one (1) owner of land owned by two or more persons shall be presumed to be the protest of all owners.

(Ordinance No. 06-14, 4-17-2006)

SECTION 8.5: CRITERIA FOR GRANTING SPECIAL EXCEPTIONS

The City Council may make special exceptions to the standards in this ~~[~~*Unified Development Code*~~]~~ that are consistent with the general purpose and intent of the ~~[~~*Unified Development Code*~~]~~. The Planning and Zoning Commission shall make recommendations on special exceptions.

Special exceptions are subject to appropriate conditions and safeguards to ensure that the special exceptions are consistent with the general purpose and intent of this ~~[~~*Unified Development Code*~~]~~ and the City's Comprehensive Plan.

The City Council, pursuant to the powers conferred upon it by state law, the ordinances of the City and this article may grant special exceptions to the provisions of this ~~[~~*Unified Development Code*~~]~~ upon finding that:

(A) Such special exception will not substantially or permanently injure the appropriate use of adjacent property in the same district;
(B) Such special exception will not adversely affect the health, safety or general welfare of the public;
(C) Such special exception will not be contrary to the public interest;
(D) Such special exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the exception is sought is located, except as provided elsewhere in this ~~[~~*Unified Development Code*~~]~~;
(E) Such special exception will be in harmony with the spirit and purpose of this ~~[~~*Unified Development Code*~~]~~;
(F) Such special exception will not alter the essential character of the district in which the property is located ~~the property~~ for which the exception is sought;
(G) Such special exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located; and

Such special exception is within the spirit and intent of the City's Comprehensive Plan and other policies.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, Director of Public Works/City Engineer**

DATE: **May 1, 2018**

SUBJECT: **Facility Agreement for Somerset Park Subdivision**

The Somerset Park Subdivision, Phase One project is located on FM 549 east of SH 205. As a requirement of the development, the Developer installed a 15 inch diameter sanitary sewer line through the subdivision. The City's Master Water Plan requires a 15 inch diameter sanitary sewer line to be installed to meet future sewer needs. Wherever the City requires a sewer line greater than 12 inches in diameter to be installed with a development, the City will pay the difference in material cost of the two lines.

The developer estimates the difference of cost will be $4,727.54. Funding is currently available to pay for the City's share of this construction.

Staff requests City Council consideration to approve the Facilities Agreement for the Somerset Park sanitary sewer line installation and allow the City Manager to execute the agreement.

AJW:ajw

Attachments

Cc:
Mary Smith, Assistant City Manager
File

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

FACILITY AGREEMENT

This Agreement is entered into on the 7th day of May 2018, by and between the **City of Rockwall**, **Texas** ("City") and **Somerset Park Development, LLC and Arcadia Realty Corp.** ("Developer").

WITNESSETH:

Section 1. That in consideration of the construction of lift station and force main improvements in conjunction with the Somerset Park Phase One Development located in Rockwall, Texas, the parties agree as follows:

Developer agrees to the following:

a. To install the 15" diameter gravity sanitary sewer line through the Somerset Park Development per the City Master Plan and the City approved plans stamped February 16, 2017.

Section 2. The City agrees to the following:

a. Reimburse the Developer, the difference between the material cost for a 12" and 15" diameter gravity sanitary sewer line which equates to $4,727.54. The sanitary sewer line is fully installed, tested and accepted. The Somerset Gravity Sanitary Sewer Worksheet (Exhibit A) is attached and made part of this Agreement.

Section 3. Nothing contained herein shall be considered as a waiver of the provisions of the City's Comprehensive Zoning Ordinance and subdivision regulations as the case may be.

Section 4. Severability Clause. If any sections or provisions of this Ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for reason judged invalid, the adjudication shall not affected any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the Ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 5. Venue for this agreement shall be in Rockwall County, Texas.

Section 6. Notice of this Agreement shall be in writing and addressed to the following:

City of Rockwall
385 South Goliad
Rockwall, Texas 75087
Attn: City Manager

Somerset Park Development, LLC
A Texas Limited Liability Company
AND Arcadia Realty Corp.
A Texas Corporation
3500 Maple Ave., Suite 1165
Dallas, Texas 75219
Attn: William Gietema, Jr., CEO

SIGNED ON THE DATE FIRST ABOVE WRITTEN.

CITY OF ROCKWALL

By: _____
Rick Crowley
City Manager

DEVELOPER

Arcadia Realty Corp,.
A Texas Corporation

By: _____
William Gietema, Jr.
CEO

DEVELOPER

Somerset Park Development, LLC
A Texas Limited Liability Corporation

By: _____
William Gietema, Jr.
Vice President & Secretary

Exhibit A

Somerset Gravity Sanitary Sewer Line

12" Sanitary Sewer					15" Sanitary Sewer				
Description	**Quantity**	**Unit**	**Unit Price**	**Amount**	**Description**	**Quantity**	**Unit**	**Unit Price**	**Amount**
12" SDR-35 PVC	583.35	LF	$5.61	$3,272.59	15" SDR-35 PVC	583.35	LF	$8.35	$4,870.97
12" SDR-26 PVC	802.35	LF	$7.42	$5,953.44	15" SDR-26 PVC	802.35	LF	$11.32	$9,082.60
TOTAL FOR 12"				**$9,226.03**	**TOTAL FOR 15"**				**$13,953.57**

Amount Difference $4,727.54

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 05/07/2018

APPLICANT: Mitchell Lenamond, PE *on behalf of Eric L. Davis Engineering, Inc.*

AGENDA ITEM: **P2018-009;** *Lot 7, Block A, Bodin Industrial Addition*

SUMMARY:

Consider a request by Mitchell Lenamond, PE on behalf of Eric L. Davis Engineering, Inc. for the approval of a replat for Lot 7, Block A, Bodin Industrial Addition being a 2.029-acre parcel of land identified as Lot 1B, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat Lot 1B, Block A, of the Bodin Industrial Addition for the purpose of constructing an approximate 11,300 SF office/warehouse facility, and to add the necessary fire lane and utility easements for this development. The property is a 2.029-acre parcel of land and will be identified as Lot 7, Block A, Bodin Industrial Addition. The site is addressed as 2040 Kristy Lane and zoned Light Industrial (LI) District.

- ☑ A site plan (*i.e. SP2017-026*) for the office/warehouse facility was approved on October 2, 2017.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to recommend approval of the *replat* for *Lot 7, Block A, Bodin Industrial Addition,* staff would recommend the following conditions:

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

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On April 24, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 6 to 0 with Commissioner Trowbridge absent.



City of Rockwall

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

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

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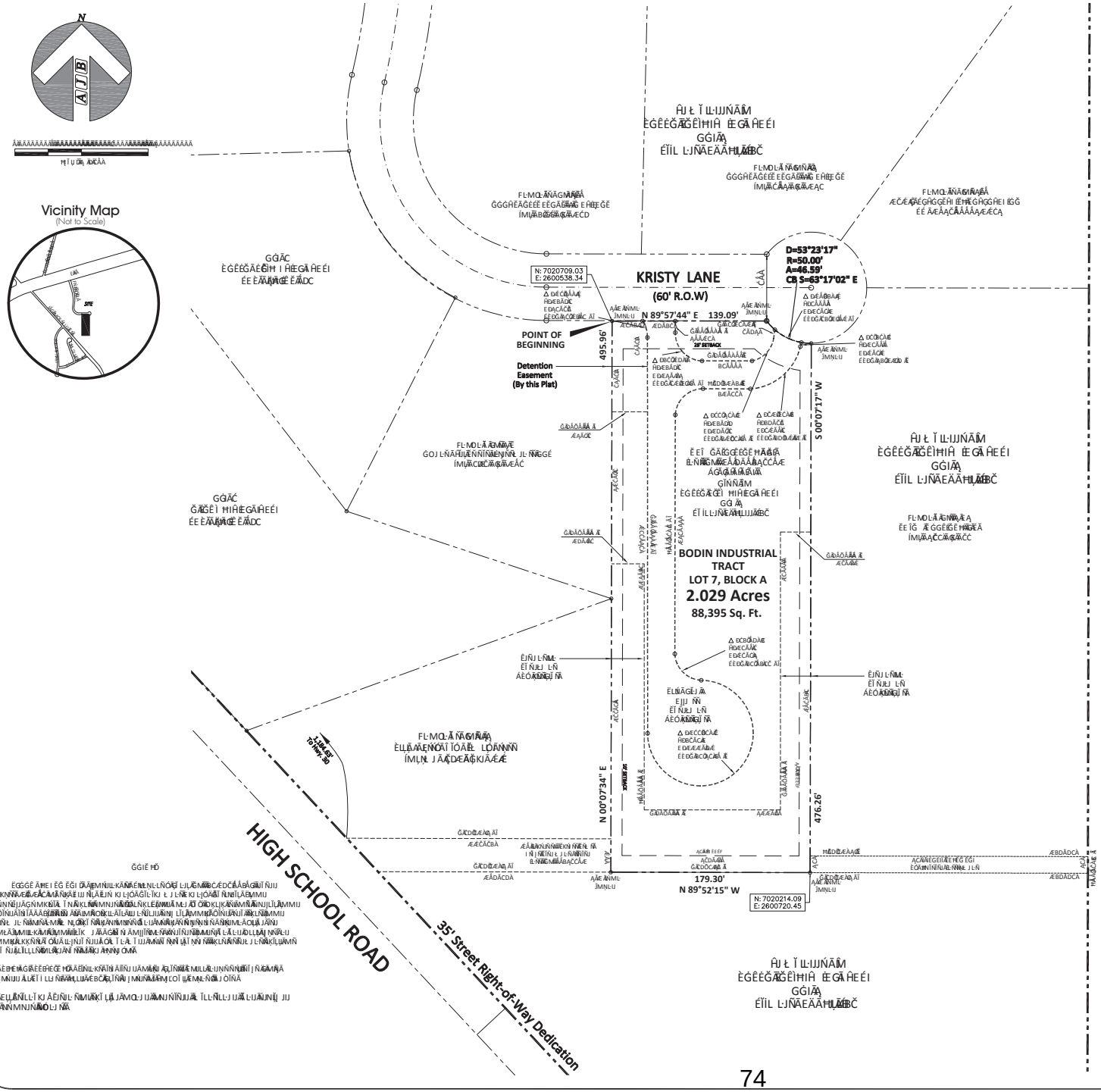

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STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS HAWN HOLDING, L.C. ÃÎÑ ÃÑÙ ÃÌÐÙ·J ÑÑÙÑÃ **2.029 acre**ÃÑ J ÑÃÙÃÎ·LÙ ÑÙÑÑÙ IJÃÉ·ÃÙÇ ÃÎÃÉÙÉÙÉÙ

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **May 7, 2018**

SUBJECT: **YAC year-end program presentation**

Members of the city's Youth Advisory Council will be making a presentation to Council on Monday evening to recap their experiences while participating in the program this school year.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Brad Griggs, Assistant City Manager**

FROM: **Andy Hesser, Parks and Recreation Director**

DATE: **May 3, 2018**

SUBJECT: **FRANCHISE AGREEMENT FOR WRS BOATS – HARBOR LIGHTS**

Greta and Michael Mittman of WRS Boats LLC has purchased The Harbor Lights passenger tour boat and has scheduled an appointment with City Council to hear a request for a franchise agreement to operate from The Harbor boat docks. They currently operate a catamaran sail boat for passenger tours on White Rock Lake, known as The Spirit of Dallas.

Park Board heard this request at the May 2nd meeting and voted unanimously to recommend that City Council consider approval of the franchise agreement between the City and the entity to be known as WRS Boats LLC. As part of the agreement Park Board also recommended that WRS Boats exclusively operate The Harbor Lights from The Harbor docks or Chandlers Marina and not incorporate scheduled tours from adjacent cities or dock facilities.

A draft of the franchise agreement has been prepared and attached for your review and is pending City Attorney review and comments. Contingent on approval, WRS Boats will be required to submit proof of adequate insurance and proper Coast Guard captain license

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STATE OF TEXAS §
COUNTY OF ROCKWALL §
CITY OF ROCKWALL §

FRANCHISE AGREEMENT

THIS FRANCHISE AGREEMENT ("Agreement") is made and entered into by and between **WRS Marine, LLC** ("Service Provider"), and the City of Rockwall, Texas ("City").

WHEREAS, the City, subject to the terms and conditions set forth herein, desires to grant to the Service Provider the non-exclusive franchise, license and privilege to conduct boat tours and charters of Lake Ray Hubbard from the docks located at the Harbor;

NOW THEREFORE, in consideration of the premises and the mutual promises, covenants and agreements set forth herein, the Service Provider and the City hereby agree as follows:

Section 1. The City hereby grants to the Service Provider the non-exclusive franchise, license and privilege to conduct boat tours and charters of Lake Ray Hubbard from the dock area at the Harbor.

Section 2. The Service Provider shall file with the City's Park and Recreation Department a description of the boats and watercraft to be used in the conduct of the tours plus an inspection certificate that the vessels are fit for use by the public. Any additional vessels or boats that are desired to be added to the fleet permitted by this document in addition to the powered dual level boat Harbor Lights must be approved by the City of Rockwall. All maintenance and repairs of the vessels shall be the responsibility of the Service Provider. The Service Provider shall observe all federal and state rules and or regulations regarding safety measures. The City reserves the right to conduct a routine safety inspection on the vessels on a monthly basis.

Section 3. The Service Provider shall provide to the City's Park and Recreation Department a schedule of fees to be charged for the tours, and any increase in fees from those established as of the date of this Agreement shall first be approved by the City's Park and Recreation Director and Park Board, whose approval shall not be unreasonably withheld. In addition, a schedule of the sailing times or hours of operation shall be furnished to the City's Park and Recreation Department. **The service provider agrees to schedule tours to embark exclusively from The Harbor and/or Chandlers Landing Marina in the City of Rockwall**. Use of other marinas or docks in other city limits is expressly prohibited. Any signage advertising the tours shall be in conformance with the City's sign code.

Section 4. The Service Provider agrees to remit to the City, on a monthly basis, a concession fee of:

- 4.75% of gross revenue up to $100,000 collected from patrons either embarking or disembarking at the Harbor dock area.
- 6.25% of gross revenue between $100,101 and 199,999 collected from patrons either embarking or disembarking at the Harbor dock area.
- 7.25% of gross revenue of $200,000 and above collected from patrons either embarking or disembarking at the Harbor dock area.

The Service Provider shall maintain at his respective place of business adequate books and records relating to the fees collected for the boat tour and charter service. Such books and records shall be available at any time during normal business hours for inspection by the City, at the City's expense, upon reasonable advance notice. In consideration of the City of Dallas' consent to this agreement, the City agrees to remit to the City of Dallas its share of the concession fee collected from the Service provider as provided for in Exhibit B, attached hereto and made part of this agreement.

Section 5. The Service Provider and the City agree that should any modification or alteration of the dock be necessary to accommodate the service provided herein, such modification or alteration shall be done at the sole expense of the Service Provider, contingent upon the plans and specifications being reviewed by the City's engineer. Any modification or alteration of the dock area shall be ADA compliant. If the Service Provider ceases operation of the tours, or should this Agreement be terminated for any reason, the Service Provider, at its sole expense, will remove any structures and appurtences and return the docks so altered to their original condition within thirty (30) days of said cessation of operations or termination.

Section 6. The term for this Agreement shall be for a period of five (5) years from the date hereof, with the ability to renew for additional five (5) year periods, upon the written mutual consent of both parties. Any failure by the Service Provider, or his successors and assigns, to observe the terms and conditions of this Agreement shall, if continuing or persisting without remedy for more than thirty (30) days after the receipt of due written notice from the City, constitute grounds for forfeiture and immediate termination of all the Service Provider's rights under this Agreement, and all such rights shall become null and void.

Section 7. The Service Provider shall not deny employment to any person on the basis of race, creed, gender, or religion, and will insure that all federal and state laws pertaining to salaries, wages and operating requirements are met or exceeded.

Section 8. The Service Provider shall carry at all times during the term of this Agreement, or any extensions thereof, at a minimum, comprehensive liability insurance for bodily injury, including death, and property damage in the amounts of $1,000,000 per person, and $3,000,000 per occurrence, with the City and the City of Dallas being named as an additional insured. Such certificates of insurance shall be filed with the City Secretary, a copy of which shall also be submitted by the City to the Director of Water Utilities Department of the City of Dallas for its records.

Section 9. The Service Provider assumes all risks of loss or injury to property or persons arising from its performance of the services provided herein. The Service Provider agrees to indemnify and hold harmless the City and the City of Dallas, its agents, officers, and employees from and against any band all suits, actions, legal proceedings, claims, demands, costs, liabilities, losses or expenses (including, but not limited to, reasonable attorneys' fees) incident to the services provided under this Agreement. It shall be understood that the City of Dallas is a third party beneficiary of this agreement and shall have the right to enforce the terms of this agreement.

Section 10. Notices under this Agreement shall be deemed sufficient if sent to the following:

Service Provider:	City of Rockwall:
WRS Marine, LLC 9540 Garland Road, Suite 381-368 Dallas, Texas 75218	Rick Crowley, City Manager 385 S. Goliad Rockwall, Texas 75087

Section 11. This Agreement shall be governed by the laws of the State of Texas, and venue for this Agreement shall be in Rockwall County, Texas.

Section 12. The City shall not be liable or responsible for any loss of revenue because of suspension or inability to provide the service at the docking area due to causes beyond the reasonable control of either the City or Service Provider. Such causes shall include, but not be limited to, acts of God, acts of war, accident, explosion, fire, flood, riot, sabotage, or unusually severe weather conditions.

Section 13: This **FRANCHISE AGREEMENT** is not assignable or transferable to any other party.

This Agreement shall be effective as of the last date signed by either party below.

WRS Marine, LLC

By: _____
Greta Mittman

Title: _____
Its Authorized Representative

By: _____
Rick Crowley, City Manager
Date: _____

ATTEST:

_____
Kristy Cole, City Secretary

ACKNOWLEDGEMENTS

STATE OF TEXAS)
COUNTY OF ROCKWALL)
CITY OF ROCKWALL)

BEFORE ME, a notary public in and for said county and state, personally appeared _____, _____ and _____, _____of WRS Marine, LLC, and acknowledged to me that he/she executed the within and foregoing document as his/her free and voluntary act and deed; and the free and voluntary act deed of WRS Marine, LLC, for the uses and purposes set forth therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

My Commission Expires:

_____
[S E A L]

STATE OF TEXAS)
COUNTY OF ROCKWALL)
CITY OF ROCKWALL)

BEFORE ME, a notary public in and for said county and state, personally appeared Rick Crowley, City Manager of the City of Rockwall, and acknowledged to me that he executed the within and foregoing document as his free and voluntary act and deed, and the free and voluntary act deed of the City of Rockwall, for the uses and purposes set forth therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

My Commission Expires:

_____
[S E A L]

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Brad Griggs, Assistant City Manager**

FROM: **Andy Hesser, Parks and Recreation Director**

DATE: **May 3, 2018**

SUBJECT: **FRANCHISE AGREEMENT FOR TOW BOATS LAKE RAY HUBBARD**

Scott Self has scheduled an appointment with Council to request a franchise agreement for the purpose of operating a tow boat service on Lake Ray Hubbard. Mr. Self has purchased a boat specifically designed for towing stranded vessels from open water back to safety. He has indicated he will provide boat operators who are properly licensed, trained and insured.

Park Board heard his request at the May 2nd meeting and voted unanimously to recommend that City Council consider approval of the franchise agreement between the City and the entity to be known as Tow Boats Lake Ray Hubbard. A draft of the franchise agreement has been prepared and attached for your review and is pending City Attorney review and comments.

STATE OF TEXAS §
COUNTY OF ROCKWALL §
CITY OF ROCKWALL §

FRANCHISE AGREEMENT

THIS FRANCHISE AGREEMENT ("Agreement") is made and entered into by and between **Tow Boats of Lake Ray Hubbard** ("Service Provider"), and the City of Rockwall, Texas ("City").

WHEREAS, the City, subject to the terms and conditions set forth herein, desires to grant to the Service Provider the non-exclusive franchise, license and privilege to conduct tow boat services on Lake Ray Hubbard from the docks located at Chandlers Landing Marina;

NOW THEREFORE, in consideration of the premises and the mutual promises, covenants and agreements set forth herein, the Service Provider and the City hereby agree as follows:

Section 1. The City hereby grants to the Service Provider the non-exclusive franchise, license and privilege to conduct tow boat services on Lake Ray Hubbard from the dock area at Chandlers Landing Marina.

Section 2. The Service Provider shall file with the City's Park and Recreation Department a description of the boats and watercraft to be used in the conduct of the towing services plus an inspection certificate that the vessels are fit for use for the public. Any additional vessels or boats that are desired to be added to the fleet permitted by this document must be approved by the City of Rockwall. All maintenance and repairs of the vessels shall be the responsibility of the Service Provider. The Service Provider shall observe all federal and state rules and or regulations regarding safety measures. The City reserves the right to conduct a routine safety inspection on the vessels on a monthly basis.

Section 3. The Service Provider shall provide to the City's Park and Recreation Department a schedule of fees to be charged for the tow boat services, and any increase in fees from those established as of the date of this Agreement shall first be approved by the City's Park and Recreation Director and Park Board, whose approval shall not be unreasonably withheld. In addition, a schedule of the sailing times or hours of operation shall be furnished to the City's Park and Recreation Department. Any signage advertising the tow boat service shall be in conformance with the City's sign code.

Section 4. The Service Provider agrees to remit to the City, on a monthly basis, a concession fee of:

- 4.75% of gross revenue up to $100,000 collected from patrons either embarking or disembarking at the Harbor dock area.
- 6.25% of gross revenue between $100,101 and 199,999 collected from patrons either embarking or disembarking at the Harbor dock area.
- 7.25% of gross revenue of $200,000 and above collected from patrons either embarking or disembarking at the Harbor dock area.

The Service Provider shall maintain at his respective place of business adequate books and records relating to the fees collected for the boat tour and charter service. Such books and records shall be available at any time during normal business hours for inspection by the City, at the City's expense, upon reasonable advance notice. In consideration of the City of Dallas' consent to this agreement, the City agrees to remit to the City of Dallas its share of the concession fee collected from the Service provider as provided for in Exhibit B, attached hereto and made part of this agreement.

Section 5. The Service Provider and the City agree that should any modification or alteration of the dock be necessary to accommodate the service provided herein, such modification or alteration shall be done at the sole expense of the Service Provider, contingent upon the plans and specifications being reviewed by the City's engineer. Any modification or alteration of the dock area shall be ADA compliant. If the Service Provider ceases operation of the tours, or should this Agreement be terminated for any reason, the Service Provider, at its sole expense, will return the docks so altered to their original condition within thirty (30) days of said cessation of operations or termination.

Section 6. The term for this Agreement shall be for a period of five (5) years from the date hereof, with the ability to renew for additional five (5) year periods, upon the written mutual consent of both parties. Any failure by the Service Provider, or his successors and assigns, to observe the terms and conditions of this Agreement shall, if continuing or persisting without remedy for more than thirty (30) days after the receipt of due written notice from the City, constitute grounds for forfeiture and immediate termination of all the Service Provider's rights under this Agreement, and all such rights shall become null and void.

Section 7. The Service Provider shall not deny employment to any person on the basis of race, creed, gender, or religion, and will insure that all federal and state laws pertaining to salaries, wages and operating requirements are met or exceeded.

Section 8. The Service Provider shall carry at all times during the term of this Agreement, or any extensions thereof, at a minimum, comprehensive liability insurance for bodily injury, including death, and property damage in the amounts of $1,000,000 per person, and $3,000,000 per occurrence, with the City and the City of Dallas being named as an additional insured. Such certificates of insurance shall be filed with the City Secretary, a copy of which shall also be submitted by the City to the Director of Water Utilities Department of the City of Dallas for its records.

Section 9. The Service Provider assumes all risks of loss or injury to property or persons arising from its performance of the services provided herein. The Service Provider agrees to indemnify and hold harmless the City and the City of Dallas, its agents, officers, and employees from and against any band all suits, actions, legal proceedings, claims, demands, costs, liabilities, losses or expenses (including, but not limited to, reasonable attorneys' fees) incident to the services provided under this Agreement. It shall be understood that the City of Dallas is a third party beneficiary of this agreement and shall have the right to enforce the terms of this agreement.

Section 10. Notices under this Agreement shall be deemed sufficient if sent to the following:

Service Provider:	City of Rockwall:
Tow Boats of Lake Ray Hubbard c/o Scott Self 319 Harborview Drive Rockwall, Texas 75032	Rick Crowley, City Manager 385 S. Goliad Rockwall, Texas 75087

Section 11. This Agreement shall be governed by the laws of the State of Texas, and venue for this Agreement shall be in Rockwall County, Texas.

Section 12. The City shall not be liable or responsible for any loss of revenue because of suspension or inability to provide the service at the docking area due to causes beyond the reasonable control of either the City or Service Provider. Such causes shall include, but not be limited to, acts of God, acts of war, accident, explosion, fire, flood, riot, sabotage, or unusually severe weather conditions.

Section 13: This **FRANCHISE AGREEMENT** is not assignable or transferable to any other party.

This Agreement shall be effective as of the last date signed by either party below.

Tow Boats of Lake Ray Hubbard

By: _____
Scott Self

Title: _____
Its Authorized Representative

By: _____
Rick Crowley, City Manager
Date: _____

ATTEST:

_____
Kristy Cole, City Secretary

ACKNOWLEDGEMENTS

STATE OF TEXAS)
COUNTY OF ROCKWALL)
CITY OF ROCKWALL)

BEFORE ME, a notary public in and for said county and state, personally appeared _____, _____ and _____, _____of Tow

Boats of Lake Ray Hubbard and acknowledged to me that he/she executed the within and foregoing document as his/her free and voluntary act and deed; and the free and voluntary act deed of Tow Boats of Lake Ray Hubbard, for the uses and purposes set forth therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

My Commission Expires:

_____
[S E A L]

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STATE OF TEXAS)
COUNTY OF ROCKWALL)
CITY OF ROCKWALL)

BEFORE ME, a notary public in and for said county and state, personally appeared Rick Crowley, City Manager of the City of Rockwall, and acknowledged to me that he executed the within and foregoing document as his free and voluntary act and deed, and the free and voluntary act deed of the City of Rockwall, for the uses and purposes set forth therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

My Commission Expires:

_____
[S E A L]

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **May 7, 2018**

SUBJECT: **Colleen Vick Appt. Item**

Mrs. Vick has requested an appointment item with City Council to discuss concerns related to the Summit Ridge / S. Lakeshore Drive reconstruction project.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: May 7, 2018

SUBJECT: MIS2018-006; *Amendment to Master Thoroughfare Plan*

Rockwall County is currently in the process of updating the County's Master Thoroughfare Plan (MTP) and has requested that the City of Rockwall review the proposed changes and provide comments. Through staff's review, two (2) changes on the City's current MTP were identified. In order to assure that the City Council had a chance to review the proposed changes prior to the adoption of the County's plan, staff brought the proposed changes before the City Council on March 19, 2018. At this meeting, staff was directed to proceed with making the following changes to the City's MTP: [*1*] a change showing the realignment of Breezy Hill Road to follow existing right-of-way, and [*2*] increasing Horizon Road from a M4D (*minor collector, four [4] lane, divided roadway*) to a TXDOT4D (*i.e. four [4] lane TXDOT roadway*).

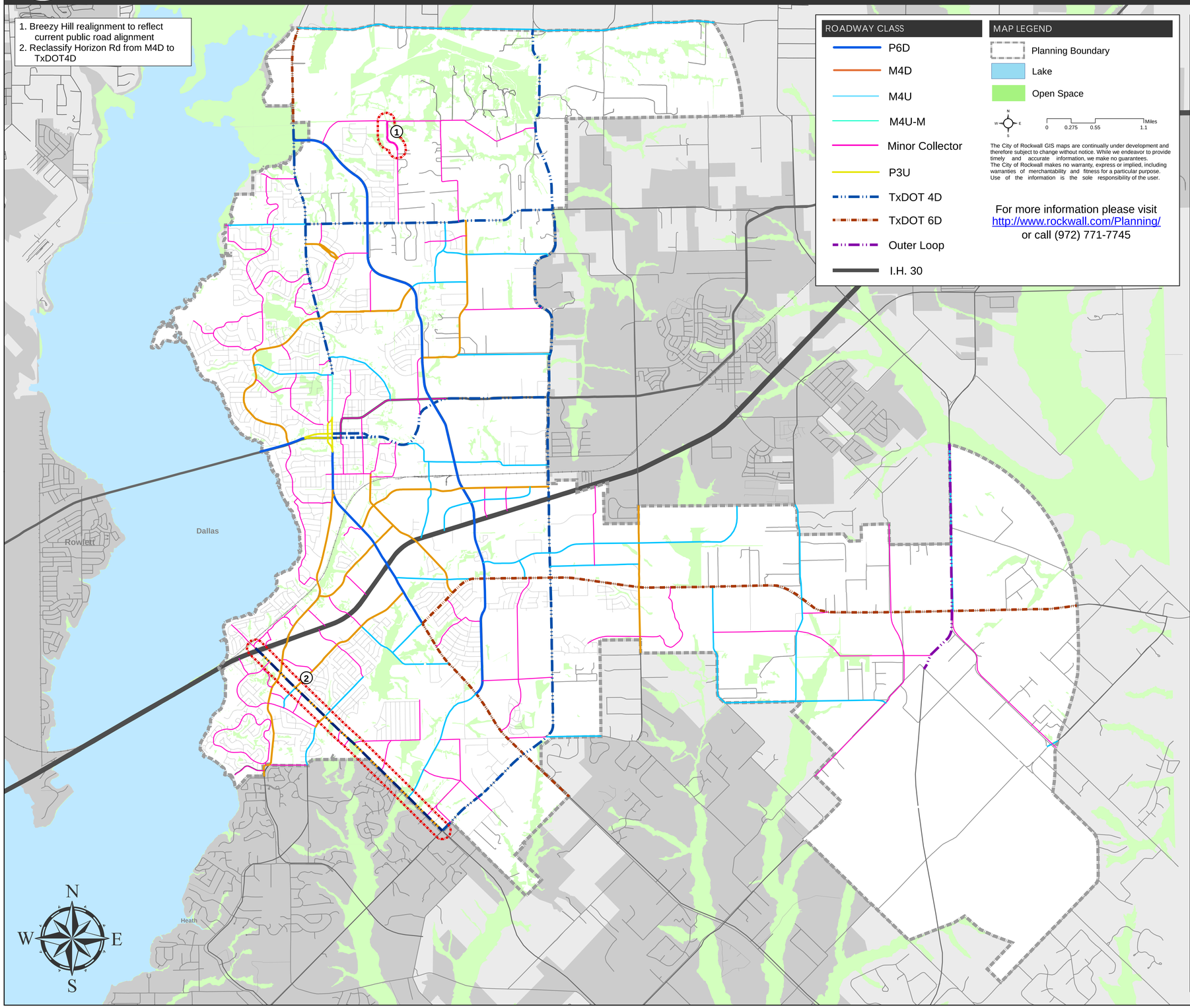
According to Section 213.003 of the *Texas Local Government Code*, *"(a) comprehensive plan may be adopted or amended by ordinance following:*

1) *A hearing at which the public is given the opportunity to give testimony and present written evidence; and*
2) *Review by the municipality's planning commission or department, if one exists."*

Additionally, Section 9.03 of the City's *Home Rule Charter* states that "(r)ecommended changes to the Master Plan shall be submitted to the City Manager after the Planning and Zoning Commission holds at least one public hearing on the proposed change." Furthermore, Section 9.04 states that the "City Manager shall submit the proposed changes to the Council, together with any recommendations. The Council, after a public hearing, shall adopt or reject such proposed revisions or any part thereof as submitted within sixty (60) days following its submission by the City Manager. If the proposed revision or part thereof should be rejected by the Council, the Planning and Zoning Commission may make modifications and again forward it to the City Manager for submission to the Council." In accordance with this section, staff brought the proposed amendment forward to the Planning and Zoning Commission for recommendation to the City Council. On April 10, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the amendment by a vote of 5-0, with Commissioners Fishman and Moeller absent. Attached to this case memo is a map showing the proposed amendment to the City's MTP and a draft ordinance. Staff has sent a notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC.

City of Rockwall Thoroughfare Plan

1. Breezy Hill realignment to reflect current public road alignment
2. Reclassify Horizon Rd from M4D to TxDOT4D



ROADWAY CLASS

- P6D
- M4D
- M4U
- M4U-M
- Minor Collector
- P3U
- TxDOT 4D
- TxDOT 6D
- Outer Loop
- I.H. 30

MAP LEGEND

- Planning Boundary
- Lake
- Open Space

N W E S

0 0.275 0.55 1.1 Miles

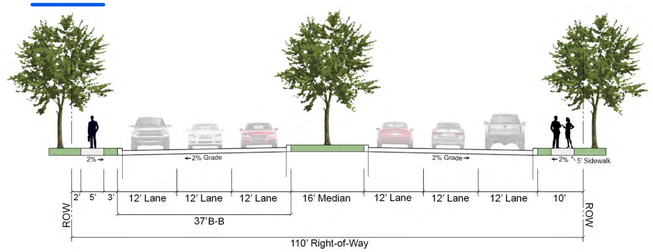
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

For more information please visit
http://www.rockwall.com/Planning/
or call (972) 771-7745

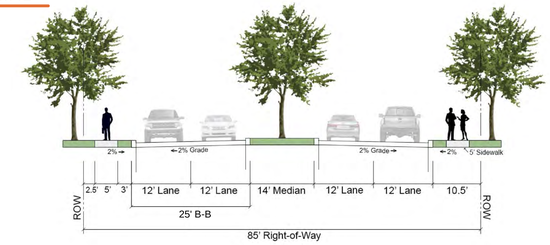
TYPICAL CROSS SECTIONS

** TxDOT 4D and TxDOT 6D cross sections will require 120' of right-of-way or as specified by TxDOT**

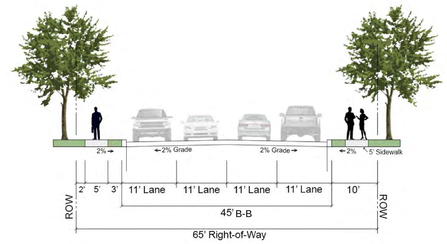
P6D



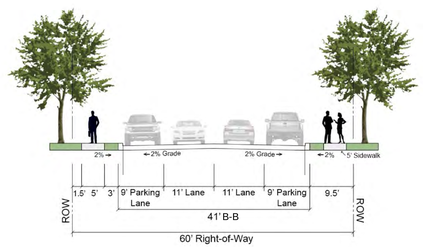
M4D



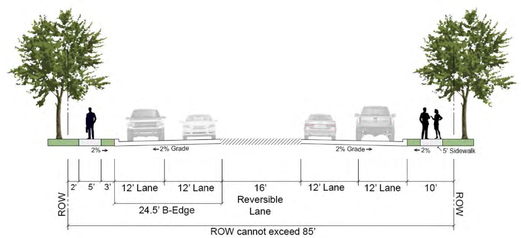
M4U



Minor Collector



M4U-M



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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED WITHIN THE *TRANSPORTATION* SECTION OF THE COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

WHEREAS, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

WHEREAS, the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Master Plan; and

WHEREAS, the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in committee and public meetings; and

WHEREAS, the Comprehensive Plan shall serve as a guide to all future City Council action concerning land use and development regulations and expenditures for capital improvements; and

WHEREAS, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of or amendment to a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter of the City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

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

Section 1. The Master Thoroughfare Plan contained within the *Transportation* section of the City's Comprehensive Plan be amended as depicted in *Exhibit 'A'* of this ordinance; and,

Section 2. The Comprehensive Plan shall be used by the City Staff in planning and as a guide for future development of the City of Rockwall; and,

Section 3. This ordinance shall take effect immediately from and after its passage, and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MAY, 2018.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

DRAFT ORDINANCE 04.16.2018

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *April 16, 2018*

2nd Reading: *May 7, 2018*

DRAFT
ORDINANCE
04.16.2018

DRAFT
04.06.2018

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Public Work Director/City Engineer**

DATE: **April 30, 2018**

SUBJECT: **S. Lakeshore Dr./Summit Ridge Dr. Reconstruction Project**

Staff is requesting City Council consider approving staff to proceed with construction bidding and advertising for the S. Lakeshore Dr./Summit Ridge Dr. Reconstruction Project. If you have any questions, please advise.

AJW:jmw

Attachments

Cc: Jeremy White, P.E., CFM, Civil Engineer
File

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Brad Griggs, Assistant City Manager
Rick Crowley, City Manager

FROM: Andy Hesser, Director of Parks and Recreation

DATE: May 3, 2018

SUBJECT: RAYMOND CAMERON LAKE MAINTENANCE REQUEST

At the February 5th meeting, Council requested that staff address Mr. Bruce Foith's request made during the open forum regarding pond maintenance behind his home in the Lakes of Squabble Creek area. The pond in question receives storm water flow from the neighborhood which then flows into Cameron Lake. The pond was in its current condition prior to the construction of the Caruth Lakes subdivision and has been left as such since that time.

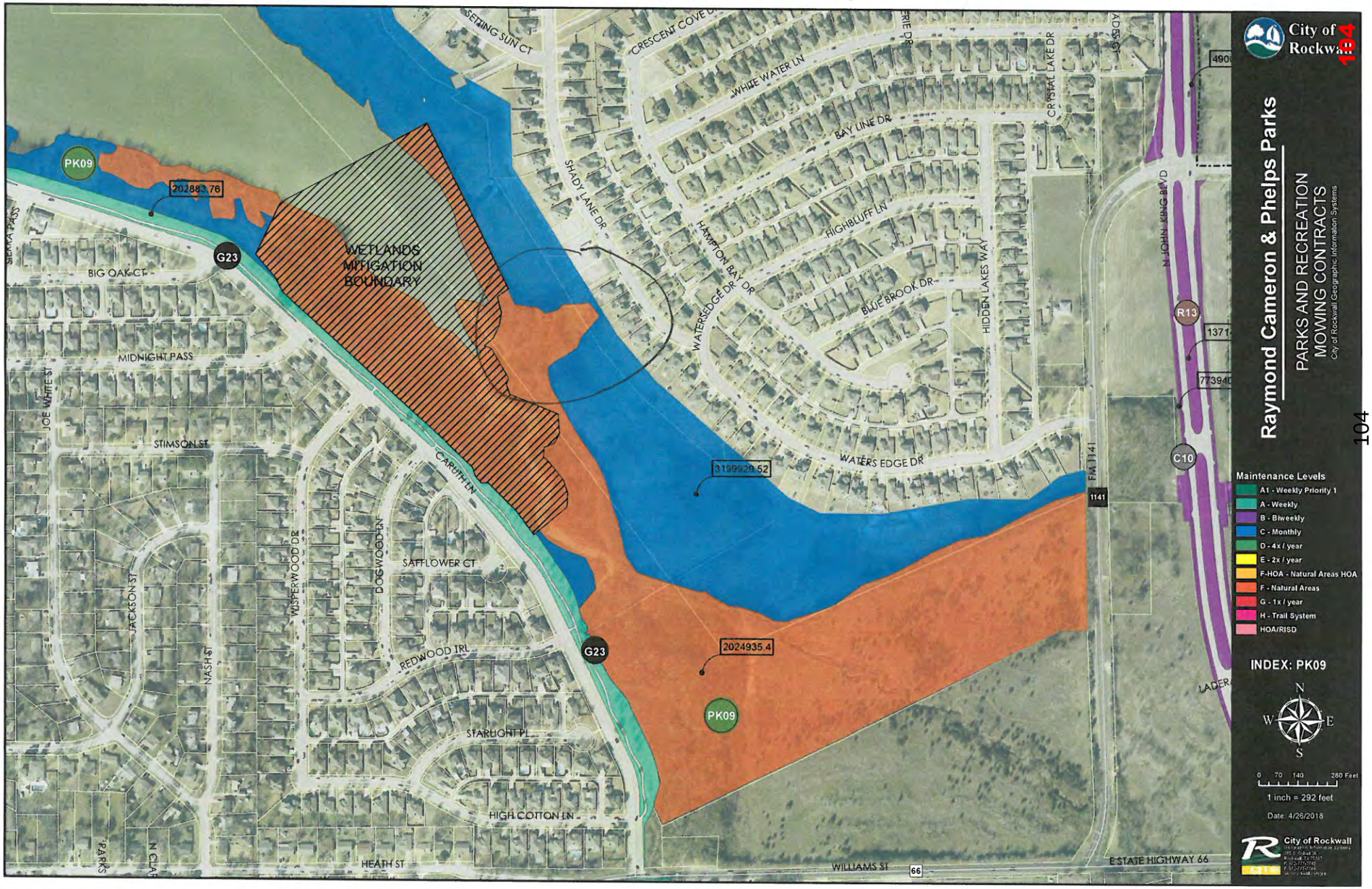
In February of 2017, Council adopted Park Maintenance Standards that prescribe the expected maintenance levels of parks and city owned areas. The subject area, shown in the attached map is adopted as Level F which is the designation for natural open space areas. These areas will typically receive no mowing or pruning so as to preserve the natural condition of the property. Removal of floatable trash is set for one time per year.

The Lakes of Squabble Creek area also has annually scheduled volunteer work days to help remove litter and debris from the lakes, ponds and wetland areas. The next one was scheduled for Saturday March 3rd. but has been postponed due to flooding. During these volunteer events, staff directs volunteers to the areas that need the most attention. This area will be included in those efforts.

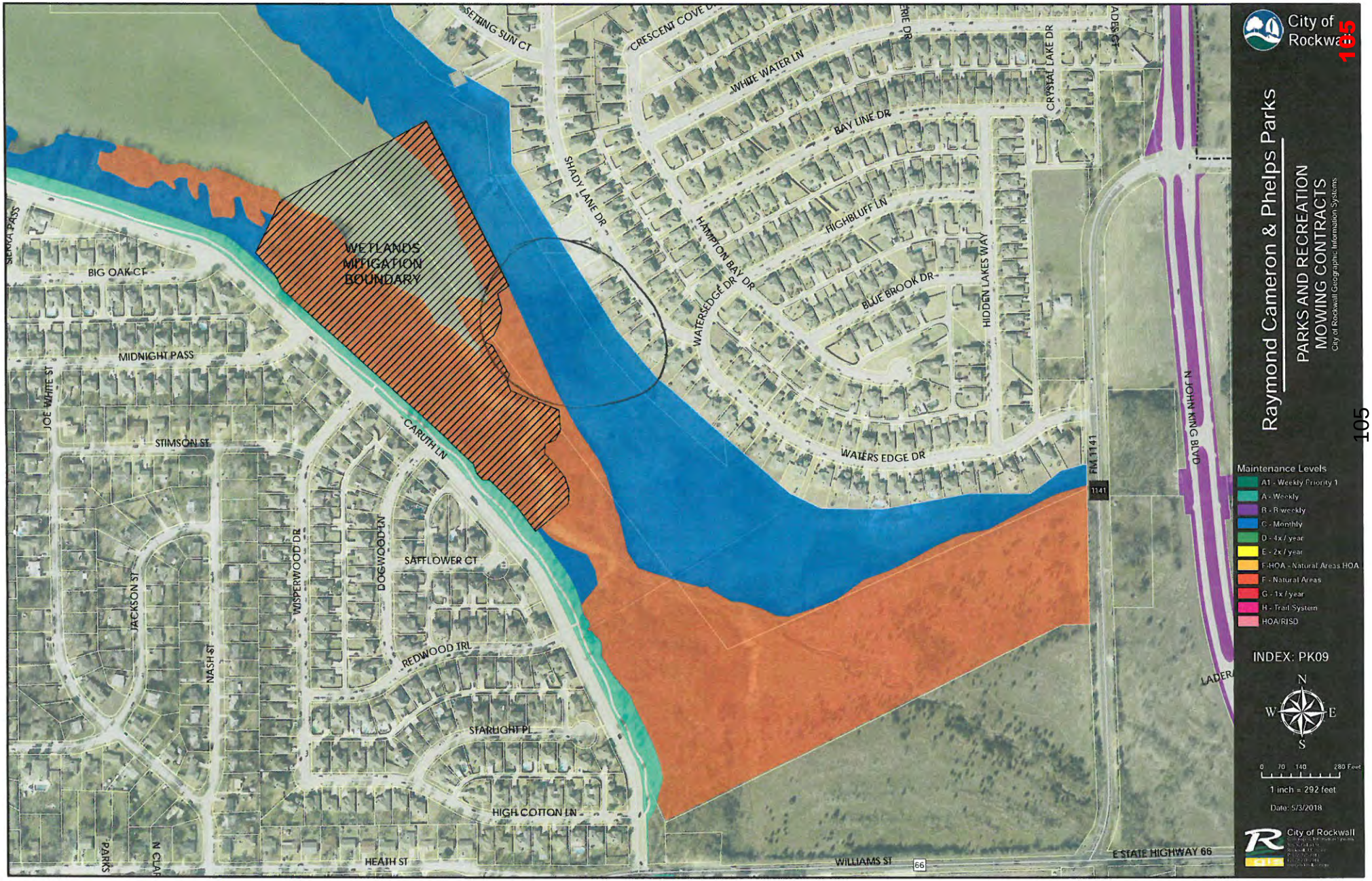
As a result of the March 5th Council meeting direction, staff obtained a quote from a contractor to perform the work necessary to fulfill Mr. Foith's request. The scope of work was to remove all debris, saplings, poison ivy, brambles, deadfall around the pond. Specimen trees would remain in place. The cost for this work is estimated to be $49,670. An additional cost of $7,450 was estimated to grind stumps of the trees removed.

Since this scope of work is significant and will open up new ground for weeds and invasive plants to thrive, a monthly cost of approximately $500 will be required for up to 10 months annually to maintain it at the new expectations. Funding has not been identified for these estimated costs in the FY2018 budget.

CURRENT ADOPTED LEVEL



PROPOSED LEVEL



The Davey Tree Expert Company
880 N Dorothy Dr - Suite 814
Richardson, TX 75081-0757
Phone: (972) 669-8980 Fax: (972) 669-4770
Email: Brian.Cox@davey.com

Client	Service Location	4/14/2018
City of Rockwall ATTN: TRAVIS SALES 385 S Goliad St Rockwall, TX 75087-3737	City of Rockwall Caruth Lakes Pond Restoration Shady Lane Dr. Rockwall, TX 75087	Proposal #: 20002091-00001569 Account #: 6313977 Mobile: (972) 880-4234 Email: tsales@rockwall.com

	Tree Care	Service Period	Price	Tax	Total
☐	Stump Grinding	May - Jun	$7,450.00		$7,450.00

Grind out remaining stumps below ground level leaving chips.

	Landscaping	Service Period	Price	Tax	Total
☐	Brush Clearing	Apr - May	$49,670.00		$49,670.00

Remove all brush and debris from around small pond perimeter, below dam working north along lake shore stopping at end of brush line. South limit is south edge of pond down to lake shore.
Remove all trees with exception of 3 large bois d' arc trees, and all larger established specimen trees to ground level.
Fallen debris to be removed and cleaned up.

Mulch and debris to be hauled off site.

Sales tax will be added per local jurisdiction unless tax exempt form is on file.

☐ Yes, please schedule the services marked above.

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.

Brian Cox

Brian Cox ISA Certified Arborist TX-1288A Texas Oak Wilt Certified -0245 TX Pesticide Applicator 0466906

Authorizing Signature

Date

Client Care Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.
TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.
STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.
CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.
CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.
Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Fertilization

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insect and disease, greater tolerance to drought stress, increased vigor, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.
INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.
DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.
EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aerification, lime, overseeding, and lawn renovation.
WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is spot-applied during the active growing periods of the year. It is not broadcast over the entire lawn. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a postemergent application later in the year. Our surface insect management is timed to reduce chinchbugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.
WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.
TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.
OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.
TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.
BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.
PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.
UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.
SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Public Work Director/City Engineer**

DATE: **May 2, 2018**

SUBJECT: **S. Lakeshore Drive Bridge at SH 66 (W. Rusk Street)**
Bridge Scour/Erosion Mitigation

Engineering Staff was made aware by TXDOT in their recent update of their Bridge Inventory, Inspection and Appraisal Program (BRINSAP) of an eroded area under the existing S. Lakeshore Drive Bridge Structure at SH 66 (S. Rusk Street). City of Rockwall consulted Kimley-Horn and Associates, Inc. (the consultant Engineer for the S. Lakeshore Drive/Summit Ridge Drive Reconstruction Project) to perform a site visit and preliminary hydraulic modeling to recommend improvements for the eroded area under the bridge structure. As a result of the Engineer's assessment the Engineer recommends proceeding with the repair for bridge erosion mitigation. The repair consists of constructing concrete and grouted rock riprap with toe walls under the bridge and extending up and down stream of the bridge.

Staff has requested that the consultant engineer for the S. Lakeshore Dr./Summit Ridge Drive Reconstruction Project, Kimley–Horn and Associates, Inc., provide additional engineering services, Amendment Number Six, for the engineering design and construction document preparation of the recommended bridge erosion mitigation and incorporate the improvements into the Lakeshore Drive/Summit Ridge Drive Reconstruction Project.

Staff is requesting City Council consideration for approval Contract Amendments Number Six for the total additional contract amount of $76,950.00 with Kimley–Horn and Associates, Inc.. for the S. Lakeshore Dr./Summit Ridge Dr. Reconstruction Project. If you have any questions, please advise.

JMW:jmw

Attachments

Cc: Jeremy White, P.E., CFM, Civil Engineer
Billy Chaffin, Streets & Drainage Manager
File

AMENDMENT NUMBER 6 TO THE AGREEMENT BETWEEN THE CLIENT AND KIMLEY-HORN AND ASSOCIATES, INC.

AMENDMENT NUMBER 6 DATED May 1, 2018 to the agreement between City of Rockwall, ("CITY") and Kimley-Horn and Associates, Inc., ("ENGINEER") dated February 23, 2016 ("the Agreement") concerning S Lakeshore Drive/Summit Ridge Drive Reconstruction Project (the "Project").

The ENGINEER has entered into the Agreement with CITY for the furnishing of professional services, and the parties now desire to amend the Agreement.

Therefore, it is mutually agreed that the Agreement is amended to include Additional Services to be performed by ENGINEER and provisions for additional compensation by the CITY to the ENGINEER, all as set forth in Exhibit A hereto. The parties ratify the terms and conditions of the Agreement not inconsistent with this Amendment, all of which are incorporated by reference.

CITY OF ROCKWALL

By: _____

Title: _____

Date: _____

KIMLEY-HORN AND ASSOCIATES, INC.

By: _____

Title: SENIOR VICE PRESIDENT

Date: 5·1·18

ENGINEER shall perform the following Additional Services:

ENGINEER will provide services for the design of channel lining of Stream No. 4 beneath the S. Lakeshore Bridge in accordance with the Option #2 recommendations outlined in the Memorandum – S. Lakeshore Drive Bridge Assessment, Stream No. 4 provided by Kimley-Horn & Associates, Inc. dated March 20, 2018.

Task 24: Construction Documents

ENGINEER will perform the following:

- ENGINEER will rely on topographic and boundary information obtained under previous contract dated February 15, 2016 between ENGINEER and CITY.
- Develop drawings for construction, effort associated with the development of this design may consist of the following:
  - Cover/Index Sheet
  - General Notes/Project Control
  - Erosion Protection Plan and Profile (Riprap, Toe walls, etc.)
  - Detail Sheets
- Prepare quantity take-offs and develop bid items for opinion of probable construction cost and project manual.
- Compile applicable CITY standard details. Modify standard details as needed.
- Develop project manual in CITY standard format to include:
  - Contract document (provided by CITY)
    - Notice to Bidders
    - Proposal
    - General Conditions
    - Bonds (Performance, Payment, Maintenance, Bid, etc.)
  - Bid Form
  - Special Conditions
  - Technical Specification
- Submit contract documents to CITY for one round of comments.
  - Design submittal (90%)
    - Submit two (2) full size (22” x 34”) and five (5) (11” x 17”) copies to the CITY for one round of review and comment
    - Submittal shall include the following:
      - Final design plans
      - Contract documents, including the following:
        - City of Rockwall standard construction contract forms
        - Notice to bidders
        - Special instructions to bidders
        - Bid form
        - Standard construction contract
        - Performance bond
        - Payment bond
        - Maintenance bond
        - Certificate of insurance
        - General conditions
        - Special provisions
        - Technical specifications
      - Opinion of probable construction cost
- Update contract documents and resubmit to CITY.
  - Final design submittal (100%)
    - CITY shall provide approved for construction stamp to ENGINEER

- Submit two (2) full size (22" x 34") and five (5) half size (11" x 17") sets of plans and specifications to CITY
- Submit the final opinion of probable construction cost
- Submit a letter of notification to the CITY stating completion of the design of the project

Task 25: Bidding Phase Services

- Final bid documents submittal
  - Print ten (10) sets for bidder distribution
  - Print two (2) full size sets for CITY use
  - Print five (2) half size sets for CITY use
  - Provide electronic document for CITY use, PDF format
  - Submittal shall include the following:
    - Final plans
    - Final contract documents
    - Final opinion of probable construction cost
  - Furnishing additional copies of review documents and/or bid documents in excess of the number of the same identified above will be considered as *Additional Services*
- Issue bid documents to prospective bidders, distribution will occur from ENGINEER's office.
- Maintain a list of bidders to whom bidding documents have been issued
- Prepare for and conduct a pre-bid meeting with prospective bidders
- Issue addenda as appropriate to interpret, clarify, or expand the bidding documents
- Attend the Bid Opening at Rockwall City Hall
- Tabulate the bids received and evaluate the compliance of the bids received with the bidding documents. Check references of compliant bidders.
- Prepare a written summary of this tabulation and evaluation together with a letter addressing ENGINEER's recommendation for the award of the construction contract

Task 26: Construction Contract Administration

The scope of services listed below may or may not be performed as part of our construction phase services. ENGINEER's role during construction is limited and services are only provided upon request of the CITY and billed on a reimbursable basis as labor and direct expenses are incurred. The budgeted fee for this task is based upon approximately 40 hours of labor. We will not proceed with performance of services beyond the hours budgeted without written authorization by the CITY.

- Project Management
  - Project Communication
    - Conduct progress/coordination meetings with the CITY and/or Contractor during the Construction phase of the project.
  - Project Administration
    - Prepare project correspondence and invoice documents.
- *Pre-Construction Conference*. Prepare for and conduct the Pre-Construction Conference prior to commencement of Work at the Site.
- *Visits to Site and Observation of Construction*. Provide on-site construction observation services during the construction phase of the subject project. Observations will vary depending on the type of services being performed by the contractors, the location, and the contractors' schedules. Make visits to the Site at intervals as directed by CITY in order to observe the progress of the Work. Such visits and observations by ENGINEER are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on ENGINEER's exercise of professional judgment. Based on information obtained during such visits and such observations, ENGINEER will determine if Contractor's work is generally proceeding in accordance with the Contract Documents, and ENGINEER shall keep CITY informed of the general progress of the Work.
  - The purpose of ENGINEER's visits to the site will be to enable ENGINEER to better carry out the duties and responsibilities assigned in this Agreement to ENGINEER during the construction phase by CITY, and, in addition, by the exercise of ENGINEER's efforts, to provide CITY a greater degree of confidence that the completed Work will conform in general to the Contract Documents and that the integrity of the design concept of the

completed Project as a functioning whole as indicated in the Contract Documents has been implemented and preserved by Contractor. ENGINEER shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall ENGINEER have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the Work. Accordingly, ENGINEER neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its services in accordance with the Contract Documents.

- *Recommendations with Respect to Defective Work*. Recommend to CITY that Contractor's services be disapproved and rejected while it is in progress if, on the basis of such observations, ENGINEER believes that such services will not produce a completed Project that conforms generally to Contract Documents or that it will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents.
- *Clarifications and Interpretations*. Issue clarifications and interpretations of the Contract Documents to CITY as appropriate to the orderly completion of Contractor's services. Such clarifications and interpretations will be consistent with the intent of the Contract Documents. Field Orders authorizing variations from the requirements of the Contract Documents will be made by CITY.
- *Change Orders*. Recommend Change Orders to CITY, as appropriate. Review and make recommendations related to Change Orders submitted or proposed by the Contractor.
- *Shop Drawings and Samples*. Review and provide observation of compliance to contract specifications, of or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs.
- *Substitutes and "or-equal."* Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor in accordance with the Contract Documents, but subject to the provisions of applicable standards of state or local government entities.
- *Inspections and Tests*. Require such special inspections or tests of Contractor's services as ENGINEER deems appropriate, and receive and review certificates of inspections within ENGINEER's area of responsibility or of tests and approvals required by laws and regulations or the Contract Documents. ENGINEER's review of such certificates will be for the purpose of determining that the results certified indicate compliance with the Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Contract Documents. ENGINEER shall be entitled to rely on the results of such tests and the facts being certified.
- *Disagreements between CITY and Contractor*. Render written decision on all claims of CITY and Contractor relating to the acceptability of Contractor's services or the interpretation of the requirements of the Contract Documents pertaining to the progress of Contractor's services. In rendering such decisions, ENGINEER shall be fair and not show partiality to CITY or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity.
- *Applications for Payment*. Based on ENGINEER's observations and on review of applications for payment and accompanying supporting documentation: Determine the amounts that ENGINEER recommends Contractor be paid. Such recommendations of payment will be in writing and will constitute ENGINEER's representation to CITY, based on such observations and review, that, to the best of ENGINEER's knowledge, information and belief, Contractor's services have progressed to the point indicated, such work-in-progress is generally in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent

tests called for in the Contract Documents, and to any other qualifications stated in the recommendation), and the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled insofar as it is ENGINEER's responsibility to so determine. In the case of unit price services, ENGINEER's recommendations of payment will include final determinations of quantities and classifications of Contractor's services, based on observations and measurements of quantities provided with pay requests.

- By recommending any payment, ENGINEER shall not thereby be deemed to have represented that observations made by ENGINEER to check Contractor's services as it is performed and furnished have been exhaustive, extended to every aspect of Contractor's work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to ENGINEER in this Agreement. Neither ENGINEER's review of Contractor's services for the purposes of recommending payments nor ENGINEER's recommendation of any payment including final payment will impose on ENGINEER responsibility to supervise, direct, or control Contractor's work in progress or for the means, methods, techniques, equipment choice and usage, sequences, or procedures of construction of safety precautions or programs incident thereto, nor Contractor's compliance with Laws and Regulations applicable to Contractor's furnishing and performing the Work. It will also not impose responsibility on ENGINEER to make any examination to ascertain how or for what purposes Contractor has used the moneys paid on account of the Contract Price, nor to determine that title to any portion of the work in progress, materials, or equipment has passed to CITY free and clear of any liens, claims, security interests, or encumbrances, nor that there may not be other matters at issue between CITY and Contractor that might affect the amount that should be paid.

- *Substantial Completion*. Promptly after notice from Contractor that Contractor considers the entire Work ready for its intended use, in company with CITY and Contractor, conduct a site visit to determine if the Work is substantially complete. Work will be considered substantially complete following satisfactory completion of all items with the exception of those identified on a final punch list. If after considering any objections of CITY, ENGINEER considers the Work substantially complete, ENGINEER shall notify CITY and Contractor.
- *Final Notice of Acceptability of the Work*. Conduct a final site visit to determine if the completed Work of Contractor is generally in accordance with the Contract Documents and the final punch list so that ENGINEER may recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, ENGINEER shall also provide a notice that the Work is generally in accordance with the Contract Documents to the best of ENGINEER's knowledge, information, and belief and based on the extent of the services provided by ENGINEER under this Agreement and based upon information provided to ENGINEER upon which it is entitled to rely.
- *Limitation of Responsibilities*. ENGINEER shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. ENGINEER shall not have the authority or responsibility to stop the work of any Contractor.
- *Record Drawings.* Prepare project "Record Drawings" based on information provided by the Contractor and/or CITY as to the actual field placement of the work including any changes or deletions. ENGINEER is not responsible for the accuracy of the information provided by the Contractor and/or the CITY. ENGINEER will provide the following deliverables:
  - One (1) set of .pdf file Record Drawings (each sheet will be a separate .pdf file)
  - One (1) set of CAD drawings in .dwg format (each sheet will be a separate .dwg file)

Task 27: Post-Construction Hydraulic Analysis

Survey

ENGINEER, through a subconsultant, will provide topographic survey of the erosion protection measures beneath S. Lakeshore Drive bridge crossing over Stream No. 4 after the completion of construction. The survey will reflect as-built conditions of the bridge crossing and will support LOMR task.

- Perform field survey to identify any of the following within the bridge crossing and channel grading construction limits:
  - Pavement, curbs, sidewalks, and barrier free ramps, etc.
  - Storm Drain outfalls, bridges, and erosion control
  - Guardrail

- Abutment grading
- Bridge low chord, top of deck, and high chord elevations
- Channel grading and flowline
- Retaining walls
- Fence limits and material types

Post-Construction Hydraulic Analysis

Engineer to perform updates to the existing conditions model for Stream No. 4 to include information obtained during post-construction survey.

- ENGINEER will update existing conditions model with as-built conditions and analyze erosion protection impacts on Stream No. 4.
- ENGINEER will provide as-built conditions model to CITY and CITY's H&H consultant for review of these updates.
- ENGINEER will attend up to two (2) meetings to discuss the findings of this model update.
- ENGINEER will address up to one (1) round of comments related to the as-built conditions model.

Letter of Map Revision (LOMR)

After construction has been completed, ENGINEER will prepare a Letter of Map Revision (LOMR) for the erosion protection measures beneath S. Lakeshore Drive bridge. The LOMR will be prepared in accordance with FEMA requirements. The following tasks may rely upon results of the Hydraulic Assessment/Scour Analysis (Pre-Construction) and Post-Construction Survey tasks:

- The LOMR will consist of the following items:
  - Report text
  - Effective hydraulic model
  - Pre-construction model
  - Post-construction hydraulic model
  - Bridge survey exhibit
  - Floodplain workmaps
  - Applicable FEMA forms and applications
  - Digital files
- ENGINEER will submit the results of this study to the CITY for comment.
- ENGINEER will submit the LOMR to FEMA for review.
- ENGINEER will submit up to two hard copies of the LOMR submittal to the CITY and FEMA for review.
- ENGINEER will respond up to one round of CITY comments and two rounds of FEMA comments as part of this task. Response to additional rounds of comments will be considered *Additional Services.*
- ENGINEER will endeavor to obtain FEMA approval of the LOMR; however, that approval is not guaranteed.

Task 28A: U.S. Army Corps of Engineers (USACE) Permitting Analysis Memorandum

Kimley-Horn will review the project plans and specifications available and the results of the Aquatic Resources Delineation to assess the approximate impacts associated with the project to Waters of the United States (WOUS).

The review will result in documenting potential permitting options and scenarios based on the different permitting routes which may include:

- No Permit Required (NPR) action
- Nationwide Permit (NWP) not requiring formal notification and authorization from the USACE
- NWP requiring formal notification and authorization from the USACE
- Individual Permit (IP)

At this time, the NWP not requiring formal notification is anticipated.

Kimley-Horn will prepare a memorandum which may include the following:

- Brief description of the project and summary of Aquatic Resources Delineation results;
- Analysis of potential applicable USACE permitting scenarios;

- Regulatory language for potential applicable permits with General Conditions;
- State Water Quality Certifications and Conditions; and
- USACE Regional Conditions.

This scope assumes that another site visit will not be required.

It is important for the CITY to understand that the EPA and the USACE occasionally issue guidance concerning what they intend to exert jurisdiction over. Changes that impact our strategy or scope will cause additional work and will be addressed as an additional service amendment to this letter agreement. Observations will be made under the applicable regulatory guidance at the time of the observations.

Task 28B: U.S. Army Corps of Engineers (USACE) Permitting Pre-Construction Notification (PCN)

This Task is for preparing and submitting, to the Corps, a permit application/request for authorization under Nationwide Permit (NWP) 3 (Maintenance) for the proposed construction activities. NWP 3 authorizes the repair, rehabilitation, or replacement of any previously authorized, currently serviceable structure or fill, or of any currently serviceable structure or fill authorized by 33 CFR 330.3, provided that the structure or fill is not to be put to uses differing from those uses specified or contemplated for it in the original permit or the most recently authorized modification. Minor deviations in the structure's configuration or filled area are authorized. The Corps may require that the applicant show avoidance and minimization of impacts to aquatic resources.

- ENGINEER will prepare a Corps Section 404 Permit Pre-Construction Notification. The ENGINEER anticipates providing, at a minimum, the following information in the permit application:
  - Permit Application Contents
    - Aquatic Resources Delineation Report
    - Project Description (input from CITY will be necessary)
    - Purpose and Need (input from CITY will be necessary)
    - Plan and Profile Drawings
    - Threatened and Endangered Species information from readily available databases. This does not include a formal Threatened and Endangered Species survey.
    - Cultural Resources information from readily available databases. This does not include a formal archeological survey.
- Submit, to the CITY, the 404 Permit Pre-Construction Notification for review and minor comments, one time.
- Make minor revisions based upon the CITY's review of the 404 Permit Pre-Construction Notification.
- This Task is based on the ability to receive authorization under the current Nationwide Permit Program (2017-2022).

This task does not include a functional assessment or assistance with assessing mitigation costs as mitigation is not anticipated.

Additional Services

Any services not specifically provided for in the above additional services scope will be billed as new additional services and performed at our then current hourly rates.

Schedule:

Kimley-Horn will perform the tasks above within a mutually agreed upon schedule once authorized by the CITY to proceed.

Method of Compensation:

For the Additional Services set forth above, CITY shall pay ENGINEER the following additional compensation:

Reimbursable:

Task 24: Construction Documents	$19,200
Task 25: Bid Phase Services	$6,000
Task 26: Construction Contract Administration	$8,700
Task 27: Post-Construction Hydraulic Analysis	$30,950
Task 28A: USACE Permitting Analysis Memorandum	$5,600
Task 28B: USACE Permitting Pre-Construction Notification (PCN)	$6,500
Subtotal Reimbursable Fee	**$76,950**
Net Change in Contract Amount	**$76,950**
Revised Total Contract	***$346,450***

ENGINEER will not exceed the total maximum Reimbursable fee shown without authorization from the CITY. Individual task amounts are provided for budgeting purposes only. ENGINEER reserves the right to reallocate amounts among tasks as necessary. The budgeted fee for Task 26 (Construction Contract Administration) is based upon approximately 40 hours of labor. We will not proceed with performance of services beyond the hours budgeted without written authorization by the CITY.

Kimley»Horn

Amendment No. 6

S. Lakeshore Drive/Summit Ridge Drive Reconstruction

CIP Project No.: 2015-006

Basic Services

	Original	Amd 1	Amd 2	Amd 3	Amd 4	Amd 5	Amd 6	Revised
8 - Preliminary Design	$218,750.00							$218,750.00
9 - Final Design	$282,650.00							$282,650.00
Add 1 - Intersection Analysis		$21,000.00						$21,000.00
Add 2 - Stream No. 4 Analysis			$22,000.00					$22,000.00
Add 3 - Preliminary Design				$43,640.00				$43,640.00
Add 3 - Final Design				$18,640.00				$18,640.00
Total	$501,400.00	$21,000.00	$22,000.00	$62,280.00	$0.00	$0.00	$0.00	$606,680.00

Original Contract **$501,400.00**
Amount this Authorization **$0.00**
Revised Total Contract **$606,680.00**

Special Services

	Original	Amd 1	Amd 2	Amd 3	Amd 4	Amd 5	Amd 6	Revised
1 - Survey	$54,300.00					$3,229.43		$57,529.43
2 - Easement Instruments of Conveyance	$7,500.00					-$7,500.00		$0.00
3 - Geotechnical	$11,000.00							$11,000.00
4 - Existing Sanitary Sewer Video Inspection	$15,300.00				-$12,442.52			$2,857.48
5 - Subsurface Utility Engineering (SUE)	$40,400.00				-$4,057.48			$36,342.52
6 - Public Involvement	$43,300.00					-$13,250.87		$30,049.13
7 - Environmental	$0.00							$0.00
10 - Bidding Phase	$10,400.00							$10,400.00
11- Construction Contract Administration	$16,500.00							$16,500.00
12 - Special Services Storm Sewer Inspection Renderings	$28,800.00					-$6,918.64		$21,881.36
Add 3 - Topographic Survey				$20,000.00		$440.08		$20,440.08
Add 3 - Bid Phase Services				$12,000.00		-$12,000.00		$0.00
Add 3 - Construction Phase Services				$10,000.00		-$10,000.00		$0.00
16 - Add 4 (Bridge) - Topographic Survey					$2,500.00	$500.00		$3,000.00
17 - Add 4 (Bridge) - Hydraulic Assessment/Scour Analysis					$10,000.00			$10,000.00
18 - Add 4 (Bridge) - Evaluation of U. S. Army Corps of Engineers Permitting					$4,000.00			$4,000.00
19 - Demo. and Ex. Conditions Drawings						$10,000.00		$10,000.00
20 - San. Sewer Rerouting						$6,000.00		$6,000.00
21 - Drainage Diversion (System B)						$12,000.00		$12,000.00
22 - Intersection Improvements (South Only)						$10,000.00		$10,000.00
23 - Retaining Wall (For Ped. Improv.)						$7,500.00		$7,500.00
24 - Add 6 - Construction Documents							$19,200.00	$19,200.00
25 - Add 6 - Bid Phase Services							$6,000.00	$6,000.00
26 - Add 6 - Construction Contract Admin.							$8,700.00	$8,700.00
27 - Add 6 - Post-Const. Hydraulic Analysis							$30,950.00	$30,950.00
28A - Add 6 - USACE Permitting Analysis Memo.							$5,600.00	$5,600.00
28B - Add 6 - USACE Permitting Pre-Const.							$6,500.00	$6,500.00
Total	$227,500.00	$0.00	$0.00	$42,000.00	$0.00	$0.00	$76,950.00	$346,450.00

Original Contract **$227,500.00**
Amount this Authorization **$76,950.00**
Revised Total Contract **$346,450.00**

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **May 7, 2018**

SUBJECT: **TEX-21 Membership Discussion**

Mayor Pruitt would like to discuss the city's potential participation in TEX-21 at the council meeting Monday evening.

TEX-21 Transportation EXcellence for the 21st Century

Better Mobility Through Better Policy

WHO WE ARE

TEX-21 is a 20+ year old collective, grassroots effort to improve the transportation infrastructure in the States of Texas and Oklahoma. With its growing membership of cities, counties, ports and other entities, TEX-21 creates strategies to increase investment in transportation infrastructure, improve the planning and management of our transportation facilities, and increase public awareness of the importance of multi-modal transportation that is required for efficient economic development and sustainability.

One of TEX-21's biggest strengths has been development and maintenance of Congressional and Legislative Transportation caucuses. During times of political transitions, the "voice" of TEX-21 will provide stabilizing advocacy efforts for multi-modal transportation policy. Our cooperative approach has consistently gained praise from policymakers at each level of government as we collaborate for effective transportation policy and tackle the challenges.

Click here for a full history and achievements list!

MEMBERSHIP BENEFITS

- Opportunities to create productive relationships with like-minded transportation advocates from across the States of Texas and Oklahoma.
- High-level access to transportation decision makers at the Federal and State levels through TEX-21's strong Legislative Caucuses, Texas Department of Transportation (TxDOT), Texas Transportation Commission, Oklahoma Department of Transportation, and the USDOT.
- Opportunities to raise awareness of transportation needs in your region and collaborate with representatives from the State and Federal legislative and executive branches.
- Focused attention on key transportation corridors in Texas and Oklahoma through Corridor Task Forces including IH-30, US 75/ IH-45, US 287, IH-35 and also a key initiative, the Third Coast Initiative which focuses on opportunities created by the expanded Panama Canal.
- Up-to-date information and analysis of key transportation policy issues, TEX-21 is currently focused on the highway funding crisis, with passage last fall of the Federal surface re-authorization bill, and the State's proposals to increase funding. Through TEX-21 research, a new funding proposal called the Expiring revenue Enhancement (ERE) is being proposed, based on future growth of state sales tax dollars for a limited time.
- Become part of a successful organization with many transportation achievements. Click here for a full list of achievements!
- Dues based on most recent census numbers (cities and counties) or annual revenue (private businesses), so it fits any size budget!

Ready to Join?

TEX-21 OFFICERS



Tim Welch - Chair
North Richland Hills Mayor Pro Tem



Gary Fickes - Vice Chair
Tarrant County Commissioner



Keith Self - Vice Chair
Collin County Judge



Chris Brown - Vice Chair
Ark-Tex COG Executive Director



Chris Coffman - Vice Chair
Granbury City Manager



Tom Whitten - Vice Chair
Bowie County Commissioner



Debby Bobbitt - Treasurer
Rowlett Councilmember

Join Our Newsletter!

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Dallas TX 75201

Phone: 214-750-0123
Fax: 214-750-0442

HISTORY & ACHIEVEMENTS

Transportation EXcellence for the 21st Century (TEX-21) was founded in 1999, as a result of the Transportation Summit hosted by the City of Irving. Summit attendees repeatedly lamented that "transportation is such a critical issue; we need to meet more than once a year." This concept became TEX-21. We are a non-profit organization made up of cities, counties, economic development corporations and private business that met on a monthly basis in various locations around the state in order to educate ourselves on diverse infrastructure needs and their cost, at the same time educating others on policy issues that needed change. In 1999, when TEX-21 began, we had five successful legislative points.

The first issue that TEX-21 undertook was transportation funding. In the past, each individual community or area of the state would fight to get funding for their specific project. The problem was that the funding was incredibly limited, so they were fighting over a "sliver from a very small pie."

TEX-21 adopted the theory that, "a rising tide raises all ships." The communities that banded together under TEX-21 worked to increase the size of the "pie" itself. At that time the transportation budget in Texas was only $4 billion per biennium. Through various efforts, TEX-21 achieved their goal of raising awareness of the importance of mobility to individuals within communities throughout the state. They also educated them on how much tax revenue was raised, where it came from, and where the dollars raised were spent. In 2001, TEX-21 promoted the Mobility Fund Initiative and it passed. In 2003, TEX-21 passed ten Legislative Initiatives.

Of course, transportation funding continued to be a major imperative for TEX-21. We developed numerous tools adopted by the legislature that added additional dollars to the TxDOT budget. On the federal level, Texas has always been a donor state. We send more gas tax dollars to Washington, so TEX-21 worked with Senator Kay Bailey Hutchison to get a guaranteed percentage return to all states and allowing the remaining percentage to be used by states that do not generate enough gas tax dollars to maintain the interstate system. We also supported exemption from gas taxes for transit entities, a common sense initiative, because it was one taxing entity paying another taxing entity.

Through this process, several other initiatives were adopted. From the inception of TEX-21, one of the top priorities was to end diversions from Fund VI, which is the transportation funding account. The major diversion, besides the constitutional education funding portion (25% of the gas tax), was Department of Public Safety funding. We realized the need to end that diversion and instead fund DPS through the general fund. We protected taxpayers by leading an initiative requiring that before any type of tax increase was passed by the Legislature, all diversions from the transportation fund must be ended. Since the creation of TEX-21, there has not been a single tax increase. Our initiative is not solely responsible, however it did play a large role, as it seemed reasonable to most legislators and was heard repeatedly when the subject of a gas tax increase or indexing the gas tax came up.

One initiative that the municipal members brought forward and was adopted by the full membership early on was to reduce the municipal responsibility for utility relocation costs. This initiative was successful, and was renewed once again in later years.

Another TEX-21 objective was to streamline legislative processes, and over the years TEX-21 has generated ideas for several streamlined processes that have been adopted into practice. For example, it was TEX-21's initiative to streamline and simplify vehicle registrations, which has now been successfully implemented.

TEX-21 has long advocated a multi-year reauthorization of the Federal Transportation Bill and Airport Bill (and others) so that the states would have long term funding continuity instead of passing a continuing resolution fix or a short term bill. This is critical because most projects take more than a year to plan, design and build. It is impossible to authorize a project if you are unsure that funding will be available the next year to complete the design process or the construction. We also accomplished modifications in each reauthorization bill,

streamlining the processes to build a road and eliminating some of the many "silos" created which had unnecessarily specific federal requirements for their use.

TEX-21 began coalitions along various corridors in Texas. For example, a task force on IH-30 that led directly to an official TxDOT Corridor Study, successfully accomplishing our goal. We currently maintain several Corridor Task Forces.

TEX-21 also pushed the State to use their bonding capacity authorized by the voters to the full extent possible instead of leaving the dollars unspent in years that projects were needed and other funding was not available. This was also accepted by TXDOT.

Toll road authorities in Texas operate under different rules for each entity. TEX-21 worked toward equality across all toll entities so all Texans would be treated fairly by these authorities. While not every aspect is alike, several of these differences were adjusted across the authorities. We also supported a universal toll system that allowed drivers to go from one area of the state to another and through the airports using only one toll tag.

We supported a successful initiative that if toll roads were to be built, the tolls should remain in the area they were generated, not used to build projects in other areas of the State. We fought unrealistic tenets of a public-private partnership which would not allow other roads to be built parallel or crossing a toll road that might reduce the return on investment to the toll authority, and successfully got a temporary moratorium on toll roads that gave ultimate granting authority to the Legislature.

TEX-21 also supported additional security and efficiency at the border, decreasing the illicit drug trafficking and human traffickers across the border.

TEX-21 has always supported commuter rail in Texas. We worked hard to ensure the cities that had been members of DART for many years finally received the rail service they were promised. This included Irving, Carrollton and Rowlett, and today they all have successful commuter rail systems.

We also supported expanding the rail division within TxDOT to more than one person, because multi-modal systems are essential for mobility, you cannot simply cover the state in concrete. TxDOT increased from one person to three, a marked improvement. We also supported the creation of the Rail Relocation and Improvement Fund in hopes of eliminating at grade rail crossings. The fund was created but unfortunately it was not funded.

TEX-21 was the first group to discuss high speed rail, with a goal to bring high speed rail to Texas. Our vision in the beginning was called the Texas T-Bone, which would be a line running from Houston to San Antonio, then north to DFW. We felt it would be the cheapest route that would cover the major cities because it eliminated the need for two independent lines running essentially parallel, Houston to DFW and San Antonio to DFW. We also were the first group to speak to the Japanese, French, and German Rail Companies about coming to Texas. At least one of those entities is planning to build high speed rail in Texas currently.

We began our research on the expansion of the Panama Canal long before we began making the annual TEX-21 Mission to Panama in 2009. TEX-21 realized that the expansion of the Panama Canal could jeopardize the usefulness of Texas gulf ports because the major shipping companies would be using ships with a wider body and deeper draft. At the time, Texas ports could not accommodate the vast sizes of these new vessels. Numerous legislators have traveled with us on these research missions to Panama.

We brought the research to the Texas Legislature and it was given a subcommittee hearing, but until recently, nothing moved forward. However this year, Texas Lieutenant Governor Dan Patrick and Speaker of the House Joe Straus realized through TEX-21's efforts that Texas is a Maritime State, and that billions of dollars in trade passes through these ports annually. They also understood that no one along the Gulf had prepared for the new ships, meaning Texas could be the first. Texas has a huge advantage over the West coast ports because it is a right to work state, eliminating the possibility of our gulf ports having the numerous labor problems that West Coast ports have historically been plagued with. The delays at West Coast ports can cost a big box store $1.5 billion a day.

The Lieutenant Governor and Speaker both created a Select Committee on Ports to study the sea and inland ports to determine what would need to be done to keep them competitive. Kudos to Lt. Governor Patrick and Speaker Joe Straus for having the vision to establish the committees and to TEX-21 for continuing to present the information until someone took notice. Click to read more about our Third Coast Initiative.

IH-30 CORRIDOR TASK FORCE

MISSION

The mission of the TEX-21 IH-30 Corridor Task Force is to provide all Corridor stakeholders with the appropriate tools and avenues to improve, sustain, and further its viability as a preeminent national corridor.

VISION

The TEX-21 IH-30 Corridor Task Force will bring together key stakeholders along the entire IH-30 Corridor in Texas and Arkansas tasked with the creation of a focus on reinvigorating and greatly enhancing the commerce of transportation along one of the most vibrant and fastest-growing transportation Corridors in the country. In addition, TEX-21 will seek to educate and communicate the needs of the IH-30 corridor at all levels.

GOALS

The members of the TEX-21 IH-30 Corridor Task Force will pursue policies and infrastructure improvements along the Corridor that will better enable the safe, fast, and efficient movement of goods to and along the Corridor, thereby enhancing ongoing efforts to attract and retain world-class corporate residents to this growing region. By fostering and encouraging an informed and energized effort at the federal and state levels focused on the importance and potential of the IH-30 Corridor, the Corridor will be positioned to better provide for the mobility needs of the region's corporate and residential citizens.

OBJECTIVES

- The TEX-21 IH-30 Corridor Task Force will better position its members to obtain a greater percentage of all available resources at the federal and state levels for the improvement of Interstate 30.
- Through a coordinated effort of all stakeholders the Task Force will identify and maximize available transportation assets by undertaking the Task Force strategies such as a comprehensive survey of the entire IH-30 Corridor and creating a complete inventory of mobility resources.
- TEX-21 will identify ways by which the IH-30 corridor will not only attract further funding but have increased national visibility.

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TEX-21
Transportation EXcellence for the 21st Century

Better Mobility Through Better Policy





The Third Coast Initiative

The Third Coast Initiative seeks to increase economic development throughout the state following expansion of our Texas Gulf (The Third Coast, after West and East Coast) seaports and the supporting railroads, docks, cranes and roads necessary to handle the additional movement of freight occasioned by the expansion of the Panama Canal, which allows the giant post-Panamax ships to transit the Canal, which began in June 2016.

Texas currently spends almost no money on Texas ports, leaving it to local government entities to pay for with local taxes, while other states on the Gulf Coast are dredging their shallow ports deeper, and making other capital improvements to handle huge ships laden with containers for retail stores, primarily from Asia, and enable U.S. exports to transit the Canal. The Texas Senate has appointed a Select Committee on Ports, and some members recently traveled to Panama with TEX-21 in early June to study the Canal expansion firsthand.

Click here for more information.



Expiring Revenue Enhancement (ERE) Initiative

Almost certainly, toll roads and Comprehensive Development Agreement (CDA) funding opportunities that TxDOT has used in the past will not be allowed going forward, leaving Texas with a deficit in maintenance and new road construction. To fill this enormous gap, TEX-21 has conceived an idea embraced by both sides of the aisle called ERE's that will NOT be a new tax, will not reduce current state or local revenues, and does NOT require tolls or reduction of the "rainy day fund" to be effective. We focus on the Commerce of Transportation and the growth of future state revenues to pay for projects.

If created by the Legislature, an ERE would allow TxDOT to develop new highway projects by creating state sales tax increment zones around transportation projects for funding. This way, the future state-portion only of sales tax growth would pay for the project. After a period of time the state sales tax growth would revert to the general fund as it does now. TEX-21 members created this idea, and have done sales tax research to show the Legislature how beneficial this approach will be.

Click here for more information.

Right of Way Preservation Initiative

TEX-21 is also researching the opportunity to preserve right of way (ROW) for future transportation projects without additional cost and without constituting a taking, so that there would be less need to condemn land or purchase land already developed. This approach would allow cities, counties, and the state to preserve right of way before development happens and impedes a needed road or highway expansion, or makes it more expensive to acquire. If the transportation project is not developed within a set period of time, then the ROW would be released for use to the owner. TEX-21 is looking for a solution that would be mutually beneficial to the land owner/developer and to the State.



Property Taxes Initiative

With the public desire to limit property tax growth in Texas, TEX-21 is committed to working with the Legislature to make sure sensible proposals are discussed in the upcoming Legislative session that will help and not harm TEX-21 members.

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Senfronia Thompson
Gary VanDeaver
Jason Villalba
Hubert Vo
Armando Walle
James White
John Wray
Bill Zedler

*Indicates Arkansas Member
^Indicates Oklahoma Member

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TEX-21 Transportation EXcellence for the 21st Century

Better Mobility Through Better Policy

2018 Voting Members

Allen - Peter Vargas
Ark-Tex COG - Chris Brown
Bowie - Gaylynn Burris
Bowie County - Tom Whitten
Childress County - Jay Mayden
Collin County - Keith Self
Colleyville - Richard Newton
Coppell - Karen Hunt
Crockett - Joni Clonts
Dallas - Adam McGough
Dallas County - Mike Cantrell
Dallas Area Rapid Transport - Gary Thomas
Decatur - Martin Woodruff
Denison - Jared Johnson
DeSoto - Curtistene McCowan
Durant, OK - Stewart Hoffman
Eagle Pass - Ivan Morua
Euless - Linda Martin
Garland - BJ Williams
Granbury - Chris Coffman
Grayson County - Bill Magers
Haslet - James Quin
Hopkins County - Robert Newsom
Hopkins County EDC - Roger Feagley
Kaufman - Jeff Jordan
Irving - Rick Stopfer
Mansfield - Clay Chandler
Midlothian - Bill Houston
Mount Pleasant - Mike Ahrens
Mount Vernon - Margaret Sears
North Richland Hills - Tim Welch
R.K. Hall Construction, LTD - Robert Hall
Richardson - Cliff Miller
Rockwall County - David Sweet
Rowlett - Debby Bobbitt
Seagoville - Patrick Stallings
Sherman - Robby Hefton
Sulphur Springs - Marc Maxwell
Tarrant County - Gary Fickes
Texarkana - Bob Bruggeman
Titus County - Brian Lee
Tyler County - Martin Nash
Woodville - Mandy Risinger
Wylie - Mindy Manson

2018 Associate Members

AAA Texas - Anne O'Ryan
Blue Ribbon Delivery - Chris Allen

2018 Resource Agencies

Ark-Tex Council Of Governments - Chris Brown
SW Arkansas Planning & Development District - Renee Dycus
Texas Southern University - Carroll Robinson
Texas Transportation Institute - Dennis Christiansen

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

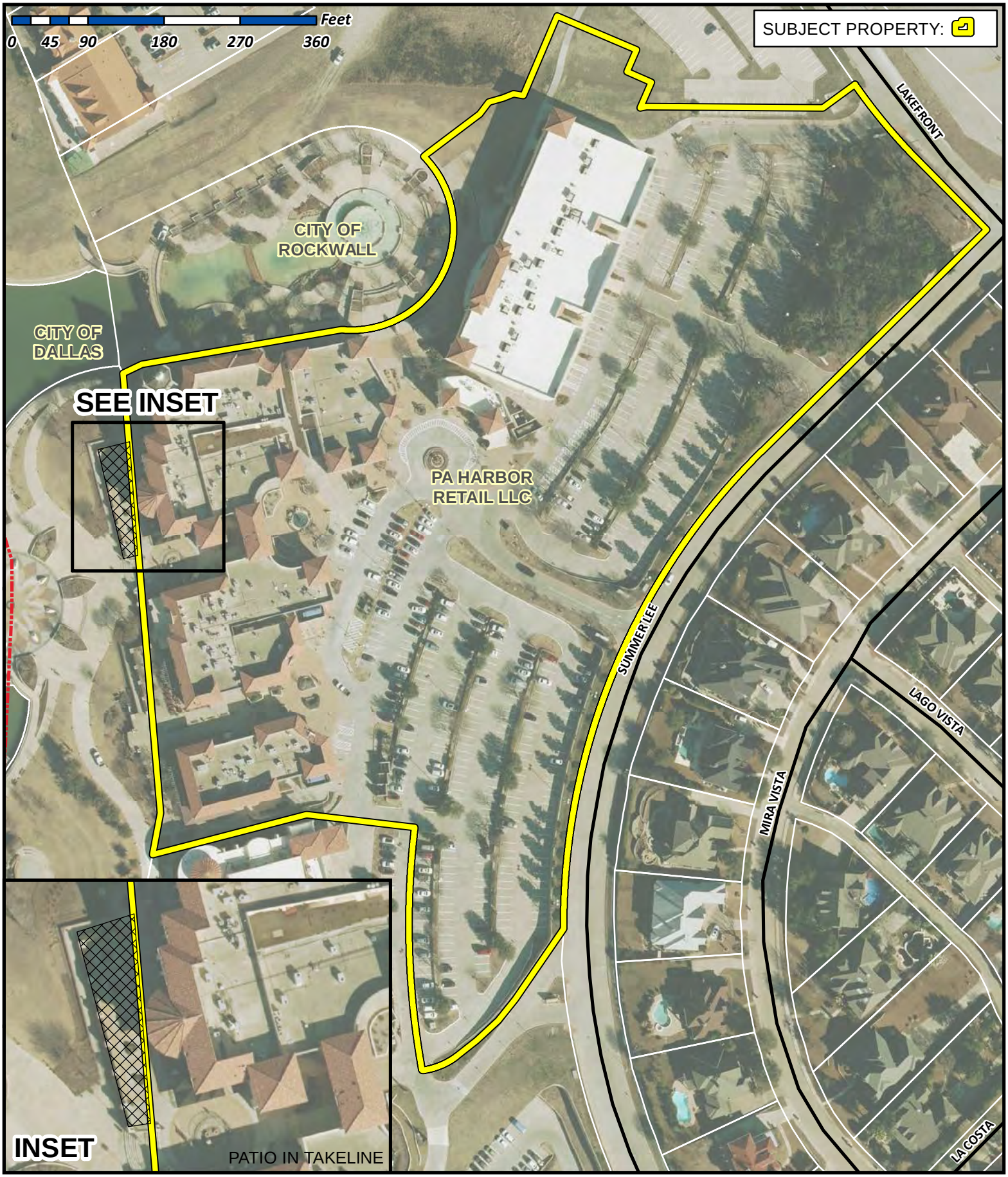
FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: May 7, 2018

SUBJECT: Request for a Facilities Agreement for Rodeo Goat (2095 Summer Lee Drive)

On April 6, 2018, a remodel permit was submitted for 2095 Summer Lee Drive, which is located within the Harbor Retail development. According to the plans submitted to the Building Inspections Department, the proposed user will be a restaurant with outdoor dining (*i.e. Rodeo Goat Ice House and Patio Restaurant*). When the Harbor Retail development was constructed portions of the patios facing Lake Ray Hubbard were constructed within the takeline (*i.e. not on the Harbor Retail property*), which is owned by the City of Dallas and sub-leased by the City of Rockwall. In this case, the restaurant is proposing to expand the outdoor dining space into portions of the patio that are within this subleased area. In addition, the plans show that the proposed tenant would like to (1) remove pavers in this area of the patio to utilize decomposed granite, and (2) incorporate additional planters that will act as a barrier along the boundaries of the outdoor dining space. Since this request deals with physical changes to the patio space on the City's subleased land, staff suggested that the applicant -- *Jim Zeigler of PegasusAblon* -- approach the City Council to request a facilities agreement for the affected areas.

Attached to this memorandum is a copy of Mr. Zeigler's request. If approved, City staff will work with the City Attorney to draft a facilities agreement that allows the pavers to be removed and replaced with decomposed granite. The applicant has indicated a willingness to include a clause in the agreement that would require the area to be returned to its current condition should the restaurant discontinue the use of the patio. In addition to the applicant's request staff has included exhibits showing the location of the proposed outdoor dining area and the proposed improvements. Should the City Council have any questions staff and the applicant will be available at the May 7, 2018 City Council meeting.



City of Rockwall

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

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From:	Jim Ziegler
To:	Miller, Ryan
Subject:	FW: Rodeo Goat Patio
Date:	Thursday, May 03, 2018 11:16:19 AM
Attachments:	pab-logo07d980 housed02b6b Rodeo Goat Patio.pdf Rodeo Goat patio.pdf

Ryan,
Let me know if you need anything else to put us on next Mondays council meeting agenda to request the approval of a facilities agreement. The agreement should allow us to remove the concrete and pavers in the defined area along with the understanding that we would be responsible for replacing what we remove should the restaurant cease using the area as a patio.
Thanks

Jim Ziegler
Managing Director of Retail Investments

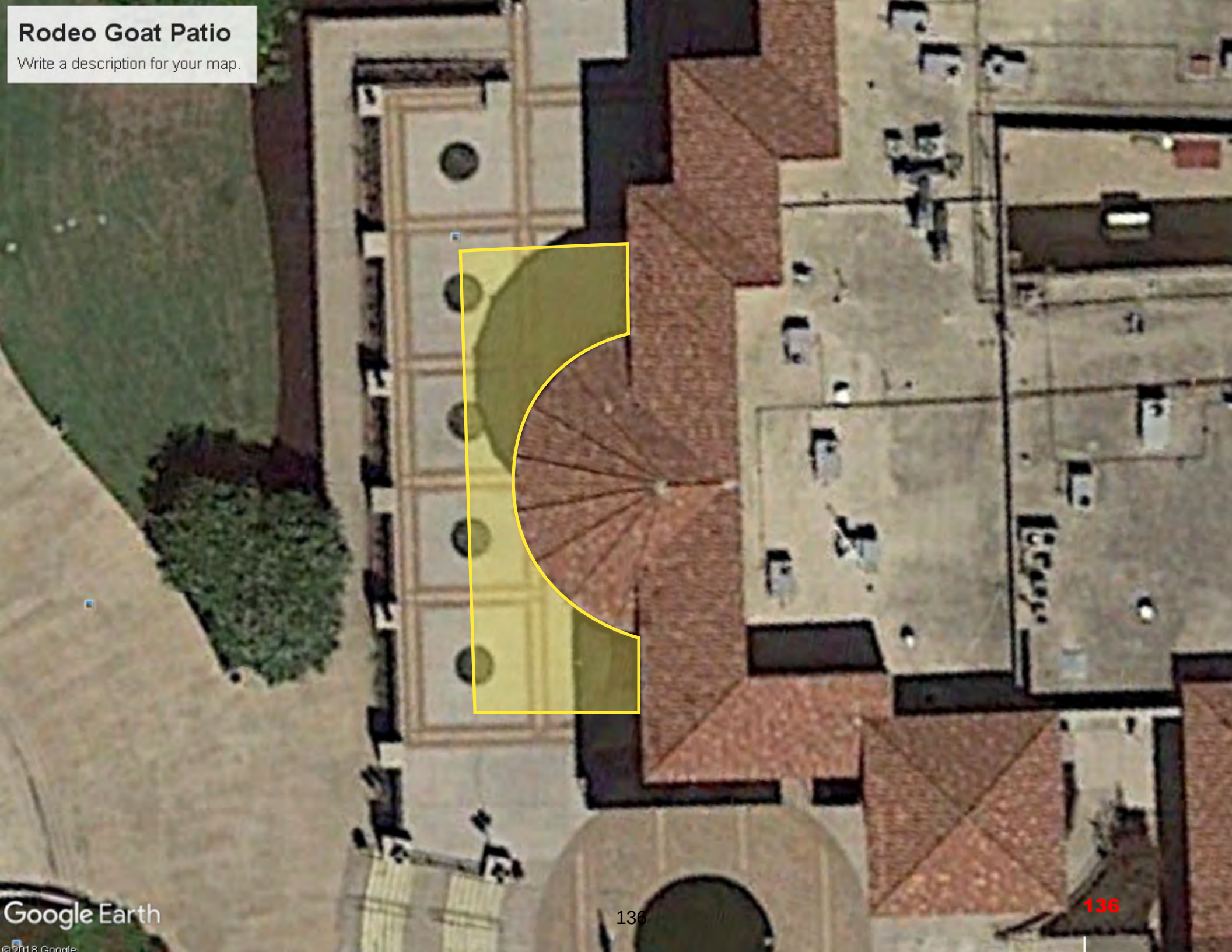
PegasusAblon pegasusablon.com

P (214) 389-6195 // F (214) 871-2799 // M (214) 384-8389
O 8222 Douglas Avenue, Suite 390 Dallas, TX 75225

This message is subject to the PegasusAblon email disclaimer.
Click to read full disclaimer.

From: Jim Ziegler
Sent: Thursday, May 03, 2018 11:01 AM
To: 'rmiller@rockwall.com'
Subject: Rodeo Goat Patio

Ryan,
Attached is an aerial shoot which depicts the area Rodeo Goat wishes to remove the concrete along with the architectural drawing of the area showing the 3 foot planters that will define it.
Jim


Rodeo Goat Patio
Write a description for your map.
Google Earth
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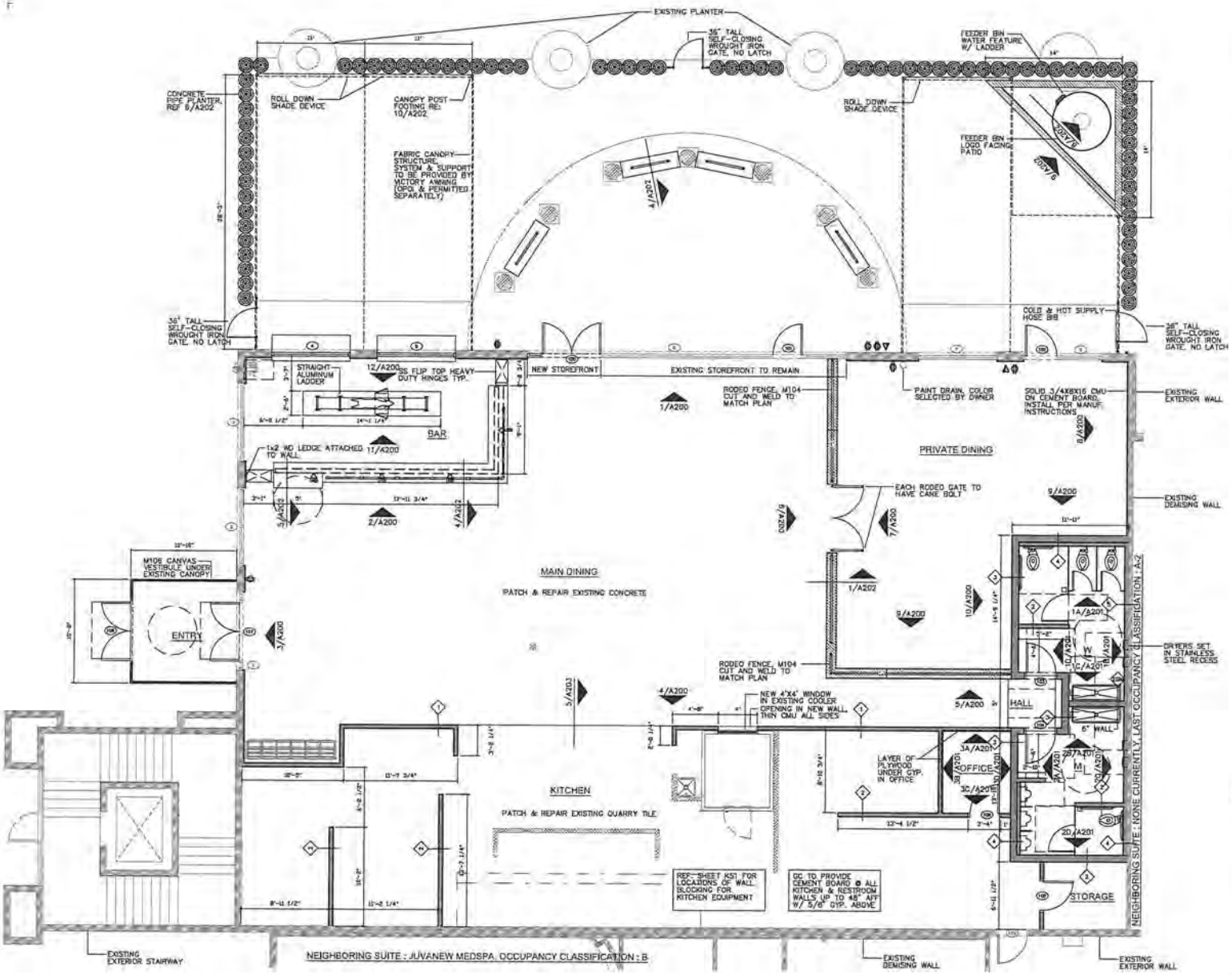
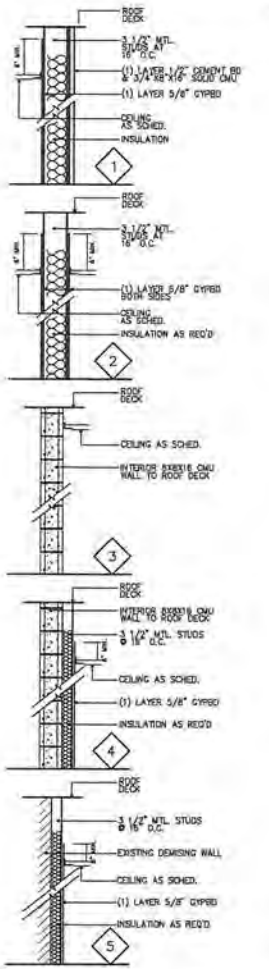


FLOOR PLAN
SCALE : 1/4" = 1'-0"



WALL TYPES
SCALE : NTS

- WINDOW TAG
- DOOR TAG
- ELEVATION TAG
- DATA OUTLET
- COMBINED PHONE & DSL
- DUPLEX OUTLET
- EXISTING WALL
- NEW WALL REF. ELEVATIONS FOR AFF
- NEW LOW WALL REF. ELEVATIONS FOR AFF
- NEW BAR DIE WALL

NOTE :

1. GC TO PROVIDE CEMENT BOARD @ ALL KITCHEN & RESTROOM WALLS FROM FLOOR UP TO 48" AFF W/ 5/8" GYPSUM BOARD ABOVE
2. GC TO PROVIDE GCFI PROTECTED OUTLETS FOR ALL KITCHEN OUTLETS AS REQ'D
3. PROVIDE FIRE EXTINGUISHERS PER CODE MIN. 2A:10B:C RATED / TRAVEL DISTANCE NOT TO EXCEED 75' TO ANY FE
4. GC TO VERIFY ALL POWER/DATA/PHONE REQUIREMENTS FOR OWNERS POS EQUIPMENT & OFFICE NEEDS PRIOR TO CONSTRUCTION
5. EXPOSED CONDUIT AT CEILING & WALLS EXCEPT WHERE NOTED OTHERWISE

LEGEND

JONESBAKER
1612 S.A.M. HOUSTON ST.
DALLAS, TX 75215
(214) 435-0600
www.jonesbaker.com

PROJECT NO. : 1901
DATE : 3/28/2019
DRAWN BY : ME
SCALE : AS NOTED

REVISIONS :

FLOOR PLAN

RODEO GOAT - THE HARBOR
2095 SUMMER LEE DR, SUITE 105
ROCKWALL, TX 75032

A100

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council**

FROM: **Jeffrey Widmer, Building Official**

DATE: **5/7/2018**

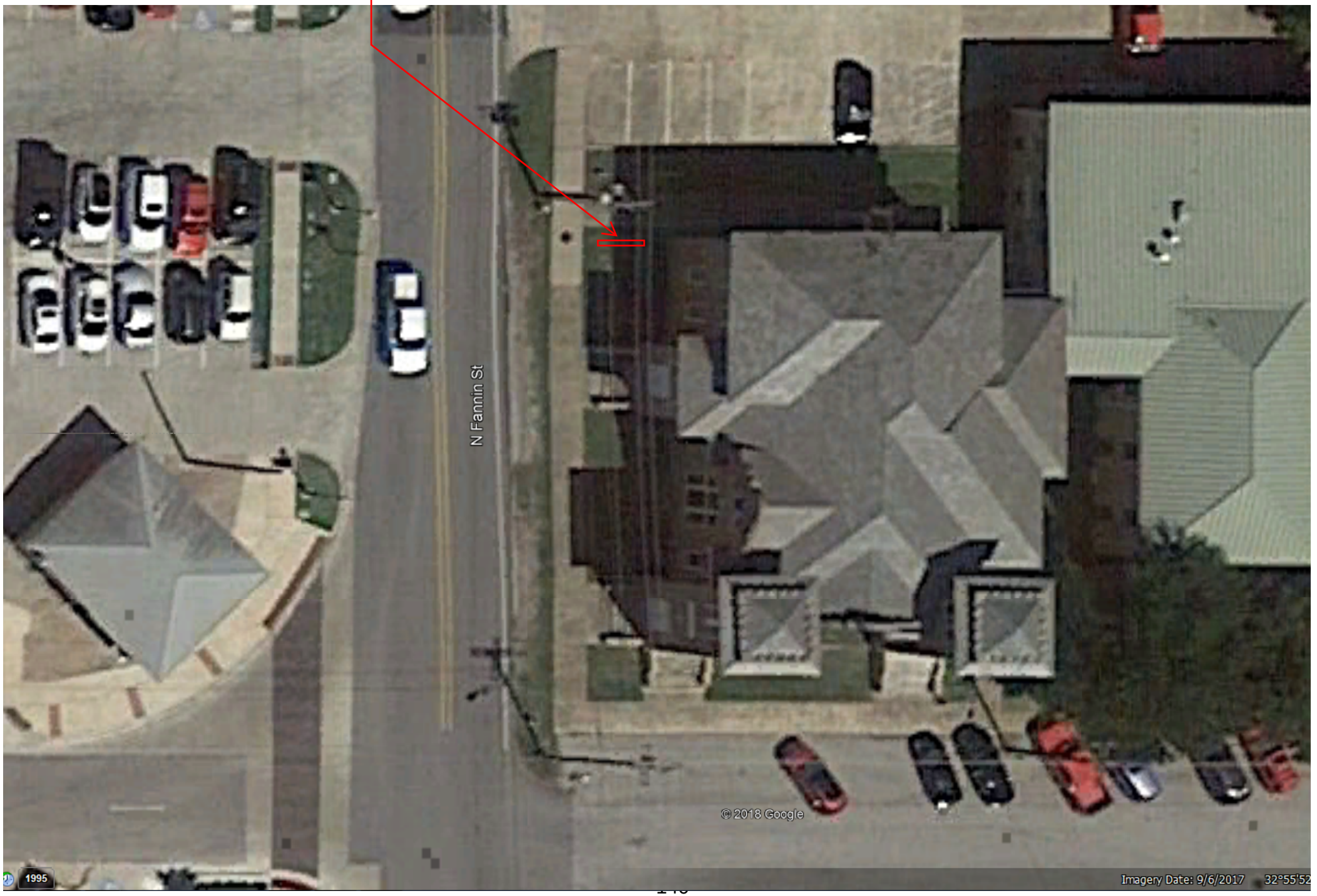
SUBJECT: **Setback variance request for a sign to be moved at 102 N. Fannin**

Ms. Annette Lall, representing The Shops at Legacy Village has asked to appear before the City Council to request a variance to allow an existing sign to be relocated on the property, which would not meet the City's setback requirement of 10' from a property line.

Ms. Lall believes they need their sign to be more visible, and therefore is asking to move the sign closer to the street with a 0' setback.

This property is historic and changes or improvements on the property require approval from the Historic Preservation Advisory Board. Ms. Lall has taken her request to relocate the sign to the HPAB and the Board approved her request.

Proposed location for new sign




The Shops at
Legacy Village
LEGACY CIGARS
Nº9 COUTURE
LUXURY APPAREL
CLOTHING
SHOES • ACCESSORIES • GIFTS
102 N. FANNIN ST.
Proposed location for new sign


Existing sign
E. RUSK

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council**

FROM: **Bethany Browning, Main Street Manager**

DATE: **May 3, 2018**

SUBJECT: **Art in Public Places**

The City of Rockwall allocates 1% of CIP project costs, excluding land acquisition and utilities, for fine arts projects. Two CIP's were passed in 2012, one for downtown improvements, the other for road improvements. The art commission has completed one project downtown and is considering another proposal. The art fund balance for the DT CIP is $64,000.00.

Once road improvements are completed, the commission will consider art projects in those areas. The Texas Government code states funds shall be used for fine arts projects at or near the site of the construction project. In consideration of future art projects, staff is seeking council direction in defining "near the site of construction."

Approximately $175,000.00 will be available once all road improvement projects are complete. Included is a map of road improvement areas for your review.

2012 CIP - Road Improvements
Boydstun/Throckmorton
County Line Road
Summit Ridge

Current Members of the ART Commission:

David Sweet
Kathleen Morrow
Betty Jean Hoaglund
Jane Braddock
Doug Agee

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Cheryl Dunlop - Director, Administrative Services**

DATE: **May 4, 2018**

SUBJECT: **Amendment to Ordinance-Pre-65 Retiree Health Care Insurance**

Council is asked to consider approval of the ordinance amendment which will provide additional levels of benefit coverage for longer tenured employees as they approach retirement age. Staff will be available to answer any questions Council may have.

CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 18-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING ORDINANCE 10-37 REVISING THE OFFERING OF HEALTH BENEFITS COVERAGE TO CITY OF ROCKWALL PRE-65 RETIREES; REPEALING ALL ORDINANCES AND OR PROVISIONS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the *City of Rockwall* of Rockwall County ("City of Rockwall") adopted Ordinance 10-37 on December 20, 2010 to provide health benefits coverage to its retirees prior to age 65 ("retirees"); and

WHEREAS, TML Intergovernmental Employee Benefits Pool is a health risk pool established pursuant to Texas Local Government Code Chapter 172, Texas Government Code Chapter 791, and the Texas Trust Code to provide health benefits coverage for employees and retirees and dependents of employees and retirees, of Texas political subdivisions under an Interlocal agreement; and

WHEREAS, the *City of Rockwall* is currently offering health benefits coverage through the TML Intergovernmental Employee Benefits Pool pursuant to Interlocal Agreement and Chapters 172 and 175 of the Texas Local Government Code, both of which would allow the extension of benefits to retirees of the *City of Rockwall*; and

WHEREAS, the *City of Rockwall* desires to revise the retiree medical contribution for under age 65 retirees through the TML Intergovernmental Employee Benefits Pool and that the cost for such coverage be paid for by the individual retiree; and

WHEREAS, providing retiree coverage under the TML Intergovernmental Employee Benefits Pool Interlocal Agreement is in the best interest of the *City of Rockwall*, its retirees, and the public generally.

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

SECTION 1: The foregoing recitals are incorporated into this Ordinance as findings of fact.

SECTION 2: The *City of Rockwall* hereby elects to revise Ordinance 10-37 the retiree medical contribution for under age 65 to repeal Section 4 of that Ordinance and for the new Section to read as follows:

The Interlocal Agreement in effect between the *City of Rockwall* and the TML Intergovernmental Employee Benefits Pool provides that the Board of Trustees may adopt rules and regulations. The rules and regulations of the TML Intergovernmental Employee Benefits Pool allow the participating member entity to provide retiree medical coverage at the same contribution as charged to active employees, to select a contribution level which is an elevated percentage (150%, 160%, etc. which may change from time to time) of the active employee contribution or to offer over age 65 retirees a Medicare Supplement.

The *City of Rockwall* elects to have the retiree medical contribution for under age 65 retirees be that which is established annually by TML IEBP.

- Retirees that have been with the *City of Rockwall* less than 20 years of employment, the City will pay 25% of the Bronze Plan per month for the retiree coverage regardless of what plan is selected.
- Retirees that have been with the City for 20 years but less than 25, the City will pay 60% of the Bronze Plan per month for the retiree coverage regardless of what plan is selected.
- Retirees that have been with the City for 25 years or more, the City will pay 75% of the Bronze Plan per month for the retiree coverage regardless of what plan is selected.

At the age of 65 the retiree is no longer eligible to continue coverage through the TML Intergovernmental Employee Benefits Pool.

SECTION 3: All other provisions found in Ordinance 10-37 shall remain in effect unless repealed by this Ordinance.

SECTION 4: The City of Rockwall shall continue to adopt on an annual basis any additional or alternative retiree benefit plans to be provided through TML Intergovernmental Employee Benefits Pool. The cost of these plans shall be paid for entirely by the retiree.

SECTION 5: This ordinance will only apply to individuals retiring after its effective date or to employees, which retired under a previous ordinance. For individuals retiring after the effective date of this ordinance to qualify they must enroll for this coverage within thirty (30) days of their retirement.

SECTION 6 This ordinance may be repealed or modified at any time, but will remain in effect for any employee retiring while it is in effect.

SECTION 7: All existing *City of Rockwall* ordinances in conflict with the provisions of this Ordinance are repealed to the extent of the conflict.

SECTION 8: The Ordinance shall take effect immediately upon its second reading as required by the City Charter, Section 3.11 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 21ST DAY OF MAY, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

1st reading: 05-07-18
2nd reading: 05-21-18

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MEALS on WHEELS
SENIOR SERVICES
of Rockwall County
950 Williams St
Bldg. C Ste. 200
Rockwall, TX 75087
972-771-9514

April 10, 2018

Dear City of Rockwall Council Members,

May is National Older Americans Month, a federally proclaimed annual celebration. Meals on Wheels Senior Services are honoring Rockwall County seniors, programs, and volunteers serving our elderly community. The National Theme this Year is: **Engage at Every Age**!! Enclosed is the information from the Federal Website. Please submit two nominees for an award for an outstanding senior who is making a difference in the senior community. Please call the office at:

972-771-9514 or send e-mail to:
rockwallmow@hotmail.com

We are having the proclamations and awards presented at a reception on Thursday, May 10th, 1:00p.m. at the Rockwall County Library, 1215 Yellowjacket Lane, Rockwall, TX 75087. Thank you for your time! The Seniors of Rockwall County really appreciate all your efforts.

Sincerely,

Margie VerHagen
Executive Director

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OLDER AMERICANS MONTH
ENGAGE AT EVERY AGE: MAY 2018

Older Americans Month 2018: Engage at Every Age

Across the country, older Americans – a rapidly growing population – are taking part in activities that promote wellness and social connection. They are sharing their wisdom and experience with future generations, and they are giving back to make enrich their communities. They're working and volunteering, mentoring and learning, leading and engaging.

For 55 years, Older Americans Month (OAM) has been observed to recognize older Americans and their contributions to our communities. Led by the Administration for Community Living's Administration on Aging, every May offers opportunity to hear from, support, and celebrate our nation's elders. This year's OAM theme, "**Engage at Every Age**," emphasizes the importance of being active and involved, no matter where or when you are in life. You are never too old (or too young) to participate in activities that can enrich your physical, mental, and emotion well-being.

It is becoming more apparent that remaining socially engaged can improve the quality of life for older adults. Meals on Wheels Senior Services will use OAM 2018 to focus on how older adults in our area are engaging with friends and family, and through various community activities. Throughout the month MOWSS will conduct activities and share information designed to highlight supportive services.

MEALS on WHEELS
SENIOR SERVICES
of Rockwall County

950 Williams St
Bldg. C Ste. 200
Rockwall, TX 75087
972-771-9514

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City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

March 2018

Permits

Total Permits Issued: 310

Building Permits: 49 Contractor Permits: 261

Total Permit Values: $ 8,522,770.53

Building Permits: $5,788,210.93 Contractor Permits: $2,734,559.60

Total Fees Collected: $122,271.28

Building Permits: $101,916.04 Contractor Permits: $20,355.24

Board of Adjustment

Board of Adjustment Cases 2

City of Rockwall

PERMITS ISSUED - Summary by Type and Subtype

For the Period 3/1/2018 thru 3/31/2018

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	5	$0.00	$253.00
30 DAY BANNER	4	$0.00	$203.00
COMING SOON	1	$0.00	$50.00
CO	13	$0.00	$982.50
BUSINESS	9	$0.00	$678.00
INTERIOR	3	$0.00	$228.00
SHELL	1	$0.00	$76.50
COMM	24	$1,785,981.00	$9,087.87
ALTERATION	1	$2,200.00	$96.65
CONST TRAILER	2	$10,900.00	$202.00
DEMO	1	$0.00	$50.00
ELECTRICAL	4	$384,500.00	$3,303.87
INTERIOR COMP	1	$95,000.00	$989.66
MECHANICAL	3	$21,050.00	$475.59
PLUMBING	5	$14,150.00	$439.00
REMODEL	3	$902,000.00	$3,421.60
ROOF	4	$356,181.00	$109.50
MISCELLANEOUS	1	$0.00	$0.00
ELECTRICAL	1	$0.00	$0.00
NONPROFIT SIGN PERMI	1	$0.00	$0.00
	1	$0.00	$0.00
SIGNAGE	9	$37,050.00	$901.50
MONUMENT	1	$13,000.00	$76.50
POLE	1	$1,000.00	$75.00
WALL	7	$23,050.00	$750.00
SINGLE FAMILY	226	$6,699,739.53	$109,694.91
ACC BLDG	8	$37,011.16	$948.98
ADDITION	5	$206,489.00	$2,508.89
BOAT HOUSE	1	$50,000.00	$655.00
CONCRETE	4	$25,400.00	$549.93
DECK	2	$12,450.00	$175.19
DEMO	4	$25,012.00	$102.00
ELECTRICAL	5	$7,760.00	$439.98
FENCE	47	$126,905.00	$1,654.40
IRRIGATION	21	$34,100.00	$747.60
MECHANICAL	18	$175,860.00	$3,514.87
MISCELLANEOUS	1	$1,000.00	$35.00
NEW	17	$4,374,886.00	$90,924.31
PATIO COVER	7	$43,228.00	$1,017.20
PERGOLA	3	$21,546.77	$454.70
PLUMBING	30	$40,339.44	$1,715.38
REMODEL	2	$54,850.00	$864.05
RETAINING WALL	4	$52,500.00	$141.50
ROOF	24	$727,817.56	$933.43
STORM SHELTER	2	$8,740.00	$71.40
SWIM POOL	13	$628,500.00	$1,959.00
WINDOWS	8	$45,344.60	$282.10
SPECIAL EVENT	31	$0.00	$1,351.50
	31	$0.00	$1,351.50

City of Rockwall

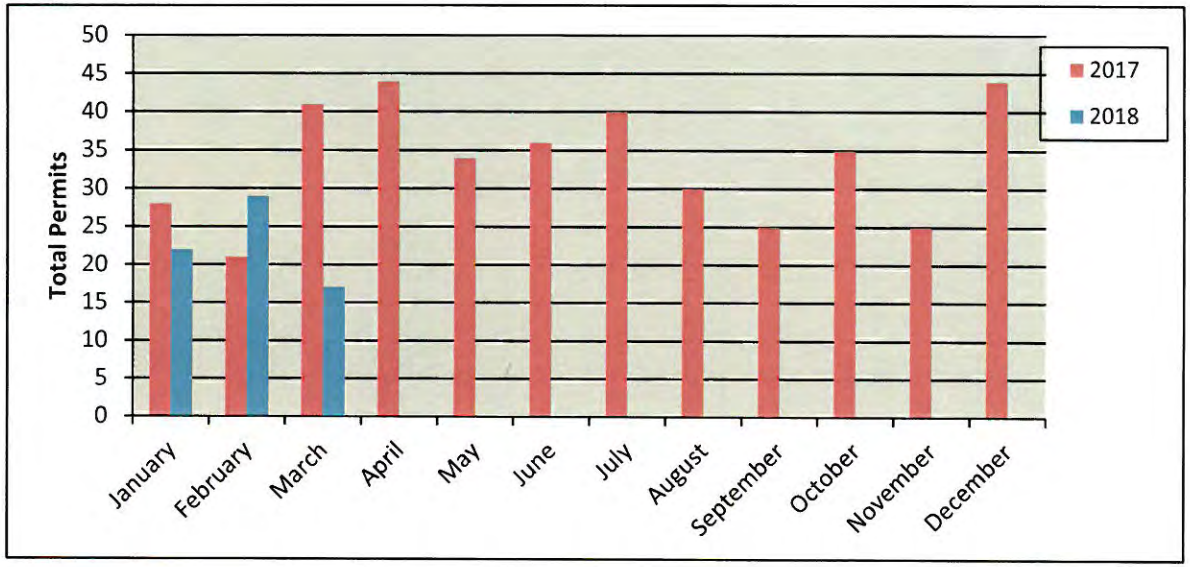
PERMITS ISSUED - Summary by Type and Subtype

For the Period 3/1/2018 thru 3/31/2018

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
Totals:	310	$8,522,770.53	$122,271.28

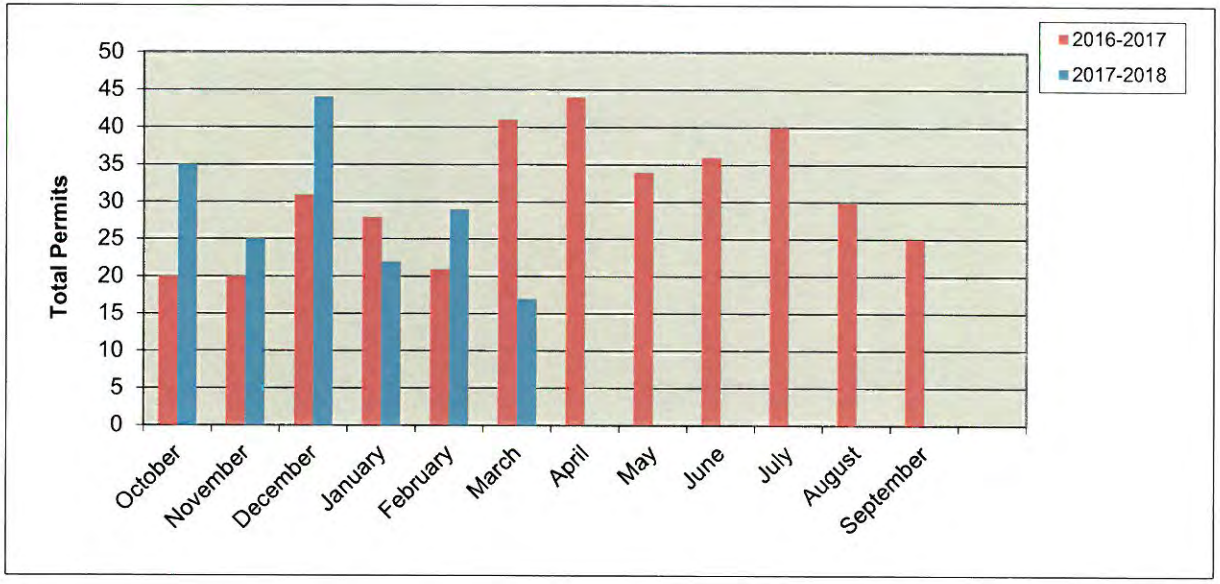
New Residential Permits Calendar Year

	Year	
	2017	2018
January	28	22
February	21	29
March	41	17
April	44	
May	34	
June	36	
July	40	
August	30	
September	25	
October	35	
November	25	
December	44	
Totals	**403**	68



New Residential Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	20	35
November	20	25
December	31	44
January	28	22
February	21	29
March	41	17
April	44	
May	34	
June	36	
July	40	
August	30	
September	25	
Totals	**370**	**172**



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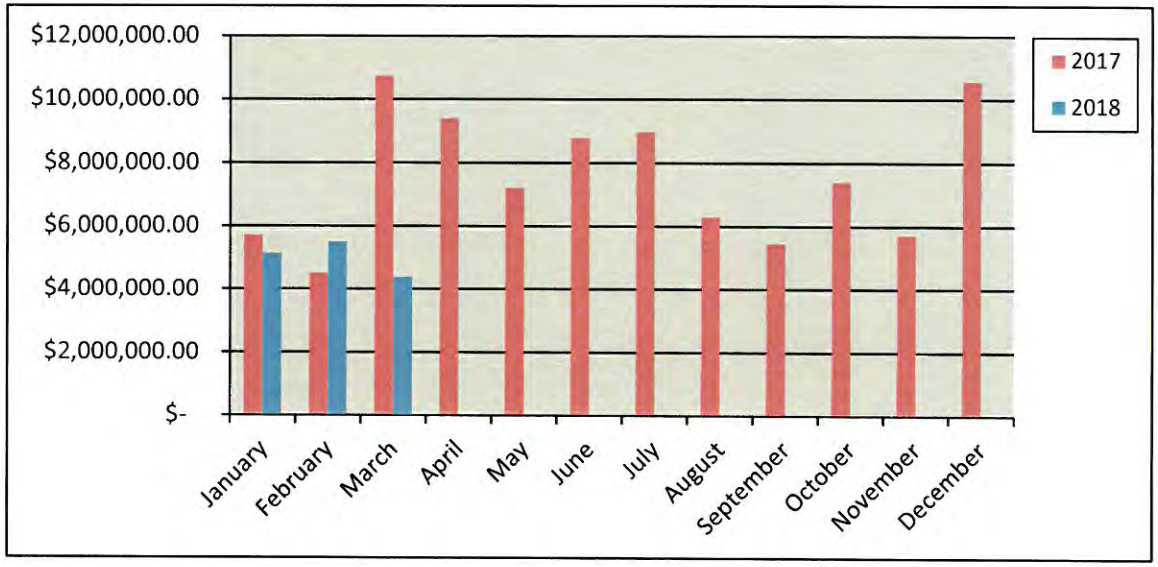
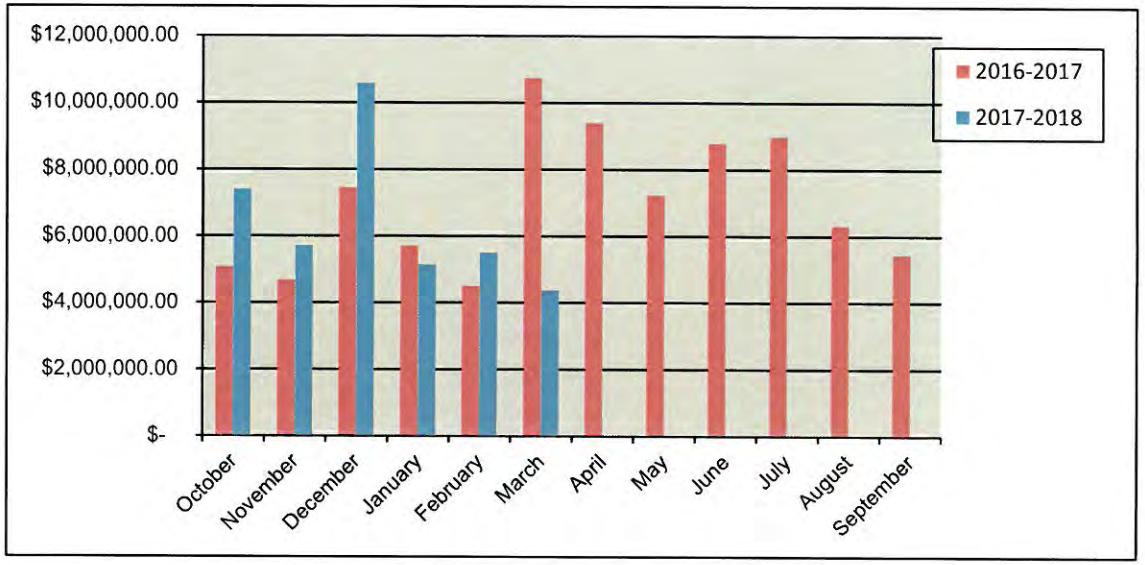
New Residential Value Calendar Year

Year	2017	2018
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,500.00	$ 5,505,704.00
March	$ 10,740,233.00	$ 4,374,886.00
April	$ 9,394,785.27	
May	$ 7,210,632.79	
June	$ 8,782,481.00	
July	$ 8,983,999.47	
August	$ 6,295,770.00	
September	$ 5,443,098.00	
October	$ 7,402,565.06	
November	$ 5,722,063.00	
December	$ 10,576,719.30	
Totals	**$ 90,748,277.89**	**$ 15,026,214.00**



New Residential Value Fiscal Year

Year	2016-2017	2017-2018
October	$ 5,060,392.34	$ 7,402,565.06
November	$ 4,672,329.53	$ 5,722,063.00
December	$ 7,447,114.15	$ 10,576,719.30
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,550.00	$ 5,505,704.00
March	$ 10,740,233.00	$ 4,374,886.00
April	$ 9,394,785.27	
May	$ 7,210,632.79	
June	$ 8,782,481.00	
July	$ 8,983,999.47	
August	$ 6,295,770.00	
September	$ 5,443,098.00	
Totals	**$84,226,816.55**	**$ 38,727,561.36**



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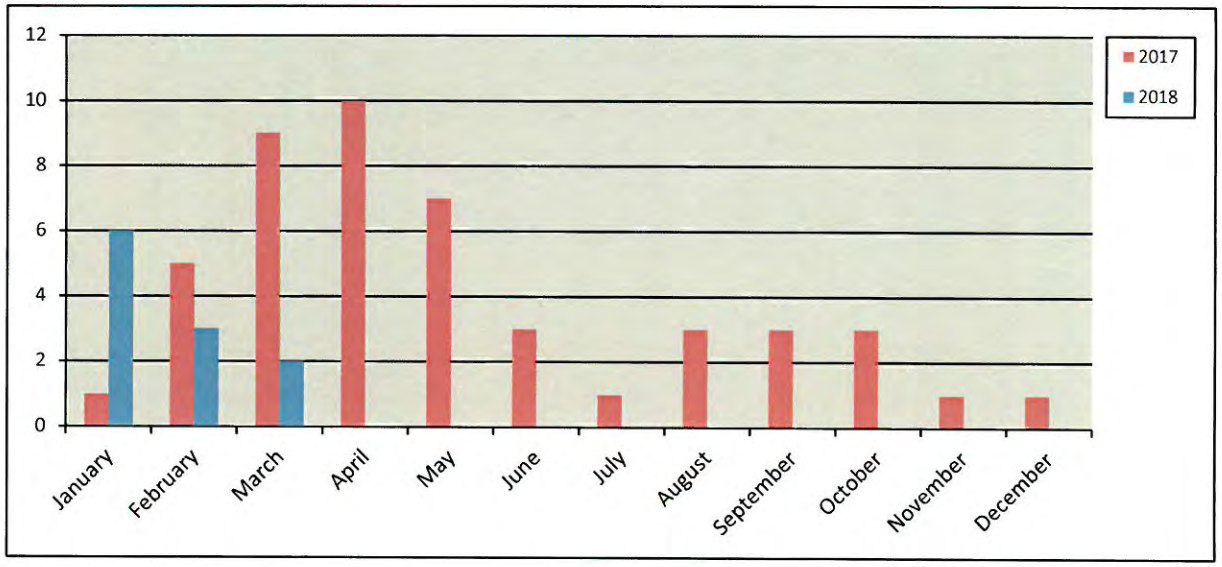
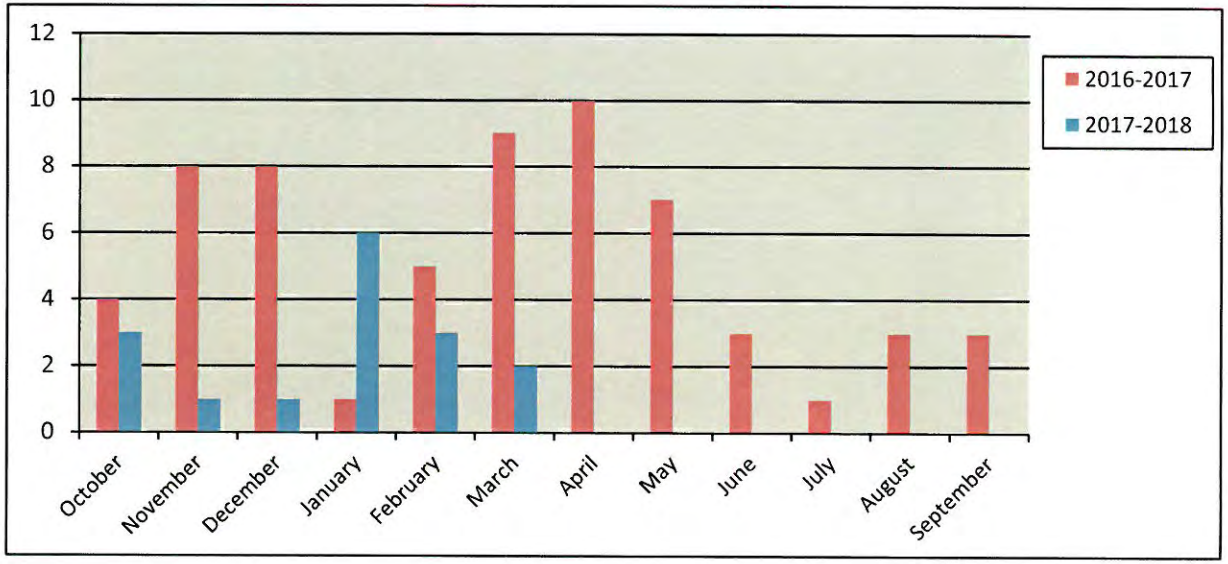
Residential Remodel Permits Calendar Year

	Year	
	2017	2018
January	1	6
February	5	3
March	9	2
April	10	
May	7	
June	3	
July	1	
August	3	
September	3	
October	3	
November	1	
December	1	
Totals	**47**	11



Residential Remodel Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	4	3
November	8	1
December	8	1
January	1	6
February	5	3
March	9	2
April	10	
May	7	
June	3	
July	1	
August	3	
September	3	
Totals	**62**	**16**



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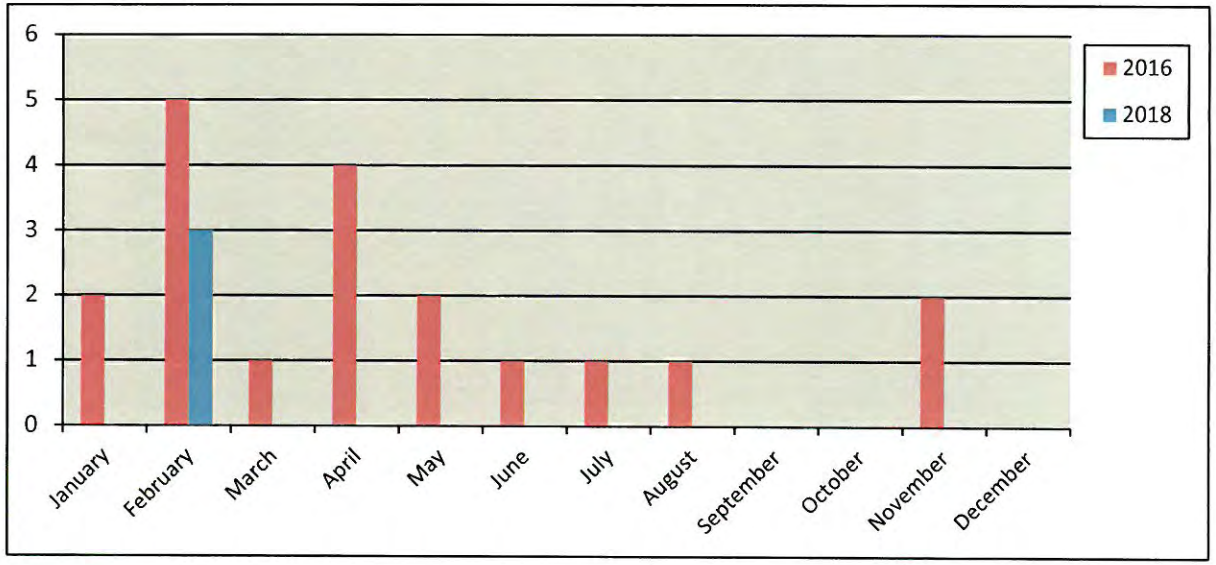
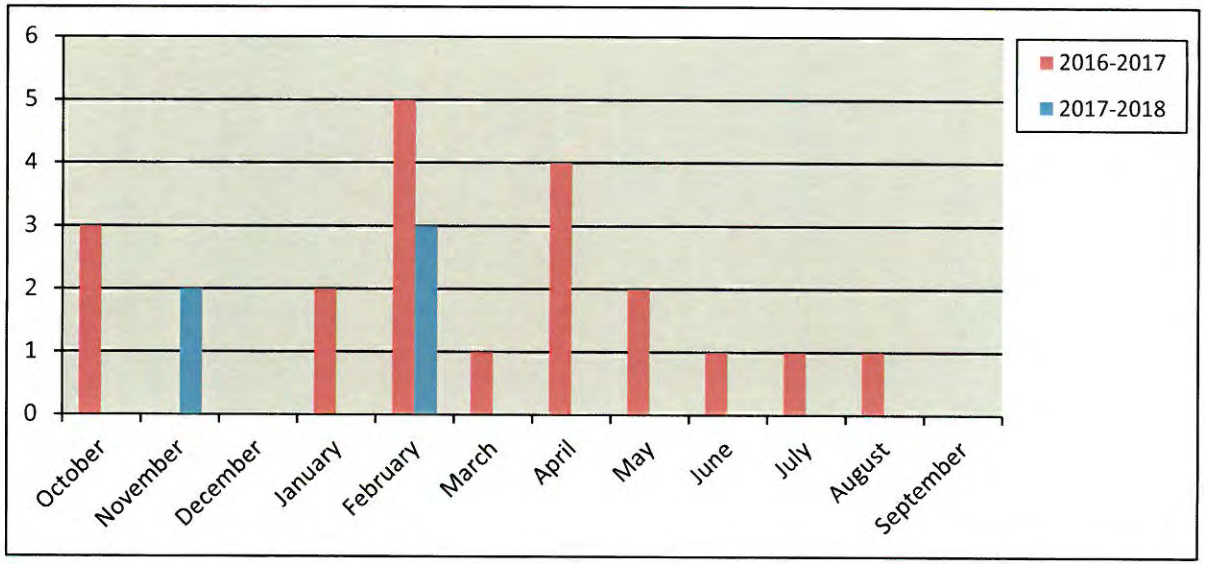
New Commercial Permits Calendar Year

Year		
	2016	2018
January	2	0
February	5	3
March	1	0
April	4	
May	2	
June	1	
July	1	
August	1	
September	0	
October	0	
November	2	
December	0	
Totals	**19**	**3**



New Commercial Permits Fiscal Year

Year		
	2016-2017	2017-2018
October	3	0
November	0	2
December	0	0
January	2	0
February	5	3
March	1	0
April	4	
May	2	
June	1	
July	1	
August	1	
September	0	
Totals	**20**	**5**



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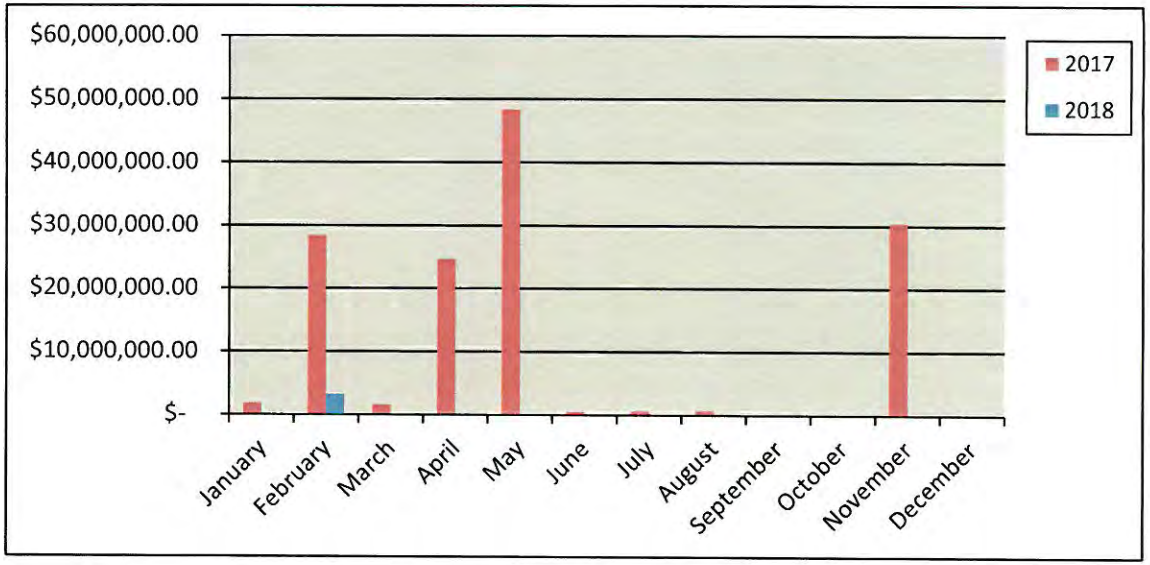
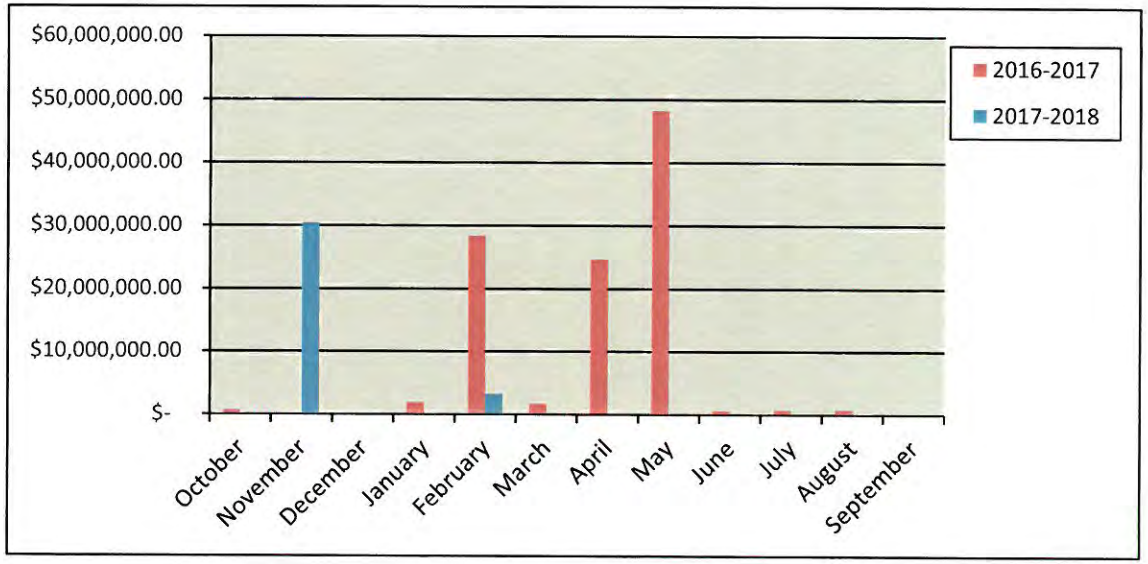
New Commercial Value Calendar Year

Year	2017	2018
January	$ 1,800,000.00	-
February	$ 28,400,000.00	$ 3,221,771.00
March	$ 1,599,026.00	-
April	$ 24,650,000.00	
May	$ 48,300,000.00	
June	$ 569,400.00	
July	$ 700,000.00	
August	$ 726,506.00	
September	-	
October	-	
November	$ 30,390,000.00	
December	-	
Totals	**$ 137,134,932.00**	**$ 3,221,771.00**



New Commercial Value Fiscal Year

Year	2016-2017	2017-2018
October	$ 572,200.00	-
November	$ -	$ 30,390,000.00
December	$ -	-
January	$ 1,800,000.00	-
February	$ 28,400,000.00	$ 3,221,771.00
March	$ 1,599,026.00	-
April	$ 24,650,000.00	
May	$ 48,300,000.00	
June	$ 569,400.00	
July	$ 700,000.00	
August	$ 726,506.00	
September	-	
Totals	**$ 107,317,132.00**	**$ 33,611,771.00**



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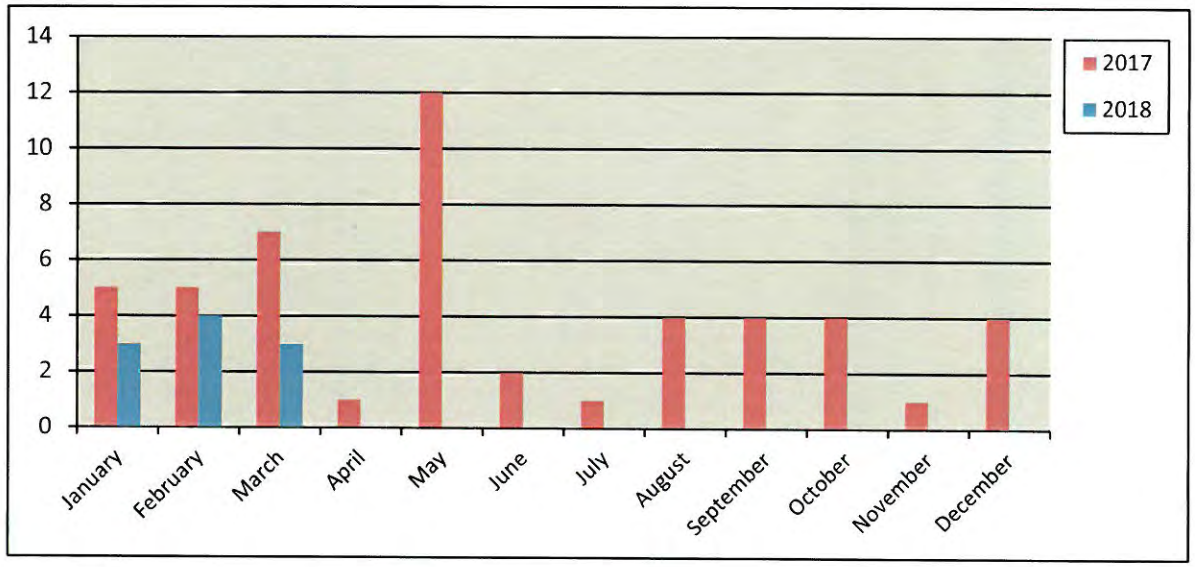
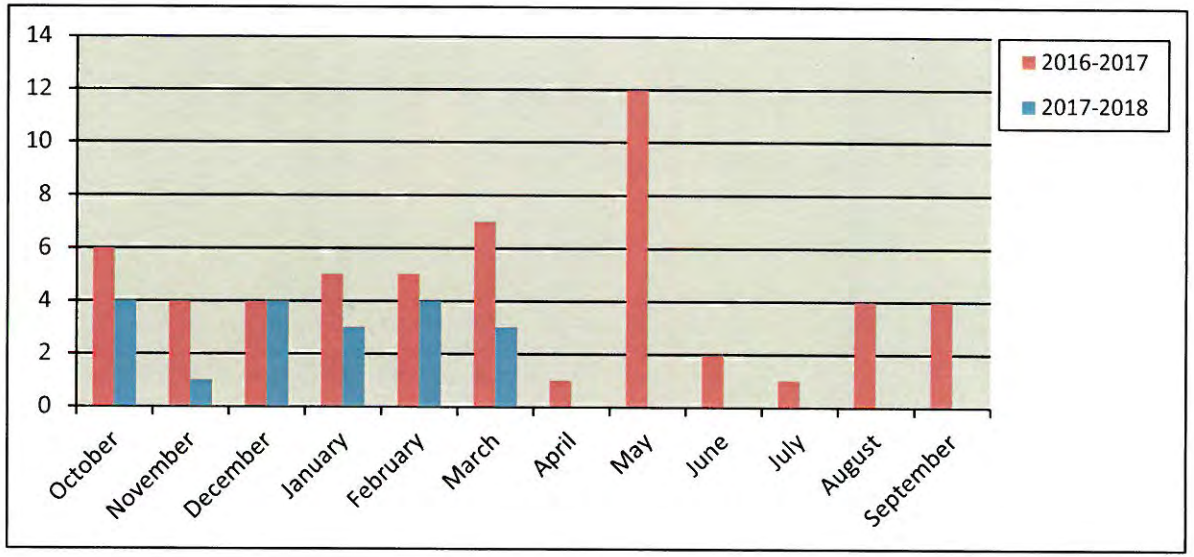
Commercial Remodel Permits Calendar Year

	Year	
	2017	2018
January	5	3
February	5	4
March	7	3
April	1	
May	12	
June	2	
July	1	
August	4	
September	4	
October	4	
November	1	
December	4	
Totals	**50**	**10**



Commercial Remodel Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	6	4
November	4	1
December	4	4
January	5	3
February	5	4
March	7	3
April	1	
May	12	
June	2	
July	1	
August	4	
September	4	
Totals	**55**	**19**



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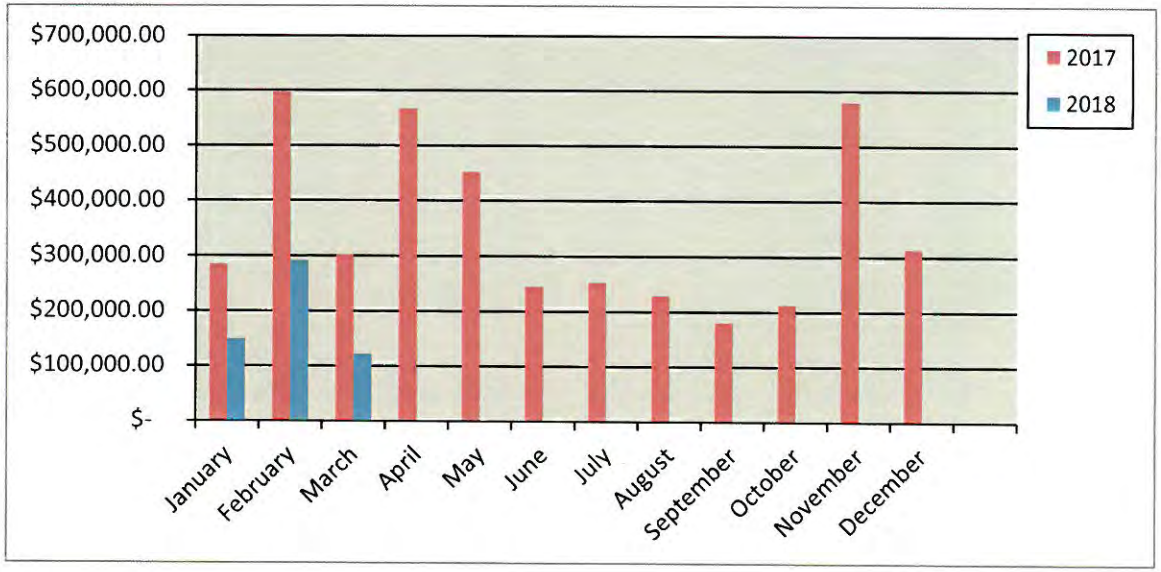
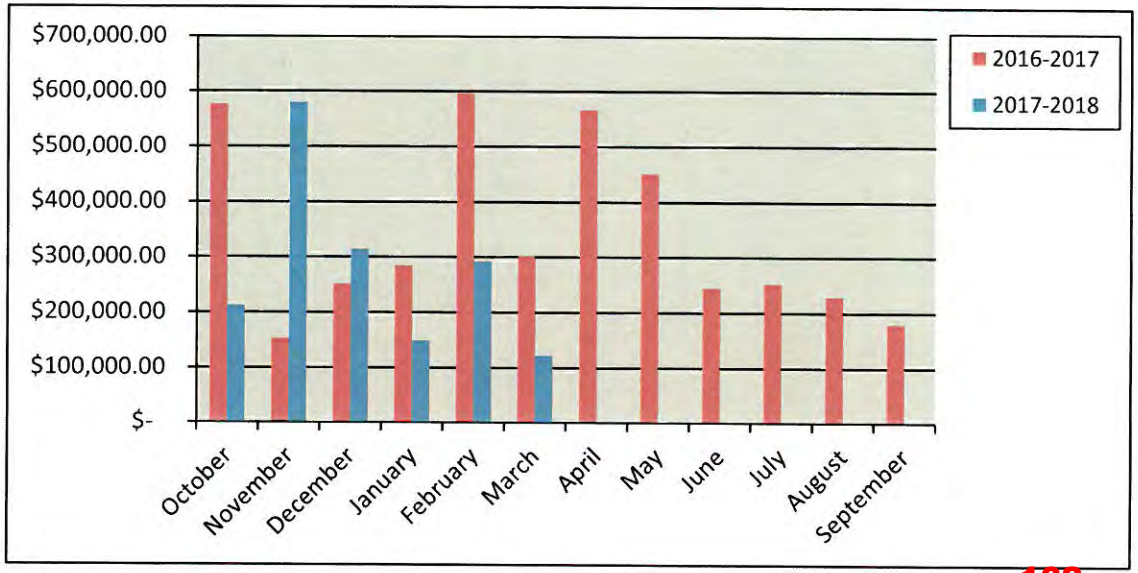
Total Fees Collected Calendar Year

Year	2017	2018
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	$ 291,324.78
March	$ 302,406.79	$ 122,271.28
April	$ 566,291.24	
May	$ 451,389.66	
June	$ 244,930.08	
July	$ 252,374.52	
August	$ 229,266.56	
September	$ 180,561.41	
October	$ 212,560.59	
November	$ 579,208.80	
December	$ 313,423.19	
Totals	**$ 4,213,035.44**	**$ 562,684.60**



Total Fees Collected Fiscal Year

Year	2016-2017	2017-2018
October	$ 576,222.20	$ 212,560.59
November	$ 152,701.44	$ 579,208.80
December	$ 251,265.83	$ 313,423.19
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	$ 291,324.78
March	$ 302,406.79	$ 122,271.28
April	$ 566,291.24	
May	$ 451,389.66	
June	$ 244,930.08	
July	$ 252,374.52	
August	$ 229,266.56	
September	$ 180,561.41	
Totals	**$ 4,088,032.33**	**$ 1,667,877.18**



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City of Rockwall
PERMITS ISSUED
For the Period 3/1/2018 thru 3/31/2018

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0012 01/26/2018 03/08/2018	CO BUSINESS ACTIVE	203 Fannin St S 4820-000T-0001-00-0R Divine Peace Lutheran Church	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Divine Peace	203 Fannin St S, Rockwall, TX 75087	(724) 494-4911
BUS OWNER	Divine Peace	203 Fannin St S, Rockwall, TX 75087	(724) 494-4911
OWNER	SMITH, IRIS	, ROCKWALL, TX 75087	

CO2018-0015 01/30/2018 03/09/2018	CO BUSINESS Active	1300 E Ralph Hall Pkwy 110 4832-000B-0001-00-0R Cute Nail & Spa	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Thieu Trinh Tran	2118 Valley Creek Dr., Garland, TX 75040	(469) 314-1527
BUS OWNER	Thieu Trinh Tran	2118 Valley Creek Dr., Garland, TX 75040	(469) 314-1527
ELEC CONTR	D & D All Trades	4621 Limerick, Frisco, TX 75034	(214) 783-7070
INSP RPT EMAIL	Thieu Trinh Tran	2118 Valley Creek Dr., Garland, TX 75040	(469) 314-1527
MECH CONTR	n/a	, ,	
OWNER	DALLAS, EAST	ATTN; JIM VAUDAGNA, SAN JOSE, CA 95126	
PLB CONTR	Larry Myer Plumbing	518 Johnson Dr., Duncanville, TX 75116	(214) 535-6514

CO2018-0019 02/09/2018 03/06/2018	CO BUSINESS Active	539 IH 30 3245-0000-0003-00-0R Healthy Banh Mi	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	THU LUU	449 SUTTER DRIVE, ROCKWALL, TX 75087	(214) 714-3181
BUS OWNER	THU M LUU	539 IH 30, Rockwall, TX 75087	(214) 714-3181
CONTRACTOR	THU LUU	449 SUTTER DRIVE, ROCKWALL, TX 75087	(214) 714-3181
INSP RPT EMAIL	THU LUU	449 SUTTER DRIVE, ROCKWALL, TX 75087	(214) 714-3181
OWNER	BENT, TREE REALTY CO	, ADDISON, TX 75001	

CO2018-0021 02/13/2018 03/19/2018	CO BUSINESS Active	3144 Horizon Rd. 120 4703-000A-0015-00-0R Texas Health Surgery Center Rockwall, LLC	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	CAMBRIDGE HODINGS	, Dallas, TX 75225	
BUS OWNER	Texas Health Surgery Center	3144 Horizon Rd 120, Rockwall, TX 75032	
OWNER	ROCKWALL, REGIONAL H	, ARLINGTON, TX 76011	

City of Rockwall
PERMITS ISSUED
For the Period 3/1/2018 thru 3/31/2018

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0023 02/13/2018 03/01/2018	CO BUSINESS Active	2045 Kristy Ln 3130-0000-0001-C0-0R Renegade Customs	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
BUS OWNER	Chris Lewis	2045 Kristy Ln., Rockwall, TX 75032	(972) 597-4940
ELEC CONTR	SRS ELECTRIC, LLC	9832 CR 2469, Royse City, Tx 75189	(972) 210-9605
MECH CONTR	D-N-D Services	2455 IH 30, ROCKWALL, TX 75087	(214) 212-5950
OWNER	Jowers, Inc.	PO Box 1870, ROCKWALL, TX 75087	(972) 771-1522
PLB CONTR	hassell not in syste.	, ,	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0025 02/19/2018 03/16/2018	CO BUSINESS Active	2010 Industrial 609 4824-0000-0002-00-0R Sterling Tea	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
BUS OWNER	Brenda Myers	2010 Industrial, Rockwall, TX 75087	
OWNER	ROCKWALL, STEEL CO	, HEATH, TX 75032	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0026 02/20/2018 03/19/2018	CO SHELL Active	3144 Horizon Rd 4703-000A-0015-00-0R Cambridge Rockwall MOB II LTD - SHELL	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Cambridge Rockwall MOB II	3144 Horizon Rd, Rockwall, TX 75032	(214) 871-7337
BUS OWNER	Cambridge Rockwall MOB II	3144 Horizon Rd, Rockwall, TX 75032	(214) 871-7337
CONTRACTOR	ROGERS - OBRIEN CONST	1901 REGAL ROW, Dallas, TX 75235	(214) 962-3000
INSP RPT EMAIL	Cambridge Rockwall MOB II	3144 Horizon Rd, Rockwall, TX 75032	(214) 871-7337
OWNER	ROCKWALL, REGIONAL F	, ARLINGTON, TX 76011	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0028 02/21/2018 03/14/2018	CO INTERIOR Active	103 E Bourn 4900-000L-0004-00-0R Lillie Kays Closet	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Larissa Koetje	1025 Ember Crest Dr., ROCKWALL, TX 75087	(469) 834-9993
BUS OWNER	Larissa Koetje	103 E Bourn, Rockwall, TX 75087	(469) 834-9993
OWNER	EDWARDS, JASON	, HEATH, TX 75032	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0030 02/27/2018 03/08/2018	CO BUSINESS Active	975 IH 30 115 4799-000A-0009-00-0R Barbeques Galore	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number

City of Rockwall
PERMITS ISSUED
For the Period 3/1/2018 thru 3/31/2018

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
APPLICANT	Henrik Stepanyan	12225 Greenvile Ave. Ste. 232, Dallas, TX 75243		(909) 212-6171	
BUS OWNER	Henrik Stepanyan	975 IH 30 115, ROCKWALL, TX 75087		(909) 212-6171	
BUSINESS	Grand Home Holdings Inc. dl	975 E. Interstate 30 Suite 115, ROCKWALL, TX 75087		(214) 355-4814	
OWNER	ROCKWALL, CROSSING L	2100 W 7TH ST, FORT WORTH, TX 76107			
CO2018-0031	CO	2002 Industrial Blvd.	0.00	75.00	75.00
02/27/2018	BUSINESS	4843-0000-0003-00-0R			
03/16/2018	Active	Rapier and Associates			
BUS OWNER	Michael Rapier	P.O. Box 159, Rockwall, TX 75087		(888) 720-1974	
OWNER	CONSELMAN, EQUITIES I	, ROCKWALL, TX 75087			
CO2018-0033	CO	3144 Horizon 110	0.00	76.50	76.50
03/01/2018	INTERIOR	4703-000A-0015-01-0R			
03/19/2018	Active	Texas Oncology Rockwall Cancer Center			
APPLICANT	Physician Reliance, LLC	3144 Horizon Rd 110, Rockwall, TX 75032		(972) 771-3322	
BUS OWNER	Physician Reliance, LLC	12221 Merit Dr. #500, Dallas, TX 75251		(972) 771-3322	
OWNER	CAMBRIDGE, ROCKWALL	, JUPITER, FL 33458			
CO2018-0035	CO	811 Yellow Jacket LN 102	0.00	75.00	75.00
03/05/2018	INTERIOR	4830-0000-0001-C0-0R			
03/07/2018	Active	Wellness Connection of NTX			
APPLICANT	Patrice Wilkes	9101 Shearer St., Rowlett, TX 75088		(469) 387-4312	
BUS OWNER	Patrice Wilkes	811 Yellow Jacket Ln 120, Rockwall, TX 75087		(469) 387-4312	
INSP RPT EMAIL	Patrice Wilkes	9101 Shearer St., Rowlett, TX 75088		(469) 387-4312	
OWNER	LANDLOW, LLC	, ROCKWALL, TX 75087			
CO2018-0039	CO	3045 N Goliad Rd 111	0.00	75.00	75.00
03/21/2018	BUSINESS	4938-0001-0001-00-0R			
03/23/2018	Active	Fat Chicken Rockwall			
BUS OWNER	Resto Gasro Bisrto LLC	10136 Rockmoor Ct., Dallas, TX 75229		(214) 701-3468	
BUSINESS	Fat Chicken Rockwall	3045 N Goliad #111, ROCKWALL, TX 75087		(214) 701-3468	
OWNER	Manuel Ramon	6220 Campbell Rd. #104, Dallas, TX 75248		(214) 264-3369	

Total Valuation:	**0.00**
Total Fees:	**982.50**
Total Fees Paid:	**982.50**

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ROCKWALL FIRE Department

Monthly Report

March 2018

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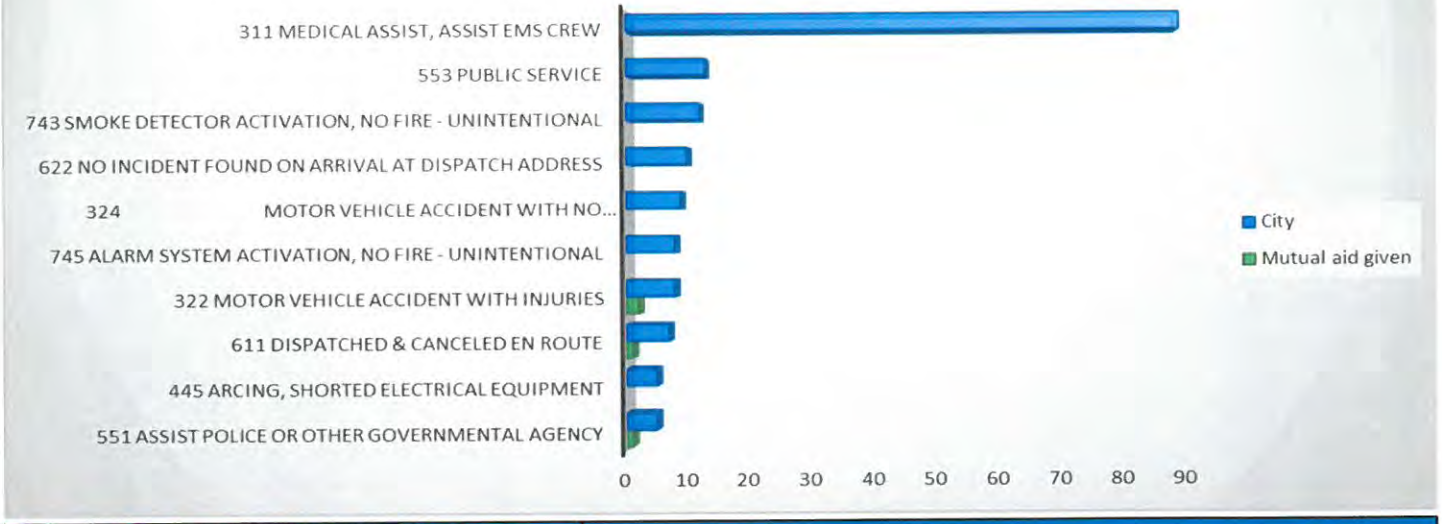
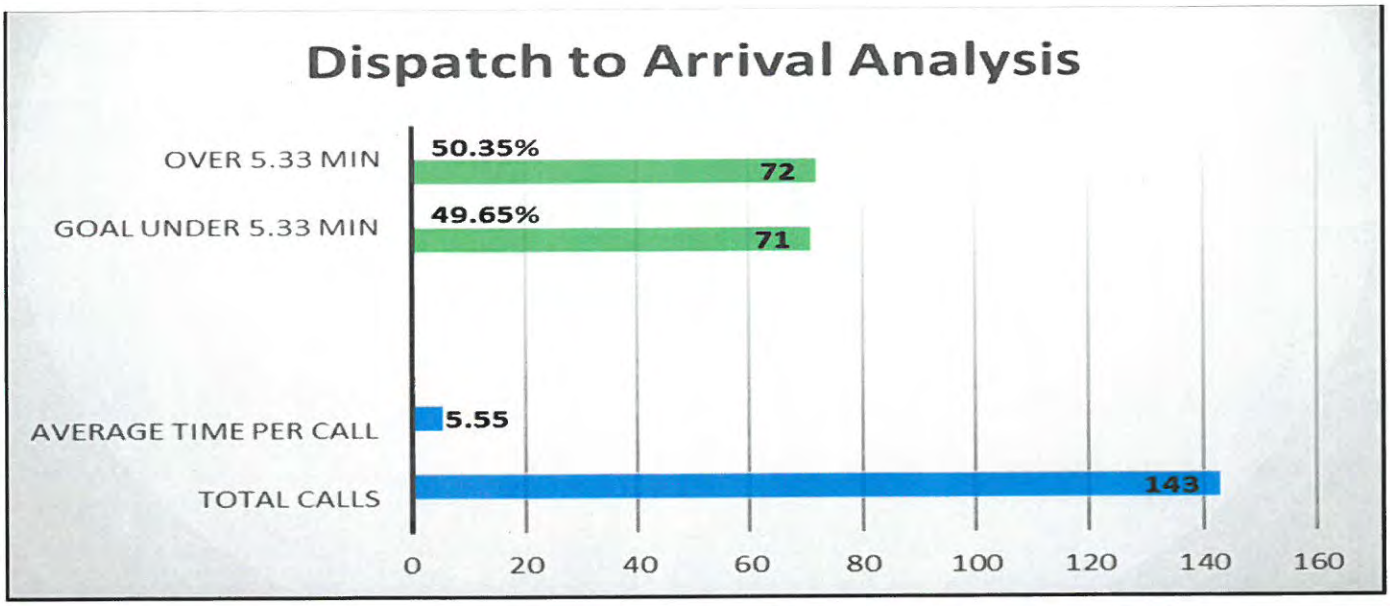
Top 10 Calls March 2018

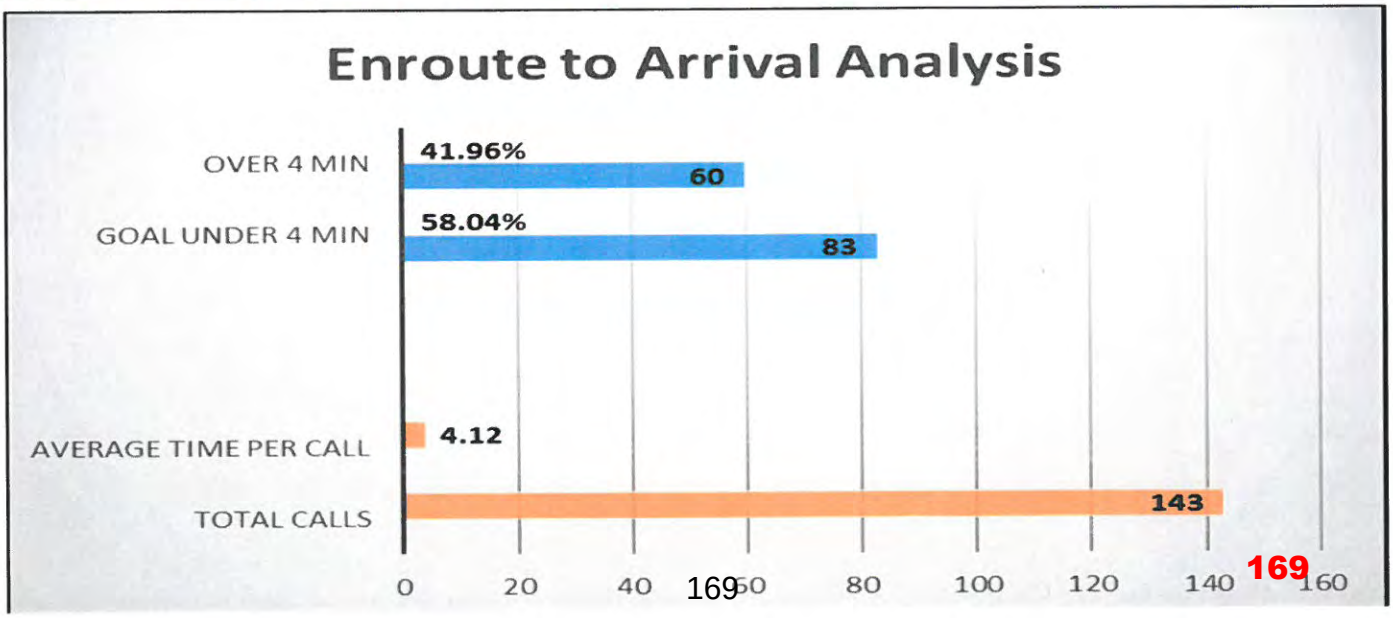


March 2018- All Calls				
Situation Type	Automatic aid given	Mutual aid given	Mutual aid received	City
363 Swift water rescue		1		
361 Swimming/recreational water areas rescue	1			
444 Power line down				1
442 Overheated motor				1
744 Detector activation, no fire - unintentional				1
736 CO detector activation due to malfunction				1
151 Outside rubbish, trash or waste fire				1
331 Lock-in (if lock out , use 511)				1
323 Motor vehicle/pedestrian accident (MV Ped)				1
353 Removal of victim(s) from stalled elevator				1
142 Brush or brush-and-grass mixture fire				1
138 Off-road vehicle or heavy equipment fire				1
413 Oil or other combustible liquid spill				1
462 Aircraft standby				1
440 Electrical wiring/equipment problem, other				1
550 Public service assistance, other				1
365 Watercraft rescue				1
555 Defective elevator, no occupants				1
730 System malfunction, other				1
600 Good intent call, other				1
424 Carbon monoxide incident				1
671 HazMat release investigation w/no HazMat				1
143 Grass fire			1	2
651 Smoke scare, odor of smoke				2
733 Smoke detector activation due to malfunction				2
735 Alarm system sounded due to malfunction				2
412 Gas leak (natural gas or LPG)				3
111 Building fire				4
721 Bomb scare - no bomb				4
445 Arcing, shorted electrical equipment				5
551 Assist police or other governmental agency		1		5
611 Dispatched & canceled en route		1		7
322 Motor vehicle accident with injuries		2		8
745 Alarm system activation, no fire - unintentional				8
324Motor vehicle accident with no injuries.				9
622 No incident found on arrival at dispatch address				10
743 Smoke detector activation, no fire - unintentional				12
553 Public service				13
311 Medical assist, assist EMS crew				90
Grand Total	**1**	**5**	**1**	**206**
Combined Total **213**				**168**



Dispatch to Arrival Analysis-All (No Mutual Aid)				Total Calls
49%	On Scene in	5.3	minutes or less	71
63%	On Scene in	6.0	minutes or less	91
78%	On Scene in	7.0	minutes or less	112
88%	On Scene in	8.0	minutes or less	124
94%	On Scene in	9.0	minutes or less	135
99%	On Scene in	18.0	minutes or less	143

Enroute to Arrival Analysis-All (No Mutual Aid)				Total Calls
58%	On Scene in	4.0	minutes or less	83
71%	On Scene in	5.0	minutes or less	102
81%	On Scene in	6.0	minutes or less	117
90%	On Scene in	7.0	minutes or less	130
94%	On Scene in	8.0	minutes or less	136
99%	On Scene in	15.0	minutes or less	143



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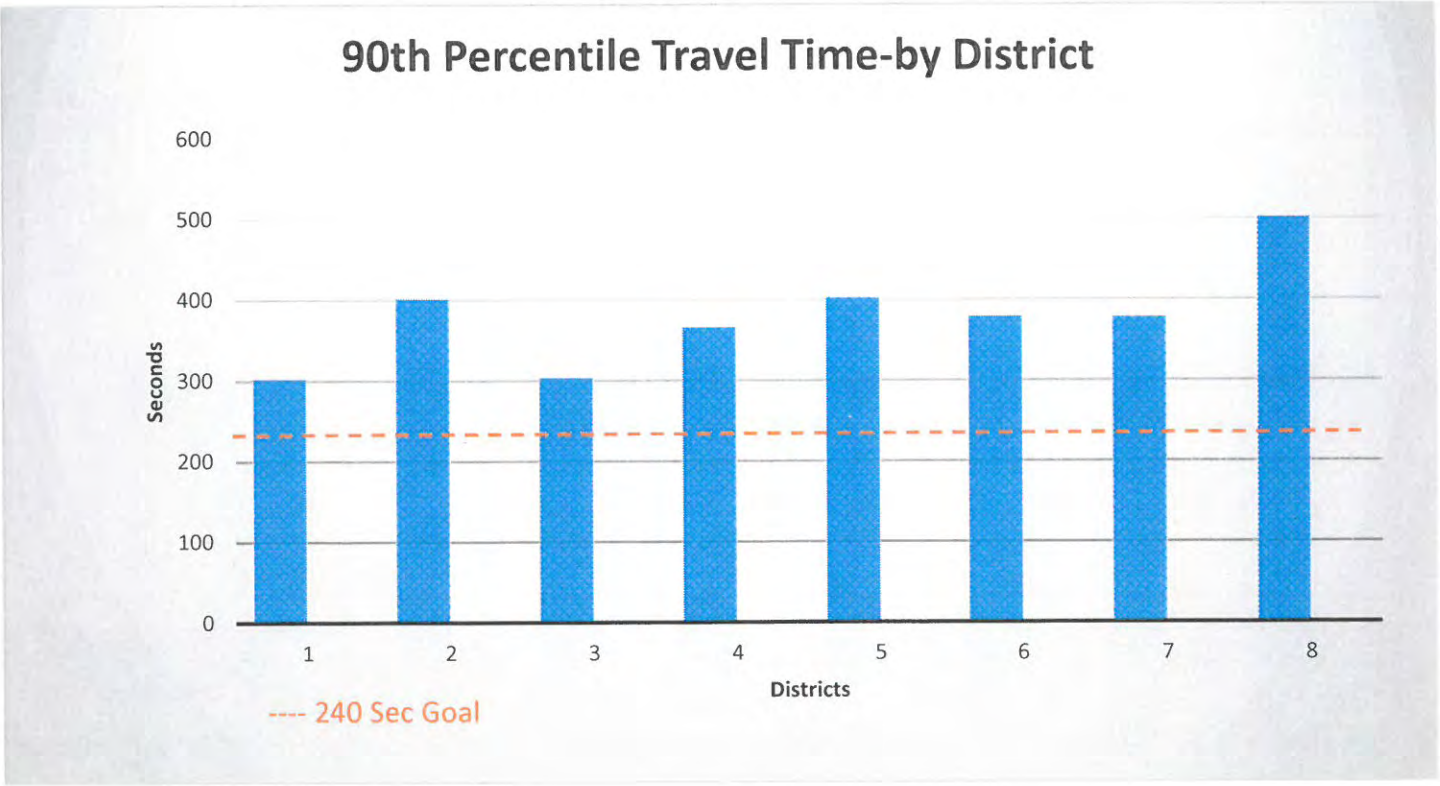
Enroute to Arrival Analysis-*By District* (No Mutual Aid)			Total Number of Calls	Average Drive Time Minutes	Percent of Runs per Station
	100s with Station 1				
64%	On Scene in	4.0 minutes or less	33	4.00	23.08%
	200s with Station 2				
67%	On Scene in	4.0 minutes or less	48	3.41	33.57%
	300s with Station 3				
69%	On Scene in	4.0 minutes or less	13	3.87	9.09%
	400s with Station 4				
50%	On Scene in	4.0 minutes or less	32	1.57	22.38%
	500s w/out Station				
43%	On Scene in	4.0 minutes or less	7	6.49	4.90%
	600s w/out Station				
100%	On Scene in	4.0 minutes or less	1	3.63	0.70%
	700s w/out Station				
13%	On Scene in	4.0 minutes or less	8	5.70	5.59%
	800s w/out Station				
0%	On Scene in	4.0 minutes or less	1	5.17	0.70%
	900s w/out Station				
N/A	On Scene in	4.0 minutes or less			
	1000s w/out Station				
N/A	On Scene in	4.0 minutes or less			
		Total Calls	143		



Total Dollar Losses

March 2018

City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 04/26/2018 14:46
Login ID: rck\sdean
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$0.00	$0.00	$0.00	$98,060.00	$154,540.20
Total Content Loss:	$0.00	$1,400.00	$0.00	$60,236.00	$89,731.82
Total Property Pre-Incident Value:	$0.00	$0.00	$0.00	$98,060.00	$403,399.40
Total Contents Pre-Incident Value	$0.00	$0.00	$0.00	$58,836.00	$240,690.64
Total Losses:	$.00	$1,400.00	$.00	$158,296.00	$.00
Total Value:	$.00	$.00	$.00	$156,896.00	$644,090.04

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Fire Marshal Division

Monthly Report - March 2018

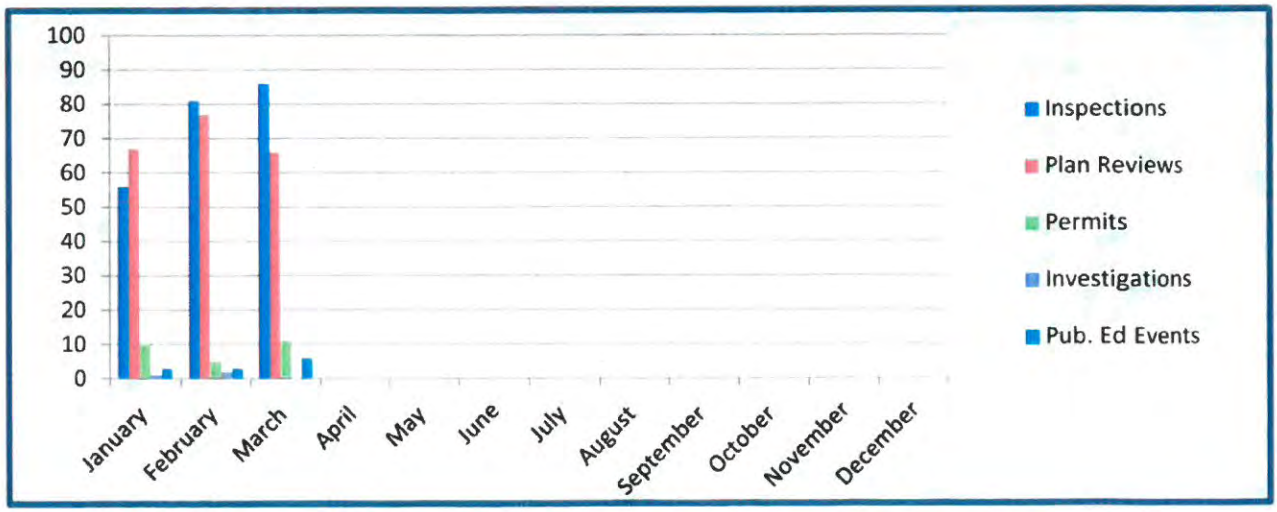
Inspection Status Report	
Finaled Inspections	41
Pending Inspections	45
Total for the Month	**86**

Fire Investigations Status Report	
Active Investigations	0
Closed Investigations	0
Total for the Month	**0**

Plan Review Report	
CO	10
COMM	35
Engineering	6
Misc.	1
Plat	4
Single Family	1
Site Plan	3
Special Event	1
Zoning	5
Total for the Month	**66**

Fire Permit Report	
CO2 System	1
Fire Alarm	4
Kitchen Suppression	1
Fire Sprinkler	4
Tents	1
Total for the Month	**11**

Public Education Events	
Total for the Month	**6**



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Key Projects:

(1) **Asset Management Software**. Up and Running. Quality assurance checks and IT web upgrades.

(2) **Outside Agencies / Citizens**. Freeland Surveyors, FC Cuny

(3) **Engineering/Public Works**. Signage CIP Project – Listings, LRE / Wallace Buffalo Creek Maps X4, County Line Rd Rendering Map, SH276 Property Owners Maps, LRE Contours Map, Outfall Map, AMS Implementation changes.

(4) **Parks Department**. Founders Day Maps, South Community Park Map

(5) **Planning Department**. Breezy Hill Ph8 Address and Road Issues, Build Out Numbers, Council Maps - Collin Co Streets, Council Map - Acreage w/City Limits & Annexations, Clean Up John King Drawings, Street Cross Section Maps – Multiple, Thoroughfare Plan Update, Location Maps – Planning, Comp Plan Map Updates, Locator / Exhibits, Case Maps

(6) **Building Inspections/NIS**. Food Truck Map

(7) **GIS**. 911 Addressing, GIS staffing changes, Parcel updates, NG911 updates / State QC, 2018 City Maps update, Planimetric updates, Various Calculations, Census 2020 LUCA, Cityworks GIS https switch-over, Update Brochures for 2018

(8) **Police / Fire.** Update Police Beats Map 2018, Training Route Map

(9) **Admin / Internal Ops.** Multi-Family Mailing Address List,

(10) **City Mangers Office-** Retail Vacancy Data, Downtown Historic District Calculations

(11) **Finance-** Utility Calculations

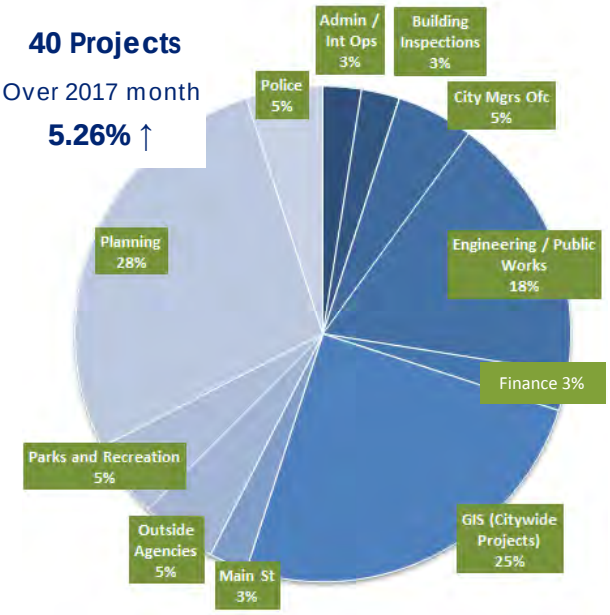
(12) **Main Street-** Spring Fling DT Map

Monthly Project Request by Department:

40 Projects

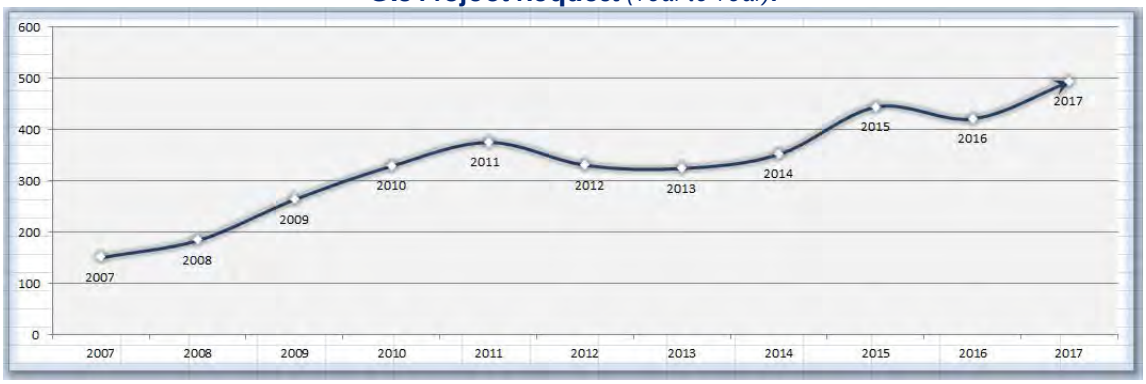
Over 2017 month

5.26% ↑



Admin / HR / Internal Ops	1
Building Inspections	1
Citizen Request	0
City Council	0
City Manager's Office	2
Neighborhood Improvement Services	0
Engineering / Public Works	7
Finance / Utility Billing	1
Fire Department	0
GIS (Citywide Projects)	10
IT	0
Main Street Program	1
Outside Agencies	2
Parks and Recreation	2
Planning	11
Police Department	2
REDC	0
Total	**40**

GIS Project Request *(Year to Year)*:



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Rockwall Police Department
Harbor District Call For Service
March 2018

Incident Number	Date	Time	Common Name	Incident Type	Incident CFS Disposition
2018-00006896	3/2/2018	23:32:44	Cinemark Movies 12	BMV	No Report
2018-00008665	3/16/2018	21:15:33	Dodies Seafood Café	Disturbance	Unable to Locate
2018-00008127	3/12/2018	19:50:04	The Harbor	Disturbance	No Report
2018-00006840	3/2/2018	18:10:47	The Hilton	Fraud	No Report
2018-00010266	3/31/2018	17:23:20	The Harbor	Harrassment	No Report
2018-00001628	3/23/2018	22:08:57	The Harbor	Intoxicated	Unable to Locate
2018-00009394	3/23/2018	22:08:57	The Harbor	Intoxicated	Unable to Locate
2018-00008881	3/18/2018	23:23:34	Cinemark Movies 12	Investigation	No Report
2018-00007964	3/11/2018	0:26:19	The Harbor	Investigation	No Report
2018-00007513	3/7/2018	20:43:08	Cinemark Movies 12	Suspicious Activity	No Report
2018-00008529	3/15/2018	20:19:46	Cinemark Movies 12	Suspicious Activity	No Report
2018-00010047	3/29/2018	20:24:48	Glorias Restaurant	Suspicious Activity	Unable to Locate
2018-00010280	3/31/2018	20:15:39	Cinemark Movies 12	Theft	No Report

	Common Name	
	Cinemark Movies 12	5
	Dodies Seafood Café	1
	Glorias Restaurant	1
	The Harbor	5
	The Hilton	1
		13

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
FACILITY MAINTENANCE REQUESTS FOR SERVICE
MARCH 2018

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	12	12	0	100%
ADMINISTRATIVE SERVICES	3	3	0	100%
AIRPORT	1	1	0	100%
ANIMAL SERVICES	7	7	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	2	2	0	100%
ENGINEERING	5	5	0	100%
FINANCE	1	1	0	100%
FIRE DEPARTMENT	13	13	0	100%
INTERNAL OPERATIONS	113	113	0	100%
MUNICIPAL COURT	6	6	0	100%
PARKS & RECREATION	27	27	0	100%
PLANNING & ZONING	6	6	0	100%
POLICE DEPARTMENT	39	39	0	100%
PUBLIC WORKS	4	4	0	100%
UTILITY BILLING	0	0	0	0%
TOTAL	239	239	0	100%

CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
RADIO SYSTEM
REQUESTS FOR SERVICE
MARCH 2018

DEPARTMENT	# OF REQUESTS	# OF REQUESTS RESPONDED TO W / IN 24 HOURS	# OF REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ANIMAL SERVICES	0	0	0	100%
CODE ENFORCEMENT	0	0	0	100%
FIRE DEPARTMENT	2	2	0	100%
INTERNAL OPERATIONS	0	0	0	100%
PARKS & RECREATION	0	0	0	100%
POLICE DEPARTMENT	2	2	0	100%
PUBLIC WORKS	0	0	0	100%
UTILITY BILLING	0	0	0	100%
EMS	0	0	0	100%
FATE DPS	0	0	0	100%
HEATH DEPT. PUBLIC SAFETY	0	0	0	100%
HOSPITAL CONTROL STATIONS	0	0	0	100%
SYSTEM ISSUES	1	1	0	100%

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F46 Ralph M Hall Rockwall Municipal Airport

Operations Report March 2018

Fuel Sales

	Gallons Sold	Gross Sales
Jet - A Sales	103	$368.74
Av-Gas Sales	2328	$8,846.40
Total Fuel Sales	2431	$9,215.14

Hangar Rental Revenue

Overnight Tiedown	$35.00
Covered Overnight Tiedown	$30.00
Open T Hangar	$2,720.00
Enclosed Hangar	$120.00
Community Hangar	$580.00
Total Hangar Rentals	$3,485

Hangar Occupancy

	Total Hangars	Qty Rentable	Quantity Leased	Occupancy Rate
Open T Hangars	46	43	35	76%
Enclosed Hangars	2	1	1	50%
Community Hangar	1	1	1	100%
Total Hangar Occupancy				75%

City Revenue	Fee Rate	Hangar Rental	Fuel Flowage	Total Due
Fuel Sales (Gallons Sold)	$0.10		2,431.00	$243.10
Hangars	5.00%	$3,485.00		$174.25
Total Fees Due				$417.35

2018

March

Day		Piston			Turbo Prop			JET
		Single Engine	Multi-Engine	Helicopter	Single Engine	Multi-Engine	Helicopter	
Thur	1	17		11				
FRi	2	37	1	24				
Sat	3	45		19				
Sun	4	Rain/Wind						
Mon	5	9		16				
Tues	6	43		9				
Wed	7	50		13				
Thur	8	12		3				
Fri	9	15		6				
SAT	10	64		5				
SUN	11	4						
Mon	12	13		11				
Tues	13	5		28				
Wed	14	22		27				
Thur	15	20		3	1			
Fri	16	16		9				
SAT	17	18		6		1		
SUN	18	3						
Mon	19	3		5				
Tues	20	23		13				
Wed	21	23		17				
Thur	22	15						
Fri	23	4		6				
SAT	24	29						
SUN	25	3						
Mon	26							
Tues	27	rain		rain				
Wed	28							
Thur	29	27		5				
Fri	30	19		6				
SAT	31	28		4				1
TOTALS:		567	1	246	1	1	0	1

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Rockwall Police Department

Monthly Activity Report

March-2018

ACTIVITY	CURRENT MONTH MARCH	PREVIOUS MONTH FEBRUARY	YTD 2018	YTD 2017	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	0	0	0	**0.00%**
Sexual Assault	0	0	2	1	**100.00%**
Robbery	0	0	0	3	**-300.00%**
Aggravated Assault	1	3	5	7	**-28.57%**
Burglary	4	2	8	17	**-52.94%**
Larceny	46	59	163	153	**6.54%**
Motor Vehicle Theft	5	2	9	12	**-25.00%**
TOTAL PART I	**56**	**66**	**187**	**193**	**-3.11%**
TOTAL PART II	**159**	**136**	**467**	**447**	**4.47%**
TOTAL OFFENSES	**215**	**202**	**654**	**640**	**2.19%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	18	10	42	46	**-8.70%**
D.W.I.	24	5	49	49	**0.00%**
ARRESTS					
FELONY	47	21	106	91	**16.48%**
MISDEMEANOR	63	65	202	232	**-12.93%**
WARRANT ARREST	7	11	26	61	**-57.38%**
JUVENILE	8	6	17	28	**-39.29%**
TOTAL ARRESTS	**125**	**103**	**351**	**412**	**-14.81%**
DISPATCH					
CALLS FOR SERVICE	1372	1145	3856	4415	**-12.66%**
ACCIDENTS					
INJURY	12	14	40	49	**-18.37%**
NON-INJURY	54	42	151	164	**-7.93%**
FATALITY	0	0	0	2	**-200.00%**
TOTAL	**66**	**56**	**191**	**215**	**-11.16%**
FALSE ALARMS					
RESIDENT ALARMS	68	52	192	155	**23.87%**
BUSINESS ALARMS	109	112	376	346	**8.67%**
TOTAL FALSE ALARMS	**177**	**164**	**568**	**501**	**13.37%**
Estimated Lost Hours	**116.82**	**108.24**	**374.88**	**330.66**	**13.37%**
Estimated Cost	**$2,778.90**	**$2,574.80**	**$8,917.60**	**$7,865.70**	**13.37%**

ROCKWALL NARCOTICS UNIT

Number of Cases	**4**
Arrests	**11**
Arrest Warrants	**1**
Search Warrants	**3**
Seized	
Marijuana	36.47 ounces
Cocaine	45 grams
Methamphetamine	26 kilograms
Heroin	10 grams
Weapons	2
Money	$2,400

Rockwall Police Department
Dispatch and Response Times
March 2018

Police Department

	Average Response Time	
Priority 1		Number of Calls **118**
Call to Dispatch	0:01:44	
Call to Arrival	0:06:09	
% over 7 minutes	34%	

	Average Response Time	
Priority 2		Number of Calls **219**
Call to Dispatch	0:03:26	
Call to Arrival	0:10:00	
% over 7 minutes	59%	

	Average Response Time	
Priority 3		Number of Calls **58**
Call to Dispatch	0:06:04	
Call to Arrival	0:14:07	
% over 7 minutes	60%	

Average dispatch response time goals are as follows:
Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

Fire Department

	Average Response Time	
Call to Dispatch	0:01:41	Number of Calls **148**
Call to Arrival	0:07:36	

Overages

Incident No.	Date	Time Rec'd	Call Type	Time Disp	Resp Time	Reason

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185



PARTICIPATION



BRINNER WITH THE BUNNY: 107 PARTICIPANTS



SPRING BREAK ROCK CAMP 2018: 50+ PARTICIPANTS



EASTER EGG HUNT & SPECIAL NEEDS EASTER EGG HUNT, 1,000 PARTICIPANTS, 125 SNAP EGG HUNTERS

MONTHLY OVERVIEW	*MAR '18*
Part Time Labor Hours	**324.5**
Program Offerings	**17**
Program Participants	**200**
Resident Participants	**141**
Non-Resident Participants	**59**
Programs that Made	**16**
Cancelled Programs	**1**
% of Programs Cancelled	**6%**

FEE BASED RESIDENT VS NON-RESIDENT

16 programs

71% **30%**

VOLUNTEER IN THE PARKS (V.I.P.)



EASTER EGG HUNT

TOTAL # OF VOLUNTEER HOURS

# OF VOLUNTEERS	17
# OF VOLUNTEER HOURS	120

120

FACILITY RENTALS



HMCC	MAR '18
Time Blocks Rented	73
Monthly Revenue	**$1400**

HMCC RENTAL ACTIVITY BY TIME BLOCK

73 Rentals

6 - 11 AM | 11 AM - 5 PM | 5 - 11 PM



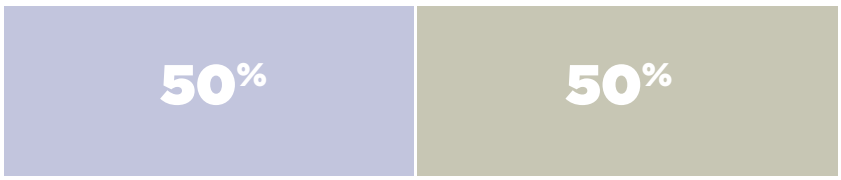


PAVILIONS	MAR '18
Time Blocks Rented	25
Monthly Revenue	**$1000**

PAVILION RENTAL ACTIVITY BY TIME BLOCK

25 Rentals

6 AM - 3 PM | 3 - 11 PM



PARKS



PREVENTATIVE MAINTANENCE:

City drainage channel reconfiguration and beautification to eliminate and prevent further erosion

FACILITY MAINTANENCE:

Turfgrass renovation at the Harbor to eliminate erosion in bare spots

PROJECT:

Myers and The Harbor landscape bed conversion to flagstone decorative inlay.



PROJECT:

66 Boat Ramp Renovation nearing completion



MARKETING

FACEBOOK PAGE LIKES

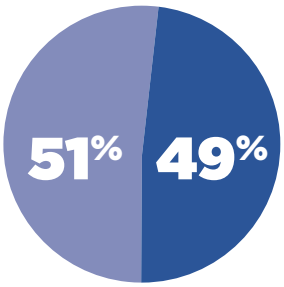
	GAIN OR LOSS
FEB	+76
MAR	+243

TOTAL LIKES THRU 3/28/2018

Like **10,352**

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

	ACCOUNTS	GAIN OR LOSS
FEB	5549	+128
MAR	5707	+158



RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

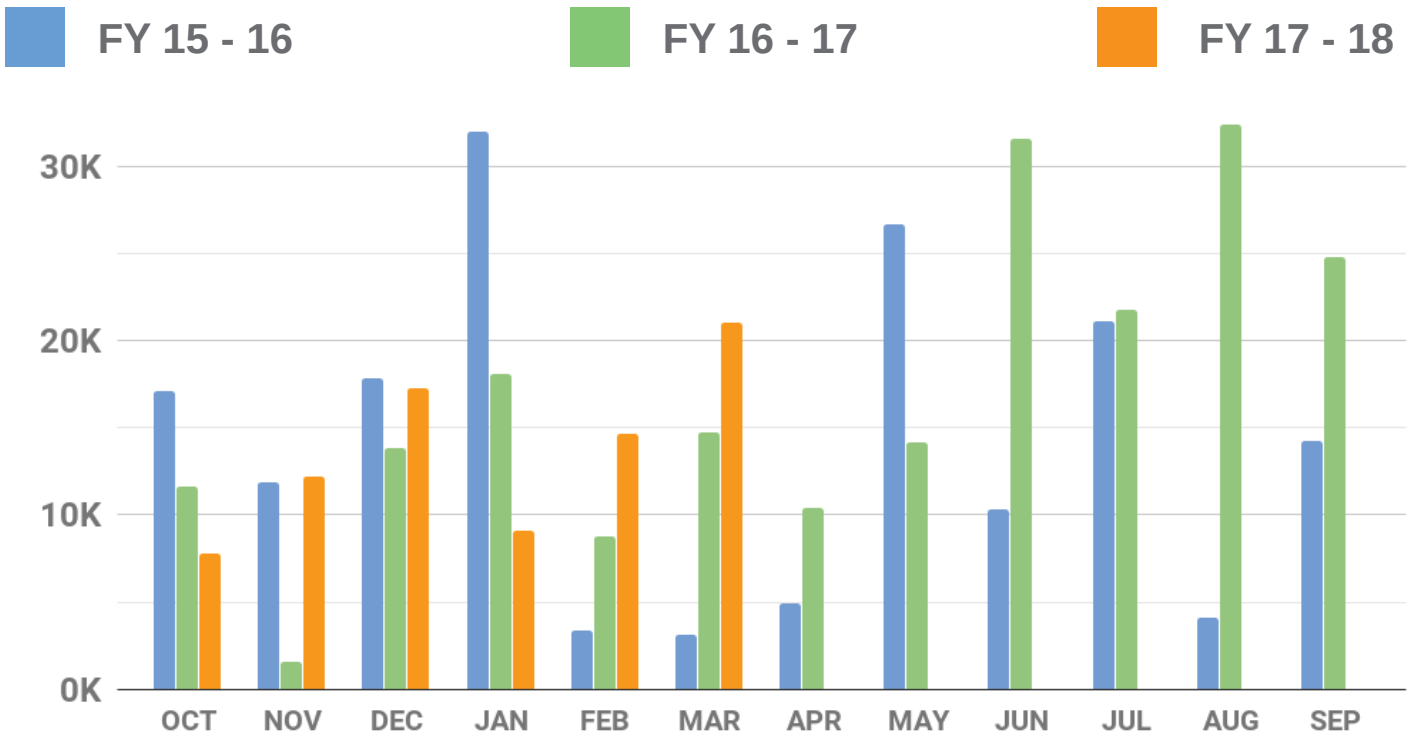
PLAYROCKWALL.COM

PAGEVIEWS Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of March 2018.	92,299
SESSIONS Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com	20,665
USERS Visitors to playrockwall.com	15,022

REVENUE

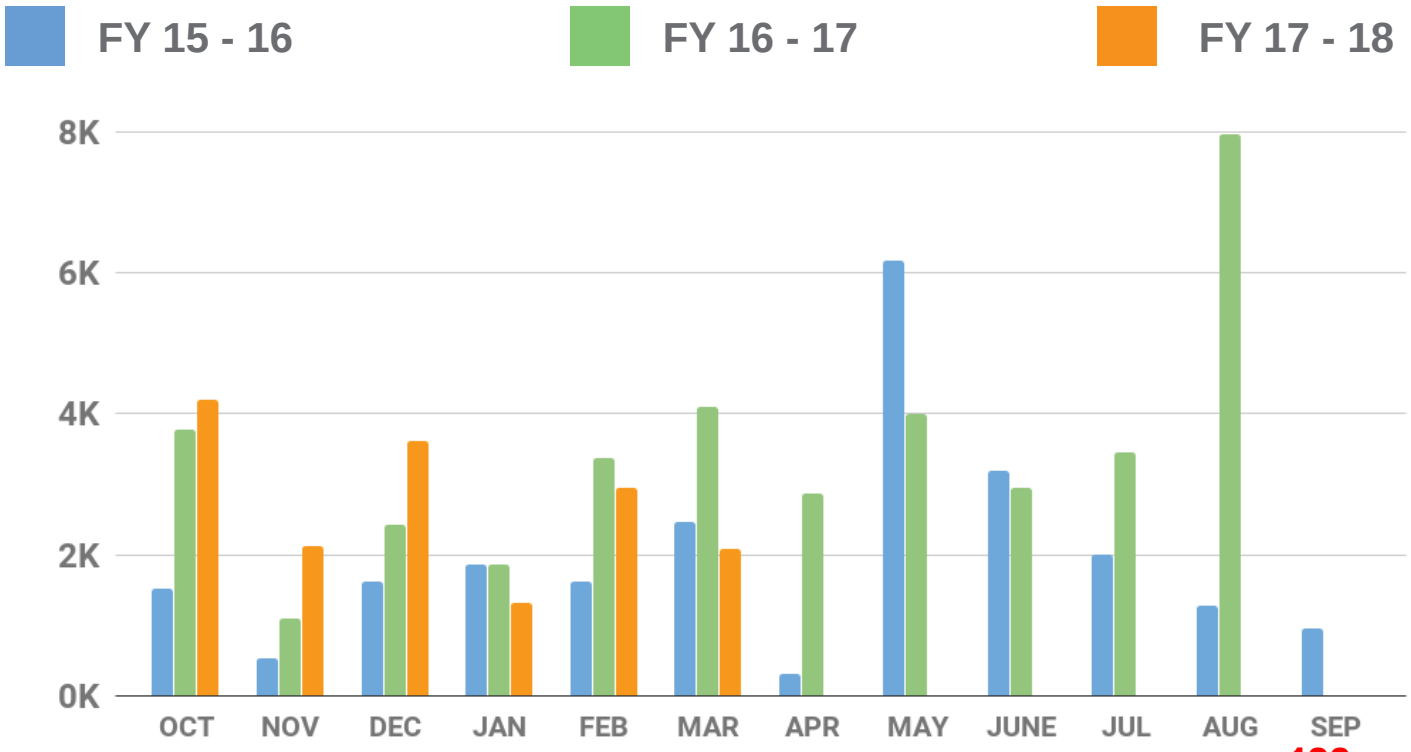
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



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Rockwall Adoption Center

2018 Animal Statistics

	ADOPTIONS	RESCUED	RETURN TO OWNER	EUTHANIZED	1045*	INTAKES	DISPOSITIONS	LIVE
	Total—Average	Total-Average	Total—Average	Total—Average	Total-Average			OUTCOME
Jan '18	75-78%	7-7%	11-12%	0-0%	0-0%	112	95	**97%**
Feb '18	90-69%	15-12%	23-18%	2-1%	0-0%	121	130	**99%**
March '18	63-56%	15-13%	28-25%	3-3%	3-3%	110	112	**94%**
April '18								
May '18								
June '18								
July '18								
August '18								
September '18								
October '18								
November '18								
December '18								

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Rockwall Animal Adoption Center

PROFIT AND LOSS

March 2018

	TOTAL
Income	
4100 - Adoption Fee	
4111 Adoption Fee - Dog	5,100.00
4112 Adoption Fee - Cat	705.00
Total 4100 - Adoption Fee	**5,805.00**
4200 - Impound Fee	740.00
4300 - Owner Surrender	895.00
4350 - Quarantine Fee	380.00
4650 - Medical	1,480.00
4700 - General Donations	4,510.42
Total Income	**$13,810.42**
GROSS PROFIT	**$13,810.42**
Expenses	
5200 - Shelter Expense	
5202 - Micro Chip	1,248.75
5203 - Medication	4,186.25
5209 - Shelter Supplies	1,314.69
5210 - Cleaning	170.00
5211 - Repair & Maint.	3,865.00
5220 - Truck Maintenance	276.27
5221 - Toll Fees	40.00
Total 5200 - Shelter Expense	**11,100.96**
5206 - Training/Conferences	150.00
5215 - Insurance	408.10
5300 - Veterinary Expense	5,696.88
5400 - Professional Services	2,083.34
65000 5000 - Administative Expense	
5002 - Website	1,179.17
5004 - Paypal/Intuit fee	392.22
5005 - Postage	13.70
5006 - Bank Fees	232.01
5040 - Retirement srvs - 401K	254.00
5050 - Payroll	24,442.66
5055 - Payroll Tax	2,253.97
5056 - 401K Employer/Healthcare	740.14
5099 - Misc	375.84
65030 5003 - Printing and Copying	61.00
65040 5001 - Supplies	8.76
65050 5060 -Telephone, Telecomm	240.00
Total 65000 5000 - Administative Expense	**30,193.47**
Uncategorized Expense	-20.53
Total Expenses	**$49,612.22**
NET OPERATING INCOME	**$ -35,801.80**

	TOTAL
NET INCOME	**$ -35,801.80**

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FY2018 City of Rockwall In kind values /Meals 2nd Quarter
Meals on Wheels Senior Services

Jan-18 — Days served 22

ROUTES	MILES	$
A	110	$62.70
B	220	$125.40
C	675	$384.75
E	630	$359.10
F& K	410	$233.70
H	260	$148.20
I&J	1220	$695.40
RM & R	310	$176.70
	3835	$2,185.95

	HOURS	$
A	22	$306.24
B	38	$528.96
C	22	$306.24
E	22	$278.40
F & K	48	$584.64
H	22	$306.24
I&J	32	$445.44
RM & R	37	$515.04
	243	$3,271.20

$ Value in kind volunteer services $5,457.15

Feb-18 — Days served 20

ROUTES	MILES	$
A	100	$57.00
B	200	$114.00
C	680	$387.60
E	620	$353.40
F& K	400	$228.00
H	250	$142.50
I&J	1150	$655.50
RM & R	301	$171.57
	3701	$2,109.57

	HOURS	$
A	20	$278.40
B	30	$417.60
C	20	$278.40
E	20	$278.40
F & K	42	$584.64
H	20	$278.40
I&J	25	$348.00
RM & R	30	$417.60
	207	$2,881.44

$ Value in kind volunteer services $4,991.01

Mar-18 — Days served 23

ROUTES	MILES	$
A	115	$65.55
B	230	$131.10
C	695	$396.15
E	635	$361.95
F& K	415	$236.55
H	265	$151.05
I&J	1240	$706.80
RM & R	316	$180.12
	3911	$2,229.27

	HOURS	$
A	23	$320.16
B	33	$459.36
C	23	$320.16
E	23	$320.16
F & K	44	$612.48
H	23	$320.16
I&J	28	$389.76
RM & R	33	$459.36
	230	$3,201.60

$ Value in kind volunteer services $ 5,430.87

Total Jan. in-kind value $5,514.14

ROCKWALL PROGRAM MEALS
2,033 Home Delivered and Disabled
381 Congregate Centers

Total purchased Meals 2,414

Total Feb. in-kind value $4,965. 50

ROCKWALL PROGRAM MEALS
1,834 Home Delivered and Disabled
321 Congregate Centers

Total purchased Meals 2,155

Sabine Creek/Arenello Family $750.00

Volunteer Hrs. & Miles $220.00

Total March in-kind value $6,400.87

ROCKWALL PROGRAM MEALS
1,848 Home Delivered and Disabled
317 Congregate Centers
180 Holiday meals

Total Purchased Meals & Holiday Meals 2,345

THANK YOU
FOR YOUR
SUPPORT

Sincerely, Margie VerHagen E.D.

Total meals Program Purchased	In-kind VALUE Donated 2nd Quarter 2018
6,914	$5,514.14 Jan. Total $ 16,880.51
	$4,965.50 Feb.
	$6,400.87 March

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STAR TRANSIT
P.O. Box 703 · Terrell, TX 75160
Phone: 972.563.5875 · Fax: 972.563.1491 · www.STARtransit.org

April 4, 2018

To: City of Rockwall

From: Ashley Ando, Grant Director

Re: March 2018 Demand and Response Ridership Report

TRIP INFORMATION:

MONTH	NO. OF SERVICE DAYS	TRIPS
MARCH	21	2,060

Non-Service Days: March 30th

NO. OF TRIPS	PURPOSE
8	Education
2	Government
72	Medicaid
242	Medical
26	Nutrition (Senior Center)
1,465	Other (adult-day care, beauty salon, friend's homes, etc.)
117	Shopping
128	Work

MARCH UNDUPLICATED PASSENGERS
116
YEAR TO DATE UNDUPLICATED PASSENGERS
308

Adjusted Trip Total	822

*Trip Totals without Contracts or Medicaid

> = 60	457
DIS >60	169
	626
% E & D Trip Total	76%

FY 2018 TOTAL DEMAND AND RESPONSE TRIPS TO DATE: 11,517
(FY 2018-SEPTEMBER 1, 2017 -AUGUST 31, 2018)
PREVIOUS YEAR: MARCH 2017 TRIP TOTAL= 739 (179% INCREASE)

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AGENDA
ROCKWALL CITY COUNCIL
Monday, May 14, 2018
5:00 p.m. Special City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. Call Public Meeting to Order

II. Discuss and consider adoption of a resolution canvassing the returns and declaring the results of the May 5, 2018 City of Rockwall General Election, and take any action necessary

III. Discuss and consider adoption of a resolution canvassing the returns and declaring results of the May 5, 2018 City of Rockwall Bond Election, and take any action necessary.

IV. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.086 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 11th day of May, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kristy Cole

_____ _____

Kristy Cole, City Secretary Date Removed

CITY OF ROCKWALL

RESOLUTION NO. 18-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ACCEPTING AND CONFIRMING THE CANVASSING OF THE ELECTION RETURNS, INCLUDING THE RETURNS OF EARLY VOTING BALLOTS CAST IN CONNECTION THEREWITH, AND ACCEPTING THE DECLARATION OF THE RESULTS OF THE GENERAL MUNICIPAL ELECTION, WHICH WAS HELD ON MAY 5, 2018, FOR THE PURPOSE OF ELECTING THREE COUNCILMEMBERS FOR PLACES 2, 4 AND 6, EACH FOR A TWO-YEAR TERM; ACCEPTING ISSUANCE OF CERTIFICATES OF ELECTION; ACCEPTING ISSUANCE OF THE CANVASS OF GENERAL MUNICIPAL ELECTION WHICH WAS HELD MAY 5, 2018; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 5, 2018, the City Council of the City of Rockwall, Texas (hereinafter referred to as the "City") passed and approved Resolution No. 18-01, which ordered a general municipal election (hereinafter referred to as the "General Municipal Election") to be held on May 5, 2018, for the purpose of electing three (3) Council Members for Places 2, 4 and 6, each for two-year terms; and

WHEREAS, the City Council of the City of Rockwall has heretofore caused to be posted and published in accordance with the election laws of the State of Texas, notices of the General Municipal Election held on May 5, 2018; and

WHEREAS, the Rockwall City Secretary and Rockwall County Election Administrator have obtained said affidavits of the posting and publication of the notices of the General Municipal Election; and

WHEREAS, the General Municipal Election was duly and legally held on May 5, 2018, in the City and in conformity with the election laws of the State of Texas, and the results of the General Municipal Election, including the early voting results, have been certified and returned by the proper judges and clerks thereof; and

WHEREAS, the City Secretary, acting as general custodian of the election records, presented the official returns of the presiding judge of the General Municipal Election, including the returns of early voting ballots cast in connection therewith, to the Canvassing Board; and

WHEREAS, the City Council of the City of Rockwall, acting in its capacity as the Canvassing Board for the General Municipal Election, considered the returns of said General Municipal Election, including the returns of early voting ballots cast in connection therewith in a meeting of the Canvassing Board, held at a Special Rockwall City Council Meeting, held on May 14, 2018 in the City Council Chambers at Rockwall City Hall, said date being in accord with Section 67.003 Texas Election Code; and

WHEREAS, the returns of the General Municipal Election, including the returns of early voting ballots cast in connection therewith, duly and legally made, showed the total valid and legal

votes reflected in and attached as **"Exhibit A"** to this resolution, which were read into the record and canvassed by the Canvassing Board on May 14, 2018; and

WHEREAS, pursuant to state law and Section 5.04(1) of the City Charter, the candidate for elective office receiving a plurality of the votes cast will be declared the winner.

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

SECTION 1. INCORPORATION OF PREMISES. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this resolution as if copied in their entirety.

SECTION 2. CONFIRMATION OF VOTE TABULATIONS. That it is further found and determined that the results of the General Municipal Election, as canvassed and tabulated in the preamble of this resolution and approved by the Canvassing Board on May 14, 2018 during a Special Rockwall City Council meeting, reflect the expressed desires of the resident, qualified electors of the City.

SECTION 3. ELECTED OFFICIALS; TERMS OF OFFICE. That the duly elected members of the City Council of the City of Rockwall, elected May 5, 2018, for Places 2, 4, and 6 and the corresponding terms of office, subject to the taking of the oaths of office as required by the laws of the State of Texas, are as follows (see also **"EXHIBIT A"**):

OFFICE	NAME	TERM
Place 2	**John Hohenshelt**	**Two (2) Years – ending May 2020**
Place 4	**Trace Johannesen**	**Two (2) Years – ending May 2020**
Place 6	**Patrick Trowbridge**	**Two (2) Years – ending May 2020**

SECTION 4. ISSUANCE OF CERTIFICATES OF ELECTION. That the Mayor has been authorized and directed to execute and deliver Certificates of Election to the successful candidates elected at the General Municipal Election as specified in Section 3 of this resolution.

SECTION 5. ISSUANCE OF CANVASS OF GENERAL MUNICIPAL ELECTION. That the Mayor has executed and delivered the Canvass of the General Municipal Election in accordance with the election laws of the State of Texas and as attached hereto as **"Exhibit B."**

SECTION 6. DECLARING AN EFFECTIVE DATE. This resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS (THE CANVASSING AUTHORITY / BOARD) ON THIS 14th DAY OF MAY, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

EXHIBIT A

CHRISTOPHER J. LYNCH
ELECTIONS ADMINISTRATOR

STATE OF TEXAS

COUNTY OF ROCKWALL

CITY OF ROCKWALL CANVASS

May 8, 2018

I, Christopher J. Lynch, the undersigned Elections Administrator of Rockwall County, do hereby certify that I have made the actual check and comparison of all the ballots tabulated as voted with Return Sheets, and the unused ballots as recorded on the Register of Official Ballots. I, therefore make the following finding from the May 5, 2018 City Election that was held in Rockwall County, Texas.

A Ballot Board was convened on 9 May at the Rockwall County Elections Administrators office; as a result, 12 additional ballots were accepted and reconciled. The results are as follows: (7) additional votes were cast for John Hohenshelt, (5) additional votes were cast for Trace Johannsen and (6) additional votes were cast for Enid Reyes. (3) additional votes were cast for Andrew Greenberg (9) additional votes were cast for Patrick Trowbridge. (8) additional votes were cast for Proposition A and 4 votes were cast against Proposition A

I, hereby certify the results to be full, true and correct tabulation, audit and count of the votes cast in the said election.

WITNESSED, by my hand on this 8th day May 2018.

Christopher J. Lynch

Elections Administrator

Rockwall County, Texas

915 Whitmore Dr. Ste. D • Rockwall, Texas 75087 • Cell 760.927.2925 • clynch@rockwallcountytexas.com

	TOTAL VOTES	%	EV	ED	BBM-PROV
PRECINCTS COUNTED (OF 8)	8	100.00			
REGISTERED VOTERS - TOTAL	0				
BALLOTS CAST - TOTAL	5,455		3,343	1,652	460
BALLOTS CAST - BLANK	6	.11	2	2	2
City Council, Place 2 Rockwall (VOTE FOR) 1					
John Hohenshelt	1,277	100.00	721	383	173
City Council, Place 4 Rockwall (VOTE FOR) 1					
Trace Johannesen	990	60.18	567	294	129
Enid Reyes	655	39.82	352	201	102
City Council, Place 6 Rockwall (VOTE FOR) 1					
Andrew Greenberg	688	42.92	382	212	94
Patrick Trowbridge	915	57.08	510	277	128
PROPOSITION A Rockwall (VOTE FOR) 1					
FOR	1,189	69.05	651	347	191
AGAINST	533	30.95	309	159	65

EXHIBIT B

CANVASS OF GENERAL ELECTION

I, Jim Pruitt, Mayor of the City of Rockwall, Texas, met with the Rockwall City Council sitting as the canvassing board to canvass the General Election of May 5, 2018 on May 14, 2018 at 5:00 p.m. CST at the Rockwall, Texas City Hall City Council Chambers.

I certify that the figures on the tally sheets correspond with the figures on the returns.

Witness my hand this **14th** day of **May**, **2018.**

_____

Jim Pruitt, Mayor
Presiding Officer of Canvassing Authority

CITY OF ROCKWALL

RESOLUTION NO. 18-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CANVASSING RETURNS AND DECLARING THE RESULTS OF A BOND ELECTION WHICH WAS HELD ON MAY 5, 2018; PROVIDING FOR AN EFFECTIVE DATE; AND CONTAINING PROVISIONS NECESSARY AND INCIDENTAL THERETO.

WHEREAS, on February 5, 2018, through passage of Resolution No. 18-03, the Rockwall City Council duly authorized an election to be held within the City of Rockwall, Texas (the "City") on May 5, 2018 (the "Election"), for the purpose of submitting to the resident qualified electors of the City the proposition hereinafter set forth; and

WHEREAS, this City Council has investigated all matters pertaining to said Election; and

WHEREAS, the Election officers who held said Election have duly made the return of the results thereof, and said returns have been duly delivered to this City Council; and

WHEREAS, the City Council finds and declares that the meeting at which this Resolution is considered is open to the public as required by law, and that the public notice of the time, place and purpose of the meeting was given as required by Texas Government Code, Section 551.041, as amended;

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

Section 1. It is officially found and determined that said Election was duly ordered; that proper notice thereof was duly given; that proper Election officers were duly appointed prior to said Election; that said Election was duly and lawfully held; that due returns of the result of said Election have been made and delivered; and that this City Council has duly canvassed said returns, all in accordance with law and the Resolution calling said Election; and

Section 2. It is officially found and determined that the following votes were cast at said Election on the submitted proposition by the resident qualified electors of the City who voted at said Election (see also **"EXHIBIT A"**):

CITY OF ROCKWALL, TEXAS SPECIAL ELECTION
CITY OF ROCKWALL, TEXAS PROPOSITION A

1,197	VOTES FOR	THE ISSUANCE OF $85,000,000 TAX BONDS BY THE CITY OF ROCKWALL, TEXAS FOR STREET AND ROAD
537	VOTES AGAINST	RECONSTRUCTION AND LEVYING THE TAX IN PAYMENT THEREOF

Section 3. As a result of said Election, and in conformity with law, this City Council is authorized to issue the bonds on behalf of the City in the manner and to the extent set forth in the proceedings calling said Election, and as and to the extent authorized by said Election; and

Section 4. This Resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 14th day of MAY, 2018.

ATTEST: **Jim Pruitt, Mayor**

Kristy Cole, City Secretary

EXHIBIT A

CHRISTOPHER J. LYNCH
ELECTIONS ADMINISTRATOR

STATE OF TEXAS

COUNTY OF ROCKWALL

CITY OF ROCKWALL CANVASS

May 8, 2018

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I, hereby certify the results to be full, true and correct tabulation, audit and count of the votes cast in the said election.

WITNESSED, by my hand on this 8th day May 2018.

Christopher J. Lynch

Elections Administrator

Rockwall County, Texas

915 Whitmore Dr. Ste. D • Rockwall, Texas 75087 • Cell 760.927.2925 • clynch@rockwallcountytexas.com

SUMMARY REPT-GROUP DETAIL | ROCKWALL COUNTY JOINT ELECTION | REPORT-EL45A | PAGE 001

MAY 5 2018

CJ LYNCH, EA

RUN DATE:05/05/18 08:17 PM

	TOTAL VOTES	%	EV	ED	BBM-PROV
PRECINCTS COUNTED (OF 8)	8	100.00			
REGISTERED VOTERS - TOTAL	0				
BALLOTS CAST - TOTAL.	5,455		3,343	1,652	460
BALLOTS CAST - BLANK.	6	.11	2	2	2
City Council, Place 2 Rockwall (VOTE FOR) 1					
John Hohenshelt	1,277	100.00	721	383	173
City Council, Place 4 Rockwall (VOTE FOR) 1					
Trace Johannesen	990	60.18	567	294	129
Enid Reyes	655	39.82	352	201	102
City Council, Place 6 Rockwall (VOTE FOR) 1					
Andrew Greenberg	688	42.92	382	212	94
Patrick Trowbridge	915	57.08	510	277	128
PROPOSITION A Rockwall (VOTE FOR) 1					
FOR	1,189	69.05	651	347	191
AGAINST	533	30.95	309	159	65

Table of Contents

Agenda 6

Hold work session to discuss expenditures for fine arts projects associated with certain public construction projects (1% of Capital Improvement Project (CIP) project costs)

- Memo 12
- Map 13
- Government Code 14
- Blank Page 28

EMS Week

- EMS Proc 29
- BlanK Page 30

Safe Boating Week

- Proclamation 31
- Blank Page 32

Public Works Week

- Proclamation 33
- Blank Page 34

Consider approval of the minutes from the May 7, 2018 regular city council meeting, and take any action necessary

- 05/07 CC Mtg Mins 35
- Blank Page 50

Consider approval of the minutes from the May 14, 2018 special city council meeting, and take any action necessary

- 05/14 Special CC Mtg Mins 51
- Blank Page 53

Consider an ordinance amending Ordinance No. 10-37 pertaining to pre-65 (employee) retiree health benefits coverage, and take any action necessary. (2nd reading)

- Ord_2nd Reading 54
- Blank Page 56

Consider awarding a bid to Lone Star Emergency Group and authorizing the City Manager to execute a contract for a new Fire Pumper totaling $627,647 as well as pre authorization to spend up to $100,000 for Pumper loose equipment bought from various vendors all to be funded with contractual obligations, and take any action necessary.

- memo 57
- Blank Report 58

Consider Contract Amendment Number Seven for the total additional contract amount of $48,900.00 with Freese and Nichols, Inc. for the County Line Road Reconstruction Project, and take any action necessary.

- Memo 59
- Contract Amendment 60
- Blank Page 62

1

Consider authorizing the City Manager to enter into a Cooperative Purchasing Agreement with the City of North Richland Hills and awarding a cooperative bid to Intermountain Slurry Seal Inc. for micro-surfacing in the amount of $103,826 and authorizing the City Manager to execute a contract for this work to be funded out of the General Fund Streets and Drainage Operating Budget, Construction Repairs and take any action necessary.

memo . . . 63
coop agreement . . . 65
Street list . . . 67
contract . . . 68
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Consider directing the City Manager to enter into an Interlocal Agreement with the Texas Department of Transportation (TXDOT) to allow the placement of a gateway monument sign within TXDOT right-of-way on SH-66, and take any action necessary.

Memorandum . . . 73
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Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 407 Ranch Trail, and take any action necessary.

18-13 Resolution of Necessity - JTS Parcel 8 . . . 94
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Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 118 Renee Drive, and take any action necessary.

18-14 Resolution of Necessity - Contreras Parcel 11 . . . 103
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Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 115 Wayne Drive, and take any action necessary.

18-15 Resolution of Necessity - Zavala Parcel 16 . . . 110
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Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 124 Wayne Drive, and take any action necessary.

18-16 Resolution of Necessity - Santiago Parcel 17 . . . 117
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Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 121 Yvonne Drive, and take any action necessary.

18-17 Resolution of Necessity - Partida Parcel 18 . . . 124
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Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 121 Lynne Drive, and take any action necessary.

18-18 Resolution of Necessity - Archibald Parcel 22 . . . 131
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Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 115 Eva Place, and take any action necessary.

18-19 Resolution of Necessity - Silva Parcel 30 138

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Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 124 Eva Place, and take any action necessary.

18-20 Resolution of Necessity - Grizzel Parcel 31 145

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Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 324 County Line Road, and take any action necessary.

18-21 Resolution of Necessity - Rangel Parcel 34 152

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MIS2018-006 - Hold a public hearing to discuss and consider a City initiated request to amend the Comprehensive Plan by approving an ordinance changing to the Master Thoroughfare Plan Map contained within the Transportation section of the plan for the purpose of [1] reclassifying Horizon Road [FM-3097] from a M4U (minor arterial, four [4] lane, undivided roadway) to a TXDOT4D (TXDOT, four [4] lane, roadway) and [2] realigning Breezy Hill Road to reflect existing public right-of-way, and take any action necessary (1st Reading).

MIS2018-006 159

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Z2018-020 - Hold a public hearing to discuss and consider a request by Chris Tarrant for the approval of an ordinance for a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 1.5087-acre tract of land identified as Lot 22, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 3075 Golden Trail, and take any action necessary (1st Reading).

Z2018-020 166

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Z2018-021 - Hold a public hearing to discuss and consider a request by Stephanie Marshall and Natalie Kirkley on behalf of Susan Gamez for the approval of an ordinance for a Specific Use Permit (SUP) for a daycare facility in a Residential-Office (RO) District on a 0.23-acre parcel of land identified as Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, addressed as 1024 Ridge Road [FM-740], and take any action necessary (1st Reading).

Z2018-021 187

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Z2018-018 - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an ordinance for a text amendment to the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the Furniture Upholstery, Refinishing or Resale land use by Specific Use Permit (SUP) in the Commercial (C) District, and take any action necessary (1st Reading).

Z2018-018 212

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Z2018-019 - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an ordinance for a text amendment to the Permissible Use Charts and Use Standards contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the Brewery or Distillery (Excluding Brew Pub) land use by Specific Use Permit (SUP) in the Downtown (DT) District, and take any action necessary (1st Reading).

Z2018-019 218

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MIS2018-009 - Discuss and consider a request by John Arnold of BH Phase 8, LLC for the approval of a variance to the minimum landscape buffer requirements stipulated by Planned Development District 74 (PD-74) [Ordinance No. 17-60] for Breezy Hill, Phase VIII on 30.785-acres of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.

MIS2018-009 241

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P2018-001 - Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a preliminary plat for Breezy Hill, Phase VIII containing 72 single-family residential lots on 30.785-acres of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.

P2018-001 248

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SP2018-011 - Discuss and consider a request by Andy Sebacher of Forum Studio Architects, Inc. on behalf of Alan Yu of Lollicup USA, Inc. for the approval of a variance in conjunction with an approved site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

SP2018-011 253
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SP2018-008 - Discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of variances in conjuction with an approved site plan for a restaurant on a 0.778-acre parcel of land identified as Lot 4, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1901 N. Goliad Street, and take any action necessary.
SP2018-008 269
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A2018-002 - Discuss and consider the expiration of existing 212 Development Agreements for two (2) areas contiguous with the City of Rockwall’s corporate limits and being identified as: (Area 1) approximately 177.47-acres of land generally located southeast of Hanby Lane and Buffalo Way Road; and (Area 2) approximately 24.98-acres of land located along the southeast side of FM550, south of SH276; and take any action necessary.
A2018-002 279
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Discuss and consider appointments to the city's Architectural Review Board, and take any action necessary.
Memo 303
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AGENDA
ROCKWALL CITY COUNCIL
Monday, May 21, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

p.12 **1.** Hold work session to discuss expenditures for fine arts projects associated with certain public construction projects (1% of Capital Improvement Project (CIP) project costs)

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney)
2. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
4. Discussion regarding process and nomination to fill vacancy on Rockwall Central Appraisal District Board pursuant to Section 551.074 (Personnel Matters)
5. Discussion regarding appointment of city council subcommittees, board liaisons and designation of Mayor Pro Tem pursuant to Section, §551.074 (Personnel Matters)
6. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Planning & Zoning Commission and Building & Standards Commission - pursuant to Section 551.074 (Personnel Matters)
7. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, May 21, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. SWEARING IN OF NEWLY ELECTED CITY COUNCIL MEMBERS
- MUNICIPAL COURT JUDGE, CATHY PENN

VII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VIII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER HOHENSHELT

IX. PROCLAMATIONS / AWARDS

p.29 **1.** EMS Week
p.31 **2.** Safe Boating Week
p.33 **3.** Public Works Week

X. OPEN FORUM

XI. CONSENT AGENDA

p.35 **1.** Consider approval of the minutes from the May 7, 2018 regular city council meeting, and take any action necessary

p.51 **2.** Consider approval of the minutes from the May 14, 2018 special city council meeting, and take any action necessary

p.54 **3.** Consider an **ordinance** amending Ordinance No. 10-37 pertaining to pre-65 (employee) retiree health benefits coverage, and take any action necessary. **(2nd reading)**

p.57 **4.** Consider awarding a bid to Lone Star Emergency Group and authorizing the City Manager to execute a contract for a new Fire Pumper totaling $627,647 as well as pre authorization to spend up to $100,000 for Pumper loose equipment bought from various vendors all to be funded with contractual obligations, and take any action necessary.

p.59 **5.** Consider Contract Amendment Number Seven for the total additional contract amount of $48,900.00 with Freese and Nichols, Inc. for the County Line Road Reconstruction Project, and take any action necessary.

p.63 **6.** Consider authorizing the City Manager to enter into a Cooperative Purchasing Agreement with the City of North Richland Hills and awarding a cooperative bid to Intermountain Slurry Seal Inc. for micro-surfacing in the amount of $103,826 and authorizing the City Manager to execute a contract for this work to be funded out of the General Fund Streets and Drainage Operating Budget, Construction Repairs and take any action necessary.

p.73 **7.** Consider directing the City Manager to enter into an Interlocal Agreement with the Texas Department of Transportation (TXDOT) to allow the placement of a gateway monument sign within TXDOT right-of-way on SH-66, and take any action necessary.

p.94 **8.** Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 407 Ranch Trail, and take any action necessary.

p.103 **9.** Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 118 Renee Drive, and take any action necessary.

p.110 **10.** Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 115 Wayne Drive, and take any action necessary.

p.117 **11.** Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 124 Wayne Drive, and take any action necessary.

p.124 **12.** Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 121 Yvonne Drive, and take any action necessary.

p.131 **13.** Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 121 Lynne Drive, and take any action necessary.

p.138 **14.** Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 115 Eva Place, and take any action necessary.

p.145 **15.** Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 124 Eva Place, and take any action necessary.

p.152 **16.** Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 324 County Line Road, and take any action necessary.

XII. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

XIII. PUBLIC HEARING ITEMS

p.159 **1.** **MIS2018-006** - Hold a public hearing to discuss and consider a City initiated request to amend the Comprehensive Plan by approving an **ordinance** changing to the Master Thoroughfare Plan Map contained within the Transportation section of the plan for the purpose of [1] reclassifying Horizon Road [FM-3097] from a M4U (minor arterial, four [4] lane, undivided roadway) to a TXDOT4D (TXDOT, four [4] lane, roadway) and [2] realigning Breezy Hill Road to reflect existing public right-of-way, and take any action necessary **(1st Reading).**

p.166 **2.** **Z2018-020** - Hold a public hearing to discuss and consider a request by Chris Tarrant for the approval of an **ordinance** for a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 1.5087-acre tract of land identified as Lot 22, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 3075 Golden Trail, and take any action necessary **(1st Reading).**

p.187 **3.** **Z2018-021** - Hold a public hearing to discuss and consider a request by Stephanie Marshall and Natalie Kirkley on behalf of Susan Gamez for the approval of an **ordinance** for a Specific Use Permit (SUP) for a daycare facility in a Residential-Office (RO) District on a 0.23-acre parcel of land identified as Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, addressed as 1024 Ridge Road [FM-740], and take any action necessary **(1st Reading).**

p.212 **4.** **Z2018-018** - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an **ordinance** for a text amendment to the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the Furniture Upholstery, Refinishing or Resale land use by Specific Use Permit (SUP) in the Commercial (C) District, and take any action necessary **(1st Reading).**

p.218 **5.** **Z2018-019** - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an **ordinance** for a text amendment to the Permissible Use Charts and Use Standards contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the Brewery or Distillery (Excluding Brew Pub) land use by Specific Use Permit (SUP) in the Downtown (DT) District, and take any action necessary **(1st Reading).**

XIV. ACTION ITEMS

p.241 **1.** **MIS2018-009** - Discuss and consider a request by John Arnold of BH Phase 8, LLC for the approval of a variance to the minimum landscape buffer requirements stipulated by Planned Development District 74 (PD-74) [Ordinance No. 17-60] for Breezy Hill, Phase VIII on 30.785-acres of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.

p.248 **2.** **P2018-001** - Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a preliminary plat for Breezy Hill, Phase VIII containing 72 single-family residential lots on 30.785-acres of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.

p.253 **3.** **SP2018-011** - Discuss and consider a request by Andy Sebacher of Forum Studio Architects, Inc. on behalf of Alan Yu of Lollicup USA, Inc. for the approval of a variance in conjunction with an approved site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

p.269 **4.** **SP2018-008** - Discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of variances in conjuction with an approved site plan for a restaurant on a 0.778-acre parcel of land identified as Lot 4, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1901 N. Goliad Street, and take any action necessary.

p.279 **5.** **A2018-002** - Discuss and consider the expiration of existing 212 Development Agreements for two (2) areas contiguous with the City of Rockwall's corporate limits and being identified as: (Area 1) approximately 177.47-acres of land generally located southeast of Hanby Lane and Buffalo Way Road; and (Area 2) approximately 24.98-acres of land located along the southeast side of FM550, south of SH276; and take any action necessary.

p.303 **6.** Discuss and consider appointments to the city's Architectural Review Board, and take any action necessary.

XV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Planning & Zoning Commission and Building & Standards Commission - pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
3. Discussion regarding appointment of city council subcommittees, board liaisons and designation of Mayor Pro Tem pursuant to Section, §551.074 (Personnel Matters)
4. Discussion regarding process and nomination to fill vacancy on Rockwall Central Appraisal District Board pursuant to Section 551.074 (Personnel Matters)
5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

6. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Consultation with Attorney)
7. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney)

XVI. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVII. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.086 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 18th day of May, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council**

FROM: **Bethany Browning, Main Street Manager**

DATE: **May 3, 2018**

SUBJECT: **Art in Public Places**

The City of Rockwall allocates 1% of CIP project costs, excluding land acquisition and utilities, for fine arts projects. Two CIP's were passed in 2012, one for downtown improvements, the other for road improvements. The art commission has completed one project downtown and is considering another proposal. The art fund balance for the DT CIP is $64,000.00.

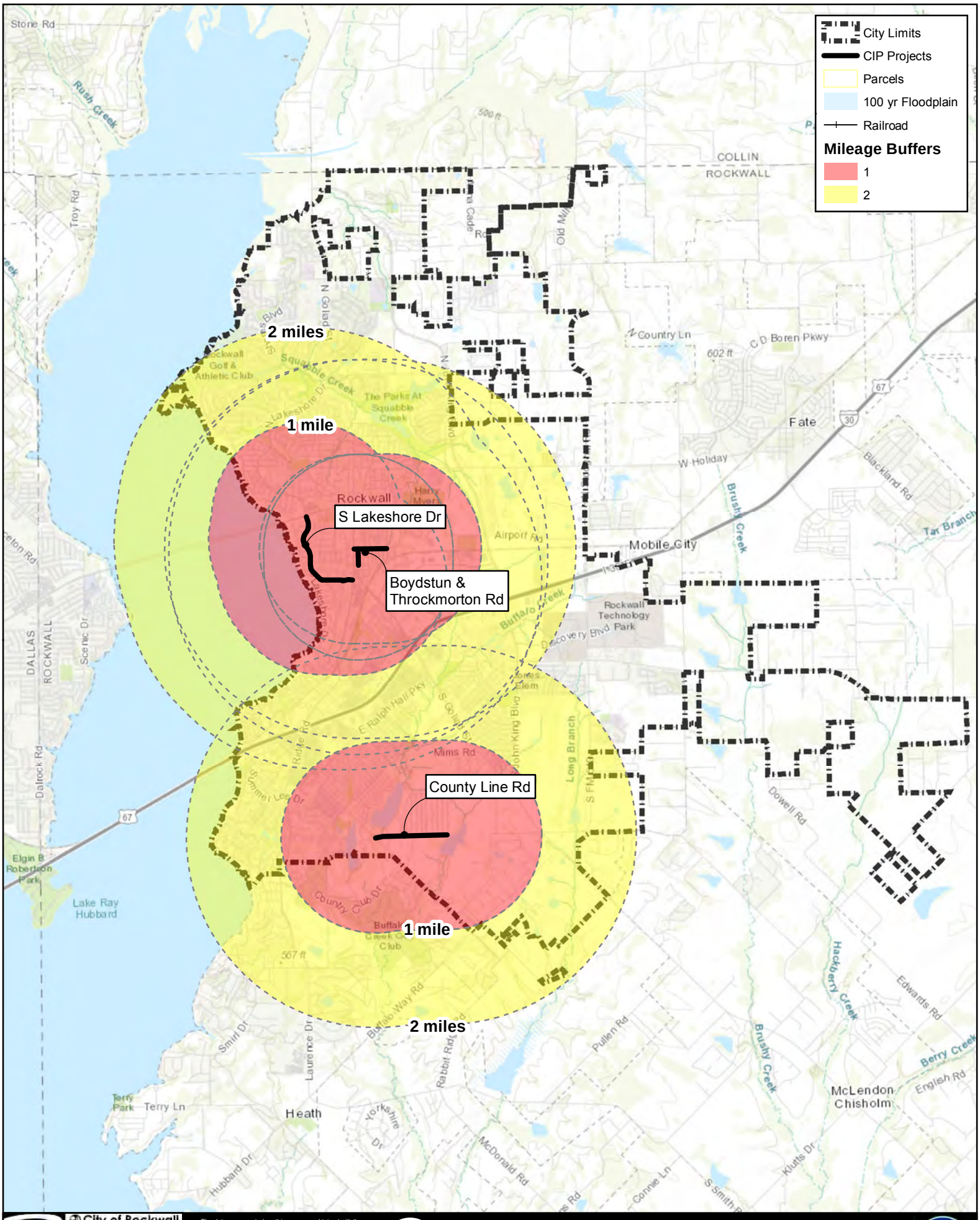
Once road improvements are completed, the commission will consider art projects in those areas. The Texas Government code states funds shall be used for fine arts projects at or near the site of the construction project. In consideration of future art projects, staff is seeking council direction in defining "near the site of construction."

Approximately $175,000.00 will be available once all road improvement projects are complete. Included is a map of road improvement areas for your review.

2012 CIP - Road Improvements
Boydstun/Throckmorton
County Line Road
Summit Ridge

<u>Current Members of the ART Commission:</u>

David Sweet
Kathleen Morrow
Betty Jean Hoaglund
Jane Braddock
Doug Agee


City Limits
CIP Projects
Parcels
100 yr Floodplain
Railroad
Mileage Buffers
1
2
2 miles
1 mile
S Lakeshore Dr
Boydstun & Throckmorton Rd
County Line Rd
1 mile
2 miles
Rockwall
Fate
Mobile City
Heath
McLendon Chisholm
COLLIN
ROCKWALL
DALLAS
Lake Ray Hubbard
Rockwall Technology Park
Rockwall Golf & Athletic Club
The Parks At Squabble Creek
Squabble Creek
Buffalo Creek
Brushy Creek
Long Branch
Hackberry Creek
Berry Creek
Stone Rd
Rush Creek
Troy Rd
Scenic Dr
Dalrock Rd
Elgin B Robertson Park
Terry Park
Terry Ln
Hubbard Dr
Smirl Dr
Laurence Dr
Yorkshire Dr
McDonald Rd
Rabbit Ridge Rd
Buffalo Way Rd
Pullen Rd
Klutts Dr
Connie Ln
Edwards Rd
English Rd
Dowell Rd
Blackland Rd
Tar Branch
W Holiday
Country Ln
C D Boren Pkwy
Airport Rd
Mims Rd
E Ralph Hall Pkwy
S Goliad
N Goliad
John King Blvd
Discovery Blvd
Shimel Lee Dr
Ridge Rd
Lakeshore Dr
Harry Myers
Jones Elem
602 ft
567 ft
500 ft
67
30
City of Rockwall
Geographic Information Systems
385 S Goliad St.
Rockwall, TX 75087
P. 972-771-7745 F. 972-771-7748
www.rockwall.com/gis
The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.
0 1,000 2,000 4,000 Feet
Date: 1/3/2018
Mileage Buffers of Road Bond Projects
1, 2, and 3 mile buffers
13

GOVERNMENT CODE

TITLE 4. EXECUTIVE BRANCH

SUBTITLE D. HISTORY, CULTURE, AND EDUCATION

CHAPTER 444. TEXAS COMMISSION ON THE ARTS

SUBCHAPTER A. GENERAL PROVISIONS AND ADMINISTRATION

Sec. 444.001. COMMISSION. The Texas Commission on the Arts is an agency of the state.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987.

Sec. 444.002. APPLICATION OF SUNSET, OPEN MEETINGS, AND ADMINISTRATIVE PROCEDURES LAWS. (a) The Texas Commission on the Arts is subject to Chapter 325 (Texas Sunset Act). Unless continued in existence as provided by that chapter, the commission is abolished and this chapter expires September 1, 2025.

(b) The commission is subject to the open meetings law, Chapter 551, and the administrative procedure law, Chapter 2001.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1991, 72nd Leg., 1st C.S., ch. 17, Sec. 2.12, eff. Nov. 12, 1991; Acts 1995, 74th Leg., ch. 76, Sec. 5.95(50), (83), eff. Sept. 1, 1995; Acts 1995, 74th Leg., ch. 108, Sec. 1, eff. Sept. 1, 1995.
Amended by:

Acts 2007, 80th Leg., R.S., Ch. 1232 (H.B. 2460), Sec. 1, eff. September 1, 2007.

Acts 2013, 83rd Leg., R.S., Ch. 68 (S.B. 202), Sec. 1, eff. August 26, 2013.

See Acts 2013, 83rd Leg., R.S., Ch. 68 (S.B. 202), Sec. 5(e), for provisional temporary suspension of the residency requirement of Subsection (a) until September 1, 2015.

Sec. 444.003. COMPOSITION; TERMS. (a) The commission is composed of nine members appointed by the governor with the advice and consent of the senate. The members must represent a diverse cross-section of the fields of the arts and be widely known for their professional competence and

experience in connection with the arts. At least two members must be residents of a county with a population of less than 50,000. Appointments to the commission shall be made without regard to the race, color, disability, sex, religion, age, or national origin of the appointees.

(b) A person may not be a member of the commission if the person or the person's spouse:

(1) is employed by or participates in the management of a business entity or other organization receiving money from the commission;

(2) owns or controls, directly or indirectly, more than a 10 percent interest in a business entity or other organization receiving money from the commission; or

(3) uses or receives a substantial amount of tangible goods, services, or money from the commission, other than compensation or reimbursement authorized by law for commission membership, attendance, or expenses.

(c) Members of the commission serve staggered terms of six years.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1995, 74th Leg., ch. 108, Sec. 2, eff. Sept. 1, 1995; Acts 2003, 78th Leg., ch. 1170, Sec. 3.01, eff. Sept. 1, 2003.

Amended by:

Acts 2007, 80th Leg., R.S., Ch. 1232 (H.B. 2460), Sec. 2, eff. September 1, 2007.

Acts 2013, 83rd Leg., R.S., Ch. 68 (S.B. 202), Sec. 2, eff. August 26, 2013.

Acts 2013, 83rd Leg., R.S., Ch. 68 (S.B. 202), Sec. 3, eff. August 26, 2013.

Sec. 444.004. COMPENSATION. (a) A member of the commission is entitled to per diem as set by legislative appropriation for each day that the member engages in commission business.

(b) A member is not entitled to other compensation for service on the commission but is entitled to reimbursement for travel and other necessary expenses in the performance of commission business in an amount not exceeding the amount authorized to be paid a member of the legislature for similar expenses.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987.

Sec. 444.005. OFFICERS. The governor shall designate a member of the commission as the presiding officer of the commission to serve in that

capacity at the pleasure of the governor. The commission may elect from its members other officers.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1995, 74th Leg., ch. 108, Sec. 3, eff. Sept. 1, 1995.

Sec. 444.006. CONFLICT OF INTEREST; REMOVAL PROVISIONS. (a) A person may not be a member of the commission or act as the general counsel to the commission if the person is required to register as a lobbyist under Chapter 305 because of the person's activities for compensation on behalf of a profession related to the operation of the commission.

(b) A person may not be a member of the commission and may not be a commission employee employed in a "bona fide executive, administrative, or professional capacity," as that phrase is used for purposes of establishing an exemption to the overtime provisions of the federal Fair Labor Standards Act of 1938 (29 U.S.C. Section 201 et seq.) if:

(1) the person is an officer, employee, or paid consultant of a Texas trade association in the field of art; or

(2) the person's spouse is an officer, manager, or paid consultant of a Texas trade association in the field of art.

(c) Repealed by Acts 2007, 80th Leg., R.S., Ch. 1232, Sec. 9, eff. September 1, 2007.

(d) It is a ground for removal from the commission that a member:

(1) does not have at the time of taking office the qualifications required by Section 444.003(a);

(2) does not maintain during service on the commission the qualifications required by Section 444.003(a);

(3) is ineligible for membership under Subsection (a) or (b);

(4) cannot because of illness or disability discharge the member's duties for a substantial part of the member's term; or

(5) is absent from more than half of the regularly scheduled commission meetings that the member is eligible to attend during a calendar year without an excuse approved by majority vote of the commission.

(e) The validity of an action of the commission is not affected by the fact that it is taken when a ground for removal of a commission member exists.

(f) If the executive director has knowledge that a potential ground for removal exists, the executive director shall notify the presiding officer of the commission of the potential ground. The presiding officer shall then notify the governor and the attorney general that a potential

ground for removal exists. If the potential ground for removal involves the presiding officer, the executive director shall notify the next highest ranking officer of the commission, who shall then notify the governor and the attorney general that a potential ground for removal exists.

(g) In this section, "Texas trade association" means a cooperative and voluntarily joined statewide association of business or professional competitors in this state designed to assist its members and its industry or profession in dealing with mutual business or professional problems and in promoting their common interest.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1995, 74th Leg., ch. 108, Sec. 4, eff. Sept. 1, 1995.
Amended by:

Acts 2007, 80th Leg., R.S., Ch. 1232 (H.B. 2460), Sec. 3, eff. September 1, 2007.

Acts 2007, 80th Leg., R.S., Ch. 1232 (H.B. 2460), Sec. 9, eff. September 1, 2007.

Sec. 444.007. RESPONSIBILITIES OF COMMISSION, EXECUTIVE DIRECTOR AND STAFF. (a) The commission may employ an executive director. The executive director shall hire the staff of the commission.

(b) The commission shall develop and implement policies that clearly separate the policy-making responsibilities of the commission and the management responsibilities of the executive director and the staff of the commission.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1995, 74th Leg., ch. 108, Sec. 5, eff. Sept. 1, 1995.

Sec. 444.008. MEETINGS. (a) The commission may meet at the times and places within the state that the commission designates.

(b) The commission shall develop and implement policies that provide the public with a reasonable opportunity to appear before the commission and to speak on any issue under the jurisdiction of the commission.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1995, 74th Leg., ch. 108, Sec. 6, eff. Sept. 1, 1995.

Sec. 444.009. RULES. The commission may adopt rules to govern itself, its officers, and its committees and may prescribe the duties of its officers, consultants, and employees.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987.

Sec. 444.010. EMPLOYMENT PRACTICES. (a) The executive director or the executive director's designee shall develop an intra-agency career ladder program that addresses opportunities for mobility and advancement for employees within the commission. The program must require intra-agency posting of all positions concurrently with any public posting.

(b) The executive director or the executive director's designee shall develop a system of annual performance evaluations that are based on documented employee performance. All merit pay for commission employees must be based on the system established under this section.

(c) The executive director or the executive director's designee shall prepare and maintain a written policy statement to assure implementation of a program of equal employment opportunity under which all personnel transactions are made without regard to race, color, disability, sex, religion, age, or national origin. The policy statement must include:

(1) personnel policies, including policies relating to recruitment, evaluation, selection, appointment, training, and promotion of personnel that are in compliance with the requirements of Chapter 21, Labor Code;

(2) a comprehensive analysis of the commission's work force that meets federal and state guidelines;

(3) procedures by which a determination can be made about the extent of underuse in the commission work force of all persons for whom federal or state guidelines encourage a more equitable balance; and

(4) reasonable methods to address those areas of underuse appropriately.

(d) A policy statement prepared under Subsection (c) must cover an annual period, be updated annually and reviewed by the Commission on Human Rights for compliance with Subsection (c)(1), and be filed with the governor's office.

(e) The governor's office shall deliver a biennial report to the legislature based on the information received under Subsection (d). The report may be made separately or as a part of other biennial reports made to the legislature.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1995, 74th Leg., ch. 108, Sec. 7, eff. Sept. 1, 1995.

Sec. 444.011. STANDARDS OF CONDUCT. The executive director or the executive director's designee shall provide to members of the commission and to commission employees, as often as necessary, information regarding their qualification for office or employment under this chapter and their responsibilities under applicable laws relating to standards of conduct for state officers or employees.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1995, 74th Leg., ch. 108, Sec. 8, eff. Sept. 1, 1995.

Sec. 444.012. COMPLAINTS. (a) The commission shall maintain a system to promptly and efficiently act on complaints filed with the commission. The commission shall maintain information about parties to the complaint, the subject matter of the complaint, a summary of the results of the review or investigation of the complaint, and its disposition.

(b) The commission shall make information available describing its procedures for complaint investigation and resolution.

(c) The commission shall periodically notify the complaint parties of the status of the complaint until final disposition.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1995, 74th Leg., ch. 108, Sec. 9, eff. Sept. 1, 1995.
Amended by:

Acts 2007, 80th Leg., R.S., Ch. 1232 (H.B. 2460), Sec. 4, eff. September 1, 2007.

Sec. 444.013. ACCESSIBILITY. The commission shall comply with federal and state laws related to program and facility accessibility. The executive director shall also prepare and maintain a written plan that describes how a person who does not speak English can be provided reasonable access to the commission's programs and services.

Added by Acts 1995, 74th Leg., ch. 108, Sec. 11, eff. Sept. 1, 1995.

Sec. 444.014. TRAINING. (a) The commission shall establish a training program for commission members.

(b) A person who is appointed to and qualifies for office as a member of the commission may not vote, deliberate, or be counted as a member in attendance at a meeting of the commission until the person completes a training program that complies with this section.

(c) The training program must provide the person with information regarding:

(1) the legislation that created the commission; its programs, functions, rules, and budget;

(2) the results of the most recent formal audit of the commission;

(3) the requirements of laws relating to open meetings, public information, administrative procedure, and conflict of interest; and

(4) any applicable ethics policies adopted by the commission or the Texas Ethics Commission.

(d) A person appointed to the commission is entitled to reimbursement, as provided by the General Appropriations Act, for the travel expenses incurred in attending the training program regardless of whether the attendance at the program occurs before or after the person qualifies for office.

Added by Acts 1995, 74th Leg., ch. 108, Sec. 11, eff. Sept. 1, 1995.
Amended by:

Acts 2007, 80th Leg., R.S., Ch. 1232 (H.B. 2460), Sec. 5, eff. September 1, 2007.

Sec. 444.015. USE OF TECHNOLOGY. The commission shall implement a policy requiring the commission to use appropriate technological solutions to improve the commission's ability to perform its functions. The policy must ensure that the public is able to interact with the commission on the Internet.

Added by Acts 2007, 80th Leg., R.S., Ch. 1232 (H.B. 2460), Sec. 6, eff. September 1, 2007.

Sec. 444.016. NEGOTIATED RULEMAKING AND ALTERNATIVE DISPUTE RESOLUTION POLICY. (a) The commission shall develop and implement a policy to encourage the use of:

(1) negotiated rulemaking procedures under Chapter 2008 for the adoption of commission rules; and

(2) appropriate alternative dispute resolution procedures under Chapter 2009 to assist in the resolution of internal and external disputes under the commission's jurisdiction.

(b) The commission's procedures relating to alternative dispute resolution must conform, to the extent possible, to any model guidelines

issued by the State Office of Administrative Hearings for the use of alternative dispute resolution by state agencies.

(c) The commission shall designate a trained person to:

(1) coordinate the implementation of the policy adopted under Subsection (a);

(2) serve as a resource for any training needed to implement the procedures for negotiated rulemaking or alternative dispute resolution; and

(3) collect data concerning the effectiveness of those procedures, as implemented by the commission.

Added by Acts 2007, 80th Leg., R.S., Ch. 1232 (H.B. 2460), Sec. 6, eff. September 1, 2007.

SUBCHAPTER B. POWERS AND DUTIES; FUNDING

Sec. 444.021. GENERAL DUTIES. (a) The commission shall:

(1) foster the development of a receptive climate for the arts that will culturally enrich and benefit state citizens in their daily lives;

(2) make visits and vacations to the state more appealing to the world;

(3) attract, through appropriate programs of publicity and education, additional outstanding artists to become state residents;

(4) direct activities such as the sponsorship of lectures and exhibitions and the central compilation and dissemination of information on the progress of the arts in the state;

(5) provide advice to the comptroller, Texas Historical Commission, Texas State Library, Texas Tourist Development Agency, Texas Department of Transportation, and other state agencies to provide a concentrated state effort in encouraging and developing an appreciation for the arts in the state;

(6) provide advice relating to the creation, acquisition, construction, erection, or remodeling by the state of a work of art; and

(7) provide advice, on request of the governor, relating to the artistic character of buildings constructed, erected, or remodeled by the state.

(b) The commission shall not knowingly foster, encourage, promote, or fund any project which includes obscene material as defined in Section 43.21, Penal Code.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1995, 74th Leg., ch. 108, Sec. 10, eff. Sept. 1, 1995; Acts 1995, 74th Leg., ch. 165, Sec. 22(35), eff. Sept. 1, 1995.

Amended by:

Acts 2007, 80th Leg., R.S., Ch. 937 (H.B. 3560), Sec. 1.48, eff. September 1, 2007.

Sec. 444.022. GATHERING OF INFORMATION. The commission may conduct research, investigations, and inquiries necessary to inform the commission of the development of the arts in the state.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987.

Sec. 444.023. COMMITTEES; CONSULTANTS. (a) The commission may appoint committees from its membership and prescribe their duties.

(b) The commission may appoint consultants to the commission. In appointing consultants, the commission shall attempt to achieve representation from each geographic area of the state and from the various racial and ethnic groups present in the state.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987.

Sec. 444.024. GRANTS. (a) The commission may award grants in accordance with the commission's mission to advance the state economically and culturally by investing in the arts in this state.

(a-1) An applicant for a grant of money from the commission shall specify in the grant application a minimum and maximum amount of money requested.

(b) Before making a grant of money, the commission shall submit the grant application to a panel of commission consultants for its recommendations. The panel shall include in its recommendations its determination of the reasonableness of the proposed amounts of funding.

(c) The commission by rule shall adopt equitable procedures for the distribution of grants to recipients who reflect the geographical, cultural, and ethnic diversity of the state's population.

(d) The commission shall adopt rules to govern the review, approval, and oversight of special initiative grants. The rules must provide for:

(1) commission approval of special initiative grants, including expedited approval of the grants in limited circumstances for cases requiring immediate action;

(2) criteria to be used in reviewing and evaluating special initiative grant applications; and

(3) procedures to be used in determining the amounts of the special initiative grants.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1993, 73rd Leg., ch. 951, Sec. 2, eff. Sept. 1, 1993.
Amended by:

Acts 2007, 80th Leg., R.S., Ch. 1232 (H.B. 2460), Sec. 7, eff. September 1, 2007.

Acts 2013, 83rd Leg., R.S., Ch. 68 (S.B. 202), Sec. 4, eff. August 26, 2013.

Sec. 444.025. DONATIONS; APPROPRIATIONS; LICENSING AND SALES REVENUE; AUDIT. (a) The commission may accept on behalf of the state donations of money, property, and art objects as it determines best further the orderly development of the artistic resources of the state. Money paid to the commission under this chapter shall be deposited in the Texas Commission on the Arts operating fund.

(b) The commission may solicit donations from an appropriate source.

(c) The commission by rule shall establish an acquisition policy for accepting property and art objects.

(d) The legislature may make appropriations to the commission to carry out the purposes of this chapter.

(e) The commission may license for a fee the use of its name or logo and any other artwork or graphics developed by the commission to a private vendor for the promotion of the arts in Texas, for fundraising for the commission, or for any other lawful purpose of the commission. The commission shall require that the use of the licensed property be consistent with the mission of the commission. The licensing fees shall be deposited in the Texas Commission on the Arts operating fund.

(f) The commission may purchase and resell such items described in Subsection (e) as it determines appropriate for the promotion of the arts in Texas, provided that the value of commission inventory, as determined by generally accepted accounting principles, shall not exceed $50,000 at the end of any fiscal year. The net profits from those sales shall be deposited in the Texas Commission on the Arts operating fund.

(g) The financial transactions of the commission are subject to audit by the state auditor in accordance with Chapter 321, Government Code.

(h) Repealed by Acts 2011, 82nd Leg., R.S., Ch. 1083, Sec. 25(45), eff. June 17, 2011.

(i) All money paid to the commission under this chapter is subject to Subchapter F, Chapter 404.

(j) The commission shall adopt rules to govern its acceptance of private gifts, grants, and donations to ensure that the use of the money or property supports the commission's primary functions. At a minimum, the rules must:

(1) require the commission to evaluate a gift, grant, or donation before acceptance to ensure that the purpose of the gift, grant, or donation supports the commission's priorities as established by statute and the commission's appropriations pattern;

(2) prohibit the commission from creating and directly administering programs for the purpose of qualifying for or complying with a condition for the acceptance of private funding; and

(3) require the commission, before acceptance of a gift, grant, or donation, to evaluate any obligations the commission would have to meet in order to accept the gift, grant, or donation, including required matching funds, the amount of staff time and effort, and any other additional costs.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 584, Sec. 94, eff. Sept. 1, 1989; Acts 1993, 73rd Leg., ch. 951, Sec. 3, eff. Sept. 1, 1993; Acts 1995, 74th Leg., ch. 108, Sec. 12, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 346, Sec. 1, eff. Sept. 1, 1997.

Amended by:

Acts 2007, 80th Leg., R.S., Ch. 1232 (H.B. 2460), Sec. 8, eff. September 1, 2007.

Acts 2009, 81st Leg., R.S., Ch. 666 (H.B. 2242), Sec. 1, eff. June 19, 2009.

Acts 2011, 82nd Leg., R.S., Ch. 1083 (S.B. 1179), Sec. 25(45), eff. June 17, 2011.

Sec. 444.027. TEXAS COMMISSION ON THE ARTS OPERATING FUND. (a) The Texas Commission on the Arts operating fund is a special fund in the state treasury.

(b) Money deposited to the credit of the operating fund may be appropriated only to carry out the commission's powers and duties under

this chapter and for necessary administrative costs incurred by the commission under this chapter.

(c) The operating fund is exempt from the application of Sections 403.095 and 404.071. Interest received from investments of money in the operating fund shall be allocated monthly by the comptroller to the operating fund.

Added by Acts 1993, 73rd Leg., ch. 951, Sec. 4, eff. Sept. 1, 1993. Amended by Acts 1997, 75th Leg., ch. 1423, Sec. 8.16, eff. Sept. 1, 1997.

Sec. 444.029. EXPENDITURES FOR FINE ARTS PROJECTS ON CERTAIN PUBLIC CONSTRUCTION PROJECTS. (a) Any using agency exempt from Chapter 2166 under Section 2166.003 and any county, municipality, or other political subdivision of this state undertaking a public construction project estimated to cost more than $250,000 may specify that a percentage not to exceed one percent of the cost of the construction project shall be used for fine arts projects at or near the site of the construction project.

(b) The using agency or the governing body of a political subdivision may consult and cooperate with the commission for advice in determining how to use the portion of the cost set aside for fine arts purposes.

(c) The commission shall place emphasis on works by living Texas artists whenever feasible and, when consulting with the governing body of a political subdivision, shall place emphasis on works by artists who reside in or near the political subdivision. Consideration shall be given to artists of all ethnic origins.

(d) In this section, "construction," "cost of a project," "project," and "using agency" have the meanings assigned by Section 2166.001.

Acts 1979, 66th Leg., p. 1908, ch. 773, Sec. 5.19, eff. Sept. 1, 1979. Amended by Acts 1991, 72nd Leg., 2nd C.S., ch. 8, Sec. 2.20, eff. Sept. 1, 1991. Redesignated from Vernon's Ann.Civ.St. art. 601b, Sec. 5.19 and amended by Acts 1995, 74th Leg., ch. 41, Sec. 2, eff. Sept. 1, 1995.

Sec. 444.030. MEMORANDA OF UNDERSTANDING WITH OTHER STATE AGENCIES. (a) The commission shall initiate negotiations for and enter into a memorandum of understanding with each state agency involved in the arts to cooperate in program planning and budgeting.

(b) The commission shall enter into an agreement as required by Subsection (a) with the:

(1) Central Education Agency regarding the arts in education program in the public schools;

(2) Music, Film, Television, and Multimedia Office in the governor's office regarding work with the state's music and film industries; and

(3) Texas Department of Commerce, Texas Department of Transportation, and Parks and Wildlife Department regarding state tourism promotion efforts.

(c) Each agency listed in Subsection (b) may enter into memoranda of understanding in areas other than those listed for the respective agency.

(d) A memorandum of understanding between the commission and another state agency must be adopted by the governing bodies of the commission and the other state agency.

(e) After a memorandum of understanding is adopted, the commission shall publish the memorandum of understanding in the Texas Register.

Added by Acts 1995, 74th Leg., ch. 108, Sec. 13, eff. Sept. 1, 1995. Renumbered from Government Code Sec. 444.029 by Acts 1997, 75th Leg., ch. 165, Sec. 31.01(38), eff. Sept. 1, 1997.

Sec. 444.031. CULTURAL AND FINE ARTS DISTRICT PROGRAM. (a) The commission shall develop a cultural and fine arts district program to designate districts that significantly contribute to the culture and fine arts of this state.

(b) The commission shall develop:

(1) eligibility criteria for a designation under this section; and

(2) procedures to administer the program created under this section.

(c) A designated district or, if necessary to comply with federal eligibility requirements, a municipality or county in which a designated district is located on behalf of the district may apply for state incentives, funding, grants, and loans from state agencies, including the:

(1) Department of Agriculture;

(2) Texas Department of Transportation; and

(3) office of the governor.

(d) The commission shall assist designated districts, municipalities, and counties in applying under Subsection (c).

(e) The commission may amend the boundaries of a designated district to include private sector development.

Added by Acts 2005, 79th Leg., Ch. 219 (H.B. 2208), Sec. 1, eff. September 1, 2005.

Amended by:

Acts 2013, 83rd Leg., R.S., Ch. 1031 (H.B. 2718), Sec. 1, eff. September 1, 2013.

Sec. 444.032. TEXAS MUSIC PROJECT. (a) The commission shall develop and implement a Texas music compact disc project under which the commission shall create, promote, and distribute a series of compact discs that feature the work of established and emerging music artists of this state.

(b) The commission shall seek donations of time, talent, and property from music artists and other persons to help facilitate the project.

(c) All proceeds from the sale of compact discs under the project shall be deposited in the Texas Commission on the Arts operating fund under Section 444.027.

(d) In accordance with this chapter and commission policy, the commission shall use part of the interest earned on the proceeds of the project to fund grants of money that promote music education through the commission's arts education grant program.

Added by Acts 2003, 78th Leg., ch. 686, Sec. 1, eff. June 20, 2003.
Amended by:

Acts 2009, 81st Leg., R.S., Ch. 666 (H.B. 2242), Sec. 2, eff. June 19, 2009.

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Rockwall, Texas

Proclamation

Whereas, Emergency Medical Services is a vital public service with members of EMS teams providing lifesaving care to those in need 24 hours a day, seven days a week; and

Whereas, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

Whereas, emergency medical services has grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

Whereas, the EMS system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

Whereas, the members of EMS teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim May 20, 2018 thru May 26, 2018 as

EMERGENCY MEDICAL SERVICES WEEK

in the City of Rockwall, Texas, highlighting this year's theme of "EMS Strong: Stronger Together" and encouraging all citizens to extend appreciation to all EMS team members who provide these vital services within our community.

In Witness Whereof, I hereunto set my hand and official seal this 21st day of May, 2018.

Jim Pruitt, Mayor

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Rockwall, Texas

Proclamation

Whereas, for nearly 90 million Americans, boating continues to be a popular recreational activity, with people from coast to coast taking to the water to enjoy time together while boating, sailing, paddling and fishing; and

Whereas, National Safe Boating Week is observed to bring attention to important life-saving tips for recreational boaters so that they can have a safer, more fun experience out on the water throughout the year; and

Whereas, on average, 650 people die annually in boating-related accidents in the U.S., with approximately 80 percent of them being caused by drowning; and

Whereas, the vast majority of these accidents are caused by human error or poor judgment and not by the boat, equipment or environmental factors; and

Whereas, a significant number of boaters who lose their lives by drowning each year would be alive today had they worn their life jackets.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, do hereby proclaim the week of **May 19-25, 2018**, as:

NATIONAL SAFE BOATING WEEK

in the City of Rockwall and encourage all those who boat, sail, paddle or fish to practice good life safety habits and be sure to wear a life jacket at all times.

In Witness Whereof, I hereunto set my hand and official seal of the city this 21st day of May, 2018.

Jim Pruitt, Mayor

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Rockwall, Texas

Proclamation

Whereas, Public Works-related services in our community are an integral part of our citizens' everyday lives; and

Whereas, the support of understanding, informed citizens is vital to the efficient operation of public works systems and programs such as water, sanitary and storm sewers, streets and alleyways, as well as staff support that Public Works provides to various other city departments; and

Whereas, the quality and effectiveness of Public Works facilities, as well as their planning, design and construction, are dependent on the efforts and skill of public works officials; and

Whereas, the efficiency of the qualified, dedicated personnel who staff public works departments is influenced by the people's attitude and understanding of the importance of the work they perform; and

Whereas, tens of thousands of men and women in North America provide and maintain the infrastructure and services that are collectively known as "Public Works."

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, do hereby proclaim the week of **May 20-26, 2018**, as:

PUBLIC WORKS WEEK

in the City of Rockwall, and urge all citizens to applaud our public works staff and services and recognize the contributions that public works officials make every day to the health, safety, comfort and quality of life we enjoy in our great city.

In Witness Whereof, I hereunto set my hand and official seal of the city this 21st day of May, 2018.

Jim Pruitt, Mayor

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MINUTES
ROCKWALL CITY COUNCIL
Monday, May 07, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the public meeting to order at 4:00 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem John Hohenshelt and Council Members Dana Macalik, Mike Townsend, Kevin Fowler, Bennie Daniels and Dennis Lewis. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs, and City Attorney Frank Garza.

II. WORK SESSION

1. Hold work session to discuss the S. Lakeshore Dr./Summit Ridge Drive Reconstruction project 100% construction plans for the Pavement (Street, Sidewalks and Driveways) Improvements.

City Engineer, Amy Williams, briefed the City Council on current construction plans associated with this reconstruction improvement project. Following the work session, no action was taken by Council.

Mayor Pruitt then read the below listed discussion items into the record before recessing the public meeting to go into Executive Session at 4:19 p.m.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding an application to establish a MUD (municipal utility district) pursuant to Section 551.071 (Consultation with Attorney)
2. Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).
3. Discussion regarding proposed agreement pertaining to Rockwall Convention & Visitor's Bureau pursuant to Section 551.071 (Consultation with Attorney)
4. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney)
5. Discussion regarding purchase, acquisition, or lease of real property in the vicinity of County Line Rd. and the municipal airport pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
6. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the N. TX Municipal Water District (NTMWD) and the Board of Adjustments - pursuant to Section 551.074 (personnel matters) and possible removal of board member(s) – pursuant to Section 551.071 (Consultation with Attorney)

7. Discussion regarding potential employee claim pursuant to Section 551.071 (Consultation with Attorney).

8. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

Council adjourned Executive Session at 5:30 p.m.

V. RECONVENE PUBLIC MEETING

Mayor Pruitt reconvened the public meeting at 6:00 p.m. with all seven city council members being present.

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Hohenshelt made a motion to reappoint Larry Parks to serve on the North Texas Municipal Water District Board (for an additional two-year term, ending on May 31, 2020). Councilmember Fowler seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Hohenshelt made a motion to appoint the following to serve as 'alternates' on the city's Board of Adjustments: Stuart Smith and Shannon Bennett. (Smith's term to expire in August of 2020 and Bennett's to expire in August of 2019). Councilmember Townsend seconded the motion, which passed by a vote of 7 ayes to 0 nays.

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER LEWIS

Councilmember Lewis delivered the invocation and led the Pledge of Allegiance.

VIII. PROCLAMATIONS / AWARDS

1. Police Memorial Week

Mayor Pruitt called forth Police Chief Kirk Riggs and Police Lieutenant Andy Villarreal. He read and presented them with a proclamation in observance of Police Memorial Week and in honor of those officers who have lost their lives in the line of duty.

2. Recognition of Youth Advisory Council's (YAC) graduating high school seniors

Mayor Pruitt called forth City Secretary Kristy Cole and Councilmember Kevin Fowler. Mrs. Cole briefly described the purpose of the city's YAC program – to teach high school students about municipal government and to help them develop their leadership skills. They then called forth and recognized five high school seniors who serve on the YAC and will soon be graduating (Aidan Culp, Molly Kate Evans, Thomas Milder, Bethany Villalobos, and Jonathan Naylor). Mayor Pruitt, Councilmember Fowler, and Mrs. Cole wished each of these students the very best of luck.

3. Recognition of outgoing city council members, Mike Townsend and Dennis Lewis

Mayor Pruitt called forth Mike Townsend and Dennis Lewis to be recognized for their service on the city council. He presented them with a small gift, explaining that each of them has 'termed out.' So, this is the last city council meeting during which they will serve. Each of the other city council members and the mayor took time to individually speak to acknowledge and thank Councilmember Townsend and Councilmember Lewis for their service on the city council and to the citizens of Rockwall.

IX. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time.

William Hyde with the Hyde (Law) Firm
(on behalf of Cory Knowlton, who he said is out of the country but lives at 1460 Anna Cade Road)
Mr. Hyde spoke about the right-of-way and realignment associated with Breezy Hill (roadway). He explained that this road was dedicated back in the 1930s, and the Knowlton family has owned the property located on the southern boundary for quite some time. He shared how several property owners have dedicated right-of-way over the years so that Breezy Hill could be utilized as a public road and widened and so it could be expanded all the way up to Collin County. He stressed that Breezy Hill is not a private road, but, rather, it is a public roadway. He encouraged the right-of-way to be measured from fence line to fence line for the prescriptive easement. He does not want the roadway to be privatized.

Larry Knowlton
324 Myers Road
Heath, TX

Mr. Knowlton came forth and shared that he is here to speak on behalf of his son, Corey, and his wife, Amber, who live at 1460 Anna Cade Road., which is the oldest rock-built house. He explained that the rock house is built from the historic rock wall, for which Rockwall is named, and that same rock was utilized on the downtown historic courthouse as well. Mr. Knowlton read something that he indicated was written by a Mr. P.L. Kennedy back on February 5, 1930. The statement that was read indicated that Mr. Kennedy dedicated some land for the purpose of a county road being constructed for use by the public. In 1998, Mr. Riggs, conveyed property that was to be utilized to compliment and expand the existing right-of-way. He went on to explain that Corey, Amber and he would all like to see this roadway be kept "public."

There being no one else wishing to come forth and speak at this time, Mayor Pruitt then closed Open Forum.

Mayor Pruitt then reordered the city council agenda to address Appointment Item #1 with the city's Youth Advisory Council (YAC) next.

X. CONSENT AGENDA

1. Consider approval of the minutes from the April 16, 2018 regular city council meeting, and take any action necessary

2. **Z2018-014** - Consider a City initiated zoning request for the approval of an **ordinance** for a text amendment to various sections of Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] for the purpose of amending the variance process relating to signage for properties in an overlay district, and take any action necessary **(2nd Reading).**

3. **Z2018-015** - Consider a City initiated zoning request for the approval of an **ordinance** for a text amendment to various sections of Article II, Authority and Administrative Procedures, of the Unified Development Code [Ordinance No. 04-38] for the purpose of clarifying the reapplication procedures for applications that have been denied by the City Council, and take any action necessary **(2nd Reading).**

4. Consider approval of a Facilities Agreement with Somerset Park Development, LLC and Arcadia Realty Corp. for the reimbursement of the on-site oversized gravity sanitary sewer system expenses associated with the development, and take any action necessary.

5. P2018-009 - Consider a request by Mitchell Lenamond, PE on behalf of Eric L. Davis Engineering, Inc. for the approval of a replat for Lot 7, Block A, Bodin Industrial Addition being a 2.029-acre parcel of land identified as Lot 1B, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

Councilmember Lewis moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, and 5). Mayor Pro Tem Hohenshelt seconded the motion. The ordinances were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6, *OVERLAY DISTRICTS*, OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00)

FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

XI. APPOINTMENTS

1. Appointment with members of the city's Youth Advisory Council (YAC) to hear year-end program report, and take any action necessary.

YAC members Bethany Villalobos, Mary Claire Weible, Parker Yarbrough and Aidan Culp came forth and briefed the City Council on various activities in which the YAC participated over the course of the school year. The Council took no action as a result of the YAC members' presentation.

Mayor Pruitt again reordered the agenda to address Appointment Item #4 next.

2. Appointment with Greta Mittman of WRS Marine LLC to request that Council authorize the City Manager to execute a franchise agreement with the City to operate The Harbor Lights passenger boat from The Harbor boat docks, and take any action necessary.

Mr. Mittman came forth to address the Council on behalf of his wife, Greta, who is out captaining a boat right now. He is here to answer any questions the Council may have. Mayor Pruitt asked if he and his wife are willing to work with city staff to come up with a plan to improve the existing boat dock and cause his boat dock to eventually match the city's boat docks (that are currently being improved). Mayor Pruitt would like to see this improvement take place within the next two years; however, he would also like to see some painting or other, more minor improvements, made in the immediate future. Mr. Mittman agreed to make some improvements; however, he does want to further evaluate making his dock look like the pilings on the city's dock. Discussion also took place regarding Mr. and Mrs. Greta working to improve the existing lighting. City Attorney, Frank Garza, proposed and verbalized slight modification to some of the language within the proposed contract (to stipulate that if the company's insurance lapses, then the contract would be temporarily suspended until the insurance is reinstated and to stipulate that the City will have the right to audit the company's books). Brief comments were made pertaining to keeping the business and concession-related revenue solely in Rockwall. Councilmember Townsend then suggested that certain language in Section 5 of the agreement (regarding proposed changes to the dock needing to be "reviewed" by the City Engineer) also be amended. Indication was given that the language will be modified to state that any changes have to be reviewed and approved by the City Engineer.

Mayor Pro Tem Hohenshelt moved to authorize the city manager to execute the franchise agreement, as amended by the city attorney. Councilmember Macalik seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. Appointment with Scott Self of Tow Boats Lake Ray Hubbard to request that Council authorize the City Manager to execute a franchise agreement with the City to operate tow boats from Chandlers Landing Marina, and take any action necessary.

Eric Oistad came forth and shared that he is Mr. Self's business partner, and he is coming forth to speak on behalf of this proposed boat operation. He would like to pay franchise fees and formalize its relationship with the city. The primary intention of the company will be to professionally operate tow boats on Lake Ray Hubbard. All boat operators will have a U.S. Coast Guard Captains License. They will be affiliated with a company called "Boat US," which is much like "AAA" in the way they operate. If you are a member, your towing is covered. However, if not, you will pay a different rate. It was clarified that this is a non-exclusive franchise agreement. Councilmember Townsend moved to authorize the city manager to authorize a franchise agreement for this tow boat operation. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. Appointment with Mrs. Colleen Vick to hear concerns related to the Summit Ridge/Lakeshore reconstruction project, and take any action necessary.

Mayor Pruitt explained that he lives on Lakeshore. So, as a result, he would like to recuse himself from this agenda item. He asked Mayor Pro Tem Hohenshelt to chair the meeting for the duration of this agenda item.

City Engineer, Amy Williams, came forth and provided a presentation to the Council and guests. Ms. Williams explained the past history associated with this project as well as its current status and the plans for the project moving forward. She shared that the schematic design and development of this reconstruction project started in October of 2015. Three public meetings were held from December of 2015 thru December of 2017. The approval of the schematics occurred by City Council in October of 2017. A couple of weeks ago, the City received the 100% construction plans related to the pavement and utilities. The plans associated with the drainage are at about 90% at this point. Franchise should start in the summer of 2018 and end in the fall. The bid date is the summer of 2018 with construction starting sometime in the fall or winter. She indicated that some residents have asked for construction to perhaps be moved to January of 2019 in order to account for the Thanksgiving and Christmas holidays. The approximate timing for completion of the project would be about 18 months to 2 years. The proposed plans call for two 11' lanes, staggered parallel parking stall, small traffic circles, 5'-6' sidewalks, water and sewer line replacements as well as storm water replacement to help with flooding and drainage problems. There will also be some alleyway reconstruction to help with drainage issues. In October of 2015, a public survey went out thru e-mail to 93 residents whose property abuts the actual right-of-way. Of those, 34 responses (about 36%) to the survey were received back. About 64.7% of the respondents expressed that they were in favor of sidewalks, and 79% were in favor of calming / slowing the traffic. In December of 2015, a public meeting was held with the adjacent property owners to go over the results of the survey and to gather additional comment cards. Staff did receive some additional comment cards; however, with the exception of one new person (who was in favor of adding sidewalks), the feedback given was repetitive of feedback already received from residents who originally filled out and submitted the survey. In July of 2016, the entire neighborhood was invited to come and provide feedback / comment cards to staff. Out of the 16 comment cards received, 9 were in favor of sidewalks, and 4 were not in favor of sidewalks. In October of 2017, Council approved the schematics and design, which takes the engineers a while. On December 1, 2017, Councilmember Townsend held an additional neighborhood public meeting at which the schematics and survey results were shared. Now, staff has received the 100% engineer design plans. Mrs. Williams went on to share visual representations and verbal descriptions regarding

what the roadway realignment and reconstruction will look like and be like. She explained that four lots contain trees that will be affected; however, the roadway realignment has been designed such that, as much as possible, it will not impact existing landscaping and trees. She explained that existing irrigation systems will be moved out of the way of the construction; however, each one of these will be replaced and repaired, as necessary, after construction. Mailboxes will be removed and re-located. If any mailboxes are damaged, they will be replaced with (as close as possible) the same style, material and type. The reconstruction of driveways and leadwalks will also take place (on about 58 properties). Four properties have trees that will be impacted – one property contains 1 crape myrtle; one property contains a crape myrtle; one property contains a crape myrtle and a shrub; and the fourth property contains five crape myrtles and one magnolia tree. All of these trees/shrubs are located atop the city's existing utility lines.

Mayor Pro Tem Hohenshelt called forth the first speaker.

Colleen Vick
314 Summit Ridge
Rockwall, TX

Ms. Vick thanked the Council for allowing residents to express their concern about this reconstruction project. She explained that she has worked together with some of her neighbors, including attending meetings, attempting to work with city staff and conducting a neighborhood survey. In February of 2018, forty-nine residents along Summit Ridge received a mailing that showed the proposed narrowing of the street and sidewalks. A stamped, return postcard was included, and 32 residents responded. Of those who responded, 30 expressed opposition to having sidewalks. In addition, in the past week, she and others have gone door-to-door and have acquired over fifty-seven signatures on a petition that expresses a desire for replacement of the infrastructure and replacement of the street as it is now, with no narrowing of the streets and no sidewalks. Based on the results of both the letter and the petition, she expressed a desire to have additional opportunities to work with staff, council and the residents on the proposed reconstruction.

Luther Howard
309 Summit Ridge Drive

Mr. Howard came forth and shared that he has not experienced any safety issues since he moved into his home. He seemed to indicate the belief that installation of sidewalks would invite additional pedestrians into the neighborhood, and doing so could result in safety problems. So, he would like to see the roadway and its current conditions stay the same.

James Fain
312 Summit Ridge

Mr. Fain came forth and shared that excessive water fills the street and rushes down the road during heavy rains, which is concerning. He expressed that drainage is a concern, and mailboxes occasionally get taken out by drivers who come up on the curb. He also has concerns about the narrowing of the street. He is not aware of any major accidents that have occurred along the roadway. He expressed that sidewalks are not wanted by him and many of his other neighbors.

Sid Murphy
602 Stonebridge Drive

Mr. Murphy shared that he lives on the northwest corner of Stonebridge and Lakeshore. He is anxious to get this project done. He acknowledged the importance of getting the project done and getting it done right. He went on to express that he does not believe sidewalks are needed. He does not believe they would improve the safety or the aesthetics. He is concerned about the future maintenance of sidewalks, over time, if they are installed. He believes that many sidewalks throughout the city are currently in disrepair, and when they buckle, they do pose safety concerns. He also does not believe that parallel parking niches are needed either. He commented the curb in front of his home is broken and has yet to be repaired. Also, there has been a lot of asphalt poured over pot holes; however, no new paving has occurred. Mr. Murphy generally urged the city to get this project done and get it done "in the right way."

James Daffron
316 Summit Ridge

Mr. Daffron shared that he lives in the home that has the most trees that will be impacted by the reconstruction. He has lived on Summit Ridge for many years (since the 1970s). He explained that he is very familiar with the road, and it is very steep. He has asked staff and the mayor pro tem about the costs associated with replacing the mailboxes and redoing the circular drives and curbs, etc.; however, he has not received a specific answer to the question. It is his understanding that money to redo the mailboxes and driveways has already been allocated; however, he pointed out that – just because it has been allocated – it does not mean it has to be spent. He shared that he, and many other residents in the area ('the vast majority'), are not in favor of the installation of sidewalks.

James Jack
308 Summit Ridge Drive

Mr. Jack introduced himself and shared his credentials, indicating that he moved to this location four years ago. He travels extensively as part of his job. He urged the Council to not move forward with this project. Instead, he would like further conversations to occur regarding the proposed reconstruction project. He expressed concerns about the possibility of emergency vehicles not being able to navigate the roadways, pointing out that doing so while a moving truck is present would likely pose a real problem.

Tom Walker
902 Lake Meadows Drive

Mr. Walker shared that he is "on the fence" about having sidewalks or not. However, he is concerned about the parking on S. Lakeshore – the overflow parking from the adjacent ASI Gymnastics building, which he said varies between 12-25 cars. He is in favor of these cars being off of Lakeshore, but he is not sure where they would go instead. He generally has concern about the safety aspect of some parents walking their kids down the middle of the street when going to / from the gymnastics business.

William Bennett
109 Summit Ridge

Mr. Bennett shared that he lives at the very top of the street, and he generally has no traffic in front of his particular home. He shared that, for him, flooding is not a concern either. He prefers to see no sidewalks installed as part of the reconstruction project; however, he is in favor of the concrete being redone.

Ellen Giddens
207 Summit Ridge Drive

Mrs. Giddens shared that she and her husband have lived here since the 1980's; however, her grandmother and aunt both lived here. So, she has been coming to Rockwall for many, many years, even before she moved here. She believes that drainage is important, and sewage is important. She explained that residents met with city engineers, who explained that sidewalks are going to be installed for "safety." She wonders whose safety they will be for, as she believes they will bring strangers in front of residents' homes. She is generally opposed to the installation of sidewalks. She believes that installing the sidewalks would be an unnecessary, unwanted expense. She would like the current safety and ambiance to stay in place.

Stephanie King
219 Summit Ridge Drive

Mrs. King shared that she and her husband have lived at this location for nineteen years. She explained the various reasons why she and her husband originally purchased their home. She is opposed to the installation of sidewalks. She did respond to a survey back in 2015; however, she and her husband have never been personally visited by anyone soliciting feedback on the reconstruction of the road or on the topic of sidewalks. She expressed strong opposition to the installation of sidewalks and the narrowing of the streets. She does want drainage fixed, however.

Sol Villasana
809 Village Green Drive
Rockwall, TX

Mr. Villasana thanked each of the speakers for coming forth to express their concerns and frustrations. He believes that this city council has a history of really listening to residents' expressed concerns. However, he pointed out that many of these residents do not feel their concerns are being heard. He went on to summarize the various concerns of the residents who live along this roadway. He asked the City to use its discretion and have the soon-to-be "newly seated Council" further evaluate these reconstruction plans and determine what will be best for the community. He asked that the Council table or postpone any action concerning these reconstruction plans.

Council took no action as a result of this particular appointment (agenda) item.

Mayor Pro Tem Hohenshelt then addressed Action Item #1.

XII. PUBLIC HEARING ITEMS

1. **MIS2018-006** - Hold a public hearing to discuss and consider a City initiated request to amend the Comprehensive Plan by approving an **ordinance** changing to the Master Thoroughfare Plan Map contained within the Transportation section of the plan for the purpose of [1] reclassifying Horizon Road [FM-3097] from a M4U (minor arterial, four [4] lane, undivided roadway) to a TXDOT4D (TXDOT, four [4] lane, roadway) and [2] realigning Breezy Hill Road to reflect existing public right-of-way, and take any action necessary **(1st Reading).**

Mayor Pruitt moved to postpone this public hearing item until the city gets the Summit Ridge and Breezy Hill Roadway situations more settled. Mayor Pro Tem Hohenshelt seconded the motion, which passed unanimously of Council present (7 ayes to 0 nays).

XIII. ACTION ITEMS

1. Discuss and consider authorizing staff to proceed with construction bidding and advertising for the S. Lakeshore Dr./Summit Ridge Dr. Reconstruction Project, and take any action necessary.

It was noted that Mayor Pruitt recused himself from this discussion / action item. Councilmember Lewis asked how long Mr. Villasana would like for Council to delay action concerning this matter. Mr. Villasana shared that he believes a ninety day delay would be sufficient. He would like all of the members and stakeholders associated with this roadway reconstruction project to quickly come together to discuss the plans further. Councilmember Lewis shared that he believes forty-five days would be sufficient enough. Councilmember Lewis shared that he has personally heard from some residents who actually do want sidewalks; however, he believes those residents are intimidated by those who are opposed to the sidewalks being installed.

Councilmember Fowler spoke, indicating that he too has heard from residents who actually do want the sidewalks and are in favor of them being installed as part of this reconstruction project. However, he too generally believes that those residents are intimated by those who are on "the other side" of the issue. He believes that a thirty-day delay would be sufficient time; however, he pointed out that he does not believe there is "middle ground," and a decision will need to be made at some point soon.

Mayor Pro Tem Hohenshelt shared that he too doubts that there is "middle ground" concerning the sidewalks. He clarified that the city is not "taking" anyone's property, pointing out that that is city-owned right-of-way, and it is on city-owned right-of-way that the sidewalks would installed on. He and his wife generally like and enjoy sidewalks. Also, his wife really enjoys walking on hilled areas, and if there were sidewalks along this roadway, she may well walk there too.

Mr. Villasana again petitioned the city council to delay action on this item tonight and allow a few more weeks for the issue to be further evaluated and debated.

Councilmember Daniels indicated that most of the opposition concerning sidewalks appears to be from residents who live along Summit Ridge. He is concerned that allowing extra time before taking a vote on this issue and allowing additional time for "compromise" may essentially be challenging. He pointed out that the city itself does

not want to delay progress in moving forward on this topic, but, rather, in this case it is the citizens that are requesting a delay. Also, he acknowledged that, no matter what decision is made, there will be unhappy residents (both those who live along the street and those who utilize the street). He does not believe there is "enough wiggle room" for it to be worth the delay in the Council putting off taking action until a later date.

Councilmember Macalik stated that she would support a (not more than) thirty-day delay. She believes that the sidewalks would support 'safety,' not take away from it. She pointed out that staff has worked a lot on this project, and many meetings have been held that residents had an opportunity to attend. She too received the email that Councilmember Fowler received (from a resident in favor of the sidewalks), and she has spoken to several friends who live in the neighborhood. So, she also knows that there are residents who are in favor of installing sidewalks.

Councilmember Townsend generally expressed that he believes the city has done a lot of "due diligence" on this reconstruction project. He pointed out that the city has had engineering study after study, and it was started in October of 2015. He knows that "more time" is being requested right now; however, he believes that "more time" could be requested indefinitely. He has seen people walking up and down Summit Ridge, and he has even seen people pushing baby strollers; however, he would never do so – he believes it is not safe to do so. He acknowledged that drainage will be fixed with this project. He pointed out that the width of what the roadway *could be* has been greatly reduced. Also, some of the previous plans called for a lot more trees to be taken out; however, staff and the Council have worked and worked to reduce the number of trees that would be impacted. He does not wish to pass this issue along to future council members to address, as he does not believe there will ever be consensus among residents. So, therefore, he made the following motion:

Councilmember Townsend moved to pass the design specs as they are currently designed and presented and move forward with putting the project out to bid. Mayor Pro Tem Hohenshelt seconded the motion. Following additional, brief comments, the motion passed by a vote of 3 in favor, 3 against (Fowler, Daniels and Lewis) and 1 abstention (Pruitt).

Councilmember Fowler moved to postpone action on this item for a period not to exceed thirty days. Councilmember Lewis seconded the motion, which passed by a vote of four ayes, 2 against (Townsend and Hohenshelt), and 1 abstention (Pruitt).

City Manager Rick Crowley asked what role the city council would like staff to play concerning this matter over the course of the next thirty days. Extensive discussion took place concerning this question.

Councilmember Townsend shared that to change the current design plans would end up costing $656,000. So, whatever change is proposed, if any, had better be good and worth that kind of expense.

Councilmember Fowler shared that he will reluctantly volunteer to be the Council liaison to serve as part of the "negotiating" team that will work with staff and residents on both sides of the "sidewalks issue" and return back to Council within no more than thirty days.

Mayor Pro Tem Hohenshelt called for a break and recessed the meeting at 8:12 p.m. Mayor Pruitt reconvened the public meeting at 8:23 p.m. and addressed Appointment Item #2 next.

2. Discuss and consider changing the adopted park maintenance category and associated costs for the Raymond Cameron Lake natural area, and take any action necessary.

Travis Sales, the city's Parks Superintendent, came forth to address the Council concerning this item, as the Parks Director, Andy Hesser, is out due to an illness. Mr. Sales expressed that this topic is related to the possibility of changing this lake from a natural, non-maintenance type lake to one that would be regularly maintained on a monthly basis. Mr. Sales went on to share several photographs with the Council of the existing pond / lake conditions. He explained that a portion of the quote that staff received to remove the natural vegetation and a lot of the trees and overgrowth amounted to over $49,000. Also, there would be an additional cost of $7,450 for grinding of tree stumps. In addition, it would cost about a $500 per month to maintain it thereafter.

Council took no action as a result of this discussion item at this time.

3. Discuss and consider approval of Contract Amendment Number Six for a total additional contract amount of $76,950.00 with Kimley-Horn and Associates, Inc. for the Lakeshore Dr./Summit Ridge Dr. Reconstruction Project for engineering design and construction plan preparation services for bridge erosion mitigation, and take any action necessary.

Mayor Pruitt clarified that he will not recuse himself from this item because it is not related to the street he lives on in particular, but, rather it relates to the bridge that is located at the other end of the street.

City Engineer Amy Williams provided background information pertaining to this agenda item. Mayor Pro Tem Hohenshelt moved to approve Contract Amendment Number Six for a total additional contract amount of $76,950.00 with Kimley-Horn and Associates, Inc. Councilmember Townsend seconded the motion. Following additional, brief comments, the motion passed by a vote of 7 ayes to 0 nays.

4. Discuss and consider the city's TEX-21 membership, and take any action necessary.

Mayor Pruitt expressed that the City has been a part of this organization, off-and-on, for a number of years. City Manager Rick Crowley provided brief comments regarding the organization, sharing that it, in part, helps with planning of road work along IH-30. It was pointed out that the county has been a part of this organization, off-and-on for years as well. Mayor Pruitt reiterated that this organization is involved with roadway planning along IH-30. Also, the organization has political involvement as well. He went on to briefly touch on some of the benefits associated with being a member of this organization. It was stated that membership for the city will cost about $5,000 per year. Councilmember Lewis shared that, if the city does choose to be a member, then one council liaison needs to be the "point person" who stays involved and attends the meetings (including ones in Austin). Council Members generally indicated the belief that the City should be a member and should be involved in this organization.

5. Discuss and consider a request by Jim Ziegler of PegasusAblon for the approval of a facilities agreement allowing changes to the outdoor dining guidelines established in Resolution 11-25 for the property addressed as 2095 Summer Lee Drive, and take any action necessary.

Mr. Zeigler came forth and requested that the Council approve this request. He provided brief comments explaining what benefits these changes will result in.

Mayor Pruitt shared some photographs of the existing area at The Harbor (where the Rodeo Goat will go in), pointing out that the existing look and feel is very 'Mediterranean' like. He then shared photos of the patio area at the Rodeo Goat in Dallas, which, he pointed out is more Mexican or Hispanic-like in its look and feel. He is not sure that Rodeo Goat's design concept will truly 'fit in' with the existing Mediterranean columns and patio area at this space at The Harbor.

Following additional comments, Mayor Pruitt moved to approve the patio being extended out but deny tearing up the concrete to install decomposed granite. Councilmember Macalik seconded the motion, which passed by a vote of 6 in favor with 1 against (Hohenshelt).

6. Discuss and consider a setback variance request for a sign at the Shops at Legacy Village located at 102 N. Fannin and take any action necessary.

Building Official Jeffrey Widmer came forth to address the Council concerning this agenda item. Councilmember Lewis made a motion to approve the setback variance request. Mayor Pro Tem Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

7. Discuss and consider establishing a policy pertaining to expenditures for fine arts projects associated with certain public construction projects (1% of Capital Improvement Project (CIP) project costs), and take any action necessary.

Assistant City Manager Brad Griggs provided brief comments concerning this agenda item. Essentially, the city's ART Commission is seeking more clear direction from the Council concerning where these funds may be spent. Assistant City Manager Mary Smith shared that there is currently about $64,000 in this art fund; however, approximately $175,000.00 (a "high end" estimate, per Assistant City Manager, Mary Smith) will be available once all road improvement projects are complete in the future. Staff explained that Council is being asked to more clearly define the phrase "at or near" as it pertains to how far from a project that public art may be placed (and associated monies may be spent to do so). Council took no action pertaining to this agenda item at this time, generally indicating that Council will take up this matter at a later date.

8. Discuss and consider an **ordinance** amending Ordinance No. 10-37 pertaining to pre-65 (employee) retiree health benefits coverage, and take any action necessary. **(1st reading)**

City Manager Rick Crowley provided background information pertaining to this agenda item. This ordinance amendment will essentially provide additional levels of benefit coverage for longer tenured employees as they approach retirement age. Mayor Pro Tem Hohenshelt moved to approve the ordinance. Councilmember Lewis seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 18-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING ORDINANCE 10-37 REVISING THE OFFERING OF HEALTH BENEFITS COVERAGE TO CITY OF ROCKWALL PRE-65 RETIREES; REPEALING ALL ORDINANCES AND OR PROVISIONS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

The motion passed by a vote of 7 ayes to 0 nays.

9. Discuss and consider (2) nominations for an "outstanding senior who is making a difference in the senior community," as requested by Meals on Wheels Senior Services of Rockwall County, and take any action necessary.

Mayor Pruitt indicated that he would like to nominate Francis White, who has done a lot for the community, including working tirelessly at the County Elections Office. Councilmember Townsend indicated that he would like to nominate (Rockwall City Council Member) Bennie Daniels.

XIV. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports
Building Inspections Monthly Report - March 2018
Fire Department Monthly Report - March 2018
GIS Division Monthly Report - March 2018
Harbor PD Monthly Report - March 2018
Internal Operations Monthly Report - March 2018
Police Department Monthly Report - March 2018
Recreation Monthly Report - March 2018
Rockwall Animal Adoption Center Monthly Report - March 2018
Rockwall Meals on Wheels Senior Services - 2nd Quarter Report
STAR Transit Monthly Report - March 2018

2. City Manager's Report

Mayor Pruitt indicated that the city's Concert by the Lake series began last Thursday. He encouraged residents to come out and enjoy future Thursday night concerts. Also, the San Jacinto Music Series is now occurring ever Thurs., Friday and Saturday evenings from 6-9 PM thru the end of October. Mayor Pruitt shared that a Cinco de Mayo celebration was held on Saturday, and the city's election was also held on that day.

City Manager Rick Crowley thanked Councilmembers Lewis and Townsend for the good work they have done while serving on the city council. He generally expressed that it has been a pleasure working with each of them.

XV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding an application to establish a MUD (municipal utility district) pursuant to Section 551.071 (Consultation with Attorney)
2. Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).
3. Discussion regarding proposed agreement pertaining to Rockwall Convention & Visitor's Bureau pursuant to Section 551.071 (Consultation with Attorney)
4. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney)
5. Discussion regarding purchase, acquisition, or lease of real property in the vicinity of County Line Rd. and the municipal airport pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
6. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the N. TX Municipal Water District (NTMWD) and the Board of Adjustments - pursuant to Section 551.074 (personnel matters) and possible removal of board member(s) – pursuant to Section 551.071 (Consultation with Attorney)
7. Discussion regarding potential employee claim pursuant to Section 551.071 (Consultation with Attorney).
8. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

XVI. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not go back into Executive Session at the conclusion of the public meeting agenda.

XVII. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 9:27 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 21st DAY OF MAY, 2018.

_____

ATTEST: **Jim Pruitt, Mayor**

_____

Kristy Cole, City Secretary

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MINUTES
ROCKWALL CITY COUNCIL
Monday, May 14, 2018
5:00 p.m. Special City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. Call Public Meeting to Order

Mayor Pruitt called the meeting to order at 5:00 p.m. with himself and Councilmembers Fowler and Daniels being present. He then called upon City Secretary, Kristy Cole.

Mrs. Cole indicated that the City of Rockwall contracted with the Rockwall County Elections Office for administration of the May 5, 2018 General Election and Bond Election. She explained that the Rockwall City Council is convening today to serve as the Canvassing Authority to canvass the official returns associated with each of these elections. Furthermore, Mayor Pruitt, the chief elected official for the city, is serving as the "Presiding Officer" of the Canvassing Authority. She pointed out that the agenda for today's public meeting was duly posted 72-hours or more in advance of today's Special City Council meeting, in accordance with the Open Meetings Act and with provisions of the TX Elections Code. Also, in compliance with Section 67.004 of the TX Elections Code, for purposes of conducting the canvass, only two elected officials are needed to constitute a quorum. Mrs. Cole indicated that she did double checked with the city attorney, Frank Garza, to be sure that two members of Council constitute a quorum for the canvass and passage of the associated resolutions. Mr. Garza did concur that only two members of Council are needed for this purpose. Mrs. Cole then called for the records to show that 3 elected officials are present today, including Mayor Pruitt, Councilmember Daniels and Councilmember Fowler, with Council Members Macalik, Townsend, Hohenshelt and Lewis being absent. Mrs. Cole then turned the meeting back over to Mayor Pruitt so that Agenda Items #2 and #3 could be addressed.

II. Discuss and consider adoption of a resolution canvassing the returns and declaring the results of the May 5, 2018 City of Rockwall General Election, and take any action necessary

Mayor Pruitt indicated that the Rockwall County Elections Administrator, Christopher Lynch, has certified and delivered the Election Returns based on the tabulated ballots for the May 5, 2018 City of Rockwall General Election. Mayor Pruitt shared that the overall, tabulated returns are reported and accepted as follows:

		Total Votes "For"
City Council, Place 2	***John Hohenshelt***	***1,284***
City Council, Place 4	***Trace Johannesen***	***996***
	Enid Reyes	***661***
City Council, Place 6	***Andrew Greenberg***	***691***
	Patrick Trowbridge	***924***

Therefore, Mayor Pruitt announced that those candidates who have been newly elected to serve on the Rockwall City Council include:

- **John Hohenshelt, Place 2**
- **Trace Johannesen, Place 4 and**
- **Patrick Trowbridge, Place 6.**

Mayor Pruitt then made a motion to approve Resolution # 18-11 accepting and confirming the canvassing of the election Returns and accepting the declaration of the results of the General Municipal Election, which was held May 5, 2018. Councilmember Fowler seconded the motion, which passed unanimously of those present (3 in favor with 4 absences (Macalik, Hohenshelt, Townsend and Lewis)).

III. Discuss and consider adoption of a resolution canvassing the returns and declaring results of the May 5, 2018 City of Rockwall Bond Election, and take any action necessary.

Mayor Pruitt requested that the record show that Rockwall County Elections Administrator, Christopher Lynch, has certified and delivered the Election Returns based on the tabulated ballots for the May 5, 2018 City of Rockwall Bond Election. He indicated that the overall, tabulated returns are reported and accepted as follows:

Regarding Proposition A, which appeared on the ballot as follows:

THE ISSUANCE OF $85,000,000 TAX BONDS BY THE CITY OF ROCKWALL, TEXAS FOR STREET AND ROAD RECONSTRUCTION AND LEVYING THE TAX IN PAYMENT THEREOF

total votes cast "For" were 1,197, and total votes "Against" were 537. Therefore, Mayor Pruitt indicated that the record should reflect that "Proposition A" on the May 5, 2018 Bond Election ballot was duly passed.

Mayor Pruitt then moved to approve Resolution # 18-12, canvassing the returns and declaring the results of a Bond Election, which was held on May 5, 2018; providing for an effective date; and containing provisions necessary and incidental thereto. Councilmember Daniels seconded the motion, which passed unanimously of those present (3 in favor with 4 absences (Macalik, Hohenshelt, Townsend and Lewis)).

Mayor Pruitt indicated that newly elected city council members will take their Oaths of Office, which will be administered by the Rockwall Municipal Court Judge, Cathy Penn, on May 21 as part of the regular city council meeting.

IV. Adjournment

Mayor Pruitt adjourned the meeting at 5:05 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 21st DAY OF MAY, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

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CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 18-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING ORDINANCE 10-37 REVISING THE OFFERING OF HEALTH BENEFITS COVERAGE TO CITY OF ROCKWALL PRE-65 RETIREES; REPEALING ALL ORDINANCES AND OR PROVISIONS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the *City of Rockwall* of Rockwall County ("City of Rockwall") adopted Ordinance 10-37 on December 20, 2010 to provide health benefits coverage to its retirees prior to age 65 ("retirees"); and

WHEREAS, TML Intergovernmental Employee Benefits Pool is a health risk pool established pursuant to Texas Local Government Code Chapter 172, Texas Government Code Chapter 791, and the Texas Trust Code to provide health benefits coverage for employees and retirees and dependents of employees and retirees, of Texas political subdivisions under an Interlocal agreement; and

WHEREAS, the *City of Rockwall* is currently offering health benefits coverage through the TML Intergovernmental Employee Benefits Pool pursuant to Interlocal Agreement and Chapters 172 and 175 of the Texas Local Government Code, both of which would allow the extension of benefits to retirees of the *City of Rockwall*; and

WHEREAS, the *City of Rockwall* desires to revise the retiree medical contribution for under age 65 retirees through the TML Intergovernmental Employee Benefits Pool and that the cost for such coverage be paid for by the individual retiree; and

WHEREAS, providing retiree coverage under the TML Intergovernmental Employee Benefits Pool Interlocal Agreement is in the best interest of the *City of Rockwall*, its retirees, and the public generally.

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

SECTION 1: The foregoing recitals are incorporated into this Ordinance as findings of fact;

SECTION 2: The *City of Rockwall* hereby elects to revise Ordinance 10-37 the retiree medical contribution for under age 65 to repeal Section 4 of that Ordinance and for the new Section to read as follows;

The Interlocal Agreement in effect between the *City of Rockwall* and the TML Intergovernmental Employee Benefits Pool provides that the Board of Trustees may adopt rules and regulations. The rules and regulations of the TML Intergovernmental Employee Benefits Pool allow the participating member entity to provide retiree medical coverage at the same contribution as charged to active employees, to select a contribution level which is an elevated

percentage (150%, 160%, etc. which may change from time to time) of the active employee contribution or to offer over age 65 retirees a Medicare Supplement.

The *City of Rockwall* elects to have the retiree medical contribution for under age 65 retirees be that which is established annually by TML IEBP.

- Retirees that have been with the *City of Rockwall* less than 20 years of employment, the City will pay 25% of the Bronze Plan per month for the retiree coverage regardless of what plan is selected.
- Retirees that are age 55 and above, that have been with the City for 20 years but less than 25, the City will pay 60% of the Bronze Plan per month for the retiree's coverage regardless of what plan is selected.
- Retirees that are age 55 and above, that have been with the City for 25 years or more, the City will pay 75% of the Bronze Plan per month for the retiree's coverage regardless of what plan is selected.

At the age of 65 the retiree is no longer eligible to continue coverage through the TML Intergovernmental Employee Benefits Pool.

SECTION 3: All other provisions found in Ordinance 10-37 shall remain in effect unless repealed by this Ordinance;

SECTION 4: The City of Rockwall shall continue to adopt on an annual basis any additional or alternative retiree benefit plans to be provided through TML Intergovernmental Employee Benefits Pool. The cost of these plans shall be paid for entirely by the retiree;

SECTION 5: This ordinance will only apply to individuals retiring after its effective date or to employees, which retired under a previous ordinance. For individuals retiring after the effective date of this ordinance to qualify they must enroll for this coverage within thirty (30) days of their retirement;

SECTION 6 This ordinance may be repealed or modified at any time, but will remain in effect for any employee retiring while it is in effect;

SECTION 7: All existing *City of Rockwall* ordinances in conflict with the provisions of this Ordinance are repealed to the extent of the conflict;

SECTION 8: The Ordinance shall take effect immediately upon its second reading as required by the City Charter, Section 3.11 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 21ST DAY OF MAY, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

1st Reading: 05/07/18
2nd Reading: 05/21/18

_____
Kristy Cole, City Secretary

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Richard Crowley, City Manager**
CC: **Kenneth Cullins, Fire Chief**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **May 11, 2018**

SUBJECT: **Purchase of New Fire Apparatus**

Discussed during the budget work session last August was the purchase of a 2018 Pumper and loose equipment to be funded through Contractual Obligations. The City Manager recommended to Council and Staff that we hold off on purchasing this new Pumper and associated equipment to give the new Fire Chief an opportunity over the next year to evaluate all current trucks and equipment used by our firefighters.

Recently Chief Cullins and ACM Brad Griggs have determined it is in the best interest of the City that the oldest reserved 1999 pumper be replaced with a new 2018 model. By the time we receive the new pumper, the 1999 model will be 20 years old. The new reserve truck will be a 2007 pumper that would be the oldest in the fleet. Build time on the new 2018 pumper is concurrent and will take approximately 435 days or 15 months from now. CO's would be issued when the City next issues debt later in 2018.

The 2018 apparatus has been competitively bid and available for purchase through the Houston-Galveston Area Council of Governments (H-GAC) Cooperative Purchasing Program. The City, as a member and participant in this cooperative program, has met all formal bidding requirements pertaining to the purchase of this new pumper. Cost of the new pumper is $627,647. In addition to the cost of this new truck, the loose equipment cost is approximately $100,000. Majority of the loose equipment (includes hoses, connectors, and tools) would be purchased through this same cooperative purchasing program if available. If necessary staff may solicit competitive sealed bids for this equipment, closer to the delivery date of the new pumper.

For Council consideration is the bid award for this new Pumper to Lone Star Emergency Group $627,647 as well as pre authorization to buy the loose equipment from various vendors and authorize the City Manager to execute purchase orders for this new apparatus and equipment.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **May 15, 2018**

SUBJECT: **County Line Road Reconstruction Project**

During the Engineering Design Phase of the Reconstruction of County Line Road staff made the decision to widen County Line Road where the road could be elevated above the 100yr floodplain to current the current City Engineering Standards. Sections of road that could not be elevated would remain asphalt bar ditch road with no sidewalks and be rehabilitated in place at the same elevation and grade not to adversely affect the 100 year floodplain. This asphalt rehabilitation process will be the same process the City has performed on the rest of the Lake Rockwall Estates roadways. The section of County Line Road that was determined not to be elevated is just west of Nicole Drive to the end of County Line Road at Renee Drive (approximately 570 linear feet of roadway).

During the Right-of-Way Acquisition process, which the City is currently in, it was determined that the section of County Line Road that was to remain asphalt should be concrete and the 5 foot sidewalk on the north side of the road be extended to the end of County Line Road at Renee Drive. This would match the proposed roadway material type and provide pedestrian access all the way along County Line Road. The roadway in this section would remain the existing width and have bar ditches. The City has requested the engineering consultant for the project Freese and Nichols, Inc. provide additional services to perform this work within the floodplain. These services are in the attached Contract Amendment and include modification of existing construction plans, construction cost estimate, floodplain impact analysis, additional construction easements and right-of-way acquisition needed. Also included in the amendment are additional services during the right-of-way acquisition phase are construction plan modifications, exhibits, and right-of-way staking.

Staff is requesting City Council consideration for approval Contract Amendments Number Seven for the total additional contract amount of $48,900.00 with Freese and Nichols, Inc. for the County Line Road Reconstruction Project. If you have any questions, please advise.

AW:jw

Cc: Mary Smith, Assistant City Manager
Brad Griggs, Assistant City Manager
Jeremy M. White, P.E., CFM, Civil Engineer
File

Client:	Amy Williams, P.E. Director of Public Works – City Engineer City of Rockwall 385 S. Goliad Rockwall, TX 75087	FNI Project No.: ROK15508 Client Contract Ref.: Date: May 14, 2018

Project Description: County Line Road from Horizon Road to Renee Drive

Description of Services Added:
Items defined below along with associated compensation amounts are additional effort as requested by the City of Rockwall on 04/11/18:

Modify Plan Sheets and OPCC to Change Typical Section from STA 45+00 to STA 50+73 – Sub total $19,550
Make modifications to the 24 sheets listed below to change pavement from asphalt to concrete; add a 5' sidewalk on the north side approx. 2' off edge of pavement and within existing right of way; upgrade the drainage culvert in the bend near Renee; and modify the roadway fill and roadside drainage swale.

- Sheet 1 – Cover
- Sheet 4 – Project Layout
- Sheet 6 and 8 – Typical Sections
- Sheet 10 – Right of Way
- Sheet 12 – Removal Plan
- Sheet 13 – Traffic Control Narrative
- Sheet 26 – Traffic Control Phase 3
- Sheet 28 – Traffic Control Phase 4
- Sheet 37 and 38 – Paving Plan and Profile
- Sheet 39 – Side Street Profiles
- Sheet 41 – Grading Plan
- Sheet 46 – Signage and Pavement Marking
- Sheet 51 and 55 – Drainage Area Map
- Sheet 57 – Drainage Calculations
- Sheet 66 and 67 – Storm Drain Line SD-B
- Sheet 74 – Erosion Control
- Sheet 85 – Existing Utilities
- Sheet 102, 103, and 104 – Cross Sections

Floodplain Impact Analysis – Sub total $8,450
The proposed improvements consist of a roadway and sidewalk located within the level pool floodplain of Wallace Lake. FNI will prepare a cut/fill analysis and memorandum to document floodplain impacts as follows:

- Identify limits of fill placed within the 100-year floodplain and calculate volumes.
- Identify location for storage mitigation and perform grading to offset fill. Grading will be provided to provide no net fill from project. One (1) mitigation alternative will be considered.
- No hydraulic modeling will be performed. Detailed hydraulic modeling will be considered an additional service.
- Coordination with City and City's H&H consultant
- Draft technical memorandum documenting cut/fill analysis and methodology. (submitted as pdf document for client review)
- Respond up to one (1) round of comments from City and City's H&H consultant
- Final technical memo (one (1) hard copy and pdf document)

Coordination, Exhibits, and Plan Sheet Modifications Related to ROW Acquisition – Sub total $4,950
Assist City with right of way acquisition by preparing exhibits, performing redesign, or providing general assistance for 115 Chris, 384 County Line, 367 County Line, and parcels 1A, 6, 27 and 28.

Right of Way Documents – Sub total $12,250
Prepare up to 5 additional temporary construction easement documents for properties on the north and south sides of County Line Rd from STA 45+00 to STA 50+73 and 2 additional drainage easements for the cross-culvert upgrade near Renee. Also, provides for one (1) staking of easements.

Right of Way Staking – Sub total $3,700
Assist City with right of way acquisition by preparing by staking right of way and providing general assistance for Parcels 1A, 1B, 4, 6, 9, and 26.

Total: $48,900

Deliverables:
- 24 - Revised sheets as listed above
- 1 - Floodplain impact analysis and technical memo
- 7 - Easement documents (metes and bounds descriptions; 2 revised construction, 3 new construction, and 2 drainage)

Compensation shall be adjusted as follows: Amendment #7 will adjust budgets as defined below.

	Original	Amd 1	Amd 2	Amd 3	Amd 4	Amd 5	Amd 6	Amd 7	Revised
Basic Services	$403,949	$5,432		$18,150	$10,791	$2,540	$25,220	$32,950	$499,032
Utility & ROW info.	$74,347	$8,096	$46,750	($18,150)	($10,791)	$20,460		$15,950	$136,662
Geotechnical	$15,480								$15,480
Environmental	$58,219	($13,528)	($26,445)						$18,246
Utilities	$28,445								$28,445
Total	$580,440	$0	$20,305	$0	$0	$23,000	$25,220	$48,900	$697,865

Original Contract	$580,440
Previous Authorizations	$68,525
Amount this Authorization	$48,900
Revised Total Contract	$697,865

Schedule shall be adjusted as follows:
Scope of work for Amendment 7 shall be completed within 4 weeks from Notice to Proceed.

The above described services shall proceed upon return of this Contract Change Authorization. Services will be billed as they are done. All other provisions, terms, and conditions of the agreement for services which are not expressly amended shall remain in full force and effect.

☐ A contract modification will be submitted.
☒ This Contract Change Authorization will serve as contract modification.

FREESE AND NICHOLS, INC.:

BY: _____

Kevin Johnson, P.E.
Print or Type Name

TITLE: Principal / Vice President

DATE: 5/14/18

CITY OF ROCKWALL:

BY: _____

Print or Type Name

TITLE: _____

DATE: _____

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **May 9, 2018**

SUBJECT: **Cooperative Purchasing Agreement with the City of North Richland Hills for the use of a Micro-Surfacing Contract**

A Resolution and Interlocal Purchasing Agreement for participation in a cooperative purchasing program with the City of North Richland Hills (NRH) are attached; along with a bid award for micro-surfacing work for City Council consideration.

The interlocal agreement provides for cooperative purchasing between the City of Rockwall and NRH for goods, materials and services. By participating in this cooperative program, we will realize additional savings through economies of scale when utilizing the coop contracts. Another benefit is the City would meet all the formal bidding requirements pertaining to contract purchases and eliminate the cost of the competitive bidding process for the contracted materials and services. The interlocal agreement would remain in effect until terminated by either the City of Rockwall or NRH.

Currently NRH has competitively bid and awarded a contract for micro-surfacing services. Micro-surfacing is a pavement preservation process using a mixture of polymer modified asphalt emulsion, mineral aggregate, mineral filler, water, and other additives, properly proportioned, mixed and spread on a paved surface in variable thick cross-sections which resists compaction and water penetration. The contractor for this work is Intermountain Slurry Seal Inc. that we would like to piggyback their NRH contract. The estimated City of Rockwall cost for this work is $103,826 that includes cost of material and install for 28,236 SY. Attached is a list of proposed streets to receive this process. General Fund, Streets and Drainage operations construction budget has adequate funds to cover the cost of this micro-surfacing work.

Staff asks City Council to (1) consider joining this purchasing cooperative by authorizing the City Manager to execute the cooperative agreement and (2) Council also consider the bid award to Intermountain Slurry Seal Inc. for micro-surfacing services in the amount of $103,826 and authorize the City Manager to execute a contract for the micro-surfacing.

CITY OF ROCKWALL
LIST OF PROPOSED STREETS FOR THE MICRO-SURFACING

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COOPERATIVE PURCHASING AGREEMENT
BETWEEN
CITY OF NORTH RICHLAND HILLS AND CITY OF ROCKWALL

This Agreement made and entered into by and between the City of North Richland Hills, hereinafter referred to as "NRH", and the City of Rockwall, hereinafter referred to as "Rockwall".

Pursuant to the authority granted by Chapter 271 of the Texas Local Government Code providing for the cooperation between local governmental bodies, the parties hereto, in consideration of the premises and mutual promises contained herein, agree as follows:

NRH and Rockwall desire to enter into an Agreement for the purchase of goods and services from vendors selected through the competitive bidding process. Specifications for said items should be determined in cooperation with the final approval of the entity processing the bid.

The responsibility of each entity shall be as follows:

I.

NORTH RICHLAND HILLS

1. NRH shall be allowed to purchase goods and services from vendors who have been selected by NRH through the competitive bidding process. NRH will place orders directly with and pay directly to the selected vendor for goods and services purchased through a contract.

2. All purchases will be within the specifications and under the terms and conditions that have been agreed to by the parties. NRH shall be responsible for the Vendors compliance with all conditions of delivery, price and quality of the purchased goods or services.

3. NRH shall give a 30-day written notification to all participating agencies of any change or cancellation of participation.

4. The Purchasing Agent shall be designated as the official representative to act for NRH in all matters relating to this cooperative purchasing agreement.

II.

ROCKWALL

1. Rockwall shall be allowed to purchase goods and services from vendors who have been selected by NRH through the competitive bidding process of NRH. Rockwall will place orders directly with and pay directly to the selected vendor for goods and services purchased through a contract.

2. All purchases will be within the specifications and under the terms and conditions that have been agreed to by the parties. Rockwall shall be responsible for the Vendors

compliance with all conditions of delivery, price and quality of the purchased goods or services.

3. Rockwall shall give a 30-day written notification to a participating agency of any change or cancellation of participation.

4. Purchasing Manager, shall be designated as the official representative to act for Rockwall in all matters relating to this cooperative purchasing agreement.

This Agreement shall take effect upon execution by the signatories and shall be in effect from date of execution until terminated by either party with thirty (30) day written notice.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their authorized officers.

CITY OF NORTH RICHLAND HILLS

BY: _____
City Manager

DATE: _____

ATTEST:

_____
City Secretary

APPROVED AS TO FORM:

_____
Attorney for the City

CITY OF ROCKWALL

BY: _____

TITLE _____

DATE: _____

ATTEST:

_____

TITLE: _____

APPROVED AS TO FORM:

_____
Attorney for the City

CITY OF ROCKWALL
LIST OF PROPOSED STREETS FOR THE MICRO-SURFACING

(Micro Surfacing) = Estimated Total per Quote = $103,826

- S. Fannin Street = $20,265.00
  From E. Boydstun to Washington Street
- S. Clark Street = $30,243.50
  From E. Boydstun to Williams (SH. 66)
- E. Washington = $14,427.00
  From: Tyler Street to concrete pavement near Hammock Drive at Myers Park
- South Alamo = $6,237.00
  From: Bourn Street to near Summit Ridge
- Glenn Avenue = $5,278.00
  From S. Alamo just past concrete pavement to Ridge Road "FM 740
- Rodgers Way = $2,614.00
  From Kenway to End of Pavement
- Ridgeview Drive = $2,215.50
  From Lake Meadows to Kenway Drive
- Live Oak Street = $2,271.50
  From: N. Goliad Street to End of Pavement at N. Alamo
- W. Kaufman Street = $10,395.00
  From Highland Drive to End of Street
- N. First Street = $2,138.00
  From W. Kaufman Street to W. Rusk Street (S.H. 66)
- N. Second Street = $2,740.00
  From W. Kaufman Street to W. Rusk Street (S.H. 66)

Mobilization = $5000.00 Projected Total = $103,824.50

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520 North 400 West, North Salt Lake, UT 84054
Phone (801) 532-8200 | Fax (801) 526-6198

ESTIMATE

Agency: City of Rockwall
Project Number:

Project Name: 2018 Micro-surfacing program
Date: 5.3.18
Letting Time: N/A

Contractor: Intermountain Slurry Seal
Contact: Kevin Harris

Phone: 682.229.0843
Fax:
Email: kevin.harris@gcinc.com

Item #	Description	Quanity	Unit	Unit Price	Total
1	* Furnish & Install Ty II Micro-surfacing (See Aerial photos of limits - "Red")	28,236	SY	$ 3.50	$ 98,826.00
2	Mobilization	1	LS	$ 5,000.00	$ 5,000.00
	* Work is being structured through an Interlocal Agreement with City of North Richland Hills and in accordance with NRH Contract 15-020				$ 103,826.00

Quote is for Labor, Equipment, and Materials for Micro-surfacing Only

NOTES:

* Micro-surfacing to be placed in one lift at a rate of 22 lbs/SY (Dry)
* Estimated to complete project with one (1) mobilization within the 2018 construction season only.
* Work to performed using Truck Mount pavers or continuous paver.
* City shall be responsible for ensuring that all vegetation is removed from edges and recommend to apply herbicide prior to resurfacing operations.
* It is recommended that the streets be checked for any patching needs and patched accordingly by the City.
* City to provide a staging area for micro-surfacing operations if available.
* City to ensure tree limbs are cut to a minimum vertical clearance of 12' prior to micro-surfacing operations.
* Estimated to complete micro-surfacing in 2 shifts.
* This project to be billed per square yard of actual area covered or area agreed upon in the field.
* Traffic control for Micro-Surfacing operations only.
* ISS to provide 1 week notice prior to starting work, and must have a mutually agreed upon schedule.

EXCLUSIONS:

* Pavement Markings, Temporary Pavement Markings, Striping Layout, Pavement Marking Removal, Crack Sealing, Patching, Heavy Debris Removal, Noise Permits and Herbicide application.

Estimate valid for 30 days.
Please review, sign and return VIA fax to (972)353.6275 or e-mail to kevin.harris@gcinc.com

Authorized Signature Date

INTERMOUNTAIN SLURRY SEAL, INC.

PROPOSAL AND CONSTRUCTION CONTRACT

Date of Proposal: **5.3.18**

Proposal Valid Until: **11.31.18**

This Proposal and Construction Contract (including the General Conditions appearing on the reverse side hereof or attached hereto and any additional attachments identified in Section 6 below) (herein "Contract") is entered into as of the Date of Proposal by and between INTERMOUNTAIN SLURRY SEAL, INC., a Wyoming corporation, (herein "Contractor") and City of Rockwall (herein "Owner"). Owner and Contractor agree as follows:

1. **Description and Location of Work.** Contractor agrees to perform the following work (herein, "Work"):
Place approximately 28,236 SY (Micro-surfacing- 22 #/SY) (Dry) per ISSA/TxDOT Specifications.

Located At: (See Attachments "A" – Site Map) Formal Quote: (See Attachment "B"- Quote) Street Summary: (See Attachment "C" - Excel)

2. **Plans and Specifications.** The Work described above shall be performed in accordance with the following plans and specifications:
ISSA/TxDOT Specifications. NRH Contract 15-020.

Such plans and specifications are, by this reference, incorporated herein and made a part of this Contract, but are not attached.

3. **Payment.** Owner shall pay to Contractor, as full compensation for performance by Contractor of the Work (herein, "Contract Amount") the following amount:

A. Payments shall be made in accordance with the provisions of Section 2 on the reverse side hereof. Progress payments shall be 100% of the estimate and the sum of 1.5% per month shall be added to any balance unpaid when due.
B. The Contract amount shall include all applicable Sales, Use, Franchise, Excise and other taxes which may now or hereafter be levied.
C. In the event the above price is a unit price based on quantities, final payment shall be for actual quantities jointly determined by the Owner and Contractor, upon completion of all Work hereunder.
D. Contractor shall have the right to terminate this Contract if Owner is unable to demonstrate to the satisfaction of Contractor prior to commencement of Work (or at any time during the course of the Work in response to the written request of Contractor) Owner's ability to make payments for the Work to be performed hereunder in the manner and at the times set forth herein.

4. **Time.** Contractor shall commence and continue thereafter to diligently perform the Work in accordance with a mutually agreed upon schedule. The mutually agreed upon schedule shall provide for **20** working days in which to perform the Work. A working day is defined as any day except Saturdays, Sundays and legal holidays and except days on which the Contractor is prevented from proceeding with at least ninety percent (90%) of the normal labor and/or equipment force required to perform the Work due to events or circumstances, beyond the control of Contractor including, but not limited to, those events or circumstances identified in Sections 7 and 8 of the General Terms.

5. **Special Conditions. Owner is responsible for all prep work including removal of raised pavement markers, removal of excess gravel from edges, applying herbicide, crack sealing, trimming trees, fog sealing patches and patching. Contractor to sweep streets prior to Slurry Seal and Micro-surfacing operations. Contractor to notify residents by use of "Door Hangers" 24 hours in advance of paving operations. Contractor to be allowed to work on Saturday and Sunday if needed. City to provide a staging area for operations.**

IN REFERENCE TO MICRO-SURFACING / SLURRY SEAL:

A. **Schedule to be mutually agreed upon by owner and contractor.**
B. **Special permits and licensing prices are not included in the contractual price agreement. If permitting or licensing is required for work to be conducted, all costs to obtain permits and licenses will be the responsibility of the owner.**
C. **The complete elimination of any existing drainage problem or reflective cracking is not intended or guaranteed.**
D. **Contractor is not responsible for any damage done to existing asphalt due to weights of machinery during the construction process.**
E. **Sweeping may be required by the Owner approximately two months after micro-surfacing placement to remove any excess aggregate.**
F. **Price excludes quality control besides initial mix design.**

6. **Attachments.** The following documents are attached hereto and incorporated herein and made a part of this contract by this reference: **Attachments "A"- (Site Maps), Attachment "B"- (Quote), Attachment "C" – (Excel Summary) .**

For ISS Use Only
Initial _____

7. **OWNER ACKNOWLEDGES THAT INTERMOUNTAIN SLURRY SEAL, INC. IS NOT SIGNATORY TO ANY COLLECTIVE BARGAINING AGREEMENTS. OWNER AND CONTRACTOR AGREE THAT CONTRACTOR WILL NOT BE REQUIRED TO BECOME SIGNATORY TO, OR BOUND BY, ANY COLLECTIVE BARGAINING AGREEMENTS OR OTHER UNION AGREEMENTS AND THE OBLIGATIONS THEREUNDER.**

THIS CONTRACT IS SUBJECT TO THE GENERAL CONDITIONS APPEARING ONTHE REVERSE SIDE HEREOF OR, IF NOT APPEARING ON THE REVSE SIDE HEREOF, THEN ATTACHED HERETO.

Executed at: _____ **as of the date first above written.**

Please Sign Original and Return to:

BY: _____
Owner

_____
Business Address

_____
Residence Address

_____
Name of Construction Lender (if any)

_____
Address

INTERMOUNTAIN SLURRY SEAL, INC.
A WYOMING CORPORATION
Contractor

BY: _____
Contractor

_____
(Address)

_____

ISS Job No. _____

For ISS Use Only
Initial _____

GENERAL CONDITIONS

1. **WORKMANSHIP AND MATERIALS**: Contractor acknowledges that it is familiar with the nature and location of the Work. All Work shall be performed by Contractor in a workmanlike manner, and in accordance with industry standards.
2. **PAYMENTS:** Contractor shall receive progress payments monthly in proportion to the amount of Work performed during the period covered by Contractor's billing. Progress payments will be made within ten (10) days after Owner receives a billing from Contractor setting forth the amount due for the Work performed and covered by the billing. Owner will make payment to Contractor for work performed in the percentage amount set forth under §3.A. appearing on the face page of the Contract. Final payment shall be due Contractor within ten (10) days after **(i)** Owner's receipt of a final billing from Contractor or **(ii)** completion of the Work, whichever shall occur last. The proportionate amount of Work billed on Contractor's progress billings shall be subject to the approval of Owner. Progress payments shall not be construed as an acceptance of any Work, the entire Work being subject to final inspection and approval by Owner. As it would be extremely difficult to fix and ascertain the actual damages the Contractor would sustain by Owner's failure to pay moneys due to Contractor under the terms of this Contract at the times and in the manner specified herein, it is hereby agreed by the parties hereto that the Owner shall pay to the Contractor in addition to all sums due hereunder the sum of the percentage per month set forth under §3.A. appearing on the face of the Contracts a fixed amount of any balance unpaid when due under this Contract. Nothing contained herein shall be deemed consent by the Contractor to extend the due date for payment under this Contract.
3. **CHANGES IN THE WORK:** Owner may, from time to time, by instructions or drawings issued to Contractor, make changes to the scope of the Work, issue additional instructions, request additional work or direct the omission of work previously ordered, and the provisions of this Contract shall apply to all such changes, modifications and additions with the same effect as if they were embodied in the original contract. The price or a formula for establishing the price and any time impacts to the schedule for such work shall be set forth in a written change order either prior to the commencement of work or as soon as practical thereafter and shall be mutually agreed upon with Contractor. Absent the parties' agreement to price and/or time extension for a change in the Work, Owner shall pay Contractor its actual direct costs in completing said extra work plus a mark-up of 15 percent thereon for overhead and profit.
4. **INDEMNITY:** Contractor shall indemnify and hold Owner harmless against all claims, damage suits, actions, recoveries and judgments to the extent caused by the negligence of Contractor, its agents, employees, or subcontractors, in performing the Work. Owner shall indemnify and hold Contractor harmless against all claims, damage suits, actions, recoveries and judgments to the extent caused by the negligence of Owner, its agents, employees, or other contractors.
5. **RESPONSIBILITY FOR WORK:** Except to the extent insured by property insurance provided by Owner, Contractor shall be responsible for and shall bear any loss of or damage to the Work and all materials, supplies and equipment until such time as Contractor has de-mobilized from the Work site. In no event, shall Contractor be liable for such loss or damage that results from the actions, omissions, fault or negligence, either active or passive, of the Owner, Owner's representatives, agents, employees, its other contractors or anyone acting on Owner's behalf or others over whom Contractor has no authority or control.
6. **INSURANCE:** Contractor shall maintain such insurance as will protect it from claims under workers' compensation acts and from claims for damages because of bodily injury, including death, or injury to property which may arise from and during the operation of this Contract. A certificate of such insurance shall be provided to the Owner if the Owner so requests.
7. **DELAYS BEYOND CONTROL OF CONTRACTOR:** In the event Contractor shall be delayed in the performance of the Work under this Contract by causes beyond the control of the Contractor and not caused by Contractor's negligence, including, but not limited to, Change Orders, Acts of God, or of the public enemy, acts of any governmental agency, fire, flood, epidemics, strikes, freight embargoes, inclement weather, over optimum moisture content of ground or base course, unsuitable ground conditions or delays caused by Owner, its other contractors, their subcontractors of any tier and the suppliers to any of the foregoing, Contractor shall have a time extension to the mutually agreed schedule for the time caused by said delay and shall be paid its additional costs incurred as a result of the delay, including labor and material cost or price escalations, and extended jobsite and home office overhead.
8. **DIFFERING SITE CONDITIONS**: (A) Contractor shall promptly, and before the conditions are disturbed, give a written notice to Owner of (1) subsurface or latent physical conditions at the site which differ materially from those indicated in this Contract, including but not limited to any subsurface utilities not accurately shown on plans or drawings, or (2) unknown physical conditions at the site of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Contract, or (3) the existence of contaminated, toxic or hazardous materials or conditions not specifically described in type, character, or quantity in this Contract, which existence is deemed to be a differing site condition. (B) Owner shall investigate the site conditions promptly after receiving the notice. If the conditions do materially so differ or are deemed to so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performing any part of the Work under this Contract, whether or not changed as a result of the conditions, an equitable adjustment shall be made under this clause and the Contract price increased to reflect Contractor's increased costs plus a mark-up of 15 percent, and the mutually agreed schedule extended accordingly.
9. **LAWS AND REGULATIONS:** Contractor shall at all times comply with all applicable safety, licensing, employment and environmental laws, ordinances, statutes, rules and regulations of the Federal Government, State, County, Municipalities or their Agencies of Government (herein "Law" or "Laws").
10. **OWNER:** Owner represents he/she/it is the Owner in fee simple of the real property upon which the construction improvement is to be made.
11. **ACCEPTANCE:** Upon receipt of written notice from Contractor requesting acceptance of the Work being performed hereunder, Owner and Contractor shall promptly inspect the job jointly and, in the event the same has been completed in conformity herewith, provide Contractor with a Notice of Completion in recordable manner and form. In the event the Work performed is subject to further inspection and/or final acceptance by another person or entity, and such inspection and/or final acceptance cannot be obtained through no fault of Contractor, then in such event the Work shall be deemed completed and accepted. Contractor shall warrant its Work against defects in materials and workmanship for a period of one year from the date of completion of the Work.
12. **PERMITS:** Owner will obtain and pay for all permits, inspection fees, soils test, engineering, staking, fees for utility connections, or other such similar items required for the performance of Work hereunder.
13. **SUBCONTRACTING:** Contractor shall have the right to subcontract any portion of the Work hereunder, and all Work performed by subcontractors shall be subject to all of the applicable Contract terms and conditions.
14. **LIENS AND CLAIMS:** Provided Contractor has been, and continues to be, timely paid all amounts due it, Contractor shall promptly pay valid claims of all persons, firms or corporations performing labor or furnishing equipment, materials and other items used in, upon or for the Work done hereunder.
15. **FAILURE TO MAKE PAYMENTS:** In the event Owner shall fail to make payment at the times and in the amounts provided for in this Contract, Contractor shall have the right to stop Work. In such event all amounts due Contractor, including retention, if any, shall immediately become payable and Contractor shall have the right to recover all damages sustained by Contractor as a result of such breach of contract by Owner.
16. **DEFAULT:** In the event Contractor shall fail to timely perform any provision of this Contract and if such failure should continue for thirty (30) days after receipt of written notice from Owner, then Owner may terminate this Contract and cause the balance of the Work to be completed by other parties. In any such event, if the reasonable cost of such completion exceeds the unpaid balance due on the Contract price, Contractor shall promptly pay such difference to Owner; otherwise, the unpaid contract balance shall be paid to Contractor. The Owner and Contractor each waive the right to recover from the other any indirect, incidental or consequential damages regardless of how such damages are caused.
17. **COSTS AND ATTORNEYS' FEES:** Should either party bring suit in court to enforce or interpret any of the terms hereof, or for a breach thereof, and/or to foreclose any mechanic's lien attributable to the Work done hereunder, the prevailing party, to the extent permitted by applicable law, shall be entitled to cost and reasonable attorneys' fees, which may be set by the Court in the same action or in a separate action brought for that purpose, in addition to any other relief to which the prevailing party may be entitled.
18. **NOTICES:** Any notice required or permitted hereunder shall be served personally on Contractor's construction manager or on the representative of Owner at the job site, or may be served by certified mail directed to the address of the party shown on the face of the Contract. Notices shall be effective upon receipt by the intended recipient.
19. **ASSIGNMENT:** Except as provided in Section 13 above, neither party shall assign all or any portion of this Contract without first obtaining the signed written consent of the other party. Subject to the foregoing, this agreement shall be binding upon and inure to the heirs, successors and assigns of the parties hereto.
20. **WAIVER OF RIGHTS:** Failure to enforce any rights hereunder shall not waive any rights in respect of other or future occurrences.
21. **SEVERABILITY**: To the best knowledge and belief of the Parties, this Contract now contains no provision that is contrary to any Laws. In the event that any provision of this Contract shall at any time contravene in whole or in part any applicable Law, then such provision shall remain in effect only to the extent permitted, and the remaining provisions hereof shall remain in full force and effect.
22. **JURISDICTION AND VENUE:** It is understood and agreed that each and every provision of this Contract, including any alleged breach thereof, shall be interpreted in accordance with the laws of the state where the Work is to be performed. Venue for all matters arising under this Contract shall be in the county in which the Work is to be performed. Contractor is authorized to do business in the state in which the Work is performed.
23. **ENTIRE AGREEMENT:** This Contract constitutes the entire agreement between Owner and Contractor and contains all terms and conditions agreed upon by the parties. This Contract supersedes all earlier proposals, discussions, correspondence and oral agreements, if any, between Owner and Contractor.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: May 21, 2018

SUBJECT: Interlocal Agreement with TXDOT for a Gateway Monument Signage on SH-66

At the April 17, 2018 City Council meeting, the City Council directed staff to proceed with establishing a gateway monument sign in the median of SH-66, west of the intersection of N. Lakeshore Drive and SH-66 (*i.e. see the attached map*). In response to this direction, staff contact the Texas Department of Transportation (TXDOT) seeking information concerning how to proceed with getting this location approved. Brenda Callaway, the Assistant Area Engineer, has indicated that the City would need to enter into an interlocal agreement for a *Gateway Monument Agreement*. Attached to this memorandum is a summary of the program, the application, plans for the gateway monument signage, and a map indicating the location of the proposed gateway signage. Should the City Council approve this request, staff will prepare the required materials and submit them to TXDOT. Staff should note that while the agreement does state all financial responsibilities for the construction of the signage are required to be City funds, there should be no issue with 7/11 providing the materials and constructing the signage (*see attached email*). Should the City Council have any questions concerning this request staff will be available at the May 21, 2018 meeting to discuss.

Gateway Monument Program Guidelines

General

Integration of the transportation system to reflect community values may be achieved through enhancements that include Gateway Monuments. This program provides a method for the Texas Department of Transportation (TxDOT) to permit enhancement of transportation facilities by local entities.

A Gateway Monument is defined as any freestanding structure, nonintegral or nonrequired highway feature that will communicate the name of a city, county, or town (Local Entity) within TxDOT right of way. A Gateway Monument may include the name of the Local Entity and/or the officially adopted seal. The approval of a Gateway Monument proposal shall be made with due consideration to safety (location, potential for motorist distraction, accessibility for maintenance, etc.), aesthetics, community support, and maintainability. Proposals for the placement of Gateway Monuments must comply with these guidelines.

Gateway Monuments differ from aesthetic treatments incorporated into engineered highway features (sound walls, retaining walls, or other highway features).

Guidance

Local Entities often desire transportation facilities to provide identification and a favorable image of the communities in which they are located. TxDOT encourages and promotes enrichment of the cultural and visual environment for transportation system users and local communities by facilitating and coordinating the integration of Gateway Monuments within the operational highway right-of-way, through the Gateway Monument Agreement process.

Gateway Monuments are to be solely funded and maintained by a Local Entity. TxDOT will collaborate with the responsible Local Entity supporting the proposed Gateway Monument.

Gateway Monuments are discretionary features within the transportation corridor. Only one Gateway Monument will be allowed per State route in each direction into a town. The incorporation of a Gateway Monument will be evaluated for its potential for creating a distraction to motorists. TxDOT retains sole discretion for determining the location, appropriate size, content, colors, and other elements of the Gateway Monument. TxDOT shall have responsibility for approval of all Gateway Monuments on the State highway system and in addition, the Federal Highway Administration (FHWA) must approve Gateway Monuments on the interstate system.

Gateway Monuments shall be located beyond the clear recovery zone or otherwise placed to minimize the likelihood of being struck by an errant vehicle.

Other improvements such as landscaping or accent lighting may be considered in conjunction with the Gateway Monument proposal. Any improvements will be the responsibility of the Local Entity. TxDOT will collaborate with the Local Entity for appropriateness of the Gateway Monument proposal in context with existing, proposed, and future improvements.

Review/Approval Process

Gateway Monument submittals shall be reviewed with primary considerations to safety (location), appropriateness, aesthetics and access for maintenance purposes.

The Local Entity shall submit a Gateway Monument proposal to the District Engineer. The District Engineer has approval authority for these proposals. If the Gateway Monument is proposed for the interstate facility, the District shall coordinate with the Maintenance Division for additional processing and FHWA review and approval.

The Gateway Monument Agreement must be fully executed by both TxDOT and the Local Entity prior to the commencement of any construction associated with the project.

Financial Responsibilities

All costs for proposed Gateway Monument design, construction, access for maintenance, maintenance, and if required, removal of the Gateway Monument shall be the responsibility of the Local Entity and stipulated in detail within the Preliminary and Final Gateway Monument submittals.

The Gateway Monument Agreement shall stipulate that the Local Entity shall hold harmless, indemnify, and defend the State against any action associated with a Gateway Monument. TxDOT will assume the administrative costs associated with Gateway Monument proposal reviews, and developing, issuing, and monitoring the Gateway Monument Agreement for approved Gateway Monument projects. All other costs, including labor, materials, supplies, and traffic control (if required) for design, engineering, testing, construction, installation, maintenance, and removal of the Gateway Monument shall be the responsibility of the Local Entity. Coordination and resolution of any utility issues will be the responsibility of the Local Entity.

Maintenance

The Local Entity shall be required to provide for regularly scheduled maintenance, as described in the Gateway Monument Agreement, for its projected lifespan. Maintenance shall include, but not be limited to, restoration work to maintain the integrity of the approved Gateway Monument, maintenance of any associated landscaping or lighting and graffiti removal. Gateway Monuments shall be kept clean, free of graffiti, and in good repair. Graffiti removal shall conform to current TxDOT policies and guidelines, which require prompt removal of offensive messages and timely removal of all other graffiti.

Maintenance access shall be as stipulated by TxDOT in the Gateway Monument Agreement and should be provided from outside the highway right-of-way, wherever possible. For projects located on interstate highways, access shall not be from the mainlanes. Maintenance practices shall protect air and water quality as required by federal and state law.

Removal

The Local Entity shall remove Gateway Monuments, which in the opinion of TxDOT create safety or operational concern due to deterioration or inadequate maintenance. TxDOT will notify the Local Entity when it has determined that the Gateway Monument requires special attention. In the event the Local Entity fails to maintain, repair, rehabilitate, or remove the Gateway Monument in a timely manner, TxDOT may remove the Gateway Monument after 60 days following notification to the Local Entity, and bill the Local Entity for all costs of removal and restoration of the area.

TxDOT reserves the right to remove the Gateway Monument due to construction, rehabilitation, or other necessary activities affecting the transportation facilities without any obligation, compensation to, or approval of the Local Entity. TxDOT will strive to notify the Local Entity of its intent to remove the Gateway Monument to allow for timely removal and salvage by the Local Entity (if possible).

TxDOT reserves the right to remove or alter any Gateway Monument that presents an immediate safety hazard to the public without delay or advanced notification to the Local Entity.

Design and Placement of Gateway Monuments

Proposed Gateway Monuments shall:

1. Be freestanding.
2. Feature only the letters of the community name and/or officially adopted seal.
3. Include, if required by TxDOT, approved protective graffiti coatings.
4. Be appropriate to its proposed setting and community context.
5. Be in proper size and scale with its surroundings. The maximum size of the gateway monument face shall not exceed 400 square feet in total. The height shall not exceed 20 feet above existing grade. Monument widths exceeding 20 feet will not be allowed for gateway monuments on the Interstate, although the FHWA may consider waiving this limitation on a case-by-case basis.
6. Be composed of materials that are durable for the projected life span of the project.
7. Be located beyond the clear zone, for both main lane traffic and frontage road traffic
8. Be located where maintenance can be safely performed, as specified in the Gateway Monument Agreement and in conformance with TxDOT procedures.
9. Be subject to the review and approval of TxDOT in consideration of design, size, and scale for appropriate integration on urban or rural highway features.

Proposed Gateway Monuments shall not:

1. Be allowed within the center median areas of interstate highway right-of-way.
2. Contain religious, political, special interest, private, or commercial messages of any sort, including, but not limited to, symbols, logos, business names, trade names, jingles, or slogans.
3. Contain any displays of any sort, advertising, decorative banners, flags, or flag poles.
4. Display telephone numbers, street addresses, or Internet addresses.
5. Interfere with airspace above the roadway.
6. Create a distraction to the motoring public, for example, the proposed Gateway Monument shall be large enough to interpret at highway speed, but not be so large that it demands attention from the motorist.
7. Include reflective or glaring surface finishes.
8. Include illumination that impairs or distracts the vision of transportation system users. Other lighting may be permitted.
9. Display blinking or intermittent or moving lights, including changeable message signs, digital displays or lighted static displays such as LED. Ground mounted uplights to illuminate the gateway monument itself will be acceptable.
10. Include moving elements (kinetic art) or simulate movement.
11. Include water features of any sort.
12. Interfere with official traffic control devices nor interfere with the operational right-of-way above the roadway.
13. Be placed within State right-of-way upon trees, or painted or drawn upon rocks or other existing natural features.
14. Make use of or simulate colors or combinations of colors usually reserved for official traffic control devices described in the Texas Manual on Uniform Traffic Control

Devices.

15. Require the removal of trees or other vegetation for visibility, or harm trees during construction. Pruning of tree branches or roots, and removal of shrubs should be avoided.
16. Negatively impact existing highway features, including existing signs, irrigation systems, necessary drainage patterns, and facilities.

Submittal Requirements for Gateway Monument Proposals

A Gateway Monument proposal must be supported by the Local Entity that has jurisdiction in the area where the Gateway Monument will be incorporated. The Local Entity shall issue an adopted resolution or other official document recommending approval of the proposed design of the Gateway Monument and requesting installation within the operational highway right-of-way.

The Local Entity shall provide the Department an adopted resolution or other official documentation that describes the Local Entity's:

1. Jurisdiction over the area of the project site.
2. Approval of the Gateway Monument content.
3. Funding responsibility.
4. Commitment to ensure maintenance of the Gateway Monument (and any associated landscaping and/or lighting), including timely graffiti removal/repair, and removal (or restoration) of the Gateway Monument as needed.
5. Proposed schedule for commencing and completing project installation.

A licensed landscape architect, architect, or professional engineer shall professionally prepare, sign and seal submittals for a Gateway Monument Proposal. Exhibits, plans, and details shall include, but are not limited to the following:

1. A full description of the proposed Gateway Monument, including location, construction, and installation techniques, details necessary to convey construction methods, proposed color scheme, proposed materials, including, but not limited to, paint and protective coatings.
2. Specifications for proposed materials, including material data sheets.
3. A scaled drawing indicating the placement of the proposed Gateway Monument.
4. Elevations and details clearly illustrating and dimensioning the proposal (the Gateway Monument must be aesthetically pleasing on all visible sides).
5. Landscape, irrigation and lighting plans if required.
6. Construction schedule.
7. Cost estimate.
8. Traffic control plans and provisions if required.
9. Proposed maintenance plan and schedule (including proposed access for maintenance purposes).
10. Environmental documentation.

The Local Entity shall adhere to and maintain compliance with departmental rules, regulations, state and federal laws, and any additional requirements TxDOT may apply to the project. If, at any time during the process, TxDOT recommends any changes for a proposal that has not yet received final approval, the proposal may be returned to the Local Entity for revision. Once TxDOT approves a Gateway Monument proposal, no changes shall be made to the Gateway Monument without prior written approval of the District Engineer. For Gateway Monuments located on interstate highways, changes must be submitted to FHWA for approval.

Interlocal Agreement

Contract Services Transmittal Form

From: (District/Division/Office)	Contact Person: Phone No.:
Subject:	
Other Entity	Contract Maximum Amount Payable
Are any federal funds used in this contract? If yes, what kind of federal funds.	
Was the standard interlocal or amendment format modified? Yes _____ No _____ If modified, date of Contract Services approval: _____ Modifications made are as follows:	

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Contract No. _____

GATEWAY MONUMENT AGREEMENT

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

THIS AGREEMENT is made by and between the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the "State", and the _____ of _____, acting through its duly authorized officials, as evidenced by Resolution or Ordinance Number _____, dated _____, hereinafter called the "Local Entity".

BACKGROUND

The State owns and maintains a system of highways, including _____ in _____ County, Texas, for public use and benefit. The State agrees to allow for the construction of a Gateway Monument within the State's right of way and the Local Entity agrees to construct the Monument and to conduct the long term maintenance for this structure located at _____ from _____ to _____, referred to as the "Gateway Monument," more specifically described in **Attachment "A,"** Project Map, which is attached hereto. The Local Entity will conduct the Monument's long term maintenance activities through the use of Local Entity forces, contractors, or other means satisfactory to the Local Entity and the State.

THEREFORE, in consideration of the mutual promises contained in this Agreement, the parties agree to the following.

A G R E E M E N T

SECTION 1. PERIOD OF THE AGREEMENT

This Agreement becomes effective when finally executed by the State and shall continue unless or until otherwise terminated as provided by this agreement.

SECTION 2. FINANCIAL RESPONSIBILITIES

All costs covered by this agreement including design, engineering, testing, construction, installation, access for maintenance, maintenance, labor, materials, supplies, traffic control, additional improvements, and if required, removal of the Gateway Monument, shall be the responsibility of the Local Entity.

Any administrative costs associated with the Gateway Monument that are incurred by the State, such as those related to proposal review, as well as developing, issuing, and monitoring the Agreement for approved the Gateway Monument project shall be the responsibility of the State.

SECTION 3. RESPONSIBILITY OF THE PARTIES

A. The Local Entity agrees to:

1. Provide Gateway Monument design plans to the State before execution of this agreement according to TxDOT policy and, upon final approval, furnish and construct the Gateway Monument according to plans approved by the State, which are set out more specifically in **Attachment "B,"** Local Entity's Final Gateway Monument Proposal, which is attached to this Agreement, and include any other related installation items that may be required; and

2. Furnish, erect, and maintain any barricades, signs and traffic handling devices, in accordance with the latest Texas Manual of Uniform Traffic Control Devices (MUTCD) and to the satisfaction of the State related to this project, as may be required to protect the safety of the public; and

3. Conduct periodic inspections of the Gateway Monument as deemed necessary; and

4. Provide for the construction and maintenance of all associated appurtenances that are considered by the State to be a part of the project. The Local Entity further agrees to remove such items from the project's location and restore the area to the satisfaction of the State upon termination of this Agreement in accordance with Section 9.

B. The State agrees to:

1. Review and evaluate the Gateway Monument proposal submitted by the Local Entity with due consideration to safety (location, potential for motorist distraction, accessibility for maintenance, etc.), aesthetics, community support and maintainability; and

2. Coordinate with other TxDOT Divisions, as appropriate, as well as interact with the Federal Highway Administration (FHWA) for input, review and approval; and

3. Cooperate with the Local Entity to determine the requirements for barricades, signs, and traffic handling devices to be used by the Local Entity during the construction and maintenance of the Gateway Monument; and

4. Provide maintenance access to the project location for the Local Entity or for its Contractor or group, and if possible, from outside the highway right of way; and

5. Conduct periodic inspections of the Gateway Monument as deemed necessary.

C. The Local Entity and State further agree that nothing contained in this Agreement will be construed to:

1. Give either party the power to direct and control the day-to-day activities of the other; or

2. Constitute the parties as partners, joint venturers, co-owners, or otherwise as participants in a joint or common undertaking; or

3. Allow either party to create or assume any obligation on behalf of the other party for any purpose whatsoever.

SECTION 4. DESIGN AND PLACEMENT OF GATEWAY MONUMENTS

A. Gateway Monuments shall be designed and placed so as to:

1. Be freestanding.

2. Feature only the letters of the community name and/or officially adopted seal.

3. Include, if required by TxDOT, approved protective graffiti coatings.

4. Be appropriate to its proposed setting and community context.

5. Be in proper size and scale with its surroundings.

6. Be composed of materials that are durable for the projected life span of the project.

7. Be located beyond the clear zone, for both main lane traffic and frontage road traffic.

8. Be located where maintenance can be safely performed, as specified in the Gateway Monument Agreement, and in conformance with TxDOT procedures.

9. Be subject to the review and approval of TxDOT in consideration of design, size, and scale for appropriate integration on urban or rural highway features.

B. Gateway Monuments shall not:

1. Be allowed within the center median areas of interstate highway rights-of-way.

2. Contain religious, political, special interest, private, or commercial messages of any sort, including, but not limited to, symbols, logos, business names, trade names, jingles, or slogans.

3. Contain any displays of any sort, advertising, decorative banners, flags, or flag poles.

4. Display telephone numbers, street addresses, or Internet addresses.

5. Interfere with airspace above the roadway.

6. Create a distraction to the motoring public; for example, the Gateway Monument shall be large enough to interpret at highway speed, but not be so large that it demands attention from the motorist.

7. Include reflective or glaring surface finishes.

8. Include illumination that impairs or distracts the vision of transportation system users. Other lighting may be permitted.

9. Display blinking or intermittent or moving lights, including changeable message signs, digital displays, or lighted static displays such as LED.

10. Include moving elements (kinetic art) or simulate movement.

11. Include water features of any sort.

12. Interfere with official traffic control devices, nor interfere with the operational right-of-way above the roadway.

13. Be placed within State right-of-way upon trees, or painted or drawn upon rocks or other existing natural features.

14. Make use of or simulate colors or combinations of colors usually reserved for official traffic control devices described in the Texas Manual on Uniform Traffic Control Devices.

15. Require the removal of trees or other vegetation for visibility, or harm trees during construction. Pruning of tree branches or roots, and removal of shrubs should be avoided.

16. Negatively impact existing highway features, including existing signs, irrigation systems, necessary drainage patterns, and facilities.

SECTION 5. MAINTENANCE

The Local Entity shall provide regularly scheduled maintenance, as described in **Attachment "B,"** the Local Entity's Final Gateway Monument Proposal, for its projected lifespan. Maintenance shall include, but not be limited to, restoration work to maintain the integrity of the approved Gateway Monument, maintenance of any associated landscaping or lighting, and graffiti removal. Gateway Monuments shall be kept clean, free of graffiti, and in good repair. Graffiti removal shall conform to the most current TxDOT policies and guidelines, which require prompt removal of offensive messages and timely removal of all other graffiti. Maintenance practices of the Local Entity or its agent shall protect air and water quality as required by federal and state law.

SECTION 6. MONUMENT REMOVAL

The Local Entity shall remove the Gateway Monument covered by this agreement, if in the opinion of TxDOT, it creates safety or operational concerns due to deterioration or inadequate maintenance or upon termination of the main Gateway Monument Agreement. TxDOT will notify the Local Entity when it has determined that the Gateway Monument requires special attention. In the event the Local Entity fails to maintain, repair, rehabilitate, or remove the Gateway Monument in a timely manner, TxDOT may choose to remove the Gateway Monument after thirty (30) days following notification to the Local Entity, and bill the Local Entity for all costs of removal and restoration of the area.

TxDOT reserves the right to remove the Gateway Monument due to construction, rehabilitation, violation of the terms of this agreement, or other necessary activities affecting the transportation facilities without any obligation, compensation to, or approval of the Local Entity. TxDOT will strive to notify the Local Entity of its intent to remove the Gateway Monument to allow for timely removal and salvage by the Local Entity, if possible.

TxDOT reserves the right to remove or alter any Gateway Monument that presents an immediate safety hazard to the public without delay or advanced notification to the Local Entity.

SECTION 7. USE OF CONTRACTOR OR GROUP

The Local Entity shall have the right to engage any responsible Contractor or group to perform or provide any portion of the Local Entity's Gateway Monument

activities specified in this Agreement. However, notwithstanding this provision, the Local Entity shall continue to remain responsible to the State to ensure performance of all its duties and responsibilities specified in this Agreement. The Local Entity shall ensure that any Contractor or group complies with all provisions of this agreement, and federal, state, and local laws, and regulations as may be applicable.

In the event the Local Entity engages a Contractor to perform Gateway Monument construction or maintenance activities under this Agreement, the Local Entity shall ensure that said Contractor shall indemnify the State for any and all damages and claims for damages by said Contractor, its employees, agents, or representatives, including any claims resulting from bodily injury or death to others, or, for loss of or damage to property of others, arising out of, incident to, or in any manner connected to Gateway Monument construction or maintenance activities, and, for any or all liability arising from the negligent acts of said Contractor, its employees, agents, or representatives.

In the event the Local Entity engages and approves a responsible group to perform Gateway Monument construction or maintenance activities under this Agreement, the Local Entity shall require and ensure that said Contractor or group follow all the terms of this Agreement as well as all Attachments.

SECTION 8. INDEMNIFICATION

A. The Local Entity and the State each acknowledge responsibility for the acts, deeds, errors and omissions of its own employees. The parties agree that the Texas Tort Claims Act pertaining to governmental liability for tortious conduct and/or property damage shall apply to this Agreement.

B. The Local Entity shall also indemnify and save harmless the State from any and all expense, including, but not limited to, attorney fees, which may be incurred by the State in litigation or otherwise resisting a claim or liabilities that may be imposed on the State as a result of error, omission, or act of the Local Entity, its agents, or its employees.

SECTION 9. TERMINATION

This Agreement may be terminated under any of the following conditions:

A. By mutual written agreement and consent of both parties; or

B. By either party upon giving the other party thirty (30) days prior written notice; or

C. By the State, in the event the State determines that the Gateway Monument is not in the best interest of the traveling public.

If either party terminates this Agreement, as provided herein, the Local Entity will be responsible for repair or removal of the Gateway Monument. In the event that the Local Entity does not provide the repair or removal services, the State may remove or repair the Gateway Monument and shall be entitled to reimbursement from the Local Entity for any reasonable costs incurred by the State to restore the State's right of way to its original condition.

SECTION 10. AMENDMENTS
Amendments to this Agreement shall be in writing and shall be executed by both parties.

SECTION 11. AUDIT
The state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the contract or indirectly through a subcontract under the contract. Acceptance of funds directly under the contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

SECTION 12. SUCCESSORS AND ASSIGNS
Subject to the provisions of Section 7, the Local Entity shall not assign or otherwise transfer its rights and obligations under this Agreement except with prior written consent of the State, and any prohibited assignment or transfer shall be null and void.

SECTION 13. REMEDIES
This Agreement shall not be considered as specifying the exclusive remedy for any default. All legal remedies may be pursued by either party and shall be cumulative.

SECTION 14. INSURANCE
If this agreement authorizes the Local Entity or its contractor to perform any work on State right of way, before beginning work, the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on the State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

SECTION 15. NOTICES
All notices to either party by the other under this Agreement shall be delivered personally or sent by U.S. mail, postage prepaid, addressed to such party at the following addresses:

STATE : Texas Department of Transportation District Engineer (mailing address) _____ _____ _____, Texas _____	**LOCAL ENTITY:** City of _____ Attn: _____ _____ _____

SECTION 16. GRATUITIES
Texas Transportation Commission policy mandates that employees of the State shall not accept any benefits, gifts, or favors from any person doing business or who reasonably speaking may do business with the State under this Agreement. The only exceptions allowed are ordinary business lunches and items that have received advanced written approval of the Texas Department of Transportation Executive Director. Any person doing business with or who may reasonably speaking do business with the State under this Agreement may not make any offer of benefits, gifts or favors to State employees, except as mentioned here above. Failure on the part of the Local Entity to adhere to this policy may result in the termination of this Agreement.

SECTION 17. SIGNATORY WARRANTY
Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

SECTION 18. INCORPORATION OF PROVISIONS
Attachments “A” and “B” are made part of this contract. The parties shall comply with the provisions of Attachments “A” and “B” as if they were set forth in full within the body of this contract.

THEREFORE, the Parties have executed this Agreement in duplicate originals.

THE CITY OF _____

By: _____

Title: _____

Date: _____

THE STATE OF TEXAS

Certified as being executed for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by The Texas Transportation Commission

Attest: _____
City Clerk

By: _____
_____
District Engineer
_____ District

Date: _____

Approved as to form:

_____
City Attorney

List of Attachments:

"A" – Project Map for Gateway Monument
"B" - Local Entity's Final Gateway Monument Proposal

SH 66 Monument Location



Crape Myrtles will have to be removed

Marker Placement

WILLOW BEND

W RUSK ST

66

N
W
E
S

0 25 50 88 100 Feet

SH 66 Monument Location

Water_Valves
- Other/Unknown
- Fire Hydrant Valve
- Meter Valve
- Water Line Air Release Valve
- Water Line Valve
- Water_Fire Hydrants

Water Lines
- City of Heath
- RCH WSC
- City of Rockwall
- North Texas Municipal Water District
- Private
- Blackland WSC
- Abandoned/Removed Lines

SanitarySewer_Clean Outs
- RESIDENTIAL
- SINGLE
- SanitarySewer_Man Holes

SanitarySewer_Lines
- SanitarySewer_Lines
- SanitarySewer_Abandoned Lines
- StormSewer_Culverts
- Man Holes
- Junction Box

StormSewer_Outlets
- Unknown
- A
- B
- Sloped

StormSewer_Lines
- StormSewer_Lines

StormSewer_Inlets
- Other
- Curb Inlet
- Combination Curb
- Slotted Drain
- Outflow Stucture
- Outfall Inlet
- Grate
- HDWL B
- Sloped
- A HDWL
- Y Inlet

Street View



Crape Myrtles will have to be removed

Marker Placement

WILLOW BEND

W RUSK ST

66

89

0 25 50 100 Feet



TWO (2) **CUSTOM** 1'-0" X 8'-0" CORTEN STEEL ENCLOSURE WITH ROUTED OUT "ROCKWELL" LETTERS. CORTEN STEEL ENCLOSURE TO BE INTERNALLY ILLUMINATED WITH WHITE LEDS STRIPS TO DISPLAY A GLOW EFFECT FOR "ROCKWELL".

TWO (2) **CUSTOM** 2'-8" X 6'-0" ALUM. CABINET WITH 1" PUSH THRU ACRYLIC LOGO. W/ OPAQUE VINYL GRAPHICS APPLIED FIRST SURFACE. ALUM. CABINET TO BE INTERNALLY ILLUMINATED WITH WHITE LEDS TO DISPLAY LOGO IN A HALO EFFECT. CABINET TO BE PAINTED **SW7037 BALANCED BEIGE**

TWO (2) **CUSTOM** ALUM. MONUMENT STRUCTURE W/ TRIM CAPS.

NOTE: MONUMENT SHALL BE CONSTRUCTED OF THE SAME PRIMARY MASONRY MATERIALS AS THE FRONT BUILDING FACADE OR THE PRINCIPAL OR MAIN BUILDING ON THE SAME LOT OR SHALL BE STONE OR BRICK AND SHALL BE SIMILAR ARCHITECTURAL STYLE.
NOTE: ALL BRICK/MASONRY/STONE TO BE PROVIDED BY GC'S SUBCONTRACTOR.

Front Elevation Side Detail A & B - **Custom** Monument Sign Structure - **Sign B**
1/2" = 1'-0"

Display Square Footage (Structure): **77.0**

harbinger
sign of the future
5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681
2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450

7-Eleven #38421 (1042791)
State Highway 66 @
Willow Bend
Rockwall, Texas 75087

SVE6535-R6

F:\Customers\7 Eleven\Art
\SVE6535-R6 #38421 (1042791).cdr

date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

Salesperson: rg PM: bb Designer: mh Page: 3

customer approval date:

Complies with UL 48 CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2014 AND OR THE 2014 FBC AND THE 2007 SFBC

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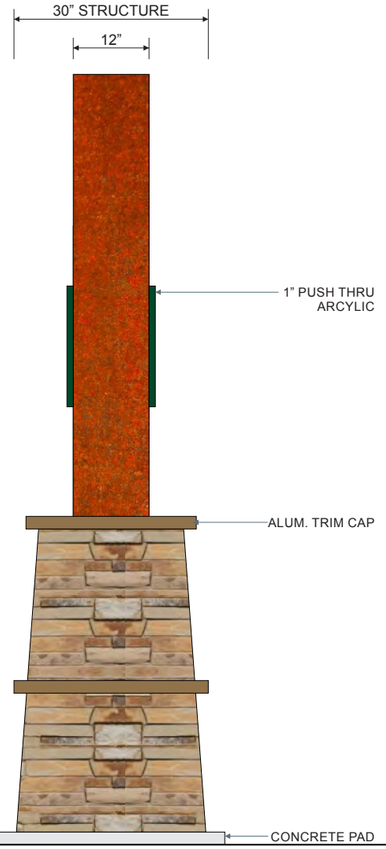
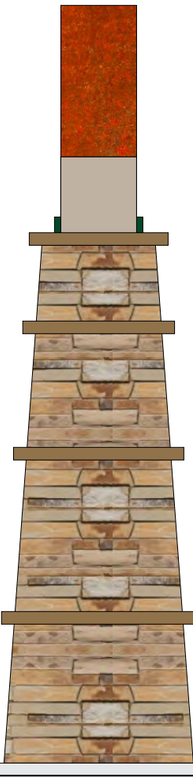
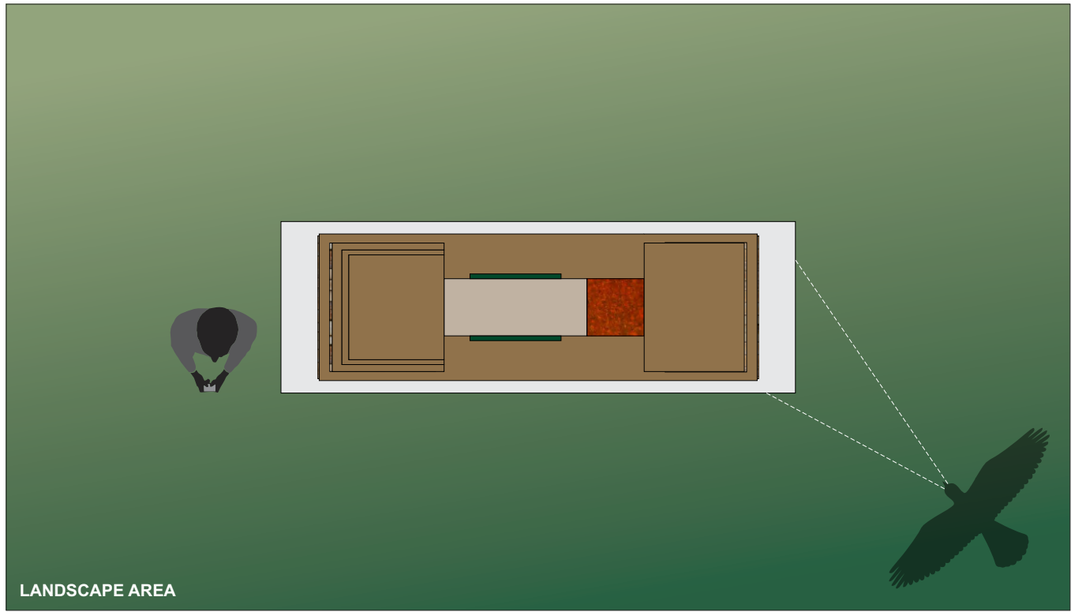
SIDE FRONT



SIDE REAR



PLAN VIEW



NOT TO SCALE

Plan Elevation & Side Detail - **Custom** Monument Sign Structure - **Sign B**

1/2" = 1'-0"

Display Square Footage (Structure): **77.0**

harbinger
sign of the future
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2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450

7-Eleven #38421 (1042791)
State Highway 66 @
Willow Bend
Rockwall, Texas 75087

SVE6535-R6

F:\Customers\7 Eleven\Art\SVE6535-R6 #38421 (1042791).cdr

date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

Salesperson: rg PM: bb Designer: mh Page: 4

customer approval date:

LISTED MET c US
Complies with UL 48 CSA C22.2 No.207

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Night View Detail - **Custom** Monument Sign Structure - **Sign B**

1/2" = 1'-0"

Display Square Footage (Structure): **77.0**

harbinger
sign of the future
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2301 Ohio Dr. Plano, TX. 32257 • 972.905.9450

7-Eleven #38421 (1042791)
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SVE6535-R6

F:\Customers\7 Eleven\Art
\SVE6535-R6 #38421 (1042791).cdr

date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

Salesperson: rg PM: bb Designer: mh Page: 5

customer approval date:

Complies with UL 48 CSA C22.2 No.207

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CITY OF ROCKWALL

RESOLUTION NO. 18-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, FINDING THAT A NECESSITY EXISTS TO ACQUIRE REAL PROPERTY FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; AUTHORIZING THE CITY ATTORNEY TO INSTITUTE EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF RIGHT-OF-WAY ACROSS CERTAIN HEREINAFTER DESCRIBED TRACTS OF LAND FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; PROVIDING FOR A FINAL OFFER; PROVDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has found that public necessity requires the reconstruction of County Line Road; and

WHEREAS, the tracts described on Exhibit A, attached hereto and incorporated herein as if it were copied verbatim, have been determined to be one (1) or more of the tracts needed for the easements necessary for construction of County Line Road and other municipal purposes; and

WHEREAS, there has been extensive negotiations with the property owners for the purchase of the required property by the City; and

WHEREAS, the City has obtained an independent fair market value eminent domain appraisal for each property which forms the basis of the City's negotiations and Offers and has been provided to each landowner; and

WHEREAS, such negotiations have been unsuccessful; and

WHEREAS, the City Council deems the public interest to be best served by the acquisition of the property described in Exhibit A attached hereto;

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

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this Resolution as if copied in their entirety.

Section 2. That the City Attorney is hereby authorized to extend a final offer to the owners of the tracts of land more specifically described in Exhibit A for the acquisition of said real property for the purpose of reconstructing County Line Road and other municipal purposes.

Section 3. If the said final offer is not accepted by the owner of the tract, the City Attorney is directed to begin eminent domain proceedings pursuant to the laws of the State of Texas.

Section 4. If any section, article, paragraph, sentence, clause, phrase, or word in this Resolution, or application thereof to any persons or circumstances, is held invalid or

unconstitutional by a court of competent jurisdiction such holding shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remain portion of this Resolution despite such invalidity which remaining portions shall remain in full force and effect.

Section 5. That this Resolution shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 21st day of May, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

EXHIBIT "A"
CITY OF ROCKWALL
COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 8
RIGHT-OF-WAY ACQUISITION
JTS ALLIANCE, INC.
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY ROCKWALL, ROCKWALL COUNTY, TEXAS

Being a Right-of-Way Acquisition tract situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and being a portion of a 9.76 acre tract of land (by deed) deeded to JTS Alliance, Inc., as recorded in Instrument No. 20130000502056 of the Official Public Records of Rockwall County, Texas, said 9.76 acre tract being further described as all of Lot 18 and part of Lot 19 of Rainbo Acres, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet A, Slide 20 of the Plat Records of Rockwall County, Texas, said Right-of-Way Acquisition tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northwest corner of said 9.76 acre tract, said point being the intersection of the existing south right-of-way line of County Line Road (a variable width right-of-way) with the existing east right-of-way line of Ranch Trail Road (a variable width right-of-way);

THENCE North 88 degrees 34 minutes 01 seconds East, with the north line of said 9.76 acre tract and with the existing south right-of-way line of said County Line Road, a distance of 457.77 feet to a point for the northeast corner of said 9.76 acre tract, said point being the northwest corner of a 0.281 acre tract of land (by deed) deeded to Crown Castle Towers 09 LLC, as recorded in Instrument No. 20170000004322 of said Official Public Records of Rockwall County, Texas;

THENCE South 01 degrees 51 minutes 09 seconds East, with the east line of said 9.76 acre tract and the west line of said 0.281 acre tract, passing at a distance of 22.69 feet a 1/2 inch iron rod with cap (Illegible) found, in all a distance of 24.38 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner in the proposed south right-of-way line of said County Line Road, from which a 1/2 inch iron rod (controlling monument) with cap stamped "PEEDE DATA" found for the southwest corner of said 0.281 acre tract and an interior ell corner of said 9.76 acre tract, bears South 01 degrees 51 minutes 09 seconds East, a distance of 97.58 feet;

THENCE South 88 degrees 42 minutes 53 seconds West, with the proposed south right-of-way line of said County Line Road, a distance of 453.50 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 61 degrees 23 minutes 55 seconds West, with the proposed south right-of-way line of said County Line Road a distance of 36.38 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner in the west line of said 9.76 acre tract, said 5/8 inch iron rod being in the existing east right-of-way line of said Ranch Trail Road, from which a 1/2 inch iron rod (controlling monument) with cap stamped "RSCI 5034" found, bears South 33 degrees 35 minutes 39 seconds West, a distance of 168.97 feet;

GORRONDONA & ASSOCIATES, INC 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TEXAS 75202 214-712-0600 FAX 214-712-0604

THENCE North 33 degrees 35 minutes 39 seconds East, with the west line of said 9.76 acre tract and the existing east right-of-way line of said Ranch Trail Road a distance of 48.63 feet to the **POINT OF BEGINNING** and containing 11,255 square feet or 0.258 acres of land, more or less.

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

The above described variable width right-of-way acquisition is also subject to a variable width temporary construction easement being parallel and adjacent to said variable width right-of-way acquisition, located and shown on the accompanying survey plat, said variable width temporary construction easement contains 0.096 acres of land, more or less. The said variable width temporary construction easement shall expire as noted in the easement agreement.

NOTES:

1. A plat of same date accompanies this legal description.

2. Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983, NA2011 (Epoch 2010.00), North Central Zone (4202) and adjusted to surface values using the Texas Department of Transportation Surface Adjustment Factor for Rockwall County of 1.000146135. Distances and areas shown are surface values and in U.S. Survey Feet.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Date of Survey: November 17, 2017

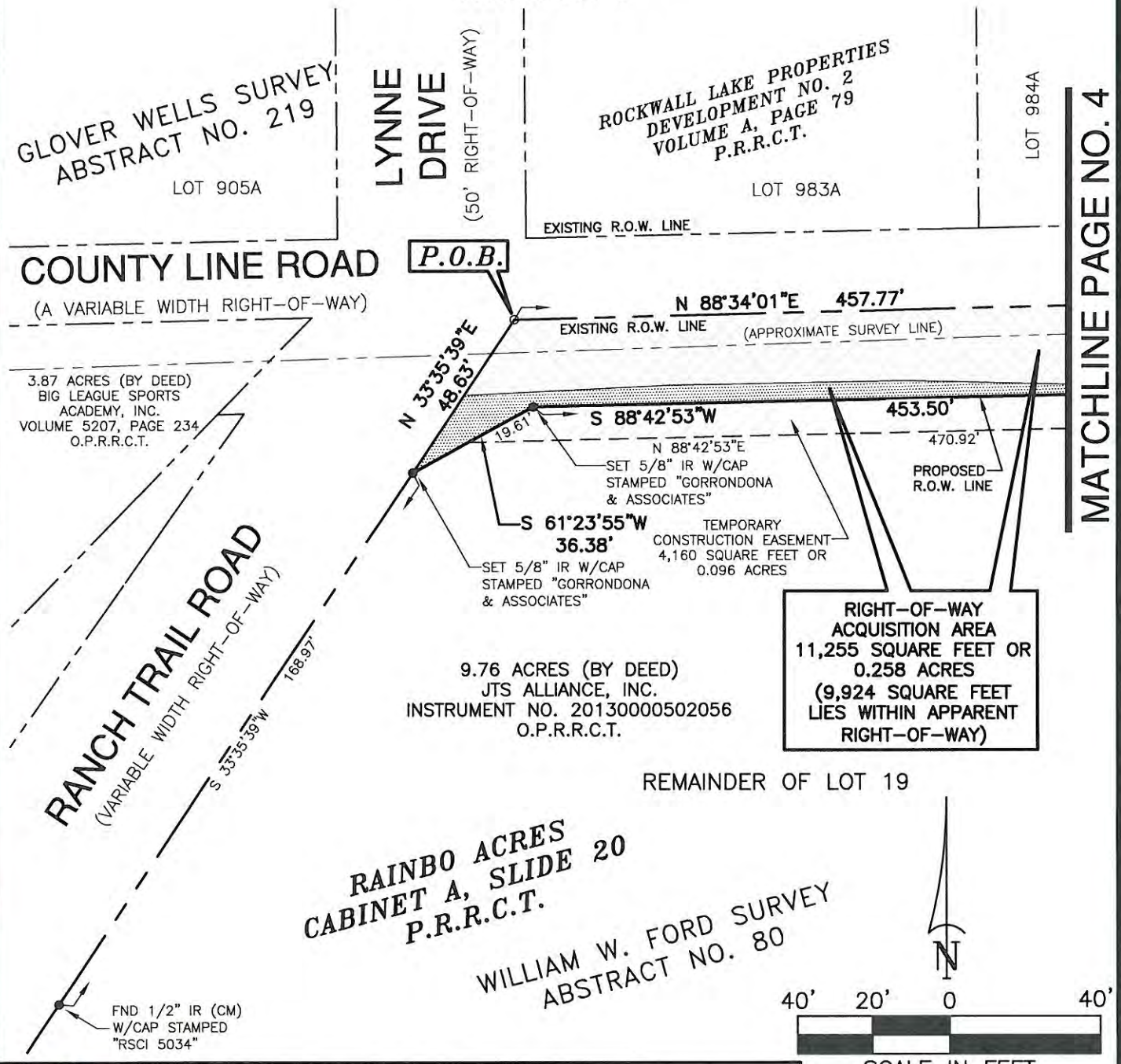


By:_____

Lyndon M. Hodgin
Registered Professional Land Surveyor
Texas No. 4584
Gorrondona & Associates, Inc
Texas Firm No. 10106900

EXHIBIT "A"

PARCEL NO. 8



City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 8	RIGHT-OF-WAY ACQUISITION
OWNER: JTS ALLIANCE, INC.	
SURVEY: WILLIAM W. FORD SURVEY, ABSTRACT NO. 80	
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
RIGHT-OF-WAY ACQUISITION AREA: 11,255 SQUARE FEET OR 0.258 ACRES	
SUBJECT TRACT ACREAGE: 9.76 ACRES (BY DEED)	

JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL 8.DWG
DATE: NOVEMBER 17, 2017	EXHIBIT A PAGE 3 OF 6	SCALE: 1" = 40'

STATE OF TEXAS
REGISTERED
LYNDON M. HODGIN
4584
PROFESSIONAL
LAND SURVEYOR

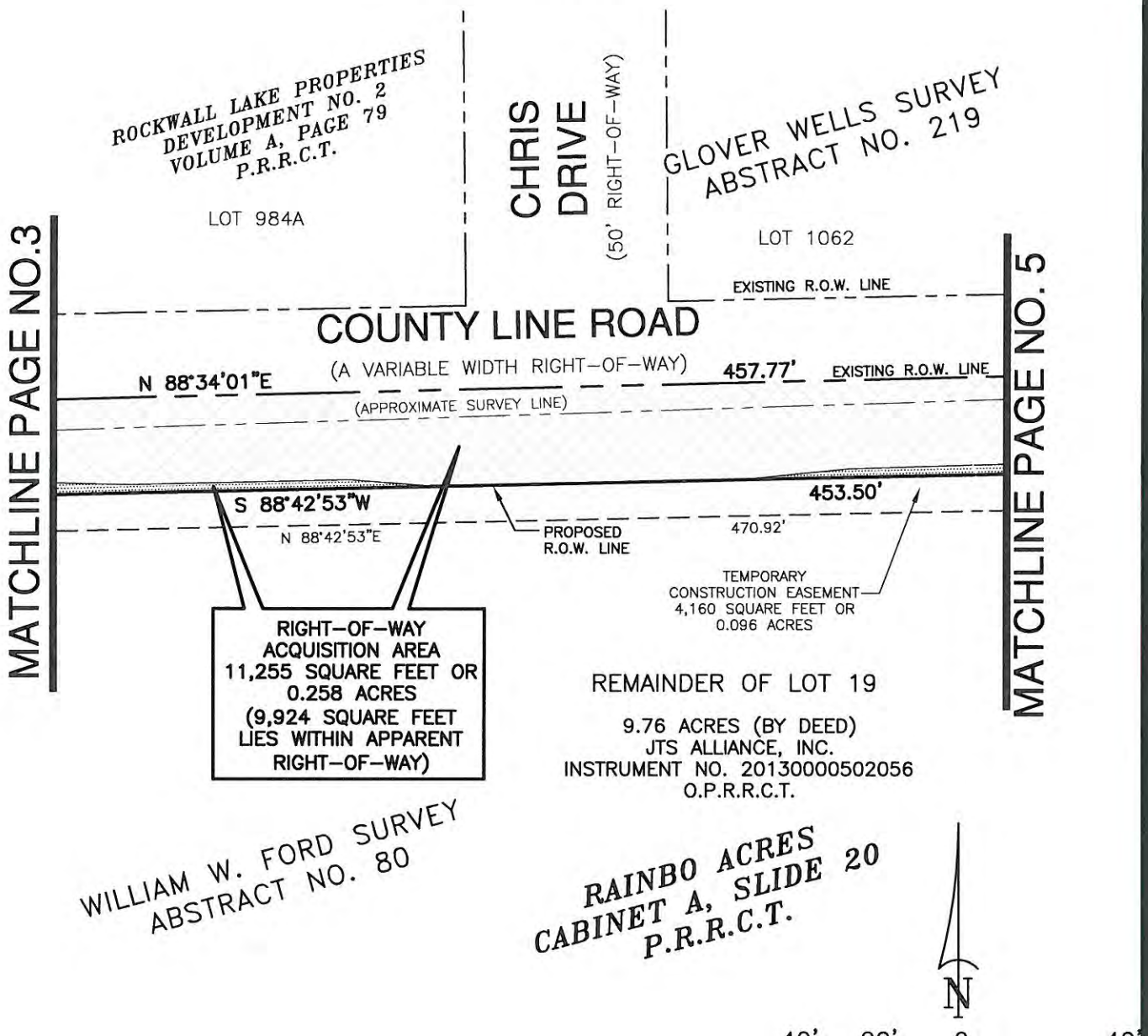
LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

98

EXHIBIT "A"

PARCEL NO. 8



City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

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SUBJECT TRACT ACREAGE: 9.76 ACRES (BY DEED)	

JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL 8.DWG
DATE: NOVEMBER 15, 2017	EXHIBIT A PAGE 4 OF 6	SCALE: 1" = 40'

STATE OF TEXAS
REGISTERED
LYNDON M. HODGIN
4584
PROFESSIONAL
LAND SURVEYOR

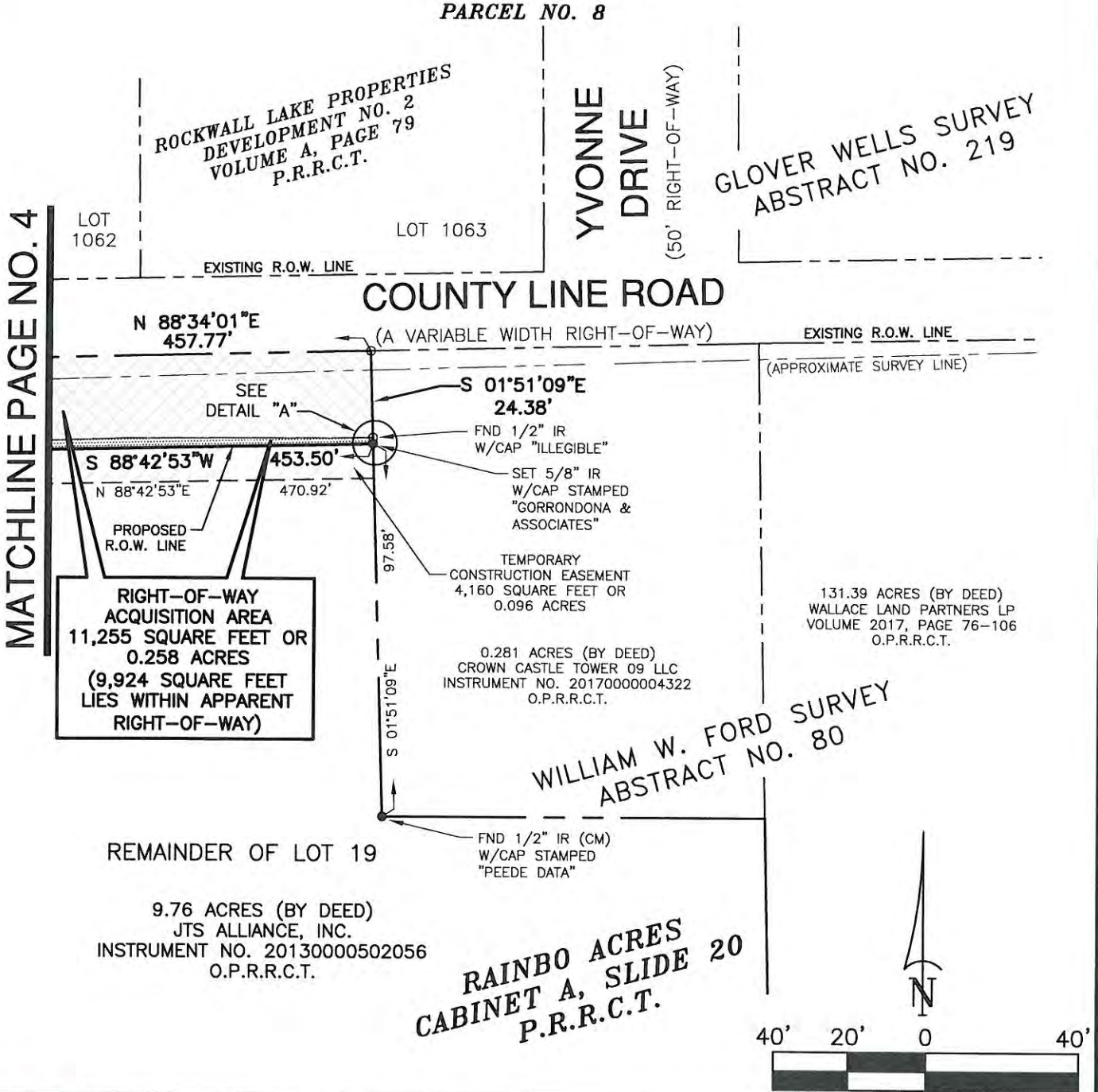
LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

99

EXHIBIT "A"

PARCEL NO. 8



City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

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JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL 8.DWG
DATE: NOVEMBER 17, 2017	EXHIBIT A PAGE 5 OF 6	SCALE: 1" = 40'

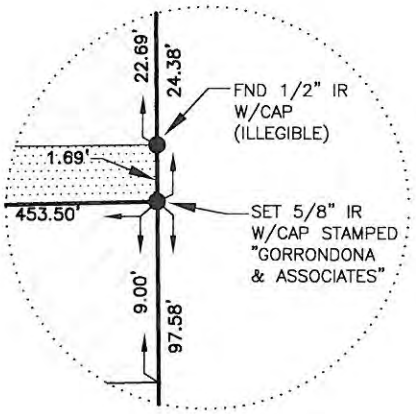
STATE OF TEXAS
REGISTERED
LYNDON M. HODGIN
4584
PROFESSIONAL
LAND SURVEYOR

LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

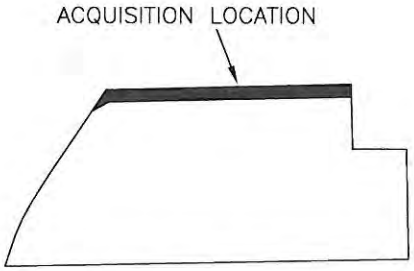
EXHIBIT "A"

PARCEL NO. 8



DETAIL "A"
NOT TO SCALE

LEGEND	
●	IRON ROD FOUND (AS NOTED)
○	CALCULATED POINT
———	PROPERTY LINE (AS NOTED)
———	PROPOSED RIGHT-OF-WAY LINE
- - - - - -	TEMPORARY CONSTRUCTION EASEMENT LINE
(CM)	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
	RIGHT-OF-WAY ACQUISITION AREA
	APPARENT RIGHT-OF-WAY ACQUISITION AREA
	TEMPORARY CONSTRUCTION EASEMENT AREA



SUBJECT TRACT &
LOCATION OF ACQUISITION

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

N

City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 8	TEMPORARY CONSTRUCTION EASEMENT
OWNER: JTS ALLIANCE, INC.	
SURVEY: WILLIAM W. FORD SURVEY, ABSTRACT NO. 80	
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
RIGHT-OF-WAY ACQUISITION AREA: 11,255 SQUARE FEET OR 0.258 ACRES	
SUBJECT TRACT ACREAGE: 9.76 ACRES (BY DEED)	

JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL 8.DWG
DATE: NOVEMBER 17, 2017	EXHIBIT A PAGE 6 OF 6	SCALE: 1" = 30'

STATE OF TEXAS
REGISTERED
LYNDON M. HODGIN
4584
PROFESSIONAL
LAND SURVEYOR

LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

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CITY OF ROCKWALL

RESOLUTION NO. 18-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, FINDING THAT A NECESSITY EXISTS TO ACQUIRE REAL PROPERTY FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; AUTHORIZING THE CITY ATTORNEY TO INSTITUTE EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF RIGHT-OF-WAY ACROSS CERTAIN HEREINAFTER DESCRIBED TRACTS OF LAND FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; PROVIDING FOR A FINAL OFFER; PROVDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has found that public necessity requires the reconstruction of County Line Road; and

WHEREAS, the tracts described on Exhibit A, attached hereto and incorporated herein as if it were copied verbatim, have been determined to be one (1) or more of the tracts needed for the easements necessary for construction of County Line Road and other municipal purposes; and

WHEREAS, there has been extensive negotiations with the property owners for the purchase of the required property by the City; and

WHEREAS, the City has obtained an independent fair market value eminent domain appraisal for each property which forms the basis of the City's negotiations and Offers and has been provided to each landowner; and

WHEREAS, such negotiations have been unsuccessful; and

WHEREAS, the City Council deems the public interest to be best served by the acquisition of the property described in Exhibit A attached hereto;

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

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this Resolution as if copied in their entirety.

Section 2. That the City Attorney is hereby authorized to extend a final offer to the owners of the tracts of land more specifically described in Exhibit A for the acquisition of said real property for the purpose of reconstructing County Line Road and other municipal purposes.

Section 3. If the said final offer is not accepted by the owner of the tract, the City Attorney is directed to begin eminent domain proceedings pursuant to the laws of the State of Texas.

Section 4. If any section, article, paragraph, sentence, clause, phrase, or word in this Resolution, or application thereof to any persons or circumstances, is held invalid or

unconstitutional by a court of competent jurisdiction such holding shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remain portion of this Resolution despite such invalidity which remaining portions shall remain in full force and effect.

Section 5. That this Resolution shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 21st day of May, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

EXHIBIT "A"
CITY OF ROCKWALL
COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 11
TEMPORARY CONSTRUCTION EASEMENT
OWNER: JOSE CONTRERAS
R.J. JOHNSON SURVEY, ABSTRACT NO. 128
CITY ROCKWALL, ROCKWALL COUNTY, TEXAS

Being a temporary construction easement situated in the R.J. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, said temporary construction easement being a portion of Lot 1374 of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet A, Slide 79 of the Plat Records of Rockwall County, Texas, said Lot 1374 being deeded to Jose Contreras and recorded in Volume 5603, Page 248 of the Official Public Records of Rockwall County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southeast corner of said Lot 1374, said point being the intersection of the existing north right-of-way line of County Line Road (a variable width right-of-way) with the existing west right-of-way line of Renee Drive (a called 50.0' right-of-way);

THENCE South 89 degrees 00 minutes 06 seconds West, with the south line of said Lot 1374 and with existing north right-of-way line of said County Line Road, a distance of 35.00 feet to a point for corner, from which a 1/2 inch iron rod found (controlling monument) for the southwest corner of said Lot 1374, bears South 89 degrees 00 minutes 06 seconds West, a distance of 85.31 feet;

THENCE North 44 degrees 01 minutes 30 seconds East, a distance of 49.52 feet to a point for corner in the east line of said Lot 1374 and in the existing west right-of-way line of said Renee Drive, from which a 5/8 inch iron rod found (controlling monument), with cap stamped "RHODES SURVEYING", for the northeast corner of Lot 1381 of said Rockwall Lake Properties Development No. 2, bears North 00 degrees 57 minutes 05 seconds West, a distance of 473.93 feet;

THENCE South 00 degrees 57 minutes 05 seconds East, with the east line of said Lot 1374 and with existing west line of said Renee Drive, 35.00 feet to the **POINT OF BEGINNING,** and containing 613 square feet or 0.014 acres of land, more or less.

GORRONDONA & ASSOCIATES, INC 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TEXAS 75202 214-712-0600 FAX 214-712-0604

NOTES:

1. A plat of same date accompanies this legal description.

2. Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983, NA2011 (Epoch 2010.00), North Central Zone (4202) and adjusted to surface values using the Texas Department of Transportation Surface Adjustment Factor for Rockwall County of 1.000146135. Distances and areas shown are surface values and in U.S. Survey Feet.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Date of Survey: November 17, 2017



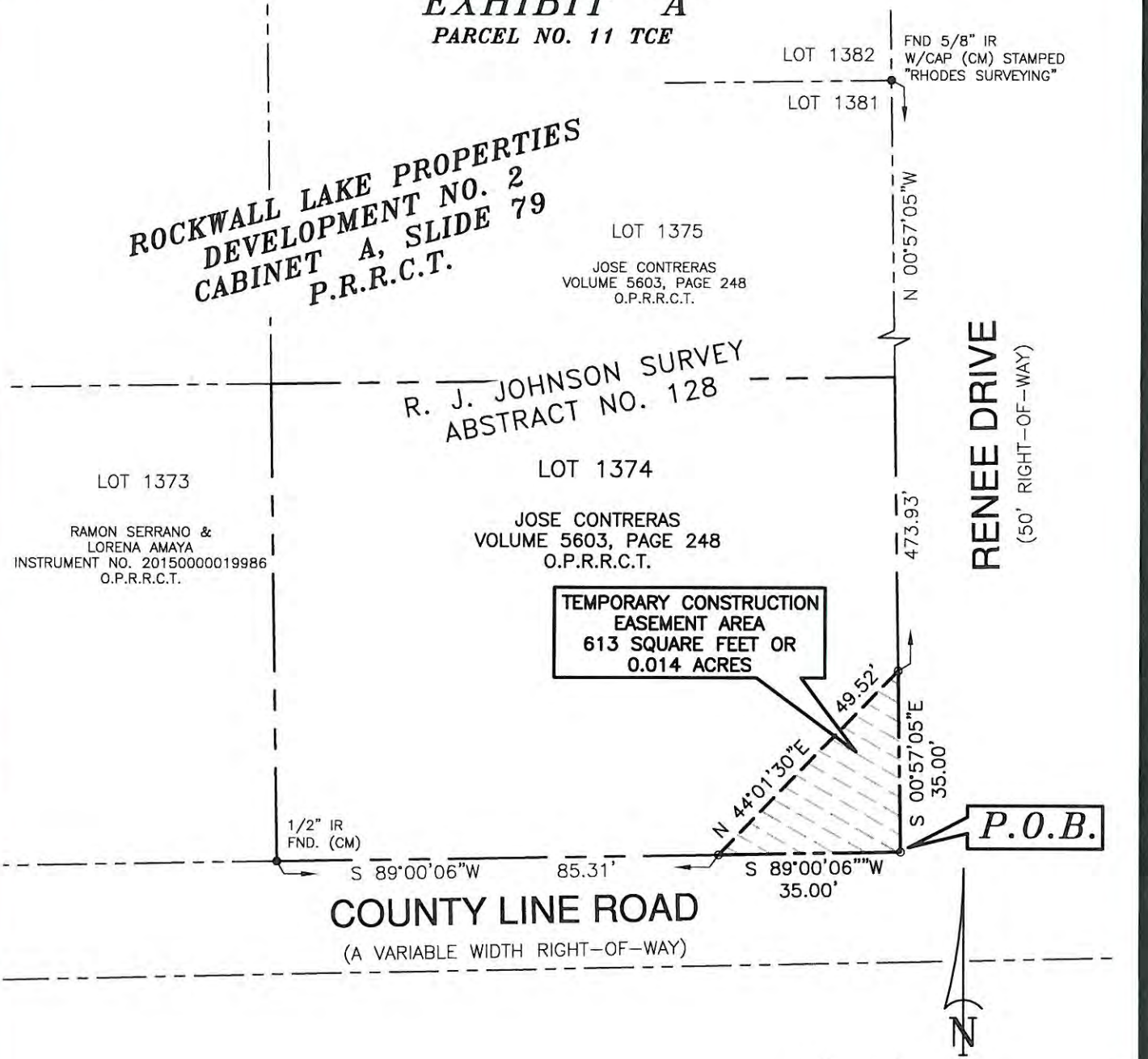
By: _____

Lyndon M. Hodgin
Registered Professional Land Surveyor
Texas No. 4584
Gorrondona & Associates, Inc.
Texas Firm No. 10106903

GORRONDONA & ASSOCIATES, INC 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TEXAS 75202 214-712-0600 FAX 214-712-0604

EXHIBIT "A"

PARCEL NO. 11 TCE



City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 11 TCE	TEMPORARY CONSTRUCTION EASEMENT
OWNER: JOSE CONTRERAS	
SURVEY: R.J. JOHNSON SURVEY, ABSTRACT NO. 128	
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
RIGHT-OF-WAY ACQUISITION AREA: 613 SQUARE FEET OR 0.014 ACRES	
SUBJECT TRACT ACREAGE: 0.253 ACRES (CALCULATED)	

JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL-11 TCE.DWG
DATE: NOVEMBER 17, 2017	EXHIBIT A PAGE 3 OF 4	SCALE: 1" = 30'

STATE OF TEXAS REGISTERED LYNDON M. HODGIN 4584 PROFESSIONAL LAND SURVEYOR

LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

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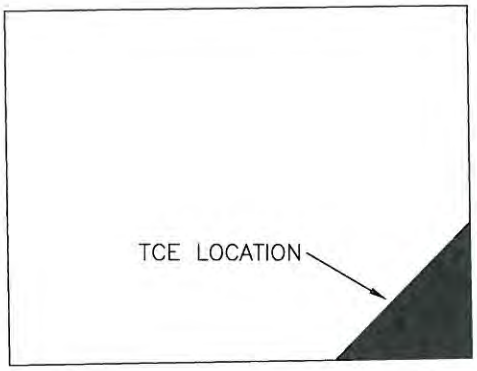
EXHIBIT "A"

PARCEL NO. 11 TCE

LEGEND	
●	IRON ROD FOUND (AS NOTED)
○	CALCULATED POINT
— — — —	PROPERTY LINE (AS NOTED)
————	PROPOSED RIGHT-OF-WAY LINE
- - - - - - - -	TEMPORARY CONSTRUCTION EASEMENT LINE
(CM)	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
	RIGHT-OF-WAY ACQUISITION AREA
	PRESCRIPTIVE RIGHT-OF-WAY ACQUISITION AREA
	TEMPORARY CONSTRUCTION EASEMENT AREA



SUBJECT TRACT &
LOCATION OF TEMPORARY
CONSTRUCTION EASEMENT

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

N

City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 11 TCE	TEMPORARY CONSTRUCTION EASEMENT
OWNER: JOSE CONTRERAS	
SURVEY: R.J. JOHNSON SURVEY, ABSTRACT NO. 128	
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
RIGHT-OF-WAY ACQUISITION AREA: 613 SQUARE FEET OR 0.014 ACRES	
SUBJECT TRACT ACREAGE: 0.253 ACRES (CALCULATED)	

JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL-11 TCE.DWG
DATE: NOVEMBER 17, 2017	EXHIBIT A PAGE 4 OF 4	SCALE: 1" = 30'

STATE OF TEXAS
REGISTERED
LYNDON M. HODGIN
4584
PROFESSIONAL
LAND SURVEYOR

LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

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CITY OF ROCKWALL

RESOLUTION NO. 18-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, FINDING THAT A NECESSITY EXISTS TO ACQUIRE REAL PROPERTY FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; AUTHORIZING THE CITY ATTORNEY TO INSTITUTE EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF RIGHT-OF-WAY ACROSS CERTAIN HEREINAFTER DESCRIBED TRACTS OF LAND FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; PROVIDING FOR A FINAL OFFER; PROVDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has found that public necessity requires the reconstruction of County Line Road; and

WHEREAS, the tracts described on Exhibit A, attached hereto and incorporated herein as if it were copied verbatim, have been determined to be one (1) or more of the tracts needed for the easements necessary for construction of County Line Road and other municipal purposes; and

WHEREAS, there has been extensive negotiations with the property owners for the purchase of the required property by the City; and

WHEREAS, the City has obtained an independent fair market value eminent domain appraisal for each property which forms the basis of the City's negotiations and Offers and has been provided to each landowner; and

WHEREAS, such negotiations have been unsuccessful; and

WHEREAS, the City Council deems the public interest to be best served by the acquisition of the property described in Exhibit A attached hereto;

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

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this Resolution as if copied in their entirety.

Section 2. That the City Attorney is hereby authorized to extend a final offer to the owners of the tracts of land more specifically described in Exhibit A for the acquisition of said real property for the purpose of reconstructing County Line Road and other municipal purposes.

Section 3. If the said final offer is not accepted by the owner of the tract, the City Attorney is directed to begin eminent domain proceedings pursuant to the laws of the State of Texas.

Section 4. If any section, article, paragraph, sentence, clause, phrase, or word in this Resolution, or application thereof to any persons or circumstances, is held invalid or

unconstitutional by a court of competent jurisdiction such holding shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remain portion of this Resolution despite such invalidity which remaining portions shall remain in full force and effect.

Section 5. That this Resolution shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 21st day of May, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

EXHIBIT "A"
CITY OF ROCKWALL
COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 16
TEMPORARY CONSTRUCTION EASEMENT
OWNER: ~~JOSE LUIS AGUILLON~~ Jose Ruben Torres Zavala
R.J. JOHNSON SURVEY, ABSTRACT NO. 128
GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY ROCKWALL, ROCKWALL COUNTY, TEXAS

Being a Temporary Construction Easement situated in the R.J. Johnson Survey, Abstract No. 128 and the Glover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, being a portion of Lot 1220 of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet A, Slide 79 of the Plat Records of Rockwall County, Texas, said Lot 1220 being deeded to Jose Ruben Torres Zavala ~~Jose Luis Aguillon~~, as recorded in Volume 3420, Page 109, of the Official Public Records of Rockwall County, Texas, said Temporary Construction Easement being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southeast corner of Lot 1221 of said Rockwall Lake Properties Development No. 2, said Lot 1221 being deeded to Diane Gleason as recorded in Volume 5991, Page 262, of said Official Public Records of Rockwall County, Texas, said point being the intersection of the existing north right-of-way line of County Line Road (a variable width right-of-way) with the existing west line of Russell Drive (a called 50.0' right-of-way), from which a 5/8 inch iron rod found (controlling monument) for reference bears South 00 degrees 55 minutes 20 seconds East, a distance of 2.28 feet, and a 5/8 inch iron rod (controlling monument) with cap stamped "RPLS 5034" found, for the southeast corner of Lot 1228 of said Rockwall Lake Properties Development No. 2, bears North 00 degrees 55 minutes 20 seconds West, a distance of 453.90 feet; THENCE, South 88 degrees 41 minutes 41 seconds West, with the south line of said Lot 1221 and with existing north right-of-way line of said County Line Road, a distance of 120.00 feet to the **POINT OF BEGINNING**, said point being the southwest corner of said Lot 1221 and the southeast corner of said Lot 1220;

THENCE South 88 degrees 41 minutes 41 seconds West, with the south line of said Lot 1220 and with the existing north right-of-way line of said County Line Road, a distance of 120.00 feet to a point for the southwest corner of said Lot 1220, said point being the intersection of the existing north right-of-way line of said County Line Road with the existing east right-of-way line of Wayne Drive (a called 50.0' right-of-way);

THENCE North 00 degrees 55 minutes 20 seconds West, with the west line of said Lot 1220 and with the existing east right-of-way line of said Wayne Drive, a distance of 15.00 feet to a point for corner;

THENCE South 46 degrees 06 minutes 49 seconds East, a distance of 14.09 feet to a point for corner;

THENCE North 88 degrees 41 minutes 41 seconds East, a distance of 74.00 feet to a point for corner;

GORRONDONA & ASSOCIATES, INC 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TEXAS 75202 214-712-0600 FAX 214-712-0604

THENCE North 01 degrees 18 minutes 19 seconds West, a distance of 22.00 feet to a point for corner;

THENCE North 88 degrees 41 minutes 41 seconds East, a distance of 22.00 feet to a point for corner;

THENCE South 01 degrees 18 minutes 19 seconds East, a distance of 22.00 feet to a point for corner;

THENCE North 88 degrees 41 minutes 41 seconds East, a distance of 14.00 feet to a point for corner in the east line of said Lot 1220 and in the west line of said Lot 1221;

THENCE South 00 degrees 55 minutes 20 seconds East, with the east line of said Lot 1220 and the west line of said Lot 1221, a distance of 5.00 to the **POINT OF BEGINNING** and containing 1,134 square feet or 0.026 acres of land, more or less.

NOTES:

1. A plat of same date accompanies this legal description.

2. Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983, NA2011 (Epoch 2010.00), North Central Zone (4202) and adjusted to surface values using the Texas Department of Transportation Surface Adjustment Factor for Rockwall County of 1.000146135. Distances and areas shown are surface values and in U.S. Survey Feet.

SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Date of Survey: November 21, 2017



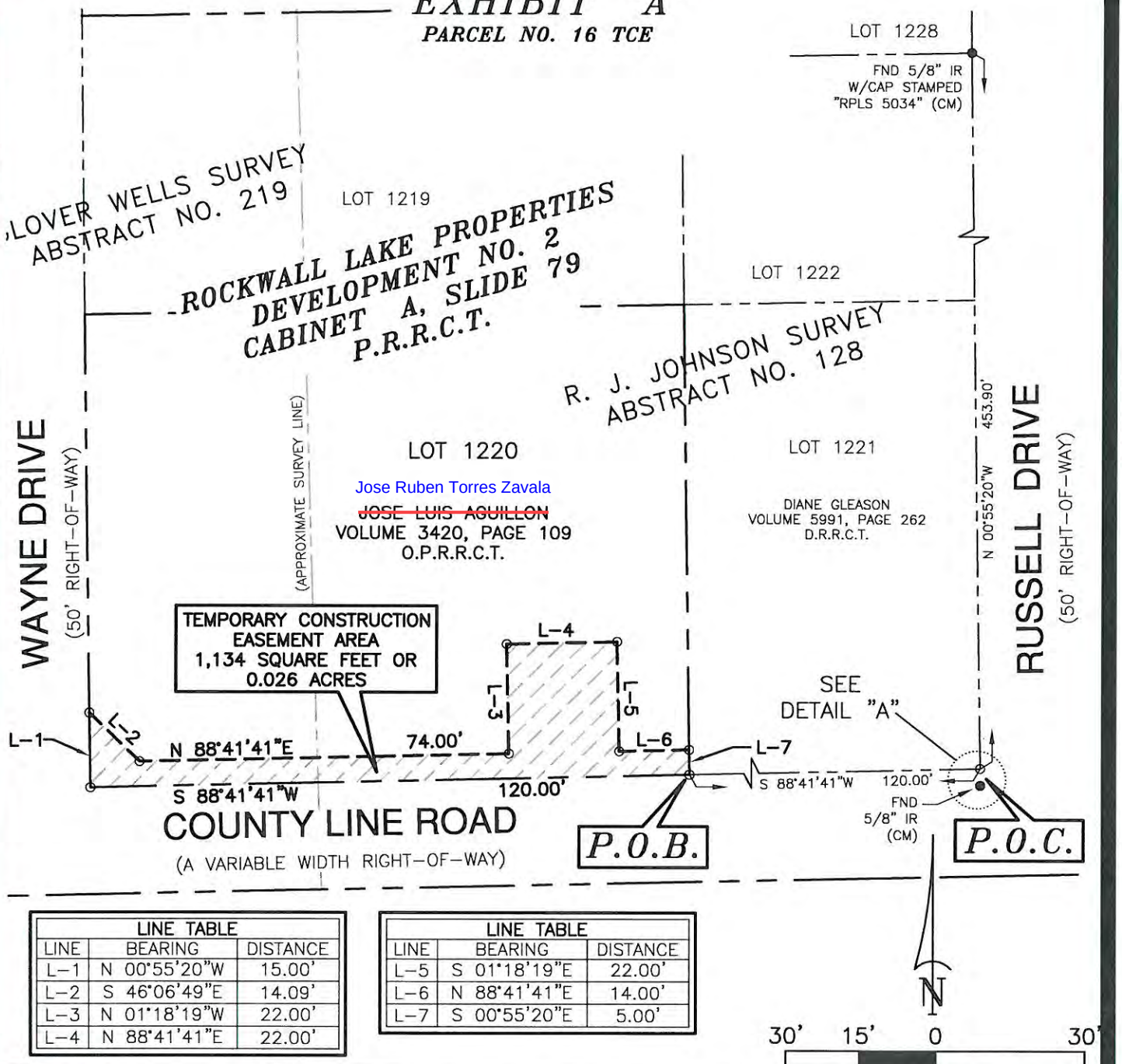
By: _____

Lyndon M. Hodgin
Registered Professional Land Surveyor
Texas No. 4584
Gorrondona & Associates, Inc.
Texas Firm No. 10106903

GORRONDONA & ASSOCIATES, INC 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TEXAS 75202 214-712-0600 FAX 214-712-0604

EXHIBIT "A"

PARCEL NO. 16 TCE



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°55'20"W	15.00'
L-2	S 46°06'49"E	14.09'
L-3	N 01°18'19"W	22.00'
L-4	N 88°41'41"E	22.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L-5	S 01°18'19"E	22.00'
L-6	N 88°41'41"E	14.00'
L-7	S 00°55'20"E	5.00'

City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 16 TCE	TEMPORARY CONSTRUCTION EASEMENT
OWNER: ~~JOSE LUIS AGUILLON~~ Jose Ruben Torres Zavala	
SURVEY: R.J. JOHNSON SURVEY, ABSTRACT NO. 128	
SURVEY: GROVER WELLS SURVEY, ABSTRACT NO. 219	
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
RIGHT-OF-WAY ACQUISITION AREA: 1,134 SQUARE FEET OR 0.026 ACRES	
SUBJECT TRACT ACREAGE: 0.261 ACRES (CALCULATED)	

JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL-16 TCE.DWG
DATE: NOVEMBER 21, 2017	EXHIBIT A PAGE 3 OF 4	SCALE: 1" = 30'

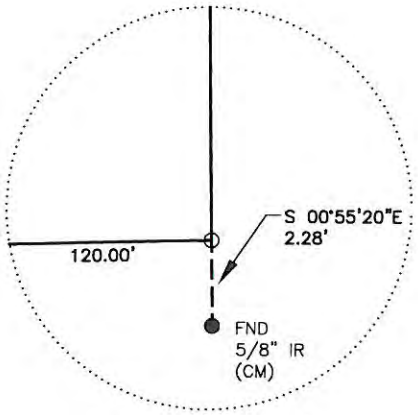
STATE OF TEXAS REGISTERED LYNDON M. HODGIN 4584 PROFESSIONAL LAND SURVEYOR

LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

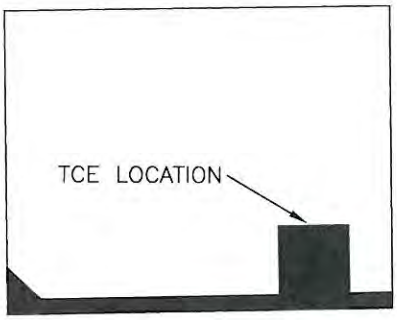
114

EXHIBIT "A"



DETAIL "A"
NOT TO SCALE

LEGEND	
●	IRON ROD FOUND (AS NOTED)
○	CALCULATED POINT
— — —	PROPERTY LINE (AS NOTED)
———	PROPOSED RIGHT-OF-WAY LINE
- - - - - - - -	TEMPORARY CONSTRUCTION EASEMENT LINE
(CM)	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
	RIGHT-OF-WAY ACQUISITION AREA
	PRESCRIPTIVE RIGHT-OF-WAY ACQUISITION AREA
	TEMPORARY CONSTRUCTION EASEMENT AREA



SUBJECT TRACT &
LOCATION OF TEMPORARY
CONSTRUCTION EASEMENT

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

N

City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 16 TCE	TEMPORARY CONSTRUCTION EASEMENT
OWNER: ~~JOSE LUIS AGUILLON~~ Jose Ruben Torres Zavala	
SURVEY: R.J. JOHNSON SURVEY, ABSTRACT NO. 128	
SURVEY: GROVER WELLS SURVEY, ABSTRACT NO. 219	
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
RIGHT-OF-WAY ACQUISITION AREA: 1,134 SQUARE FEET OR 0.026 ACRES	
SUBJECT TRACT ACREAGE: 0.261 ACRES (CALCULATED)	

JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL-16 TCE.DWG
DATE: NOVEMBER 21, 2017	EXHIBIT A PAGE 4 OF 4	SCALE: 1" = 30'

STATE OF TEXAS REGISTERED LYNDON M. HODGIN 4584 PROFESSIONAL LAND SURVEYOR

LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

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116

CITY OF ROCKWALL

RESOLUTION NO. 18-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, FINDING THAT A NECESSITY EXISTS TO ACQUIRE REAL PROPERTY FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; AUTHORIZING THE CITY ATTORNEY TO INSTITUTE EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF RIGHT-OF-WAY ACROSS CERTAIN HEREINAFTER DESCRIBED TRACTS OF LAND FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; PROVIDING FOR A FINAL OFFER; PROVDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has found that public necessity requires the reconstruction of County Line Road; and

WHEREAS, the tracts described on Exhibit A, attached hereto and incorporated herein as if it were copied verbatim, have been determined to be one (1) or more of the tracts needed for the easements necessary for construction of County Line Road and other municipal purposes; and

WHEREAS, there has been extensive negotiations with the property owners for the purchase of the required property by the City; and

WHEREAS, the City has obtained an independent fair market value eminent domain appraisal for each property which forms the basis of the City's negotiations and Offers and has been provided to each landowner; and

WHEREAS, such negotiations have been unsuccessful; and

WHEREAS, the City Council deems the public interest to be best served by the acquisition of the property described in Exhibit A attached hereto;

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

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this Resolution as if copied in their entirety.

Section 2. That the City Attorney is hereby authorized to extend a final offer to the owners of the tracts of land more specifically described in Exhibit A for the acquisition of said real property for the purpose of reconstructing County Line Road and other municipal purposes.

Section 3. If the said final offer is not accepted by the owner of the tract, the City Attorney is directed to begin eminent domain proceedings pursuant to the laws of the State of Texas.

Section 4. If any section, article, paragraph, sentence, clause, phrase, or word in this Resolution, or application thereof to any persons or circumstances, is held invalid or

unconstitutional by a court of competent jurisdiction such holding shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remain portion of this Resolution despite such invalidity which remaining portions shall remain in full force and effect.

Section 5. That this Resolution shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 21st day of May, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

EXHIBIT "A"
CITY OF ROCKWALL
COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 17
TEMPORARY CONSTRUCTION EASEMENT
OWNER: OSCAR MANUEL ACOSTA DE SANTIAGO
GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY ROCKWALL, ROCKWALL COUNTY, TEXAS

Being a Temporary Construction Easement situated in the Glover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being a portion of Lot 1142 of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet A, Slide 79 of the Plat Records of Rockwall County, Texas, said Lot 1142 being deeded to Oscar Manuel Acosta De Santiago, as recorded in Instrument No. 20160000004689 of the Official Public Records of Rockwall County, Texas, said Temporary Construction Easement being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southeast corner of said Lot 1142, said point being the intersection of the existing north right-of-way line of County Line Road (a variable width right-of-way) with the existing west right-of-way line of Wayne Drive (a called 50.0' right-of-way);

THENCE South 88 degrees 41 minutes 41 seconds West, with the south line of said Lot 1142 and the existing north right-of-way line of said County Line Road, a distance of 135.00 feet to a point for the southwest corner of said Lot 1142, said point being the southeast corner of Lot 1141 of said Rockwall Lake Properties Development No. 2, and being deeded to Eduardo A. Partida and wife, Irma Partida, as recorded in Instrument No. 20140000003768 of said Official Public Records of Rockwall County, Texas;

THENCE North 00 degrees 35 minutes 29 seconds West, with the west line of said Lot 1142 and the east line of said Lot 1141, a distance of 2.00 feet to a point for corner;

THENCE North 88 degrees 41 minutes 41 seconds East, a distance of 33.00 feet to a point for corner;

THENCE North 01 degrees 18 minutes 19 seconds West, a distance of 16.00 feet to a point for corner

THENCE North 88 degrees 41 minutes 41 seconds East, a distance of 22.00 feet to a point for corner;

THENCE South 01 degrees 18 minutes 19 seconds East, a distance of 16.00 feet to a point for corner;

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THENCE North 88 degrees 41 minutes 41 seconds East, a distance of 80.00 feet to a point in the east line of said Lot 1142 and in the existing west line of said Wayne Drive, from which a 5/8 inch iron rod found (controlling monument) for reference in the existing west line of said Wayne Drive, bears North 00 degrees 35 minutes 29 seconds West, a distance of 91.14 feet, from which another 5/8 inch iron rod found (controlling monument) for reference in the existing west line of said Wayne Drive, bears North 00 degrees 35 minutes 29 seconds West, a distance of 120.04 feet,

THENCE South 00 degrees 35 minutes 29 seconds East, a distance of 2.00 feet to the **POINT OF BEGINNING** and containing 622 square feet or 0.014 acres of land, more or less.

NOTES:

1. A plat of same date accompanies this legal description.

2. Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983, NA2011 (Epoch 2010.00), North Central Zone (4202) and adjusted to surface values using the Texas Department of Transportation Surface Adjustment Factor for Rockwall County of 1.000146135. Distances and areas shown are surface values and in U.S. Survey Feet.

SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Date of Survey: November 20, 2017

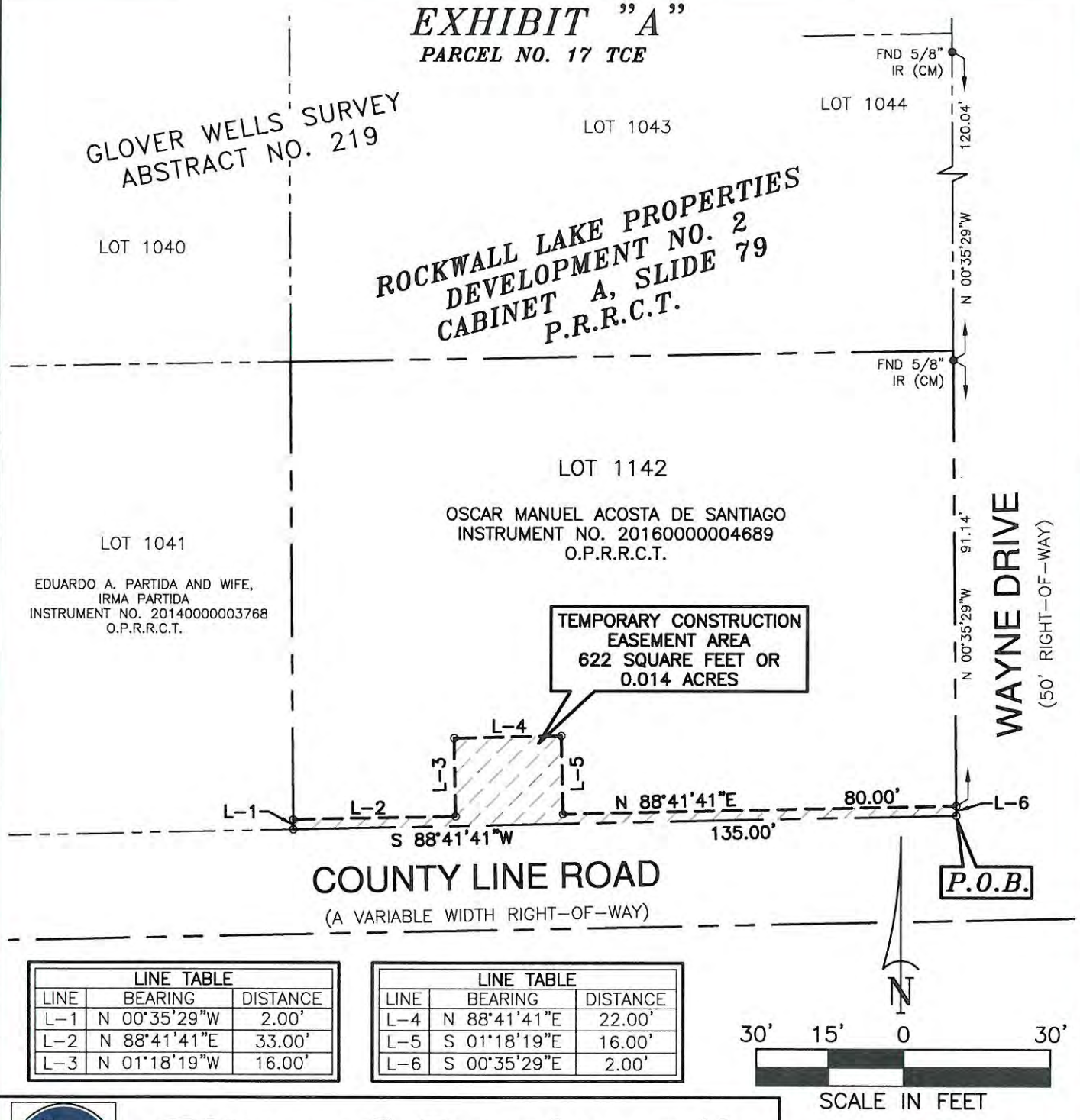


By: _____

Lyndon M. Hodgin
Registered Professional Land Surveyor
Texas No. 4584
Gorrondona & Associates, Inc.
Texas Firm No. 10106903

EXHIBIT "A"

PARCEL NO. 17 TCE



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°35'29"W	2.00'
L-2	N 88°41'41"E	33.00'
L-3	N 01°18'19"W	16.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L-4	N 88°41'41"E	22.00'
L-5	S 01°18'19"E	16.00'
L-6	S 00°35'29"E	2.00'

City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 17 TCE	TEMPORARY CONSTRUCTION EASEMENT
OWNER: OSCAR MANUEL ACOSTA DE SANTIAGO	
SURVEY: GLOVER WELLS SURVEY, ABSTRACT NO. 219	
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
TEMPORARY CONSTRUCTION EASEMENT AREA: 622 SQUARE FEET OR 0.014 ACRES	
SUBJECT TRACT ACREAGE: 0.298 ACRES (CALCULATED)	

JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL-17 TCE.DWG
DATE: NOVEMBER 20, 2017	EXHIBIT A PAGE 3 OF 4	SCALE: 1" = 30'

STATE OF TEXAS REGISTERED LYNDON M. HODGIN 4584 PROFESSIONAL LAND SURVEYOR

LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

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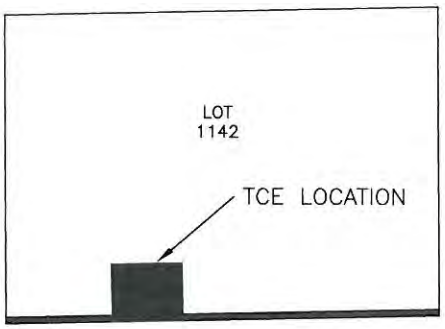
EXHIBIT "A"

PARCEL NO. 17 TCE

LEGEND	
●	IRON ROD FOUND (AS NOTED)
○	CALCULATED POINT
— — — —	PROPERTY LINE (AS NOTED)
———	PROPOSED RIGHT-OF-WAY LINE
- - - - - - - -	TEMPORARY CONSTRUCTION EASEMENT LINE
(CM)	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
	RIGHT-OF-WAY ACQUISITION AREA
	PRESCRIPTIVE RIGHT-OF-WAY ACQUISITION AREA
	TEMPORARY CONSTRUCTION EASEMENT AREA



SUBJECT TRACT &
LOCATION OF TEMPORARY
CONSTRUCTION EASEMENT

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

N

City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 17 TCE	TEMPORARY CONSTRUCTION EASEMENT
OWNER: OSCAR MANUEL ACOSTA DE SANTIAGO	
SURVEY: GLOVER WELLS SURVEY, ABSTRACT NO. 219	
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
TEMPORARY CONSTRUCTION EASEMENT AREA: 622 SQUARE FEET OR 0.014 ACRES	
SUBJECT TRACT ACREAGE: 0.298 ACRES (CALCULATED)	

JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL-17 TCE.DWG
DATE: NOVEMBER 20, 2017	EXHIBIT A PAGE 4 OF 4	SCALE: 1" = 30'

STATE OF TEXAS
REGISTERED
LYNDON M. HODGIN
4584
PROFESSIONAL
LAND SURVEYOR

LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

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CITY OF ROCKWALL

RESOLUTION NO. 18-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, FINDING THAT A NECESSITY EXISTS TO ACQUIRE REAL PROPERTY FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; AUTHORIZING THE CITY ATTORNEY TO INSTITUTE EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF RIGHT-OF-WAY ACROSS CERTAIN HEREINAFTER DESCRIBED TRACTS OF LAND FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; PROVIDING FOR A FINAL OFFER; PROVDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has found that public necessity requires the reconstruction of County Line Road; and

WHEREAS, the tracts described on Exhibit A, attached hereto and incorporated herein as if it were copied verbatim, have been determined to be one (1) or more of the tracts needed for the easements necessary for construction of County Line Road and other municipal purposes; and

WHEREAS, there has been extensive negotiations with the property owners for the purchase of the required property by the City; and

WHEREAS, the City has obtained an independent fair market value eminent domain appraisal for each property which forms the basis of the City's negotiations and Offers and has been provided to each landowner; and

WHEREAS, such negotiations have been unsuccessful; and

WHEREAS, the City Council deems the public interest to be best served by the acquisition of the property described in Exhibit A attached hereto;

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

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this Resolution as if copied in their entirety.

Section 2. That the City Attorney is hereby authorized to extend a final offer to the owners of the tracts of land more specifically described in Exhibit A for the acquisition of said real property for the purpose of reconstructing County Line Road and other municipal purposes.

Section 3. If the said final offer is not accepted by the owner of the tract, the City Attorney is directed to begin eminent domain proceedings pursuant to the laws of the State of Texas.

Section 4. If any section, article, paragraph, sentence, clause, phrase, or word in this Resolution, or application thereof to any persons or circumstances, is held invalid or

unconstitutional by a court of competent jurisdiction such holding shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remain portion of this Resolution despite such invalidity which remaining portions shall remain in full force and effect.

Section 5. That this Resolution shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 21st day of May, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

EXHIBIT "A"
CITY OF ROCKWALL
COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 18
TEMPORARY CONSTRUCTION EASEMENT
OWNER: EDUARDO A. PARTIDA AND WIFE, IRMA PARTIDA
GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY ROCKWALL, ROCKWALL COUNTY, TEXAS

Being a Temporary Construction Easement situated in the Glover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being a portion of Lot 1141 of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet A, Slide 79 of the Plat Records of Rockwall County, Texas, said Lot 1141 being deeded to Eduardo A. Partida and wife, Irma Partida, as recorded in Instrument No. 20140000003768 of the Official Public Records of Rockwall County, Texas, said Temporary Construction Easement being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southeast corner of said Lot 1141 and the southwest corner of Lot 1142 of said Rockwall Lake Properties Development No. 2, said Lot 1142 and being deeded to Oscar Manuel Acosta De Santiago, as recorded in Instrument No. 20160000004689 of said Official Public Records of Rockwall County, Texas, said point being in the existing north right-of-way line of County Line Road (a variable width right-of-way), from which a 5/8 inch iron rod found (controlling monument) for reference in the existing west right-of-way line of Wayne Drive (a called 50.0' right-of-way), bears North 88 degrees 41 minutes 41 seconds East, with the south line of said Lot 1142 and the existing north right-of-way line of said County Line Road, a distance of 135.00 feet to a point for the southeast corner of said Lot 1142, said point being the intersection of the existing north right-of-way line of County Line Road with the existing west right-of-way line of said Wayne Drive; THENCE North 00 degrees 35 minutes 29 seconds West, with the east line of said Lot 1142 and the existing west right-of-way line of said Wayne Drive, a distance of 91.14 feet, from which another 5/8 inch iron rod found (controlling monument) for reference in the existing west line of said Wayne Drive, bears North 00 degrees 35 minutes 29 seconds West, a distance of 120.04 feet;

THENCE South 88 degrees 41 minutes 41 seconds West, with the south line of said Lot 1141 and with existing north right-of-way line of said County Line Road a distance of 135.00 feet to a point for the southwest corner of said Lot 1141, said point being the intersection of existing north right-of-way line of said County Line Road with the existing east right-of-way line of Yvonne Drive (a called 50.0 right-of-way);

THENCE North 00 degrees 35 minutes 29 seconds West, with the west line of said Lot 1141 and with existing east right-of-way line of said Yvonne Drive, a distance of 2.00 feet to a point for corner;

THENCE North 88 degrees 41 minutes 41 seconds East, a distance of 32.00 feet to a point for corner;

THENCE North 01 degrees 18 minutes 19 seconds West, a distance of 17.00 feet to a point for corner

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THENCE North 88 degrees 41 minutes 41 seconds East, a distance of 22.00 feet to a point for corner;

THENCE South 01 degrees 18 minutes 19 seconds East, a distance of 17.00 feet to a point for corner;

THENCE North 88 degrees 41 minutes 41 seconds East, a distance of 81.01 feet to a point for corner in the east line of said Lot 1141 and in the west line of said Lot 1142;

THENCE South 00 degrees 35 minutes 29 seconds East, with the east line of said Lot 1141 and the west line of said Lot 1142, a distance of 2.00 feet to the **POINT OF BEGINNING** and containing 644 square feet or 0.015 acres of land, more or less.

NOTES:

1. A plat of same date accompanies this legal description.

2. Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983, NA2011 (Epoch 2010.00), North Central Zone (4202) and adjusted to surface values using the Texas Department of Transportation Surface Adjustment Factor for Rockwall County of 1.000146135. Distances and areas shown are surface values and in U.S. Survey Feet.

SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Date of Survey: November 21, 2017

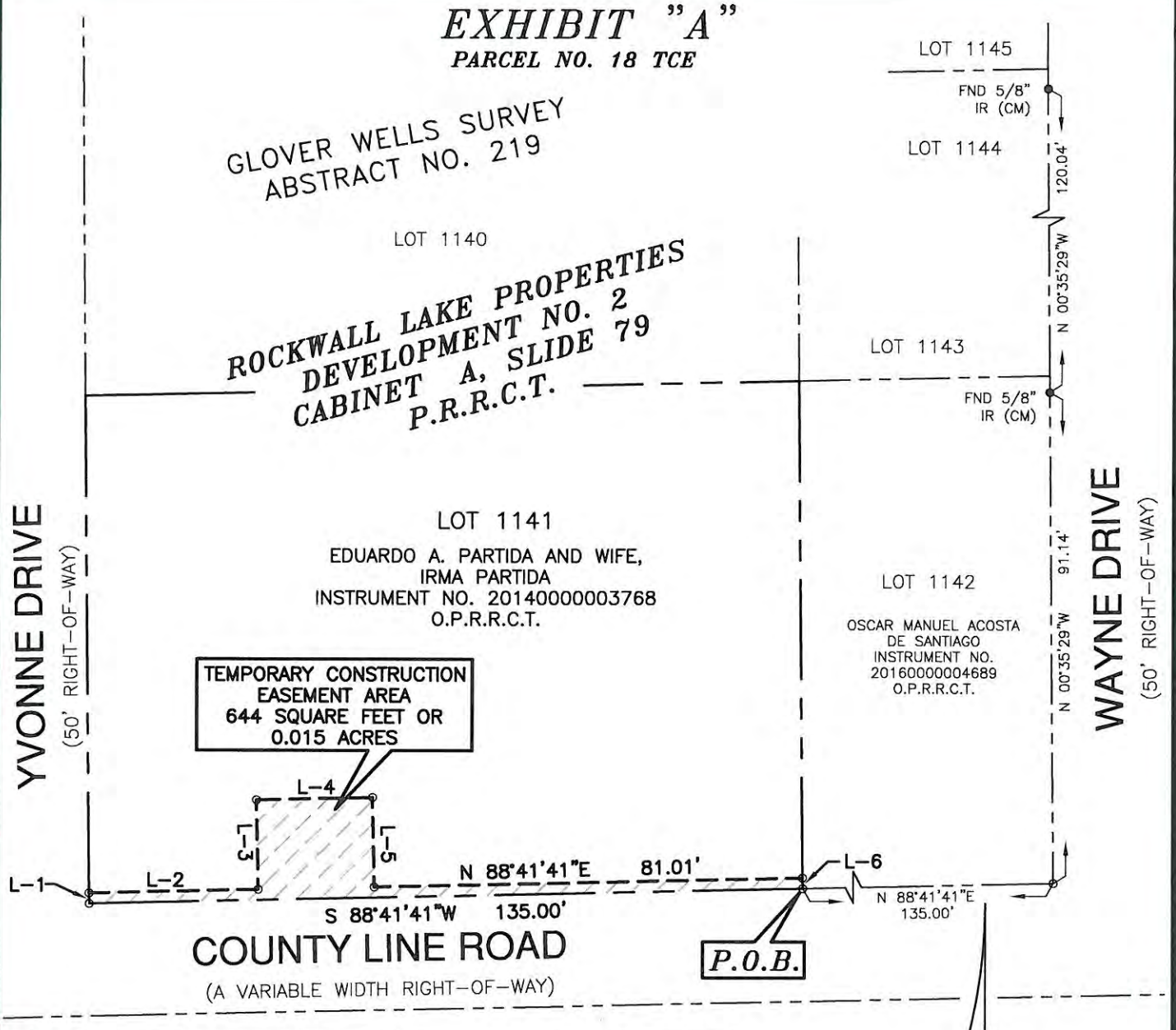


By: _____

Lyndon M. Hodgin
Registered Professional Land Surveyor
Texas No. 4584
Gorrondona & Associates, Inc.
Texas Firm No. 10106903

EXHIBIT "A"

PARCEL NO. 18 TCE



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°35'29"W	2.00'
L-2	N 88°41'41"E	32.00'
L-3	N 01°18'19"W	17.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L-4	N 88°41'41"E	22.00'
L-5	S 01°18'19"E	17.00'
L-6	S 00°35'29"E	2.00'

City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 18 TCE	TEMPORARY CONSTRUCTION EASEMENT
OWNER: EDUARDO A. PARTIDA AND WIFE, IRMA PARTIDA	
SURVEY: GLOVER WELLS SURVEY, ABSTRACT NO. 219	
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
TEMPORARY CONSTRUCTION EASEMENT AREA: 644 SQUARE FEET OR 0.015 ACRES	
SUBJECT TRACT ACREAGE: 0.298 ACRES (CALCULATED)	

JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL-18 TCE.DWG
DATE: NOVEMBER 21, 2017	EXHIBIT A PAGE 3 OF 4	SCALE: 1" = 30'

STATE OF TEXAS
REGISTERED
LYNDON M. HODGIN
4584
PROFESSIONAL
LAND SURVEYOR

LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

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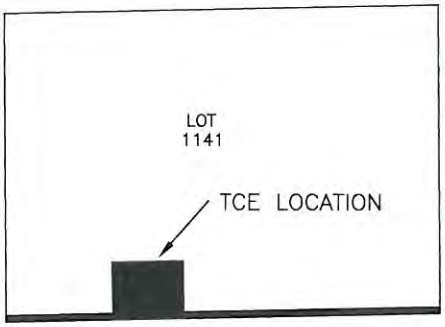
EXHIBIT "A"

PARCEL NO. 18 TCE

LEGEND	
●	IRON ROD FOUND (AS NOTED)
○	CALCULATED POINT
— — —	PROPERTY LINE (AS NOTED)
———	PROPOSED RIGHT-OF-WAY LINE
- - - - - - - -	TEMPORARY CONSTRUCTION EASEMENT LINE
(CM)	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
	RIGHT-OF-WAY ACQUISITION AREA
	PRESCRIPTIVE RIGHT-OF-WAY ACQUISITION AREA
	TEMPORARY CONSTRUCTION EASEMENT AREA



SUBJECT TRACT &
LOCATION OF TEMPORARY
CONSTRUCTION EASEMENT

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

N

City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 18 TCE	TEMPORARY CONSTRUCTION EASEMENT
OWNER: EDUARDO A. PARTIDA AND WIFE, IRMA PARTIDA	
SURVEY: GLOVER WELLS SURVEY, ABSTRACT NO. 219	
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
TEMPORARY CONSTRUCTION EASEMENT AREA: 644 SQUARE FEET OR 0.015 ACRES	
SUBJECT TRACT ACREAGE: 0.298 ACRES (CALCULATED)	

JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL-18 TCE.DWG
DATE: NOVEMBER 21, 2017	EXHIBIT A PAGE 4 OF 4	SCALE: 1" = 30'

STATE OF TEXAS
REGISTERED
LYNDON M. HODGIN
4584
PROFESSIONAL
LAND SURVEYOR

LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

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CITY OF ROCKWALL

RESOLUTION NO. 18-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, FINDING THAT A NECESSITY EXISTS TO ACQUIRE REAL PROPERTY FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; AUTHORIZING THE CITY ATTORNEY TO INSTITUTE EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF RIGHT-OF-WAY ACROSS CERTAIN HEREINAFTER DESCRIBED TRACTS OF LAND FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; PROVIDING FOR A FINAL OFFER; PROVDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has found that public necessity requires the reconstruction of County Line Road; and

WHEREAS, the tracts described on Exhibit A, attached hereto and incorporated herein as if it were copied verbatim, have been determined to be one (1) or more of the tracts needed for the easements necessary for construction of County Line Road and other municipal purposes; and

WHEREAS, there has been extensive negotiations with the property owners for the purchase of the required property by the City; and

WHEREAS, the City has obtained an independent fair market value eminent domain appraisal for each property which forms the basis of the City's negotiations and Offers and has been provided to each landowner; and

WHEREAS, such negotiations have been unsuccessful; and

WHEREAS, the City Council deems the public interest to be best served by the acquisition of the property described in Exhibit A attached hereto;

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

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this Resolution as if copied in their entirety.

Section 2. That the City Attorney is hereby authorized to extend a final offer to the owners of the tracts of land more specifically described in Exhibit A for the acquisition of said real property for the purpose of reconstructing County Line Road and other municipal purposes.

Section 3. If the said final offer is not accepted by the owner of the tract, the City Attorney is directed to begin eminent domain proceedings pursuant to the laws of the State of Texas.

Section 4. If any section, article, paragraph, sentence, clause, phrase, or word in this Resolution, or application thereof to any persons or circumstances, is held invalid or

unconstitutional by a court of competent jurisdiction such holding shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remain portion of this Resolution despite such invalidity which remaining portions shall remain in full force and effect.

Section 5. That this Resolution shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 21st day of May, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

EXHIBIT "A"
CITY OF ROCKWALL
COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 22
RIGHT-OF-WAY ACQUISITION
THE L.D. AND CARLA R. ARCHIBALD REVOCABLE LIVING TRUST
GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY ROCKWALL, ROCKWALL COUNTY, TEXAS

Being a Right-of-Way Acquisition tract situated in the Glover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being a portion of Lot 983A of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet A, Slide 79, of the Plat Records of Rockwall County, Texas, said Lot 983A being deeded to The L.D. and Carla R. Archibald Revocable Living Trust, as recorded in Volume 1129, Page 54 of the Deed Records of Rockwall County, Texas, said Right-of-Way Acquisition tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set (controlling monument) with cap stamped "GORRONDONA & ASSOCIATES" in the west line of said Lot 983A and in the existing west right-of-way line of Lynne Drive (a called 50.0' right-of-way), said 5/8 inch iron rod being in the proposed north right-of-way line of County Line Road, from which a 3/8 inch iron rod found for reference in the existing east right-of-way line of said Lynne Drive, bears North 00 degrees 44 minutes 47 seconds West, a distance of 280.62 feet;

THENCE North 88 degrees 42 minutes 50 seconds East, with the proposed north right-of-way line of said County Line Road a distance of 119.81 feet to a 5/8 inch iron rod set (controlling monument) with cap stamped "GORRONDONA & ASSOCIATES" for corner in the east line of said Lot 983A and being in the existing north right-of-way line of County Line Road (a variable width right-of-way);

THENCE South 00 degrees 44 minutes 47 seconds East, with the east line of said Lot 983A and the existing north right-of-way line of said County Line Road, a distance of 1.85 feet to a point for the southeast corner of said Lot 983A;

THENCE South 88 degrees 45 minutes 33 seconds West, with the south line of said Lot 983A and the existing north right-of-way line of said County Line Road, a distance of 119.81 feet to a point for the southwest corner of said Lot 983A, said point being the intersection of the existing north right-of-way line of County Line Road with the existing east right-of-way line of said Lynne Drive;

THENCE North 00 degrees 44 minutes 47 seconds West, with said east right-of-way line of Lynne Road and the west line of said Lot 983A a distance of 1.76 feet to the **POINT OF BEGINNING,** and containing 216 square feet or 0.005 acres of land, more or less.

GORRONDONA & ASSOCIATES, INC 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TEXAS 75202 214-712-0600 FAX 214-712-1768

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

The above described variable width right-of-way acquisition is also subject to a variable width temporary construction easement being parallel and adjacent to said variable width right-of-way acquisition, located and shown on the accompanying survey plat, said variable width temporary construction easement contains 0.008 acres of land, more or less. The said variable width temporary construction easement shall expire as noted in the easement agreement.

NOTES:

1. A plat of same date accompanies this legal description.

2. Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983, NA2011 (Epoch 2010.00), North Central Zone (4202) and adjusted to surface values using the Texas Department of Transportation Surface Adjustment Factor for Rockwall County of 1.000146135. Distances and areas shown are surface values and in U.S. Survey Feet.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Date of Survey: November 21, 2017



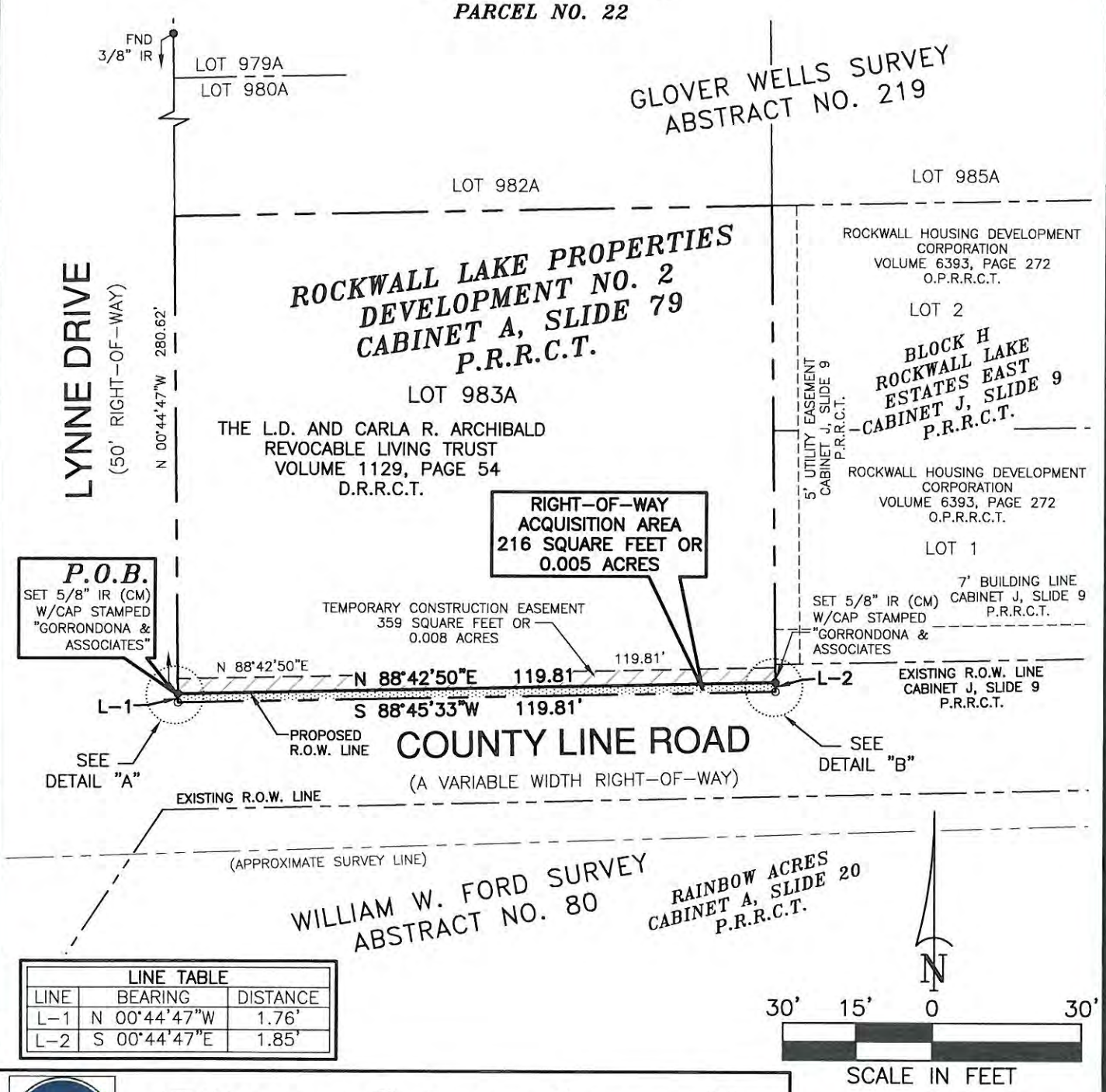
By: _____

Lyndon M. Hodgin
Registered Professional Land Surveyor
Texas No. 4584
Gorrondona & Associates, Inc
Texas Firm No. 10106900

GORRONDONA & ASSOCIATES, INC 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TEXAS 75202 214-712-0600 FAX 214-712-1768

EXHIBIT "A"

PARCEL NO. 22



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°44'47"W	1.76'
L-2	S 00°44'47"E	1.85'

City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 22		RIGHT-OF-WAY ACQUISITION
OWNER: THE L.D. AND CARLA R. ARCHIBALD REVOCABLE LIVING TRUST		
SURVEY: GLOVER WELLS SURVEY, ABSTRACT NO. 219		
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
RIGHT-OF-WAY ACQUISITION AREA: 216 SQUARE FEET OR 0.005 ACRES		
SUBJECT TRACT ACREAGE: 0.270 ACRES (CALCULATED)		
JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL 22.DWG
DATE: NOVEMBER 21, 2017	EXHIBIT A PAGE 3 OF 4	SCALE: 1" = 30'

STATE OF TEXAS
REGISTERED
LYNDON M. HODGIN
4584
PROFESSIONAL
LAND SURVEYOR

LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

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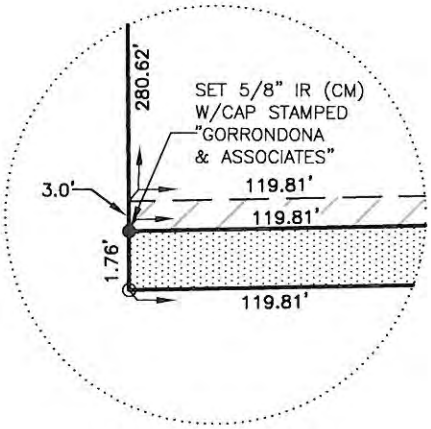
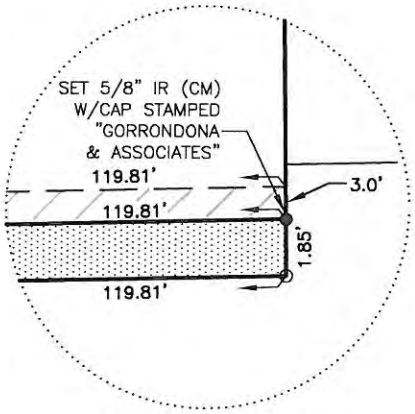
EXHIBIT "A"

PARCEL NO. 22

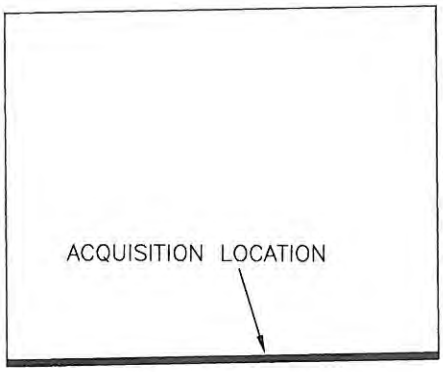


DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

LEGEND	
●	IRON ROD FOUND (AS NOTED)
○	CALCULATED POINT
— — —	PROPERTY LINE (AS NOTED)
———	PROPOSED RIGHT-OF-WAY LINE
- - - - - - - -	TEMPORARY CONSTRUCTION EASEMENT LINE
(CM)	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
	RIGHT-OF-WAY ACQUISITION AREA
	APPARENT RIGHT-OF-WAY ACQUISITION AREA
	TEMPORARY CONSTRUCTION EASEMENT AREA



SUBJECT TRACT &
LOCATION OF ACQUISITION
(NOT TO SCALE)

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

N

City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 22	TEMPORARY CONSTRUCTION EASEMENT
OWNER: THE L.D. AND CARLA R. ARCHIBALD REVOCABLE LIVING TRUST	
SURVEY: GLOVER WELLS SURVEY, ABSTRACT NO. 219	
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
RIGHT-OF-WAY ACQUISITION AREA: 216 SQUARE FEET OR 0.005 ACRES	
SUBJECT TRACT ACREAGE: 0.270 ACRES (CALCULATED)	

JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL 22.DWG
DATE: NOVEMBER 21, 2017	EXHIBIT A PAGE 4 OF 4	SCALE: 1" = 30'

STATE OF TEXAS
REGISTERED
LYNDON M. HODGIN
4584
PROFESSIONAL
LAND SURVEYOR

LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

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CITY OF ROCKWALL

RESOLUTION NO. 18-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, FINDING THAT A NECESSITY EXISTS TO ACQUIRE REAL PROPERTY FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; AUTHORIZING THE CITY ATTORNEY TO INSTITUTE EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF RIGHT-OF-WAY ACROSS CERTAIN HEREINAFTER DESCRIBED TRACTS OF LAND FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; PROVIDING FOR A FINAL OFFER; PROVDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has found that public necessity requires the reconstruction of County Line Road; and

WHEREAS, the tracts described on Exhibit A, attached hereto and incorporated herein as if it were copied verbatim, have been determined to be one (1) or more of the tracts needed for the easements necessary for construction of County Line Road and other municipal purposes; and

WHEREAS, there has been extensive negotiations with the property owners for the purchase of the required property by the City; and

WHEREAS, the City has obtained an independent fair market value eminent domain appraisal for each property which forms the basis of the City's negotiations and Offers and has been provided to each landowner; and

WHEREAS, such negotiations have been unsuccessful; and

WHEREAS, the City Council deems the public interest to be best served by the acquisition of the property described in Exhibit A attached hereto;

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

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this Resolution as if copied in their entirety.

Section 2. That the City Attorney is hereby authorized to extend a final offer to the owners of the tracts of land more specifically described in Exhibit A for the acquisition of said real property for the purpose of reconstructing County Line Road and other municipal purposes.

Section 3. If the said final offer is not accepted by the owner of the tract, the City Attorney is directed to begin eminent domain proceedings pursuant to the laws of the State of Texas.

Section 4. If any section, article, paragraph, sentence, clause, phrase, or word in this Resolution, or application thereof to any persons or circumstances, is held invalid or

unconstitutional by a court of competent jurisdiction such holding shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remain portion of this Resolution despite such invalidity which remaining portions shall remain in full force and effect.

Section 5. That this Resolution shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 21st day of May, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

EXHIBIT "A"
CITY OF ROCKWALL
COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 30
TEMPORARY CONSTRUCTION EASEMENT
OWNER: JUAN CARLOS SILVA
GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY ROCKWALL, ROCKWALL COUNTY, TEXAS

Being a Temporary Construction Easement situated in the Glover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, being a portion of Lot 4 of Osornio Silva Addition, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet H, Slide 11 of the Plat Records of Rockwall County, Texas, said Lot 4 being deeded to Juan Carlos Silva as recorded in Volume 5625, Page 9 of the Official Public Records of Rockwall County, Texas, said Temporary Construction Easement being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southwest corner of said Lot 4 of Osornio Silva Addition, said point being the intersection of the existing north right-of-way line of County Line Road (a variable width right-of-way) with the existing east right-of-way line of Eva Place (a called 50.0' right-of-way), from which a 1/2 inch iron rod found (controlling monument) for reference in the existing west right-of-way line of said Eva Place bears, North 86 degrees 57 minutes 29 seconds West, a distance of 50.00 feet to a point in the existing west right-of-way line of said Eva Place; THENCE North 03 degrees 02 seconds 31 minutes East, with the existing west right-of-way line of said Eva Place a distance of 111.24 feet, from which another 1/2 inch iron rod found (controlling monument) for reference in the existing west right-of-way line of said Eva Place bears, North 03 degrees 02 seconds 31 minutes East, with the existing west right-of-way line of said Eva Place a distance of 60.00 feet:

THENCE North 03 degrees 02 minutes 31 seconds East, with the west line of said Lot 4 and with the existing east right-of-way line of said Eva Place, a distance of 19.00 feet to a point for corner;

THENCE South 47 degrees 32 minutes 32 seconds East, a distance of 27.08 feet to a point for corner in the south line of said Lot 4 and in the existing north right-of-way line of said County Line Road;

THENCE South 88 degrees 06 minutes 44 seconds West, with the south line of said Lot 4 and with the existing north right-of-way line of said County Line Road, a distance of 21.00 feet to the **POINT OF BEGINNING** and containing 199 square feet or 0.005 acres of land, more or less.

GORRONDONA & ASSOCIATES, INC 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TEXAS 75202 214-712-0600 FAX 214-712-1768

NOTES:

1. A plat of same date accompanies this legal description.

2. Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983, NA2011 (Epoch 2010.00), North Central Zone (4202) and adjusted to surface values using the Texas Department of Transportation Surface Adjustment Factor for Rockwall County of 1.000146135. Distances and areas shown are surface values and in U.S. Survey Feet.

SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Date of Survey: December 15, 2017



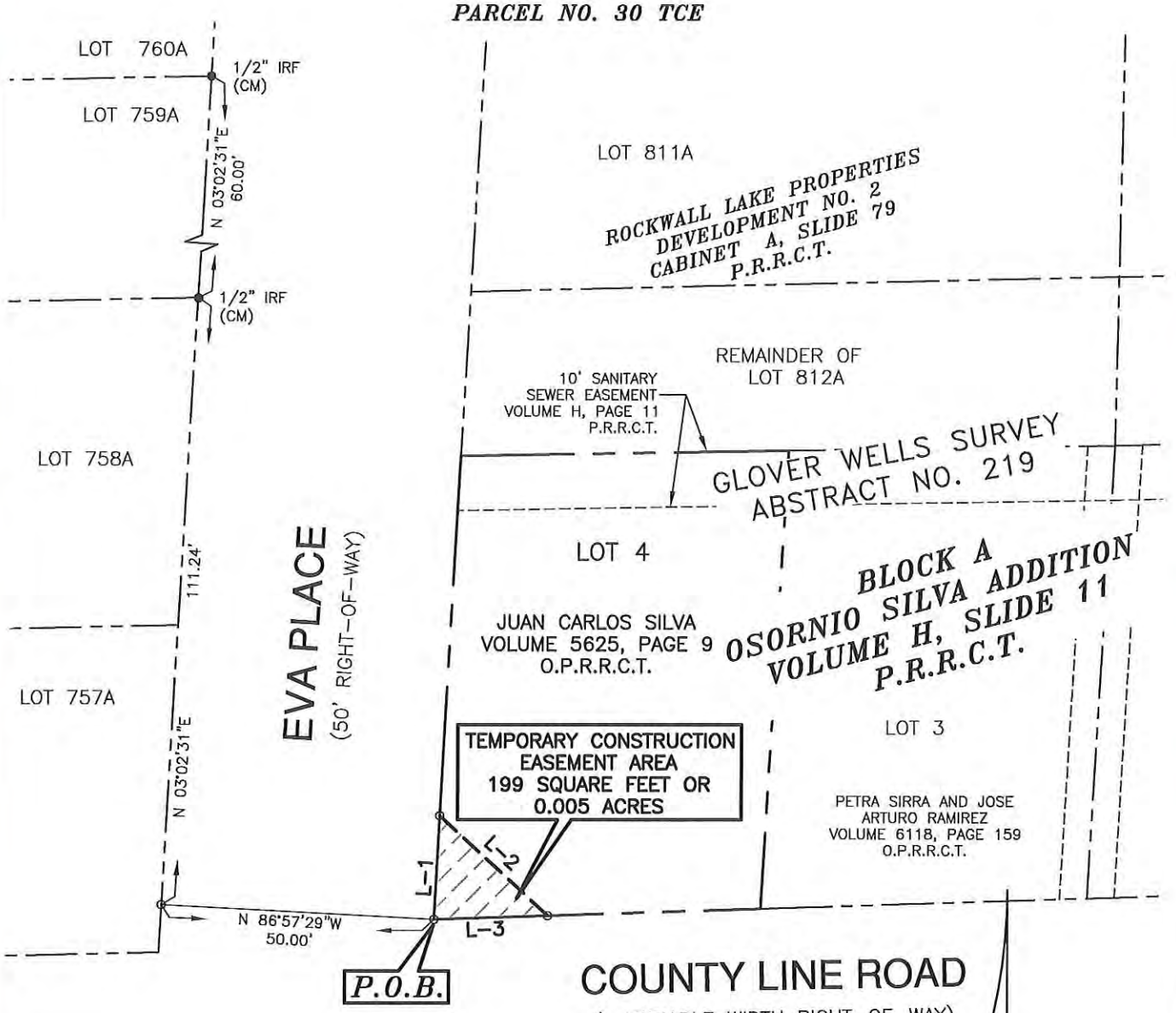
By: _____

Lyndon M. Hodgin
Registered Professional Land Surveyor
Texas No. 4584
Gorrondona & Associates, Inc
Texas Firm No. 10106900

GORRONDONA & ASSOCIATES, INC 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TEXAS 75202 214-712-0600 FAX 214-712-1768

EXHIBIT "A"

PARCEL NO. 30 TCE



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 03°02'31"E	19.00'
L-2	S 47°32'32"E	27.08'
L-2	S 88°06'44"W	21.00'

City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 30 TCE	TEMPORARY CONSTRUCTION EASEMENT
OWNER: JUAN CARLOS SILVA	
SURVEY: GROVER WELLS SURVEY, ABSTRACT NO. 219	
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
RIGHT-OF-WAY ACQUISITION AREA: 199 SQUARE FEET OR 0.005 ACRES	
SUBJECT TRACT ACREAGE: 0.116 ACRES (CALCULATED)	

JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL-30 TCE.DWG
DATE: DECEMBER 15, 2017	EXHIBIT A PAGE 3 OF 4	SCALE: 1" = 30'

STATE OF TEXAS REGISTERED LYNDON M. HODGIN 4584 PROFESSIONAL LAND SURVEYOR

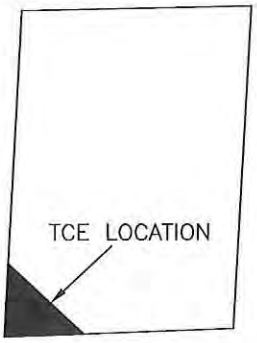
LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

EXHIBIT "A"

PARCEL NO. 30 TCE

LEGEND	
●	IRON ROD FOUND (AS NOTED)
○	CALCULATED POINT
— — —	PROPERTY LINE (AS NOTED)
———	PROPOSED RIGHT-OF-WAY LINE
- - - - - - - -	TEMPORARY CONSTRUCTION EASEMENT LINE
(CM)	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
	RIGHT-OF-WAY ACQUISITION AREA
	PRESCRIPTIVE RIGHT-OF-WAY ACQUISITION AREA
	TEMPORARY CONSTRUCTION EASEMENT AREA



SUBJECT TRACT &
LOCATION OF TEMPORARY
CONSTRUCTION EASEMENT

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

N

City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 30 TCE	TEMPORARY CONSTRUCTION EASEMENT
OWNER: JUAN CARLOS SILVA	
SURVEY: GROVER WELLS SURVEY, ABSTRACT NO. 219	
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
RIGHT-OF-WAY ACQUISITION AREA: 199 SQUARE FEET OR 0.005 ACRES	
SUBJECT TRACT ACREAGE: 0.116 ACRES (CALCULATED)	

JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL-30 TCE.DWG
DATE: DECEMBER 15, 2017	EXHIBIT A PAGE 3 OF 4	SCALE: 1" = 30'

STATE OF TEXAS
REGISTERED
LYNDON M. HODGIN
4584
PROFESSIONAL
LAND SURVEYOR

LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

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CITY OF ROCKWALL

RESOLUTION NO. 18-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, FINDING THAT A NECESSITY EXISTS TO ACQUIRE REAL PROPERTY FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; AUTHORIZING THE CITY ATTORNEY TO INSTITUTE EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF RIGHT-OF-WAY ACROSS CERTAIN HEREINAFTER DESCRIBED TRACTS OF LAND FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; PROVIDING FOR A FINAL OFFER; PROVDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has found that public necessity requires the reconstruction of County Line Road; and

WHEREAS, the tracts described on Exhibit A, attached hereto and incorporated herein as if it were copied verbatim, have been determined to be one (1) or more of the tracts needed for the easements necessary for construction of County Line Road and other municipal purposes; and

WHEREAS, there has been extensive negotiations with the property owners for the purchase of the required property by the City; and

WHEREAS, the City has obtained an independent fair market value eminent domain appraisal for each property which forms the basis of the City's negotiations and Offers and has been provided to each landowner; and

WHEREAS, such negotiations have been unsuccessful; and

WHEREAS, the City Council deems the public interest to be best served by the acquisition of the property described in Exhibit A attached hereto;

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

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this Resolution as if copied in their entirety.

Section 2. That the City Attorney is hereby authorized to extend a final offer to the owners of the tracts of land more specifically described in Exhibit A for the acquisition of said real property for the purpose of reconstructing County Line Road and other municipal purposes.

Section 3. If the said final offer is not accepted by the owner of the tract, the City Attorney is directed to begin eminent domain proceedings pursuant to the laws of the State of Texas.

Section 4. If any section, article, paragraph, sentence, clause, phrase, or word in this Resolution, or application thereof to any persons or circumstances, is held invalid or

unconstitutional by a court of competent jurisdiction such holding shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remain portion of this Resolution despite such invalidity which remaining portions shall remain in full force and effect.

Section 5. That this Resolution shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 21st day of May, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

EXHIBIT "A"
CITY OF ROCKWALL
COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 31
RIGHT-OF-WAY ACQUISITION
ROYCE LEE GRIZZEL JR.
GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY ROCKWALL, ROCKWALL COUNTY, TEXAS

Being a Right-of-Way Acquisition tract situated in the Glover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being a portion of Lot 757A of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet A, Slide 79, of the Plat Records of Rockwall County, Texas, said Lot 757A being owned by Royce Lee Grizzel (No Deed of Record found), said Right-of-Way Acquisition tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set with cap stamped "GORRONDONA & ASSOCIATES" in the east line of said Lot 757A and in the existing west right-of-way line of Eva Place (a called 50.0' right-of-way), said 5/8 inch iron rod set with cap stamped "GORRONDONA & ASSOCIATES" being in the proposed north right-of-way line of County Line Road, from which a 1/2 inch iron rod found (controlling monument) for the southeast corner of Lot 759A of said Rockwall Lake Properties Development No. 2, and being deeded to Silva Bertha as recorded in Volume 6681, Page 99 of the Deed Records of Rockwall County, Texas, bears North 03 degrees 02 minutes 31 seconds East, a distance of 100.63 feet, said 1/2 inch iron rod found being in the existing west right-of-way line of said Eva Place;

THENCE South 03 degrees 02 minutes 31 seconds West, with the east line of said Lot 757A and the existing west right-of-way line of said Eva Place, a distance of 19.37 feet to a point for the southeast corner of said Lot 757A, said point being the intersection of the existing west right-of-way line of said Eva Place with the existing north right-of-way line of County Line Road (a variable width right-of-way);

THENCE South 88 degrees 44 minutes 13 seconds West, with the south line of said Lot 757A and the existing north right-of-way line of said County Line Road a distance of 120.00 feet to a point for the southwest corner of said Lot 757A and the southeast corner of Lot 756A of said Rockwall Lake Properties Development No. 2, and being deeded to Teresa Hernandez Jimenez and Luis Torres Galina, as recorded in Volume 5468, Page 201 of said Deed Records of Rockwall County, Texas, from which a 5/8 inch iron rod found (controlling monument) for the southwest corner of said Lot 756A, bears South 88 degrees 44 minutes 13 seconds West, a distance of 60.00 feet;

THENCE North 03 degrees 02 minutes 11 seconds East, with the west line of said Lot 757A and the east line of said Lot 756A, a distance of 9.30 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner in the proposed north right-of-way line of County Line Road;

THENCE North 88 degrees 42 minutes 12 seconds East, with the proposed north right-of-way line of said County Line Road a distance of 110.01 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

GORRONDONA & ASSOCIATES, INC 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TEXAS 75202 214-712-0600 FAX 214-712-1768

THENCE North 45 degrees 52 minutes 22 seconds East, with the proposed north right-of-way line of said County Line Road a distance of 14.67 feet to the **POINT OF BEGINNING** and containing 1,167 square feet or 0.027 acres of land, more or less.

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

The above described variable width right-of-way acquisition is also subject to a variable width temporary construction easement being parallel and adjacent to said variable width right-of-way acquisition, located and shown on the accompanying survey plat, said variable width temporary construction easement contains 0.005 acres of land, more or less. The said variable width temporary construction easement shall expire as noted in the easement agreement.

NOTES:

1. A plat of same date accompanies this legal description.

2. Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983, NA2011 (Epoch 2010.00), North Central Zone (4202) and adjusted to surface values using the Texas Department of Transportation Surface Adjustment Factor for Rockwall County of 1.000146135. Distances and areas shown are surface values and in U.S. Survey Feet.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Date of Survey: November 21, 2017



By: _____

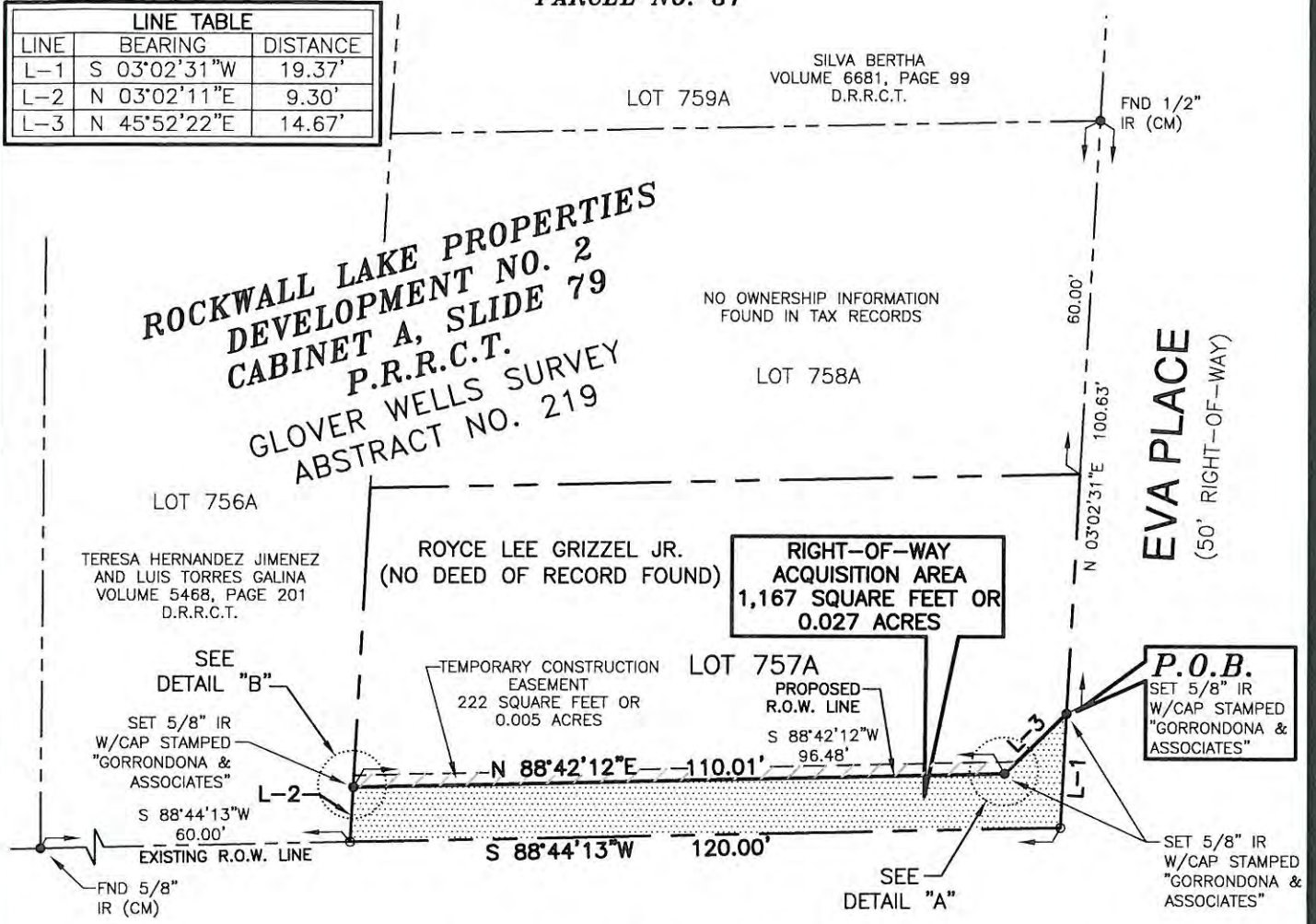
Lyndon M. Hodgin
Registered Professional Land Surveyor
Texas No. 4584
Gorrondona & Associates, Inc
Texas Firm No. 10106900

GORRONDONA & ASSOCIATES, INC 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TEXAS 75202 214-712-0600 FAX 214-712-1768

EXHIBIT "A"

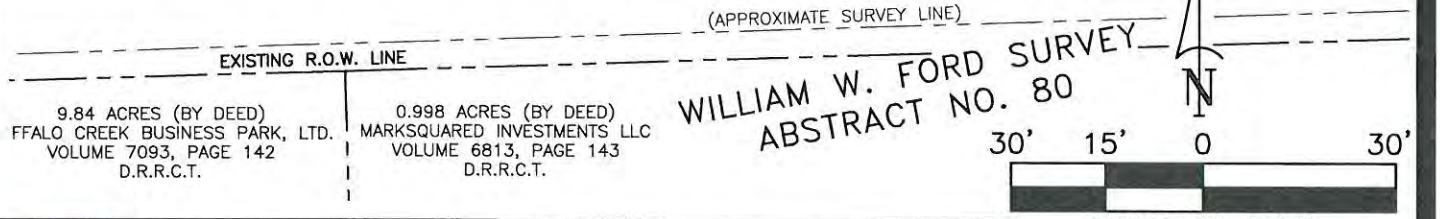
PARCEL NO. 31

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 03°02'31"W	19.37'
L-2	N 03°02'11"E	9.30'
L-3	N 45°52'22"E	14.67'



COUNTY LINE ROAD

(A VARIABLE WIDTH RIGHT-OF-WAY)



City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 31		RIGHT-OF-WAY ACQUISITION
OWNER: ROYCE LEE GRIZZELL JR.		
SURVEY: GLOVER WELLS SURVEY, ABSTRACT NO. 219		
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
RIGHT-OF-WAY ACQUISITION AREA: 1,167 SQUARE FEET OR 0.027 ACRES		
SUBJECT TRACT ACREAGE: 0.165 ACRES (CALCULATED)		
JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL 31.DWG
DATE: NOVEMBER 21, 2017	EXHIBIT A PAGE 3 OF 4	SCALE: 1" = 30'

STATE OF TEXAS
REGISTERED
LYNDON M. HODGIN
4584
PROFESSIONAL
LAND SURVEYOR

LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

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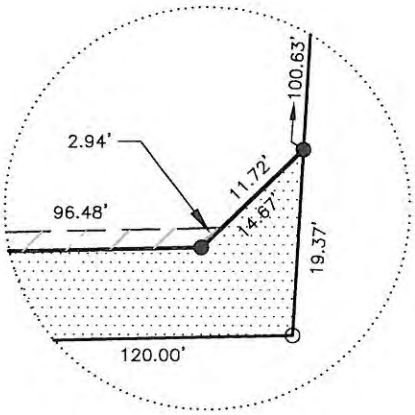
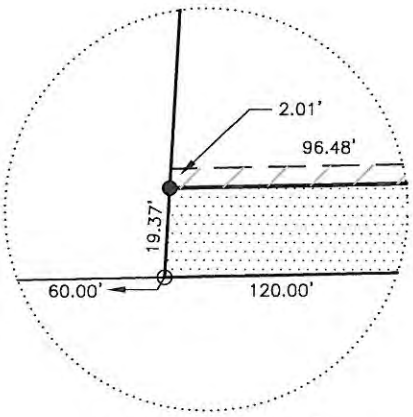
EXHIBIT "A"

PARCEL NO. 31

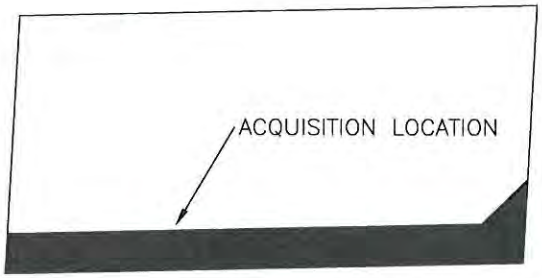


DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

LEGEND	
●	IRON ROD FOUND (AS NOTED)
○	CALCULATED POINT
— — —	PROPERTY LINE (AS NOTED)
———	PROPOSED RIGHT-OF-WAY LINE
- - - - - - - -	TEMPORARY CONSTRUCTION EASEMENT LINE
(CM)	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
	RIGHT-OF-WAY ACQUISITION AREA
	APPARENT RIGHT-OF-WAY ACQUISITION AREA
	TEMPORARY CONSTRUCTION EASEMENT AREA



SUBJECT TRACT &
LOCATION OF ACQUISITION
(NOT TO SCALE)

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

N

City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 31	TEMPORARY CONSTRUCTION EASEMENT
OWNER: ROYCE LEE GRIZZELL JR.	
SURVEY: GLOVER WELLS SURVEY, ABSTRACT NO. 219	
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
RIGHT-OF-WAY ACQUISITION AREA: 1,167 SQUARE FEET OR 0.027 ACRES	
SUBJECT TRACT ACREAGE: 0.165 ACRES (CALCULATED)	

JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL 31.DWG
DATE: NOVEMBER 21, 2017	EXHIBIT A PAGE 4 OF 4	SCALE: 1" = 30'

STATE OF TEXAS
REGISTERED
LYNDON M. HODGIN
4584
PROFESSIONAL
LAND SURVEYOR

LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

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CITY OF ROCKWALL

RESOLUTION NO. 18-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, FINDING THAT A NECESSITY EXISTS TO ACQUIRE REAL PROPERTY FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; AUTHORIZING THE CITY ATTORNEY TO INSTITUTE EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF RIGHT-OF-WAY ACROSS CERTAIN HEREINAFTER DESCRIBED TRACTS OF LAND FOR RECONSTRUCTION OF COUNTY LINE ROAD AND OTHER MUNICIPAL PURPOSES; PROVIDING FOR A FINAL OFFER; PROVDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has found that public necessity requires the reconstruction of County Line Road; and

WHEREAS, the tracts described on Exhibit A, attached hereto and incorporated herein as if it were copied verbatim, have been determined to be one (1) or more of the tracts needed for the easements necessary for construction of County Line Road and other municipal purposes; and

WHEREAS, there has been extensive negotiations with the property owners for the purchase of the required property by the City; and

WHEREAS, the City has obtained an independent fair market value eminent domain appraisal for each property which forms the basis of the City's negotiations and Offers and has been provided to each landowner; and

WHEREAS, such negotiations have been unsuccessful; and

WHEREAS, the City Council deems the public interest to be best served by the acquisition of the property described in Exhibit A attached hereto;

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

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this Resolution as if copied in their entirety.

Section 2. That the City Attorney is hereby authorized to extend a final offer to the owners of the tracts of land more specifically described in Exhibit A for the acquisition of said real property for the purpose of reconstructing County Line Road and other municipal purposes.

Section 3. If the said final offer is not accepted by the owner of the tract, the City Attorney is directed to begin eminent domain proceedings pursuant to the laws of the State of Texas.

Section 4. If any section, article, paragraph, sentence, clause, phrase, or word in this Resolution, or application thereof to any persons or circumstances, is held invalid or

unconstitutional by a court of competent jurisdiction such holding shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remain portion of this Resolution despite such invalidity which remaining portions shall remain in full force and effect.

Section 5. That this Resolution shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 21st day of May, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

EXHIBIT "A"
CITY OF ROCKWALL
COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 34
JUAN JOSE RANGELL
GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY ROCKWALL, ROCKWALL COUNTY, TEXAS

Being a Right-of-Way Acquisition tract situated in the Glover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being a portion of Lot 754A of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet A, Slide 79, of the Plat Records of Rockwall County, Texas, said Lot 754A being deeded to Juan Jose Rangel as recorded in Instrument No. 20160000002827 of the Official Public Records of Rockwall County, Texas, said Right-of-Way Acquisition tract being more particularly described as follows:

BEGINNING at a point for the southeast corner of said Lot 754A and the southwest corner of Lot 755A of said Rockwall Lake Properties Development No. 2, and being deeded to Joyce May Woods, as recorded in Volume 235, Page 211 of the Deed Records of Rockwall County, Texas, said point being in the existing north right-of-way line of County Line Road (a variable width right-of-way), from which a 5/8 inch iron rod found (controlling monument) for the southeast corner of said Lot 755A, bears North 88 degrees 44 minutes 13 seconds East, a distance of 59.13 feet;

THENCE South 88 degrees 44 minutes 13 seconds West, with the south line of said Lot 754A and the existing north line of said County Line Road, a distance of 60.07 feet to point for the southwest corner of said Lot 754A and the southeast corner of Lot 753A of said Rockwall Lake Properties Development No. 2, and being deeded to LEJ Partners, Ltd., as recorded in Volume 6174, Page 131 of said Official Public Records of Rockwall County, Texas, from which a 1/2 inch iron rod found (controlling monument) for the southwest corner of said Lot 753A, bears South 88 degrees 44 minutes 13 seconds West, a distance of 246.43 feet;

THENCE North 00 degrees 20 minutes 35 seconds East, with the west line of said Lot 754A and the east line of said Lot 753A, a distance of 9.01 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner in the proposed north right-of-way line of County Line Road;

THENCE North 88 degrees 19 minutes 06 seconds East, with the proposed north right-of-way line of said County Line Road, a distance of 24.49 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 88 degrees 42 minutes 12 seconds East, with the proposed north right-of-way line of said County Line Road, a distance of 35.59 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner in the east line of said Lot 754A and in the west line of said Lot 755A;

THENCE South 00 degrees 20 minutes 35 seconds West, with the east line of said Lot 754A and the west line of said Lot 755A, a distance of 9.21 feet to the **POINT OF BEGINNING** and containing 550 square feet or 0.013 acres of land, more or less.

GORRONDONA & ASSOCIATES, INC 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TEXAS 75202 214-712-0600 FAX 214-712-1768

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

The above described variable width right-of-way acquisition is also subject to a variable width temporary construction easement being parallel and adjacent to said variable width right-of-way acquisition, located and shown on the accompanying survey plat, said variable width temporary construction easement contains 0.010 acres of land, more or less. The said variable width temporary construction easement shall expire as noted in the easement agreement.

NOTES:

1. A plat of same date accompanies this legal description.

2. Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983, NA2011 (Epoch 2010.00), North Central Zone (4202) and adjusted to surface values using the Texas Department of Transportation Surface Adjustment Factor for Rockwall County of 1.000146135. Distances and areas shown are surface values and in U.S. Survey Feet.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Date of Survey: November 21, 2017



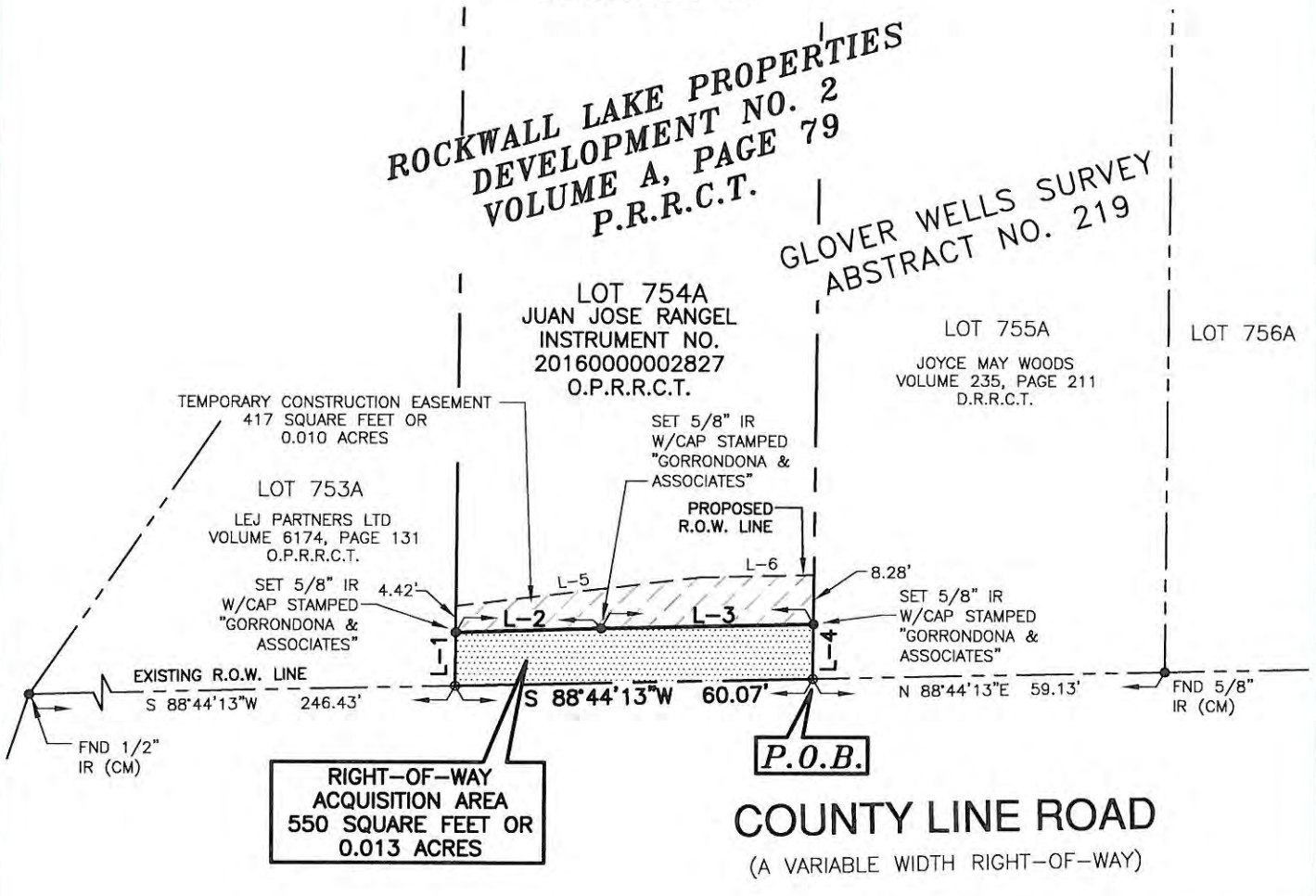
By: _____

Lyndon M. Hodgin
Registered Professional Land Surveyor
Texas No. 4584
Gorrondona & Associates, Inc
Texas Firm No. 10106900

GORRONDONA & ASSOCIATES, INC 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TEXAS 75202 214-712-0600 FAX 214-712-1768

EXHIBIT "A"

PARCEL NO. 34



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°20'35"E	9.01'
L-2	N 88°19'06"E	24.49'
L-3	N 88°42'12"E	35.59'
L-4	S 00°20'35"W	9.21'
L-5	N 83°07'02"E	41.39'
L-6	N 88°42'12"E	19.00'

City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

COUNTY LINE ROAD RECONSTRUCTION PROJECT

PARCEL NO. 34	TEMPORARY CONSTRUCTION EASEMENT
OWNER: JUAN JOSE RANGEL	
SURVEY: GLOVER WELLS SURVEY, ABSTRACT NO. 219	
LOCATION: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
RIGHT-OF-WAY ACQUISITION AREA: 550 SQUARE FEET OR 0.013 ACRES	
SUBJECT TRACT ACREAGE: 0.242 ACRES (CALCULATED)	

JOB No. FNI_1517.00	DRAWN BY: JDR	CAD FILE: PARCEL 34.DWG
DATE: NOVEMBER 17, 2017	EXHIBIT A PAGE 3 OF 4	SCALE: 1" = 30'

STATE OF TEXAS
REGISTERED
LYNDON M. HODGIN
4584
PROFESSIONAL
LAND SURVEYOR

LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

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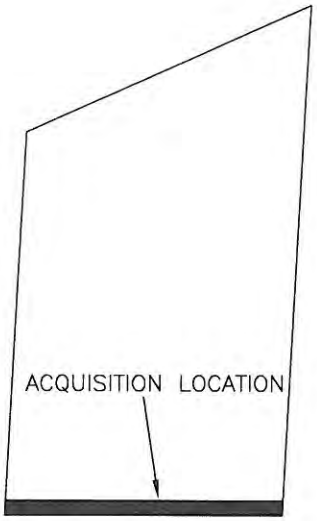
EXHIBIT "A"

PARCEL NO. 34

LEGEND	
●	IRON ROD FOUND (AS NOTED)
○	CALCULATED POINT
— — — —	PROPERTY LINE (AS NOTED)
———————	PROPOSED RIGHT-OF-WAY LINE
- - - - - - - -	TEMPORARY CONSTRUCTION EASEMENT LINE
(CM)	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
	RIGHT-OF-WAY ACQUISITION AREA
	APPARENT RIGHT-OF-WAY ACQUISITION AREA
	TEMPORARY CONSTRUCTION EASEMENT AREA



SUBJECT TRACT &
LOCATION OF ACQUISITION

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City of Rockwall

385 SOUTH GOLIAD STREET • ROCKWALL, TEXAS 75087

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DATE: NOVEMBER 17, 2017	EXHIBIT A PAGE 4 OF 4	SCALE: 1" = 30'

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: May 21, 2018

SUBJECT: MIS2018-006; *Amendment to Master Thoroughfare Plan*

Rockwall County is currently in the process of updating the County's Master Thoroughfare Plan (MTP) and has requested that the City of Rockwall review the proposed changes and provide comments. Through staff's review, two (2) changes on the City's current MTP were identified. In order to assure that the City Council had a chance to review the proposed changes prior to the adoption of the County's plan, staff brought the proposed changes before the City Council on March 19, 2018. At this meeting, staff was directed to proceed with making the following changes to the City's MTP: [*1*] a change showing the realignment of Breezy Hill Road to follow existing right-of-way, and [*2*] increasing Horizon Road from a M4D (*minor collector, four [4] lane, divided roadway*) to a TXDOT4D (*i.e. four [4] lane TXDOT roadway*).

According to Section 213.003 of the *Texas Local Government Code*, *"(a) comprehensive plan may be adopted or amended by ordinance following:*

1) *A hearing at which the public is given the opportunity to give testimony and present written evidence; and*
2) *Review by the municipality's planning commission or department, if one exists."*

Additionally, Section 9.03 of the City's *Home Rule Charter* states that "(r)ecommended changes to the Master Plan shall be submitted to the City Manager after the Planning and Zoning Commission holds at least one public hearing on the proposed change." Furthermore, Section 9.04 states that the "City Manager shall submit the proposed changes to the Council, together with any recommendations. The Council, after a public hearing, shall adopt or reject such proposed revisions or any part thereof as submitted within sixty (60) days following its submission by the City Manager. If the proposed revision or part thereof should be rejected by the Council, the Planning and Zoning Commission may make modifications and again forward it to the City Manager for submission to the Council." In accordance with this section, staff brought the proposed amendment forward to the Planning and Zoning Commission for recommendation to the City Council. On April 10, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the amendment by a vote of 5-0, with Commissioners Fishman and Moeller absent. Attached to this case memo is a map showing the proposed amendment to the City's MTP and a draft ordinance. Staff has sent a notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC.

Addendum for May 21, 2018: At the last City Council meeting, the City Council tabled this case without stating a date certain for the public hearing. According to Section 6.2, *Public Hearing Postponement, Recess and Continuations*, of the UDC, a postponement request for a public hearing is required to be held within 30-days of the originally advertised meeting. Should the

City Council choose not take action on this case at the May 21, 2018 meeting, it will be required to be withdrawn and resubmitted to ensure that proper notice is provided in accordance with the UDC.

City of Rockwall Thoroughfare Plan

1. Breezy Hill realignment to reflect current public road alignment
2. Reclassify Horizon Rd from M4D to TxDOT4D

Rowlett
Dallas
Heath

ROADWAY CLASS

- P6D
- M4D
- M4U
- M4U-M
- Minor Collector
- P3U
- TxDOT 4D
- TxDOT 6D
- Outer Loop
- I.H. 30

MAP LEGEND

- Planning Boundary
- Lake
- Open Space

N W E S

0 0.275 0.55 1.1 Miles

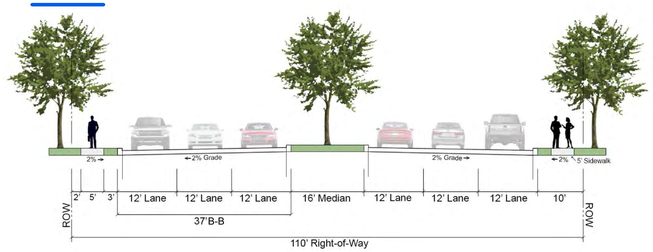
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

For more information please visit
http://www.rockwall.com/Planning/
or call (972) 771-7745

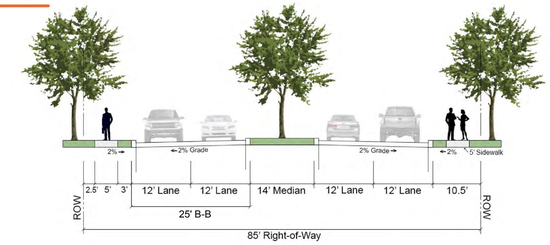
TYPICAL CROSS SECTIONS

** TxDOT 4D and TxDOT 6D cross sections will require 120' of right-of-way or as specified by TxDOT**

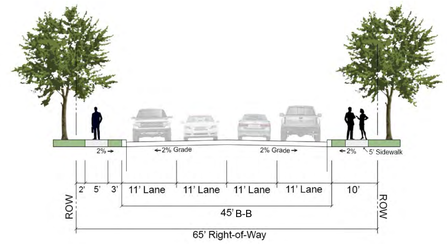
P6D



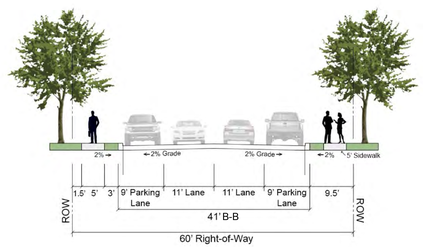
M4D



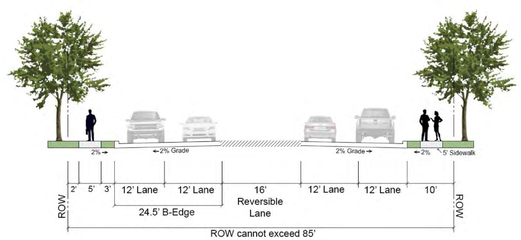
M4U



Minor Collector



M4U-M



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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED WITHIN THE *TRANSPORTATION* SECTION OF THE COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

WHEREAS, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

WHEREAS, the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Master Plan; and

WHEREAS, the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in committee and public meetings; and

WHEREAS, the Comprehensive Plan shall serve as a guide to all future City Council action concerning land use and development regulations and expenditures for capital improvements; and

WHEREAS, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of or amendment to a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter of the City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

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

Section 1. The Master Thoroughfare Plan contained within the *Transportation* section of the City's Comprehensive Plan be amended as depicted in *Exhibit 'A'* of this ordinance; and,

Section 2. The Comprehensive Plan shall be used by the City Staff in planning and as a guide for future development of the City of Rockwall; and,

Section 3. This ordinance shall take effect immediately from and after its passage, and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MAY, 2018.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

DRAFT ORDINANCE 04.16.2018

APPROVED AS TO FORM:

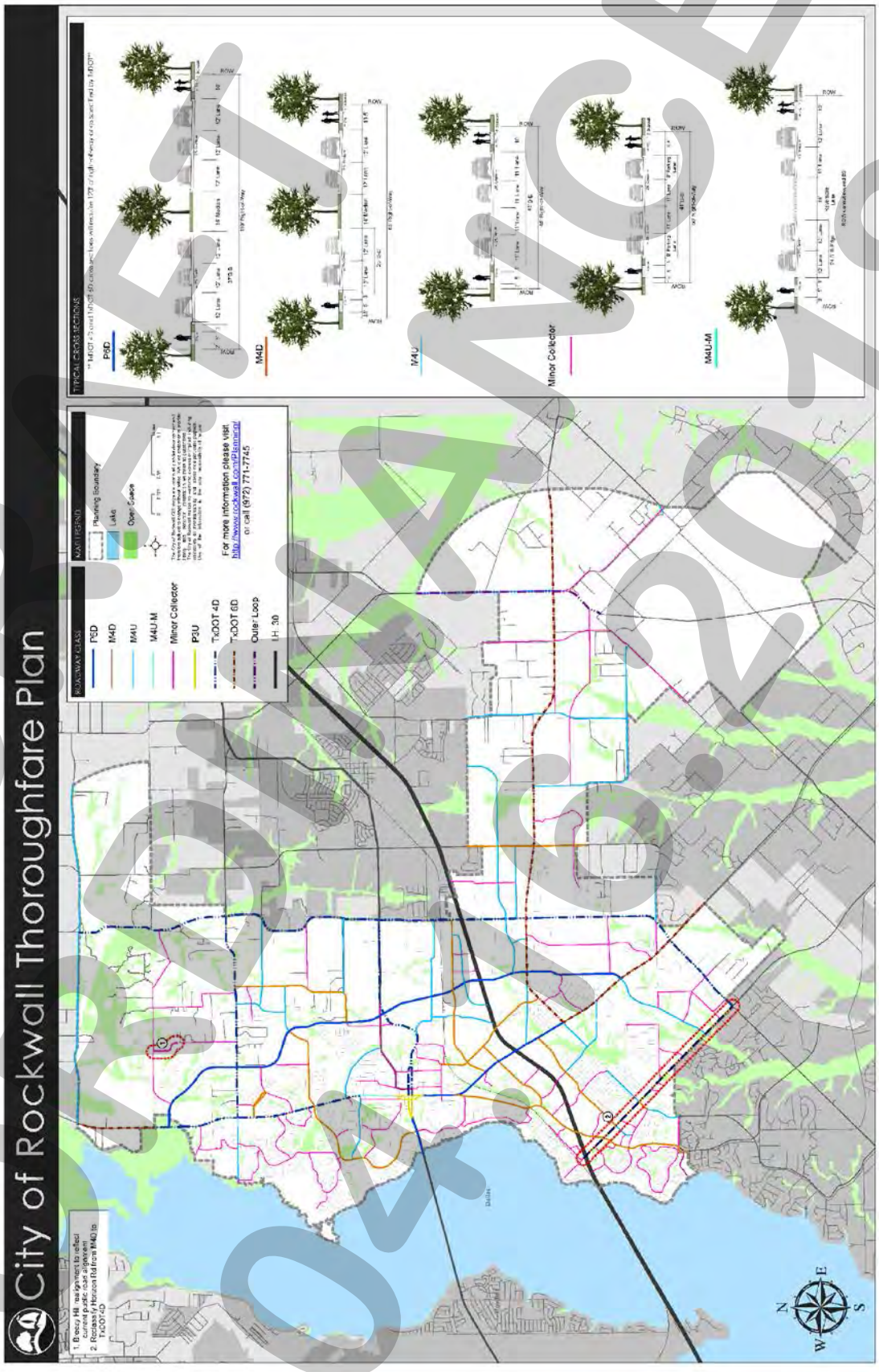
_____

Frank J. Garza, *City Attorney*

1st Reading: *April 16, 2018*

2nd Reading: *May 7, 2018*

DRAFT ORDINANCE 04.16.2018



DRAFT
ORDINANCE
04-16-2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 05/21/2018

APPLICANT: Chris Tarrant

AGENDA ITEM: **Z2018-020;** *SUP for an Accessory Building at 3075 Golden Trail*

SUMMARY:

Hold a public hearing to discuss and consider a request by Chris Tarrant for the approval of a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 1.5087-acre tract of land identified as Lot 22, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 3075 Golden Trail, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant Chris Tarrant is requesting the approval of a Specific Use Permit (SUP) to allow a commercial-grade accessory building that does not meet the requirements stipulated by Article VI, *Permissible Uses*, of the Unified Development Code (UDC). The ~1,500 SF structure will stand approximately 15-feet in height, and will be situated behind the primary structure which is ~1,800 SF [*i.e. ~83% the size of the home on the subject property*]. Additionally, the proposed accessory building will have four (4) roll-up doors. The applicant states the purpose of the proposed accessory building is to store go-karts and go-kart trailers. Currently there are two existing accessory buildings on the subject property. One accessory building is a 10' x 20' brick building that was constructed with the primary structure, and meets the masonry and size requirements as stipulated in the Unified Development Code (UDC). The second accessory building is an ~10' x 12' wood shed that was permitted and constructed in 2012, and is used to store lawn mowers and yard equipment. The wood shed, in conjunction with the other existing accessory building, meets the maximum allowable square footage for accessory buildings on the subject property; however, the wood shed does not meet the current masonry requirements stipulated by the Unified Development Code (UDC). If approved, the proposed accessory building would be the third accessory building on the subject property.

According to the UDC, in a Single Family Estate 1.5 (SFE-1.5) District, property owners are permitted to construct no more than two (2) accessory buildings up to 625 SF or a single accessory building no larger than 1,250 SF and 15-feet in height or less, provided the exterior materials of the accessory building are the same materials as found on the primary structure in roughly the same proportions. In this case, the applicant is requesting deviations from the material requirements (*i.e. for a 100% metal building*), to exceed the maximum permissible square footage requirements by 875 SF, and to exceed the maximum permissible number of accessory buildings allowed on a property by one (1) building. The Unified Development Code (UDC) permits the City Council to review deviations from the accessory building requirements on a discretionary basis through a Specific Use Permit (SUP). In this case, the accessory building will be situated ~150 feet behind the main structure and be partially screened by a solid wood fence that will provide limited visibility from any adjacent public right-of-way or open space. Staff should note that the subject property has a history of complaints for operating as a non-residential use. The applicant has indicated that a commercial business was in operation during that time, but has since been discontinued. As a result, staff has included a condition of approval that the subject property shall not be operated as a commercial structure in the draft

ordinance. Should this request be approved, the subject property would have a total of three (3) accessory buildings.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several single-family homes zoned Single-Family Estates 1.5 (SFE-1.5) District [*i.e. Sterling Farms Subdivision*] followed by a vacant tract of land zoned Commercial (C) District. Beyond this is SH-276, which is a TxDOT 6D (six [6] lane, TxDOT roadway) on the City's Master Thoroughfare Plan.

South: Directly south of the subject property are several single-family homes zoned Single-Family Estates 1.5 (SFE-1.5) District [*i.e. Sterling Farms Subdivision*]. Beyond this are two (2) vacant tracts of land zoned Agriculture (AG) District and Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property are several single-family homes zoned Single-Family Estates 1.5 (SFE-1.5) District [*i.e. Sterling Farms Subdivision*]. Beyond this are several homes zoned Single-Family 10 (SF-10) District [*i.e. Timber Creek Estates*].

West: Directly west of the subject property is FM-549 which is identified as a TxDOT 4D (four [4] lane, TxDOT roadway) on the City's Master Thoroughfare Plan. Beyond this are several single-family homes zoned Planned Development District 45 (PD-45) [*i.e. Lofland Farms Phase 5B Subdivision*] for Single-Family Residential 8.4 (SF-8.4) District land uses.

NOTIFICATION:

On April 30, 2018 staff mailed 39 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Lofland Farms Homeowner's Association (HOA), which is the only HOA's/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice in opposition of the request.

RECOMMENDATIONS:

Should the City Council approve the applicant's request, staff would offer the following conditions of approval:

1) The accessory building shall be subject to the following operational conditions, which are contained in the SUP ordinance:

    a) The accessory building shall generally conform to the approved site plan and building elevations depicted in Exhibits 'B' & 'C' of the attached ordinance;

    b) The accessory building shall not exceed a maximum size of 1,500 SF;

    c) The subject property shall not have more than two (2) accessory buildings;

    d) The accessory building shall not exceed a maximum overall height of 15-feet;

    e) The accessory building shall not be operated as a commercial use;

f) The existing wood shed on the subject property shall be removed; and,

g) The accessory building is subject to administrative review in the event that the Subject Property is sold, conveyed or altered in any manner.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On May 8, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated in the Unified Development Code (UDC), with the condition that the existing wood shed be removed, passed by a vote of 4-3 with Commissioners Trowbridge, Chodun, and Logan dissenting.



City of Rockwall

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

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

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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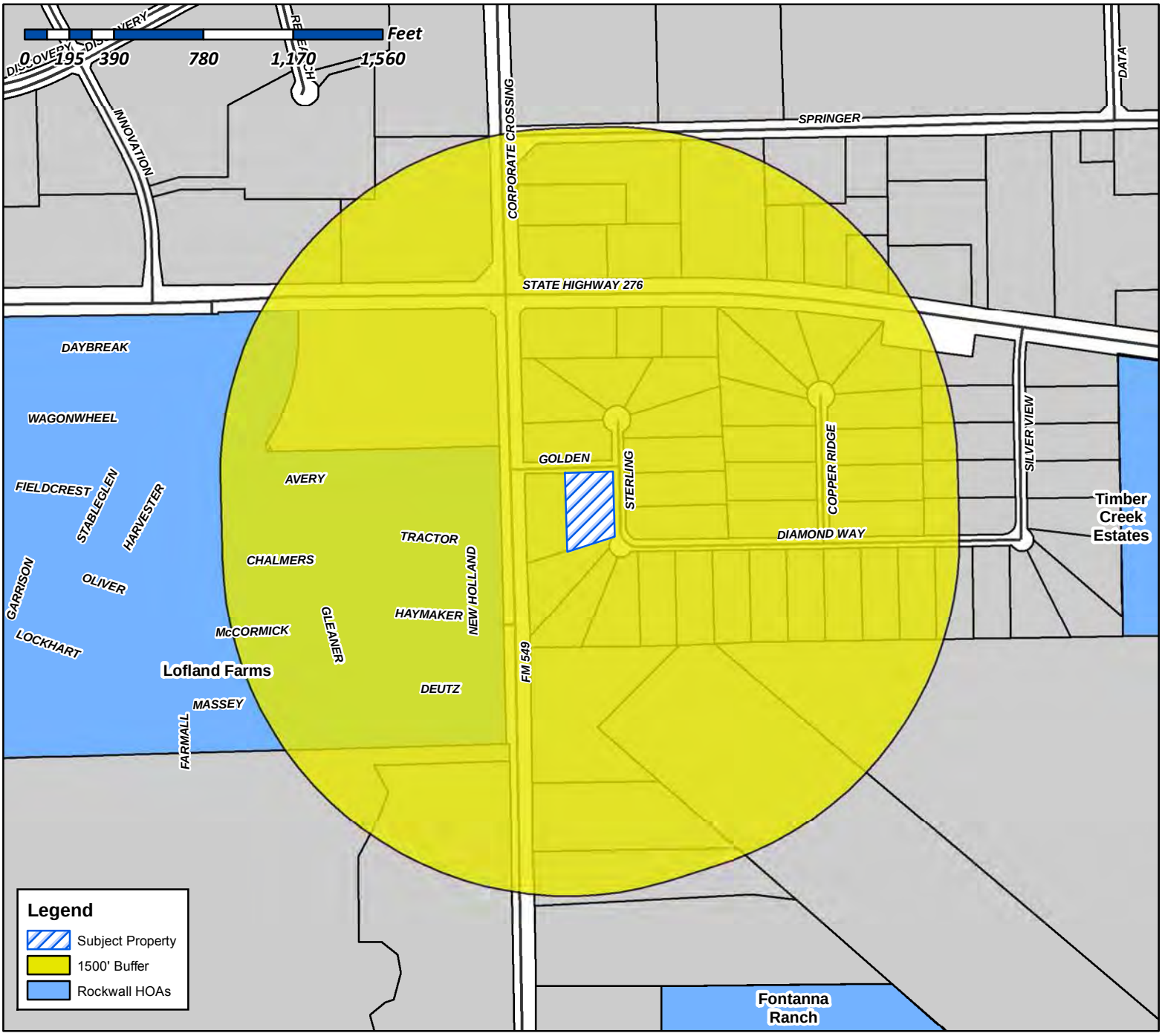
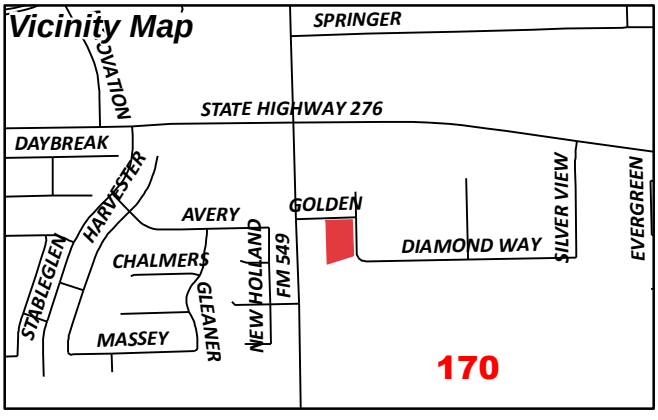


Case Number: Z2018-020
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: SUP
Case Address: 3075 Golden Trail

Date Created: *4/16/2018*
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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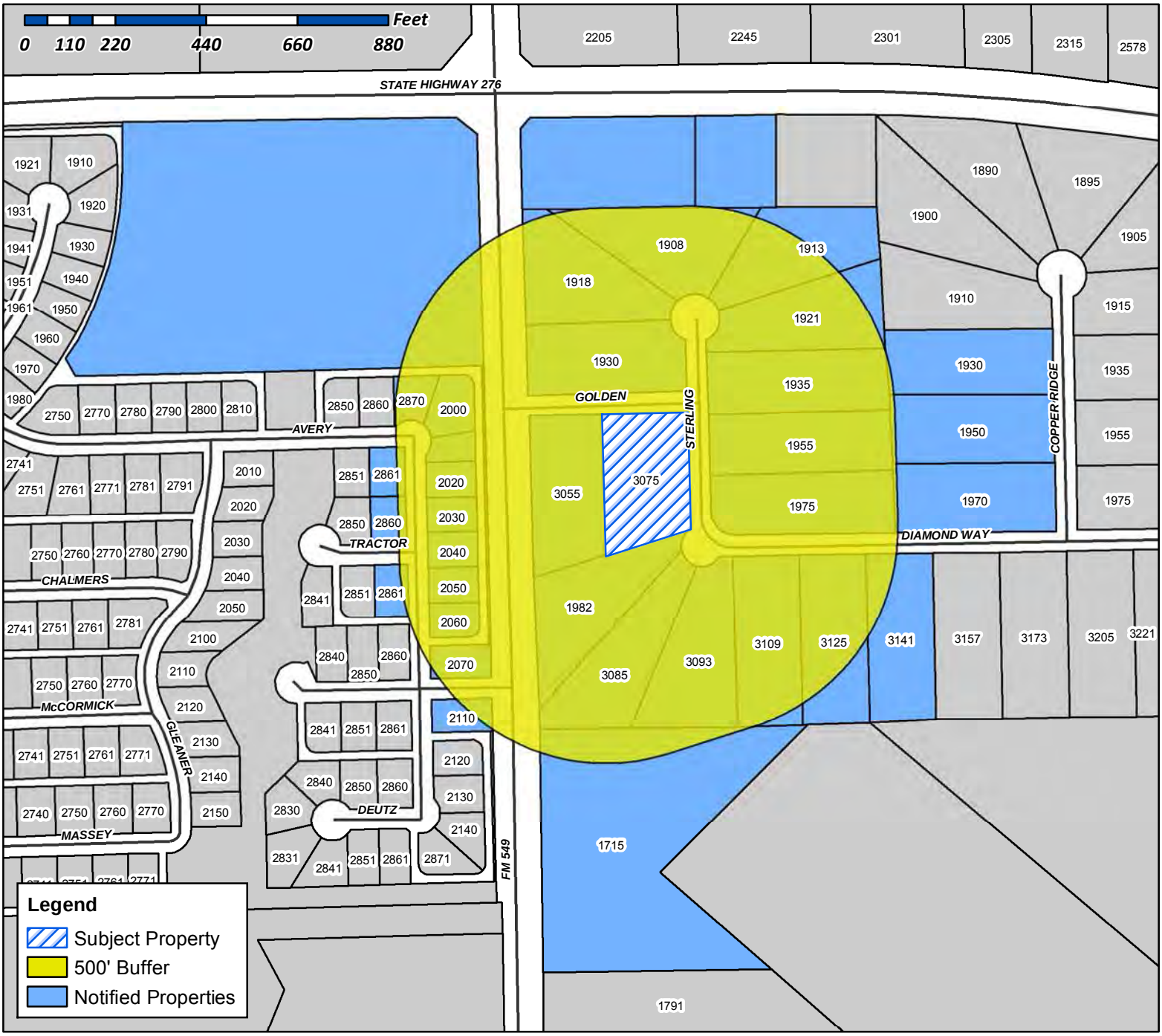

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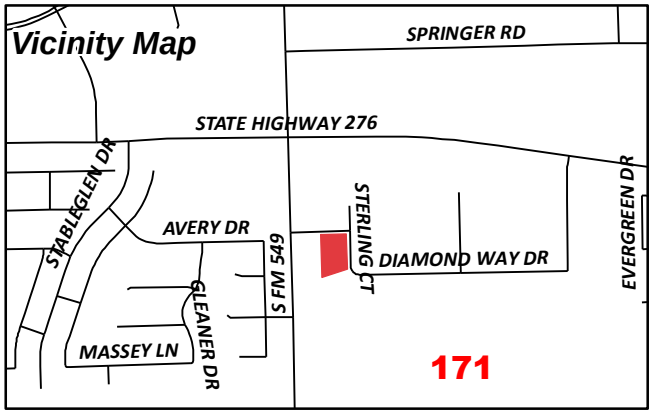

DFW DISTRIBUTOR PETROLEUM INC
11551 FOREST CENTRAL DR STE 230
DALLAS, TX 75243

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1913 STERLING CT
ROCKWALL, TX 75032

WYGAL DOUGLAS E & LAMPHONE
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

USSERY DAVID & PAMELA
1930 COPPER RIDGE CIR
ROCKWALL, TX 75032

DOWDEY RACHEL AND
DAVID DOWDEY
1930 STERLING COURT
ROCKWALL, TX 75032

CURRENT RESIDENT
1935 STERLING CT
ROCKWALL, TX 75032

SCOTT MICHAEL C & DOROTHY
1950 COPPER RIDGE CIR
ROCKWALL, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1970 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

WOODALL TERRY G & JENNIFER
1982 STERLING CT
ROCKWALL, TX 75032

ROCHELLE MICHAEL
2000 NEW HOLLAND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2020 NEW HOLLAND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2030 NEW HOLLAND DR
ROCKWALL, TX 75032

SUMMERSON MICHAEL W & LORI S
2040 NEW HOLLAND DR
ROCKWALL, TX 75032

FOX CHRISTOPHER & LAURA
2050 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2060 NEW HOLLAND DR
ROCKWALL, TX 75032

MOSHER LINDA
2070 NEW HOLLAND DR
ROCKWALL, TX 75032

TUTTLE CYNTHIA RENEE
2110 NEW HOLLAND DR
ROCKWALL, TX 75032

CROUCH JESSE AND
LOUETTA LANGLEY CROUCH
2860 TRACTOR TRAIL
ROCKWALL, TX 75032

JOHNSON TROY D & JENNA
2861 AVERY
ROCKWALL, TX 75032

SIMS MARK E AND ADRIAN M
2861 TRACTOR TRL
ROCKWALL, TX 75032

CORLEY LUKE ANDREW & SHANNON NICOLE
2870 AVERY
ROCKWALL, TX 75032

SHANE PATRICK RYAN
3055 GOLDEN TRL
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

TARRANT CHRISTOPHER D AND KATHY D
3075 GOLDEN TRAIL
ROCKWALL, TX 75032

172

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

TIBBS CHRISTOPHER B &
DEANNA K
3125 DIAMOND WAY DR
ROCKWALL, TX 75032

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

GARZA CESAR AND ANA MARIE
3301 NORTHSTAR RD 635
RICHARDSON, TX 75082

SELMAN ENTERPRISES INC
3612 HILLTOP CIR
ROCKWALL, TX 75087

SMITH PHILLIP EDWIN
7990 PASEO MEMBRILLO
CARLSBAD, CA 92009

LOFLAND FARMS LTD
C/O QHR INC
PO BOX 360399
DALLAS, TX 75336

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-021: 1027 Ridge Road

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: William Thomas Bennett

Address: 109 SUMMIT RIDGE ROCKWALL, TX

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2018-020: 3075 Golden Trail

Page 1

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

a 1500 sq ft, 15 feet tall metal building with 4 tall garage doors is an eyesore to our residential neighborhood. This request will only open the door for other residents to do the same. This structure would ★

Name: LINDA MOSHER

Address: 2070 NEW HOLLAND DR.

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

add nothing good to our neighborhood and is against code requirements. Also, the open metal/wire fence does not camoflage anything making this structure "out of place".

The Planning and Zoning Department and Rockwall City Council should absolutely not approve this request.

Linda Mosher
2070 New Holland Dr

To: City of Rockwall Planning and Zoning
385 S. Goliad
Rockwall, Texas 75087
972-771-7745

From: Chris Tarrant
3075 Golden Trail
Rockwall, Texas 75032
214-497-2290

Re: SUP Permit

To whom it may concern,

I was told that I needed to apply for an SUP Permit in order to build a detached garage on my property. I am proposing to build a 30'x50' garage behind my home, within the current fenced in area. This building will serve several purposes including but not limited to:

1. My youngest son races go karts and 2 go karts, our tools and equipment essentially take up my whole garage at this time. I need more space for this.
2. I currently have a shop that I rent that I keep my hot rods in as well as quite a few tools that I would like to have more supervision over as well as drop that monthly expense.
3. Overall, we need more storage room. The garages on these houses in my area are not large enough for a full size truck to fit into, I cannot pull my dually into the garage to change the oil, it's too tall. I'd like to have somewhere to service my own vehicles.
4. In the future, I'd like to convert my existing garage into a game/media room for my kids.

I understand that I live in a residential neighborhood and that usually a building of this size is frowned upon but I would like for you to understand that my neighborhood is not your normal neighborhood. We are on what I essentially call double lots – ALL the lots are 1.5 acres and up. Most people around here agree with me when I say we all bought these homes to have space and to be able to do what we want. I have a guy at the end of my street that has an old rusted metal building that he repairs cars in, I have several people with gravel driveways going to the rear of their property, people ride 4 wheelers up and down the streets around here, one neighbor has a baseball field in his backyard, there are others with buildings/shops in their backyards. This is not your normal high class Rockwall neighborhood, this is more along the lines of your middle class neighborhood and people around here are less concerned with what each other has going on than your normal Rockwall neighborhood.

I have poured a concrete drive from the side street to the back lot where this building would be located as well as built a sliding gate covered with wood pickets to match my fence. This ensures that everything is completely concealed and hides as much of it as possible. I strive real hard to keep my property clean, neat, and organized anyway but I like to keep things as much out of sight as possible too.

Sincerely,

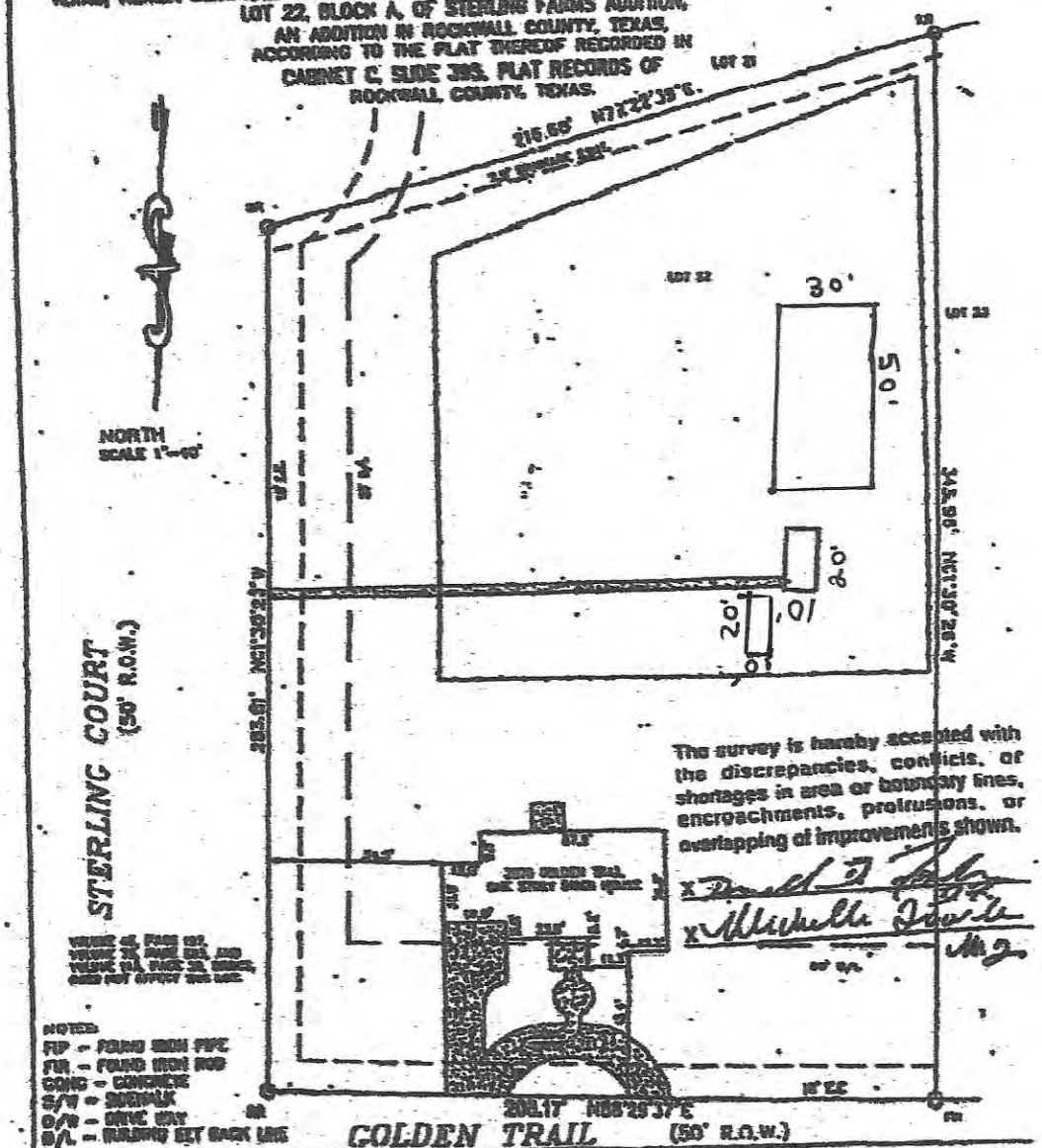


Chris Tarrant

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY LOCATED AT 2078 GOLDEN TRAIL IN THE CITY OF ROCKWALL, TEXAS, HEREIN DESCRIBED AS FOLLOWS:

LOT 22, BLOCK A, OF STERLING FARMS ADDITION, AN ADDITION IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 395, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.



The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____

X _____

NOTES:
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
CONC = CONCRETE
S/W = SIDEWALK
D/W = DRIVE WAY
B/L = BUILDING SET BACK LINE

TO CONFIRM/ALTA TITLE
THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT, THE SIZE, LOCATION AND TYPE OF BUILDING AND IMPROVEMENTS, ARE SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY SETBACK FROM THE PROPERTY LINES THE DISTANCES INDICATED, AS SHOWN ON SAID PLAT.

THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

SELLER:
DUBOSE MODEL HOME INVESTMENTS
BUYER:
DONALD FOWLER AND WIFE, MICHELLE FOWLER

SCALE 1"=20'
DATE OF SURVEY: 10/12/09
GF NO. 09123743

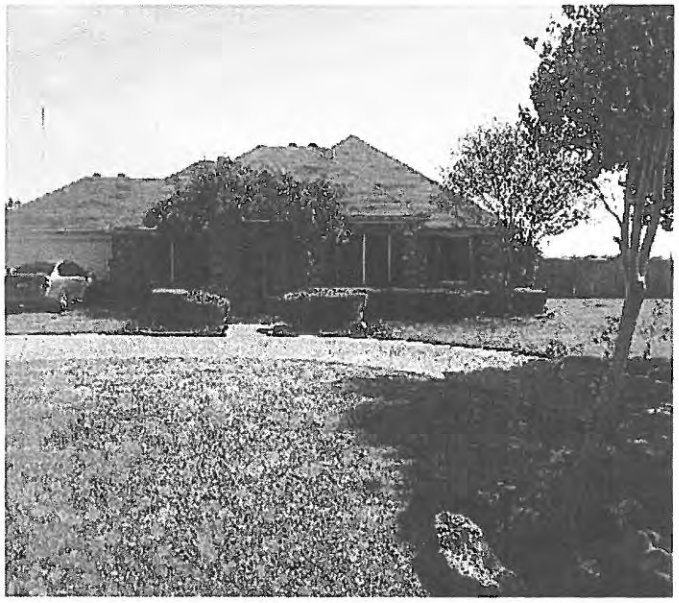
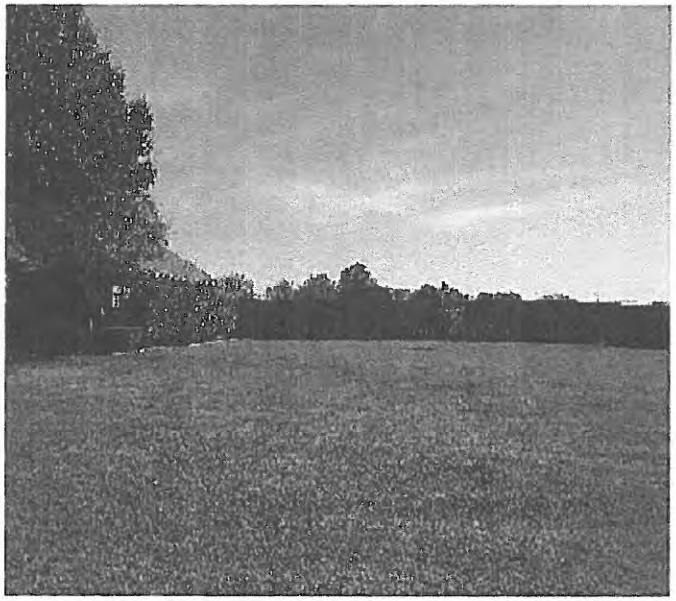
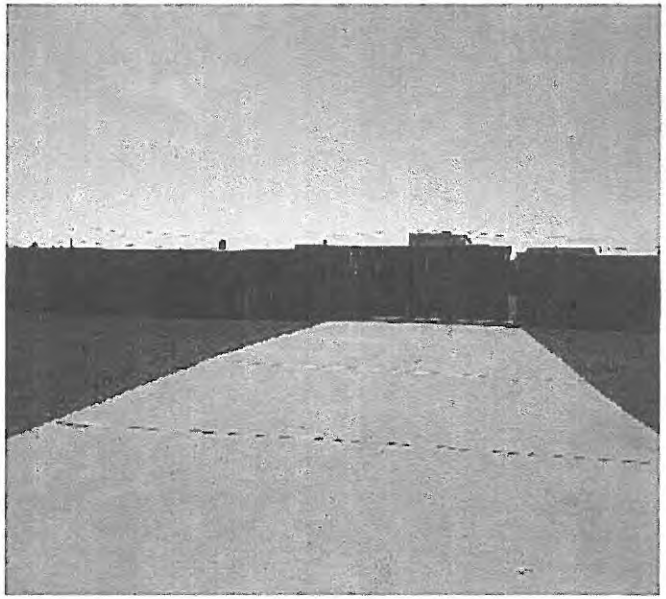
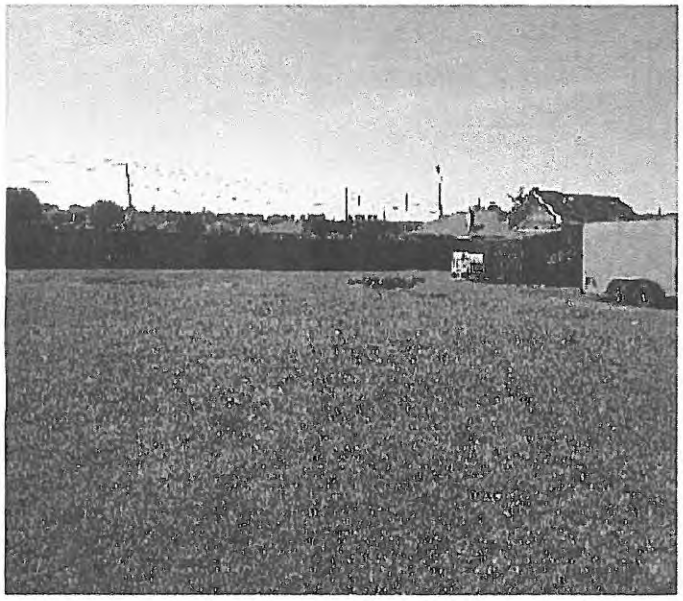
THIS PROPERTY IS LOCATED IN AN AREA WITHIN ZONE X, OUTSIDE THE 100-YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKWALL.

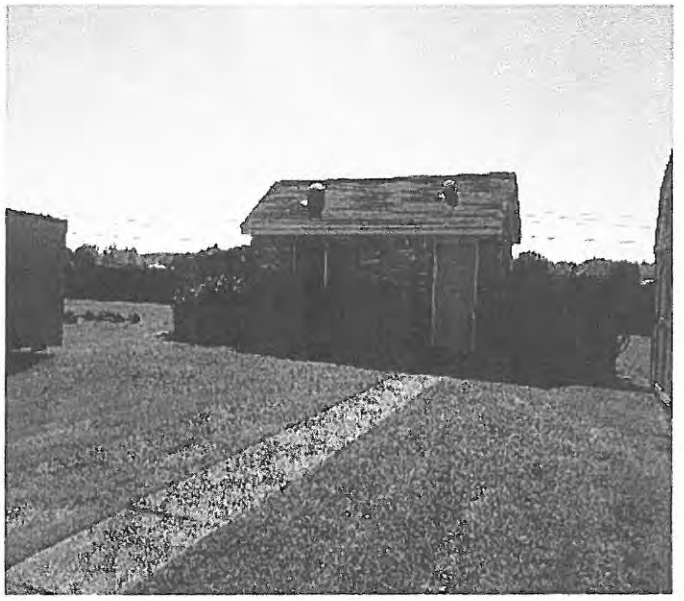
STATE OF TEXAS
REGISTERED
XAVIER CHAPA
2880
PROFESSIONAL
LAND SURVEYOR

Xavier Chapa

XCES
Xavier Chapa Engineering/Surveying
P.O. Box 163120

178



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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE REQUIREMENTS ON A 1.5087-ACRE TRACT OF LAND ZONED SINGLE FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT AND IDENTIFIED AS LOT 22, BLOCK A, STERLING FARMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Chris Tarrant for the approval of a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC), situated on a 1.5087-acre tract of land, zoned Single Family Estate 1.5 (SFE-1.5) District, and being identified as Lot 22, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, addressed as 3075 Golden Trail, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal accessory building that does not conform to the minimum masonry requirements for accessory buildings in a Single Family Estate 1.5 (SFE-1.5) District as stipulated by *Article IV, Permissible Uses,* and *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 3.2, Single Family Estate 1.5 (SFE 1.5) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in

DRAFT ORD. 05-21-18

the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an accessory building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'B'* & *'C'* of this ordinance.

2) The accessory building shall not exceed a maximum size of 1,500 SF;

3) The subject property shall not have more than two (2) accessory buildings;

4) The accessory building shall not exceed a maximum overall height of 15-feet;

5) The accessory building shall not be operated as a commercial use;

6) The existing wood shed on the subject property shall be removed; and,

7) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] will require compliance to the following:

1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and

DRAFT ORDINANCE 09.24.2018

the publication of the caption of said ordinance as the law in such cases provides.
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF JUNE, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

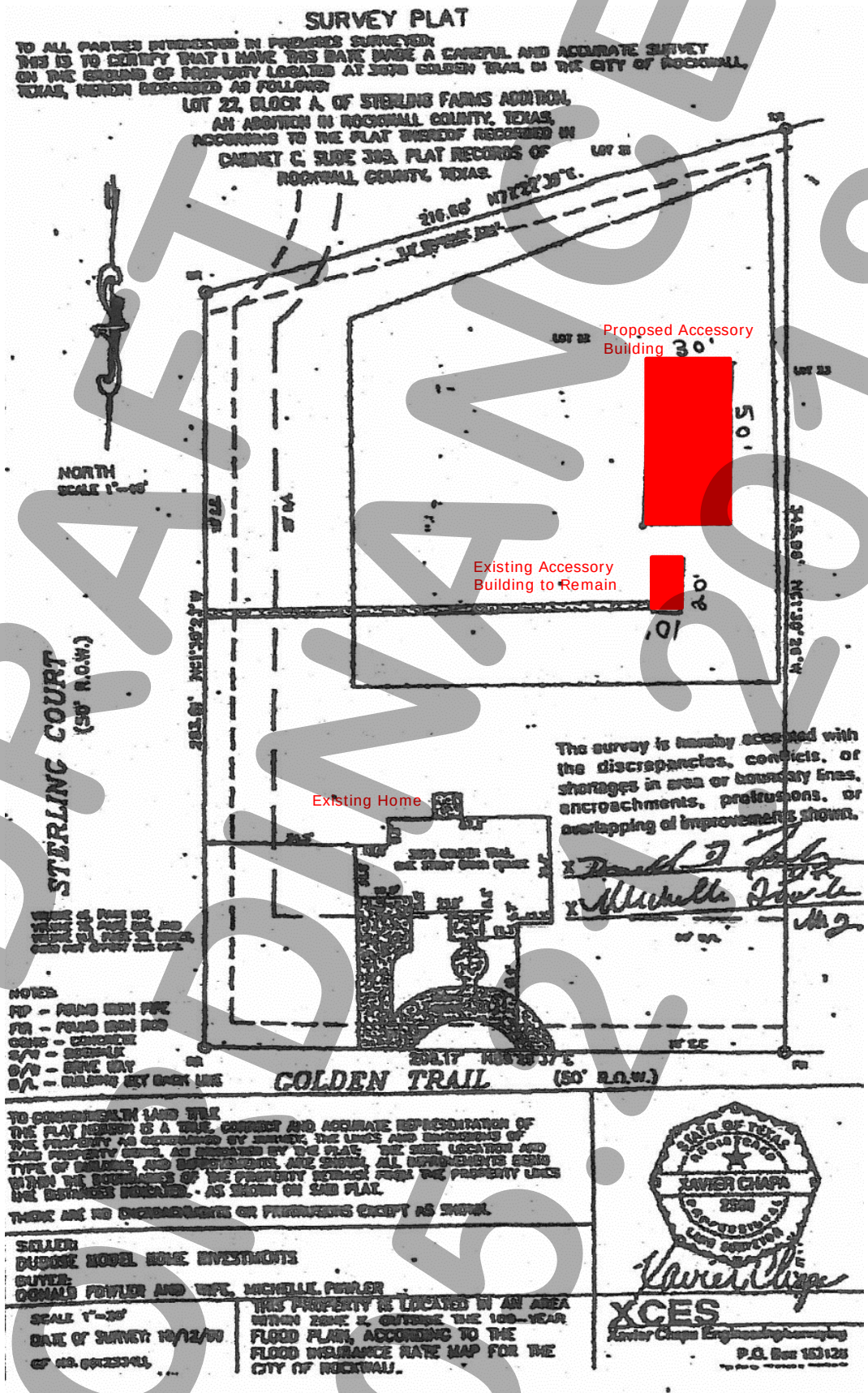
_____
Frank J. Garza, *City Attorney*

1st Reading: *May 21, 2018*

2nd Reading: *June 4, 2018*

DRAFT ORDINANCE 05.21.2018

Exhibit 'A':
Survey & Site Plan



DRAFT ORDINANCE 05-21-2018

Exhibit 'B':
Building Elevations



DRAFT ORDINANCE 05.21.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 05/21/2018

APPLICANT: Stephanie Marshall and Natalie Kirkley

AGENDA ITEM: **Z2018-021**; SUP for Daycare Facility

SUMMARY:

Hold a public hearing to discuss and consider a request by Stephanie Marshall and Natalie Kirkley on behalf of Susan Gamez for the approval of a Specific Use Permit (SUP) for a daycare facility in a Residential-Office (RO) District on a 0.23-acre parcel of land identified as Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, addressed as 1024 Ridge Road [FM-740], and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The subject property is a 0.23-acre parcel of land identified as a Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas. The applicants are requesting a Specific Use Permit (SUP) for the purpose of establishing and operating a daycare facility [*i.e. Imagine Pre-K*] on the subject property. According to the applicants, they will have approximately 28 students, aged three (3) to six (6) years old enrolled. The applicants are proposing to provide circulation via a mutual access easement with the property to the north [*i.e. Allstate*] and have provided a circulation plan. According to the applicants, the hours of operation will be Monday-Friday from 8:30 a.m. to 2:30 p.m. with drop off times being staggered from 8:00 a.m. to 8:30 a.m. and pickup times being staggered from 2:30 p.m. to 3:00 p.m. According to the Unified Development Code (UDC) a daycare facility shall provide stacking for at least four (4) vehicles. In this case, the applicants have stated that by utilizing the cross-access easement, the proposed daycare could provide approximately stacking for ten (10) vehicles and accommodates parking for seven (7) vehicles. According to the applicants, they do not foresee any circulation conflicts with their proposed drop-off and pickup times. The applicants have provided a circulation and stacking plan. According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a daycare facility is allowed with a Specific Use Permit (SUP) in a Residential-Office (RO) District. The intent for Residential-Office (RO) Districts is to allow for ‘”live/work” arrangements to allow flexibility for transitioning structures. According to Subsection 4.2, *Residential-Office*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code, a Residential-Office (RO) District is intended to allow low-intensity office uses providing professional, medical, and other office services to residents in adjacent neighborhoods. In this case, the Specific Use Permit (SUP) is intended to allow the Planning and Zoning Commission and the City Council the ability to review the land-use to ensure the operations will not create issues for adjacent businesses or residential properties, or with and adjacent roadways. The approval of a Specific Use Permit is discretionary to the Planning and Zoning Commission and the City Council. Should this request be approved, the applicant would be required to submit a site plan.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property is a commercial businesses [*i.e. Allstate Insurance*]. Beyond this are several business [*e.g. Dyer Insurance, Ridge Rock office Plaza, and Pregnancy Center*]. All of the commercial businesses are within converted single-family homes. This area is zoned Planned Development 53 (PD-53) District for Residential-Office (RO) District land uses.

South: Directly south of the subject property is an office building followed by a vacant tract

of land. Beyond this are several single-family homes. This area is zoned Single-Family 10 (SF-10) District.

East: Directly east of the subject property is Ridge Road [*FM-740*], which is identified as a TxDOT 6D (six [6] lane TxDOT roadway). Beyond this is a shopping center with several commercial businesses [*e.g. Planet Fitness, Curves, Wally's, etc.*]. This area is zoned Planned Development District 1 (PD-1) for General Retail (GR) District and Multi-Family 12 (MF-14) District land uses.

West: Directly west of the subject property is a single-family home. Beyond this is South Alamo Road followed by several single family homes [*i.e. Ridge Road Village*]. This area is zoned Single-Family 10 (SF-10) District.

NOTIFICATION:

On April 30, 2018, staff sent 50 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Waterstone Estates Homeowner's Association (HOA) which is the only HOA's/Neighborhood Associations within 1,500 feet. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices concerning this case.

RECOMMENDATIONS:

Should the City Council approve the applicant's request staff would propose the following conditions of approval:

1) The accessory building shall be subject to the following operational conditions, which are contained in the SUP ordinance:

    a) The daycare facility shall generally conform to the concept plan depicted in Exhibit 'B' of the attached ordinance.

    b) The daycare facility shall generally conform to the traffic circulation plan depicted in *Exhibit* '*C*' of the attached ordinance.

    c) All areas designated for outside play be located at the rear and/or side yards of the subject property. No outside play areas shall be permitted in the front yard of the subject property.

    d) No parking shall be permitted within the 20-foot cross access easement. In addition, parking along, adjacent to or in the right-of-way of Ridge Road [*FM-740*] shall be prohibited. Parking in the front of the building for any reason shall be prohibited.

    e) The facility is not permitted to exceed an enrollment of 28 children or exceed the children to caregiver ratios as stipulated by the Texas Administrative Code.

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

PLANNING AND ZONING COMMISSION:

On May 8, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) for a daycare facility passed by a vote of 6-1 with Commissioner Logan dissenting.



City of Rockwall

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

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

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City of Rockwall

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

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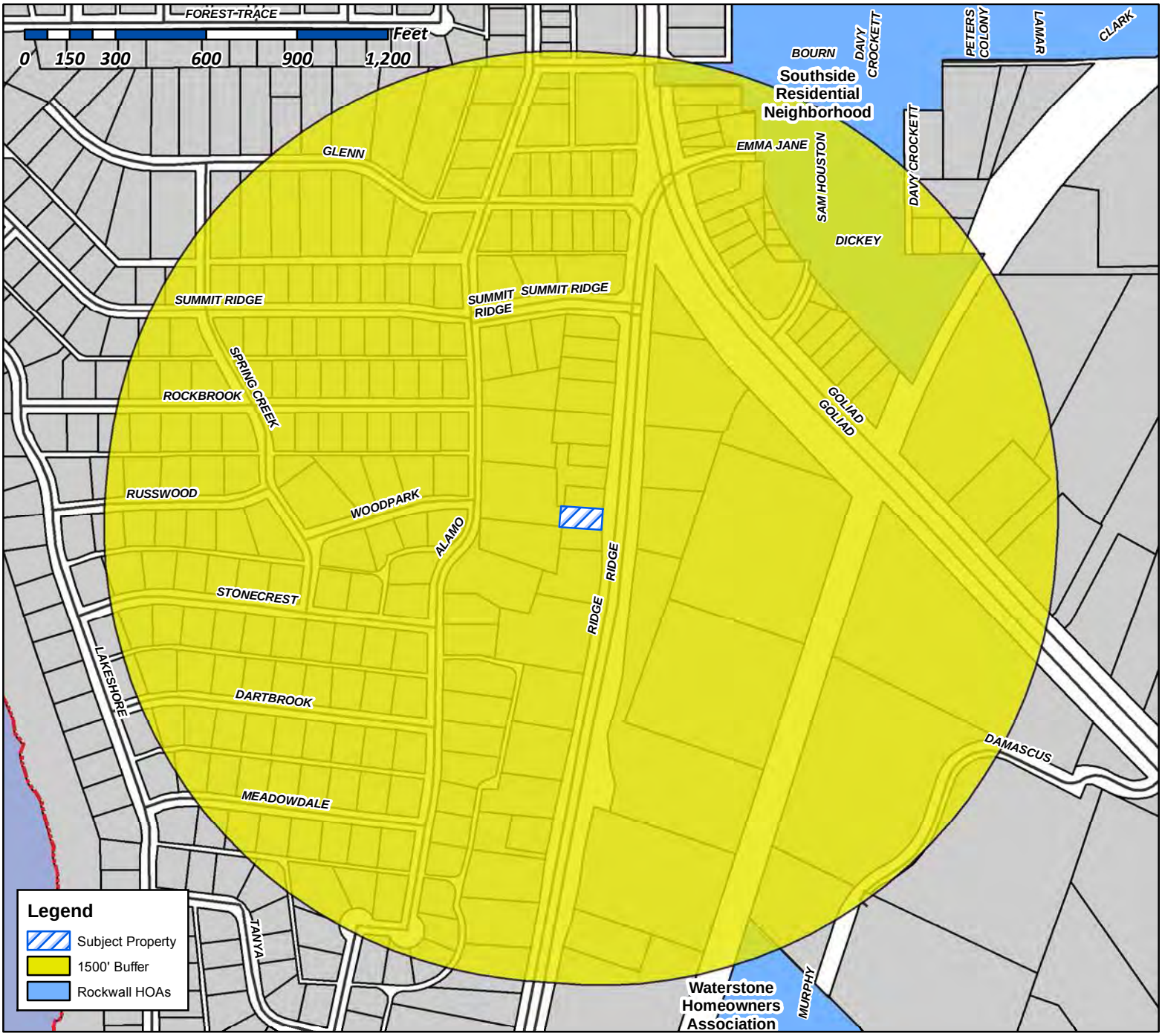
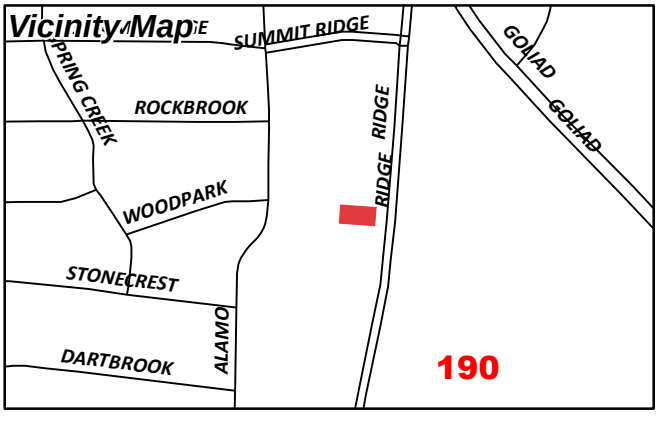


Case Number: Z2018-021
Case Name: 1024 Ridge Rd
Case Type: Zoning
Zoning: SUP
Case Address: 1024 Ridge Rd

Date Created: *4/13/2018*
For Questions on this Case Call (972) 771-7745



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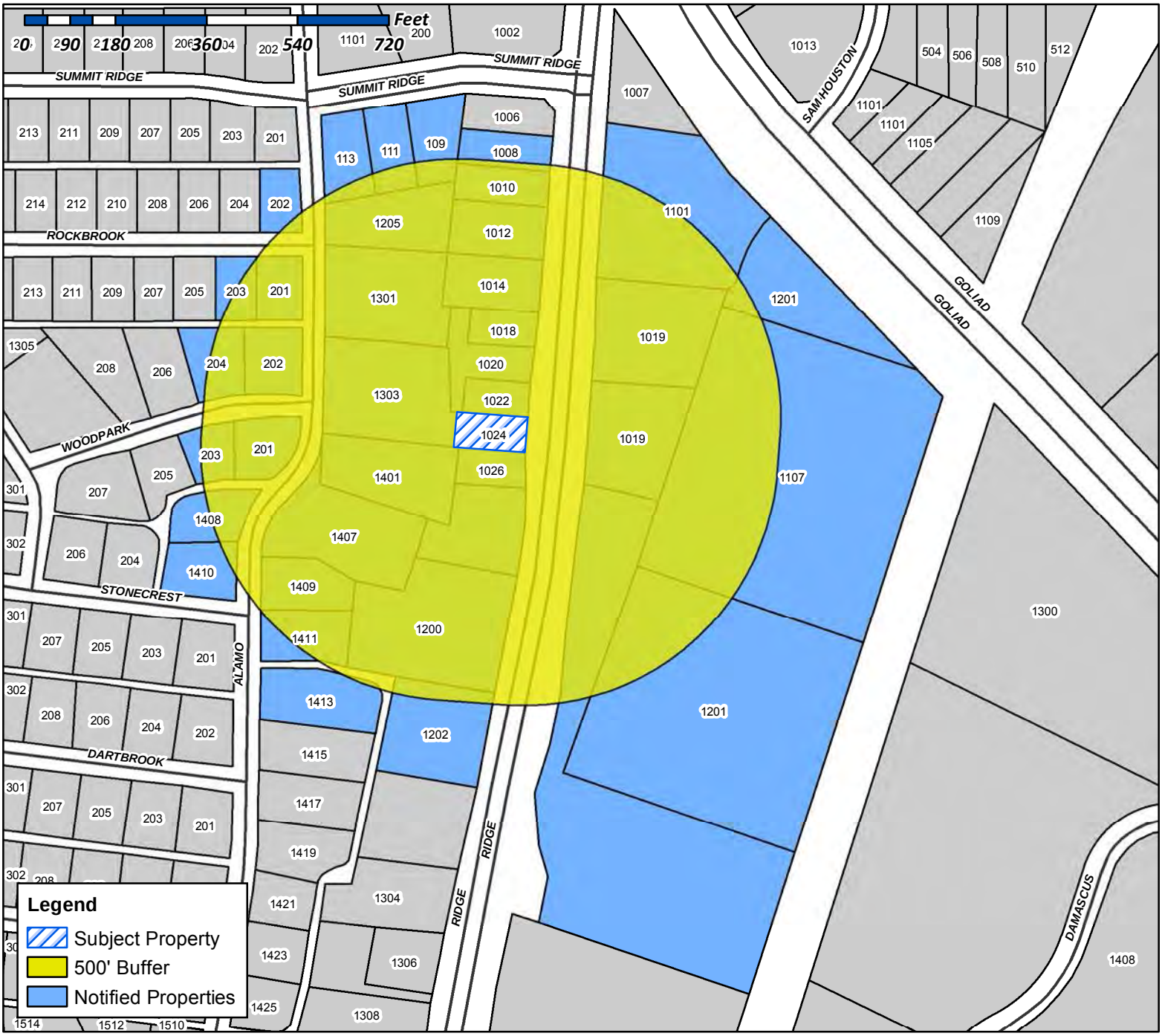

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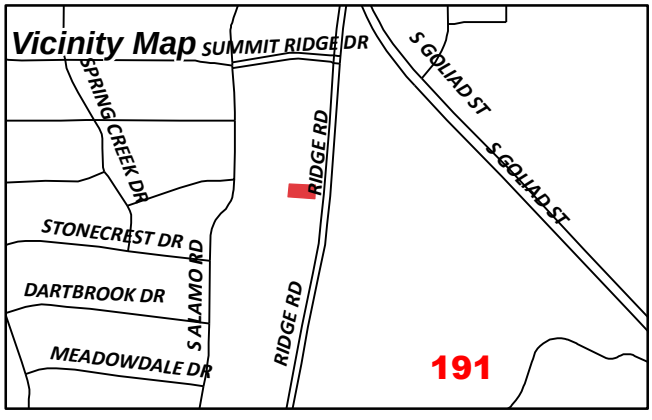

Date Created: *4/13/2018*
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1008 RIDGE RD
ROCKWALL, TX 75087

PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD
1010 RIDGE RD
ROCKWALL, TX 75087

GUSSIO PROPERTIES LLC
1012 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1020 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 RIDGE RD
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

VICMAR I LTD &
0
105 KAUFMAN ST
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP
106 EAST RUSK STREET 0
ROCKWALL, TX 75087

CURRENT RESIDENT
109 SUMMIT RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1107 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
111 SUMMIT RIDGE DR
ROCKWALL, TX 75087

HUMPHRIES JOHN AND AMANDA G
113 SUMMIT RIDGE DRIVE
ROCKWALL, TX 75087

BENBROOKE RIDGE PARTNERS LP
0
115 W 7TH ST 0
FORT WORTH, TX 76102

LOFLAND WILLIAM B & SHERRIE
1200 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1201 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1202 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1205 S ALAMO
ROCKWALL, TX 75087

MCMASTER CHRISTOPHER QUE & BROOKE E
1301 S ALAMO RD
ROCKWALL, TX 75087

WELLS JOEL A AND SHOLANA K
1303 S ALAMO RD
ROCKWALL, TX 75087

GUILLORY MARK E & MARY J
1401 S ALAMO RD
ROCKWALL, TX 75087

WEBSTER WILLIAM L
1407 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

CONFIDENTIAL
1408 S ALAMO RD
ROCKWALL, TX 75087

VANDERSLICE RD & LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
1409 S ALAMO RD
ROCKWALL, TX 75087

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REAGAN LESTER L
1410 S ALAMO RD
ROCKWALL, TX 75087

FULLER JIMMY
1411 S ALAMO RD
ROCKWALL, TX 75087

GREEN LARRY W JR AND
0
1413 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
201 ROCKBROOK DR
ROCKWALL, TX 75087

MASON JESSICA M & JEREMY T
201 WOODPARK
ROCKWALL, TX 75087

CURRENT RESIDENT
202 WOODPARK LN
ROCKWALL, TX 75087

TONQUEST BERNARD & RENEE
202 ROCKBROOK DR
ROCKWALL, TX 75087

RUSSELL JOHN W III & NENITA N
203 ROCKBROOK DRIVE
ROCKWALL, TX 75087

HEAD JAMES MARTIN
203 WOODPARK LN
ROCKWALL, TX 75087

PORTALS ASHLEY
204 WOODPARK LANE
ROCKWALL, TX 75087

CAMERON LAND HOLDINGS LLC
2081 WHITNEY BAY DR
ROCKWALL, TX 75087

HART ROBERT N & HOPE C
218 CARRIAGE HILL LN
HEATH, TX 75032

OREILLY AUTO ENTERPRISES LLC
233 S PATTERSON
SPRINGFIELD, MO 65802

SHIWACH RAJINDER S & SUSAN M
4606 CHEROKEE TRL
DALLAS, TX 75209

GAMEZ SUSAN
602 LAURENCE DR
ROCKWALL, TX 75032

BENNETT FAMILY LIVING TRUST
0
754 HUNTERS GLN
ROCKWALL, TX 75032

ELLIS JACK DAVID AND MARY KATHRYN
8 CAMDEN
HEATH, TX 75032

WALKER TOM H & SUE A
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

KEYSTONE PROPERTIES LLC
PO BOX 398
ROCKWALL, TX 75087

SCOGGIN MARGARET GAIL
PO BOX 83
ROCKWALL, TX 75087

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From: Tom Walker
To: Planning
Subject: 1024 SUP Ridge Road
Date: Tuesday, May 08, 2018 10:05:16 AM

Ryan Miller/Korey Brooks: In regards to the proposed SUP @ 1024 Ridge Road, I a totally opposed to this zoning change. I own the properties next door at 1020/1022 Ridge road.
Myself, Robert LeCroy, Rockwall P/Z created this new zoning in 2005 to allow development along Ridge Road that was for low impact businesses such as I have. Allstate, RTB Accounting. These were intended to be quiet, residential settings with office type use. Never should a preschool business with 30 children ever be considered as an acceptable use for this property. 1024 has a shortage of parking as it is. There are only 5 parking spaces and one handicap space with striping.
Front driveways were removed to allow for a parking lot with parking spaces in the rear of the properties. Each property has their own allotted spaces determined by the size of the lot.
A circle driveway was constructed between the houses to allow for entering and exiting the properties. After the reconstructing of Ridge Road, backing out of a drive way was no longer an option.
The circle drive was constructed as a fire lane with a 20 ft. width and concrete depth and density to meet code for heavy vehicles such as fire trucks.
It was NEVER meant to be used for parking as Ms. Gamez and her employees did daily, creating a parking problem and made it extremely unsafe trying to enter and exit the common driveway.
So to sum it up:
#1 There is not sufficient parking for the proposed SUP Preschool with 30 children.
#2 The driveway cannot be blocked at times during the day with dropoffs and pickups by the parents.
#3 There is not an acceptable play/recess area for children
#4 The noise will be a disruption for the tenants and homeowners that surround the property.
#5 This is an adult business setting
My current tenants moved there because of the residential quiet office zoning. One has been there 13 years and the other 8 years. This proposed use is light years away from the current proposes SUP.
We collectively do not approve of this change of zoning
Thank you in advance for your careful attention to this proposed SUP request.

Tom Walker
Property owner 1020/1022 Ridge Road

Sent from Mail for Windows 10

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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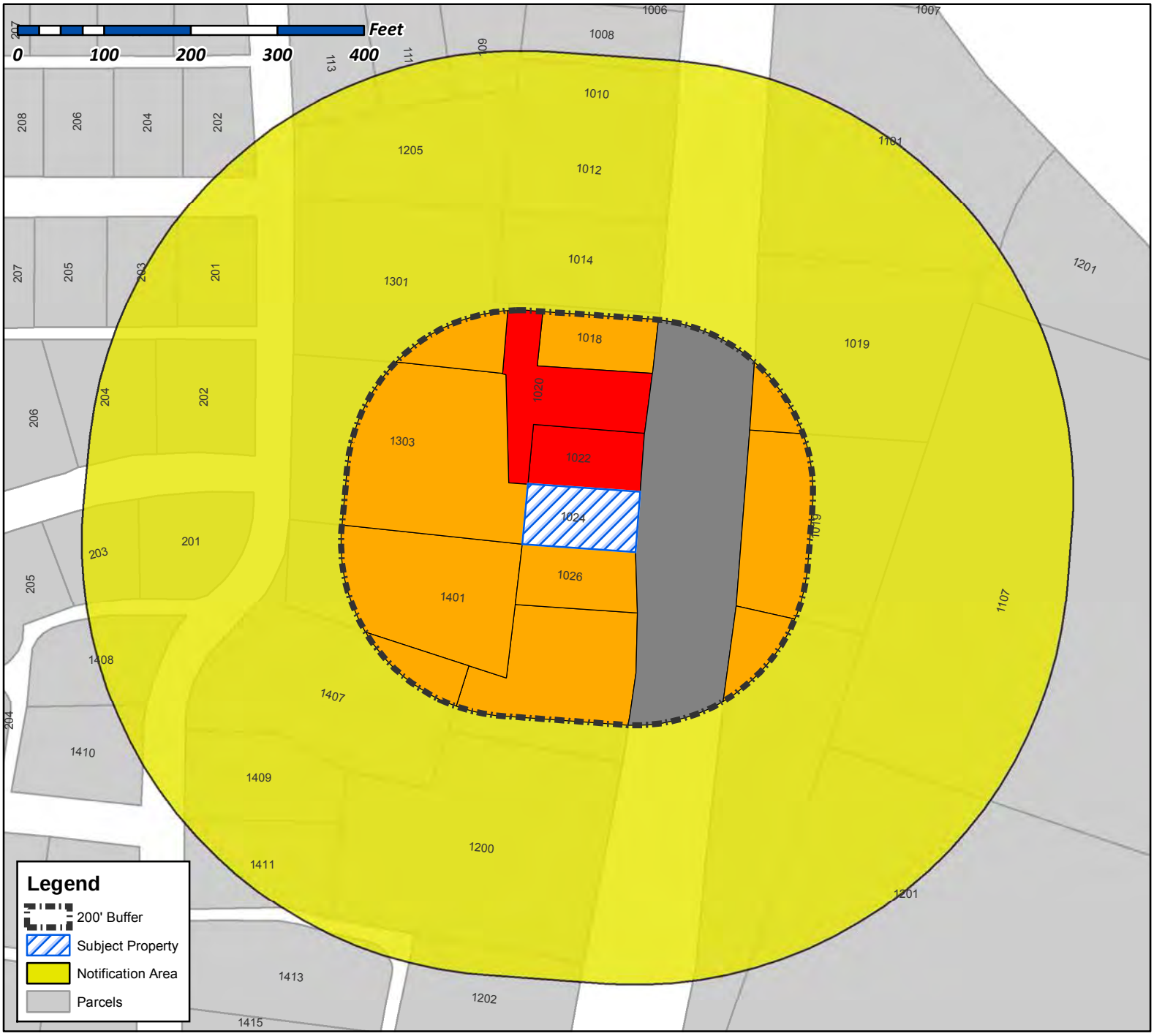
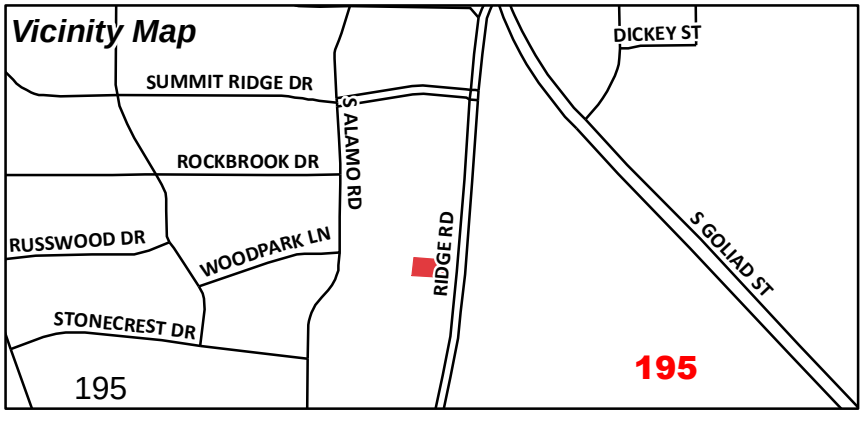


Z2018-021 - 1024 RIDGE ROAD (SUP)

- AGAINST 11.69%
- FOR 0.00%
- NO RESPONSE 63.89%
- ROW 24.43%

Date Created: 5/16/2018

For Questions on this Case Call (972) 771-7745



April 11, 2018

To Whom it May Concern:

Hello, our names are Stephanie Marshall and Natalie Kirkley. We are starting a kindergarten readiness school, Imagine Pre-K, and are hoping to obtain appropriate zoning by the City of Rockwall for the building located at 1024 Ridge Road.

First, here's a little about what our vision is for Imagine. Our main emphasis will center around getting kids aged 3 to 6 ready for their kindergarten year. We are both current teachers in Rockwall ISD and have a combined 22 years of experience teaching Pre-K through 5th grade. We know the standards and expectations of kindergarten (specifically in RISD), and how important it is for children in their Pre-K years to work on and enhance those needed skills beforehand - which is why we are writing our own curriculum that builds the foundational knowledge and skills needed before entering kindergarten. We stand out as a readiness program, not a daycare, that can offer something other Pre-K programs cannot - we are certified teachers that will offer differentiated, teacher-created, student-driven services in a setting with relatively low student-to-teacher ratios.

We believe that a program like ours would greatly benefit the city of Rockwall and its residents. Imagine Pre-K will be a faith-based learning community that will prepare young learners for success by providing meaningful education, purposeful play, and character building life skills in a nurturing environment. Our goal is to provide a child-centered, God-loving, imagination-creating environment that builds a LOVE of learning in our students!

We are very excited about offering this unique and innovative program to the Rockwall community. We would be more than happy to discuss in greater detail our vision for Imagine Pre-K at any time, so please feel free to contact us!

Sincerely,

Stephanie Marshall
Natalie Kirkley

Stephanie Marshall & Natalie Kirkley
Owners and Directors of Imagine Pre-K
214-908-3065
214-405-2915

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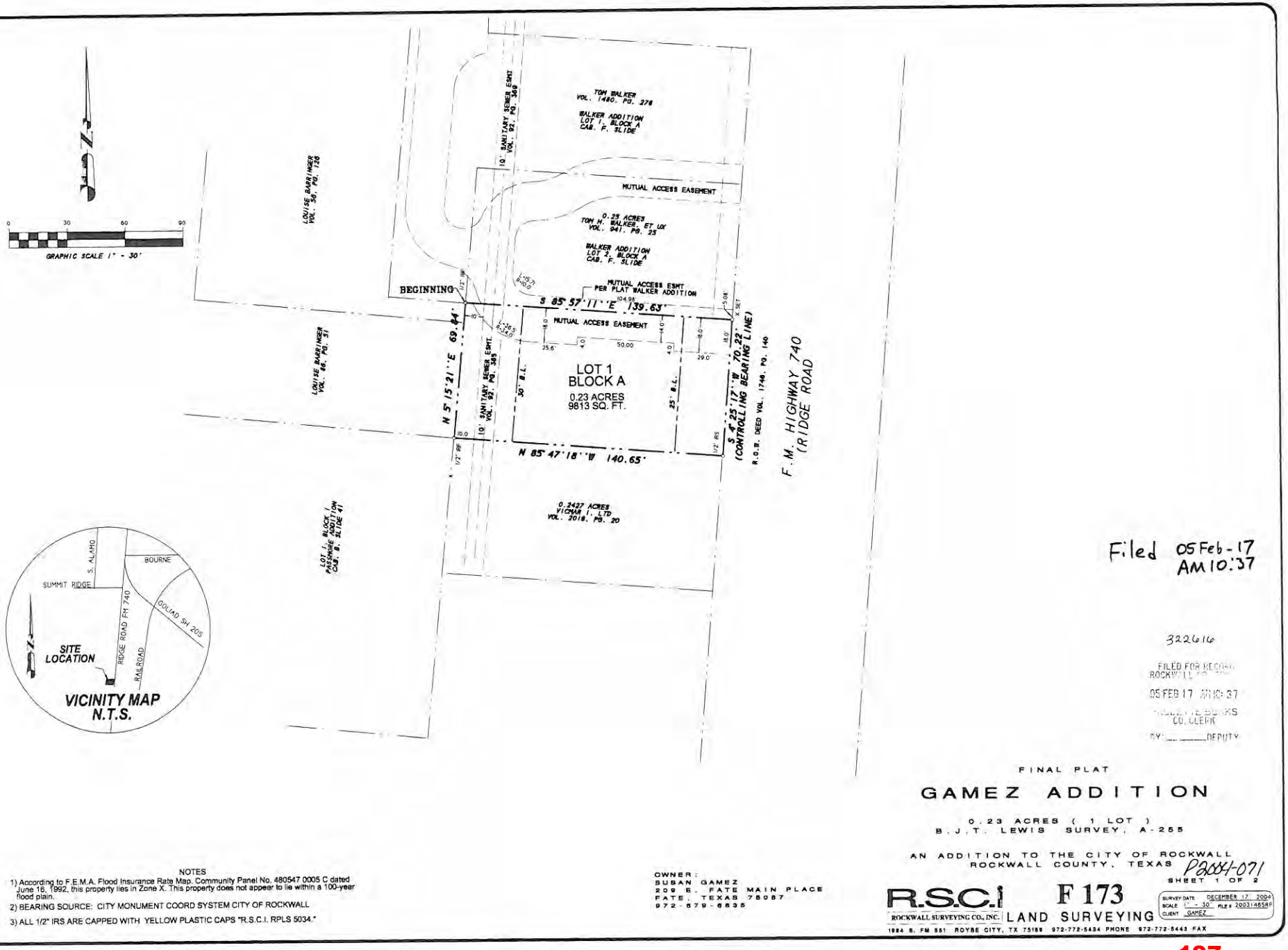

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY MONUMENT COORD SYSTEM CITY OF ROCKWALL

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER:
SUSAN GAMEZ
209 E. FATE MAIN PLACE
FATE, TEXAS 75087
972-679-6835

Filed 05 Feb-17 AM 10:37

322616

FILED FOR RECORD
ROCKWALL CO.
05 FEB 17 AM 10:37
CO. CLERK
BY: _____ DEPUTY

FINAL PLAT

GAMEZ ADDITION

0.23 ACRES (1 LOT)
B.J.T. LEWIS SURVEY, A-255

AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS P2004-071

SHEET 1 OF 2

R.S.C.I. ROCKWALL SURVEYING CO., INC. F 173 LAND SURVEYING

SURVEY DATE DECEMBER 17, 2004
SCALE 1" = 30' FILE # 2003140548
CLIENT GAMEZ

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

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OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SUSAN GAMEZ, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.J.T. LEWIS SURVEY, ABSTRACT NO. 255, City of Rockwall, Rockwall County, Texas, and being a part of that 0.24 acres tract of land as described in a Warranty deed from James O. Ritchey to Jeffery Scott Pettigrew and Pamela J. Pettigrew, dated July 23, 1997 and being recorded in Volume 1260, Page 32 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of said 0.24 acres tract and also being at the Southwest corner of a tract of land as described in a Deed to Tom H. Walker and Sue Ann Walker, as recorded in Volume 941, Page 25 of the Real Property Records of Rockwall County, Texas;

THENCE S. 85 deg. 57 min. 11 sec. E. along the common line between said tracts, a distance of 139.63 feet to an "X" chisled in concrete for corner in the West right-of-way line of F.M. Highway 740 (Ridge Road) said right-of-way deed recorded in Volume 1746, Page 140 of the Real Property Records of Rockwall County, Texas;

THENCE S. 04 deg. 25 min. 17 sec. W. along said right-of-way line, a distance of 70.22 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the South line of said 0.24 acres tract;

THENCE N. 85 deg. 47 min. 18 sec. W. along the South line of said 0.24 acres tract, a distance of 140.65 feet to a 1/2" iron rod found for corner at the Southwest corner of same;

THENCE N. 05 deg. 15 min. 21 sec. E. a distance of 69.84 feet to the POINT OF BEGINNING and containing 0.23 acres of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

SUSAN GAMEZ

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SUSAN GAMEZ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

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

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS REGISTERED HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission 2/11/05 Date

APPROVED

I hereby certify that the above and foregoing plat of GAMEZ ADDITION an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 18 day of January 2005

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 16th day of February 2005

Mayor, City of Rockwall

Dorothy Brooks
City Secretary City of Rockwall

CITY OF ROCKWALL TEXAS SEAL

Chuck Todd 2-15-05
CITY ENGINEER

OWNER:
SUSAN GAMEZ
209 E. FATE MAIN PLACE
FATE, TEXAS 75087
972-679-6838

FINAL PLAT

GAMEZ ADDITION

0.23 ACRES (1 LOT)
B.J.T. LEWIS SURVEY, A-255

AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

P2004-071

R.S.C.I. ROCKWALL SURVEYING CO., INC. LAND SURVEYING

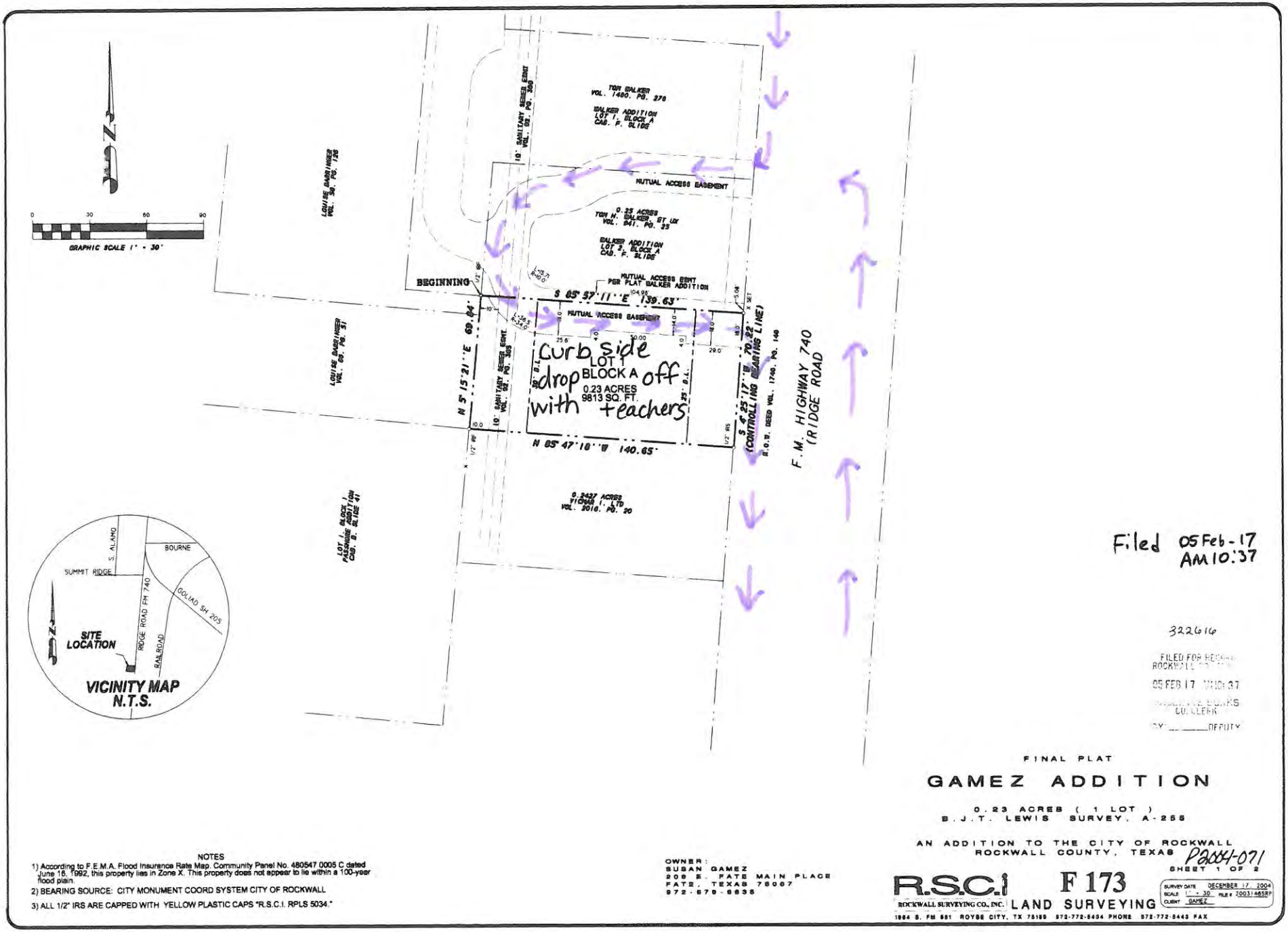
F 174

SHEET 2 OF 2

SURVEY DATE DECEMBER 17, 2004
SCALE 1" = 30' FILE # 20031465RP
CLIENT GAMEZ

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5435 FAX

198



Filed 05 Feb-17
AM 10:37

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FILED FOR RECORD
ROCKWALL CO., TEXAS
05 FEB 17 AM 10:37
[illegible] BANKS
CO. CLERK
BY: _____ DEPUTY

FINAL PLAT

GAMEZ ADDITION

0.23 ACRES (1 LOT)
B. J. T. LEWIS SURVEY, A-255

AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

P2004-071

SHEET 1 OF 2

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY MONUMENT COORD SYSTEM CITY OF ROCKWALL

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

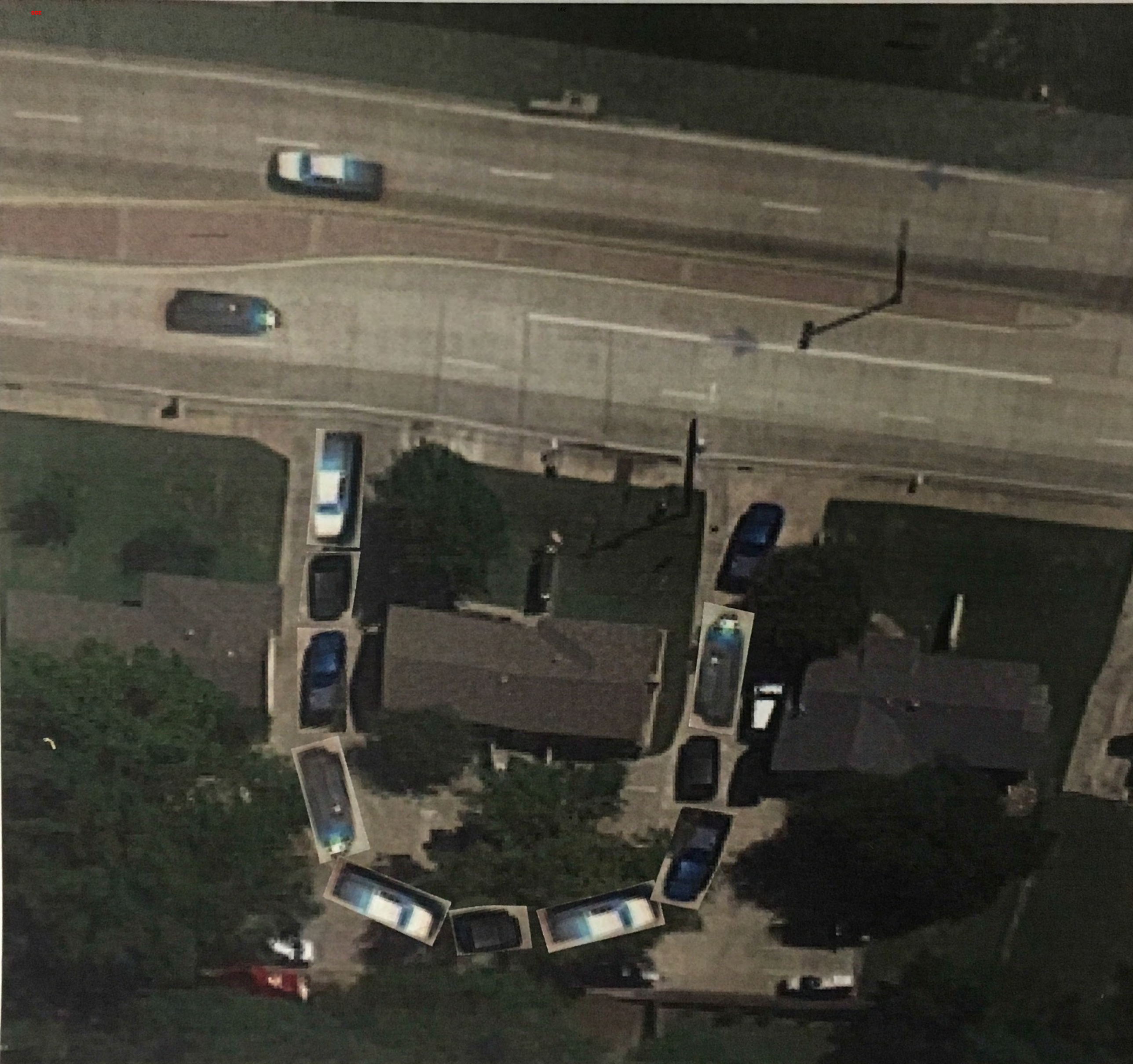
OWNER:
SUSAN GAMEZ
209 E. FATE MAIN PLACE
FATE, TEXAS 75087
972-679-8835

R.S.C.I F 173
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE DECEMBER 17, 2004
SCALE 1" = 30' FILE # 2003\465RP
CLIENT GAMEZ

199

199



CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] AND *ORDINANCE NO. 02-33* OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A DAYCARE FACILITY IN PLANNED DEVELOPMENT DISTRICT 53 (PD-53), BEING A 0.23-ACRE PARCEL OF LAND SITUATED WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, IDENTIFIED AS LOT 1, BLOCK A, GAMEZ ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Stephanie Marshall and Natalie Kirkley on behalf of Susan Gamez for the approval of a Specific Use Permit (SUP) to allow for a *Daycare Facility* in Planned Development District 53 (PD-53) [*Ordinance No. 02-33*] on a 0.23-acre tract of land being described as Lot 1, Block 1, Gamez Addition, City of Rockwall, Rockwall County, Texas, and zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1024 Ridge Road [*FM-740*] and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 53 (PD-53) [*Ordinance No. 02-33*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *daycare facility* within a Residential Office (RO) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 53 (PD-53) [*Ordinance No. 02-33*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions and standards set forth in *Section 4.2, Residential Office (RO) District,* of *Article V, District Development Standards, Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 53 (PD-53) [*Ordinance No. 02-33*] as heretofore amended and as may be amended in the future, and shall be subject to the following additional operational conditions:

2.1 OPERATIONAL CONDITIONS

DRAFT ORDINANCE 04.24.18

1) CONCEPT PLAN

2) The daycare facility shall generally conform to the traffic circulation plan depicted in *Exhibit* '*B*' of this ordinance.

3) All areas designated for outside play be located at the rear and/or side yards of the subject property. No outside play areas shall be permitted in the front yard of the subject property.

4) No parking shall be permitted within the 20-foot cross access easement. In addition, parking along, adjacent to or in the right-of-way of Ridge Road [*FM-740*] shall be prohibited. Parking in the front of the building for any reason shall be prohibited.

5) The facility is not permitted to exceed an enrollment of _ children or exceed the children to caregiver ratios as stipulated by the Texas Administrative Code.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF JUNE, 2018.

DRAFT ORDINANCE 04-24-18

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

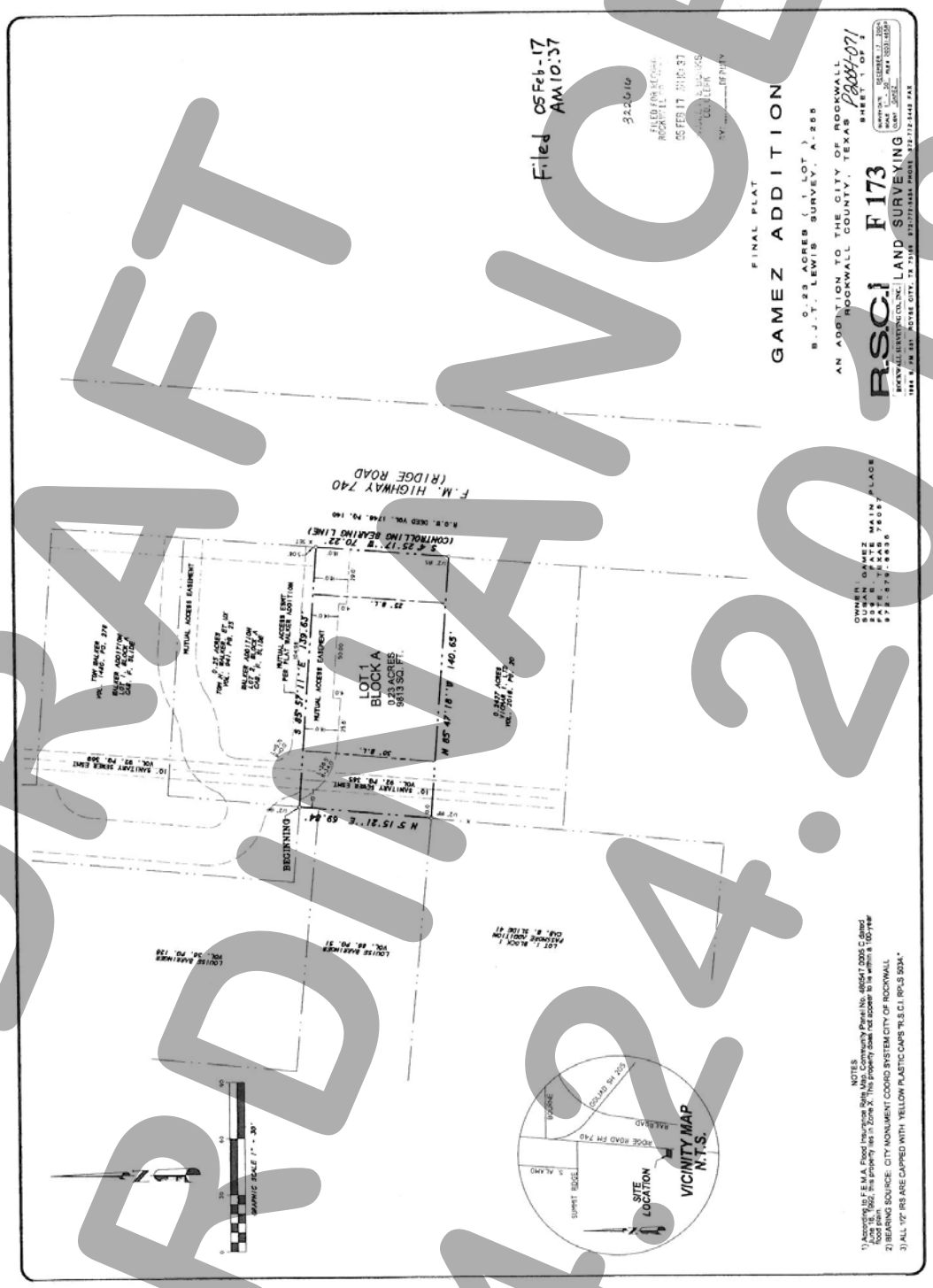
Frank J. Garza, *City Attorney*

1st Reading: *May 21, 2018*

2nd Reading: *June 4, 2018*

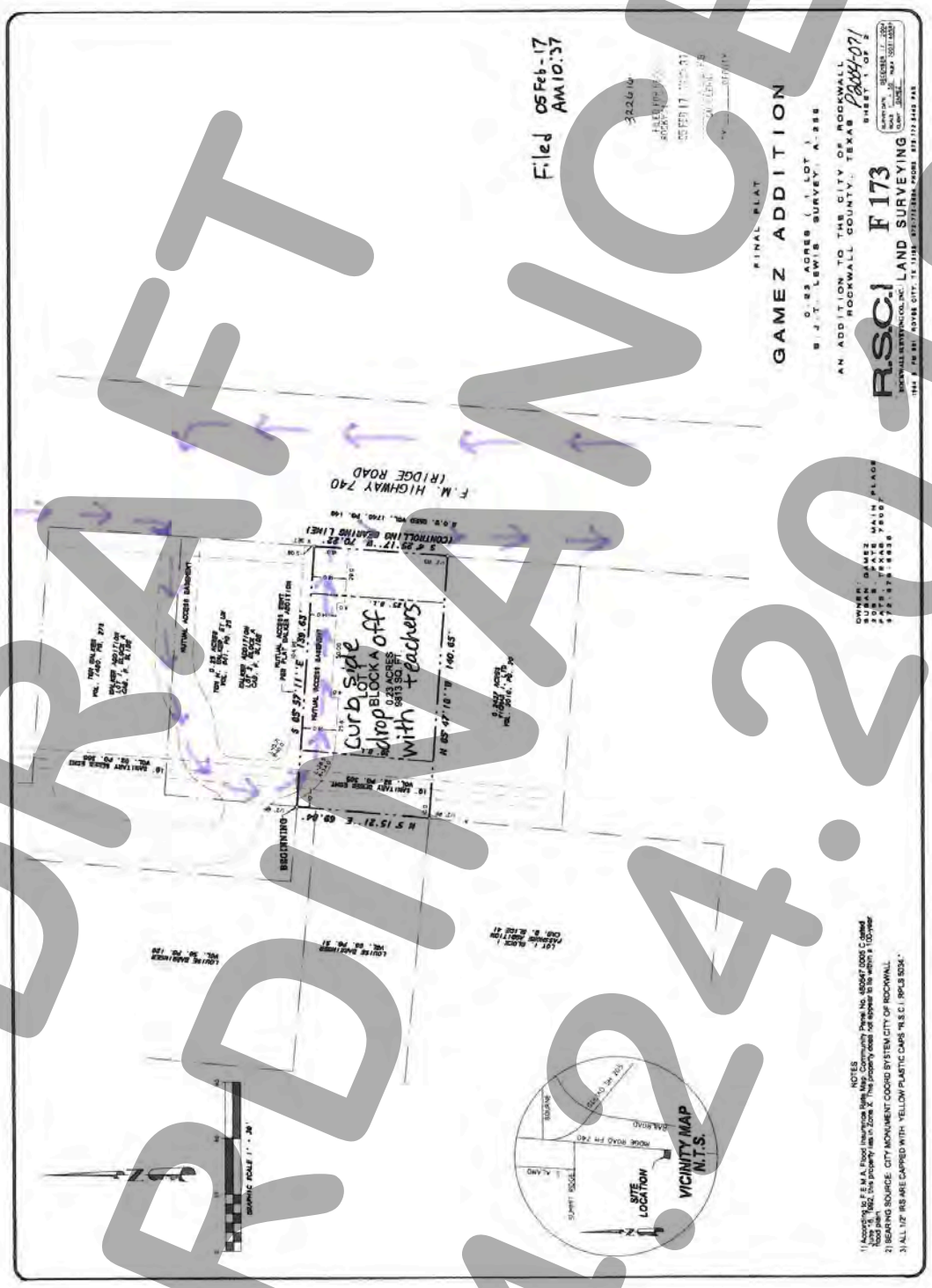
DRAFT ORDINANCE 04.24.2018

Exhibit 'A':
Survey



DRAFT ORDINANCE 04.24.2018

Exhibit 'B':
Traffic Circulation Plan



DRAFT ORDINANCE 04.24.2018

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] AND *ORDINANCE NO. 02-33* OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A DAYCARE FACILITY IN PLANNED DEVELOPMENT DISTRICT 53 (PD-53), BEING A 0.23-ACRE PARCEL OF LAND SITUATED WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, IDENTIFIED AS LOT 1, BLOCK A, GAMEZ ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Stephanie Marshall and Natalie Kirkley on behalf of Susan Gamez for the approval of a Specific Use Permit (SUP) to allow for a *Daycare Facility* in Planned Development District 53 (PD-53) [*Ordinance No. 02-33*] on a 0.23-acre tract of land being described as Lot 1, Block 1, Gamez Addition, City of Rockwall, Rockwall County, Texas, and zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1024 Ridge Road [*FM-740*] and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 53 (PD-53) [*Ordinance No. 02-33*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *daycare facility* within a Residential Office (RO) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 53 (PD-53) [*Ordinance No. 02-33*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions and standards set forth in *Section 4.2, Residential Office (RO) District,* of *Article V, District Development Standards, Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 53 (PD-53) [*Ordinance No. 02-33*] as heretofore amended and as may be amended in the future, and shall be subject to the following additional operational conditions:

2.1 OPERATIONAL CONDITIONS

DRAFT ORDINANCE 04.24.18

1) CONCEPT PLAN

2) The daycare facility shall generally conform to the traffic circulation plan depicted in *Exhibit* '*B*' of this ordinance.

3) All areas designated for outside play be located at the rear and/or side yards of the subject property. No outside play areas shall be permitted in the front yard of the subject property.

4) No parking shall be permitted within the 20-foot cross access easement. In addition, parking along, adjacent to or in the right-of-way of Ridge Road [*FM-740*] shall be prohibited. Parking in the front of the building for any reason shall be prohibited.

5) The facility is not permitted to exceed an enrollment of _ children or exceed the children to caregiver ratios as stipulated by the Texas Administrative Code.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF JUNE, 2018.

DRAFT ORDINANCE 04.24.18

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *May 21, 2018*

2nd Reading: *June 4, 2018*

DRAFT ORDINANCE 04.24.2018

Exhibit 'A':
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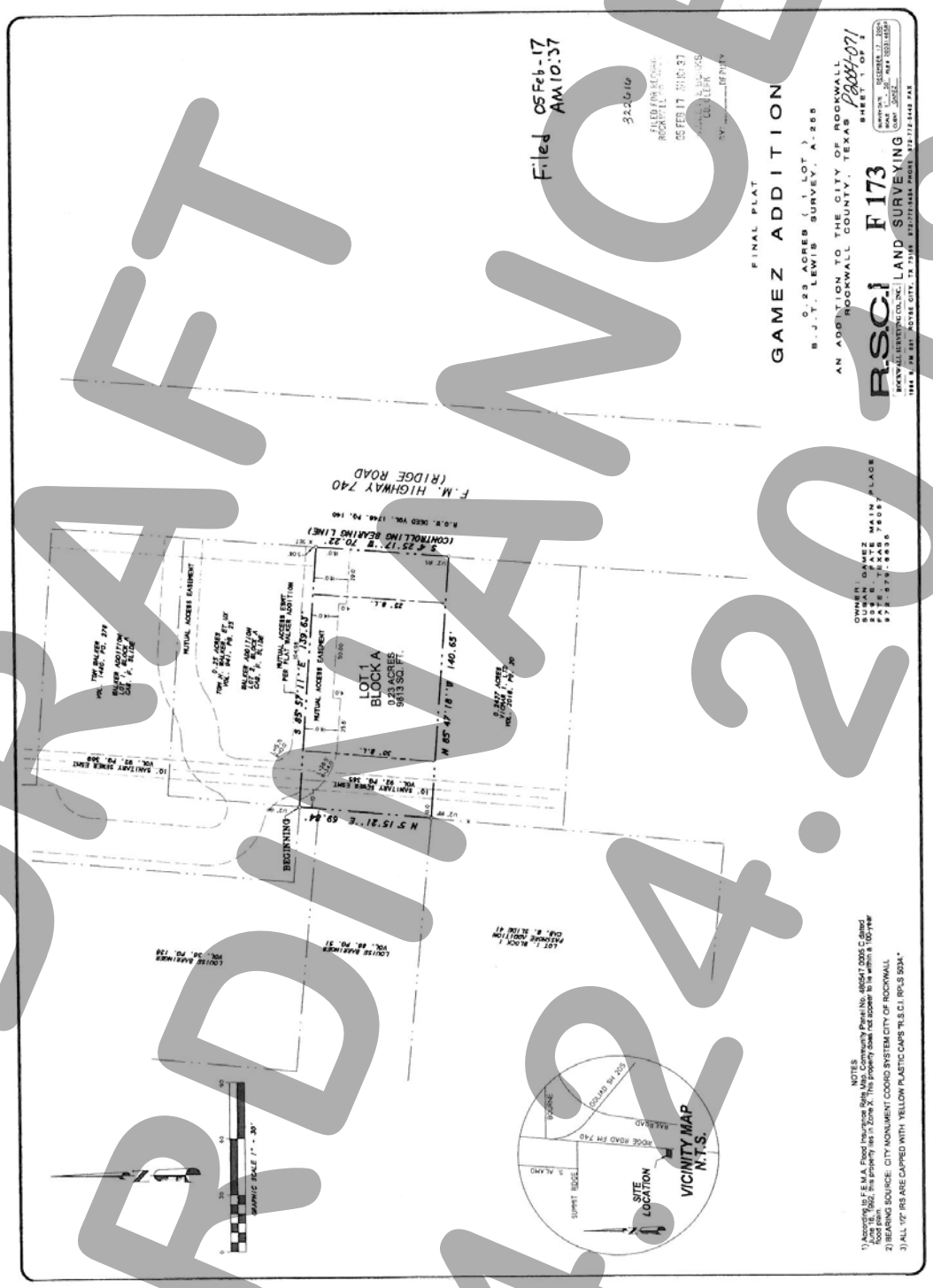

DRAFT ORDINANCE 04.24.2018

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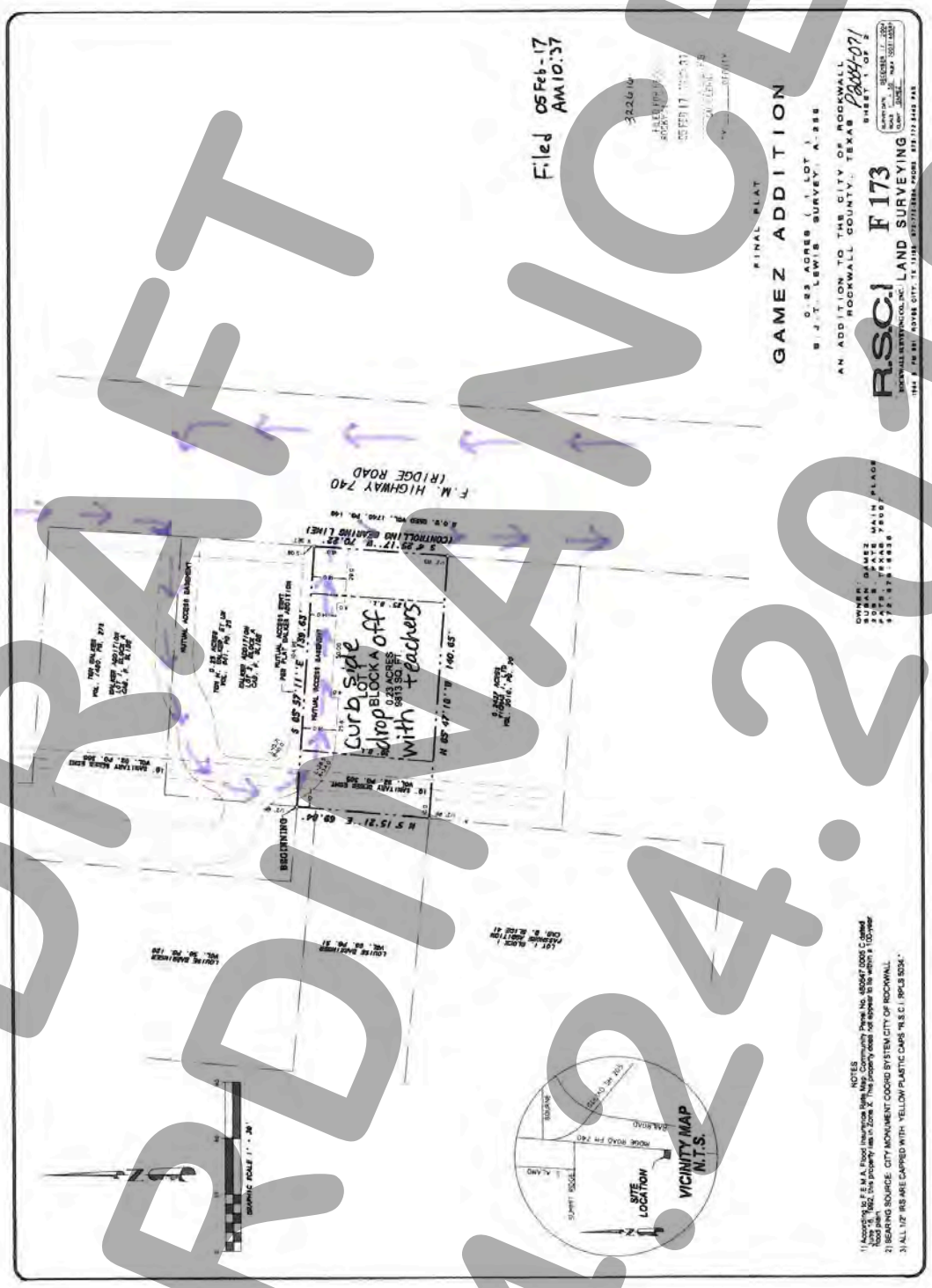
Traffic Circulation Plan



DRAFT ORDINANCE 04.24.2018

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211

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

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

DATE: May 8, 2018

SUBJECT: *Z2018-018; Proposed Amendment to Article IV, Permissible Uses, UDC to Allow Furniture Upholstery, Refinishing or Resale by SUP in a Commercial (C) District*

At the April 2, 2018 City Council meeting, the City Council directed staff to prepare a text amendment amending Article IV, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of allowing the *Furniture Upholstery/Refinishing and Resale* land use in the Commercial (C) District by a Specific Use Permit (SUP). This direction came as the result of an appointment with Matilyn Vivo -- *the owner of the Rustic Warehouse* --, who was requesting the text amendment to bring her business into compliance with the Unified Development Code (UDC). Currently, the *Furniture Upholstery/Refinishing and Resale* land use is only permitted *by-right* in the Heavy Commercial (HC) and Light Industrial (LI) District. The proposed amendment would extend this use to the Commercial (C) District by Specific Use Permit (SUP) with the condition that the use is ancillary to a general retail store (*i.e. a business whose primary purpose is to sell finished goods*). The purpose of this condition is to prevent a standalone *Furniture Upholstery/Refinishing and Resale* land use (*which is more of an industrial land use*) from locating within an established commercial/retail area, reducing the possibility of creating incompatible land uses.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. Attached to this case memo is a copy of the proposed amendment to the UDC and a draft ordinance. Staff should note that changes to the original draft ordinance have been drafted to address the Planning and Zoning Commission's comments from the April 24, 2018 Planning and Zoning Commission Work Session. Specifically, the Planning and Zoning Commission requested that staff clarify the amount of floor area that can be dedicated to ensure that it remains ancillary to the general retail land use. As a result of this request staff has added a provision to the draft ordinance that would allow these businesses to use up to 30% of the floor area to be dedicated to the *Furniture Upholstery/Refinishing and Resale* land use. This requirement will be assessed on a case-by-case basis by the Planning and Zoning Commission and City Council at the time of the Specific Use Permit (SUP) request.

The schedule for this text amendment is as follows:

Planning and Zoning Commission [Public Hearing]: May 8, 2018
City Council [Public Hearing/1st Reading of the Ordinance]: May 21, 2018
City Council [2nd Reading of the Ordinance]: June 4, 2018

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. Should the Planning and Zoning Commission have any questions staff will be available at the meeting on May 8, 2018 to discuss this case.

ARTICLE IV, *PERMISSIBLE USES,* OF THE UDC

Key:
Additions
~~*Deletions*~~

SECTION 1. LAND USE SCHEDULE

SECTION 1.1: USE OF LAND AND BUILDINGS

Commercial and Business Services	*Residential*										*Mixed Use*		*Commercial*			*Industrial*			
	AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	DT	R-O	NS	GR	C	HC	RT	LI	**HI**
Furniture Upholstery~~,~~/Refinishing and ~~or~~ Resale +															*S*	P		P	

P=Permitted; A=Accessory Use; S=SUP; +=Permitted with Conditions

SECTION 2. USE STANDARDS.

SECTION 2.1.7. COMMERCIAL AND BUSINESS SERVICES.

Furniture Upholstery/Refinishing and Resale. A *Furniture Upholstery Refinishing or Resale* business is a business that engages in the act of reupholstering, repairing, stripping, refinishing, restoring or rebuilding furniture for the purpose of retailing the finished good. In the Commercial (C) District, the *Furniture Upholstery Refinishing or Resale* land use is only permitted as an ancillary use to a general retail store (*i.e. a business whose primary purpose is to sell finished goods*) by Specific Use Permit (SUP).

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

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

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

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

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF JUNE, 2018.

_____

Jim Pruitt, *Mayor*

DRAFT ORDINANCE 05-21-2018

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 21, 2018*

2nd Reading: *June 4, 2018*

DRAFT
ORDINANCE
05.21.2018

Section 1. Land Use Schedule.
Section 1.1 Use of Land and Buildings.

Commercial and Business Services	*Residential*										*Mixed Use*		*Commercial*				*Industrial*		
	AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	DT	R-O	NS	GR	C	HC	RT	LI	HI
Furniture Upholstery/Refinishing and Resale +															S	P		P	

P=Permitted; A=Accessory Use; S=SUP; +=Permitted with Conditions

Section 2. Use Standards.
Section 2.1.7. Commercial and Business Services.

Furniture Upholstery/Refinishing and Resale. A *Furniture Upholstery Refinishing or Resale* business is a business that engages in the act of reupholstering, repairing, stripping, refinishing, restoring or rebuilding furniture for the purpose of retailing the finished good. In the Commercial (C) District, the *Furniture Upholstery Refinishing or Resale* land use is only permitted as an ancillary use to a general retail store (*i.e. a business whose primary purpose is to sell finished goods*) by Specific Use Permit (SUP).

DRAFT ORDINANCE 05.21.18

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: May 21, 2018

SUBJECT: *Z2018-019; Proposed Amendment to Article IV, Permissible Uses, UDC to Allow a Brewery and Distillery (Excluding Brew Pub) in the Downtown (DT) District*

At the April 2, 2018 City Council meeting, the City Council directed staff to prepare a text amendment amending Article IV, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of allowing the *Brewery and Distillery (Excluding Brewpub)* land use in the Downtown (DT) District by Specific Use Permit (SUP). This direction was the result of an appointment with Lorne Liechty of Liechty & McGinnis, LLP on behalf of Cory and Eva Cannon who are requesting the amendment to establish a brewery in the Downtown (DT) District. Under the City's current ordinances, the *Brewery or Distillery (Excluding Brew Pub)* land use is only permitted *by-right* in the Light Industrial (LI) and Heavy Industrial (HI) Districts. The purpose of these designations is that -- *until recently* -- a brewery or distillery was viewed as a manufacturing or industrial type of use; however, in 2013 the *Texas Alcoholic Beverage Commission (TABC)* passed amendments designed to loosen the restrictions on *microbreweries* or *craft-breweries*.

In response to the City Council's direction, staff brought the proposed text amendment to the Planning and Zoning Commission on April 24, 2018 for discussion. Based on the discussion at this meeting and the questions asked by the Planning and Zoning Commission, staff prepared two (2) options for the proposed text amendment:

Option 1. The first option would simply allow the *Brewery or Distillery (Excluding Brew Pub)* land use in the Downtown (DT) District by Specific Use Permit (SUP). This would rely on the Planning and Zoning Commission and City Council to set regulations on a case-by-case basis through the Specific Use Permit (SUP) process.

Option 2. The second option would create a new land use, *Craft/Micro Brewery, Distillery and/or Winery*, which would be allowed through discretionary approval (*i.e. SUP*) in the Downtown (DT), General Retail (GR) and Commercial (C) Districts and *by-right* in the Light Industrial (LI) and Heavy Industrial (HI) Districts (*i.e. the same districts that allow the current Winery land use and by-right Brewery and/or Distillery [excluding Brewpub] land use*). In addition, the new land use would restrict the size of these types operations (*i.e. 12,000 SF*), the size of their non-manufacturing or retail sales space (*i.e. 40% of total building area*), and the permitted accessory land uses. Under *Option 2*, larger *Brewery or Distillery* land uses would continue to be allowed only in industrial districts and the *Winery* land use would be restricted to the Agricultural (AG) District by Specific Use Permit (SUP), and Light Industrial (LI) and Heavy Industrial (HI) Districts *by-right*. By doing this, the code makes the distinction between smaller wineries (*i.e. which typically do not have vineyards or an agricultural component on premise*) and larger scale wineries (*i.e. which typically have vineyards and an agricultural component on premise*).

Finally, the code amendment would decouple the *Private Club* and *Brewpub* land uses in order to establish a definition of *Brewpub*. The permitted land use districts would not change for either the *Private Club* or *Brewpub* land uses. *Option 2* is designed to make distinctions between the various alcohol related land uses and provide specific regulations for each, but does not increase the districts where these uses are allowed. The only exception is the addition of the *Craft/Micro Brewery, Distillery and/or Winery* in the Downtown (DT) District, which already permits wineries by Specific Use Permit (SUP).

Both text amendments would grant the Planning and Zoning Commission and City Council discretionary oversight and approval authority for any *brewery* land use proposed in the Downtown (DT) District. In addition, both text amendments give the Planning and Zoning Commission and City Council the ability to establish operational conditions for the land use on a *case-by-case* basis through the Specific Use Permit (SUP) in the Downtown (DT) District. *Option 2* is more restrictive than *Option 1*, and would clean up and provide restrictions for other alcohol related land uses; however, both options give the Planning and Zoning Commission and City Council discretionary oversight with regard to the requested land use.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff brought the proposed amendment options forward to the Planning and Zoning Commission for a recommendation to the City Council. On May 8, 2018, the Planning and Zoning Commission approved a motion to recommend approval of *Option 2* to the City Council by a vote of 7-0. Attached to this case memo is a copy of the proposed amendments to the UDC and corresponding draft ordinances for both of the presented options. In addition, staff has included excerpts from the Texas Alcoholic Beverage Commission's Alcoholic Beverage Code and a copy of the American Planning Association's March 2014 *Zoning Practice* which outlines the issues associated with *Microbreweries.* Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. Should the City Council have any questions staff will be available at the meeting on May 21, 2018 to discuss this case.

ARTICLE IV, *PERMISSIBLE USES*, OF THE UDC

KEY:
Additions
~~*Deletions*~~

OPTION 1: UTILIZING EXISTING

SECTION 1. LAND USE SCHEDULE

SECTION 1.1: USE OF LAND AND BUILDINGS

Commercial and Business Services	*Residential*										*Mixed Use*		*Commercial*			*Industrial*			
	AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	DT	R-O	NS	GR	C	HC	RT	LI	**HI**
Brewery or Distillery (Excluding Brew Pub)											*S*							P	P

P=Permitted; A=Accessory Use; S=SUP; +=Permitted with Conditions

OPTION 2: DEFINED LAND USES

SECTION 1. LAND USE SCHEDULE

SECTION 1.1: USE OF LAND AND BUILDINGS

Retail and Personal Service	*Residential*										*Mixed Use*		*Commercial*			*Industrial*			
	AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	DT	R-O	NS	GR	C	HC	RT	LI	**HI**
~~*Restaurant with Accessory*~~ Private Club ~~*or Brew Pub*~~											P		P	P	*P*	P	S	P	P
Craft/Micro Brewery, Distillery and/or Winery +											*S*			*S*	*S*			*P*	*P*
Brew Pub +											*P*		*P*	*P*	*P*	*P*	*S*	*P*	*P*
~~*Winery +*~~	~~*S*~~										~~*S*~~			~~*S*~~	~~*S*~~			~~*P*~~	~~*P*~~

P=Permitted; A=Accessory Use; S=SUP; +=Permitted with Conditions

Industrial and Manufacturing	*Residential*										*Mixed Use*		*Commercial*			*Industrial*			
	AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	DT	R-O	NS	GR	C	HC	RT	LI	**HI**
Brewery or Distillery ~~*(Excluding Brew Pub)*~~ *+*																		P	P
Winery +	*S*																	*P*	*P*

P=Permitted; A=Accessory Use; S=SUP; +=Permitted with Conditions

SECTION 2.1.6: RETAIL AND PERSONAL SERVICE USE CONDITIONS

Brewpub. A brewpub is a restaurant that incorporates a craft or microbrewery as an accessory use. The microbrewery in conjunction with the restaurant allows for the manufacturing of beer -- in limited quantities -- for both on premise and off premise consumption.

Craft/Micro Brewery, Distillery and/or Winery. Craft or micro-breweries, distilleries and/or wineries are small scale manufacturing and retail operations that are less than 12,000 square feet in total building area, and where a maximum of 40% of the total floor area can be dedicated to the direct sale of the on-site manufactured product. A craft or micro-brewery, distillery and/or winery may include the following accessory uses (in accordance with any applicable land use standards and requirements): (1) a tasting room to dispense beer for on premise consumption, (2) meeting/banquet facilities, (3) restaurants, and/or (4) retail sales of beer for off-premise consumption. A facility that does not have a manufacturing component (i.e. only provides tasting or retail sales of alcoholic beverages) shall not be considered a craft or micro-brewery, distillery and/or winery and shall be prohibited.

Restaurant with Accessory Private Club ~~or brew pub~~. See "private club" above.

~~*Winery. A winery shall mean the manufacturing, bottling, labeling and packaging of wine containing not more than 24 percent alcohol by volume from grapes, fruits and berries grown on-premises or imported, and to include the manufacturing and importation of grape brandy for fortifying purposes only. Wine sales may be to holders of wholesaler's permits, winery permits, and wine bottler's permits. Retail sales to ultimate consumers in unbroken packages for off-premises consumption may not exceed an amount of 35,000 gallons annually. A winery may include the following accessory uses; a tasting room to dispense wine for on-premises consumption, meeting/banquet facilities, restaurants, and a retail sales area of wine for off-premises consumption.*~~

SECTION 2.1.9: INDUSTRIAL AND MANUFACTURING

Brewery or Distillery. A brewery or distillery is an industrial facility where the primary purpose of the facility is the manufacturing of malt, brewed and/or distilled beverages produced on the premises for sale or distributed for off-premise consumption. A brewery or distillery may include the following accessory uses (in accordance with any applicable land use standards and requirements): (1) a tasting room to dispense beer for on premise consumption.

Winery. A winery is the industrial manufacturing, bottling, labeling and packaging of wine in accordance with the Texas Local Government Code (TLGC). A winery may include the following accessory uses (in accordance with any applicable land use standards and requirements): (1) a tasting room to dispense wine for on premise consumption, (2) meeting/banquet facilities, (3) restaurants, and/or (4) retail sales of wine for off-premise consumption.

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3

Zoning for Small-Scale Alcohol Production: Making Space for Brewpubs, Microbreweries, Microwineries, and Microdistilleries

By David M. Morley, AICP

In communities across the country, beer titans like St. Louis-based Anheuser-Busch and Chicago-based MillerCoors are facing stiff competition from a host of locally owned and operated craft breweries.



The number of brewers is higher today than at any point during the 20th century.

Brewers Association, Boulder, Colorado

Meanwhile, there is parallel growth in craft distilleries and small-volume wineries. While renewed interest in small-scale alcohol production is just one facet of the buy-local movement, it has special relevance for planning and zoning practitioners.

Historically, few communities have used zoning to draw distinctions between alcohol production facilities of different types and sizes. More recently, though, numerous localities have added provisions to their zoning codes that acknowledge the variety of alcohol producers. The primary motivation for these regulatory changes is a desire to make space for smaller producers to operate outside of industrial districts.

The two most common small-scale alcohol production uses to receive special zoning attention are brewpubs (restaurants combined with breweries) and microbreweries (small-volume brewers with or without on-site sales). But references to microdistilleries (small-volume distilleries with or without on-site sales) and microwineries (small-volume wineries without on-site vineyards) are also on the rise.

The purposes of this article are to highlight why the growth in small-scale alcohol production may merit zoning changes and to summarize how communities have amended their codes to add definitions, use permissions, and, in some cases, additional standards to sanction brewpubs and microproducers.

THE BOOM IN SMALL-SCALE ALCOHOL PRODUCTION

According to the Brewers Association, the trade group for small brewers, as of June 2013 there were 1,165 brewpubs and 1,221 microbreweries in the United States. By way of comparison, in the late 1970s there were only 89 commercial brewers of any type (Brewers Association 2013). This boom in small-scale production has spread to spirits and wine too. In April 2012 *Time* reported a 400 percent surge in microdistilleries in the U.S. between 2005 and 2012 (Steinmetz 2012). And according to statistics maintained by trade publisher *Wines & Vines*, the number of wineries producing between 1,000 and 5,000 cases per year grew 16.5 percent between August 2011 and January 2014 alone.

These trends have significant economic development implications for localities across the country. In addition to satisfying demand for locally produced beer, wine, and spirits, microproducers often distribute their product regionally or nationally, bringing new money into their host communities. Furthermore, successful brewpubs and microproducers can help enliven commercial and mixed use districts that would otherwise clear out after conventional retail and office hours. It's no surprise, then, that some communities are actively trying to lure high-profile microbreweries from other states (McConnell 2012).

THE TROUBLE WITH REGULATORY SILENCE

Despite the explosive growth in brewpubs and microproducers, surprisingly few communities explicitly sanction small-scale alcohol pro-

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About the Author

David Morley, AICP, is a senior research associate with the American Planning Association, as well as APA's Planning Advisory Service (PAS) coordinator and coeditor of *Zoning Practice*. Since 2007 he has contributed to APA research projects on topics including brownfields redevelopment, complete streets, urban agriculture, shrinking cities, solar energy, and disaster recovery. Apart from his contributions to research projects and APA publications, Morley provides customized research on a daily basis for PAS subscribers.

duction facilities through their zoning codes. Without clear definitions and use permissions, planning staff or public officials are forced to make ad hoc use interpretations that can delay or even prevent otherwise desirable development. This regulatory silence creates uncertainty for business owners looking to make location decisions and secure financing, and it may have the effect of scaring away potential applicants. Finally, explicit definitions, use permissions, and use-specific standards allow communities to proactively address the potential negative effects of brewpubs and microproducers on surrounding areas, thereby minimizing future conflicts with neighbors.

DEFINING USES

Clear zoning standards for small-scale alcohol production facilities begin with clear use definitions. Generally speaking, there are two basic schools of thought about defining uses in zoning codes. Some communities try to define every conceivable potential use, while others rely on use groups (or categories) with similar operational requirements and attendant community effects.

The first method can bring clarity and avoid some legal disputes over specific uses, but it may create unnecessarily complex regulations. The second method is part of larger trend away from proscriptive use regulations, as many communities focus more on a prescriptive approach to the form of development. In practice, most conventional new zoning codes use a hybrid of these approaches, with broad use categories, such as household living or general retail, and specific use definitions for a small subset of higher-impact or more contentious uses under each category.



Steve Morgan/Creative Commons 3.0

Since 2008 the federally landmarked G.G. Gerber building in Portland, Oregon's Pearl District has housed a brewpub.

Mirroring this broader conversation about the best approach to classifying and defining uses, communities that have added specific definitions for small-scale alcohol production facilities to their zoning codes generally take one of two approaches. Either they define brewpubs, microbreweries, microdistilleries, and microwineries as distinct uses, or they define an umbrella term that encompasses multiple types of production facilities.

Communities that define microbreweries, microdistilleries, or microwineries as distinct uses often rely on a production volume threshold to distinguish between the "micro" and "conventional" version of a particular use. For microbreweries, 15,000 barrels per year is a common threshold, which corresponds to the American Brewers Association's defined limit for a microbrewery. Given that there are no corresponding industry definitions for microdistillery and microwinery, it is perhaps unsurprising that thresholds for these uses seem to vary more from place to place.

When communities define brewpubs as a distinct use, the intent is usually to distinguish between accessory- and primary-use brewing facilities. Most communities stipulate that beer production in a brewpub must be accessory to a bar or restaurant, and many cap the volume of beer produced annually (usually less than 15,000 barrels). Furthermore, some jurisdictions quantify this subordinate relationship by limiting the percentage of floor area or sales attributable to the brewery component of the business.

Definitions for brewpubs, microbreweries, microdistilleries, and microwineries often include an acknowledgment that the alcohol produced will be consumed both on- and off-site. For "micro" facilities, the presumption is typically that on-site consumption will be

Examples of Use Definitions

Brewpub:

- A retail establishment that manufactures not more than 9,000 barrels of malt liquor on its licensed premises each calendar year. (Aurora, Colorado)
- A restaurant-brewery that sells 25 percent or more of its beer on-site. The beer is brewed primarily for sale in the restaurant and bar. The beer is often dispensed directly from the brewery's storage tanks. Where allowed by law, brewpubs often sell beer "to go" or distribute to off-site accounts. (Brewers Association)

A restaurant with facilities for the brewing of beer for on-site consumption and retail sale at the restaurant. A brewpub must derive at least 40 percent of its gross revenue from the sale of food. (Goodyear, Arizona)

- A restaurant featuring beer that is brewed on-site. (Memphis-Shelby County, Tennessee)
- A restaurant that brews beer as an accessory use, either for consumption on-site or in hand-capped, sealed containers in quantities up to one-half barrel sold directly to the consumer. Production capacity is limited to 5,000 barrels of beverage (all beverages combined) per year. The area used for brewing, bottling, and kegging shall not exceed 30 percent of the total floor area of the commercial space. A barrel is equivalent to 31 gallons. (Plainfield, Illinois)

Microbrewery:

- A small facility for the brewing of beer that produces less than 15,000 barrels per year. It may often include a tasting room and retail space to sell the beer to patrons on the site. (Asheville, North Carolina)
- Any establishment where malt liquors are manufactured and packaged on- or off-premises, manufacturing more than 9,000 but less than 60,000 barrels of malt liquor on its licensed premises each calendar year. (Aurora, Colorado)
- A brewery that produces less than 15,000 barrels of beer per year with 75 percent or more of its beer sold off-site. Microbreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and, directly to the consumer through carryouts or on-site taproom or restaurant sales. (Brewers Association)
- A brewery (for malt beverages) that has an annual nationwide production of not less than 100 barrels or more than 10,000 barrels. (Missoula, Montana)
- The production of beer, regardless of the percentage of alcohol by volume, in quantities not to exceed 5,000 barrels per month, with a barrel containing 31 U.S. liquid gallons. (Nashville-Davidson, Tennessee)

Nanobrewery:

- The production of beer, regardless of the percentage of alcohol by volume, in quantities not to exceed 1,250 barrels per month. (Nashville-Davidson, Tennessee)

Microdistillery:

- A combination retail, wholesale, and small-scale artisan manufacturing business that produces and serves alcoholic spirits or food on the premises. (Port Townsend, Washington)
- A facility that produces no more than 15,000 gallons per year of spirituous beverages on-site and shall include a tasting room in which guests/customers may sample the product. (Fort Collins, Colorado)
- A facility that produces alcoholic beverages in quantities not to exceed 35,000 gallons per year and includes an accessory tasting room. A tasting room allows customers to taste samples of products manufactured on-site and purchase related sales items. Sales of alcohols manufactured outside the facility are prohibited. (Evanston, Illinois)

(continued on page 5)

subordinate to off-site consumption. For brewpubs, the opposite is true.

Communities that define an umbrella term for multiple "micro" facilities tend to stress spatial or operational features over production volume limits. In some instances this means a square footage limit on facility size or the proportion of a facility that can be used for alcohol production. In other instances, there are no defined size limits, and the use definition simply describes a set of operational characteristics (e.g., alcohol production and sales for on- and off-site consumption).

USE PERMISSIONS

Defining and regulating small-scale alcohol production facilities allows communities to permit small breweries, distilleries, and wineries in locations that would be inappropriate for conventional, large-scale facilities. Typically, this translates to permitting brewpubs, microbreweries, microdistilleries, and microwineries in one or more commercial or mixed use districts, either by right, with ministerial approval, or subject to a discretionary use permit.

Permitting a use by right sends a clear signal to potential developers and business owners that the use is desirable in a certain zoning district. This approach presents applicants with the fewest hoops to jump through before obtaining zoning approval, but it is important to note that most small-scale production facilities will still be subject to state or local licensing or permitting laws that govern the production or sale of alcoholic beverages.

Requiring a ministerial approval for a use communicates that the community is generally supportive of the use in a certain zoning district, but this support is conditional upon compliance with objective standards intended to minimize negative impacts on proximate uses. This approach gives planning staff an opportunity to review an application before the planning director or zoning administrator issues an "over-the-counter" permit. Often, communities use ministerial approval processes to confirm that a particular application conforms to use-specific standards (see additional standards discussion below).

Permitting a use subject to a discretionary use permit (often referred to as a conditional, special, or special exception use permit) indicates that the community is potentially supportive of the use in a certain zoning district, provided the specific spatial and operational characteristics of the use do not pose compatibility problems. Discretion-

ary approval processes involve one or more public hearings before the local legislative body, planning commission, or zoning board renders a final decision on an application. Because the longer approval time frame and a greater degree of uncertainty can discourage some applicants, it is important for communities to reserve discretionary use permissions for locations or circumstances where objective standards are likely to be insufficient to ensure compatibility.

Since a brewpub typically has more in common with a restaurant than a factory, many communities permit brewpubs either by right or with ministerial approval in a wide range of commercial and mixed use districts. Meanwhile, use permissions for microbreweries, microdistilleries, and microwineries vary considerably from place to place. With that said, though, many cities do permit microproduction facilities either by right or with ministerial approval in at least one commercial or mixed use district. Furthermore, it is relatively common to permit microbreweries, microdistilleries, or microwineries by right in more intense commercial or mixed use districts and subject to a discretionary use permit in less intense districts. (See the table on page 6.)

ADDITIONAL STANDARDS

Many contemporary zoning codes limit use permissions with use-specific development or operational standards. By codifying additional standards for specific uses, the community can permit a wider range of uses without relying on discretionary use permits to ensure compatibility. In some cases, use-specific standards apply only in certain zoning districts, while in other cases the standards apply community-wide.

So far, relatively few communities have adopted additional development or operational standards for small-scale alcohol production facilities. Among those that have, the most common provisions relate to outdoor storage, the size of the facility or volume of production, loading and unloading, and proximity either to sensitive uses or to other similar producers.

Outdoor Storage

Perhaps the most prevalent type of additional standards for brewpubs and microproducers are screening requirements or limitations on the amount of space business owners can use to store equipment, production waste, or product. In some cases these standards take the form of an outright prohibition on outdoor storage.

To illustrate, Covington, Kentucky, flatly prohibits all outdoor equipment and storage for brewpubs and microbreweries (§§6.28.02–03). Meanwhile, Dallas permits microbreweries and microdistilleries to store spent grain outside in silos or containers, provided the storage is screened from view (C51A-4.210(b)(4)(E)(ii)(cc)). And Novi, Michigan, prohibits all outdoor storage for brewpubs and microbreweries, with the exception of storage in tractor trailers for a period less than 24 hours (§§1501.11.b and 1501.12.b).

The two basic rationales for storage restrictions are aesthetics and public health. Outdoor storage can be an uninviting eyesore, especially in pedestrian-oriented areas. And left unattended, production waste may produce foul odors and attract vermin.

Use Definitions *(continued from page 4)*

- Any place or premises wherein any wines or liquors are manufactured for sale, not to exceed 5,000 gallons per year, generally referred to as a craft, boutique, or artisan distillery. Microdistilleries may or may not include an on-site tasting room, and may or may not operate in conjunction with an on-site restaurant or bar. For operation of an on-site tasting room or in conjunction with an on-site restaurant or bar additional permitting may be required. All relevant federal, state, and local regulations apply, including but not limited to TCA Title 57 and Memphis Code of Ordinances Title 7. For on-site sales by manufacturer compliance with TCA 57-3-204 applies. (Memphis-Shelby County, Tennessee)

Microwinery:

- A combination retail, wholesale, and small-scale artisan manufacturing business that produces and serves wine and food on the premises. (Port Townsend, Washington)
- A facility that produces no more than 100,000 gallons per year of vinous beverages on-site and shall include a tasting room in which guests/customers may sample the product. (Fort Collins, Colorado)
- A small wine producer that does not have its own vineyard, and instead sources its grape production from outside suppliers. Microwineries produce wine for sale on- or off-site. For the purposes of this chapter, a microwinery is limited to a production of no more than 2,000 barrels per year. On-site consumption is not allowed, other than sample tasting by customers shopping on-site. (Glenville, New York)

Microbrewery/microdistillery/microwinery:

- A facility with no more than 3,000 square feet of floor area, for the production and packaging of alcoholic beverages for distribution, retail, or wholesale, on- or off-premises and which meets all alcohol beverage control laws and regulations. (Newport News, Virginia)
- An establishment for the manufacture, blending, fermentation, processing, and packaging of alcoholic beverages with a floor area of 10,000 square feet or less that takes place wholly inside a building. A facility that only provides tasting or retail sale of alcoholic beverages is not a microbrewery, microdistillery, or winery use. (Dallas)
- A facility in which beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, and which possesses the appropriate license from the State of Maryland. Tasting rooms for the consumption of on-site produced beer, wine, or distilled products are permitted on the premises. (Denton, Maryland)
- An establishment with a primary use as a table service restaurant where beer, liquor, wine, or other alcoholic beverage is manufactured on the premises in a limited quantity subordinate to the primary table service restaurant use. The gross floor area utilized in a microbrewery, microdistillery, or microwinery for the production of beer, liquor, wine, or other alcoholic beverage shall be no greater than the gross floor area utilized for the associated table service restaurant. A microbrewery, microdistillery, or microwinery may include some off-site distribution of its alcoholic beverages consistent with state law. A tasting room or taproom may exist in a microbrewery, microdistillery, or microwinery where patrons may sample the manufacturer's products. (Wooster, Ohio)

EXAMPLES OF DEFINED USES AND PERMISSIONS

					Permitted in One or More Mixed Use or Commercial Districts		
Community	State	2010 Population	Density (pop./square mile)	Defined Uses	By Right or Ministerial Approval	Subject to Discretionary Use Permit	Subject to Additional Standards
Asheville	NC	83,393	1,856	microbrewery	X	X	§7-16-1(c)(43)
Bismarck	ND	61,272	1,986	brewpub	X		§14-03-08.4.u
				microbrewery		X	
Bloomington	IN	80,405	3,472	brewpub	X		§20.05.089
Burlington	VT	42,417	4,116	microbrewery	X	X	
Columbia	SC	129,272	978	microbrewery	X		§17-290
Covington	KY	40,640	3,079	brewpub	X		§6.28
				microbrewery		X	§6.28
				microdistillery		X	§6.28
Dallas	TX	1,197,816	3,518	microbrewery/ microdistillery/ winery		X	§51A-4.210(b)(4)
Denton	MD	4,418	837	microbrewery/ microwinery/ microdistillery		X	
Fort Collins	CO	143,986	2,653	microbrewery	X	X	
				microdistillery	X	X	
				microwinery	X	X	
Glenville	NY	29,480	580	microbrewery	X		
				microwinery	X		
Goodyear	AZ	65,275	341	brewpub	X		§4-2-15
				microbrewery	X		§4-2-16
Memphis-Shelby	TN	646,889	2,053	brew pub	X	X	§2.6.3.G
				microbrewery	X	X	§2.6.4.F
				microdistillery	X	X	§2.6.4.F
Missoula	MT	66,788	2,428	microbrewery		X	
Modesto	CA	201,165	5,457	microbrewery	X	X	§10-3.203
Newport News	VA	180,719	2,630	microbrewery/ microdistillery/ microwinery	X		
Novi	MI	55,224	1,825	brewpub	X	X	§1501.11
				microbrewery	X	X	§1501.12
Port Townsend	WA	9,113	1,306	microbrewery	X	X	
				microdistillery	X		
				microwinery	X		
St. Petersburg	FL	244,769	3,964	brewpub	X	X	§16.50.045
				microbrewery	X	X	§16.50.045
Wooster	OH	26,119	1,601	microbrewery/ microdistillery/ microwinery	X		

Facility Size or Volume of Production

Some communities use additional standards to restrict the size of the facility, scale of production, or the relationship between the alcohol production facility and collocated food or beverage service. This is most common in codes where the use definition does not stipulate a specific production limit or the nature of the relationship between primary and accessory uses. However, communities can also use this type of operational standard to modify defined limits or relationships in lower-intensity zoning districts.

For example, Asheville, North Carolina, limits microbreweries to 4,000 square feet of floor area in two specific office districts (§17-16-1(c)(43)a.3). Columbia, South Carolina, limits microbrewery production to 1,000 barrels per year in three lower-intensity commercial and mixed use districts (§17-290(2)). And Novi, Michigan, stipulates that no more than 50 percent of the gross floor space in a brewpub shall be used for brewing (§1501.11.e).

Loading and Unloading

A few communities have adopted additional standards stipulating the provision or location of loading spaces or prohibiting deliveries during certain hours. Both of these types of delivery restrictions can help brewpubs and microproducers be better neighbors by minimizing traffic congestion or limiting noise during certain times of the day. Still, it's important to note that in some pedestrian-oriented districts it may be infeasible or undesirable to require dedicated loading spaces due to premiums on space or urban design goals.

As one example, Asheville, North Carolina, stipulates that all microbreweries must have an off-street or alley-accessible loading dock (§17-16-1(c)(43)a.4). Meanwhile, St. Petersburg, Florida, discourages microbrewery access and loading from streets and requires any street-facing loading bays to keep their doors closed at all times, except when actively in use. The city also restricts service truck loading and unloading to the hours between 8 a.m. and 8 p.m., Monday through Saturday, and between 11 a.m. and 7 p.m. on Sundays and national holidays (§§16.50.045.4–6).

Distancing Requirements

A small number of communities have adopted distancing requirements that either limit the proximity of small-scale alcohol production facilities to sensitive uses, such as schools or churches, or require a minimum separation between similar uses. For the first type of distancing requirement, the rationale is to limit potential spillover effects on properties where children congregate. The rationale for the second type of requirement is to prevent an overconcentration of brewpubs or microproducers in a specific district.

To illustrate, Novi, Michigan, requires microbreweries to be separated from one another by at least 2,500 feet (§1501.12.h). And Bismarck, North Dakota, requires property owner consent as a condition of approval for microbreweries located within 300 feet of a lot line for any school, church, library, or hospital (§14-03-08.4.u.1).

CONCLUSIONS

When localities choose to define and regulate small-scale alcohol production facilities as one or more distinct uses, it allows them to permit these uses in locations that would be inappropriate for major industrial operations. By doing so, communities can set the stage to capitalize on the economic and placemaking benefits of brewpubs and microproducers.

With that said, the preceding discussion only hints at the variety of approaches localities have taken to regulate brewpubs, microbreweries, microdistilleries, and microwineries. Furthermore, a number of communities with thriving craft brewing and distilling scenes, such as Chicago and Portland, Oregon, have yet to single out small-scale alcohol production facilities for special zoning treatment. Others have made a conscious decision to minimize use-based restrictions in favor of prescriptive standards for the form of development. However, communities that don't thoughtfully consider regulatory alternatives for brewpubs and microproducers run the risk of being caught "flat-footed" by an application for a new facility that may be beneficial to the community but is inconsistent with current zoning.

Finally, as with any significant potential zoning change, it can be helpful to talk to other communities that have taken a similar approach to see what's working and what might need further attention. And, of course it's always important to review both new provisions and the intent behind those provisions with residents, business owners, and other community stakeholders before recommending or taking action.

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ZONING **PRACTICE**
AMERICAN PLANNING ASSOCIATION

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Suite 750 West
Washington, DC 20005–1503



HOW DOES YOUR ZONING TREAT BREWPUBS, MICROBREWERIES, MICRODISTILLERIES, AND MICROWINERIES?

3

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(2) obtains from the retailer at the time of delivery a written affirmation, which may be printed or stamped on a sales invoice evidencing the sale or delivery of alcoholic beverages by the permit holder, that the retailer is authorized to purchase and receive the type of alcoholic beverage sold and delivered by the permit holder.

CHAPTER 12. BREWER'S PERMIT (B)

Sec. 12.01. AUTHORIZED ACTIVITIES. (a) The holder of a brewer's permit may:

(1) manufacture, bottle, package, and label malt liquor;

(2) import ale and malt liquor acquired from a holder of a nonresident brewer's permit;

(3) sell the ale and malt liquor only to wholesale permit holders in this state or to qualified persons outside the state;

(4) dispense ale and malt liquor for consumption on the premises;

(5) conduct samplings of ale or malt liquor, including tastings, at a retailer's premises; and

(6) enter into an alternating brewery proprietorship or contract brewing arrangement as provided by Section 12.06.

(b) An agent or employee of the holder of a brewer's permit may open, touch, or pour ale or malt liquor, make a presentation, or answer questions at a sampling event.

Sec. 12.02. FEE. The annual state fee for a brewer's permit is $1,500.

Sec. 12.03. ALE OR MALT LIQUOR FOR EXPORT. Regardless of any other provision of this code, a holder of a brewer's permit may manufacture and package malt beverages, or import them from outside the state, for shipment out of the state, even though the alcohol content, containers, packages, or labels make the beverages illegal to sell within the state. The permittee may export the beverages out of the state or deliver them at his premises for shipment out of the state without being liable for any state tax on beer, ale, or malt liquor sold for resale in the state.

Sec. 12.04. CONTINUANCE OF OPERATION AFTER LOCAL OPTION ELECTION. The right of a brewer's permittee to continue operation after a prohibitory local option election is covered by Section 251.75 of this code.

Sec. 12.052. SALES BY CERTAIN BREWERS TO CONSUMERS. (a) In addition to the activities authorized by Section 12.01, the holder of a brewer's permit whose annual production of ale together with the annual production of beer by the holder of a manufacturer's license at the same premises does not exceed a total of 225,000 barrels may sell ale produced on the brewer's premises under the permit to ultimate consumers on the brewer's premises for responsible consumption on the brewer's premises.

(b) The total combined sales of ale to ultimate consumers under this section, together with the sales of beer to ultimate consumers by the holder of a manufacturer's license under Section 62.122 at the same premises, may not exceed 5,000 barrels annually.

Sec. 12.06. USE OF FACILITIES. (a) The holder of a brewer's or nonresident brewer's permit may contract with the holder of a brewer's permit:

(1) to provide brewing services; or

(2) for the use of the permit holder's brewing facilities under an alternating brewery proprietorship if each party to the proprietorship:

(A) has filed the appropriate Brewer's Notice and Brewer's Bond, as required by the Alcohol and Tobacco Tax and Trade Bureau of the United States Department of the Treasury; and

(B) if applicable, has posted with the commission a bond in an amount determined by the commission under Subsection (e) or (f).

(b) An entity is not required to own its brewing facilities if the entity operates under an alternating brewery proprietorship as provided by Subsection (a).

(c) Each entity that is a party to an alternating brewery proprietorship or contract brewing arrangement must hold a permit at the location where brewing services are conducted under the arrangement.

(d) This section does not authorize a person acting as an agent for a brewery located outside of this state to contract with the holder of a brewer's permit to brew ale or malt liquor on the person's behalf. A contract described by this subsection may only be entered into by the holder of a brewer's permit and another person holding a permit under this code.

(e) Subject to Subsection (f), the commission by rule may require an entity that is a party to an alternating brewery proprietorship or contract brewing arrangement to post with the commission a bond in an amount determined by the commission not to exceed $200,000.

(f) An entity that is a party to an alternating brewery proprietorship or contract brewing arrangement must post with the commission a bond in an amount determined by the commission of not less than $30,000 if the entity does not own a fee interest in a brewing facility.

CHAPTER 12A. BREWER'S SELF-DISTRIBUTION PERMIT(DA)

Sec. 12A.01. ELIGIBILITY FOR PERMIT. A brewer's self-distribution permit may be issued only to the holder of a brewer's permit under Chapter 12 or the holder of a nonresident brewer's permit under Chapter 13.

Sec. 12A.02. AUTHORIZED ACTIVITIES. (a) A holder of a brewer's self-distribution permit whose annual production of ale under the brewer's or nonresident brewer's permit, together with the annual production of beer by the holder of a manufacturer's or nonresident manufacturer's license at the same premises, does not exceed 125,000 barrels may sell ale produced under the brewer's or nonresident brewer's permit to those persons to whom the holder of a general class B wholesaler's permit may sell ale under Section 20.01(3).

(b) The total combined sales of ale under this section, together with the sales of beer by the holder of a manufacturer's self-distribution license under Section 62A.02 at the same premises, may not exceed 40,000 barrels annually.

(c) With regard to a sale under this section, the holder of a brewer's self-distribution permit has the same authority and is subject to the same requirements that apply to a sale made by the holder of a general class B wholesaler's permit.

(d) Ale sold under this section may be shipped only from a brewery in this state.

Sec. 12A.03. FEE. The annual state fee for a brewer's self-distribution permit is $250.

Sec. 12A.04. REPORT OF SALES TO RETAILERS. (a) Not later than the 15th day of each month, the holder of a brewer's self-distribution permit shall file a report with the commission that contains information relating to the sales made by the permit holder to a retailer during the preceding calendar month.

(b) The commission shall by rule determine the information that is required to be reported under this section and the manner in which the report must be submitted to the commission. The commission may require the report to contain the same information reported to the comptroller under Section 151.462, Tax Code [*Refer to Appendix for this citation*].

CHAPTER 13. NONRESIDENT BREWER'S PERMIT (U)

Sec. 13.01. PERMIT REQUIRED. A nonresident brewer's permit is required for any brewer located outside the state before his ale or malt liquor may be imported into Texas or offered for sale in Texas.

Sec. 13.02. FEE. The annual state fee for a nonresident brewer's permit is $1,500.

Sec. 13.03. NONRESIDENT SELLER'S PERMIT REQUIRED. The holder of a nonresident brewer's permit is also required to hold a nonresident seller's permit.

MUNICIPAL CODE OF ORDINANCES

CHAPTER 4: ALCOHOLIC BEVERAGES

SECTION 4-1.: CONSUMPTION OR POSSESSION IN PUBLIC PLACES PROHIBITED

It shall be unlawful for any person to consume or possess any open containers of any alcoholic *beverage on the premises of any public place, street or alley in the city, with the following exceptions in accordance with the policies and guidelines adopted by the city council and on file in the city secretary's office:*

(1) The Center at Rockwall City Place, 108 E. Washington;

(2) The Harbor Public Event Area, 2047 Summer Lee; and

(3) Town Square, bordered by Washington, Fannin, Olive and Alamo Streets.

(Code 1982, § 3-1; Ord. No. 75-7, §§ 1—3, 6-2-1975; Ord. No. 06-49, § 1, 11-6-2006)
State Law reference— *Authority to restrict consumption in certain areas, V.T.C.A., Alcoholic Beverage Code § 109.35.*

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

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

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

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

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF JUNE, 2018.

_____

Jim Pruitt, *Mayor*

DRAFT ORDINANCE 05-21-2018

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 21, 2018*

2nd Reading: *June 4, 2018*

DRAFT
ORDINANCE
05.21.2018

Key:
Additions
~~*Deletions*~~

Section 1. Land Use Schedule.
Section 1.1 Use of Land and Buildings.

Commercial and Business Services	Residential										Mixed Use		Commercial				Industrial		
	AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	DT	R-O	NS	GR	C	HC	RT	LI	HI
Brewery or Distillery (Excluding Brew Pub)											S							P	P

P=Permitted; A=Accessory Use; S=SUP; +=Permitted with Conditions

DRAFT ORDINANCE 05.21.2018

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

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APPROVED AS TO FORM:

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Frank J. Garza, *City Attorney*

1st Reading: *May 21, 2018*

2nd Reading: *June 4, 2018*

DRAFT ORDINANCE 05.21.2018

Key:
Additions
~~*Deletions*~~

Section 1. Land Use Schedule.
Section 1.1 Use of Land and Buildings.

Retail and Personal Service	Residential										Mixed Use		Commercial			Industrial			
	AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	DT	R-O	NS	GR	C	HC	RT	LI	HI
~~*Restaurant with Accessory*~~ Private Club											P		P	P	*P*	P	S	P	P
Craft/Micro Brewery, Distillery and/or Winery +											*S*			*S*	*S*			*P*	*P*
Brew Pub +											*P*		*P*	*P*	*P*	*P*	*S*	*P*	*P*

P=Permitted; A=Accessory Use; S=SUP; +=Permitted with Conditions

Industrial and Manufacturing	Residential										Mixed Use		Commercial			Industrial			
	AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	DT	R-O	NS	GR	C	HC	RT	LI	HI
Brewery or Distillery ~~*(Excluding Brew Pub)*~~ +																		P	P
Winery +	*S*																	*P*	*P*

P=Permitted; A=Accessory Use; S=SUP; +=Permitted with Conditions

Section 2.1.6: Retail and Personal Service Use Conditions

Brewpub. A brewpub is a restaurant that incorporates a craft or microbrewery as an accessory use. The microbrewery in conjunction with the restaurant allows for the manufacturing of beer -- in limited quantities -- for both on premise and off premise consumption.

Craft/Micro Brewery, Distillery and/or Winery. Craft or micro-breweries, distilleries and/or wineries are small scale manufacturing and retail operations that are less than 12,000 square feet in total building area, and where a maximum of 40% of the total floor area can be dedicated to the direct sale of the on-site manufactured product. A craft or micro-brewery, distillery and/or winery may include the following accessory uses (in accordance with any applicable land use standards and requirements): (1) a tasting room to dispense beer for on premise consumption, (2) meeting/banquet facilities, (3) restaurants, and/or (4) retail sales of beer for off-premise consumption. A facility that does not have a manufacturing component (i.e. only provides tasting or retail sales of alcoholic beverages) shall not be considered a craft or micro-brewery, distillery and/or winery and shall be prohibited.

Restaurant with Accessory Private Club ~~*or brew pub*~~. See "private club" above.

~~*Winery. A winery shall mean the manufacturing, bottling, labeling and packaging of wine containing not more than 24 percent alcohol by volume from grapes, fruits and berries grown on premises or imported, and to include the manufacturing and importation of grape brandy for fortifying purposes only. Wine sales may be to holders of wholesaler's permits, winery permits, and wine bottler's permits. Retail sales to ultimate consumers in unbroken packages for off-premises consumption may not exceed an amount of*~~

DRAFT ORDINANCE

~~*35,000 gallons annually. A winery may include the following accessory uses; a tasting room to dispense wine for on-premises consumption, meeting/banquet facilities, restaurants, and a retail sales area of wine for off-premises consumption.*~~

Section 2.1.9: Industrial and Manufacturing

Brewery or Distillery. A brewery or distillery is an industrial facility where the primary purpose of the facility is the manufacturing of malt, brewed and/or distilled beverages produced on the premises for sale or distributed for off-premise consumption. A brewery or distillery may include the following accessory uses (in accordance with any applicable land use standards and requirements): (1) a tasting room to dispense beer for on premise consumption.

Winery. A winery is the industrial manufacturing, bottling, labeling and packaging of wine in accordance with the Texas Local Government Code (TLGC). A winery may include the following accessory uses (in accordance with any applicable land use standards and requirements): (1) a tasting room to dispense wine for on premise consumption, (2) meeting/banquet facilities, (3) restaurants, and/or (4) retail sales of wine for off-premise consumption.

DRAFT ORDINANCE 05.21.2018

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

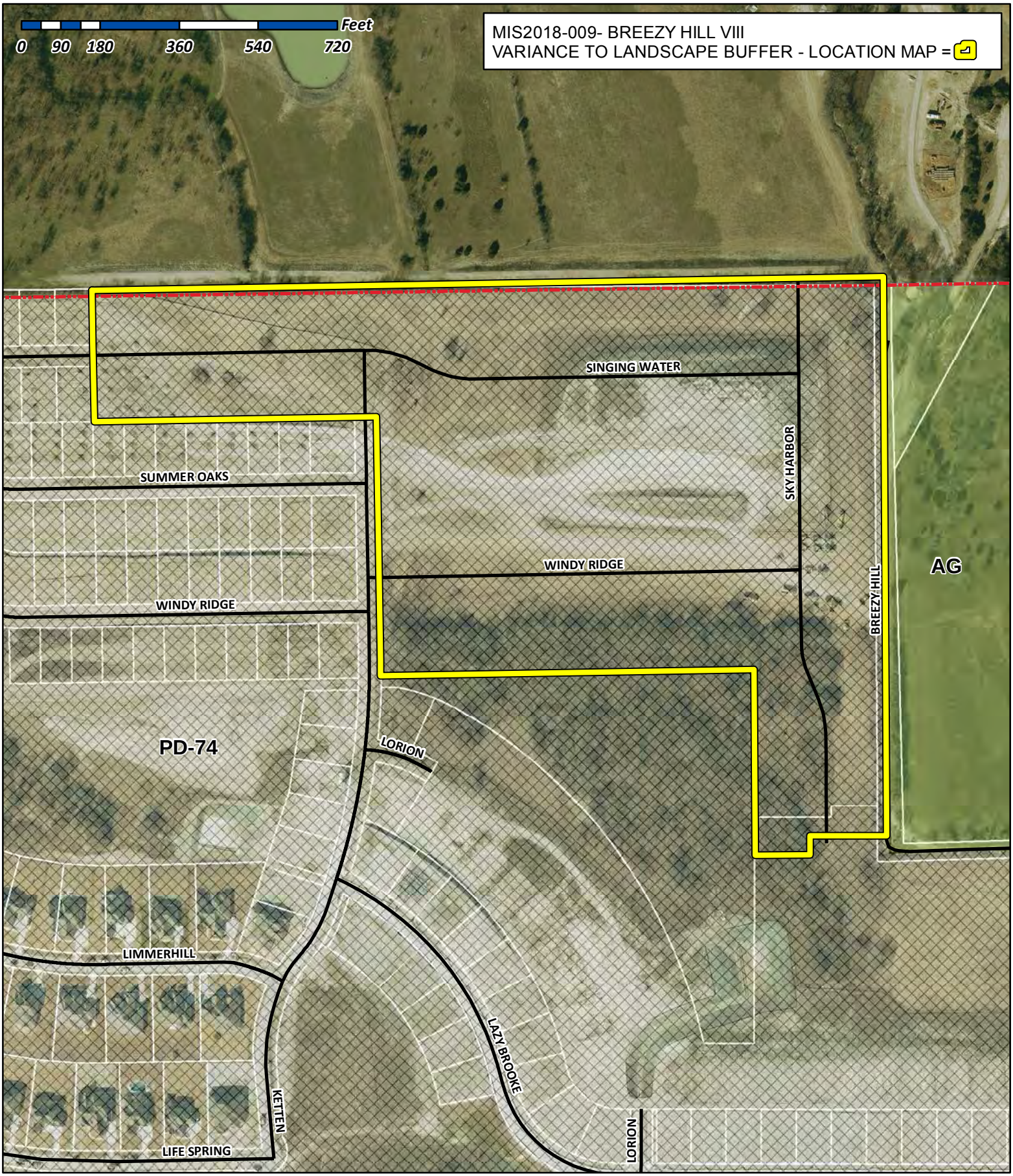
DATE: May 21, 2018

SUBJECT: MIS2018-009; *Variance Request for Breezy Hill, Phase VIII (PD-74)*

On April 20, 2009, the City Council approved Planned Development District 74 (PD-74) establishing the zoning for a 405.184-acre tract of land identified as the Breezy Hill Subdivision. Contained in this zoning ordinance [*Ordinance No. 09-19*] was a provision that, "(a) landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Road." Since this original approval, Planned Development District 74 (PD-74) has been amended four (4) times, but this requirement has not changed. Recently, there has been some dispute over the alignment of Breezy Hill Road, which necessitated the City to hire a surveyor to identify the location of the prescriptive right-of-way of the roadway. Prior to the completion of this survey, the applicant adjusted the lot sizes in Phase VIII of the subdivision -- *which is directly adjacent to the roadway* --, first through rezoning the property to increase the size of the lots [*Case No. Z2017-049*] and then through the Board of Adjustments (BOA) to reduce eight (8) of the lots' width requirements by five (5) feet (*i.e. from 180-feet to 175-feet*) [*Order No. BOA 2018-2-V*]. In addition, the applicant has recently submitted a preliminary plat for Phase VIII [*Case No. P2018*-001] of the subdivision, which was recommended for approval by the Planning and Zoning Commission on April 10, 2018 but was tabled by the City Council on April 16, 2018 in anticipation of this variance request. Now that the survey has been completed, there does appear to be some overlap in the prescriptive right-of-way and the applicant's property line that requires resolution prior to the City Council being able to accept the preliminary plat. Specifically, the width of overlap or encroachment varies from 5.1-feet along the southeastern boundary to 4.1-feet along the northeastern boundary. To remedy this issue staff has suggested -- *that in lieu of going back to the BOA for a further reduction in lot size* -- the applicant request a variance to the landscape buffer requirement in accordance with the procedures contained in Planned Development District 74 (PD-74) [*Ordinance No. 17-60*]. This section reads as follows: "*Variances. The variance procedures and standards for approval set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance…*", and according to the UDC a variance to the landscape buffer requirements can be requested pending a recommendation from the Planning and Zoning Commission. The variance that needs to be requested in this case is to reduce the minimum landscape buffer from ten (10) feet to 4.9-feet along Breezy Hill Road.

In evaluating variance requests, the City Council is asked to review the request to establish if there is a unique or extraordinary condition that would constitute a hardship or that would prohibit an applicant from conforming to the requirements of the zoning. In this case, the applicant was not aware of the prescriptive right-of-way until after the zoning was approved. The applicant's situation may constitute a hardship; however, variance requests are discretionary decisions for the City Council pending a recommendation from the Planning and

Zoning Commission. On May 8, 2018, the Planning and Zoning Commission reviewed the applicant's request and voted 7-0 to recommend approval of this case to the City Council. If approved the variance would only apply to Phase VIII of the subdivision. Should the City Council have any questions staff will be available at the May 21, 2018 meeting to discuss.



City of Rockwall

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

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

BH Phase 8, Ltd.
By: BH Phase 8 GP Corporation
8214 Westchester Drive, Suite 710, Dallas, Texas 75225
Phone: 214-522-4945 * Fax: 214-522-7244

May 1, 2018

Ryan Miller
City of Rockwall
Planning Department
385 S. Goliad Street
Rockwall, TX 75087

Re: Breezy Hill Phase 8 Landscape Buffer Variance

Breezy Hill Phase 8 requests a reduction in the landscape buffer along the eastern border of the property to accommodate Breezy Hill Road.

John Arnold
Ridgecrest SF, Ltd.

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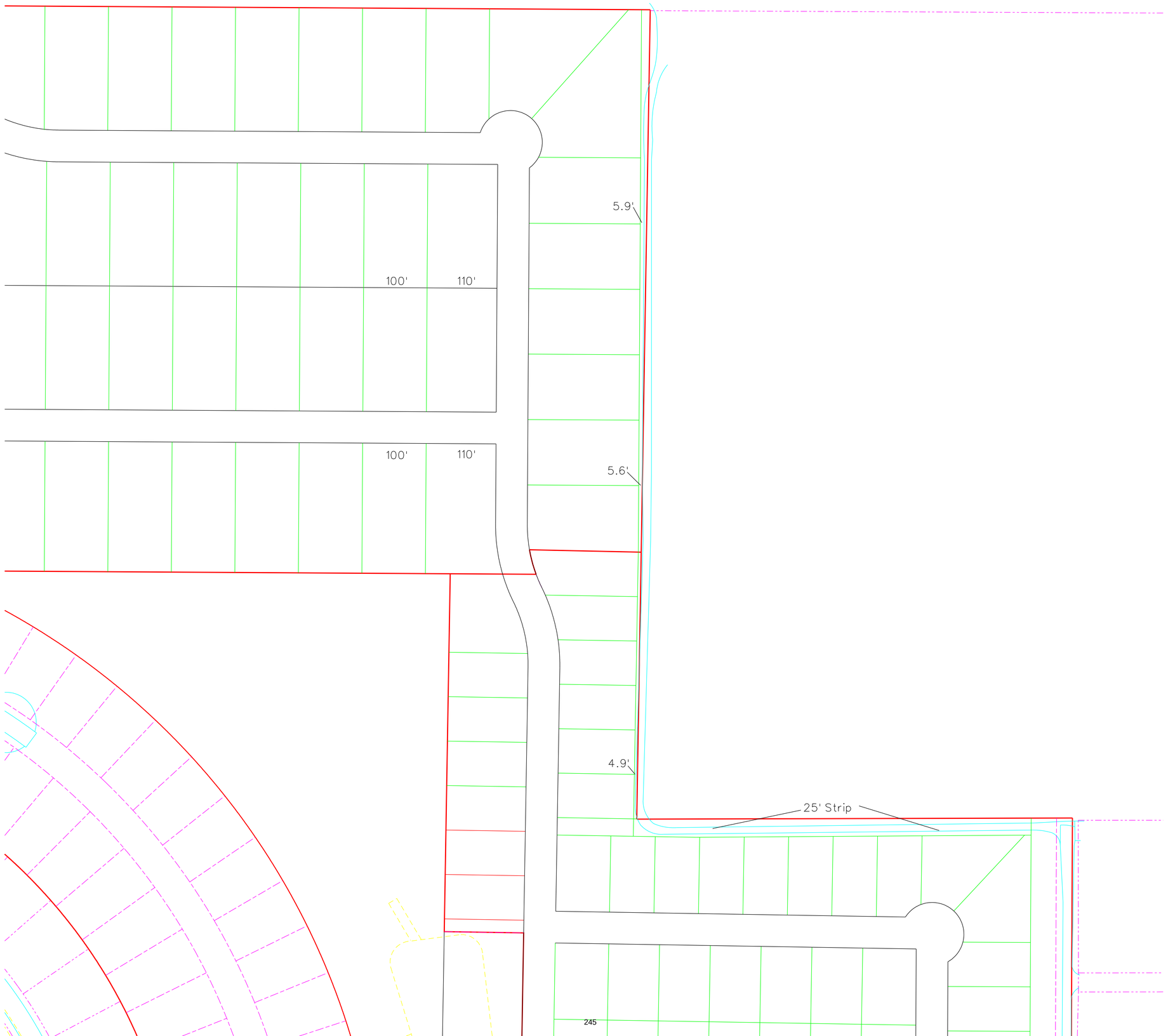
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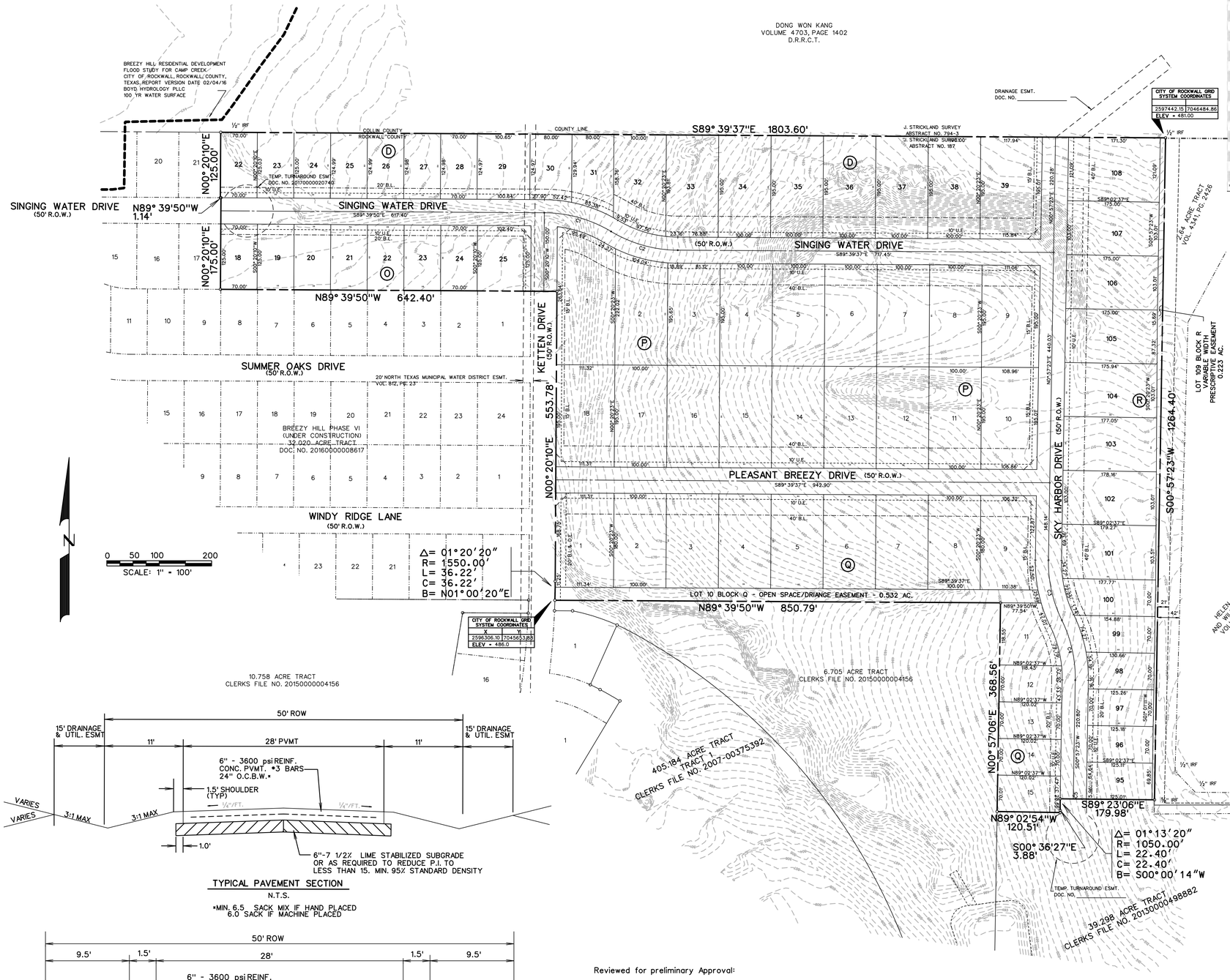
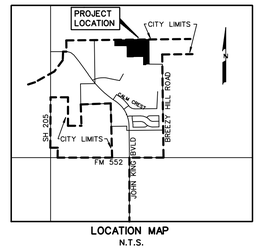
245

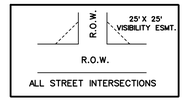


BREEZY HILL PHASE 8													
Block D			**Block O**			**Block P**			**Block Q**			**Block R**		
Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type
22	8750	G	18	8750	G	1	27542	F	1	200034	F	95	8428	G
23	8749	G	19	8750	G	2	20544	F	2	18000	F	96	8400	G
24	8749	G	20	8750	G	3	19504	F	3	18000	F	97	8400	G
25	8749	G	21	8750	G	4	19500	F	4	18000	F	98	8495	G
26	8748	G	22	8750	G	5	19500	F	5	18000	F	99	9493	G
27	8748	G	23	8750	G	6	19500	F	6	18000	F	100	11413	G
28	8748	G	24	8750	G	7	19500	F	7	18000	F	101	18082	F
29	12577	C	25	12799	G	8	19500	F	8	18000	F	102	18025	F
30	10083	C				9	21450	F	9	19896	F	103	18025	F
31	11360	C				10	21450	F	10*	23184		104	18025	F
32	18057	F				11	19500	F	11	11992	G	105	18025	F
33	19490	F				12	19500	F	12	8448	G	106	18025	F
34	19500	F				13	19500	F	13	8401	G	107	18025	F
35	19500	F				14	19500	F	14	8401	G	108	21354	F
36	19500	F				15	19500	F	15	8407	G	109*	12643	
37	19500	F				16	19500	F						
38	19500	F				17	19500	F						
39	22277	F				18	21706	F						

* Indicates Common Area



LOCATION MAP
N.T.S.



VISIBILITY EASEMENT DETAIL
N.T.S.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
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LEGEND

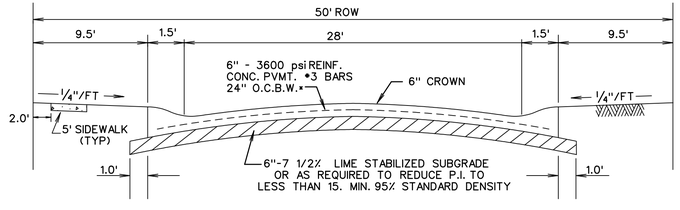
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

TYPICAL PAVEMENT SECTION
N.T.S.
*MIN. 6.5 SACK MIX IF HAND PLACED
6.0 SACK IF MACHINE PLACED



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
LOTS 95-100 BLOCK R, LOTS 11-15 BLOCK Q - SKY HARBOR DRIVE
N.T.S.
*MIN. 6 ½ SACK MIX IF HAND PLACED

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that thr above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____ of_____,2018.

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

Mayor, City of Rockwall — City Secretary — City Engineer

Zoning: Planned Development District (PD-74)
Single Family Residential [Lot Type C, F & G]

TOTAL ACRES 30.785

TOTAL RESIDENTAL LOTS 72

DENSITY 2.338

PRELIMINARY PLAT
OF

BREEZY HILL PHASE VIII

LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-109, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

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

JANUARY 2018 SCALE 1" = 100'

CASE #P2018-001

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 05/21/2018

APPLICANT: Chase Finch; *Corwin Engineering*

AGENDA ITEM: **P2018-001;** *Breezy Hill, Phase VIII*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a preliminary plat for Breezy Hill, Phase VIII containing 72 single-family residential lots on 30.785-acres of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.

PLAT INFORMATION:

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

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

☑ The applicant is requesting to preliminary plat Phase VIII of the Breezy Hill Subdivision for the purpose of laying 72 of the 750 lots. Of the 72 proposed lots, three (3) lots will be constructed to the Type "C" standards, 43 will be constructed to the Type "F" standards, and 26 will be constructed to the Type "G" standards (*all standards are displayed in the above table*) and be situated on approximately 30.785 acres. In addition to the preliminary plat, the applicant has also submitted a preliminary water, sanitary sewer storm water, and drainage plans establishing that the developer can provide adequate utilities to service the proposed phase.

☑ On March 8, 2018, the Board of Adjustments approved a variance [*Order No. BOA 2018-2-V*] to the zoning requirements for Planned Development District 74 (PD-74) to reduce the required lot depth from 180-feet to 175-feet for eight (8) lots [*i.e. Lots 101-108, Block R*] to allow for the required 10-foot landscape buffer adjacent to Breezy Hill Lane.

☑ On April 16, 2018, the City Council tabled the approval of this preliminary plat in anticipation of a request for a variance [*Case No. MIS2018-009*] to the landscape buffer adjacent to Breezy Hill Road for Breezy Hill Phase VIII. This variance will be required to be approved prior to the approval of this preliminary plat.

☑ On April 9, 2018 the Parks Board reviewed the *Preliminary Plat* and made a recommendation to approve the plat with the following conditions:

1) The developer is to pay the pro-rata equipment fees required in the amount of $18,360 [*i.e. 72 Lots @ $255.00 Per Lot*].

☑ On May 8, the Planning and Zoning Commission recommended approval of a variance [*Case No. MIS2018-008*] to the ten (10)-foot landscape buffer requirement adjacent to Breezy Hill Lane to 4.9-feet adjacent to Breezy Hill Lane.

☑ With the exception of the variance to the lot depth for eight (8) lots and the landscape buffer adjacent to Breezy Hill Lane, the proposed preliminary plat generally conforms to the revised concept plan approved by the City Council on July 7, 2014 under *Case No. Z2014-007* [*Ordinance No 14-26*].

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for preliminary plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

Should the City Council choose to approve the *preliminary plat* for *Breezy Hill, Phase VIII,* staff would recommend the following conditions:

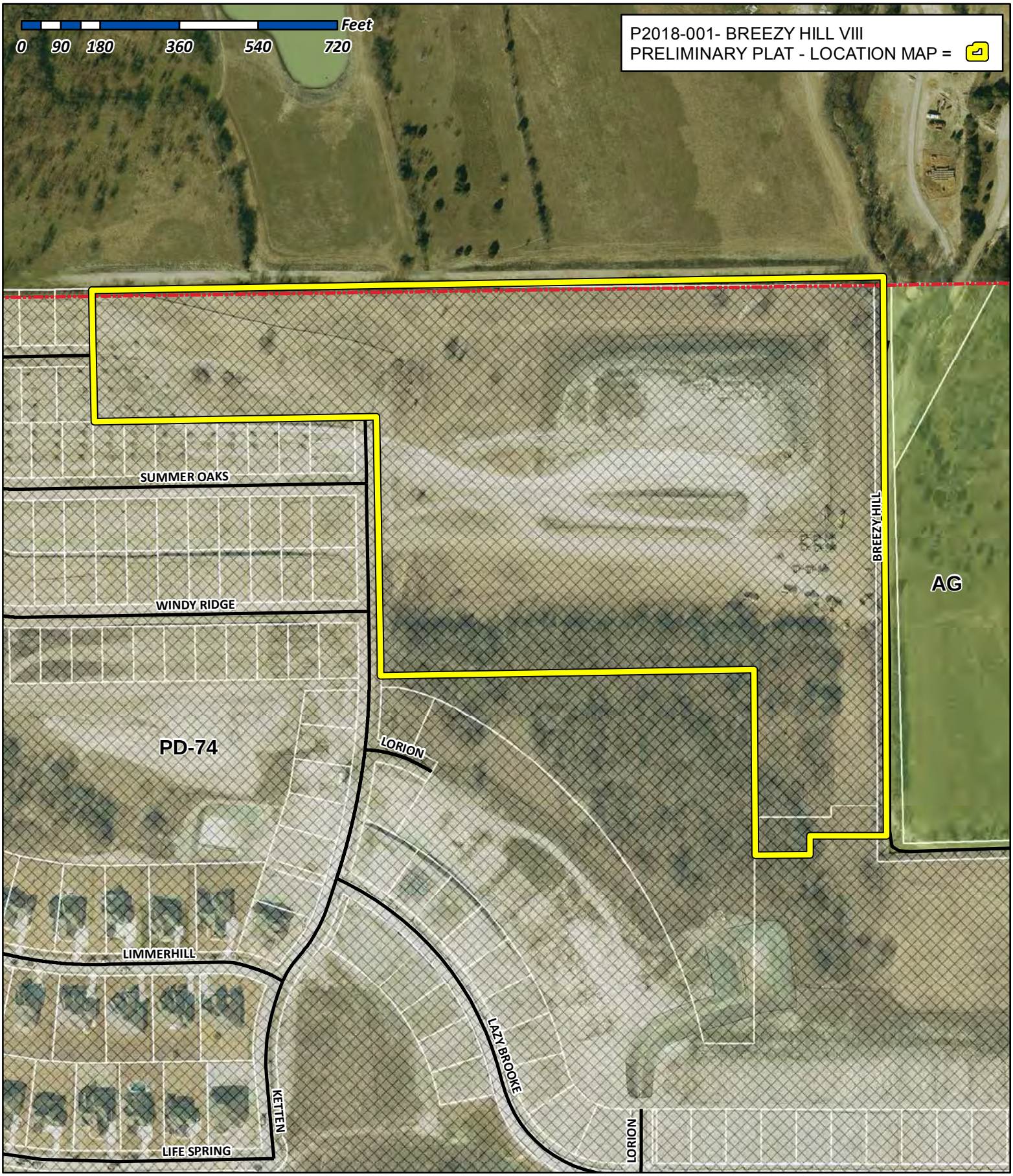
1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) The development shall adhere to the recommendations of the Park Board;

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

PLANNING AND ZONING COMMISSION:

On April 10, 2018, the Planning and Zoning Commission's motion to recommend approval of the preliminary plat with staff recommendations pass by a vote of 5-0 with Commissioners Fishman and Moeller absent.



City of Rockwall

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

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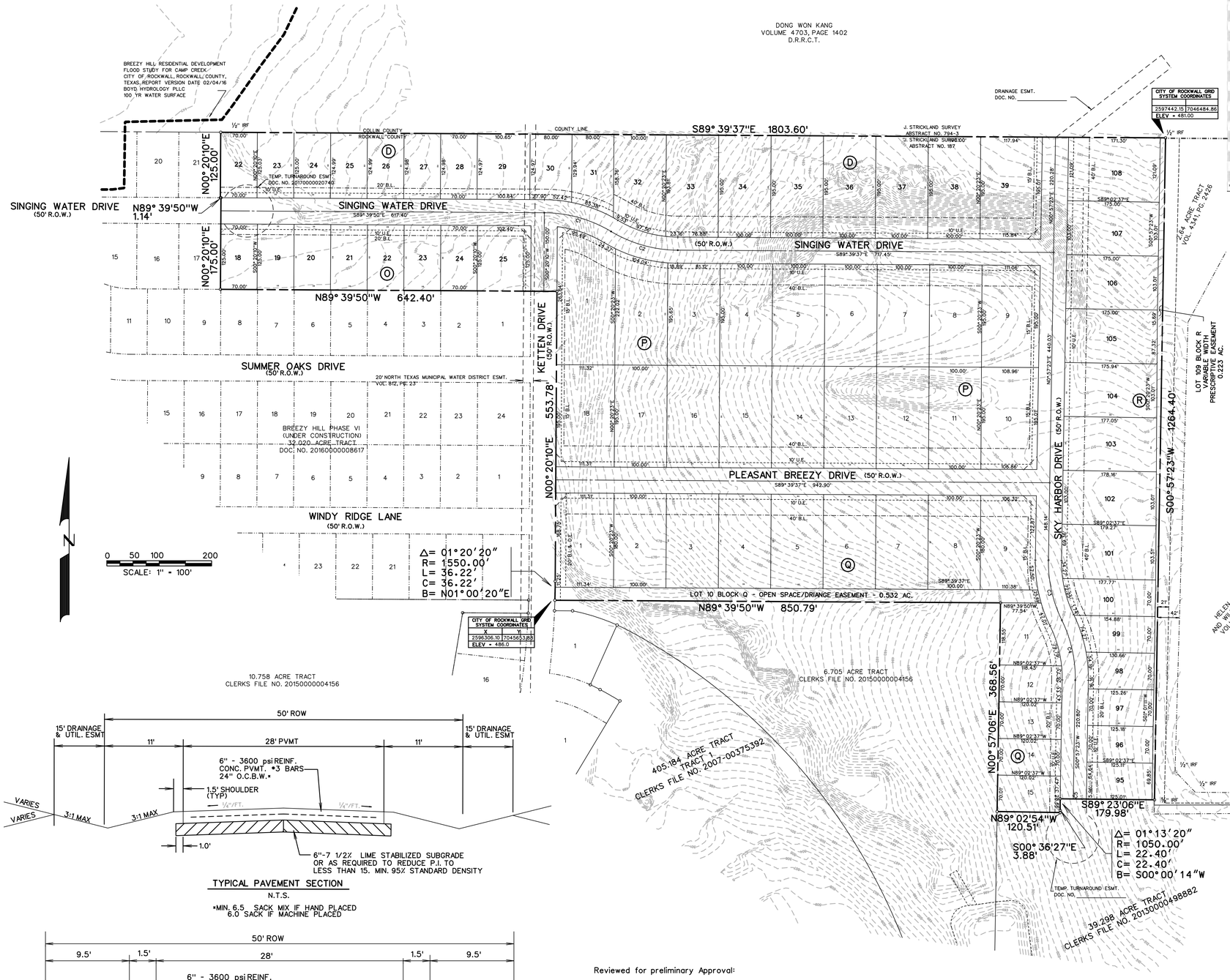

BREEZY HILL PHASE 8													
Block D			**Block O**			**Block P**			**Block Q**			**Block R**		
Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type
22	8750	G	18	8750	G	1	27542	F	1	200034	F	95	8428	G
23	8749	G	19	8750	G	2	20544	F	2	18000	F	96	8400	G
24	8749	G	20	8750	G	3	19504	F	3	18000	F	97	8400	G
25	8749	G	21	8750	G	4	19500	F	4	18000	F	98	8495	G
26	8748	G	22	8750	G	5	19500	F	5	18000	F	99	9493	G
27	8748	G	23	8750	G	6	19500	F	6	18000	F	100	11413	G
28	8748	G	24	8750	G	7	19500	F	7	18000	F	101	18082	F
29	12577	C	25	12799	G	8	19500	F	8	18000	F	102	18025	F
30	10083	C				9	21450	F	9	19896	F	103	18025	F
31	11360	C				10	21450	F	10*	23184		104	18025	F
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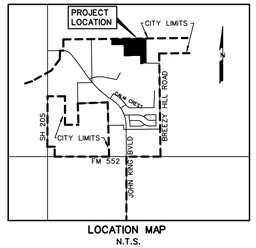
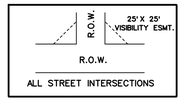


LOCATION MAP
N.T.S.



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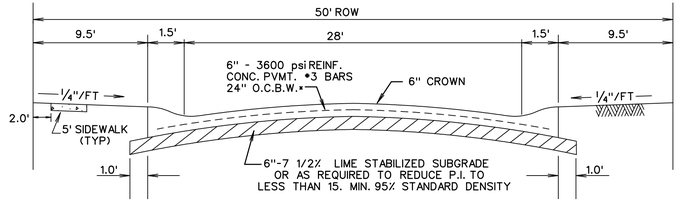

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Planning & Zoning Commission Chairman — Date

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Mayor, City of Rockwall — City Secretary — City Engineer

Zoning: Planned Development District (PD-74)
Single Family Residential [Lot Type C, F & G]

TOTAL ACRES 30.785

TOTAL RESIDENTAL LOTS 72

DENSITY 2.338

PRELIMINARY PLAT
OF

BREEZY HILL PHASE VIII

LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-109, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

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

JANUARY 2018 SCALE 1" = 100'

CASE #P2018-001

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 05/21/2018

APPLICANT: Andy Sebacher; *Forum Studio Architects, Inc.*

AGENDA ITEM: **SP2018-011;** Amended Site Plan for *Lollicup USA*.

SUMMARY:

Discuss and consider a request by Andy Sebacher of Forum Studio Architects, Inc. on behalf of Alan Yu of Lollicup USA, Inc. for the approval of a variance in conjunction with an approved site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of a variance to the Unified Development Code (UDC) as outlined in this report. The request is in conjunction with a request for an *amended site plan* for the purpose of allowing a form-liner used to replicate the use of stone rather than using the required stone product that was approved for the north elevation. If approved, the applicant intends to provide integrally cast concrete wall panels that appear as split-face stone. After the site plan was approved by the Planning and Zoning Commission, the City Council approved variances and exceptions associated with an approximately 650,000 SF warehouse/manufacturing [*i.e. Lollicup USA*] facility on January 16, 2018 [*Case No. SP2017-042*]. It should be noted that the approval granted a variance to the FM-549 Overlay (FM-549 OV) Districts' 20% stone requirement by allowing no stone on the east, west, and south elevations, while allowing 12% on the north elevation. The revised building elevations indicate the appearance of a split-face stone (*i.e. form-liner application*) for the north (13%), east (1%), and west (2%) elevations. The proposed warehouse/manufacturing facility will be situated on a 34.23- acre tract of land identified as a portion of Lot 1, Block A, Rockwall Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125. The site is located east of Corporate Crossing, between Capital Boulevard and Discovery Boulevard, is within the FM-549 Overlay (SH-276 OV) District, and is zoned Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a warehouse is a permitted by right use in a Light Industrial (LI) District.

With the exception of the variance being requested for the use of a form-liner application, the approved site plan [*SP2017-042*], landscape plan, treescape plan, photometric plan, and building elevations have not changed from the originally approved site plan and generally

conform to the technical requirements contained within the Unified Development Code (UDC) for properties located within the FM-549 (FM-549 OV) District, and Light Industrial (LI) zoning district. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*34.23-Acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x>125-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-Feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet + ½ H* [1]	*x>20-Feet; In Conformance*
Minimum Side Yard Setback	*0-Feet + ½ H* [1]	*x>200-Feet; In Conformance*
Maximum Building Height	*120-Ft* [2]	*41'8"; In Conformance*
Max Building/Lot Coverage	*60%*	*~43.6%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Minimum Number of Parking Spaces	*1,300*	*206 Provided; Variance Approved*
Minimum Stone Requirement (SH205 OV)	*20% Each Facade*	*X<20%; Variance Approved*
Minimum Landscaping Percentage	*10%*	*x=26%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*x=74%; In Conformance*

VARIANCE REQUESTS:

The applicant is requesting a variance to the Unified Development Code (UDC) for the section outlined below. It should be noted that a variance request to the FM-549 Overlay (FM-549 OV) District requires passage by a ¾ majority vote of those City Council members present. The request is as follows:

1) Section 6.13, C.1, FM-549 OV, of the UDC requires a minimum of 20% natural (or quarried) stone on all facades. The proposed building elevations do not indicate the use of a natural or quarried stone product on any façade (*i.e. north, south, east, & west*), rather the use of a form-liner appearing as split-face stone for the north (13%), east (1%), and west (2%) elevations. A variance to the FM-549 OV would allow for the building elevations to not meet the stone requirement as depicted on the elevations and requires approval of a 3/4 majority vote of the City Council members present.

A request for a variance as outlined above is considered a discretionary decision for the City Council.

ARCHITECTURAL REVIEW BOARD:

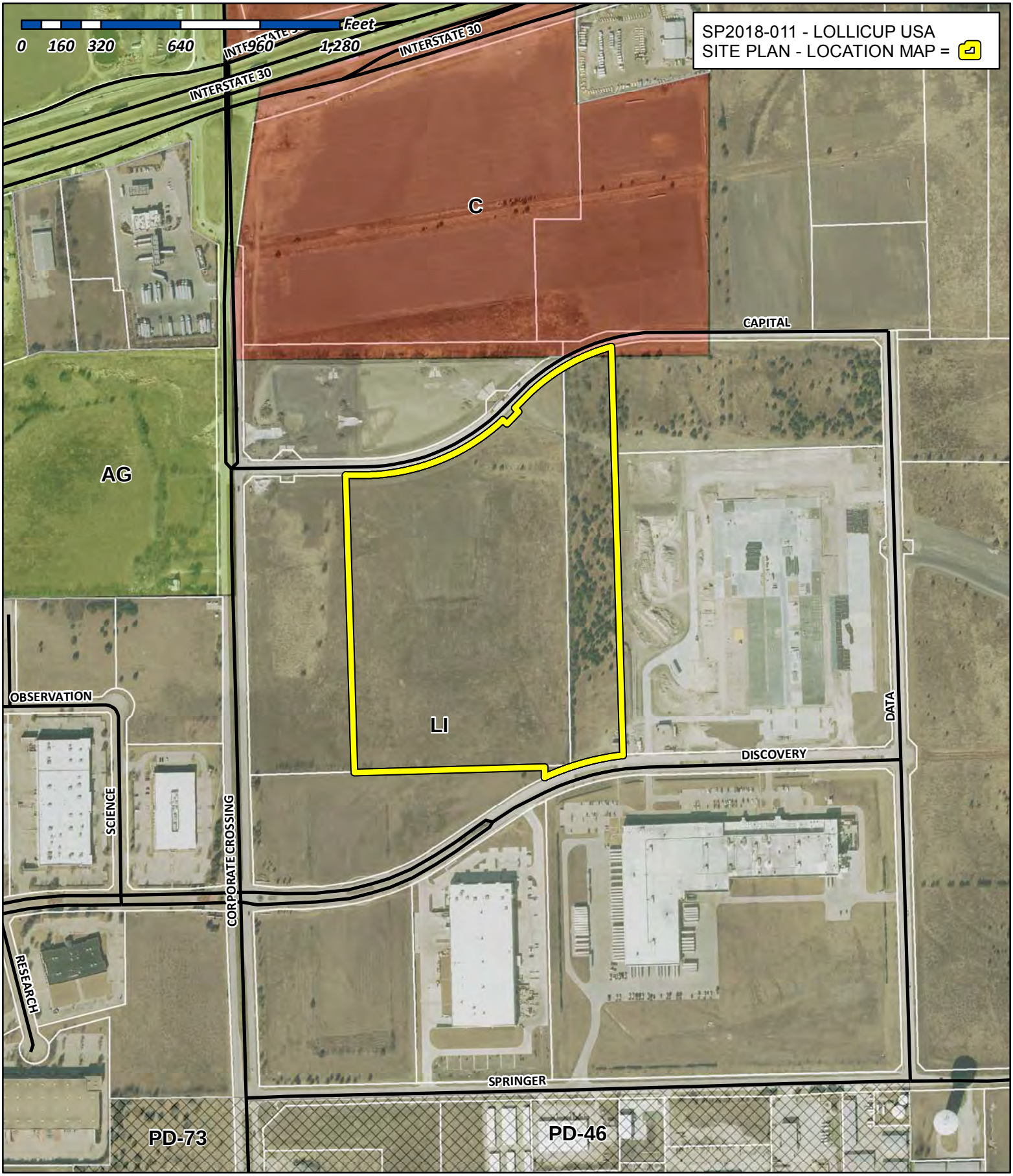
On January 9, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations and requested the applicant provide additional stone to the north elevation along the northwest corner of the area (*i.e. office area*). Additionally, the ARB requested the applicant provide landscaping along the southern boundary to better screen this area from Discovery Blvd. The ARB made a motion to recommend approval of the building elevations with these conditions, which passed by a vote of 4 to 0 with Board Members Meyrat, Neill, and Dayman absent. The Architectural Review Board (ARB) will review the proposed change to the building

elevations at their next meeting to be held on May 8, 2018 and will provide a recommendation to the Planning and Zoning Commission.

On May 8, 2018, the Architectural Review Board (ARB) reviewed the proposed request to allow for the use of a form-liner rather than stone. The ARB made a motion to recommend denial of the request, which passed by a vote of 3 to 0 with Board Members Neill, Craddock, Tovar, and Miller absent.

PLANNING AND ZONING COMMISSION:

On May 8, 2018, the Planning and Zoning Commission's motion to recommend denial of the request to allow a form-liner application passed by a vote of 7 to 0.



City of Rockwall

Planning & Zoning Department
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FORUM
THE ART & SCIENCE OF BUILDING

2199 Innerbelt
Business Center Drive
St. Louis, Missouri 63114

p 314 429 5100
f 314 429 3137
forumstudio.com

April 20, 2018

David Gonzalez
Senior Planner
Rockwall Planning & Zoning Division
385 S. Goliad Street
Rockwall, Texas 75087

Project: Lollicup 3201 Capital Blvd.
Permit Number: B:D2018-0688
#601-03049

Dear David,

Please accept this Development Application and supporting documentation for Amended Site Plan to initiate the approval process. We propose substitution of concrete panels that include integrally cast concrete replica stone of size, color and texture similar to the thin-stone product for the previously approved Eldorado Stone man-made thin-stone product. This will be achieved through a special concrete form and a hand applied mineral stain.

The proposed concrete form liner #892 12" Quarry Stone from Architectural Polymers Inc., develops a 'split-face' stone appearance of running bond masonry that is an integral part of the concrete wall panel. This eliminates the possibility of masonry veneer separation issues.

The formed concrete is then provided the realistic color of natural stone and mortar by the hand applied mineral stain product which forms a permanent penetrating, chemical bond with the concrete. The stain is environmentally friendly, durable, odorless, as well as resistant to UV, weather and mold and mildew and comes with a 25 year warranty.

Please advise if there is any other information we can provide to assist your process.

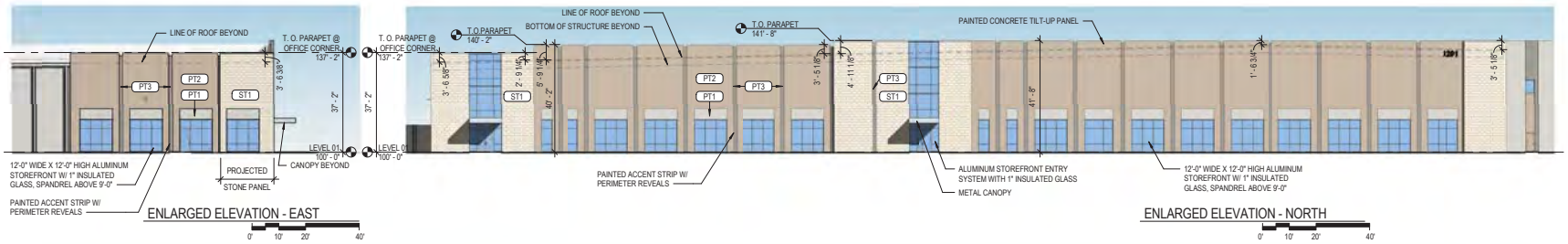
We look forward to working with the City of Rockwall on this project.

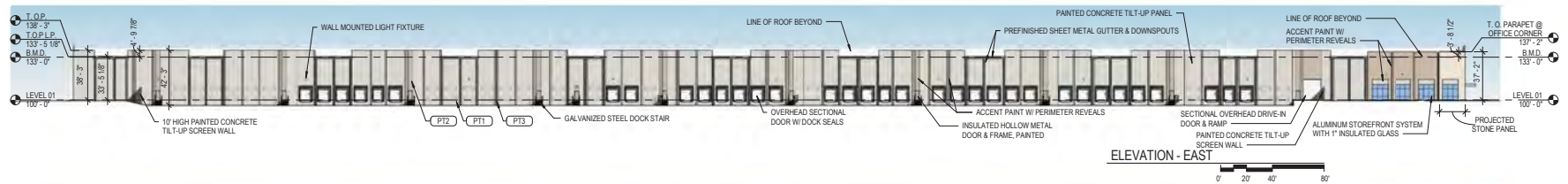
Regards,

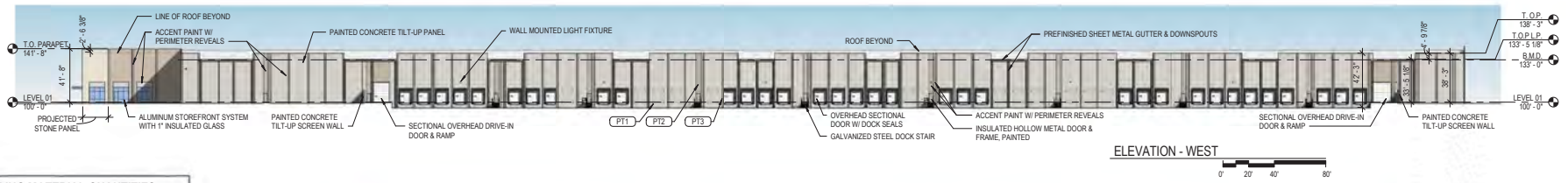
Andy Sebacher
Senior Associate
Forum Studio

Enclosures: Development Application (amended site plan)
$100 application fee check
4 Each:
--Updated color renderings
--Updated color elevations
--Form Liner #892 spec sheet, installation image overall and close-up
--Nawkaw sales brochure, Nawkaw K-tone spec sheet, installation photo image

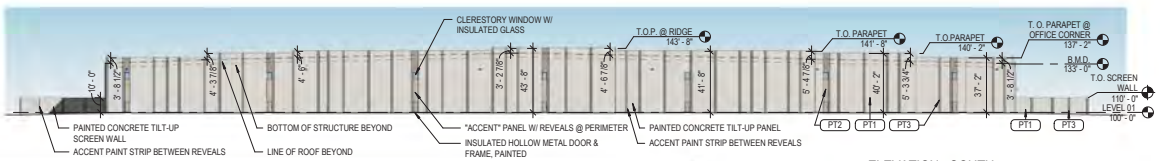
cc. Bob Leimberg, Clayco











BUILDING MATERIAL QUANTITIES

EAST ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	88	36,499
STOREFRONT SYSTEMS	2	576
STONE	1	545
OVERHEAD DOORS	8	3,464
HOLLOW METAL DOORS & FRAMES	1	336
TOTAL FACADE	100	41,420

WEST ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	88	36,174
STOREFRONT SYSTEMS	2	627
STONE	2	685
OVERHEAD DOORS	8	3,464
HOLLOW METAL DOORS & FRAMES	< 1	336
TOTAL FACADE	100	41,286

NORTH ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	74	18,843
STOREFRONT SYSTEMS	12	3,158
STONE	13	3,311
HOLLOW METAL DOORS & FRAMES	1	72
TOTAL FACADE	100	25,384

SCREEN WALL EAST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	543

SCREEN WALL WEST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	658

SOUTH ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	99	24,933
CLERESTORY	<1	81
HOLLOW METAL DOORS & FRAMES	<1	168
TOTAL FACADE	100	25,182

SCREEN WALL EAST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	543

SCREEN WALL WEST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	658

ROOF

45 MIL WHITE TPO OVER RIGID INSULATION

BUILDING MATERIALS

EXTERIOR WALLS
TILT-UP CONCRETE PANELS: SITE CAST, REINFORCED, UN-INSULATED CONCRETE TILT-UP PANELS - PAINTED

ROOFING
45-MIL SINGLE PLY MECHANICALLY FASTENED TPO OVER R-20 ROOF INSULATION. COLOR: WHITE

SHEET METAL
"KYNAR" FINISHED ALUMINUM SHEET METAL GUTTERS & DOWNSPOUTS. MANUFACTURER: UNACLAD OR EQUAL, COLOR: SLATE GRAY

CANOPY
CLEAR ANODIZED ALUMINUM CANOPY AT MAIN OFFICE ENTRANCES

HOLLOW METAL DOORS & FRAMES
18 GAUGE, 1 3/4" THICK FLUSH PANELS, INSULATED, PAINTED.

OVERHEAD DOORS
9'x10' MANUALLY OPERATED VERTICAL LIFT INSULATED SECTIONAL DOCK DOORS. COLOR: WHITE

14'x16' ELECTRICALLY OPERATED SECTIONAL DRIVE-IN DOORS. COLOR: WHITE

STOREFRONT SYSTEMS
2" WIDE x 4 1/2" DEEP ALUMINUM FRAMED STOREFRONT SYSTEM WITH 1" INSULATED GLASS. COLOR: CLEAR ANODIZED

PAINT
SMOOTH TEXTURED 2-COAT ELASTOMERIC SYSTEM ON TILT-UP PANELS
PT1: SW 7648 BIG CHILL (OVERALL COLOR)
PT2: SW 7037 BALANCED BEIGE (ACCENT, OFFICE AREA WALLS, HOLLOW METAL DOORS)
PT3: SW 7673 PEWTER CAST (ACCENT)

STONE
ST1: FAUX STONE FORMED & STAINED CONCRETE PANEL

APPLICANT INFORMATION

BOB LEIMBERG
CLAYCO
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
314.592.2234 office
314.713.7874 mobile
leimbergb@claycorp.com

OWNER INFORMATION

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LOLLICUP USA
6185 KIMBALL AVE.
CHINO, CA 91708
626.965.8882 x110 office
626.226.8556 mobile
alan.yu@lollicup.com

PROJECT NAME

LOLLICUP
CASE NUMBER: SP2017-042

CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

ARCHITECT
FORUM
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

CONTRACTOR / DEVELOPER
CLAYCO

LANDSCAPE ARCHITECT
FORUM

CIVIL ENGINEER
FREESE & NICHOLS

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

Lollicup
3201 Capital Blvd.
Rockwall, Texas 75032

DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17
REVISIONS - CITY OF ROCKWALL	01/09/18
P & Z REVISIONS	01/11/18
AMENDED SITE PLAN	04/20/18

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.
+A3-01

Forum # 601-03049 Consult.# 101-03049

4/19/2018 12:51:38 PM

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CLAYCO
THE ART & SCIENCE OF BUILDING

LOLLICUP® USA, INC.

LOLLICUP
04.20.2018

Rockwall, TX

FORUM

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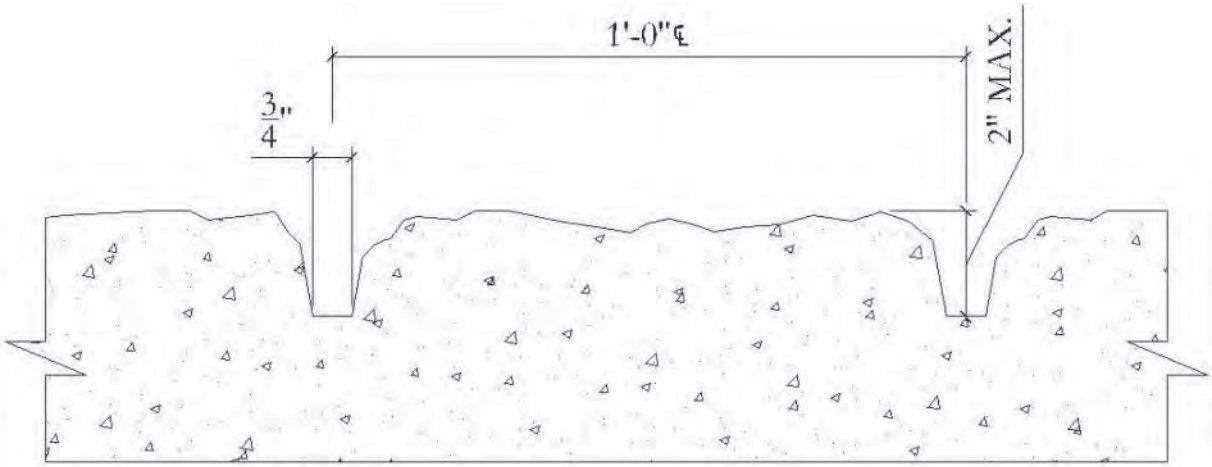

#892 12” QUARRY STONE

Architectural concrete surface treatment shall be obtained with Architectural Polymers® elastomeric form liner as manufactured by Architectural Polymers®. Release agent shall be approved and applied as per Architectural Polymers® recommendation. Factory bonded ¾” plywood is also available. No substitutions will be allowed without prior written approval from the architect or engineer.

#892 12” Quarry Stone
Short Form Specification

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1220 Little Gap Road • Palmerton, PA 18071 • PH: 610-824-3322 • FAX: 610-824-3777 • www.apformliner.com


PHOTO IMAGE OF FORM LINER #892 INSTALLATION
OUR APPLICATION WILL INCLUDE ONLY FORM LINER #892 WITHOUT BRICK BAND AND WITHOUT SMOOTH FACE STONE
261

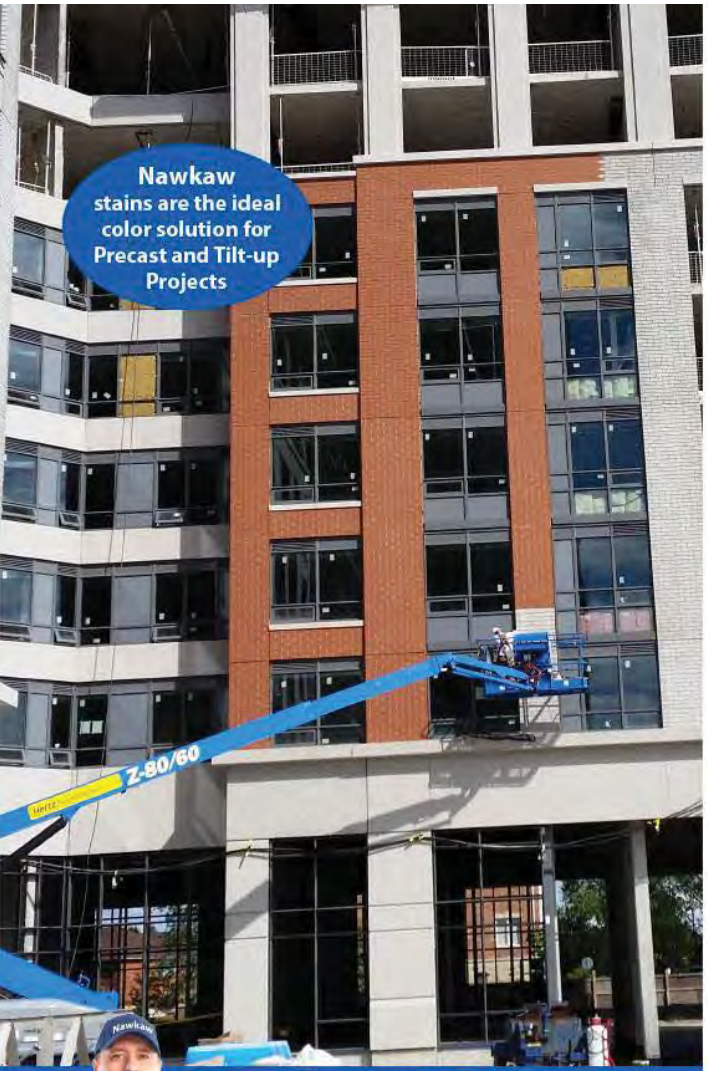


PHOTO IMAGE
CLOSE-UP VIEW OF
PREVIOUS
INSTALLATION OF
FORM LINER #892

262


PHOTO IMAGE OF SIMILAR COLOR NAWKAW INSTALLATION.
FOR OUR APPLICATION COLOR WILL BE SIMILAR WITHOUT THE DARK GRAY FOR LESS RANGE.

263





Commercial Services

Beautiful, natural looking color for brick, block, concrete, mortar, stucco and stone.

Nawkaw®

Changing the color of masonry and concrete!

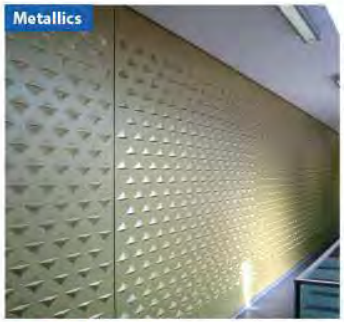
Color—*it's been our passion for more than 30 years!*

It's no wonder that we have come across a number of projects through the years that require specialized services. Not all concrete is created equally (nor bricks for that matter!) That is why we manufacture different types of stain. Some manufacturers have a one-size-fits-all approach to coloring concrete; however, our experience is that every job is different. From our acrylic stains to mineral silicate stains, each has properties that make it well suited for particular applications.

Our installation services teams provide creative color solutions for projects of all sizes.

Nawkaw Services

- Expert installation crews specialize in providing quality services using a variety of application techniques
- Restoration and corrective application
- New Construction, on-site and in-situ, precast, tilt-up
- Color Matching/Blending
- Recoloring
- Creative Application
- Adaptive Reuse
- Commercial projects
- Government projects
- Institutional projects
- Highway projects









Architectural Finishes

The photos below, featuring our "Aged Copper" finish, illustrate how color helps to define the shape and depth of the structure. Without color, the building appears very flat—practically one dimensional. But notice how the color dramatically enhances the dimension, defining the various planes and accentuating the textures inherent in the concrete. For more information about architectural finishes and color for concrete and masonry, please call us today or visit us online at www.Nawkaw.com.





Nawkaw®

Changing the color of masonry and concrete!

370 Commerce Blvd. • Athens, GA 30606 • www.Nawkaw.com • 1-866-4-NAWKAW

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Architects, contractors, and the world's leading designers look to Nawkaw to transform properties with beautiful colors and tones. We manufacture our stain products and our specially trained crews apply them in order to precisely control the application process and ensure a natural looking and consistent appearance.





Paint vs. Stain

◀ Notice how the stain dramatically enhances the highlights, mid-tones, and shadows created by the wood textured concrete. The semi-translucent color allows the texture to show through rather than being covered up. NawTone™ stains are uniquely formulated for masonry and concrete. Unlike paint, which rests on top of the surface, our products penetrate and bond to masonry and concrete, forming an incredibly durable finish that won't chip, blister, or peel.

Color makes the difference…

Your building's color—it's the ***first*** thing people see, but it can make a ***lasting impression!*** Nawkaw's Certified Stain Technicians are experts at matching and blending color to achieve just the color you are looking for. We can stain project components at a precast facility, on a tilt-up job site, or suspended from a swing stage fifty stories up—all with the same superb results!

Color for National Brands

Nawkaw helps National Brands establish and maintain color consistency throughout their service areas. We store colors in a digital library so they can be quickly retrieved for use at any location across the country and around the world.





▼ When paints trap moisture beneath the surface, it can lead to unsightly peeling and require multiple reapplications. This is what we call "***Paintenance.***" NawTone stains are a one-and-done finish. Our stains are custom blended, allowing for infinite color control on every project.





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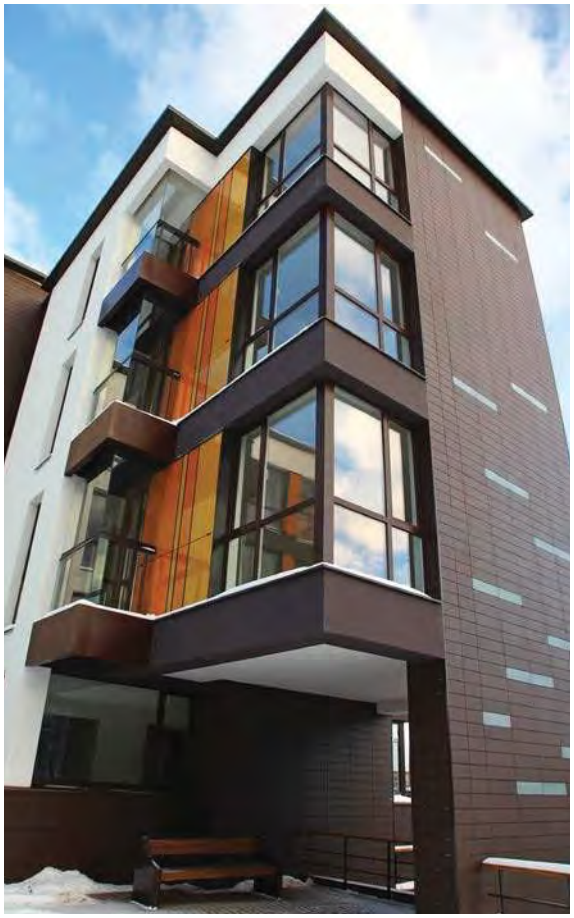
Technical Data

Nawkaw®

We change the color of masonry and concrete!



NawTone-K™

NawTone-K is mineral stain that uses silicate as a binding agent to form a permanent chemical bond with substrates. The addition of lightfast, inorganic pigments enables a wide range of colors to be produced. **NawTone-K** exhibits the overall characteristics of being:

- UV resistant
- lightfast
- penetrating
- aspiratory
- durable
- odorless
- weather resistant
- mold & mildew resistant
- environmentally friendly

NawTone-K can be diluted with **NawThinz-C** for concrete surfaces or with **NawThinz-M** for masonry surfaces to create color-wash, semi-transparent, or opaque finishes. Our customized application techniques make **NawTone-K** a superior choice for new construction, renovation, restoration, and preservation.

Because **NawTone-K** chemically binds with concrete, it is ideal for use on precast and tilt-up projects. **NawTone-K** offers consistent color solutions for complete color changes, decorative applications, and solving color problems. This product is also very effective for blending away color variations that naturally occur in the manufacture of concrete. This includes blending away unsightly or mismatching patch repairs and skim coat finishes.

Environmental & Safety Concerns

NawTone-K is water-based, nonflammable, nonhazardous and has **Zero VOC** content. Use of this product may help your projects qualify for L.E.E.D credits.

Typical Specifications:

- **Viscosity:** (72° F) 60°-80° KU
- **pH:** ~11
- **Finish:** flat
- **Nonflammable**
- **VOC:** 0 g/L (ASTM D6886)
- **Abrasion Resistance:** excellent
- **Water Vapor Permeance:** 4.5×10^{-6} g/Pa s m^2
- **Water Diffusion Resistance:** $s_d(H_2O)$<0.01 m
- **UV Resistant–Accelerated Weathering** (ASTM G154) : pass
- **Application Temperature:** 41°-110°F (5°-43°C)

Dry Time for Reapplication (if required):
12 hrs concrete / 24 hrs masonry

- **Shelf Life:** 12 months in factory sealed container

Product Properties

- Penetrating
- Nonflammable
- Nontoxic
- Water-based
- Solvent-free
- Vapor-permeable
- Non-film-forming
- Zero VOC
- Water washup

Color Selection

Nawkaw stains allow you the freedom to choose the colors you want from any color specifiers or actual samples.

Create all levels of color, from completely opaque to just a hint of color.



Ask about our 25-Year Warranty

Nawkaw Corporation | 370 Commerce Blvd - Athens GA 30606 USA | 706-355-3217 | email: info@nawkaw.com | www.Nawkaw.com

Surface Preparation

Prior to application ensure that substrate is clean, dry and free of dust. Remove loose and unstable material as a sound surface is required for external applications. Be sure to check for any presence of mold release residue from concrete forms. If present, remove according to manufacturer's guidelines.

Substrates that have been treated with acid/chemical wash must be neutralized prior to application.

Alkali or efflorescence should be treated with proper neutralizing compounds as recommended by manufacturers before application can begin.

Application

NawTone-K can be applied by brush, roller, sponge and spray equipment. The product should be thoroughly mixed by stirring before use. The choice of application technique depends on the desired color and finish one wishes to achieve.

For translucent finishes, NawTone-K will be customized depending on the level of translucency required for the project. This may involve varying the number of applications required. Opaque finishes may require 2 or 3 applications.

When NawTone-K has been diluted with NawThinz, be sure to keep it well stirred. ONLY DILUTE WITH NAWTHINZ.

It is important to maintain a wet edge at all times, and work to a natural break line.

Limitations

Not suitable for application on synthetic surfaces such as silicone, urethane, epoxy or plastic. Coating sets hard and is not flexible; not recommended for caulking joints.

Coverage

Approximately 200-400 sq ft (60-120m^2). Actual area covered depends on the porosity of the substrate and the application method(s) used.

Cleaning of Application Equipment

Cleanup of equipment with water should be completed before the products have been allowed to dry. Spills or overspray should be cleaned with water and not allowed to dry.

The User of the product assumes all liability for product's use except in situations involving a manufacture's defect. This technical information is offered as advice based on knowledge and practical experience and does not constitute a warranty. Before application, the User shall determine the suitability of the product for its intended use. User should also ensure that the product is thoroughly mixed prior to application as the product may have settled during shipment or storage. Furthermore, it is recommended that the User test the product on a sample area before use. Nawkaw retains the right to make modifications as part of the product's development or improvement of their application; it is the User's duty to ensure they are aware of any such changes. This edition supersedes all earlier editions.

Safety

- Protect eyes and skin from contact with NawTone-K.
- Do not swallow.
- Keep away from children.

NOTE:
See manufacturer's SDS sheet:
www.Nawkaw.com/downloads

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 05/21/2018

APPLICANT: Worth Williams; *Moore Worth Investment, LLC*

AGENDA ITEM: **SP2018-008**; ModPizza

SUMMARY:

Discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of variances in conjunction with an approved site plan for a restaurant on a 0.778-acre parcel of land identified as Lot 4, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1901 N. Goliad Street, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of variances associated with an approved site plan for a restaurant [*i.e. ModPizza*]. The proposed restaurant will be situated on a 0.778-acre tract of land [*i.e. Lot 4, Block A, Lakeshore Commons Addition*]. The subject property is zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N SH-205 OV) District and is addressed as 1901 N. Goliad Street.

According to the submitted site plan, the restaurant will be constructed utilizing a flat roof design. The purpose of this design is to match the existing retail strip center located to the northeast and the proposed restaurant located on the adjacent property to the north. Additionally, the proposed restaurant will have an ~1,200 SF patio with outdoor seating. The proposed restaurant will have access to North Lakeshore Drive via a cross-access easement with the parcel located to the north and will have direct access to SH-205.

VARIANCES:

Based on the applicant's submittal, staff has identified the following variances:

A) *North SH 205 Corridor Overlay (N SH-205 OV) District Standards.*

a. *Pitched Roof*. According to Subsection 2, *Roof Design Standards*, of Subsection C, *Architectural Standards*, of Section 6.11, *North SH 205 Corridor Overlay (N SH-205 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system. In this case, the applicant is proposing to utilize a flat roof design to match the existing retail strip center and restaurant located on the adjacent properties. This request will require a ¾ majority vote with the City Council.

b. *Material Standards*. According to Subsection C, *Architectural Standards,* of Section 6.11, *SH North SH 205 Corridor Overlay (N SH-205 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) each exterior wall of a structure shall consist of 90% masonry including a minimum of 20% natural or quarried stone on each façade. In this case, the applicant is proposing to utilize ~13.6% cultured stone on the front elevation and ~26% cultured stone on the north elevation. The applicant is not providing stone on the west and south elevations. Additionally, the Unified Development Code (UDC) states that cementitious materials [*e.g. stucco*] shall be limited to

50% of the building's façade. The applicant is proposing to utilize 78% stucco on the west elevation and 82% stucco on the south elevation. To mitigate for this, the applicant is providing a cluster of trees [*i.e. Bald Cypress*] to provide landscape screening to the south and west of the building. Finally, the Unified Development Code (UDC) states that secondary materials [*e.g. metal panels*] shall be less than 10% per façade. In this case, the applicant is proposing to utilize 28% metal panels on the front façade and 38% metal panels on the north façade. The applicant has indicated that the reason for these requests is brand identity for the proposed restaurant. These requests shall require a ¾ majority vote by the City Council for approval.

B) *Parking*

a. *Off-Street Parking Requirement*. According to Section 5, *Off Street Parking Requirements*, of Article VI, *Parking and Loading*, of the Unified Development Code (UDC) restaurants shall have one (1) parking space for every 100 SF of building area. In this case, the restaurant is 2,800 which would require 28 parking spaces. In addition, the applicant is proposing a 1,200 SF outdoor patio with seating. This means the overall restaurant would be 4,000 SF which would require a minimum of 40 parking spaces. In this case, the applicant is requesting a variance to the parking requirement to provide 34 parking spaces [*i.e. 6 spaces below the minimum requirement*]. This request shall require a simple-majority vote to be approved by the City Council.

ARCHITECTURAL REVIEW BOARD

On April 24, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant provide a brick wainscot around the building. In addition, the Architectural Review Board (ARB) expressed agreement with the requested variances to the secondary materials requirement, the pitched roof requirement, and the natural stone requirement. The applicant has submitted revised building elevations in conformance with the Architectural Review Board's recommendations. These will be reviewed prior to the Planning and Zoning Commission on May 8, 2018.

On May 8, 2018, the Architectural Review Board's (ARB's) motion to recommend approval of the revised building elevations passed by a vote of 3-0 with Board Members Tovar, Neill, Miller, and Craddock absent.

RECOMMENDATIONS:

If the City Council chooses the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, Planned Development District 65 (PD-65), the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On May 8, 2018, the Planning and Zoning Commission's motion to approve the site plan and to recommend approval of the variances associated with the site plan passed by a vote of 7-0.



City of Rockwall

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

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

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BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM

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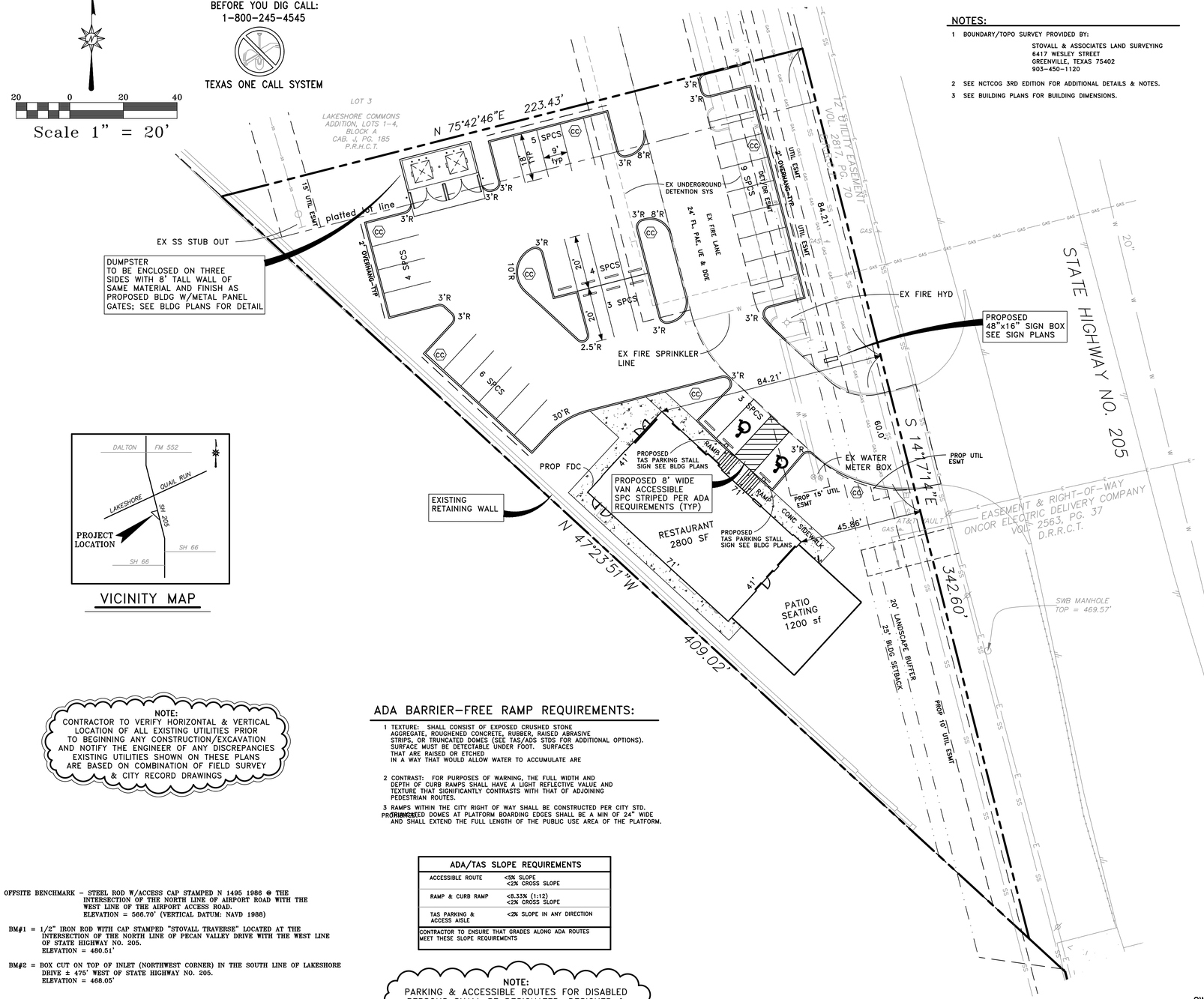
Scale 1" = 20'



VICINITY MAP

NOTE:
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS

OFFSITE BENCHMARK – STEEL ROD W/ACCESS CAP STAMPED N 1495 1986 @ THE INTERSECTION OF THE NORTH LINE OF AIRPORT ROAD WITH THE WEST LINE OF THE AIRPORT ACCESS ROAD.
ELEVATION = 566.70' (VERTICAL DATUM: NAVD 1988)

BM#1 = 1/2" IRON ROD WITH CAP STAMPED "STOVALL TRAVERSE" LOCATED AT THE INTERSECTION OF THE NORTH LINE OF PECAN VALLEY DRIVE WITH THE WEST LINE OF STATE HIGHWAY NO. 205.
ELEVATION = 480.51'

BM#2 = BOX CUT ON TOP OF INLET (NORTHWEST CORNER) IN THE SOUTH LINE OF LAKESHORE DRIVE ± 475' WEST OF STATE HIGHWAY NO. 205.
ELEVATION = 468.05'

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ADA BARRIER–FREE RAMP REQUIREMENTS:

1 TEXTURE: SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR TRUNCATED DOMES (SEE TAS/ADS ST05 FOR ADDITIONAL OPTIONS). SURFACE MUST BE DETECTABLE UNDER FOOT. SURFACES THAT ARE RAISED OR ETCHED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE

2 CONTRAST: FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

3 RAMPS WITHIN THE CITY RIGHT OF WAY SHALL BE CONSTRUCTED PER CITY STD. PROVIDED DOMES AT PLATFORM BOARDING EDGES SHALL BE A MIN OF 24" WIDE AND SHALL EXTEND THE FULL LENGTH OF THE PUBLIC USE AREA OF THE PLATFORM.

ADA/TAS SLOPE REQUIREMENTS	
ACCESSIBLE ROUTE	<5% SLOPE <2% CROSS SLOPE
RAMP & CURB RAMP	<8.33% (1:12) <2% CROSS SLOPE
TAS PARKING & ACCESS AISLE	<2% SLOPE IN ANY DIRECTION
CONTRACTOR TO ENSURE THAT GRADES ALONG ADA ROUTES MEET THESE SLOPE REQUIREMENTS	

NOTE:
PARKING & ACCESSIBLE ROUTES FOR DISABLED PERSONS SHALL BE DESIGNATED, DESIGNED & CONSTRUCTED PER CITY, TAS & ADA REQUIREMENTS

NOTES:

1 BOUNDARY/TOPO SURVEY PROVIDED BY:
STOVALL & ASSOCIATES LAND SURVEYING
6417 WESLEY STREET
GREENVILLE, TEXAS 75402
903-450-1120

2 SEE NCTCOG 3RD EDITION FOR ADDITIONAL DETAILS & NOTES.

3 SEE BUILDING PLANS FOR BUILDING DIMENSIONS.

LEGEND

PROPOSED	EXISTING
— 500 — PROPOSED CONTOURS	∅ = POWER POLE
515.00 SPOT ELEVATION AT FINISHED GRADE	⚓ = ANCHOR
514.00 INDICATES TOP OF STRUCTURE	⊗ = WATER METER
513.50 INDICATES FLOW LINE ELEVATION	⋈ = WATER VALVE
(W) PROPOSED WATER LINE	⋈ = IRRIGATION CONTROL VALVE
(SS) PROPOSED SANITARY SEWER LINE	☎ = TELEPHONE PEDESTAL
(SD) PROPOSED STORM DRAIN LINE	● = GAS METER
(C) PROPOSED CONDUIT	▤ = MAILBOX
(E) PROPOSED GAS	LP ∅ = LIGHT POLE
(CC) CONCRETE CURB PER CITY STD	◇ = FIRE HYDRANT
(1) WATER SERVICE TAP NO	BL = BUILDING LINE
	UE = UTILITY EASEMENT
	DUE = DRAINAGE & UTILITY EASEMENT
	FOC = FIBER OPTIC CABLE MARKER
	GAS = GAS SIGN
	SSSB = SUB SURFACE SERVICE BOX
	BCS = BURIED CABLE SIGN
	◇ = TRAFFIC SIGNAL
	U.E. = UTILITY EASEMENT
	⚑ = ATMOS FLAG

SITE PLAN NOTES:

1 FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.

2 ALL SIGNAGE BY SEPARATE PERMIT.

3 ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL STD SPECIFICATIONS AND CONSTRUCTION STDS, AND STD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (LATEST REVISION).

4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.

5 THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CITY REQUIREMENTS. SEE BLDG PLANS.

SITE LAYOUT NOTES:

1 ALL FIRE LANES ARE 24' WIDE WITH MIN 20' INSIDE RADIUS AND MIN 44' OUTSIDE RADIUS. FIRE LANES SHALL BE CONSTRUCTED AND STRIPED PER CITY OF ROCKWALL FIRE DEPT REQUIREMENTS.

2 ALL PARKING STALLS, UNLESS SHOWN OTHERWISE, SHALL BE 9' WIDE x 18' DEEP EXCEPT STALLS IN FRONT OF BLDG SHALL BE 9' WIDE x 20' DEEP.

VAN ACCESSIBLE AREA SHALL BE 9' MIN WIDE x 18' (OR 20') DEEP. OTHER ACCESS AISLES ADJACENT TO H/C PARKING SHALL BE 5' WIDE x 18' (OR 20') DEEP. ALL PARKING STALLS SHALL BE CONSTRUCTED PER PAVING PLAN.

3 ALL OTHER DRIVING LANES SHALL BE MIN 24' WIDE AND CONSTRUCTED PER THE PAVING.

SITE SUMMARY – LOT 4

ZONED	PD-65 (FOR GR USES); NORTH 205 OVERLAY DIST
PROPOSED USE	RESTAURANT
LOT AREA	0.88 AC (38,273.62 SF)
BUILDING AREA	2800 SF
PARKING	(RESTAURANT @ 1/100 SF)
2800 SF RESTAURANT	28 SPACES
+ 1200 SF PATIO *	UP TO 12 SPACES *
REQUIRED TOTAL	40 SPACES
REQUIRED TOTAL	40 SPACES (38 REG; 2 H/C)
PROVIDED TOTAL *	34 SPACES (32 REG; 2 H/C)
* VARIANCE REQUIRED FOR PATIO PARKING	
LOT COVERAGE	7.3% (2800 SF)
IMPERVIOUS AREA	54% (20,636 SF)
PERVIOUS AREA	46% (17,638 SF)

OWNER/DEVELOPER:
MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX 75063
214-415-9993

This document is released for the purpose of REVIEW under the authority of Mark H. Hickman, P.E. 78409 on 04-27-18
It is not to be used for construction bidding permit purposes.

Hickman Consulting Engineers, Inc.
3094 County Road 1024
Farmersville, Texas 75442
Ph (972)784-2490
markredhick@gmail.com
Engineers Planners

SITE PLAN
LAKESHORE COMMONS
LOT 4; LAKESHORE COMMONS
ROCKWALL, ROCKWALL COUNTY, TEXAS
MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX 75063
214-415-9993

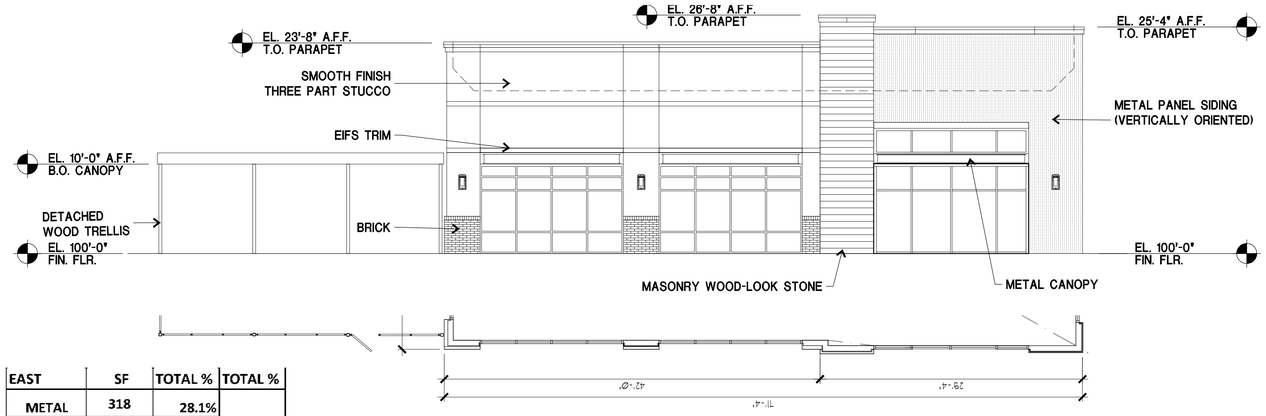
SCALE: 1"=20'
DATE: APRIL2018
DRAWN BY: FP
CHK'D BY: MHH
JOB NO: 1701-357
FILE: 248-LO4-WD
DATE SUBMITTAL: 04/27/18(2)

Hickman Consulting Engineers, Inc.
STATE OF TEXAS
MARK H. HICKMAN
78409
REGISTERED PROFESSIONAL ENGINEER
F-12172

REVISION	DESCRIPTION	DATE	BY

SHEET
1 of 1

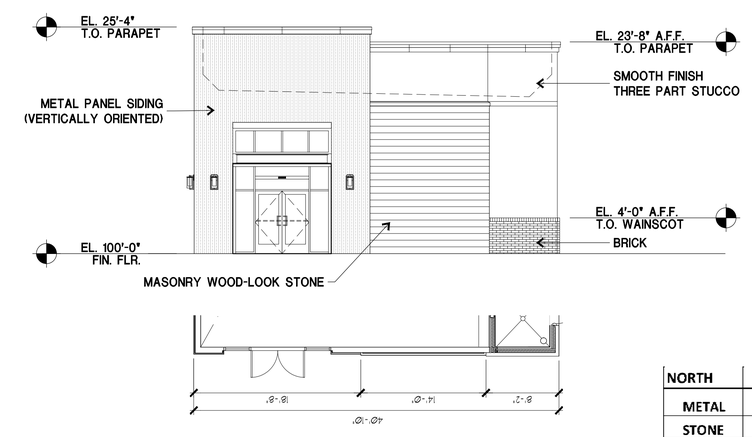
272



EAST	SF	TOTAL %	TOTAL %
METAL	318	28.1%	91.4%
STONE	154	13.6%	
STUCCO	523	46.2%	
BRICK	40	3.5%	
EIFS	98	8.6%	8.6%
TOTAL	1133	100.0%	100.0%

01 EAST ELEVATION

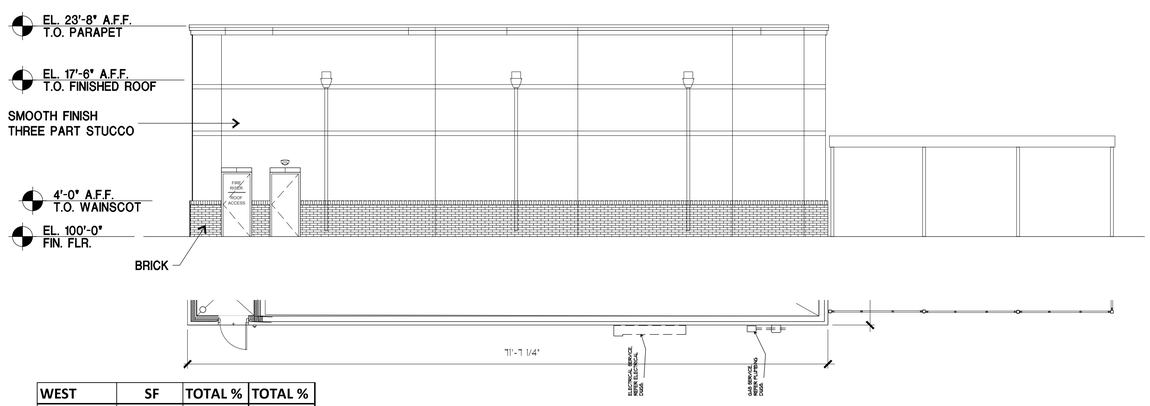
1/8" = 1'-0" SH 205 FRONTAGE



NORTH	SF	TOTAL %	TOTAL %
METAL	321	37.9%	93.4%
STONE	220	26.0%	
STUCCO	217	25.7%	
BRICK	32	3.8%	
EIFS	56	6.6%	6.6%
TOTAL	846	100.0%	100.0%

02 NORTH ELEVATION

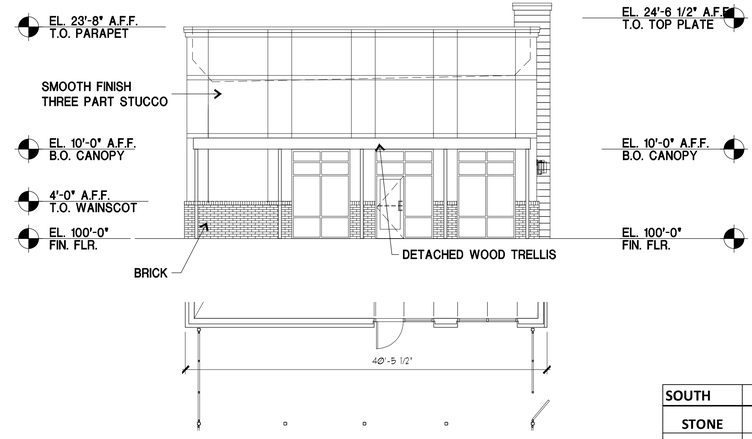
1/8" = 1'-0" MAIN ENTRY



WEST	SF	TOTAL %	TOTAL %
STONE	0	0.0%	94.9%
STUCCO	1297	79.1%	
BRICK	258	15.7%	
EIFS	84	5.1%	5.1%
TOTAL	1639	100.0%	100.0%

03 WEST ELEVATION

1/8" = 1'-0"



SOUTH	SF	TOTAL %	TOTAL %
STONE	0	0.0%	93.4%
STUCCO	561	81.8%	
BRICK	80	11.7%	
EIFS	45	6.6%	6.6%
TOTAL	686	100.0%	100.0%

04 SOUTH ELEVATION

1/8" = 1'-0"

MATERIALS/COLORS:

STONE:	CORONADO - ROUGHCUT WOODSTONE - RUSTIC CEDAR
BRICK:	ENDICOTT - LIGHT GREY VELOUR
EIFS:	COLOR TO MATCH SW 7030 ANEW GRAY
ACCENT EIFS (AT METAL SIDING)	COLOR TO MATCH SW 6993 BLACK OF NIGHT
STUCCO:	COLOR TO MATCH SW 9168 ELEPHANT EAR
METAL CANOPIES:	COLOR TO MATCH BERRIDGE LEAD COTE
STOREFRONT:	CLEAR ANODIZED
METAL SIDING:	COLOR TO MATCH BERRIDGE CHARCOAL GREY

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APPLICANT:
MOORE WORTH INVESTMENTS, LLC
10210 N CENTRAL EXPY SUITE 300
DALLAS TX 75231
CONTACT: WORTH WILLIAMS
214. 415. 9993

LOT 4, BLOCK A
LAKESHORE COMMONS ADDITION
LAKESHORE COMMONS - LOT 4
ROCKWALL, TEXAS
MOORE WORTH INVESTMENTS, LLC

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

ELEV04
JOB NO: 18-025
ISSUE DATE: 04/25/18
SCALE: AS NOTED
SP2018-008

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EAST	SF	TOTAL %	TOTAL %
METAL	318	28.1%	91.4%
STONE	154	13.6%	
STUCCO	523	46.2%	
BRICK	40	3.5%	
EIFS	98	8.6%	8.6%
TOTAL	1133	100.0%	100.0%

01 FRONT (EAST) ELEVATION

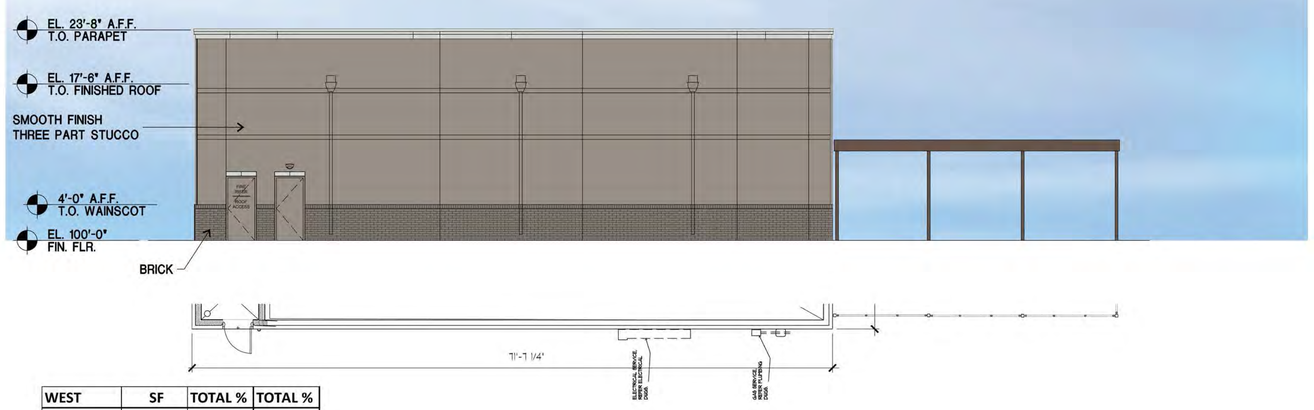
1/8" = 1'-0"



NORTH	SF	TOTAL %	TOTAL %
METAL	321	37.9%	93.4%
STONE	220	26.0%	
STUCCO	217	25.7%	
BRICK	32	3.8%	
EIFS	56	6.6%	6.6%
TOTAL	846	100.0%	100.0%

02 SIDE (NORTH) ELEVATION

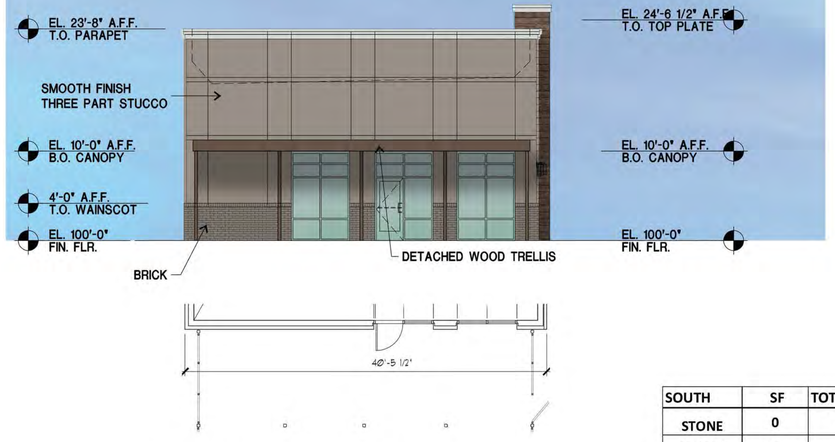
1/8" = 1'-0"



WEST	SF	TOTAL %	TOTAL %
STONE	0	0.0%	94.9%
STUCCO	1297	79.1%	
BRICK	258	15.7%	
EIFS	84	5.1%	5.1%
TOTAL	1639	100.0%	100.0%

03 REAR (WEST) ELEVATION

1/8" = 1'-0"



SOUTH	SF	TOTAL %	TOTAL %
STONE	0	0.0%	93.4%
STUCCO	561	81.8%	
BRICK	80	11.7%	
EIFS	45	6.6%	6.6%
TOTAL	686	100.0%	100.0%

04 SIDE (SOUTH) ELEVATION

1/8" = 1'-0"

MATERIALS/COLORS:

STONE:	CORONADO - ROUGHCUT WOODSTONE - RUSTIC CEDAR
BRICK:	ENDICOTT - LIGHT GREY VELOUR
EIFS:	COLOR TO MATCH SW 7030 ANEW GRAY
ACCENT EIFS (AT METAL SIDING)	COLOR TO MATCH SW 6993 BLACK OF NIGHT
STUCCO:	COLOR TO MATCH SW 9168 ELEPHANT EAR
METAL CANOPIES:	COLOR TO MATCH BERRIDGE LEAD COTE
STOREFRONT:	CLEAR ANODIZED
METAL SIDING:	COLOR TO MATCH BERRIDGE CHARCOAL GREY

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APPLICANT:
MOORE WORTH INVESTMENTS, LLC
10210 N CENTRAL EXPY SUITE 300
DALLAS TX 75231
CONTACT: WORTH WILLIAMS
214. 415. 9993

LOT 4, BLOCK A
LAKESHORE COMMONS ADDITION
LAKESHORE COMMONS - LOT 4
ROCKWALL, TEXAS
MOORE WORTH INVESTMENTS, LLC

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

ELEV04
JOB NO: 18-025
ISSUE DATE: 04/25/18
SCALE: AS NOTED
SP2018-008

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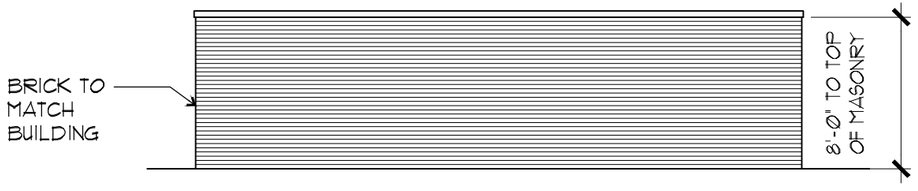
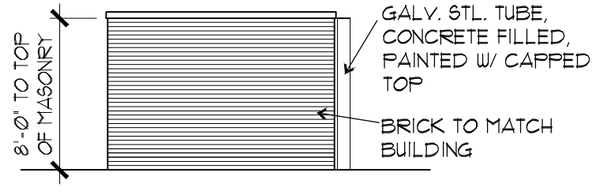


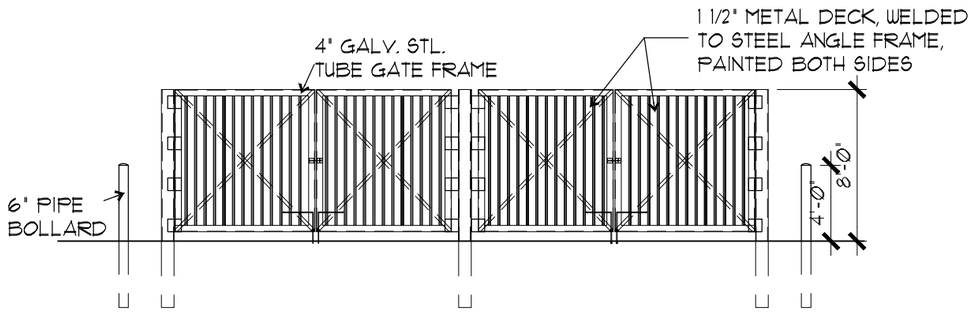
01 REAR ELEVATION

1/8" = 1'-Ø"



02 SIDE ELEVATION

1/8" = 1'-Ø"



03 FRONT ELEVATION

1/8" = 1'-Ø"

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10210 N CENTRAL EXPY SUITE 300
DALLAS TX 75231
CONTACT: WORTH WILLIAMS
214. 415. 9993

DUMPSTER ELEVATIONS

LOT 4, BLOCK A
LAKESHORE COMMONS ADDITION
LAKESHORE COMMONS - LOT 4
ROCKWALL, TEXAS
MOORE WORTH INVESTMENTS, LLC

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

ELEV04
JOB NO: 18-025
ISSUE DATE: 04/25/18
SCALE: AS NOTED
SP2018-008

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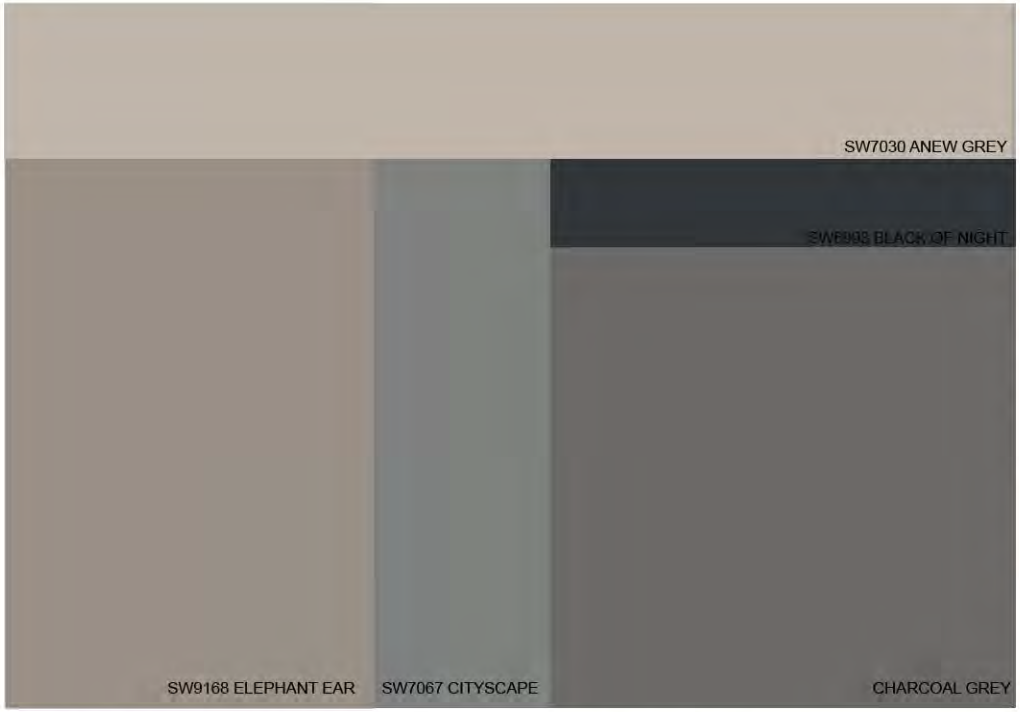

STUCCO: MATCH TO SW7744 ZEUS AND SW9168 ELEPHANT EAR
EIFS: MATCH TO SW7030 ANEW GREY
ACCENT EIFS (AT METAL SIDING) COLOR TO MATCH SW6993 BLACK OF NIGHT
METAL CANOPIES: MATCH TO SW7067 CITYSCAPE \ BERRIDGE LEADCOTE







EAST ELEVATION

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APPLICANT:
MOORE WORTH INVESTMENTS, LLC
10210 N CENTRAL EXPY SUITE 300
DALLAS TX 75231
CONTACT: WORTH WILLIAMS
214. 415. 9993

LOT 4, BLOCK A
LAKESHORE COMMONS ADDITION
LAKESHORE COMMONS - LOT 4
ROCKWALL, TEXAS
MOORE WORTH INVESTMENTS, LLC

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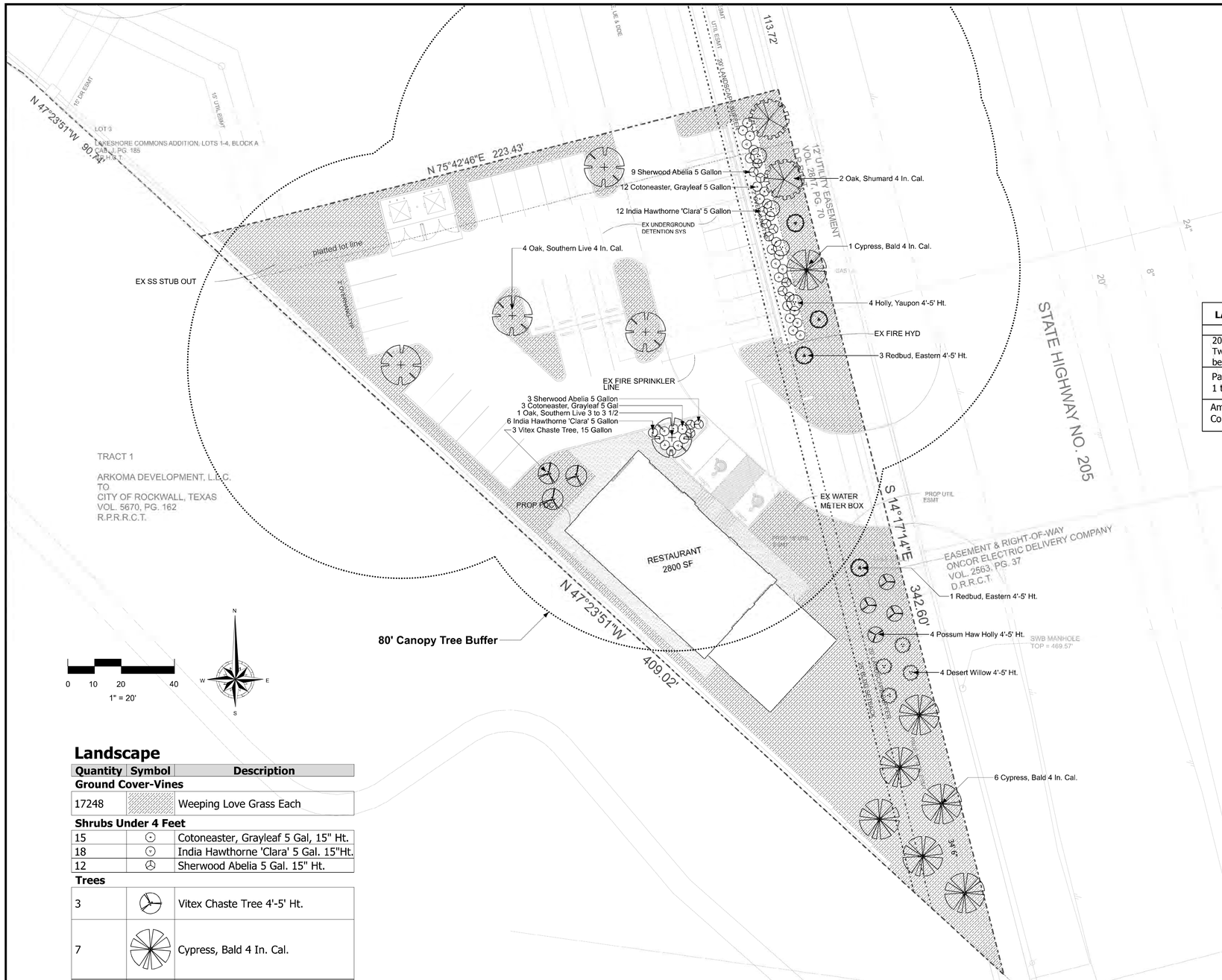

0 10 20 40
1" = 20'

Landscape

Quantity	Symbol	Description
Ground Cover-Vines		
17248		Weeping Love Grass Each
Shrubs Under 4 Feet		
15		Cotoneaster, Grayleaf 5 Gal, 15" Ht.
18		India Hawthorne 'Clara' 5 Gal. 15"Ht.
12		Sherwood Abelia 5 Gal. 15" Ht.
Trees		
3		Vitex Chaste Tree 4'-5' Ht.
7		Cypress, Bald 4 In. Cal.
4		Desert Willow 4'-5' Ht.
4		Holly, Yaupon 4'-5' Ht.
2		Oak, Shumard 4 In. Cal.
5		Oak, Southern Live 4 In. Cal.
4		Holly, Possum Haw 4'-5' Ht.
4		Redbud, Eastern 4'-5' Ht.

SITE SUMMARY - LOT 4	
ZONED	
PROPOSED USE	RESTAURANT
LOT AREA	0.88 AC (38,273.62 SF)
BUILDING AREA	2800 SF
PARKING	
RESTAURANT = 2800 SF + 1200 PATIO SEATING	
REQUIRED TOTAL 1/100 4000/100=40	40 SPACES
REQUIRED TOTAL	40 SPACES (38 REG; 2 H/C)
PROVIDED TOTAL*	34 SPACES (32 REG; 2 H/C)
*VARIANCE REQUIRED	
LOT COVERAGE	7.3%%% (2800 SF)
IMPERVIOUS AREA	54%%% (20,636 SF)
PERVIOUS AREA	46%%% (17,638 SF)

LANDSCAPE TABULATIONS	North SH 205 Corridor Overlay (N-SH 205 OV) District	
	Required	**Provided**
20 ft. Landscape Buffer Strip - 342.60 FT Frontage Two canopy trees, along with four accent trees shall be required per 100 feet of the SH 205 right-of-way	8 Canopy Trees 16 Accent Trees	8 Canopy Trees 16 Accent Trees
Parking and Maneuvering Space (16,840 SF) 1 tree per 10 Req. Parking Spaces (34 req. spaces)	4 Trees	5 Trees
Amount of Landscaping Commercial / General Retail	15% (5741 SF)	46% (17,638 SF)

Landscape Notes

1. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
4. ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
5. LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.
6. TREES SHALL BE PLANTED A LEAST FIVE (5') FEET FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3') CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
7. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
8. TREES OVERHANGING VISIBILITY EASEMENTS OF RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
9. TREES PLANTED ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF SLOPE.
10. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
12. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
13.AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
14. ALL HYDROSEEDED AND PLANTING BEDS TO HAVE BIOSOL FORTE 7-2-1 FERTILIZER APPLIED AT MANUFACTURERS RATE.

STATE OF TEXAS
DAVID L. GARRISON
1825
REGISTERED LANDSCAPE ARCHITECT
4-12-2018

SP2018-008

COMPANY:
M.C.R. Environmental Services, Inc.
214-790-4497 Office
940-762-9307 cell
5520 State Hwy 78 S
Nevada, Tx. 75173
"Making a difference in tomorrow - Today"

SHEET DESCRIPTION:
LANDSCAPE PLAN

PROJECT:
LAKESHORE COMMONS
Lot 4; Lakeshore Commons
Rockwall, Rockwall County, Texas
MOORE WORTH INVESTMENTS, LLC.
8445 Freeport Parkway, Suite 175
Irving, Texas 75063 214-415-9993

REVISIONS:
4-28-2018

DATE:
4-12-2018

JOB NUMBER:
180412

DRAWN BY:
David G

CHECKED BY:
N/A

SCALE:
1" = 20'

SHEET:
L-1

277

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

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

FROM: David Gonzales, *Senior Planner*

DATE: May 21, 2018

SUBJECT: A2018-002; *Expiring 212 Development Agreements for Area's '1 & 4'*

On October 18, 2010, the City Council approved an action to execute a *212 Development Agreement* [*Case No. A2010-001*] with various property owners within the two (2) annexation areas depicted in *Exhibit 'A'*. The initial term of the 212 Development Agreement was three (3) years from the date the agreement was executed (*i.e. October 18, 2010*). Prior to the expiration of the three (3) year term (*i.e. October 18, 2013*), the City Council approved a subsequent term of five (5) years, which is due to expire on October 18, 2018. In accordance with Section 12, *Term and Extension*, of the approved *212 Development Agreement,* city staff has mailed a written notification to all qualifying property owners notifying them of the expiration date. Staff should note that additional owners -- *Kelcey and Jami Barnes* -- were added to the notification list in response to the purchase of a six (6) acre tract of land, previously owned by John and Mary White, situated within the agreement area. The notifications were sent via certified mail and first class mail prior to 180 days of the expiration of the agreement. Additionally, staff mailed a second notice (*i.e. certified and 1st class mail*) 150 days prior to the expiration on May 3, 2018 to four (4) property owners who did not respond to the initial 180 day notice. Of the 17 notifications sent out to the affected property owners, staff has received extension requests from all but two (2) of the property owners. A summary for each of the areas is as follows:

Area '1':

Area '1' is composed of approximately 177.47-acres of land and contains 17 properties with ten (10) different property owners. Of the ten (10) property owner's, staff has received eleven (11) extension requests for 16 of the properties. *Exhibit 'B'* depicts a map of *Area '1'*, and the location and owner of each of the 17 properties. The following property owner has yet to submit an extension or annexation request:

1. *Kelcey L. and Jami B. Barnes:*
    a. *Barnes Estate, Block A, Lot 1, Acres 6.000*

Area '4':

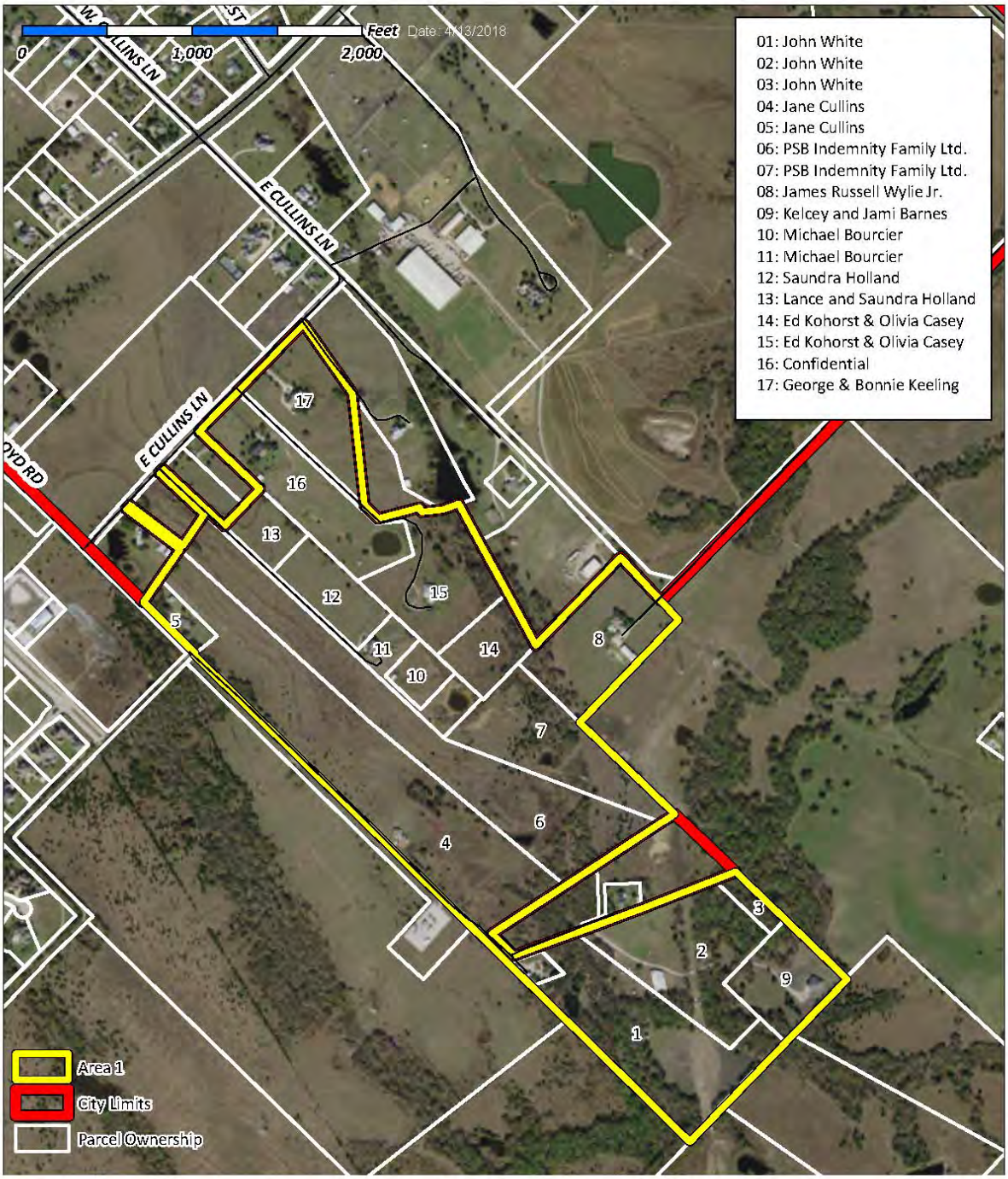
Area '4' is composed of approximately 25.00-acres of land and contains two (2) properties with two (2) property owners. Of the two (2) property owners, staff has received one (1) extension request from one (1) owner. *Exhibit 'C'* depicts a map of *Area '4'*, and the location and ownership information for each of the two (2) properties.

2. *Brent and Shannon Nalley:*
    a. *Tract 1-9 of the J W Pitman Survey, Abstract No. 181, 12.49- Acres*

According to Section 12, *Terms and Extension*, of the approved 212 Development Agreement, the agreement permits the City Council to grant a subsequent term. With this being said, the *Texas Local Government Code* further allows the City Council to extend a *212 Development Agreement* for successive time periods not to exceed a period of 15 years, with the total duration of the contract (*i.e. the initial time period plus each successive time period*) not to exceed 45 years. The *212 Development Agreement* was granted a five (5) year extension on October 18, 2013, and is set to expire on October 18, 2018. In accordance with the agreement staff has notified all property owners within *Areas '1' & '4'* of the pending expiration as noted above. In response to staff's notice, all property owners have submitted a letter requesting the City Council to extend the agreement for a subsequent term, with the exception of the two (2) property owners from both areas (i.e*. Kelcey & Jami Barnes and Brent & Shannon Nalley*). It should be noted that if the extension is granted, this would be the 3rd extension granted within an eight (8) year period.

Staff has placed a copy of the extension requests and the 180-day & 150-day expiration notices in the packet for the City Council's review. It should be noted that the City Council has the discretion to continue the *212 Development Agreement* for a subsequent term or elect to annex the *subject properties* at the termination of this agreement. Regardless of the City Council's choice, staff will be required to send a letter via certified mail notifying the affected *property owners* of the City Council's decision by July 20, 2018.

Exhibit 'A'
Location and Property Map



City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

A2018-002 Area 1

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City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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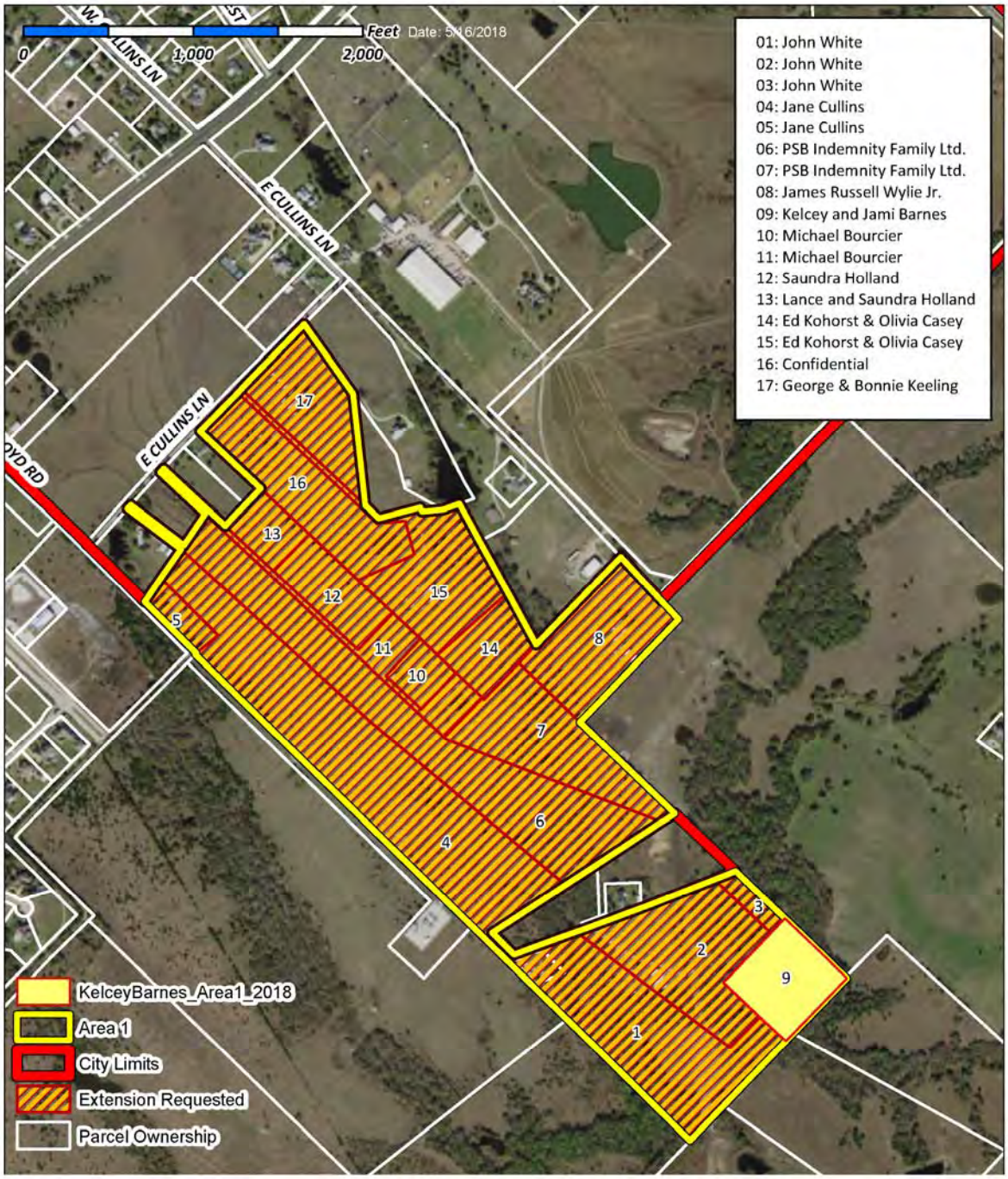
(W): www.rockwall.com

A2018-002 Area 4

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

Exhibit 'B'
Extension Request Map



City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

A2018-002 Area 1

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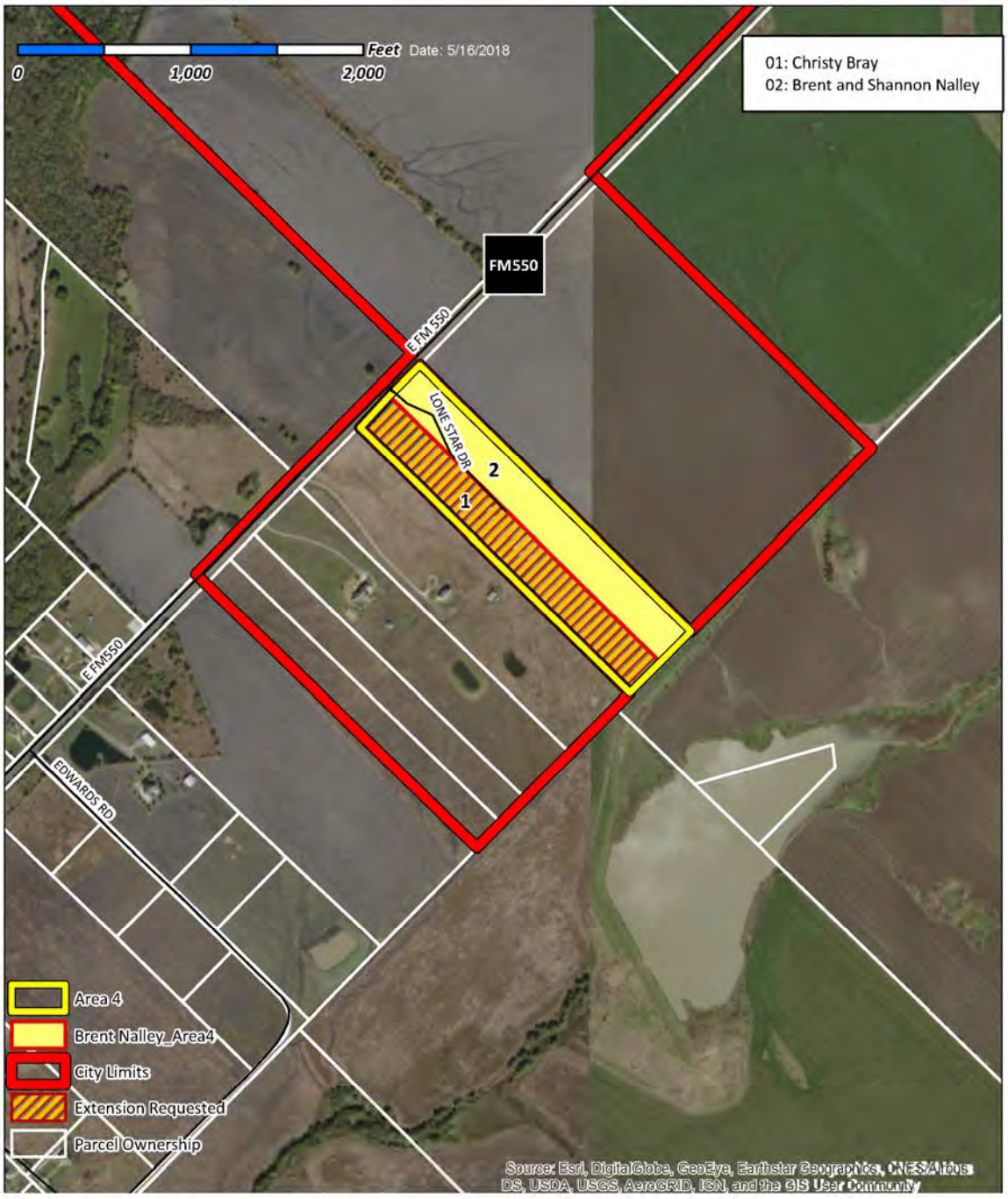
Exhibit 'C'
Extension Request Map



City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

A2018-002 Area 4

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April 25, 2018

City or Rockwall Planning Department
385 South Goliad
Rockwall, Tx. 75087

Re: A2018-002 Extension of 212 Development Agreement for property described as:
Tract 40-6 of the W.W. Ford Survey, Abstract No. 80, 8.0-Acres

I am requesting an extension of this agreement for the next term, beginning October 18, 2018.

Thank you,

Bonnie C. Keeling

Bonnie C. Keeling
787 Cullins Road
Rockwall, Tx. 75032

285

5/10/2018

Ryan Miller, AICP
Director of Planning & Zoning Department
City of Rockwall

We desire to extend the operation of the 212 Development Agreement for Area 4, 270 Lonestar Dr, Royse City, TX 75189.

Sincerely,

Christy Huddleston

Christy Bray Huddleston
270 Lonestar Dr
Royse City, TX 75189
214-499-5052

RECEIVED
MAY 10 2018
BY:

286

Annexation Extension Request

Ryan Miller
Director of Planning and Zoning
City of Rockwall

April 17, 2018

Dear Mr. Miller,

We would like to request an extension on the proposed Rockwall Annexation of our property at 831 Cullins Road, Rockwall, TX 75032. Area 14 and 15 on the map of the 212 Development Agreement Area.

Thank you for your consideration.

Sincerely,

Ed Kohorst
Olivia Casey

RECEIVED
APR 19 2018
BY:

April 17, 2018

The City of Rockwall
Attn: City Manager
385 S. Goliad St
Rockwall, Texas 75087

Re: Extension Request of 212 Development Agreement for Tract 17-02 of the W.W. Ford Survey, Abstract No. 80, consisting of approximately 9.75 acres

Dear City Manager:

Pursuant to Section 12 of the 212 Development Agreement for the above referenced property, I respectfully request an extension of the term of the Agreement for a period of 40 years as allowed by Section 212.172(d) Texas Local Government Code (total duration not to exceed 45 years).

It is my family's intent and desire to continue to maintain the property's status as an agricultural use with a single homestead on the property.

Please consider this request as reasonable and made in good faith. I will await a response from the City.

Respectfully,

James Russell Wylie Jr.

James Russell Wylie Jr.

288

Jane Cullins Davis
775 Jeff Boyd Rd
Rockwall, Tx 75032

May 10, 2018

City of Rockwall
Ryan Miller, Planning and Zoning
385 South Goliad
Rockwall, Texas 75087

Dear City of Rockwall,

Re: Extension of 212 Development Agreement for property that is generally contiguous With the City of Rockwall's city limits and being described as follows:

Tract 13-04 of the W.W. Ford Survey , Abstract No. 80, 26.748-Acres
Tract 13-8 of the W.W Ford Survey, Abstract No. 80, 1.5-Acres

This is my request to extend the City's 212 Development Agreement, on the above listed Property, owned by myself.

If I need to provide additional information, please be so kind as to let me know.

Sincerely,

Jane Cullins Davis

289

April 17, 2018

City of Rockwall
385 S Goliad Street
Rockwall, Texas 75087

Re: A2018-002: Extension of 212 Development Agreement
Tract 13-01: W.W. Ford Survey, Abstract #80, 16.53 acres
Tract 13-2: W.W. Ford Survey, Abstract #80, 11.88 acres
Tract 13-7: W.W. Ford Survey, Abstract #80, 1.2 acres

To Whom It May Concern:

We would like to request an extension of the 212 Development Agreement on the above named properties.

Sincerely,

Mary V. White

John R. & Mary V. White

290

MICHAEL BOURCIER, P.C.
Certified Public Accountant
A PROFESSIONAL CORPORATION

2020 Bill Owens Pkwy, Ste 140
Longview, TX 75604

TEL: (903) 297-8297
FAX: (903) 212-6378

May 1, 2018

City of Rockwall
385 South Goliad Street
Rockwall, TX 75087

Re: A2018-002; Extension of 212 Development Agreement for property that is generally contiguous with the City of Rockwall's city limits line and being described as follows:

Tract 13-12 of the W.W. Ford Survey, Abstract No. 80, 3.0- Acres (being part of a larger 5.21-acre tract of land).

Tract 13-13 of the W.W. Ford Survey, Abstract No. 80 2.21-Acres (being part of a larger 5.21-acres tract of land).

Via: Certified mail

Dear Sir or Madame,

It is the desire of Michael Bourcier at 961 Cullins Rd, Rockwall, TX 75032 pursuant to a 212 Development Agreement (case no. A2013-001) as authorized by the Texas local government code to extend this agreement.

Per the attached letter, I am hereby requesting an extension of five (5) years.

Very truly yours,

Michael Bourcier

RECEIVED
MAY 07 2018
BY:

291

PSB INDEMNITY FAMILY LIMITED PARTNERSHIP

EXTENSION REQUEST

April 18, 2018

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7012 1010 0002 5284 9899

City of Rockwall Planning Department
385 South Goliad Street
Rockwall, TX 75087

RE: A2018-002; Extension of 212 Development Agreement for property that is generally contiguous with the City of Rockwall's city limits line and being described as follows:

✔ Tract 13-11 of the W.W. Ford Survey, Abstract No. 80, 26.748-Acres (PT of 28.248 AC TR)

Let it be known, I am requesting an Extension Request, Subsequent Term as respects the property described:
Tract 13-11 of the W.W. Ford Survey, Abstract No. 80, 26.748-Acres (PT of 28.248 AC TR)
With regards to the:
A2018-002; Extension of 212 Development Agreement for property that is generally contiguous with the City of Rockwall's city limits line.

This extension request is being filed within the time constraints described in:
A2018-002; Extension of 212 Development Agreement for property that is generally contiguous with the City of Rockwall's city limits line.

I respectfully await your written response to this Extension Request, Subsequent Term.

Sincerely,

Paul Davis, Jr.
Managing Partner

PD/la
Attachment

510 Turtle Cove Blvd., Suite 200, Rockwall, TX 75087 (800)4427050 (TX) v: (972)771-5653 f: (972)722-5392

PSB INDEMNITY FAMILY LIMITED PARTNERSHIP

EXTENSION REQUEST

April 18, 2018

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7012 1010 0002 5284 9929

City of Rockwall Planning Department
385 South Goliad Street
Rockwall, TX 75087

RE: A2018-002; Extension of 212 Development Agreement for property that is generally contiguous with the City of Rockwall's city limits line and being described as follows:

✔ Tract 13-14 of the W.W. Ford Survey, Abstract No. 80, 10.35-Acres

✔ Tract 13-16 of the W. W. Ford Survey, Abstract No. 80, 2.74-Acres (Part of a larger 4.66-Acre Tract of Land)

Let it be known, I am requesting an Extension Request, Subsequent Term as respects the property described:
Tract 13-14 of the W.W. Ford Survey, Abstract No. 80, 10.35-Acres and
Tract 13-16 of the W. W. Ford Survey, Abstract No. 80, 2.74-Acres (Part of a larger 4.66-Acre Tract of Land)

With regards to the:
A2018-002; Extension of 212 Development Agreement for property that is generally contiguous with the City of Rockwall's city limits line.

This extension request is being filed within the time constraints described in:
A2018-002; Extension of 212 Development Agreement for property that is generally contiguous with the City of Rockwall's city limits line.

I respectfully await your written response to this Extension Request, Subsequent Term.

Sincerely,

Paul Davis, Jr.
Managing Partner

PD/la
Attachment

510 Turtle Cove Blvd., Suite 200, Rockwall, TX 75087 (800)4427050 (TX) v: (972)771-5653 f: (972)722-5392

Saundra G. Holland
909 Cullins Road
Rockwall, Texas 75032

Ryan Miller
Director of Planning and Zoning
City of Rockwall Planning Dept.
385 South Goliad Street
Rockwall, Texas 75087

SUBJECT: REQUEST TO EXTEND 212 DEVELOPMENT AGREEMENT

April 19, 2018

Dear Ryan Miller:

I respectfully request to have the 212 Development Agreement extended (e.g. Extension Request) for the following tracts:

☑ Tract 13-16 of the W.W. Ford Survey, Abstract 80, 2.74-Acres (PT of 4.66 AC TR)

☑ Tract 13-17 of the W.W. Ford Survey, Abstract 80, 4.53-Acres

☑ And any other applicable tract to this agreement that is contiguous with my property.

Please consider this as my official Extension Request.

Respectfully,

Saundra G. Holland

Saundra G. Holland

Cc: Justin Holland
Lance A. Holland Family Trust

294

Terry and Sherry Woods
863 Cullins Rd
Rockwall, Texas 75032
April 19, 2018

City of Rockwall
Attention: Ryan Miller, AICP
Director of Planning & Zoning
385 South Goliad Street
Rockwall, Texas 76087

RE: Extension for 212 Development Agreement (Case No. A2018-002)
Tract 40-05 of the W.W. Ford Survey, Abstract No. 80, 10.5-Acres

Dear Mr. Miller:

We are requesting an extension of the 212 Development Agreement for properties contiguous with the City of Rockwall's city limits line and being generally located in the following area:

Area 1: Being a 538.90-Acre Tract of Land located West of SH205, South of FM549, and Northeast of Hanby Lane.

Area 4: Being a 92.25-Acre Tract of Land located along the Southeast Side of FM550, South of SH276.

This extension request is in compliance with your letter dated April 13, 2018 and reflects our desire to extend the operation of this Agreement beyond its Term, for an additional 5 years to 2023.

Thank you for our consideration.

Sincerely,

Terry Woods and Sherry Woods
Owners

295

April 13, 2018

ATTN: NAME
Address of Subject Property
Rockwall, TX 75032

RE: A2018-002; Extension of 212 Development Agreement for property that is generally contiguous with the City of Rockwall's city limits line and being described as follows:

☑ ***Tract 13 of the W. W. Ford Survey, Abstract No. 80, 0.0- Acres***

Dear Property Owner:

On October 18, 2013 (*i.e. the effective date*), the City of Rockwall entered into a *212 Development Agreement (Case No. A2013-001)* with you as authorized by the Texas Local Government Code. The term of this agreement was for five (5) years expiring on *October 18, 2018*. Effectively, the 212 Development Agreement -- *in accordance with Section 212 of the Texas Local Government Code* -- allows a property owner to request an extension or termination of this agreement prior to its expiration and under the following terms:

> *Section 12.* Term and Extension. *The initial term of this Agreement shall be for a period of five (5) years from the Effective Date (the 'Term'). The Effective Date of the agreement shall be the date the agreement is executed by the City. Within 180 days prior to end of the Term of the agreement, the City shall notify the Owner(s) in writing that the agreement is due to expire.*

If the owner(s) desire to extend the operation of this agreement beyond its initial term, the owner(s), at least 150 days prior to the end of the initial term, shall submit a written request to the City for such extension (*i.e. Extension Request*). The City, will at least 90 days prior to the end of the term notify owners in writing, delivered by certified mail, with respect to its decision whether to extend the agreement for an additional term (*referred to as a "Subsequent Term"*). In the event such written notice from the City of its decision is not received by the owner(s) at least 90 days prior to the end of that term such extension request is deemed granted and this agreement continues for another subsequent term. In addition, according to the agreement:

> *Section 13.* Termination. *The Owner(s) shall be deemed to have filed a petition for voluntary annexation as of the end of the Term of this agreement. Any annexation proceedings pursuant to this section shall be commenced within thirty-one (31) days after the end of the Term.*

If the owner(s) does not provide an e*xtension request* pursuant to Section 12, or upon a written decision by the City not to extend the term of this agreement for a subsequent term following the term, then owner(s) shall be deemed to have filed a petition for voluntary annexation as of the end of the term of this agreement. If the owner(s) submitted an extension request, then a notice pursuant to Section 13 by the City stating that it has decided not to extend the term of this agreement shall also include a notification whether it intends -- *subject to the procedures required by law* -- to accept the petition for voluntary annexation. If owner(s) did not submit an extension request then the City, at least 90 days prior to the end of the initial term, shall provide a written notification to owner(s), by certified mail, whether it intends -- *subject to the procedures required by law* -- to accept the petition for voluntary annexation. Any annexation proceedings pursuant to this section shall be commenced within 31 days after the end of the term.

EXAMPLE NOTICE

If you intend to submit an *Extension Request*, <u>the written request must be received by the City no later than May 21, 2018</u> -- *which is 150 days prior to the end of term* -- to be considered by the City Council. If you have already submitted a request for extension, please disregard this requirement.

All extension requests should be submitted to the City of Rockwall Planning Department at 385 South Goliad Street, Rockwall, Texas, 75087. If you have any specific questions about your options under this procedure please feel free to contact the Planning Department staff at (972) 771-7745.

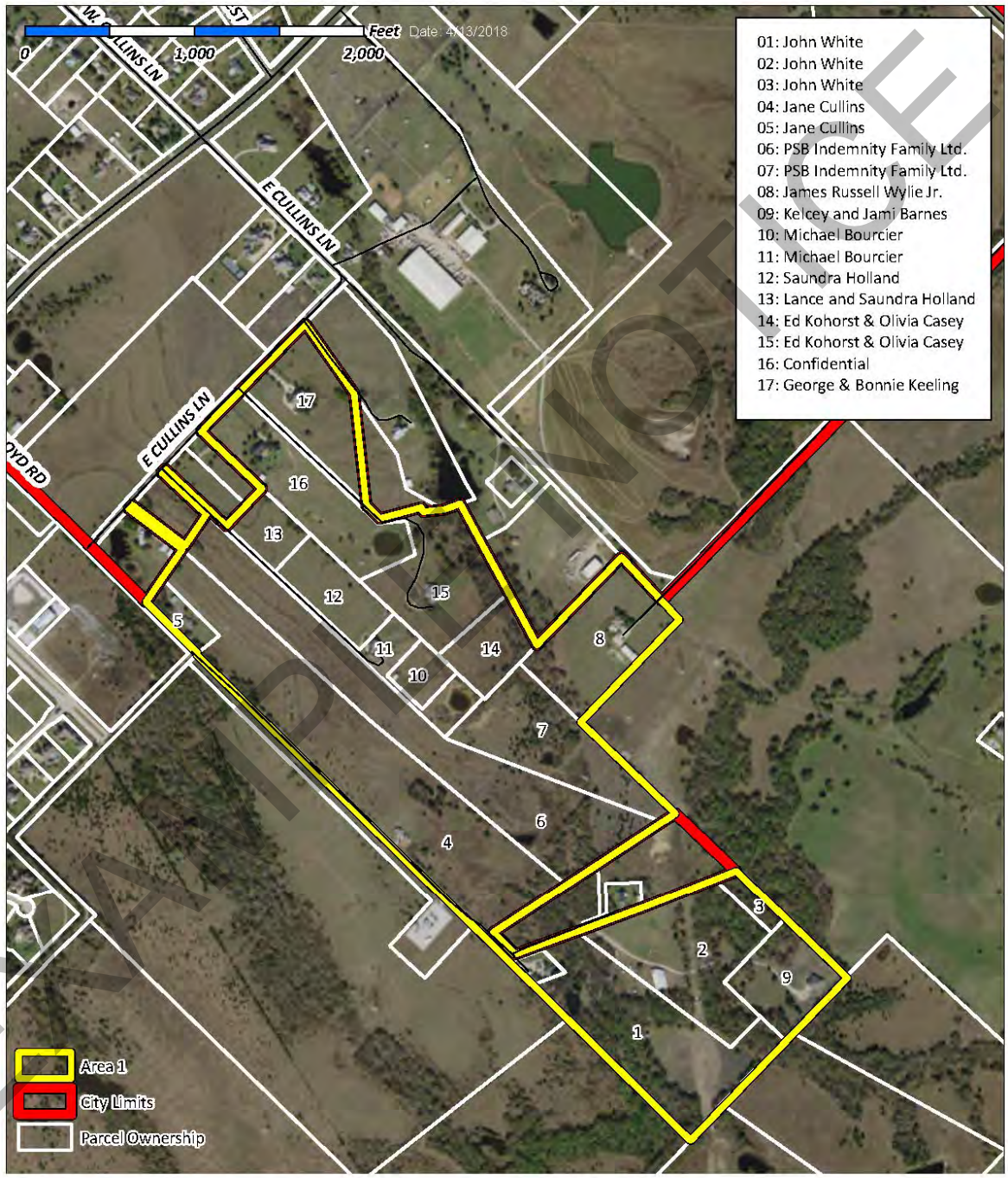
Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall

CC: Planning Department

EXAMPLE NOTICE

212 Development Agreement Area:



City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

A2018-002 Area 1

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EXHIBIT NOTICE

2nd NOTICE – First notice mailed on April 13, 2018 [180 days prior to end of the term].

May 3, 2018

ATTN: NAME
Address of Subject Property
Rockwall, TX 75032

RE: A2018-002; Extension of 212 Development Agreement for property that is generally contiguous with the City of Rockwall's city limits line and being described as follows:

☑ ***Tract 13 of the W. W. Ford Survey, Abstract No. 80, 0.0- Acres***

Dear Property Owner:

On October 18, 2013 (*i.e. the effective date*), the City of Rockwall entered into a *212 Development Agreement (Case No. A2013-001)* with you as authorized by the Texas Local Government Code. The term of this agreement was for five (5) years expiring on *October 18, 2018*. Effectively, the 212 Development Agreement -- *in accordance with Section 212 of the Texas Local Government Code* -- allows a property owner to request an extension or termination of this agreement prior to its expiration and under the following terms:

> *Section 12.* Term and Extension*. The initial term of this Agreement shall be for a period of five (5) years from the Effective Date (the 'Term'). The Effective Date of the agreement shall be the date the agreement is executed by the City. Within 180 days prior to end of the Term of the agreement, the City shall notify the Owner(s) in writing that the agreement is due to expire.*

If the owner(s) desire to extend the operation of this agreement beyond its initial term, the owner(s), at least 150 days prior to the end of the initial term, shall submit a written request to the City for such extension (*i.e. Extension Request*). The City, will at least 90 days prior to the end of the term notify owners in writing, delivered by certified mail, with respect to its decision whether to extend the agreement for an additional term (*referred to as a "Subsequent Term"*). In the event such written notice from the City of its decision is not received by the owner(s) at least 90 days prior to the end of that term such extension request is deemed granted and this agreement continues for another subsequent term. In addition, according to the agreement:

> *Section 13.* Termination. *The Owner(s) shall be deemed to have filed a petition for voluntary annexation as of the end of the Term of this agreement. Any annexation proceedings pursuant to this section shall be commenced within thirty-one (31) days after the end of the Term.*

If the owner(s) does not provide an e*xtension request* pursuant to Section 12, or upon a written decision by the City not to extend the term of this agreement for a subsequent term following the term, then owner(s) shall be deemed to have filed a petition for voluntary annexation as of the end of the term of this agreement. If the owner(s) submitted an extension request, then a notice pursuant to Section 13 by the City stating that it has decided not to extend the term of this agreement shall also include a notification whether it intends -- *subject to the procedures required by law* -- to accept the petition for voluntary annexation. If owner(s) did not submit an extension request then the City, at least 90 days prior to the end of the initial term, shall provide a written notification to owner(s), by certified mail, whether it intends -- *subject to the procedures*

EXAMPLE NOTICE

required by law -- to accept the petition for voluntary annexation. Any annexation proceedings pursuant to this section shall be commenced within 31 days after the end of the term.

If you intend to submit an *Extension Request*, the written request must be received by the City no later than May 21, 2018 -- *which is 150 days prior to the end of term* -- to be considered by the City Council. If you have already submitted a request for extension, please disregard this requirement.

All extension requests should be submitted to the City of Rockwall Planning Department at 385 South Goliad Street, Rockwall, Texas, 75087. If you have any specific questions about your options under this procedure please feel free to contact the Planning Department staff at (972) 771-7745.

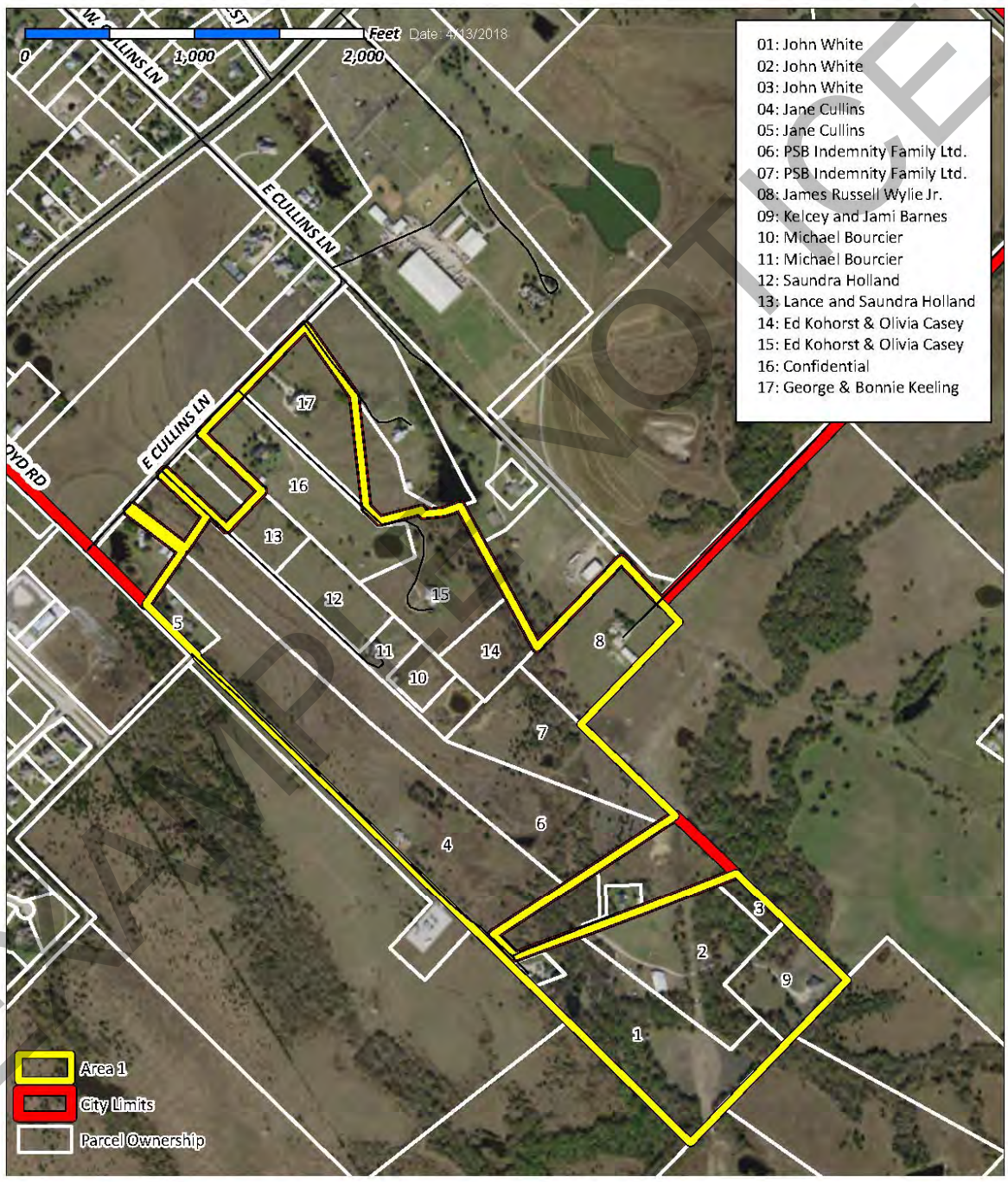
Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall

CC: Planning Department

EXAMPLE NOTICE

212 Development Agreement Area:



City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

A2018-002 Area 1

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EXAMPLE NOTICE

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **May 16, 2018**

SUBJECT: **Vacancies on City Boards & Commissions**

Trace Johannesen has been serving on the City's **Architectural Review Board** since 2017. However, now that he has been elected to serve on City Council, his seat on the ARB will become vacated. **Any newly appointed board member who is selected to fill this vacancy will be serving a partial term through August of 2019**. Thereafter he or she would be considered for reappointment to serve a full, two-year term.

Regarding Patrick Trowbridge's seat on the Planning & Zoning Commission, any newly appointed person would serve to finish out Mr. Trowbridge's term through August of 2019. Any reappointment of said P&Z commissioner thereafter would be for a three-year term (through Aug. of 2022). (Council will have an opportunity to discuss filling this 'regulatory board' vacancy during Executive Session).

In addition, please know that in the coming weeks I will be bringing information to Council regarding additional current and upcoming vacancies and/or reappointments needed on other, various city boards and commissions. These will (mostly) be related to terms that are "up" this August (2018).

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Table of Contents

Agenda 5

Hold a work session to discuss reconstruction of Highland Drive and the process associated with implementation of this and other projects related to the 2018 Bond Election.

Highland Drive memo 10

Blank Page 12

Hold a work session to discuss the RISD School Resource Officer (SRO) staffing program for the 2018-2019 school year.

SRO staffing memo 13

Blank Page 14

Consider approval of the minutes from the May 21, 2018 regular city council meeting, and take any action necessary.

Minutes 15

Blank Page 28

MIS2018-006 - Consider a City initiated request to amend the Comprehensive Plan by approving an ordinance changing to the Master Thoroughfare Plan Map contained within the Transportation section of the plan for the purpose of [1] reclassifying Horizon Road [FM-3097] from a M4U (minor arterial, four [4] lane, undivided roadway) to a TXDOT4D (TXDOT, four [4] lane, roadway) and [2] realigning Breezy Hill Road to reflect existing public right-of-way, and take any action necessary (2nd Reading).

Ord #18-28 29

Blank Page 32

Z2018-018 - Consider the approval of an ordinance for a text amendment to the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the Furniture Upholstery, Refinishing or Resale land use by Specific Use Permit (SUP) in the Commercial (C) District, and take any action necessary (2nd Reading).

Ord #18-26 33

Blank Page 36

P2018-010 - Consider a request by Bill Thomas of Engineering Concepts & Design on behalf of David Naylor of Rayburn Country Electric Cooperative for the approval a replat for Lots 8 & 9, Block A, Rayburn Country Addition being a 20.415-acre tract of land identified as Lots 4 & 5, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, generally located northeast of the intersection of Mims Road and Sids Road, and take any action necessary.

P2018-010 37

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P2018-011 - Consider a request by Billy Duckworth of A & W Surveyors, Inc. for the approval of a replat for Lots 1 & 2, Block A, Kayce Lynn Addition No. 1 being a 0.310-acre tract of land identified as Lots 33 & 34, Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southeast corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

P2018-011 . . . 43

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P2018-012 - Consider a request by Billy Duckworth of A & W Surveyors, Inc. for the approval of a replat for Lot 1, Block A, Kayce Lynn Addition No. 2 being a 0.172-acre tract of land identified as a portion of Lot 53 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the northwest corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

P2018-012 . . . 48

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P2018-013 - Consider a request by Bart Tinsley of Adlers Rockwall SIL Property, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a conveyance plat for Lots 1 & 2, Block A, Rockwall Seniors Addition being a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

P2018-013 . . . 53

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P2018-014 - Consider a request by Robby Widboom for the approval of a final plat of Lot 1, Block A, Widboom Addition being a one (1) acre tract of land identified as Tract 11-2 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Single Family 1 (SF-1) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 770 SH-66, and take any action necessary.

P2018-014 . . . 58

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P2018-015 - Consider a request by David M. Ellis for the approval of a replat for Lot 1, Block D, Ellis Centre, Phase 2 being a 7.25-acre tract of land identified as Lot 2, Block A and Lots 4 & 5, Block C, Ellis Centre, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the end of Alpha Drive, and take any action necessary.

P2018-015 . . . 64

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P2018-016 - Consider a request by Bassam Ziada for the approval of a replat for Lot 7, Block A, Wal-Mart Supercenter Addition being a 1.0131-acre tract of land identified as Lot 5, Block A, Wal-Mart Supercenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

P2018-016 . . . 70

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Appointment with Sheena Beaver of the Dallas Builder's Association on behalf of Patriot Paws to discuss and consider a request for a waiver to the building permit fees for a proposed residential care facility on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 302 Ranch Trail, and take any action necessary.

Memorandum . . . 76

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Z2018-019 - Discuss and consider the approval of an ordinance for a text amendment to the Permissible Use Charts and Use Standards contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the Brewery or Distillery (Excluding Brew Pub) land use by Specific Use Permit (SUP) in the Downtown (DT) District, and take any action necessary (2nd Reading).

Ord#18-27 . . . 79

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SP2018-011 - Discuss and consider a request by Andy Sebacher of Forum Studio Architects, Inc. on behalf of Alan Yu of Lollicup USA, Inc. for the approval of a variance in conjunction with an approved site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

SP2018-011 . . . 84

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Discuss and consider awarding a contract to Teague, Nall, & Perkins in the amount of $329,700. for the engineering design for Highland Drive improvements to be funded by the 2018 bond election, and take any action necessary.

Memo . . . 100

Highland Drive Contract . . . 101

Blank Page . . . 135

Discuss and consider appointments to the city's Architectural Review Board, and take any action necessary.

Memo . . . 136

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Building Inspections Monthly Report - April 2018

April 2018 . . . 138
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Fire Department Monthly Report - April 2018
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AGENDA
ROCKWALL CITY COUNCIL
Monday, June 04, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

p.5 **1.** Hold a work session to discuss reconstruction of Highland Drive and the process associated with implementation of this and other projects related to the 2018 Bond Election.

2. Hold a work session to discuss the selection committee associated with the hiring of a ballpark feasibility study consultant.

p.13 **3.** Hold a work session to discuss the RISD School Resource Officer (SRO) staffing program for the 2018-2019 school year.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding interlocal mutual aid agreement(s) pursuant to Section §551.071 (Consultation with Attorney).

2. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Consultation with Attorney)

3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).

4. Discussion regarding process and nomination to fill vacancy on Rockwall Central Appraisal District Board pursuant to Section 551.074 (Personnel Matters)

5. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

6. Discussion regarding options to pursue fees due by franchise utility provider pursuant to Section §551.071 (Consultation with Attorney).

7. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Planning & Zoning Commission and Building & Standards Commission - pursuant to Section 551.074 (Personnel Matters)

8. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, June 04, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER DANIELS

VIII. OPEN FORUM

IX. CONSENT AGENDA

p.15 **1.** Consider approval of the minutes from the May 21, 2018 regular city council meeting, and take any action necessary.

p.29 **2.** **MIS2018-006** - Consider a City initiated request to amend the Comprehensive Plan by approving an **ordinance** changing to the Master Thoroughfare Plan Map contained within the Transportation section of the plan for the purpose of [1] reclassifying Horizon Road [FM-3097] from a M4U (minor arterial, four [4] lane, undivided roadway) to a TXDOT4D (TXDOT, four [4] lane, roadway) and [2] realigning Breezy Hill Road to reflect existing public right-of-way, and take any action necessary **(2nd Reading).**

p.33 **3.** **Z2018-018** - Consider the approval of an **ordinance** for a text amendment to the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the Furniture Upholstery, Refinishing or Resale land use by Specific Use Permit (SUP) in the Commercial (C) District, and take any action necessary **(2nd Reading).**

p.37 **4.** **P2018-010** - Consider a request by Bill Thomas of Engineering Concepts & Design on behalf of David Naylor of Rayburn Country Electric Cooperative for the approval a replat for Lots 8 & 9, Block A, Rayburn Country Addition being a 20.415-acre tract of land identified as Lots 4 & 5, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, generally located northeast of the intersection of Mims Road and Sids Road, and take any action necessary.

p.43 **5.** **P2018-011** - Consider a request by Billy Duckworth of A & W Surveyors, Inc. for the approval of a replat for Lots 1 & 2, Block A, Kayce Lynn Addition No. 1 being a 0.310-acre tract of land identified as Lots 33 & 34, Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southeast corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

p.48 **6.** **P2018-012** - Consider a request by Billy Duckworth of A & W Surveyors, Inc. for the approval of a replat for Lot 1, Block A, Kayce Lynn Addition No. 2 being a 0.172-acre tract of land identified as a portion of Lot 53 of

the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the northwest corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

p.53 **7.** **P2018-013** - Consider a request by Bart Tinsley of Adlers Rockwall SIL Property, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a conveyance plat for Lots 1 & 2, Block A, Rockwall Seniors Addition being a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

p.58 **8.** **P2018-014** - Consider a request by Robby Widboom for the approval of a final plat of Lot 1, Block A, Widboom Addition being a one (1) acre tract of land identified as Tract 11-2 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Single Family 1 (SF-1) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 770 SH-66, and take any action necessary.

p.64 **9.** **P2018-015** - Consider a request by David M. Ellis for the approval of a replat for Lot 1, Block D, Ellis Centre, Phase 2 being a 7.25-acre tract of land identified as Lot 2, Block A and Lots 4 & 5, Block C, Ellis Centre, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the end of Alpha Drive, and take any action necessary.

p.70 **10.** **P2018-016** - Consider a request by Bassam Ziada for the approval of a replat for Lot 7, Block A, Wal-Mart Supercenter Addition being a 1.0131-acre tract of land identified as Lot 5, Block A, Wal-Mart Supercenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

p.76 **2.** Appointment with Sheena Beaver of the Dallas Builder's Association on behalf of Patriot Paws to discuss and consider a request for a waiver to the building permit fees for a proposed residential care facility on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 302 Ranch Trail, and take any action necessary.

XI. ACTION ITEMS

p.79 **1.** **Z2018-019** - Discuss and consider the approval of an **ordinance** for a text amendment to the Permissible Use Charts and Use Standards contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the Brewery or

Distillery (Excluding Brew Pub) land use by Specific Use Permit (SUP) in the Downtown (DT) District, and take any action necessary **(2nd Reading).**

p.84 **2.** **SP2018-011** - Discuss and consider a request by Andy Sebacher of Forum Studio Architects, Inc. on behalf of Alan Yu of Lollicup USA, Inc. for the approval of a variance in conjunction with an approved site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

p.100 **3.** Discuss and consider awarding a contract to Teague, Nall, & Perkins in the amount of $329,700 for the engineering design for Highland Drive improvements to be funded by the 2018 bond election, and take any action necessary.

p.136 **4.** Discuss and consider appointments to the city's Architectural Review Board, and take any action necessary.

XII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports

p.138 Building Inspections Monthly Report - April 2018
p.151 Fire Department Monthly Report - April 2018
p.157 GIS Division Monthly Report - April 2018
p.159 Harbor PD Monthly Report - April 2018
p.161 Internal Operations Department Monthly Report - April 2018
p.166 Police Department Monthly Report - April 2018
p.179 Recreation Monthly Report - April 2018
p.187 Rockwall Animal Adoption Center Monthly Report - April 2018
p.190 STAR Transit Monthly Report - April 2018

2. City Manager's Report

XIII. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding interlocal mutual aid agreement(s) pursuant to Section §551.071 (Consultation with Attorney).

2. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Consultation with Attorney)

3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).

4. Discussion regarding process and nomination to fill vacancy on Rockwall Central Appraisal District Board pursuant to Section 551.074 (Personnel Matters)
5. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
6. Discussion regarding options to pursue fees due by franchise utility provider pursuant to Section §551.071 (Consultation with Attorney).
7. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Planning & Zoning Commission and Building & Standards Commission - pursuant to Section 551.074 (Personnel Matters)
8. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XV. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.086 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 1st day of June, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**
Amy Williams, City Engineer/Public Works Director

DATE: **June 1, 2018**

SUBJECT: **Bond Program Planning Discussion**

Following the successful 2018 bond election for street improvement projects, staff has begun to put a process together for Council consideration so we can move ahead with projects as the funding cycles will allow.

Background

Upon completion of the street assessment work, the initial Pavement Condition Index (PCI) was established, and set the framework for the bond program development. Engineering staff took the lowest bracket of scores and did further examination of those specific streets to find projects also needed water, wastewater, and drainage improvements when the road is being reconstructed and a score was assigned to those aspects. Estimates were prepared for each of those street, drainage, and utility projects. Traffic counts were conducted on the 10 or so streets in worst condition in order to better rank them in order of priority. The worst street may carry very little traffic and therefore not be as urgently in need of repair. The PCI score, utility and drainage score and traffic counts were then applied to each street project and the list was broken into a northern and southern half of the city street network. All of this resulted in a list of street projects ordered from highest priority to lesser priority. This is the list that Council worked from when setting the bond election amount.

Next Steps

Staff is working through a process of preparing to move ahead with the first projects and will need guidance as to the steps Council will want to see taken as we move forward. As outlined for the voters, these projects will be funded with bond issues timed to correspond with debt being paid off and growth in the tax rate. The first issuance will

occur later this summer and will be approximately $4.7million dollars. The first payment on that date will be in FY19. The preliminary estimates from the CAD have been factored in and will allow the issuance to be at least $800,000 more but that will need to be re-examined when the final roll is certified in July. The total certified assessed value may allow this number to increase slightly without impacting the tax rate but that can only be estimated at this time.

Engineering any of the streets projects generally takes six to eight months followed by six to eight weeks to bid and award a construction contract. We likely wouldn't have many, if any, ready to go to bid before the next bond issuance of at least $9.1million in summer 2019 (first payment in FY2020) followed by $9.6million the next year. We would like to proceed through the process to select engineers, hold neighborhood meetings, and design a significant number of the projects to be on the shelf and ready to bid when the construction dollars become available in the next couple of years. We think this will allow the City to be able to coordinate the projects to manage traffic impacts in the neighborhoods and make a real dent in the list in the early years of the ten-year plan.

That being said -

Highland Drive Project

Prior to implementing a process, we want to discuss the Highland Drive project. Highland Drive is on the list for the northern half of the City and is ranked 3rd in priority on that list. The project in totality is 1,880' in length. Beginning shortly, RISD will demolish Reinhardt Elementary which fronts Highland, and during the 18-19 school year will rebuild it from the ground up. It makes sense to plan to reconstruct the stretch of Highland in front of Reinhardt during this time when traffic will be light and mostly construction related. There is only one home that fronts Highland between Driftwood and the northern terminus of the project at Bedford Falls. We have discussed with RISD's construction department and they are in agreement that our contractors and theirs can coordinate the two projects without ours being an impediment to theirs.

We would propose to move forward with engineering the length of the Highland project with the design firm placing an early emphasis on the stretch in front of Reinhardt. We believe that section can be engineered, bid, and constructed before the new Reinhardt opens in August 2019. The engineering contract is on the agenda for Council's consideration and is approximately $329,000. The construction estimate for the proposed section is approximately $1million dollars. Staff will be available to answer questions about the Highland project and begin the discussion of moving forward on the list of projects.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Kirk Riggs, Chief of Police**

DATE: **May 22, 2018**

SUBJECT: **Request for Three Additional School Resource Officers**

The Rockwall Independent School District has requested two additional School Resource Officers (SROs). One has been assigned to Rockwall High School for the remainder of the school year, and the second officer's campus will be at the Gene Burton College and Career Academy, opening in August. The request comes from the aftermath of the Marjory Stoneman Douglas High School shooting in Parkland, Florida in February of 2018.

After the Sandy Hook Elementary School shooting in Newton, Connecticut in December of 2012, we requested two additional Elementary School Resource Officers. They were approved in the Police Department's 2013-2014 fiscal budget. The two additional SROs have established a rapport with the students, staff, and administrators, while providing security to the nine elementary schools in the city. Each officer is currently assigned four schools and shares the responsibility for the remaining school. With another tragic school shooting this month in Santé Fe, Texas, we're requesting a third Elementary School Resource Officer. This allocation would provide elementary schools in Rockwall with the same 3 to1ratio of SROs as the schools in Heath, Fate and Royse City.

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14

MINUTES
ROCKWALL CITY COUNCIL
Monday, May 21, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the meeting to order at 4:00 p.m. with the following council members being present: Mayor Jim Pruitt, Mayor Pro Tem John Hohenshelt and City Council Members Patrick Trowbridge, Dana Macalik, John Hohenshelt, Kevin Fowler, Bennie Daniels and Trace Johannesen. City Manager Rick Crowley, Assistant City Manager Mary Smith and City Attorney Frank Garza were also present. Assistant City Manager Brad Griggs was absent from the meeting.

II. WORK SESSION

1. Hold work session to discuss expenditures for fine arts projects associated with certain public construction projects (1% of Capital Improvement Project (CIP) project costs)

City Manager Rick Crowley shared that there are some proceeds that are currently available that have been accumulated from this 1%. The purpose of this work session item is to try and more clearly define the phrase, "near the site of construction" so that there is a better understanding of where said funds may be spent for public art. There is no definition in existence anywhere else in state law or in previously passed city ordinances. When essentially prompted by Mayor Pruitt to provide further clarification regarding defining this phrase, City Attorney Frank Garza shared that Rockwall is a 'home rule' city. This means that it can adopt any ordinances that are not in conflict with state law. He agrees that to define it as "the entire City of Rockwall" would not be advisable; however, as long as it is defined in a way that seems reasonable and associated rationale is provided in the record when doing so, then he believes it would be okay. He clarified for Mayor Pruitt that the council could either choose to define this phrase or not; however, he believes it would be important to be consistent in how the funding is spent, while, at the same time he acknowledged that city councils and council members do change over time (insinuating that sometimes consistency may be challenging).

Mayor Pruitt expressed the belief that defining this phrase would be prudent, especially since there will be thirty or so construction projects going on associated with the $85 million bond proposition that recently passed during the May election. Mr. Crowley shared that there is about $64,000 in funds available now, and there will be about $175,000 by the end of the bond election-related construction projects.

Kathleen Morrow
3418 Lakeside Drive
Rockwall, TX

Mrs. Morrow came forth and indicated that she currently serves on the city's ART Commission, and she has been President of the Rockwall Alliance for the Arts for many years. The intent has been to beautify the city as it has grown. She shared that the Commission's first project was the mural that is on the side of the Pruitt building downtown. The next project is one that is still in the planning stages, and it is a monument of the three men who

discovered the rock wall. This project was started several years ago, and a small version of the project is located in the city hall lobby. It will cost an estimated $250,000 and will be bronze. The monument would appear to be life size. Mrs. Morrow then provided some estimated cost comparisons of murals on a wall compared to monuments as far as art projects are concerned.

Discussion ensued regarding future bond-funded roadway reconstruction projects, and Mrs. Morrow pointed out that the County Line Road project is one that the Commission is struggling with regarding ideas for where and how 1% art monies could be spent.

Councilmember Fowler generally expressed that it would make sense to put public art in areas within the city that receive a lot of visibility, either by those driving by or by those visiting a particular location (i.e. Harry Myers Park).

Mayor Pro Tem Hohenshelt suggested that these art funds be used near any entrances to the city, at any city park, within the downtown district (as already defined), and at any city or county owned property. General discussion continued pertaining to where these types of funds could be spent, including state-owned property and/or property that may be donated for this purpose. Councilmember Macalik asked who would maintain these art projects. Mr. Crowley shared that it would be the city's responsibility to maintain them.

Mrs. Morrow shared that if the life size-like bronze monument of the three men who discovered the rock wall does come to fruition and it is placed on the downtown historic courthouse grounds, the County may agree to maintain it over time.

Mayor Pruitt shared that the city council will need to decide if it is going to keep the ordinance in place that sets aside the 1% of bond-related construction project costs for use for public art. He went on to generally indicate that he is not certain he is in favor of keeping the ordinance in place, as he wonders why art-related projects can't be (or shouldn't be) funded through the normal budgetary process.

Mrs. Smith explained that the $170,000 is an estimated amount that will be derived from the 1%, indicating that there is no way to know a more certain amount until each project is bid. The 1% is only associated with the "above the ground" costs and nothing beneath ground.

James Kuntz
3917 Mediterranean
Rockwall, TX

Mr. Kuntz came forth and sought clarification regarding the approximate, total dollar amount of public art-related funding that has been collected, to date, from contributions through city water bills. Mrs. Smith relayed that the total is just under $5,000. In addition, about $64,000 is what is left from the 1% collected in association with the downtown reconstruction project. There is an additional $7,000 or so from the Boydstun project, and there will be approximately an additional $100,000 more from 2012 bond-related projects (for 2 projects that have not yet been bid).

Following the work session discussions, Mayor Pruitt read the below listed discussion items into the record before recessing the public meeting at 4:49 p.m. to go into Executive Session.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney)
2. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
4. Discussion regarding process and nomination to fill vacancy on Rockwall Central Appraisal District Board pursuant to Section 551.074 (Personnel Matters)
5. Discussion regarding appointment of city council subcommittees, board liaisons and designation of Mayor Pro Tem pursuant to Section, §551.074 (Personnel Matters)
6. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Planning & Zoning Commission and Building & Standards Commission - pursuant to Section 551.074 (Personnel Matters)
7. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)
8. **From the public meeting agenda: Action Item #5 - A2018-002 -** Discuss and consider the expiration of existing 212 Development Agreements for two (2) areas contiguous with the City of Rockwall's corporate limits and being identified as: (Area 1) approximately 177.47-acres of land generally located southeast of Hanby Lane and Buffalo Way Road; and (Area 2) approximately 24.98-acres of land located along the southeast side of FM550, south of SH276; and take any action necessary.

IV. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 6:00 p.m.

V. RECONVENE PUBLIC MEETING

Mayor Pruitt reconvened the public meeting at 6:05 with all seven city council members being present (Trowbridge, Macalik, Hohenshelt, Pruitt, Fowler, Daniels and Johannesen).

VI. SWEARING IN OF NEWLY ELECTED CITY COUNCIL MEMBERS - MUNICIPAL COURT JUDGE, CATHY PENN

Judge Penn came forth and (ceremonially) administered the Oath of Office to the following newly elected city council members:

John Hohenshelt, Place 2
Trace Johannesen, Place 4
Patrick Trowbridge, Place 6.

VII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Councilmember John Hohenshelt moved to name Councilmember Kevin Fowler as the new Mayor Pro Tem. Mayor Pruitt seconded the motion, which passed unanimously (7 ayes to 0 nays).

Mayor Pro Tem Fowler made a motion to authorize the city moving forward with offering contracts on parcels 2, 3, 5, 6, 7, 14, 27, 28, and 33 for the County Line Road Project. Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

VIII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER HOHENSHELT

Councilmember Hohenshelt delivered the invocation and led the Pledge of Allegiance.

IX. PROCLAMATIONS / AWARDS

1. EMS Week

Mayor Pruitt called forth Mitch Ownby of Rockwall County EMS (Medic Rescue). He then read and presented him with this proclamation, which recognizes "EMS (Emergency Medical Services) Week."

2. Safe Boating Week

Mayor Pruitt called forth Randy Greenlee with the U.S. Coast Guard Auxiliary. He then read and presented the proclamation for "Safe Boating Week."

3. Public Works Week

Mayor Pruitt called forth Amy Williams, City Engineer, and members of the city's Public Works staff. He then read and presented the proclamation for "Public Works Week."

X. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed Open Forum.

XI. CONSENT AGENDA

1. Consider approval of the minutes from the May 7, 2018 regular city council meeting, and take any action necessary
2. Consider approval of the minutes from the May 14, 2018 special city council meeting, and take any action necessary
3. Consider an **ordinance** amending Ordinance No. 10-37 pertaining to pre-65 (employee) retiree health benefits coverage, and take any action necessary. **(2nd reading)**
4. Consider awarding a bid to Lone Star Emergency Group and authorizing the City Manager to execute a contract for a new Fire Pumper totaling $627,647 as well as pre authorization to spend up to $100,000 for Pumper loose equipment bought from various vendors all to be funded with contractual obligations, and take any action necessary.

5. Consider Contract Amendment Number Seven for the total additional contract amount of $48,900.00 with Freese and Nichols, Inc. for the County Line Road Reconstruction Project, and take any action necessary.

6. Consider authorizing the City Manager to enter into a Cooperative Purchasing Agreement with the City of North Richland Hills and awarding a cooperative bid to Intermountain Slurry Seal Inc. for micro-surfacing in the amount of $103,826 and authorizing the City Manager to execute a contract for this work to be funded out of the General Fund Streets and Drainage Operating Budget, Construction Repairs and take any action necessary.

7. Consider directing the City Manager to enter into an Interlocal Agreement with the Texas Department of Transportation (TXDOT) to allow the placement of a gateway monument sign within TXDOT right-of-way on SH-66, and take any action necessary.

8. Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 407 Ranch Trail, and take any action necessary.

9. Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 118 Renee Drive, and take any action necessary.

10. Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 115 Wayne Drive, and take any action necessary.

11. Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 124 Wayne Drive, and take any action necessary.

12. Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 121 Yvonne Drive, and take any action necessary.

13. Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 121 Lynne Drive, and take any action necessary.

14. Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 115 Eva Place, and take any action necessary.

15. Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 124 Eva Place, and take any action necessary.

16. Consider approval of a resolution of necessity for acquiring of right-of-way for the County Line Road project located at 324 County Line Road, and take any action necessary.

Mayor Pruitt pulled item #15 to recuse himself from the vote concerning this item.

Councilmember Hohenshelt moved to approve the Consent Agenda, less item #15. Mayor Pro Tem Fowler seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 18-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING ORDINANCE 10-37 REVISING THE OFFERING OF HEALTH BENEFITS COVERAGE TO CITY OF ROCKWALL PRE-65 RETIREES; REPEALING ALL ORDINANCES AND OR PROVISIONS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

The motion passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Fowler temporarily chaired the meeting for Consent Agenda item #15. Councilmember Hohenshelt moved to approve Consent Agenda item #15. Councilmember Daniels seconded the motion, which passed by a vote of 6 ayes with 1 abstention (Pruitt).

XII. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Johnny Lyons, Chairman of the city's Planning & Zoning Commission, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Following brief questions and answers, the Council took no formal action pertaining to this appointment item.

XIII. PUBLIC HEARING ITEMS

1. **MIS2018-006** - Hold a public hearing to discuss and consider a City initiated request to amend the Comprehensive Plan by approving an **ordinance** changing to the Master Thoroughfare Plan Map contained within the Transportation section of the plan for the purpose of [1] reclassifying Horizon Road [FM-3097] from a M4U (minor arterial, four [4] lane, undivided roadway) to a TXDOT4D (TXDOT, four [4] lane, roadway) and [2] realigning Breezy Hill Road to reflect existing public right-of-way, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. The Planning & Zoning Commission voted 5-0 to recommend approval of this item to the Council. If no action is taken by Council this evening, then the case will be automatically withdrawn, and the process will have to restart.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak. There being no one indicating such, he then closed the Public Hearing.

Councilmember Hohenshelt moved to approve MIS2018-006. Councilmember Trowbridge seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED WITHIN THE *TRANSPORTATION* SECTION OF THE COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

The motion passed by a vote of 7 ayes to 0 nays.

2. **Z2018-020** - Hold a public hearing to discuss and consider a request by Chris Tarrant for the approval of an **ordinance** for a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 1.5087-acre tract of land identified as Lot 22, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 3075 Golden Trail, and take any action necessary **(1st Reading).**

City Planning Director, Ryan Miller, provided background information pertaining to this agenda item. Notices were sent out to all residents and property owners located within 500' of the subject property. A total of seven notices expressing 'opposition' were received back by staff. Notice was also sent to the Lofland Farms HOA. The Planning & Zoning Commission voted 4 - 3 to recommend approval of this SUP to Council.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time.

Douglas Wygal
1918 Sterling Court
Rockwall, TX

Mr. Wygal came forth and indicated that he is in opposition of the Council approving this request tonight. He shared that several of his neighbors are also in opposition of this request. Furthermore, he indicated that he has provided photos to the Council that show the property owner (who is requesting the SUP) working on race cars in his driveway. He expressed that he is not okay with the property owner wanting to install a metal building in order to save cost. He generally believes it will be an eyesore.

There being no one else wishing to come forth and speak at this time, Mayor Pruitt then closed the public hearing.

Councilmember Daniels moved to deny Z2018-020. Councilmember Macalik seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. **Z2018-021** - Hold a public hearing to discuss and consider a request by Stephanie Marshall and Natalie Kirkley on behalf of Susan Gamez for the approval of an **ordinance** for a Specific Use Permit (SUP) for a daycare facility in a Residential-Office (RO) District on a 0.23-acre parcel of land identified as Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, addressed as 1024 Ridge Road [FM-740], and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. Notices were sent out to property owners and residents located within 500' of the property, and the Waterstone Estates HOA was also notified. Staff has received two notices back in opposition of the request and one notice in favor of approval of the request.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and address the Council.

Tom & Sue Walker
Mr. Walker shared that he and his wife own the property right adjacent to this location. He and his wife have been Rockwall residents for thirty-nine years. Mr. Walker went on to express opposition to Council approving this SUP request for various reasons. He believes that there will not be ample parking, that it will pose safety-related concerns, and the traffic will not flow well in and out of this location.

Stephanie Marshall and Natalie Kirkley (the applicants) came forth and shared that this proposed business is not a daycare, but, rather, it is a Christian-based Pre-K school. They are

both currently teachers in RISD. They went on to share details of what the business will be like, including sharing that there will be up to twenty-four (24) kids attending the school. They pointed out that the state and the city fire marshal regulations will allow up to thirty-four kids; however, they plan to have fewer. They shared that they plan to mostly follow the same school year calendar as Rockwall ISD follows. They will be open M-F from 8:30 a.m. until 2:30 p.m. They shared the details of their traffic (flow) plan. They also indicated that they plan to have a thirty-minute drop off 'window;' however, they are willing to expand that timing to an hour pickup window (of time), if needed. They do plan to have a small, fenced-in play area outside, and they explained how the noise is not expected to be excessive, and it will only be for about fifteen minutes per day.

Mrs. Terry Kirkly then came forth to speak (no address was given), sharing that she has worked as a Pre-K teacher in Dallas ISD for twenty-one years in a very busy school. She shared that she is coming forth to express support for the approval of this proposed SUP. She has the utmost confidence in the applicants and in their teaching abilities, and she strongly urged the Council to vote in favor of this request.

Amanda Jackson
1277 Waters Edge Drive
Rockwall, TX

Mrs. Jackson came forth on behalf of the applicants. She generally expressed support for the Council approving this proposed SUP. She pointed out that pre-K programs within the city are very limited, especially those that are 'faith-based,' and most of them have long wait lists. She shared that she was an educator for many years, and she has confidence that the applicants are trained to manage "drop offs" and "pick ups" pertaining to the twenty-four students who will be enrolled in the program.

Crystal Shaklee
1525 Firenza Court
(McLendon Chisholm, TX 75032)

Mrs. Shaklee shared that she believes these ladies (the applicants) are phenomenal teachers. She strongly urged the Council to approve this SUP request this evening.

Melba Jeffus
1903 S. FM-549
Rockwall, TX 75032

Mrs. Jeffus shared that her daughter is a kindergarten teacher in Mesquite, and she is very torn about this request. She acknowledged that she believes that this school will greatly benefit young kids who might participate in the school. However, she expressed great concern about having this business located along this stretch of Ridge Road. She shared that she is familiar with discussions that have taken place among staff and council members in past years pertaining to these homes that have been converted to businesses and the appropriate "uses" for occupying these spaces. She has concerns about safety, especially for those parents who might be waiting to turn into the business to drop their kids off. She believes that it is too small a space. She reminded the Council that, if it approves this SUP, then precedence is going to be set. She wished these ladies 'well,' however, she would really like them to find a different location.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker seemed to generally express concerns about the Council approving this SUP, as the business owner could possibly expand and begin accepting more than twenty-four students.

There being no one else wishing to come forth and speak at this time, Mayor Pruitt then closed the public hearing.

Councilmember Trowbridge asked for details pertaining to Ridge Road. Staff shared that the speed limit is 45 miles per hour, and it is a state roadway. He asked if it is a traffic violation if cars are backed up on Ridge Road as they are trying to get into the parking lot. Chief Riggs shared that, no, that would not be a traffic violation.

Councilmember Daniels shared that he is greatly in support of a faith-based education program; however, he believes this is a terrible location to do it. He has concerns about the traffic flow as well as safety for those drivers trying to go in and come out of this location. He shared that there is a need to respect the current, adjacent business owners as well.

Councilmember Daniels moved to deny Z2018-021. Mayor Pruitt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. **Z2018-018** - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an **ordinance** for a text amendment to the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the Furniture Upholstery, Refinishing or Resale land use by Specific Use Permit (SUP) in the Commercial (C) District, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. The Planning & Zoning Commission reviewed this case, and has recommended approval of the request by a vote of 7 to 0.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak. There being no one indicating such, he then closed the Public Hearing.

Councilmember Macalik moved to approve Z2018-018. Councilmember Trowbridge seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

Mayor Pruitt called for a break at 7:29 p.m. He then reconvened the meeting at 7:41 p.m.

5. **Z2018-019** - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an **ordinance** for a text amendment to the Permissible Use Charts and Use Standards contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the Brewery or Distillery (Excluding Brew Pub) land use by Specific Use Permit (SUP) in the Downtown (DT) District, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. This direction was the result of an appointment with Lorne Liechty of Liechty & McGinnis, LLP on behalf of Cory and Eva Cannon who are requesting the amendment to establish a brewery in the Downtown (DT) District. Under the City's current ordinances, the *Brewery or Distillery Excluding Brew Pub)* land use is only permitted *by-right* in the Light Industrial (LI) and Heavy Industrial (HI) Districts. The purpose of these designations is that -- *until recently* -- a brewery or distillery was viewed as a manufacturing or industrial type of use; however, in 2013 the *Texas Alcoholic Beverage Commission (TABC)* passed amendments designed to loosen the restrictions on *microbreweries* or *craft-breweries*. In response to the City Council's direction, staff brought the proposed text amendment to the Planning and Zoning Commission on April 24, 2018 for discussion. Based on the discussion at this meeting and the questions asked by the Planning and Zoning Commission, staff prepared two (2) options for the proposed text amendment. The Planning & Zoning Commission has recommended approval of this item, specifically proposed text amendment Option #2 (as outlined in the staff memo), by a unanimous vote.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time.

Cory and Eva Cannon, who represent the proposed "Siren Rock Brewing Company," came forth and addressed the Council pertaining to this proposed text amendment. Mrs. Cannon spoke in favor of Council approving this text amendment this evening.

Robert Barton
Ferguson Engineering
307 N. Fannin St.
Rockwall, TX

Robert indicated that he works for the engineering firm that is located at 307 N. Fannin Street. He expressed support for the improvements that have been made to the downtown square in Rockwall, and he believes that this type of business would fit well in this area. He believes the brewery is not a bar, but instead is something more sophisticated. He expressed support for the Council approving this request.

Councilmember Hohenshelt moved to approve Z2018-019 (specifically ordinance language Option #2). Councilmember Trowbridge seconded the motion. Mayor Pruitt then expressed several strong concerns about this text amendment being approved. Councilmember Daniels expressed that he "110% agrees" with all of the concerns that Mayor Pruitt expressed. The ordinance was then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING

ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 ayes with 2 nays (Pruitt and Daniels).

XIV. ACTION ITEMS

1. **MIS2018-009** - Discuss and consider a request by John Arnold of BH Phase 8, LLC for the approval of a variance to the minimum landscape buffer requirements stipulated by Planned Development District 74 (PD-74) [Ordinance No. 17-60] for Breezy Hill, Phase VIII on 30.785-acres of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.

Mr. Miller, Planning Director, shared that there has recently been a dispute over the alignment of Breezy Hill Road, which necessitated the city having to hire a surveyor to establish where the right-of-way is located. The survey, in part, showed that part of the right-of-way encroaches on the Breezy Hill, Phase 8 subdivision, specifically just over 5' into the prescribed 10' landscape buffer. This has caused some issues with the preliminary plat. In lieu of going to the Board of Adjustments to seek reduction in lot sizes, the applicant is requesting a variance to the minimum landscape buffer requirements. Such request is allowed for on a case-by-case basis, essentially when extenuating circumstances exist that could signify that compliance would pose a hardship. Approval of this request is a discretionary decision on the part of the Council.

Following Mr. Miller's comments, Mayor Pruitt called forth Adam Buczek from Skorburg Company. As a requirement for granting this variance, he would like them to acknowledge that the city has a prescriptive right-of-way across this piece of land, and that the company encroached upon it. Mr. Buczek acknowledged this as being correct. Mayor Pruitt indicated that he would like such acknowledgement to be "papered up" as part of granting this variance. Mayor Pruitt then moved to approve MIS2018-009. Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

2. **P2018-001** - Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a preliminary plat for Breezy Hill, Phase VIII containing 72 single-family residential lots on 30.785-acres of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.

Planning Director Ryan Miller provided background information concerning this agenda item, indicating that this plat is for 72 lots, and it does meet all of the city's technical requirements.

Mayor Pruitt moved to approve P2018-001. Councilmember Fowler seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. **SP2018-011** - Discuss and consider a request by Andy Sebacher of Forum Studio Architects, Inc. on behalf of Alan Yu of Lollicup USA, Inc. for the approval of a variance in conjunction with an approved site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

Planning Director Ryan Miller provided brief comments pertaining to this agenda item. The applicant is essentially asking to replace the natural stone that the city requires with a different product instead. The Architectural Review Board recommended denial of this request, as did the city's Planning & Zoning Commission.

Councilmember Hohenshelt moved to table action on this item. Councilmember Fowler seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. **SP2018-008** - Discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of variances in conjunction with an approved site plan for a restaurant on a 0.778-acre parcel of land identified as Lot 4, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1901 N. Goliad Street, and take any action necessary.

Mr. Miller provided background information pertaining to this agenda item. The applicant was approved for a site plan that would allow for a restaurant. They are now asking for variances to the required roof pitch (they would like to have a flat roof, similar to all of the other buildings in this shopping center area), and they would like to have an increase in the stucco material and the use of more than 10% secondary materials (more metal panels on the front and north elevations); and a reduction in the amount of required parking spaces (40 are required, but they are asking for 34 spaces). The City's Architectural Review Board and the city's Planning & Zoning Commission have both recommended approval of all of the variances being requested.

Councilmember Hohenshelt moved to approve SP2018-008. Councilmember Fowler seconded the motion, which passed by a vote of 7 ayes to 0 nays.

5. **A2018-002** - Discuss and consider the expiration of existing 212 Development Agreements for two (2) areas contiguous with the City of Rockwall's corporate limits and being identified as: (Area 1) approximately 177.47-acres of land generally located southeast of Hanby Lane and Buffalo Way Road; and (Area 2) approximately 24.98-acres of land located along the southeast side of FM550, south of SH276; and take any action necessary.

Mayor Pruitt indicated that Councilmember Macalik is recusing herself from the discussion and vote concerning "Area 1" as described above.
Mayor Pruitt moved to approve extending 212 agreements to property owners that the city has heard back from (in "Area 1") and to proceed with voluntary annexation associated with property owners that the city has not yet heard back from (within "Area 1"). Mayor Pruitt clarified that the 212 agreements would be for a period of three years. Councilmember Daniels seconded the motion, which passed by a vote of 6 ayes with 1 abstention (Macalik).

Regarding "Area 2," Mayor Pruitt moved to approve the 212 agreements for a period of three years and then proceed with annexation of the properties that the city did not hear back from. Councilmember Daniels seconded the motion, which passed by a vote of 7 ayes to 0 nays.

6. Discuss and consider appointments to the city's Architectural Review Board, and take any action necessary.

Councilmember Daniels moved to table this agenda item. Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Planning & Zoning Commission and Building & Standards Commission - pursuant to Section 551.074 (Personnel Matters)

2. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

3. Discussion regarding appointment of city council subcommittees, board liaisons and designation of Mayor Pro Tem pursuant to Section, §551.074 (Personnel Matters)

4. Discussion regarding process and nomination to fill vacancy on Rockwall Central Appraisal District Board pursuant to Section 551.074 (Personnel Matters)

5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

6. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Consultation with Attorney)

7. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney)

XVI. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVII. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 8:12 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 4th DAY OF JUNE, 2018.

ATTEST: **Jim Pruitt, Mayor**

Kristy Cole, City Secretary

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CITY OF ROCKWALL

ORDINANCE NO. 18-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED WITHIN THE *TRANSPORTATION* SECTION OF THE COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

WHEREAS, the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Master Plan; and

WHEREAS, the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in committee and public meetings; and

WHEREAS, the Comprehensive Plan shall serve as a guide to all future City Council action concerning land use and development regulations and expenditures for capital improvements; and

WHEREAS, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of or amendment to a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter of the City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

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

Section 1. The Master Thoroughfare Plan contained within the *Transportation* section of the City's Comprehensive Plan be amended as depicted in *Exhibit 'A'* of this ordinance; and,

Section 2. The Comprehensive Plan shall be used by the City Staff in planning and as a guide for future development of the City of Rockwall; and,

Section 3. This ordinance shall take effect immediately from and after its passage, and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF JUNE, 2018.

_____
Kevin Fowler, Mayor Pro Tem

ATTEST:

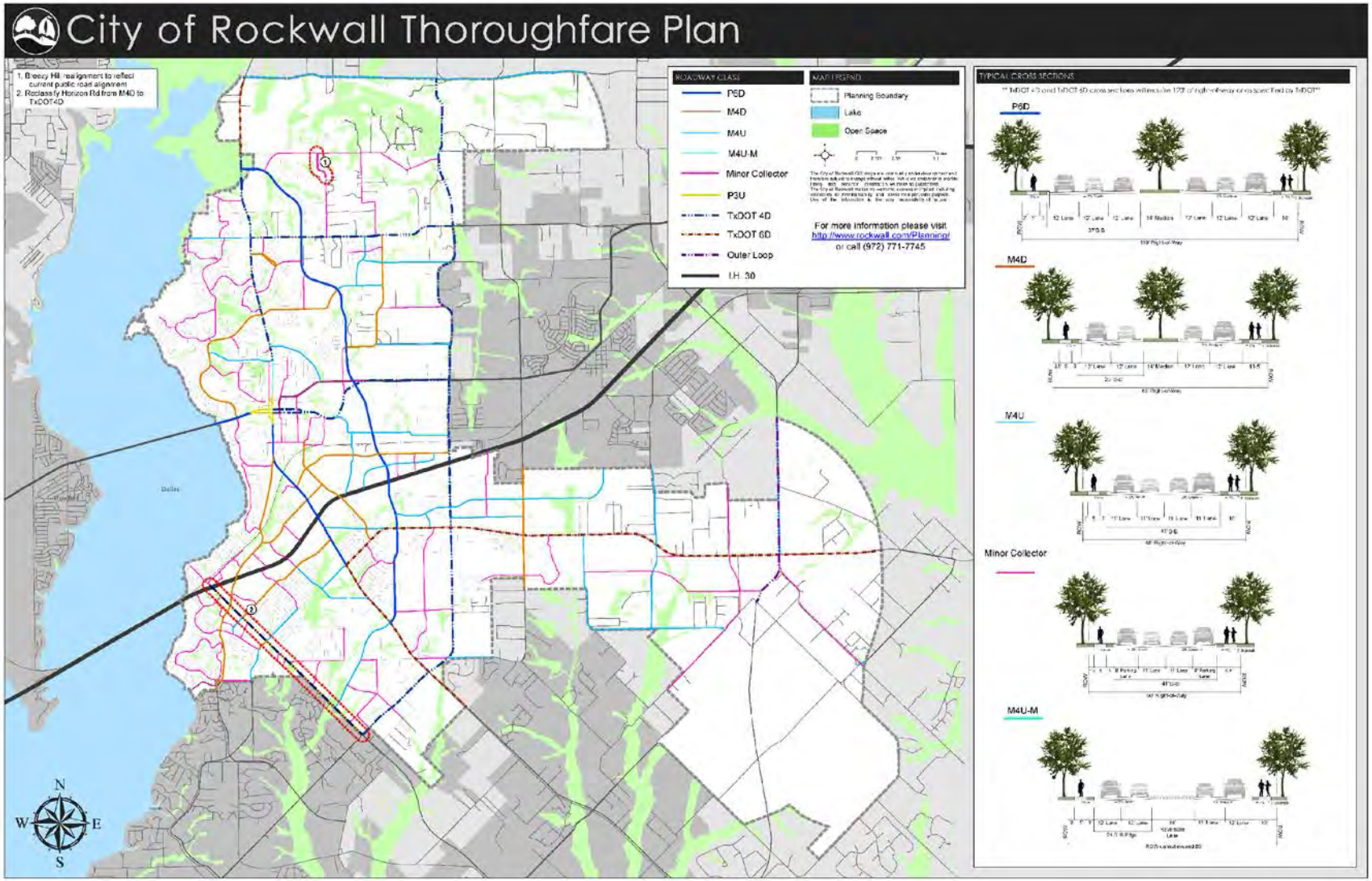
_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: 05-21-18

2nd Reading: 06-04-18


City of Rockwall Thoroughfare Plan
1. Breezy Hill realignment to reflect current public road alignment
2. Reclassify Horizon Rd from M4D to TxDOT 4D
ROADWAY CLASS
P6D
M4D
M4U
M4U-M
Minor Collector
P3U
TxDOT 4D
TxDOT 6D
Outer Loop
I.H. 30
MAP LEGEND
Planning Boundary
Lake
Open Space
For more information please visit
http://www.rockwall.com/Planning/
or call (972) 771-7745
TYPICAL CROSS-SECTIONS
P6D
M4D
M4U
Minor Collector
M4U-M
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CITY OF ROCKWALL

ORDINANCE NO. 18-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

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

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

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

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF JUNE, 2018.

_____
Kevin Fowler, Mayor Pro Tem

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: 05-21-18

2nd Reading: 06-04-18

Section 1. Land Use Schedule.
Section 1.1 Use of Land and Buildings.

Commercial and Business Services	*Residential*										*Mixed Use*		*Commercial*				*Industrial*		
	AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	DT	R-O	NS	GR	C	HC	RT	LI	**HI**
Furniture Upholstery/Refinishing and Resale +															S	P		P	

P=Permitted; A=Accessory Use; S=SUP; +=Permitted with Conditions

Section 2. Use Standards.
Section 2.1.7. Commercial and Business Services.

Furniture Upholstery/Refinishing and Resale. A *Furniture Upholstery Refinishing or Resale* business is a business that engages in the act of reupholstering, repairing, stripping, refinishing, restoring or rebuilding furniture for the purpose of retailing the finished good. In the Commercial (C) District, the *Furniture Upholstery Refinishing or Resale* land use is only permitted as an ancillary use to a general retail store (*i.e. a business whose primary purpose is to sell finished goods*) by Specific Use Permit (SUP).

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 06/04/2018

APPLICANT: David Naylor; *Rayburn Country Electric Cooperative*

AGENDA ITEM: **P2018-010**; *Lots 8-9, Block A, Rayburn Country Addition*

SUMMARY:

Consider a request by Bill Thomas of Engineering Concepts & Design on behalf of David Naylor of Rayburn Country Electric Cooperative for the approval a replat for Lots 8 & 9, Block A, Rayburn Country Addition being a 20.415-acre tract of land identified as Lots 4 & 5, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, generally located northeast of the intersection of Mims Road and Sids Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat two (2) parcels of land [*i.e. Lots 8 & 9, Block A, Rayburn Country Addition*] for the purpose of abandoning and dedicating certain easements on Lots 4 & 5, Block A, Rayburn Country Addition, and establishing the necessary fire lane, utility (e.g. water, sanitary sewer), public access, and drainage easements for the development of the site.

- ☑ On December 4, 2017, the City Council approved a replat for Lots 4-7, Block A, Rayburn Country Addition.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

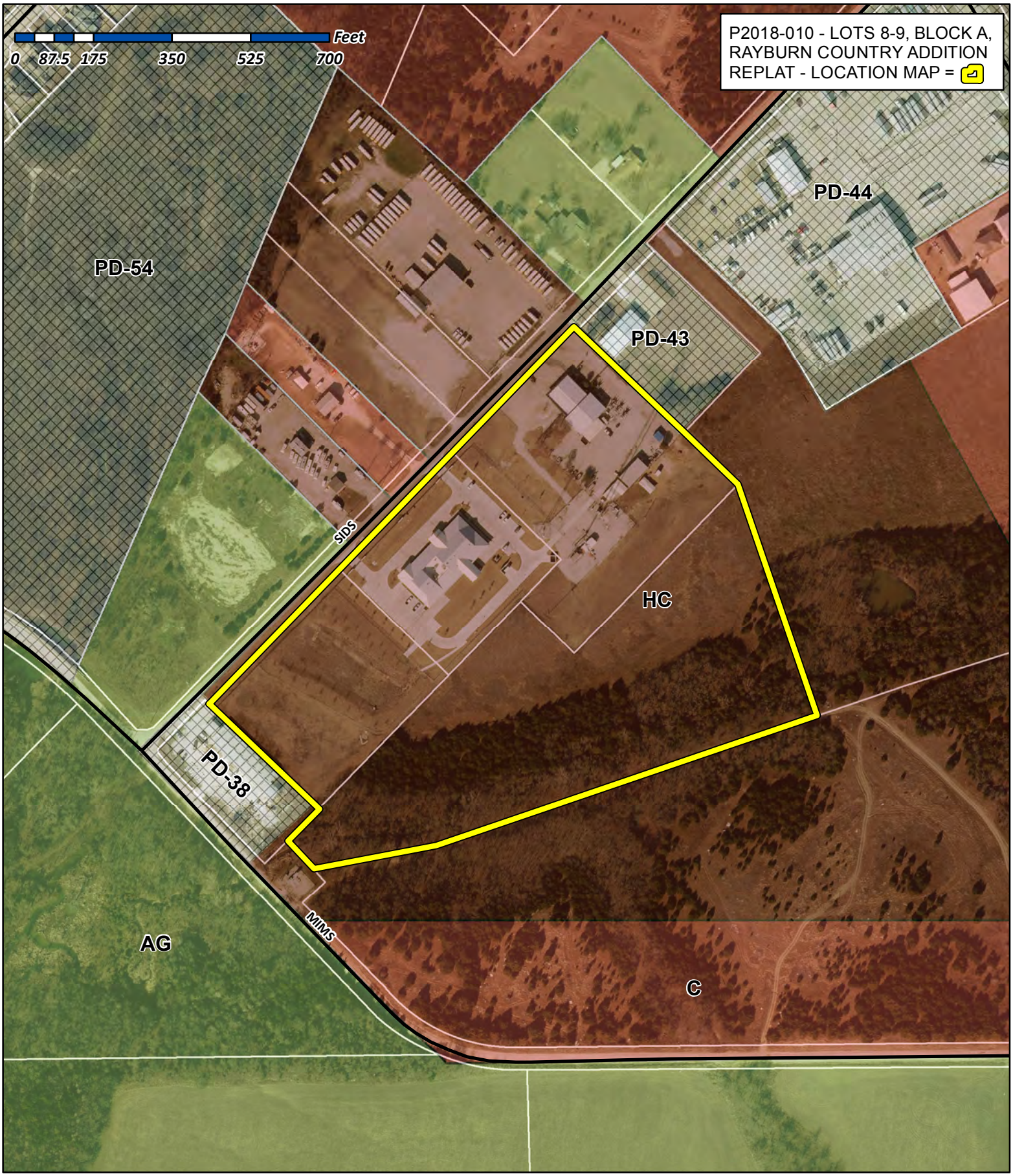
If the Planning and Zoning Commission chooses to approve the *replat* for *Lots 8-9, Block A, Rayburn Country Addition,* staff would recommend the following conditions:

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

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

PLANNING AND ZONING COMMISSION:

On May 29, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 5 to 0 with Commissioner Lyons absent and one (1) vacancy.



City of Rockwall

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

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

39

JOHN D. McFARLAND SURVEY
A-145

A-145 APPROX. LOCATION
A-26

63.72 AC.
VINCENT J. STAGLIANO
VOL. 3484, PG. 277
D.R.R.C.T.

5.0 ACRES
RUTLEDGE MARTIN LLC.

1.50 AC
ROBERT S.
RANDALL JR.

1.50 AC
RODD
HANNAH'S AIR

ROCKWALL ISD

2.0 AC
ROBERT G. AND
BETTY K. LOFLAND

POINT OF
BEGINNING

N 44°03'02" E
1166.34'

SPC
N 7,015,537.42
E 2,598,829.77

SPC
N 7,014,699.27
E 2,598,018.94

22.5' WATER LINE EASEMENT
INSTRUMENT 20140000002983
D.R.R.C.T.

MIMS ROAD

1.50 AC.
RICHARD E.
SLAUGHTER, JR.
VOL. 1531, PG. 145
D.R.R.C.T.

N 46°14'22" W
338.24'

N 44°22'56" E
99.61'

20' SANITARY SEWER EASEMENT
INSTRUMENT 20140000002982
D.R.R.C.T.

N 43°25'10" W
85.04'

SECTION 802
(515.15)

20' CITY OF ROCKWALL
SEWER EASEMENT
VOL. 1825, PG. 145
D.R.R.C.T.

SECTION 1000
(515.15)

S 79°16'39" W
276.11'

PFC

1/2" IRF BEARS
S 60°54'11" E 0.21'

SECTION 1213
(515.26)

SECTION 1341
516.42

SECTION 1547
517.99

BUFFALO CREEK
TRIBUTARY 3

S 71°07'55" W
895.13'

100-YEAR FLOODPLAIN
PER CITY OF ROCKWALL
FLOOD STUDY

63.72 AC.
VINCENT J. STAGLIANO
VOL. 3484, PG. 277
D.R.R.C.T.

SECTION 1733
518.87

SECTION 1918
519.58

SEC 2121
520.37

S 18°50'25" E
543.59'

5.5' X 5.5' V.E.
CAB. I, SL. 69
P.R.R.C.T.
(ABANDONED BY THIS PLAT)

5.5' X 5.5' V.E.
CAB. I, SL. 69
P.R.R.C.T.

5.5' X 5.5' V.E.

1/2" IRF
(CM)

IRSC

"X" SET

7.78'
24.01'

40'

52.5'

62.5'

SIDS ROAD
(VARIABLE R.O.W.)

146.63'
124.96'
119.01'
R=30.00'
918.32'
248.02'

C12
L25
C13
C14

24' F.U.E.
CAB. I, SL. 69, P.R.R.C.T.
(ABANDONED BY THIS PLAT)

24' F.U.E.
CAB. I, SL. 69
P.R.R.C.T.

24' F.U.E.
CAB. I, SL. 69
P.R.R.C.T.

25' B.L.

15' D.U.E.
CAB. I, SL. 69
P.R.R.C.T.

LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367
P.R.R.C.T.

L9
C10
C9
L11
L13
L14
L17

S 57°50'38" E
262.08'

S 57°45'37" E
310.15'

DRAINAGE AND
DETENTION
EASEMENT
CAB. I, SL. 69
P.R.R.C.T.

N 46°31'18" W
352.81'

134.81'
332.07'
179.31'

W.L.E.
CAB. I, SL. 69
P.R.R.C.T.
(ABANDONED BY THIS PLAT)

243.41'
S 45°56'58" E
232.63'
243.52'

N 46°15'45" W
271.53'

LOT 4
67,333 SF
1.546 AC.

310.35'
182.24'
217.73'

24' F.U.E.

20' x 20'
W.L.E.

S 44°01'51" W
248.02'

L6
L5
L3
L4
L2
L1
C1
C4

5' W.L.E.

20' S.S.E.
CAB. I, SL. 69
P.R.R.C.T.

N 43°42'24" E
254.92'
20' S.S.E.

9.17'

23.75'
37.77'

20' x 20'
W.L.E.

67.77'

C3
L35

149.36'

S 46°15'45" E
338.73'

15'

5'

R=30.00'

67.28'

S 46°05'06" E

1/2" IRF
(CM)

15'

L15
L16
5' D.E.
33.99'

DRAINAGE AND
DETENTION
EASEMENT

20' S.S.E.
CAB. I, SL. 69
P.R.R.C.T.

115.53'

5.00'

N 44°06'36" E
191.91'

15' D.E.
CAB. I, SL. 69
P.R.R.C.T.

1/2" IRF
(CM)

3/8" IRF
(CM)

1/2" IRF
(CM)

181.85'
20' S.S.E.
N 81°52'35" E
261.21'

L10
70.71'
45.12'

200.63'
137.62'
4'

24' F.U.E.
CAB. I, SL. 69, P.R.R.C.T.
(ABANDONED BY THIS PLAT)

20' S.S.E.
CAB. I, SL. 69, P.R.R.C.T.
(ABANDONED BY THIS PLAT)

LOT 5
821,963 SF
18.870 AC.

24' F.U.E.

24' F.U.E.

R=30.00'

151.72'

L33
L34
12.77'
L31
L32

20' W.L.E.

L30

N 44°03'02" E
297.36'

IRSC

1/2" IRF
W/RSCI CAP (CM)
BEARS
N 21°16'49" W 0.41'

C8
69.24'
79°07'07"
113.92'
L28
L29
20' W.L.E.
L8
L7
20.92'

130.88'

C5
C6
C7

S 44°03'02" W
181.99'

L22
L23
L24
L12
L18
L19
L20
L21

N 3°49'29" E
195.31'

DRAINAGE AND
DETENTION
EASEMENT

N 69°35'25" E
305.25'

LOT 6
RAYBURN COUNTRY ADDITION
CAB. ___ SL. ___
P.R.R.C.T.

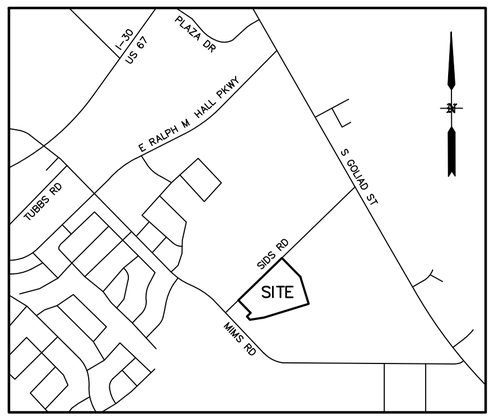
WILLIAM H. BARNES SURVEY
A-26

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 22°03'02" E	15.73'
L2	S 44°03'02" W	15.00'
L3	S 45°56'58" E	15.00'
L4	N 20°31'04" W	48.87'
L5	S 45°56'58" E	46.57'
L6	N 20°31'04" W	74.53'
L7	S 79°02'07" W	8.59'
L8	N 6°21'28" E	52.21'
L9	S 61°37'36" W	95.40'
L10	N 12°32'29" W	39.97'
L11	S 45°39'22" E	46.99'
L12	S 76°47'21" W	92.23'
L13	S 66°16'59" E	135.12'
L14	S 60°19'42" E	104.82'
L15	S 45°53'24" E	75.22'
L16	S 19°41'10" W	48.64'
L17	S 70°18'50" E	15.00'
L18	N 81°24'03" W	43.30'
L19	N 35°27'13" W	81.26'
L20	N 42°08'25" E	64.59'
L21	N 87°36'05" E	49.26'
L22	S 44°01'53" W	134.76'
L23	S 25°51'14" W	69.22'
L24	S 56°57'43" W	89.54'
L25	S 45°56'58" E	27.61'
L26	N 44°03'02" E	15.00'
L27	N 45°56'58" W	20.00'
L28	S 10°57'53" E	20.00'
L29	S 79°02'07" W	33.00'
L30	N 0°56'58" W	97.81'
L31	N 44°03'02" E	36.47'
L32	N 45°56'58" W	20.00'
L33	N 44°03'02" E	20.00'
L34	S 45°56'58" E	19.38'
L35	N 44°03'02" E	115.71'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°17'37"	30.00'	30.15'	47.28'	N 1°06'57" W	42.53'
C2	021°58'49"	54.00'	10.49'	20.72'	S 33°02'27" W	20.59'
C3	022°00'00"	30.00'	5.83'	11.52'	N 33°03'02" E	11.45'
C4	090°00'00"	45.00'	45.00'	70.69'	N 89°03'02" E	63.64'
C5	078°26'19"	35.00'	28.56'	47.92'	S 4°49'53" W	44.26'
C6	078°26'19"	54.00'	44.07'	73.93'	N 4°49'53" E	68.29'
C7	034°59'04"	54.00'	17.02'	32.97'	N 61°32'34" E	32.46'
C8	055°00'56"	54.00'	28.12'	51.85'	S 73°27'25" E	49.88'



VICINITY MAP
N.T.S.

LEGEND

IRSC	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
CM	CONTROL MONUMENT
B.L.	BUILDING SETBACK LINE
SPC	STATE PLANE COORDINATES
W.L.E.	WATER LINE EASEMENT
V.E.	VISIBILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
F.U.E.	FIRELANE & UTILITY EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

100 50 0 100 200
SCALE IN FEET
1" = 100'

REPLAT

RAYBURN COUNTRY ADDITION
LOTS 4-5, BLOCK A

BEING

20.415 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, A-26
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
RAYBURN COUNTRY ELECTRIC COOP.
980 SIDS ROAD
ROCKWALL, TX 75087
(469) 402-2100
FAX (469) 402-2020

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 431

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: APRIL 13, 2018 CASE NUMBER: P2017-063 SHEET 1 OF 2

03560\DWG\3560 Replat 4-5.dwg

40

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC., BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 20.415 acre tract of land situated in the William H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of Lots 4 and Lot 5, Rayburn Country Addition, an addition to the City of Rockwall, as recorded in Cabinet __, Slide ___, Plat Records, Rockwall County, Texas, said 20.415 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8–inch iron rod with yellow cap stamped "RPLS 3963" set for the northerly west corner of Lot 5 of said Rayburn Country Addition, said corner being in the northeast boundary line of a 1.50 acre tract of land described in deed to Richard E. Slaughter, Jr., as recorded in Volume 1531, Page 145 of said Deed Records and in the southeast right–of–way line of Sids Road, a 52.5 ft. right–of–way at this point;

THENCE North 44 degrees 03 minutes 02 seconds East, with the common line of said Rayburn Country Addition and said Sids Road, a distance of 1166.34 feet to an "X" set for the north corner of Lot 4 of said Rayburn County Addition;

THENCE South 46 degrees 15 minutes 45 seconds East, passing the west corner of Lot 1, Block 1, Shrigley Addition, an addition to the City of Rockwall, as recorded in Cabinet C, Slide 367 of said Plat Records and continuing with the common line of said Shrigley Addition and said Lot 4 and said Lot 5, a total distance of 338.73 feet to a 1/2–inch iron rod found at the south corner of said Shrigley Addition and the southerly west corner of Lot 6 of said Rayburn Country Addition;

THENCE South 46 degrees 15 minutes 06 seconds East, with the common boundary of said Lot 5 and said Lot 6, a distance of 166.80 feet to a 5/8–inch iron rod with yellow cap stamped "RPLS 3963" set for a common corner thereof, from which a 1/2–inch iron rod with cap stamped "RSCI" found for reference bears North 21 degrees 16 minutes 49 seconds West, a distance of 0.41 feet;

THENCE South 18 degrees 50 minutes 25 seconds East, continuing with the common boundary of said Lot 5 and said Lot 6, a distance of 543.59 feet to a 5/8–inch iron rod with yellow cap stamped "RPLS 3963" set for the common south corner thereof, said corner being in the north boundary line of a 63.72 acre tract of land described in deed to Vincent J. Staglianiio, recorded in Volume 3484, Page 277 of said Deed Records;

THENCE Southwesterly, with the common boundary lines of said Lot 5 and said 63.72 acre tract, the following courses:

South 71 degrees 07 minutes 55 seconds West, a distance of 895.13 feet to a to a point for corner from which a 1/2–inch iron rod found for reference, bears South 60 degrees 54 minutes 11 seconds East, a distance of 0.21 feet;

South 79 degrees 16 minutes 39 seconds West, a distance of 276.11 feet to a 1/2–inch iron rod found for corner;

North 43 degrees 25 minutes 10 seconds West, a distance of 85.04 feet to a 1/2–inch iron rod found for corner in the southeast line of the aforementioned 1.50 acre tract at the southerly most western corner of said Lot 5 ;

THENCE North 44 degrees 22 minutes 56 seconds East, with the common line of said 1.50 acre tract and said Lot 5, a distance of 99.61 feet to a 3/8–inch iron rod found for the east corner of said 1.50 acre tract and an ell corner of said Lot 5;

THENCE North 46 degrees 14 minutes 22 seconds West, with the common line of said 1.50 acre tract and said Lot 5, a distance of 338.24 feet to the POINT OF BEGINNING AND CONTAINING 889,296 square feet or 20.415 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the RAYBURN COUNTRY ADDITION, LOTS 4–7, BLOCK A to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the RAYBURN COUNTRY ADDITION, LOTS 4–7, BLOCK A have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

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

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

FOR: RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.

_____
BY:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this ____ day of _____ , 2018.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ____ DAY OF _____, 2018.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This replat is released on March 23, 2018 for review by the City of Rockwall and other parties for comments and progression to an approved replat.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2015

STANDARD CITY SIGNATURE BLOCK

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2018.

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

WITNESS OUR HANDS, this ____ day of _____ , 2018.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

GENERAL NOTES:

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 8354.
2. Bearings and state plane coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83–NCF).
3. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) Zone "AE" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
4. Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" was set at all lot corners.
5. The floodplain section elevations and locations shown on this plat were provided by the City of Rockwall.
6. Property owner is responsible for on–site drainage, maintenance, repair and replacement.
7. The purpose of this replat is to add additional easements and to remove all or parts of easements necessary after the relocation of improvements.

OWNER/DEVELOPER
RAYBURN COUNTRY ELECTRIC COOP.
980 SIDS ROAD
ROCKWALL, TX 75087
(469) 402–2100
FAX (469) 402–2020

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532–0636
FAX (972) 412–4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 431

REPLAT
RAYBURN COUNTRY ADDITION
LOTS 4–5, BLOCK A

BEING

20.415 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, A–26
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
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TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941–8400 FAX (972) 941–8401

DATE: APRIL 13, 2018 CASE NUMBER: P2017–063 SHEET 2 OF 2

03560\DWG\3560 Replat 4–5.dwg

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 06/04/2018

APPLICANT: Billy Duckworth; *A & W Surveyors, Inc*.

AGENDA ITEM: **P2018-011;** *Lots 1 & 2, Block A, Kayce Lynn Addition No. 1*

SUMMARY:

Consider a request by Billy Duckworth of A & W Surveyors, Inc. for the approval of a replat for Lots 1 & 2, Block A, Kayce Lynn Addition No. 1 being a 0.310-acre tract of land identified as Lots 33 & 34, Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southeast corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 0.310-acre tract of land [*i.e. Lots 33 & 34, Canup Addiition*] into two (2) parcels of land [*Lots 1 & 2, Block A, Kayce Lynn Addition No. 1*] for the purpose of constructing two (2) single-family homes.

- ☑ On December 18, 2017, the City Council approved a special request [*MIS2017-016*] for a deviation from the side setback adjacent to Sam Houston Street on Lot 1 from 20-feet to 10-feet and to construct flat-front entry garages on Lots 1 & 2.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the City Council chooses to approve the *replat* for *Lots 1 & 2, Block A, Kayce Lynn Addition No 2,* staff would recommend the following conditions:

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

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

PLANNING AND ZONING COMMISSION:

On May 29, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff recommendations passed by a vote of 5-0 with Chairman Lyons absent and one (1) vacant position.



City of Rockwall

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

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

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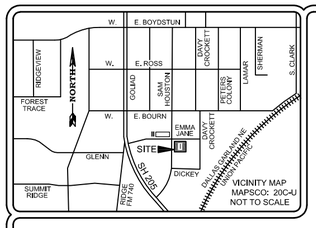

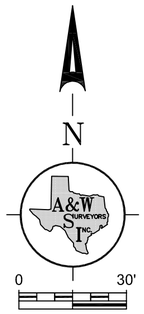

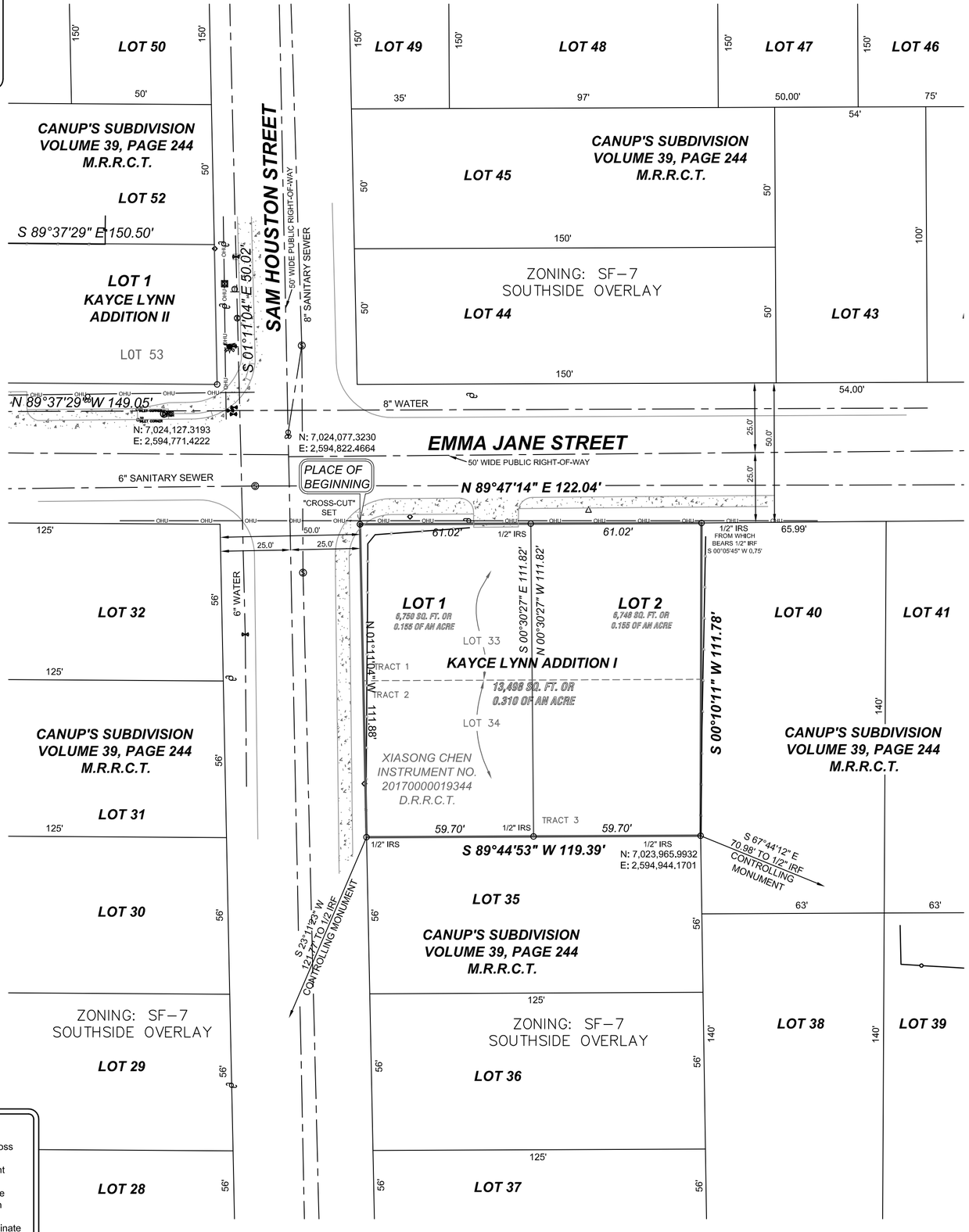

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Xiasong Chen is the sole owner of a tract of land located in the B.J.T. LEWIS SURVEY, Abstract No. 255, City of Rockwall, Rockwall County, Texas, and being Lots 33 and 34, of Canup's Subdivision, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume 39, Page 244, Map Records, Rockwall County, Texas, and being the same tract of land described in Warranty Deed to Xiasong Chen, recorded in Instrument No. 20170000019344, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a "Cross-cut" set in concrete paving at the intersection of the South line of Emma Jane Street, a 50' wide public right-of-way with the East line of Sam Houston Street, a 50' wide public right-of-way, same being the Northwest corner of said Lot 33;

Thence North 89°47'14" East, along said South line, a distance of 122.04' to a 1/2" iron rod with a yellow plastic cap stampd "RPLS 5310" set at the North common corner of said Lot 33 and Lot 40 of said Canup's Subdivision;

Thence South 00°10'11" West, along the West line of said Lot 40, a distance of 111.78' to a 1/2" iron rod with a yellow plastic cap stampd "RPLS 5310" set at the East common corner of said Lot 34 and Lot 35 of said Canup's Subdivision;

Thence South 89°44'53" West, a distance of 119.39' to a 1/2" iron rod with a yellow plastic cap stampd "RPLS 5310" set in the said East line of Sam Houston Street, at the West common corner of said Lots 34 and 35;

Thence North 01°11'04" West, a distance of 111.88' to the PLACE OF BEGINNING and containing 13,498 square feet or 0.310 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20__.

_____
John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

I Xiasong Chen, the undersigned owner of the land shown on this plat designated herein as ***KAYCE LYNN ADDITION I,*** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that there are no other parties who have a mortgage or lien interest in the KAYCE LYNN ADDITION I.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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

_____
Xiasong Chen, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 20__.

_____
Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission *Date*

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20___.

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

_____ _____ _____
Mayor, City of Rockwall *City Secretary* *City Engineer*

SURVEYOR'S NOTES

1. Any structure new or existing may not extend across new property lines.
2. The purpose of this plat is to reorient development direction of two (2) platted lots.
3. Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 (2011).
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

X-FOUND	TELE. BOX	UTILITY POLE	OHU OVERHEAD UTILITY LINE	BRICK RET. WALL	CONCRETE
X-SET	CABLE BOX	WATER METER	GUY WIRE ANCHOR	STONE RET. WALL	GRAVEL
SAN. SEW. MH.	ELECTRIC BOX	GAS METER	BARBED WIRE FENCE	BUILDING LINE	BRICK
IRRIGATION VALVE	BRICK COLUMN	A.C. PAD	IRON FENCE	EASEMENT	STONE
WATER VALVE	STONE COLUMN	TRANS. BOX	CHAINLINK FENCE	BOUNDARY	WOOD DECK
FIRE HYDRANT	STORM DRAIN MH.		WOOD FENCE	HIGH BANK LINE	BUILDING WALL
LIGHT POLE	SAN. SEW. CO.	P.E. POOL EQUIP.	ASPHALT	COVERED AREA	TILE

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 304 Emma Jane Street ~

Owner: Xiasong Chen
~ 609 Bellhaven Drive, Allen, TX 75013 ~
~ 214-363-3373 ~

Job No. 18-0324	Drawn by: 543	Date: 04-13-2018	Revised:

"A professional company operating in your best interest"

REPLAT

FOR
LOTS 34 AND 35
CANUP'S SUBDIVISION
TO

KAYCE LYNN ADDITION I
LOTS 1 AND 2

AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 06/04/2018

APPLICANT: Billy Duckworth; *A & W Surveyors, Inc*.

AGENDA ITEM: **P2018-012;** *Lot 1, Block A, Kayce Lynn Addition No. 2*

SUMMARY:

Consider a request by Billy Duckworth of A & W Surveyors, Inc. for the approval of a replat for Lot 1, Block A, Kayce Lynn Addition No. 2 being a 0.172-acre tract of land identified as a portion of Lot 53 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the northwest corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 0.172-acre tract of land [*i.e. a portion of Lot 53 of the Canup Addition*] into one (1) parcel of land [*Lot 1, Block A, Kayce Lynn Addition No. 2*] for the purpose of constructing one (1) single-family home.

- ☑ On January 2, 2018, the City Council approved a special request [*MIS2017-017*] to allow a deviation from the minimum front-yard setback adjacent to Emma Jane Street from 20-feet to ten (10) feet, to reduce the minimum rear setback from ten (10) feet to six (6) feet, and to decrease the minimum lot depth from 100-feet to 49-feet.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the City Council chooses to approve the *replat* for *Lot 1, Block A, Kayce Lynn Addition No 2,* staff would recommend the following conditions:

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

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

PLANNING AND ZONING COMMISSION:

On May 29, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff recommendations passed by a vote of 5-0 with Chairman Lyons absent and one (1) vacant position.



City of Rockwall

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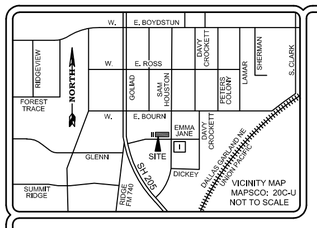

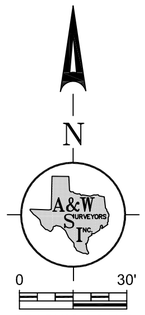

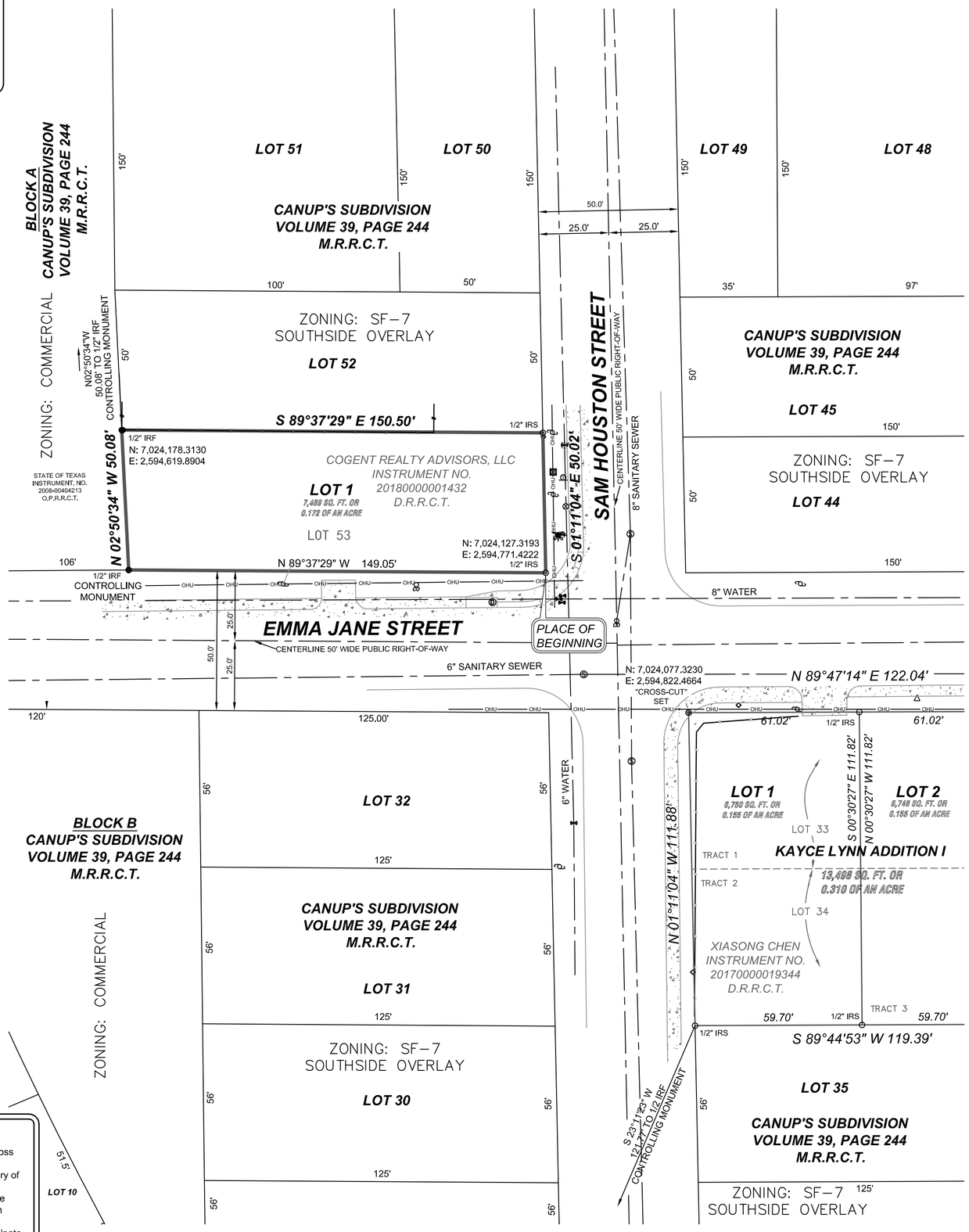

SURVEYOR'S NOTES

1. Any structure new or existing may not extend across new property lines.
2. The purpose of this plat is to redefine the boundary of one lot.
3. Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 (2011).
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

X-FOUND	TELE. BOX	UTILITY POLE	OHU OVERHEAD UTILITY LINE	BRICK RET. WALL	CONCRETE
X-SET	CABLE BOX	WATER METER	GUY WIRE ANCHOR	STONE RET. WALL	GRAVEL
SAN. SEW. MH.	ELECTRIC BOX	GAS METER	BARBED WIRE FENCE	BUILDING LINE	BRICK
IRRIGATION VALVE	BRICK COLUMN	A.C. PAD	IRON FENCE	EASEMENT	STONE
WATER VALVE	STONE COLUMN	TRANS. BOX	CHAINLINK FENCE	BOUNDARY	WOOD DECK
FIRE HYDRANT	STORM DRAIN MH.		WOOD FENCE	HIGH BANK LINE	BUILDING WALL
LIGHT POLE	SAN. SEW. CO.	P.E. POOL EQUIP.	ASPHALT	COVERED AREA	TILE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Cogent Realty Advisors, LLC, a Texas Limited Liability Company is the sole owner of a tract of land located in the B.J.T. LEWIS SURVEY, Abstract No. 255, City of Rockwall, Rockwall County, Texas, and being Lot 53, of Canup's Subdivision, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume 39, Page 244, Map Records, Rockwall County, Texas, and being the same tract of land described in Warranty Deed to Cogent Realty Advisors, LLC, recorded in Instrument No. 20180000001432, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod set at the intersection of the North line of Emma Jane Street, a 50' wide public right-of-way with the West line of Sam Houston Street, a 50' wide public right-of-way, same being the Southeast corner of said Lot 53;

Thence North 89°37'29" West, along said North line, a distance of 149.05' to a 1/2" iron rod found at the Southeast corner of a tract of land to State of Texas, recorded in Instrument No. 2008-00404213, Official Public Records, Rockwall County, Texas, same being the Southeast corner of Block A of said Canup's Subdivision;

Thence North 02°50'34" West, along the East line of said Block A and State of Texas tract, a distance of 50.08' to a 1/2" iron rod found at the West common corner of said Lot 53 and Lot 52 of said Canup's Subdivision;

Thence South 89°37'29" East, a distance of 150.50' to a 1/2" iron rod with a yellow plastic cap stampd "RPLS 5310" set in the said West line of Sam Houston Street, at the East common corner of said Lots 53 and 52;

Thence South 01°11'04" East, a distance of 50.02' to the PLACE OF BEGINNING and containing 7,489 square feet or 0.172 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, John S. Turner, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were found and/or properly placed under my personal supervision.

_____
Surveyor Signature

_____
Registered Public Surveyor No.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

W, Cogent Realty Advisors, LLC, acting by and through its authorized agent, Stephen Goldberg, the undersigned owner of the land shown on this plat designated herein as ***KAYCE LYNN ADDITION II,*** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that there are no other parties who have a mortgage or lien interest in the KAYCE LYNN ADDITION II. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

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

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

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

Cogent Realty Advisors, LLC

_____
Stephen Goldberg, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 20__.

_____
Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission *Date*

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20___.

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

_____ _____ _____
Mayor, City of Rockwall *City Secretary* *City Engineer*

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 304 Emma Jane Street ~

Owner: Cogent Realty Advisors, LLC
~ 7117 Stefani Drive, Dallas, TX 75225 ~
~ 214-363-3373 ~

Job No. 18-0323	Drawn by: 543	Date: 04-13-2018	Revised:

"A professional company operating in your best interest"

REPLAT
FOR
LOT 53
CANUP'S SUBDIVISION
TO
KAYCE LYNN ADDITION II
LOT 1

AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 06/04/2018

APPLICANT: Bart Tinsley of *Alders Rockwall SIL Property, LLC*

AGENDA ITEM: **P2018-013;** *Lots 1 & 2, Block A, Rockwall Seniors Addition*

SUMMARY:

Consider a request by Bart Tinsley of Adlers Rockwall SIL Property, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a conveyance plat for Lots 1 & 2, Block A, Rockwall Seniors Addition being a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a final plat for the purpose of subdividing the *subject property* into two (2) lots and conveying *Lot 1* of the proposed subdivision. Staff should note that the site will not be developed and no permits will be issued without first having an approved site plan, civil engineering plans, and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).

☑ Zoning for the *subject property* was approved by the City Council [i.e. *Planned Development District 86* (*PD-86*)] on December 4, 2017, and designates the property allowing a multi-family, apartment complex and a memory care facility.

☑ Concurrently with this request, the applicant has submitted a PD Site Plan (*i.e. SP2018-012 & SP2018-013*) for both lots in accordance with the requirements of Planned Development District 86 (PD-86). These plans indicate an intent to develop the *subject property* as a multi-family, apartment complex and a memory care facility. The applicant has indicated that these developments will take place simultaneously for both lots, which are demarcated by the proposed lot lines (*i.e. Lots 1 & 2, Block A*).

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

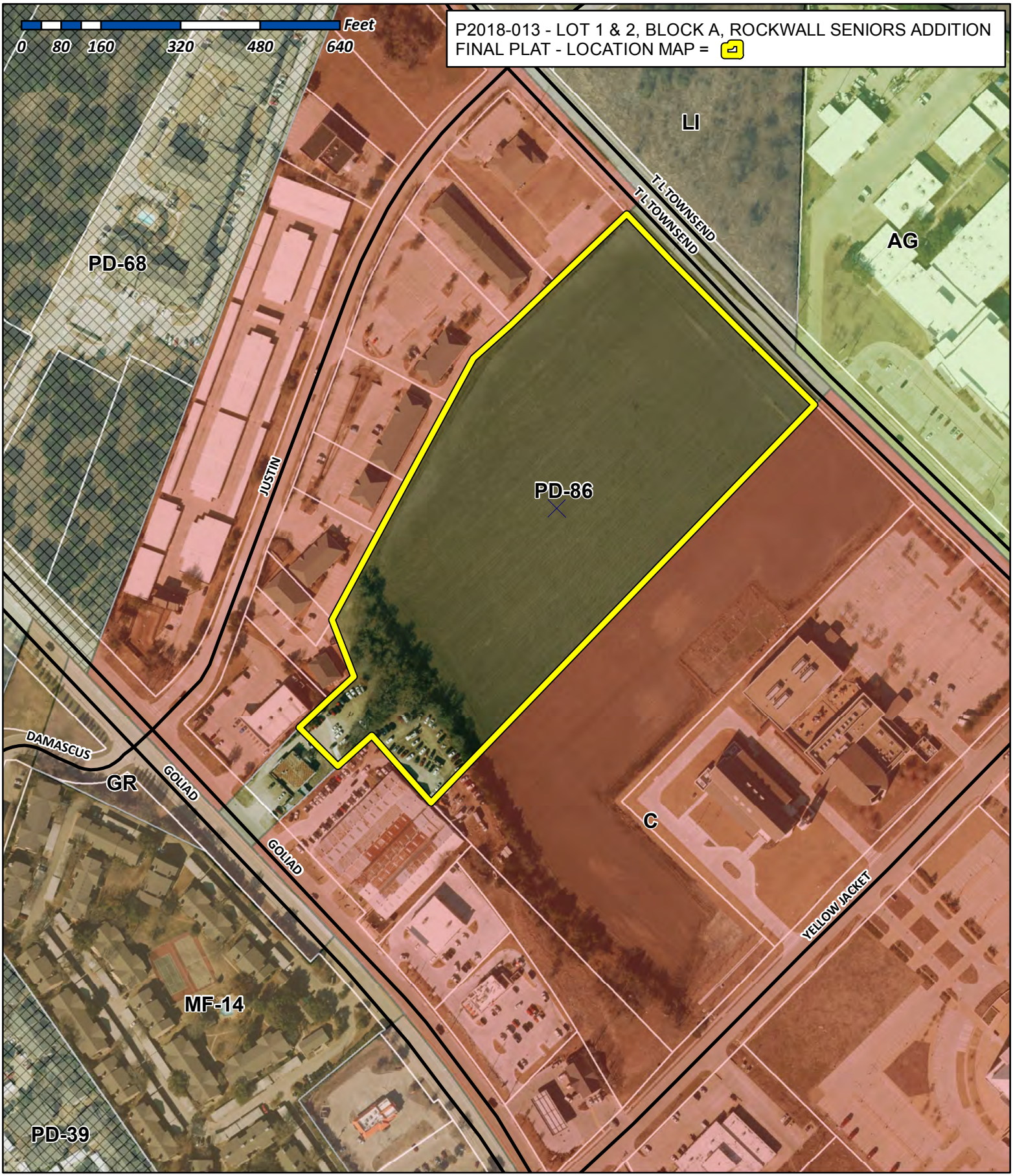
If the Planning & Zoning Commission and City Council choose to approve the final plat for *Lots 1 & 2, Block A, Rockwall Seniors Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

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

PLANNING AND ZONING COMMISSION:

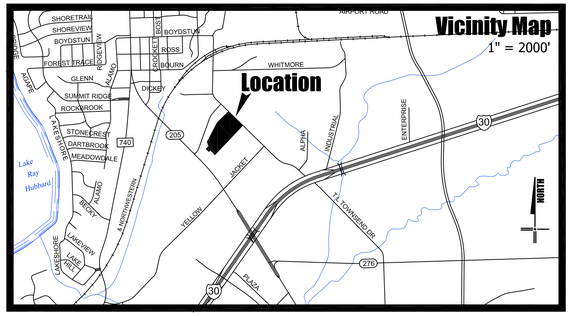
On May 29, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat (*conveyance plat*) with staff conditions passed by a vote of 5 to 0 with Commissioner Lyons absent and one (1) vacancy.



City of Rockwall

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

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



JUSTIN DRIVE

BLOCK A - JUSTIN DRIVE PROFESSIONAL PARK LTD.
CABINET E, SLIDE 228, P.R.R.C.T.

LOT 1A-R, BLOCK A, LOFLAND
INDUSTRIAL PARK ADDITION
CABINET E, SLIDE 318, P.R.R.C.T.

LOT 1-R

LOT 2-R

LOT 3-R

LOT 4-R

LOT 5-R

BRIEN & McKEON, LLP
VOLUME 3419, PAGE 160, D.R.R.C.T.

AUTOZONE, INC.
VOLUME 1302, PAGE 164, D.R.R.C.T.

DONALD RICHARD WHITFORD
VOLUME 1902, PAGE 686, D.R.R.C.T.

TEASDALE INVESTMENTS, LLC
VOLUME 2015, PAGE 10884, D.R.R.C.T.

TEASDALE INVESTMENTS, LLC
VOLUME 2016, PAGE 18433, D.R.R.C.T.

BRC FAMILY TRUST
20160000008886, O.P.R.C.T.

BRC FAMILY LAND TRUST
VOL. 7053, PAGE 327, D.R.R.C.T.

Cross in concrete found

24' Firelane, Access & Utility Easement
E/228 P.R.R.C.T.

N 46°06'22" E 430.00'

343.43'

43.96'

N 44°10'16" E 251.57'

N 28°27'41" E 594.16'

24' Firelane, Access & Utility Easement
E/228 P.R.R.C.T.

1/2" steel rod found

N 20°26'34" W 126.60'

15' Sanitary Sewer Easement
Vol. 84, Pg. 243, D.R.R.C.T.

Cross in concrete set

S 44°52'20" W
103.71'

1/2" capped steel rod found

S 44°03'31" E
99.90'

1/2" capped steel rod found

N 44°07'44" E
59.65'

1/2" capped steel rod found

15' Drainage Sewer Easement
2016-5715 O.P.R.R.C.T.

N 43°14'26" W 181.41'

NAD83 SPC Tx 4202
N: 7021953.82
E: 2596565.10

1/2" "MILLER 5665" capped steel rod set

LOT 1
2.0896 ACRES
(91,025 SF)

N 45°49'44" W 371.65'

245.00'

S 43°33'08" E 288.96'

126.84'

S 44°10'16" W 241.11'

S 45°30'06" E 251.77'

124.93'

NAD83 SPC Tx 4202
N: 7022741.67
E: 2597330.47

LOT 2
10.3100 ACRES
(449,103 SF)

BLOCK 1

S 44°10'16" W 1098.41'

1/2" capped steel rod found

LOT 8, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION
CABINET I, SLIDE 107, P.R.R.C.T.

NORTH T. L. TOWNSEND DRIVE

○ = 1/2" "MILLER 5665" capped steel rod set

0 60 120 180
Graphic Scale in Feet
1" = 60'

MILLER SURVEYING
EST. 1965
NORTH

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission — Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____day of _____, 20_____.

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

WITNESS OUR HANDS, this _____day of _____, 20_____.

Mayor, City of Rockwall — City Secretary — City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jason B. Rawlings, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Jason B. Rawlings
Texas Registered Professional Land Surveyor No. 5665

NOTE: THIS PLAT APPROVED AND FILED FOR CONVEYANCE PURPOSES ONLY.

MILLER Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TxLSF No. 10100400
millersurvey.net

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS BRC Family Trust is the current sole owner of a tract of land out of the B. J. Lewis Survey, Abstract No. 225 and situated in the City of Rockwall, Rockwall County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas, in March 2017, said tract being the same tract of land described in the deed to BCR Family Land Trust recorded in Document No. 2012-00480248, of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch capped steel rod found for the most easterly corner of said Cameron tract, said rod being in the southwesterly right-of-way line of North T. L. Townsend Drive, and being the most northerly corner of Lot 8, Block 1, First United Methodist Church Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet I, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 10 minutes 16 seconds West with the northwesterly boundary line of said Lot 8, a distance of 1098.41 feet to a ½ inch capped "MILLER 5665" steel rod set for the most westerly corner thereof, and also being in the northeasterly boundary line of the same tract of land described in the deed to Teasdale Investments, LLC., recorded in Volume 2015, Page 10884, of the Deed Records of Rockwall County, Texas;

THENCE North 43 degrees 14 minutes 26 seconds West with the northeasterly boundary line of said Teasdale tract a distance of 181.41 feet to a ½ inch capped steel rod found for the most northerly corner of the said Teasdale tract;

THENCE South 44 degrees 07 minutes 44 seconds West a distance of 59.65 feet to a ½ inch capped steel rod found;

THENCE North 44 degrees 03 minutes 31 seconds West a distance of 99.90 feet to a cross in concrete set;

THENCE North 44 degrees 52 minutes 20 seconds East a distance of 103.71 feet to a ½ inch capped steel rod found;

THENCE North 20 degrees 26 minutes 34 seconds West a distance of 126.60 feet to a ½ inch capped steel rod found for the most southerly corner of Lot 5-R, Block A, Justin Drive Professional Park, LTD, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 228 of the Plat Records of Rockwall County, Texas;

THENCE North 28 degrees 27 minutes 41 seconds East with the southeasterly boundary line of said Block A a distance of 594.16 feet to a cross in concrete found for an angle point therein;

THENCE North 46 degrees 06 minutes 22 seconds East continuing with said southeasterly boundary line a distance of 430.00 feet to a ½ inch capped "MILLER 5665" steel rod set for the most easterly corner of Lot 1A-R, Block A, Lofton Industrial Park Addition, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 318 of the Plat Records of Rockwall County, Texas, said rod being in the said southwesterly right-of-way line of North T. L. Townsend Drive;

THENCE South 43 degrees 33 minutes 08 seconds East with said southwesterly right-of-way line a distance of 288.96 feet to a ½ inch capped "MILLER 5665" steel rod set;

THENCE South 45 degrees 30 minutes 06 seconds East continuing with said southwesterly right-of-way line a distance of 251.77 feet to the point of beginning and containing 12.400 acres of land more or less;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 1 and Lot 2, Block 1, Rockwall Senior Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

_____
Donald Robert Cameron, Trustee
BRC Family Land Trust

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Donald Robert Cameron, trustee for the BRC Family Land Trust, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20 _____ .

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

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

Owner:

BRC Family Land Trust
Donald Robert Cameron, Trustee
6808 Denali Drive
McKinney, Texas 75070
214-789-9143
Email: rcameron@tollbrothersinc.com

Applicant:

Alders Rockwall SIL Property, LLC
Bart Tinsley
1625 Clarke Springs Drive
Allen, Texas 75002
469-446-1276
Email: bart@alder-group.com

Engineer:

Burgess & Niple
Joseph T. Reue, P.E.
10701 Corporate Drive, Suite 118 l
Stafford, Texas 77477
281-980-7705 x6301
Email: joseph.reue@burgessniple.com

CONVEYANCE PLAT

ROCKWALL SENIORS ADDITION

LOT 1 AND LOT 2, BLOCK 1

An addition to the City of Rockwall, Rockwall County, Texas

Being 12.400 acres of land out of the

B. J. LEWIS SURVEY, ABSTRACT NO. 325

Prepared May 2018

Job No. 17016 • Plot File 17016 Conveyance Plat

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 06/04/2018

APPLICANT: Bobby Widboom

AGENDA ITEM: **P2017-014;** *Lot 1, Block A, Widboom Addition*

SUMMARY:

Consider a request by Robby Widboom for the approval of a final plat of Lot 1, Block A, Widboom Addition being a one (1) acre tract of land identified as Tract 11-2 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Single Family 1 (SF-1) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 770 SH-66, and take any action necessary.

PLAT INFORMATION:

☑ The objective of this request is to final plat a 1.002-acre tract of land [*i.e. Tract 11-2 of the D. Harr Survey, Abstract No. 102*] into one (1) parcel of land [*Lot 1, Block A, Widboom Addition*] for the purpose of constructing a single-family home.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

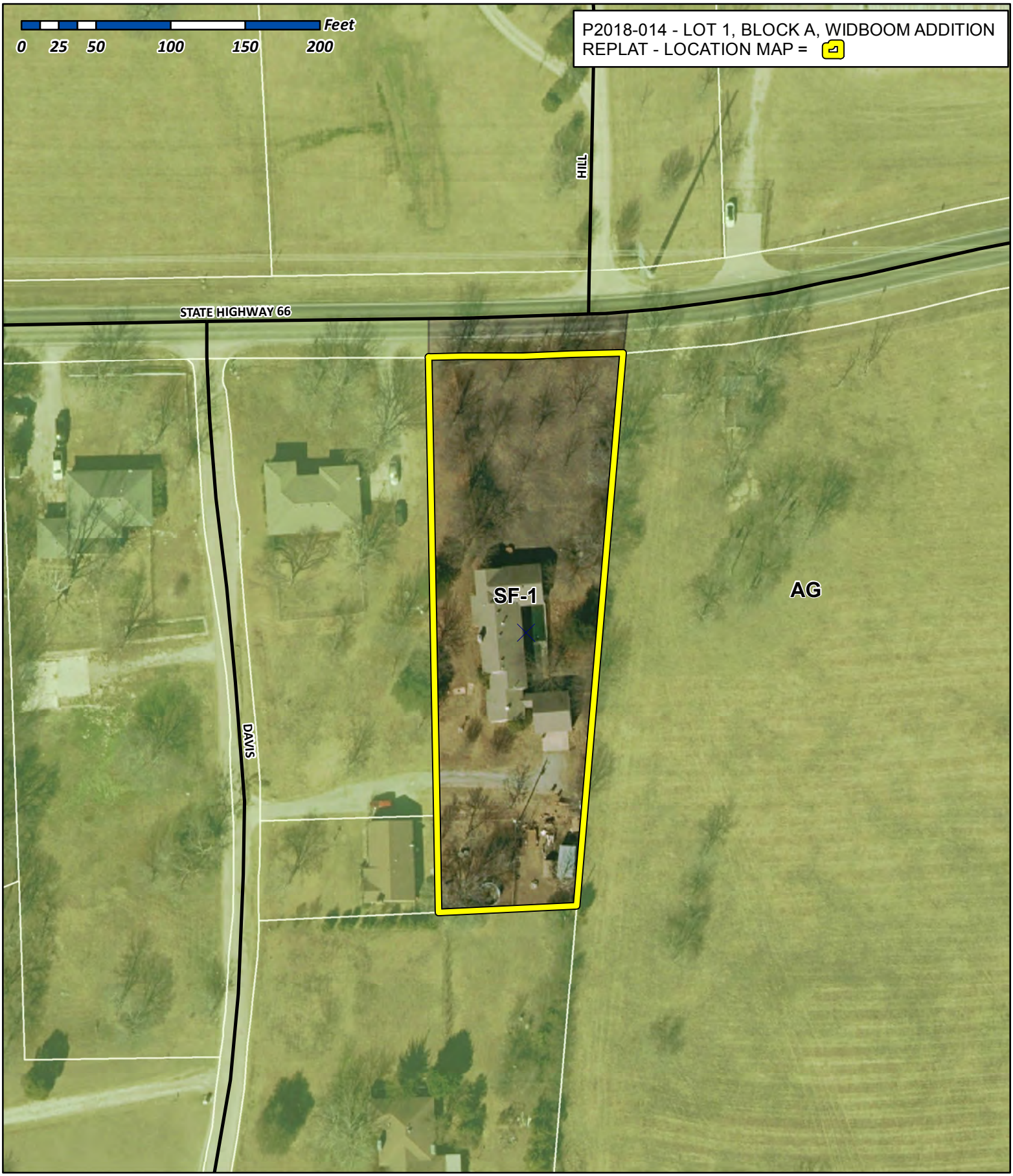
If the City Council chooses to approve the *final plat* for *Lot 1 Block A, Widboom Addition,* staff would recommend the following conditions:

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

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

PLANNING AND ZONING COMMISSION:

On May 29, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff recommendations passed by a vote of 5-0 with Chairman Lyons absent and one (1) vacant position.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
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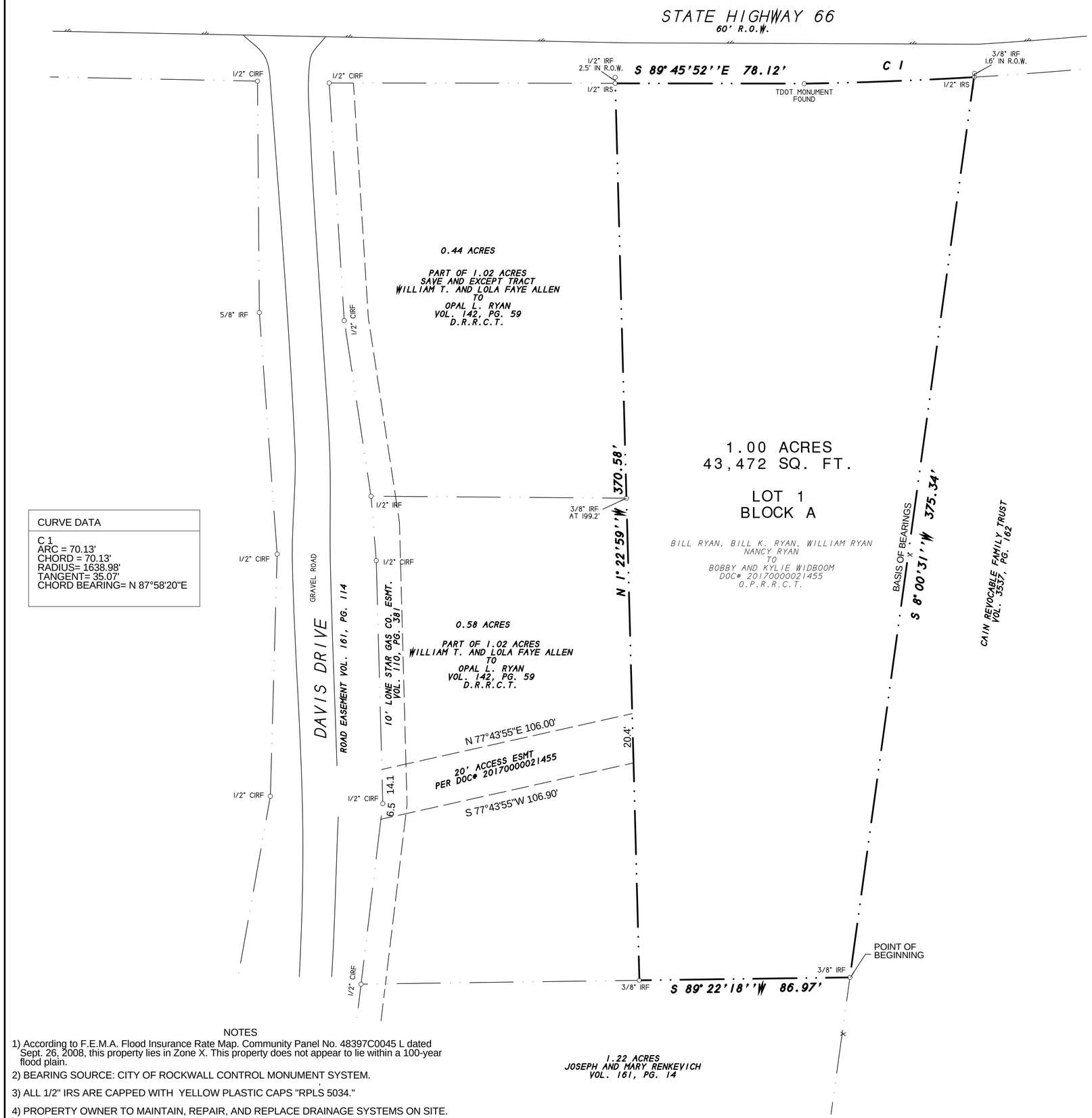
60



CURVE DATA
C 1 ARC = 70.13' CHORD = 70.13' RADIUS= 1638.98' TANGENT= 35.07' CHORD BEARING= N 87°58'20"E

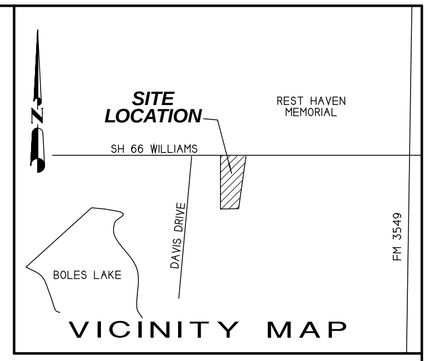
NOTES

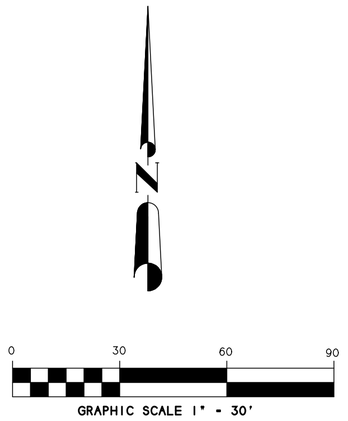
1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.





FINAL PLAT

WIDBOOM ADDITION
LOT 1, BLOCK A

1.00 ACRES OR 43,472 S.F.
(1 LOT)
DAVID HARR SURVEY, A-102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
ROBBY WIDBOOM
KYLIE WIDBOOM
3213 EMORY OAK WAY
ROYSE CITY, TEXAS 75189

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC. BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C A/C COND. UNIT	PROPANE TANK

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE MAY 4, 2018
SCALE 1" = 30' FILE # 20180121-FP
CLIENT CLEMENTS

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROBBY WIDBOOM and KYLIE WIDBOOM, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a 1.00 acres tract of land as described in a Deed to Robby Widboom and Kylie Widboom, dated October 31, 2017 abd being recorded in Document number 20170000021455 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the southeast corner of said 1.00 acres tract of land and being at the northeast corner of a 1.22 acres tract of land as described in a Warranty deed to Joseph and Mary Renkevich, as recorded in Volume 161, Page 14 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 22 min. 18 sec. W. along the south line of said 1.00 acres tract, a distance of 86.97 feet to a 3/8" iron rod found for corner;

THENCE N. 01 deg. 22 min. 59 sec. W. a distance of 370.58 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the south right-of-way line of State Highway 66;

THENCE S. 89 deg. 45 min. 52 sec. E. along said right-of-way line, a distance of 78.12 feet to a TXDOT monument found for corner;

THENCE in an easterly direction along a curve to the left having a central angle of 02°27'06", a radius of 1638.98 feet, a tangent of 35.07 feet, a chord of N. 87 deg. 58 min. 20 sec. E., 70.13 feet, along said right-of-way line, an arc distance of 70.13 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 08 deg. 00 min. 31 sec. W. along the east line of said 1.00 acres tract, a distance of 375.34 feet to the POINT OF BEGINNING and containing 43,472 square feet or 1.00 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as WIDBOOM ADDITION, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

_____
ROBBY WIDBOOM

_____
KYLIE WIDBOOM

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROBBY WIDBOOM known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KYLIE WIDBOOM known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of WIDBOOM ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

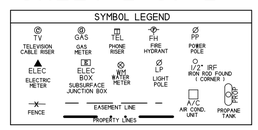
FINAL PLAT

WIDBOOM ADDITION
LOT 1, BLOCK A

1.00 ACRES OR 43,472 S.F.
(1 LOT)
DAVID HARR SURVEY, A-102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND



OWNER:
ROBBY WIDBOOM
KYLIE WIDBOOM
3213 EMORY OAK WAY
ROYSE CITY, TEXAS 75189

SURVEY DATE MAY 4, 2018
SCALE 1" = 30' FILE # 20180121-FP
CLIENT CLEMENTS

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 06/04/2018

APPLICANT: David M. Ellis

AGENDA ITEM: **P2018-015;** *Replat for Lot 1, Block D, Ellis Centre, Phase 2*

SUMMARY:

Consider a request by David M. Ellis for the approval of a replat for Lot 1, Block D, Ellis Centre, Phase 2 being a 7.25-acre tract of land identified as Lot 2, Block A and Lots 4 & 5, Block C, Ellis Centre, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the end of Alpha Drive, and take any action necessary.

COMMENTS:

☑ The objective of this request is to replat three (3) lots [*i.e. Lot 2, Block A, and Lots 4 & 5, Block C, Ellis Centre, Phase 2*], creating one (1) 7.25-acre lot [*i.e. Lot 1, Block D, Ellis Centre, Phase 2*] for the purpose of developing the property. The replat will also abandon an existing 60-ft. right-of-way being a portion of Alpha Drive. The subject property is zoned Light Industrial (LI) District.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the replat for *Lot 1, Block D, Ellis Centre, Phase 2*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

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

PLANNING AND ZONING COMMISSION:

On May 29, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 5 to 0 with Commissioner Lyons absent and one (1) vacancy.



City of Rockwall

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

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

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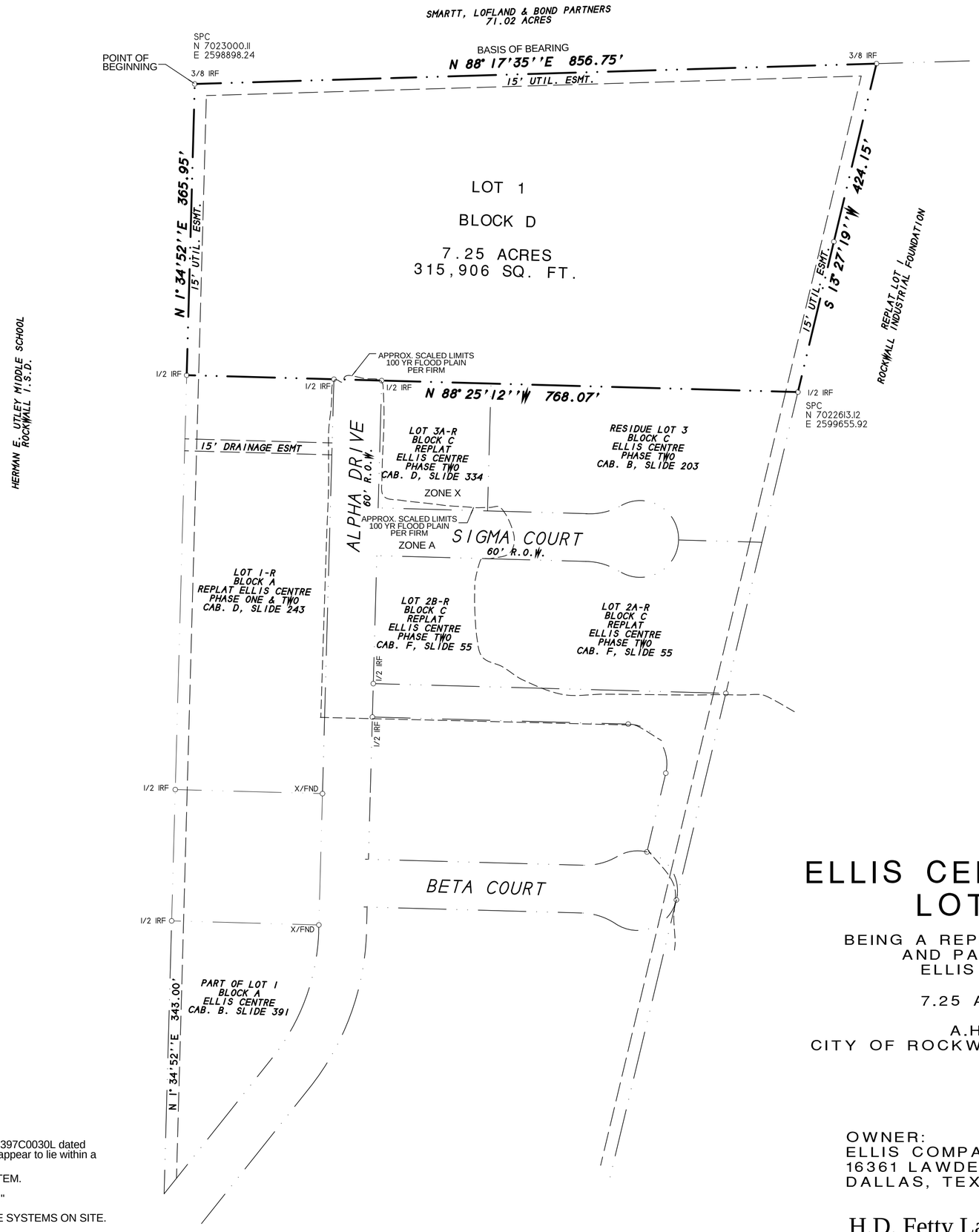
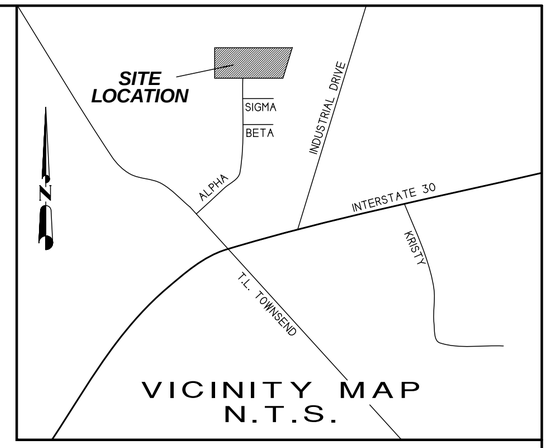
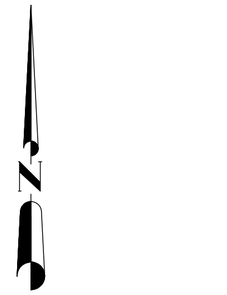
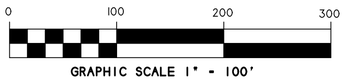








REPLAT

ELLIS CENTRE, PHASE TWO
LOT 1, BLOCK D

BEING A REPLAT OF LOT 4 & 5, BLOCK C
AND PART OF LOT 2, BLOCK A
ELLIS CENTRE, PHASE TWO

7.25 ACRES OR 315,906 S.F.
(1 LOT)
A.HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

NOTES

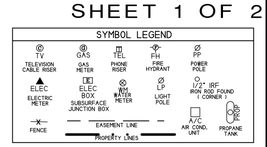
1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

OWNER:
ELLIS COMPANIES
16361 LAWDER LANE
DALLAS, TEXAS 75248



SURVEY DATE MAY 7, 2018
SCALE 1" = 100' FILE # 20130105-2RP
CLIENT ELLIS

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

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OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ELLIS COMPANIES, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a part of Lot 2, Block A, of REPLAT OF LOTS 1 & 2, BLOCK A, ELLIS CENTRE, PHASE ONE & TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 391, of the Plat Records of Rockwall County, Texas, and also being a part of Lot 2, Block A, and all of Lots 4 & 5, Block C of ELLIS CENTRE, PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 203, of the Plat Records of Rockwall County, Texas, and being more particularly describedas follows:

BEGINNING at a 3/8" iron rod found for corner at the northwest corner of said Lot 2, Block A;

THENCE N. 88 deg. 17 min. 35 sec. E. along the north line of said Lot 2, Block A, and the north line of Lot 5, Block C a distance of 856.75 feet to a 3/8" iron rod found for corner at the northeast corner of said Lot 3, Block C;

THENCE S. 13 deg. 27 min. 19 sec. W. along the east line of Lots 5 & 4, Block C, a distance of 424.15 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 4, Block C and at the northeast corner of Lot 3, Block C, of ELLIS CENTRE PHASE TWO, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 203 of the Plat Records of Rockwall County, Texas;

THENCE N. 88 deg. 25 min. 12 sec. W. along the north line of Lot 3, Block C, along the north line of Lots 1-R, Block A and 3-R, Block C, of the Replat of ELLIS CENTRE PHASE ONE & TWO, LOT 1 & 2, BLOCK A, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 243 of the Plat Records of Rockwall County, Texas; a distance of 768.07 feet to a 1/2" iron rod found for corner in the west line of Lot 2, Block A and at the northwest corner of Lot 1-R, Block A;

THENCE N. 01 deg. 34 min. 52 sec. E. along the west line of said Lot 2, Block A, a distance of 365.95 feet to the POINT OF BEGINNING and containing 7.25 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ELLIS CENTRE, PHASE TWO, LOT 1, BLOCK D, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

_____
DAVID M. ELLIS

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of ELLIS CENTRE, PHASE TWO, LOT 1, BLOCK D, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

REPLAT

ELLIS CENTRE, PHASE TWO
LOT 1, BLOCK D

BEING A REPLAT OF LOT 4 & 5, BLOCK C
AND PART OF LOT 2, BLOCK A
ELLIS CENTRE, PHASE TWO

7.25 ACRES OR 315,906 S.F.
(1 LOT)
A.HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV (TELEVISION CABLE RISER)	GAS (GAS METER)	TEL (PHONE RISER)	FH (FIRE HYDRANT)	PP (POWER POLE)
ELEC (ELECTRIC METER)	ELEC BOX (SUBSURFACE JUNCTION BOX)	WM (WATER METER)	LP (LIGHT POLE)	1/2" IRF (1/2" IRON ROD FOUND 1" CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C (AIR. COND. UNIT)	PROPANE TANK

SURVEY DATE MAY 7, 2018
SCALE 1" = 100' FILE # 20130105-2RP
CLIENT ELLIS

OWNER:
ELLIS COMPANIES
16361 LAWDER LANE
DALLAS, TEXAS 75248

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 06/04/2018

APPLICANT: Bassam Ziada

AGENDA ITEM: **P2018-016;** *Replat for Lot 7, Block A, Wal-Mart Supercenter Addition*

SUMMARY:

Consider a request by Bassam Ziada for the approval of a replat for Lot 7, Block A, Wal-Mart Supercenter Addition being a 1.0131-acre tract of land identified as Lot 5, Block A, Wal-Mart Supercenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

COMMENTS:

☑ The objective of this request is to replat Lot 5, Block A, Wal-Mart Supercenter Addition -- *being a 1.0131-acre parcel of land identified as Lot 7, Block A, Wal-Mart Supercenter Addition* -- for the purpose of abandoning an existing 15-ft water-line easement, dedicating firelane and public access easements.

☑ The subject property is zoned Commercial (C) District, is located within the IH-30 OV, and is addressed as 776 E. IH-30. A site plan [*i.e. SP2017-016*] was approved for a retail store with gasoline sales on June 19, 2017.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

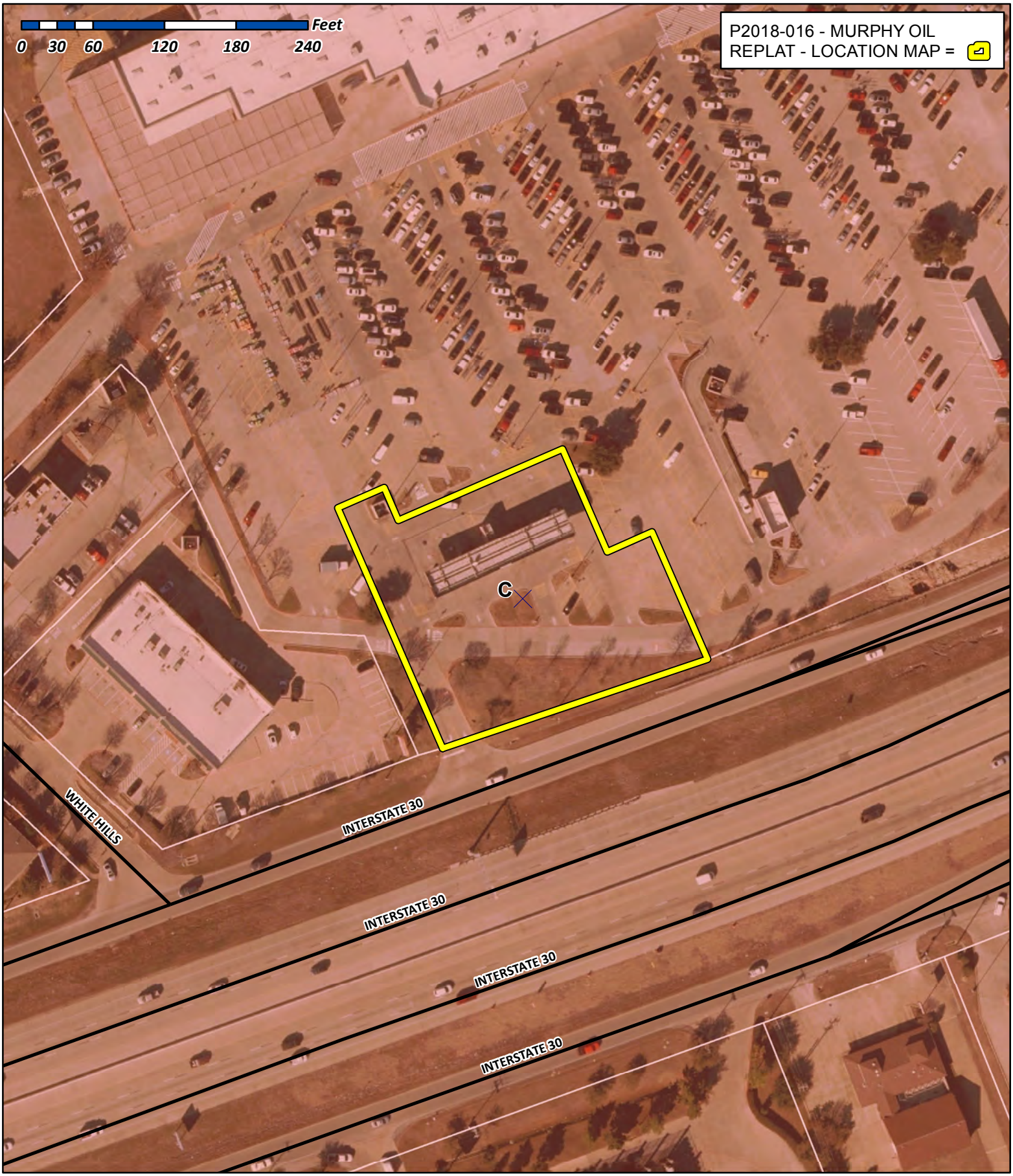
If the Planning & Zoning Commission and City Council choose to approve the replat for *Lot 7, Block A, Wal-Mart Supercenter Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

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

PLANNING AND ZONING COMMISSION:

On May 29, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 5 to 0 with Commissioner Lyons absent and one (1) vacancy.



City of Rockwall

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

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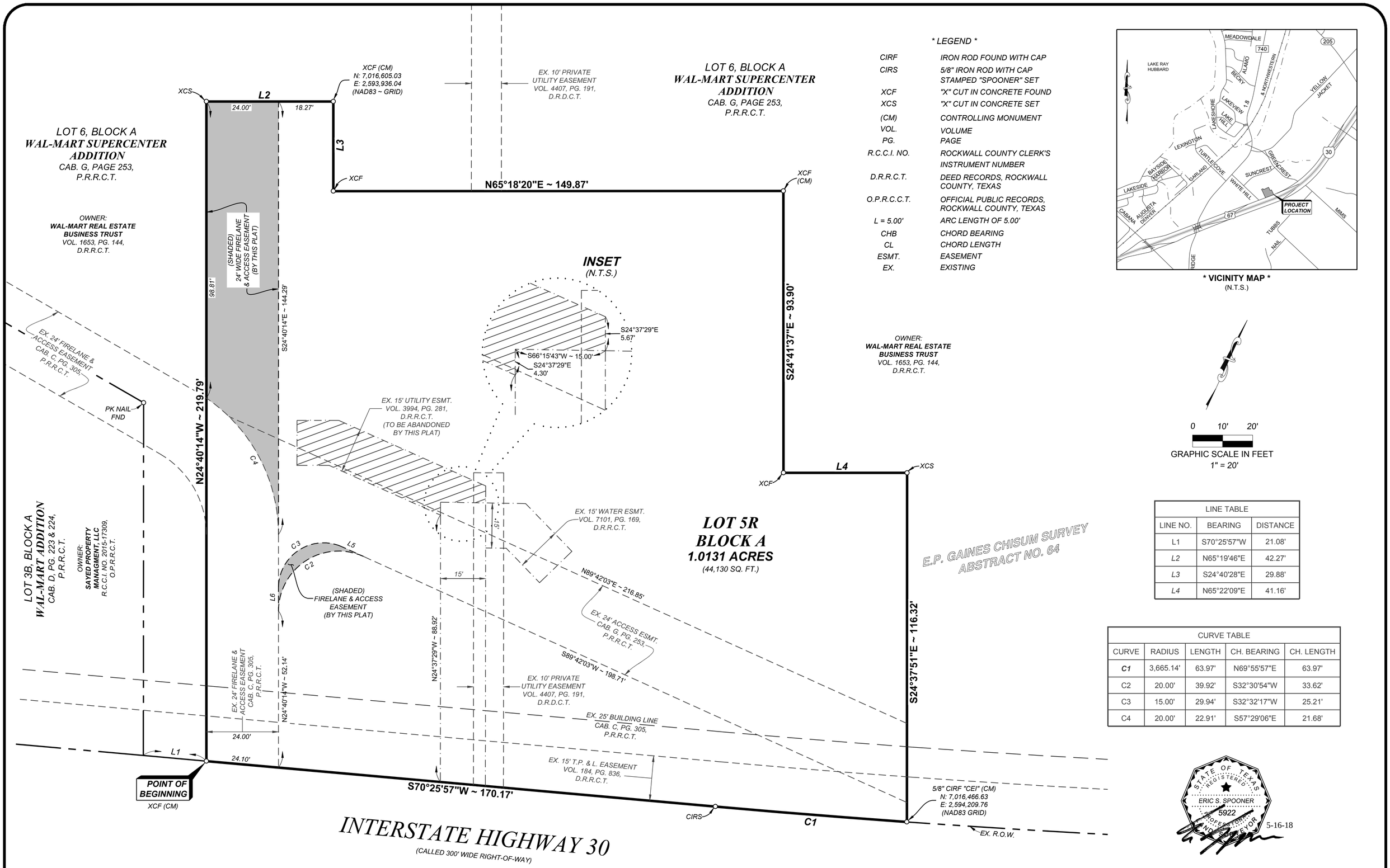

* LEGEND *

CIRF	IRON ROD FOUND WITH CAP
CIRS	5/8" IRON ROD WITH CAP STAMPED "SPOONER" SET
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET
(CM)	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
R.C.C.I. NO.	ROCKWALL COUNTY CLERK'S INSTRUMENT NUMBER
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
L = 5.00'	ARC LENGTH OF 5.00'
CHB	CHORD BEARING
CL	CHORD LENGTH
ESMT.	EASEMENT
EX.	EXISTING

* VICINITY MAP *
(N.T.S.)

0 10' 20'
GRAPHIC SCALE IN FEET
1" = 20'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S70°25'57"W	21.08'
L2	N65°19'46"E	42.27'
L3	S24°40'28"E	29.88'
L4	N65°22'09"E	41.16'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	3,665.14'	63.97'	N69°55'57"E	63.97'
C2	20.00'	39.92'	S32°30'54"W	33.62'
C3	15.00'	29.94'	S32°32'17"W	25.21'
C4	20.00'	22.91'	S57°29'06"E	21.68'

NOTE: SEE SHEET 2 OF 2 FOR OWNER'S CERTIFICATE, OWNER'S DEDICATION, SURVEYOR'S CERTIFICATE, CITY SIGNATURE BLOCK, AND GENERAL NOTES.

OWNER
MURPHY USA
200 PEACH STREET
EL DORADO, AR 71730
870-875-7636
ATTN: JOHN CORRIGAN

ENGINEER/APPLICANT
GreenbergFarrow
6520 STAGE ROAD, STE. 108
MEMPHIS, TN 38134
(404) 601-4000 ext 7480
ATTN: POV CHIN
JOB NO. 20150471

SURVEYOR:
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 S&A 15-056

REPLAT

LOT 5R, BLOCK A WAL-MART SUPERCENTER ADDTION

BEING A 1.0131 ACRE TRACT OF LAND LOCATED IN THE E.P. GAINES SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SAID 1.0131 ACRE TRACT OF LAND BEING ALL OF LOT 5, BLOCK A, WAL-MART SUPERCENTER ADDITION, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN CABINET G, PAGE 253, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

1 LOT ~ 1.0131 ACRES
MAY ~ 2018

* OWNER'S CERTIFICATION *

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS MURPHY OIL USA, INC., is the sole owner of a 1.0131 acre tract of land located in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, said 1.0131 acre tract of land being all of **LOT 5, BLOCK A, WAL-MART SUPERCENTER ADDITION**, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet G, Page 253, Plat Records, Rockwall County, Texas (P.R.R.C.T.), said 1.0131 acre tract of land also being all of that certain tract of land conveyed to **MURPHY OIL USA, INC.**, by deed thereof filed for record in Instrument No. 20080000398905 Deed Records, Rockwall County, Texas, said 1.0131 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found (Controlling Monument) at the southwest lot corner of said lot 5, same being a southeast lot corner of Lot 6, of said Block A, said "X" cut found also being on the northwest right-of-way line of Interstate Highway No. 35 (being a called 300 feet wide right-of-way), said "X" cut found being North 70°25'27" East, a distance of 21.08 feet from the southeast lot corner of Lot 3B, Block A, Wal-Mart Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet D, Page 223 and 224, P.R.R.C.T.;

THENCE along the common lot lines of said Lot 5 and 6 the following courses and distances:

North 24°40'14" West, a distance of 219.79 feet to an "X" cut in concrete set;

North 65°19'46" East, a distance of 42.27 feet to an "X" cut in concrete found (Controlling Monument);

South 24°40'28" East, a distance of 29.88 feet to an "X" cut in concrete found;

North 65°18'20" East, a distance of 149.87 feet to an "X" cut in concrete found (Controlling Monument);

South 24°41'37" East, a distance of 93.90 feet to an "X" cut in concrete found;

North 65°22'09" East, a distance of 41.16 feet to an "X" cut in concrete set;

South 24°37'51" East, a distance of 116.32 feet to a 5/8 inch iron rod with a cap stamped "CEI" found (Controlling Monument) at the southeast lot corner of said Lot 5, same being a south lot corner of said Lot 6, said iron rod found also being on the said existing northwest right-of-way line of Interstate Highway No. 30, and being at the beginning of a non-tangent curve to the right having a radius of 3,665.14 feet;

THENCE along the southeast lot line of said Lot 5 and along the said existing right-of-way line, with said curve to the right, an arc length of 63.97 feet, and across a chord which bears South 69°55'57" West, a chord length of 63.97 feet to a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set;

THENCE South 70°25'57" West, continuing along the said lot line and the said right-of-way line, a distance of 170.17 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **1.0131 acres (44,130 square feet)** of land, more or less.

STATE OF TEXAS §

COUNTY OF ROCKWALL §

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

WE, the undersigned owner of the land shown on this plat, and designated herein as the WAL-MART SUPERCENTER ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein express. We further certify that all other parties who have a mortgage or lien interest in the WAL-MART SUPERCENTER ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. No house dwelling unit, or other structures shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

(CONTINUED)

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

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

MURPHY OIL USA, INC.

_____

Duly Authorized Agent Date

_____

Printed Name and Title

STATE OF ARKANSAS §

COUNTY OF BENTON §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John Corrigan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2018.

_____

Notary Public, State of Arkansas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

NOW, THEREFORE KNOW BY ALL MEN THESE PRESENTS:

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the monuments shown thereon were properly placed under my personal supervision.

Surveyed on the ground June 25, 2015.

_____ 5-16-18

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922
T.B.P.L.S. Firm No. 10054900

STATE OF TEXAS · REGISTERED · ERIC S. SPOONER · 5922 · PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2018.

_____

Notary Public, State of Texas

* GENERAL NOTES *

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water or personal use and fire protection within such plat, as required under Ordinance 83-54.
- The bearings and distances shown hereon are based on a local coordinate system based on NAD83, Texas North Central Zone 4202, scaled from grid to surface at N: 7,016,549.94 and E: 2,594,041.75, using a combined scale factor of 1.000145957600, derived from GPS RTK observations using the North Texas VRS Network (maintained by Western Data Systems).
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on Map No. 48397C0040 L; map revised September 26, 2008, for Rockwall County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared with the benefit of a copy of an Abstractor's Report prepared by Fidelity National Title Group, having a File Number of 20644 / CS4712001756-15 TAK, covering a time frame of 05/21/2008 through 04/17/2017; and only reflects those easements, covenants, restrictions, and other matters of record listed in said Abstractor's Report. No other research for matters of record not listed in said Abstractor's Report was preformed by Spooner & Associates, Inc.
- All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" unless shown otherwise hereon.
- The property owner of Lot 5R is responsible for the maintenance, repair and replacement of all drainage systems.

CITY SIGNATURE BLOCK

_____

Planning & Zoning Commission, Chairman Date

APPROVED:

I, hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

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

WITNESS OUR HANDS, this the _____ day of _____, 2018.

_____ _____ _____

Mayor, City of Rockwall City Secretary City Engineer

OWNER

MURPHY USA

200 PEACH STREET
EL DORADO, AR 71730
870-875-7636
ATTN: JOHN CORRIGAN

ENGINEER/APPLICANT

GreenbergFarrow

6520 STAGE ROAD, STE. 108
MEMPHIS, TN 38134
(404) 601-4000 ext 7480
ATTN: POV CHIN
JOB NO. 20150471

SURVEYOR:

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 S&A 15-056

REPLAT

LOT 5R, BLOCK A
WAL-MART
SUPERCENTER ADDTION

BEING A 1.0131 ACRE TRACT OF LAND LOCATED IN THE E.P. GAINES SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SAID 1.0131 ACRE TRACT OF LAND BEING ALL OF LOT 5, BLOCK A, WAL-MART SUPERCENTER ADDITION, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN CABINET G, PAGE 253, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

1 LOT ~ 1.0131 ACRES

MAY ~ 2018

SHEET 2 OF 2

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Jeffrey Widmer*, Building Official*

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

DATE: June 4, 2018

SUBJECT: Appointment with Sheena Beaver on behalf of Patriot Paws

Sheena Beaver on behalf of Patriot Paws has scheduled an appointment with the City Council to request that the City Council waive all permitting/construction fees associated with the construction of a new residential care facility at 302 Ranch Trail. The City Council and Planning and Zoning Commission have previously approved a Specific Use Permit [*Case No. Z2017-038*] and site plan [*Case No. SP2018-009*] for the proposed facility. Based on comparable project the City estimates that the building permit fees would be between $1,500.00 - $2,000.00. This fee could increase by an additional $400.00 for contractor registration if the contractor is not licensed with the Building Inspections Department. Historically, the City Council has entertained waiving certain construction fees for non-profits, but has done so on a *case-by-case basis*. This matter is discretionary to the City Council. Attached is a request letter from the applicant.

From: Sheena Beaver
To: Miller, Ryan
Cc: Mike Mishler
Subject: Patriot PAWS Project
Date: Monday, May 21, 2018 5:23:03 PM

Good evening Ryan,

Can you please place the Patriot PAWS project on the City Council's agenda in order to have the fees waived? The project passed the architecture review board and P & Z last month.

--

Sheena Beaver
Education Director & Executive Administrator
Dallas Builders Association
5816 W. Plano Pkwy
Plano, TX 75093
Ph: 214-615-3881 Fax: 972-267-0426
Email: sheena.beaver@dallasbuilders.com

2018 Partnership Opportunities are now available. See our Marketing Guide for more details.



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CITY OF ROCKWALL

ORDINANCE NO. 18-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

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

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

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

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF JUNE, 2018.

_____
Kevin Fowler, Mayor Pro Tem

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: 05-21-18

2nd Reading: 06-04-18

Key:
Additions
~~*Deletions*~~

Section 1. Land Use Schedule.
Section 1.1 Use of Land and Buildings.

Retail and Personal Service	Residential										Mixed Use		Commercial			Industrial			
	AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	DT	R-O	NS	GR	C	HC	RT	LI	HI
~~*Restaurant with Accessory*~~ Private Club											P		P	P	*P*	P	S	P	P
Craft/Micro Brewery, Distillery and/or Winery +											*S*			*S*	*S*			*P*	*P*
Brew Pub +											*P*		*P*	*P*	*P*	*P*	*S*	*P*	*P*

P=Permitted; A=Accessory Use; S=SUP; +=Permitted with Conditions

Industrial and Manufacturing	Residential										Mixed Use		Commercial			Industrial			
	AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	DT	R-O	NS	GR	C	HC	RT	LI	HI
Brewery or Distillery ~~*(Excluding Brew Pub)*~~ +																		P	P
Winery +	*S*																	*P*	*P*

P=Permitted; A=Accessory Use; S=SUP; +=Permitted with Conditions

Section 2.1.6: Retail and Personal Service Use Conditions

Brewpub. A brewpub is a restaurant that incorporates a craft or microbrewery as an accessory use. The microbrewery in conjunction with the restaurant allows for the manufacturing of beer -- in limited quantities -- for both on premise and off premise consumption.

Craft/Micro Brewery, Distillery and/or Winery. Craft or micro-breweries, distilleries and/or wineries are small scale manufacturing and retail operations that are less than 12,000 square feet in total building area, and where a maximum of 40% of the total floor area can be dedicated to the direct sale of the on-site manufactured product. A craft or micro-brewery, distillery and/or winery may include the following accessory uses (in accordance with any applicable land use standards and requirements): (1) a tasting room to dispense beer for on premise consumption, (2) meeting/banquet facilities, (3) restaurants, and/or (4) retail sales of beer for off-premise consumption. A facility that does not have a manufacturing component (i.e. only provides tasting or retail sales of alcoholic beverages) shall not be considered a craft or micro-brewery, distillery and/or winery and shall be prohibited.

Restaurant with Accessory Private Club ~~*or brew pub*~~. See "private club" above.

~~*Winery. A winery shall mean the manufacturing, bottling, labeling and packaging of wine containing not more than 24 percent alcohol by volume from grapes, fruits and berries grown on-premises or imported, and to include the manufacturing and importation of grape brandy for fortifying purposes only. Wine sales may be to holders of wholesaler's permits, winery permits, and wine bottler's permits. Retail sales to ultimate consumers in unbroken packages for off-premises consumption may not exceed an amount of*~~

~~*35,000 gallons annually. A winery may include the following accessory uses; a tasting room to dispense wine for on-premises consumption, meeting/banquet facilities, restaurants, and a retail sales area of wine for off-premises consumption.*~~

Section 2.1.9: Industrial and Manufacturing

Brewery or Distillery. A brewery or distillery is an industrial facility where the primary purpose of the facility is the manufacturing of malt, brewed and/or distilled beverages produced on the premises for sale or distributed for off-premise consumption. A brewery or distillery may include the following accessory uses (in accordance with any applicable land use standards and requirements): (1) a tasting room to dispense beer for on premise consumption.

Winery. A winery is the industrial manufacturing, bottling, labeling and packaging of wine in accordance with the Texas Local Government Code (TLGC). A winery may include the following accessory uses (in accordance with any applicable land use standards and requirements): (1) a tasting room to dispense wine for on premise consumption, (2) meeting/banquet facilities, (3) restaurants, and/or (4) retail sales of wine for off-premise consumption.

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 05/21/2018

APPLICANT: Andy Sebacher; *Forum Studio Architects, Inc.*

AGENDA ITEM: **SP2018-011;** Amended Site Plan for *Lollicup USA*.

SUMMARY:

Discuss and consider a request by Andy Sebacher of Forum Studio Architects, Inc. on behalf of Alan Yu of Lollicup USA, Inc. for the approval of a variance in conjunction with an approved site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of a variance to the Unified Development Code (UDC) as outlined in this report. The request is in conjunction with a request for an *amended site plan* for the purpose of allowing a form-liner used to replicate the use of stone rather than using the required stone product that was approved for the north elevation. If approved, the applicant intends to provide integrally cast concrete wall panels that appear as split-face stone. After the site plan was approved by the Planning and Zoning Commission, the City Council approved variances and exceptions associated with an approximately 650,000 SF warehouse/manufacturing [*i.e. Lollicup USA*] facility on January 16, 2018 [*Case No. SP2017-042*]. It should be noted that the approval granted a variance to the FM-549 Overlay (FM-549 OV) Districts' 20% stone requirement by allowing no stone on the east, west, and south elevations, while allowing 12% on the north elevation. The revised building elevations indicate the appearance of a split-face stone (*i.e. form-liner application*) for the north (13%), east (1%), and west (2%) elevations. The proposed warehouse/manufacturing facility will be situated on a 34.23- acre tract of land identified as a portion of Lot 1, Block A, Rockwall Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125. The site is located east of Corporate Crossing, between Capital Boulevard and Discovery Boulevard, is within the FM-549 Overlay (SH-276 OV) District, and is zoned Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a warehouse is a permitted by right use in a Light Industrial (LI) District.
With the exception of the variance being requested for the use of a form-liner application, the approved site plan [*SP2017-042*], landscape plan, treescape plan, photometric plan, and building elevations have not changed from the originally approved site plan and generally

conform to the technical requirements contained within the Unified Development Code (UDC) for properties located within the FM-549 (FM-549 OV) District, and Light Industrial (LI) zoning district. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*34.23-Acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x>125-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-Feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet + ½ H* [1]	*x>20-Feet; In Conformance*
Minimum Side Yard Setback	*0-Feet + ½ H* [1]	*x>200-Feet; In Conformance*
Maximum Building Height	*120-Ft* [2]	*41'8"; In Conformance*
Max Building/Lot Coverage	*60%*	*~43.6%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Minimum Number of Parking Spaces	*1,300*	*206 Provided; Variance Approved*
Minimum Stone Requirement (SH205 OV)	*20% Each Facade*	*X<20%; Variance Approved*
Minimum Landscaping Percentage	*10%*	*x=26%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*x=74%; In Conformance*

VARIANCE REQUESTS:

The applicant is requesting a variance to the Unified Development Code (UDC) for the section outlined below. It should be noted that a variance request to the FM-549 Overlay (FM-549 OV) District requires passage by a ¾ majority vote of those City Council members present. The request is as follows:

1) Section 6.13, C.1, FM-549 OV, of the UDC requires a minimum of 20% natural (or quarried) stone on all facades. The proposed building elevations do not indicate the use of a natural or quarried stone product on any façade (*i.e. north, south, east, & west*), rather the use of a form-liner appearing as split-face stone for the north (13%), east (1%), and west (2%) elevations. A variance to the FM-549 OV would allow for the building elevations to not meet the stone requirement as depicted on the elevations and requires approval of a 3/4 majority vote of the City Council members present.

A request for a variance as outlined above is considered a discretionary decision for the City Council.

ARCHITECTURAL REVIEW BOARD:

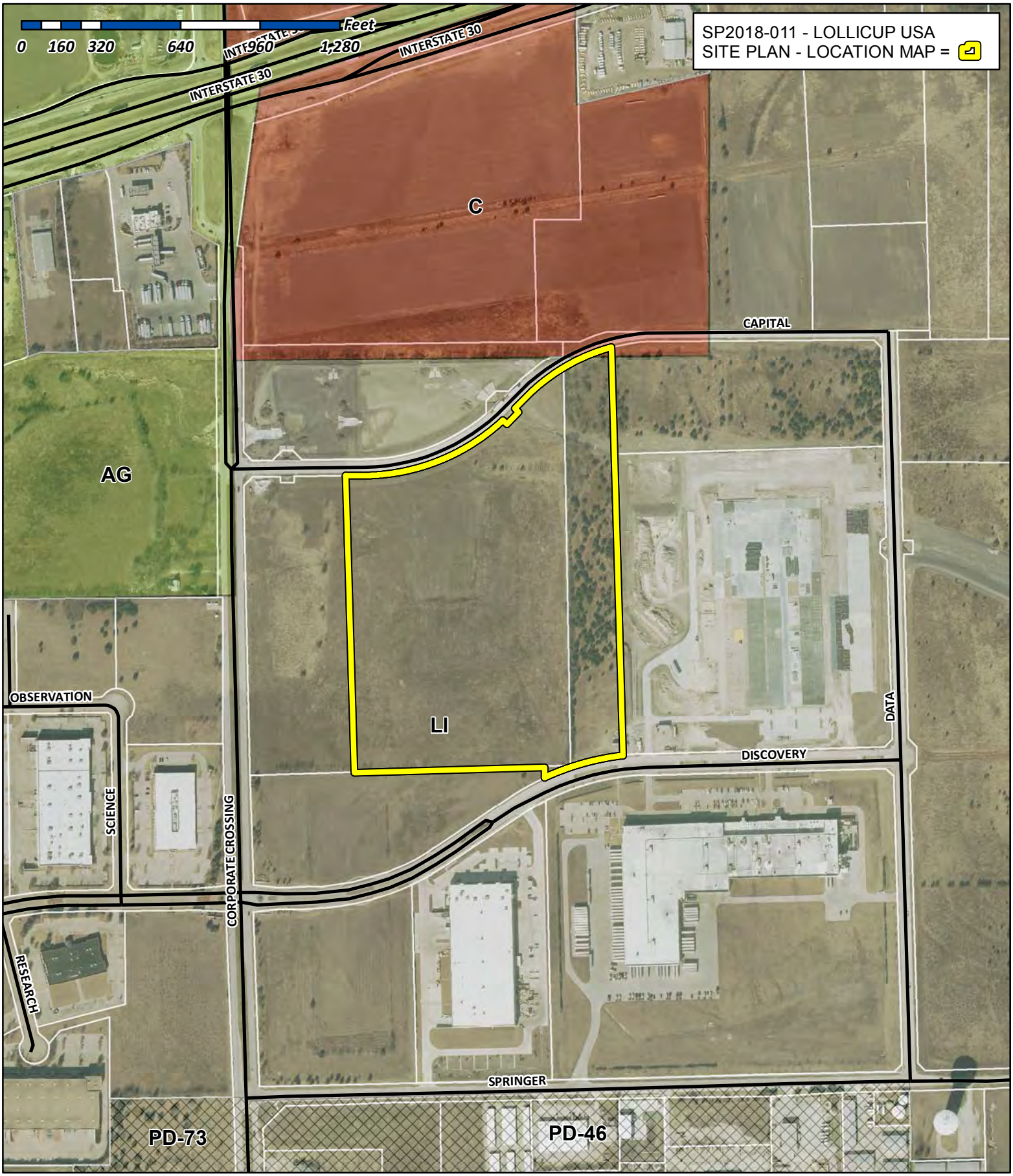
On January 9, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations and requested the applicant provide additional stone to the north elevation along the northwest corner of the area (*i.e. office area*). Additionally, the ARB requested the applicant provide landscaping along the southern boundary to better screen this area from Discovery Blvd. The ARB made a motion to recommend approval of the building elevations with these conditions, which passed by a vote of 4 to 0 with Board Members Meyrat, Neill, and Dayman absent. The Architectural Review Board (ARB) will review the proposed change to the building

elevations at their next meeting to be held on May 8, 2018 and will provide a recommendation to the Planning and Zoning Commission.

On May 8, 2018, the Architectural Review Board (ARB) reviewed the proposed request to allow for the use of a form-liner rather than stone. The ARB made a motion to recommend denial of the request, which passed by a vote of 3 to 0 with Board Members Neill, Craddock, Tovar, and Miller absent.

PLANNING AND ZONING COMMISSION:

On May 8, 2018, the Planning and Zoning Commission's motion to recommend denial of the request to allow a form-liner application passed by a vote of 7 to 0.



City of Rockwall

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

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

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FORUM
THE ART & SCIENCE OF BUILDING

2199 Innerbelt
Business Center Drive
St. Louis, Missouri 63114

p 314 429 5100
f 314 429 3137
forumstudio.com

April 20, 2018

David Gonzalez
Senior Planner
Rockwall Planning & Zoning Division
385 S. Goliad Street
Rockwall, Texas 75087

Project: Lollicup 3201 Capital Blvd.
Permit Number: B:D2018-0688
#601-03049

Dear David,

Please accept this Development Application and supporting documentation for Amended Site Plan to initiate the approval process. We propose substitution of concrete panels that include integrally cast concrete replica stone of size, color and texture similar to the thin-stone product for the previously approved Eldorado Stone man-made thin-stone product. This will be achieved through a special concrete form and a hand applied mineral stain.

The proposed concrete form liner #892 12" Quarry Stone from Architectural Polymers Inc., develops a 'split-face' stone appearance of running bond masonry that is an integral part of the concrete wall panel. This eliminates the possibility of masonry veneer separation issues.

The formed concrete is then provided the realistic color of natural stone and mortar by the hand applied mineral stain product which forms a permanent penetrating, chemical bond with the concrete. The stain is environmentally friendly, durable, odorless, as well as resistant to UV, weather and mold and mildew and comes with a 25 year warranty.

Please advise if there is any other information we can provide to assist your process.

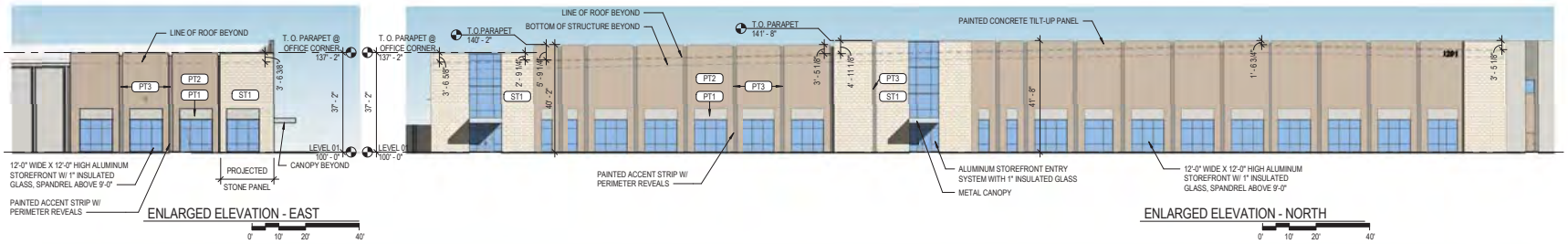
We look forward to working with the City of Rockwall on this project.

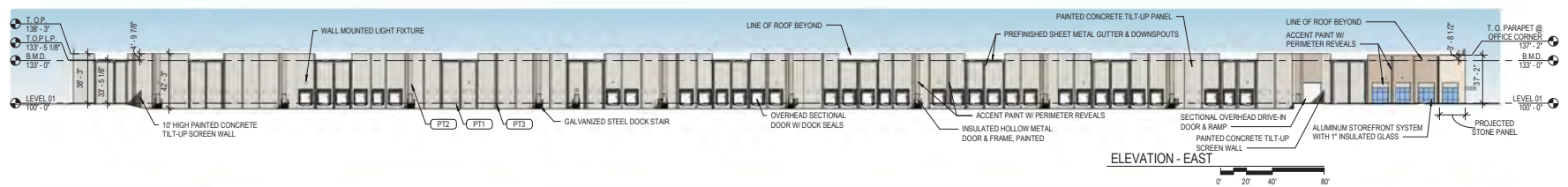
Regards,

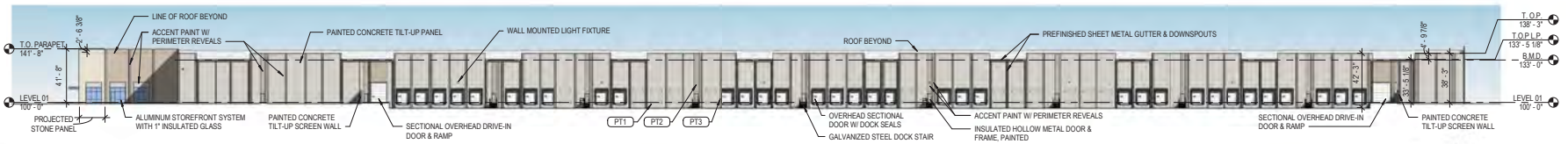
Andy Sebacher
Senior Associate
Forum Studio

Enclosures: Development Application (amended site plan)
$100 application fee check
4 Each:
--Updated color renderings
--Updated color elevations
--Form Liner #892 spec sheet, installation image overall and close-up
--Nawkaw sales brochure, Nawkaw K-tone spec sheet, installation photo image

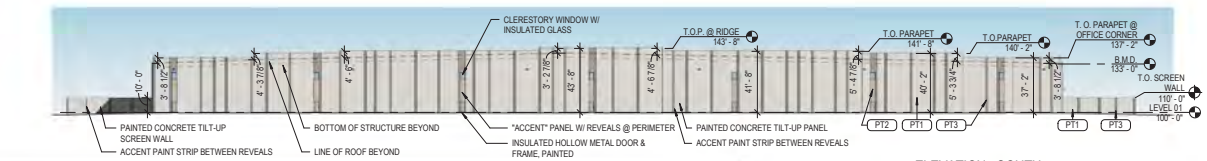
cc. Bob Leimberg, Clayco











BUILDING MATERIAL QUANTITIES

EAST ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	88	36,499
STOREFRONT SYSTEMS	2	576
STONE	1	545
OVERHEAD DOORS	8	3,464
HOLLOW METAL DOORS & FRAMES	1	336
TOTAL FACADE	100	41,420

WEST ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	88	36,174
STOREFRONT SYSTEMS	2	627
STONE	2	685
OVERHEAD DOORS	8	3,464
HOLLOW METAL DOORS & FRAMES	< 1	336
TOTAL FACADE	100	41,286

NORTH ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	74	18,843
STOREFRONT SYSTEMS	12	3,158
STONE	13	3,311
HOLLOW METAL DOORS & FRAMES	1	72
TOTAL FACADE	100	25,384

SCREEN WALL EAST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	543

SCREEN WALL WEST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	658

SOUTH ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	99	24,933
CLERESTORY	<1	81
HOLLOW METAL DOORS & FRAMES	<1	168
TOTAL FACADE	100	25,182

SCREEN WALL EAST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	543

SCREEN WALL WEST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	658

ROOF

45 MIL WHITE TPO OVER RIGID INSULATION

BUILDING MATERIALS

EXTERIOR WALLS
TILT-UP CONCRETE PANELS: SITE CAST, REINFORCED, UN-INSULATED CONCRETE TILT-UP PANELS - PAINTED

ROOFING
45-MIL SINGLE PLY MECHANICALLY FASTENED TPO OVER R-20 ROOF INSULATION. COLOR: WHITE

SHEET METAL
"KYNAR" FINISHED ALUMINUM SHEET METAL GUTTERS & DOWNSPOUTS. MANUFACTURER: UNACLAD OR EQUAL, COLOR: SLATE GRAY

CANOPY
CLEAR ANODIZED ALUMINUM CANOPY AT MAIN OFFICE ENTRANCES

HOLLOW METAL DOORS & FRAMES
18 GAUGE, 1 3/4" THICK FLUSH PANELS, INSULATED, PAINTED.

OVERHEAD DOORS
9'x10' MANUALLY OPERATED VERTICAL LIFT INSULATED SECTIONAL DOCK DOORS. COLOR: WHITE

14'x16' ELECTRICALLY OPERATED SECTIONAL DRIVE-IN DOORS. COLOR: WHITE

STOREFRONT SYSTEMS
2" WIDE x 4 1/2" DEEP ALUMINUM FRAMED STOREFRONT SYSTEM WITH 1" INSULATED GLASS. COLOR: CLEAR ANODIZED

PAINT
SMOOTH TEXTURED 2-COAT ELASTOMERIC SYSTEM ON TILT-UP PANELS
PT1: SW 7648 BIG CHILL (OVERALL COLOR)
PT2: SW 7037 BALANCED BEIGE (ACCENT, OFFICE AREA WALLS, HOLLOW METAL DOORS)
PT3: SW 7673 PEWTER CAST (ACCENT)

STONE
ST1: FAUX STONE FORMED & STAINED CONCRETE PANEL

APPLICANT INFORMATION

BOB LEIMBERG
CLAYCO
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
314.592.2234 office
314.713.7874 mobile
leimbergb@claycorp.com

OWNER INFORMATION

ALAN YU
LOLLICUP USA
6185 KIMBALL AVE.
CHINO, CA 91708
626.965.8882 x110 office
626.226.8556 mobile
alan.yu@lollicup.com

PROJECT NAME

LOLLICUP
CASE NUMBER: SP2017-042

CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

ARCHITECT
FORUM
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

CONTRACTOR / DEVELOPER
CLAYCO

LANDSCAPE ARCHITECT
FORUM

CIVIL ENGINEER
FREESE & NICHOLS

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

Lollicup
3201 Capital Blvd.
Rockwall, Texas 75032

DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17
REVISIONS - CITY OF ROCKWALL	01/09/18
P & Z REVISIONS	01/11/18
AMENDED SITE PLAN	04/20/18

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.
+A3-01

Forum # 601-03049 Consult.# 101-03049

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CLAYCO
THE ART & SCIENCE OF BUILDING

LOLLICUP® USA, INC.

LOLLICUP
04.20.2018

Rockwall, TX

FORUM

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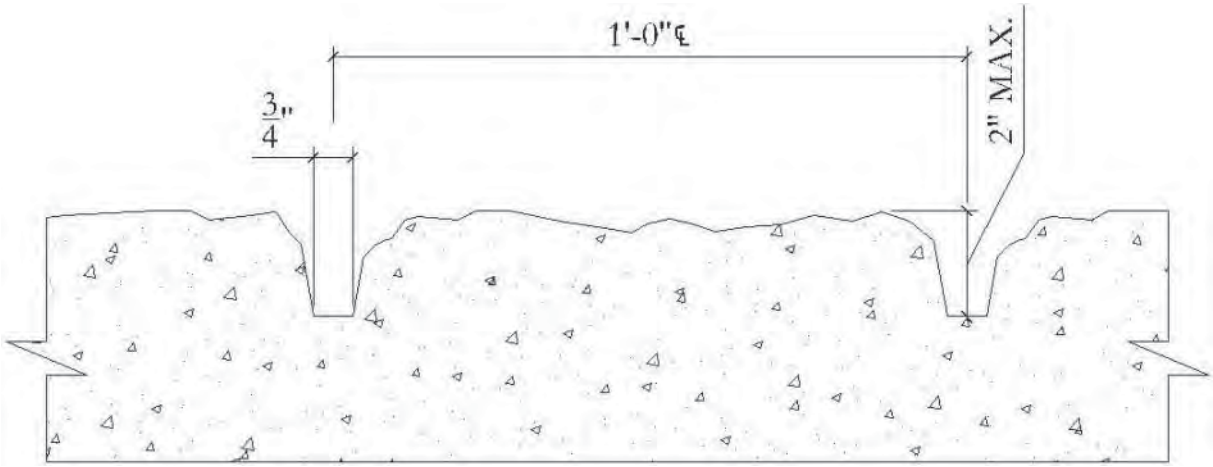

#892 12” QUARRY STONE

Architectural concrete surface treatment shall be obtained with Architectural Polymers® elastomeric form liner as manufactured by Architectural Polymers®. Release agent shall be approved and applied as per Architectural Polymers® recommendation. Factory bonded ¾” plywood is also available. No substitutions will be allowed without prior written approval from the architect or engineer.

#892 12” Quarry Stone
Short Form Specification

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1220 Little Gap Road • Palmerton, PA 18071 • PH: 610-824-3322 • FAX: 610-824-3777 • www.apformliner.com


PHOTO IMAGE OF FORM LINER #892 INSTALLATION
OUR APPLICATION WILL INCLUDE ONLY FORM LINER #892 WITHOUT BRICK BAND AND WITHOUT SMOOTH FACE STONE
92

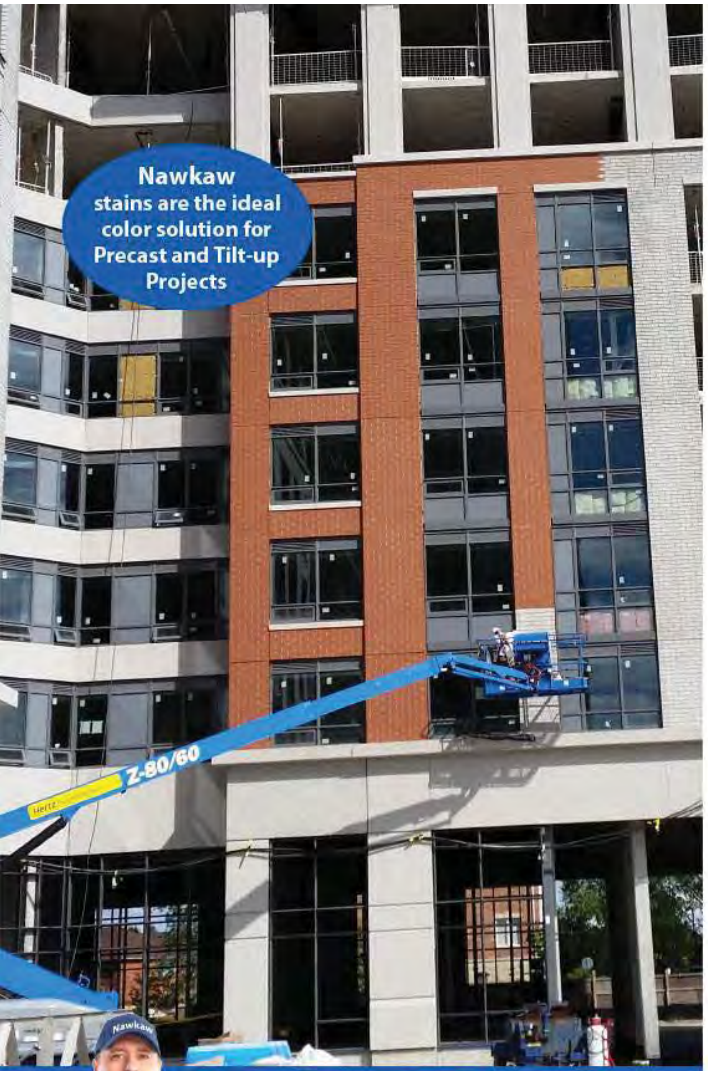


PHOTO IMAGE
CLOSE-UP VIEW OF
PREVIOUS
INSTALLATION OF
FORM LINER #892

93


PHOTO IMAGE OF SIMILAR COLOR NAWKAW INSTALLATION.
FOR OUR APPLICATION COLOR WILL BE SIMILAR WITHOUT THE DARK GRAY FOR LESS RANGE.

94





Commercial Services

Beautiful, natural looking color for brick, block, concrete, mortar, stucco and stone.

Nawkaw®

Changing the color of masonry and concrete!

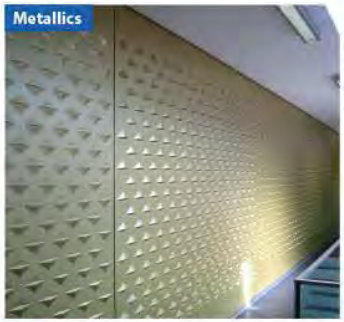
Color—*it's been our passion for more than 30 years!*

It's no wonder that we have come across a number of projects through the years that require specialized services. Not all concrete is created equally (nor bricks for that matter!) That is why we manufacture different types of stain. Some manufacturers have a one-size-fits-all approach to coloring concrete; however, our experience is that every job is different. From our acrylic stains to mineral silicate stains, each has properties that make it well suited for particular applications.

Our installation services teams provide creative color solutions for projects of all sizes.

Nawkaw Services

- Expert installation crews specialize in providing quality services using a variety of application techniques
- Restoration and corrective application
- New Construction, on-site and in-situ, precast, tilt-up
- Color Matching/Blending
- Recoloring
- Creative Application
- Adaptive Reuse
- Commercial projects
- Government projects
- Institutional projects
- Highway projects









Architectural Finishes

The photos below, featuring our "Aged Copper" finish, illustrate how color helps to define the shape and depth of the structure. Without color, the building appears very flat—practically one dimensional. But notice how the color dramatically enhances the dimension, defining the various planes and accentuating the textures inherent in the concrete. For more information about architectural finishes and color for concrete and masonry, please call us today or visit us online at www.Nawkaw.com.





Nawkaw®

Changing the color of masonry and concrete!

370 Commerce Blvd. • Athens, GA 30606 • www.Nawkaw.com • 1-866-4-NAWKAW

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Architects, contractors, and the world's leading designers look to Nawkaw to transform properties with beautiful colors and tones. We manufacture our stain products and our specially trained crews apply them in order to precisely control the application process and ensure a natural looking and consistent appearance.





Paint vs. Stain

◀ Notice how the stain dramatically enhances the highlights, mid-tones, and shadows created by the wood textured concrete. The semi-translucent color allows the texture to show through rather than being covered up. NawTone™ stains are uniquely formulated for masonry and concrete. Unlike paint, which rests on top of the surface, our products penetrate and bond to masonry and concrete, forming an incredibly durable finish that won't chip, blister, or peel.

Color makes the difference…

Your building's color—it's the ***first*** thing people see, but it can make a ***lasting impression!*** Nawkaw's Certified Stain Technicians are experts at matching and blending color to achieve just the color you are looking for. We can stain project components at a precast facility, on a tilt-up job site, or suspended from a swing stage fifty stories up—all with the same superb results!

Color for National Brands

Nawkaw helps National Brands establish and maintain color consistency throughout their service areas. We store colors in a digital library so they can be quickly retrieved for use at any location across the country and around the world.





▼ When paints trap moisture beneath the surface, it can lead to unsightly peeling and require multiple reapplications. This is what we call "***Paintenance.***" NawTone stains are a one-and-done finish. Our stains are custom blended, allowing for infinite color control on every project.





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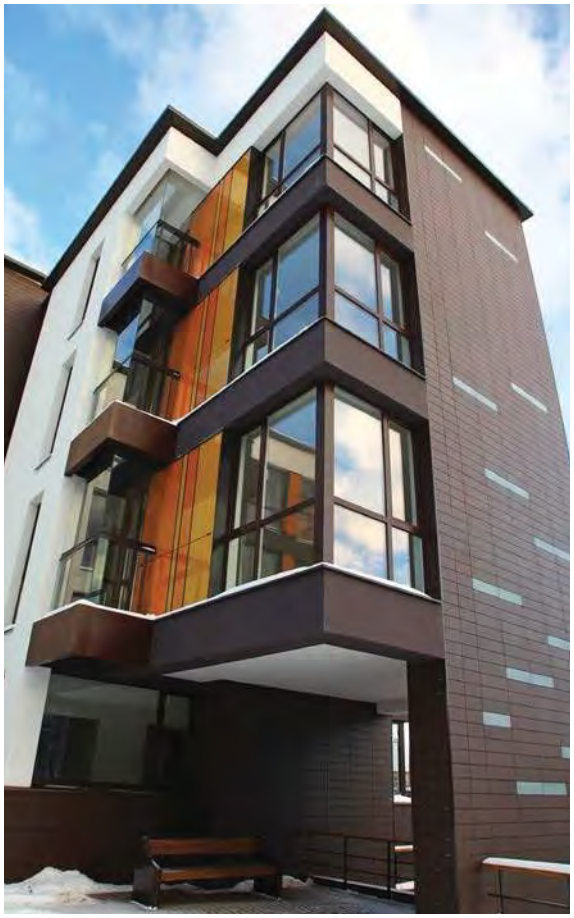
Technical Data

Nawkaw®

We change the color of masonry and concrete!



NawTone-K™

NawTone-K is mineral stain that uses silicate as a binding agent to form a permanent chemical bond with substrates. The addition of lightfast, inorganic pigments enables a wide range of colors to be produced. **NawTone-K** exhibits the overall characteristics of being:

- UV resistant
- lightfast
- penetrating
- aspiratory
- durable
- odorless
- weather resistant
- mold & mildew resistant
- environmentally friendly

NawTone-K can be diluted with **NawThinz-C** for concrete surfaces or with **NawThinz-M** for masonry surfaces to create color-wash, semi-transparent, or opaque finishes. Our customized application techniques make **NawTone-K** a superior choice for new construction, renovation, restoration, and preservation.

Because **NawTone-K** chemically binds with concrete, it is ideal for use on precast and tilt-up projects. **NawTone-K** offers consistent color solutions for complete color changes, decorative applications, and solving color problems. This product is also very effective for blending away color variations that naturally occur in the manufacture of concrete. This includes blending away unsightly or mismatching patch repairs and skim coat finishes.

Environmental & Safety Concerns

NawTone-K is water-based, nonflammable, nonhazardous and has **Zero VOC** content. Use of this product may help your projects qualify for L.E.E.D credits.

Typical Specifications:

- **Viscosity:** (72° F) 60°-80° KU
- **pH:** ~11
- **Finish:** flat
- **Nonflammable**
- **VOC:** 0 g/L (ASTM D6886)
- **Abrasion Resistance:** excellent
- **Water Vapor Permeance:** 4.5×10^{-6} g/Pa s m^2
- **Water Diffusion Resistance:** $s_d(H_2O)$<0.01 m
- **UV Resistant–Accelerated Weathering** (ASTM G154) : pass
- **Application Temperature:** 41°-110°F (5°-43°C)

Dry Time for Reapplication (if required):
12 hrs concrete / 24 hrs masonry

- **Shelf Life:** 12 months in factory sealed container

Product Properties

- Penetrating
- Nonflammable
- Nontoxic
- Water-based
- Solvent-free
- Vapor-permeable
- Non-film-forming
- Zero VOC
- Water washup

Color Selection

Nawkaw stains allow you the freedom to choose the colors you want from any color specifiers or actual samples.

Create all levels of color, from completely opaque to just a hint of color.



Ask about our 25-Year Warranty

Surface Preparation

Prior to application ensure that substrate is clean, dry and free of dust. Remove loose and unstable material as a sound surface is required for external applications. Be sure to check for any presence of mold release residue from concrete forms. If present, remove according to manufacturer's guidelines.

Substrates that have been treated with acid/chemical wash must be neutralized prior to application.

Alkali or efflorescence should be treated with proper neutralizing compounds as recommended by manufacturers before application can begin.

Application

NawTone-K can be applied by brush, roller, sponge and spray equipment. The product should be thoroughly mixed by stirring before use. The choice of application technique depends on the desired color and finish one wishes to achieve.

For translucent finishes, NawTone-K will be customized depending on the level of translucency required for the project. This may involve varying the number of applications required. Opaque finishes may require 2 or 3 applications.

When NawTone-K has been diluted with NawThinz, be sure to keep it well stirred. ONLY DILUTE WITH NAWTHINZ.

It is important to maintain a wet edge at all times, and work to a natural break line.

Limitations

Not suitable for application on synthetic surfaces such as silicone, urethane, epoxy or plastic. Coating sets hard and is not flexible; not recommended for caulking joints.

Coverage

Approximately 200-400 sq ft (60-120m^2). Actual area covered depends on the porosity of the substrate and the application method(s) used.

Cleaning of Application Equipment

Cleanup of equipment with water should be completed before the products have been allowed to dry. Spills or overspray should be cleaned with water and not allowed to dry.

The User of the product assumes all liability for product's use except in situations involving a manufacture's defect. This technical information is offered as advice based on knowledge and practical experience and does not constitute a warranty. Before application, the User shall determine the suitability of the product for its intended use. User should also ensure that the product is thoroughly mixed prior to application as the product may have settled during shipment or storage. Furthermore, it is recommended that the User test the product on a sample area before use. Nawkaw retains the right to make modifications as part of the product's development or improvement of their application; it is the User's duty to ensure they are aware of any such changes. This edition supersedes all earlier editions.

Safety

- Protect eyes and skin from contact with NawTone-K.
- Do not swallow.
- Keep away from children.

NOTE:
See manufacturer's SDS sheet:
www.Nawkaw.com/downloads

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Rick Crowley, City Manager**

DATE: **June 1, 2018**

SUBJECT: **Highland Drive Engineering Contract**

This item was discussed in the work session.

STATE OF TEXAS ♦
♦
COUNTY OF ROCKWALL ♦

PROFESSIONAL ENGINEERING SERVICES CONTRACT

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and Teague Nall and Perkins, Inc., ("ENGINEER"), located at 825 Watters Creek Boulevard, Suite M300, Allen, Texas, Engineers duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Engineer as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for reconstruction of Highland Drive from Valley Drive to Bedford Falls Lane

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Attachment "A" and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and detailed in Attachment "A".

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be an amount of Two Hundred Twenty-Four Thousand Two Hundred Dollars ($224,200.00) billed on a lump sum basis for Basic Services, and an estimated amount of One Hundred Five Thousand Five Hundred Dollars ($105,500.00) billed on an hourly/unit price basis for Special Services, per rates provided in Attachment "B". Engineer is not authorized to perform any work beyond the limited not to exceed amount without authorized written approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Attachment "C". In the event of termination, Engineer will assist the

CITY in arranging a smooth transition process. However, Engineer's obligation to provide services to the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Engineer its fees based on the presentation by Engineer to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay Engineer its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Engineer for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4. Engineer's Standard of Care

Engineer shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Engineer under similar circumstances for a similar project. Engineer represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Engineer any unsatisfactory performance of Engineer personnel for appropriate corrective action. Engineer shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business working on this project. CITY may waive this potential conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at reuser's sole risk and without liability or legal exposure to the Engineer, and CITY to the extent allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of

said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. Engineer agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

Workmen's Compensation – Statutory
Employer's Liability – $100,000
Bodily Injury by Disease - $500,000 (policy limits)
Bodily Injury by Disease - $100,000 (each employee)

B. Engineer also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Engineer for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

$2,000,000 General aggregate limit

$1,000,000 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

$1,000,000 each occurrence sub-limit for Personal Injury and Advertising

C. Engineer shall add CITY, its City Council members and employees, as additional insureds on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Engineer shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

E. Engineer agrees to maintain errors and omissions professional liability insurance in the amount of not less than one million dollars ($1,000,000) annual aggregate, on a claims made basis, as long as reasonably available under standard policies.

7. **INDEMNIFICATION**

ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF ENGINEER OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

ENGINEER'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING ENGINEER'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL NOT EXCEED ONE MILLION DOLLARS ($1,000,000). NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY CLAIMING THROUGH THE OTHER RESPECTIVE PARTY, FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, LIQUIDATED, DELAY OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO LOST PROFITS OR USE OF PROPERTY, FACILITIES OR RESOURCES, THAT MAY RESULT FROM THIS AGREEMENT, OR OUT OF ANY GOODS OR SERVICES FURNISHED HEREUNDER.

8. Addresses for Notices and Communications

CITY
Amy Williams, P.E., Public Works Director/City Engineer
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

ENGINEER
Michael G. DeMotte, P.E.
Teague, Nall, and Perkins, Inc.
825 Watters Creek Blvd, Suite M300
Allen, TX, 75013

All notices and communications under this Contract shall be mailed or delivered to **CITY** and **ENGINEER** at the above addresses.

9. Successors and Assigns

CITY and Engineer each binds itself and its successors, executors, administrators and

assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Engineer shall assign, sublet or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

10. Termination for Convenience of the Parties

Engineer and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Engineer as provided herein, Engineer will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Engineer, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of **Engineer** to be performed hereunder. Such changes, including any increase or decrease in the amount of **Engineer's** compensation, or time for performance, which are mutually agreed upon by and between **CITY** and **Engineer**, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment **in writing** executed by both CITY and Engineer.

13. Reports and Information

Engineer, at such times and in such forms as **CITY** may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish **CITY** periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

14. Entire Agreement

This Contract and its Attachements and any future Contract Amendments constitute the entire agreement, and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

15. Waiver

The failure on the part of either party herein at any time to require the performance by the

other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision, or any other provision. Any waiver by any party herein of any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

16. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

17. Survival

Any and all representations, conditions and warranties made by Engineer under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

18. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

19. Attorney's Fees

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in triplicate originals on this 30th day of May 2018.

Teague Nall and Perkins, Inc.

By: _____

Name: Michael G. DeMotte, P.E.
Title: Team Leader/Associate

EXECUTED in triplicate originals on this ____ day of _____ 2018.

ATTEST:

City of Rockwall, Texas

_____

Richard Crowley
City Manager

ATTACHMENT "A"

Scope of Services

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Attachment "A"
Highland Drive Reconstruction Project (Valley Drive to Bedford Falls Lane)
For
City of Rockwall

Scope of Services

Project Understanding

The City of Rockwall (City) wishes to reconstruct Highland Drive, an existing two-lane residential collector roadway, from Valley Drive to Bedford Falls Lane, approximately 1,850 feet in length. A map with approximate project limits is attached in attachment "E". The roadway lies within an area zoned Single Family (SF-10) in the City of Rockwall. Reconstruction Highland Drive, from Valley Drive to Driftwood Street will consist of two lanes, undivided: two vehicle lanes and parking space (37' B-B) with concrete curb and gutter and five-foot sidewalk on either side. Reconstruction Highland Drive, from Driftwood Street to Bedford Falls Lane will consist of two lanes, undivided: two vehicle lanes and a 9' parking space (41' B-B) (on both sides) with concrete curb and gutter and five-foot sidewalk on either side. The design and construction of sidewalk will depend on the public voting. These improvements will be within the existing 60' Right-of-Way (ROW); however, the contract will include a provision for up to six (6) parcels for corner clip takes or easements in the event that they are required. There will be no traffic signal modifications necessary for the roadway improvements. The paving improvements will begin at the northern curb return of the intersection Highland Drive and Valley Drive and end at the southern curb return of the intersection of Highland Drive and Bedford Falls Lane.

Additional design will include sanitary sewer and water line improvements. Sanitary sewer and water lines will be replaced and will be upsized if required by the City's Wastewater and Water Master Plans. The existing roadway stormwater conveyance capacities will be analyzed using current City drainage criteria. It is not anticipated that additional underground storm drain improvements are required in order to meet the City's current storm water conveyance criteria.

The scope of services also includes preparation of two sets of construction documents, one from Valley Drive to Driftwood Street and another from Driftwood Street to Bedford Falls Lane for bidding and construction purposes. Other design components include coordinating with ONCOR for street lighting, utility coordination, preparation of illumination plans, TDLR compliance with ADA, school zone signage and striping plans for Reinhardt Elementary School, traffic control plans, and erosion control plans.

ENGINEER will provide plans, specifications, estimates, and permits (if applicable) for the project and will support the City of Rockwall's bidding and construction phase services.

BASIC SERVICES

1. ROW Information Gathering and Design Survey

1.1 Data Collection and Property Research

1.1.1 Gather existing plat information.

1.1.2 Collect property owner and record information.

1.1.3 Gather existing ROW and easement information, Identify easements available through typical research methodologies (i.e. plats, court house filings, etc.). Undocumented easements may not be identified.

1.1.4 ENGINEER shall arrange and make provisions for access to perform the services specified within this scope. ENGINEER shall provide the City with the name and address of the property owners.

1.1.5 ENGINEER will provide survey information and easement/ROW documents (sketch and legal description) to the City. Additional ROW and easement documentation services are detailed below in Section 8 of Special Services.

1.2 Design Survey

1.2.1 The limits of the survey shall be from the intersection of Highland Drive and Valley Drive to the intersection of Highland Drive and Bedford Falls Lane, including intersections. The survey shall extend 250 feet south of the intersection of Highland Drive and Valley Drive and 250 feet north of the intersection of Highland Drive and Bedford Falls Lane. The survey shall extend 10 feet outside of the 60-foot right-of-way (ROW) of Highland Drive. Survey will also include intersecting roadways extending 100 feet along each leg of street and alley.

1.2.2 Establish horizontal control points at 500' maximum spacing.

1.2.3 Establish a vertical control benchmark circuit as needed throughout the project. City to provide established monument information for the area.

1.2.4 Set control points, which shall be based on NAD-83, tied into City control monuments, on both sides of the roadway, as required to maintain horizontal control throughout the project limits.

1.2.5 Perform a field survey to identify and locate existing topographic elements within the roadway corridor including, but not limited to the following:

- Property corner monumentation
- Existing pavement, curbs, sidewalks, barrier free ramps, etc.
- Roadway and lane striping
- Driveways
- Existing storm sewer inlets, manholes, junction boxes Headwalls (including culvert sizes and invert elevations)
- Outfalls, bridges and erosion control
- Existing driveway culverts and swales
- Guardrails
- Utility manholes, vaults, water valves, water meters, wastewater cleanouts, sprinkler heads, telephone poles, power poles, utility markers, other public utilities and franchise utilities
- Traffic Signal poles, cabinets, pull boxes and other signal equipment
- Signs (excluding temporary signs)
- Trees, including species and caliper
- Buildings and permanent structures
- Retaining walls
- Fencing walls
- Fence limits and material types (excluding temporary fences)
- Mailboxes, landscape planters and features
- Other applicable physical features that could impact design

1.2.6 Perform cross-sections throughout project limits at 25-foot intervals and at grade breaks, and other critical points.

1.2.7 Survey flags, paints, and markings as located by DIG-TESS.

1.2.8 Prepare a final topographic drawing in digital format (AutoCAD Civil 3D 2018) (including contours and break lines) showing the features located in the field, an ASCII coordinate file of the points located in the field, and a hard copy of the coordinates and feature descriptions.

1.2.9 ENGINEER will perform site visits for the purposes of reviewing the provided survey in the field and making notes for additional survey needs and design considerations.

2 Schematic Conceptual Design (30%)

2.1 Project Management

2.1.1 Prepare a detailed Project Work Plan for TNP internal use. The work plan will serve as guide and communication tool for the TNP project team and will include the following elements:

- Project description
- Client critical success factors and project budget
- TNPs project goals
- Contract provisions
- Scope of services, person-hour estimate and fees
- List and description of deliverables
- Schedule and milestones
- Project contracts
- Communication protocols
- Quality control plan
- Filing and project administration requirements
- Design standards and criteria
- Applicable codes
- Permitting requirements
- CADD standards (if applicable)
- Mock plans
- Labor and expense phases (billings)
- Project close-out requirements

2.1.2 Conduct TNP internal project kickoff meeting with entire project team, including QC Manager. Review Project Work Plan elements.

2.1.3 Conduct weekly TNP internal project review meetings to review project status, review and update schedule, identify and assign next action items, etc.

2.1.4 Prepare and send Project Status Update (PSU) to City's Project Manager on bi-weekly (once every two weeks) basis. PSU will address work completed in previous period, work in progress and/or anticipated to be completed in next period, actions or information needed from City, and a schedule update.

2.1.5 Develop design criteria and design decisions tables.

2.1.6 Prepare project correspondence and invoicing documents.

2.1.7 Prepare and submit project schedule to City staff and provide general project management activities.

2.1.8 Project Administration

- Prepare project correspondence and invoicing documents

2.2 Project stakeholder coordination

- Develop project stakeholder contact list including but not limited to franchise utilities, City's water and sewer department, traffic department, and RISD etc.
- Conduct progress meetings to monitor the development of the project. During this phase of the project, conduct up to two (2) meetings with the City staff regarding project status and coordination issues. The first meeting will be the project kick-off meeting, and the second meeting will be the conceptual design presentation and review.

2.3 Public meeting

- Attend one (1) public involvement meeting as directed by City staff. Provide exhibits suitable for public meeting use depicting street section, alignments etc. Support City staff during meetings by providing technical information, responding to citizen questions, and recording citizen input.

2.4 Conceptual Plan and Graphics (30%)

The following services will be provided as part of the Conceptual Design Phase (30%):

- Review and research previously prepared construction plans record documents, and other pertinent information related to proposed project.
- Review City master plans, design standards, specifications, construction details, and other pertinent information that may impact the design. Review of documents will include but not limited to:
  - City of Rockwall Master Thoroughfare Plan
  - City of Rockwall Water/Wastewater Master Plan
  - City of Rockwall Standards of Design and Construction
  - City of Rockwall Trail Master Plan
- Develop complete and accurate base map showing all existing Right-of-Way (ROW), easements, and utilities.
- Develop and evaluate typical sections (up to two (2)) to use for Highland Drive and other intersecting streets with in the project limits.
- Develop drainage area maps and analyze street and inlet capacities. Design of storm drain system is not anticipated for this project except relocation of two curb inlets (and lateral storm drain lines) in Highland Drive, north of the intersection of Highland Drive and Shepards Hill Drive. However, storm drain design services may be provided as additional services if it is discovered and needed during the design phase.
- Develop horizontal alignments for roadway,
- Develop and evaluate up to two (2) alignments for proposed water lines and wastewater lines.
- Develop vertical alignment for roadway and cut cross sections at critical points, at center of driveways, alley approaches, cross streets, lead walks, at alignment geometric points and at 50’ intervals to evaluate the grading.
- Review City Master Trail Plan and incorporate hike and bike trails in the Northshore park area if necessary.
- Prepare conceptual paving plan and profile roll plots, produced at 1” =20’ horizontal scale and 1” =5’ vertical scale. The horizontal alignment of proposed water lines and sewer lines will be included in the roll plots.
- Prepare cross sections sheets.
- Meet with City staff and present concept paving plan and profile roll plots.
- Incorporate comments and feedback from City staff and other stakeholders.

3 Construction Documents – Preliminary Design (65%)

3.1 Project Management

- Conduct progress meetings to monitor the development of the project regarding project status and coordination issues
- Coordinate with other utilities, (electric power, cable TV, phone, gas, optic fiber, etc.)
- Prepare and e-mail Bi-weekly project status update to the project team (City of Rockwall and TNP staff).
- Update project schedule and interim milestones (coordinate with City staff as necessary)

3.1.1 Project Administration

- Prepare project correspondence and invoicing documents

3.2 Roadway Design

3.2.1 Finalize preliminary roadway alignment upon approval of the conceptual plan

- Prepare typical sections to include:
  - Existing and proposed roadway sections
  - Preliminary subgrade and pavement design
- Prepare preliminary plan and profiles items to be included:
- Preliminary Plan:
  - Control data
  - Existing/Proposed ROW
  - Existing topography
  - Existing pavement
  - Proposed centerline alignment and horizontal curve data
  - Proposed transition pavement tie-ins to existing pavement
  - Proposed drainage structures
  - Proposed retaining walls
  - Proposed lighting
  - Existing trees to remain
  - Existing trees to be removed
  - Existing driveway locations
  - Existing storm drain locations
  - Existing water line locations
  - Existing waste water line locations
  - Existing franchise utility locations
- Preliminary Profile:
  - Existing Ground Profile at Right-of-Way Lines and at Center Line
  - Preliminary Vertical Alignment
- Preliminary Details:
  - Sidewalk Integral Curb/Wall
  - Paving
  - Drainage

3.3 Drainage

3.3.1 Compile the hydrological and hydraulic data

- Create Drainage Area Maps
- Create Drainage Calculation Sheets

3.3.2 Identify the need for additional drainage easements to accommodate the proposed offsite drainage improvements (if applicable)

3.4 Utilities

3.4.1 Public (Water, Wastewater, Storm Drainage, etc.)

- Establish the location of existing public utilities based upon information provided by the City, SUE and field survey information
- Finalize alignment for proposed water line along Highland Drive and all cross streets within the paving limits.
- Prepare plan sheets for water lines. Water line profiles are not anticipated as the proposed water lines will be 8 inches in diameter.
- Prepare plan and profile for proposed wastewater lines.

3.4.2 Franchise Utility Coordination

- Identify franchise utility contacts

- Send one set of plans to each franchise utility for their review. Request each franchise utility to mark up the plans to show the size, type and location of their utilities.
- Notify the City if any relocations are required.
- ENGINEER shall perform the coordination with the franchise utilities if relocations are required.

3.5 Street Lighting

- Review City lighting pole & fixture, obtain and review available lighting design criteria, standard details, as-built street plans, utility plans, and previous lighting design plans from City.
- Coordinate Electrical service locations with ONCOR.
- Develop voltage drop calculations and circuits, determine wire size, conduit and service requirements.
- Identify preliminary conduit locations.
- Prepare safety lighting plans, tabulate quantities.
- Identify / Develop standards and Details.
- Assemble specifications, construction documents.
- The scope of services does not include photometric analysis.

3.6 Structural

3.6.1 Structural design is not anticipated for this project; however, structural design services can be provided as an Additional Services if it is needed or discovered during the design.

3.7 Traffic

3.7.1 Traffic Signals

- The project does not include traffic signals. Traffic signal improvements are not anticipated for this project.

3.7.2 Pavement Marking and Signing Plans

- Prepare preliminary crosswalk pavement marking and signing layouts in accordance with City design standards and the Texas Manual on Uniform Traffic Control Devices (TMUTCD).
- Determine potential conflicts with existing signs and propose sign relocations.
- Provide School Zone Traffic Signage and Striping for Reinhardt Elementary School.
  - Obtain and review site plan/construction plans for proposed elementary school.
  - Visit site and surrounding area to observe peak a.m. and p.m. operations near school
  - Meet with Police Department or school officials to discuss expectations and questions.
  - Identify location of proposed school zone traffic signs and pavement striping.
  - Prepare school zone traffic control plans using aerial background and topographic base map for Highland Drive.
  - Prepare applicable signage and stripping details.
  - Review plans with City and RISD as needed.

3.8 Prepare a preliminary opinion of probable construction cost for the entire project, including alternative design options, using recent average unit bid prices which are representative of similar types of construction in the local area

3.9 Preliminary design submittal (65% design level)

3.9.1 Submit two hard copies to the City for review and comment

3.9.2 Submittal shall be provided with plan/profile sheets (as noted) 22"x34" plan sheets at a scale of 1"=20' horizontal, and 1"=5' vertical) and will include the following:

- Cover Sheet
- General Notes and Legend Sheet
- Summary of Quantities
- Existing Condition Sheets
- Horizontal and Vertical Layout Sheet
- Erosion Control Plan
- Demolition Sheets
- Construction Phasing/Sequencing and Traffic Control Plan Roadway Cross-Sections
- Typical Sections
- Roadway Plan and Profiles
- Alley and Driveway Plan and Profiles
- Cross sections Sheets
- Paving Detail Sheets
- Drainage Area Map
- Drainage Calculations
- Drainage Plan/Profile (for two lateral lines only)
- Water & Sanitary Sewer Plan
- Pavement Signage and Striping Plans
- School Zone Signage and Striping Plans and Details
- Illumination (street lighting) Plans including Details
- Preliminary opinion of probable construction cost

3.10 Conduct project one (1) site visit to verify and resolve the conflicts of proposed improvements.

3.11 Attend one (1) public involvement meeting as directed by City staff. Provide exhibits suitable for public meeting use depicting street section, alignments, profiles etc. Support City staff during meetings by providing technical information, responding to citizen questions, and recording citizen input.

4 Construction Documents – Final Design (100%)

4.1 Project Management

- Conduct progress meetings to monitor the development of the project. During this phase of the project, conduct up to one (1) project meeting with the City staff.
- Prepare and e-mail Bi-weekly progress reports to the project team.

4.2 Roadway

4.2.1 Incorporate the preliminary design submittal review comments.

4.2.2 Prepare plan / profile sheets (22"x34" plan sheets at a scale of 1" =20' horizontal, and 1" =5' Vertical).

4.2.3 Analyze all driveways within the project and develop driveway adjustment and crosswalk profiles as needed. Typically, driveways will be defined vertically by profiles.

4.2.4 Develop design cross-sections

- Develop on 25' station intervals and at driveway centerlines
- Show pavement and subgrade, right-of-way limits, sides slopes, pavement cross slopes
- Slopes, curbs, and retaining walls (if applicable)
- Cross-sections will be provided in the bid documents

4.2.5 Prepare roadway details to clarify intent of design
4.2.6 Modify standard details as needed and include

4.3 Drainage

4.3.1 Incorporate the preliminary design submittal review comments.

4.3.2 Perform storm sewer sizing and alignment design for two lateral storm drain lines. Prepare final inlet design sheets and hydraulic design sheets for inclusion in the plans. New storm drain lines and design of such is not anticipated for this project. The hydraulic calculations will be limited to inlet capacity of exiting inlets, capacity of proposed street, and sizing calculations for two storm drain laterals.

4.3.3 Prepare storm sewer plan/profile sheets depicting storm sewer lines, inlets, junction boxes, connections, manholes, utility crossings and the hydraulic grade lines. The storm drain plan and profile are limited to two storm drain lateral lines if relocation of existing inlets is necessary.

4.3.4 Prepare drainage details to clarify intent of design. Compile applicable City standard details. Modify standard details as needed.

4.3.5 Prepare erosion control plan.

4.4 Utilities

4.4.1 Water

- Incorporate the preliminary design submittal review comments.
- Prepare water line profiles for wastewater and storm drain line crossings
- Check coverage of Fire Hydrants to meet City Standards.
- Prepare water details to clarify intent of design. Compile applicable City Standard details.
- Modify standard details as needed.

4.4.2 Wastewater

- Incorporate the preliminary design submittal review comments.
- Prepare all wastewater lateral profiles.
- Prepare wastewater details to clarify intent of design. Compile applicable City Standard details.
  - Modify standard details as needed.

4.4.3 Utility Coordination

- Submit one set of final design plans and the project schedule to each affected utility for their review and comment to include the normal power, cable TV, gas, and phone utilities.
- The ENGINEER shall perform the coordination with the franchise utilities if any relocations are required.

4.5 Street Lighting

4.5.1 Incorporate the preliminary design submittal review comments.

- Prepare finalized safety street lighting plans.
- Assemble and finalize Specifications and construction documents.
- Incorporate lighting details such as foundations and light poles, fixtures etc. as provided by the City or other entities.
- Coordinate with ONCOR for layout approval and service connection.
- ONCOR will be responsible for the installation of standards and conductors.
- The scope of services does not include photometric analysis.

4.6 Traffic

4.6.1 Traffic Signals

- The project does not include traffic signals. Traffic signal improvements are not anticipated for this project.

4.6.2 Traffic Control Plans

- Finalize construction sequence plan showing:
  - Construction area for each phase of construction and closure of existing travel lanes.
  - Temporary signing and striping, barricades, and other channelization devices Narrative of the sequence of work.
  - Public utilities relocation phasing.
- Develop typical cross section showing lane widths, edge conditions, channelization and proposed construction area.
- Prepare traffic control details to clarify intent of design.

4.6.3 Pavement Marking and Signage Plans

- Prepare crosswalk pavement marking and signing layouts in accordance with City design standards and the Texas Manual on Uniform Traffic Control Devices (TMUTCD).
- Prepare finalize signage and striping plans.
- Prepare details to clarify intent of design
- Compile applicable City standard details. Modify standard details as needed.
- Determine potential conflicts with existing signs and finalize relocations.
- Provide School Zone Traffic Signage and Striping for Reinhardt Elementary School.
  - Incorporate the preliminary design submittal review comments.
  - Finalize school zone traffic signs and striping.
  - Finalize applicable signage and striping details.

4.7 Structural Design

4.7.1 Structural design is not anticipated for this project; however, structural design services can be provided as an Additional Services if it is needed or discovered during the design.

4.8 Prepare general notes, specification data, and final Bid Book in accordance with City of Rockwall requirements. Identify and prepare special specifications and/or special provisions applicable to the project. Prepare Bid-Tab sheets of applicable items for Contractor to fill/present bid prices.

4.9 Compile and update the overall opinion of probable construction cost.

4.10 Prepare a construction duration estimate using anticipated production rates applicable to the local area.

4.11 Final design submittal (100%).

4.11.1 Submit two (2) copies to the City for review and comment

4.11.2 Submittal shall include the following:

- Final design plans
- Opinion of probable construction cost
- Contact documents, including the following:
  - City of Rockwall standard construction contract forms
  - Notice to bidders
  - Special instructions to bidders
  - Bid form (Bid-Tab)

- Standard construction contract
- Performance bond
- Payment bond
- Maintenance bond
- Certificate of insurance
- General conditions
- Special provisions
- Technical specifications

4.12 Accessibility Review

4.12.1 Prepare and submit a completed application for submittal to the Texas Department of Licensing and Regulation (TDLR) for review in accordance with the Elimination of Architectural Barriers Act. ENGINEER shall pay the TDLR review fee and invoice City as a Reimbursable Expenses.

4.12.2 While we do not anticipate accessibility revisions to be required, we will address minor revisions to the plans based on review comments from the RAS.

4.13 Incorporate the final design submittal review comments.

4.14 Prepare the final opinion of probable construction cost.

4.15 Final design submittal (100%)

4.15.1 Submit two (2) full-size and five (5) half-size sets of plans and Contract Documents and Proposal Documents to the City.

4.15.2 Submit the final opinion of probable construction cost to City.

4.15.3 Submit a letter of notification to the City stating completion of the design of the project.

5 Bidding Phase Services

5.1 Furnishing additional copies of bidding documents in excess of the number of the same identified above will be considered as Additional Services.

5.2 City will be responsible for advertising the project; ENGINEER to post the project to CivCast or other bid document distribution website.

5.3 Service to be provided

5.3.1 Respond to contractor questions and provide design clarifications.

5.3.2 Attendance at the pre-bid conference.

5.3.3 Assist the City of Rockwall with production of Addenda items and designs changes.

5.3.4 Tabulating Bids

5.3.5 Checking references and other qualification information for the low bidder and writing a letter of recommendation concerning award of the contract.

6 Construction Phase Services

6.1 Construction Phase Services

6.1.1 Coordinate with City on needs during the construction phase. The services available are listed below, and may be provided upon the request of the City of Rockwall.

6.1.2 ENGINEER to provide up to five (5) full size plan sets, fifteen (15) half size plan sets, and seven (7) specification/contract books of construction documents.

6.2 *Pre-Construction Meeting*. Prepare for and attend the Pre-Construction Meeting prior to commencement of Work at the Site.

6.3 *Visits to Site and Observation of Construction (up to nine (9) visits)*. If required by City, provide on-site construction observation services to clarify design concepts or assist with solutions needed to overcome obstacles in construction or to study and evaluate possible practical alternative solutions. Makes visits to the Site at intervals as directed by City in order to observe the progress of the Work. Such visits and observations by ENGINEER are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on ENGINEER'S exercise of professional judgment. Based on information obtained during such visits and such observations, ENGINEER will determine if Contractor's work is generally proceeding in accordance with the Contract Documents, and ENGINEER shall keep City informed of the general progress of the Work.

6.3.1 The purpose of ENGINEER's visit to the site will be to enable ENGINEER to better carry out the duties and responsibilities assigned in this Agreement to ENGINEER during the construction phase by City, and, in addition, by the exercise of ENGINEER efforts, to provide City a greater degree of confidence that the completed Work will conform in general to the Contract Documents and that the integrity of the design concept of the completed Project as a functioning whole as in ENGINEER indicated in the Contract documents has been implemented and preserved by Contractor. ENGINEER shall not, during such visits or as a result of such observation of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall ENGINEER have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the Work. Accordingly, ENGINEER neither guaranties the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

6.4 Clarifications and Interpretations. Issue clarifications and interpretations of the Contract documents to City as appropriate to the orderly completion of contractor's work. Such clarifications and interpretations will be consistent with the intent of the Contract Documents. Field Orders authorizing variations from the requirements of the Contract Documents will be made by City.

6.5 Shop Drawings and Samples. Review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contract is required to Submit, but only for conformance with the information given in the Contract Document and compatibility with the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs.

6.6 Substitutes and "or-equal". Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor in accordance with the Contract documents, but subject to the provisions of applicable standards of state or local government entities.

6.7 Limitation of Responsibilities. ENGINEER shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity

performing or furnishing the Work, ENGINEER shall not have the authority or responsibility to stop the work of any Contractor.

6.8 *Final Construction Walk Through*. ENGINEER shall be present at the final construction walk through and develop a final "punch/checklist" for the contractor to use to achieve final project acceptance.

6.9 Record Drawings, Prepare project "Record Drawing" based on information provided by the Contractor, and/or City as to the actual field placement of the work including any changes or deletions. ENGINEER will provide the following deliverables:

6.9.1 Electronic copy of the record drawings shall be submitted on CD/DVD or flash drive in all of the following formats.
- AutoCAD (.dwg) format
- Adobe Portable Document (.pdf) 400 dpi (min) (22"x34")

6.9.2 Electronic copy of geotechnical reports, survey data, photographs, and exhibits used for the project, in .pdf or jpg format.

6.9.3 Electronic copy of project specifications in Microsoft Word (.doc) and PDF format.

6.9.4 Record drawings shall be sealed by the engineer of record in accordance with the Texas Board of Professional Engineers Policy Advisory Opinion Regarding Record Drawings.

6.9.5 All field changes and revisions shall be shown and noted in the revision block.

6.9.6 Revisions shall be drawn using accepted drafting standards and shall be clear and legible.

6.9.7 Line work and notes related to work deleted or changed shall be omitted from the Record Drawing.

SPECIAL SERVICES

7 Right-of-Way / Easement Instruments of Conveyance

7.1 Prepare ROW instruments (narrative and graphic exhibits of ROW takes) and setting new property corners (for new ROW only) in the field. For the purpose of the scope services, six (6) corner clips ROW documents are planned.

7.1.1 Up to Six (6) parcels

7.2 Individual parcel exhibits shall be on 8"x11" paper and pdf copy shall be sealed, dated, and signed by a Registered Professional Land Surveyor and shall contain the following:

7.2.1 Parcel number

7.2.2 Area required

7.2.3 Area remaining

7.2.4 Legal description

7.2.5 Current owner

7.2.6 Any existing platted easements or easements filed by separate instrument including easements provided by utility companies

7.2.7 All physical features

7.2.8 Metes and bounds description of parcel to be acquired. The description shall be provided on a separate sheet from the exhibit. Each type of easement shall be described separately.

7.3 Upon written notification by the City of acceptance of the ROW exhibits and instruments, and as directed by the City, the surveyor shall set all corners and points of curvature for the proposed ROW and submit final sealed plans and exhibits, including location of the control points and their NAD-83 reference

7.4 ENGINEER will provide the information listed in Section 2 to the City and/or their selected ROW and easement acquisition agent. This task will include the following:

7.4.1 Transmittal of survey and existing property information.

8 Geotechnical

8.1 Subsurface Exploration

8.1.1 Three (3) borings are planned for this project. The borings and report will be thru a subconsultant.

The locations are as follows:

- Borings will be located approximately 1,000 feet along the alignment.

8.1.2 Boring Services – Pavement borings will be sampled to 15 feet. A total of 45 feet for drilling is planned.

- Check samples for consistency with a hand penetrometer
- Stake the boring locations using normal taping procedures
- Backfill bore holes and plug at the surface

8.2 Laboratory Services

8.2.1 Considering the planned facilities, anticipated soil conditions, and geology, the following laboratory test will be required for classification purpose and to determine strength characteristics:

- Visual Classification
- Moisture content and soil identification
- Liquid and plastic limit determinations
- Unconfined compression
- Calibrated hand penetrometer tests
- Lime/pH series tests
- Soluble sulfate tests (to determine lime-induced heaving potential)

8.3 Engineering Services

8.3.1 Prepare an engineering report presenting the following:

- Sample boring location map
- Boring logs and laboratory results
- General soil and ground-water conditions
- Subgrade design recommendations for lime treated and cement treated
- Pavement design recommendation for reinforced concrete, (including pavement thickness, strength, reinforcement size and spacing, and joint spacing)
- Pavement design alternatives: Provide recommendations for the following street sections:
  - Reinforced concrete pavement on lime treated subgrade.
  - Reinforced concrete pavement on flex base.
  - Reinforced concrete pavement on compacted subgrade.
- Earthwork recommendations

8.3.2 The geotechnical engineer's design recommendations shall be relied upon by the civil and structural engineers for their design.

8.3.3 Submit one (1) paper copy and one .pdf file copy of the report to the City

9 Subsurface Utility Engineering (S.U.E.) Services

9.1 Provide Quality Level 'C/D' S.U.E. Services for the purpose of locating horizontal and vertical locations of underground city and franchise utilities, in conjunction with and /or prior to the field survey.

9.1.1 Quality Level ‘C’ through ‘D’ Services will be provided as defined in CI/ASCE 38-02.

9.1.2 Quality Level D (QL-“D”) – Generally, QL-“D” indicates information collected or derived from research of existing records and/or oral discussions.

9.1.3 Quality Level C (QL-“C”) - Generally, QL-“C” indicates information obtained by surveying and plotting visible above-ground utility features and by using professional judgment in correlating this information to QL-“D” information. Incorporates QL-“D” information (Limited in this scope, this scope is to cover underground utility crossings)

9.1.4 Provide Level ‘C’ through ‘D’ Services to determine horizontal location of utilities up to 3,600 linear feet which will include 1,900 LF along Highland Drive from Valley Drive to Bedford Lane and 100 LF along each cross street and alley intersecting Highland Drive (17 individual intersections).

9.1.5 These services are for the purpose of aiding the design of the project by providing information related to subsurface utilities in order to allow potential utility conflicts to be minimized or eliminated.

9.1.6 Engineer will create and call in locate tickets for Texas811 for the project corridor. Timing of locates will be coordinated to help ensure that locates are performed in conjunction with surveying operations.

9.1.7 As part of the services provided in the Topographic and Boundary Survey Phase, Engineer will visibly investigate surface features and appurtenances or all utility systems shown on the record drawings that are included within the project site, including but not limited to:

- sanitary sewer manholes (including measure down)
- storm sewer manholes (including measure down)
- communication/fiber manholes
- hand holds
- pull boxes
- water valves
- water meters
- fire hydrants
- cleanouts
- blow-offs
- pedestals (communication, fiber, electric)
- gas meters
- signal boxes
- electric poles (transmission and distribution)
- electric transformers
- light poles
- utility signs

9.1.8 Prepare documentation of the utilities encountered and marked by Texas811, including their general location, orientation, type & size, if known

9.1.9 Deliverable will consist of a Quality Level C – AutoCad DWG 2d file depicting all sub-surface utilities found from record drawings and above ground appurtenances. The drawing will be signed and sealed by a Professional Engineer licensed in the State of Texas.

9.2 Provide Quality Level ‘B’ S.U.E. Services for the purpose of locating horizontal and vertical locations of underground city and franchise utilities, in conjunction with and /or prior to the field survey.

- S.U.E. Quality Level ‘B’ Services will be provided as defined in CI/ASCE 38-02.
  - Quality Level B (QL-“B”) – Generally, QL-“B” indicates information obtained through the application of appropriate surface geophysical methods to determine the existence and

approximate horizontal position of subsurface utilities. Quality level B data should be reproducible by surface geophysics at any point of their depiction. This information is surveyed to applicable tolerances defined by the project and reduced onto plan documents.

- Provide Level 'B' S.U.E. Services to determine horizontal location of utilities up to 3,600 linear feet which will include 1,900 LF along Highland Drive from Valley Drive to Bedford Falls Lane and 100 LF along each cross street and alley intersecting Highland Drive (17 individual intersections).
- Investigations made under this task are in addition to those made under task 9.1 (Level 'C/D' S.U.E.).
- Investigate all utility systems shown on the record drawings that are included within the project site. Visible surface features and appurtenances of subsurface utilities found within the project site will also be evaluated. Using appropriate surface geophysical methods, Engineer will search for detectible indications of the horizontal location of anticipated subsurface utilities.
- Mark all locations that can be validated, using paint, flags or other devices.
- These services are for the purpose of aiding the design of the project by providing information related to subsurface utilities in order to allow potential utility conflicts to be minimized or eliminated.
- Prepare documentation of the utilities encountered and marked, including their general location, orientation, type & size, if known.
- Deliverable will consist of a Quality Level B – AutoCad DWG 2D file depicting all sub-surface utilities found and verified and above ground appurtenances. The drawing will be signed and sealed by a Professional Engineer licensed in the State of Texas.

9.3 Provide Quality Level 'A' S.U.E. Services for the purpose of vertically locating the utility lines.

- Provide S.U.E. Quality Level 'A' Services will be provided as defined in CI/ASCE 38-02.
  - Quality Level A (QL-"A") – Generally, QL-"A" indicates precise horizontal and vertical location of utilities obtained by the actual exposure (or verification of previously exposed and surveyed utilities) and subsequent measurement of subsurface utilities, usually at a specific point. Minimally intrusive excavation equipment is typically used to minimize the potential for utility damage. A precise horizontal and vertical location, as well as other utility attributes, is shown on plan documents. Accuracy is typically set to 15-mm vertical and to applicable horizontal survey and mapping accuracy as defined or expected by the project owner.
- Providing all necessary personnel, equipment, supplies, management and supervision needed for the test hole excavation, backfill and restoration.
- Coordinating with CLIENT, property owner, and/or permitting authorities, as needed and assisting the City in obtaining any required permits, permission or rights-of-entry.
- Contacting the appropriate one-call system to request utilities to be marked on-the-ground prior to beginning excavation of test holes.
- Providing and utilizing appropriate traffic control devices, as necessary, in conformance with the MUTCD, including any state or locally adopted supplements.
- Excavate by air-vacuum or other minimally invasive methods up to ten (10) test holes, at locations yet to be determined within the project limits in order to identify the exact horizontal & vertical locations of crucial utilities. For the purpose of the scope, five of such test holes are assumed will be in the paved area and five will be in outside paving area. Furthermore, following assumptions are made for the depth of test holes:
  - Up to ten (10) test holes of 0-12 ft depth will be provided
- Test holes in addition to those listed above will be provided at the rate per test hole agreed to by the City of Rockwall.

- Prepare documentation for each test hole attempted. This documentation will include the horizontal and vertical position of the targeted utility or structure, a general description of the target utility, with condition, material and general orientation noted a generalized description of the material encountered in the test hole, and any other field observations noted during the excavation.
- Deliverable will consist of a Quality Level A – AutoCad DWG 2d (DGN) file showing X, Y and Z w/ depth, a PDF of the same signed and sealed, Utility Summary Sheet, Individual Sheets on Test Holes and ASCII Point List.

10 Right-of-way (ROW) Negotiation and Acquisition Services

General

- ENGINEER will provide negotiation and closing services with respect to the City of Rockwall's intent to acquire property to support the improvements of Highland Drive. For the purpose of scope, a total of 6 separate parcels with fee acquisition is assumed. The actual number of acquisition will be decided during design phase. Services will comply with City of Rockwall Standards and the requirements of Texas Senate Bill 18.
- Provide bi-monthly written report to City Staff on the status of service tasks completed and service tasks remaining in order to bring the parcel into possession of the City. The reporting format will be as determined by the City Staff.
- Primary project and parcel files will be kept in the ENGINEER'S Office with permanent records transferred to the City as Office of Permanent Record. The format for type of file folders and document order and placement are determined by City Staff.
- Maintain records of all payments including, but not limited to, warrant number, amount, date paid, etc.
- Maintain copies of all correspondence and contacts with property owners.
- All required appraisal, closing, and other fees will be paid for by the ENGINEER, to be reimbursed by the City.

10.1 Title and Closing Services (combined)

10.1.1 Secure preliminary title commitment or preliminary title search, and 5-year sales data from Title Company that will be providing title insurance.

10.1.2 Secure title commitment updates in accordance with insurance rules and requirements for parcel payment submissions

10.1.3 Secure title insurance for all parcels acquired, insuring acceptable title to the City. Written approval by the City required for any exception.

10.1.4 The curative services necessary to provide clear title to the City is the responsibility of the Provider.

- Cost of curative services must be included in the negotiated fee schedule for this service.
- Curative services do not include costs/expenses that qualify as payment of incidental expenses to transfer real property to the City.

10.1.5 The Provider has the responsibility of direct contact with the Title Company to obtain an updated title commitment along with other forms and certified copy of the instrument of conveyance necessary when requesting the Parcel Payment from City Staff.

10.1.6 The Provider provides closing services in conjunction with the Title Company and will be required to attend closings.

10.1.7 Any fee related to obtaining certified court documents and fees for recording same which are not collected at the closing of the parcel shall be direct pass through fees at the exact cost supported by the county court house receipts.

10.1.8 Provider shall cause the recordation all original instruments immediately after closing at the respective County Clerk's Office. The cost of the recording fees and filing fees are paid by City and must not be included in the Provider's negotiated fee schedule.

10.2 Negotiation Services

10.2.1 Analyze preliminary title report to determine potential title problems, propose and inform City Office of methods to cure title deficiencies. This includes analysis of access easements.

10.2.2 Analyze appraisal and appraisal review reports and confirm the City's approved value prior to making offer for each parcel.

10.2.3 Prepare and send the letter transmitting the Landowners' Bill of Rights by Certified Mail-Return Receipt Requested (CMRRR).

10.2.4 Prepare the initial offer letter, memorandum of agreement, instruments of conveyance, and any other documents required or requested by the City on applicable City forms.

10.2.5 The written offer, appraisal report and required brochures must be sent to each property owner or the property owner's designated representative through CMRRR. Maintain follow-up contacts and secure the necessary instruments upon acceptance of the offer for the closing. Retain copies of the unsigned CMRRR receipt and the appraisal as support for billing purposes.

10.2.6 Make at least four (4) diligent attempts to negotiate with each property owner after which negotiations will be considered exhausted.

10.2.7 Prepare a separate negotiator contact report for each parcel, per contact.

10.2.8 Copies or working and final file documents may be kept by the Provider. Parcel files of original documentation related to the purchase of the real property or property interests will be maintained.

10.2.9 Receive any counteroffers from the property owner. Evaluate all counters and submit and discuss them with the City's Project Manager.

10.2.10 After concurrence of City Project Manager, prepare final offer letter, and mail the documents of conveyance by CMRRR.

10.2.11 Appear and provide Expert Witness testimony as a Provider when requested.

10.2.12 Issue Property Owner's Survey to the property owner.

10.2.13 Securing a Right of Entry or Possession and Use Agreement is part of general

10.3 Real Estate Appraisal Service

10.3.1 Appraisers must provide advance notice of the date and time of their appraisal inspections of the subject property to the Provider's Project Manager.

10.3.2 Secure written permission from the owner to enter the property from which real estate is to be acquired. The Appraiser, if after diligent effort, is unable to secure the necessary letter of permission from the property owner, a waiver must be obtained in writing. Maintain permission letters with appraisal reports.

10.3.3 Prepare and conduct personal pre-appraisal contact with interest owners for each parcel using acceptable forms.

10.3.4 Contact property owners or their designated representative to offer opportunity to accompany the appraiser on the appraiser's inspection of subject property. Maintain record of contact in file.

10.3.5 For an initial appraisal assignment, prepare appraisal report for each parcel to be acquired utilizing appropriate appraisal forms. These reports shall conform to policies and procedures along with the Uniform Standards of Professional Appraisal Practices as promulgated by the Appraisal Foundation.

10.3.6 For an updated appraisal, prepare appraisal update for the parcel to be acquired utilizing appropriate forms. These reports shall conform to Department policies and procedures along with the Uniform Standards of Professional Appraisal Practices.

10.3.7 As necessary, prepare written notification to City of any environmental concerns associated with the right of way to be acquired, which could require environmental re- mediation.

10.3.8 All completed appraisals will be administratively reviewed and recommended for approval by the City Staff or assigns.

10.3.9 Processing monthly invoices for appraisal services will not be delayed for the purpose of the completion of City Administrative Review.

10.3.10 As an initial and update appraisal are two separate and distinct appraisal assignments, the fees must consider the complexity of each separate assignment as shown in the Appraiser's Fee Schedule.

10.3.11 Beyond delivery of the appraisal assignments, the appraiser can be called to provide preparation and testimony for a Special Commissioners Hearing. For this appraisal assignment, the fee for the preparation time and testimony must be based on an hourly rate agreed to by the City and the appraiser.

10.4 Services Provided by the City

10.4.1 Provide available criteria and full information as to the City's requirements for the project.

10.4.2 Assist the Provider by placing at its disposal all available data pertinent to the project.

10.4.3 Examine documents submitted by the Provider and render a decision pertaining thereto promptly, to avoid unreasonable delay in the progress of the Provider's services.

10.4.4 The Project Manager for the City shall appoint, in writing, a representative that the Provider shall be entitled to rely upon regarding decisions made by the City.

10.4.5 City shall pay all title company invoices directly which will include fees for title commitments, title policies and all other fees related to the closing with the title company.

11 Additional Services

Services not specifically identified in the Scope of Services above shall be considered additional and shall be performed at ENGINEER'S rate schedule (Attachment "B") on an individual basis upon authorization by the City of Rockwall. Such services shall include, but are not limited to the following:

11.1 Construction staking.

11.2 Geotechnical recommendations for the design of retaining wall.

11.3 Structural design of retaining walls, junction boxes or any other structures.

11.4 Photometric or coverage study/analysis for street lighting.

11.5 Design or modification of traffic signal.

11.6 Traffic Impact Analysis

11.7 Quality control and testing services during construction.

11.8 Offsite storm drains design and analysis.

11.9 Environmental or Archeological study and permitting through state agencies.

11.10 Flood study for streams/creeks and permitting through FEMA or US Army Corps of Engineers.

11.11 Construction inspection & management.

-End of Scope of Service-

ATTACHMENT "B"
Payment Schedule

Compensation shall be paid to the Engineer as follows:

	Task	Fee Basis	Fee
	BASIC SERVICES		
1.	ROW Information Gathering and Design Survey	Fixed Fee	$ 19,600.00
2.	Schematic Conceptual Design (30%)	Fixed Fee	$ 60,400.00
3.	Construction Documents – Preliminary Design (65%)	Fixed Fee	$ 77,200.00
4.	Construction Documents – Final Design (100%)	Fixed Fee	$ 40,800.00
5.	Bidding Phase Services	Fixed Fee	$ 8,400.00
6.	Construction Phase Services	Fixed Fee	$ 17,800.00
		Basic Services Subtotal:	**$ 224,200.00**
	SPECIAL SERVICES		
7.	Right-of-Way/Easement Instruments of Conveyance (6 ROW documents are assumed @ $1,250/document)	Unit Price	$ 7,500.00
8.	Geotechnical	Fixed Fee	$ 15,000.00
9.	Subsurface Utility Engineering (S.U.E.) Services		
9.1	Quality Level 'C/D' S.U.E. Services	Fixed Fee	$ 8,700.00
9.2	Quality Level 'B' S.U.E. Services (assumes 3,600 LF)	Hourly*	$ 11,300.00
9.3	Quality Level 'A' S.U.E. Services (5 test holes are assumed @ $1,800/test hole)	Unit Price	$ 9,000.00
10.	Right-of-way (ROW) Negotiation and Acquisition Services (6 parcels assumed)		
10.1	Title and Closing Services (combined) (includes fees)	Hourly*	$ 15,000.00
10.2	Negotiation Services	Hourly*	$ 21,000.00
10.3	Real Estate Appraisal Services	Hourly*	$ 18,000.00
		Special Services Subtotal*	**$ 105,500.00**
		Project Total*	**$ 329,700.00**

*Estimate only (see notes below).

Notes:

1. **Hourly Consulting Services**: Services shall be provided on an hourly, reimbursable basis at the ENGINEER'S standard hourly rates when the Fee Basis is defined as hourly. Actual fees for the services will be based on actual hours required to perform the services, and will vary based upon actual cost, and could potentially exceed the estimates provided above. ENGINEER shall notify the

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City in writing before exceeding the budgeted fees, and obtain written authorization from City to exceed the contract amount. Please refer to attached schedule of TNP's standard hourly rates. Services shall be billed monthly based on actual time spent working on the project by the ENGINER'S staff. Actual out-of-pocket expenses that are incurred during the progress of the work for hourly services tasks shall be billed at TNP's cost plus 10%. Any project related fees paid by the ENGINEER on behalf of the City shall be reimbursed by the City under the hourly services task. Examples of these type fees include, but are not limited to, application fees, filing fees, permit fees, review fees, title company/closing fees, or fees related to the purchase or acquisition of information or documents requested by the City for inclusion in the Project's deliverables.

2. **Fixed Fee Consulting Services**: Fees for tasks described as "fixed fee" (lump sum) are total fees for all labor and expenses associated with those tasks.

TEAGUE NALL AND PERKINS, INC.
Standard Rate Schedule for Time and Expense Contracts
Effective January 1, 2018 to December 31, 2018*

Engineering /Landscape Architecture/ROW	From	-	To	
Principal	$200	-	$250	Per Hour
Team Leader	$190	-	$230	Per Hour
Senior Project Manager	$160	-	$220	Per Hour
Project Manager	$120	-	$175	Per Hour
Senior Engineer	$180	-	$225	Per Hour
Project Engineer	$120	-	$160	Per Hour
Engineer III/IV	$95	-	$120	Per Hour
Engineer I/II	$ 90	-	$110	Per Hour
Landscape Architect / Planner	$110	-	$200	Per Hour
Landscape Designer	$80	-	$110	Per Hour
Senior Designer	$110	-	$150	Per Hour
Designer	$100	-	$130	Per Hour
Senior CAD Technician	$90	-	$120	Per Hour
CAD Technician	$70	-	$110	Per Hour
IT Consultant	$100	-	$170	Per Hour
Clerical	$50	-	$90	Per Hour
Construction Inspector II	$75	-	$100	Per Hour
Construction Inspector III	$90	-	$110	Per Hour
Senior Construction Inspector	$100	-	$125	Per Hour
Construction Superintendent	$150	-	$180	Per Hour
ROW Manager	$120	-	$150	Per Hour
Senior ROW Agent	$90	-	$130	Per Hour
ROW Agent	$80	-	$110	Per Hour
Relocation Agent	$100	-	$130	Per Hour
Senior Utility Coordinator	$90	-	$140	Per Hour
Utility Coordinator	$80	-	$130	Per Hour
Intern	$50	-	$70	Per Hour
Surveying				
Survey Manager	$190	-	$230	Per Hour
Registered Professional Land Surveyor (RPLS)	$140	-	$190	Per Hour
Field Coordinator	$100	-	$130	Per Hour
S.I.T. or Senior Survey Technician	$70	-	$120	Per Hour
Survey Technician	$65	-	$100	Per Hour
1-Person Field Crew w/Equipment**	$125			Per Hour
2-Person Field Crew w/Equipment**	$160			Per Hour
3-Person Field Crew w/Equipment**	$180			Per Hour
4-Person Field Crew w/Equipment**	$200			Per Hour
Flagger	$40			Per Hour
Abstractor (Property Deed Research)	$85			Per Hour

Subsurface Utility Engineering (SUE)	
SUE Project Manager	$185 Per Hour
SUE Engineer	$160 Per Hour
Sr. Utility Location Specialist	$100 Per Hour
Utility Location Specialist	$ 85 Per Hour
1-Person Designator Crew w/Equipment***	$120 Per Hour
2-Person Designator Crew w/Equipment***	$145 Per Hour
2-Person Vac Excavator Crew w/Equip (Exposing Utility Only)	$250 Per Hour (4 hr. min.)
2-Person Vac Excavator Crew w/Equip for QL-A ****	$450 Per Hour (4 hr. min.)
Core Drill (equipment only)	$750 Per Day

All subcontracted and outsourced services shall be billed at rates comparable to TNP's billing rates above or cost times a multiplier of 1.10.

** Rates shown are for calendar year 2018 and are subject to change in subsequent years.*

*** Survey equipment may include truck, ATV, Robotic Total Station, GPS Units and Digital Level.*

**** Includes crew labor, vehicle costs, and field supplies.*

***** Rate applies to Quality Level A (QL-A) test holes on utilities that were designated by TNP as QL-B.*

TEAGUE NALL AND PERKINS, INC.

Standard Rate Schedule for Time and Expense Contracts
Reimbursed Direct Cost Items
Effective January 1, 2018 to December 31, 2018*

Direct Cost Reimbursables

Photocopies:	$0.154/sf	letter, legal and 11” x 17” size bond paper, B&W
	$0.7701/sf	letter, legal and 11” x 17” bond paper, color
Prints:	$0.154/sf	letter, legal and 11” x 17” bond paper, B&W
	$0.7701/sf	letter, legal and 11” x 17” bond paper, color
Plots:	$0.154/sf	letter, legal and 11” x 17” bond paper, B&W
	$0.7701/sf	letter, legal and 11” x 17” bond paper, color
	$0.50/sf	22” x 34” and larger bond paper or vellum, B&W
	$1.00/sf	22” x 34” and larger mylar or acetate, B&W
Mileage	$0.545/mile	
Plans on CD	$20/each	

ATTACHMENT "C"
Project Schedule

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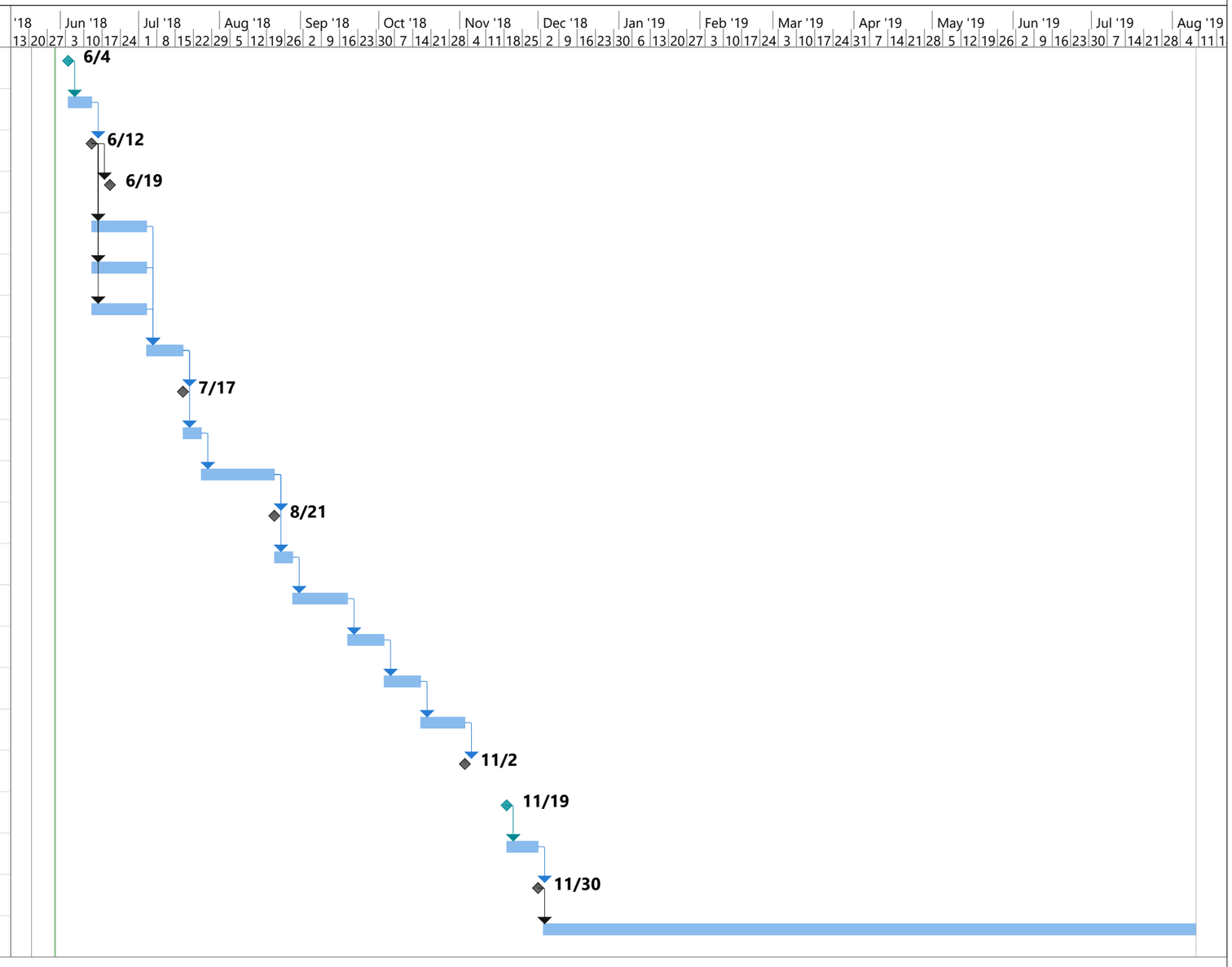
City of Rockwall - Highland Drive Paving, Water, and Sewer Improvements

ID	Task Name	Duration	Start	Finish
1	Design contract approved by Council	0 days	Mon 6/4/18	Mon 6/4/18
2	Contract execution by City	7 days	Mon 6/4/18	Tue 6/12/18
3	NTP issued by City	0 days	Tue 6/12/18	Tue 6/12/18
4	Conduct project kickoff meeting with City staf	0 days	Tue 6/19/18	Tue 6/19/18
5	Geotech services	15 days	Wed 6/13/18	Tue 7/3/18
6	Topographic design survey	15 days	Wed 6/13/18	Tue 7/3/18
7	Level C/D SUE services	15 days	Wed 6/13/18	Tue 7/3/18
8	Submit concept roll plots (30%) to City	10 days	Wed 7/4/18	Tue 7/17/18
9	Attend public meeting	0 days	Tue 7/17/18	Tue 7/17/18
10	Receive comments on 30% plans from City	5 days	Wed 7/18/18	Tue 7/24/18
11	Submit preliminary plans (65%) to City	20 days	Wed 7/25/18	Tue 8/21/18
12	Attend public meeting	0 days	Tue 8/21/18	Tue 8/21/18
13	Receive comments on 65% plans from City	5 days	Wed 8/22/18	Tue 8/28/18
14	Submit final plans (100%) to City	15 days	Wed 8/29/18	Tue 9/18/18
15	Receive comments on 100% plans from City	10 days	Wed 9/19/18	Tue 10/2/18
16	Submit bid documents to City	10 days	Wed 10/3/18	Tue 10/16/18
17	Advertise project for bid	13 days	Wed 10/17/18	Fri 11/2/18
18	Bid opening	0 days	Fri 11/2/18	Fri 11/2/18
19	Council approval of contract	0 days	Mon 11/19/18	Mon 11/19/18
20	Contract execution	10 days	Mon 11/19/18	Fri 11/30/18
21	NTP to contractor	0 days	Fri 11/30/18	Fri 11/30/18
22	Construction and final acceptance of project	9 mons	Mon 12/3/18	Fri 8/9/19



Project: Schedule.mpp
Date: Wed 5/30/18

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone

ATTACHMENT "D"
Sub-Consultants

1. **Sub-Consultant:**
   Company Name: HVJ Associates
   Services of the Scope Being Provided: *Geotechnical Engineering*
   Contact Person: Fadi Faraj, P.E. Title: Vice President/Office Manager
   Email:_ffaraj@hvj.com Phone: 214-678-0227

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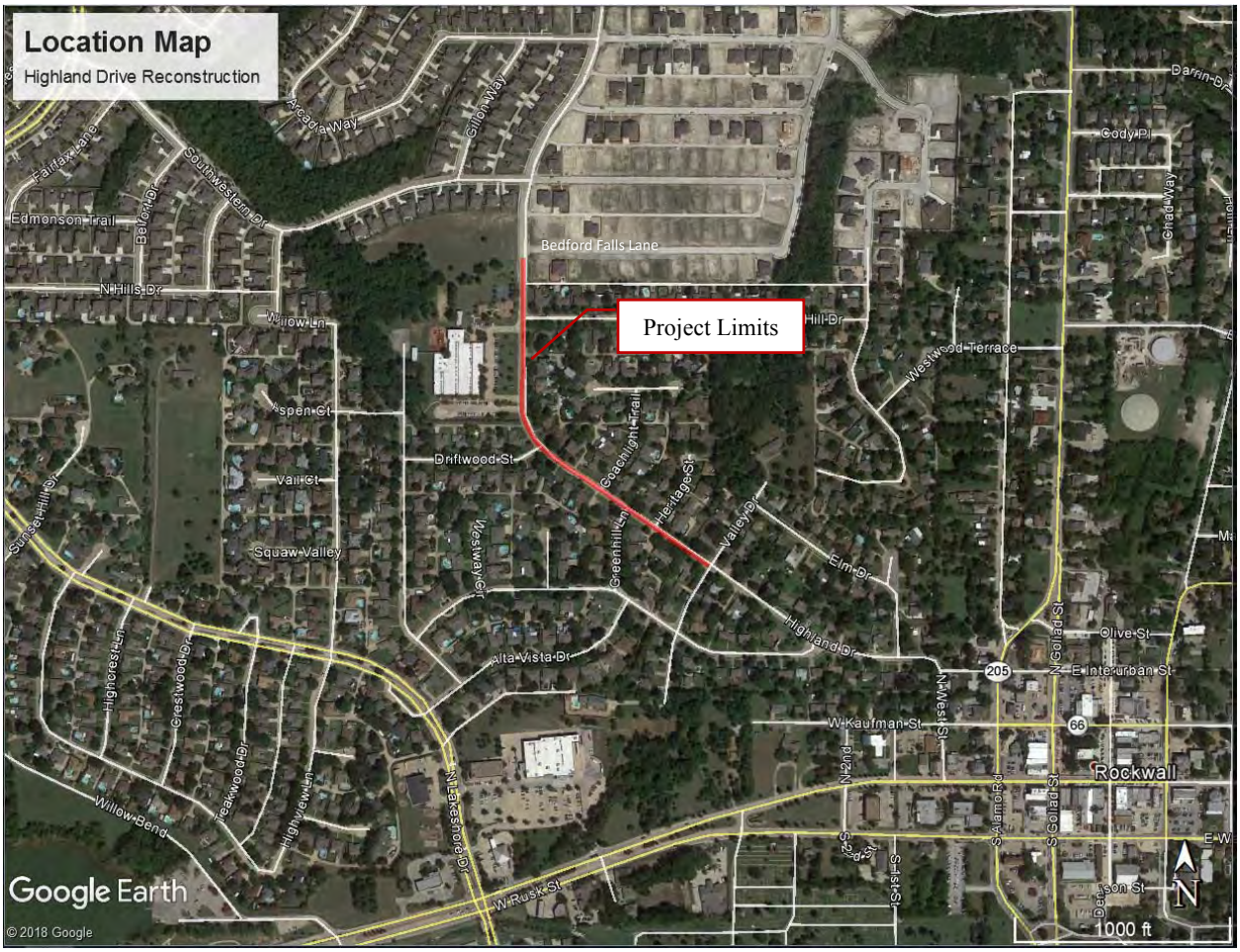
ATTACHMENT "E"
Approximate Project Limits



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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **June 1, 2018**

SUBJECT: **Vacancies on City Boards & Commissions**

Now that Trace Johannesen has begun serving on City Council, his seat on the **Architectural Review Board** has become vacated. Any newly appointed board member who is selected to fill this vacancy will be serving a **partial term through August of 2019**. Thereafter, he or she would be considered for reappointment to serve a full, two-year term.

Regarding Patrick Trowbridge's vacated seat on the **Planning & Zoning Commission**, any newly appointed person will serve to finish out Mr. Trowbridge's **term through August of 2019**. Any reappointment of said P&Z commissioner thereafter would be for a three-year term (through Aug. of 2022). There are also **two** outstanding vacancies on the city's **Building and Standards Commission**. These seats were vacated some time back by former board members, Dennis Dayman and Jerry Welch. Newly appointed board members would each serve **partial terms through August 2019**. Council will have an opportunity during Executive Session to discuss filling these 'regulatory board' vacancies.

In addition, in the coming weeks I will bring forth information to Council regarding additional vacancies and/or reappointments needed on various other city boards and commissions. These will (mostly) be related to terms that are "up" this August (2018).

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City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

April 2018

Permits

Total Permits Issued: 516

Building Permits: 55 Contractor Permits: 461

Total Permit Values: $ 34,619,440.18

Building Permits: $29,409,925.00 Contractor Permits: $5,209,515.18

Total Fees Collected: $686,154.89

Building Permits: $644,210.21 Contractor Permits: $41,944.68

Board of Adjustment

Board of Adjustment Cases 0

City of Rockwall

PERMITS ISSUED - Summary by Type and Subtype

For the Period 4/1/2018 thru 4/30/2018

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	5	$0.00	$251.50
	2	$0.00	$101.50
30 DAY BANNER	3	$0.00	$150.00
CLEAN SHOW	1	$0.00	$75.00
	1	$0.00	$75.00
CO	7	$0.00	$532.50
BUSINESS	5	$0.00	$379.50
INTERIOR	1	$0.00	$76.50
NEW CONSTRUCTION	1	$0.00	$76.50
COMM	27	$23,634,134.26	$530,576.91
ADDITION	1	$110,000.00	$2,419.99
ALTERATION	3	$97,700.00	$1,137.85
CONST TRAILER	1	$10,000.00	$102.00
DEMO	1	$7,000.00	$51.00
ELECTRICAL	3	$14,400.00	$389.91
INTERIOR COMP	1	$50,000.00	$668.36
IRRIGATION	2	$4,750.00	$8,568.18
MECHANICAL	3	$141,900.00	$1,527.00
NEW	1	$22,000,000.00	$509,564.63
PLUMBING	3	$30,950.00	$586.79
REMODEL	4	$867,944.00	$5,419.10
REPAIR	1	$6,500.00	$35.70
ROOF	3	$292,990.26	$106.40
FILL	2	$0.00	$0.00
	2	$0.00	$0.00
SCHOOL	1	$8,500.00	$178.75
ACC BLDG	1	$8,500.00	$178.75
SIGNAGE	9	$77,683.50	$1,054.50
POLE	1	$1,000.00	$76.50
WALL	8	$76,683.50	$978.00
SINGLE FAMILY	429	$10,899,122.42	$151,982.73
ACC BLDG	10	$93,065.00	$1,550.15
ADDITION	1	$180,000.00	$1,453.25
CONCRETE	11	$31,100.00	$1,040.38
DECK	2	$5,500.00	$175.75
DEMO	1	$7,600.00	$0.00
ELECTRICAL	5	$107,099.90	$1,749.98
FENCE	46	$164,537.50	$1,628.90
IRRIGATION	37	$76,346.00	$1,317.70
MECHANICAL	19	$208,841.00	$4,350.37
MISCELLANEOUS	2	$11,800.00	$73.00
NEW	23	$5,946,813.00	$121,930.80
PATIO COVER	8	$55,603.00	$1,257.82
PERGOLA	1	$7,000.00	$150.00
PLUMBING	47	$105,602.00	$3,925.85
REMODEL	1	$100,000.00	$1,005.25
RETAINING WALL	7	$66,364.52	$249.50
ROOF	177	$2,556,743.91	$6,496.60
SEAWALL	1	$26,000.00	$51.50
SWIM POOL	21	$1,106,578.21	$3,180.00

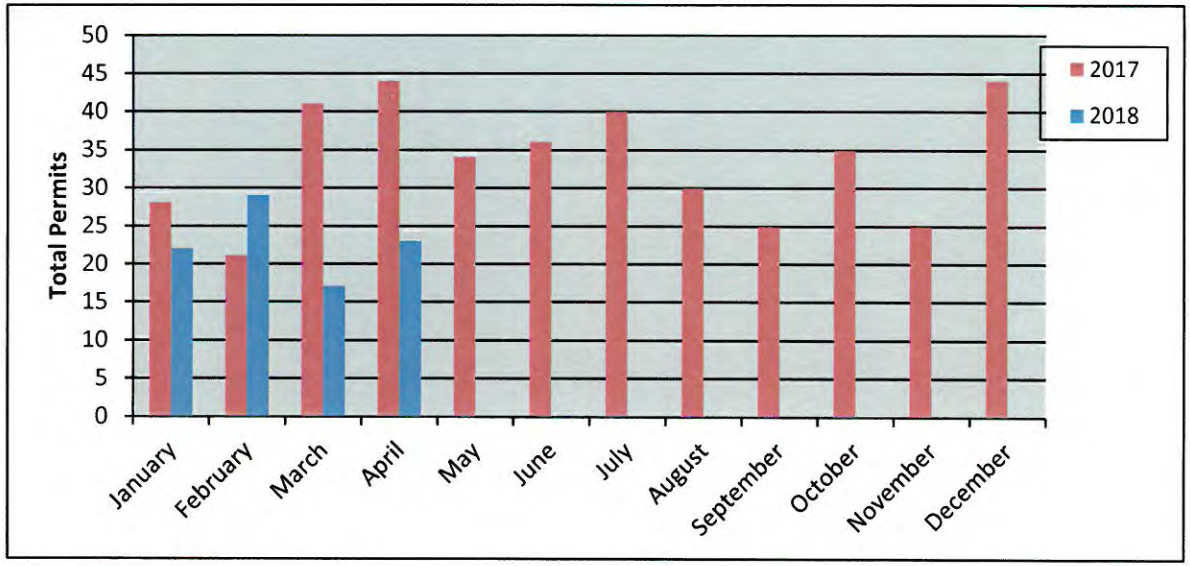
CRW SYSTEMS

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 4/1/2018 thru 4/30/2018

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
WINDOWS	9	$42,528.38	$395.93
SPECIAL EVENT	35	$0.00	$1,503.00
	35	$0.00	$1,503.00
Totals:	516	$34,619,440.18	$686,154.89

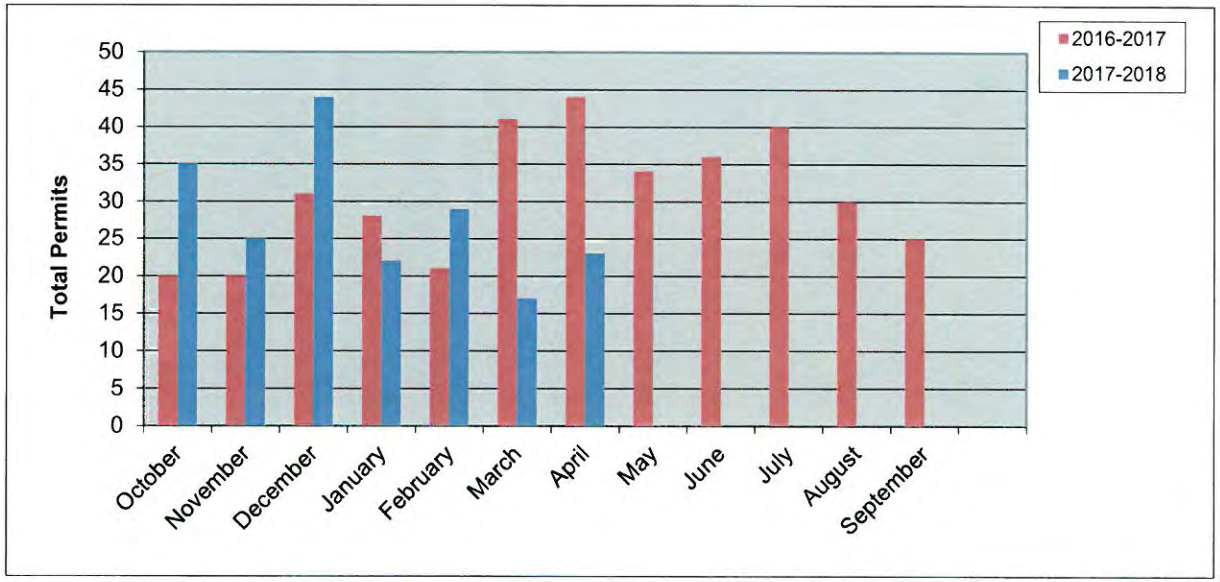
New Residential Permits Calendar Year

	Year	
	2017	**2018**
January	28	22
February	21	29
March	41	17
April	44	23
May	34	
June	36	
July	40	
August	30	
September	25	
October	35	
November	25	
December	44	
Totals	**403**	91



New Residential Permits Fiscal Year

	Year	
	2016-2017	**2017-2018**
October	20	35
November	20	25
December	31	44
January	28	22
February	21	29
March	41	17
April	44	23
May	34	
June	36	
July	40	
August	30	
September	25	
Totals	**370**	**195**



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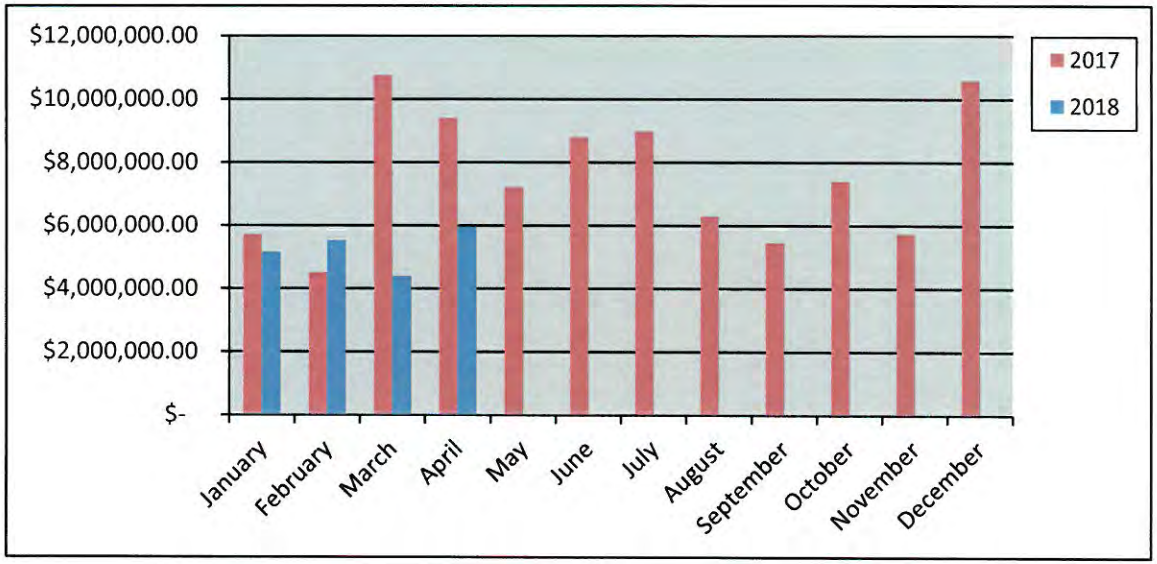
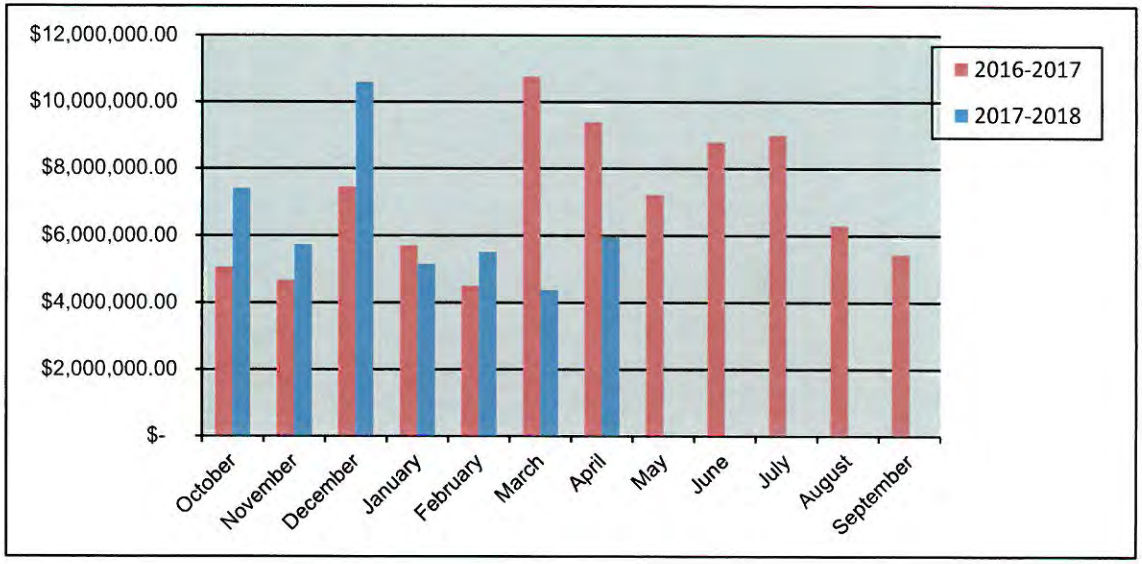
New Residential Value Calendar Year

Year	2017	2018
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,500.00	$ 5,505,704.00
March	$ 10,740,233.00	$ 4,374,886.00
April	$ 9,394,785.27	$ 5,946,813.00
May	$ 7,210,632.79	
June	$ 8,782,481.00	
July	$ 8,983,999.47	
August	$ 6,295,770.00	
September	$ 5,443,098.00	
October	$ 7,402,565.06	
November	$ 5,722,063.00	
December	$ 10,576,719.30	
Totals	**$ 90,748,277.89**	**$ 20,973,027.00**



New Residential Value Fiscal Year

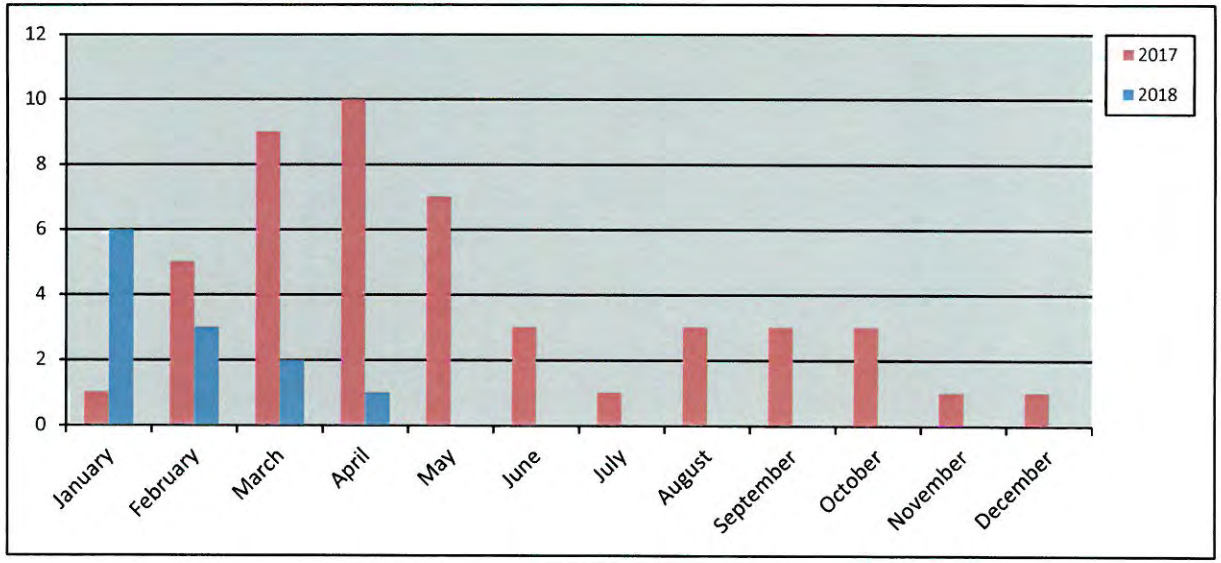
Year	2016-2017	2017-2018
October	$ 5,060,392.34	$ 7,402,565.06
November	$ 4,672,329.53	$ 5,722,063.00
December	$ 7,447,114.15	$ 10,576,719.30
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,550.00	$ 5,505,704.00
March	$ 10,740,233.00	$ 4,374,886.00
April	$ 9,394,785.27	$ 5,946,813.00
May	$ 7,210,632.79	
June	$ 8,782,481.00	
July	$ 8,983,999.47	
August	$ 6,295,770.00	
September	$ 5,443,098.00	
Totals	**$84,226,816.55**	**$ 44,674,374.36**



142

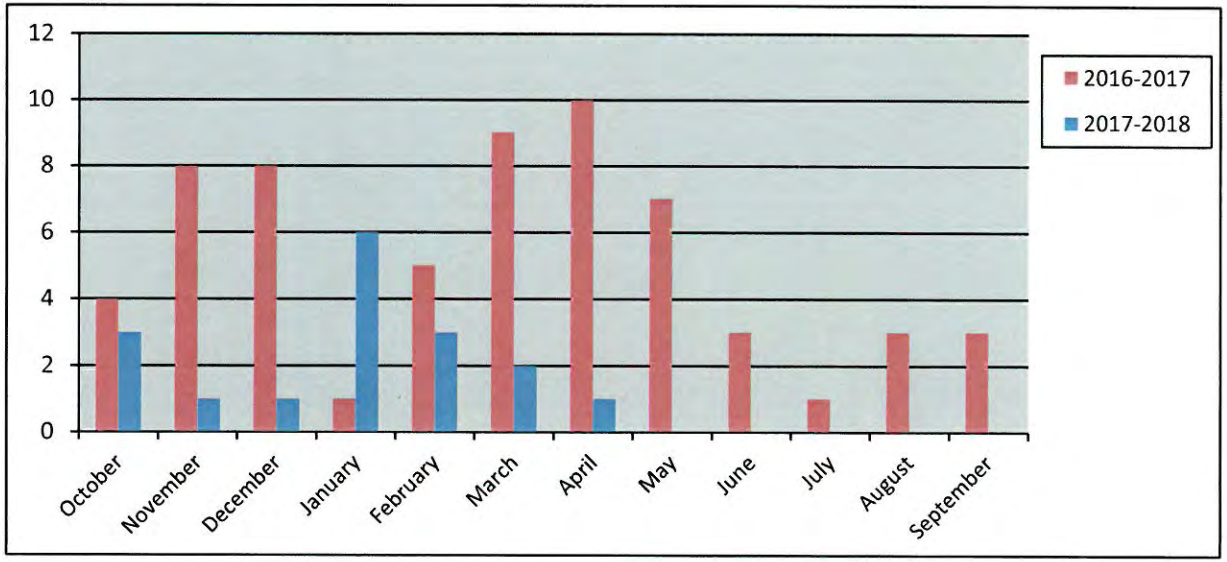
Residential Remodel Permits Calendar Year

	Year	
	2017	2018
January	1	6
February	5	3
March	9	2
April	10	1
May	7	
June	3	
July	1	
August	3	
September	3	
October	3	
November	1	
December	1	
Totals	**47**	12



Residential Remodel Permits Fiscal Year

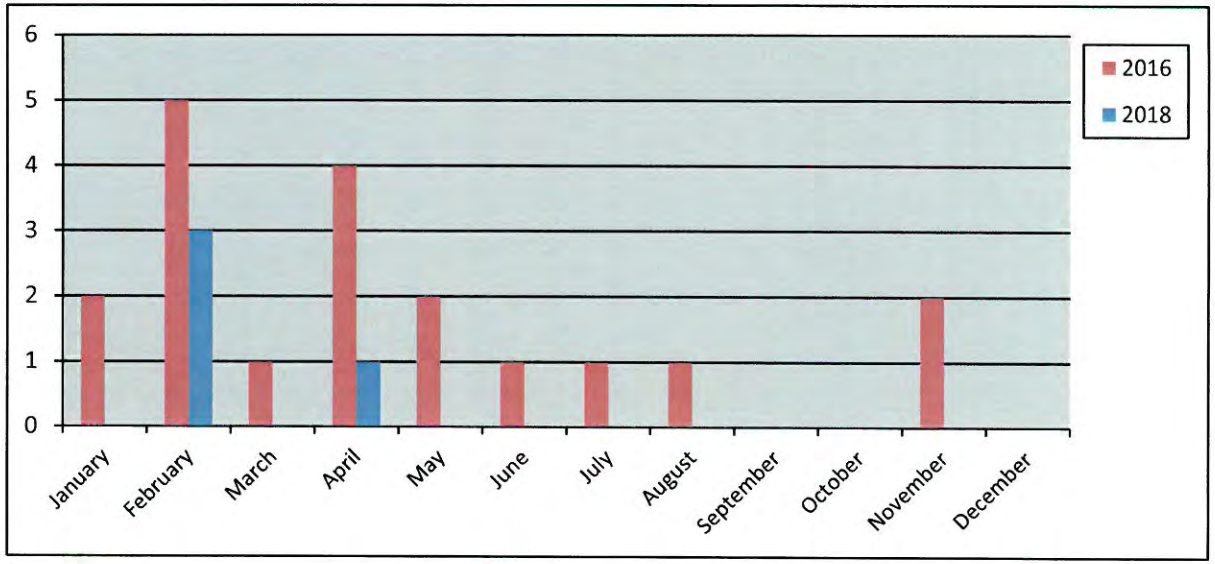
	Year	
	2016-2017	2017-2018
October	4	3
November	8	1
December	8	1
January	1	6
February	5	3
March	9	2
April	10	1
May	7	
June	3	
July	1	
August	3	
September	3	
Totals	**62**	**17**



143

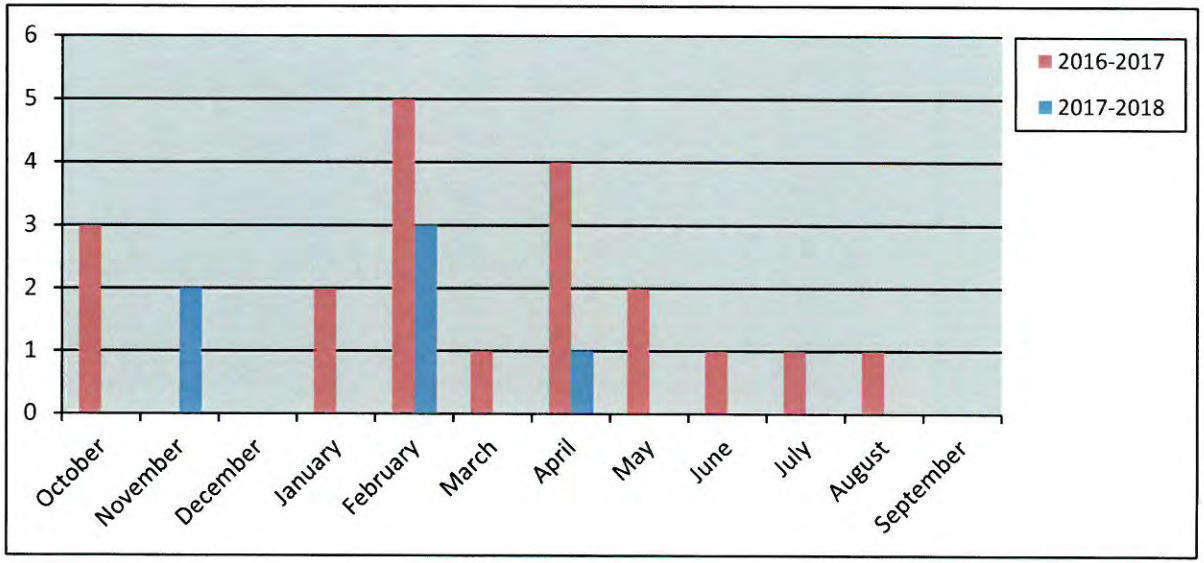
New Commercial Permits Calendar Year

	Year	
	2016	**2018**
January	2	0
February	5	3
March	1	0
April	4	1
May	2	
June	1	
July	1	
August	1	
September	0	
October	0	
November	2	
December	0	
Totals	**19**	**4**



New Commercial Permits Fiscal Year

	Year	
	2016-2017	**2017-2018**
October	3	0
November	0	2
December	0	0
January	2	0
February	5	3
March	1	0
April	4	1
May	2	
June	1	
July	1	
August	1	
September	0	
Totals	**20**	**6**



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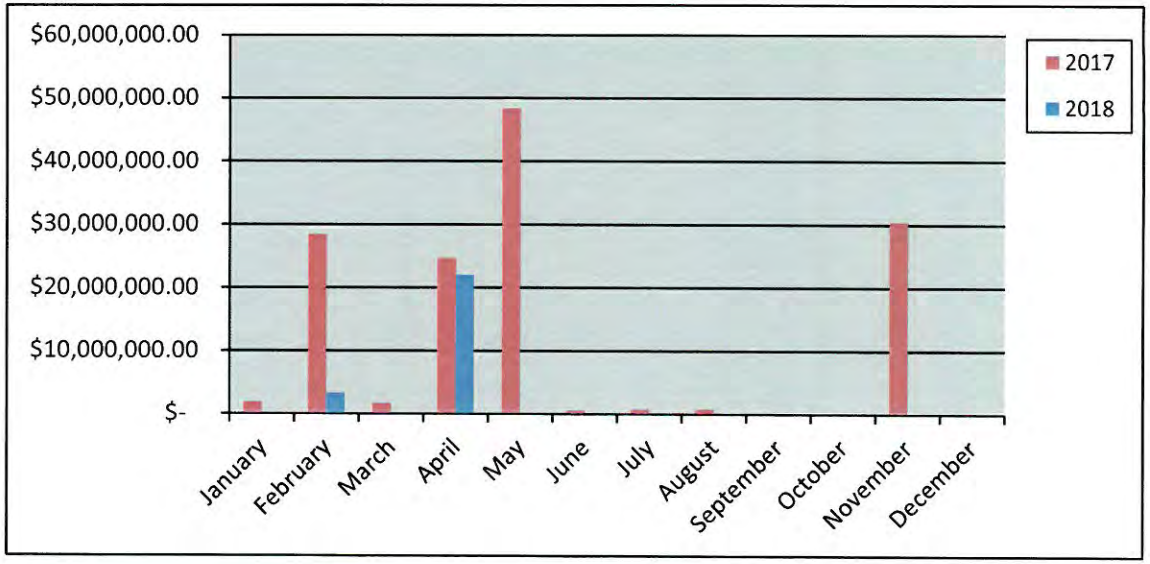
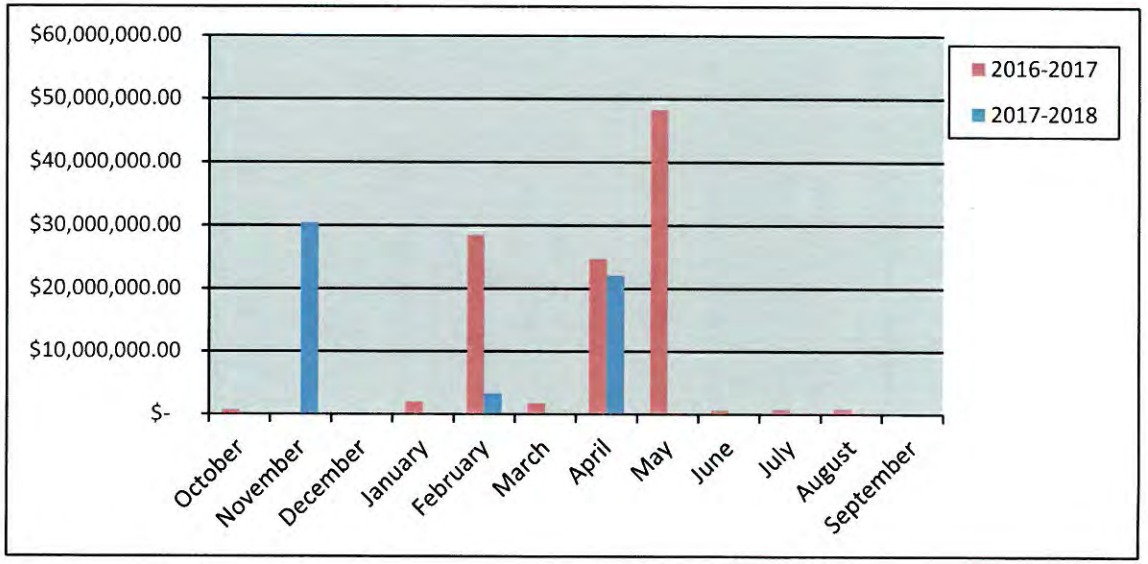
New Commercial Value Calendar Year

Year	2017	2018
January	$ 1,800,000.00	-
February	$ 28,400,000.00	$ 3,221,771.00
March	$ 1,599,026.00	-
April	$ 24,650,000.00	$ 22,000,000.00
May	$ 48,300,000.00	
June	$ 569,400.00	
July	$ 700,000.00	
August	$ 726,506.00	
September	-	
October	-	
November	$ 30,390,000.00	
December	-	
Totals	**$ 137,134,932.00**	**$ 25,221,771.00**



New Commercial Value Fiscal Year

Year	2016-2017	2017-2018
October	$ 572,200.00	-
November	$ -	$ 30,390,000.00
December	$ -	-
January	$ 1,800,000.00	-
February	$ 28,400,000.00	$ 3,221,771.00
March	$ 1,599,026.00	-
April	$ 24,650,000.00	$ 22,000,000.00
May	$ 48,300,000.00	
June	$ 569,400.00	
July	$ 700,000.00	
August	$ 726,506.00	
September	-	
Totals	**$ 107,317,132.00**	**$ 55,611,771.00**



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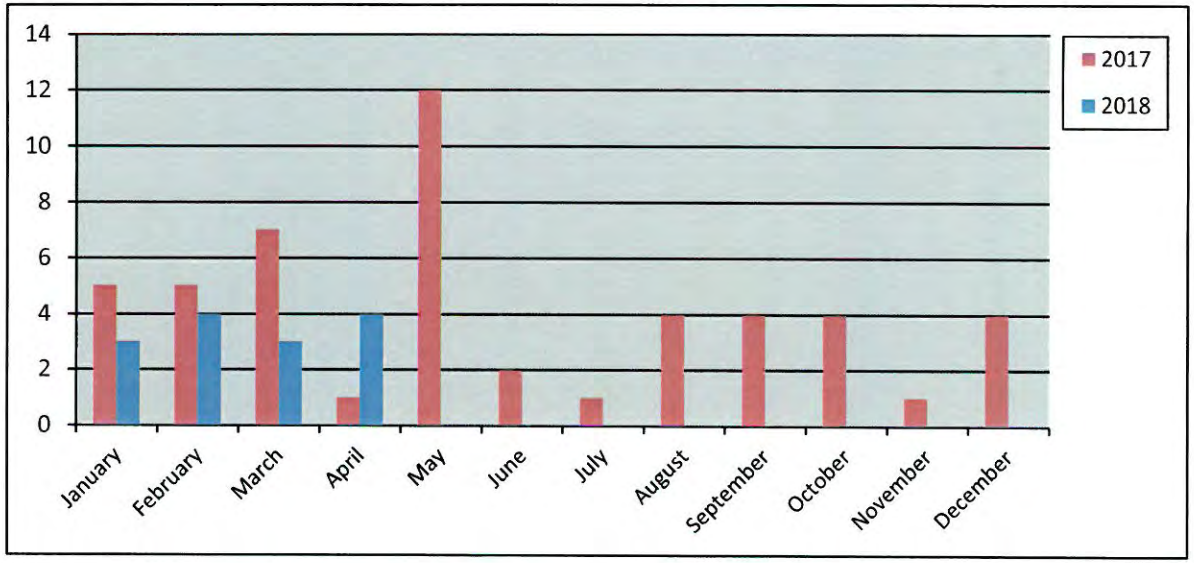
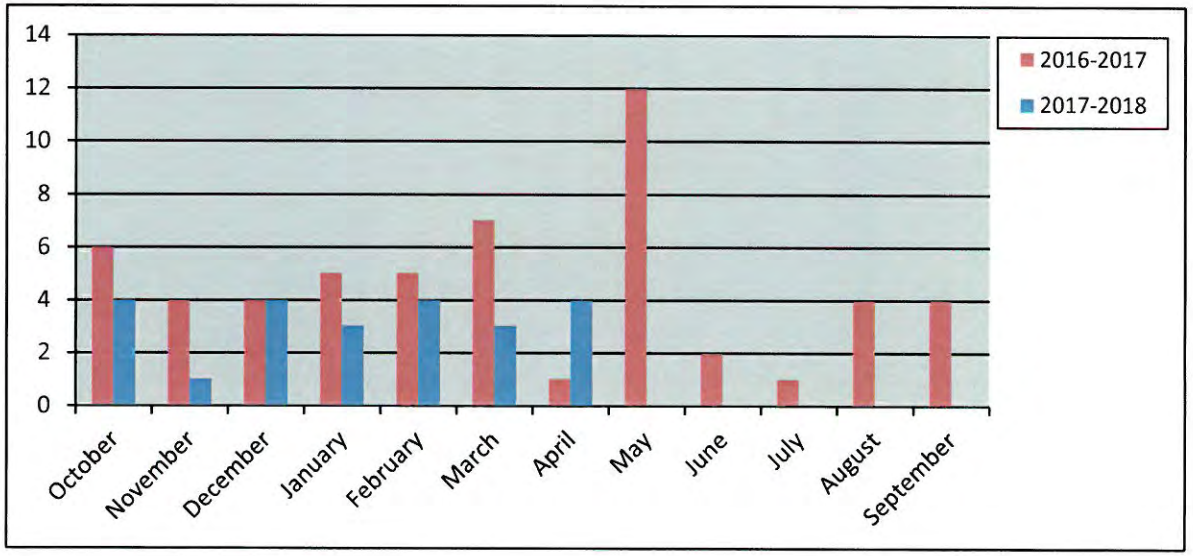
Commercial Remodel Permits Calendar Year

	Year	
	2017	2018
January	5	3
February	5	4
March	7	3
April	1	4
May	12	
June	2	
July	1	
August	4	
September	4	
October	4	
November	1	
December	4	
Totals	**50**	**14**



Commercial Remodel Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	6	4
November	4	1
December	4	4
January	5	3
February	5	4
March	7	3
April	1	4
May	12	
June	2	
July	1	
August	4	
September	4	
Totals	**55**	**23**



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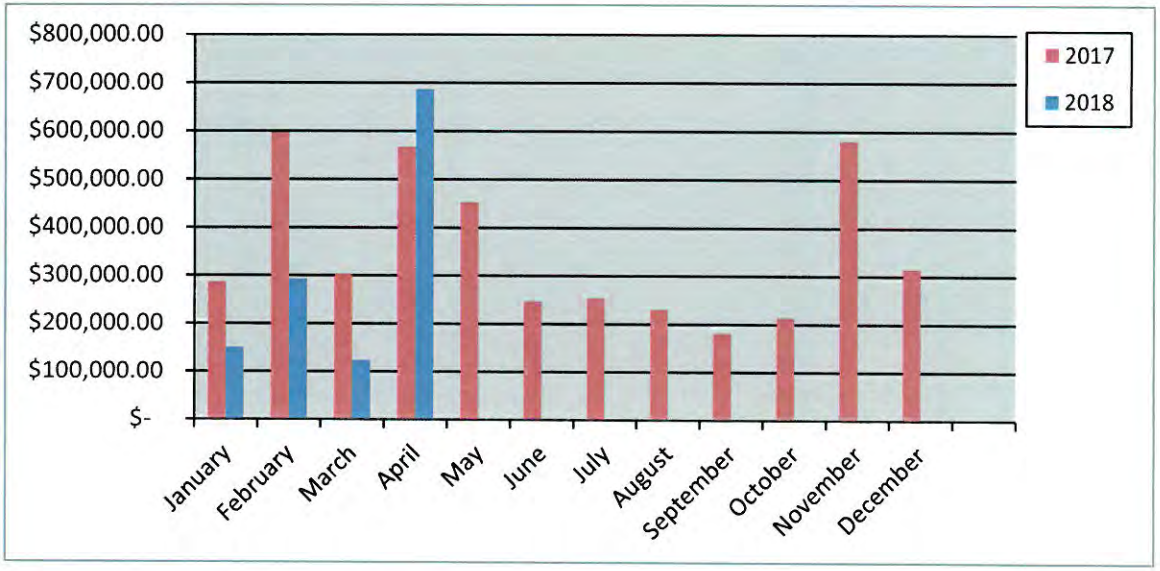
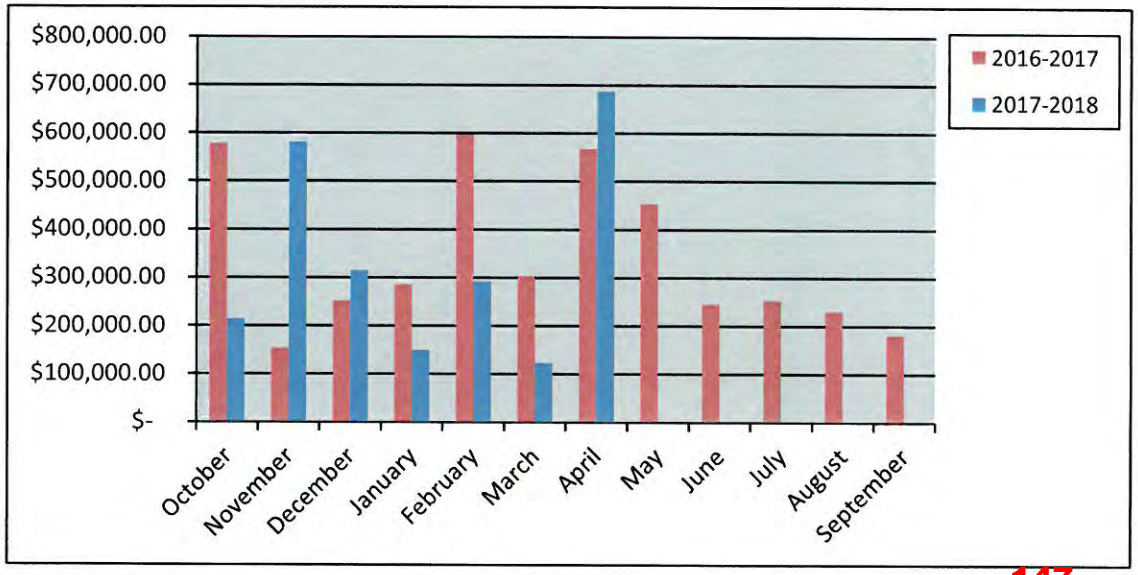
Total Fees Collected Calendar Year

Year	2017	2018
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	$ 291,324.78
March	$ 302,406.79	$ 122,271.28
April	$ 566,291.24	$ 686,154.89
May	$ 451,389.66	
June	$ 244,930.08	
July	$ 252,374.52	
August	$ 229,266.56	
September	$ 180,561.41	
October	$ 212,560.59	
November	$ 579,208.80	
December	$ 313,423.19	
Totals	**$ 4,213,035.44**	**$ 1,248,839.49**



Total Fees Collected Fiscal Year

Year	2016-2017	2017-2018
October	$ 576,222.20	$ 212,560.59
November	$ 152,701.44	$ 579,208.80
December	$ 251,265.83	$ 313,423.19
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	$ 291,324.78
March	$ 302,406.79	$ 122,271.28
April	$ 566,291.24	$ 686,154.89
May	$ 451,389.66	
June	$ 244,930.08	
July	$ 252,374.52	
August	$ 229,266.56	
September	$ 180,561.41	
Totals	**$ 4,088,032.33**	**$ 2,354,032.07**



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City of Rockwall
PERMITS ISSUED
For the Period 4/1/2018 thru 4/30/2018

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0022 02/13/2018 04/12/2018	CO BUSINESS Active	2455 Ridge Rd 120 4854-000A-0009-00-0R Play Q Studio	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Mary Mattson	600 Highview Ln, Rockwall, TX 75087	(315) 723-2722
BUS OWNER	Mary Mattson	2455 Ridge Rd. #120, Rockwall, TX 75087	(315) 723-2722
OWNER	ROCKWALL, OCEANHILL	C/O GEORGE RAUST, MONTEREY, CA 92940	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0037 03/07/2018 04/24/2018	CO BUSINESS Active	3136 Horizon Rd. 120 4703-000A-0002-00-0R Kratos Foot and Ankle	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Rauinder G Reddy DPM	1810 Commerce St 417, Dallas, TX 75201	(972) 412-1347
BUS OWNER	Rauinder G Reddy DPM	1810 Commerce St 417, Dallas, TX 75201	(972) 412-1347
OWNER	ROCKMED, PARTNERS LP	6617 HERITAGE PKWY, ROCKWALL, TX 75087	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0041 03/28/2018 04/12/2018	CO BUSINESS Active	550 IH 30 4119-000A-0015-00-0R White Tiger Taekwando	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Jay Woo	, ,	(214) 908-1139
BUS OWNER	Jae Hynng Kim	550 IH 30, Rockwall, TX 75087	(214) 991-6108
CONTRACTOR	Ylee Interiors Corp.	4226 Oak Maount Dr., Carrollton, TX 75010	(847) 809-9667
ELEC CONTR	Electra Plus	321 N. Rogers, Irving, TX 75061	(972) 254-1166
MECH CONTR	Pro A/C & Regrigeration Inc.	1437 Berne Ln, Lewisville, TX 75067	(214) 986-9009
OWNER	Jae Hynng Kim	550 IH 30, Rockwall, TX 75087	(214) 991-6108
PLB CONTR	LA EAGLE PLUMBING	10116 EASTWOOD DR, Dallas, TX 75228	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0042 03/28/2018 04/18/2018	CO INTERIOR Active	2318 Greencrest Blvd 5226-000A-0001-00-0R Anytime Fitness	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Kyle Tatum	593 Pendleton Dr, Rockwall, TX 75032	(972) 741-1293
BUS OWNER	Kyle Tatum	2318 Greencrest, Rockwall, TX 75032	(972) 741-1293
BUSINESS	Anytime Fitness	2318 Greencrest, ROCKWALL, TX 75087	(903) 312-1435
OWNER	JLIU, ASSET MANAGEME	, DALLAS, TX 75234	

City of Rockwall
PERMITS ISSUED
For the Period 4/1/2018 thru 4/30/2018

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0045	CO	633 National Dr.	0.00	76.50	76.50
04/13/2018	BUSINESS	0128-0000-0002-17-0R			
04/20/2018	Active	Certified Auto Hail Repair			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Sam Engelberg	848 N Rainbow Blvd. # 3359, Las Vegas, NV 89107	(818) 419-7203
BUS OWNER	Sam Engelberg	633 National Dr., Rockwall, TX 75032	(818) 419-7203
CONTRACTOR	Sam Engelberg	848 N Rainbow Blvd. # 3359, Las Vegas, NV 89107	(818) 419-7203
INSP RPT EMAIL	Sam Engelberg	848 N Rainbow Blvd. # 3359, Las Vegas, NV 89107	(818) 419-7203
OWNER	D, & A REAL ESTATE PART	, ROCKWALL, TX 75087	

CO2018-0046	CO	2251 Ridge Rd.	0.00	76.50	76.50
04/16/2018	NEW CONSTRUCTION	4300-000A-0007-00-0R			
04/19/2018	Active	Good Earth Funding, Inc.			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	MARK S JORDAN	P. O. BOX 328, MADISON, MS 39130	(601) 856-0009
BUS OWNER	Mark Jordan	607 highland Colony Parkway #200, Ridgeland, MS 39157	(601) 940-8111
CONTRACTOR	RAMSAY IVY COMPANY	2235 RIDGE ROAD, # 200, ROCKWALL, TX 75087	(214) 536-5306
ELEC CONTR	ARMOR ELECTRICAL	3021 Ridge Road, Ste A-31, Rockwall, TX 75032	(972) 771-9388
INSP RPT EMAIL	steven reyes	, ,	
MECH CONTR	Jetstream Air Conditionaing &	11274 Morgan Dr., Lavon, TX 75166	(214) 695-6925
OWNER	JORDAN, MARK S &	ROSS I RAMSAY, MADISON, MS 39130	
PLB CONTR	Villarreal Plumbing	606 Woodhaven, Duncanville, TX 75116	(214) 850-7686

CO2018-0048	CO	105 San Jacinto S	0.00	75.00	75.00
04/19/2018	BUSINESS	4820-000L-0003-A0-0R			
04/25/2018	Active	Beer Geeks			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Deidra Roe	1100 Ridge Rd. West, ROCKWALL, TX 75087	(214) 478-1222
BUS OWNER	Deidra Roe	105 San Jacinto S, ROCKWALL, TX 75087	(214) 478-1222
BUSINESS	Beer Geeks	105 S San Jacinto, ROCKWALL, TX 75087	(972) 437-2360
OWNER	Fox, Greg	816 Faith Trail, Heath, TX 75032	(214) 883-2958

Total Valuation: **0.00**
Total Fees: **532.50**
Total Fees Paid: **532.50**

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ROCKWALL FIRE Department

Monthly Report

April 2018

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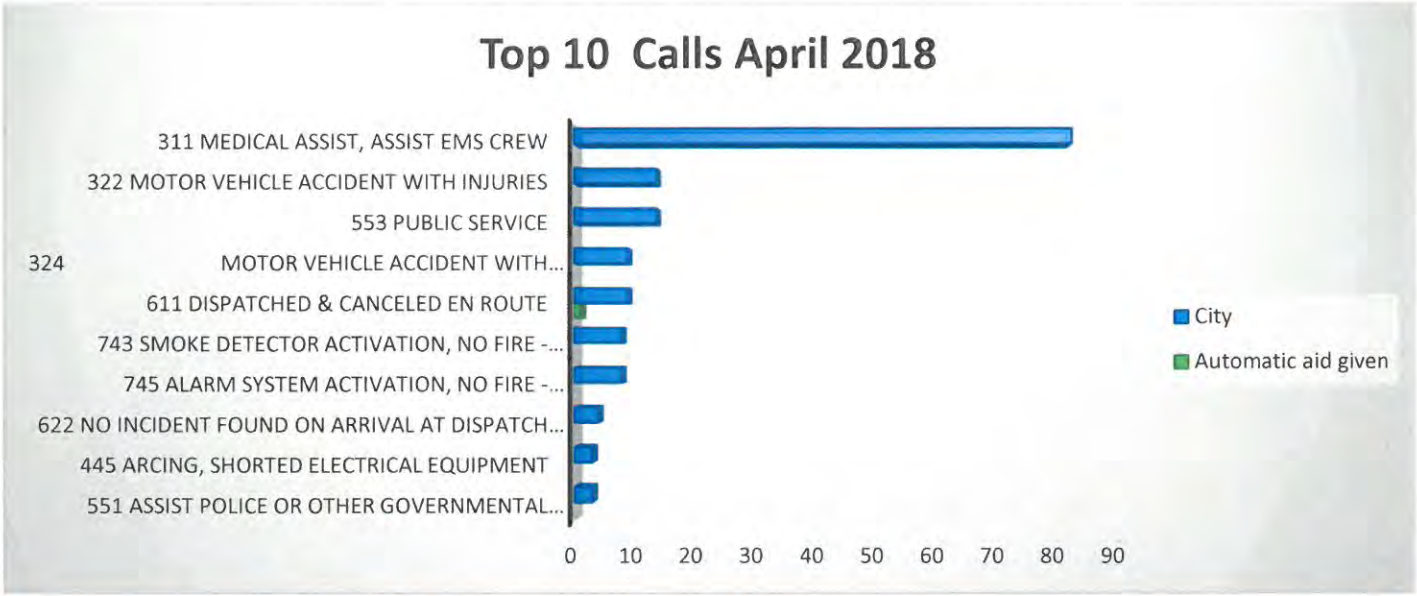

April 2018- All Calls			
Situation Type	Automatic aid given	Automatic aid received	City
100 Fire, other			1
111 Building fire			3
112 Fires in structure other than in a building			2
113 Cooking fire, confined to container			1
132 Road freight or transport vehicle fire (Commercial Vehicles)			1
142 Brush or brush-and-grass mixture fire			2
143 Grass fire			1
151 Outside rubbish, trash or waste fire			1
154 Dumpster or other outside trash receptacle fire			1
160 Special outside fire, other			1
311 Medical assist, assist EMS crew			84
322 Motor vehicle accident with injuries			14
323 Motor vehicle/pedestrian accident (MV Ped)			2
324Motor vehicle accident with no injuries.			9
331 Lock-in (if lock out , use 511)			1
352 Extrication of victim(s) from vehicle			1
412 Gas leak (natural gas or LPG)			6
422 Chemical spill or leak			1
442 Overheated motor			2
444 Power line down			4
445 Arcing, shorted electrical equipment			3
462 Aircraft standby			3
550 Public service assistance, other			1
551 Assist police or other governmental agency			3
553 Public service			14
600 Good intent call, other			4
611 Dispatched & canceled en route	1		9
622 No incident found on arrival at dispatch address			4
631 Authorized controlled burning			1
651 Smoke scare, odor of smoke			4
661 EMS call, party transported by non-fire agency			1
671 HazMat release investigation w/no HazMat			1
711 Municipal alarm system, malicious false alarm			1
714 Central station, malicious false alarm			1
715 Local alarm system, malicious false alarm			1
732 Extinguishing system malfunction (activation)			1
733 Smoke detector activation due to malfunction			1
735 Alarm system sounded due to malfunction			4
736 CO detector activation due to malfunction			2
740 Unintentional transmission of alarm, other			1
743 Smoke detector activation, no fire - unintentional		1	8
745 Alarm system activation, no fire - unintentional			8
746 Carbon monoxide detector activation, no CO			3
800 Severe weather or natural disaster, other			1
Grand Total	**1**	**1**	**218**
Combined Total			**220**

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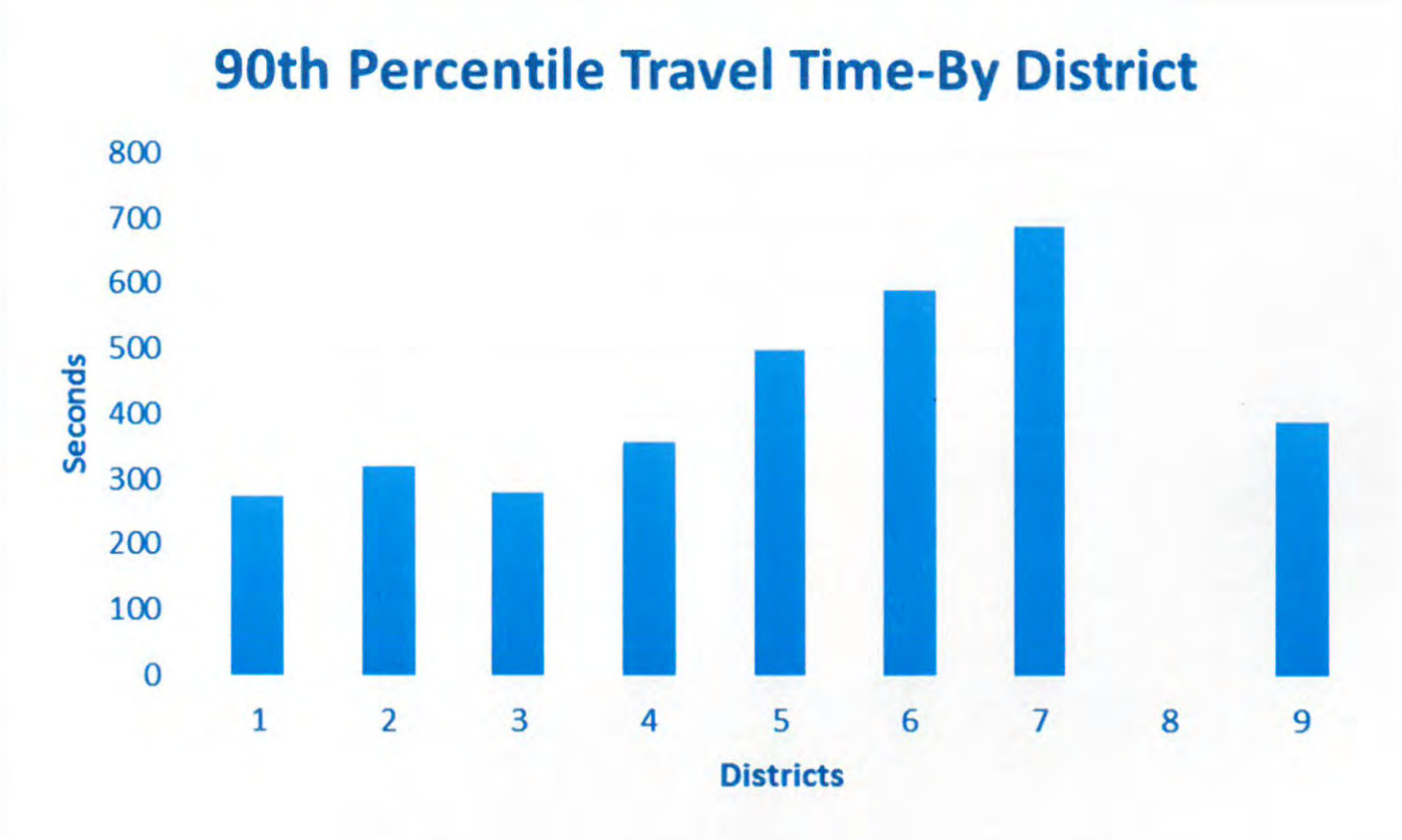
Enroute to Arrival Analysis-*By District* (No Mutual Aid)			Total Number of Calls	Average Drive Time Minutes	Percent of Runs per Station
	100s with Station 1				
84%	On Scene in	4.0 minutes or less	47	2.81	32.87%
	200s with Station 2				
69%	On Scene in	4.0 minutes or less	42	4.05	29.37%
	300s with Station 3				
57%	On Scene in	4.0 minutes or less	18	2.90	12.59%
	400s with Station 4				
71%	On Scene in	4.0 minutes or less	23	2.27	16.08%
	500s w/out Station				
17%	On Scene in	4.0 minutes or less	6	6.30	4.20%
	600s w/out Station				
0%	On Scene in	4.0 minutes or less	2	6.84	1.40%
	700s w/out Station				
17%	On Scene in	4.0 minutes or less	3	8.07	2.10%
	800s w/out Station				
N/A	On Scene in	4.0 minutes or less			
	900s w/out Station				
0%	On Scene in	4.0 minutes or less	1	6.50	0.70%
	1000s w/out Station				
N/A	On Scene in	4.0 minutes or less			
		Total Calls	142		



Fire Marshal Division

Monthly Report - April 2018

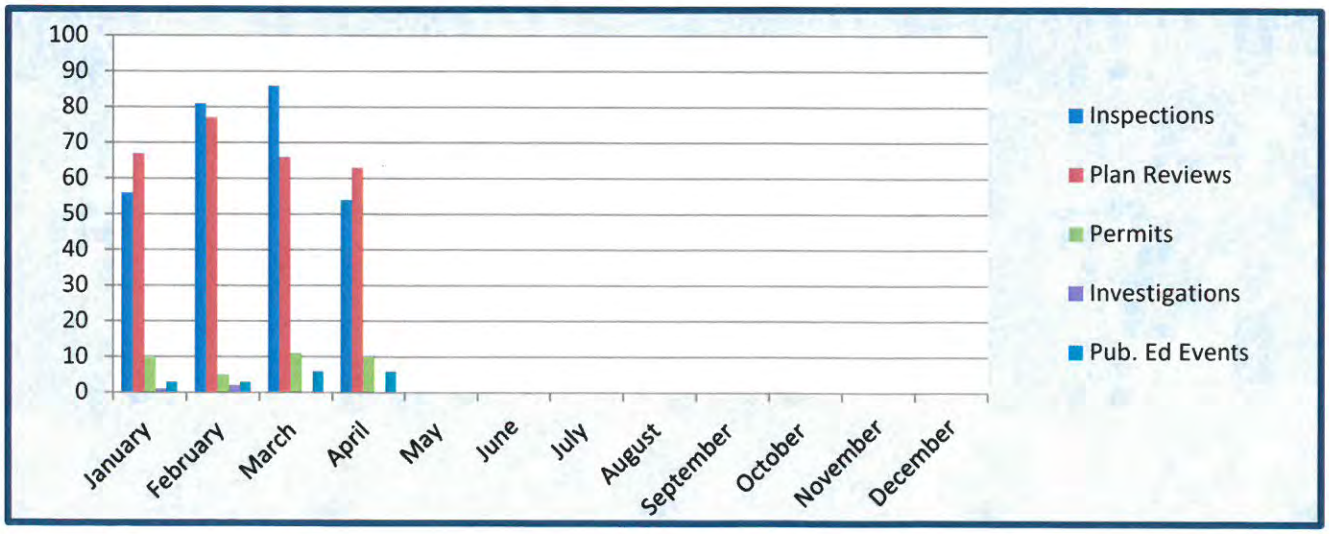
Inspection Status Report	
Finaled Inspections	31
Pending Inspections	23
Total for the Month	**54**

Fire Investigations Status Report	
Active Investigations	0
Closed Investigations	0
Total for the Month	**0**

Plan Review Report	
CO	7
COMM	34
Engineering	7
Plat	1
Single Family	1
Site Plan	4
Special Event	4
TCO	1
Zoning	4
Total for the Month	**63**

Fire Permit Report	
Fire Alarm	2
Fire Sprinkler	2
Fireworks	1
Haz Mat	2
Kitchen Suppression	2
Temp Above Ground Tanks	1
Total for the Month	**10**

Public Education Events	
Total for the Month	**6**



Total Dollar Losses

April 2018

City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 05/24/2018 11:01
Login ID: rck\sdean
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$0.00	$0.00	$1,767.48	$98,060.00	$156,307.68
Total Content Loss:	$0.00	$0.00	$0.00	$60,236.00	$89,731.82
Total Property Pre-Incident Value:	$0.00	$0.00	$294,579.75	$98,060.00	$697,979.15
Total Contents Pre-Incident Value	$0.00	$0.00	$176,747.85	$58,836.00	$417,438.49
Total Losses:	$.00	$.00	$1,767.48	$158,296.00	$.00
Total Value:	$.00	$.00	$471,327.60	$156,896.00	$1,115,417.64

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Key Projects:

(1) **Asset Management Software**. Running smoothly, Working on field externalization, Server changes, ID Tool Log-in Issue

(2) **Outside Agencies / Citizens**. Rockwall County EM & GIS, Rockwall County Elections, NCTCOG Request, Consultant & Surveyor Request, Bonham Chamber of Commerce

(3) **Engineering/Public Works**. Consultant Project Data Request, Utility Calculations, Cityworks Edits, PW Exhibits

(4) **Parks Department**. Founders Day Maps, Park Amenities Update, Mowing Maps Updates, Connectivity Updates, 45+ ac land availability, Commercial Address List, Tower Exhibit, Fun Guide Map

(5) **Planning Department**. Comp Plan Map Updates, Marketing Exhibits, Proposed FLUP Calc's, FM1141 Storage Facility Maps, Zoning Case and Meeting Assistance, SH66 Monument Exhibit, For and Against Maps, Guiding principles, Historic Cases (Online), At A Glance Rendering, Land Use Maps and Calc's, Data Changes

(6) **Building Inspections/NIS**. 631 Hanby Ln BOA Notifications, ETJ Housing Count and Maps

(7) **GIS**. 911 Addressing, NCTCOG NG911 (Sync) Replica / State QC, 2018 Census 2020 LUCA, Cityworks PLL Meeting, GIS https switch-over, GPS Intern Training, Zoning Case Exhibits, GPS data collection,

(8) **Police / Fire.** NWS Dispatch Update, DPD Funeral Maps, Utley Training Route Map, FD Call Geocoding, FD District Analysis

(9) **Admin / Internal Ops.-** City Hall Sweet 16 Invite

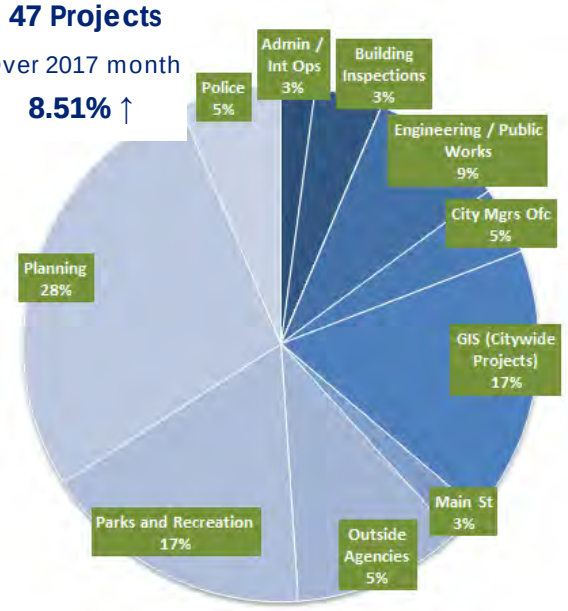
(10) **Main Street-** Farmers Market Poster

Monthly Project Request by Department:

47 Projects

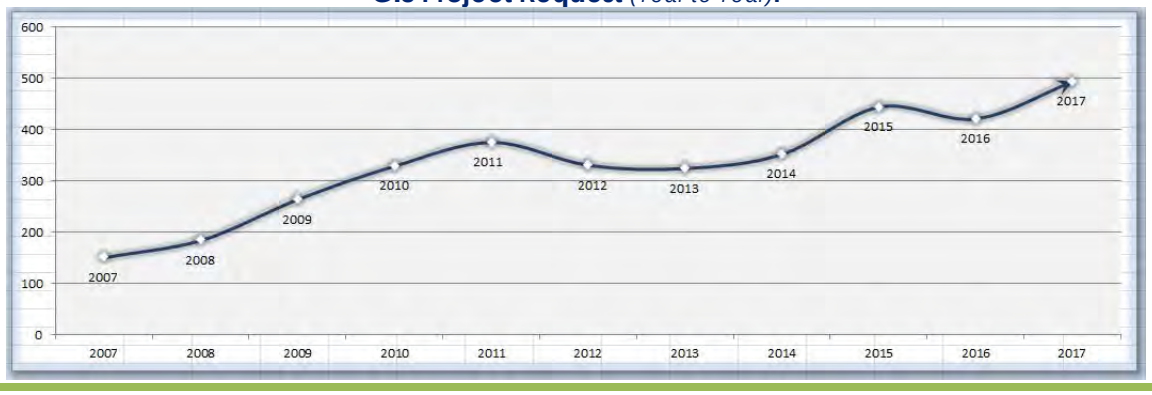
Over 2017 month

8.51% ↑



Admin / HR / Internal Ops	1
Building Inspections	2
Citizen Request	0
City Council	0
City Manager's Office	0
Neighborhood Improvement Services	0
Engineering / Public Works	4
Finance / Utility Billing	0
Fire Department	2
GIS (Citywide Projects)	8
IT	0
Main Street Program	1
Outside Agencies	5
Parks and Recreation	8
Planning	13
Police Department	3
REDC	0
Total	**47**

GIS Project Request *(Year to Year)*:



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Rockwall Police Department
Harbor District Call For Service
April 2018

Incident Number	Date	Time	Common Name	Incident Type	Incident CFS Disposition
2018-00011777	4/12/2018	23:44:59	Cinemark Movies 12	Open Door/Window	No Report
2018-00010484	4/2/2018	22:17:50	Dodie's	Disturbance	No Report
2018-00010719	4/4/2018	19:20:07	Hilton	Fraud	No Report
2018-00013507	4/28/2018	17:20:12	Hilton	Investigation	No Report
2018-00011339	4/9/2018	17:32:24	The Harbor	Ordinance Violation	No Report
2018-00011863	4/13/2018	19:39:46	The Harbor	Follow Up	No Report
2018-00012821	4/23/2018	2:37:36	The Harbor	Investigation	No Report
2018-00013549	4/28/2018	22:53:27	The Harbor	Ordinance Violation	No Report
2018-00013165	4/26/2018	4:18:35	The Harbor	Burglary	Report
2018-00011953	4/14/2018	19:02:55	Three Sheets	Missing Person	No Report

Common Name	
Cinemark Movies 12	1
Dodie's	1
Hilton	2
The Harbor	5
Three Sheets	1
	10

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
FACILITY MAINTENANCE REQUESTS FOR SERVICE
APRIL 2018

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	20	20	0	100%
ADMINISTRATIVE SERVICES	3	3	0	100%
AIRPORT	0	0	0	0%
ANIMAL SERVICES	4	4	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	4	4	0	100%
ENGINEERING	4	4	0	100%
FINANCE	0	0	0	0%
FIRE DEPARTMENT	13	13	0	100%
INTERNAL OPERATIONS	116	116	0	100%
MUNICIPAL COURT	10	10	0	100%
PARKS & RECREATION	23	23	0	100%
PLANNING & ZONING	6	6	0	100%
POLICE DEPARTMENT	28	28	0	100%
PUBLIC WORKS	4	4	0	100%
UTILITY BILLING	1	1	0	100%
TOTAL	236	236	0	100%

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
RADIO SYSTEM
REQUESTS FOR SERVICE
APRIL 2018

DEPARTMENT	# OF REQUESTS	# OF REQUESTS RESPONDED TO W / IN 24 HOURS	# OF REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ANIMAL SERVICES	0	0	0	100%
CODE ENFORCEMENT	0	0	0	100%
FIRE DEPARTMENT	0	0	0	100%
ROCKWALL COUNTY EMS	0	0	0	100%
INTERNAL OPERATIONS	2	2	0	100%
PARKS & RECREATION	0	0	0	100%
POLICE DEPARTMENT	6	6	0	100%
PUBLIC WORKS	0	0	0	100%
UTILITY BILLING	0	0	0	100%
EMS	0	0	0	100%
FATE DPS	0	0	0	100%
HEATH DEPT. PUBLIC SAFETY	0	0	0	100%
HOSPITAL CONTROL STATIONS	0	0	0	100%

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F46 Ralph M Hall Rockwall Municipal Airport

Operations Report April 2018

Fuel Sales

	Gallons Sold	Gross Sales
Jet - A Sales	304	$1,088.32
Av-Gas Sales	3627.5	$14,328.63
Total Fuel Sales	3931.5	$15,416.95

Hangar Rental Revenue

Overnight Tiedown	$28.00
Covered Overnight Tiedown	$30.00
Open T Hangar	$2,635.00
Enclosed Hangar	$120.00
Community Hangar	$580.00
Total Hangar Rentals	$3,393

Hangar Occupancy

	Total Hangars	Qty Rentable	Quantity Leased	Occupancy Rate
Open T Hangars	46	43	35	76%
Enclosed Hangars	2	1	1	50%
Community Hangar	1	1	1	100%
Total Hangar Occupancy				75%

City Revenue	Fee Rate	Hangar Rental	Fuel Flowage	Total Due
Fuel Sales (Gallons Sold)	$0.10		3,931.50	$393.15
Hangars	5.00%	$3,393.00		$169.65
Total Fees Due				$562.80

2018

APRIL

Day		Piston			Turbo Prop			JET	
		Single Engine	Multi-Engine	Helicopter	Single Engine	Multi-Engine	Helicopter		
SUN	1	EASTER	CLOSED						
Mon	2	4		6					low cielings
Tues	3	6	1	1					windy
Wed	4	23	3	28					
THur	5	19		13					
Fri	6			5					windy
SAT	7								
SUN	8								windy
Mon	9	23		34					
Tues	10	29		26					
Wed	11	14		25					
THur	12	4							windy
Fri	13	1							stormy
SAT	14								
SUN	15	2							windy
Mon	16	12	1	5				1	
Tues	17	1		3					
Wed	18	11		21					closed 12-7
THur	19								Closed Runway
Fri	20								RWY Closed 6am-5pm
SAT	21								Stormy
SUN	22	6							
Mon	23	10		8					
Tues	24		1	4					
Wed	25	10	1	5					
THur	26	21	2	4					
Fri	27	24		2					
SAT	28	46	1						
SUN	29	30	1	4					
Mon	30	12	1	2					Runway closed @11
TOTALS:		308	12	196	0	0	0	1	

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Rockwall Police Department

Monthly Activity Report

April-2018

ACTIVITY	CURRENT MONTH APRIL	PREVIOUS MONTH MARCH	YTD 2018	YTD 2017	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	0	0	0	**0.00%**
Sexual Assault	0	0	2	4	**-50.00%**
Robbery	1	0	1	3	**-66.67%**
Aggravated Assault	1	1	6	10	**-40.00%**
Burglary	1	4	9	22	**-59.09%**
Larceny	46	46	209	181	**15.47%**
Motor Vehicle Theft	7	5	16	14	**14.29%**
TOTAL PART I	**56**	**56**	**243**	**234**	**3.85%**
TOTAL PART II	**148**	**159**	**615**	**612**	**0.49%**
TOTAL OFFENSES	**204**	**215**	**858**	**846**	**1.42%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	12	18	54	70	**-22.86%**
D.W.I.	22	24	71	65	**9.23%**
ARRESTS					
FELONY	24	47	130	123	**5.69%**
MISDEMEANOR	80	63	282	306	**-7.84%**
WARRANT ARREST	16	7	42	69	**-39.13%**
JUVENILE	10	8	27	39	**-30.77%**
TOTAL ARRESTS	**130**	**125**	**481**	**537**	**-10.43%**
DISPATCH					
CALLS FOR SERVICE	1366	1372	5222	5896	**-11.43%**
ACCIDENTS					
INJURY	15	12	55	71	**-22.54%**
NON-INJURY	47	54	198	215	**-7.91%**
FATALITY	1	0	1	3	**-66.67%**
TOTAL	**63**	**66**	**254**	**289**	**-12.11%**
FALSE ALARMS					
RESIDENT ALARMS	80	68	272	229	**18.78%**
BUSINESS ALARMS	128	109	504	486	**3.70%**
TOTAL FALSE ALARMS	**208**	**177**	**776**	**715**	**8.53%**
Estimated Lost Hours	**137.28**	**116.82**	**512.16**	**471.9**	**8.53%**
Estimated Cost	**$3,265.60**	**$2,778.90**	**$12,183.20**	**$11,225.50**	**8.53%**

ROCKWALL NARCOTICS UNIT

Number of Cases	**5**
Arrests	**7**
Arrest Warrants	
Search Warrants	**1**
Seized	
Methamphetamine	2.5 kilograms
Heroin	500 grams
Weapons	2
Money	$159,000

Total Offenses			
Month	**Total Part I Crimes**	**Total Part II Crimes**	**Total Crimes**
January-17	75	162	237
February-17	63	122	185
March-17	55	163	218
April-17	41	165	206
May-17	69	169	238
June-17	73	140	213
July-17	61	209	270
August-17	66	154	220
September-17	67	180	247
October-17	84	168	252
November-17	76	169	245
December-17	62	137	199
Totals	**792**	**1938**	**2730**
January-18	65	171	236
February-18	66	136	202
March-18	56	159	215
April-18	56	148	204
May-18			
June-18			
July-18			
August-18			
September-18			
October-18			
November-18			
December-18			
Totals	**243**	**614**	**857**

Crime Index per 1,000 population			
Month	**Total Part I Crimes**	**Population Estimate**	**Crime Index**
January-17	75	42,179	1.8
February-17	63	42,252	1.5
March-17	55	42,394	1.3
April-17	41	42,446	1.0
May-17	69	42,549	1.6
June-17	73	42,637	1.7
July-17	61	42,738	1.4
August-17	66	42,782	1.5
September-17	67	42,839	1.6
October-17	84	42,916	2.0
November-17	76	42,965	1.8
December-17	62	43,095	1.4
Average	**66.0**	**Average**	**1.5**
January-18	65	43,113	1.5
February-18	66	43,167	1.5
March-18	56	43,188	1.3
April-18	56	43,229	1.3
May-18			
June-18			
July-18			
August-18			
September-18			
October-18			
November-18			
December-18			
Average	**60.8**	**Average**	**1.4**

The City of Rockwall Crime Index is calculated by taking the UCR Part I crimes and comparing them with the City of Rockwall's estimated population.

Violent Crimes			
Month	**Total Violent Crimes**	**Population**	**Crime Index / 1000 population**
January-17	5	42,179	0.12
February-17	3	42,252	0.07
March-17	3	42,394	0.07
April-17	6	42,446	0.14
May-17	3	42,549	0.07
June-17	2	42,637	0.05
July-17	2	42,738	0.05
August-17	5	42,782	0.12
September-17	4	42,839	0.09
October-17	3	42,916	0.07
November-17	0	42,965	0.00
December-17	0	43,095	0.00
Total	**36**	**Average**	**0.07**
January-18	3	43,113	0.07
February-18	3	43,167	0.07
March-18	1	43,188	0.02
April-18	2	43,229	0.05
May-18			
June-18			
July-18			
August-18			
September-18			
October-18			
November-18			
December-18			
Total	**9**	**Average**	**0.05**

Property Crimes			
Month	**Total Property Crimes**	**Population**	**Crime Index / 1000 population**
January-17	82	42,179	1.94
February-17	70	42,252	1.66
March-17	61	42,394	1.44
April-17	57	42,446	1.34
May-17	76	42,549	1.79
June-17	81	42,637	1.90
July-17	72	42,738	1.68
August-17	87	42,782	2.03
September-17	74	42,839	1.73
October-17	95	42,916	2.21
November-17	90	42,965	2.09
December-17	76	43,095	1.76
Total	**921**	**Average**	**1.80**
January-18	80	43,113	1.86
February-18	71	43,167	1.64
March-18	69	43,188	1.60
April-18	60	43,229	1.39
May-18			
June-18			
July-18			
August-18			
September-18			
October-18			
November-18			
December-18			
Total	**280**	**Average**	**1.62**

Rockwall Police Department

Dispatch and Response Times

April 2018

Police Department

	Average Response Time	
Priority 1		Number of Calls **84**
Call to Dispatch	0:01:38	
Call to Arrival	0:05:49	
% over 7 minutes	31%	

	Average Response Time	
Priority 2		Number of Calls **235**
Call to Dispatch	0:03:31	
Call to Arrival	0:10:00	
% over 7 minutes	56%	

	Average Response Time	
Priority 3		Number of Calls **54**
Call to Dispatch	0:07:05	
Call to Arrival	0:16:38	
% over 7 minutes	61%	

Average dispatch response time goals are as follows:
Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

Fire Department

	Average Response Time	
Call to Dispatch	0:01:49	Number of Calls **158**
Call to Arrival	0:07:20	

Overages

Incident No.	Date	Time Rec'd	Call Type	Time Disp	Resp Time	Reason

Rockwall Police Department
Harbor District Call For Service
April 2018

Incident Number	Date	Time	Common Name	Incident Type	Incident CFS Disposition
2018-00011777	4/12/2018	23:44:59	Cinemark Movies 12	Open Door/Window	No Report
2018-00010484	4/2/2018	22:17:50	Dodie's	Disturbance	No Report
2018-00010719	4/4/2018	19:20:07	Hilton	Fraud	No Report
2018-00013507	4/28/2018	17:20:12	Hilton	Investigation	No Report
2018-00011339	4/9/2018	17:32:24	The Harbor	Ordinance Violation	No Report
2018-00011863	4/13/2018	19:39:46	The Harbor	Follow Up	No Report
2018-00012821	4/23/2018	2:37:36	The Harbor	Investigation	No Report
2018-00013549	4/28/2018	22:53:27	The Harbor	Ordinance Violation	No Report
2018-00013165	4/26/2018	4:18:35	The Harbor	Burglary	Report
2018-00011953	4/14/2018	19:02:55	Three Sheets	Missing Person	No Report

Common Name	
Cinemark Movies 12	1
Dodie's	1
Hilton	2
The Harbor	5
Three Sheets	1
	10

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Rockwall Police Detective Case Status Statistics

	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
January-18	Steve Tigert	**26**	24	1	15		1		1	3.85%	16	1.63
	John Tinsley	**30**	12	3	12	2		2	4	13.33%	17	1.76
	Jalena Page	**28**	9	2	12	4	5	8	17	60.71%	17	1.65
	Kevin Tilley	**17**	14		5	1	2	2	5	29.41%	18	0.94
	Laurie Burks	**25**	20	3			3	3	6	24.00%	17	1.47
	Phillip Young	**2**	1	1	2		1	1	2	100.00%	0	--
	Monthly Totals	**128**	80	10	46	7	12	16	35	27.34%	85	1.24
	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
February-18	Steve Tigert	**17**	12	2	14				0	0.00%	17	1.00
	John Tinsley	**29**	14	2	12	1		3	4	13.79%	17	1.71
	Jalena Page	**27**	7	8	15		1	10	11	40.74%	18	1.50
	Kevin Tilley	**21**	7	6	25		2	1	3	14.29%	16	1.31
	Laurie Burks	**11**	3	4			6	2	8	72.73%	14	0.79
	Phillip Young	**10**	14	3	45			4	4	40.00%	18	0.56
	Monthly Totals	**115**	57	25	111	1	9	20	30	26.09%	100	1.14
	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
March-18	Steve Tigert	**18**	12	6	14	2	1	3	6	33.33%	15	1.20
	John Tinsley	**28**	10	2	12	2	1	4	7	25.00%	17	1.65
	Jalena Page	**28**	5	3	17	3	2	15	20	71.43%	17	1.65
	Kevin Tilley	**25**	11	3	4		2	3	5	20.00%	16	1.56
	Laurie Burks	**12**	2	1	1		6	6	12	100.00%	14	0.86
	Phillip Young	**17**	8	2	13		3	2	5	29.41%	16	1.06
	Monthly Totals	**128**	48	17	61	7	15	33	55	42.97%	95	1.33
	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
April-18	Steve Tigert	**12**	13	2	25	1	1		2	16.67%	15	0.80
	John Tinsley	**18**	13	2	2			3	3	16.67%	17	1.06
	Jalena Page	**20**	14	5	6		1	2	3	15.00%	16	1.25
	Kevin Tilley	**11**	9	2	2	2	1	1	4	36.36%	16	0.69
	Laurie Burks	**18**	20	1		2	5	1	8	44.44%	16	1.13
	Phillip Young	**16**	13	22	11		2		2	12.50%	17	0.94
	Monthly Totals	**95**	82	34	46	5	10	7	22	23.16%	97	0.98

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	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
May-18	Steve Tigert								0	--		--
	John Tinsley								0	--		--
	Jalena Page								0	--		--
	Kevin Tilley								0	--		--
	Laurie Burks								0	--		--
	Phillip Young								0	--		--
	Monthly Totals	**0**	0	0	0	0	0	0	0	--	0	0.00
	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
June-18	Steve Tigert								0	--		--
	John Tinsley								0	--		--
	Jalena Page								0	--		--
	Kevin Tilley								0	--		--
	Laurie Burks								0	--		--
	Phillip Young								0	--		--
	Monthly Totals	**0**	0	0	0	0	0	0	0	--	0	0.00
	6 Month Totals	**466**	267	86	264	20	46	76	142	30.47%	377	0.78
	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
July-18	Steve Tigert								0	--		--
	John Tinsley								0	--		--
	Jalena Page								0	--		--
	Kevin Tilley								0	--		--
	Laurie Burks								0	--		--
	Phillip Young								0	--		--
	Monthly Totals	**0**	0	0	0	0	0	0	0	--	0	0.00
	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
August-18	Steve Tigert								0	--		--
	John Tinsley								0	--		--
	Jalena Page								0	--		--
	Kevin Tilley								0	--		--
	Laurie Burks								0	--		--
	Phillip Young								0	--		--
	Monthly Totals	**0**	0	0	0	0	0	0	0	--	0	0.00

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	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
September-18	Steve Tigert								0	--		--
	John Tinsley								0	--		--
	Jalena Page								0	--		--
	Kevin Tilley								0	--		--
	Laurie Burks								0	--		--
	Phillip Young								0	--		--
	Monthly Totals	**0**	0	0	0	0	0	0	0	--	0	0.00
	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
October-18	Steve Tigert								0	--		--
	John Tinsley								0	--		--
	Jalena Page								0	--		--
	Kevin Tilley								0	--		--
	Laurie Burks								0	--		--
	Phillip Young								0	--		--
	Monthly Totals	**0**	0	0	0	0	0	0	0	--	0	0.00
	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
November-18	Steve Tigert								0	--		--
	John Tinsley								0	--		--
	Jalena Page								0	--		--
	Kevin Tilley								0	--		--
	Laurie Burks								0	--		--
	Phillip Young								0	--		--
	Monthly Totals	**0**	0	0	0	0	0	0	0	--	0	0.00

	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
December-18	Steve Tigert								0	--		--
	John Tinsley								0	--		--
	Jalena Page								0	--		--
	Kevin Tilley								0	--		--
	Laurie Burks								0	--		--
	Phillip Young								0	--		--
	Monthly Totals	**0**	0	0	0	0	0	0	0	--	0	0.00
	Yearly Totals	**466**	267	86	264	20	46	76	142	30.47%	377	0.78

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Detective Yearly Totals 2018

Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
Steve Tigert	**73**	61	11	68	3	3	3	9	12.33%	63	1.16
John Tinsley	**105**	49	9	38	5	1	12	18	17.14%	68	1.54
Jalena Page	**103**	35	18	50	7	9	35	51	49.51%	68	1.51
Kevin Tilley	**74**	41	11	36	3	7	7	17	22.97%	66	1.12
Laurie Burks	**66**	45	9	1	2	20	12	34	51.52%	61	1.08
Phillip Young	**45**	36	28	71	0	6	7	13	28.89%	51	0.88
Totals	**466**	267	86	264	20	46	76	142	30.47%	377	0.78

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April-18

Crimes Against Persons						
Crime	Total Number April	Total Cleared April	Clearance Rate April	Total YTD	Cleared YTD	Clearance Rate YTD
Murder	0	0	--	0	0	--
Aggravated Assault	1	1	100%	2	2	100%
Simple Assault	5	3	60%	30	19	63%
Robbery	0	0	--	0	0	--
Sex Offenses	0	0	--	2	1	50%

Property Crimes						
Crime	Total Number April	Total Cleared April	Clearance Rate April	Total YTD	Cleared YTD	Clearance Rate YTD
Motor Vehicle Theft	4	1	25%	11	7	64%
BMV	5	3	60%	46	29	63%
Burglary	1	0	0%	10	6	60%
Larceny	29	4	14%	127	58	46%
Criminal Mischief	3	0	0%	23	14	61%

Financial Crimes						
Crime	Total Number April	Total Cleared April	Clearance Rate April	Total YTD	Cleared YTD	Clearance Rate YTD
Forgery	3	1	33%	9	3	33%
ID Thefts	5	1	20%	16	2	13%
Credit/Debit Card Abuse	4	0	0%	12	2	17%

Rockwall Police Narcotics Unit
2018 - Statistics

Activity	January	Feburary	March	April	May	June	July	August	September	October	November	December	Totals	
Cases	2		4	5									11	
Arrests	1		11	7									19	
Assist other Agencies	2		5	7									14	
Search Warrants	1		3	1									5	
Arrest Warrants			1										1	
Drugs Seized														
Marijuana (ounces)	4000		36.47										252.28	Pounds
Cocaine (grams)			45										45	grams
Methamphetamine (grams)			26028	2518									28.55	Kilograms
Heroin (grams)	226		10	500									736	grams
Ecstasy (grams)													0	grams
Adderall (grams)													0	grams
Xanex (pills)													0	pills
Hydrocodone (pills)													0	pills
Dangerous Drugs (pills)													0	pills
Clenbuterol													0	grams
Steroids (grams)													0	grams
Hash Oil													0	grams
Hashish (ounces)													0.00	Pounds
Synthetic Marijuana (ounces)													0.00	Pounds
MDMA (grams)													0	Grams
THC Oil (grams)													0	Grams
Recovered Stolen Vehicle													0	Vehicles
Weapons Seized	46		2	2									50	Weapons
Equipment Seized													0	Total Equipment
Money Seized			$2,400	$159,000									$161,400	
Vehicles Seized													0	

Rockwall Police Deployment Unit
2018 - Statistics

Activity	January	Feburary	March	April	May	June	July	August	September	October	November	December	Totals	
Calls/Investigations	40	57	50	52									199	
Violator Contacts	2	1	1	1									5	
Warrant Arrests	2			2									4	
Felony and Misd. Arrests	16	2	4	2									24	
Bait Truck Deployments	4	11	13	6									34	
Monthly Totals	64	71	68	63	0	0	0	0	0	0	0	0		

ROCKWALL POLICE DEPARTMENT-APRIL 2018

OFFICERS MONTHLY BREAKDOWNS

WILLIAMSON	MONTH REPORT		ANNUAL REPORT	
	Total	Recovered	Total	Recovered
Arrests:	0	$ -	0	$ -
On-Line:	14	$ 5,023.30	94	$ 34,038.10
Transfers:	0	$ -	1	$ 150.00
Bonds:	2	$ 945.10	28	$ 10,148.20
Jail Time Serve:	0	$ -	14	$ 4,837.70
Mail:	4	$ 1,300.00	9	$ 2,838.30
Window:	4	$ 1,364.50	23	$ 8,685.70
Payment Plans:	5	$ 2,154.90	24	$ 9,309.90
Dismissals:	9	$ 3,704.10	44	$ 20,877.70
*** Warrants Cleared:	**38**	**$ 14,491.90**	**237**	**$ 90,885.60**

TIME BREAKDOWN

IN PATROL THIS MONTH	WILLIAMSON		ANNUAL AMOUNT	
	# Served	Hours Managed	# Served	Hours Managed
Summons	0	0	0	0
Subpoenas	0	0	0	0
Transfers	0	0	0	0
Bailiff		0		0
General Office		0		0
Warrants		0		0
Total Time Consumed:	**0**	**0**	**0**	**0**

By DEPARTMENT as a WHOLE

	THIS MONTH		ANNUALLY 2018	
	# of Cases	Recovered	# of Cases	Recovered
Arrests:	0	$ -	0	0
On-Line:	33	$ 10,311.40	178	58940
Transfers:	0	$ -	1	150
Bonds:	23	$ 7,895.90	95	33451
Jail Time Serve:	22	$ 8,764.00	99	36263
Mail:	6	$ 1,756.00	20	5854
Window:	11	$ 4,874.10	57	20676
Payment Plans:	5	$ 2,254.90	26	10651
Dismissals:	31	$ 11,793.30	112	45799
Warrants Cleared:	**131**	**$ 47,649.60**	**588**	**$ 211,785.17**
New Warrants Received:	478	$ 148,609.40	2,110	$617,465.95
PURGED WARRANTS	71	$23,895.80	71	$23,895.80

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PARTICIPATION



KAYAK BASS FISHING TOURNAMENT:
12 PARTICIPANTS
(2) 17" BASS CAUGHT & (1) 10" BASS



NICK HYDE DISC GOLF AMATEUR WEEKEND:
180 PARTICIPANTS



FAMILY FUN FRIDAY: BREEZY HILL
250 PARTICIPANTS
FOOD VENDOR MINGLING MOUTH SOLD OUT!

MONTHLY OVERVIEW	*APR '18*
Part Time Labor Hours	**369.5**
Program Offerings	**13**
Program Participants	**147**
Resident Participants	**81**
Non-Resident Participants	**66**
Programs that Made	**12**
Cancelled Programs	**1**
% of Programs Cancelled	**8%**

FEE BASED RESIDENT VS NON-RESIDENT

13 programs

55%	45%

RBSL REVENUES

SPRING OVERVIEW	'18
Spring RBSL Baseball	$109,065.50
Spring RBSL Softball	$6,790.00
Total	$115,855.50



FEE BASED RESIDENT VS NON-RESIDENT

All RBSL Participation

41%	59%

RBSL TOURNAMENT REVENUES











SPRING OVERVIEW	'18
Tournaments thru March	$7,225.00

VOLUNTEER IN THE PARKS (V.I.P.)



HARRY MYERS DISC GOLF CLEANUP

BUTTERFLY GARDEN WORK DAY

TOTAL # OF VOLUNTEER HOURS

# OF VOLUNTEERS	40
# OF VOLUNTEER HOURS	3

120

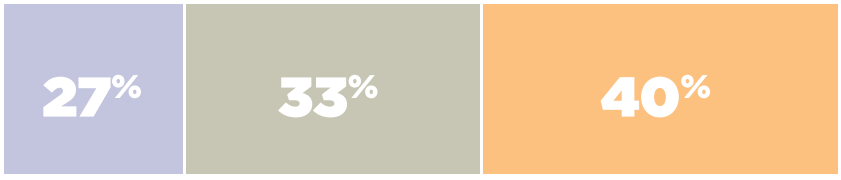


HMCC	APR '18
Time Blocks Rented	68
Monthly Revenue	**$2720**

HMCC RENTAL ACTIVITY BY TIME BLOCK

68 Rentals

6 - 11 AM | 11 AM - 5 PM | 5 - 11 PM



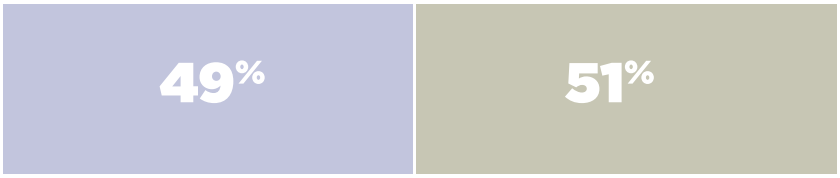


PAVILIONS	APR '18
Time Blocks Rented	51
Monthly Revenue	**$2040**

PAVILION RENTAL ACTIVITY BY TIME BLOCK

51 Rentals

6 AM - 3 PM | 3 - 11 PM



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RENOVATIONS TO HMCC







RENOVATIONS TO GUARD SHACK



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PARKS



RENOVATION:

Dog Park Turf Renovation is complete and has shown excellent results. Phase II will be overseeding with a three way Perennial Rye blend to protect turf in winter.

PROJECT:

Harbor landscape renovation



FACILITY MANAGEMENT:

Tuttle outfield turf has been through some extensive wear and tear with weather and make up games, but our turf management program has shown to be up to the challange



MARKETING

FACEBOOK PAGE LIKES

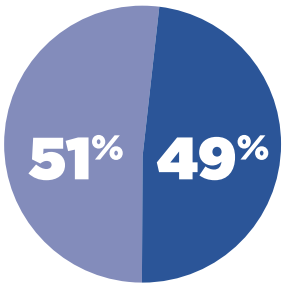
	GAIN OR LOSS
MAR	+243
APR	+77

TOTAL LIKES THRU 4/30/2018

Like **10,430**

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

	ACCOUNTS	GAIN OR LOSS
MAR	5707	+158
APR	5854	+147



RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

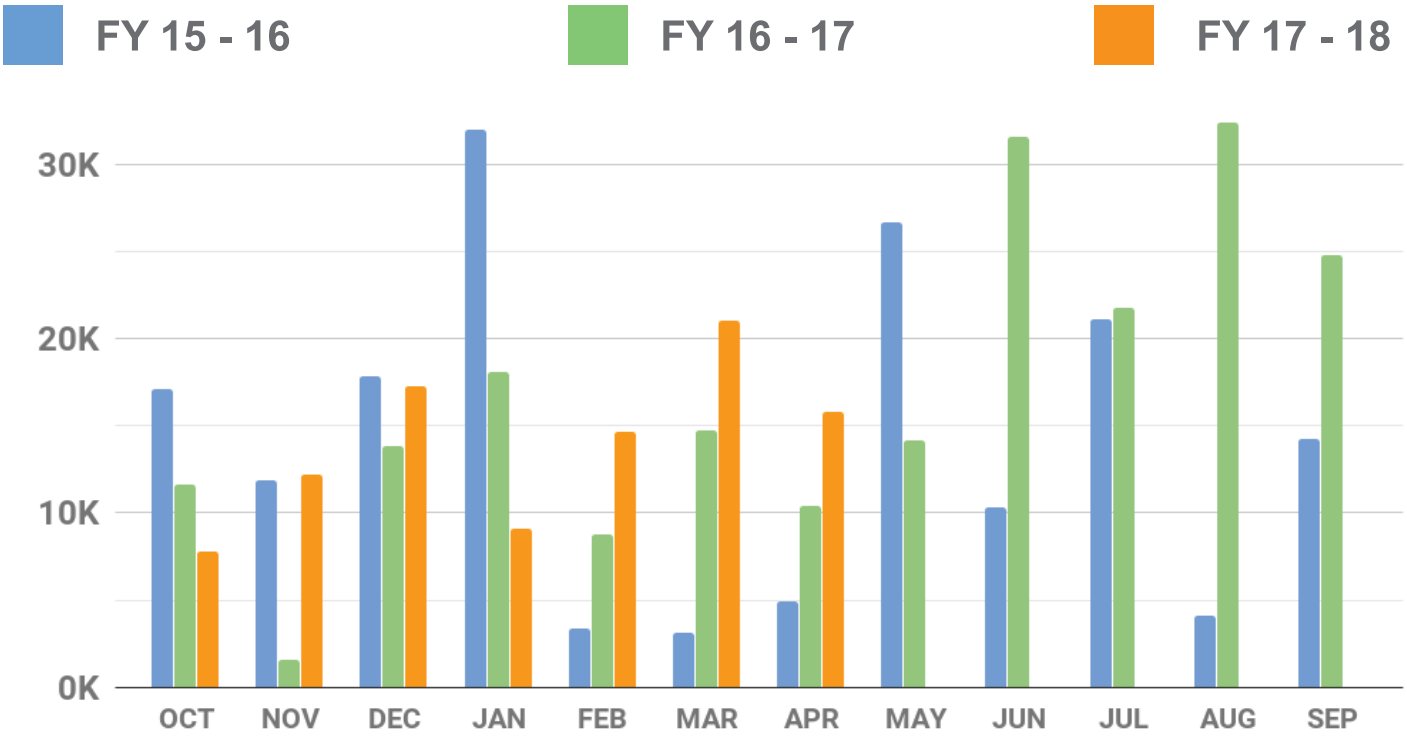
PLAYROCKWALL.COM

PAGEVIEWS Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of April 2018.	87,585
SESSIONS Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com	17,371
USERS Visitors to playrockwall.com	11,554

REVENUE

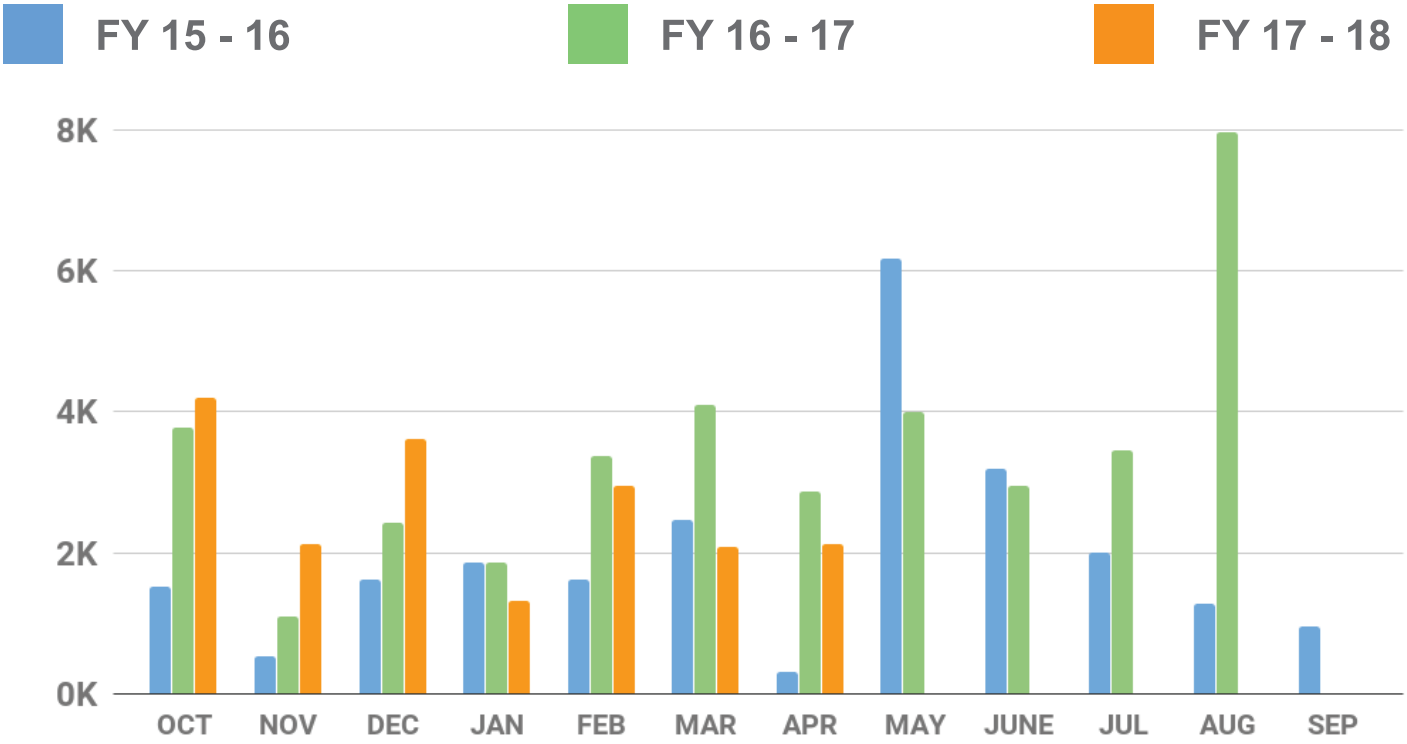
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



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Rockwall Adoption Center

2018 Animal Statistics

	ADOPTIONS	RESCUED	RETURN TO OWNER	EUTHANIZED	1045*	INTAKES	DISPOSITIONS	LIVE
	Total—Average	Total-Average	Total—Average	Total—Average	Total-Average			OUTCOME
Jan '18	75-78%	7-7%	11-12%	0-0%	0-0%	112	95	**97%**
Feb '18	90-69%	15-12%	23-18%	2-1%	0-0%	121	130	**99%**
March '18	63-56%	15-13%	28-25%	3-3%	3-3%	110	112	**94%**
April '18	52-60%	8-1%	22-25%	4-1%	0-0%	90	87	**86%**
May '18								
June '18								
July '18								
August '18								
September '18								
October '18								
November '18								
December '18								

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Rockwall Animal Adoption Center

PROFIT AND LOSS

April 2018

	TOTAL
Income	
4100 - Adoption Fee	
4111 Adoption Fee - Dog	3,215.00
4112 Adoption Fee - Cat	1,540.00
Total 4100 - Adoption Fee	**4,755.00**
4200 - Impound Fee	935.00
4300 - Owner Surrender	970.00
4350 - Quarantine Fee	320.00
4650 - Medical	1,022.00
4700 - General Donations	3,604.04
Total Income	**$11,606.04**
GROSS PROFIT	**$11,606.04**
Expenses	
5200 - Shelter Expense	
5203 - Medication	4,100.45
5209 - Shelter Supplies	233.07
5210 - Cleaning	493.53
5220 - Truck Maintenance	178.10
5227 - Waste Disposal	50.00
Total 5200 - Shelter Expense	**5,055.15**
5215 - Insurance	408.10
5300 - Veterinary Expense	3,218.49
5400 - Professional Services	2,173.34
65000 5000 - Administative Expense	
5002 - Website	1,230.98
5004 - Paypal/Intuit fee	305.46
5005 - Postage	36.61
5006 - Bank Fees	160.01
5040 - Retirement srvs - 401K	254.00
5050 - Payroll	23,332.54
5055 - Payroll Tax	1,953.58
5056 - 401K Employer/Healthcare	185.59
5099 - Misc	61.48
65040 5001 - Supplies	1,142.95
65050 5060 -Telephone, Telecomm	120.00
Total 65000 5000 - Administative Expense	**28,783.20**
Total Expenses	**$39,638.28**
NET OPERATING INCOME	**$ -28,032.24**
NET INCOME	**$ -28,032.24**

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STAR TRANSIT
P.O. Box 703 · Terrell, TX 75160
Phone: 972.563.5875 · Fax: 972.563.1491 · www.STARtransit.org

May 3, 2018

To: City of Rockwall

From: Ashley Ando, Grant Director

Re: April 2018 Demand and Response Ridership Report

TRIP INFORMATION:

MONTH	NO. OF SERVICE DAYS	TRIPS
APRIL	21	1,762

Non-Service Days: None

NO. OF TRIPS	PURPOSE
13	Education
0	Government
68	Medicaid
258	Medical
40	Nutrition (Senior Center)
1,065	Other (adult-day care, beauty salon, friend's homes, etc.)
172	Shopping
146	Work

APRIL UNDUPLICATED PASSENGERS
111
YEAR TO DATE UNDUPLICATED PASSENGERS
333

Adjusted Trip Total	858

*Trip Totals without Contracts or Medicaid

> = 60	480
DIS >60	201
	681
% E & D Trip Total	79%

FY 2018 TOTAL DEMAND AND RESPONSE TRIPS TO DATE: **13,279**
(FY 2018-SEPTEMBER 1, 2017 -AUGUST 31, 2018)
PREVIOUS YEAR: APRIL 2017 TRIP TOTAL= 685 (155% INCREASE)

ROCKWALL CITY	1Q	2Q	3Q	4Q	*PURPOSE TOTALS*
EDU	14	2	21	0	*37*
GOV	6	2	2	0	*10*
MDE	215	254	140	0	*609*
MED	752	489	500	0	*1,741*
NUT	152	71	66	0	*289*
OTH	3,583	2,362	2,530	0	*8,475*
SHP	405	161	289	0	*855*
WORK	576	413	274	0	*1,263*
	5,703	3,754	3,822	0	*13,279*

ROCKWALL CITY	**Sep-17**	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
(UPT) Unlinked Passenger Trips	1,970	2,146	1,587	1,145	1,335	1,274	2,060	1,762					**13,279**	*1,660*
EDU	7	6	1	0	2	0	8	13					**37**	*5*
GOV	4	0	2	2	0	0	2	0					**10**	*1*
MDE	69	78	68	91	71	92	72	68					**609**	*76*
MED	267	267	218	139	174	176	242	258					**1,741**	*218*
NUT	33	74	45	22	26	23	26	40					**289**	*36*
OTH	1,205	1,365	1,013	699	863	800	1,465	1,065					**8,475**	*1,059*
SHP	159	162	84	72	46	43	117	172					**855**	*107*
WORK	226	194	156	120	153	140	128	146					**1,263**	*158*
TOTAL DR TRIPS	**1,970**	**2,146**	**1,587**	**1,145**	**1,335**	**1,274**	**2,060**	**1,762**	**0**	**0**	**0**	**0**	**13,279**	*1,028*
								0						

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
Medicaid	69	78	68	91	71	92	72	68	0	0	0	0	**609**	*51*
Lakepointe Church Contract	894	1,052	676	417	550	493	1,166	818					**6,066**	*758*
Nursing Home Contracts	0	0	0	0	0	0	0	0	0	0	0	0	**0**	*0*
Charters	0	0	0	0	0	0	0	0	24	0	0	0		
	963	*1,130*	*744*	*508*	*621*	*585*	*1,238*	*886*	*0*	*0*	*0*	*0*	***6,675***	*556*

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
Adjusted Trip Total	1,007	1,016	843	637	714	689	822	876	0	0	0	0	**6,604**	*43,146*
	*Trip Totals without Contracts or Medicaid													

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
> = 60	550	645	491	309	338	350	457	480					**3,620**	*453*
DIS <60	231	256	214	181	229	170	169	201					**1,651**	*206*
	781	*901*	*705*	*490*	*567*	*520*	*626*	*681*	*0*	*0*	*0*	*0*	***5,271***	*439*
% of Adjusted Trip Total	78%	89%	84%	77%	79%	75%	76%	78%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**	***Avg***
GENERAL PUBLIC	226	115	138	147	147	169	196	195	0	0	0	0	**1,333**	*111*
% of Adjusted Total	22%	11%	16%	23%	21%	25%	24%	22%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-17**	**TOTALS**
DOS	20	22	20	19	22	19	21	21					164
NoShow/Cancel	504	600	709	565	673	519	566	585				565	5286
UNDUPLICATED M2M	122	132	115	98	101	114	116	111					909
UNDUPLICATED YTD	-	168	195	227	254	280	308	333					1765
			27	*32*	*27*	*26*	*28*	*25*	*-333*	*0*	*0*	*0*	
	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-17**	**TOTALS**
Subscription Trips	**394**	**449**	**354**	**372**	**430**	**404**	**397**	**462**					**3262**
Percent Subs of Total Trips	**20%**	**21%**	**22%**	**32%**	**32%**	**32%**	**19%**	**26%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	

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Table of Contents

Agenda 4

Hold work session with Rod Holland to discuss development-related requirements for property located on Fannin Street

Memo 8

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Hold a work session to discuss the Rockwall Fire Department Strategic Plan

RFD Strategic Plan 10

Blank Page 11

Special Olympics "Athlete of the Year" - Cole Randolph

Proclamation 12

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Consider approval of the minutes from the June 4, 2018 regular city council meeting, and take any action necessary

06/04 CC Mtg Mins 14

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Consider authorizing the City Manager to execute Contract Amendment Number Five for the total additional contract amount of $20,000.00 with Kimley–Horn and Associates, Inc. for the S. Lakeshore Dr. / Summit Ridge Dr. Reconstruction Project, and take any action necessary.

Memo 23

Contract Amendment 24

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Consider approval of a contract with Birkhoff, Hendricks and Carter LLP to perform the water/wastewater impact fee update and to update the Master Water/Wastewater Plans in an amount not to exceed $131,525.00 to be funded out of the Engineering operation budget, and take any action necessary.

Memo 30

Contract 31

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MIS2018-013 - Consider a request by Michael Ramsey of Ramsey Landscape Architects, LLC for the approval of an amended Treescape Plan and Alternative Tree Mitigation Plan in conjunction with an approved site plan for Reinhardt Elementary School on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

MIS2018-013 48

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Appointment with Mr. Brent Nalley to request an extension of an expiring 212 Development Agreement and to discuss the potential annexation of their property.

Nalley Request 56

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Appointment with Kelcey and Jami Barnes to request an extension of an expiring 212 Development Agreement and to discuss the potential annexation of their property.

Memorandum . . . 58

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Appointment with Mrs. Colleen Vick to hear concerns related to the Summit Ridge/Lakeshore reconstruction project, and take any action necessary.

Memo . . . 77

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Z2018-022 - Hold a public hearing to discuss and consider a request by Tara Migneault for the approval of an ordinance for a zoning change from a Single Family 7 (SF-7) District to a Residential Office (RO) District on a 0.50-acre parcel of land identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, identified as a Local Landmarked Property, addressed as 506 Barnes Street, and take any action necessary (1st Reading).

Z2018-022 . . . 79

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Z2018-023 - Hold a public hearing to discuss and consider a request by John Abbott for the approval of an ordinance for a Specific Use Permit (SUP) allowing a Private School in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, and take any action necessary (1st Reading).

Z2018-023 . . . 104

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Z2018-024 - Hold a public hearing to discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of an ordinance for a Specific Use Permit (SUP) allowing a Restaurant, 2,000 SF or More with Drive Through in a General Retail (GR) District on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshores Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary (1st Reading).

Z2018-024 . . . 133

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Discuss and consider authorizing staff to proceed with construction bidding and advertising for the S. Lakeshore Dr./Summit Ridge Dr. Reconstruction Project, and take any action necessary.

Memo . . . 155

Presentation . . . 156

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Discuss and consider a request by Samantha Renz of Evolving Texas for the waiver of all impact fees associated with a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

Memorandum 172

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MIS2018-011 - Discuss and consider a request by Samantha Renz of Evolving Texas for the approval of a variance to the utility placement requirements for overhead utilities in the SH-66 Overlay (SH-66 OV) District in conjunction with an approved site plan for a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

MIS2018-011 175

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Discuss and consider the fiscal year 2019 budget proposal for the Rockwall Central Appraisal District (RCAD) as well as the FY16 and FY17 audits, and take any action necessary.

Budget_Audit 180

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AGENDA
ROCKWALL CITY COUNCIL
Monday, June 18, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

p.8 **1.** Hold work session with Rod Holland to discuss development-related requirements for property located on Fannin Street

p.10 **2.** Hold a work session to discuss the Rockwall Fire Department Strategic Plan

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Consultation with Attorney)

2. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

3. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Planning & Zoning Commission and Building & Standards Commission - pursuant to Section 551.074 (Personnel Matters)

4. Discussion regarding process and nomination to fill vacancy on Rockwall Central Appraisal District Board pursuant to Section 551.074 (Personnel Matters)

5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, June 18, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRO TEM FOWLER

VIII. PROCLAMATIONS / AWARDS

p.12 **1.** Special Olympics "Athlete of the Year" - Cole Randolph

IX. OPEN FORUM

X. CONSENT AGENDA

p.14 **1.** Consider approval of the minutes from the June 4, 2018 regular city council meeting, and take any action necessary

p.23 **2.** Consider authorizing the City Manager to execute Contract Amendment Number Five for the additional contract amount of $20,000 with Kimley–Horn and Associates, Inc. for the S. Lakeshore Dr. / Summit Ridge Dr. Reconstruction Project, and take any action necessary.

p.30 **3.** Consider approval of a contract with Birkhoff, Hendricks and Carter LLP to perform the water/wastewater impact fee update and to update the Master Water/Wastewater Plans in an amount not to exceed $131,525 to be funded out of the Engineering operations budget, and take any action necessary.

p.48 **4.** **MIS2018-013** - Consider a request by Michael Ramsey of Ramsey Landscape Architects, LLC for the approval of an amended Treescape Plan and Alternative Tree Mitigation Plan in conjunction with an approved site plan for Reinhardt Elementary School on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

p.56 **2.** Appointment with Mr. Brent Nalley to request an extension of an expiring 212 Development Agreement and to discuss the potential annexation of their property.

p.58 **3.** Appointment with Kelcey and Jami Barnes to request an extension of an expiring 212 Development Agreement and to discuss the potential annexation of their property.

p.77 **4.** Appointment with Mrs. Colleen Vick to hear concerns related to the Summit Ridge/Lakeshore reconstruction project, and take any action necessary.

XII. PUBLIC HEARING ITEMS

p.79 **1.** **Z2018-022** - Hold a public hearing to discuss and consider a request by Tara Migneault for the approval of an **ordinance** for a zoning change from a Single Family 7 (SF-7) District to a Residential Office (RO) District on a 0.50-acre parcel of land identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, identified as a Local Landmarked Property, addressed as 506 Barnes Street, and take any action necessary **(1st Reading).**

p.104 **2.** **Z2018-023** - Hold a public hearing to discuss and consider a request by John Abbott for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a Private School in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, and take any action necessary **(1st Reading).**

p.133 **3.** **Z2018-024** - Hold a public hearing to discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a Restaurant, 2,000 SF or More with Drive Through in a General Retail (GR) District on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshores Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary **(1st Reading).**

XIII. ACTION ITEMS

p.155 **1.** Discuss and consider authorizing staff to proceed with construction bidding and advertising for the S. Lakeshore Dr./Summit Ridge Dr. Reconstruction Project, and take any action necessary.

p.172 **2.** Discuss and consider a request by Samantha Renz of Evolving Texas for the waiver of all impact fees associated with a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

p.175 **3.** **MIS2018-011** - Discuss and consider a request by Samantha Renz of Evolving Texas for the approval of a variance to the utility placement requirements for overhead utilities in the SH-66 Overlay (SH-66 OV) District in conjunction with an approved site plan for a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

p.180 **4.** Discuss and consider the fiscal year 2019 budget proposal for the Rockwall Central Appraisal District (RCAD) as well as the FY16 and FY17 audits, and take any action necessary.

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Consultation with Attorney)
2. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Planning & Zoning Commission and Building & Standards Commission - pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding process and nomination to fill vacancy on Rockwall Central Appraisal District Board pursuant to Section 551.074 (Personnel Matters)
5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.
The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.087 (Economic Development)
I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 15th day of June, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____
Kristy Cole, City Secretary Date Removed

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **June 15, 2018**

SUBJECT: **Work Session w/ Rod Holland**

Mr. Holland will be present at Monday's work session to speak to the Council concerning this matter. Information pertaining to this topic will be presented at that time.

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9

FIRE DEPARTMENT **The Mission of the Rockwall Fire Department is to serve, protect and educate the citizens of our community in an effort to minimize the loss of life and property resulting from fire or other disasters.**						
STRATEGIC GOALS	**STRATEGIC INITIATIVES**	**TARGET COMPLETION DATE**	**COMPLETION DATE (ex. Q4 FY 2017)**	**Q1/Q2 PROGRESS REPORT (200 character max)**	**Q3 PROGRESS REPORT (200 character max)**	**Q4 PROGRESS REPORT (200 character max)**
1. Provide on duty staffing levels sufficient to respond simultaneously to a structure fire in a single family home and a second incident, e.g. a motor vehicle collision (MVC) – 16 on duty personnel to be achieved utilizing full-time and/or part-time personnel	Submit staffing plan and budget to sub-committee and council	Q3 FY 2018				
	Enhance the training program through the implementation of a Training/Safety Officer position	Q1 FY 2018				
	Enhance the accountability system so that personnel can be organized into crews on 100% of incidents	Q3 FY 2018				
	Have 100% of new recruits trained to the level of TCFP Basic Firefighter within 6 months of their start date	Q3 FY 2018				
	Evaluate the benefit of certifying personnel in Blue Card ICS	Q2 FY 2018				
2. Ensure the health and safety of the membership	100% of members to complete a Huguley Assessment (or similar assessment) annually	Q4 FY 2018				
	Develop a program for the cleaning and inspection (and documentation of said cleaning and inspection) of 100% of PPE on an annual basis.	Q3 FY 2018				
3. Provide rapid response times for service delivery	Report quarterly on our ability to have a 4 minute drive time or less to 90% of code 3 incidents within the city limits	Q2 FY 2018				
	Report quarterly on our ability to have a full alarm assignment (13 adequately trained personnel) on scene at working structure fires within 8 minutes 90% of the time.	Q3 FY 2018				
4. Open new fire stations as needed	Evaluate the need for and/or begin the planning of an additional station when: • The number of built-upon street miles in a district *without* a station is equal to 50% of the average built-upon street miles in districts *with* stations • The number of calls for service in a district *without* a station is 50% of the average number of calls for service in districts *with* stations • When drive times to calls for service in a district without a station exceed 4 minutes 50% of the time	Ongoing assessment				
5. Replace fire apparatus at the end of its useful life	Re-evaluate apparatus replacement guidelines	Q4 FY 2018				
	Evaluate the type of apparatus (ladder, engine, etc) that are housed in stations	Q4 FY 2018				

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11

Rockwall, Texas

Proclamation

Whereas, Cole Randolph is a Special Olympics athlete on the Rockwall County team, participating in five sports throughout the year including basketball, swimming, bowling, flag football, and cycling; and

Whereas, Cole has competed at local, Area and State level competitions and ;

Whereas, Cole has good attendance for both practices and competitions, greets others with a smile and easily meets new friends; and

Whereas, Cole models joy and enthusiasm as he gladly embraces every challenge no matter how great; and

Whereas, Cole expresses appreciation to those who lend their time as volunteers and coaches; and

Whereas, Cole's attitude reflects the spirit of the Special Olympic oath and was recently named the 2018 Area 10 "Male Athlete of the Year" for the Texas Special Olympics.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim June 18th as

COLE RANDOLPH CELEBRATION DAY

in the City of Rockwall and urge all citizens to applaud and congratulate Cole for this awesome, noteworthy achievement.

In Witness Whereof, I hereunto set my hand and official seal this 18th day of June 2018.

Jim Pruitt, Mayor

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13

MINUTES
ROCKWALL CITY COUNCIL
Monday, June 04, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pro Tem Fowler called the meeting to order at 4:02 p.m. Present were Mayor Pro Tem Kevin Fowler and Councilmembers Patrick Trowbridge, Dana Macalik, John Hohenshelt, Bennie Daniels and Trace Johannesen. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs and City Attorney Frank Garza. Mayor Jim Pruitt was absent from the meeting.

II. WORK SESSION

1. Hold a work session to discuss reconstruction of Highland Drive and the process associated with implementation of this and other projects related to the 2018 Bond Election.

Assistant City Manager Mary Smith provided information pertaining to this work session item. She explained that Highland Drive is on the list for the northern half of the City and is ranked 3rd in priority on that list. The project, in totality, is 1,880' in length. Beginning shortly, RISD will demolish Reinhardt Elementary which fronts Highland, and during the 18-19 school year will rebuild it from the ground up. It makes sense to plan to reconstruct the stretch of Highland in front of Reinhardt during this time when traffic will be light and mostly construction-related. There is only one home that fronts Highland between Driftwood and the northern terminus of the project at Bedford Falls. Mrs. Smith explained that staff has discussed with RISD's construction department and they are in agreement that our contractors and theirs can coordinate the two projects without ours being an impediment to theirs.

Mrs. Smith went on to explain that staff suggests that the Council consider moving forward with engineering the length of the Highland project with the design firm placing an early emphasis on the stretch in front of Reinhardt. Staff believes that section can be engineered, bid, and constructed before the new Reinhardt opens in August 2019. The engineering contract is on the agenda for Council's consideration and is approximately $329,000. The construction estimate for the proposed section is approximately $1million dollars.

2. Hold a work session to discuss the selection committee associated with the hiring of a ballpark feasibility study consultant.

City Manager, Mr. Crowley, and Assistant City Manager, Mr. Griggs, briefed the Council on this item. Councilmember Hohenshelt acknowledged that a "third party" (i.e. a "consultant") is certainly necessary in order to properly evaluate this topic and thoroughly assess the needs. Councilmember Daniels asked if a city council member should or should not serve on this type of committee, and it was generally indicated that this could be a possibility. Discussion ensued pertaining to whether or not this current City Council would or would not end up moving forward with implementing any recommendations that may arise as a result of any consultant-led feasibility study.

Mayor Pro Tem Fowler shared that he is not convinced that taking (approximately) $60,000 out of city funds in order to move forward with this type of study at this particular point in time, especially right after a bond election proposal was recently approved by voters, may not be the best idea. He suggested that this topic might more appropriately be discussed during the city council's annual budget work session. Furthermore, he would like for the full council to be present before moving forward with any action in this regard.

It was generally agreed that Council will have further discussions pertaining to the possibility of moving forward with a feasibility study during the upcoming budget work session this summer.

3. Hold a work session to discuss the RISD School Resource Officer (SRO) staffing program for the 2018-2019 school year.

Police Chief Kirk Riggs shared that the RISD superintendent requested an additional SRO part way through this past school year, and the city provided one (without additional charge to the RISD). He explained that other cities have a 3:1 ratio for number of officers to schools. He believes that increasing the number of SROs from six to nine will help better protect our local schools.

Mayor Pro Tem Fowler then read the following discussion items into the record before recessing the public meeting to go into Executive Session (at 4:38 p.m.).

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding interlocal mutual aid agreement(s) pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).
4. Discussion regarding process and nomination to fill vacancy on Rockwall Central Appraisal District Board pursuant to Section 551.074 (Personnel Matters)
5. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
6. Discussion regarding options to pursue fees due by franchise utility provider pursuant to Section §551.071 (Consultation with Attorney).
7. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Planning & Zoning Commission and Building & Standards Commission - pursuant to Section 551.074 (Personnel Matters)
8. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

IV. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 4:37 p.m.

V. RECONVENE PUBLIC MEETING

Mayor Pro Tem Fowler reconvened the public meeting at 6:00 p.m. with six of seven council members being present (Mayor Jim Pruitt was absent).

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Councilmember Hohenshelt made a motion to direct staff to start the process for city initiated zoning on city owned property located in PD-32. Councilmember Macalik seconded the motion, which passed by a vote of 5 ayes, 1 nay (Daniels) and 1 absent (Pruitt).

Councilmember Hohenshelt moved to approve the Parcel 10 construction easement for the price conveyed in the Executive Session. Councilmember Macalik seconded the motion, which passed by a vote of 6 ayes with 1 absent.

Councilmember Hohenshelt moved to direct the city attorney to pursue the 'cause of action' for the franchise fees. Councilmember Macalik seconded the motion, which passed by a vote of 6 ayes with 1 absent.

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER DANIELS

Councilmember Daniels delivered the invocation and led the Pledge of Allegiance.

VIII. OPEN FORUM

Mayor Pro Tem Fowler explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed Open Forum.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the May 21, 2018 regular city council meeting, and take any action necessary.
2. **MIS2018-006** - Consider a City initiated request to amend the Comprehensive Plan by approving an **ordinance** changing to the Master Thoroughfare Plan Map contained within the Transportation section of the plan for the purpose of [1] reclassifying Horizon Road [FM-3097] from a M4U (minor arterial, four [4] lane, undivided roadway) to a TXDOT4D (TXDOT, four [4] lane, roadway) and [2] realigning Breezy Hill Road to reflect existing public right-of-way, and take any action necessary **(2nd Reading).**
3. **Z2018-018** - Consider the approval of an **ordinance** for a text amendment to the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the Furniture Upholstery, Refinishing or Resale land use by Specific Use Permit (SUP) in the Commercial (C) District, and take any action necessary **(2nd Reading).**
4. **P2018-010** - Consider a request by Bill Thomas of Engineering Concepts & Design on behalf of David Naylor of Rayburn Country Electric Cooperative for the approval a

replat for Lots 8 & 9, Block A, Rayburn Country Addition being a 20.415-acre tract of land identified as Lots 4 & 5, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, generally located northeast of the intersection of Mims Road and Sids Road, and take any action necessary.

5. **P2018-011** - Consider a request by Billy Duckworth of A & W Surveyors, Inc. for the approval of a replat for Lots 1 & 2, Block A, Kayce Lynn Addition No. 1 being a 0.310-acre tract of land identified as Lots 33 & 34, Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southeast corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

6. **P2018-012** - Consider a request by Billy Duckworth of A & W Surveyors, Inc. for the approval of a replat for Lot 1, Block A, Kayce Lynn Addition No. 2 being a 0.172-acre tract of land identified as a portion of Lot 53 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the northwest corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

7. **P2018-013** - Consider a request by Bart Tinsley of Adlers Rockwall SIL Property, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a conveyance plat for Lots 1 & 2, Block A, Rockwall Seniors Addition being a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

8. **P2018-014** - Consider a request by Robby Widboom for the approval of a final plat of Lot 1, Block A, Widboom Addition being a one (1) acre tract of land identified as Tract 11-2 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Single Family 1 (SF-1) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 770 SH-66, and take any action necessary.

9. **P2018-015** - Consider a request by David M. Ellis for the approval of a replat for Lot 1, Block D, Ellis Centre, Phase 2 being a 7.25-acre tract of land identified as Lot 2, Block A and Lots 4 & 5, Block C, Ellis Centre, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the end of Alpha Drive, and take any action necessary.

10. **P2018-016** - Consider a request by Bassam Ziada for the approval of a replat for Lot 7, Block A, Wal-Mart Supercenter Addition being a 1.0131-acre tract of land identified as Lot 5, Block A, Wal-Mart Supercenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

Councilmember Hohenshelt moved to approve the entire Consent Agenda. Councilmember Trowbridge seconded the motion. The ordinances were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED WITHIN THE *TRANSPORTATION* SECTION OF THE COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absent (Pruitt).

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

2. Appointment with Sheena Beaver of the Dallas Builder's Association on behalf of Patriot Paws to discuss and consider a request for a waiver to the building permit fees for a proposed residential care facility on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 302 Ranch Trail, and take any action necessary.

Mike Mishler
1009 Ivy Lane
Rockwall, TX

Mr. Mishler came forth and briefed the Council on details associated with his request for these fees to be waived. Following Mr. Mishler's comments, Councilmember Daniels moved to approve waiving the permit fees, as requested. Councilmember Hohenshelt seconded the motion, which passed by a vote of 6 ayes with 1 absent (Pruitt).

XI. ACTION ITEMS

1. **Z2018-019** - Discuss and consider the approval of an **ordinance** for a text amendment to the Permissible Use Charts and Use Standards contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the Brewery or Distillery (Excluding Brew Pub) land use by Specific Use Permit (SUP) in the Downtown (DT) District, and take any action necessary **(2nd Reading).**

Mr. Miller explained that this has been placed on Action Items (in lieu of Consent Agenda) due to it not having received a unanimous vote at the last Council meeting. Councilmember Hohenshelt then moved to approve Z2018-019, and Councilmember Johannesen seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 in favor, 1 against (Daniels) and 1 absent (Pruitt).

2. **SP2018-011** - Discuss and consider a request by Andy Sebacher of Forum Studio Architects, Inc. on behalf of Alan Yu of Lollicup USA, Inc. for the approval of a variance in conjunction with an approved site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

Mr. Miller, Planning Director, briefed the Council on this agenda item, indicating that it was deferred at the last Council meeting. Councilmember Hohenshelt pointed out that no one from the requesting company came to the meeting last time, and – again – no one is present this evening. Councilmember Trowbridge indicated that the Planning & Zoning Commission followed the recommendation of the Architectural Review Board.

Councilmember Daniels asked what would happen if the Council were to take no action at all. Mr. Miller explained that if no action is taken by Council, then it would be considered to be "denied with prejudice," and the applicant would have to wait for one year until they could bring it back again (unless they came back with something that would be considered as a "substantive change").

The Council took no action pertaining to this agenda item.

3. Discuss and consider awarding a contract to Teague, Nall, & Perkins in the amount of $329,700 for the engineering design for Highland Drive improvements to be funded by the 2018 bond election, and take any action necessary.

Councilmember Hohenshelt moved to approve the award of the contract. Councilmember Daniels seconded the motion, which passed by a vote of 6 ayes with 1 absent (Pruitt).

4. Discuss and consider appointments to the city's Architectural Review Board, and take any action necessary.

Mayor Pro Tem Fowler indicated that the Council will bring this agenda item back at a later date for consideration.

XII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports
Building Inspections Monthly Report - April 2018
Fire Department Monthly Report - April 2018
GIS Division Monthly Report - April 2018
Harbor PD Monthly Report - April 2018
Internal Operations Department Monthly Report - April 2018
Police Department Monthly Report - April 2018
Recreation Monthly Report - April 2018
Rockwall Animal Adoption Center Monthly Report - April 2018
STAR Transit Monthly Report - April 2018

2. City Manager's Report

Mr. Crowley shared that there is a substantial power outage in South and in East Rockwall. A transmission tower was struck by lightning. Oncor is aware and is working to remedy the issue. He indicated that staff reports have been made available to Council in the informational meeting packet, and he is happy to answer any questions. There were no questions asked.

XIII. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding interlocal mutual aid agreement(s) pursuant to Section §551.071 (Consultation with Attorney).

2. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Consultation with Attorney)

3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).

4. Discussion regarding process and nomination to fill vacancy on Rockwall Central Appraisal District Board pursuant to Section 551.074 (Personnel Matters)

5. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

6. Discussion regarding options to pursue fees due by franchise utility provider pursuant to Section §551.071 (Consultation with Attorney).

7. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Planning & Zoning Commission and Building & Standards Commission - pursuant to Section 551.074 (Personnel Matters)

8. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not go back into Executive Session following the close of the public meeting agenda.

XV. ADJOURNMENT

Mayor Pro Tem Fowler adjourned the meeting at 6:18 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 18th DAY OF JUNE, 2018.

_____

ATTEST: **Jim Pruitt, Mayor**

_____

Kristy Cole, City Secretary

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Public Work Director/City Engineer**

DATE: **May 31, 2018**

SUBJECT: **S. Lakeshore Drive/Summit Ridge Drive Reconstruction Project**

As part of the storm drainage engineering design for the S. Lakeshore Drive/Summit Ridge Drive project it has been a priority of Staff and the Engineering Consultant, Kimley-Horn and Associates, Inc., to reduce the flooding that is occurring within the project limits that has been occurring for many years. The current flooding is due to the existing system being undersized and not designed to current standards. The existing drainage system that is within S. Lakeshore Drive and Summit Ridge Drive is designed for a 5-yr storm event compared to the Cities current standard of a 100-yr storm event. Staff and Kimley-Horn's goal was to utilize the existing drainage system downstream of the current project limits as much as possible to carry the storm water runoff and divert flow to other systems in the area that have extra capacity where possible. Partial storm water diversions were able to occur helping relieve the existing system, but elevations and hydraulics prevent a complete diversion of runoff from the drainage system in the S. Lakeshore Drive system. In order to achieve the required need capacity for the S. Lakeshore Dr. drainage system a parallel storm line down Shoretrail Drive and a reconstruction of the system in Stonebridge Drive to Lake Ray Hubbard is required. Portions of the downstream existing system will remain in order to reduce the overall size of pipe needed in the parallel system.

Staff has requested that the consultant engineer for the S. Lakeshore Dr./Summit Ridge Drive Reconstruction Project, Kimley–Horn and Associates, Inc., provide additional engineering services, Amendment Number Five, for the engineering design and construction document preparation for these downstream storm drainage improvements from S. Lakeshore Drive to Lake Ray Hubbard into the Lakeshore Drive/Summit Ridge Drive Reconstruction Project. Amendment Number Five also includes reallocation of existing unused engineering services for traffic signal modifications and retaining wall at the SH 66 and S. Lakeshore Drive Intersection for pedestrian improvements. Also included in the reallocation are services for sanitary sewer line re-routing in the neighborhood to eliminate lines between houses.

Staff is requesting City Council consideration for approval Contract Amendment Number Five for the total additional contract amount of $20,000.00 with Kimley–Horn and Associates, Inc.. for the S. Lakeshore Dr./Summit Ridge Dr. Reconstruction Project. If you have any questions, please advise.

AW:jmw

Attachments

Cc: Jeremy White, P.E., CFM, Civil Engineer
File

AMENDMENT NUMBER 5 TO THE AGREEMENT BETWEEN THE CLIENT AND KIMLEY-HORN AND ASSOCIATES, INC.

AMENDMENT NUMBER 5 DATED May 31, 2018 to the agreement between City of Rockwall, ("CITY") and Kimley-Horn and Associates, Inc., ("ENGINEER") dated February 23, 2016 ("the Agreement") concerning S Lakeshore Drive/Summit Ridge Drive Reconstruction Project (the "Project").

The ENGINEER has entered into the Agreement with CITY for the furnishing of professional services, and the parties now desire to amend the Agreement.

Therefore, it is mutually agreed that the Agreement is amended to include Additional Services to be performed by ENGINEER and provisions for additional compensation by the CITY to the ENGINEER, all as set forth in Exhibit A hereto. The parties ratify the terms and conditions of the Agreement not inconsistent with this Amendment, all of which are incorporated by reference.

CITY OF ROCKWALL	KIMLEY-HORN AND ASSOCIATES, INC.
By: _____	By: _____
Title: _____	Title: Assistant Secretary
Date: _____	Date: 05-31-18

ENGINEER shall perform the following Additional Services:

Task 19: Demolition and Existing Conditions Drawings

Engineer will prepare existing conditions plan sheets for the entirety of the project (roadway and alleys):

- Review topographic survey information provided by subconsultant and site photos taken during previous site visits. Perform up to one additional site visit to confirm site conditions.
- Prepare drawings depicting existing conditions on 22"x34" page size at 1'=20".
    - The following items may be specifically called out:
        - Pavement materials
        - Sidewalk/leadwalk materials
        - Mailboxes and materials
        - Driveway materials
        - Existing decorative landscape items
        - Existing trees including caliper
        - Existing sign location and type
        - Signal equipment
        - Property and easement lines
    - Prepare drawing legend for materials depicted.
- Drawings will be incorporated into the overall construction drawings for all remaining submittals (90%, 100%).

Engineer will prepare demolition plan sheets for the entirety of the project (roadway and alleys):

- Review topographic survey information provided by subconsultant and identify existing infrastructure that will need to be removed to complete proposed improvements.
- Prepare drawings depicting removal items on 22"x34" page size at 1'=20".
    - The following items may be specifically called out for removal:
        - Roadway pavement
        - Alley pavement
        - Driveway pavement
        - Sidewalk
        - Trees
        - Mailboxes
    - Prepare drawing legend for materials depicted.
- Drawings will be incorporated into the overall construction drawings for all remaining submittals (90%, 100%).

Task 20: Sanitary Sewer Rerouting

The City has requested the Engineer to provide construction drawings for the rerouting of existing sanitary sewer lines within the vicinity of the project limits. These lines have been studied by the City to determine such rerouting is feasible. The Engineer assumes no liability associated with sanitary sewer basin analysis performed in consideration of these improvements. The Engineer will prepare the following:

- Prepare plan and profile drawings for the rerouting of sanitary sewer line at the following locations:
    - Glenn Avenue approximately 165 linear feet west of Spring Creek Drive.
    - Forest Trace from the alley west of Alexander Lane to directly east of the Alexander Lane intersection.
- Prepare utility details to clarify intent of design.
- Compile applicable City standard details. Modify standard details as needed.
- Drawings will be incorporated into the overall construction drawings for all remaining submittals (90%, 100%).
- Engineer will acquire additional topographic information as needed to perform the above design as specified.

Task 21: Drainage Diversion (System B)

Engineer will prepare additional drainage plan and profile sheets for the proposed diversions of Storm Drain System B along Shoretrail Drive and Stonebridge Drive, improvements to the existing System B storm drain line and outfall to Lake Ray Hubbard and the proposed outfall of runoff into Stream No. 4 near the S. Lakeshore Drive bridge:

- Develop memorandum explaining analysis results indicating the need for proposed drainage diversions as outlined above.
- Obtain additional topographic survey information:
    - Along Shoretrail Drive from Stonebridge Drive to S. Lakeshore Drive
    - Along Stonebridge Drive from approximately 140 linear feet south of Shoretrail Drive to approximately 275 linear feet north of Shoretrail Drive.
    - Between lots 313 and 311 Stonebridge Drive extending to the outfall of System B at Lake Ray Hubbard, approximately 475 linear feet.
- Perform hydrologic and hydraulic analysis updates to previously calculated System B to include but not limited to the following:
    - Drainage area delineation
    - Inlet calculations
    - Hydraulic Grade Line (HGL) calculations including capacity, velocity, frictional slope, partial depth, etc.
- Perform system pipe alignment and elevation updates to previously calculated storm drain system to sub-divide system in an effort to create diversion line and a new system outfall.
- Develop outfall geometry and erosion protection for outfalls:
    - Stream No. 4; and
    - System B (Lake Ray Hubbard)
- Perform coordination with City of Dallas to permit discharge of additional storm water runoff into Lake Ray Hubbard.
    - Engineer will endeavor to obtain approval for storm water runoff; however, approval cannot be guaranteed.
- Develop additional plan and profile sheets at 22”x34” page size at 1’=20” for revised storm drain alignments.
- Compile applicable City standard details. Modify standard details as needed.
- Update opinion of probable construction cost for system modifications associated with Task 21.

Task 22: Traffic Signal Modification (South Only)

Design of modifications to the existing traffic signal at State Highway 66 and S. Lakeshore Drive along the southwest and southeast corners based on the a TxDOT approved conceptual layout. The approved layout includes modifications to the southwest and southeast corners of the intersection only.

- Develop layouts and summary charts for the intersection.
- Select the applicable TxDOT and City design details.
- Develop specifications.
- Develop traffic signal sheets for inclusion in the plans for all remaining submittals.

Update opinion of probable construction cost for traffic signal modifications associated with Task 22.

Relocation of signal cabinet, traffic signal analysis, traffic signal or curb ramp modifications to the northeast and/or northwest corners, and traffic signal timing changes will be considered *Additional Services*.

Task 23: Retaining Wall (For Pedestrian Improvements)

Design reinforced concrete retaining walls at the southwest and southeast corners of the intersection of S. Lakeshore Drive and State Highway 66 as needed for proposed pedestrian improvements. Retaining walls may be traditional cantilevered walls or drilled shaft walls, depending on geotechnical recommendations and the height of soil retained.

- Review geotechnical information for considerations in retaining wall design.
- Prepare plan and profile sheets 22” x 34” page size at 1’=20” for proposed wall structures.
- Prepare structural details associated with the construction of these retaining walls including

connections to adjacent abutment structures, pedestrian railing, etc.
- Update opinion of probable construction cost for proposed wall structures associated with Task 23.

Additional Services

Any services not specifically provided for in the above additional services scope will be billed as new additional services and performed at our then current hourly rates.

Schedule:

Kimley-Horn will perform the tasks above within a mutually agreed upon schedule once authorized by the CITY to proceed.

Method of Compensation:

It is the understanding of the ENGINEER at the direction of the CITY that reimbursable services associated with Tasks 2, 6, 12, Add 3 – Bid Phase Services and Add 3 – Construction Phase Services are considered complete. Accordingly, the remaining budget allocated to these tasks as part of the existing agreement are to be reallocated to the tasks outlined in this amendment. Additional compensation is to be authorized as part of Task 21. Further outline of these adjustments is included in Attachment A.

For the Additional Services set forth in this amendment, ENGINEER shall reallocate existing surplus task budgets to the new tasks outlined below:

Reimbursable:

Existing Contract Surplus Budget	**($45,500)**
Task 19: Demolition and Existing Conditions Drawings	$10,000
Task 20: Sanitary Sewer Rerouting	$6,000
Task 21: Drainage Diversion (System B)	$32,000
Task 22: Intersection Improvements (South Only)	$10,000
Task 23: Retaining Wall (For Pedestrian Improvements)	$7,500
Subtotal Reimbursable Fee	**$65,500**
Net Change in Contract Amount	**$20,000**
Revised Total Contract	***$289,500***

ENGINEER will not exceed the total maximum Reimbursable fee shown without authorization from the CITY. Individual task amounts are provided for budgeting purposes only. ENGINEER reserves the right to reallocate amounts among tasks as necessary.

Kimley»Horn

Amendment No. 5

S. Lakeshore Drive/Summit Ridge Drive Reconstruction — CIP Project No.: 2015-006

Basic Services

	Original	Amd 1	Amd 2	Amd 3	Amd 4	Amd 5	Revised
8 - Preliminary Design	$218,750.00						$218,750.00
9 - Final Design	$282,650.00						$282,650.00
Add 1 - Intersection Analysis		$21,000.00					$21,000.00
Add 2 - Stream No. 4 Analysis			$22,000.00				$22,000.00
Add 3 - Preliminary Design				$43,640.00			$43,640.00
Add 3 - Final Design				$18,640.00			$18,640.00
Total	$501,400.00	$21,000.00	$22,000.00	$62,280.00	$0.00	$0.00	$606,680.00

Original Contract	$501,400.00
Amount this Authorization	$0.00
Revised Total Contract	$606,680.00

Special Services

	Original	Amd 1	Amd 2	Amd 3	Amd 4	Amd 5	Revised
1 - Survey	$54,300.00					$3,229.43	$57,529.43
2 - Easement Instruments of Conveyance	$7,500.00					-$7,500.00	$0.00
3 - Geotechnical	$11,000.00						$11,000.00
4 - Existing Sanitary Sewer Video Inspection	$15,300.00				-$12,442.52		$2,857.48
5 - Subsurface Utility Engineering (SUE)	$40,400.00				-$4,057.48		$36,342.52
6 - Public Involvement	$43,300.00					-$13,250.87	$30,049.13
7 - Environmental	$0.00						$0.00
10 - Bidding Phase	$10,400.00						$10,400.00
11- Construction Contract Administration	$16,500.00						$16,500.00
12 - Special Services Storm Sewer Inspection Renderings	$28,800.00					-$6,918.64	$21,881.36
Add 3 - Topographic Survey				$20,000.00		$440.08	$20,440.08
Add 3 - Bid Phase Services				$12,000.00		-$12,000.00	$0.00
Add 3 - Construction Phase Services				$10,000.00		-$10,000.00	$0.00
16 - Add 4 (Bridge) - Topographic Survey					$2,500.00	$500.00	$3,000.00
17 - Add 4 (Bridge) - Hydraulic Assessment/Scour Analysis					$10,000.00		$10,000.00
18 - Add 4 (Bridge) - Evaluation of U. S. Army Corps of Engineers Permitting					$4,000.00		$4,000.00
19 - Add 5 - Demo. & Ex. Conditions Drawings						$10,000.00	$10,000.00
20 - Add 5 - San. Sewer Rerouting						$6,000.00	$6,000.00
21 - Add 5 - Drainage Diversion (System B)						$32,000.00	$32,000.00
22 - Add 5 - Intersection Improv. (South Only)						$10,000.00	$10,000.00
23 - Add 5 - Retaining Wall (For Ped. Improv.)						$7,500.00	$7,500.00
Total	$227,500.00	$0.00	$0.00	$42,000.00	$0.00	$20,000.00	$289,500.00

* Additional authorization of $20,000 for Task 21 - Add 5 - Drainage Diversion (System B)

Original Contract	$227,500.00
Amount this Authorization	$20,000.00
Revised Total Contract	$289,500.00

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Rick Crowley, City Manager

FROM: Amy Williams, Director of Public Works/City Engineer

DATE: June 5, 2018

SUBJECT: Water/Wastewater Impact Fee Update/Master Plans

State Law requires cities charging impact fees to developments to update these fees every five years. The City of Rockwall currently charges developments impact fees for water, wastewater and roadway improvements. The roadway impact fees were recently updated and approved by City Council. These updates usually involve updating land use assumption, evaluating your existing systems for deficiencies, calculating development needs for the next ten years, creation of a capital improvement project list and establishment of the maximum fees that can be charged.

With the proposed work that will be occurring with the impact fee update process, the updating of our existing Master Plans for the Water Distribution and Wastewater Collection Systems should occur at this time. These Master Plans provide guidance to the Developers, Engineers and Staff to establish proposed improvements to meet future demands.

Staff has received a proposal from Birkhoff, Hendricks and Carter LLP to perform these services for the City in the amount of $131,525.00. Funding for this work is available in current water/wastewater revenues.

Staff requests City Council consideration to approve a contract with Birkhoff, Hendricks and Carter LLP to perform the water/wastewater impact fee update and updating the Master Water/Wastewater Plans in an amount not to exceed $131,525.00.

AW:em

Attachment

Cc: Mary Smith, Assistant City Manager
Jeremy White, Engineer
Sarah Hager, Engineer
Rick Sherer, Manager of Water/Wastewater
File

ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT is made and entered into by and between the **City of Rockwall, Texas**, hereinafter referred to as "City", and **Birkhoff, Hendricks & Carter, L.L.P. Professional Engineers**, hereinafter referred to as "Engineer", to be effective from and after the date as provided herein.

W I T N E S S E T H:

WHEREAS, the City desires to engage the services of the Engineer to **Update the 2013 Water Distribution System and 2013 Wastewater Collection System Master Plans and Update the Water and Wastewater Impact Fee**, for the City of Rockwall, Rockwall County, Texas, hereinafter referred to as the "Project"; and

WHEREAS, the Engineer desires to render such engineering services for the City under the terms and conditions provided herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the convenants contained herein, and for the mutual benefits to be obtained hereby, the parties hereto agree as follows:

I. Employment of the Engineer

The City hereby agrees to retain the Engineer to perform professional engineering services in connection with the Project; Engineer agrees to perform such services in accordance with the terms and condition of this Agreement.

II. Scope of Services

The parties agree that Engineer shall perform such services as are set forth and described in Exhibits "A" and "B", which is attached hereto and thereby made a part of this Agreement. The parties understand and agree that deviations or modifications, in the form of written changes may be authorized from time to time by the City.

III. Schedule of Work

The Engineer agrees to commence services immediately upon execution of this Agreement, and to proceed diligently with said service to completion as described in the Completion Schedule attached hereto as Exhibit "F" and thereby made a part of this Agreement.

IV. Compensation and Method of Payment

The parties agree that Engineer shall be compensated for all services provided pursuant to this Agreement in the amount and manner described and set forth in the Compensation Schedule attached hereto as Exhibits "D" and "E" and thereby made a part of this Agreement. Engineer further agrees that it will prepare and present such monthly progress reports and itemized statements as are described in said Exhibits "D" and "E". City agrees to pay invoices upon receipt.

V. Information to be Provided by the City

The City agrees to furnish, if available, all information as outlined in Exhibit "A", Part D.

VI. Insurance

Engineer agrees to procure and maintain for the duration of the contract Professional Liability Insurance, Worker's Compensation, General Liability and Automobile Insurance.

VII. Assignment and Subletting

The Engineer agrees that neither this Agreement nor the services to be performed hereunder will be assigned or sublet without the prior written consent of the City. The Engineer further agrees that the assignment or subletting of any portion or feature of the work or materials required in the performance of this Agreement shall not relieve the Engineer from its full obligations to the City as provided by this Agreement.

VIII. Audits and Records

The Engineer agrees that at any time during normal business hours and as often as City may deem necessary, Engineer shall make available to representatives of the City for examination all of its records with respect to all matters covered by this Agreement, and will permit such representatives of the City to audit, examine, and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, conditions of employment and other

data relating to all matters covered by this Agreement, all for a period of one year from the date of final settlement of this Agreement or for such other or longer period, if any, as may be required by applicable statute or other lawful requirement.

IX. Contract Termination

The parties agree that City or the Engineer shall have the right to terminate this Agreement without cause upon thirty (30) days written notice to the other. In the event of such termination without cause, Engineer shall deliver to City all finished or unfinished documents, data, studies, surveys, drawings, maps, models, reports photographs or other items prepared by Engineer in connection with this Agreement. Engineer shall be entitled to compensation for any and all services completed to the satisfaction of City in accordance with the provisions of this Agreement prior to termination.

X. Engineer's Opinion of Cost

The parties recognize and agree that any and all opinions of cost prepared by Engineer in connection with the Project represent the best judgment of Engineer as a design professional familiar with the construction industry, but that the Engineer does not guarantee that any bids solicited or received in connection with the Project will not vary from the opinion by the Engineer.

XI. Ownership of Documents

Original reports and maps are the property of the Engineer; however, the Project is the property of the City. City shall be furnished with such reproductions of maps, exhibits, databases and reports. Upon completion of the services or any earlier termination of this Agreement under Article IX. The electronic files will be provided based on the following conditions:

A. The electronic files are compatible with AutoCAD 2010, H2ONET Water 11.0, Infosewer 7.0, and MS Office operating on an IBM compatible PC using Windows 2007.

B. Engineer does not make any warranty as to the compatibility of these files beyond the specified release of the above stated software.

C. Because data stored on electronic media can deteriorate undetected or be modified, the Owner agrees that the Engineer will not be held liable for completeness or correctness of electronic media after an acceptance period of thirty days after delivery of these files.

D. The electronic files are instruments of our service. Where there is a conflict between the hard copy drawings and the electronic files, the hard copy files will govern in all cases.

E. Both parties acknowledge mutual non-exclusive ownership of the electronic files and each party may use, alter, modify or delete the files without consequence to the other party.

F. All electronic files provided to the Owner will not contain engineer's seal, handwritten dates and signatures.

XII. Complete Contract

This Agreement, including the exhibits hereto numbered "A" through "F" constitute the entire agreement by and between the parties regarding the subject matter hereof.

XIII. Mailing of Notices

Unless instructed otherwise in writing, Engineer agrees that all notices or communications to City permitted or required under this Agreement shall be addressed to City at the following address:

City Engineer
City of Rockwall
P.O. Box 638
Rockwall, Texas 75189

City agrees that all notices or communications to Engineer permitted or required under this Agreement shall be addressed to Engineer at the following address:

Matt Hickey, P.E.
Birkhoff, Hendricks & Carter, L.L.P.
11910 Greenville Avenue, #600
Dallas, Texas 75243
Phone: (214) 361-7900

All notices or communications required to be given in writing by one party or the other shall be considered as having been given to the addressee on the date such notice or communication is posted by the sending party.

XIV. Contract Amendments

This Agreement may be amended only by the mutual agreement of the parties expressed in writing.

XV. Effective Date

This Agreement shall be effective from and after execution by both parties hereto.

WITNESS OUR HANDS AND SEALS on the date indicated below.

CITY OF ROCKWALL, TEXAS

By: _____
City Manager

ATTEST:

By: _____ Date: _____

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS:

By: _____
Matt Hickey, P.E., Partner

Date: June 4, 2018

EXHIBIT "A"

BASIC SERVICES

Part A Water Demand Study

1) Evaluate the, maximum daily, maximum hourly and minimum hourly water system demands based on the following 2017 Data and future 2018 data:

   a) Water records provided by the City, including monthly metering consumption by metering cycle, hourly discharge pumping records, hourly elevated storage tank level data, and meter data (including NTMWD supply meters), wholesale customer meters and any unique water demand customers within the distribution system. Hourly discharge meter pumping records and hourly elevated storage tank level data to be provided from the City's SCADA system in Excel format for July, August and September 2017 and 2018.

   b) Review summer non-residential gallon per acre water usage from City provided water billings. Review golf courses, athletic fields, parks, commercial and industrial user's water billing consumption.

   c) Review multi-family water usage based on water billings provided by the City for existing multi-family developments in each pressure plane.

   d) Calculate maximum daily and maximum hourly residential per-capita demand rates for the 698.75, and 780 Service Areas. The calculated per-capita rates will be reviewed with the City to determine design per-capita rates to be applied to the Water Distribution Master Plan.

Part B Water Distribution System Master Plan Update

1. Add water lines to the model at the City's direction and as required to properly evaluate the system. Generally, lines of 12-inch and diameter will be modeled. Smaller diameter lines will be evaluated as needed to evaluate a specific area, complete loops, or as requested by the City.

2. Modify the layout to reflect alignments of waterlines as they are constructed and in relation with the current City of Rockwall GIS Shape File water line layers.

3. Update existing scenario pump controls to match City pump settings.

4. Update the demand and population spreadsheets, based on existing and projected land use assumptions as ***provided by the City of Rockwall.***

5. Analyze existing and possible future North Texas Municipal Water District (NTMWD) supply delivery points. Coordinate with NTMWD 10-year and buildout maximum daily demand supply projections.

6. Run model and analyze model results to check facility sizes, line sizes, and operation of elevated storage.

7. Complete a fire flow analysis for the existing and buildout models durning maximum daily demand conditions.

8. Prepare a 10-year Capital Improvement Plan (CIP) and meet with the City to review and comment on the CIP.

9. Update the 2013 Master Plan Map

10. Evaluate and make recommendations for system improvements for the existing (2018) system, 10-year (2028) system and the buildout system.

11. Prepare Master Plan report, 10-year CIP and fire flow analysis reports.

Part C **<u>Wastewater Collection System Master Plan Update</u>**

1. Update the City's Wastewater Collection System Master Plan model data including, lift stations, force mains, trunk lines and manhole loadings.

2. Add trunk lines, lift stations or force mains to the model at the City's direction and as required to properly evaluate the system. Generally, major basin trunk lines 10-inches in diameter or greater and lift stations will be modeled. Smaller sub-basin or collection lines will be evaluated as needed to evaluate a specific area or as requested by the City.

3. Modify the layout to reflect alignments of wastewater lines as they are constructed and in relation with the current City of Rockwall GIS shape file sewer line layers.

4. Update the wastewater loading and population spreadsheets, based on existing and projected land use assumptions as ***provided by the City of Rockwall.*** Inflow and Infiltration (I/I) rates will be based on typical I/I rates from the 2013 wastewater flow monitoring analysis and new NTMWD flow data, if available.

5. Confirm model assumptions based on new NTMWD flow data.

6. Run model and analyze results to check trunk line size and flow capacities.

7. Prepare a 10-year Capital Improvement Plan (CIP) for and meet with the City to review and comment on the CIP.

8. Update the 2013 Master Plan map.

9. Evaluate and make recommendations for system improvements for the existing (2018) system, 10-year (2028) system and the buildout system.

10. Prepare Master Plan report and 10-year CIP report.

Part D **<u>Water and Wastewater Impact Fee Update</u>**

1. Impact Fee to include City's waterlines, pump stations, ground storage reservoirs elevated storage tanks, wastewater trunk lines and lift stations. The water and wastewater impact fees will be based on a single Planning boundary.
2. Review the water and wastewater capital improvement projects included in the last impact fee report.
3. Review, update, and add where necessary, capital projects eligible for recovery in the impact fee program.
4. Develop impact fee models for the years 2018 and 2028 based on population and land use absorption provided by the City. Water models will be 72-hour extended period simulation models for maximum hourly demand conditions. Wastewater Models will be 48-hour extended period simulation models for peak flow loadings. Impact fee models will be compared to the Master Plan buildout models to determine excess capacity in impact fee water and wastewater lines and facilities.
5. Inventory new and existing water and wastewater projects eligible for the impact fee program.
6. Development of a 10-year capital improvement program responding to growth in the land use assumptions, including opinions of probable costs and implementation

schedule. The 10-year capital improvement program will be based on land use and growth assumptions ***provided by the City of Rockwall***.

7. For each CIP project identified, analyze the capacity currently utilized, total capacity available, the capacity utilized over the impact fee period.
8. Review of the existing living unit equivalent (LUE) for the impact fee. Update water meter equivalency based on latest AWWA standards for water meters. Existing water meter counts, by size and classified as domestic or irrigation, shall be ***provided by the City of Rockwall***.
9. Calculate the water and wastewater impact fee based on the list of projects eligible for recovery, actual or estimated construction cost of existing projects, projected cost of projects on the 10-year C.I.P, living unit equivalent and the utilized capacity of the facilities during the 10-year period.
10. Prepare a water and wastewater impact fee report that includes Land Use Assumptions, schedules, opinions of probable costs, capacity tabulations, and capital improvement program exhibits.
11. Coordinate information and findings with city staff.
12. Attend up to six meetings to discuss project approach, project identification, study findings, interim reports and final conclusions and recommendations.
13. Establish project schedule for adoption of updated impact fee by City Council.

Part E **Information to Be Provided By City**

The following information is to be provided by the City, if available.

1. Hourly discharge meter pumping and elevated storage tank level records (Excel Electronic File) July through September 2017 & 2018 for the water demand study.
2. Number of domestic and irrigation water meters per service area. For multifamily developments, the number of meters and the actual number of apartment units those meters serve will need to be provided.
3. Billing records of golf courses, athletic fields, parks, commercial / industrial users for July, August and September 2017 & 2018.
4. Electronic base map of streets and parcels.
5. Electronic base map of waterlines and sewer lines, and/or hard copy map.

6. Construction plans or record drawings of pump stations, storage facilities and wastewater trunk lines, if requested

7. Pump curves or pump and motor data plate information, if requested and available.

8. Current Land Use Map (comprehensive plan)

9. Land Use Assumptions prepared by City of Rockwall Planning Department or Consultant shall include:

   The Capital Improvement Plan (CIP) is required to be based upon a set of adopted Land Use Assumptions (LUA) which includes a "description of the service area(s) and projections of changes in land use, densities, intensities, and population in the service area over at least a ten-year period, including:

   - Determination of Planning Boundary
   - Ten-year population and growth projections; and
   - Discussion of an ultimate or "build-out" development scenario.

   The preparation of the LUA should be based on the recommendations contained in the Comprehensive Plan. Where possible, planners will utilize data generated during the City's comprehensive planning process.

i) Create Impact Fee Service Zones

The City Planner will work with the Engineering Consultants to develop the service zone for the City and any applicable ETJ where Impact Fees may be applied. For water and wastewater impact fees a single service area can be utilized and the planning boundary can be extended to the Extraterritorial Jurisdiction (ETJ).

ii) Prepare Existing Land Use Assumptions Database

The City Planner shall prepare the existing land use data base, population and employment estimates in a format suitable for use in the impact fee program. The information will be presented in an Excel file in tabular format with an explanation of the methodology in a technical memorandum for initial discussion purposes.

iii) Prepare Ten-Year Growth Assumptions

a) The City Planner will prepare ten (10) year growth projections by acres, and other categories as required by the Project Engineer, for the service zones as delineated in i) – Create Impact Fee Service Zones. The growth projections will be coordinated with the City's Comprehensive Future Land Use Plan. The projection

will be presented to the City with alternate growth scenarios. The City Planner will recommend a preferred growth assumption based upon applicability for calculating impact fees.

b) Ultimate or holding capacity projections will also be prepared, as necessary. Projections will also be made for housing units and other categories as requested by the Engineer.

c) The projections will be presented to the staff in the form of a technical memorandum for initial discussion purposes.

iv) Land Use Assumption Report

After the City has reviewed the preliminary recommendations made by the City Planner, a summary report suitable for meeting the requirements of Chapter 395 will be prepared by the City Planning Dept. or Consultant. The document will include:

a) Service Zone Map

b) Documentation or Methodology for:
- Existing land use compilation
- Ten-year growth projections
- Ultimate/holding capacity determinations

c) Land use, population and employment assumption table(s) showing the above projections.

EXHIBIT "B"

SPECIAL SERVICES

Part F **Deliverables**

1. Present the findings to the City staff, Impact Fee Advisory Committee and City Council.

2. Deliver (5) copies of preliminary reports for the Water Distribution System and Wastewater Collection System master plans and (5) copies of preliminary report for Impact Fees for City staff review.

3. Prepare and deliver one unbound original copy of the final Water Distribution System Master Plan report, Wastewater Collection System Master Plan report and Water and Wastewater Impact Fee report. The reports will be capable of reproduction by the City.

4. Provide 20 copies of final impact fee report (bound).

5. Prepare and deliver five (5) bound copies of the final Water Distribution System Master Plan Report and Wastewater Collection System Master Plan, including methodology of the analysis, recommendations, schedules, probable cost for system improvements, and hydraulic results printouts and 2000 scale maps.

6. Provide 25 copies of above the final Water Distribution System Master Plan Report and Wastewater Collection System Master Plan reports without hydraulic results printouts nor the 2000 scale maps. Include 8½" x 11" maps in these reports.

7. Prepare and deliver twenty (10) 1" =2000' scale color maps of the Water Distribution System Master Plan Map and Wastewater Collection System Map.

8. Deliver electronic files of the report and exhibits in PDF file format.

9. Present the findings to the City staff and City Council.

10. Provide one copy each of the color water distribution system and wastewater collection system master plan maps mounted on gator board with clear seal for dry erase markers.

Exhibit "C" to Agreement between the City of Rockwall, Texas (CITY) and Birkhoff, Hendricks & Carter, L.L.P, (ENGINEER) for Professional Services:

Dated _____, 2018

EXHIBIT "C"

EXCLUSIONS

The intent of this scope of services is to include only the services specifically listed in Attachments "A" and "B" and none others. Services specifically excluded from the scope of services include, but are not necessarily limited to the following:

1) Fiduciary responsibility to the City.
2) Inclusion of NTMWD system components in Impact Fee CIP and fee calculation
3) Model calibration
4) Preparation of land use assumptions
5) Preparation of Planning Boundary
6) Wastewater flow monitoring or I/I Study
7) Water system pressure or flow monitoring
8) Water Quality Analysis

EXHIBIT "D"

PAYMENT SCHEDULE FOR BASIC SERVICES

Compensation for engineering services under Exhibit A, Basic Services Part A, B C and D, shall be on a lump sum basis. The tabulation below establishes the not to exceed amount for each category of contract service:

Contract Part	Amount
Part A - Water Demand Study	$16,800.00(lump sum)
Part B – Water Distribution Master Plan	$36,925.00(lump sum)
Part C – Wastewater Master Plan	$35,900.00(lump sum)
Part D - Water & Wastewater Impact Fee Update	$41,900.00(lump sum)
Total Not to Exceed Amount (Basic Services)	**$131,525.00**

Invoices will be posted monthly based upon estimate of work complete for Basic Services Parts A, B and C. Payment is due upon receipt of invoice.

EXHIBIT "E"

PAYMENT SCHEDULE FOR SPECIAL SERVICES

Compensation for engineering services under Exhibit B, Special Services, shall be at salary cost times 2.40, with expenses at actual invoice amount times 1.15. We recommend the City Budget $3,000.00 for reproduction of deliverables.

Invoices will be posted monthly based upon estimate of work complete for Special Services based on hourly expenditures and expenses. Payment is due upon receipt of invoice.

EXHIBIT "F"

PROJECT SCHEDULE
MASTER PLANS

Per Capita Water Analysis	July – October 2018
Water and Wastewater Master Plan	* 6 Months
Impact Fee	* 6 Months

* The Water and Wastewater Master Plans and Impact Fee Update schedules will be developed and translated to dates once the City establishes a projected date of completion for the Land Use Assumptions. The proposed updated schedule will be included into this contract by a future Supplemental Agreement.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

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

FROM: David Gonzales, *Senior Planner*

DATE: June 18, 2018

SUBJECT: MIS2018-013; Reinhardt Elementary School – *Alternative Tree Mitigation Settle Agremment*

The applicant, Michael Ramsey of Ramsey Landscape Architects, has submitted a revised treescape plan for Reinhardt Elementary School. It should be noted that a treescape plan was approved in conjunction with the approval of a site plan [*SP2018-005*] on March 19, 2018. At the time of approval of the site plan, the total mitigation balance due was 346-caliper inches. Due to a minor change in the location of the building footprint, this shift has created a necessity to remove additional trees from the site, which has increased the mitigation balance by 142-caliper inches. The total mitigation balance due is 488-caliper inches. The applicant has indicated that they have exhausted every remedy available in order to satisfy the tree mitigation balance -- a) provide additional trees on site, b) petition the Parks and Recreations Department to accept the trees (*i.e. 163 – three (3)-inch caliper trees*), or c) purchase preservation credits equal to 20% of the balance (*i.e. 97.6 caliper inches at $100 per caliper inch = $9,760*). This option would leave a balance of 390.4 caliper inches or 130 – three (3)-inch caliper trees). Rockwall ISD prefers to settle the total mitigation balance due of 488-caliper inches through an *Alternative Tree Mitigation Settlement Agreement* by paying into the *City's Tree Mitigation Fund* the full amount due of $48,800 (*i.e. 488-caliper inches x $100 per inch = $48,800*).

According to *Section 7*, Alternative Tree Mitigation Settlement Agreement, of *Article X*, of the *Unified Development Code* (UDC), the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an Alternative Tree Mitigation Settlement Agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the *City's Tree Mitigation Fund* and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.

On June 12, 2018 the Planning and Zoning Commission unanimously approved a motion to recommend approval of the *Alternative Tree Mitigation Settlement Agreement* by a vote of 6 to 0 with one (1) vacancy. Attached to this memo is the applicant's letter of request, the revised treescape plan and landscape plan. The approval of the applicant's request is a discretionary decision for the City Council.

RAMSEY LANDSCAPE ARCHITECTS, LLC

Landscape Architecture & Construction Management

June 6, 2018

David Gonzales
City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

Re: New Reinhardt Elementary School - Case No. SP2018-005

Dear Mr. Gonzales,

Rockwall ISD would prefer to pay off all the remaining existing tree mitigation inches owed for the site in lieu of planting trees elsewhere in the city. We have exhausted our locations for any additional new trees on our site.

It is our understanding that since this exceeds the 20% maximum of mitigation pay off allowed, that it will need to go before city council. We would like to be on the June 18 council agenda for this matter. The calculation below is our understanding of the remaining mitigation:

Total mitigation inches on site	726
New inches planted on site	196
Preservation credit inches	42
Mitigation inches remaining	488

New trees planted on site makes mitigation pay off $100.00 per inch.
488 Inches x $100.00 = $48,800.00to total pay off required.

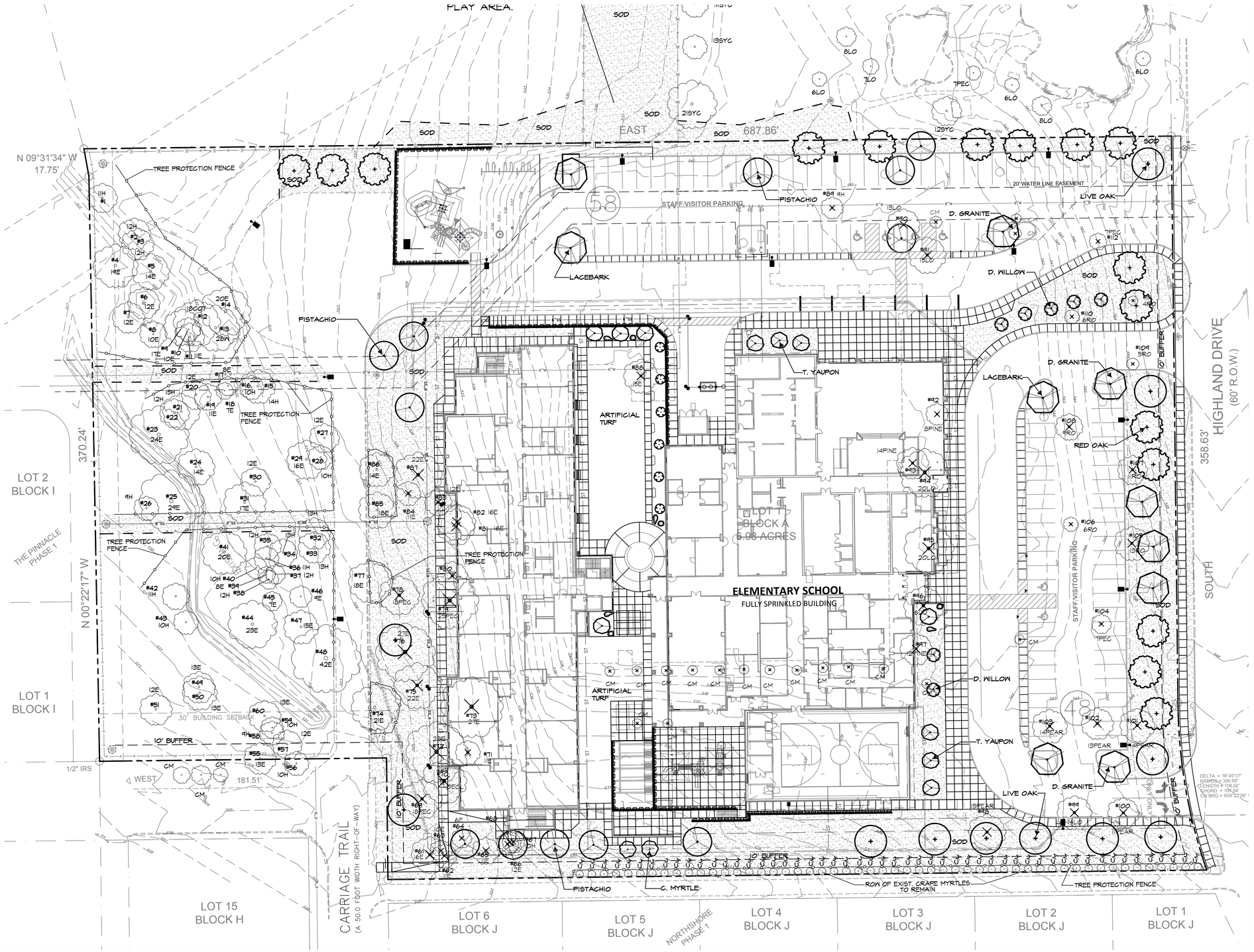
Sincerely,

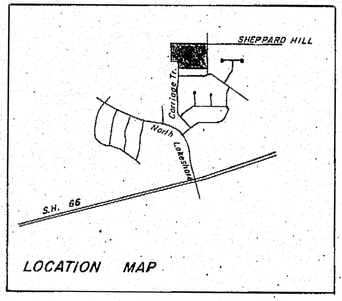
Ramsey Landscape Architects



Michael Ramsey

11914 Wishing Well Ct. ▪ Frisco, Texas 75035 ▪ Phone (972) 335-0889 ▪ Fax (469) 362-5433





VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

EXISTING ZONING	SF-10
PROPOSED ZONING	SF-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	304,169 SQ. FT. OR 6.983 ACRES
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR (UPPER LEVEL)	64,800 SF
PROPOSED SECOND FLOOR	23,200 SF
TOTAL BUILDING AREA	88,000 SF
TOTAL FLOOR AREA (FIRST FLOOR)	64,800 SF
LOT COVERAGE	64,800 SF / 304,169 SF = 21.3%
FLOOR AREA RATIO	0.21 : 1
TOTAL IMPERVIOUS COVERAGE	191,432 SF OR 4.395 ACRES
CLASSROOM BUILDING HEIGHT - AREA A	38'-0" (2 STORY) "MEASURED TO PARAPET"

PARKING REQUIREMENTS

HOME ROOM - CLASSROOMS	28 CLASSROOMS	
2.5 PER HOMEROOM CLASSROOMS	70 SPACES REQUIRED	
STUDENTS (K-6TH)	750 STUDENTS	
PARKING PROVIDED		
PARKING ELEMENTARY SCHOOL	(9.0' X 20.0')	74 SPACES
	(9.0' X 18.0')	27 SPACES
	HC SPACES	5 SPACES
TOTAL PARKING PROVIDED		106 SPACES

REF. SHEET TS2.1
TREESCAPE TREE CHART

EXISTING TREE LEGEND	
8LO #2	EXISTING TREE TO BE SAVED
10LO #17	EXISTING TREE TO BE REMOVED

Case No. SP2018-005

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

New Reinhardt Elementary School
REINHARDT ELEMENTARY REPLACEMENT
SCHOOL/ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

TREESCAPE PLAN

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
04/02/18

ISSUES/
REVISIONS

DATE: 04/02/2018
SCALE: 1"=30'

SHEET No.
TS1.1

50

EXISTING TREE CHART

TREE #	SIZE	TYPE	DEM/SAVE	MITIGATE	CREDIT	MITIGATE
1	11	HACKBERRY	SAVE	-	-	0"
2	12	HACKBERRY	SAVE	-	-	0"
3	12	HACKBERRY	SAVE	-	-	0"
4	19	ELM	SAVE	-	-	0"
5	14	ELM	SAVE	-	-	0"
6	12	ELM	SAVE	-	-	0"
7	12	ELM	SAVE	-	-	0"
8	10	ELM	SAVE	-	-	0"
9	17	ELM	SAVE	-	-	0"
10	10	ELM	SAVE	-	-	0"
11	11	ELM	SAVE	-	-	0"
12	18	COTTONWOOD	SAVE	-	-	0"
13	28	WILLOW	SAVE	-	-	0"
14	20	ELM	SAVE	-	-	0"
15	14	HACKBERRY	SAVE	-	-	0"
16	10	HACKBERRY	SAVE	-	-	0"
17	8	ELM	SAVE	-	-	0"
18	7	ELM	SAVE	-	-	0"
19	11	ELM	SAVE	-	-	0"
20	12	ELM	SAVE	-	-	0"
21	15	HACKBERRY	SAVE	-	-	0"
22	12	HACKBERRY	SAVE	-	-	0"
23	24	ELM	SAVE	-	-	0"
24	14	ELM	SAVE	-	-	0"
25	10"	ELM	SAVE	-	-	0"
26	9	HACKBERRY	SAVE	-	-	0"
27	12	ELM	SAVE	-	-	0"
28	10	HACKBERRY	SAVE	-	-	0"
29	16	ELM	SAVE	-	-	0"
30	12	ELM	SAVE	-	-	0"
31	17	ELM	SAVE	-	-	0"
32	13	HACKBERRY	SAVE	-	-	0"
33	13	HACKBERRY	SAVE	-	-	0"
34	13	HACKBERRY	SAVE	-	-	0"
35	12	HACKBERRY	SAVE	-	-	0"
36	11	HACKBERRY	SAVE	-	-	0"
37	12	HACKBERRY	SAVE	-	-	0"
38	12	HACKBERRY	SAVE	-	-	0"
39	8	ELM	SAVE	-	-	0"
40	10	HACKBERRY	SAVE	-	-	0"
41	20	ELM	SAVE	-	-	0"
42	11	HACKBERRY	SAVE	-	-	0"
43	10	HACKBERRY	SAVE	-	-	0"
44	23	ELM	SAVE	-	-	0"
45	7	ELM	SAVE	-	-	0"
46	9	ELM	SAVE	-	-	0"
47	15	ELM	SAVE	-	-	0"
48	42	ELM	SAVE	-	+42	0"
49	13	ELM	SAVE	-	-	0"
50	13	ELM	SAVE	-	-	0"
51	12	ELM	SAVE	-	-	0"
52	3	C.MYRTLE	SAVE	-	-	0"
53	3	C.MYRTLE	SAVE	-	-	0"
54	3	C.MYRTLE	SAVE	-	-	0"
55	13	ELM	SAVE	-	-	0"
56	10	HACKBERRY	SAVE	-	-	0"
57	12	HACKBERRY	SAVE	-	-	0"
58	9	HACKBERRY	SAVE	-	-	0"
59	10	HACKBERRY	SAVE	-	-	0"
60	13	ELM	SAVE	-	-	0"
61	16	ELM	DEMO	-16	-	0"
62	11	ELM	DEMO	-11	-	0"
63	10	ELM	DEMO	-10	-	0"
64	6	ELM	DEMO	-6	-	0"
65	11	ELM	DEMO	-11	-	0"
66	12	ELM	DEMO	-12	-	0"
67	10	HACKBERRY	DEMO	0	-	0"
68	11	ELM	DEMO	-11	-	0"
69	18	PECAN	DEMO	-18	-	0"
70	22	ELM	DEMO	-22	-	0"
71	11	ELM	DEMO	-11	-	0"
72	28	ELM	DEMO	-56	-	0"
73	27	ELM	DEMO	-54	-	0"
74	21	ELM	SAVE	-	-	0"
75	22	ELM	DEMO	-22	-	0"
76	27	ELM	DEMO	-54	-	0"
77	18	ELM	SAVE	-	-	0"
78	18	PECAN	DEMO	-18	-	0"
79	25	PECAN	DEMO	-25	-	0"
80	13	HACKBERRY	DEMO	-7	-	0"
81	16	ELM	DEMO	-16	-	0"
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84	11	ELM	SAVE	-11	-	0"
85	18	ELM	SAVE	-	-	0"
86	14	ELM	SAVE	-	-	0"
87	22	ELM	SAVE	-22	-	0"
88	15	ELM	DEMO	-15	-	0"
89	9	HACKBERRY	DEMO	0	-	0"
90	13	LIVE OAK	DEMO	-13	-	0"
91	15	LIVE OAK	DEMO	-15	-	0"
92	8	PINE	DEMO	-8	-	0"
93	14	PINE	DEMO	-14	-	0"
94	20	LIVE OAK	DEMO	-20	-	0"
95	20	LIVE OAK	DEMO	-20	-	0"
96	16	LIVE OAK	DEMO	-16	-	0"
97	12	PINE	DEMO	-12	-	0"
98	15	PEAR	DEMO	-15	-	0"
99	14	LIVE OAK	DEMO	-14	-	0"
100	11	PEAR	DEMO	-11	-	0"
101	14	PEAR	DEMO	-14	-	0"
102	13	PEAR	DEMO	-13	-	0"
103	14	PEAR	DEMO	-14	-	0"
104	7	PECAN	DEMO	-7	-	0"
105	13	RED OAK	DEMO	-13	-	0"
106	6	RED OAK	DEMO	-6	-	0"
107	11	RED OAK	DEMO	-11	-	0"
108	9	RED OAK	DEMO	-9	-	0"
109	5	RED OAK	DEMO	-5	-	0"
110	6	RED OAK	DEMO	-6	-	0"
111	4	RED OAK	DEMO	-4	-	0"
112	7	PECAN	DEMO	-7	-	0"
				MITIGATE	CREDIT	
				-726	+42	
PROPOSED TREES (49 X 4" =)						+196"

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
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New Reinhardt Elementary School
REINHARDT ELEMENTARY REPLACEMENT
SCHOOL/ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

TREESCAPE CHART



04/02/18

ISSUES/
REVISIONS

DATE: 04/02/2018
SCALE: 1"=30'

SHEET No.
TS2.1

Case No. SP2018-005

51

SCARIFY AREA INSIDE FENCE TO LOOSEN SOIL, LEVEL AREAS, SLOPE TO DRAIN AND SOD PLAY AREA.

CITY OF ROCKWALL
VOLUME 173, PAGE 432
D.R.R.C.T.

EAST 687.86'

N 09°31'34" W
17.75'

TREE PROTECTION FENCE

STAFF/VISITOR PARKING

PISTACHIO

LACEBARK

D. GRANITE

D. WILLOW

LIVE OAK

20' WATER LINE EASEMENT

T. YAUPON

ARTIFICIAL TURF

LOT 1
BLOCK A
6.98 ACRES

ELEMENTARY SCHOOL
FULLY SPRINKLED BUILDING

SEE ENLARGEMENT
SHEET L1.2

HIGHLAND DRIVE
(60' R.O.W.)

358.63'

SOUTH

RED OAK

10' BUFFER

ONE WAY

RING ROAD

DELTA = 18°45'17"
RADIUS = 330.00'
LENGTH = 108.02'
CHORD = 107.54'
CH BRG = S09°22'39"

RED OAK

C. MYRTLE

ROW OF EXIST. CRAPE MYRTLES TO REMAIN

LOT 2
BLOCK I

LOT 1
BLOCK I

370.24'

N 00°22'17" W

THE PINNACLE PHASE 1

30' BUILDING SETBACK

1/2" IRS

WEST 181.51'

CM

CARRIAGE TRAIL
(A 50.0 FOOT WIDTH RIGHT-OF-WAY)

LOT 15
BLOCK H

LOT 6
BLOCK J

LOT 5
BLOCK J

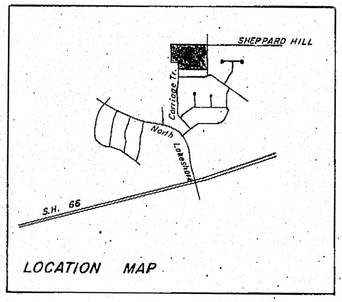
NORTHSHORE PHASE 1

LOT 4
BLOCK J

LOT 3
BLOCK J

LOT 2
BLOCK J

LOT 1
BLOCK J



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

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PARKING REQUIREMENTS

HOME ROOM - CLASSROOMS	28 CLASSROOMS	
2.5 PER HOMEROOM CLASSROOMS	70 SPACES REQUIRED	
STUDENTS (K-6TH)	750 STUDENTS	
PARKING PROVIDED		
PARKING ELEMENTARY SCHOOL	(9.0' X 20.0')	74 SPACES
	(9.0' X 18.0')	27 SPACES
	HC SPACES	5 SPACES
TOTAL PARKING PROVIDED		106 SPACES

REF. SHEET L2.1
FOR LANDSCAPE LEGEND AND LANDSCAPE TABULATIONS

OWNER
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0605

0 30 60
SCALE: 1" = 30'-0"

Case No. SP2018-005

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

New Reinhardt Elementary School
REINHARDT ELEMENTARY REPLACEMENT
SCHOOLROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

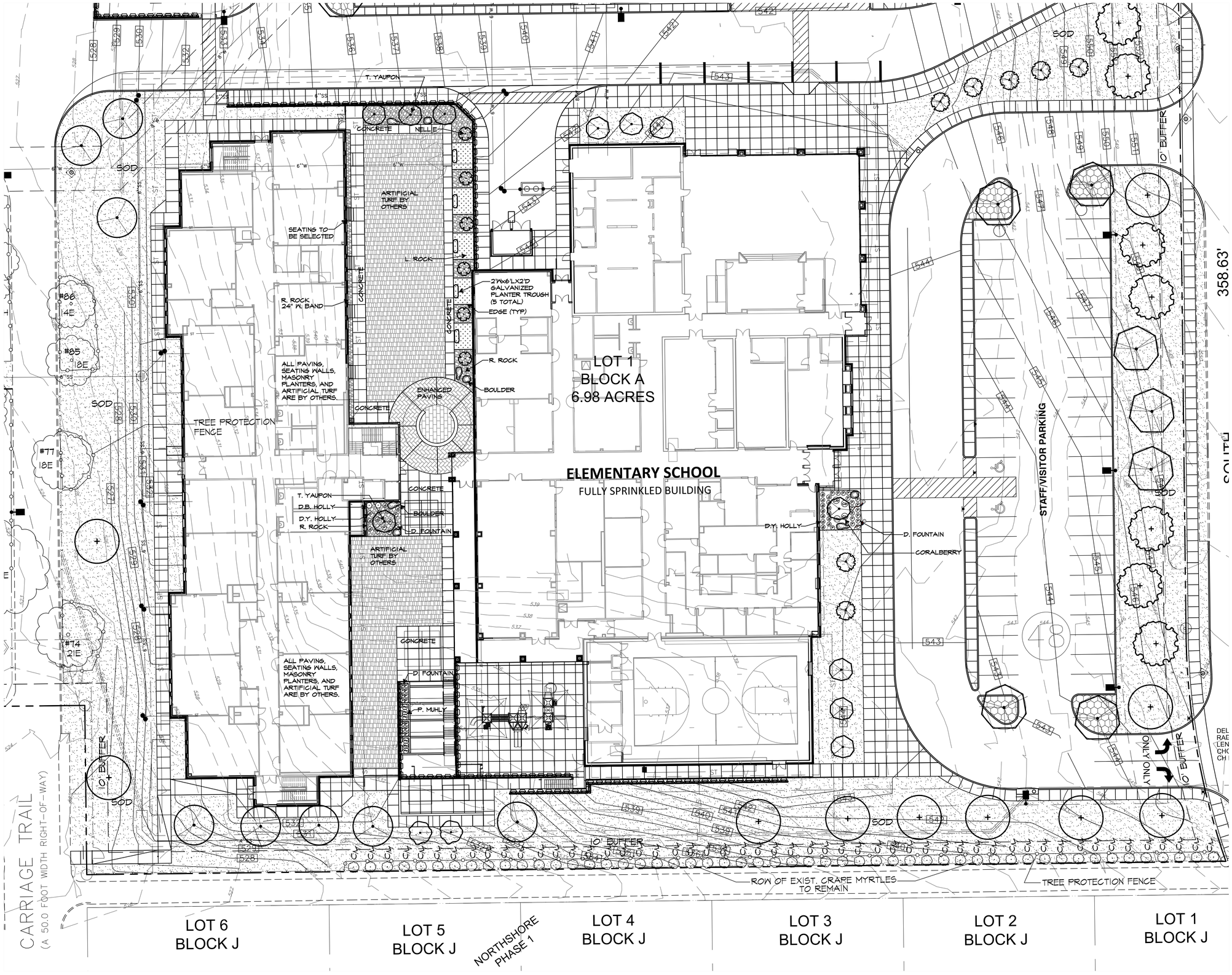
LANDSCAPE PLAN

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
04/02/18

ISSUES/
REVISIONS

DATE: 04/02/2018
SCALE: 1"=30'

SHEET No.
L1.1



Case No. SP2018-005

RAMSEY LANDSCAPE ARCHITECTS, LLC
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ROCKWALL, TEXAS

LANDSCAPE PLAN ENLARGEMENT

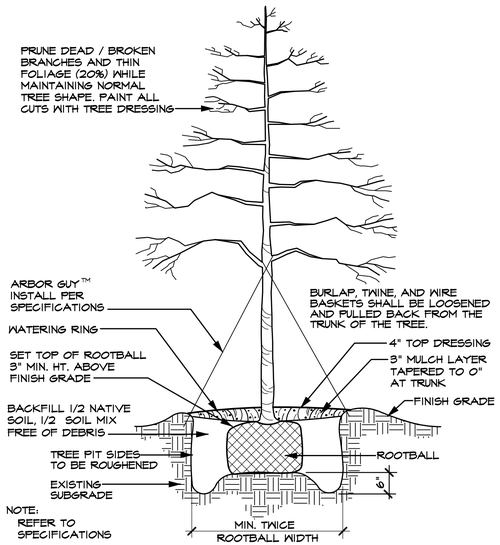
STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
04/02/18

ISSUES/
REVISIONS

DATE: 04/02/2018
SCALE: 1"=20'

SHEET No.
L1.2

53



TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.

LANDSCAPE TABULATIONS

LANDSCAPE BUFFER STRIP

10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL, IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.

SOUTH RESIDENTIAL BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER

STREET LANDSCAPING

10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, 1 LG. TREE PER 50 LF

EAST STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
EAST BUFFER TREES REQUIRED (466 LF / 50 LF =)	10 TREES
BUFFER PROVIDED	10 TREES

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES	108 SPACES
PARKING LANDSCAPE REQUIRED 34,423 SF X 5% =)	1,721 SF
PARKING LANDSCAPE PROVIDED	2,622 SF

AMOUNT OF LANDSCAPING

% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

SITE AREA	304,310 SF
SITE LANDSCAPE REQUIRED 304,310 SF X 15% =)	45,647 SF
SITE LANDSCAPE PROVIDED	113,580 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(64%) 29,450 SF
SITE IMPERVIOUS AREA	191,432 SF

TREE MITIGATION

MITIGATION INCHES PER TREE TABLE	-726"
PRESERVED CREDIT INCHES PER TREE TABLE	+42"
PROPOSED TREES (49 X 4" =)	+196"
REMAINING INCHES TO BE MITIGATED TO FUND	-488"

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
11	+	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
16	+	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
10		LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
12		PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
7		D. WILLOW	Desert Willow	Chilopsis linearis	5'-6' ht, 4'-5' spread, container
2		C. MYRTLE	Red flowering Crape Myrtle	Lagerstroemia indica 'Cdrolina Beauty'	1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B
11		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 8' Ht./4' spread, container, female - heavy berried tree form, limbed to 4'
6		NELLIE	Tree Nellie R. Stevens Holly	Ilex vomitoria 'Nellie R. Stevens'	6' Ht./3' spread min., container only pyramidal form, full to the ground single straight trunk, bushy, specimen

SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
21	ⓓ	D.Y. HOLLY	Dnarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
2	⊙	D.B. HOLLY	Dnarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
37	Ⓟ	D. FOUNTAIN	Dnarf Fountain Grass	Pennisetum alopecuriodes 'hamlin'	1 gallon
4	ⓒ	CORALBERRY	Coralberry	Symphoricarpos orbiculatus	1 gallon
6	Ⓜ	P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	5 gallon

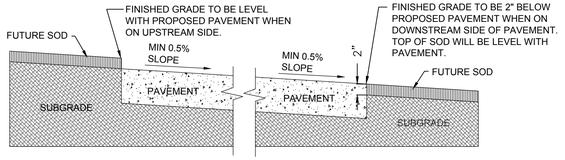
GROUNDCOVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications

MISCELLANEOUS

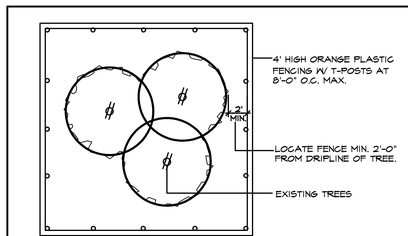
AS SHOWN	———	EDGE	EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY	
AS SHOWN		D. GRANITE	Decomposed Granite	4" THICK COMPACTED DECOMPOSED GRANITE. TO BE FLUSH WITH TOP OF CURB OR ADJACENT PAVEMENT. CENTER CROWNED 3%-5 % FROM EDGE. SEPARATED AT PLANTING AREAS BY EDGING. INSTALL BINDER WITH DECOMPOSED GRANITE. BINDER TO BE "STABILIZER" FROM STABILIZER SOLUTIONS. (800) 336-2468. INSTALL IN 2" LAYERS PER MANUF. REC. PROVIDE BARRIER MAT BELOW GRANITE.
AS SHOWN		R. ROCK	5"-6" size colorado river rock, 6"-7" deep. Separate with edging, filter fabric below. Provide sample.	
AS SHOWN		L. ROCK	1" crushed limestone, 4" deep. Separate with edging, filter fabric below. Provide sample.	
8		BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS	

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

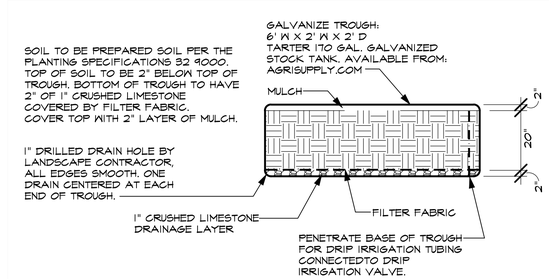
SCALE: N.T.S.



1. EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
2. PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
3. IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

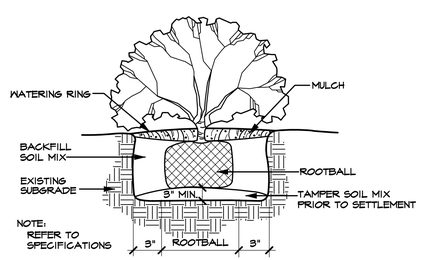
TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.



GALVANIZED PLANTING TROUGH

SCALE: 1/2" = 1'-0"



SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD OR HYDRO PER THE SPECIFICAITONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
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LANDSCAPE DETAILS

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT

04/02/18

ISSUES/ REVISIONS

DATE: 04/02/2018
SCALE: AS SHOWN

SHEET No.
L2.1

Case No. SP2018-005

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From: Brent Nalley
To: Cole, Kristy
Cc:
Subject: Nalley 269 Lonestar Dr. Royse City, TX Annexation Notice
Date: Thursday, June 14, 2018 3:16:41 PM

Kristi,

Thank you for taking my call on Friday afternoon. I had been speaking with David Gonzales in your office who had inquired if council would hear my case regarding my annexation to the City of Rockwall. He affirmed that council would hear my case on 6/18/2108 and directed me to you.

I am formally submitting this request to you as I would like to have a few minutes of council's time on Monday the 18th to outline specifics of my cause. I will have supporting documentation to distribute to the group, but the following is a general outline for the necessity of the meeting:

- There was some miscommunication with the handling of the notice that we received. I am not arguing that I did not receive the notice, however, my wife and I made some poor assumptions as to what was contained in the notice.
- The annexation of our property, at this point, is not voluntary. We do not wish to fall under the city of Rockwall.
    - We do not have city water, we pay for RCH water.
    - We do not have city sewer as we are on septic
    - We do not have city police. We are covered by Rockwall County Sherriff
    - We do not have city fire. We are volunteer fire
    - Most all of the property surrounding has not been annexed or is in McClendon Chisolm. It is very odd that we have been carved out with no services to our benefit
    - My neighbors filed the appropriate paperwork for extension.

In summary, I do not wish to be annexed at this time and it was simply an oversight on our part. This is extremely abnormal and I am formally asking for reconsideration as we have not been officially annexed at this time. Please reach out to me directly should you have any additional questions or concerns. 214 676 3336.

Thank you,

Brent Nalley

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: June 18, 2018

SUBJECT: Appointment with Kelcey and Jami Barnes

Mr. and Mrs. Barnes have requested an appointment with the City Council for the purpose of discussing an extension of an existing 212 Development Agreement for their property at 721 Hanby Lane. The then owners of the property, John and Mary White, originally entered into this agreement on October 18, 2010. In March of 2014, John and Mary White submitted a request to subdivide the property establishing a six (6) acre parcel of land (*i.e. Lot 1, Block A, Barnes Estate*), which -- *per the Rockwall Central Appraisal District* -- was conveyed to Mr. and Mrs. Barnes prior to this process on February 10, 2014. Per the executed 212 Development Agreement, prior to conveying any portion of any property the owners of the property are required to submit a letter to the City 30-days prior to the sale for the purpose of notifying the City of the new ownership. This was the subject of the meeting in October 2013 that is referenced in the applicant's letter; however, no letter was submitted to the City and the notice of sale was not recorded within the 212 Development Agreement case files.

In accordance with the expiration requirements of the 212 Development Agreement, staff sent out a 180-day notice on April 13, 2018 by standard mail and a 150-day second notice on May 3, 2018 to all property owners listed under the original agreement (*included in the attached packet are the letters sent to John and Mary White concerning the subject property*). Upon review of the ownership information in the area, staff noticed that the subject property had been conveyed to new ownership. In response, staff sent notices to the property via standard mail and certified mail on May 14, 2018 notifying the owners of the City Council meeting and the expiration of their agreement (*this letter is included in the attached packet*). The certified notice remains unclaimed. At the May 21, 2018 City Council meeting staff briefed the City Council concerning the status of the 212 Development Agreements, and was directed by the City Council to extend all properties that had submitted a letter requesting an extension for a period of three (3) years and annex the remaining two (2) properties. On June 1, 2018, staff sent out letters via certified mail notifying the properties of the City Council's decision. On May 22, 2018, Mr. Barnes came to City Hall inquiring about why his property was being annexed and what services would be made available to him in the future. Staff informed Mr. Barnes of the City Council's decision to annex the property and told him that a service agreement would be extended to him through the annexation process. Mr. Barnes again contacted staff to setup a meeting to discuss the 212 Development Agreement. Staff met with Mr. and Mrs. Barnes on June 13, 2018, and -- *upon review of all the documentation* -- suggested that they set an appointment with the City Council to request that they be allowed to extend their 212 Development Agreement for a period of three (3) years (*i.e. the same extension offered to other property owners under the agreement*). Staff also contacted the City Attorney to make sure that proper procedure was followed and that the City Council acted within its power concerning the agreement. The City Attorney has reassured

staff that the City is within its rights to annex the property in accordance with the terms of the original agreement, and that any annexation would be voluntary.

In the attached packet staff has included copies of the letters sent to John and Mary White and to Mr. and Mrs. Barnes. In addition, a copy of the original agreement has been provided for City Council's review. Should the City Council have any questions concerning this case staff will be available at the June 18, 2018 meeting to discuss.

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June 13, 2018

City of Rockwall
385 S Goliad Street
Rockwall, Texas 75087

Re: A2018-002: Extension of 212 Development Agreement
Tract: Barnes Estate, block A, Lot 1, Acres 6.00

To Whom It May Concern:

We would like to request to be added to the agenda for the City Council meeting on 6/18/18 in order to request an extension our 212 Development Agreement for Barnes Estate, block A, Lot 1. We feel that we were removed in error.

John and Ginger White spoke with Robert LaCroix and Ryan Miller in person, in the conference room in the basement of the City Hall, in October 2013 to request approval for Kelcey and Jami Barnes (Daughter and son-in-law) to build a single-family home and not to affect the 212 agreement. Robert approved for the home to be built on the property without affecting the 212 agreement.

On 5/18/18 we received the letter regarding the extension of our 212 agreement. Being that it was late notice on Friday evening, we were until to get off work until Tuesday. Kelcey went up to City Hall on Tuesday, 5/22/18 to discuss the letter. He was directed to Ryan Miller which told him that the meeting was last night, and it was already decided that we were annexed.

On 6/5/18 we received another letter stating that 721 Hanby Lane was annexed due to not meeting the 212 agreement. However, we thought that we had done everything that was asked of us plus John and Ginger White had done everything that they were instructed to do.

John and Ginger White received their letter to renew their 212 agreement in April and submitted the appropriate letter for an extension. On 6/8/18, they received their approval letter in the mail. However, we were not notified of the extension until 5/18/18. Please consider allowing us to extend our 212 agreement due to inefficient notification.

Sincerely,

Kelcey and Jami Barnes

June 11, 2018

City of Rockwall
385 S Goliad Street
Rockwall, Texas 75087

Re: A2018-002: Extension of 212 Development Agreement
Tract: Barnes Estate, block A, Lot 1, Acres 6.00

To Whom It May Concern:

We would like to request an extension of the 212 Development Agreement on the above named properties.

Sincerely,

Kelcey and Jami Barnes

20140000000939 1/7 AGREEMENT 01/23/2014 03:54:28 PM

CHAPTER 212 TEXAS LOCAL GOVERNMENT CODE DEVELOPMENT AGREEMENT

This agreement is entered into pursuant to *Section 212.172, Texas Local Government Code* by and between the City of Rockwall, Texas (the *'City'*) and, **JOHN & MARY WHITE**, the property owner(s) of the hereinafter described property (the *'Property'*) in Rockwall County, Texas, sometimes individually or collectively referred to as *'Party'* or *'Parties'*:

> That property described in a deed to **JOHN & MARY WHITE**, which is recorded as *Volume* **364** *Page* **320** of the *Deed Records* of Rockwall County, Texas, and commonly known as *Tax Parcel No.* **0080-0000-0013-02-0R**, which is attached hereto as *Exhibit 'A'*, consisting of approximately **14.610** acres of land.

WHEREAS, the Owner(s) represent(s) that the *Property* is within the City's existing Extraterritorial Jurisdiction (*'ETJ'*), and to the extent that a portion of the *Property* lies outside the City's ETJ, the Owner(s) have voluntarily petitioned for inclusion of such land within the City's ETJ; and

WHEREAS, the *City* has initiated annexation proceedings for the *Property* in accordance with *Texas Local Government Code, Chapter 43*; and

WHEREAS, it is the Owner(s) desire that the *Property* remain in the City's ETJ for the term of this Agreement;

WHEREAS, the Owner(s) and the City acknowledge that this agreement between them is binding upon the City and the Owner(s) and their respective successors and assigns for the term of the agreement;

WHEREAS, the *Rockwall County Appraisal District* records show that the *Property* currently is appraised for ad valorem tax purposes as land for agriculture use pursuant to *Texas Tax Code, Chapter 23.C*; and

WHEREAS, the Owner(s) represent(s) that it is their intention not to develop the *Property* during the term of this agreement; *and*

WHEREAS, the *Texas Local Government Code, Section 43.035* authorizes a property owner and a municipality to enter into an agreement pursuant to *Texas Local Government Code Section, 212.172* for the purposes of retaining land in the municipality's ETJ in exchange for the property owner's covenant not to develop the property and to authorize the municipality to apply development regulations not inconsistent with agricultural use; *and*

WHEREAS, the *Parties* are desirous of entering into an agreement authorized under *Texas Local Government Code, Section 43.035*; and

WHEREAS, this agreement is to be recorded in the *Real Property Records* of *Rockwall County*;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the *Parties* hereto agree as follows:

SECTION 1.

Continuation of ETJ Status. The City guarantees the continuation of the extraterritorial status of the *Property* and agrees not to annex the *Property* for the term of this agreement, as hereinafter defined, and any subsequent renewals as may be agreed upon by the *Parties*, subject, however, to the provisions of this agreement.

SECTION 2.

Development Plan. The Owner(s) covenant and agree that use of the *Property* for the term of this agreement and any extensions agreed to by the *Parties* shall be limited to farm and ranch related uses and customary accessory uses, and single family detached farm or ranch dwellings, provided that no single family dwelling may be located or constructed on a lot smaller than five (5) acres. The property owner may apply to the *City* for division of the land subject to this agreement into parcels each of which is at least five (5) acres in size for the purposes set forth herein without being in violation of this agreement. Such uses and activities constitute the development plan for the *Property* in satisfaction of *Texas Local Government Code, Section 212.172(b).*

SECTION 3.

Governing Regulations.

(A) The following Rockwall regulations shall apply to any development of the *Property*, as may be amended from time to time, provided that the application of such regulations does not result in interference with the use of the land for agricultural purposes and does not prevent the continuation of a use established prior to the effective date of this agreement and which remains lawful at the time the agreement is executed:

(1) The Rockwall *Unified Development Code* [*Ordinance No. 04-38*], as amended; for purposes of evaluating any proposed development of the *Property* under the *Unified Development Code*, the regulations of the lowest intensity single family residential district shall be used.

(2) The *Subdivision Regulations, Chapter 24* of the *Municipal Code of Ordinances* and as amended, together with *Standards of Design and Construction*, City of Rockwall Texas, as supplemented by the *North Central Texas Council of Governments Standard Specifications for Public Works Construction, North Central Texas, 3rd Ed. 1998* (i.e. the *NCTCOG Manual*).

(3) The *Building Codes* [*Ordinance No. 08-03*] adopting:

a. *International Building Code, 2006 Edition* with regional amendments;

b. *International residential Code, 2006 Edition* with regional amendments;

c. *The International Fire Code, 2006 Edition* with regional amendments;

d. *International Plumbing Code, 2006 Edition* with regional amendments;

e. *International Fuel Gas Code, 2006 Edition* with regional amendments;

f. *Rockwall Code of Ordinances, Property Maintenance Code*, with amendments;

g. *International Private Sewage Disposal Code, 2006 Edition* with regional amendments;

h. *Uniform Swimming Pool Code, 2006 Edition* with regional amendments; and

i. *International Energy Conservation Code, 2006 Edition* with regional amendments.

j. *National Electric Code, 2005 Edition* with regional amendments.

k. *Rockwall Code of Ordinances, Fences*, with amendments;

l. *Rockwall Code of Ordinances, Dangerous Buildings*, with amendments;

m. *Rockwall Code of Ordinances, Moving of Buildings*, with amendments.

(4) The *Sign Regulations*, *Section 15-232.C*; *Section 15-233*, *Section 15-234.B.15*; and *Section 5* of *Ordinance No. 10-07*.

(B) If, pursuant to this agreement or following termination of the agreement, portions of the *Property* are annexed to the *City*, the *Parties* further covenant and agree that the use and development of such land thereupon shall be subject to the regulations of the lowest intensity single family residential district and the subdivision regulations then in effect. In the event any portion of the *Property* following annexation is rezoned consistent with the City's approved *Comprehensive Plan*, as may be amended from time to time, the use and development of such land shall be governed by the regulations of the zoning district to which the land is reclassified and the subdivision regulations in effect at the time of approval of such rezoning.

SECTION 4.

Agreement Deemed Void in Part; Voluntary Annexation.

(A) If an Owner files any application for or otherwise commences development of any portion of the *Property* inconsistent with the development plan provided in *Section 2*, *Sections 1 & 3* of this agreement shall become null and void, except as herein expressly provided for.

(B) Thereafter the *City* may initiate annexation of the *Property* pursuant to *Texas Local Government Code, Subchapter C-1*, or other such provisions governing voluntary annexation of land as may then exist. The Owner(s) expressly and irrevocably consent to annexation of the Property under such circumstances. The Owner(s) further agree(s) that such annexation by the *City* shall be deemed voluntary, and not subject to the requirements and procedures for an annexation plan, as required by *Texas Local Government Code, Section 43.052*, or successor statute.

(C) Any development application that is submitted to the *City* for the *Property* during the term of this agreement or during any extension, that is inconsistent with the development plan and governing regulations, shall be denied based upon such plan and governing regulations, which collectively shall constitute regulations in effect at

the time such application is submitted. The Owner(s) expressly waive(s) any vested rights that might otherwise arise under Texas *Local Government Code, Section 43.002* or *Chapter 245*, or successor statute, from the submittal of such inconsistent development application. The Owner(s) further agree that no use commenced or completed on the *Property* that is inconsistent with the development plan shall be considered established or in existence prior to the date that the *City* annexes the *Property* pursuant to this section.

(D) If the City's right to annex, as of the date of this agreement, is in any way diminished by a subsequent act by the Legislature of the State of Texas during the five (5) year period or any additional period, that this agreement is in effect, then such act shall be considered as a voluntary petition to annex.

SECTION 5.

Notice of Sale. Any person who sells or conveys any portion of the *Property* shall, prior to such sale or conveyance, give thirty (30) days written notice of this agreement to the prospective purchaser or grantee. A copy of said notice shall be forwarded to the *City* at the following address:

Attn: City Manager
City of Rockwall
City Hall
305 S. Goliad Street
Rockwall, Texas 75087

SECTION 6.

Recording. This agreement is to run with the *Property* and be recorded in the real property records, Rockwall County, Texas.

SECTION 7.

Severability. Invalidation of any provision of this agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect. It is the intent of the parties that, should it be determined that any portion of the *Property* was outside of the City's then existing ETJ at the time this agreement took effect, the provisions of this agreement shall apply to the remainder of the *Property* located within the City's ETJ.

SECTION 8.

Remedies. This agreement may be enforced by either the Owner(s) or the *City* by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this agreement thereafter. Entry into this agreement by the Owner(s) waive(s) no rights as to matters not addressed in this agreement.

SECTION 9.

Change in Law. No subsequent change in the law regarding annexation shall affect the enforceability of this agreement or the City's ability to annex the properties covered herein pursuant to *Section 3*.

SECTION 10.

Venue. The venue for this agreement shall be in Rockwall County, Texas.

SECTION 11.

Execution in Multiple Copies. This agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

SECTION 12.

Term and Extension. The initial term of this Agreement shall be for a period of five (5) years from the *Effective Date* (the *'Term'*). The *Effective Date* of the agreement shall be the date the agreement is executed by the *City*. Within 180 days prior to end of the *Term* of the agreement, the *City* shall notify the Owner(s) in writing that the agreement is due to expire.

SECTION 13.

Termination. The Owner(s) shall be deemed to have filed a petition for voluntary annexation as of the end of the *Term* of this agreement. Any annexation proceedings pursuant to this section shall be commenced within thirty-one (31) days after the end of the *Term*.

SECTION 14.

Negotiations. Upon termination of this agreement and the decision by the City to accept the petition for voluntary annexation by the Owner(s), as provided in *Section 12* or *Section 13*, then the Owner(s) and the *City* will enter into good faith negotiations regarding the service plan to be implemented, provided that, unless the parties agree otherwise, the service plan for such land shall conform to, and be implemented in accordance with the City's then existing adopted comprehensive and utility master plans. Upon annexation the zoning shall initially be for the lowest intensity residential district, until an appropriate change in zoning is made pursuant to *Chapter 211, Texas Local Government Code* or successor statute. In connection with annexation pursuant to this section, the Owners hereby waive any and all vested rights and claims that they may have under *Section 43.002(a)(2)* and *Chapter 245* of the *Texas Local Government Code* that would otherwise exist by virtue of any actions the Owner(s) may take between the termination of this agreement and the completion of annexation proceedings by the *City*. Unless the *City* declines to annex the land on the petition of the property owners, the development plan and governing regulations shall apply to any proposed development application prior to completion of annexation proceedings and the adoption of permanent zoning regulations for the *Property*, and the development plan and governing regulations shall be kept in effect for such purposes.

SECTION 15.

Survival of Covenants. The covenants in *Sections 2, 4, 14, & 15* shall survive termination of this agreement, together with any other provisions, as may be necessary for the implementation of those sections.

The Parties hereto have executed this agreement as of July 23, *2013.*

OWNER(S):

Mary J White

THE STATE OF TEXAS }

COUNTY OF }

This instrument was acknowledged before me on the 23rd day of July, 2013, by John White.

Brenda Crane
Notary Public, State of Texas

BRENDA G CRANE
NOTARY PUBLIC
State of Texas
Comm. Exp. 02/26/2017

THE STATE OF TEXAS }

COUNTY OF }

This instrument was acknowledged before me on the 23rd day of July, 2013, by Mary White.

Brenda Crane
Notary Public, State of Texas

BRENDA G CRANE
NOTARY PUBLIC
State of Texas
Comm. Exp. 02/26/2017

THE CITY OF ROCKWALL, TEXAS

Rick Crowley
City Manager

THE STATE OF TEXAS }

COUNTY OF }

This instrument was acknowledged before me on the 1st day of November, 2013, by Rick Crowley, on behalf of the City of Rockwall, Texas.

Laura P
Notary Public, State of Texas

LAURA PEREZ
Notary Public, State of Texas
My Comm. Exp. 07-22-2017

Exhibit 'A'
Property Description / Information

SUBJECT PROPERTY.

- ✓ **Owner(s):** John & Mary White
- ✓ **Rockwall Central Appraisal District (RCAD) Account Number:** 0080-0000-0013-02-0R
- ✓ **Legal Description per the Rockwall Central Appraisal District (RCAD):** A0080 W. W. Ford, Tract 13-02, Acres 14.610, (*Part of a Larger 36.61 Acre Tract of Land*)

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
01/23/2014 03:54:28 PM
$50.00
20140000000939

April 13, 2018

ATTN: John R. & Mary V. White
636 Hanby Lane
Rockwall, TX 75032-6090

RE: A2018-002; Extension of 212 Development Agreement for property that is generally contiguous with the City of Rockwall's city limits line and being described as follows:

☑ ***Tract 13-2 of the W. W. Ford Survey, Abstract No. 80, 11.88-Acres (PT of 30.61 AC TR)***

Dear Property Owner:

On October 18, 2013 (*i.e. the effective date*), the City of Rockwall entered into a *212 Development Agreement (Case No. A2013-001)* with you as authorized by the Texas Local Government Code. The term of this agreement was for five (5) years expiring on *October 18, 2018*. Effectively, the 212 Development Agreement -- *in accordance with Section 212 of the Texas Local Government Code* -- allows a property owner to request an extension or termination of this agreement prior to its expiration and under the following terms:

> *Section 12.* Term and Extension. *The initial term of this Agreement shall be for a period of five (5) years from the Effective Date (the 'Term'). The Effective Date of the agreement shall be the date the agreement is executed by the City. Within 180 days prior to end of the Term of the agreement, the City shall notify the Owner(s) in writing that the agreement is due to expire.*

If the owner(s) desire to extend the operation of this agreement beyond its initial term, the owner(s), at least 150 days prior to the end of the initial term, shall submit a written request to the City for such extension (*i.e. Extension Request*). The City, will at least 90 days prior to the end of the term notify owners in writing, delivered by certified mail, with respect to its decision whether to extend the agreement for an additional term (*referred to as a "Subsequent Term"*). In the event such written notice from the City of its decision is not received by the owner(s) at least 90 days prior to the end of that term such extension request is deemed granted and this agreement continues for another subsequent term. In addition, according to the agreement:

> *Section 13.* Termination. *The Owner(s) shall be deemed to have filed a petition for voluntary annexation as of the end of the Term of this agreement. Any annexation proceedings pursuant to this section shall be commenced within thirty-one (31) days after the end of the Term.*

If the owner(s) does not provide an e*xtension request* pursuant to Section 12, or upon a written decision by the City not to extend the term of this agreement for a subsequent term following the term, then owner(s) shall be deemed to have filed a petition for voluntary annexation as of the end of the term of this agreement. If the owner(s) submitted an extension request, then a notice pursuant to Section 13 by the City stating that it has decided not to extend the term of this agreement shall also include a notification whether it intends -- *subject to the procedures required by law* -- to accept the petition for voluntary annexation. If owner(s) did not submit an extension request then the City, at least 90 days prior to the end of the initial term, shall provide a written notification to owner(s), by certified mail, whether it intends -- *subject to the procedures required by law* -- to accept the petition for voluntary annexation. Any annexation proceedings pursuant to this section shall be commenced within 31 days after the end of the term.

If you intend to submit an *Extension Request*, <u>the written request must be received by the City no later than May 21, 2018</u> -- *which is 150 days prior to the end of term* -- to be considered by the City Council. If you have already submitted a request for extension, please disregard this requirement.

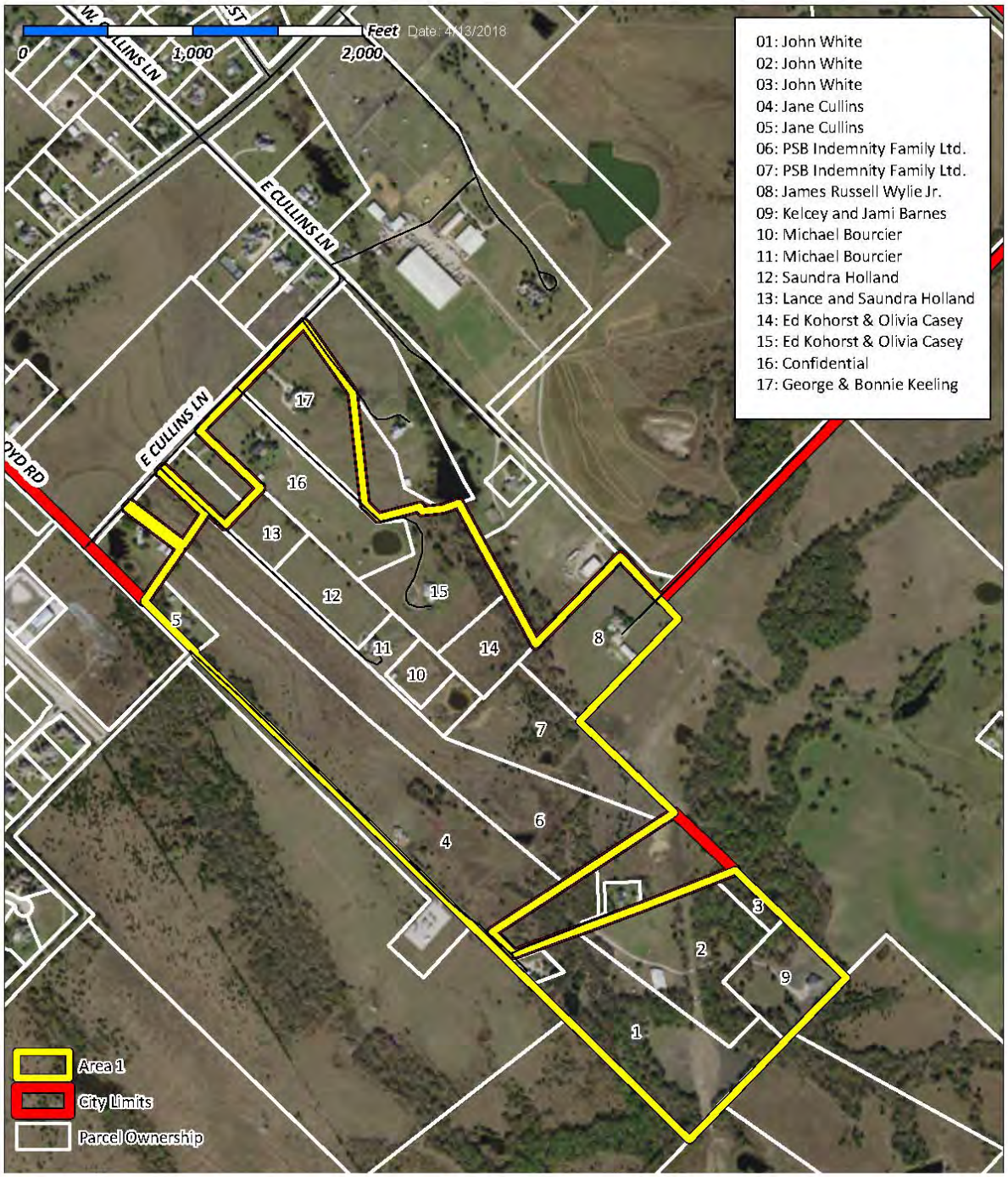
All extension requests should be submitted to the City of Rockwall Planning Department at 385 South Goliad Street, Rockwall, Texas, 75087. If you have any specific questions about your options under this procedure please feel free to contact the Planning Department staff at (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall

CC: Planning Department

212 Development Agreement Area:



City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

A2018-002 Area 1

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May 14, 2018

ATTN: Kelcey L. and Jami B. Barnes
721 Hanby Lane
Rockwall, TX 75032

RE: A2018-002; Extension of 212 Development Agreement for property that is generally contiguous with the City of Rockwall's city limits line and being described as follows:

☑ ***Barnes Estate, Block A, Lot 1, Acres 6.000***

Dear Property Owner:

On October 18, 2013 (*i.e. the effective date*), the City of Rockwall entered into a *212 Development Agreement (Case No. A2013-001)* with the former property owner(s), John and Mary White, as authorized by the Texas Local Government Code. The term of this agreement was for five (5) years expiring on *October 18, 2018*. Effectively, the 212 Development Agreement -- *in accordance with Section 212 of the Texas Local Government Code* -- allows a property owner to request an extension or termination of this agreement prior to its expiration and under the following terms:

> *Section 12.* Term and Extension. *The initial term of this Agreement shall be for a period of five (5) years from the Effective Date (the 'Term'). The Effective Date of the agreement shall be the date the agreement is executed by the City. Within 180 days prior to end of the Term of the agreement, the City shall notify the Owner(s) in writing that the agreement is due to expire.*

If the owner(s) desire to extend the operation of this agreement beyond its initial term, the owner(s), at least 150 days prior to the end of the initial term, shall submit a written request to the City for such extension (*i.e. Extension Request*). The City, will at least 90 days prior to the end of the term notify owners in writing, delivered by certified mail, with respect to its decision whether to extend the agreement for an additional term (*referred to as a "Subsequent Term"*). In the event such written notice from the City of its decision is not received by the owner(s) at least 90 days prior to the end of that term such extension request is deemed granted and this agreement continues for another subsequent term. In addition, according to the agreement:

> *Section 13.* Termination. *The Owner(s) shall be deemed to have filed a petition for voluntary annexation as of the end of the Term of this agreement. Any annexation proceedings pursuant to this section shall be commenced within thirty-one (31) days after the end of the Term.*

If the owner(s) does not provide an e*xtension request* pursuant to Section 12, or upon a written decision by the City not to extend the term of this agreement for a subsequent term following the term, then owner(s) shall be deemed to have filed a petition for voluntary annexation as of the end of the term of this agreement. If the owner(s) submitted an extension request, then a notice pursuant to Section 13 by the City stating that it has decided not to extend the term of this agreement shall also include a notification whether it intends -- *subject to the procedures required by law* -- to accept the petition for voluntary annexation. If owner(s) did not submit an extension request then the City, at least 90 days prior to the end of the initial term, shall provide a written notification to owner(s), by certified mail, whether it intends -- *subject to the procedures required by law* -- to accept the petition for voluntary annexation. Any annexation proceedings pursuant to this section shall be commenced within 31 days after the end of the term.

If you intend to submit an *Extension Request*, <u>the written request must be received by the City no later than May 21, 2018</u> -- *which is 150 days prior to the end of term* -- to be considered by the City Council. If you have already submitted a request for extension, please disregard this requirement.

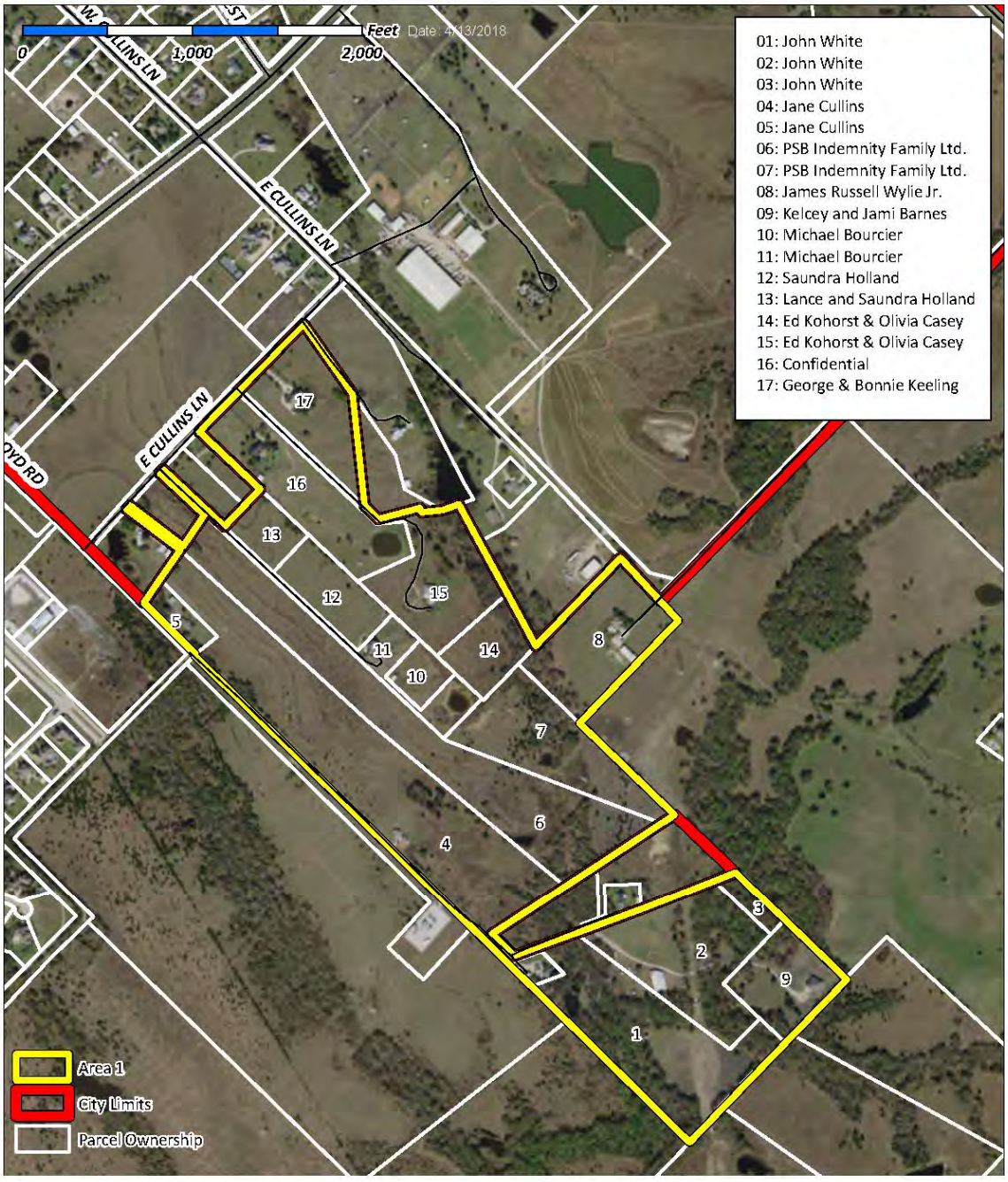
All extension requests should be submitted to the City of Rockwall Planning Department at 385 South Goliad Street, Rockwall, Texas, 75087. If you have any specific questions about your options under this procedure please feel free to contact the Planning Department staff at (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall

CC: Planning Department

212 Development Agreement Area:



City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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A2018-002 Area 1

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[CERTIFIED NOTICE OF CITY COUNCIL ACTION]

June 1, 2018

Attn: Kelcey L. & Jami B. Barnes
721 Hanby Lane
Rockwall, TX 75032

RE: Case No. A2018-002: 212 Development Agreement for property that is generally contiguous with the City of Rockwall's city limits line and being described as follows:

☑ ***Lot 1, Block A, Barnes Estate (6.00-Acres)***

Dear Property Owner:

On October 18, 2013, the City of Rockwall entered into a *212 Development Agreement (Case No. A2013-001)* with the former property owner, John R. & Mary White, as authorized by the Texas Local Government Code. The term of the agreement was for five (5) years expiring on *October 18, 2018*.

On May 21, 2018 the City Council approved a motion to annex your property in accordance with the terms of the *212 Development Agreement.* This will be considered to be a petition for voluntary annexation of the property per *Section 13* of the agreement. The term of the contract will expire on *October 18, 2018* and annexation proceedings of the property will begin within 31 days of this date. If you have any specific questions about your agreement under this procedure please feel free to contact Planning Department staff at (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall

CC: Planning Department

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **June 13, 2018**

SUBJECT: **Colleen Vick Appt. Item**

Mrs. Vick has requested an appointment item with City Council to discuss concerns related to the Summit Ridge / S. Lakeshore Drive reconstruction project. This is a follow-up 'appointment' from the May 7, 2018 city council meeting.

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 06/18/2018

APPLICANTS: Tara Migneault

AGENDA ITEM: **Z2018-022/H2018-006;** *Zoning Change (SF-7 to RO)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Tara Migneault for the approval of a zoning change from a Single Family 7 (SF-7) District to a Residential Office (RO) District on a 0.50-acre parcel of land identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, identified as a Local Landmarked Property, addressed as 506 Barnes Street, and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The applicant is requesting the Planning and Zoning Commission consider a request to recommend approval of a change in zoning from a Single-Family 7 (SF-7) District to a Residential Office (RO) District for the purpose of converting an ~1,640 SF single-family residential home into a residential-office building for the operation of a property management company. The property is identified as a *Local Landmark* property known as the "*Underwood House*", constructed in 1905, and is situated within the Historic Overlay (HOV) District. The subject property was annexed prior to 1959, situated on a 0.59-acre parcel of land, zoned Single-Family 7 (SF-7) District, and is addressed as 506 Barnes Street. On May 17, 2018, the Historic Preservation Advisory Board (HPAB) reviewed the applicant's request [*H2018-006*] and recommended denial of the zoning change. In this case, the Historic Preservation Advisory Board is a recommending body for zoning changes within the Historic Overlay (HOV) District, and approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a single-family home zoned Single-Family 7 (SF-7) District. Beyond this is Storrs Street followed by a vacant tract of land. This area is zoned Downtown (DT) District.

South: Directly south of the subject property is a single-family home that is a *Local Landmark* [*i.e. the Jordan House*]. Beyond this is St. Mary's Street. This area is zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is the Rockwall Nursing Center, which is zoned Multi-Family 14 (MF-14) District. Beyond this is S. Fannin Street followed by a tract of land that contains duplexes. This area is zoned Two-Family (2-F) District.

West: Directly west of the subject property is an office building [*The White Law Firm*] that is zoned General Retail (GR) District. Beyond this is S. Goliad Street [*SH-205*] followed by a shopping center.

UNIFIED DEVELOPMENT CODE:

According to the purpose statements stipulated in Section 4.2, *Residential Office (RO) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Residential Office (RO) District is for "…low intensity office development providing professional, medical and other office services…" and to allow existing residential houses to be "…converted from single-family and two-family residences to low-intensity office uses in order to extend the economic life of these structures…". The following is a summary of the minimum development standards for a property within a Residential Office (RO) District:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*6,000 SF*
Minimum Lot Width	*60-Feet*
Minimum Lot Depth	*100-Feet*
Minimum Front Yard Setback	*25-Feet*
Minimum Rear Yard Setback	*30-Feet*
Minimum Side Yard Setback	*10-Feet*
Minimum Side Yard Setback Adjacent to Residential	*20-Feet*
Maximum Height	*36-Feet*
Max Lot Coverage	*40%*
Minimum Masonry Requirement	*90%*
Floor Area Ratio	*0.33*
Minimum Landscaping Percentage	*20%*
Maximum Impervious Coverage	*85-90%*

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Medium Density Residential* land uses. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a *Medium Density Residential* designation to a *Commercial* designation.

STAFF ANALYSIS:

When analyzing the applicant's request (*i.e. to convert an existing single-family home to a property management office*), the Residential Office (RO) District is an appropriate zoning district for the proposed use; however, in this case, there is a single-family home to the north and a single-family home to the south of the subject property. Additionally, the applicant has stated that she does not intend to change the exterior of the structure and will maintain the historic architectural features presented on the façade of the subject property; however, since the applicant is proposing to convert the existing home from a single-family land use to a general office land use, the applicant is required to construct a parking lot to accommodate the required parking [*i.e. six (6) parking spaces*] and to provide screening for any adjacent residential property. Should this request be approved, the applicant would be required to submit a site plan showing the required parking and screening. Additionally, any modifications to the exterior of the structure would require approval from the Historic Preservation Advisory Board (HPAB).

NOTIFICATION:

On May 29, 2018, staff mailed 103 notices to property owners and residents within 500-feet of the subject property. Additionally, staff has notified the Bent Creek Condos and Stonebridge Meadows Homeowner's Associations, which are the only HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also advertised the public hearings in the Rockwall Harold Banner as required by the

Unified Development Code (UDC). At the time this case memo was drafted staff had received three (3) and two (2) emails in favor of the request.

RECOMMENDATIONS:

Should the City Council approve the change in zoning, staff would recommend the following conditions of approval:

1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Medium Density Residential* designation to a *Commercial* designation;

2) A site plan shall be required to be approved by the Historic Preservation Advisory Board (HPAB);

3) Any exterior modifications to the structure shall require a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB); and,

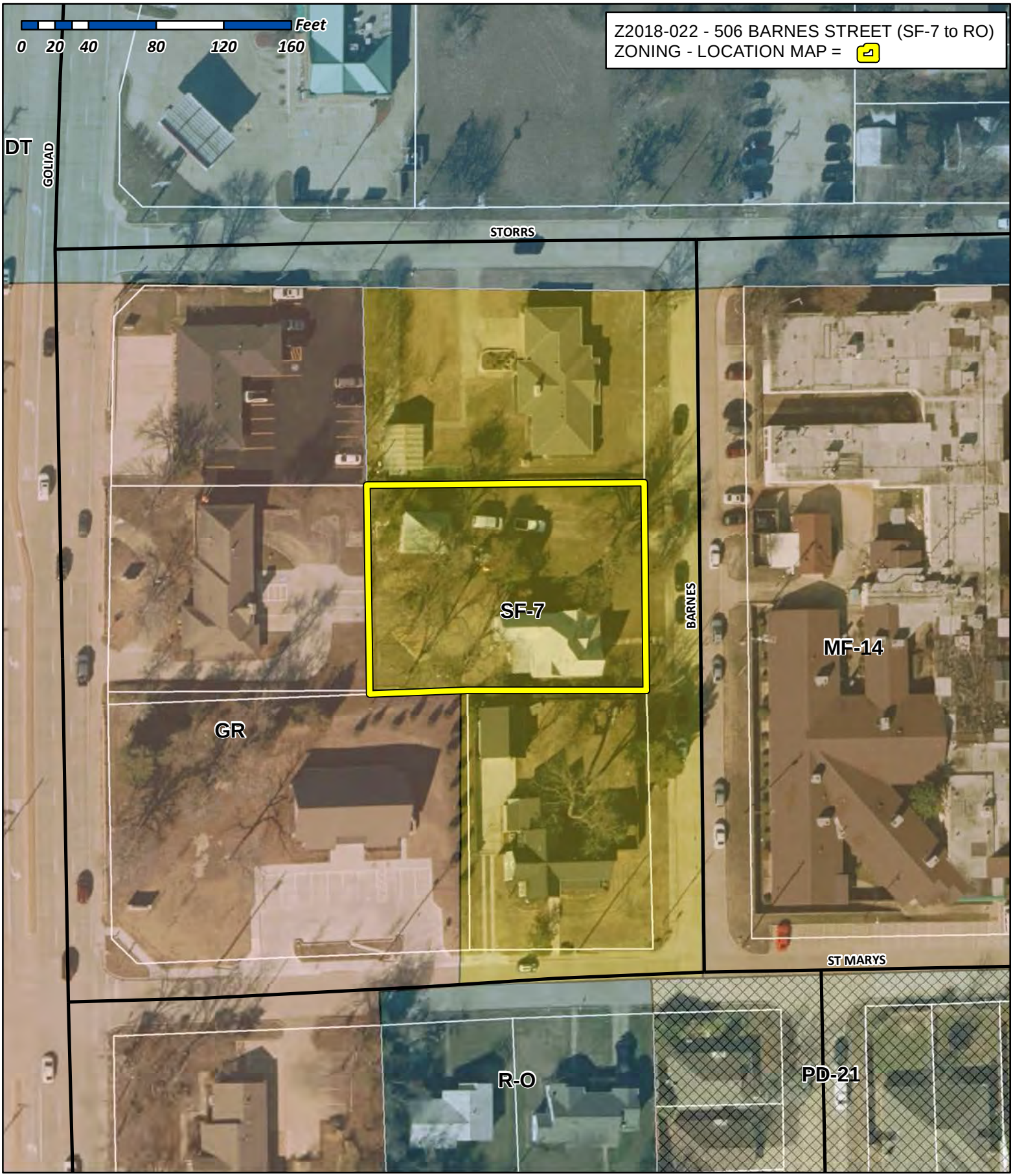
4) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

HISTORIC PRESERVATION ADVISORY BOARD:

On May 17, 2018, the Historic Preservation Advisory Board's motion to recommend denial of the zoning change passed by a vote of 7-0.

PLANNING AND ZONING COMMISSION:

On June 12, 2018, the Planning and Zoning Commission approved a motion to recommend denial of the zoning change by a vote of 6-0, with one (1) vacant seat. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(i)f such change [zoning change] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths [¾] of all eligible members of the Council."



City of Rockwall

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

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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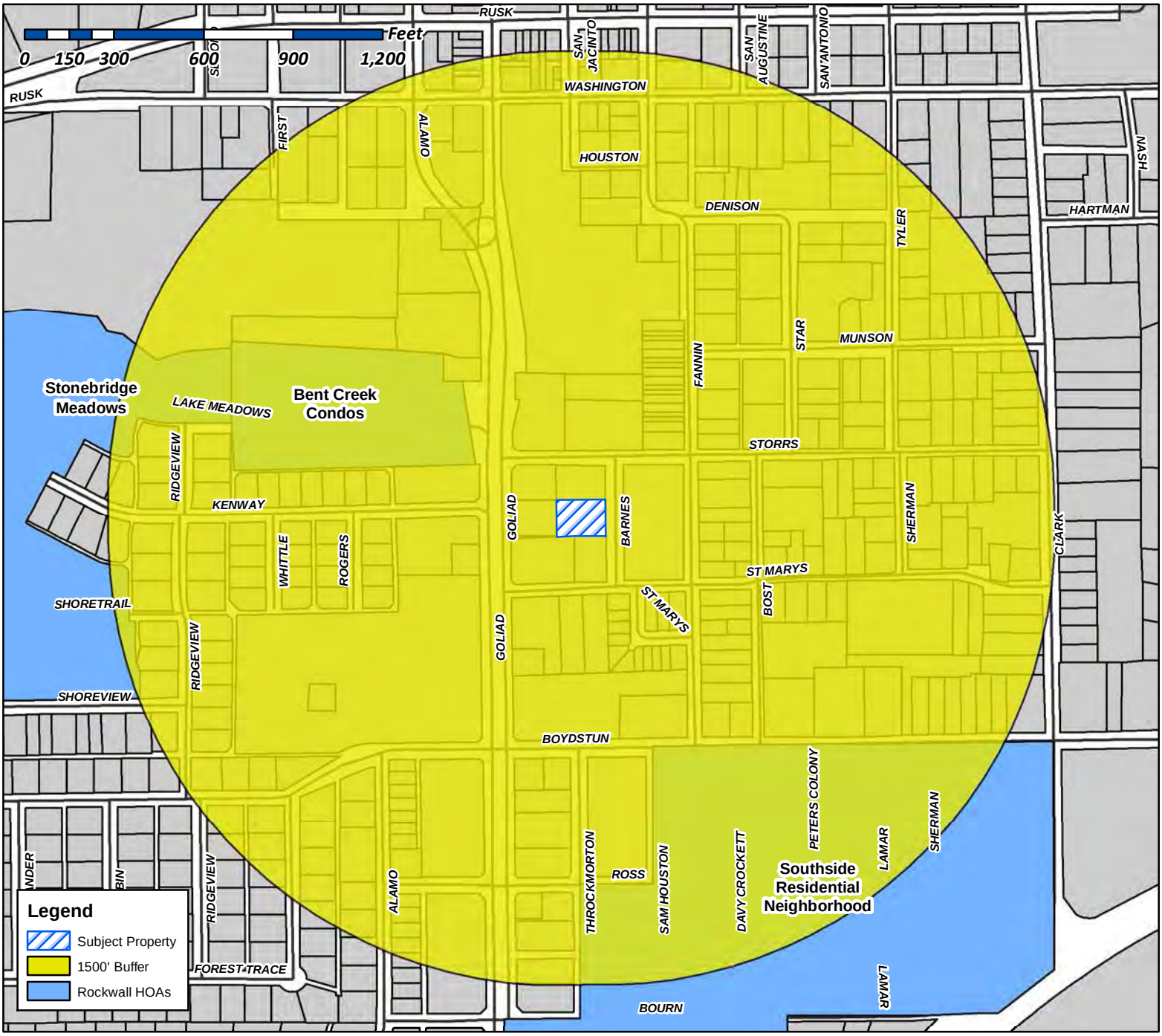
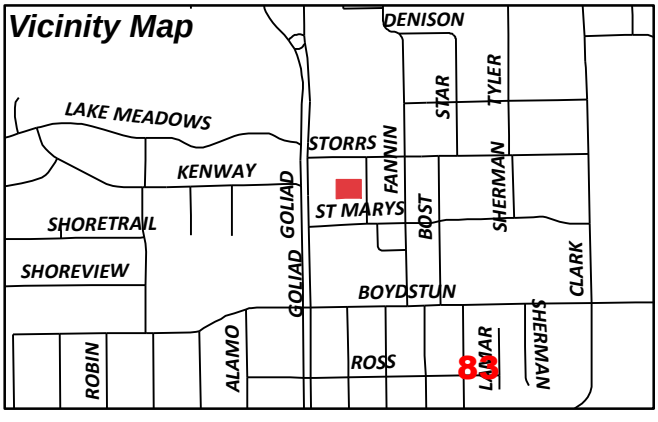


Case Number: Z2018-022
Case Name: Zoning Change (SF-7 to RO)
Case Type: Zoning
Zoning: SF-7
Case Address: 506 Barnes Street

Date Created: ***05/23/2018***
For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	"landrmanagement@yahoo.com"; "nwelborn@sbcglobal.net"
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Friday, May 25, 2018 4:01:14 PM
Attachments:	Z2018-022 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***May 25, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 6/12/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 6/18/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at
https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2018-022- Hold a public hearing to discuss and consider a request by Tara Migneault for the approval of a zoning change from a Single Family 7 (SF-7) District to a Residential Office (RO) District on a 0.50-acre parcel of land identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, identified as a Local Landmarked Property, addressed as 506 Barnes Street, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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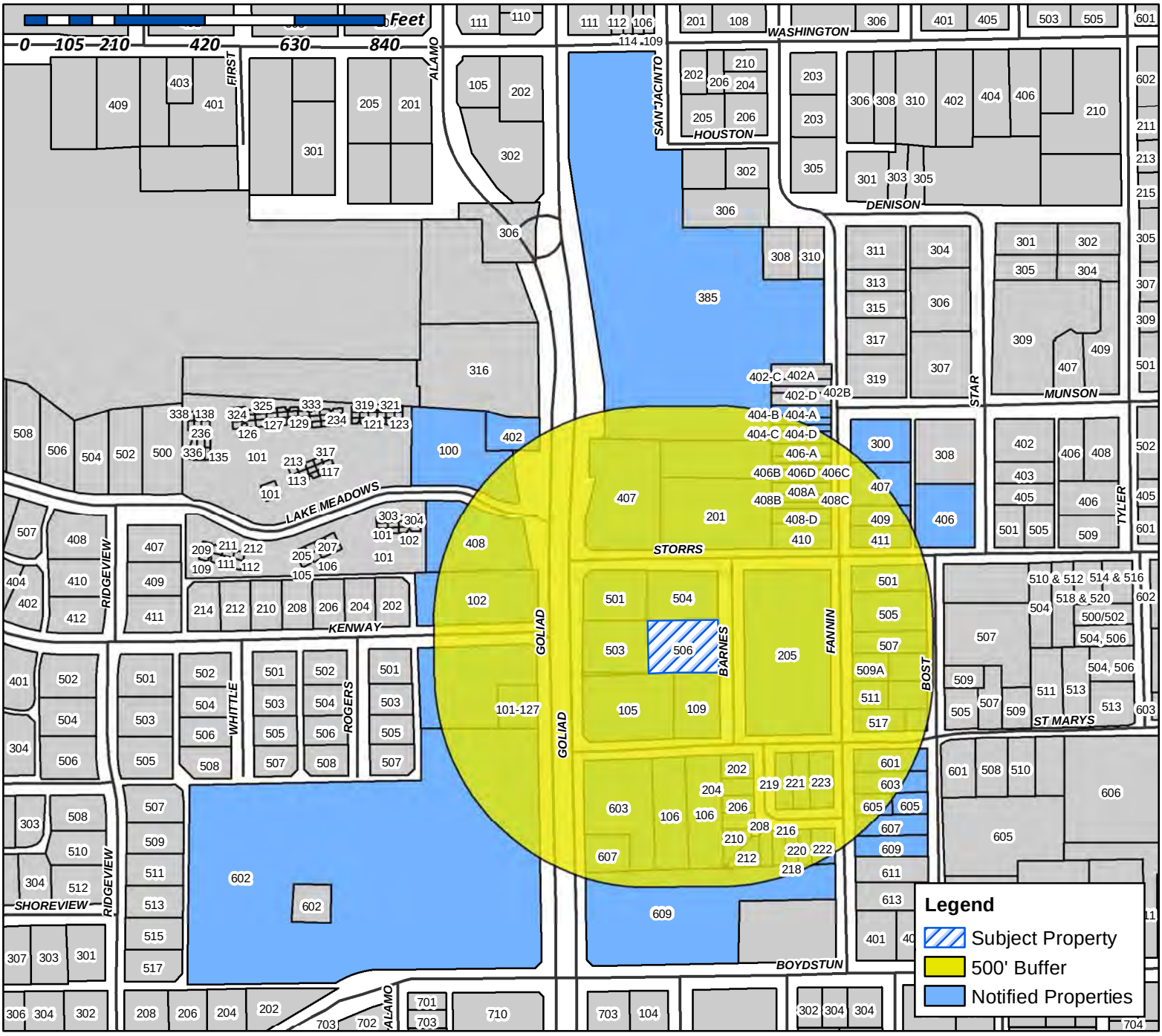
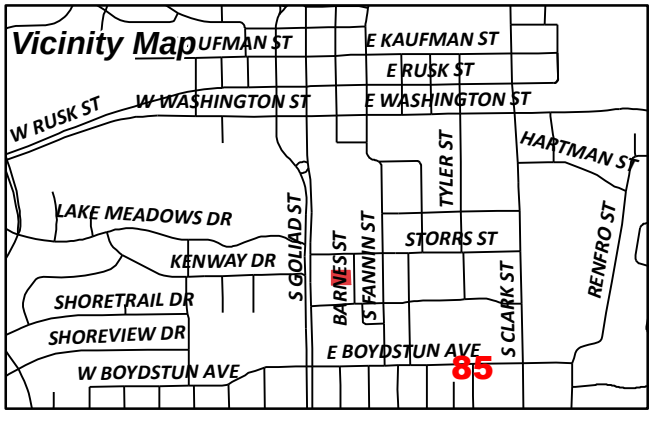


Case Number: Z2018-022
Case Name: Zoning Change (SF-7 to RO)
Case Type: Zoning
Zoning: SF-7
Case Address: 506 Barnes Street

Date Created: 5/23/2018
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
100 LAKE MEADOWS
ROCKWALL, TX 75087

CURRENT RESIDENT
103 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
105 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
107 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
109 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
111 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
117 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
119 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
121 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
123 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
127 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
102 KENWAY DR
ROCKWALL, TX 75087

ALBRIGHT & HILL PROPERTIES LLC
105 SAINT MARY ST #100
ROCKWALL, TX 75087

CURRENT RESIDENT
106 ST MARY
ROCKWALL, TX 75087

SPRAGUE CHRIS AND IVONNE
109 ST MARYS ST
ROCKWALL, TX 75087

ST MATTHIAS OLD CATHOLIC CHURCH
116 KENWAY ST
ROCKWALL, TX 75087

HEATH RENTAL PROPERTIES LLC
1309 MORAINE PLACE
HEATH, TX 75032

BALL JUSTIN D
1370 FAIRLAKES POINTE
ROCKWALL, TX 75087

COLLINS KIMBERLY B -MCCREA
1401 VISTA VERDE ST
DENTON, TX 76210

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

PLISKA KAREN
1685 PLUMMER DR
ROCKWALL, TX 75087

SWAFFORD STEPHEN
1829 KELLY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

RICKARDS NATALIE
202 ST MARY'S PL
ROCKWALL, TX 75087

MOORE GLEN & JACKIE
2026 SUNNY CIR
ROCKWALL, TX 75032

FALONE MARY ELLEN
204 ST MARYS PL
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

CURRENT RESIDENT
205 ST MARYS PL
ROCKWALL, TX 75087

MORKEN PETER & GAY ANDERSON
GILMA L MORKEN LIFE ESTATE
206 SAINT MARYS PL
ROCKWALL, TX 75087

CAMPBELL W E
C/O RW SCC, LLC
206 STORRS ST
ROCKWALL, TX 75087

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CURRENT RESIDENT
208 ST MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
210 ST MARYS PL
ROCKWALL, TX 75087

HARRIS RICHARD
210 GLENN AVE
ROCKWALL, TX 75087

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
212 ST MARYS PL
ROCKWALL, TX 75087

BECERRA LUPE A
214 SAINT MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
216 ST MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
218 ST MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
219 ST MARYS PL
ROCKWALL, TX 75087

MCGEE DWONE
220 ST MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
221 ST MARYS PL
ROCKWALL, TX 75087

THOMPSON MAVIS Y
222 ST MARYS PLACE
ROCKWALL, TX 75087

CANTRELL KAREN DEE
2223 W FM 455
ANNA, TX 75409

CURRENT RESIDENT
223 ST MARYS PL
ROCKWALL, TX 75087

SPAMPINATO MICHELE AND KACI D
300 MUNSON ST
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

MCKINNEY TERRY W & LINDA A
308 MUNSON ST
ROCKWALL, TX 75087

HAMANN BRENT
315 ROLLIN MEADOWS CIRCLE
ROCKWALL, TX 75087

CULLINS JAMES &
SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

DAY SHARON K
315 S FANNIN
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
ROCKWALL, TX 75087

IVIE VIRGINIA
404 S FANNIN ST APT A
ROCKWALL, TX 75087

DUFRAINE JANET
404 S FANNIN ST APT C
ROCKWALL, TX 75087

DAVIS BEVERLY
404 SOUTH FANNIN STREET D
ROCKWALL, TX 75087

CURRENT RESIDENT
404-B S FANNIN ST
ROCKWALL, TX 75087

ESTES NOLAN
406 STARR ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406-A S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406C S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406D S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
407 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
407 S GOLIAD
ROCKWALL, TX 75087

WANDERER KATHY L
408 S FANNIN ST APT D
ROCKWALL, TX 75087

CURRENT RESIDENT
408 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
408A S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
408B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
408C S FANNIN ST
ROCKWALL, TX 75087

MARLOW SHIRLEY A
409 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
410 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
411 S FANNIN ST
ROCKWALL, TX 75087

CONFIDENTIAL
4595 E FM 552
ROCKWALL, TX 75087

CURRENT RESIDENT
501 S FANNIN ST
ROCKWALL, TX 75087

RIDDELL SHANNON MCCORD
501 S GOLIAD
ROCKWALL, TX 75087

SAINT JOSEPH BUILDING LLC
503 SOUTH GOLIAD
ROCKWALL, TX 75087

MERRITT CRAIG
504 BARNES ST
ROCKWALL, TX 75087

VELEZ HENRRY AND CEDYS
505 S FANNIN ST
ROCKWALL, TX 75087

FOR HIS GLORY MANAGEMENT LLC
506 BARNES ST
ROCKWALL, TX 75087

SALINAS ANTONIO & ELISA
507 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
509A S FANNIN ST
ROCKWALL, TX 75087

HEAD TIM
510 MARIPOSA
ROCKWALL, TX 75087

CURRENT RESIDENT
511 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
517 S FANNIN ST
ROCKWALL, TX 75087

DOLAN JOHNNY O & VICKI L
555 RS COUNTY ROAD 1278
EMORY, TX 75440

ROCKWALL NH REALTY LTD
600 N PEARL ST STE 1100
DALLAS, TX 75201

CURRENT RESIDENT
601 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
602 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
603 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
603 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
607 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
607 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
609 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
609 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

BECKER CHRISTOPHER
7809 STONEHAVEN LN
ROWLETT, TX 75089

WAY FAMILY MANAGEMENT LLC
8441 S FM 549
ROCKWALL, TX 75032

HORTON DARJUAN CORTEZ AND NATALIE
8614 SCOONER ST
ROWLETT, TX 75089

GREEN MAUREEN & MICKEY R
945 BREEZY HILL LN
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

PEOPLES BILLY W SR
PO BOX 35
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION
PO BOX 446
ROCKWALL, TX 75087

UNITED STATES POSTAL SERVICES
PO BOX 667160
DALLAS, TX 75266

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-022: Zoning Change from SF-7 to RO

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

The property is newly surrounded by business uses, so this makes sense.

Name: Todd W. White

Address: 503 S. Goliad, Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-022: Zoning Change from SF-7 to RO

Hold a public hearing to discuss and consider a request by Tara Migneault for the approval of a zoning change from a Single Family 7 (SF-7) District to a Residential Office (RO) District on a 0.50-acre parcel of land identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, identified as a Local Landmarked Property, addressed as 506 Barnes Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/12/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 6/18/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **6/18/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-022: Zoning Change from SF-7 to RO

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Fits w/ the neighborhood

Name: Jennifer Hill

Address: 105 Saint Marys St #100 Rockwall Tx 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. H2018-006/Z2018-022: 506 Barnes St

Hold a public hearing to discuss and consider a request by Tara Migneault for the approval of a zoning change from a Single Family 7 (SF-7) District to a Residential Office (RO) District on a 0.50-acre parcel of land identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HO) District, identified as a Local Landmarked Property, addressed as 506 Barnes Street, and take any action necessary.

For the purpose of considering the effects of such a request, Historic Preservation Advisory Board will hold a public hearing on **Thursday, May 17 at 6:00 p.m.**, the Planning and Zoning Commission will hold a public hearing on **Tuesday, June 12th at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, June 18th, 2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. H2018-006/Z2018-022: 506 Barnes St

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: W.H. Way President Way Family LLC

Address: 8441 S. FM. 549 Rockwall TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From:	Planning
To:	Brooks, Korey
Subject:	FW: Case number: Z2018-022
Date:	Friday, June 01, 2018 3:18:42 PM

From: Head, Katherine [redacted]
Sent: Friday, June 01, 2018 3:04 PM
To: Planning
Cc: Head, Timothy C
Subject: Case number: Z2018-022

Case number: Z2018-022
Case name: Zoning Change (SF-7 to RO)
Case type: Zoning
Zoning: SF-7
Case address: 506 Barnes St

We are in favor of the request. We are hopeful that our property will be zoned commercial in the futre, as well.

Thank you,
Tim and Kate Head
609 S Fannin St.
Rockwall, TX 75087

Kate Head
Field Sales Rep
DFW/Northeast Texas
BURNDY
[redacted]

Confidentiality Requirement: This communication, including any attachment(s), may contain confidential information and is for the sole use of the intended recipient(s). If you are not the intended recipient, you are hereby notified that you have received this communication in error and any unauthorized review, use, disclosure, dissemination, distribution or copying of it or its contents is strictly prohibited. If you have received this communication in error, please notify the sender immediately by telephone or e-mail and destroy all copies of this communication and any attachments.

Gonzales, David

From: Planning
Sent: Friday, May 18, 2018 9:06 AM
To: Gonzales, David
Subject: FW: Case no. H2018-006/Z2018-022:506 Barnes st.

From: Mchoinc[redacted]
Sent: Friday, May 18, 2018 8:19 AM
To: Miller, Ryan; Planning
Subject: Case no. H2018-006/Z2018-022:506 Barnes st.

To whom it may concern :
My name is Craig Merritt l own and reside at 504 Barnes st. I am writing this in regards to the zoning request change at 506 Barnes st. I am totally in favor of this request being granted. My house is directly adjacent to the north of property in question. As an operating business that has been there for numerous years with no complaints from me they have been great neighbors. Neighbors that I have never met nor do I even know their names. Neighbors that have maintained and kept looking nice the grounds and structures on property (probably more so than a renter or even a personal homeowner would have). To my north is the convenience store complex with Napolis restaurant in it. To my west is Jour Salon also great neighbors. Southwest of me is Law office and to the east is the Nursing home, as you can see I am surrounded by all types of zoning and have no complaints whatsoever. I would encourage you to consider that Lil Old Rockwall is not that anymore and never will be again. I have lived in Rockwall for 56 years and truly know what old Rockwall is or was. I as well as many others use and appreciate all the businesses that this growth has brought. I would discourage you from falling for a lot of the rhetoric and negativity that the old town neighborhood association is presenting with the Commercial Creep phrase they like to use. I have known for many years and highly respect Mrs Carol Crow but totally disagree with the stance she chooses to take on “All” Zoning changes that take place in or around the downtown area.
In conclusion thanks for your public service in keeping our great city moving forward and staying current in the trends of our society.

Thanks
Craig Merritt

From: Tara Migneault
To: Brooks, Korey
Subject: 506 Barnes
Date: Friday, May 11, 2018 2:28:20 PM

My husband who recently passed away on April 5th 2018 started when Migneault Properties over 25 years ago and purchased 506 Barnes over 15 years ago to run the business. 15 years ago the city told him that he couldn't put a sign out and he couldn't have visitors coming in and out of the property since it was zoned residential and of course my husband would do anything to follow the law and there has been no issue. When he first purchased the property it was appraised as commercial and there was never any issue with the business being ran out of there until this year. My husband has done an amazing job keeping the house looking beautiful and there has never been incoming traffic...all we ask is that you would allow us to continue doing business so please allow us to rezone it commercial so we can move forward. Thank you

Tara Migneault
God Bless You

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Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Urban Agriculture-Community Garden[1]	S
Urban Agriculture-Urban Farm[1]	s

Residential & Lodging	
Accessory Building [1]	P
Bed & Breakfast Operation [1]	P
Convent or Monastery	P
Garage	A
Home Occupation [1]	P
Residential Care Facility	S
Single Family, Detached [1]	P
Single Family, Zero Lot Line [1]	P
Swimming Pool, Private	A
Tennis Court Private	S
Townhouse	P

Institutional & Community Service	
Assisted Living Facility [1]	P
Convalescent Care Facility/Nursing Home [1]	P
Congregate Care Facility/Elderly Housing[1]	S
Day Care (7 or More Children) [1]	S
Group or Community Home [1]	P
Halfway House [1]	S
Library, Art Gallery or Museum (Public)	P

Office & Professional	
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	S

Recreation, Entertainment & Amusement	
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P

Retail & Personal Services	
Astrologer, Hypnotist, or Psychic Art and Science	P
General Retail Store	S
Hair Salon, Manicurist	S
Massage Therapist	P
Museum or Art Gallery (Private)	P
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	S
Studio - Art, Photography or Music	P

Commercial & Business Services	
Shoe and Boot Repair and Sales	S

Utilities, Communications & Transportation	
Antenna, Accessory [1]	P
Antenna, Commercial[1]	S
Antenna, Amateur Radio[1]	A
Antenna, Dish [1]	A

Utilities (Non-municipally Owned or Controlled), Including Sanitary Landfill, Water Treatment and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Railroad Yard or Shop	S
Satellite Dish[1]	P
Solar Energy Collector Panels and Systems[1]	P
Transit Passenger Facility	S
Utilities Holding a Franchise From City of Rockwall	S
Utility Installation, Other Than Listed	S
Utility/Transmission Lines	S
Wireless Communication Tower	S

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO A RESIDENTIAL OFFICE (RO) DISTRICT ON A 0.50-ACRE TRACT OF LAND IDENTIFIED AS BLOCK 79, B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 506 BARNES STREET AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Tara Migneault for a change in zoning from a Single Family 7 (SF-7) District to a Residential Office (RO) District on a 0.50-acre tract of land identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, identified as a Local Landmark Property, situated within the Historic Overlay (HOV) District, addressed as 506 Barnes Street and more fully depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Single Family 7 (SF-7) District to a Residential Office (RO) District; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Residential Office (RO) District* as stipulated in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses"* and *Section 4.2, "Residential Office (RO) District",* of *Article V, "District Development Standards",* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

DRAFT ORDINANCE 05.29.2018

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JULY, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 18, 2018*

2nd Reading: *July 2, 2018*

DRAFT ORDINANCE 05.29.2018

Address: *506 Barnes Street*
Legal Description: *Block 79, B. F. Boydston Addition*

DRAFT
ORDINANCE
05.29.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 06/18/2018

APPLICANT: John Abbott

AGENDA ITEM: **Z2018-023**; SUP for Private School

SUMMARY:

Hold a public hearing to discuss and consider a request by John Abbott for the approval of a Specific Use Permit (SUP) for a Private School in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The subject property is a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas. The applicant is requesting approval of a Specific Use Permit (SUP) for the purpose of relocating and operating a *private school* [*i.e. Providence Academy*] in an existing church on the subject property. According to the applicant, the private school will have approximately 80 students enrolled with grades K - 5th meeting on Monday and Wednesday and grades 6th – 8th meeting on Monday, Wednesday, and Friday. The applicant is proposing to provide circulation for drop-off and pickup via public right-of-way and public parking lots. According to the applicant, the hours of operation will be Monday-Friday from 8:45 a.m. to 3:45 p.m. According to Table 3, *Parking Requirement Schedule,* of Section 6.5, *Off-Street Loading Requirements*, of Article VI, *Parking and Loadin*g, of the Unified Development Code (UDC) a private school shall provide parking in the ratio of one (1) parking space per 25 students. In this case, the subject property does not have any parking belonging to the property owner; however, there are public parking spaces adjacent to the church. According to Subsection 2.A.II, *Parking Reductions*, of Section 4.8, *Downtown (DT) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), on-street public parking which is directly in front of the development site may be counted toward the parking requirement (*i.e. four (4) parking spaces*) for properties located within the Downtown Core. In this case, there are 26 parking spaces in front of the development which meets the parking requirement as stipulated in the Unified Development Code (UDC) for properties located within the Downtown Core.

Section 2.1.3, *Institutional and Community Service Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), states that a primary public or private school must provide adequate drop-off areas so as not to unnecessarily impede street traffic. In this case, the applicant has provided a parking and drop-off/pickup plan that shows staggered queuing in the right-of-way of San Augustine and along E. Rusk Street, utilizing the public parking spaces for one (1) group of students, and along E. Washington Street and S. Fannin Street that terminates in the public parking lot south of the church for a second group of students. Additionally, the applicant is proposing to utilize 12 public spaces for staff. Staff should note, that since the parking spaces along San Augustine and south of the church are public parking spaces, there is a possibility that they will be unavailable for staff parking and/or drop-off and pickup since they are public parking spaces. In addition, since the proposed loading spaces are within public right of way and in a public parking lot that they could restrict the flow of traffic during drop-off and pickup times. Alternatively, the drop-off and pickup circulation could impede the public's ability to park in those parking spaces. Since the proposed concept plan includes utilizing public parking as a loading zone and to meet the necessary parking requirement, this is a discretionary decision for the Planning and Zoning Commission and the City Council.

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a private school is allowed with a Specific Use Permit (SUP) in the Downtown (DT) District. In this case, the Specific Use Permit (SUP) is intended to allow the Planning and Zoning Commission and the City Council the ability to review the land-use to ensure the operations will not create issues for adjacent businesses or residential properties, or with and adjacent roadways. The approval of a Specific Use Permit is discretionary to the Planning and Zoning Commission and the City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Rusk Street, which is identified as a TxDOT 4D (TxDOT *major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is a commercial business (*i.e. Essential Steps*), which is on a 0.45-acre parcel of land identified at *Lots 1, 2, 7, & 8, Block 2, Griffith Addition* and zoned Downtown (DT) District.

South: Directly south of the subject property is E. Washington Street, which is identified as a TxDOT 4D (TxDOT *major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive plan. Beyond this is a commercial business (*i.e. Alphagraphics*), which is situated on a 0.23-acre parcel of land identified as *Lot E and parts of Lots 1, 2, 3, & 4, Block U, Old Town Rockwall Addition* and zoned Downtown (DT) District.

East: Directly east of the subject property is San Augustine Street, which is identified as a Local Street on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is single-family home, which is situated on a 0.344-acre parcel of land identified as *Lot 1, Block A, Crawford Addition* and zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a restaurant (*i.e. Pier 101*)--which is situated on a 0.36-acre parcel of land identified as *Lot A, Block 1, Griffith Addition*--and a public parking lot--which is situated on a 0.327-acre parcel of land identified as *Lot B, Block 1, Griffith Addition*. These areas are zoned Downtown (DT) District. Beyond this is S. Fannin Street, which is identified as *minor collector* on the City's Master Thoroughfare Plan contained in the Comprehensive Plan.

NOTIFICATION:

On May 29, 2018, staff sent 121 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Bent Creek Condos Homeowner's Association (HOA), which is the only HOA/Neighborhood Association within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice in favor and one (1) notice in opposition of the request.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request staff would propose the following conditions of approval:

1) The *private school* shall generally conform to the concept plan depicted in *Exhibit* '*B*' of the attached ordinance.

2) The *private school* shall have staggered drop-off and pickup times for the zones as depicted in *Exhibit* '*C*' of the attached ordinance.

3) The private school institution shall generally conform to the traffic circulation plan depicted in *Exhibit* '*D*' of the attached ordinance.

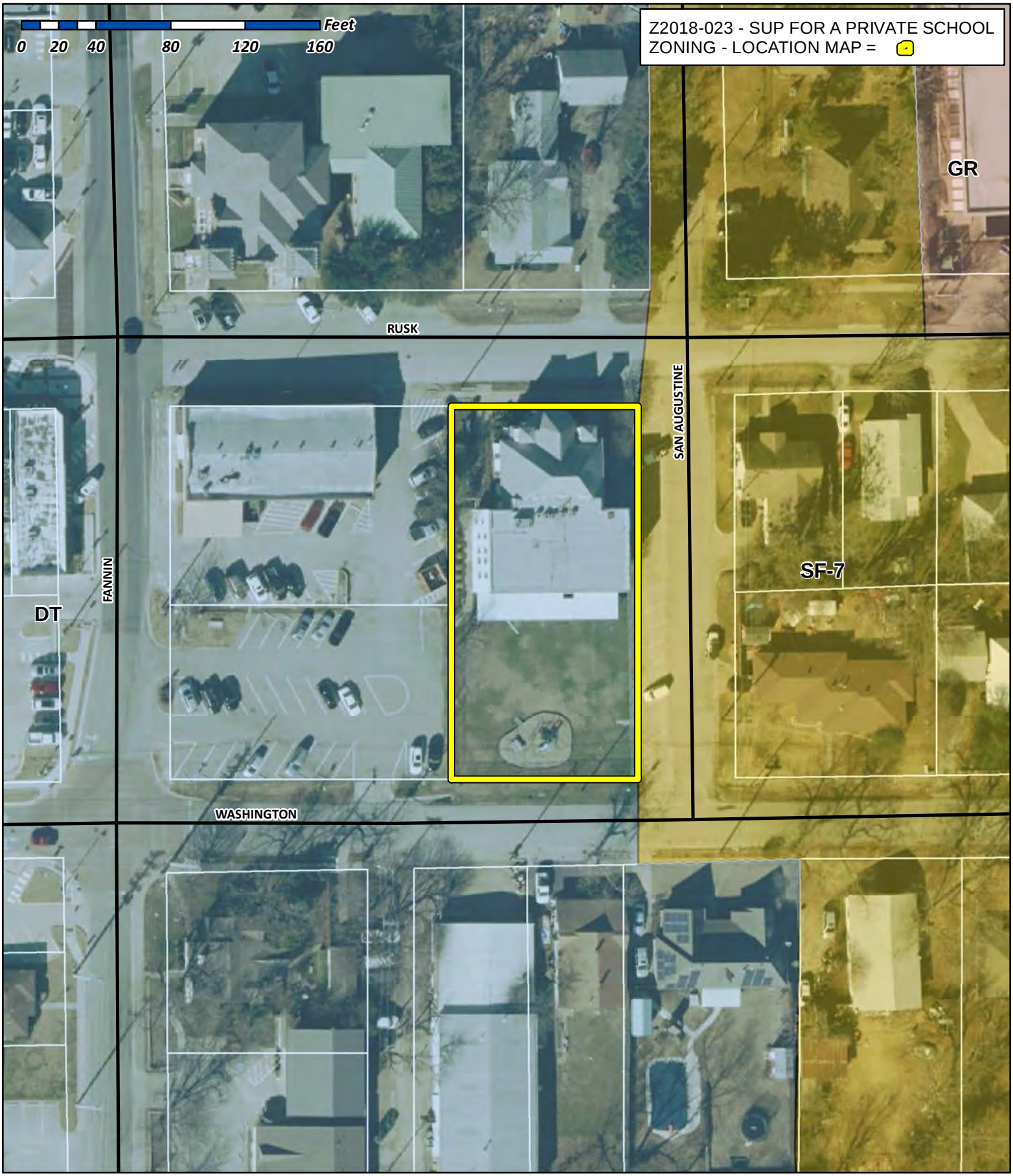
4) No parking shall be permitted along, adjacent to, or in the right-of-way of Rusk Street, E. Washington Street, or San Augustine Street, with the exception of the striped public parking spaces along San Augustine.

5) The Specific Use Permit (SUP) shall be valid for a period of two (2) years from the approval date of the SUP ordinance. To extend the SUP, the applicant shall submit a petition to the City Council for such extension 90 days prior to the expiration of the SUP. Upon recommendation from the Planning and Zoning Commission, the City Council shall review the SUP and determine if an extension is warranted.

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

PLANNING AND ZONING COMMISSION:

On June 12, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with an added condition that the SUP be valid for a period of two (2) years with the ability to extend the SUP after this period. The motion was approved by a vote of 4-2 with Commissioners Logan and Chodun dissenting and one (1) vacant seat.



City of Rockwall

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

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

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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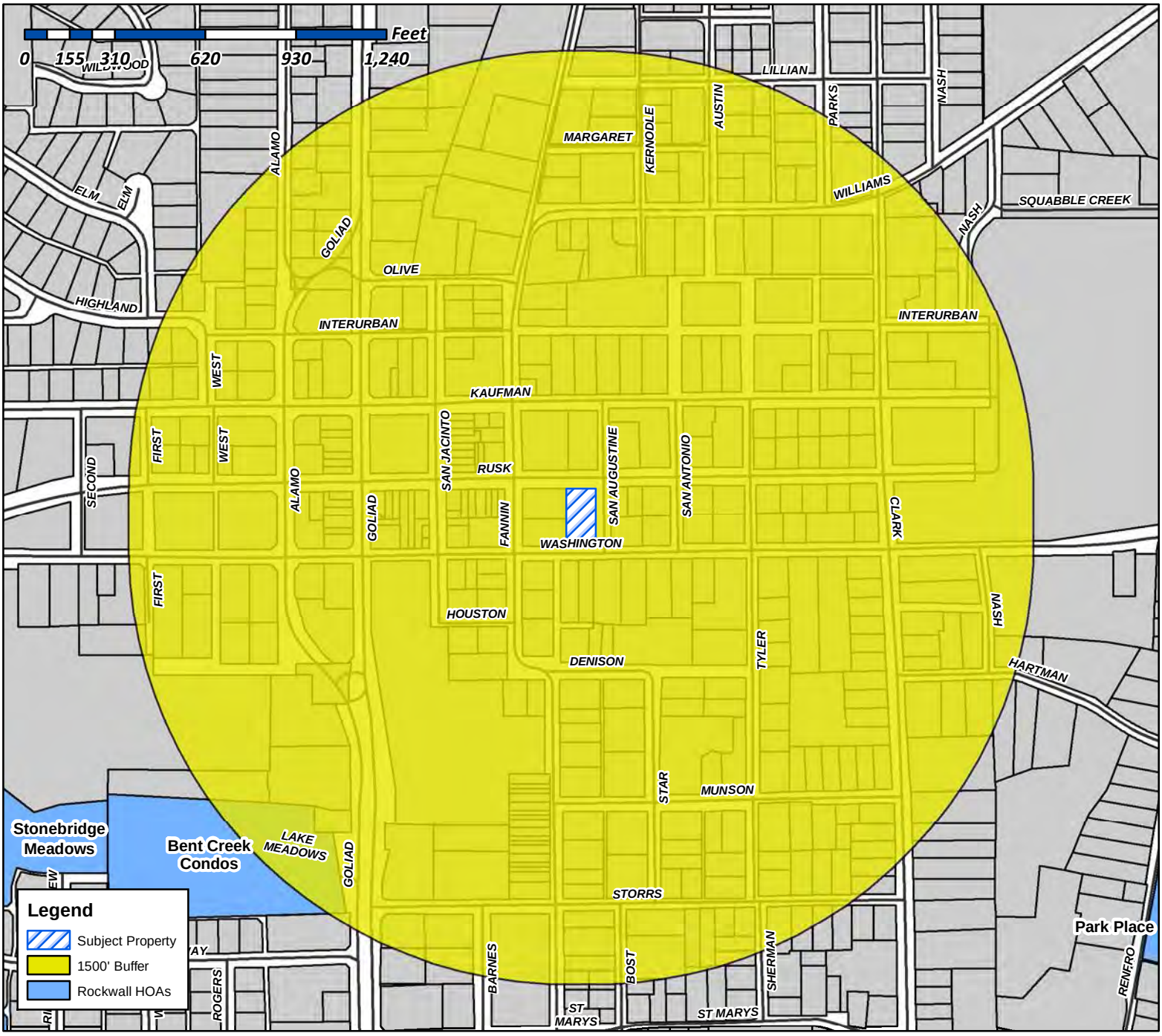
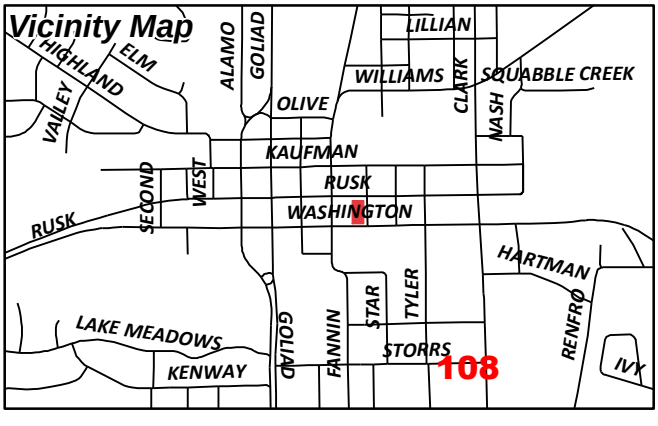


Case Number: Z2018-023
Case Name: SUP for a Private School
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 306 E. Rusk Street

Date Created: ***5/15/2018***
For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	"landrmanagement@yahoo.com"
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Friday, May 25, 2018 4:04:23 PM
Attachments:	Z2018-023 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***May 25, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 6/12/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 6/18/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at
https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2018-023- Hold a public hearing to discuss and consider a request by John Abbott for the approval of a Specific Use Permit (SUP) for a *Private School* in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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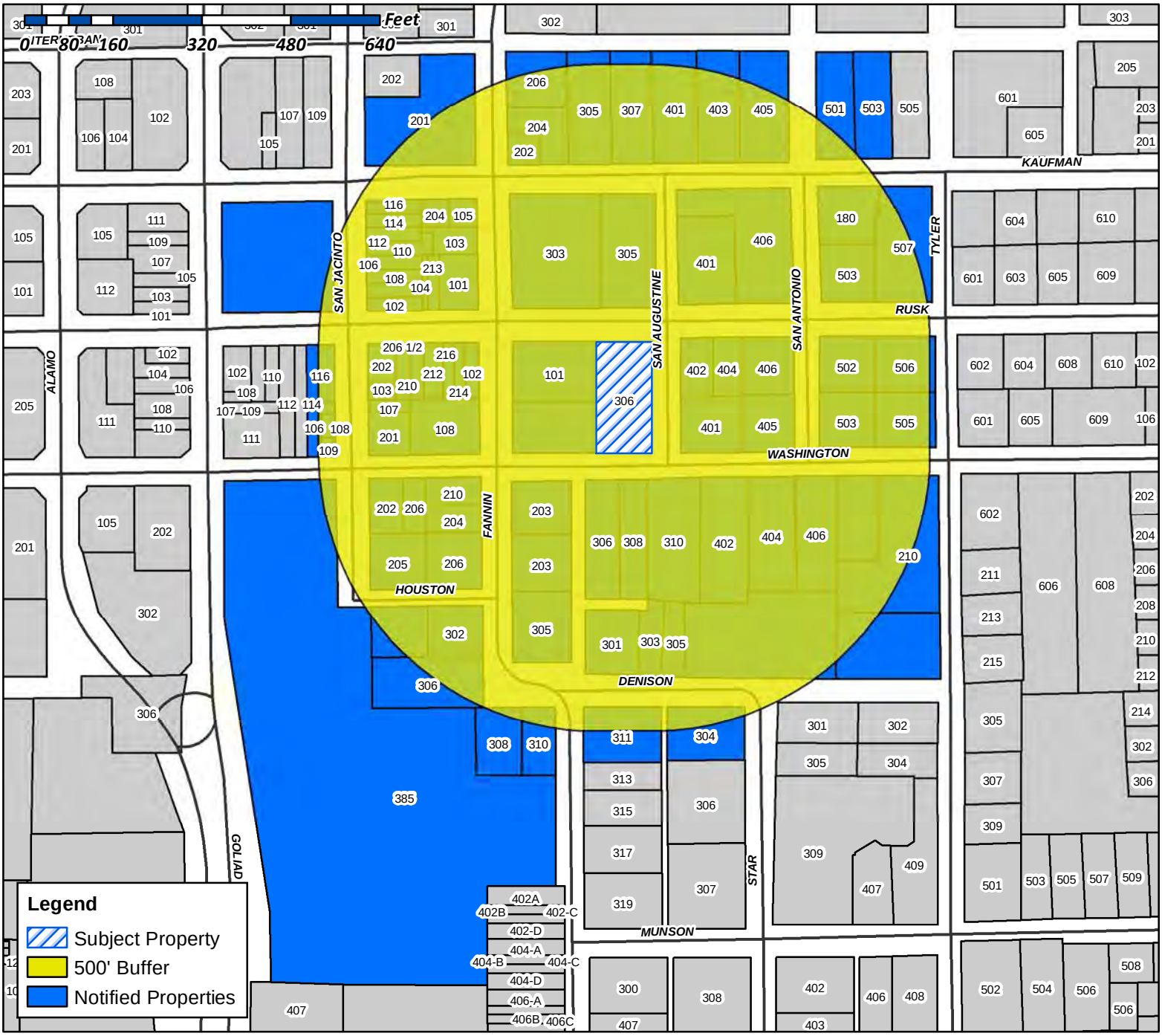
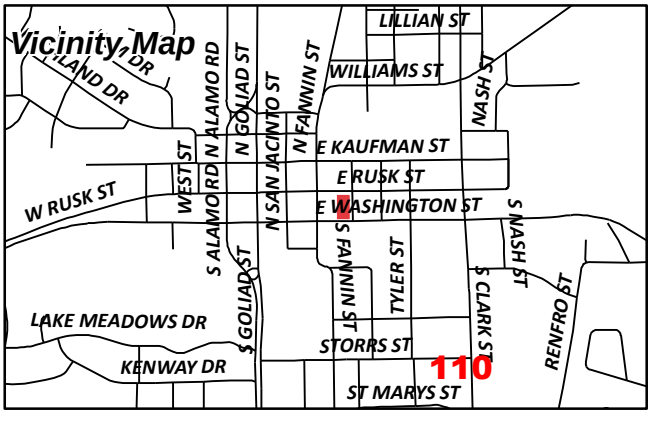


Case Number: Z2018-023
Case Name: SUP for a Private School
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 306 E. Rusk Street



Date Created: 05/11/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

JS2 PROPERTIES LLC
1010 W RALPH HALL PKWY SUITE 200
ROCKWALL, TX 75032

CURRENT RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
103 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
106 SAN JACINTO
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

CURRENT RESIDENT
106 S SAN JACINTO
ROCKWALL, TX 75087

GMDR PROPERTIES LLC
107 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
108 N SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
108 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
109 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
116 E RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

ANDERSON LORETTA
1208 S LAKESHORE DR
ROCKWALL, TX 75087

HOOKER ROBERT AND KELLIE
13810 SHAVANO MIST
SAN ANTONIO, TX 78230

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E KAUFMAN
ROCKWALL, TX 75087

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

111

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
202 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
206 1/2 E RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
206 E WASHINGTON ST
ROCKWALL, TX 75087

LYKE 29 LLC
206 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
206 S FANNIN ST
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
210 TYLER ST
ROCKWALL, TX 75087

CURRENT RESIDENT
210 E RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
210 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
212 E RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
216 E RUSK
ROCKWALL, TX 75087

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

RUSSELL RUTH DIANE
2520 WATAUGA RD
FORT WORTH, TX 76111

TOVAR JOSE G & FELIPA
301 DENISON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
302 S FANNIN ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
303 E RUSK ST
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST
303 N CLARK ST
ROCKWALL, TX 75087

FIGUEROA ELIZABETH
304 STAR STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
305 DENISON
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
305 S FANNIN ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
307 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
308 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
308 S FANNIN ST
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
310 S FANNIN ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

UNION BANK & TRUST CO
312 CENTRAL AVE SE, STE 508
MINNEAPOLIS, MN 55414

CHOI YOUNG CHOI
3828 OLD FAITHFUL CT
IRVING, TX 75062

CURRENT RESIDENT
401 E KAUFMAN
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
401 EAST RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
402 E RUSK
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

KNIGHT MOONEY VICKIE SUE
403 E KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
404 E RUSK
ROCKWALL, TX 75087

COLSON BETTY
404 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

SALVADOR MARY PEARL
405 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
406 E RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
406 E WASHINGTON
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

WILLESS LADONA
410 E COACHLIGHT TRL
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

113

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

BETHEL BAPTIST CHURCH
520 E WASHINGTON STREET
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

DELBOSQUE MARIO
572 V Z C RD3411
WILLS POINT, TX 75169

SMITH LEON & MARGARET AND
5818 PORTSMOUTH LN
DALLAS, TX 75254

HENDRICKS JAMES L ESTATE
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HEFFERNAN MARILYN
5924 VOLUNTEER PL
ROCKWALL, TX 75032

BONFANTE VITTORIO & ANGELA
703 FOREST TRCE
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

FOX WILLIAM G & ALISON L
816 FAITH TRAIL
HEATH, TX 75032

ROBERT COOK ESTATE
901 PIONEER ROAD
MESQUITE, TX 75149

WALKER TOM
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
DEWAYNE CAIN TRUSTEE
PO BOX 1119
ROCKWALL, TX 75087

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

LATHAM MARK
PO BOX 1481
ROCKWALL, TX 75087

TEXAS UTILITIES SERVICES INC
PO BOX 219071
DALLAS, TX 75221

CAIN CHAD
PO BOX 2345
ROWLETT, TX 75030

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

FALL C W
PO BOX 655
ROCKWALL, TX 75087

FALLS J R
PO BOX 655
ROCKWALL, TX 75087

ROCKWALL LIONS CLUB
PO BOX 663
ROCKWALL, TX 75087

114

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

115

PLEASE RETURN THE BELOW FORM

Case No. Z2018-023: SUP for a Private School

5.30.18

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Our Trust owns two (2) properties in Downtown Rockwall: 108 S. San Jacinto and 112 N. San Jacinto. There is not enough parking. We have lost 1 tenant due to lack of parking. A school will bring excessive traffic and increase (*)

Name: Jenifer S. Blum, Tte, Leon & Margaret 2000 Family Trust

Address: 5818 Portsmouth Ln, Dallas, TX 75252 cell 913-226-8217

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

the parking problem. We do not need a school near downtown; we need help w/ parking & business development in the historic district.

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-023: SUP for a Private School

Hold a public hearing to discuss and consider a request by John Abbott for the approval of a Specific Use Permit (SUP) for a Private School in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/12/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 6/18/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **6/18/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-023: SUP for a Private School

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: T+T Color Supply

Address: 202 N Fannin Rockwall TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

May 11, 2018

Providence Academy

RE: Special Use Permit for:
Rockwall Presbyterian Church
306 E Rusk St.
Rockwall, TX 75087

Dear Mr. Miller,

This letter is to request the Special Use Permit needed to allow Providence Academy to relocate our school into the downtown Rockwall area to what is currently known as Rockwall Presbyterian Church. The pastors and elders of Rockwall Presbyterian have offered their facility for our use on Mondays, Wednesdays, and Fridays. The projected enrollment for this coming year at Providence is 80 students, which would make up approximately 30 families. Our presence will help optimize the use of the facility while bringing new families into the downtown area, adding a positive economic impact on the local establishments.

Providence Academy is a classical, Christian, University Model School that has been serving the Lake Ray Hubbard community for the past nine years. It is unique, in that it requires a strong teacher-parent partnership in the education process of each student that attends the school, **grades K-8th.** The children attend a traditional classroom setting on Mondays and Wednesdays, while grades 6th-8th also attend on Fridays. On alternate days the children will work with one or both parents from home, completeing lesson plans assigned for those specific days. They also work on special long-term projects, planned by the degreed class room teacher, in the home environent. Thus, our school takes the best attributes of homeschooling and combines them with the best of a traditional classroom education.

The curriculum used at Providence is carefully selected in keeping with a classical style of education. This style of learning depends on a three part process of training the mind. The early years of school are spent absorbing facts when, developmentally, memorization abilities are at their peak. These years lay the foundation for more advanced study in years to come. Middle school children tend to be full of questions, craving deeper understanding than surface facts. The middle years of a classical education focus on logic. Students learn how to order facts together with their deeper understanding of

those facts into an organized manner in their minds. Providence students who finish their 8th grade year are prepared to enter their high school years where the third phase of learning begins. They will be capable of entering and excelling in any high school curriculum.

Providence Academy is an accredited University Model School through UMSI, *University Model Schools International.* This means that Providence has obtained and maintained an effective system through it's services, practices, standards and curriculum that has enabled it's teachers to be extremely effective in the classroom. UMSI has deemed Providence consistently capable of ensuring that their students are successful in mastering not only curriculum, but have also developed skills that lead them to think about the world in more complex ways.

Our goal, in moving Providence Academy to Rockwall Presbyterian Church is to continue to provide the Lake Ray Hubbard Community with a unique school experience for those families who wish their child/children to learn through a classical form of education. Our students and teachers will be in the downtown area Mondays, Wednesdays, and Fridays for approximately 7 hours on each of those days. Our school's presence would add to the vision of a vibrant downtown area and, as we continue to graduate children well prepared for their high school experience, these students would contribute to the reputation Rockwall has earned as an exceptional community for families to live and to thrive.

Sincerely,

Dr. Jake Abbott
Chairman, Board Member
Providence Academy

Providence Academy Proposed
Parking & Drop-off/Pick-up Plan

In working with the current morning and afternoon traffic in downtown Rockwall on Mondays, Wednesdays, and Fridays; along with the new traffic pattern that will be created 1/2 mile east of the Presbyterian Church due to the relocation of students from Dobbs and Reinhardt Elementary schools in the fall, our proposed plans for parking and child drop-off/pick-up is as follows:

- Dobbs/Reinhardt tentative staggered start times are 7:45 am and 8:15 am.

  We propose to start Providence Academy at 8:45 am.

- Dobbs/Reinhardt tentative staggered pick up times are 2:45 pm and 3:15 pm.

  We propose our pick up time to start at 3:45 pm.

  However, since we have a small school community we can easily adjust these times in accordance with what RISD determines these actual staggered times will be prior to the start of the 2018-2019 school year.

- Teachers and administrators, approximately eleven, will park on the northeast end of the parking spaces next to the church on St. Augustine Street.

- Families whose surnames begin with A-M will drive east on Rusk, turning right or south on St. Augustine. They will line up parallel to the curb at the farthest point where Washington and St. Augustine meet at the southeast corner of the property. As many cars that can, will line up south of the teachers' cars and wait for students to be escorted to their individual cars.

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- Cars will have large cards with the last names in bold letters placed on the passenger's window in full view. Teachers/administrators with walkie talkies will walk beside those cars relaying the names, in order, so students can be walked out and escorted to their cars, along with their belongings. Once in the car(s), the parent(s) can move forward and proceed down St. Augustine and turn right or west onto Washington, allowing cars in line behind them to move into the horizontal spaces along the curb south of the teachers' cars.

- Families with surnames that start with N-Z will come from S. Fannin Street and turn east into the city parking lot that exists to the southwest of the church. Driving in single file across the lot from west to east, they will turn and line up horizontally along the west edge of the church's property, which is the far east side of the city lot. In the same manner as the pick up on the east or St. Augustine St., the teachers/administrators will read the cards on the driver's side window and relay the names via walkie talkie to teachers/administrators inside who will bring the children out, in order and help them, with their belongings into their individual cars. The parents will then proceed forward and turn right or west onto Washington Street, allowing more parents to line up horizontally along the west edge of the church's property.

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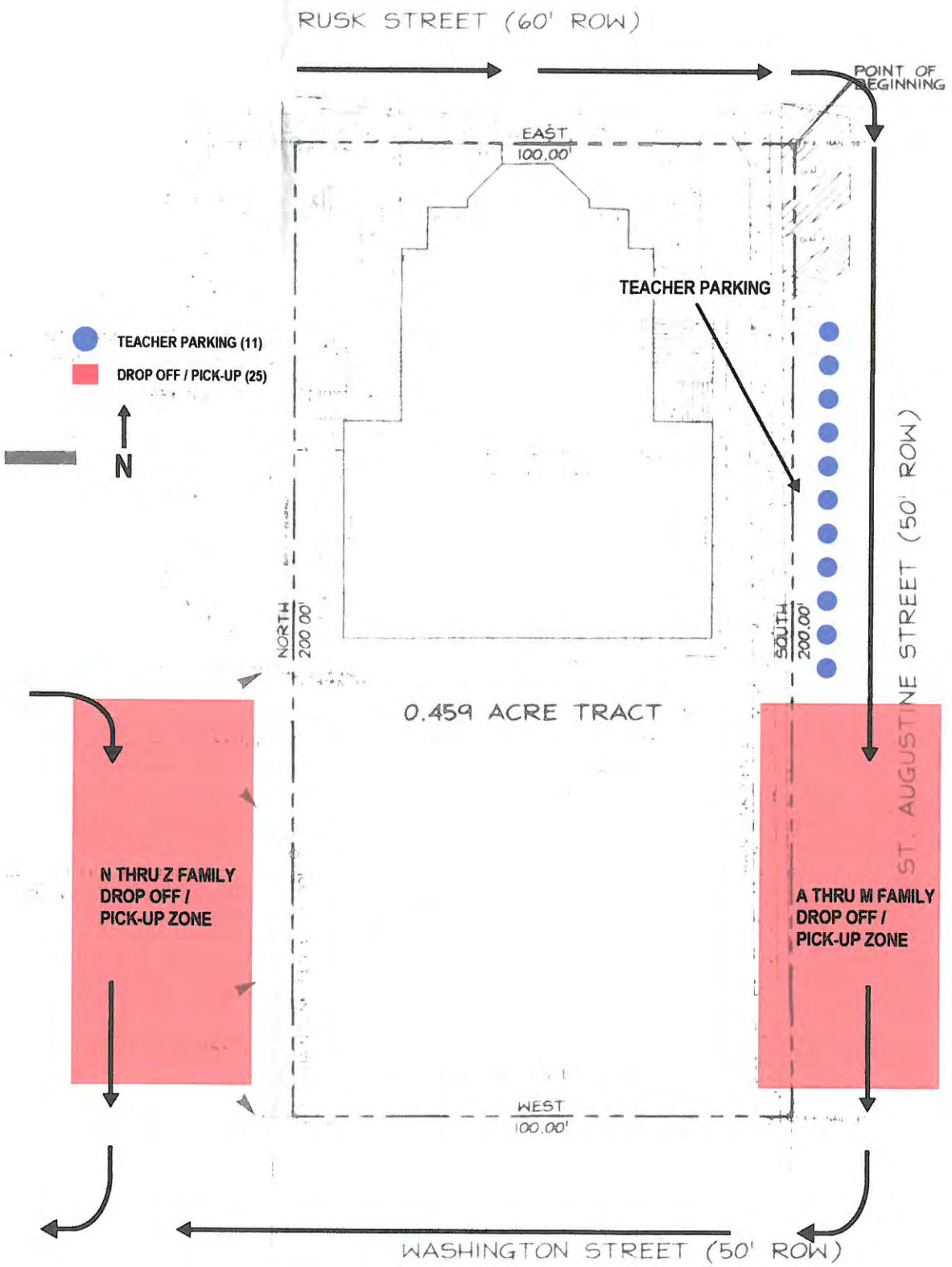
PROVIDENCE ACADEMY PROPOSED PARKING & DROP OFF PLAN



PROVIDENCE ACADEMY PROPOSED PARKING & DROP OFF PLAN



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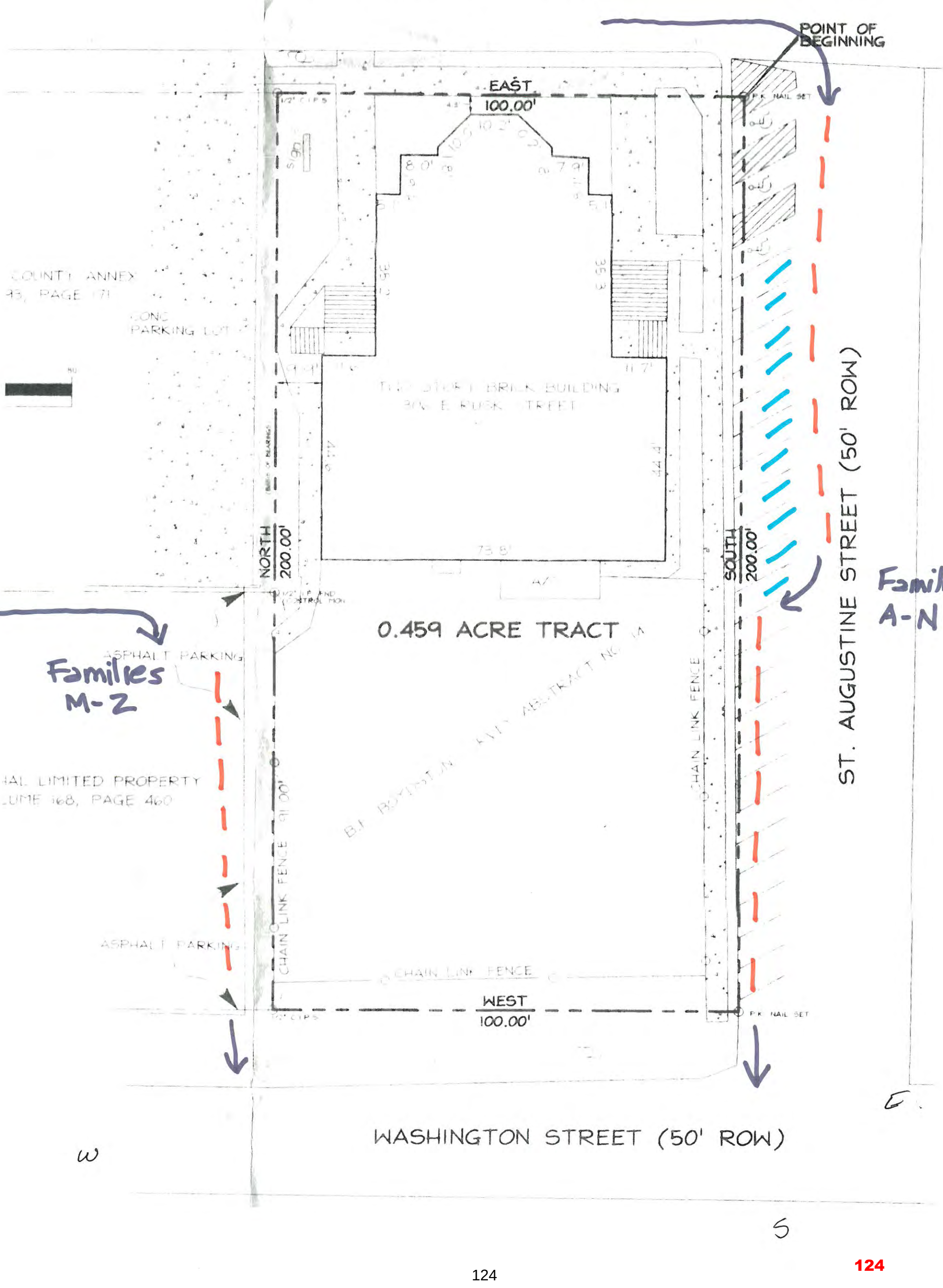
Providence Academy
Drop off & Pick up

- Teachers
- Parents

N.



124

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A PRIVATE SCHOOL IN THE DOWNTOWN (DT) DISTRICT, BEING A 0.4591-ACRE PARCEL OF LAND, IDENTIFIED AS LOTS C & D, BLOCK 1, GRIFFITH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from John Abbott on behalf of The Presbyterian Church of Rockwall for the approval of a Specific Use Permit (SUP) to allow a *private school* in the Downtown (DT) District on a 0.4591-acre parcel of land being described as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, and zoned Downtown (DT) District, addressed as 306 E. Rusk Street and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *private school* within the Downtown (DT) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions and standards set forth in *Section 4.8, Downtown (DT) District,* of *Article V, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following additional operational conditions:

DRAFT ORDINANCE 6.18

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a private school on the subject property and conformance to these requirements is necessary for continued operation

1) The *private school* shall generally conform to the concept plan depicted in *Exhibit* '*B*' of this ordinance.

2) The *private school* shall have staggered drop-off and pickup times for the zones as depicted in *Exhibit* '*C*' of this ordinance.

3) The private school institution shall generally conform to the traffic circulation plan depicted in *Exhibit* '*D*' of this ordinance.

4) No parking shall be permitted along, adjacent to, or in the right-of-way of Rusk Street, E. Washington Street, or San Augustine Street, with the exception of the striped public parking spaces along San Augustine.

5) The Specific Use Permit (SUP) shall be valid for a period of two (2) years from the approval date of this ordinance. To extend the SUP, the applicant shall submit a petition to the City Council for such extension 90 days prior to the expiration of the SUP. Upon recommendation from the Planning and Zoning Commission, the City Council shall review the SUP and determine if an extension is warranted.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

DRAFT ORDINANCE 06.18.2018

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JULY, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 18, 2018*

2nd Reading: *July 2, 2018*

DRAFT ORDINANCE 6.18.2018

Subject Property: Lots C & D, Block 1, Griffith Addition



DRAFT
6.10.20

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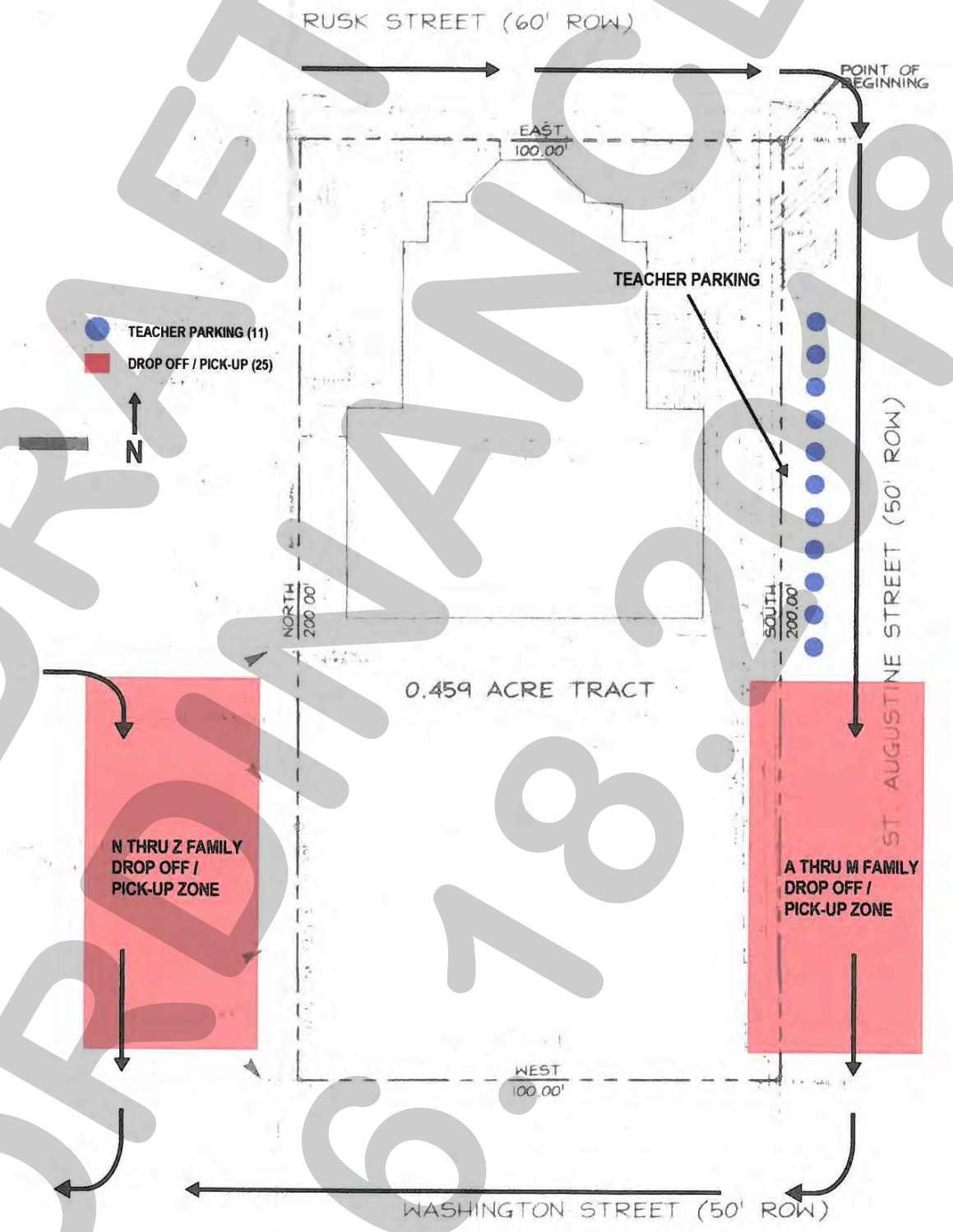
PROVIDENCE ACADEMY PROPOSED PARKING & DROP OFF PLAN



DRAFT ORDINANCE 6.18.18

PROVIDENCE ACADEMY PROPOSED PARKING & DROP OFF PLAN



DRAFT ORDINANCE 6.18.2018

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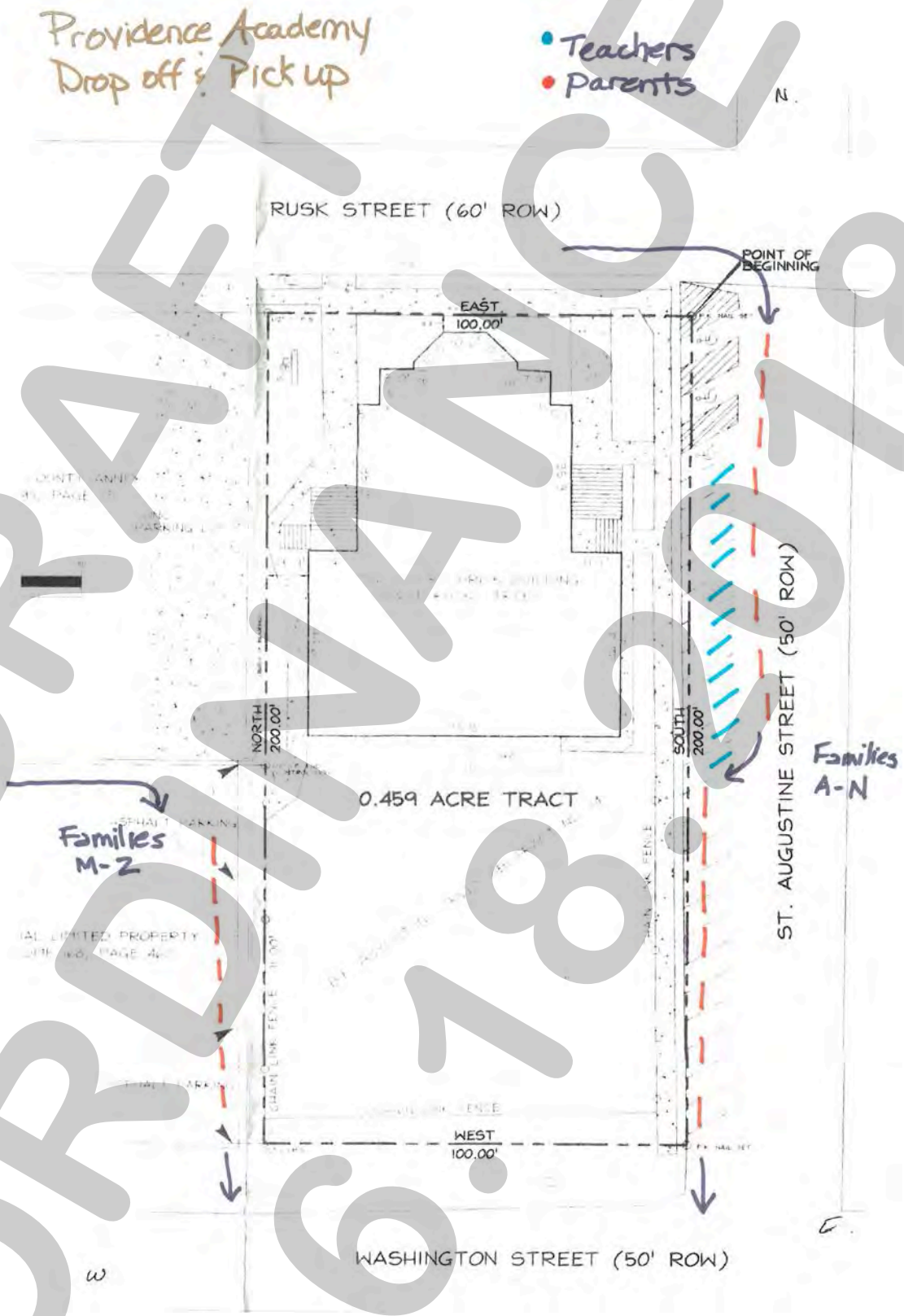

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ORDINANCE
6.18.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 06/18/2018

APPLICANT: Randall Eardley, *Wier & Associates, Inc.*

AGENDA ITEM: **Z2018-024;** *SUP for a Restaurant with Drive-Through*

SUMMARY:

Hold a public hearing to discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) for a Restaurant, 2,000 SF or More with Drive Through in a General Retail (GR) District on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

On January 3, 2006, the City Council adopted *Ordinance No. 06-02*, establishing the development requirements for Planned Development District 65 (PD-65), which allows a *restaurant, 2000 SF or more with drive-through* with a Specific Use Permit (SUP). The applicant, Randall Eardley of Wier & Associates, Inc., is requesting the approval of a Specific Use Permit (SUP) to allow a *restaurant, 2000 SF or more with drive-through* [*i.e. Chick-Fil-A*] in a General Retail (GR) District. The proposed restaurant will be ~5,000 SF and situated on a 1.40-acre parcel of land [*i.e. Lot 2, Block A, Lakeshore Commons Addition*], zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, and addressed as 1979 N. Goliad Street.

According to Planned Development District 65 (PD-65) the proposed restaurant is subject to the development standards and land uses permitted for the General Retail (GR) District with the exception of certain additional land uses, which are prohibited by the ordinance. Section 2.1.6, *Retail and Personal Services Use Conditions* of Article V, *District Development Standards*, of the Unified Development Code (UDC) prohibits access to local residential streets for all restaurants with drive-through and drive-in facilities and requires stacking lanes capable of queuing a minimum of six (6) cars per lane. According to the submitted concept plan, the applicant is providing dual stacking lanes that can accommodate approximately eight (8) vehicles that narrows to one (1) lane that can accommodate an additional six (6) vehicles totaling a queuing capacity of approximately 22 vehicles. The proposed restaurant will be accessible via N. Lakeshore Drive and will have access to N. Goliad Street [*SH-205*] via a mutual access easement with the property to the south. In addition, this property does not have driveway approaches on any residential streets. The applicant has provided a concept plan and conceptual building elevations; however, staff should note that the property is located within an overlay district (*i.e. North SH-205 Overlay [N. SH-205 OV] District*) and the building elevations will be subject to review by the Architectural Review Board (ARB) at the time of site plan. Based on staff's review, both the concept plan and building elevations appear to meet all the requirements of Planned Development District 65 (PD-65) and the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is N. Lakeshore Drive, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is a pharmacy (*i.e. Walgreens*), which is on a 1.9894-acre parcel of land identified as *Lot 1, Block B, North Lakeshore Valley Addition* and zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses.

South: Directly south of the subject property is a 0.81-acre parcel of land identified as *Lot 3, Block A, Lakeshore Commons Addition,* zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses. A site plan for a restaurant (*i.e. Starbucks*) was recently approved on this property. Beyond this is a 0.778-acre tract of land identified as *Lot 4, Block A, Lakeshore Commons Addition*, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses. A site plan for a restaurant (*i.e. ModPizza*) was recently approved on this property.

East: Directly east of the subject property is N. Goliad Street [*SH-205*], which is identified as a TxDOT4D (*TxDOT, four [4] lane, roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is an 11.236-acre parcel of land identified as *Lot 1, Block A, Kroger 205 Addition*, which is zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses and is currently occupied with a grocery store (*i.e. Kroger*).

West: Directly west of the subject property is a 1.56-acre parcel of land identified as *Lot 1, Block A, Lakeshore Commons Addition*, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, and contains a retail strip center. Beyond this is an 11.81-acre tract of open space that was dedicated to the City of Rockwall as part of Planned Development District 65 (PD-65). This property is identified as *Tract 8-2 of the J. H. B. Jones Survey, Abstract No. 124*.

NOTIFICATION:

On May 29, 2018, staff mailed 14 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Random Oaks/Shores, Stone Creek, Quail Run Valley and Lakeview Summit Homeowner's Associations (HOA's), which are the only HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice in favor of the applicant's request.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request, staff would offer the following conditions of approval:

1) The restaurant shall be subject to the following operational conditions, which are contained in the SUP ordinance:

   (a) The site plan shall generally conform to the concept plan depicted in *Exhibit 'B'* of the SUP ordinance.

   (b) The elevations shall be subject to review and recommendation by the Architectural Review Board (ARB).

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On June 12, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with one (1) seat vacant.

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City of Rockwall

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

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

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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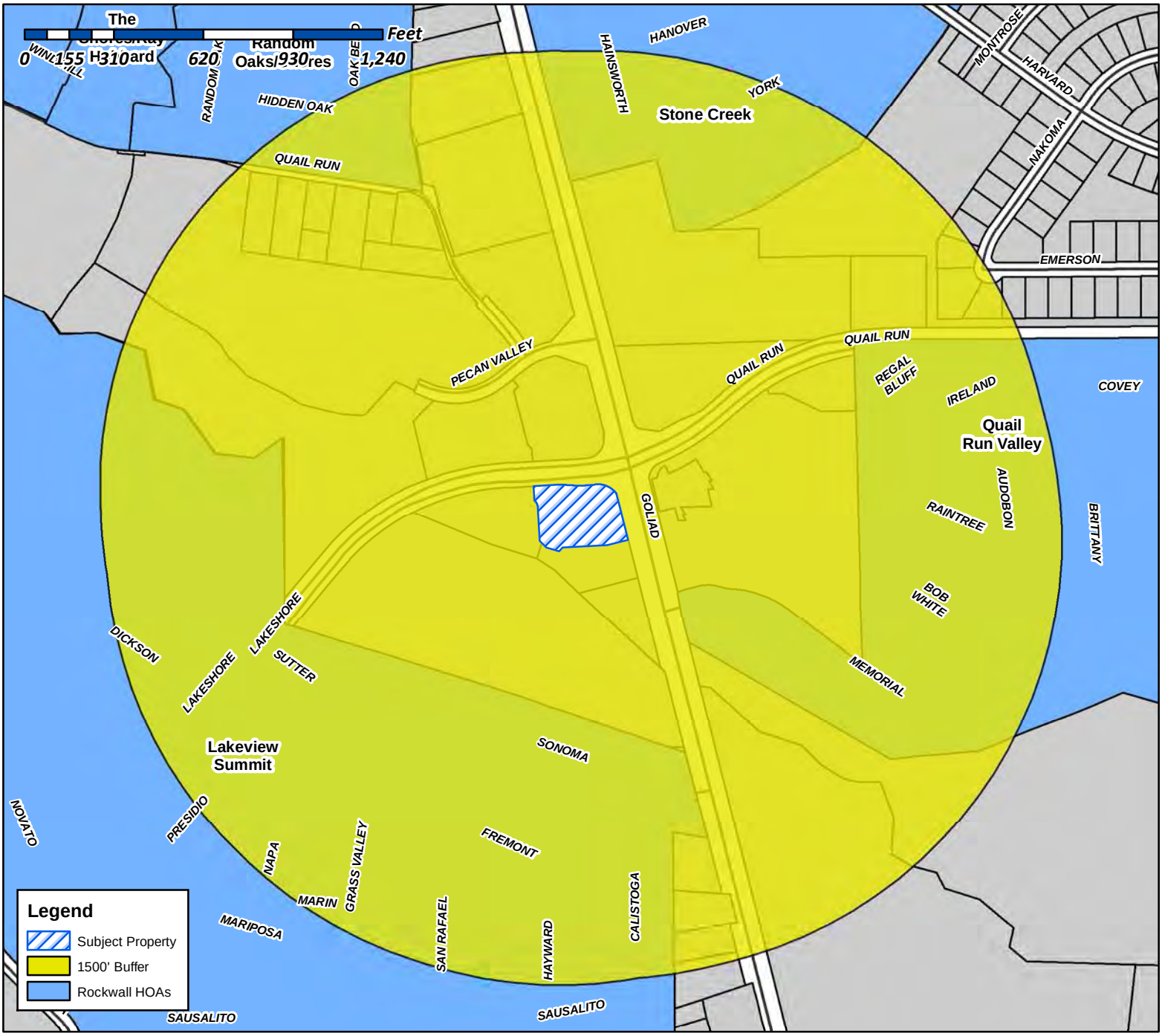
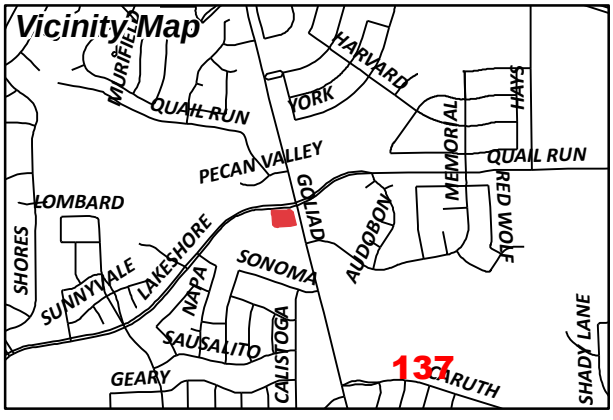


Case Number: Z2018-024
Case Name: SUP for a Restaurant with Drive Through
Case Type: Zoning
Zoning: PD-65
Case Address: 1979 N. Goliad Street



Date Created: ***5/15/2018***
For Questions on this Case Call (972) 771-7745

From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, May 25, 2018 4:11:29 PM
Attachments: Z2018-024 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***May 25, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 6/12/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 6/18/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at
https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2018-024- Hold a public hearing to discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) for a *Restaurant, 2,000 SF or More with Drive Through* in a General Retail (GR) District on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshores Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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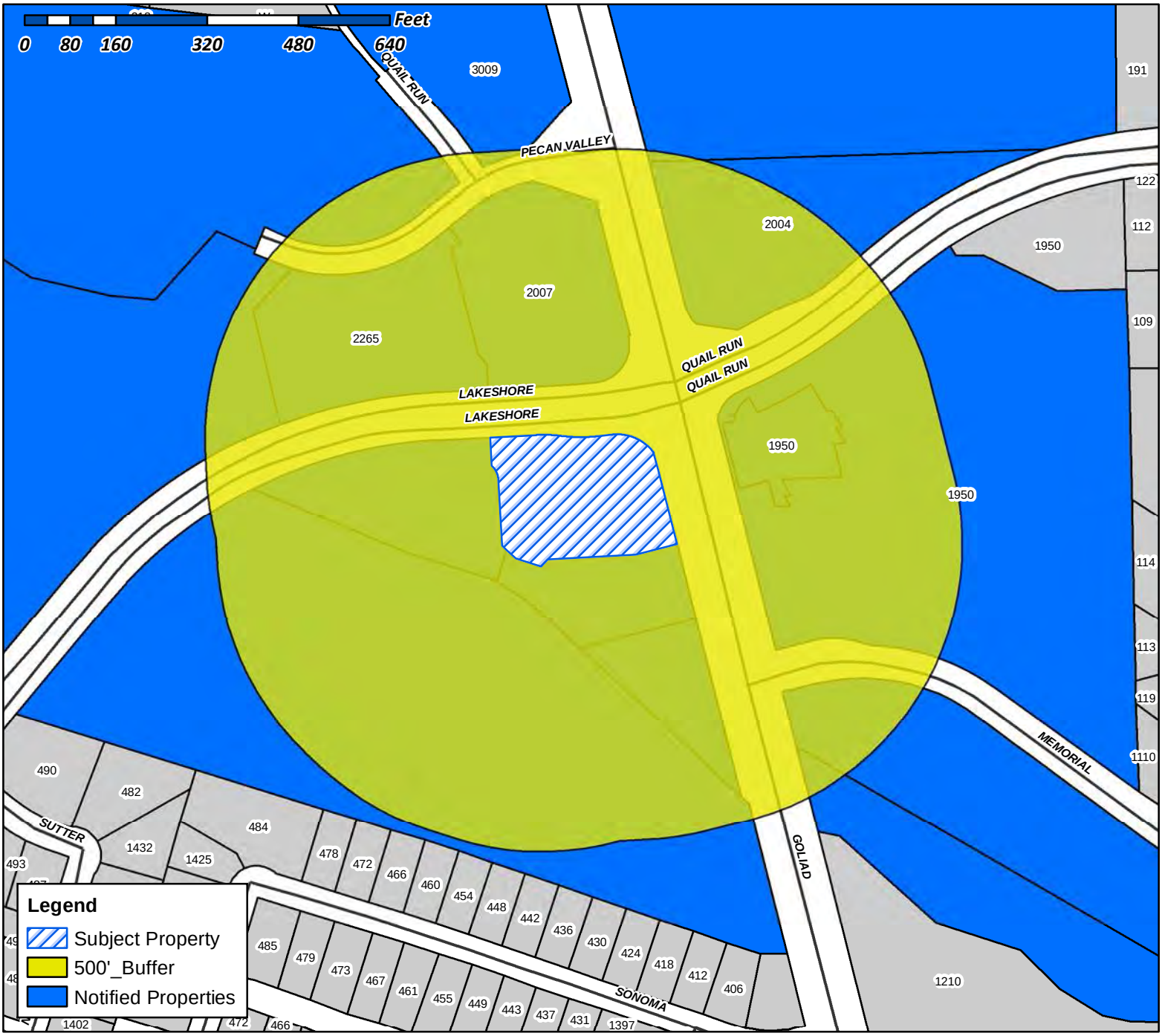

Case Number: Z2018-024
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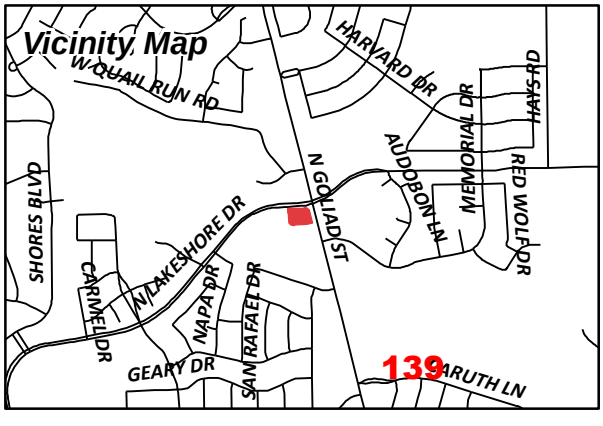
Case Type: Zoning
Zoning: PD-65
Case Address: 1979 N. Goliad Street



Date Created: 05/15/2018
For Questions on this Case Call (972) 771-7745

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

GOLIAD REAL ESTATE LLC
7700 EASTER AVENUE SUITE 705
DALLAS, TX 75209

STONE CREEK BALANCE LTD
8214 WESTCHESTER STE 710
DALLAS, TX 75225

MOORE WORTH INVESTMENTS LLC
8446 FREEPORT PKWY SUITE 175
DALLAS, TX 75063

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WIER & ASSOCIATES, INC.
ENGINEERS
SURVEYORS
LAND PLANNERS

May 9, 2018

PRINCIPALS
JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S., CFM
CARLO SILVESTRI, P.E.
GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES
PHILIP L. GRAHAM, P.E.
JAKE H. FEARS, P.E., LEED AP BD+C
RANDALL S. EARDLEY, P.E.

ASSOCIATES
TOBY W. RODGERS
CASEY D. YORK
PRIYA N. ACHARYA, P.E.

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

Re: Chick-fil-A # 03897 at the SWC of SH 205 & North Lakeshore Dr.
Special Use Permit Request

Dear Planning Department,

We are requesting the following zoning changes with a SUP for the proposed Chick-fil-A drive-thru restaurant at the southwest corner of SH 205 (Goliad Street) and North Lakeshore Drive:

Drive-Thru Restaurant
Section 1.1 of Article IV of the Unified Land Development Code (ULDC) requires a SUP for a restaurant greater than 2,000 square feet with a drive-through.

The development plan for the proposed Chick-fil-A provides a drive-through.

We request a SUP to allow a restaurant greater than 2,000 square feet with a drive-through.

Roof Design Standard
Section 6.11.C.2 of the Unified Land Development Code requires that structures with less than a 6,000-sf footprint be constructed with a pitched roof system.

The typical Chick-fil-A restaurant model prototype provides a flat roof as illustrated in the provided Building Elevations.

We request a SUP to provide a flat roof system per the Chick-fil-A standard in lieu of the pitched roof system specified in Section 6.7.C.2 of the ULDC.

We appreciate your acceptance of our Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or RandyE@WierAssociates.com.

Truly yours,

Randy Eardley, PE
Wier & Associates, Inc.
Texas Firm Registration No. F-2776

2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006-7440
(817) 467-7700
FAX (817) 467-7713

WWW.WIERASSOCIATES.COM

121 S. MAIN ST.
HENDERSON, TEXAS 75654-3559
(903) 722-9030
TOLL FREE FAX (844) 325-0445

TEXAS ENGINEERING FIRM NO. F-2776 • TEXAS LAND SURVEYING FIRM NOS. 10033900 & 10194179

141

Case No. Z2018-024: SUP for a Restaurant with a Drive Through

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

There is a shortage of restaurants in the North Rockwall area to service the community and Chick-fil-A would be a great addition.

Name: Worth Williams

Address: 7700 Eastern Ave #705 Dallas, TX 75209

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

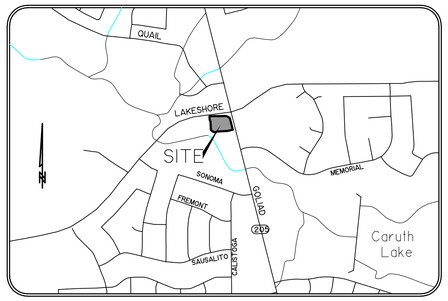
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

SITE DATA	
SITE ADDRESS	ROCKWALL, TX 75087
ZONING/EXISTING LAND USE	"PD" - Planned Development, "GR" - General Retail, North SH 205 Corridor Overlay District; vacant
PROPOSED USE	Fast Food Restaurant
LOT AREA	1.400 Acres 60,999 Sq. Ft.
TOTAL BUILDING AREA	4,999 Sq. Ft.±
PERVIOUS AREA	14,570 Sq. Ft.± (24%)
IMPERVIOUS AREA	46,429 Sq. Ft.± (76%)
TOTAL PARKING REQUIRED	50 (1 stall/100 sf)
TOTAL PARKING PROVIDED	50
HANDICAP-ACCESSIBLE PARKING REQUIRED	3
HANDICAP-ACCESSIBLE PARKING PROVIDED	3

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

0 20 40 60

SCALE: 1" = 20'



VICINITY MAP
N.T.S.

NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
9. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
10. BUILDING IS PARALLEL & PERPENDICULAR TO WEST PROPERTY LINE.

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

SITE LEGEND

- 5' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
- 6' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
- 7' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
- W — PROPOSED 12" OR SMALLER WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- SS — PROPOSED 12" OR SMALLER SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- SD — PROPOSED STORM SEWER
- GI — PROPOSED GRATE INLET
- CI — PROPOSED CURB INLET
- HANDICAP-ACCESSIBLE PARKING STALL
- BFR — BARRIER FREE RAMP
- SDJB — STORM DRAIN JUNCTION BOX
- LIGHT POLE

LAYOUT NOTES

1	ENCLOSED STORAGE
2	25'x10' DUMPSTER ENCLOSURES
3	OIL & WATER SEPARATOR
4	GREASE TRAP
5	ORDER POINT & MENU BOARD
6	COLUMN & FOOTING (TYPICAL)
7	PROP. UNDERGROUND DETENTION POND
8	CLEARANCE BAR
9	DRIVE-THRU WINDOW
10	MEAL DELIVERY CANOPY
11	DRIVE-THRU CANOPY
12	PROPOSED DOMESTIC METER
13	PROPOSED IRRIGATION METER
14	PROPOSED MONUMENT SIGN
15	EXISTING FIRE HYDRANT
16	DRIVE-THRU PAVEMENT STRIPING
17	PAVEMENT STRIPING
18	WALK-UP WINDOW
19	FLAGPOLE
20	EXISTING TRANSFORMER AND PAD
21	REMOVE EXISTING CONCRETE DRIVEWAY

TOPOGRAPHIC LEGEND

BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL W/CONDUIT AND TRANSFORMER
SDMH	STORM DRAIN MANHOLE
SN	SIGN
SNT	UNDERGROUND TELEPHONE SIGN
SNGPL	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT
ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±17.9' SOUTHEAST OF POWER POLE AND ±29.5 SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.
ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLIAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLIAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE
ELEVATION = 575.46'

SITE PLAN
CHICK-FIL-A #03897

XXX
N. LAKESHORE DR. & GOLIAD ST.

LOT 2, BLOCK A
LAKESHORE COMMONS
CITY OF ROCKWALL, TEXAS

CASE # XXX

SUBMITTAL DATE: XXX

OWNER:
MOORE WORTH INVESTMENTS, LLC
8446 FREEPORT PARKWAY, STE 175
DALLAS, TEXAS 75063

DEVELOPER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Randall Eardley, PE Texas Registration No. 104957 On Date Shown Below.

LOT 2, BLOCK A
LAKESHORE COMMONS
N. LAKESHORE DR. & N. GOLIAD ST.
ROCKWALL, TEXAS
STORE# 03897

STORE
SERIES
P12-LC-LARGE

SHEET TITLE
SITE PLAN

☐For Permit
☐For Bid
☐For Construction

Job No. : 17144
Store : #03897
Date : 4/13/2018
Drawn By : MSG
Checked By: RRW

Sheet
C-2.0

PRINTED: 4/13/2018 STB FILE: WIER-PAVING.STB LAST SAVED: 4/13/2018 2:55 PM SAVED BY: STANLEYR FILE: C-2.0 SITE PLAN 17144.DWG

DESIGN INTENT PACKAGE

HWY. 205 & N. LAKESHORE FSU

N. Goliad St. , Rockwall , TX 75087

STORE NUMBER

03897



PERSPECTIVE VIEW - ENTRY

PROTOTYPE	**P12_LSR LRG**
VERSION	v2_18.03
TIER	TIER 1
BUILDING AREA	4609 SF
SEAT COUNT - INTERIOR	114
SEAT COUNT - EXTERIOR	20
SEATING TYPE	STANDARD
REGISTERS	4
DRIVE-THRU	YES
LEED	NOT CERTIFIED
LANDSCAPING	STANDARD
OPTIONS:	
RESTROOM	TWO FIXTURE
WATER FILTRATION	TYPE 1
PLAYGROUND	STANDARD
KITCHEN LAYOUT	CENTERLINE
ORDER POINT CANOPY	YES
MEAL DELIVERY CANOPY	YES
F2F CANOPY FANS	YES
F2F CANOPY HEATERS	YES

DESIGN SIGN-OFF

DESIGN LEADER DATE

4/18/2018 10:10:35 AM
D-011L

DIP COVER SHEET - LRG - BRICK

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.



PERSPECTIVE VIEW - FRONT RIGHT

EXECUTIVE SUMMARY

EXTERIOR MODIFICATIONS
NONE.

INTERIOR MODIFICATIONS
NONE.

FRONT OF HOUSE MODIFICATIONS
NONE.

BACK OF HOUSE MODIFICATIONS
NONE.



PERSPECTIVE VIEW - REAR LEFT BRICK



PERSPECTIVE VIEW - REAR RIGHT

EXTERIOR PERSPECTIVES - LRG - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

4/18/2018 10:11:11 AM
D-02\L



NORTHEAST PERSPECTIVE



SOUTH PERPSECTIVE

4/18/2018 10:11:44 AM
D-022L

SITE PERSPECTIVES-LRG

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

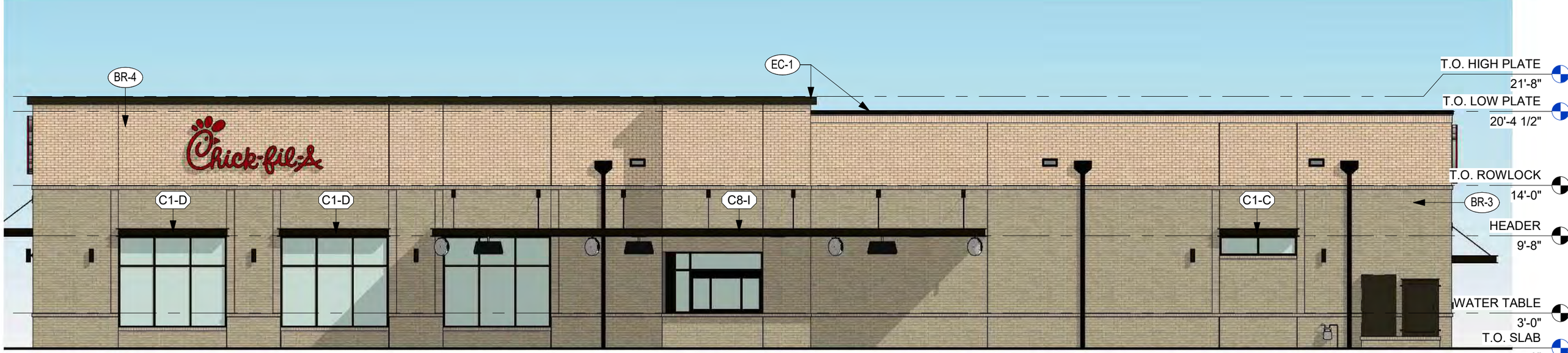
04/18/2018

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.



ELEVATION - ENTRY

1/8" = 1'-0"



ELEVATION - DRIVE-THRU

1/8" = 1'-0"

4/18/2018 10:12:24 AM
D-061L

EXTERIOR ELEVATIONS - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.



ELEVATION - FRONT

1/8" = 1'-0"



ELEVATION - REAR

1/8" = 1'-0"

EXTERIOR CANOPY SCHEDULE - LRG

Type	Description	Count	Overall Width	Overall Depth	Overall Thickness	Tie Back Mounting (Offset From Top)	Notch	Integral Lighting
C1-B	Exterior Canopy	1	5'-9"	1'-0"	8"	0"	---	Yes
C1-C	Exterior Canopy	5	7'-1"	1'-0"	8"	0"	---	No
C1-D	Exterior Canopy	3	9'-9"	1'-0"	8"	0"	---	No
C4-A	Exterior Canopy	1	5'-9"	4'-0"	8"	2'-6"	---	Yes
C4-D	Exterior Canopy	1	10'-0"	4'-0"	8"	2'-6"	---	Yes
C4-E	Exterior Canopy	1	13'-9"	4'-0"	8"	2'-6"	---	Yes
C8-I	Exterior Canopy	1	48'-0"	11'-0"	8"	3'-0"	See RCP	No
Grand total		13						

EXTERIOR FINISHES

BR-4
BRICK VENEER
COLOR: PALISADE
SIZE: MODULAR
MORTAR: ARGOS SAN TAN

BR-3
BRICK VENEER
COLOR: PALOMA GRAY
SIZE: MODULAR
FINISH: ARGOS SAN TAN

EC-1
PREFINISHED METAL COPING
COLOR: DARK BRONZE

PT-9
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS

ST-1
STOREFRONT
COLOR: DARK BRONZE

EXTERIOR ELEVATIONS - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087 04/18/2018

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

4/18/2018 10:12:35 AM
D-07IL

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE-THROUGH IN A GENERAL RETAIL (GR) DISTRICT, ON A 1.40-ACRE TRACT OF LAND BEING IDENTIFIED AS LOT 2, BLOCK A, LAKESHORE COMMONS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Randy Eardley, P.E. of Wier & Associates, Inc. on behalf of Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) to allow for a *restaurant, 2,000 SF or more with a drive-through,* in a General Retail (GR) District on a 1.40-acre tract of land being described as a Lot 1, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, addressed as 1979 N. Goliad Street [*SH-205*], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *restaurant, 2,000 SF or more with a drive-through* as stipulated by Section 1, *Land Use Schedule* of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*], on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection *4.4, General Retail (GR) District,* Section 4, *Commercial Districts,* of Article V, *District Development Standards,* of the Unified Development Code (UDC) and Planned Development District (PD-65) [*Ordinance No. 17-03*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

DRAFT 05.29.2018

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *restaurant, 2,000 SF or more with a drive-through* on the *Subject Property* and conformance to these stipulations is required for continued operations:

1) The restaurant shall generally conform to the concept plan shown in *Exhibit 'B'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JULY, 2018.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

DRAFT ORDINANCE 05-29-18

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *June 18, 2018*

2nd Reading: *July 2, 2018*

DRAFT
ORDINANCE
05.29.2018

Exhibit 'A':
Survey

DRAFT
ORDINANCE
05.29.2018

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Exhibit 'B':
Concept Plan

DRAFT
ORDINANCE
05.29.2018

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Public Work Director/City Engineer**

DATE: **April 30, 2018**

SUBJECT: **S. Lakeshore Dr./Summit Ridge Dr. Reconstruction Project**

Staff is requesting City Council consider approving staff to proceed with construction bidding and advertising for the S. Lakeshore Dr./Summit Ridge Dr. Reconstruction Project. If you have any questions, please advise.

AJW:jmw

Attachments

Cc: Jeremy White, P.E., CFM, Civil Engineer
File

S. LAKESHORE DRIVE / SUMMIT RIDGE DRIVE RECONSTRUCTION PROJECT

CITY COUNCIL MEETING

City of Rockwall, Texas

May 7, 2018

156



CIP No.:	CIP 2015-006	**Engineering Schematic Design & Development:**	October 2015 – October 2017
Limits (From):	SH 66 (W Rusk St)	**Public Meetings (3):**	December 2015- December 2017
(To):	FM 740 (Ridge Rd)	**Schematic Approval:**	October 2017
Engr. Design Firm:	Kimley-Horn & Associates, Inc.	**100% Construction Plans:**	June 2018 *
		Franchise Utility Relocation Begin:	Summer 2018 *
Funding:	2012 Road Bonds & Water/Sewer Bonds	**Franchise Utility Relocation End:**	Fall 2018 *
		Bid Date:	Summer 2018 *
		Construction Start:	Fall/Winter 2018 *
		Construction Complete:	Summer 2020 *
Project Description:	Existing: - Lakeshore: 36' wide concrete roadway with no sidewalks - Summit Ridge: 26' wide concrete roadway with no sidewalks Proposed: - 2-11 foot lanes - Staggered parallel parking stalls on S. Lakeshore Dr. - Small traffic circles at cross-streets. - 5' concrete sidewalks (both) - Water line & wastewater line replacements (both) - Storm sewer improvements (both) - Alley reconstruction (select areas)		

* Anticipated Dates

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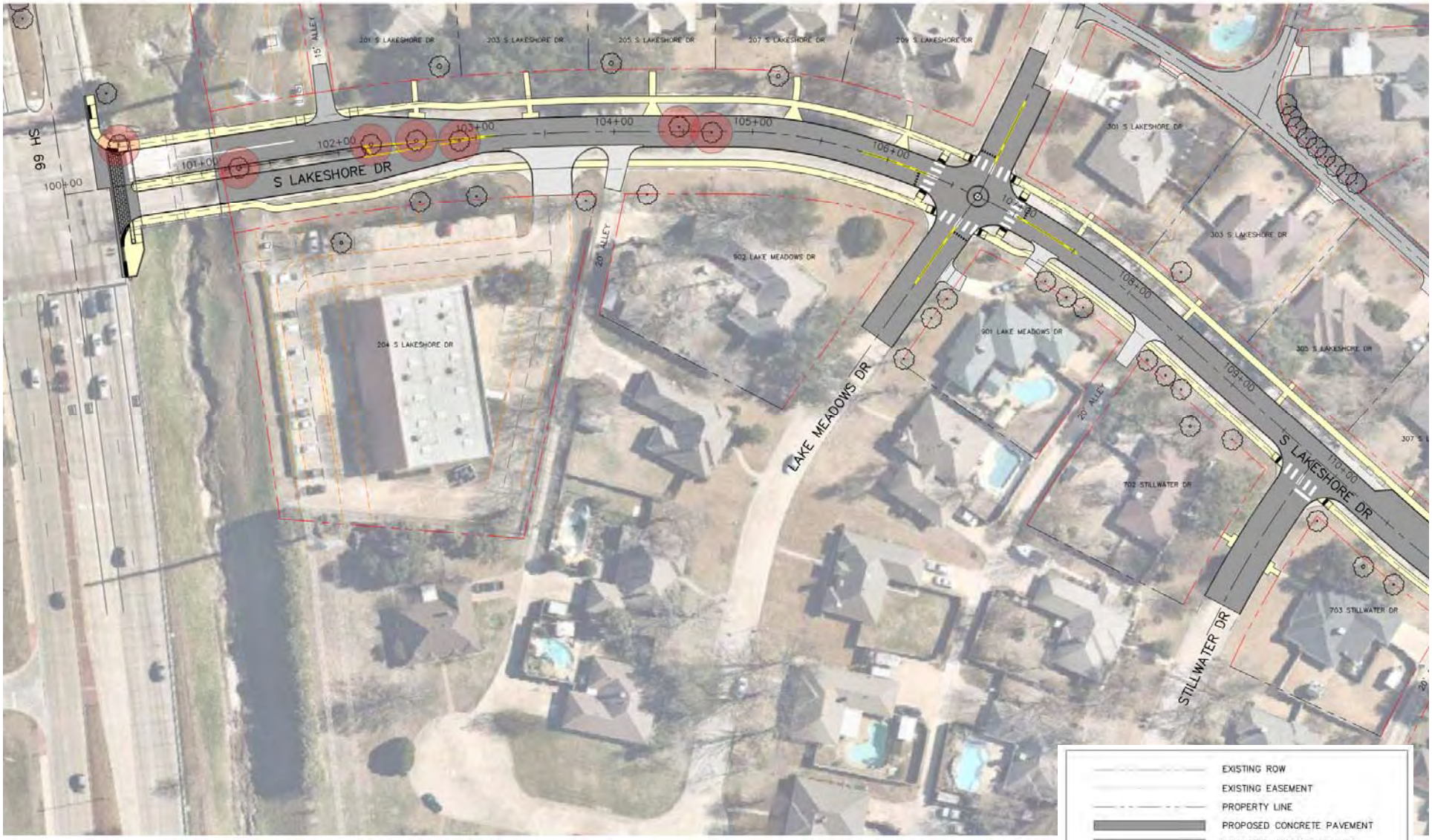
Project Timeline

- October 2015
  - Public Input Surveys (Adjacent Property Owners)
    - 93 surveys sent – to adjacent property owners
    - 34 responses to survey (36.5%)
    - 64.7% of respondents were in favor of implementing sidewalks
    - 79.4% of respondents in favor of traffic calming to slow or discourage cut through traffic
- December 12, 2015
  - Public Input Meeting (Adjacent Property Owners)
    - Discuss Survey Results, Traffic Calming Measures, and Traffic Study
    - Gathered additional input from comment cards: No Significant Change in Sidewalk Favor
- July 20, 2016
  - Public Meeting (Entire Neighborhood)
    - Present Preliminary Design Schematic based on survey results and public meeting
    - Comment Cards:
      - Adjacent Residents – No Significant Change in Sidewalk Favor
      - Non-Adjacent Residents (Out of 16 received: 9 – In Favor of sidewalks, 4 – Not in Favor of sidewalks)
- October 2017
  - City Council Presentation
    - Typical Section and Schematic approved by City Council
- December 1, 2017
  - Public Meeting (Entire Neighborhood) – Hosted by Councilman Mike Townsend
    - Present Final Design Schematic based on survey results and public meeting

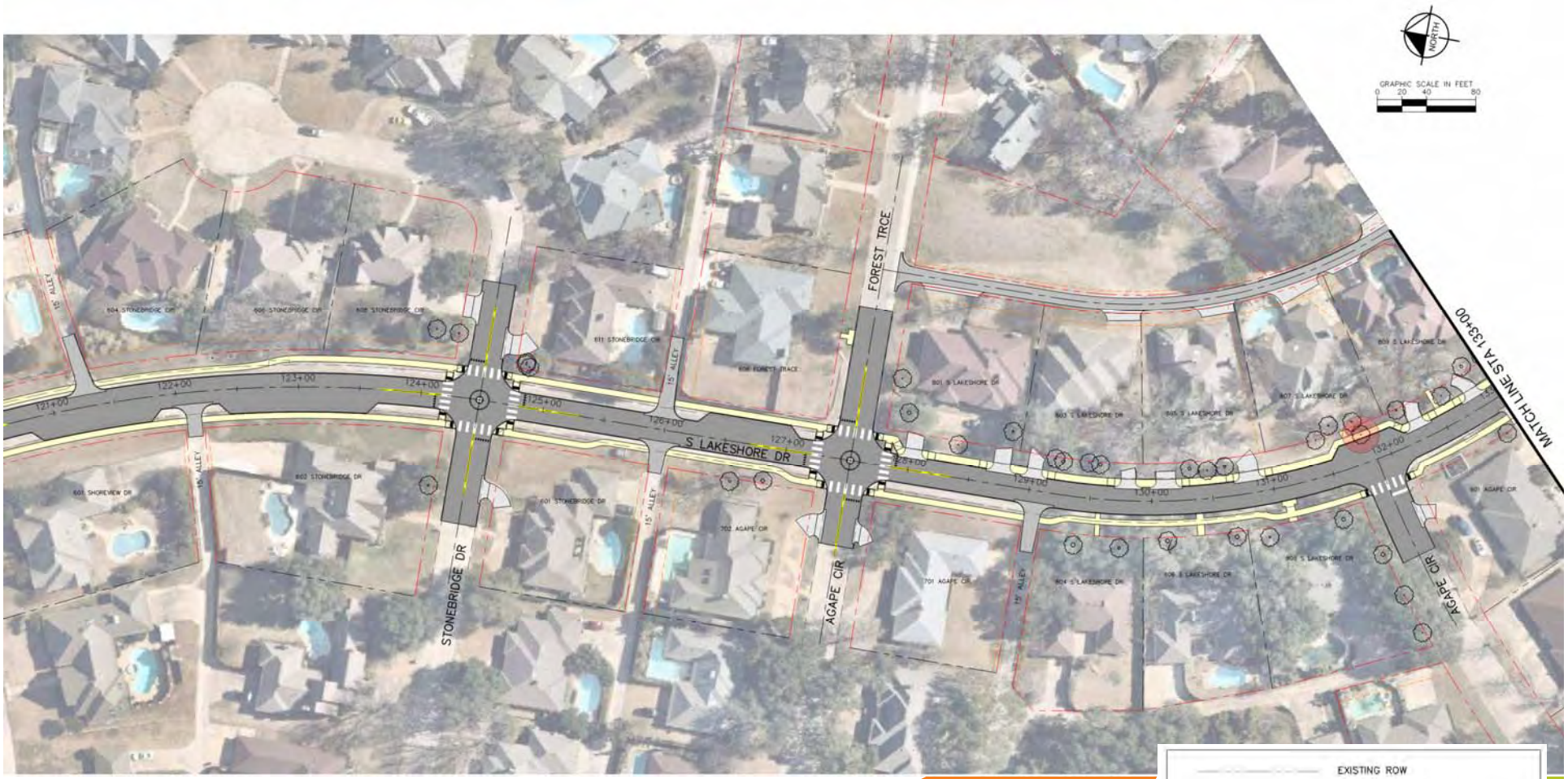
158


SH 66
S LAKESHORE DR
LAKE MEADOWS DR
STILLWATER DR
15' ALLEY
20' ALLEY
201 S LAKESHORE DR
203 S LAKESHORE DR
205 S LAKESHORE DR
207 S LAKESHORE DR
209 S LAKESHORE DR
301 S LAKESHORE DR
303 S LAKESHORE DR
305 S LAKESHORE DR
204 S LAKESHORE DR
902 LAKE MEADOWS DR
901 LAKE MEADOWS DR
702 STILLWATER DR
703 STILLWATER DR
100+00
101+00
102+00
103+00
104+00
105+00
106+00
107+00
108+00
109+00
110+00
EXISTING ROW
EXISTING EASEMENT
PROPERTY LINE
PROPOSED CONCRETE PAVEMENT
PROPOSED ALLEY PAVEMENT
PROPOSED DRIVEWAY PAVEMENT
PROPOSED CONCRETE SIDEWALK
EXISTING TREE
EXISTING TREE TO BE REMOVED

159


S LAKESHORE DR
SHORETRAIL DR
SHOREVIEW DR
15' ALLEY
20' ALLEY
305 S LAKESHORE DR
307 S LAKESHORE DR
309 S LAKESHORE DR
311 S LAKESHORE DR
313 S LAKESHORE DR
315 S LAKESHORE DR
317 S LAKESHORE DR
308 S LAKESHORE DR
310 S LAKESHORE DR
312 S LAKESHORE DR
314 S LAKESHORE DR
316 S LAKESHORE DR
318 S LAKESHORE DR
703 STILLWATER DR
522 SHOREVIEW DR
527 SHOREVIEW DR
523 SHORETRAIL DR
602 SHOREVIEW DR
606 SHORETRAIL DR
110+00
111+00
112+00
113+00
114+00
115+00
116+00
117+00
118+00
119+00
120+00
EXISTING ROW
EXISTING EASEMENT
PROPERTY LINE
PROPOSED CONCRETE PAVEMENT
PROPOSED ALLEY PAVEMENT
PROPOSED DRIVEWAY PAVEMENT
PROPOSED CONCRETE SIDEWALK
EXISTING TREE
EXISTING TREE TO BE REMOVED

160


NORTH
GRAPHIC SCALE IN FEET
0 20 40 80
FOREST TRCE
MATCH LINE STA 133+00
S LAKESHORE DR
STONEBRIDGE DR
AGAPE CIR
AGAPE CIR
15' ALLEY
121+00
122+00
123+00
124+00
125+00
126+00
127+00
128+00
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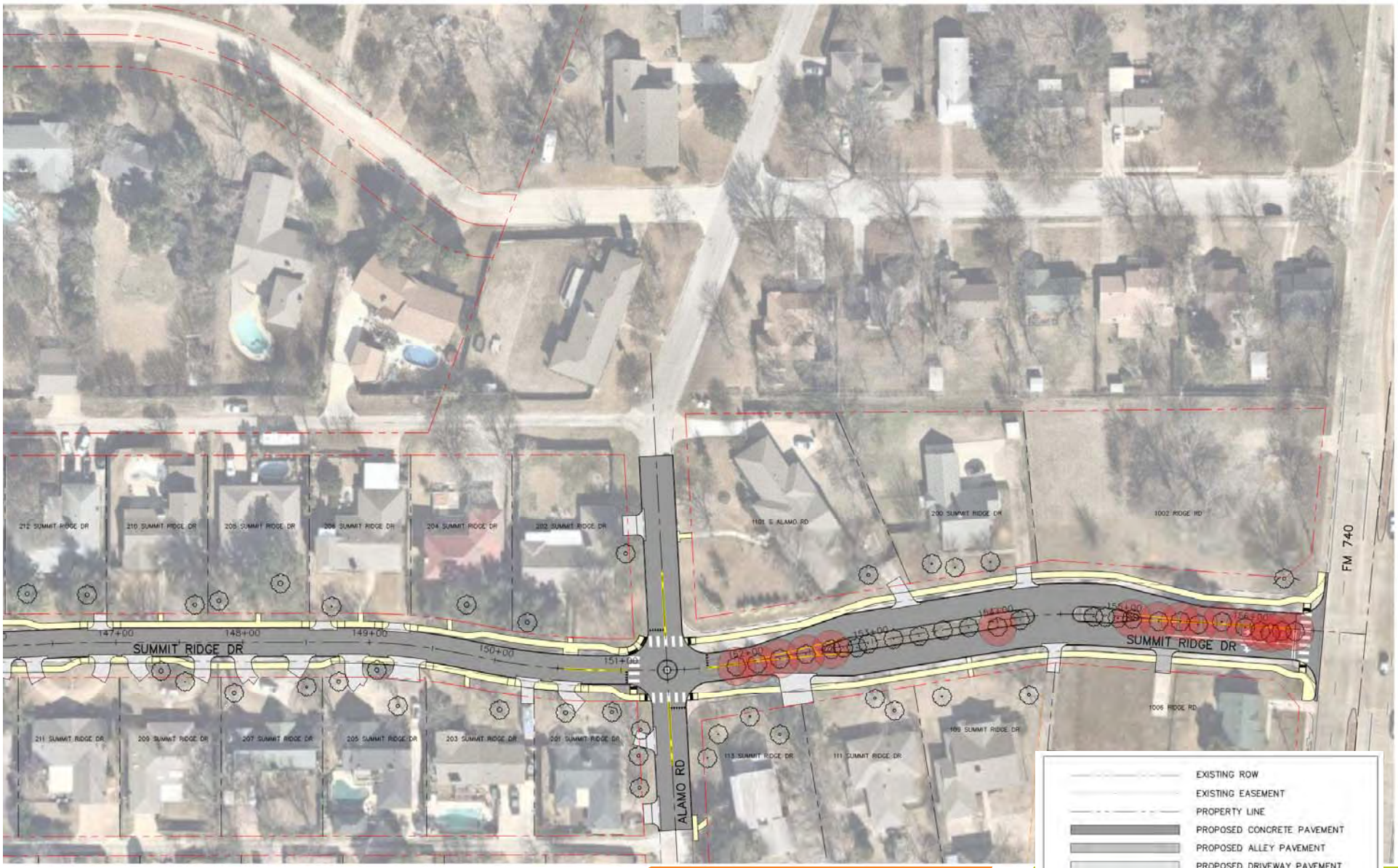
132+00
EXISTING ROW
EXISTING EASEMENT
PROPERTY LINE
PROPOSED CONCRETE PAVEMENT
PROPOSED ALLEY PAVEMENT
PROPOSED DRIVEWAY PAVEMENT
PROPOSED CONCRETE SIDEWALK
EXISTING TREE
EXISTING TREE TO BE REMOVED

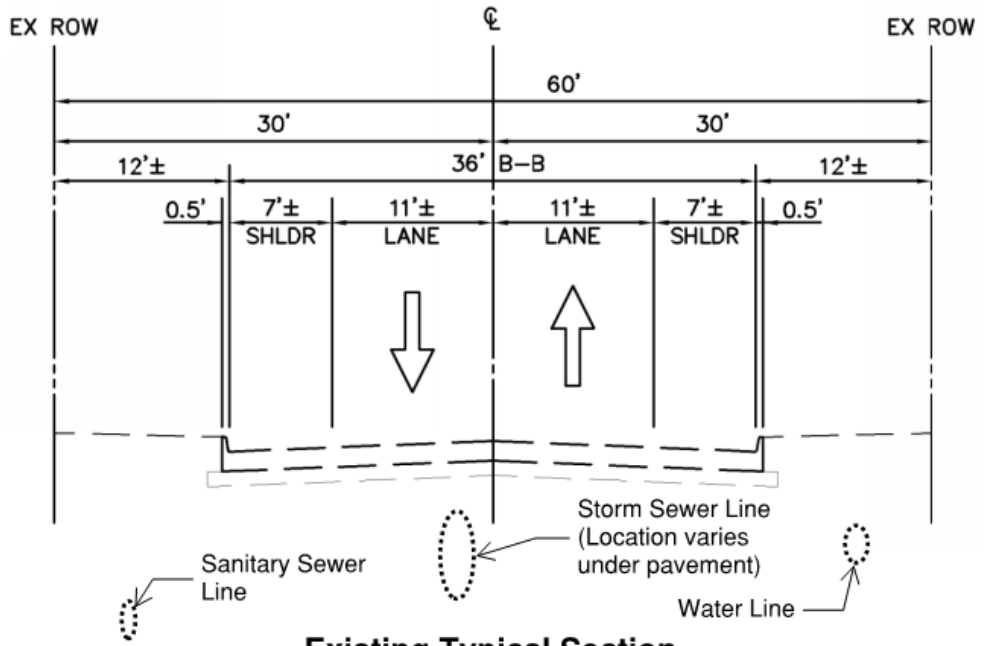
161


MATCH LINE STA 133+00
S LAKESHORE DR
SPRING CREEK DR
SUMMIT RIDGE DR
EXISTING ROW
EXISTING EASEMENT
PROPERTY LINE
PROPOSED CONCRETE PAVEMENT
PROPOSED ALLEY PAVEMENT
PROPOSED DRIVEWAY PAVEMENT
PROPOSED CONCRETE SIDEWALK
EXISTING TREE
EXISTING TREE TO BE REMOVED

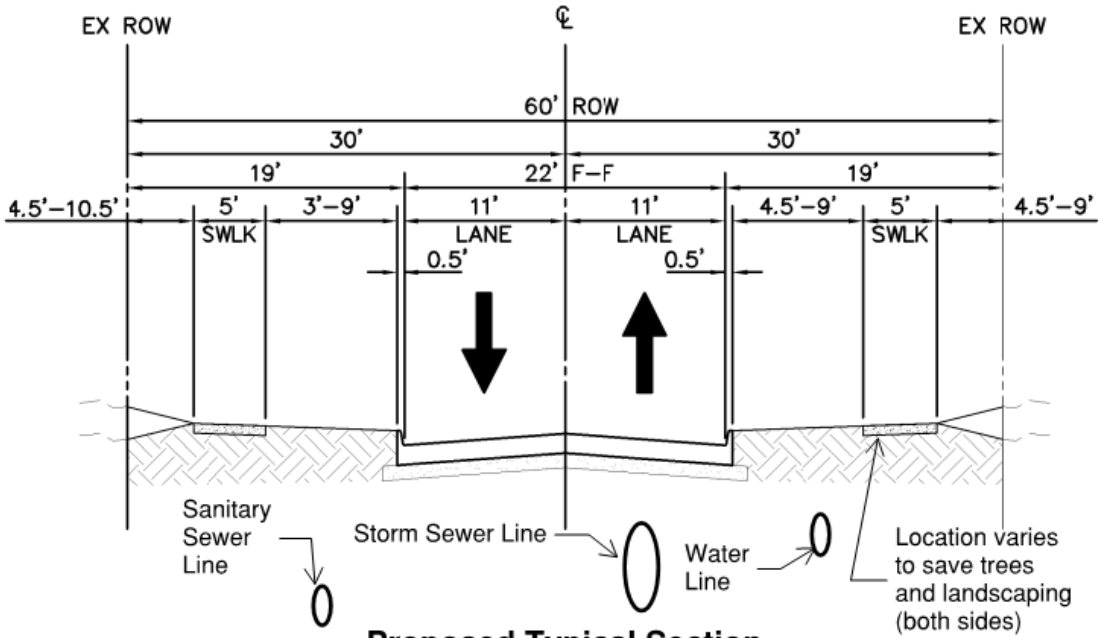
162


SUMMIT RIDGE DR
ALAMO RD
FM 740
147+00
148+00
149+00
150+00
151+00
152+00
153+00
154+00
155+00
156+00
EXISTING ROW
EXISTING EASEMENT
PROPERTY LINE
PROPOSED CONCRETE PAVEMENT
PROPOSED ALLEY PAVEMENT
PROPOSED DRIVEWAY PAVEMENT
PROPOSED CONCRETE SIDEWALK
EXISTING TREE
EXISTING TREE TO BE REMOVED

163

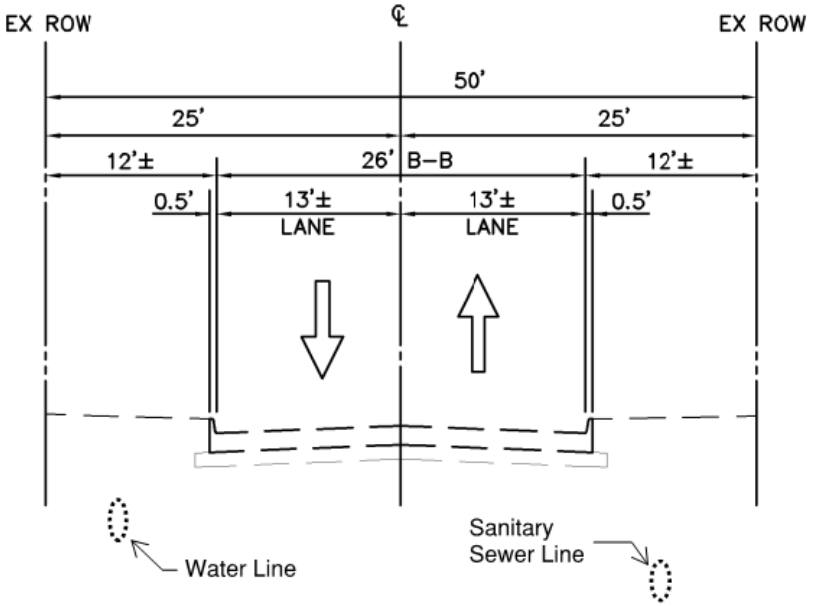


Existing Typical Section

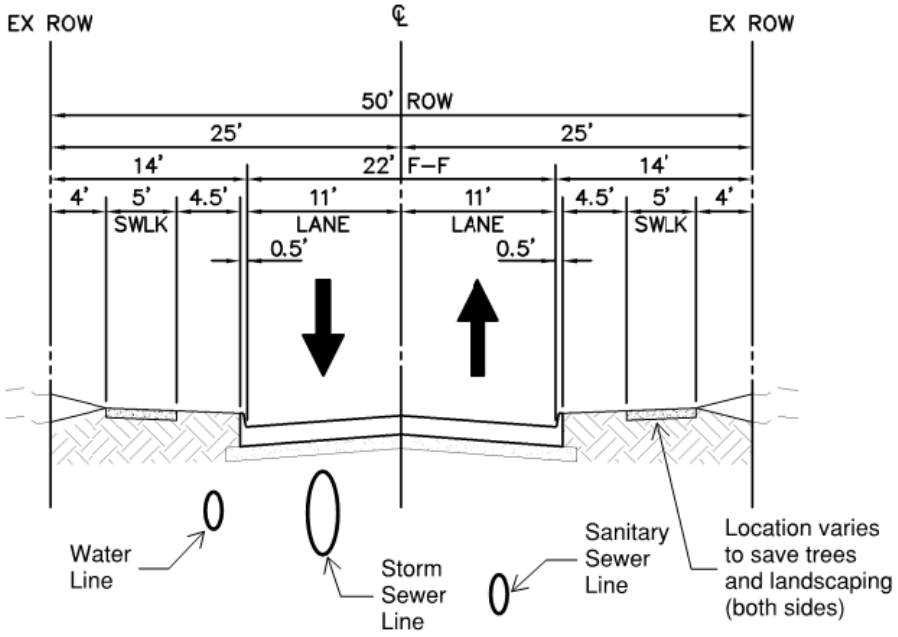


Proposed Typical Section

164

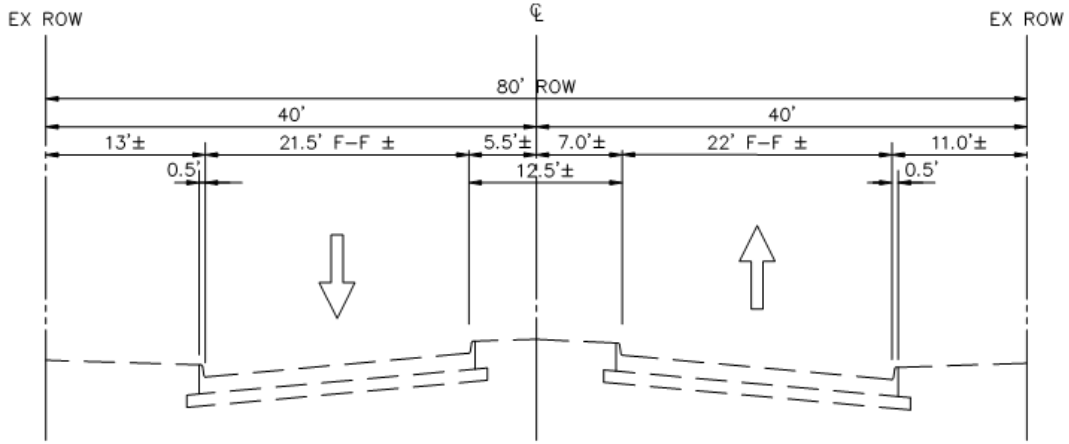


Existing Typical Section

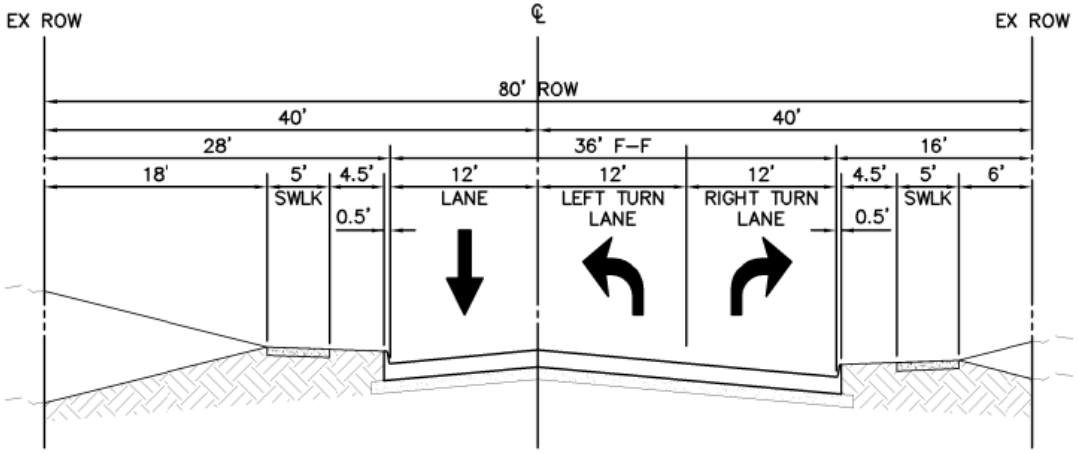


Proposed Typical Section

165



Existing Typical Section



Proposed Typical Section

Summit Ridge Dr

@

FARM 740 ROAD

166



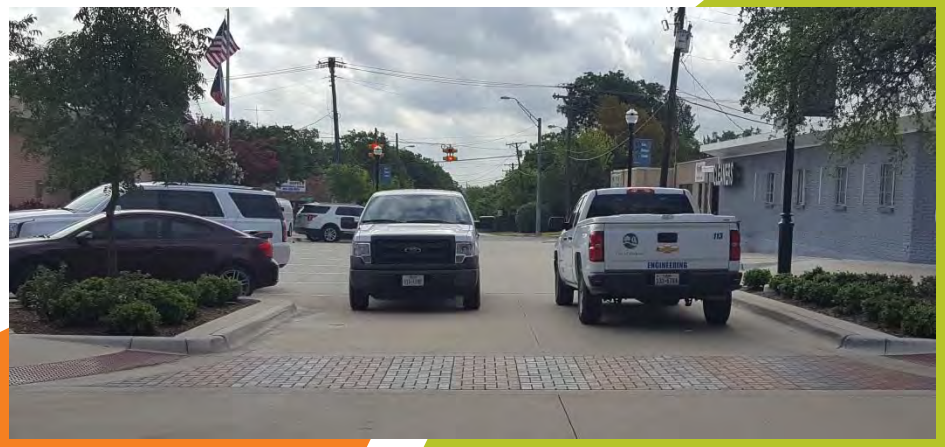


Existing 2-11 ft lanes (E. Kaufman St.)









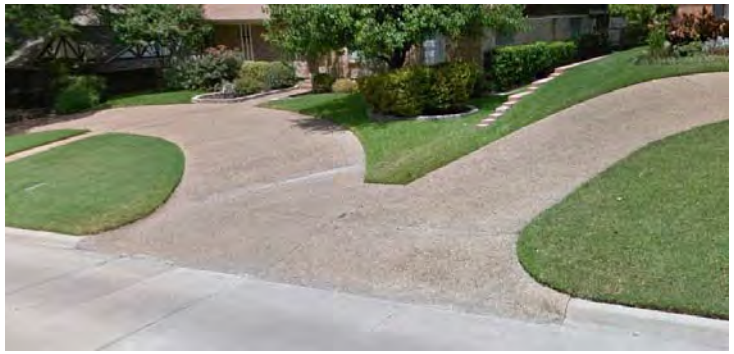
167

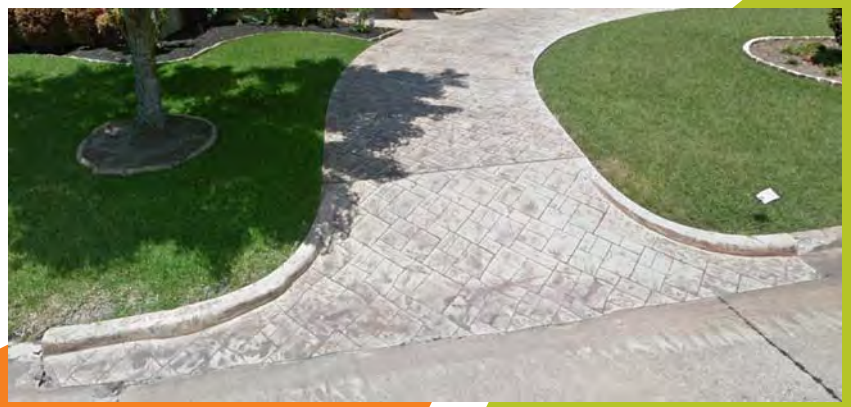
Project Information

- On-street parallel parking (6 Locations)



- Existing driveway and leadwalks will match existing finish type (Concrete, Exposed Aggregate, Pavers, Stamped/Stained Concrete, etc.)



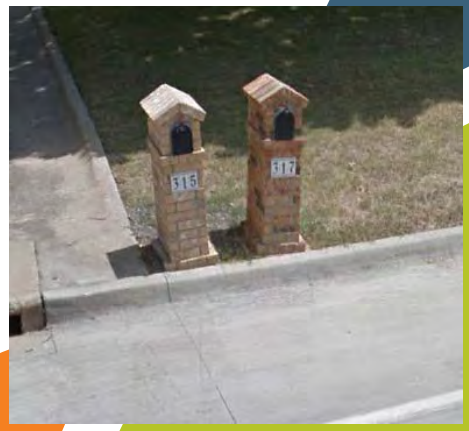


168

Project Information

- Existing irrigation systems to be relocated out of the way of proposed improvements. Any damage irrigation systems will be repaired to same or better condition.
- Mailboxes will be salvaged where possible and relocated to new location, if damaged, mailboxes will be reconstructed to match existing to type, material (to extent possible) and style.
- Right of Entries will be acquired to reconstruct driveways and leadwalks (58 properties)





169

Tree Removal

(10 Total – 8 crape Myrtles, 1 Magnolia, & 1 ornamental shrub)









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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: June 18, 2018

SUBJECT: Impact Fee Waiver Request for 7/11

On February 13, 2018, the Planning and Zoning Commission approved a site plan for a retail store with gasoline sales (i.e. 7/11) on a 1.67-acre tract of land located west of the intersection of W. Rusk Street [*SH-66*] and N. Lakeshore Drive. The applicant, Samantha Renz with Evolving Texas, has submitted a request asking the City Council to waive all impact fees associated with this request. Based on the civil plans submitted by the applicant staff estimates the potential impact fees to be as follows: [1] Roadway Impact Fees of $4,651.30, [2] Water Impact Fees of $7,777.64, and [3] Wastewater Impact Fees of $3,090.72. Impact Fees are collected to account for a projects impact to the system, and to account for the costs of providing public services to the new development. This is a discretionary decision for the City Council. Should the City Council have any questions concerning this request the applicant and staff will be available at the meeting on June 18, 2018.

From: Samantha Renz
To: Miller, Ryan
Subject: Question
Date: Tuesday, June 12, 2018 8:34:18 PM

Hey Ryan,

Is it possible to get on the same Council agenda, after the variance request, for a discussion and ppssible action for an impact fee waiver request?

Get Outlook for Android

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: June 18, 2018

SUBJECT: MIS2018-011; *Variance Request for 7/11*

On February 13, 2018, the Planning and Zoning Commission approved a site plan for a retail store with gasoline sales (i.e. 7/11) on a 1.67-acre tract of land located west of the intersection of W. Rusk Street [*SH-66*] and N. Lakeshore Drive. Subsequently, the City Council approved variances to the four (4) sided architecture, articulation and pitched roof requirements on February 19, 2018. The subject property is zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses and is situated within the SH-66 Overlay (SH-66 OV) District.

Since the site plan and variances were approved, the applicant has submitted civil engineering drawings and is working with the Engineering Department to address all comments. One of the issues that was identified through this process was a proposal by the applicant to relocated existing overhead powerlines from the interior of the site to the right-of-way line adjacent to the proposed landscape buffer. According to the City's ordinances, all relocations of existing overhead powerlines are required to be installed underground. This requirement is stipulated in several sections of the Unified Development Code (UDC) and Municipal Code of Ordinances. Specifically, the sections relevant to the subject property are as follows:

☑ Section 6.9, *SH-66 Overlay (SH-66 OV) District*, of Article V, *District Development Standards*, of the UDC:

I. Utility Placement. All overhead utilities within the SH-66 Overlay District shall be placed underground.

☑ Section 3.3, *Utility Distribution Lines*, of Article IV, *Permissible Uses*, of the UDC:

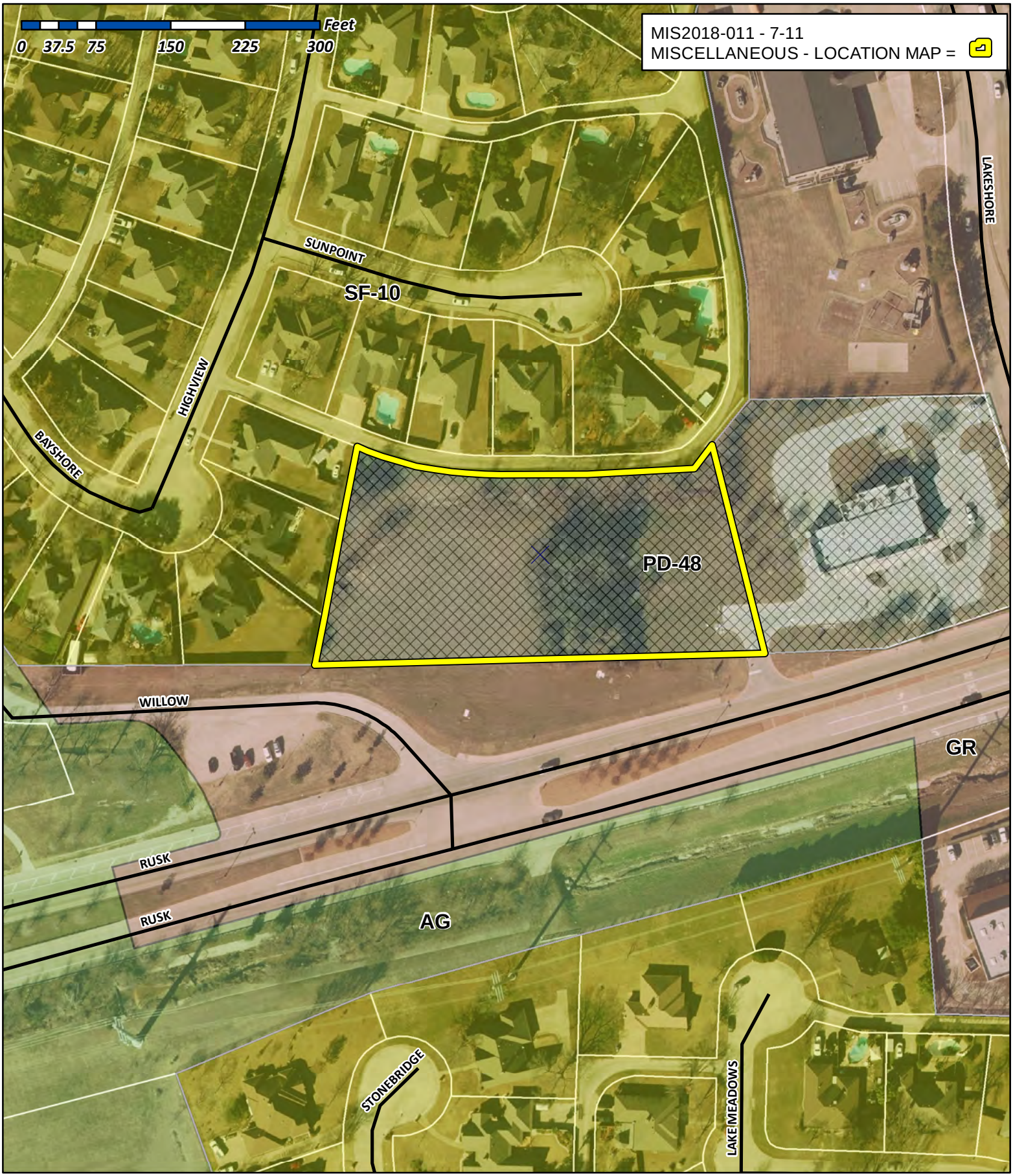
All utility distribution lines shall be placed underground. Utility distribution lines placed above-ground shall require special approval of the city council based upon a recommendation of the planning and zoning commission.

☑ Section 38-15, *Miscellaneous Requirements*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances:

(e) Underground utilities. All power and telephone service shall be underground. No overhead service will be allowed without special permission being given by the city council.

The applicant is requesting the City Council grant a variance to the underground requirements to allow overhead powerlines along SH-66. At staff's request, the applicant has obtained a cost

estimate from Oncor citing the cost of relocating the powerlines underground would be ~$75,000.00. According to the SH-66 Overlay (SH-66 OV) District requirements, "(t)he City Council may, upon request from the applicant, grant a variance to any provision of this section [*i.e. the SH-66 OV requirements*] where unique or extra ordinary condition exist or where strict adherence to the provisions of this section [*i.e. the SH-66 OV requirements*] would create a hardship … " In previous cases, the City Council has not approved requests to allow additional overhead powerlines; however each request is discretionary on a case-by-case basis for the City Council pending a recommendation by the Planning and Zoning Commission. On June 12, 2018, the Planning and Zoning Commission approved a motion to recommend denial of the applicant's request by a vote of 5-1, with Commission Chodun dissenting and one (1) vacant seat. In the attached packet staff has included a proposed utility plan showing the current and proposed location of the powerlines, and the applicant's letter. Staff should note that the approval of any variance in an established overlay district would require a ¾-majority vote of the City Council (*i.e. members present at the meeting*) for approval. Should the City Council have any questions staff and a representative for the applicant will be available at the June 18, 2018 City Council meeting.



City of Rockwall

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

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

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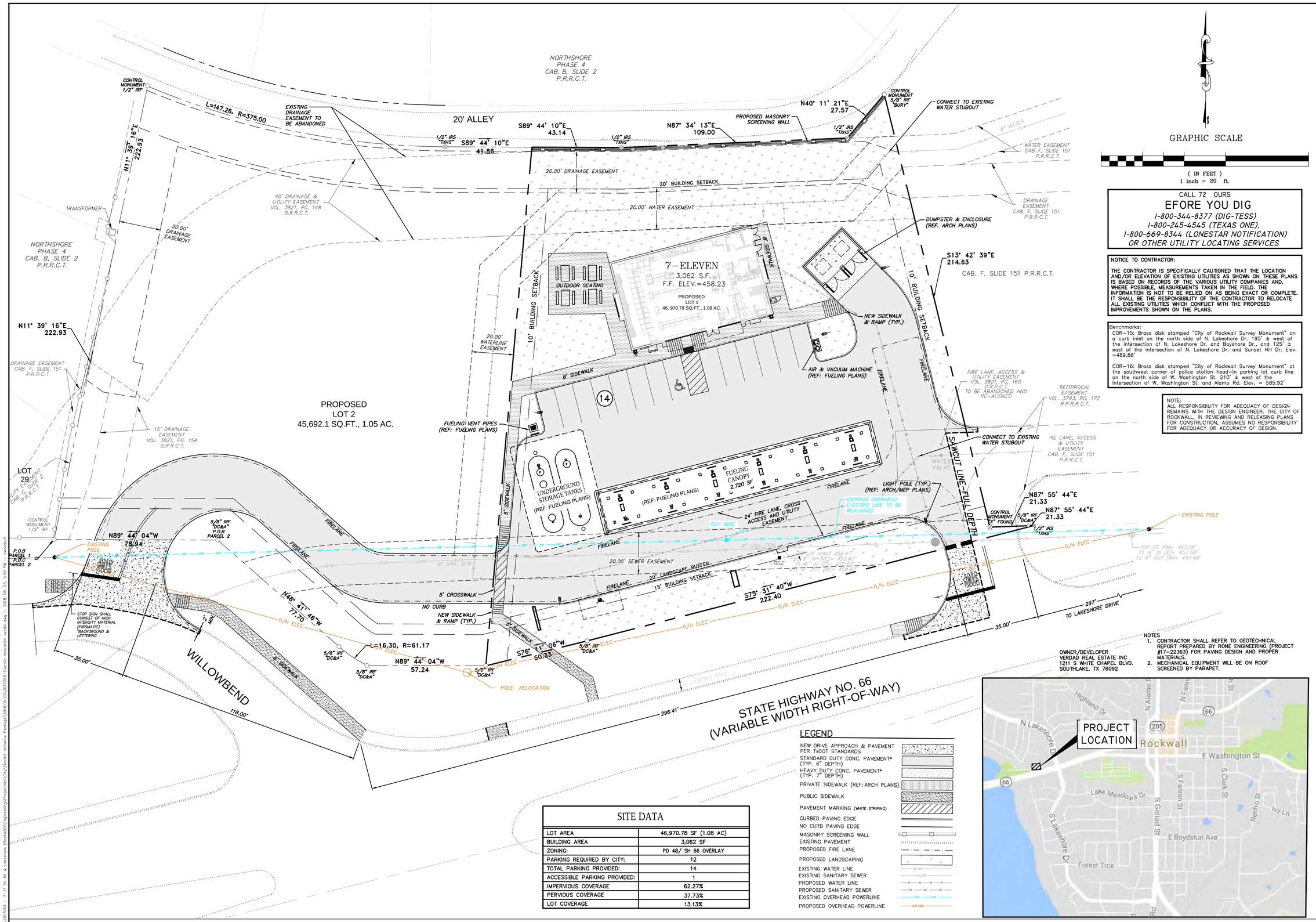

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CALL 72 OURS
BEFORE YOU DIG
1-800-344-8377 (DIG-TESS)
1-800-245-4545 (TEXAS ONE),
1-800-669-8344 (LONESTAR NOTIFICATION)
OR OTHER UTILITY LOCATING SERVICES

NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Benchmarks:
COR-15: Brass disk stamped "City of Rockwall Survey Monument" on a curb inlet on the north side of N. Lakeshore Dr. 195' ± west of the intersection of N. Lakeshore Dr. and Bayshore Dr., and 125' ± east of the intersection of N. Lakeshore Dr. and Sunset Hill Dr. Elev. =489.88'

COR-16: Brass disk stamped "City of Rockwall Survey Monument" at the southwest corner of police station head-in parking lot curb line on the north side of W. Washington St. 210' ± west of the intersection of W. Washington St. and Alamo Rd. Elev. = 585.92'

NOTE:
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

SITE DATA	
LOT AREA	46,970.78 SF (1.08 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48/ SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	14
ACCESSIBLE PARKING PROVIDED:	1
IMPERVIOUS COVERAGE	62.27%
PERVIOUS COVERAGE	37.73%
LOT COVERAGE	13.13%

LEGEND

- NEW DRIVE APPROACH & PAVEMENT PER TxDOT STANDARDS
- STANDARD DUTY CONC. PAVEMENT* (TYP. 6" DEPTH)
- HEAVY DUTY CONC. PAVEMENT* (TYP. 7" DEPTH)
- PRIVATE SIDEWALK (REF: ARCH PLANS)
- PUBLIC SIDEWALK
- PAVEMENT MARKING (WHITE STRIPING)
- CURBED PAVING EDGE
- NO CURB PAVING EDGE
- MASONRY SCREENING WALL
- EXISTING PAVEMENT
- PROPOSED FIRE LANE
- PROPOSED LANDSCAPING
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- EXISTING OVERHEAD POWERLINE
- PROPOSED OVERHEAD POWERLINE

OWNER/DEVELOPER
VERDAD REAL ESTATE INC
1211 S WHITE CHAPEL BLVD.
SOUTHLAKE, TX 76092

NOTES
1. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT PREPARED BY RONE ENGINEERING (PROJECT #17-22363) FOR PAVING DESIGN AND PROPER MATERIALS.
2. MECHANICAL EQUIPMENT WILL BE ON ROOF SCREENED BY PARAPET.

TBPE NO. F-12452
evolving
civil engineering • planning
420 throckmorton, ste 400 fort worth, TX 76102
817-529-2700 evolvingtexas.com

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER THE AUTHORITY OF SAMANTHA D. RENZ, P.E. CFM LIC. #114504 ON May 23, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

REVISIONS

NO.	DATE:	COMMENTS

7-ELEVEN

SH 66 and Willow Bend Dr
Rockwall, Texas

Electric Line Relocation Exhibit

SCALE:	1" = 20'
DRAWN BY:	CDW
DESIGNED BY:	CDW
CHECKED BY:	SDR
PROJECT NO.	2017059
DATE:	May 23, 2018
SHEET:	2 OF 2

P:\2017\2017059 - 7-11 SH 66 & Lakeshore (Rockwall)\1)Engineering\Projects\Civil\Electric Variance Package\2018.05.23\2017059- Electric relocation exhibit.dwg :: 2018-05-23, 1:50 PM :: cwood.wf

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Rockwall
Central Appraisal District

June 6, 2018

Re: 2019 Preliminary Operations Budget Appraisal & Collections

Texas Property Tax Code Sec. 6.06 (a) states "Each year the chief appraiser shall prepare a proposed budget for the operations of the district for the following year and shall submit copies to each taxing unit participating in the district and to the board of directors before June 15".

The annual preliminary Budgets for Rockwall Central Appraisal District are enclosed.

The proposed 2019 Collection budget increase from 2018 is $22,159 to $502,966 for a 3.52% increase. Of the $22,159 increase about $6,000 is for wage and benefit increases and $8,200 is for their allocation of the new paint and carpet for the offices.

The proposed 2019 Appraisal Budget is $2,224,800 which is an increase of $362,470 for a 19.46% increase. Approximately $198,000 of the increase is salaries and benefits. About half of the salary and benefit increase is to add two new appraisers. Outside of the additional two appraisers, the salary and wage increase is 11%. Most of this 11% is to bring the appraisers up to the 2016 median pay compared to peers.

Other items of note include $41,000 for new paint and carpet for the office which has not been undated in over 10 years and the purchase of new computers to replace some outdated technology.

Most importantly, for the taxing entities, there will be no increase from 2018 budget in the amount required from them in 2019 as the rebate from the 2016 and 2017 audits refund the taxing entities $420,152 which is greater than the 2019 budget increase.

Allocations are prepared in accordance of Texas Property Tax Code Sec. 6.06 (d) "Each taxing unit participating in the district is allocated a portion of the amount of the budget equal to the proportion that the total dollar amount of property taxes imposed in the district by the unit for the tax year in which the budget proposal is prepared bears to the sum of the total dollar amount of property taxes imposed in the district by each participating unit for that year."

Please contact me if you have questions.

Sincerely,

Patricia Davis

Patricia Davis

841 Justin Road
Rockwall, TX 75087
www.rockwallcad.com

Metro: 972-771-2034
Toll Free: 1-877-438-5304
Fax: 972-771-6871

ROCKWALL CENTRAL APPRAISAL DISTRICT

2019 Proposed Appraisal Operating Budget

2019 Proposed Appraisal Budget

	2019 Proposed Budget	JUSTIFICATION
SALARY		
Chief Appraiser	$ 130,000	
Asst. Chief Appraiser	$ 81,265	
Commercial Appraiser	$ 62,000	
Sr. Residential Appraiser	$ 58,350	
Residential Appraiser Level 3	$ 41,200	
Residential Appraiser Level 1	$ 41,200	
Residential Appraiser Level 1	$ 41,200	
Personal Prop/Res Appraiser	$ 53,000	
Residential Appraiser RPA Level 4	$ 55,000	
Residential Appraiser RPA Level 4	$ 55,000	
Residential Appraiser RPA Level 4	$ 55,000	
Office Mgr./Executive Sec./hR	$ 58,000	
Senior Land Appraiser	$ 60,000	
Data Entry/ARB Secretary	$ 42,605	
Appraisal Support/Analysist	$ 47,500	
Admin Assistant/Lawsuits/Exempt	$ 41,200	
2019 Overtime/PT	$ 15,000	
Total Salaries	$ 937,520	
BENEFITS		
Retirement	$ 140,628	TCDRS Retirement System
Group Insurance	$ 163,200	16 @ $850.
Workmen Compensation	$ 5,200	No Increase
State Unemployment/FICA	$ 9,000	No Increase
Benefit Reserves	$ 11,000	Accrued sick Leave/Longevity
Social Security/Medicare	$ 67,129	7.65% withholding
AUTO ALLOWANCES	$ 101,400	$650 per mth (13)
COMPUTER PC's/IPAD's	$ 26,000	
COMPUTER SOFTWARE/MAINTENANCE	118,719	1) BIS--IT Maint. $9,984
		2) BIS Offsite Backups. $5022.
		$29,076.16
		4) H/G Marshall & Swift $2,500
		6) H/G GIS Data Warehousing $1,965
		7) H/G GIS Appraiser Maint. $413.35
		8) Pictometry Interface Maint. $1,158.17
		9) H/G Online Appeal App- $3822.
		11) H/G - Email $ 1900.
		12) Computer Supplies $3,000
		13) H/G Mobile License Sv (6) $9780
		$5368.49

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2019 Proposed Appraisal Budget

		15) H/G - Cloud HOSTING $1,509.72
		$1,730
		Maint. Fee $3,834.63
		& Admin $1,911.
		19) Barcode License Support $1,135.68
MAPPING	**$ 94,800**	Pictomentry (new areials)
BUILDING MORTGAGE	**$ -**	Paid off early
EQUIPMENT RENTAL	**$12,000**	Postage machine
LEGAL FEES	**$ 150,000**	Legal fees
ACCOUNTING/AUDIT	**$ 15,000**	Year end audit & quarterly reports and
BOND INSURANCE	**$ 700**	Blanket bond for CAD employees
GENERAL INSURANCE	**$ 13,000**	Building & Personal Property
LIABILITY INSURANCE	**$ 10,000**	Liability for Board of Directors,
		Appraisal Review Board and
		Chief Appraiser
PROFESSIONAL SERVICES	**$ 13,780**	Contract with Capitol Appraisal
		Service
LEGAL NOTICES	**$ 5,000**	Required notices in newspaper
APPRAISAL REVIEW BOARD	**$ 70,000**	40 Meeting Days- Members
		$200 per day & ARB Legal
		Council
UTILITIES	**$ 35,970**	Utility Average
BLDG MAINT/REPAIRS/REPLACEMENT	**$ 64,754**	1) Cleaning maint
		$550 X 12 mths = $6,600
		2) Fire extinguisher = $100
		3) Yard care = $6,240
		4) Green Security
		$30 X 12 = $360
		5) Pest Control = $200
		6) Storage Bldg. Rent
		1 Unit $3,984.
		7) Window cleaning
		$60 per mth X 12 = $720
		8) Misc. repairs = $5,550
		9) Paint/Carpet $15,000/$26,000.
EQUIP MAINT/REPAIRS	**$ 13,000**	1) Printer maint (Farmers) $5,400

2019 Proposed Appraisal Budget

		2) Plotter = $750
		3) Phone maint $2,750
		4) Equipment Repairs = $1,700
SUPPLIES/MATERIALS	**$ 26,000**	Printing, exemption forms,
		appraisal notices, general
		supplies
POSTAGE	**$ 30,000**	General mail, appraisal notices,
		certified mail, renditions,
		exemption forms
REGISTRATION/DUES	**$ 13,000**	Registration for school,
		seminars, chapter & association
		for CAD staff & ARB members
		TDLR
TRAVEL/EDUCATION	**$ 17,500**	Appraisal courses, conferences,
		computer courses for staff,
FURNITURE/EQUIPMENT	**$ 10,000**	Increased for new employees
INHOUSE APPRAISAL	**$ 25,500**	1) County Clerk deeds
		2) Appraisal manuals & software
		3) Comptroller list of businesses
		4) CD current records
		5) Auto list
		6) MLS Dues
CONTINGENCY/SECURITY	**$ 25,000**	Approval added IT assessment.
TOTALS	$ 2,224,800	19.46%

Estimated 2019 Appraisal Allocation Based on 2017 Levy

ENTITY	2017 Levy	% of Budget	2019 Estimated Allocation	Less 2016 & 2017 Reimbursements	2019 Adjusted Allocation
City of Dallas	$ 83,782	0.04%	$ 799	$ 92	$ 707
City of Fate	$ 2,934,573	1.26%	$ 27,974	$ 4,643	$ 23,331
City of Garland	$ 1	0.00%	$ 0	$ -	$ 0
City of Heath	$ 6,434,833	2.76%	$ 61,340	$ 11,837	$ 49,503
City of McLendon Chisholm	$ 582,165	0.25%	$ 5,549	$ 811	$ 4,738
City of Rockwall	$ 21,802,342	9.34%	$ 207,830	$ 43,579	$ 164,251
City of Rowlett	$ 4,941,878	2.12%	$ 47,108	$ 4,606	$ 42,502
City of Royse City	$ 4,813,417	2.06%	$ 45,884	$ 8,649	$ 37,235
City of Wylie	$ 533,571	0.23%	$ 5,086	$ 540	$ 4,546
Rockwall ISD	$ 124,119,475	53.18%	$ 1,183,164	$ 225,004	$ 958,160
Royse City ISD	$ 27,795,058	11.91%	$ 264,955	$ 46,992	$ 217,963
Rockwall County	$ 36,335,523	15.57%	$ 346,367	$ 68,225	$ 278,142
Rockwall County Mud # 8	$ 4,241	0.00%	$ 40	$ -	$ 40
Rockwall County Mud # 9	$ 46,831	0.02%	$ 446	$ 5	$ 441
Rockwall County MUD #1	$ 1,781,552	0.76%	$ 16,983	$ 3,611	$ 13,372
Rockwall County MUD #6	$ 209,904	0.09%	$ 2,001	$ 245	$ 1,756
Verandah MUD	$ -	0.00%	$ -		$ -
Rockwall County MUD#7	$ 26,369	0.01%	$ 251	$ -	$ 251
Club MMD #1	$ 946,529	0.41%	$ 9,023	$ -	$ 9,023
Sonoma PID	$ -			$ 744	$ (744)
Williamsburg PID#1	$ -			$ 297	$ (297)
Williamsburg PID#1B	$ -			$ 181	$ (181)
Williamsburg PID # 2	$ -				$ -
	$ 233,392,044	100.00%	$ 2,224,800	$ 420,061	$ 1,804,739

The Estimated Allocation will change after 2018 tax rates are set.

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ROCKWALL CENTRAL APPRAISAL DISTRICT

2019 Preliminary Collections Operating Budget

2019 Collection Budget

	2019 Preliminary Budget
SALARY	
Collection Director	$ 57,989
Clerk II/System Admin	$ 43,260
Clerk I	$ 33,547
Clerk I	$ 33,547
Clerk I	$ 32,754
Adjustment to be distributed among employees	$ -
Overtime/PT during busy season	$ 12,360
Totals	$ 213,457
BENEFITS	
Retirement	$ 34,890
Group Insurance	$ 92,690
State Unemployment/FICA	$ 3,000
Benefit Reserves	$ 3,500
Social Sec (6.20)/Medicare (1.45)	$ 16,329
AUTO ALLOWANCES	$ 1,200
COMPUTER	$ 8,000
COMPUTER SUPPORT	$ 20,000
EQUIPMENT MAINTENANCE	$ 4,500
ACCOUNTING & AUDIT	$ 7,000
SURETY BOND	$ 5,000
LEGAL NOTICES	$ 6,000
POSTAGE	$ 24,200
SUPPLIES	$ 15,000
UTILITIES	$ 9,000
BUILDING MAINTENANCE AND REPAIRS	$ 14,200
EDUCATION	$ 6,000
FURNITURE & EQUIPMENT	$ 5,000
SECURITY	$ 12,000
CONTINGENCY	$ 1,000
TOTAL	$ 301,966

Approved 12/6/17

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Rockwall CAD

2019 Collection Budget Estimated Allocation Based On 2017 Levy

ENTITY	2017 Levy	Percentage	Annual Allocation
City of Fate	$ 2,934,573.00	1.28%	$ 6,416.88
City of Heath	$ 6,434,833.00	2.80%	$ 14,070.72
City of McLendon Chisholm	$ 582,165.00	0.25%	$ 1,272.99
City of Rockwall	$ 21,802,342.00	9.50%	$ 47,674.06
City of Royse City	$ 4,813,417.00	2.10%	$ 10,525.25
Rockwall ISD	$ 124,119,475.00	54.07%	$ 271,405.70
Royse City ISD	$ 27,795,058.00	12.11%	$ 60,778.03
Rockwall County	$ 36,335,523.00	15.83%	$ 79,453.03
Rockwall County MUD # 8	$ 4,241.00	0.00%	$ 9.27
Rockwall County MUD # 9	$ 46,831.00	0.02%	$ 102.40
Rockwall County MUD #1	$ 1,781,552.00	0.78%	$ 3,895.63
Rockwall County MUD #6	$ 209,904.00	0.09%	$ 458.99
Verandah MUD	$ -	0.00%	$ -
Rockwall County MUD #7	$ 26,369.00	0.01%	$ 57.66
Club MMD #1	$ 946,529.00	0.41%	$ 2,069.73
Sonoma PID	$ 887,315.84	0.39%	$ 1,940.25
Union Square PID	$ 200,151.48	0.09%	$ 437.66
WMPID # 1	$ 351,456.42	0.15%	$ 768.51
WMPID # 1B	$ 190,526.16	0.08%	$ 416.61
WMPID 2 1C	$ 97,239.02	0.04%	$ 212.63
Totals	$ 229,559,500.92	100.00%	$ 501,966.00

Rockwall
Central Appraisal District

June 7, 2018

Appraisal Districts are required to have an outside audit prepared by an independent certified public accountant each year. The 2016 and 2017 audits were prepared and approved by the Board of Directors May 30th, 2018.

As required by the Property Tax Code a copy of the audit shall be delivered to the presiding officer of the governing body. Please find a copy of the audits for your taxing entity enclosed.

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Rockwall, TX 75087
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CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY

ANNUAL FINANCIAL REPORT

YEAR ENDED DECEMBER 31, 2016

RUTHERFORD, TAYLOR & COMPANY, P.C.
Certified Public Accountants
2802 Washington Street
Greenville, Texas 75401
(903) 455-6252

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CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
ANNUAL FINANCIAL REPORT
YEAR ENDED DECEMBER 31, 2016

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RUTHERFORD,
TAYLOR &
COMPANY, P.C.
Certified Public Accountants

2802 Washington Street Greenville, Texas 75401 (903) 455-6252 Fax (903) 455-6667

INDEPENDENT AUDITOR'S REPORT

Members of the Board:

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Central Appraisal District of Rockwall County (District), as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant account estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Central Appraisal District of Rockwall County as of December 31, 2016, and the respective changes in financial position and cash flows thereof for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 16, 2017, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 16, 2017
Greenville, Texas

Whitehead, Taylor & Company PC

RUTHERFORD,
TAYLOR &
COMPANY, P.C.
Certified Public Accountants

2802 Washington Street Greenville, Texas 75401 (903) 455-6252 Fax (903) 455-6667

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Members of the Board:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Central Appraisal District of Rockwall County (District), as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 16, 2017.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the District's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 16, 2017
Greenville, Texas

The Central Appraisal District of Rockwall County (District) is pleased to present its financial statements. This required supplementary information presents our discussion and analysis of the District's financial performance during the year ended December 31, 2016. Please read this section in conjunction with the basic financial statements which follow this section.

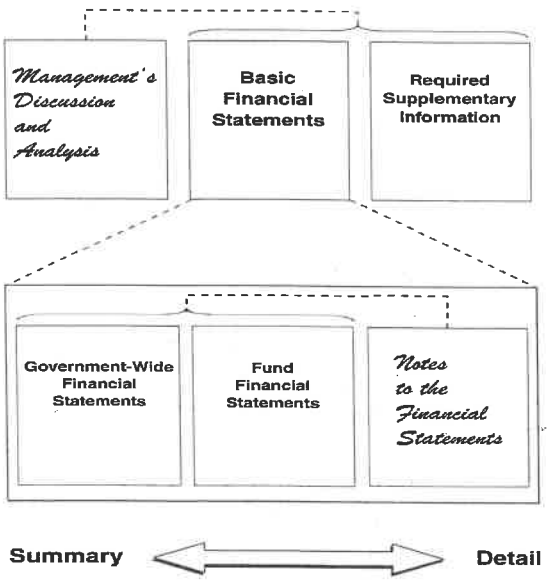
FINANCIAL HIGHLIGHTS

- The District's Total Net Position was $ 1,310,933 at December 31, 2016.
- During the year, the District's expenses were $ 254,826 less than the $ 1,957,110 received from member entities and other revenues for governmental activities.
- The General Fund presents a year end fund balance of $ 734,406.

OVERVIEW OF THE FINANCIAL STATEMENTS

In addition to this Management's Discussion and Analysis, this report consists of government-wide financial statements, fund financial statements, and the notes to the financial statements. The first two statements are condensed and present a government-wide view of the District's finances. The government-wide statements are designed to be more corporate-like in that all activities are consolidated into a total for the District.

Figure A-1, Required Components of the District's Annual Financial Report



Basic Financial Statements

- The Statement of Net Position focuses on resources available for future operations. In simple terms, the statement presents a snapshot of the assets of the District, the liabilities it owes, and the net difference. The net difference is further separated into amounts restricted for specific purposes, if any, and unrestricted amounts. The information presented in this statement is reported on the accrual basis of accounting.
- The Statement of Activities focuses on gross and net costs of the District's programs and the extent to which such programs rely on general revenues. The statement summarizes and simplifies the user's analysis to determine the extent to which programs are self-supporting and/or subsidized by general revenues.
- Fund financial statements focus separately on individual funds, including assets, liabilities and fund balance. A separate revenues and expenditures analysis is presented to each major fund.
- The notes to the financial statements provide additional disclosures required by governmental accounting standards and provide information to assist the reader in understanding the District's financial condition.

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

Net Position may serve over time as a useful indicator of a government's financial position. As for the District, the total combined Net Position were $ 1,310,933 at year end. This is an 24.73% increase from the prior year amount. A condensed summary of the District's statements of Net Position at December 31, 2016 and 2015 is presented here.

Net Position

	Governmental Activities		Percentage Change
	2016	2015	2015 - 2016
Assets			
Cash and Cash Equivalents	$ 939,927	$ 360,581	160.67%
Other Current Assets	-	170	-100.00%
Capital Assets, net	398,925	515,832	-22.66%
Total Assets	$ 1,338,852	$ 876,583	52.74%
Total Deferred Outflows	$ 358,645	$ 132,280	171.13%
Liabilities			
Current Liabilities	$ 232,100	$ 188,211	23.32%
Total Liabilities	$ 232,100	$ 188,211	23.32%
Total Deferred Inflows	$ 154,464	$ 96,284	60.43%
Net Position			
Net Investment in Capital Assets	$ 398,925	$ 427,321	-6.65%
Unrestricted	912,008	297,047	207.02%
Total Net Position	$ 1,310,933	$ 724,368	80.98%

A large portion of the District's total assets, 70.20% represents its cash and cash equivalents. These assets are available for future spending, which is why they are a major component of unrestricted net position in the financial statements. The District's capital assets, net of accumulated depreciation comprise 29.80% of the District's total assets. Capital assets include buildings, furniture and equipment, and land.

The District's liabilities consist of accounts payable, amounts due to the taxing entities and accrued payroll and benefits.

Net Position is comprised of two parts. Invested in capital assets, net of related debt, presents assets that are not readily accessible. Unrestricted Net Position represents amounts available for future spending.

CHANGES IN NET POSITION

The District's total revenues were $ 1,957,110. 99% comes from local taxing entity allocations. The remaining revenue comes from interest income and miscellaneous charges for services.

The total cost of all services was $ 1,702,284. As the District has no debt service requirements during the year, 100% of these costs were for appraisal services including payroll and benefits, mapping, professional fees, training and various other appraisal costs.

A condensed summary of the District's statements of activities and changes in net position for the years ended December 31, 2016 and 2015 is presented here:

Changes in Net Position

	Governmental Activities		Percentage Change
	2016	2015	2015 - 2016
Program Revenue:			
Charges for Services	$ 1,942,985	$ 1,347,780	44.16%
General Revenues			
Interest Income	8,813	1,151	665.68%
Miscellaneous Income	5,312	6,169	-13.89%
Total Revenues	$ 1,957,110	$ 1,355,100	44.43%
Expenses			
Appraisal Services	$ 1,388,867	$ 1,276,210	8.83%
Collection Services	313,417	-	100.00%
Total Expenses	$ 1,702,284	$ 1,276,210	33.39%
Increase (Decrease) in Net Position	$ 254,826	$ 78,890	223.01%
Net Position - Beginning (January 1)	$ 724,368	$ 622,507	16.36%
Prior Period Adjustment	331,739	22,971	1344.16%
Net Position - Beginning, as Restated	$ 1,056,107	$ 645,478	63.62%
Net Position - Ending (December 31)	$ 1,310,933	$ 724,368	80.98%

FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS

The governmental funds of the District reported revenues of $ 1,957,109. The taxing entities in the County provided 99% of the total revenue for the current year. The total allocations from the entities were more than the expenditures for the year by $ 215,372. In accordance with statutes, the excess from appraisal services was removed from revenue and recorded as a liability to be returned to the entities.

Expenditures for the governmental funds increased $ 393,957 or 29.2%. The personnel costs including salaries, wages, benefits and taxes comprised 61.3% of the total expenditures during the year. This is a $ 203,152 increase from the prior year. Other expenditures as a group increased $ 190,805 or 14.15%.

BUDGETARY HIGHLIGHTS

The District's Board of Directors adopted a $ 1,979,961 operating budget for the 2016 fiscal year. This is a $ 488,981 increase from the 2015 budget. The budget encompasses all the activities of the District including both revenues and expenditures. The expenditure budget drives the revenue balance as all participating entities are responsible for an allocation of the total costs.

During the year, the District amended its budget to allow for unanticipated costs above the original amounts budgeted. Some of the costs related to incurred employee benefits costs, computer enhancements, utility costs and additional employee training. The District's budget amendments did not increase the total overall budgeted expenditures for the year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At December 31, 2016, the District had invested $ 1,332,199 in a broad range of capital assets, including land, buildings, and furniture and equipment.

Capital Assets

	Governmental Activities		Percentage Change
	2016	2015	2015 - 2016
Land	$ 30,300	$ 30,300	0.00%
Buildings	637,578	637,578	0.00%
Furniture and Equipment	664,321	664,321	0.00%
Total Capital Assets	$ 1,332,199	$ 1,332,199	0.00%
Less Accumulated Depreciation	(933,274)	(904,878)	3.14%
Net Capital Assets	$ 398,925	$ 427,321	-6.65%

DEBT

The District had no long term debt at year end.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The District adopted the next year's budget to provide for essentially the same services as in the current year. The District's costs continue to increase; therefore, appraisal services budget will continue to increase. However, some costs are increasing and expansion of the properties in the District which has increased the overall budget for the 2017 year. Allocations from the taxing entities have been increased to fund the operations of the District in the 2017 year.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the money it receives. If you have any questions about this report or need additional financial information, contact Patricia Davis, Chief Appraiser for the District.

BASIC FINANCIAL STATEMENTS

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
STATEMENT OF NET POSITION
DECEMBER 31, 2016

	Governmental Activities
ASSETS	
Cash and Cash Equivalents	$ 939,927
Capital Assets:	
Land	30,300
Buildings, Net	343,240
Furniture and Equipment, Net	25,385
Total Assets	$ 1,338,852
DEFERRED OUTFLOWS	
Deferred Resource Outflows - Pensions	$ 358,645
Total Deferred Outflows	$ 358,645
LIABILITIES	
Current Liabilities:	
Accounts Payable	$ 71,457
Payroll Benefits Payable	303
Due to Taxing Entities	133,761
Accrued Vacation Payable	16,730
Net Pension Liability	9,849
Total Liabilities	$ 232,100
DEFERRED INFLOWS	
Deferred Resource Inflows - Pensions	$ 154,464
Total Deferred Inflows	$ 154,464
NET POSITION	
Net Investment in Capital Assets	$ 398,925
Unrestricted	912,008
Total Net Position	$ 1,310,933

The accompanying notes are an integral part of these financial statements.

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2016

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Net (Expense) Revenue and Changes in Net Assets: Governmental Activities
Governmental Activities:				
Appraisal Services	$ 1,388,867	$ 1,419,955	$ -	$ 31,088
Collection Services	313,417	523,030	-	209,613
Total Governmental Activities	$ 1,702,284	$ 1,942,985	$ -	$ 240,701
Total Primary Government	$ 1,702,284	$ 1,942,985	$ -	$ 240,701
General Revenues:				
Miscellaneous Income				$ 5,312
Interest Income				8,813
Total General Revenues				$ 14,125
Change in Net Position				$ 254,826
Net Position - Beginning (January 1)				$ 724,368
Prior Period Adjustment				331,739
Net Position - Beginning, as Restated				$ 1,056,107
Net Position - Ending (December 31)				$ 1,310,933

The accompanying notes are an integral part of these financial statements.

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
BALANCE SHEET - GOVERNMENTAL FUNDS
DECEMBER 31, 2016

	General Fund	Total Governmental Funds
ASSETS		
Cash and Cash Equivalents	$ 939,927	$ 939,927
Total Assets	$ 939,927	$ 939,927
LIABILITIES		
Accounts Payable	$ 71,457	$ 71,457
Payroll Benefits Payable	303	303
Due to Taxing Entities	133,761	133,761
Total Liabilities	$ 205,521	$ 205,521
FUND BALANCE		
Unassigned Fund Balance	$ 734,406	$ 734,406
Total Fund Balance	$ 734,406	$ 734,406
Total Liabilities and Fund Balance	$ 939,927	$ 939,927

The accompanying notes are an integral part of these financial statements.

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
RECONCILIATION OF THE BALANCE SHEET (GOVERNMENTAL FUNDS)
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2016

Total Fund Balance - Balance Sheet (Governmental Funds)	$ 734,406
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not reported in the funds	398,925
Payables for compensated absences which are not due in the current period are not reported in the funds.	(16,730)
Recognition of the District's proportionate share of the net pension asset (Liability) is not reported in the funds.	(9,849)
Deferred Resource Inflows related to the pension plan are not reported in the funds.	358,645
Deferred Resource Outflows related to the pension plan are not reported in the funds.	(154,464)
Net Position of Governmental Activites - Statement of Activities	$ 1,310,933

The accompanying notes are an integral part of these financial statements.

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2016

	General Fund	Total Governmental Funds
REVENUES		
Entity Allocations:		
City of Fate	$ 34,278	$ 34,278
City of Wylie	2,886	2,886
City of Rowlett	25,236	25,236
City of Dallas	663	663
City of Royse City	56,044	56,044
City of Heath	60,389	60,389
City of Rockwall	241,508	241,508
City of McLendon Chisholm	6,975	6,975
Royse City ISD	228,620	228,620
Rockwall County	314,369	314,369
Rockwall ISD	939,437	939,437
Rockwall County MUD #1	21,158	21,158
Rockwall County MUD #6	1,021	1,021
Rockwall County MUD #8	29	29
Williamsburg PID	7,351	7,351
Sonoma PID	3,020	3,020
Miscellaneous Other	5,312	5,312
Interest Income	8,813	8,813
Total Revenues	$ 1,957,109	$ 1,957,109
EXPENDITURES		
Salaries	$ 695,354	$ 695,354
Employee Benefits and Taxes	371,235	371,235
Computer Expense	150,193	150,193
Mapping	87,509	87,509
Professional Appraisal Services	13,780	13,780
Equipment Rental	7,906	7,906
Professional Fees	117,650	117,650
Insurance	22,708	22,708
Legal Notices	7,350	7,350
Board of Review	57,941	57,941
Utilities	23,618	23,618
Repair and Maintenance	43,263	43,263
Postage	38,904	38,904
Supplies	39,002	39,002
Registration and Dues	6,550	6,550
Travel and Education	16,517	16,517
In-House Appraisal	22,391	22,391
Furniture and Equipment	5,668	5,668
Security	14,198	14,198
Total Expenditures	$ 1,741,737	$ 1,741,737
Excess (Deficiency) of Revenues and Other Resources over Expenditures and Other Uses	$ 215,372	$ 215,372
Fund Balance - Beginning (January 1)	$ 187,295	$ 187,295
Prior Period Adjustment	331,739	331,739
Fund Balance, as Restated	$ 519,034	$ 519,034
Fund Balance - Ending (December 31)	$ 734,406	$ 734,406

The accompanying notes are an integral part of these financial statements.

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2016

Net Change in Fund Balance - Total Governmental Funds	$	215,372
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation of capital assets used in governmental activities is not reported in the governmental funds		(28,396)
Compensated absences are reported as the amount accrued in the Statement of Activities, but as the amount paid in the funds		(1,975)
Implementing GASB 68 required certain expenditures to be de-expended and recorded as deferred resource outflows.		64,243
Contributions reversed from deferred outflow resources and recorded as current year expense.		(112,249)
Pension contributions made after the measurement date but in current FY were de-expended and reduced not pension obligation.		117,831
Change in Net Position of Governmental Activities - Statement of Activities	$	254,826

The accompanying notes are an integral part of these financial statements.

A. Summary of Significant Accounting Policies

The basic financial statements of the Central Appraisal District of Rockwall County (District) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

1. Reporting Entity

In 1979 the Texas Legislature passed a bill establishing central appraisal districts for Texas counties to be in operation by January 1, 1982, or by January 1, 1983, at the option of the local taxing entities. On August 10, 1981, the Texas Legislature passed House Bill 30, known as the Peveto bill, which established the rules of operation of appraisal districts and identified appraisal districts as political subdivisions of the State via amendments and additions to the Property Tax Code. The Board of Directors (Board), a six member group constituting an on-going entity, is the level of government which has governance responsibilities over all activities within the jurisdiction of the District. The Board receives funding from taxing entities in Rockwall County. The Board is not included in any other governmental "reporting entity" as defined in Section 2100, Codification of Governmental Accounting and Reporting Standards, since Board members are elected, have decision making authority, the power to designate management, the responsibility to significantly influence operations and primary accountability for fiscal matters.

As required by accounting principles generally accepted in the United States of America, the basic financial statements of the reporting entity include those of the District (primary government) and its component units. There are no component units included in these basic financial statements.

The District also performs the tax collection function for entities within the County. This operation was combined into the appraisal function for reporting purposes. The appraisal board of directors oversees the operations of the tax collections along with its appraisal function activities.

2. Basis of Presentation – Basis of Accounting

Government-wide Statements – The statement of net position (SNA) and the statement of activities (SOA) include the financial activities of the overall government, except for fiduciary activities. Eliminations have been made to minimize the double-counting of internal activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions.

The statement of activities (SOA) presents a comparison between direct expenses and program revenues for each function of the District's governmental activities. Direct expenses are those that are specifically associated with a program or function and therefore, are clearly identifiable to a particular function. The District does not allocate indirect expenses in the statement of activities. Program revenues include (a) fees, and other charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including taxing entities allocations and investments, are presented as general revenues.

Fund Financial Statements – The fund financial statements provide information about the District's funds, with separate statements presented for each fund category. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. Any remaining governmental funds are aggregated and reported as non-major funds.

A. Summary of Significant Accounting Policies (Continued)

District accounts are organized on the basis of funds, each of which is considered a separate accounting entity. Governmental resources allocated to individual funds are recorded for the purpose of carrying on specific activities in accordance with laws, regulations or other appropriate requirements. The fund types and funds utilized by the District are described below:

Governmental fund types include the following –

The *General Fund* is used to account for financial resources used for general operations. This is a budgeted fund and any fund balances are considered resources available for current operations. All revenues and expenditures not required to be accounted for in other funds are accounted for in this fund.

3. Measurement Focus - Basis of Accounting

Government-wide Statements – These financial statements are reported using the economic resources measurement focus. The government-wide financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the District gives (or receives) value without directly receiving (or giving) equal value in exchange, include taxing entity allocations. Revenue from grants, entitlements, and donations are recognized in the fiscal year in which all eligibility requirements have been satisfied.

Fund Financial Statements – The modified accrual basis of accounting is used for the governmental fund types. This basis of accounting recognizes revenue in the accounting period in which they become both measurable and available and it recognizes expenditures in the accounting period in which the fund liability is incurred, if measurable, except for un-matured interest on general long term debt, which is recognized when due. Expenditures related to certain compensated absences and claims and judgments are recognized when the obligations are expected to be liquidated with expendable available financial resources.

4. Receivable and Payable Balances

The District believes that sufficient detail of receivable and payable balances is provided in the financial statements to avoid the obscuring of significant components by aggregation. Therefore, no disclosure is provided which disaggregates those balances.

5. Financial Statement Amounts

Cash and Cash Equivalents

The District posts cash resources of its funds to facilitate the management of cash. Cash applicable to a particular fund is readily identifiable. Cash balances are available to meet currently maturing obligations. Cash and Cash Equivalents with maturity values less than ninety days are considered cash and cash equivalents for financial statement reporting purposes.

Capital Assets

Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets are recorded at their estimated fair value at the date of the donation. The cost of normal maintenance and repairs that do not add to the value of an asset or materially extend assets' lives are not capitalized. A capitalization threshold of $ 1,000 is used.

A. Summary of Significant Accounting Policies (Continued)

Capital assets are being depreciated using the straight-line method over the following estimated useful lives:

Asset Class	Estimated Useful Lives
Buildings	15-50
Furniture and Equipment	5-10

Unearned Revenue

Entities are billed quarterly for services based on the adopted budget. Some payments for the upcoming year are received prior to the recognition date. These payments, if applicable, are classified as deferred revenue in the financial statements.

Fund Balance

Governmental funds utilize a fund balance presentation for equity. Fund balance is categorized as nonspendable, restricted, committed, assigned or unassigned.

Nonspendable fund balance – represents amounts that cannot be spent because they are either not in spendable form (such as inventory or prepaids) or legally required to remain intact (such as notes receivable or principal of a permanent fund).

Restricted fund balance – represents amounts with external constraints placed on the use of these resources (such as debt covenants, grantors, other governments, etc.) or imposed by enabling legislation. Restrictions may be changed or lifted only with the consent of resource providers.

Committed fund balance – represents amounts that can only be used for specific purposes imposed by a formal action of the District's highest level of decision-making authority, the Board. Committed resources cannot be used for any other purpose unless the Board removes or changes the specific use by taking the same formal action that imposed the constraint originally.

Assigned fund balance – represents amounts the District intends to use for specific purposes as expressed by the Board or an official delegated the authority. The Board has delegated the authority to assign fund balances to the Chief Appraiser.

Unassigned fund balance – represents the residual classification for the general fund or deficit balances in other funds.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended is as follows: restricted fund balance, followed by committed fund balance, assigned fund balance, and lastly, unassigned fund balance.

The following schedule provides information about the specific fund balance classification by fund:

	General Fund	Totals
Unassigned	$ 734,406	$ 734,406
Totals	$ 734,406	$ 734,406

A. Summary of Significant Accounting Policies (Continued)

6. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pension, and pension expense, information about the Fiduciary Net Pension of the Texas County and District Retirement System (the "TCDRS") and additions to/deductions from TCDRS' Fiduciary Net Position have been determined on the same basis as they are reported to TCDRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

B. Deposits, Securities and Investments

The District's funds are deposited and invested in the American National Bank of Texas, Rockwall, Texas. At the year ended December 31, 2016, all District cash deposits were covered by FDIC insurance and by pledged securities held by other banks in the name of the depository bank. Although the pledged securities are not in the name of the District, the deposits were deemed collateralized under Texas law. The District's deposits appear to have been properly secured throughout the fiscal year.

GASB Statement No. 40 requires a determination as to whether the District was exposed to the following specific investment risks at year end and if so, the reporting of certain related disclosures:

Custodial Credit Risk

Deposits are exposed to custodial credit risk if they are not covered by depository insurance and the deposits are uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution's trust department or agent but not in the District's name.

Investment securities are exposed to custodial risk if the securities are uninsured, are not registered in the name of the government, and are held by either the counterparty or the counterparty's trust department or agent but not in the District's name. At year end, the District does not appear to be exposed to custodial credit risk.

C. Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During the year ended December 31, 2016, the District purchased commercial insurance to cover these liabilities. There were no significant reductions in coverage in the last fiscal year, and there were no settlements exceeding insurance coverage in the past three fiscal years.

D. Litigation

The District does not appear to be involved in any pending litigation as of December 31, 2016, with the exception of challenges to the values appraised on property within the District. This litigation occurs in the normal course of activity of the District. The District continues to contest the litigation with no extraordinary financial impact to the District.

E. Employee Benefit Plans

The District has established the following benefit plans for District employees:

Health Insurance – The District provides health and major medical insurance for full-time employees and makes available dependent coverage at the employees' expense with the exception that the District pays for the Chief Appraiser's dependent coverage.

Sick Leave – Full-time District employees accrue one-third of a day of sick leave per month up to eight days per year. At the end of each year, one-half of an employee's unused sick leave, up to four days, is paid to the employee in the form of additional salary, and the remaining one-half, up to four days per year, may be carried over up to a maximum of thirty days.

Paid Holidays – The following days are designated as paid holidays for full-time District employees: New Year's Day, Good Friday, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Friday after Thanksgiving Day, Christmas Eve, Christmas Day, Veterans Day, and Martin Luther King Jr. Day.

Vacation – Permanent, full-time employees of the District accrue vacation benefits at the rate of ten (10) days a year for employees with one to three (1-3) years of service, fifteen (15) days a year for employees with four to fourteen (4-14) years of service , and twenty (20) days a year for employees with over fifteen (15) years of service. Unused, accrued vacation benefits are payable to the employee at retirement, at a maximum of 160 hours. Total unused, accrued vacation is presented as a liability to the District on the government-wide Statement of Net Position.

Retirement – The District participates in Texas County & District Retirement System and makes payments into the plan equal to 15% of all full-time employees' wages. Employees, by payroll deductions, pay into the plan 7% of their wages.

F. Pension Plan

1. Plan Description – The District provides pension, disability, and death benefits for all of its full-time employees through a statewide, multiple-employer, public-employee retirement system through the Texas County District Retirement System (the "TCDRS"). The system serves 677 actively participating counties and districts throughout Texas. Each employer has its own defined benefit plan that functions similarly to a cash balance plan. The assets of the plans are pooled for investment purposes, but each employer's plan assets may be used only for the payment of benefits to the members of that employer's plan. In accordance with Texas law, it is intended that the pension plan be construed and administered in a manner that the retirement system will be considered qualified under Section 401(a) of the Internal Revenue Code. All employees (except temporary staff) of a participating employer must be enrolled in the plan. The TCDRS issues a comprehensive annual financial report (CAFR) on a calendar year basis. The CAFR is available upon written request from the TCDRS Board of Trustees at P.O. Box 2034, Austin, Texas 78768-2034.

   The plan provisions are adopted by the governing body of the District, within the options available in the Texas state statues governing TCDRS (TCDRS Act). Members can retire at ages 60 and above with 10 or more years of service or with 30 years regardless of age, or when the sum of their age and years of service equals 80 or more. A member is vested after 10 years but must leave his accumulated contributions in the plan to receive any employer-financed benefit. Members who withdraw their personal contributions in a lump-sum are not entitled to any amounts contributed by their employer.

   Benefit amounts are determined by the sum of the employee's contributions to the plan, with interest, and employer-financed monetary credits. The level of these monetary credits is adopted by the governing body of the District within the actuarial constraints imposed by the TCDRS Act so the resulting benefits can be expected to be adequately financed by the employer's commitment to contribute. At retirement, death, or disability, the benefit is calculated by converting the sum of the employee's accumulated contributions and the employer-financed monetary credits to a monthly annuity using annuity purchase rates prescribed by the TCDRS Act.

F. Pension Plan (Continued)

2. Contributions – The District has elected the annually determined contribution rate (ADCR) plan provisions of the TCDRS Act. The plan is funded by monthly contributions from both employee member and the employer based on the covered payroll of employee members. Under the TCDRS Act, the contribution rate of the employer is actuarially determined annually.

   Employees of the District were required to contribute 7.0% of their annual gross earnings during the fiscal year. The contribution rates for the District were 15% and 15% in calendar years 2015 and 2016, respectively. The District's contributions to TCDRS for the year ended December 31, 2016 were $ 121,479 and were equal to the required contributions.

3. Discount Rate – The discount rate used to measure the total pension liability was 8.1%. There was no change in the discount rate since the previous year. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the statutorily required rates. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

   The long-term rate of return on pension plan investment is 8.1%. The long-term expected rate of return is determined by adding expected inflation to expected long-term real returns, and reflecting expected volatility and correlation. The capital market assumptions and information shown below are provided by TCDRS' investment consultant, Cliffwater LLC. The numbers shown below are based on January 2015 information for a 7-10 year time horizon.

   Note that the valuation assumption for long-term expected return is re-assessed at a minimum of every four years, and is set based on a 30-year time horizon; the most recent analysis was performed in 2013.

Asset Class	Benchmark	Target Allocation (1)	Geometric Real Rate of Return (Expected minus Inflation) (2)
US Equities	Dow Jones US Total Stock Market Index	14.50%	5.45%
Private Equity	Cambridge Associates Global Private Equity & Venture Capital Index (3)	14.00%	8.45%
Global Equities	MSCI World (net) Index	1.50%	5.75%
International Equities - Developed	MSCI World Ex USA (net)	10.00%	5.45%
International Equities - Emerging	MSCI World Ex USA (net)	8.00%	6.45%
Investment - Grade Bonds	Barclays Capital Aggregate Bond Index	3.00%	1.00%
High Yield Bonds	Citigroup High-Yield Cash Pay Capped Index	3.00%	5.10%
Opportunistic Credit	Citigroup High-Yield Cash Pay Capped Index	2.00%	5.09%
Direct Lending	Citigroup High-Yield Cash Pay Capped Index	5.00%	6.40%
Distressed Debt	Citigroup High-Yield Cash Pay Capped Index	3.00%	8.10%
REIT Equities	67% FTSE NAREIT Equity REITs Index + 33% FRSE EPRA/NAREIT Global Real Estate Index	3.00%	4.00%
Master Limited Partnerships (MLPs)	Alerian MLP Index	3.00%	6.80%
Private Real Estate Partnerships	Cambridge Associates Real Estate Index (4)	5.00%	6.90%
Hedge Funds	Hedge Fund Research, Inc (HFRI) Fund of Funds Composite Index	25.00%	5.25%
Total		100.00%	

(1) Target asset allocation adopted at the April 2016 TCDRS board meeting.
(2) Geometric real rates of return in addition to assumed inflation of 1.6%, per Cliffwater's 2016 capital market assumptions
(3) Includes vintage years 2006-present of Quarter Pooled Horizon IRRs
(4) Includes vintage years 2007-present of Quarter Pooled Horizon IRRs

F. Pension Plan (Continued)

4. Changes in the Net Pension Liability – At December 31, 2015, the District reported a net pension asset of $ 88,511. The changes in net pension liability (asset) were as follows:

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Balance at 12/31/15	$ 2,247,637	$ 2,336,148	$ (88,511)
Changes for the year:			
Service cost	111,083	-	111,083
Interest on total pension liability	181,881	-	181,881
Effect of plan changes	(9,889)	-	(9,889)
Effect of economic/demographic gains or losses	(103,250)	-	(103,250)
Effect of assumptions changes or inputs	23,766	-	23,766
Refund of contributions	(6,069)	(6,069)	-
Benefit Payments	(123,367)	(123,367)	-
Administrative expenses	-	(1,678)	1,678
Members contributions	-	52,383	(52,383)
Net investmentsincome	-	(57,008)	57,008
Employer contributions	-	112,249	(112,249)
Other	-	(715)	715
Balance at 12/31/16	$ 2,321,792	$ 2,311,943	$ 9,849

The net pension liability was measured as of December 31, 2015 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date and for the year then ended.

There were no changes of assumption or other inputs that affected measurement of the total pension liability during the measurement period.

There were no changes of benefit terms that affected measurement of the total pension liability during the measurement period.

5. Discount Rate Sensitivity Analysis – The following shows the net pension liability calculated using the discount rate of 8.10%, as well as what the District's net pension liability would be if it were calculated using a discounted rate that is 1 percentage point lower (7.10%) or 1 percentage point higher (9.10%) than the current rate.

	1% Decrease in Discount Rate (7.1%)	Discount Rate (8.1%)	1% Increase in Discount Rate (9.1%)
Net pension liability / (asset)	$ 275,529	$ 9,849	$ (211,781)

F. Pension Plan (Continued)

6. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2016, the District recognized pension expense of $ 59,462.

At December 31, 2016, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual economic experience (net of current year amortization)	$ -	$ 154,464
Changes in actuarial assumptions	17,824	-
Differences between projected and actual investment earnings (net of current year amortization)	222,990	-
Contributions subsequent to the measurement date	117,831	-
Total	$ 358,645	$ 154,464

$ 117,831 reported as deferred outflows of resources related to pension resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending December 31, 2016. Other amounts reported as deferred outflows and inflows of resources related to pension will be recognized in pension expenses as follows:

Year Ending December 31	
2016	$ 18,587
2017	$ 18,587
2018	$ 18,587
2019	$ 30,589
2020	$ -
Thereafter	$ -

G. Changes in Accounting Principles

In fiscal year 2016, the District adopted three new statements of financial accounting standards issued by the Governmental Accounting Standards Board (GASB):

- Statement No. 72, *Fair Value Measurement and Application*
- Statement No. 76, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Government*
- Statement No. 77, *Tax Abatement Disclosures*

a) Statement No. 72 requires state and local governments to measure investments at fair value using a consistent definition and valuation techniques; also defines what assets and liabilities governments should measure at fair value and expands fair value disclosures in financial disclosure notes. While the Statement generally requires restatement of prior period balances in the year of implementation, the nature of the District's investments was such that their carrying amount was not affected.

b) The GAAP hierarchy prioritizes guidance governments follow when preparing U.S. GAAP financial statements. Statement No. 76 reduces authoritative GAAP hierarchy from four categories to two and lists the order of priority for pronouncements to which a government should look for guidance.

G. Changes in Accounting Principles (Continued)

c) Statement No. 77 requires governments granting tax abatements to individuals and businesses to disclose program information in the notes to the financial statements through the agreement's duration and also requires disclosures about tax abatements entered into by other governments that reduce the reporting government's tax revenue. Prior year balances were not restated because there are no tax abatements associated with the District or any other government which affect the District's tax revenue.

H. Restatement

The District combined the Collection Fund into the Appraisal Fund for reporting. As such, the equity was increased $ 331,739 to account for all activities of the Appraisal District in a single financial report.

I. Collection Services

The District collects taxes for City of Fate, City of Royse City, City of Heath, City of Rockwall, City of Wylie, City of Rowlett, City of Dallas, City of McLendon Chisholm, Royse City I.S.D., Rockwall I.S.D., Rockwall County MUD #1, Rockwall County MUD #8, Rockwall County MUD #6, Rockwall County, Sonoma PID, and Williamsburg PID. Taxes collected are deposited into separate accounts and are paid over to the taxing entities according to the terms of the respective contracts.

J. Due to Taxing Entities

Texas Property Tax Code Sec. 6.06 (j) states that any amount of payments made by taxing entities in excess of amounts spent or obligated by the District shall be credited back or returned to the taxing entities. The following operating surpluses will be credited against future budgets. The following are amounts to be credited or returned to the taxing entities based on allocation ratios:

	Year Ended 12/31/2016	Total
City of Fate	$ 1,387	$ 1,387
City of Wylie	273	273
City of Rowlett	2,390	2,390
City of Dallas	63	63
City of Royse City	2,548	2,548
City of Heath	3,801	3,801
City of Rockwall	14,826	14,826
City of McLendon Chisholm	158	158
Royse City ISD	14,431	14,431
Rockwall County	20,990	20,990
Rockwall ISD	71,615	71,615
Rockwall County MUD #1	1,232	1,232
Rockwall County MUD #6	44	44
Rockwall County MUD #8	-	-
Sonoma PID	3	3
Totals	$ 133,761	$ 133,761

K. Capital Assets

The following is a summary of changes in capital assets during the year:

	Beginning Balances	Increases	Decreases	Ending Balances
Land	$ 30,300	$ -	$ -	$ 30,300
Buildings	637,578	-	-	637,578
Furniture and Equipment	664,321	-	-	664,321
Capital Assets at Historical Cost	$ 1,332,199	$ -	$ -	$ 1,332,199
Less Accumulated Depreciation for:				
Buildings	$ 277,990	$ 16,348	$ -	$ 294,338
Furniture and Equipment	626,888	12,048	-	638,936
Total Accumulated Depreciation	$ 904,878	$ 28,396	$ -	$ 933,274
Capital Assets, Net	$ 427,321	$ (28,396)	$ -	$ 398,925

L. Long-term Obligations

The District had no outstanding long term debt at December 31, 2016.

M. Subsequent Events

The District's management has evaluated subsequent events through June 16, 2017, the date which the financial statements were available for use.

REQUIRED SUPPLEMENTARY INFORMATION (RSI)

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
GENERAL FUND
BUDGETARY COMPARISON SCHEDULE
YEAR ENDED DECEMBER 31, 2016

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Entity Allocations:				
City of Fate	$ 31,700	$ 31,700	$ 34,278	$ 2,578
City of Wylie	-	-	2,886	2,886
City of Rowlett	27,556	27,556	25,236	(2,320)
City of Dallas	724	724	663	(61)
City of Royse City	52,691	52,691	56,044	3,353
City of Heath	60,030	60,030	60,389	359
City of Rockwall	256,083	256,083	241,508	(14,575)
City of McLendon Chisolm	6,067	6,067	6,975	908
Royse City ISD	227,783	227,783	228,620	837
Rockwall County	316,209	316,209	314,369	(1,840)
Rockwall ISD	972,340	972,340	939,437	(32,903)
Rockwall County MUD #1	20,725	20,725	21,158	433
Rockwall County MUD #6	953	953	1,021	68
Rockwall County MUD #8	29	29	29	-
Williamsburg PID	3,899	3,899	7,351	3,452
Sonoma PID	3,151	3,151	3,020	(131)
Miscellaneous Other	-	-	5,312	5,312
Interest Income	-	-	8,813	8,813
Total Revenues	$ 1,979,940	$ 1,979,940	$ 1,957,109	$ (22,831)
EXPENDITURES				
Appraisal Services:				
Salaries	$ 866,291	$ 866,291	$ 695,354	$ 170,937
Employee Benefits and Taxes	506,030	506,030	371,235	134,795
Computer Expense	118,280	118,280	150,193	(31,913)
Mapping	70,000	70,000	87,509	(17,509)
Professional Appraisal Services	-	-	13,780	(13,780)
Equipment Rental	8,000	8,000	7,906	94
Professional Fees	126,130	126,130	117,650	8,480
Insurance	19,100	19,100	22,708	(3,608)
Legal Notices	5,100	5,100	7,350	(2,250)
Board of Review	42,000	42,000	57,941	(15,941)
Utilities	40,700	40,700	23,618	17,082
Repair and Maintenance	33,750	33,750	43,263	(9,513)
Postage	39,500	39,500	38,904	596
Supplies	30,500	30,500	39,002	(8,502)
Registration and Dues	9,000	9,000	6,550	2,450
Travel and Education	18,000	18,000	16,517	1,483
In House Appraisal	20,000	20,000	22,391	(2,391)
Furniture and Equipment	9,500	9,500	5,668	3,832
Contingency	7,080	7,080	-	7,080
Security	11,000	11,000	14,198	(3,198)
Total Expenditures	$ 1,979,961	$ 1,979,961	$ 1,741,737	$ 238,224
Net Change in Fund Balance	$ (21)	$ (21)	$ 215,372	$ 215,393
Fund Balance - Beginning, as Restated	519,034	519,034	519,034	-
Fund Balance - Ending (December 31)	$ 519,013	$ 519,013	$ 734,406	$ 215,393

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS

YEAR ENDED DECEMBER 31, 2016

	2016	2015
Total Pension Liability		
Service cost	$ 111,083	$ 104,777
Interest (on the total pension liability)	181,881	179,411
Changes of benefit terms	(9,889)	-
Difference between expected and actual experience	(103,250)	(115,541)
Change of assumptions	23,766	-
Benefit payments, including refunds of employee contributions	(129,436)	(165,964)
Net Change in Total Pension Liability	**$ 74,155**	**$ 2,683**
Total Pension Liability - Beginning	**2,247,637**	**2,244,954**
Total Pension Liability - Ending (a)	**$ 2,321,792**	**$ 2,247,637**
Plan Fiduciary Net Position		
Contributions - Employer	$ 112,249	$ 130,957
Contributions - Employee	52,383	49,535
Net investment income	(57,008)	139,537
Benefit payments, including refunds of employee contributions	(129,436)	(165,964)
Administrative expense	(1,678)	(1,744)
Other	(715)	5,917
Net Change in Plan Fiduciary Net Position	**$ (24,205)**	**$ 158,238**
Plan Fiduciary Net Position - Beginning	**2,336,148**	**2,177,911**
Plan Fiduciary Net Position - Ending (b)	**$ 2,311,943**	**$ 2,336,149**
Net Pension Liability - Ending (a) - (b)	**$ 9,849**	**$ (88,512)**
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	**99.58%**	**103.94%**
Covered Employee Payroll	**$ 748,324**	**$ 707,639**
Net Pension Liability as a Percentage of Covered Employee Payroll	**1.32%**	**-12.54%**

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY

SCHEDULE OF CONTRIBUTIONS

YEAR ENDED DECEMBER 31, 2016

	2016	2015
Actuarially determined contribution	$ 117,831	$ 112,249
Contributions in relation to actuarially determined contribution	(117,831)	(112,249)
Contribution deficiency (excess)	$ -	$ -
Covered employee payroll	$ 728,785	$ 748,325
Contributions as a percentage of covered employee payroll	16.17%	15.00%

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
NOTES TO SCHEDULE OF CONTRIBUTIONS
YEAR ENDED DECEMBER 31, 2016

The following information is supplied to provide additional data for review of the District's pension information.

Valuation Date:	Actuarially determined contribution rates are calculated as of December 31, two years prior to the end of the fiscal year in which contributions are reported.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry age
Amortization Method	Level percentage of payroll, closed
Remaining Amortization Period	0.0 years (based on contribution rate calculated in 12/31/15 valuation)
Asset Valuation Method	5-yr smoothed market
Inflation	3.0%
Salary Increases	Varies by age and service. 4.9% average over career including inflation.
Investment Rate of Return	8.0%, net of investment expenses, including inflation.
Retirement Age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.
Mortality	In the 2015 actuarial valuation, assumed life expectancies were adjusted as a result of adopting a new projection scale (110% of the MP-2014 Ultimate Scale) for 2014 and later. Previously Scale AA had been used. The base table is the RP-2000 table projected with Scale AA to 2014.
Other Information:	There were no benefit changes during the year.

CENTRAL APPRAISAL DISTRICT
OF ROCKWALL COUNTY

ANNUAL FINANCIAL REPORT

YEAR ENDED DECEMBER 31, 2017

RUTHERFORD, TAYLOR & COMPANY, P.C.
Certified Public Accountants
2802 Washington Street
Greenville, Texas 75401
(903) 455-6252

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CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
ANNUAL FINANCIAL REPORT
YEAR ENDED DECEMBER 31, 2017

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RUTHERFORD,
TAYLOR &
COMPANY, P.C.
Certified Public Accountants

2802 Washington Street Greenville, Texas 75401 (903) 455-6252 Fax (903) 455-6667

INDEPENDENT AUDITOR'S REPORT

Members of the Board:

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Central Appraisal District of Rockwall County (District), as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant account estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Central Appraisal District of Rockwall County as of December 31, 2017, and the respective changes in financial position and cash flows thereof for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basis financial statements as a whole. The schedules identified in the table of contents as other supplementary information are presented for the purpose of additional analysis, and are not a required part of the basis financial statements. These other supplementary information schedules have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 25, 2018, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 25, 2018
Greenville, Texas

Rutherford, Taylor & Company PC

RUTHERFORD,
TAYLOR &
COMPANY, P.C.
Certified Public Accountants

2802 Washington Street Greenville, Texas 75401 (903) 455-6252 Fax (903) 455-6667

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Members of the Board:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Central Appraisal District of Rockwall County (District), as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated May 25, 2018.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the District's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 25, 2018
Greenville, Texas

Rutherford, Taylor & Company PC

The Central Appraisal District of Rockwall County (District) is pleased to present its financial statements. This required supplementary information presents our discussion and analysis of the District's financial performance during the year ended December 31, 2017. Please read this section in conjunction with the basic financial statements which follow this section.

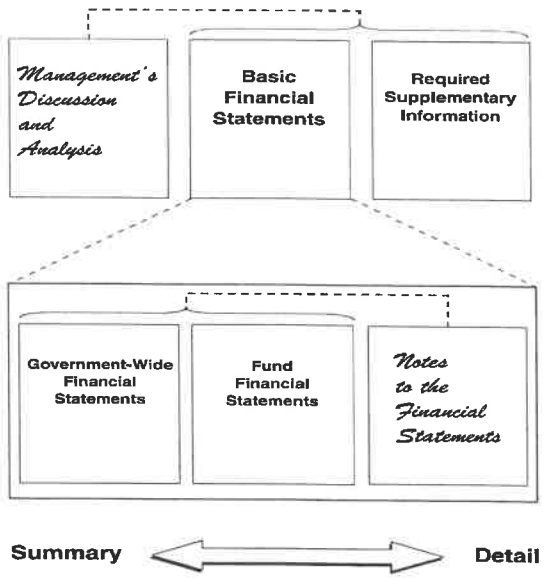
FINANCIAL HIGHLIGHTS

- The District's Total Net Position was $ 1,314,667 at December 31, 2017.
- During the year, the District's expenses were $ 3,734 less than the $ 1,812,060 received from member entities and other revenues for governmental activities.
- The General Fund presents a year end fund balance of $ 740,007.

OVERVIEW OF THE FINANCIAL STATEMENTS

In addition to this Management's Discussion and Analysis, this report consists of government-wide financial statements, fund financial statements, and the notes to the financial statements. The first two statements are condensed and present a government-wide view of the District's finances. The government-wide statements are designed to be more corporate-like in that all activities are consolidated into a total for the District.

Figure A-1, Required Components of the District's Annual Financial Report



Basic Financial Statements

- The Statement of Net Position focuses on resources available for future operations. In simple terms, the statement presents a snapshot of the assets of the District, the liabilities it owes, and the net difference. The net difference is further separated into amounts restricted for specific purposes, if any, and unrestricted amounts. The information presented in this statement is reported on the accrual basis of accounting.
- The Statement of Activities focuses on gross and net costs of the District's programs and the extent to which such programs rely on general revenues. The statement summarizes and simplifies the user's analysis to determine the extent to which programs are self-supporting and/or subsidized by general revenues.
- Fund financial statements focus separately on individual funds, including assets, liabilities and fund balance. A separate revenues and expenditures analysis is presented to each major fund.
- The notes to the financial statements provide additional disclosures required by governmental accounting standards and provide information to assist the reader in understanding the District's financial condition.

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

Net Position may serve over time as a useful indicator of a government's financial position. As for the District, the total combined Net Position were $ 1,314,667 at year end. This is an 0.79% increase from the prior year amount. A condensed summary of the District's statements of Net Position at December 31, 2017 and 2016 is presented here.

Net Position

	Governmental Activities		Percentage Change
	2017	2016	2016 - 2017
Assets			
Cash and Cash Equivalents	$ 1,203,416	$ 939,927	28.03%
Other Assets	27,222	-	100.00%
Capital Assets, net	371,049	398,925	-6.99%
Total Assets	$ 1,601,687	$ 1,338,852	19.63%
Total Deferred Outflows	$ 328,505	$ 358,645	-8.40%
Liabilities			
Current Liabilities	$ 501,030	$ 232,100	115.87%
Total Liabilities	$ 501,030	$ 232,100	115.87%
Total Deferred Inflows	$ 114,495	$ 154,464	-25.88%
Net Position			
Net Investment in Capital Assets	$ 371,049	$ 398,925	-6.99%
Unrestricted	943,618	912,008	3.47%
Total Net Position	$ 1,314,667	$ 1,310,933	0.28%

A large portion of the District's total assets, 70.20% represents its cash and cash equivalents. These assets are available for future spending, which is why they are a major component of unrestricted net position in the financial statements. The District's capital assets, net of accumulated depreciation comprise 29.80% of the District's total assets. Capital assets include buildings, furniture and equipment, and land.

The District's liabilities consist of accounts payable, amounts due to the taxing entities and accrued payroll and benefits.

Net Position is comprised of two parts. Invested in capital assets, net of related debt, presents assets that are not readily accessible. Unrestricted Net Position represents amounts available for future spending.

CHANGES IN NET POSITION

The District's total revenues were $ 1,806,457. 99% comes from local taxing entity allocations. The remaining revenue comes from interest income and miscellaneous charges for services.

The total cost of all services was $ 1,808,326. As the District has no debt service requirements during the year, 100% of these costs were for appraisal services including payroll and benefits, mapping, professional fees, training and various other appraisal costs.

A condensed summary of the District's statements of activities and changes in net position for the years ended December 31, 2017 and 2016 is presented here (15 month period):

Changes in Net Position

	Governmental Activities		Percentage Change
	2017	2016*	2016-2017
Program Revenue:			
Charges for Services	$ 1,806,457	$ 1,942,985	-7.03%
General Revenues			
Interest Income	704	8,813	-92.01%
Miscellaneous Income	4,899	5,312	-7.77%
Total Revenues	$ 1,812,060	$ 1,957,110	-7.41%
Expenses			
Appraisal Services	$ 1,528,682	$ 1,388,867	10.07%
Collection Services	279,644	313,417	-10.78%
Total Expenses	$ 1,808,326	$ 1,702,284	6.23%
Increase (Decrease) in Net Position	$ 3,734	$ 254,826	-98.53%
Net Position - Beginning (January 1)	$ 1,310,933	$ 724,368	80.98%
Prior Period Adjustment	-	331,739	-100.00%
Net Position - Beginning, as Restated	$ 1,310,933	$ 1,056,107	24.13%
Net Position - Ending (December 31)	$ 1,314,667	$ 1,310,933	0.28%

FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS

The governmental funds of the District reported revenues of $ 1,813,072. The taxing entities in the County provided 99% of the total revenue for the current year. The total allocations from the entities were more than the expenditures for the year by $ 286,391. In accordance with statutes, the excess from appraisal services was removed from revenue and recorded as a liability to be returned to the entities.

Expenditures for the governmental funds increased $ 106,042 or 6.23%. The personnel costs including salaries, wages, benefits and taxes comprised 67% of the total expenditures during the year. This is a $ 168,088 increase from the prior year. Other expenditures as a group decreased $ 62,046 or 9%.

BUDGETARY HIGHLIGHTS

The District's Board of Directors adopted a $ 2,092,824 operating budget for the 2017 fiscal year. This is a $ 112,863 increase from the 2016 budget. The budget encompasses all the activities of the District including both revenues and expenditures. The expenditure budget drives the revenue balance as all participating entities are responsible for an allocation of the total costs.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At December 31, 2017, the District had invested $ 1,332,199 in a broad range of capital assets, including land, buildings, and furniture and equipment.

Capital Assets

	Governmental Activities		Percentage Change
	2017	2016	2016 - 2017
Land	$ 30,300	$ 30,300	0.00%
Buildings	637,578	637,578	0.00%
Furniture and Equipment	664,321	664,321	0.00%
Total Capital Assets	$ 1,332,199	$ 1,332,199	0.00%
Less Accumulated Depreciation	(961,150)	(933,274)	2.99%
Net Capital Assets	$ 371,049	$ 398,925	-6.99%

DEBT

The District had no long term debt at year end.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The District adopted the next year's budget to provide for essentially the same services as in the current year. The District's costs continue to increase; therefore, appraisal services budget will continue to increase. However, some costs are increasing and expansion of the properties in the District which has increased the overall budget for the 2017 year. Allocations from the taxing entities have been increased to fund the operations of the District in the 2017 year.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the money it receives. If you have any questions about this report or need additional financial information, contact Patricia Davis, Chief Appraiser for the District.

BASIC FINANCIAL STATEMENTS

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
STATEMENT OF NET POSITION
DECEMBER 31, 2017

	Governmental Activities
ASSETS	
Cash and Cash Equivalents	$ 1,203,416
Net Pension Assets	27,222
Capital Assets:	
Land	30,300
Buildings, Net	326,892
Furniture and Equipment, Net	13,857
Total Assets	$ 1,601,687
DEFERRED OUTFLOWS	
Deferred Resource Outflows - Pensions	$ 328,505
Total Deferred Outflows	$ 328,505
LIABILITIES	
Current Liabilities:	
Accounts Payable	$ 26,260
Payroll Benefits Payable	16,997
Due to Taxing Entities	420,152
Accrued Vacation Payable	37,621
Total Liabilities	$ 501,030
DEFERRED INFLOWS	
Deferred Resource Inflows - Pensions	$ 114,495
Total Deferred Inflows	$ 114,495
NET POSITION	
Net Investment in Capital Assets	$ 371,049
Unrestricted	943,618
Total Net Position	$ 1,314,667

The accompanying notes are an integral part of these financial statements.

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2017

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Net (Expense) Revenue and Changes in Net Assets: Governmental Activities
Governmental Activities:				
Appraisal Services	$ 1,528,682	$ 1,522,663	$ -	$ (6,019)
Collection Services	279,644	283,794	-	4,150
Total Governmental Activities	$ 1,808,326	$ 1,806,457	$ -	$ (1,869)
Total Primary Government	$ 1,808,326	$ 1,806,457	$ -	$ (1,869)
General Revenues:				
Miscellaneous Income				$ 4,899
Interest Income				704
Total General Revenues				$ 5,603
Change in Net Position				$ 3,734
Net Position - Beginning (January 1)				1,310,933
Net Position - Ending (December 31)				$ 1,314,667

The accompanying notes are an integral part of these financial statements.

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
BALANCE SHEET - GOVERNMENTAL FUNDS
DECEMBER 31, 2017

	General Fund	Total Governmental Funds
ASSETS		
Cash and Cash Equivalents	$ 1,203,416	$ 1,203,416
Total Assets	$ 1,203,416	$ 1,203,416
LIABILITIES		
Accounts Payable	$ 26,260	$ 26,260
Payroll Benefits Payable	16,997	16,997
Due to Taxing Entities	420,152	420,152
Total Liabilities	$ 463,409	$ 463,409
FUND BALANCE		
Unassigned Fund Balance	$ 740,007	$ 740,007
Total Fund Balance	$ 740,007	$ 740,007
Total Liabilities and Fund Balance	$ 1,203,416	$ 1,203,416

The accompanying notes are an integral part of these financial statements.

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
RECONCILIATION OF THE BALANCE SHEET (GOVERNMENTAL FUNDS)
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2017

Total Fund Balance - Balance Sheet (Governmental Funds)	$ 740,007
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not reported in the funds	371,049
Payables for compensated absences which are not due in the current period are not reported in the funds.	(37,621)
Recognition of the District's proportionate share of the net pension asset (Liability) is not reported in the funds.	27,222
Deferred Resource Inflows related to the pension plan are not reported in the funds.	(114,495)
Deferred Resource Outflows related to the pension plan are not reported in the funds.	328,505
Net Position of Governmental Activites - Statement of Activities	$ 1,314,667

The accompanying notes are an integral part of these financial statements.

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2017

	General Fund	Total Governmental Funds
REVENUES		
Entity Allocations:		
City of Fate	$ 20,375	$ 20,375
City of Wylie	3,826	3,826
City of Rowlett	31,735	31,735
City of Dallas	417	417
City of Royse City	38,186	38,186
City of Heath	50,295	50,295
City of Rockwall	179,949	179,949
City of McLendon Chisholm	4,090	4,090
Royse City ISD	203,773	203,773
Rockwall County	295,615	295,615
Rockwall ISD	959,936	959,936
Rockwall County MUD #1	14,884	14,884
Rockwall County MUD #6	1,281	1,281
Rockwall County MUD #8	5	5
Rockwall County MUD #9	29	29
Williamsburg PID	467	467
Williamsburg PID # 1B	284	284
Williamsburg PID # 2	143	143
Sonoma PID	1,167	1,167
Miscellaneous Other	4,899	4,899
Interest Income	704	704
Total Revenues	$ 1,812,060	$ 1,812,060
EXPENDITURES		
Salaries	$ 787,270	$ 787,270
Employee Benefits and Taxes	427,462	427,462
Computer Expense	93,705	93,705
Mapping	34,073	34,073
Professional Appraisal Services	13,780	13,780
Equipment Rental	6,461	6,461
Professional Fees	127,653	127,653
Insurance	20,353	20,353
Legal Notices	5,121	5,121
Board of Review	58,343	58,343
Utilities	29,653	29,653
Repair and Maintenance	37,368	37,368
Postage	40,156	40,156
Supplies	35,843	35,843
Registration and Dues	12,943	12,943
Travel and Education	22,841	22,841
In-House Appraisal	22,252	22,252
Furniture and Equipment	3,468	3,468
Security	16,174	16,174
Contingency	11,540	11,540
Total Expenditures	$ 1,806,459	$ 1,806,459
Excess (Deficiency) of Revenues and Other Resources over Expenditures and Other Uses	$ 5,601	$ 5,601
Fund Balance - Beginning (January 1)	734,406	734,406
Fund Balance - Ending (December 31)	$ 740,007	$ 740,007

The accompanying notes are an integral part of these financial statements.

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCE OF
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2017

Net Change in Fund Balance - Total Governmental Funds	$	5,601
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation of capital assets used in governmental activities is not reported in the governmental funds		(27,876)
Compensated absences are reported as the amount accrued in the Statement of Activities, but as the amount paid in the funds		(20,891)
Implementing GASB 68 required certain expenditures to be de-expended and recorded as deferred resource outflows.		26,627
Contributions reversed from deferred outflow resources and recorded as current year expense.		(117,831)
Pension contributions made after the measurement date but in current FY were de-expended and reduced not pension obligation.		138,104
Change in Net Position of Governmental Activities - Statement of Activities	$	3,734

The accompanying notes are an integral part of these financial statements.

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
STATEMENT OF FIDUCIARY NET POSITION - FIDUCIARY FUNDS
YEAR ENDED DECEMBER 31, 2017

	Agency Funds Collections Account
ASSETS	
Cash - Collections	$ 4,092,674
Due from Other Funds	-
Total Assets	**$ 4,092,674**
LIABILITIES	
Current Liabilities:	
Due to Others	$ 4,092,674
Total Liabilities	**$ 4,092,674**
NET POSITION	
Held in Trust	$ -
Total Net Position	**$ -**

The accompanying notes are an integral part of these financial statements.

A. Summary of Significant Accounting Policies

The basic financial statements of the Central Appraisal District of Rockwall County (District) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

1. Reporting Entity

In 1979 the Texas Legislature passed a bill establishing central appraisal districts for Texas counties to be in operation by January 1, 1982, or by January 1, 1983, at the option of the local taxing entities. On August 10, 1981, the Texas Legislature passed House Bill 30, known as the Peveto bill, which established the rules of operation of appraisal districts and identified appraisal districts as political subdivisions of the State via amendments and additions to the Property Tax Code. The Board of Directors (Board), a six member group constituting an on-going entity, is the level of government which has governance responsibilities over all activities within the jurisdiction of the District. The Board receives funding from taxing entities in Rockwall County. The Board is not included in any other governmental "reporting entity" as defined in Section 2100, Codification of Governmental Accounting and Reporting Standards, since Board members are elected, have decision making authority, the power to designate management, the responsibility to significantly influence operations and primary accountability for fiscal matters.

As required by accounting principles generally accepted in the United States of America, the basic financial statements of the reporting entity include those of the District (primary government) and its component units. There are no component units included in these basic financial statements.

The District also performs the tax collection function for entities within the County. This operation was combined into the appraisal function for reporting purposes. The appraisal board of directors oversees the operations of the tax collections along with its appraisal function activities.

2. Basis of Presentation – Basis of Accounting

Government-wide Statements – The statement of net position (SNA) and the statement of activities (SOA) include the financial activities of the overall government, except for fiduciary activities. Eliminations have been made to minimize the double-counting of internal activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions.

The statement of activities (SOA) presents a comparison between direct expenses and program revenues for each function of the District's governmental activities. Direct expenses are those that are specifically associated with a program or function and therefore, are clearly identifiable to a particular function. The District does not allocate indirect expenses in the statement of activities. Program revenues include (a) fees, and other charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including taxing entities allocations and investments, are presented as general revenues.

Fund Financial Statements – The fund financial statements provide information about the District's funds, with separate statements presented for each fund category. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. Any remaining governmental funds are aggregated and reported as non-major funds.

A. Summary of Significant Accounting Policies (Continued)

District accounts are organized on the basis of funds, each of which is considered a separate accounting entity. Governmental resources allocated to individual funds are recorded for the purpose of carrying on specific activities in accordance with laws, regulations or other appropriate requirements. The fund types and funds utilized by the District are described below:

Governmental fund types include the following –

The *General Fund* is used to account for financial resources used for general operations. This is a budgeted fund and any fund balances are considered resources available for current operations. All revenues and expenditures not required to be accounted for in other funds are accounted for in this fund.

3. Measurement Focus - Basis of Accounting

Government-wide Statements – These financial statements are reported using the economic resources measurement focus. The government-wide financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the District gives (or receives) value without directly receiving (or giving) equal value in exchange, include taxing entity allocations. Revenue from grants, entitlements, and donations are recognized in the fiscal year in which all eligibility requirements have been satisfied.

Fund Financial Statements – The modified accrual basis of accounting is used for the governmental fund types. This basis of accounting recognizes revenue in the accounting period in which they become both measurable and available and it recognizes expenditures in the accounting period in which the fund liability is incurred, if measurable, except for un-matured interest on general long term debt, which is recognized when due. Expenditures related to certain compensated absences and claims and judgments are recognized when the obligations are expected to be liquidated with expendable available financial resources.

4. Receivable and Payable Balances

The District believes that sufficient detail of receivable and payable balances is provided in the financial statements to avoid the obscuring of significant components by aggregation. Therefore, no disclosure is provided which disaggregates those balances.

5. Financial Statement Amounts

Cash and Cash Equivalents

The District posts cash resources of its funds to facilitate the management of cash. Cash applicable to a particular fund is readily identifiable. Cash balances are available to meet currently maturing obligations. Cash and Cash Equivalents with maturity values less than ninety days are considered cash and cash equivalents for financial statement reporting purposes.

Capital Assets

Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets are recorded at their estimated fair value at the date of the donation. The cost of normal maintenance and repairs that do not add to the value of an asset or materially extend assets' lives are not capitalized. A capitalization threshold of $ 1,000 is used.

A. Summary of Significant Accounting Policies (Continued)

Capital assets are being depreciated using the straight-line method over the following estimated useful lives:

Asset Class	Estimated Useful Lives
Buildings	15-50
Furniture and Equipment	5-10

Unearned Revenue

Entities are billed quarterly for services based on the adopted budget. Some payments for the upcoming year are received prior to the recognition date. These payments, if applicable, are classified as deferred revenue in the financial statements.

Fund Balance

Governmental funds utilize a fund balance presentation for equity. Fund balance is categorized as nonspendable, restricted, committed, assigned or unassigned.

Nonspendable fund balance – represents amounts that cannot be spent because they are either not in spendable form (such as inventory or prepaids) or legally required to remain intact (such as notes receivable or principal of a permanent fund).

Restricted fund balance – represents amounts with external constraints placed on the use of these resources (such as debt covenants, grantors, other governments, etc.) or imposed by enabling legislation. Restrictions may be changed or lifted only with the consent of resource providers.

Committed fund balance – represents amounts that can only be used for specific purposes imposed by a formal action of the District's highest level of decision-making authority, the Board. Committed resources cannot be used for any other purpose unless the Board removes or changes the specific use by taking the same formal action that imposed the constraint originally.

Assigned fund balance – represents amounts the District intends to use for specific purposes as expressed by the Board or an official delegated the authority. The Board has delegated the authority to assign fund balances to the Chief Appraiser.

Unassigned fund balance – represents the residual classification for the general fund or deficit balances in other funds.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended is as follows: restricted fund balance, followed by committed fund balance, assigned fund balance, and lastly, unassigned fund balance.

The following schedule provides information about the specific fund balance classification by fund:

	General Fund	Totals
Unassigned	$ 74,007	$ 74,007
Totals	$ 74,007	$ 74,007

A. Summary of Significant Accounting Policies (Continued)

6. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pension, and pension expense, information about the Fiduciary Net Pension of the Texas County and District Retirement System (the "TCDRS") and additions to/deductions from TCDRS' Fiduciary Net Position have been determined on the same basis as they are reported to TCDRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

B. Deposits, Securities and Investments

The District's funds are deposited and invested in the American National Bank of Texas, Rockwall, Texas. At the year ended December 31, 2017, all District cash deposits were covered by FDIC insurance and by pledged securities held by other banks in the name of the depository bank. Although the pledged securities are not in the name of the District, the deposits were deemed collateralized under Texas law. The District's deposits appear to have been properly secured throughout the fiscal year.

GASB Statement No. 40 requires a determination as to whether the District was exposed to the following specific investment risks at year end and if so, the reporting of certain related disclosures:

Custodial Credit Risk

Deposits are exposed to custodial credit risk if they are not covered by depository insurance and the deposits are uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution's trust department or agent but not in the District's name.

Investment securities are exposed to custodial risk if the securities are uninsured, are not registered in the name of the government, and are held by either the counterparty or the counterparty's trust department or agent but not in the District's name. At year end, the District does not appear to be exposed to custodial credit risk.

C. Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During the year ended December 31, 2017, the District purchased commercial insurance to cover these liabilities. There were no significant reductions in coverage in the last fiscal year, and there were no settlements exceeding insurance coverage in the past three fiscal years.

D. Litigation

The District does not appear to be involved in any pending litigation as of December 31, 2017, with the exception of challenges to the values appraised on property within the District. This litigation occurs in the normal course of activity of the District. The District continues to contest the litigation with no extraordinary financial impact to the District.

E. Employee Benefit Plans

The District has established the following benefit plans for District employees:

Health Insurance – The District provides health and major medical insurance for full-time employees and makes available dependent coverage at the employees' expense with the exception that the District pays for the Chief Appraiser's dependent coverage.

Sick Leave – Full-time District employees accrue one-third of a day of sick leave per month up to eight days per year. At the end of each year, one-half of an employee's unused sick leave, up to four days, is paid to the employee in the form of additional salary, and the remaining one-half, up to four days per year, may be carried over up to a maximum of thirty days.

Paid Holidays – The following days are designated as paid holidays for full-time District employees: New Year's Day, Good Friday, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Friday after Thanksgiving Day, Christmas Eve, Christmas Day, Veterans Day, and Martin Luther King Jr. Day.

Vacation – Permanent, full-time employees of the District accrue vacation benefits at the rate of ten (10) days a year for employees with one to three (1-3) years of service, fifteen (15) days a year for employees with four to fourteen (4-14) years of service , and twenty (20) days a year for employees with over fifteen (15) years of service. Unused, accrued vacation benefits are payable to the employee at retirement, at a maximum of 160 hours. Total unused, accrued vacation is presented as a liability to the District on the government-wide Statement of Net Position.

F. Pension Plan

1. Plan Description – The District provides pension, disability, and death benefits for all of its full-time employees through a statewide, multiple-employer, public-employee retirement system through the Texas County District Retirement System (the "TCDRS"). The system serves 677 actively participating counties and districts throughout Texas. Each employer has its own defined benefit plan that functions similarly to a cash balance plan. The assets of the plans are pooled for investment purposes, but each employer's plan assets may be used only for the payment of benefits to the members of that employer's plan. In accordance with Texas law, it is intended that the pension plan be construed and administered in a manner that the retirement system will be considered qualified under Section 401(a) of the Internal Revenue Code. All employees (except temporary staff) of a participating employer must be enrolled in the plan. The TCDRS issues a comprehensive annual financial report (CAFR) on a calendar year basis. The CAFR is available upon written request from the TCDRS Board of Trustees at P.O. Box 2034, Austin, Texas 78768-2034.

   The plan provisions are adopted by the governing body of the District, within the options available in the Texas state statues governing TCDRS (TCDRS Act). Members can retire at ages 60 and above with 10 or more years of service or with 30 years regardless of age, or when the sum of their age and years of service equals 80 or more. A member is vested after 10 years but must leave his accumulated contributions in the plan to receive any employer-financed benefit. Members who withdraw their personal contributions in a lump-sum are not entitled to any amounts contributed by their employer.

   Benefit amounts are determined by the sum of the employee's contributions to the plan, with interest, and employer-financed monetary credits. The level of these monetary credits is adopted by the governing body of the District within the actuarial constraints imposed by the TCDRS Act so the resulting benefits can be expected to be adequately financed by the employer's commitment to contribute. At retirement, death, or disability, the benefit is calculated by converting the sum of the employee's accumulated contributions and the employer-financed monetary credits to a monthly annuity using annuity purchase rates prescribed by the TCDRS Act.

F. Pension Plan (Continued)

2. Contributions – The District has elected the annually determined contribution rate (ADCR) plan provisions of the TCDRS Act. The plan is funded by monthly contributions from both employee member and the employer based on the covered payroll of employee members. Under the TCDRS Act, the contribution rate of the employer is actuarially determined annually.

   Employees of the District were required to contribute 7.0% of their annual gross earnings during the fiscal year. The contribution rates for the District were 15% and 15% in calendar years 2016 and 2017, respectively. The District's contributions to TCDRS for the year ended December 31, 2017 were $ 138,104 and were equal to the required contributions.

3. Discount Rate – The discount rate used to measure the total pension liability was 8.1%. There was no change in the discount rate since the previous year. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the statutorily required rates. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

   The long-term rate of return on pension plan investment is 8.1%. The long-term expected rate of return is determined by adding expected inflation to expected long-term real returns, and reflecting expected volatility and correlation. The capital market assumptions and information shown below are provided by TCDRS' investment consultant, Cliffwater LLC. The numbers shown below are based on January 2016 information for a 7-10 year time horizon.

   Note that the valuation assumption for long-term expected return is re-assessed at a minimum of every four years, and is set based on a 30-year time horizon; the most recent analysis was performed in 2013.

Asset Class	Benchmark	Target Allocation (1)	Geometric Real Rate of Return (Expected minus Inflation) (2)
US Equities	Dow Jones US Total Stock Market Index	14.50%	5.45%
Private Equity	Cambridge Associates Global Private Equity & Venture Capital Index (3)	14.00%	8.45%
Global Equities	MSCI World (net) Index	1.50%	5.75%
International Equities - Developed	MSCI World Ex USA (net)	10.00%	5.45%
International Equities - Emerging	MSCI World Ex USA (net)	8.00%	6.45%
Investment - Grade Bonds	Barclays Capital Aggregate Bond Index	3.00%	1.00%
High Yield Bonds	Citigroup High-Yield Cash Pay Capped Index	3.00%	5.10%
Opportunistic Credit	Citigroup High-Yield Cash Pay Capped Index	2.00%	5.09%
Direct Lending	Citigroup High-Yield Cash Pay Capped Index	5.00%	6.40%
Distressed Debt	Citigroup High-Yield Cash Pay Capped Index	3.00%	8.10%
REIT Equities	67% FTSE NAREIT Equity REITs Index + 33% FRSE EPRA/NAREIT Global Real Estate Index	3.00%	4.00%
Master Limited Partnerships (MLPs)	Alerian MLP Index	3.00%	6.80%
Private Real Estate Partnerships	Cambridge Associates Real Estate Index (4)	5.00%	6.90%
Hedge Funds	Hedge Fund Research, Inc (HFRI) Fund of Funds Composite Index	25.00%	5.25%
Total		100.00%	

(1) Target asset allocation adopted at the April 2016 TCDRS board meeting.
(2) Geometric real rates of return in addition to assumed inflation of 1.6%, per Cliffwater's 2016 capital market assumptions
(3) Includes vintage years 2006-present of Quarter Pooled Horizon IRRs
(4) Includes vintage years 2007-present of Quarter Pooled Horizon IRRs

F. Pension Plan (Continued)

4. Changes in the Net Pension Liability – At December 31, 2017, the District reported a net pension asset of $ 27,222. The changes in net pension liability (asset) were as follows:

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Balance at 12/31/15	$ 2,321,792	$ 2,311,943	$ 9,849
Changes for the year:			
Service cost	109,205	-	109,205
Interest	186,368	-	186,368
Change in benefit terms	-	-	-
Diff between expected/actual experience	(6,376)	-	(6,376)
Changes of assumptions	-	-	-
Contributions - employer	-	109,393	(109,393)
Contributions - employee	-	51,050	(51,050)
Net investment income	-	170,850	(170,850)
Benefit paments, including refunds of emplyee contributions	(151,949)	(151,949)	-
Administrative expenses	-	(1,865)	1,865
Other charges	-	(3,161)	3,161
Net Changes	137,248	174,319	(37,071)
Balance at 12/31/16	$ 2,459,040	$ 2,486,262	$ (27,222)

The net pension liability was measured as of December 31, 2016 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date and for the year then ended.

There were no changes of assumption or other inputs that affected measurement of the total pension liability during the measurement period.

There were no changes of benefit terms that affected measurement of the total pension liability during the measurement period.

5. Discount Rate Sensitivity Analysis – The following shows the net pension liability calculated using the discount rate of 8.10%, as well as what the District's net pension liability would be if it were calculated using a discounted rate that is 1 percentage point lower (7.10%) or 1 percentage point higher (9.10%) than the current rate.

	1% Decrease in Discount Rate (7.1%)	Discount Rate (8.1%)	1% Increase in Discount Rate (9.1%)
Net pension liability / (asset)	$ 257,240	$ (27,222)	$ (264,945)

F. Pension Plan (Continued)

6. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2017, the District recognized pension expense of $ 82,767.

At December 31, 2017, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual economic experience (net of current year amortization)	$ -	$ 114,495
Changes in actuarial assumptions	11,882	-
Differences between projected and actual investment earnings (net of current year amortization)	178,519	-
Contributions subsequent to the measurement date	138,104	-
Total	$ 328,505	$ 114,495

$ 117,831 reported as deferred outflows of resources related to pension resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending December 31, 2017. Other amounts reported as deferred outflows and inflows of resources related to pension will be recognized in pension expenses as follows:

Year Ending December 31	
2018	$ 20,623
2019	$ 20,623
2020	$ 32,625
2021	$ 2,035
2022	$ -
Thereafter	$ -

G. Changes in Accounting Principles

In fiscal year 2017, the District adopted three new statements of financial accounting standards issued by the Governmental Accounting Standards Board (GASB):

- Statement No. 72, *Fair Value Measurement and Application*
- Statement No. 76, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Government*
- Statement No. 77, *Tax Abatement Disclosures*

a) Statement No. 72 requires state and local governments to measure investments at fair value using a consistent definition and valuation techniques; also defines what assets and liabilities governments should measure at fair value and expands fair value disclosures in financial disclosure notes. While the Statement generally requires restatement of prior period balances in the year of implementation, the nature of the District's investments was such that their carrying amount was not affected.

b) The GAAP hierarchy prioritizes guidance governments follow when preparing U.S. GAAP financial statements. Statement No. 76 reduces authoritative GAAP hierarchy from four categories to two and lists the order of priority for pronouncements to which a government should look for guidance.

c)

G. Changes in Accounting Principles (Continued)

d) Statement No. 77 requires governments granting tax abatements to individuals and businesses to disclose program information in the notes to the financial statements through the agreement's duration and also requires disclosures about tax abatements entered into by other governments that reduce the reporting government's tax revenue. Prior year balances were not restated because there are no tax abatements associated with the District or any other government which affect the District's tax revenue.

H. Collection Services

The District collects taxes for City of Fate, City of Royse City, City of Heath, City of Rockwall, City of Wylie, City of Rowlett, City of Dallas, City of McLendon Chisholm, Royse City I.S.D., Rockwall I.S.D., Rockwall County MUD #1, Rockwall County MUD #9, Rockwall County MUD #6, Rockwall County, Sonoma PID, and Williamsburg PID#1, #1B and #2. Taxes collected are deposited into separate accounts and are paid over to the taxing entities according to the terms of the respective contracts.

I. Due to Taxing Entities

Texas Property Tax Code Sec. 6.06 (j) states that any amount of payments made by taxing entities in excess of amounts spent or obligated by the District shall be credited back or returned to the taxing entities. The following operating surpluses will be credited against future budgets. The following are amounts to be credited or returned to the taxing entities based on allocation ratios:

	Year Ended 12/31/2016	Year Ended 12/31/2017	Total
City of Fate	$ 1,387	$ 3,256	$ 4,643
City of Wylie	273	267	540
City of Rowlett	2,390	2,216	4,606
City of Dallas	63	29	92
City of Royse City	2,548	6,101	8,649
City of Heath	3,801	8,036	11,837
City of Rockwall	14,826	28,753	43,579
City of McLendon Chisholm	158	653	811
Royse City ISD	14,431	32,561	46,992
Rockwall County	20,990	47,235	68,225
Rockwall ISD	71,615	153,389	225,004
Rockwall County MUD #1	1,232	2,379	3,611
Rockwall County MUD #6	44	201	245
Rockwall County MUD #9	-	5	5
Sonoma PID	3	741	744
Williamsburg PID # 1	-	297	297
Williamsburg PID # 1B	-	181	181
Williamsburg PID # 2	-	91	91
Totals	$ 133,761	$ 286,391	$ 420,152

J. Capital Assets

The following is a summary of changes in capital assets during the year:

	Beginning Balances	Increases	Decreases	Ending Balances
Land	$ 30,300	$ -	$ -	$ 30,300
Buildings	637,578	-	-	637,578
Furniture and Equipment	664,321	-	-	664,321
Capital Assets at Historical Cost	$ 1,332,199	$ -	$ -	$ 1,332,199
Less Accumulated Depreciation for:				
Buildings	$ 294,338	$ 16,348	$ -	$ 310,686
Furniture and Equipment	638,936	11,528	-	650,464
Total Accumulated Depreciation	$ 933,274	$ 27,876	$ -	$ 961,150
Capital Assets, Net	$ 398,925	$ (27,876)	$ -	$ 371,049

K. Long-term Obligations

The District had no outstanding long term debt at December 31, 2017.

L. Subsequent Events

The District's management has evaluated subsequent events through May 25, 2018, the date which the financial statements were available for use.

REQUIRED SUPPLEMENTARY INFORMATION (RSI)

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
GENERAL FUND
BUDGETARY COMPARISON SCHEDULE
YEAR ENDED DECEMBER 31, 2017

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Entity Allocations:				
City of Fate	$ 23,631	$ 23,631	$ 20,375	$ (3,256)
City of Wylie	4,093	4,093	3,826	(267)
City of Rowlett	33,951	33,951	31,735	(2,216)
City of Dallas	446	446	417	(29)
City of Royse City	44,287	44,287	38,186	(6,101)
City of Heath	58,331	58,331	50,295	(8,036)
City of Rockwall	208,702	208,702	179,949	(28,753)
City of McLendon Chisolm	4,743	4,743	4,090	(653)
Royse City ISD	236,334	236,334	203,773	(32,561)
Rockwall County	342,850	342,850	295,615	(47,235)
Rockwall ISD	1,113,325	1,113,325	959,936	(153,389)
Rockwall County MUD #1	17,263	17,263	14,884	(2,379)
Rockwall County MUD #6	1,461	1,461	1,281	(180)
Rockwall County MUD #8	5	5	5	-
Rockwall County MUD #9	31	31	29	(2)
Williamsburg PID # 1	764	764	467	(297)
Williamsburg PID # 1B	465	465	284	(181)
Williamsburg PID # 2	234	234	143	(91)
Sonoma PID	1,908	1,908	1,167	(741)
Miscellaneous Other	-	-	4,899	4,899
Interest Income	-	-	704	704
Total Revenues	$ 2,092,824	$ 2,092,824	$ 1,812,060	$ (280,764)
EXPENDITURES				
Appraisal Services:				
Salaries	914,766	914,766	$ 787,270	$ 127,496
Employee Benefits and Taxes	519,327	519,327	427,462	91,865
Computer Expense	123,375	123,375	93,705	29,670
Mapping	70,000	70,000	34,073	35,927
Professional Appraisal Services	13,780	13,780	13,780	-
Equipment Rental	10,000	10,000	6,461	3,539
Professional Fees	131,000	131,000	127,653	3,347
Insurance	16,700	16,700	20,353	(3,653)
Legal Notices	6,500	6,500	5,121	1,379
Board of Review	50,000	50,000	58,343	(8,343)
Utilities	40,700	40,700	29,653	11,047
Repair and Maintenance	38,350	38,350	37,368	982
Postage	40,500	40,500	40,156	344
Supplies	32,000	32,000	35,843	(3,843)
Registration and Dues	10,000	10,000	12,943	(2,943)
Travel and Education	21,000	21,000	22,841	(1,841)
In House Appraisal	22,000	22,000	22,252	(252)
Furniture and Equipment	10,000	10,000	3,468	6,532
Contingency	10,826	10,826	11,540	(714)
Security	12,000	12,000	16,174	(4,174)
Total Expenditures	$ 2,092,824	$ 2,092,824	$ 1,806,459	$ 286,365
Net Change in Fund Balance	$ -	$ -	$ 5,601	$ 5,601
Fund Balance - Beginning (January 1)	734,406	734,406	734,406	-
Fund Balance - Ending (December 31)	$ 734,406	$ 734,406	$ 740,007	$ 5,601

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS

YEAR ENDED DECEMBER 31, 2017

	2016	2015
Total Pension Liability		
Service cost	$ 109,205	$ 111,083
Interest (on the total pension liability)	186,368	181,881
Changes of benefit terms	-	(9,889)
Difference between expected and actual experience	(6,376)	23,766
Change of assumptions	-	(103,250)
Benefit payments, including refunds of employee contributions	(151,949)	(129,436)
Net Change in Total Pension Liability	**$ 137,248**	**$ 74,155**
Total Pension Liability - Beginning	**2,321,792**	**2,247,637**
Total Pension Liability - Ending (a)	**$ 2,459,040**	**$ 2,321,792**
Plan Fiduciary Net Position		
Contributions - Employer	$ 109,393	$ 112,249
Contributions - Employee	51,050	52,383
Net investment income	170,850	(57,008)
Benefit payments, including refunds of employee contributions	(151,949)	(129,436)
Administrative expense	(1,865)	(1,678)
Other	(3,161)	(714)
Net Change in Plan Fiduciary Net Position	**$ 174,318**	**$ (24,204)**
Plan Fiduciary Net Position - Beginning	**2,311,943**	**2,336,148**
Plan Fiduciary Net Position - Ending (b)	**$ 2,486,261**	**$ 2,311,944**
Net Pension Liability - Ending (a) - (b)	**$ (27,221)**	**$ 9,848**
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	**101.11%**	**99.58%**
Covered Employee Payroll	**$ 729,290**	**$ 748,324**
Net Pension Liability as a Percentage of Covered Employee Payroll	**-3.73%**	**1.32%**

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY

SCHEDULE OF CONTRIBUTIONS

YEAR ENDED DECEMBER 31, 2017

	2017	2016
Actuarially determined contribution	$ 138,104	$ 51,998
Contributions in relation to actuarially determined contribution	(138,104)	(51,998)
Contribution deficiency (excess)	$ -	$ -
Covered employee payroll	$ 807,252	$ 729,290
Contributions as a percentage of covered employee payroll	17.11%	7.13%

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
NOTES TO SCHEDULE OF CONTRIBUTIONS
YEAR ENDED DECEMBER 31, 2017

The following information is supplied to provide additional data for review of the District's pension information.

Valuation Date:	Actuarially determined contribution rates are calculated as of December 31, two years prior to the end of the fiscal year in which contributions are reported.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry age
Amortization Method	Level percentage of payroll, closed
Remaining Amortization Period	1.8 years
Asset Valuation Method	5-yr smoothed market
Inflation	3.0%
Salary Increases	Varies by age and service. 4.9% average over career including inflation.
Investment Rate of Return	8.0%, net of investment expenses, including inflation.
Retirement Age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.
Mortality	In the 2015 actuarial valuation, assumed life expectancies were adjusted as a result of adopting a new projection scale (110% of the MP-2014 Ultimate Scale) for 2014 and later. Previously Scale AA had been used. The base table is the RP-2000 table projected with Scale AA to 2014.
Other Information:	There were no benefit changes during the year.

OTHER INFORMATION

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY
STATEMENT OF REVENUES, EXPENDITURES AND NET CHANGES
IN FUND BALANCE - SEGMENT ACTIVITIES
YEAR ENDED DECEMBER 31, 2017

	Appraisal Activities	Collection Activities	Total Activities
REVENUES			
Entity Allocations:			
City of Fate	$ 17,129	$ 3,246	$ 20,375
City of Wylie	3,826	-	3,826
City of Rowlett	31,735	-	31,735
City of Dallas	417	-	417
City of Royse City	32,102	6,084	38,186
City of Heath	42,282	8,012	50,294
City of Rockwall	151,280	28,669	179,949
City of McLendon Chisholm	3,438	652	4,090
Royse City ISD	171,309	32,464	203,773
Rockwall County	248,519	47,096	295,615
Rockwall ISD	807,004	152,933	959,937
Rockwall County MUD #1	12,513	2,371	14,884
Rockwall County MUD #6	1,082	201	1,283
Rockwall County MUD #8	4	1	5
Rockwall County MUD #9	23	4	27
Williamsburg PID	-	467	467
Williamsburg PID # 1B	-	284	284
Williamsburg PID # 2	-	143	143
Sonoma PID	-	1,167	1,167
Miscellaneous Income	4,899	-	4,899
Interest Income	563	141	704
Total Revenues	$ 1,528,125	$ 283,935	$ 1,812,060
EXPENDITURES			
Salaries	$ 661,679	$ 125,591	$ 787,270
Employee Benefits and Taxes	376,145	51,317	427,462
Computer Expense	73,709	19,996	93,705
Mapping	34,073	-	34,073
Professional Appraisal Services	13,780	-	13,780
Equipment Rental	6,461	-	6,461
Professional Fees	116,969	10,684	127,653
Insurance	14,271	6,082	20,353
Legal Notices	3,131	1,990	5,121
Board of Review	58,343	-	58,343
Utilities	24,642	5,011	29,653
Repair and Maintenance	29,599	7,769	37,368
Postage	20,942	19,214	40,156
Supplies	21,702	14,141	35,843
Registration and Dues	12,688	255	12,943
Travel and Education	16,813	6,028	22,841
In-House Appraisal	22,252	-	22,252
Furniture and Equipment	2,817	651	3,468
Security	3,418	12,756	16,174
Contingency	9,232	2,308	11,540
Total Expenditures	$ 1,522,666	$ 283,793	$ 1,806,459
Excess (Deficiency) of Revenues and Other Resources over Expenditures and Other Uses	$ 5,459	$ 142	$ 5,601

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Agenda 4

Consider approval of the minutes from the June 18, 2018 regular city council meeting, and take any action necessary.

06-18-18 CC Mtg Mins 8

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Z2018-023 - Consider a request by John Abbott for the approval of an ordinance for a Specific Use Permit (SUP) allowing a Private School in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, and take any action necessary (2nd Reading).

Ord #18-29 22

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Z2018-024 - Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of an ordinance for a Specific Use Permit (SUP) allowing a Restaurant, 2,000 SF or More with Drive Through in a General Retail (GR) District on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshores Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary (2nd Reading).

Ord # 18-30 30

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P2018-017 - Consider a request by Mike Mershawn of Mershawn Associates, LLC on behalf of Doug Fox of Cornerstone Community Church of Rockwall, Inc. the approval of a final plat for Lot 1, Block A, Cornerstone Community Church Addition being a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

P2018-017 36

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P2018-018 - Consider a request by Robert Howman of Glenn Engineering Corporation on behalf of William Salee of Rockwall ISD for the approval of a replat for Lot 2, Block A, Rockwall School Addition #2 being a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

P2018-018 42

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P2018-020 - Consider a request by Dwayne Zinn of Cross Engineering Consultants, Inc. on behalf of Matthew Wavering of the Rockwall Economic Development Corporation for the approval of a replat for Lots 8 & 9, Block D, Rockwall Technology Park Addition being a 15.173-acre tract of land identified as Lots 6 & 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, and take any action necessary.

P2018-020 . . . 48
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Consider approval of Change Orders No. 1, 2, and 3 for the total additional contract amount of $50,480.21 with Red River Construction Company for the Squabble Creek Lift Station Improvements Project, from 2016 bond proceeds and take any action necessary.

Memo . . . 54
CO #1 . . . 55
CO#2 . . . 57
CO#3 . . . 59
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SP2018-014 - Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Jeff Johnston of Woodhill Dental for the approval of variances to the building articulation standards in conjunction with a site plan for a medical office building on a 0.85-acre parcel of land identified as Lot 12, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

SP2018-014 . . . 62
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Discuss and consider overview of the city's budget process and outlook for Fiscal Year 2019, and take any action necessary.

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Discuss and consider (re)appointments to city advisory boards and commissions, and take any action necessary.

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Harbor PD Monthly Report - May 2018

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AGENDA
ROCKWALL CITY COUNCIL
Monday, July 02, 2018
5:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Building & Standards Commission and Board of Adjustments - pursuant to Section 551.074 (Personnel Matters)
2. Discussion of legal options regarding Petition for Consent to establish Municipal Utility District in ETJ pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
4. Discussion regarding process and nomination to fill vacancy on Rockwall Central Appraisal District Board pursuant to Section 551.074 (Personnel Matters)
5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

III. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, July 02, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

IV. RECONVENE PUBLIC MEETING

V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VI. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER JOHANNESEN

VII. PROCLAMATIONS / AWARDS

1. Sheriff Harold Eavenson Recognition Day

VIII. OPEN FORUM

IX. CONSENT AGENDA

p.8 **1.** Consider approval of the minutes from the June 18, 2018 regular city council meeting, and take any action necessary.

p.22 **2.** **Z2018-023** - Consider a request by John Abbott for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a Private School in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, and take any action necessary **(2nd Reading).**

p.30 **3.** **Z2018-024** - Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a Restaurant, 2,000 SF or More with Drive Through in a General Retail (GR) District on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshores Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary **(2nd Reading).**

p.36 **4.** **P2018-017** - Consider a request by Mike Mershawn of Mershawn Associates, LLC on behalf of Doug Fox of Cornerstone Community Church of Rockwall, Inc. the approval of a final plat for Lot 1, Block A, Cornerstone Community Church Addition being a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

p.42 **5.** **P2018-018** - Consider a request by Robert Howman of Glenn Engineering Corporation on behalf of William Salee of Rockwall ISD for the approval of a replat for Lot 2, Block A, Rockwall School Addition #2 being a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned

Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

p.48 **6.** **P2018-020** - Consider a request by Dwayne Zinn of Cross Engineering Consultants, Inc. on behalf of Matthew Wavering of the Rockwall Economic Development Corporation for the approval of a replat for Lots 8 & 9, Block D, Rockwall Technology Park Addition being a 15.173-acre tract of land identified as Lots 6 & 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, and take any action necessary.

p.54 **7.** Consider approval of Change Orders No. 1, 2, and 3 for the total additional contract amount of $50,480.21 with Red River Construction Company for the Squabble Creek Lift Station Improvements Project, from 2016 bond proceeds and take any action necessary.

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

XI. ACTION ITEMS

p.62 **1.** **SP2018-014** - Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Jeff Johnston of Woodhill Dental for the approval of variances to the building articulation standards in conjunction with a site plan for a medical office building on a 0.85-acre parcel of land identified as Lot 12, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

p.71 **2.** Discuss and consider overview of the city's budget process and outlook for Fiscal Year 2019, and take any action necessary.

p.74 **3.** Discuss and consider (re)appointments to city advisory boards and commissions, and take any action necessary.

XII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports

p.77 Building Inspections Monthly Report - May 2018
p.89 GIS Division Monthly Report - May 2018
p.91 Harbor PD Monthly Report - May 2018
p.93 Internal Operations Department Monthly Report - May 2018
p.95 Police Department Monthly Report - May 2018
p.98 Recreation Monthly Report - May 2018
p.104 Rockwall Animal Adoption Center Monthly Report - May 2018
p.107 Rockwall Fire Department Monthly - May 2018
p.114 STAR Transit Monthly Report - May 2018
p.117 STAR Transit 3rd Quarter Report

2. City Manager's Report

XIII. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Building & Standards Commission and Board of Adjustments - pursuant to Section 551.074 (Personnel Matters)
2. Discussion of legal options regarding Petition for Consent to establish Municipal Utility District in ETJ pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding process and nomination to fill vacancy on Rockwall Central Appraisal District Board pursuant to Section 551.074 (Personnel Matters)
5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XV. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.087 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 29th day of June, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

MINUTES
ROCKWALL CITY COUNCIL
Monday, June 18, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pro Tem Fowler called the meeting to order at 4:00 p.m. Present were Mayor Pro Tem Kevin Fowler and Council Members Dana Macalik, Patrick Trowbridge, John Hohenshelt, Bennie Daniels and Trace Johannesen. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs, and City Attorney Frank Garza. Mayor Jim Pruitt was absent from the meeting.

II. WORK SESSION

1. Hold work session with Rod Holland to discuss development-related requirements for property located on Fannin Street

Mr. Holland came forth and addressed the Council, indicating that he has a property that is currently owned by the city under contract (to purchase) at this time. His intent is to try and figure out exactly what he may be able to do with the property. Since the city owns the property currently, he is not able to go thru a rezoning process. So, essentially, he would like to express what his intentions are regarding the property. It is zoned SF-6 currently, and he believes that ten, possibly eleven, homes might fit on the property. The property is located between SH-66 and Heath Street (on Fannin). It backs up to the water storage facility on Heath Street. These homes would be much like the home product offered in the Park Place subdivision. He went on to share various photos of the property, including aerials as well as his vision for what these properties could potentially look like if / when developed (as single family homes). He expressed that there has been a little bit of a dilemma in that the city would like to see some street and storm water improvements take place; however, he would like to not have to put some of the improvements underground if he does not have to do so.

Mr. Crowley shared that the city bought this property in the 1980s because it was thought, at the time, to be a potential, future route for SH-205. So the city purchased it from the then owner, Mrs. King. More recently, the city decided that it no longer has a need for the property, so it was put out to bid, and Mr. Holland was the winning bidder on the sale of the property. Planning Director, Ryan Miller, clarified that it is actually zoned "Single Family 7" (rather than "6"), and it has been for quite some time.

Mayor Pro Tem Fowler shared that Mr. Holland is hoping for some general direction regarding what the Council likely will and will not be okay with if he proceeds with purchasing the property and continuing on with his vision for developing it. Various questions and comments were exchanged pertaining to the easements, drainage, setbacks, and roadway and drainage improvements. Mrs. Williams clarified that the city does not allow "cross lot drainage." She also shared that the drainage is not required to be underground (it can be in a ditch), but it can be hard to maintain if it is not underground.

Mr. Crowley clarified that Mr. Holland essentially wants some sort of indication that Council would be willing to look at the roadway related issues, the drainage in back, and some potential, related variances both in the front and the back of these properties.

Mayor Pro Tem Fowler shared that he does no hear any real objection from council members. So, the discussion concluded (and no action was taken).

2. Hold a work session to discuss the Rockwall Fire Department Strategic Plan

Fire Chief Kenneth Cullins came forth and showed a video to the Council that reflected photos of city council members attending a "Rockwall Fire Dept. 101" event this past Saturday at the Garland Fire Training Center. Chief Cullins went on to brief the Council on his department's strategic plan, which focuses on "people," "equipment," and "stations."

Following Chief Cullins' presentation, Mayor Pro Tem Fowler then read the following discussion items into the record before recessing the public meeting to into Executive Session at 4:40 p.m.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Consultation with Attorney)

2. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

3. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Planning & Zoning Commission and Building & Standards Commission - pursuant to Section 551.074 (Personnel Matters)

4. Discussion regarding process and nomination to fill vacancy on Rockwall Central Appraisal District Board pursuant to Section 551.074 (Personnel Matters)

5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

IV. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:35 p.m.

V. RECONVENE PUBLIC MEETING

Mayor Pro Tem Fowler reconvened the public meeting at 6:00 p.m. with 6 of the 7 council members being present (Pruitt was absent).

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Councilmember Hohenshelt moved to approve the right-of-way temporary construction easement for Parcels 4 and 36 as discussed in Executive Session. Councilmember Trowbridge seconded the motion, which passed by a vote of 6 ayes with 1 absence (Pruitt).

Councilmember Hohenshelt moved to appoint Dr. Steve Albers to the Animal Advisory Board (term to expire in August 2020). Councilmember Trowbridge seconded the motion, which passed by a vote of 6 ayes with 1 absence (Pruitt).

Councilmember Hohenshelt moved to reappoint Mr. G. David Smith to the Board of Adjustments (term to expire in August 2020). Councilmember Trowbridge seconded the motion, which passed by a vote of 6 ayes with 1 absence (Pruitt).

Councilmember Hohenshelt moved to appoint John Womble to the Planning & Zoning Commission (filling vacancy left by Trowbridge – partial term thru August 2019). Councilmember Johannesen seconded the motion, which passed by a vote of 6 ayes with 1 absence (Pruitt).

Councilmember Hohenshelt moved to reappoint Adan Tovar and Phillip Craddock to the Architectural Review Board (both of their terms to expire in August 2020). Councilmember Macalik seconded the motion, which passed by a vote of 6 ayes with 1 absence (Pruitt).

Councilmember Hohenshelt made a motion to reappoint Charles Johnson to the Park Board (term to expire in August 2020). Councilmember Daniels seconded the motion, which passed by a vote of 6 ayes with 1 absence (Pruitt).

Councilmember Hohenshelt made a motion to reappoint Betty J. Hoaglund and Doug Agee to the ART Review Team (both of their terms to expire in August of 2020). Councilmember Trowbridge seconded the motion, which passed by a vote of 6 ayes with 1 absence (Pruitt).

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRO TEM FOWLER

Mayor Pro Tem Fowler delivered the invocation and led the Pledge of Allegiance.

VIII. PROCLAMATIONS / AWARDS

Mayor Pro Tem Fowler called forth Vilma Ledferd and then read a proclamation declaring the month of June as "Immigrant Heritage Month" in the City of Rockwall.

1. Special Olympics "Athlete of the Year" - Cole Randolph

Mayor Pro Tem Fowler called forth Cole Randolph and then read and presented him with a proclamation declaring today "Cole Randolph Celebration Day" in the City of Rockwall.

IX. OPEN FORUM

Mayor Pro Tem Fowler explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time.

Judith Matherne
1115 Signal Ridge Place
Rockwall, TX

Mrs. Matherne thanked the Council for reading and presenting the proclamation for "Immigrant Heritage Month."

Sol Villasana came forth (no address given) and thanked the Council for the proclamation declaring June "Immigrant Heritage Month."

There being no one else wishing to come forth and speak, Mayor Pro Tem Fowler then closed Open Forum.

X. CONSENT AGENDA

1. Consider approval of the minutes from the June 4, 2018 regular city council meeting, and take any action necessary

2. Consider authorizing the City Manager to execute Contract Amendment Number Five for the additional contract amount of $20,000 with Kimley–Horn and Associates, Inc. for the S. Lakeshore Dr. / Summit Ridge Dr. Reconstruction Project, and take any action necessary.

3. Consider approval of a contract with Birkhoff, Hendricks and Carter LLP to perform the water/wastewater impact fee update and to update the Master Water/Wastewater Plans in an amount not to exceed $131,525 to be funded out of the Engineering operations budget, and take any action necessary.

4. **MIS2018-013** - Consider a request by Michael Ramsey of Ramsey Landscape Architects, LLC for the approval of an amended Treescape Plan and Alternative Tree Mitigation Plan in conjunction with an approved site plan for Reinhardt Elementary School on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

Councilmember Hohenshelt moved to approve the entire Consent Agenda (#s 1, 2, 3, and 4). Councilmember Trowbridge seconded the motion, which passed by a vote of 6 ayes (with one (Pruitt)) absence.

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Johnny Lyons, the Chairman of the P&Z Commission, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Following brief questions and answers, the council took no action as a result of Mr. Lyons' presentation.

2. Appointment with Mr. Brent Nalley to request an extension of an expiring 212 Development Agreement and to discuss the potential annexation of their property.

Mr. Brent Nalley (269 Lonestar Drive - Royse City, TX 75189) came forth and gave a brief presentation to the Council concerning annexation of his property, which he indicated he purchased in the year 2000. He generally explained that he and his wife had some miscommunication (specifically, he was supposed to have followed up on the notification letter that was sent by the city, but he accidently overlooked doing so). He asked the Council to please consider allowing an extension of the 212 agreement.

Councilmember Hohenshelt moved to approve extending the 212 agreement for a period of three (3) years. Councilmember Trowbridge seconded the motion, which passed by a vote of 6 ayes with 1 absence (Pruitt).

3. Appointment with Kelcey and Jami Barnes to request an extension of an expiring 212 Development Agreement and to discuss the potential annexation of their property.

Kelcey Barnes came forth and explained the circumstances that have brought her and her husband before the Council tonight to request extension of the agreement. Councilmember Trowbridge mad a motion to extend the 212 development for a period of three (3) years. Councilmember Macalik seconded the motion, which passed by a vote of 6 ayes with 1 absence (Pruitt).

4. Appointment with Mrs. Colleen Vick to hear concerns related to the Summit Ridge/Lakeshore reconstruction project, and take any action necessary.

Mrs. Vick came forth and spoke to the Council regarding the topic of "sidewalks vs. no sidewalks" associated with this reconstruction project. She reiterated that she and many of her neighbors are still not in favor of the installation of sidewalks.

Ellen Cornell
207 Summit Ridge
Rockwall, TX

Ms. Cornell then came forth and provided comments to the Council concerning various aspects of the proposed reconstruction project that many of the residents are in favor of versus those that they are not in favor of. She generally urged the Council forego the installation of sidewalks associated with this project, at least on the stretch of roadway that goes from Ridge Road to Forest Trace.

James Daffron
316 Summit Ridge Drive

Mr. Daffron indicated that his main concern about sidewalks being installed is related to safety and liability. He generally expressed opposition to the installation of sidewalks.

Wylie Giddens
207 Summit Ridge

Mr. Giddens believes that the installation of sidewalks will generally pose a safety concern. Also, he generally explained that installing sidewalks along this roadway is not logical because the roadway is so steep.

Mayor Pro Tem Fowler then reordered the agenda to next address Action Item #1 on the meeting agenda.

XII. PUBLIC HEARING ITEMS

1. **Z2018-022** - Hold a public hearing to discuss and consider a request by Tara Migneault for the approval of an **ordinance** for a zoning change from a Single Family 7 (SF-7) District to a Residential Office (RO) District on a 0.50-acre parcel of land identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, identified as a Local Landmarked Property, addressed as 506 Barnes Street, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. The purpose of converting this 1,640 SF single-family residential home into a residential-office building for the operation of a property management company. The property is identified as a Local Landmark property known as the "Underwood House," constructed in 1905, and is situated within the Historic Overlay (HOV) District. The subject property was annexed prior to 1959, situated on a 0.59-acre parcel of land, zoned Single-Family 7 (SF-7) District, and is addressed as 506 Barnes Street. On May 17, 2018, the Historic Preservation Advisory Board (HPAB) reviewed the applicant's request [H2018-006] and recommended denial of the zoning change. In this case, the Historic Preservation Advisory Board is a recommending body for zoning changes within the Historic Overlay (HOV) District, and approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On May 29, 2018, staff mailed 103 notices to property owners and residents within 500-feet of the subject property. Additionally, staff has notified the Bent Creek Condos and Stonebridge Meadows Homeowner's Associations, which are the only HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also advertised the public hearings in the Rockwall Harold Banner. On June 12, 2018, the Planning and Zoning Commission approved a motion to recommend denial of the zoning change by a vote of 6-0, with one (1) vacant seat.

Ms. Migneault (applicant)
806 Agape Circle
Rockwall, TX

Mrs. Migneault came forth and explained additional background information pertaining to her reasons behind putting forth this request to the Council.

Alison Odom
405 N. Fannin Street
Rockwall, TX

Mrs. Odom generally expressed opposition to this request, indicating that she would like to preserve the residential, historic homes in this area.

Carol Crow
504 Williams Street
Rockwall, TX

Mrs. Crow indicated that her home is located within the 'city-initiated' historic district. This district, as well as the city formed and city appointed "Historic Preservation Advisory Board" is related to the preservation of the history of Rockwall. She pointed out that 506 Barnes has a historical designation and associated signage on it. She believes that the seller, buyer, lender and the realtor never bothered to ask the City what the zoning of the property is / was. She pointed out that residents in the area had complained to the city about the city-run business that was occurring out of this home. She does not believe that a "residential-office" zoning designation supports "preservation." She generally and strongly urged the Council to not approve this request and to keep the property as a "residential" zoning.

Councilmember Trowbridge asked what will happen if the Council were to take no action this evening. Mr. Miller explained that the request will be considered "denied with prejudice" if no action is taken / approved. Following this clarification, Council took no action pertaining to this agenda item.

2. **Z2018-023** - Hold a public hearing to discuss and consider a request by John Abbott for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a Private School in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. The applicant is requesting approval of a Specific Use Permit (SUP) for the purpose of relocating and operating a private school [Providence Academy] in an existing church on the subject property. According to the applicant, the private school will have approximately 80 students enrolled with grades K - 5th meeting on Monday and Wednesday and grades 6th – 8th meeting on Monday, Wednesday, and Friday. The applicant is proposing to provide circulation for drop-off and pickup via public right-of-way and public parking lots. According to the applicant, the hours of operation will be Monday-Friday from 8:45 a.m. to 3:45 p.m. According to Table 3, Parking Requirement Schedule, of Section 6.5, Off-Street Loading Requirements, of Article VI, Parking and Loading, of the Unified Development Code (UDC) a private school shall provide parking in the ratio of one (1) parking space per 25 students. In this case, the subject property does not have any parking belonging to the property owner; however, there are public parking spaces adjacent to the church. According to Subsection 2.A.II, Parking Reductions, of Section 4.8, Downtown (DT) District, of Article V, District Development Standards, of the Unified Development Code (UDC), on-street public parking which is directly in front of the development site may be counted toward the parking requirement (i.e. four (4) parking spaces) for properties located within the Downtown Core. In this case, there are 26 parking spaces in front of the development which meets the parking requirement as stipulated in the Unified Development Code (UDC) for properties located within the Downtown Core. On May 29, 2018, staff sent 121 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Bent Creek Condos Homeowner's Association (HOA), which is the only HOA/Neighborhood Association within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice in favor and one (1) notice in opposition of the request. On June 12, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with an added condition that the SUP be valid for a period of two (2) years with the ability to extend the SUP after this period. The motion was approved by a vote of 4-2 with Commissioners Logan and Chodun dissenting and one (1) vacant seat.

John Abbott
408 Willow Springs Drive
Heath, TX

Mr. Abbott shared that he offices in the City of Rockwall and lives in the City of Heath. He is a local physician, and he is also Chairman of the Board for this Christian academy. He then proceeded to provide a lengthy presentation to Council pertaining to this request for an SUP. He stressed that 108 students is the most that the academy will ever have in attendance. He generally expressed that the surrounding homeowners and business owners are in support of this academy at this location.

Mayor Pro Tem Fowler opened the public hearing, asking if anyone would like to come forth and speak at this time.

Amy Dunn
115 Larry Drive
(Heath, TX)

Mrs. Dunn came forth and provided additional comments to Council pertaining to future plans associated with this Christian academy. She does not believe that parking will be a problem; however, if it is, they have some ideas of how that could be addressed. She generally spoke in favor of Council approving this SUP request.

Evan Matteson
202 Gretel Place
Rockwall, TX 75032

Mr. Matteson shared that he has two kids who attend this school, he serves on the board of this private school, and he also serves on the city's Main Street Advisory Board. He is in support of Council approving this SUP, as he believes this is a good fit for the downtown area, and he believes it will result in additional revenue to the city.

Melissa and Nika Nunez
1877 Huron Drive
Rockwall, TX 75087

Mrs. Nunez came forth with her young daughter, Nika, and expressed strong support for Council's approval of this SUP request. Her daughter also provided brief comments, generally encouraging approval of this request.

Zach Pummill
1245 Ridge Road West
Rockwall, TX

Mr. Pummill expressed that he is one of the pastors at this church. He went on to generally express support of the Council approving this request. He does not believe this academy's traffic or parking will pose problems in the downtown area.

There being no one else wishing to come forth and speak, Mayor Pro Tem Fowler then closed the public hearing.

Councilmember Daniels shared that he feels this is a great concept; however, he does have some questions and concerns about parent drop off and pick up and how that traffic may back up.

Councilmember Trowbridge generally likes this idea.

Councilmember Macalik move to approve Z2018-023. Councilmember Hohenshelt seconded the motion. Following additional, brief Q&A, the ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A PRIVATE SCHOOL IN THE DOWNTOWN (DT) DISTRICT, BEING A 0.4591-ACRE PARCEL OF LAND, IDENTIFIED AS LOTS C & D, BLOCK 1, GRIFFITH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

The motion passed by a vote of 6 ayes with 1 absence (Pruitt).

3. **Z2018-024** - Hold a public hearing to discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a Restaurant, 2,000 SF or More with Drive Through in a General Retail (GR) District on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshores Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary **(1st Reading).**

Mr. Miller, Planning Director, explained that on January 3, 2006, the City Council adopted Ordinance No. 06-02, establishing the development requirements for Planned Development District 65 (PD-65), which allows a restaurant, 2000 SF or more with drive-through with a Specific Use Permit (SUP). The applicant, Randall Eardley of Wier & Associates, Inc., is requesting the approval of a Specific Use Permit (SUP) to allow a restaurant, 2000 SF or more with drive-through [a Chick-Fil-A] in a General Retail (GR) District. The proposed restaurant will be ~5,000 SF and situated on a 1.40-acre parcel of land. On June 12, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with one (1) seat vacant. The applicant then came forth to speak.

Randall Eardley
Weir and Associates
2201 E. Lamar Blvd., Suite 200E
Arlington, TX

Mr. Eardley shared that he is speaking on behalf of Chick-fil-A, and he is here to answer any questions the Council may have.

Mayor Pro Tem Fowler then opened up the public hearing, asking if anyone would like to come forth and speak.

Melissa Shaw
2140 Crestlake Drive
Rockwall, TX

Mrs. Shaw came forth and provided various comments to Council, all generally indicating strong support for approval of this SUP request.

There being no one else wishing to come forth and speak, Mayor Pro Tem Fowler then closed the public hearing.

Councilmember Hohenshelt moved to approve Z2018-024. Councilmember Johannesen seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE-THROUGH IN A GENERAL RETAIL (GR) DISTRICT, ON A 1.40-ACRE TRACT OF LAND BEING IDENTIFIED AS LOT 2, BLOCK A, LAKESHORE COMMONS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

The motion passed by a vote of 6 in favor with 1 absence (Pruitt).

Mayor Pro Tem Fowler then called for a brief break at 8:00 p.m. He reconvened the meeting at 8:07 p.m.

XIII. ACTION ITEMS

1. Discuss and consider authorizing staff to proceed with construction bidding and advertising for the S. Lakeshore Dr./Summit Ridge Dr. Reconstruction Project, and take any action necessary.

Renee Sneed
303 Meadowdale Drive
Rockwall, TX

Mrs. Sneed came forth and generally indicated that she is in favor of the installation of sidewalks. She believes that sidewalks will result in a much safer situation for pedestrians to walk on instead of them walking on the street itself.

Rick Dirkse
3077 N. Goliad
Rockwall, TX

Mr. Dirkse believes that no other issue that has been discussed (i.e. trees, landscaping, drainage, etc.) will 'trump' the importance of safety. He then provided the Council with some statistics related to traffic accidents involving cars and pedestrians. A pedestrian is three times more likely to get injured or hurt as a result of "no sidewalks." He generally expressed strong support for the installation of sidewalks.

G. David Smith
601 Stonebridge Drive
Rockwall, TX

Mr. Smith shared that he lives right in the middle of the project. He shared that he knows that a lot of money went into the engineering and traffic-related studies that have taken place pertaining to this reconstruction project. He went on to express that he believes that sidewalks should be installed, and he is in support of them being installed. He explained that he works outside every Saturday morning. He was recently doing so and counted no less than three couples with strollers walking along this street in the roadway itself. He understands that people will be upset on both sides of the issue; however, all things considered, he believes it makes the most sense to move forward with the plans "as is," which includes the installation of sidewalks.

Mayor Pro Tem Fowler then turned the agenda item over to Council Members for discussion. Councilmember Hohenshelt made a motion to proceed with construction bidding and advertising "as presented" by the City Engineer. Councilmember Daniels seconded the motion. Mayor Pro Tem Fowler explained that this topic has been discussed at length, and he believes that the process associated with this topic has worked. The motion passed by a vote of 6 in favor with 1 absent (Pruitt).

Public Hearing item #1 was addressed next by Council.

2. Discuss and consider a request by Samantha Renz of Evolving Texas for the waiver of all impact fees associated with a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

Mr. Miller provided brief background information pertaining to this agenda item. On February 13, 2018, the Planning and Zoning Commission approved a site plan for a retail store with gasoline sales (i.e. 7/11) on a 1.67-acre tract of land located west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive. The applicant, Samantha Renz with Evolving Texas, has submitted a request asking the City Council to waive all impact fees associated with this request. Based on the civil plans submitted by the applicant staff estimates the potential impact fees to be as follows: [1] Roadway Impact Fees of $4,651.30, [2] Water Impact Fees of $7,777.64, and [3] Wastewater Impact Fees of $3,090.72. Impact Fees are collected to account for a projects impact to the system, and to

account for the costs of providing public services to the new development. This is a discretionary decision for the City Council.

The applicant then came forth to address Council.

Ron Ramirez
Evolving Texas
420 Throckmorton Street, Suite 620
Fort Worth, TX 76102

Mr. Ramirez came forth and provided a presentation to the city council pertaining to this request for fee waivers.

Following brief questions and answers among council members, staff and the applicant,

Jerry Lundy
909 Sunpoint Circle
Rockwall, TX

Mr. Lundy came forth and shared that he resides on a property directly located behind this location. He generally expressed concern about the 7-11 going in at this location, although he acknowledged the understanding that it was already previously approved by Council to be placed at this location.

Mr. Miller clarified, at the request of Council, that no action on the part of Council would be considered a "denial with prejudice." Following this clarification, no action was taken by Council (thus, it was denied with prejudice).

3. **MIS2018-011** - Discuss and consider a request by Samantha Renz of Evolving Texas for the approval of a variance to the utility placement requirements for overhead utilities in the SH-66 Overlay (SH-66 OV) District in conjunction with an approved site plan for a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

Brief comments were made pertaining to this request. **Council took no action regarding this item (thus, it was denied with prejudice).**

4. Discuss and consider the fiscal year 2019 budget proposal for the Rockwall Central Appraisal District (RCAD) as well as the FY16 and FY17 audits, and take any action necessary.

Councilmember Hohenshelt provided brief comments to Council regarding the FY2019 budget proposal for the RCAD. He also indicated that audit information has been provided to Council, and he is happy to answer any questions.

There being no questions, Councilmember Daniels moved to approve support of the FY2019 budget proposal as well as the FY16 and FY17 audits. Councilmember Macalik seconded the motion, which passed by a vote of 6 ayes with 1 absence (Pruitt).

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Consultation with Attorney)
2. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Planning & Zoning Commission and Building & Standards Commission - pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding process and nomination to fill vacancy on Rockwall Central Appraisal District Board pursuant to Section 551.074 (Personnel Matters)
5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not reconvene in Executive Session following the close of the public meeting agenda.

XVI. ADJOURNMENT

Mayor Pro Tem Hohenshelt adjourned the meeting at 8:24 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 2nd DAY OF JULY, 2018.

_____

ATTEST: **Jim Pruitt, Mayor**

_____

Kristy Cole, City Secretary

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CITY OF ROCKWALL

ORDINANCE NO. 18-29

SPECIFIC USE PERMIT NO. S-190

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A PRIVATE SCHOOL IN THE DOWNTOWN (DT) DISTRICT, BEING A 0.4591-ACRE PARCEL OF LAND, IDENTIFIED AS LOTS C & D, BLOCK 1, GRIFFITH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from John Abbott on behalf of The Presbyterian Church of Rockwall for the approval of a Specific Use Permit (SUP) to allow a *private school* in the Downtown (DT) District on a 0.4591-acre parcel of land being described as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, and zoned Downtown (DT) District, addressed as 306 E. Rusk Street and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *private school* within the Downtown (DT) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions and standards set forth in *Section 4.8, Downtown (DT) District,* of *Article V, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following additional operational conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a private school on the subject property and conformance to these requirements is necessary for continued operation

1) The *private school* shall generally conform to the concept plan depicted in *Exhibit* '*B*' of this ordinance.

2) The *private school* shall have staggered drop-off and pickup times for the zones as depicted in *Exhibit* '*C*' of this ordinance.

3) The private school institution shall generally conform to the traffic circulation plan depicted in *Exhibit* '*D*' of this ordinance.

4) No parking shall be permitted along, adjacent to, or in the right-of-way of Rusk Street, E. Washington Street, or San Augustine Street, with the exception of the striped public parking spaces along San Augustine.

5) The Specific Use Permit (SUP) shall be valid for a period of two (2) years from the approval date of this ordinance. To extend the SUP, the applicant shall submit a petition to the City Council for such extension 90 days prior to the expiration of the SUP. Upon recommendation from the Planning and Zoning Commission, the City Council shall review the SUP and determine if an extension is warranted.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JULY, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

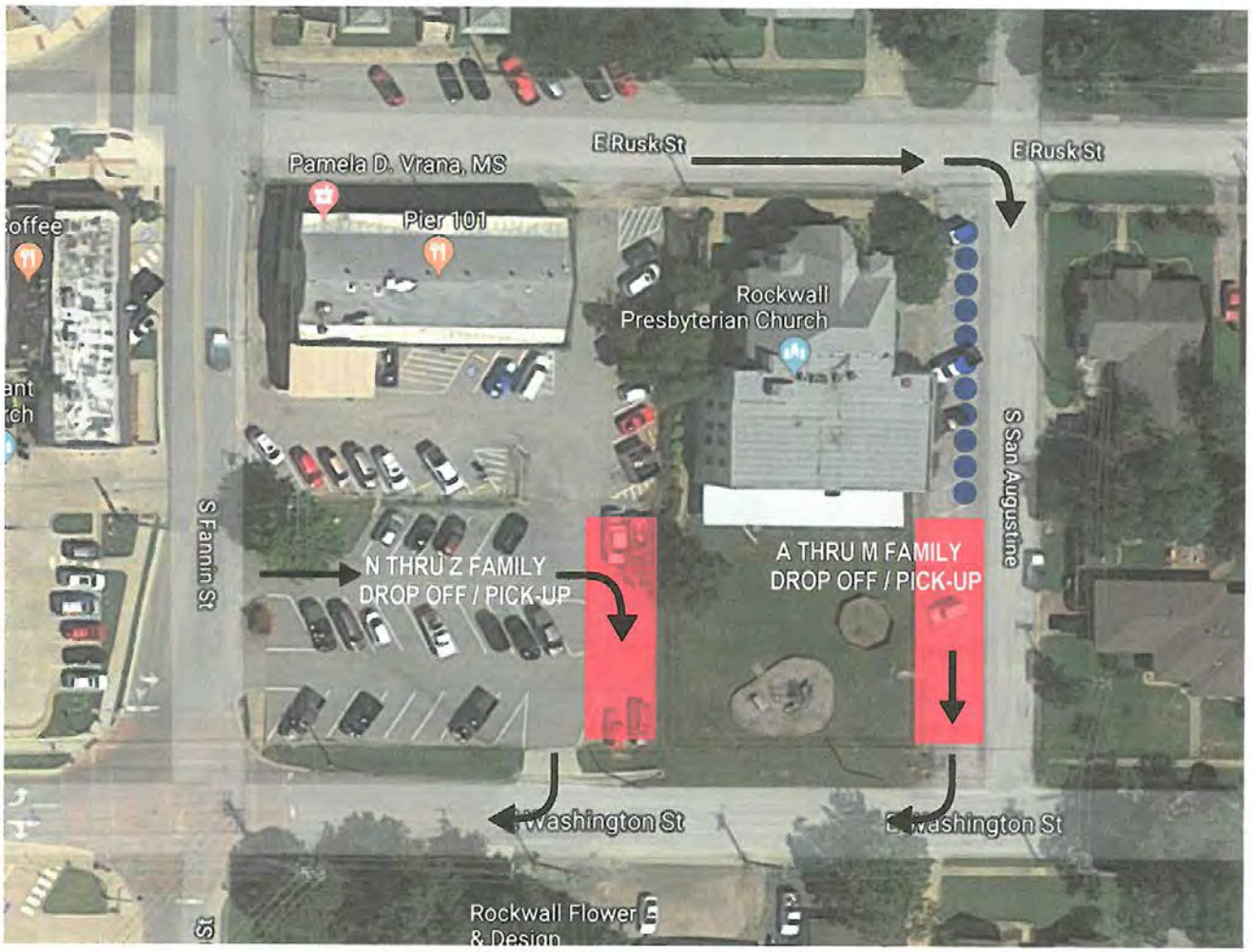
1st Reading: 06-18-18

2nd Reading: 07-02-18

Subject Property: Lots C & D, Block 1, Griffith Addition



PROVIDENCE ACADEMY PROPOSED PARKING & DROP OFF PLAN



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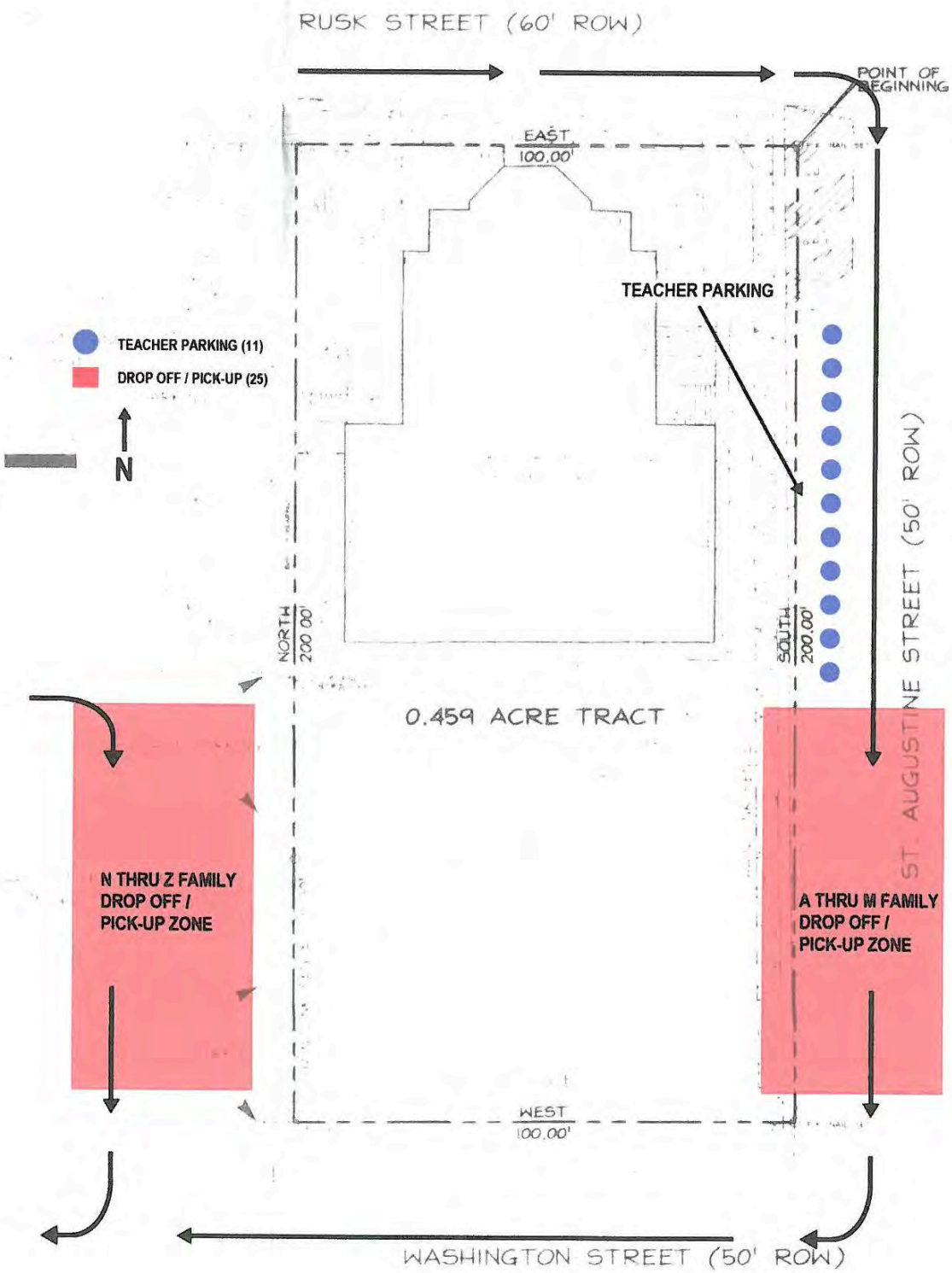
PROVIDENCE ACADEMY PROPOSED PARKING & DROP OFF PLAN



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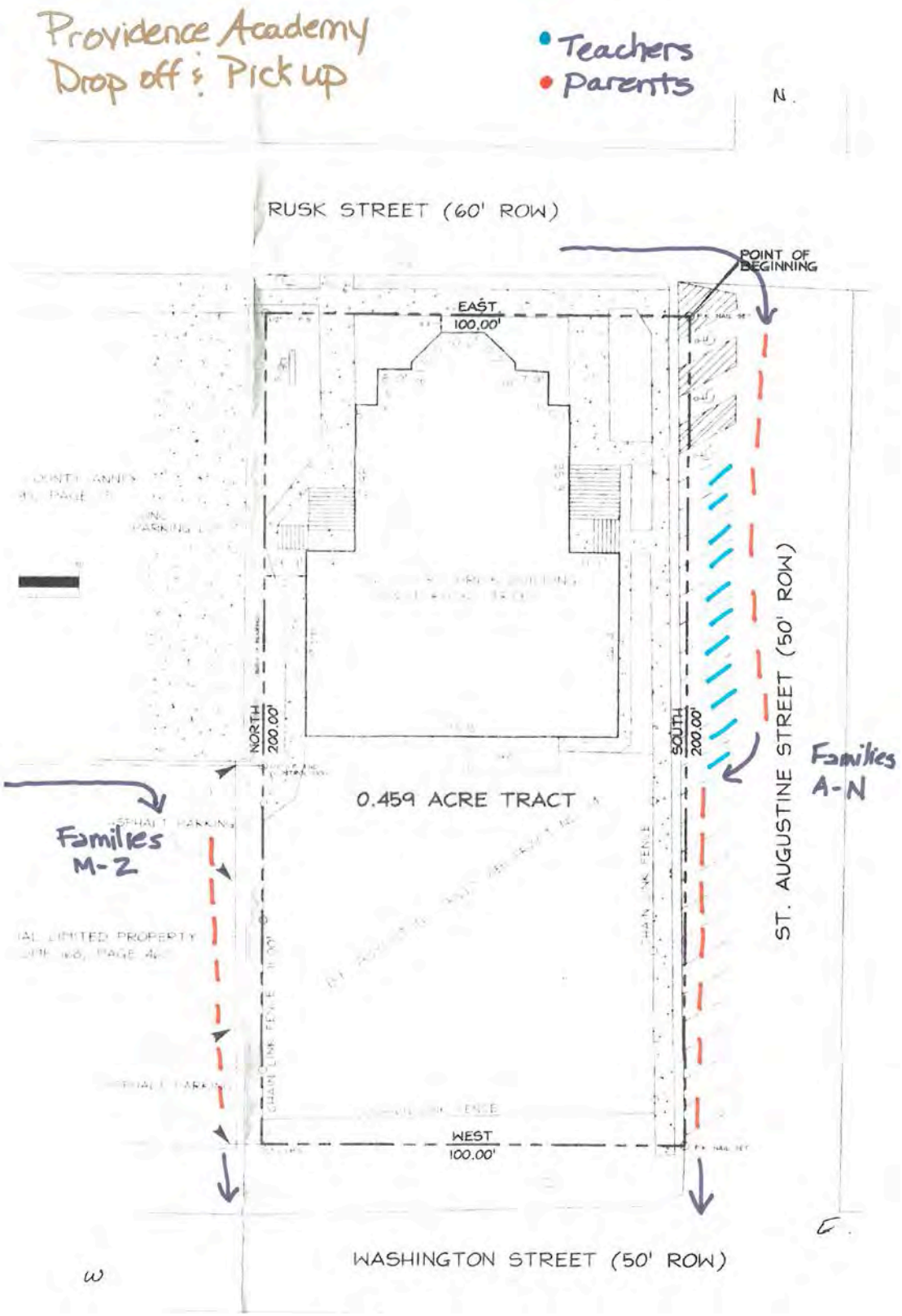
Providence Academy
Drop off & Pick up
Teachers
Parents
N
RUSK STREET (60' ROW)
POINT OF BEGINNING
EAST
100.00'
NORTH
200.00'
SOUTH
200.00'
0.459 ACRE TRACT
ST. AUGUSTINE STREET (50' ROW)
Families
A-N
Families
M-2
WEST
100.00'
WASHINGTON STREET (50' ROW)
W
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CITY OF ROCKWALL

ORDINANCE NO. 18-30

SPECIFIC USE PERMIT NO. S-191

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE-THROUGH IN A GENERAL RETAIL (GR) DISTRICT, ON A 1.40-ACRE TRACT OF LAND BEING IDENTIFIED AS LOT 2, BLOCK A, LAKESHORE COMMONS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Randy Eardley, P.E. of Wier & Associates, Inc. on behalf of Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) to allow for a *restaurant, 2,000 SF or more with a drive-through,* in a General Retail (GR) District on a 1.40-acre tract of land being described as a Lot 1, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, addressed as 1979 N. Goliad Street [*SH-205*], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *restaurant, 2,000 SF or more with a drive-through* as stipulated by Section 1, *Land Use Schedule* of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*], on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection *4.4, General Retail (GR) District,* Section 4*, Commercial Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) and Planned Development District (PD-65) [*Ordinance No. 17-03*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *restaurant, 2,000 SF or more with a drive-through* on the *Subject Property* and conformance to these stipulations is required for continued operations:

1) The restaurant shall generally conform to the concept plan shown in *Exhibit 'B'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JULY, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____

Frank J. Garza, City Attorney

1st Reading: 06-18-18

2nd Reading: 07-02-18

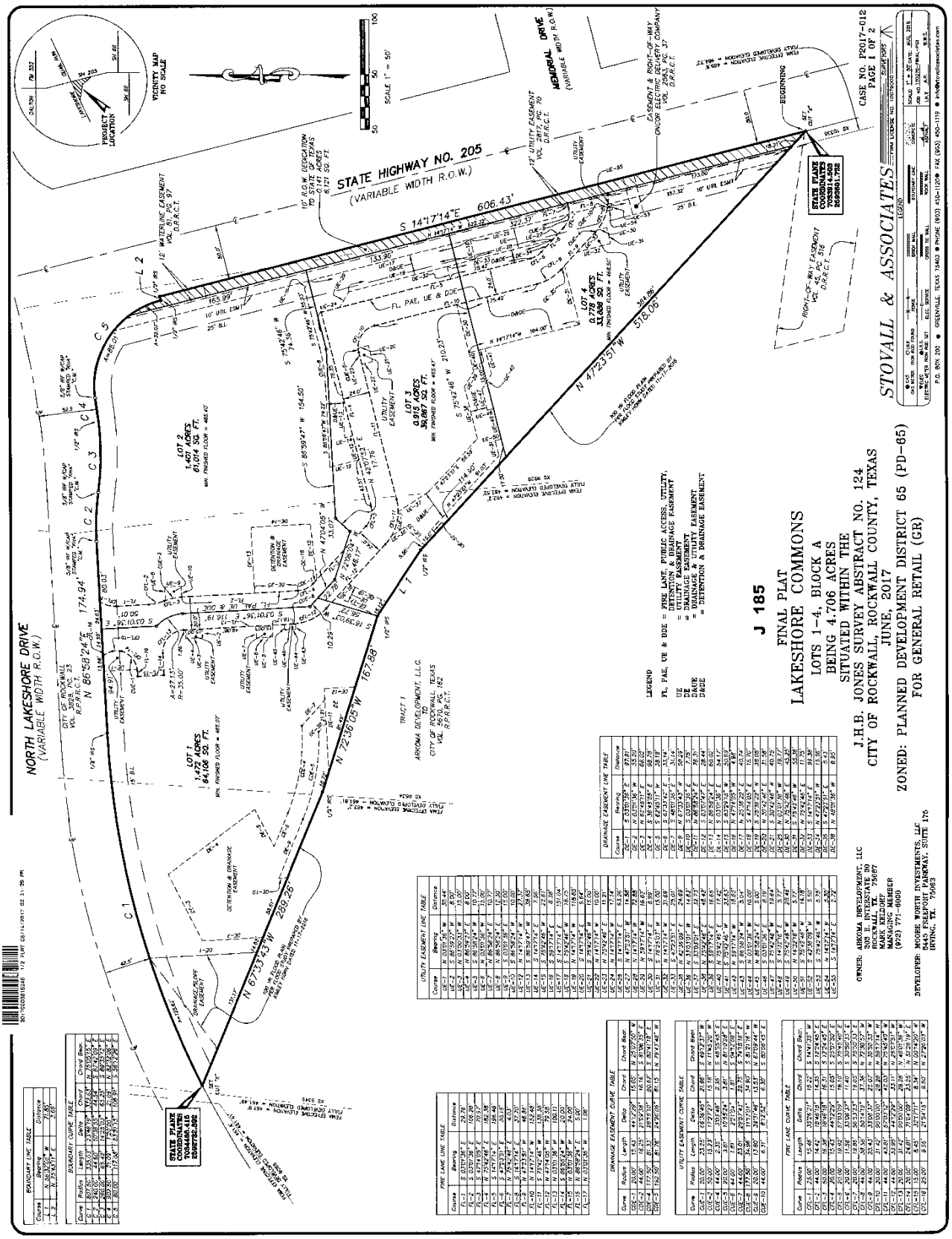
STOVALL & ASSOCIATES
CASE NO. P2017-012
PAGE 1 OF 2
FINAL PLAT
LAKESHORE COMMONS
LOTS 1-4, BLOCK A
BEING 4.706 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE, 2017
J 185
ZONED: PLANNED DEVELOPMENT DISTRICT 65 (PD-65)
FOR GENERAL RETAIL (GR)
OWNER: ARKOMA DEVELOPMENT, LLC
205 E. INTERSTATE 30
ROCKWALL, TX. 75087
MARK HELDERT
(972) 771-6000
DEVELOPER: MOORE WORTH INVESTMENTS, LLC
5445 FREEPORT PARKWAY, SUITE 176
IRVING, TX. 75063
NORTH LAKESHORE DRIVE
(VARIABLE WIDTH R.O.W.)
STATE HIGHWAY NO. 205
(VARIABLE WIDTH R.O.W.)
HEMORIAL DRIVE
(VARIABLE WIDTH R.O.W.)
LOT 1
1.472 ACRES
64,106 SQ. FT.
LOT 2
1.401 ACRES
61,014 SQ. FT.
LOT 3
0.915 ACRES
39,867 SQ. FT.
LOT 4
0.778 ACRES
33,888 SQ. FT.
TRACT 1
ARKOMA DEVELOPMENT, L.L.C.
TO
CITY OF ROCKWALL, TEXAS
VOL. 4572, PG. 182
D.R.R.C.T.
CITY OF ROCKWALL
VOL. 3028, PG. 23
R.P.R.R.C.T.
LEGEND
FL, PAE, UE & DDE = FIRE LANE, PUBLIC ACCESS, UTILITY, PERMANENT ACCESS & DRAINAGE EASEMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
DAUE = DRAINAGE & UTILITY EASEMENT
DDE = DETENTION & DRAINAGE EASEMENT
BOUNDARY LINE TABLE
BOUNDARY CURVE TABLE
FIRE LANE LINE TABLE
FIRE LANE CURVE TABLE
UTILITY EASEMENT LINE TABLE
UTILITY EASEMENT CURVE TABLE
DRAINAGE EASEMENT LINE TABLE
DRAINAGE EASEMENT CURVE TABLE
STATE PLANE COORDINATES
7035314.263
2956961.758
CASE NO. P2017-012
PAGE 1 OF 2

Exhibit 'B':
Concept Plan

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 07/02/2018

APPLICANT: Mike Mershawn of Mershawn Associates, LLC

AGENDA ITEM: **P2018-017;** *Lot 1, Block A, Cornerstone Community Church Addition*

SUMMARY:

Consider a request by Mike Mershawn of Mershawn Associates, LLC on behalf of Doug Fox of Cornerstone Community Church of Rockwall, Inc. the approval of a final plat for Lot 1, Block A, Cornerstone Community Church Addition being a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a 6.00-acre tract of land -- *Tract 4-07 of the N. Butler Survey, Abstract No. 20* -- into one (1) parcel of land [*i.e. Lot 1, Block A, Cornerstone Community Church Addition*] for the purpose of constructing an approximately 21,598 SF church [*i.e. Cornerstone Community Church*], and adding the necessary fire lane and utility easements for this development. The site is located at 1565 Airport Road, and is situated within the 205 By-Pass Overlay (205 BY-OV) District, and is zoned Commercial (C) District.

- ☑ A site plan (*i.e. SP2017-025*) for the church was approved on September 12, 2017.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

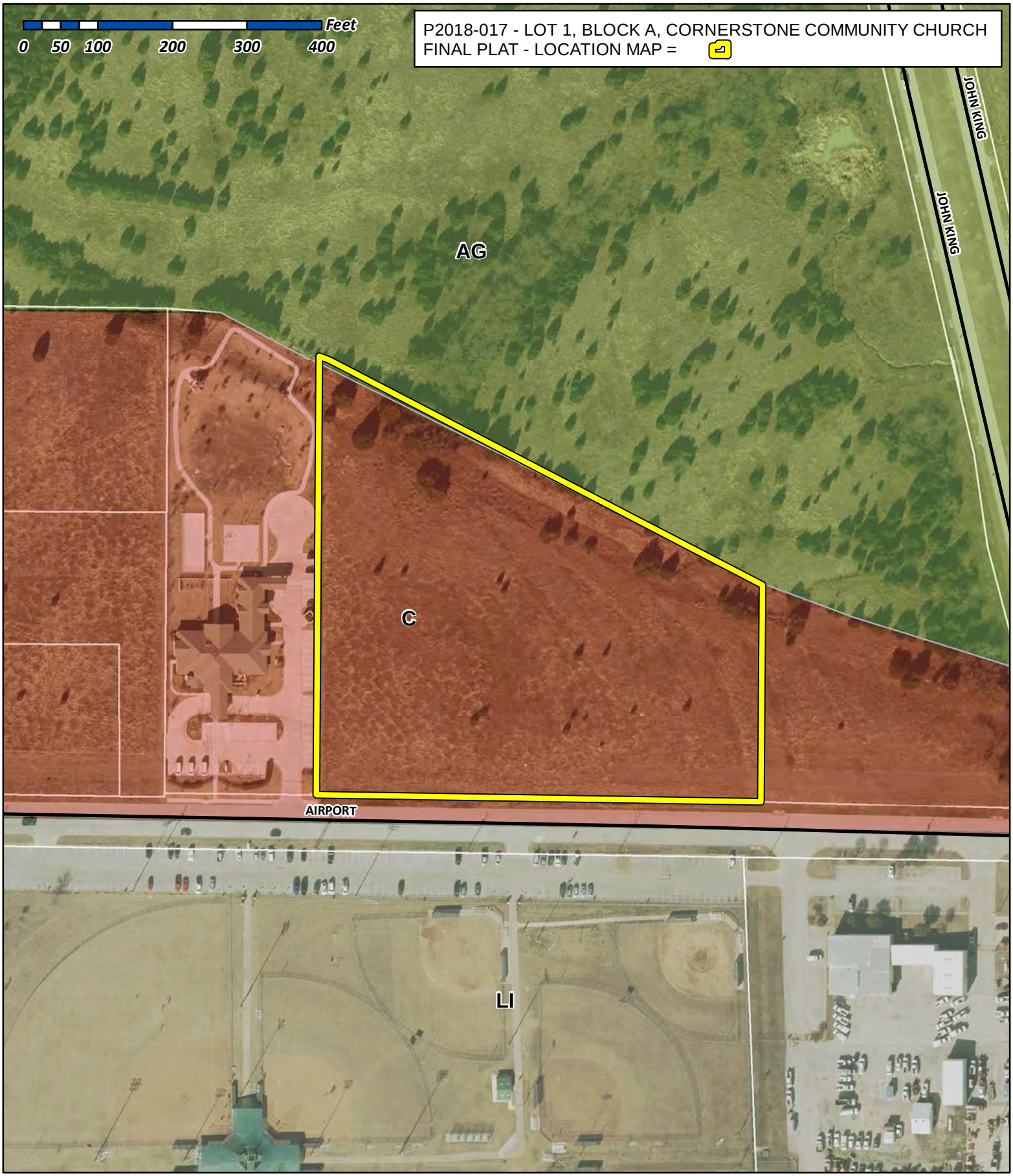
If the City Council chooses to approve the *final plat* for *Lot 1, Block A, Cornerstone Community Church Addition,* staff would recommend the following conditions:

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

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

PLANNING AND ZONING COMMISSION:

On June 26, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 5 to 0 with Commissioner Fishman and Lyons absent.



City of Rockwall

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

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

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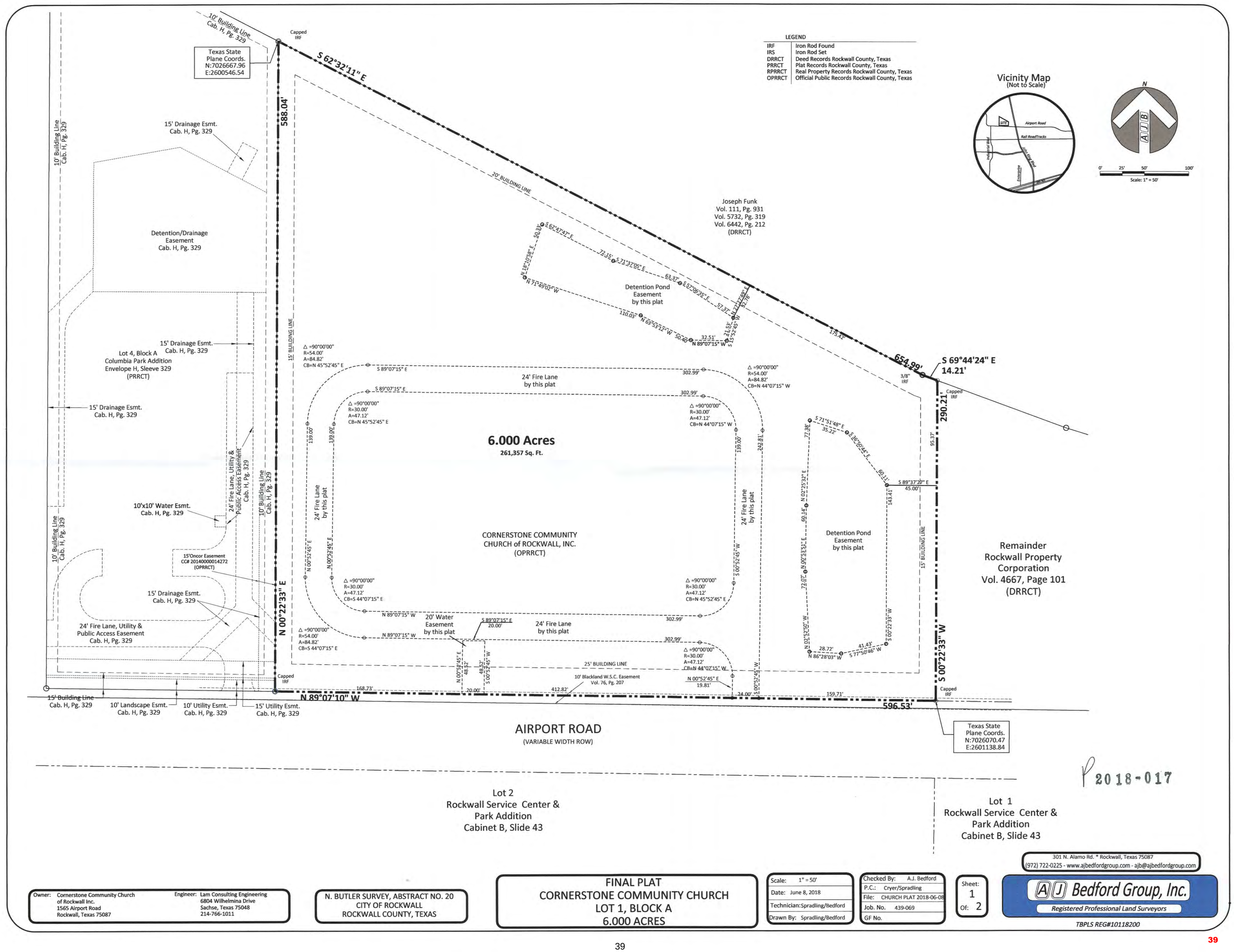

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com
AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

Owner: Cornerstone Community Church of Rockwall Inc.
1565 Airport Road
Rockwall, Texas 75087

Engineer: Lam Consulting Engineering
6804 Wilhelmina Drive
Sachse, Texas 75048
214-766-1011

N. BUTLER SURVEY, ABSTRACT NO. 20
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

FINAL PLAT
CORNERSTONE COMMUNITY CHURCH
LOT 1, BLOCK A
6.000 ACRES

Scale:	1" = 50'
Date:	June 8, 2018
Technician:	Spradling/Bedford
Drawn By:	Spradling/Bedford
Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	CHURCH PLAT 2018-06-08
Job. No.	439-069
GF No.	

Sheet: 1 Of: 2

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

We, **CORNERSTONE COMMUNITY CHURCH of ROCKWALL, Inc**. the undersigned owner of the land shown on this plat, and designated herein as the **CORNERSTONE COMMUNITY CHURCH ADDITION** an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in **CORNERSTONE COMMUNITY CHURCH ADDITION** have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

7. Property owner is responsible for maintenance, repair, and replacement of all detention and drainage facilities in easements;

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

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

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

CORNERSTONE COMMUNITY CHURCH of ROCKWALL, INC.

Name: DOUG FOX

Title: President

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Doug Fox, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 11 day of June, 2018

Notary Public in and for the State of Texas

MICHAEL WAYNE MERSHANN JR. NOTARY PUBLIC STATE OF TEXAS ID 12857049 EXP. 04-07-2019

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, CORNERSTONE COMMUNITY CHURCH of ROCKWALL, INC. are the owners of a 6.000 acre tract of land situated in the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas and being all of a called 6.000 acre tract of land described in a deed to K. R. Smith Holdings, LLC recorded in cc# 20170000001154, Official Pubic Records Rockwall County, Texas (OPRRCT) and being more particularly described as follows:

BEGINNING at a capped iron rod found for corner in the north line of Airport Road a variable width right of way and being the southwest corner of said 6 acre tract and the southeast corner of Lot 4, Block A of Columbia Park Addition an addition to the City of Rockwall according to the plat recorded in Envelope H, Slide 329, Plat Records Rockwall County, Texas (PRRCT);

THENCE along the common line of said 6 acre tract and Lot 4, **NORTH 00°22'33" EAST** a distance of **588.04** feet to a capped iron rod found for corner;

THENCE SOUTH 62°32'11" EAST a distance of **654.99** feet to a 3/8 inch iron rod found for corner;

THENCE SOUTH 69°44'24" EAST a distance of **14.21** feet to a capped iron rod found for corner;

THENCE SOUTH 00°22'33" WEST a distance of **290.21** feet to a capped iron rod found for corner in the north line of said Airport Road;

THENCE along the north line of said Airport Road, **NORTH 89°07'10" WEST** a distance of **596.53** feet to the **POINT OF BEGINNING**;

CONTAINING 6.000 acres or 261,357 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

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

WITNESS OUR HANDS, this _____ day of _____, 2018

Mayor, City of Rockwall Date

City Secretary Date

City Engineer Date

FINAL PLAT
CORNERSTONE COMMUNITY CHURCH
LOT 1, BLOCK A
6.000 ACRES

N. BUTLER SURVEY, ABSTRACT NO. 20
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: Cornerstone Community Church of Rockwall Inc.
1565 Airport Road
Rockwall, Texas 75087

Engineer: Lam Consulting Engineering
6804 Wilhelmina Drive
Sachse, Texas 75048
214-766-1011

Sheet: 1 Of: 2

Scale: 1" = 50'
Date: June 8, 2018
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: CHURCH PLAT 2018-06-08
Job. No. 439-069
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com

AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

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CITY OF ROCKWALL
CITY COUNIL MEMO

AGENDA DATE: 07/02/2018

APPLICANT: Robert Howman of *Glenn Engineering Corporation*

AGENDA ITEM: **P2018-018;** *Lot 2, Block A, Rockwall School Addition #2*

SUMMARY:

Consider a request by Robert Howman of Glenn Engineering Corporation on behalf of William Salee of Rockwall ISD for the approval of a replat for Lot 2, Block A, Rockwall School Addition #2 being a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 6.983-acre a single parcel of land [*i.e. Lot 1, Block A, Rockwall School Addition #2*], creating one (1) parcel of land [*i.e. Lot 2, Block A, Rockwall School Addition #2*] for the purpose of constructing a two-story, 88,000 SF public school facility [*i.e. Reinhardt Elementary School*], and adding the necessary fire lane and utility easements for this development. The existing Reinhardt Elementary School will be demolished in order to construct the proposed public school facility. The property is zoned Single Family 10 (SF-10) District and is addressed as 615 Highland Drive.

- ☑ A site plan (*i.e. SP2018-005*) for the public school facility was approved on March 13, 2108.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

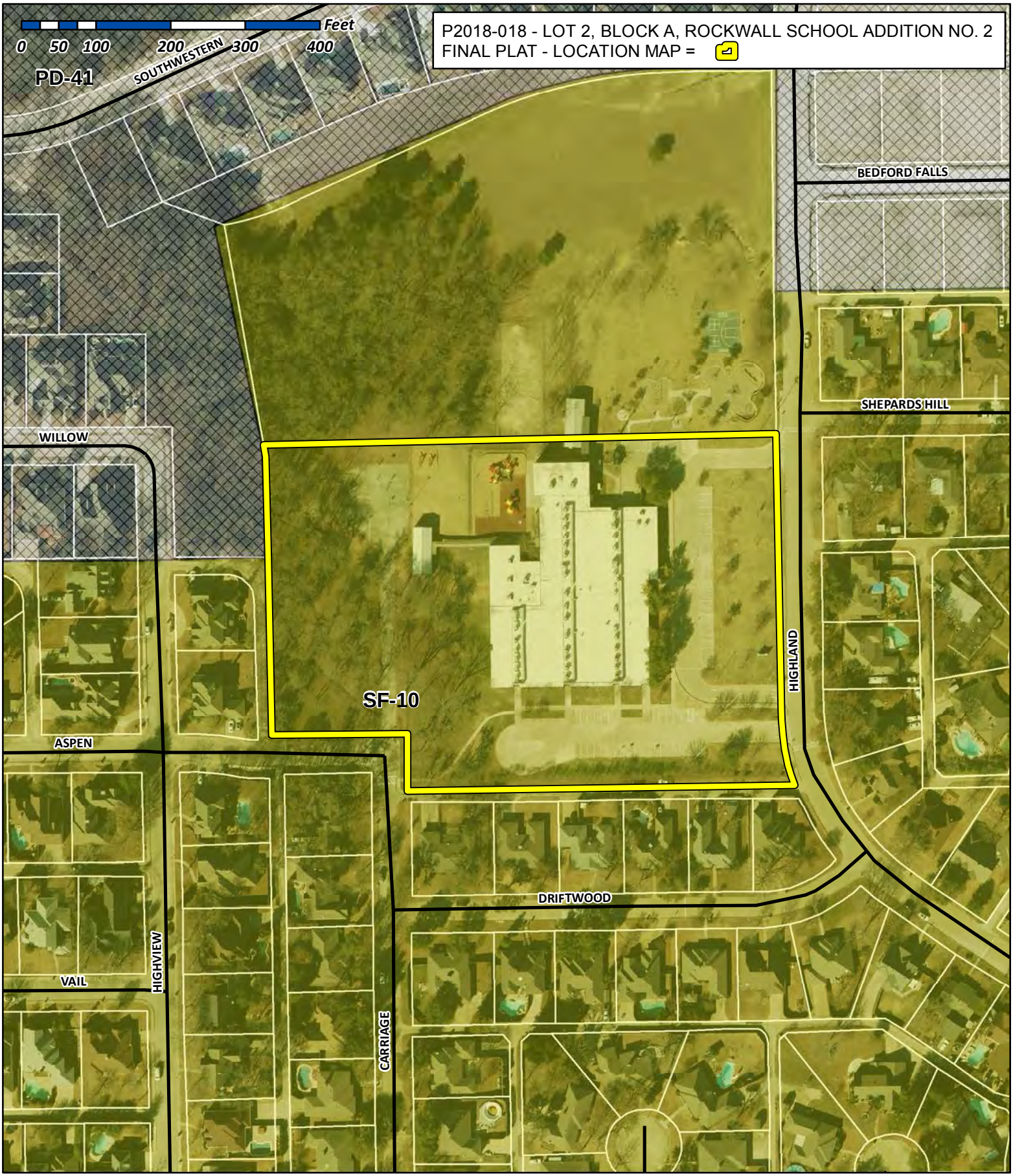
If the City Council chooses to approve the *replat* for *Lot 2, Block A, Rockwall School Addition #2,* staff would recommend the following conditions:

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

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

PLANNING AND ZONING COMMISSION:

On June 26, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 5 to 0 with Commissioners Fishman and Lyons absent.



City of Rockwall

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

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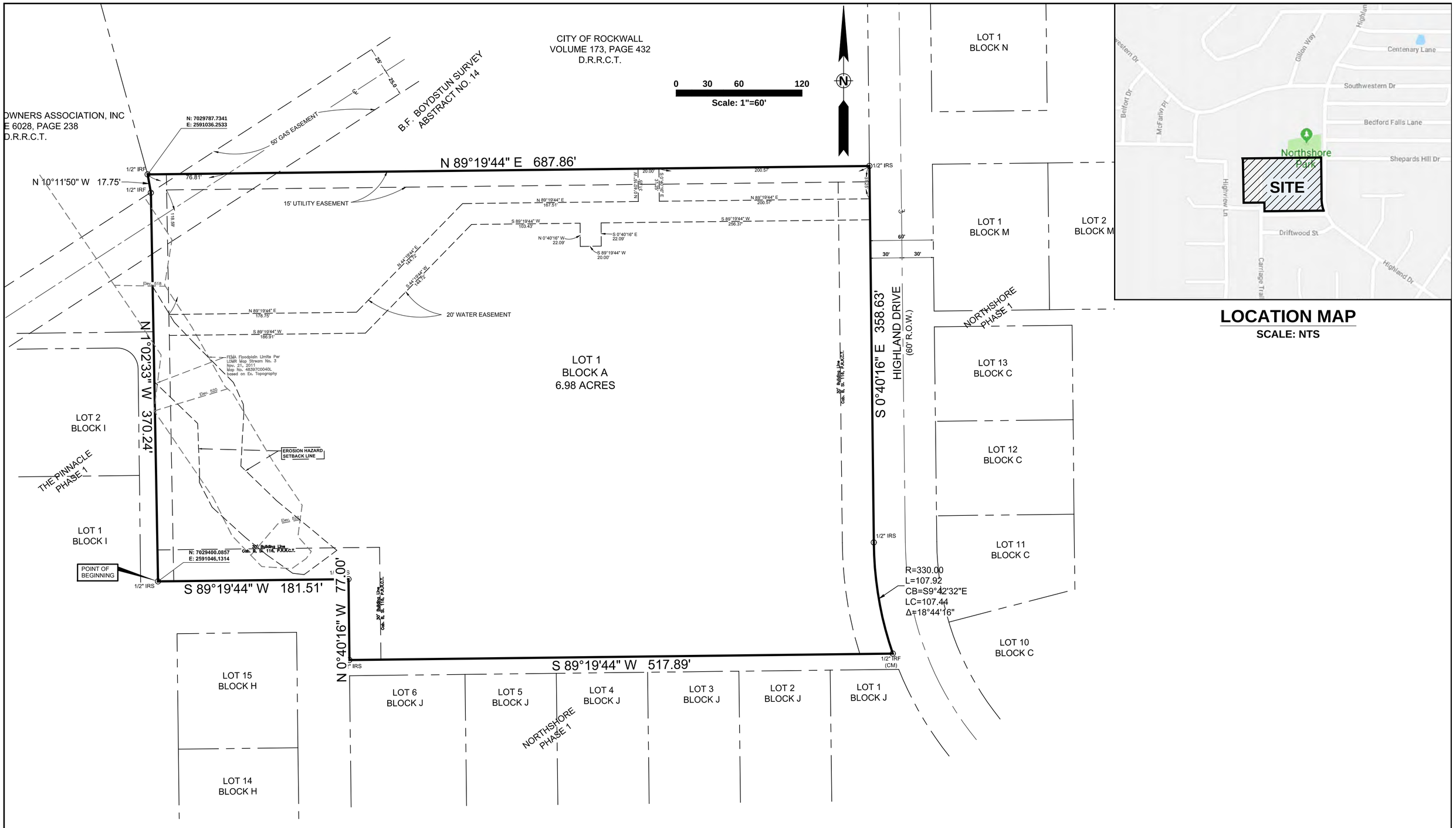

LOCATION MAP

SCALE: NTS

GENERAL NOTES:

1. The purpose of this replat is to relocate easements required for the reconstruction of the school.
2. Basis of Bearing and Coordinates shown are based onTexas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

OWNER:	ENGINEER:	SURVEYOR:
ROCKWALL I.S.D. **1050 WILLIAMS STREET** **ROCKWALL, TEXAS 75087** **(972) 771-0605**	**GLENN ENGINEERING CORP.** **105 DECKER COURT, SUITE 910** **IRVING, TEXAS 75062** **TBPE FIRM NO. F-303** **(972) 717-5151** **(972) 717-2176 FAX** **CONTACT: MIKE GLENN, P.E.**	**SURVEY GROUP, LLC** **400 SOUTH INDUSTRIAL BLVD.** **SUITE 219** **EULESS, TEXAS 76048** **TBPS NO. 101733-00** **(817) 354-1445** **(817) 354-1451 FAX** **CONTACT: RODNEY MARTINEZ**

REPLAT

ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 , BLOCK A

SITUATED IN
B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14 AND
J.H.B. JONES SURVEY
ABSTRACT NO. 124 AND

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.98 ACRES

06-06-18

Sheet 1 of 2

STATE OF TEXAS

COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, The Rockwall Independent School District is the owner of a tract of land situated in the B.F. Boydstun Survey, Abstract No. 14 and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being that tract of land conveyed to Rockwall Independent School District by deed recorded in Volume 173, Page 435, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the most Westerly Northwest corner of Northshore, Phase One, an addition to the City of Rockwall;

THENCE: North 01°02' 23" West, a distance of 370.24 feet to an iron rod found for a corner;

THENCE: North 10°11'50" West, a distance of 17.75 feet to an iron rod found for a corner;

THENCE: North 89°19'44" East, a distance of 687.86 feet to an iron rod for a corner, said iron rod being the West line of Highland Drive;

THENCE: South 16°40'16" East along said West line of Highland Drive, a distance of 358.63 feet to an iron rod for a corner at the beginning of a circular curve to the left having a central angle of 18°44'16" with radius of 330.0 feet, a chord bearing of South 09°42'32" East and a chord distance of 107.44 feet;

THENCE: Along said curve with the West line of Highland Drive an arc distance of 107.44 feet to an iron found rod for a corner;

THENCE: South 89°19'44" West along the North line of 15.0' alley a distance of 517.89 feet to an iron rod for a corner in the East line of Carriage Trail;

THENCE: North 00°40'16" West along said East line of Carriage Trail a distance of 77.00 feet to an iron rod for a corner, said point being the Northeast corner of said Carriage Trail;

THENCE: South 89°19'44" West, a distance of 181.51 feet to the Point of Beginning and Containing 6.9828 Acres (304,169 Sq. Ft.) of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, LOT 1, BLOCK A, ROCKWALL SCHOOL NO. 2, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

ROCKWALL INDEPENDENT SCHOOL DISTRICT

_____ _____

President, Board of Trustees Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ and _____ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____ , 2018

GENERAL NOTES

General Notes:

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, William P. Price, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
William P. Price, Registered Public Surveyor No. 3047

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

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

WITNESS OUR HANDS, this _____ day of _____, 2018.

_____ _____ _____
M

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

_____ _____
Director of Planning & Zoning City Engineer

OWNER:
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
(972) 771-0605

ENGINEER:
GLENN ENGINEERING CORP.
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
TBPE FIRM NO. F-303
(972) 717-5151
(972) 717-2176 FAX
CONTACT: MIKE GLENN, P.E.

SURVEYOR:
SURVEY GROUP, LLC
400 SOUTH INDUSTRIAL BLVD.
SUITE 219
EULESS, TEXAS 76048
TBPS NO. 101733-00
(817) 354-1445
(817) 354-1451 FAX
CONTACT: RODNEY MARTINEZ

REPLAT

ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 , BLOCK A

SITUATED IN
B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14 AND
J.H.B. JONES SURVEY
ABSTRACT NO. 124 AND

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.98 ACRES

06-06-18 Sheet 2 of 2

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 07/02/2018

APPLICANT: Dwayne Zinn of *Cross Engineering Consultants, Inc.*

AGENDA ITEM: **P2018-020;** *Lots 8 & 9, Block D, Rockwall Technology Park Addition*

SUMMARY:

Consider a request by Dwayne Zinn of Cross Engineering Consultants, Inc. on behalf of Matthew Wavering of the Rockwall Economic Development Corporation for the approval of a replat for Lots 8 & 9, Block D, Rockwall Technology Park Addition being a 15.173-acre tract of land identified as Lots 6 & 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat two (2) lots [*i.e. Lots 6 & 7, Block D, Rockwall Technology Park Addition*], creating two (2) separate parcels of land [*i.e. Lots 8 & 9, Block D, Rockwall Technology Park Addition*] for the purpose of constructing an approximately 228,421 SF warehouse/manufacturing/office facility [*i.e. Interstate Wire Co., Inc.*] on Lot 9. Additionally, the replat is to relocate the lot lines and add the necessary fire lane and utility easements for the development of both lots. The site is addressed as 2635 Observation Trail and is zoned Light Industrial (LI) District.

- ☑ A site plan (*i.e. SP2018-002*) for the warehouse/manufacturing/office facility was approved on February 13, 2018.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

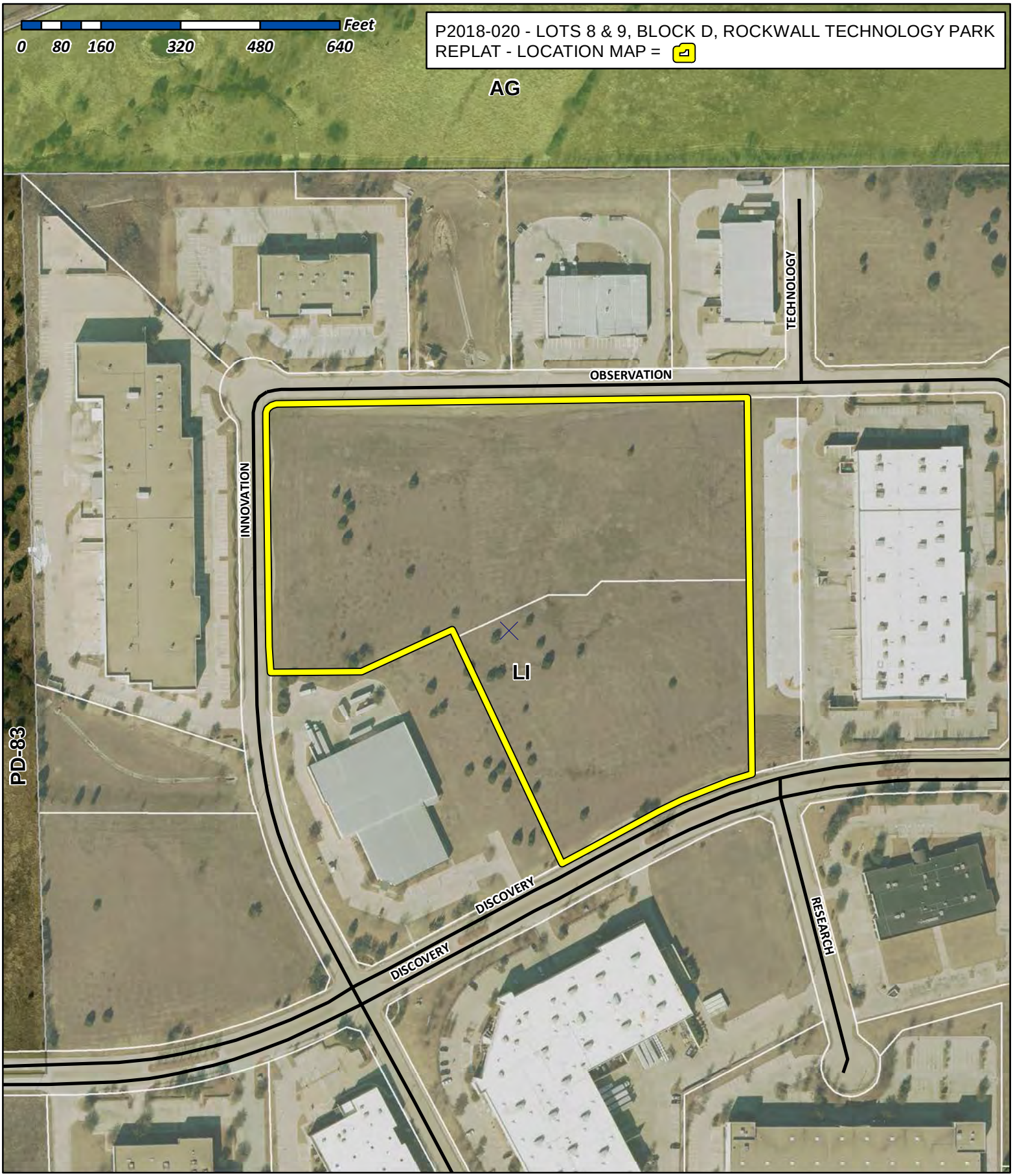
If the City Council chooses to approve the *replat* for *Lots 8 & 9, Block D, Rockwall Technology Park Addition,* staff would recommend the following conditions:

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

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

PLANNING AND ZONING COMMISSION:

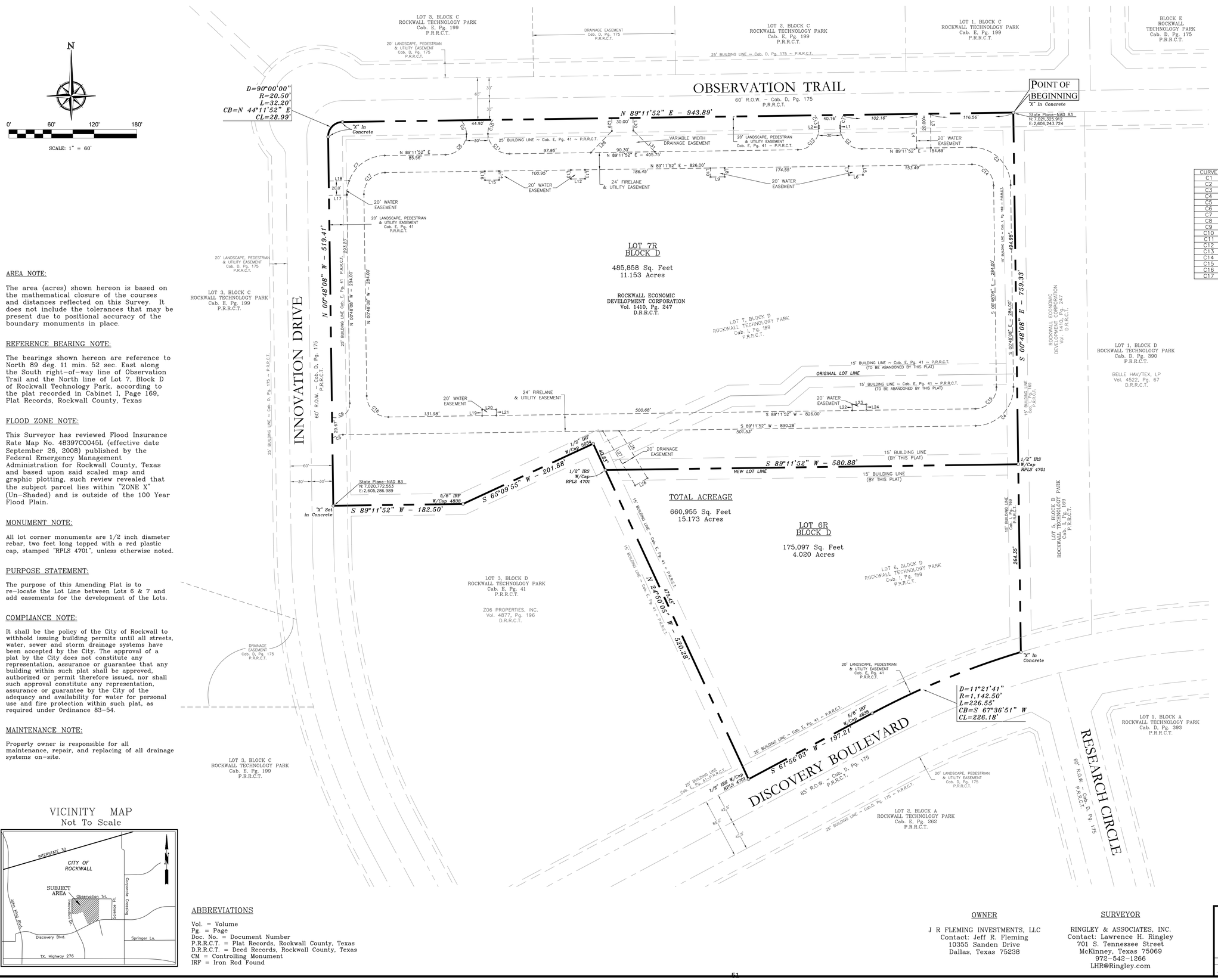
On June 26, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 5 to 0 with Commissioners Fishman and Lyons absent.



City of Rockwall

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

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



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37°35'14"	25.00'	16.40'	S 17°45'10" W	16.11'
C2	89°45'41"	30.00'	47.00'	S 45°55'17" E	42.34'
C3	90°00'00"	54.00'	84.82'	S 45°48'08" E	76.37'
C4	90°00'00"	54.00'	84.82'	S 44°11'52" W	76.37'
C5	36°44'53"	25.00'	16.03'	S 70°49'26" W	15.76'
C6	105°11'03"	20.00'	36.72'	N 51°47'23" E	31.77'
C7	90°00'00"	54.00'	84.82'	N 44°11'52" W	76.37'
C8	87°50'53"	30.00'	46.00'	N 45°16'26" E	41.62'
C9	40°13'46"	30.00'	21.07'	N 21°54'06" W	20.64'
C10	40°43'05"	30.00'	21.32'	S 20°04'08" W	20.87'
C11	87°21'06"	30.00'	45.74'	S 47°07'35" E	41.43'
C12	90°14'19"	30.00'	47.25'	N 44°04'43" E	42.51'
C13	36°58'38"	25.00'	16.13'	N 19°31'46" W	15.86'
C14	90°00'00"	30.00'	47.12'	S 45°48'08" E	42.43'
C15	90°00'00"	30.00'	47.12'	S 44°11'52" W	42.43'
C16	90°00'00"	30.00'	47.12'	N 45°48'08" W	42.43'
C17	90°00'00"	30.00'	47.12'	N 44°11'52" E	42.43'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°02'27" E	2.93'
L2	N 01°02'27" W	2.93'
L3	S 00°48'02" E	48.01'
L4	N 00°48'02" W	48.02'
L5	S 00°48'08" E	12.68'
L6	S 89°11'52" W	20.00'
L7	N 00°48'08" W	12.68'
L8	S 00°48'08" E	12.68'
L9	S 89°11'52" W	20.00'
L10	N 00°48'08" W	12.68'
L11	S 00°48'08" E	12.68'
L12	S 89°11'52" W	20.00'
L13	N 00°48'08" W	12.68'
L14	S 00°48'08" E	12.68'
L15	S 89°11'52" W	20.00'
L16	N 00°48'08" W	12.68'
L17	S 89°12'05" E	25.21'
L18	N 89°12'05" E	28.75'
L19	N 00°48'08" W	8.42'
L20	N 89°11'52" E	20.00'
L21	S 00°48'08" E	8.42'
L22	N 00°48'08" W	8.42'
L23	N 89°11'52" E	20.00'
L24	S 00°48'08" E	8.42'
L25	S 30°48'08" E	77.63'
L26	S 59°11'52" W	20.00'
L27	N 30°48'08" W	89.18'
L28	N 44°09'48" E	42.66'
L29	N 00°59'00" W	17.86'
L30	S 00°59'00" E	17.88'
L31	S 45°42'23" E	42.72'

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are reference to North 89 deg. 11 min. 52 sec. East along the South right-of-way line of Observation Trail and the North line of Lot 7, Block D of Rockwall Technology Park, according to the plat recorded in Cabinet I, Page 169, Plat Records, Rockwall County, Texas

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48397C0045L (effective date September 26, 2008) published by the Federal Emergency Management Administration for Rockwall County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

MONUMENT NOTE:

All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

PURPOSE STATEMENT:

The purpose of this Amending Plat is to re-locate the Lot Line between Lots 6 & 7 and add easements for the development of the Lots.

COMPLIANCE NOTE:

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

MAINTENANCE NOTE:

Property owner is responsible for all maintenance, repair, and replacing of all drainage systems on-site.

VICINITY MAP
Not To Scale

ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
P.R.R.C.T. = Plat Records, Rockwall County, Texas
D.R.R.C.T. = Deed Records, Rockwall County, Texas
CM = Controlling Monument
IRF = Iron Rod Found

OWNER

J R FLEMING INVESTMENTS, LLC
Contact: Jeff R. Fleming
10355 Sanden Drive
Dallas, Texas 75238

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

AMENDING PLAT

ROCKWALL TECHNOLOGY PARK
LOTS 6R & 7R, BLOCK D
15.173 Acres

being a replat of Rockwall Technology Park, Lots 6 & 7, Block D, recorded in Cabinet I, Page 169, Plat Records of Rockwall County, Texas, and situated in the

James M. Allen Survey, Abstract No. 2
City of Rockwall
Rockwall County, Texas

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee • McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Stuck	03/16/18	1" = 60'	17091	17091-AP.DWG	1 of 2

OWNER'S CERTIFICATION

STATE OF TEXAS)(

COUNTY OF ROCKWALL)(

WHERAS, ROCKWALL ECONOMIC DEVELOPMENT CORPORATION is the owner of that certain tract of land situated in the City of Rockwall, in the James M. Allen Survey, Abstract No. 2 of Rockwall County, Texas and being all of LOT 6 and LOT 7, BLOCK D of ROCKWALL TECHNOLOGY PARK, an addition to the City of Rockwall, according to the Replat thereof, recorded in Cabinet I, Page 169, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and same being a part of that original called 146.94 acre tract of land described in a deed to Rockwall Economic Development Corporation, recorded in Volume 1410, Page 247, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at an X in a concrete sidewalk, found on the south right-of-way line of Observation Trail (a 60' wide right-of-way ~ Cab. D, Pg. 175, P.R.R.C.T.) for the northeast corner of the above described Lot 7, Block D and same being the northwest corner of Lot 5, Block D;

THENCE: South 00 deg. 48 min. 08 sec. East, departing from Observation Trail, along the common line of said Lots 5, 6 and 7, Block D, a distance of 759.33 feet to an X in a concrete sidewalk, found on the north right-of-way line of Discovery Boulevard (a 85' wide right-of-way ~ Cab. D, Pg. 175, P.R.R.C.T.) for the southeast corner of said Lot 6 and the southwest corner of said Lot 5 and said point being in a non-tangent curve to the left, having a radius of 1,142.50 feet, a central angle of 11 deg. 21 min. 41 sec. and a chord that bears South 67 deg. 36 min. 51 sec. West - 226.18 feet;

THENCE: Along the northern right-of-way line of said Discovery Boulevard and the south line of said Lot 6 and with said curve to the left, an arc distance of 226.55 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 4838", found for corner at the end of said curve;

THENCE: South 61 deg. 56 min. 03 sec. West, continuing along the common line of said Lot 6 and Discovery Boulevard, a distance of 197.21 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of Lot 6 and the southeast corner of Lot 3, Block D of Rockwall Technology Park, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet E, Page 41, P.R.R.C.T.;

THENCE: North 24 deg. 50 min. 05 sec. West, departing from Discovery Boulevard, along the common line of said Lots 3 and 6, Block D, a distance of 520.28 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5034", found for the northeast corner of said Lot 3 and an inside ell corner of said Lot 7;

THENCE: South 65 deg. 09 min. 55 sec. West, along the common line of said Lots 3 and 7, Block D, a distance of 201.88 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 4838", found for an angle corner;

THENCE: South 89 deg. 11 min. 52 sec. West, continuing along said common line, a distance of 182.50 feet to a point to an X in a concrete sidewalk, found on the east right-of-way line of Innovation Drive (a 60' wide right-of-way ~ Cab. D, Pg. 175, P.R.R.C.T.) for the westerly southwest corner of said Lot 7 and the northwest corner of said Lot 3;

THENCE: North 00 deg. 48 min. 08 sec. West, along the common line of said Innovation Drive and Lot 7, a distance of 519.41 feet to an X found in a concrete sidewalk for corner at the beginning of a curve to the right, having a radius of 20.50 feet, a central angle of 90 deg. 00 min. 00 sec. and a chord that bears North 44 deg. 11 min. 52 sec. East -28.99 feet;

THENCE: Continuing along the common line of said Innovation Drive and Lot 7 and with said curve to the right, an arc distance of 32.20 feet to an X in a concrete sidewalk, found for corner at the end of said curve, on the south right-of-way line of the above mentioned Observation Trail;

THENCE: North 89 deg. 11 min. 52 sec. East, along the common line of said Observation Trail and Lot 7, a distance of 943.89 feet to the POINT OF BEGINNING and containing 660,955 square feet or 15.173 acres of land.

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____, 2018.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS)(
COUNTY OF COLLIN)(

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

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public for and in the State of Texas

My Commission Expires:

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 2018.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Director of Planning

City Engineer

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)(

COUNTY OF ROCKWALL)(

WE, the undersigned owners of the land shown on this plat, and designated herein as the ROCKWALL TECHNOLOGY PARK, LOTS 6R & 7R, BLOCK D, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL TECHNOLOGY PARK subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

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

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

KEN KEETON, President & CEO
Rockwall Economic Development Corporation

STATE OF TEXAS)(

COUNTY OF ROCKWALL)(

Before me, the undersigned authority, on this day personally appeared Ken Keeton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ Day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires:

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

AMENDING PLAT

ROCKWALL TECHNOLOGY PARK
LOTS 6R & 7R, BLOCK D
15.173 Acres
being a replat of Rockwall Technology Park, Lots 6 & 7, Block D, recorded in Cabinet I, Page 169, Plat Records of Rockwall County, Texas, and situated in the
James M. Allen Survey, Abstract No. 2
City of Rockwall
Rockwall County, Texas

OWNER

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
Contact: Ken Keeton
2610 Observation Trail
Rockwall, Texas 75032
972-772-0025

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

RINGLEY & ASSOCIATES, INC.
SURVEYING• MAPPING• PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Stark	03/16/18	N.T.S.	17091	17091-AP.DWG	52 of 2

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E, Public Works Director/City Engineer**

DATE: **June 27, 2018**

SUBJECT: **Squabble Creek Lift Station Improvements Project (CIP 2015-016)**

The Squabble Creek Lift Station Improvement Project which is currently under construction has been designed accommodate projected wastewater flows to the year 2028. This increase in capacity will and allow for the decommissioning of the Squabble Creek Wastewater Treatment Plant. After 2028 the current Squabble Creek Lift Station will be at capacity and an additional parallel lift station and wet well will have to be installed.

In order to accommodate this future 2028 expansion staff is wanting to execute Change Order No. 3 by installing a 30-inch by 24-inch tee with 24-inch gate valve and plug on the existing 30-inch force main. Making this installation at this time will allow for the existing Squabble Creek Wastewater Treatment Plant to take on the current flows while the installation of the cut-in tee occurs. Logistics to make this type of connection in the future will be difficult since the lift station would have to be shut down and the treatment plant will no longer be in service to receive the wastewater flows.

Change Orders No. 1 and 2 resulted in negative cost changes that kept the cost under the original contract amount. Change Orders No. 1, 2, and 3 are attached.

The current construction contract amount with Red River Construction Company is $2,695,930.00. Staff requests City Council consider approval of Change Orders No. 1, 2, and 3 for the total additional contract amount of $50,480.21 with Red River Construction Company for the Squabble Creek Lift Station Improvements Project, and take any action necessary.

AJW:jmw
Attachments

Cc:
Mary Smith, Assistant City Manager
Jeremy White, P.E., CFM, Civil Engineer
Rick Sherer, Water/Wastewater Manager
File

City of Rockwall
The New Horizon

Public Works Department
Engineering Division

Squabble Creek Lift Station Improvements
City Contract No. CIP2015-016

Change Order No. 1

Description and Reason for Change:

The proposed permanent bypass pumping design only requires an 18-inch suction line. A 24-inch suction line piping, fittings and valves were designed with the Squabble Creek Lift Station. This change order revises the permanent bypass pumping suction line valves, piping and fittings from 24-inch to 18"

Plan Changes:

Attached plan sheets 8 and 10, with Change Order No. 1 in the lower left corner and a signature date of January 31, 2018, change with this change order.

Itemized Change Order Quantities:

Item No.	Description	Unit	Revised Qty	Orginal Qty.	Delta Qty.	Unit Cost	Total Delta Cost
6	Force Main Modifications & Permanent Bypass Pumping Discharge & Suction Lines, including 24" abd 16' Pipeing, Valves, Plugs, Fittings, Embedment and Repositioning Exiting 16" Gate Valve	L.S.	0.9783	1	(0.0217)	$ 185,000.00	$ (4,014.31)

Original Contract Amount	$ 2,019,570.99
Change Order No. 1	$ (4,014.31)
Previous Change Orders	$ -
Revised Contract Amount	**$ 2,015,556.68**

Contract Time Change:

No Calendar Days added or removed with this change order.

Approvals:

CITY OF ROCKWALL

Amy Williams

Amy Williams, P.E.

Director of Public Works/City Engineer

Date: 2-1-2018

Red River Construction Company

Signature: Eddie Stough

Name (Printed): Eddie Stough

Title: Project Manager

Date: 4/14/18

DESCRIPTION OF PROPOSED MODIFICATION #1

PROJECT: Squabble Creek Lift Station Improvements
OWNER: City of Rockwall, Engineering Division
CONTRACTOR: RED RIVER CONSTRUCTION CO.
ENGINEER: Birkhoff, Hendricks & Carter, L.L.P.
REFERENCE: Email from Matt Hickey dated January 24, 2018 to change 24" suction line to an 18" line.

PROJECT NUMBER
CIP2015-016
331
2015-144
Date: Jan. 29, 2018

The Contractor proposes to make the following additions, modifications, or deletions to the Work described in the Contract Documents:

Revisions to the 24" Suction Line

As per you request to change the 24" suction line to an 18" line, we have the following cost changes:

-1 ea	24" Gate Valve	18,673.25	($18,673.25)
1 ea	18" Gate Valve	16,824.11	$16,824.11
-1 lot	24" Piping	16,497.59	($16,497.59)
1 lot	18" Piping	14,391.74	$14,391.74
0 hrs	Labor	20.00	$0.00
0 hrs	Equipment Operator/Foreman	25.00	$0.00
0 hrs	Surveyor / Draftsman	37.50	$0.00
0 hrs	Supervision	41.25	$0.00
45%	Labor Burden		$0.00
		Subtotal:	($3,954.99)
	Bonds and Insurance		($59.32)
		Subtotal changes to Bid Item #6:	($4,014.31)

Prepared by Red River Construction Company, Inc.

By: _____
Eddie Stough, Project Manager

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City of Rockwall
The New Horizon

Public Works Department
Engineering Division

Squabble Creek Lift Station Improvements
City Contract No. CIP2015-016

Change Order No. 2

Description and Reason for Change:

Per RFI #1 a 5-ft diameter flow meter manhole was discovered during the contractor's site discovery excavation at the existing force main discharge manifold. The location of the manhole required changing the layout of the proposed force main and bypass pumping pipe fittings. Along with additional concrete work require to be removed and replaced.

Plan Changes:

Attached plan sheets 3, 8 and 10, with Change Order No. 2 (Denoted with a "3" in a box) in the lower left corner and a signature date of April 18, 2018 replace previous Sheets 3, 8 and 10 with this sheets attached to this change order.

Itemized Change Order Quantities:

Item No.	Description	Unit	Revised Qty	Orginal Qty.	Delta Qty.	Unit Cost	Total Delta Cost
19	8" Reinforced Concrete Pavement on 6" Compacted Flexible Base	S.Y.	59	55	4	$ 250.00	$ 1,000.00
NEW 25	Modifications to Force Main Piping, Including Additional Fittings, Concrete Sawcut, Demolition and Removal of Concrete Pavement and Non-shrink Grout	L.S.	1	0	1	$ 2,733.63	$ 2,733.63

Original Contract Amount	$ 2,695,930.00
Change Order No. 2	$ 3,733.63
Previous Change Orders	$ (4,014.31)
Revised Contract Amount	**$ 2,695,649.32**

Contract Time Change:

Seven (7) Calendar Days are added with this change order for additional investigation time and concrete demolition work. Therefore the new contract completion date is established as October 8, 2018 for the base bid part of the contract and December 7, 2018.

Approvals:

CITY OF ROCKWALL

Amy Williams

Amy Williams, P.E.

Director of Public Works/City Engineer

Date: 4-20-18

Red River Construction Company

Signature: _____

Name (Printed): Dean Porter

Title: President

Date: 4/23/18

DESCRIPTION OF PROPOSED MODIFICATION #2

PROJECT: **Squabble Creek Lift Station Improvements** — PROJECT NUMBER CIP2015-016
OWNER: **City of Rockwall, Engineering Division** — 331
CONTRACTOR: **RED RIVER CONSTRUCTION CO.** — 2015-144
ENGINEER: **Birkhoff, Hendricks & Carter, L.L.P.** — Date: Apr. 19, 2018
REFERENCE: **RFI#1 Bypass Discharge Conflicts**

The Contractor proposes to make the following additions, modifications, or deletions to the Work described in the Contract Documents:

RFI#1 Bypass Discharge Conflicts

As per the RFI, the existing flowmeter and manhole are located on the discharge header where we were supposed to install the new bypass discharge piping and update the existing bypass discharge line. Although the solution bascially gives the City a similar configuration, there are a few additional costs associated with the change in existing conditions. We also cannot guarantee the accuracy of the flowmeter after revised piping changes. That being said, we request the following cost changes:

1 lot	16" Megaflange Reestrained FCA	735.38	$735.38
1 lot	24" Megalug Gland Set	357.73	$357.73
11 lf	Sawcut Slab	8.00	$88.00
3 cf	NS Grout	26.50	$79.50
1 lot	Concrete Saw, Demo Equip,Tools, Etc.		$129.50
21 hrs	Labor	20.00	$420.00
4 hrs	Equipment Operator	25.00	$100.00
3 hrs	Supervision	42.50	$127.50
47%	Labor Burden		$304.33
		Subtotal:	**$2,341.94**
	Contractor's Fee		**$351.29**
	Bonds and Insurance		**$40.40**
		Total:	**$2,733.63**

We also request a one week time extension to the Contract due to the additional investigation time and demo work.

Prepared by **Red River Construction Co., Inc.**

By: Eddie Stough (PM)
Eddie Stough, Project Manager

City of Rockwall
The New Horizon

Public Works Department
Engineering Division

Squabble Creek Lift Station Improvements
City Contract No. CIP2015-016

Change Order No. 3

Description and Reason for Change:

The addition of a 30"x24" cut-in tee with 24" gate valve and plug on the existing 30" force main to allow future lift station expansion and additional wet well connection. Location of cut-in tee to be paced approximately 10ft south of the sanitary sewer gravity line. Exact location to be determined in the field. Reference attached break down of Items and Cost to perform work by the contractor.

Plan Changes:

No plans are modified with this Change Order.

Itemized Change Order Quantities:

Item No.	Description	Unit	Revised Qty	Orginal Qty.	Delta Qty.	Unit Cost	Total Delta Cost
NEW 26	Addition of 30"x24" Cut-in Tee and 24" Gate Valve with Plug toexisting 30" Force Main Piping.	LS.	1	0	1	$ 50,760.89	$ 50,760.89

Original Contract Amount	$ 2,695,930.00
Change Order No. 3	$ 50,760.89
Previous Change Orders	$ (280.68)
Revised Contract Amount	**$ 2,746,410.21**

Contract Time Change:

Fourteen (14) Calendar Days are added with this change order for this work. Therefore the new contract completion date is established as October 22, 2018 for the base bid part of the contract and December 21, 2018 for the additive alternate bid items if needed.

Approvals:

CITY OF ROCKWALL

_____

Rick Crowley

City Manager

Date: _____

Red River Construction Company

Signature: _____

Name (Printed): Dean Porter

Title: President

Date: 6/27/2018

DESCRIPTION OF PROPOSED MODIFICATION #2

PROJECT:	Squabble Creek Lift Station Improvements	PROJECT NUMBER
OWNER:	City of Rockwall, Engineering Division	CIP2015-016
CONTRACTOR:	RED RIVER CONSTRUCTION CO.	331
ENGINEER:	Birkhoff, Hendricks & Carter, L.L.P.	2015-144
REFERENCE:	Force main modification to add additional 24" connection	Date: Jun. 5, 2018

The Contractor proposes to make the following additions, modifications, or deletions to the Work described in the Contract Documents:

RFI#1 Bypass Discharge Conflicts

As per the your email of 5/23/18, you have requested an additional connection on the 30" discharge line at the Squabble Creek lift station. This will be done using MJ fittings. If we use a flange outlet, delivery is an additional 20 weeks which would delay the project substantially. The following are the cost changes based on 30" PVC:

1 ea	30x24 MJ Tee	9,159.18	$9,159.18
1 ea	30" MJ Sleeves	3,740.19	$3,740.19
1 ea	24" MJ Gate Valve	19,673.25	$19,673.25
1 ea	24" MJ Plug	1,546.94	$1,546.94
1 ea	Valve Box	183.60	$183.60
4 ea	30" MJ Restraint gland packs	1,000.04	$4,000.16
2 ea	24" MJ Restraint gland pack	450.42	$900.84
1 ea	24" MJ Accessory Set	242.73	$242.73
1 lot	Excavator		$650.00
1 lot	Loader		$350.00
1 lot	Compactor		$185.00
1 lot	Demo Equip,Tools, Etc.		$342.00
52 hrs	Labor	20.00	$1,040.00
20 hrs	Equipment Operator	25.00	$500.00
4 hrs	Supervision	42.50	$170.00
47%	Labor Burden		$803.70
		Subtotal:	**$43,487.59**
	Contractor's Fee		**$6,523.14**
	Bonds and Insurance		**$750.16**
		Total:	**$50,760.89**

We also request a two week time extension to the Contract to obtain the materials

Prepared by **Red River Construction Co., Inc.**

By: Eddie Stough

Eddie Stough, Project Manager

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 07/02/2018

APPLICANT: Wayne Mershawn; *Mershawn Architects*

AGENDA ITEM: **SP2018-014**; Woodhill Dental

SUMMARY:

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Jeff Johnston of Woodhill Dental for the approval of variances to the building articulation standards in conjunction with a site plan for a medical office building on a 0.85-acre parcel of land identified as Lot 12, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of variances associated with an approved site plan for a dentist office [*i.e. Woodhill Dental*]. The proposed dentist office will be situated on a 0.85-acre tract of land [*i.e. Lot 12, Block 2, Alliance Addition*]. The subject property is zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses and is addressed as 149 H. Wallace Lane.

On August 16, 2004, the City Council adopted *Ordinance No. 04-48*, establishing the development requirements for Planned Development District 57 (PD-57), which allows a *medical office building* by-right. As a condition of approval, each building throughout the development shall be constructed with a consistent design scheme and materials approved by the Architectural Review Board (ARB). In this case, the building materials are consistent with the other buildings in the development [*e.g. Alliance III, Alliance V, and Alliance VI*], however, those buildings are constructed utilizing a green metal pitched roof system. Since the proposed dental office is larger than 6,000 SF, the building is not required to be constructed of a pitched roof system according to Planned Development 57 (PD-57), however, this building will be the only building in the development that utilizes a flat roof system.

VARIANCES:

Based on the applicant's submittal, staff has identified the following variances:

A) *General Commercial (C) District Standards.*

a. *Building Articulation*. According to Subsection C.1.A, *Horizontal Articulation*, of Section 4.1, *General Commercial District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) no building wall shall extend for a distance equal to three (3) times the wall's height without having an offset of 25% of the wall's height, and that new plane shall extend for a distance equal to at least 25% of the maximum length of the first plane. In this case, the applicant is not providing any offsets on the north and east elevations (*i.e. side elevations*).

b. *Building Articulation*. According to Subsection C.1.B, *Vertical Articulation*, of Section 4.1 *General Commercial District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) no horizontal wall shall extend for a greater distance than three (3) times the height of the wall without a change in height by a minimum of 25% (*i.e. five (5) feet*) of the wall's height. In this case, the applicant is not providing a change in height of the building façade of five (5) feet, however, is providing a change in height of two (2) feet to provide articulation.

All variances will require a simple majority vote of the City Council members present to be approved.

ARCHITECTURAL REVIEW BOARD

On May 29, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant make revisions to the building elevations to be more consistent with the existing buildings in the development and to provide additional vertical and horizontal articulation on the building façade. The applicant submitted revisions, however, did not provide additional vertical and/or horizontal articulation to the building façades. On June 12, 2018, the ARB was unable to establish a quorum and the Planning and Zoning Commission tabled the case. The revisions to this case will be reviewed prior to the Planning and Zoning Commission meeting on June 26, 2018 by the ARB.

On June 26, 2018, the Architectural Review Board (ARB) reviewed three (3) proposed building elevations. The Architectural Review Board's motion to recommend approval of Option 3 along with the variance to vertical articulation to the building facades and to recommend denial of the variance to horizontal articulation passed by a vote of 3-0 with Board Members Meyrat, Tovar, and Miller absent and one (1) vacant seat.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, Planned Development District 57 (PD-57), the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On June 12, 2018, the Planning and Zoning Commission's motion to recommend tabling the request pending a recommendation from the Architectural Review Board (ARB) passed by a vote of 6-0 with one (1) vacant seat.

On June 26, 2018, the Planning and Zoning Commission's motion to approve the site plan and recommend approval of the variance to vertical articulation and recommend denial of the variance to the horizontal articulation passed by a vote of 4-1 with Commissioner Moeller dissenting.



City of Rockwall

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

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City of Rockwall
Planning Department

May 30, 2018

LETTER OF VARIANCE

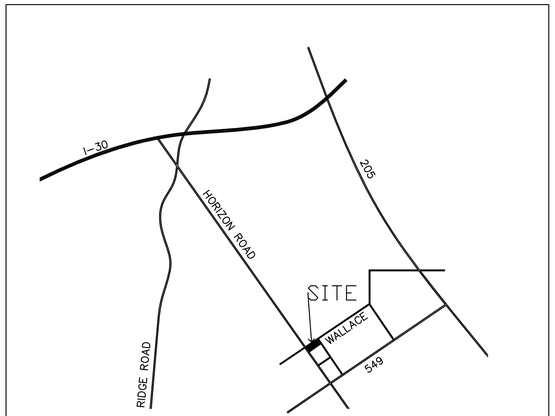
We respectfully request a variance for the Woodhill Dental Project (SP2018-014)

1. The 15' additional landscape buffer for the expansion of FM 3097
   In order to align with the adjacent fire lane and parking with the three other buildings fronting FM 3097 and maintain a consistency.

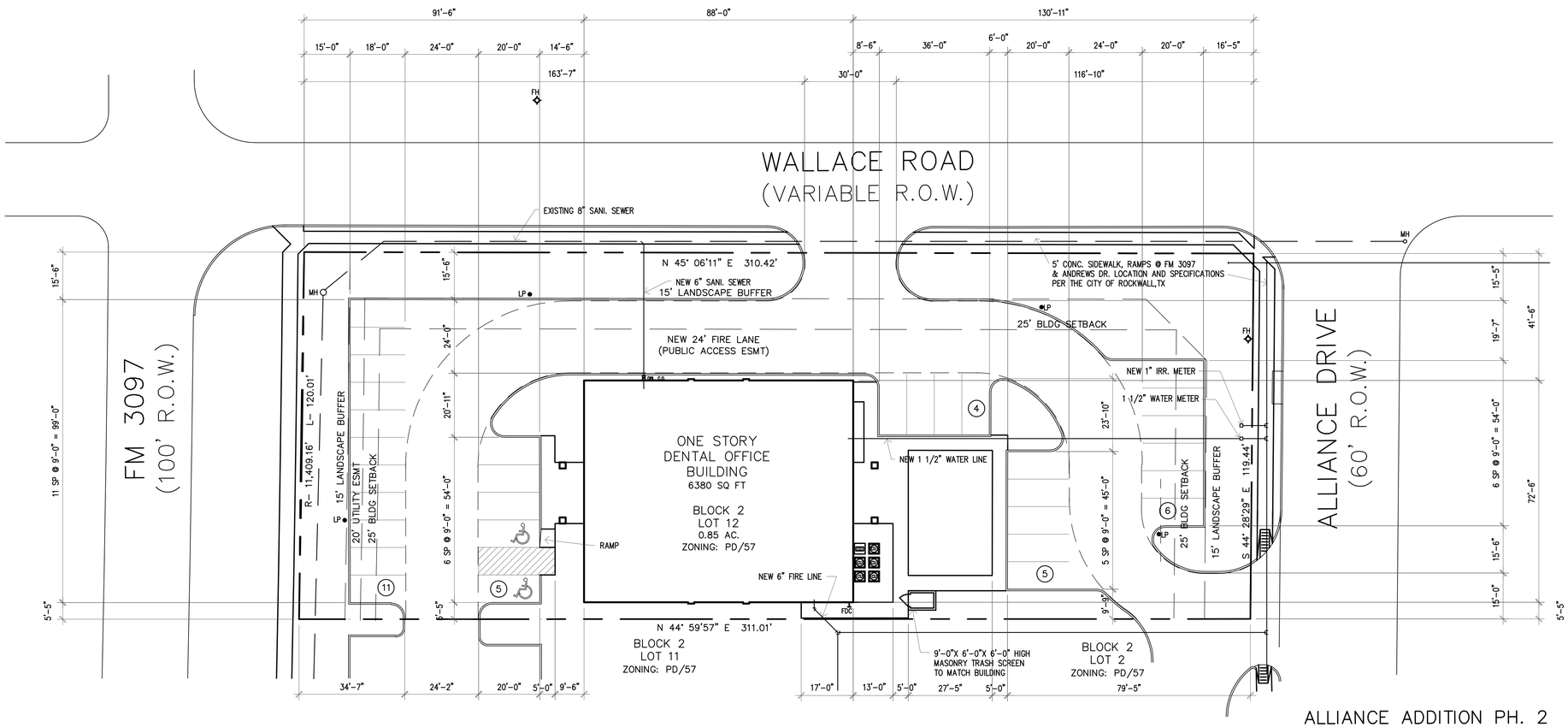
2. Building articulation
   Due to the fire lane being shifted back into our lot and the additional firelane along Wallace Road, the property has lost width and does not allow us to provide the articulation on the north and south walls. We have maintained the design intent as much as allowed with the space to work with.

2313 Ridge Rd. #103, Rockwall, TX 75087 • 972-722-9302 PH • 972-722-9299 FAX

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



LOCATION PLAN



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC
MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" U.N.O.

ALLIANCE ADDITION PH. 2

BEING A 0.854 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80, LOT 12, BLOCK 2 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
WOODHILL DENTAL SPECIALTIES
6205 WALNUT HILL LANE SUITE 100
DALLAS, TEXAS 75231
9727732258

CASE #

NORTH
0 20 40
SCALE IN FEET

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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MEDICAL COMMERCIAL RESIDENTIAL RESTAURANTS
CHURCHES INSTITUTIONAL
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

WOODHILL DENTAL OFFICE
ROCKWALL, TEXAS

SITE PLAN

Scale:	1" = 20'-0"
Date:	07/05/16
Project No.:	160701
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A1 OF 19

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CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

		REQUIRED	PROVIDED
1.	STREET TREES 3 CANOPY OR 4 ACCENT PER 100'	17	17
2.	SITE TREES - ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	3	3
3.	LANDSCAPE BUFFER	15'	15'
4.	SCREENING OF OFF STREET PARKING	YES	YES
5.	TOTAL LANDSCAPE AREA 20% REQUIRED	7,414 SF	16,674 SF

LOT 12, BLOCK 2 – WOODHILL DENTAL SPECIALTIES
8355 WALNUT HILL LANE #100
DALLAS, TX (972)771-5258

1. ZONING: PD-57 – BUSINESS OCCUPANCY
2. PROPOSED USE: DENTAL OFFICE
3. PROPERTY AREA (GROSS): 37,070 SF 0.85 AC
4. BUILDING AREA: 6,380 SF
5. BUILDING HEIGHT: SINGLE STORY – 19'-6"
6. LOT COVERAGE: 17.2% F.A.R. = 0.017:1
7. PARKING REQUIRED:
   DENTAL: 1 SPACE/200 SF 5,427 SF/200 = 27 SPACES REQUIRED
   OFFICE: 1 SPACE/300 SF 760 SF/300 = 2.5 SPACES REQUIRED
   STORAGE: 1 SPACE/500 SF 193 SF/500 = 0.4 SPACES REQUIRED
8. HANDICAP REQUIRED 2 ACCESSIBLE 25-50 SPACES 2 ACCESSIBLE PROVIDED
9. TOTAL PARKING PROVIDED: 30 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 20,396 SF

BURR OAKS (10)
INSTALLED WITH A MIN. 4" CALIPER

LIVE OAKS (10)
INSTALLED WITH A MIN. 4" CALIPER

RED BUD (5)
4' HIGH @ INSTALLATION

MEXICAN PLUM (8)
4' HIGH @ INSTALLATION

INDIAN HAWTHORNE (29)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

BOXWOOD BUSH (50)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

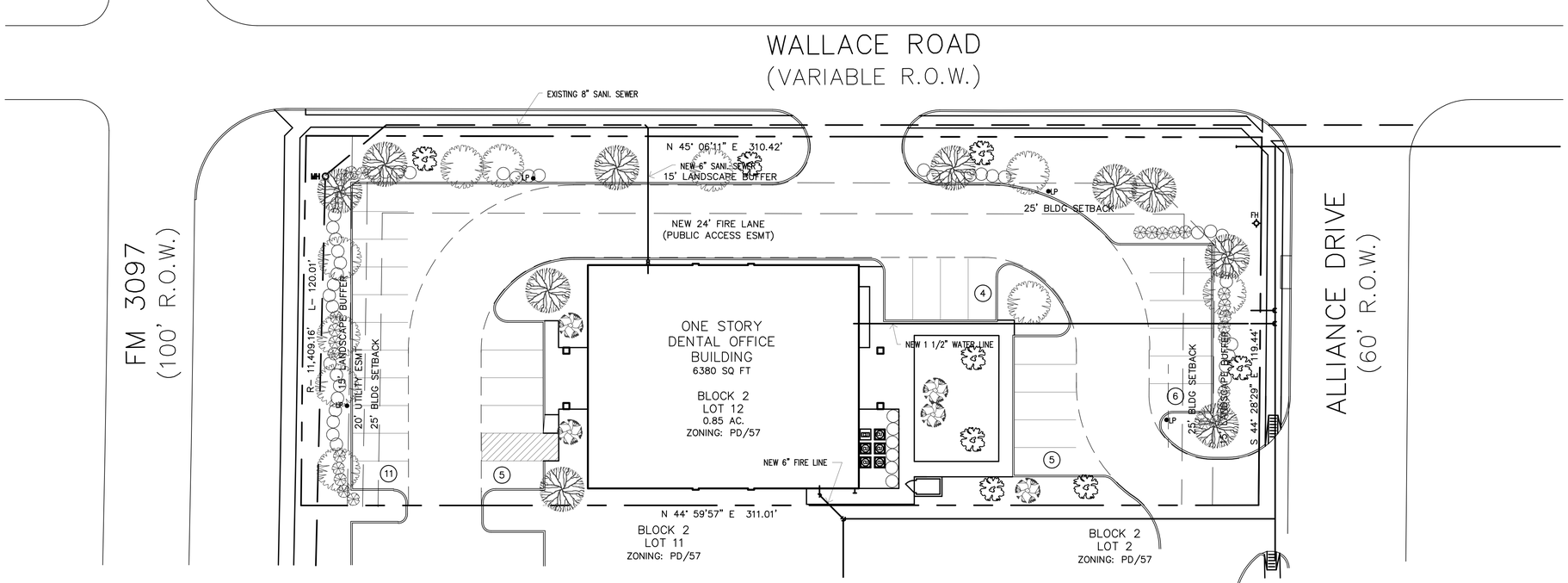
ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.



NORTH
0 20 40
SCALE IN FEET

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ALLIANCE ADDITION PH. 2

BEING A 0.854 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80, LOT 12, BLOCK 2 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
WOODHILL DENTAL SPECIALTIES
8355 WALNUT HILL LANE SUITE 100
DALLAS, TEXAS 75231
9727715258

CASE #

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CHURCHES
PHONE: 972-722-9302
FAX : 972-249-2081
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

No.	Date	Revision	By

WOODHILL DENTAL OFFICE
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale:	1" = 20'-0"
Date:	07/05/16
Project No.:	160701
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET L1 OF 1

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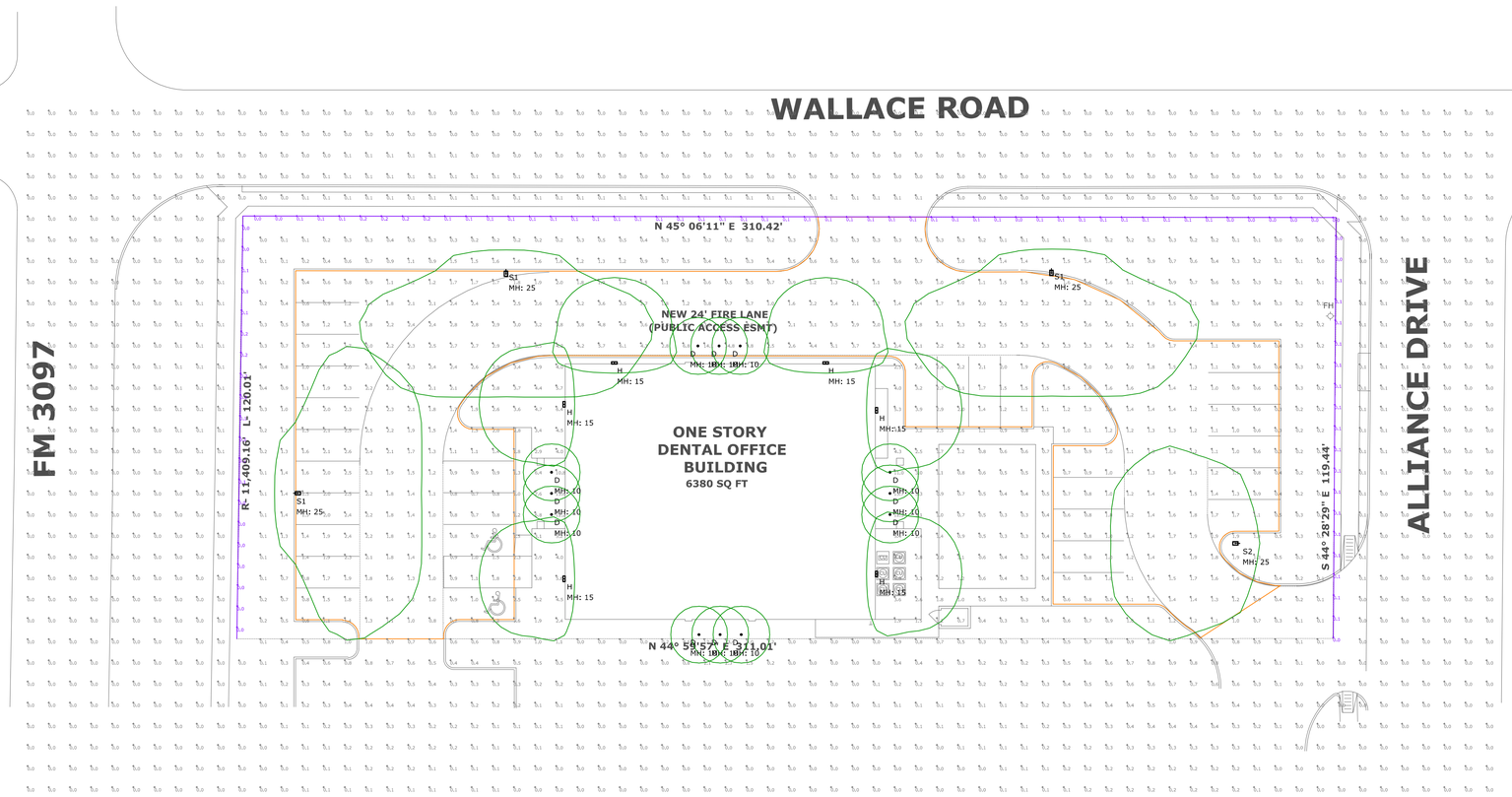
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



Luminaire Schedule							
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Loss Factor	User Defined Factor
	D	12	LITHONIA LDN6 35/10 L06AR LSS MVOLT EZ1 WL	1029	12.75	0.808	1.000
	H	6	LITHONIA WST LED P2 40K VF MVOLT [OPTIONS] [FINISH]	3470	25	0.808	1.000
	S1	3	LITHONIA DSX0 LED P5 40K BLC MVOLT [MOUNTING] [FINISH]	9575	89	0.808	1.000
	S2	1	LITHONIA DSX0 LED P5 40K T4M MVOLT [MOUNTING] HS [FINISH]	8873	89	0.808	1.000

Calculation Summary							
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE	N.A	Fc	0.09	0.2	0.0	N.A.
PARKING_StatArea		Fc	1.76	14.8	0.3	5.87

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MEDICAL COMMERCIAL
CHURCHES
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

WOODHILL DENTAL OFFICE
ROCKWALL, TEXAS

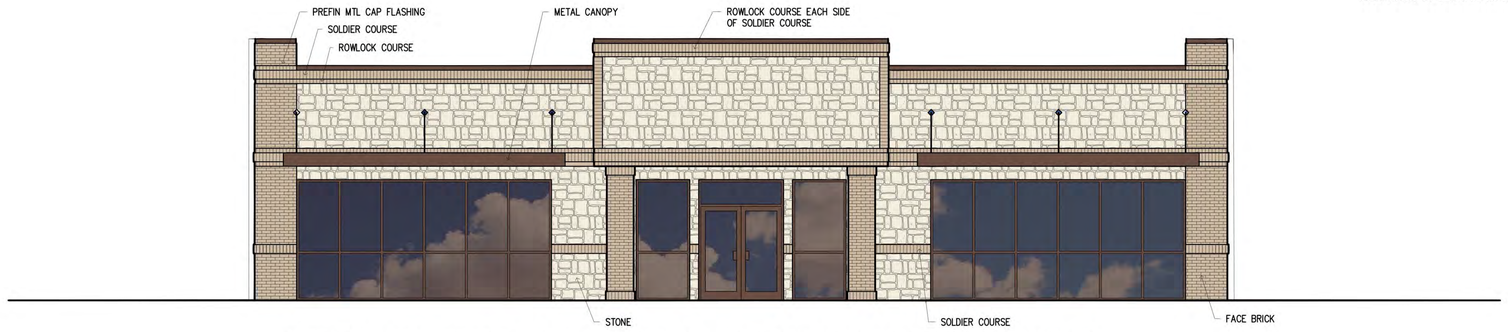
PHOTOMETRIC PLAN

Scale:	1" = 20'-0"
Date:	07/05/16
Project No.:	160701
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
OF

68

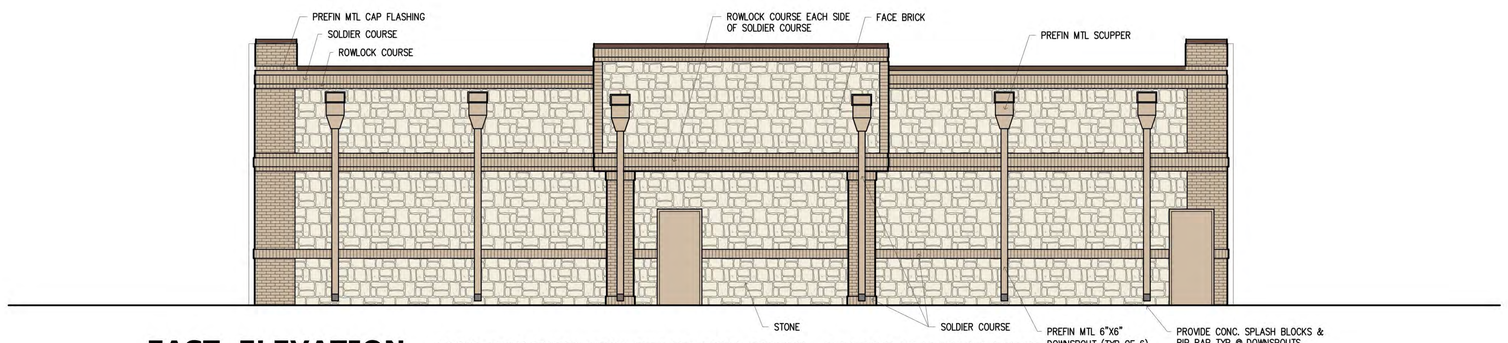
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



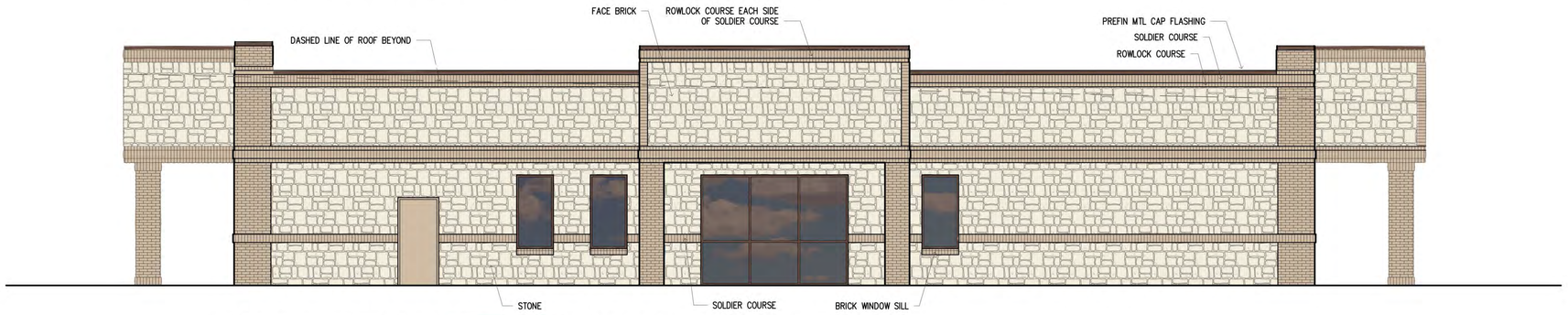
WEST ELEVATION 100% MASONRY 50% STONE 50% BRICK FACING FM 3097



NORTH ELEVATION 100% MASONRY 67% STONE 33% BRICK FACING WALLACE ROAD



EAST ELEVATION 100% MASONRY 67% STONE 33% BRICK FACING ALLIANCE DRIVE



SOUTH ELEVATION 100% MASONRY 69% STONE 31% BRICK

NOTE: STONE SHALL BE AUSTIN STONE BLEND TO MATCH OTHER BUILDINGS IN DEVELOPMENT

0 10 20

SCALE IN FEET

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

CASE # 2018-014

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MERSHAWN ARCHITECTS
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11628 STATE OF TEXAS

WOODHILL DENTAL SPECIALTIES
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS THREE

Scale:	3/16" = 1'-0"
Date:	12/01/16
Project No.:	160701
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A5 OF 19

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **June 29, 2018**

SUBJECT: **Budget Planning Overview**

Tax Rate Overview

The City is developing the FY2019 budget with preliminary tax information from the Rockwall Central Appraisal District (RCAD). RCAD is working through the protest period now. All of the below figures and calculations are based on **estimates** as we know them now. Final figures are due to the taxing entities in late July.

Assessed Value	$ 5,524,132,065
Senior Property Values	526,856,112
Percentage Increase:	
Overall	6.57%
Effective Tax Rate Estimate	41.63 cents per hundred
Current FY18 Tax Rate	42.36 cents per hundred
Estimated Debt Service Tax Rate	16.67 cents per hundred (current rate is 17.62 cents)
Rollback Rate Estimate	42.96 cents per hundred

Debt Projections

We anticipate issuing approximately $18,100,000 in new debt in FY2018 for which the first interest and principal payments will be due in FY19. This will provide construction dollars for the roadway bond projects approved in the 2012 bond election, the first installment of engineering and project costs for the 2018 bond election, and a fire truck which was approved earlier this year.

Water and Sewer Fund

Rates were last increased in fiscal year 2017 and due to increasing water sales the decision was made early in FY18 to not move forward with another rate increase and instead to begin the rate review study to look ahead over the next several years. Consumption and the corresponding billings have increased significantly and with the start of what appears to be dry, hot summer, that trend should continue. The City will most certainly set a new minimum water take with NTMWD. The report issued by NTWMD for May 31 showed Rockwall using 84.1% of our annual take or pay minimum with only the month of June's report and July's consumption remaining to be determined in the water year. This time last year we were at 48% of our minimum. The financial position of the water and sewer fund has strengthened due to the increased rates and consumption. The district has notified the City of the intent to increase the cost of treated water by 10% as well as passing on significant increases in the regional wastewater systems due to our increased volumes and plant maintenance needs. We have not seen a budget preview from the District yet but expect it shortly.

Revenue Projections

Staff has estimated total General Fund revenues for fiscal year 2019 to be at least $38,025,000.

We are carefully considering the estimation of sales tax revenue for fiscal year 2019. The 2017 revenues were projected to increase by 2% but instead are in the 6.4% range. Looking back at increases for the last five, ten and fifteen year period shows average growth of 6 – 7.28% each of those periods.

An additional major source of revenues for the City – Building Permits, and other construction related revenues, have moderated from the increases seen in FY2017 and we will be cautious in projecting that major revenue source.

Franchise fees continue to decline from prior years due in large part to the transition away from AT&T's Uverse and back to satellite dish technology. The introduction of Uverse a number of years ago caused our Cable franchise fees to more than double. Telephone franchise fees continue to steadily decline. Electric and Gas increase somewhat each year though.

Total Requested Expenditures

Department budget requests were submitted and the total is $41,348,570. The department heads were instructed to complete their budgets asking for those items or personnel they feel are needed for next year without regard to the potential for funding. This practice of the last several years allows Council to see the full impact of items that may be deferred due to a lack of available funding.

Meetings with department heads are underway and the process of building the proposed budget is in progress. As always, it is the obligation of the City Manager to propose a "balanced budget" to the Council for consideration. We proposed that the budget work session will be held on Tuesday August 7th at the Municipal Court building to review the proposed balanced budget in its entirety that day.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **June 27, 2018**

SUBJECT: **Vacancies on City Advisory Boards & Commissions**

Architectural Review Board (2 vacancies)

Trace Johannesen has been serving on the City's **Architectural Review Board** since 2017. However, now that he has been elected to serve on City Council, his seat on the ARB will become vacated. **Any newly appointed board member who is selected to fill this vacancy will be serving a partial term through August of 2019**. Thereafter he or she would be considered for reappointment to serve a full, two-year term.

In addition, John Womble, former ARB member, was appointed by Council on 06/18 to begin serving on the Planning & Zoning Commission. **Any newly appointed board member who is selected to fill this vacancy will be serving a full, two-year term through August of 2020.**

Park Board (1 vacancy)

One vacancy exists on the Park Board due to Brad Bassett "terming out." **Any newly appointed board member who is selected to fill this vacancy will be serving a full, two-year term through August of 2020.**

Historic Preservation Advisory Board (3 reappointments)

All three of the current board members are eligible to serve an additional two-year term on this board **(through August of 2020)**, and they have all indicated a desire and willingness to do so. They are:

- Beverly Bowlin,

- Dick Clark, and
- Maurice Thompson.

Animal Advisory Board (1 reappointment, 1 vacancy)

Ken Dickson, current board member, is eligible to serve an additional term on this board **(through August of 2020)**. There is one vacancy (Sandra Solomon's seat) that will need to be filled **(for a two-year term, expiring in August of 2020)**.

Airport Advisory Board (3 reappointments, 1 vacancy)

The following board members are all eligible to be reappointed to this board for an additional two-year term **(expiring in August of 2020)**:

- Brad Bassett,
- Matt Murphy, and
- Dwight Royall.

One vacant seat needs to be filled for a partial term through August of 2019 (vacated by Mark Berglund)

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City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

May 2018

Permits

Total Permits Issued: 809

Building Permits: 74 Contractor Permits: 735

Total Permit Values: $ 23,721,301.76

Building Permits: $14,329,796.76 Contractor Permits: $9,391,505.00

Total Fees Collected: $247,465.55

Building Permits: $58,507.87 Contractor Permits: $188,957.68

Board of Adjustment

Board of Adjustment Cases 1

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City of Rockwall

PERMITS ISSUED - Summary by Type and Subtype

For the Period 5/1/2018 thru 5/31/2018

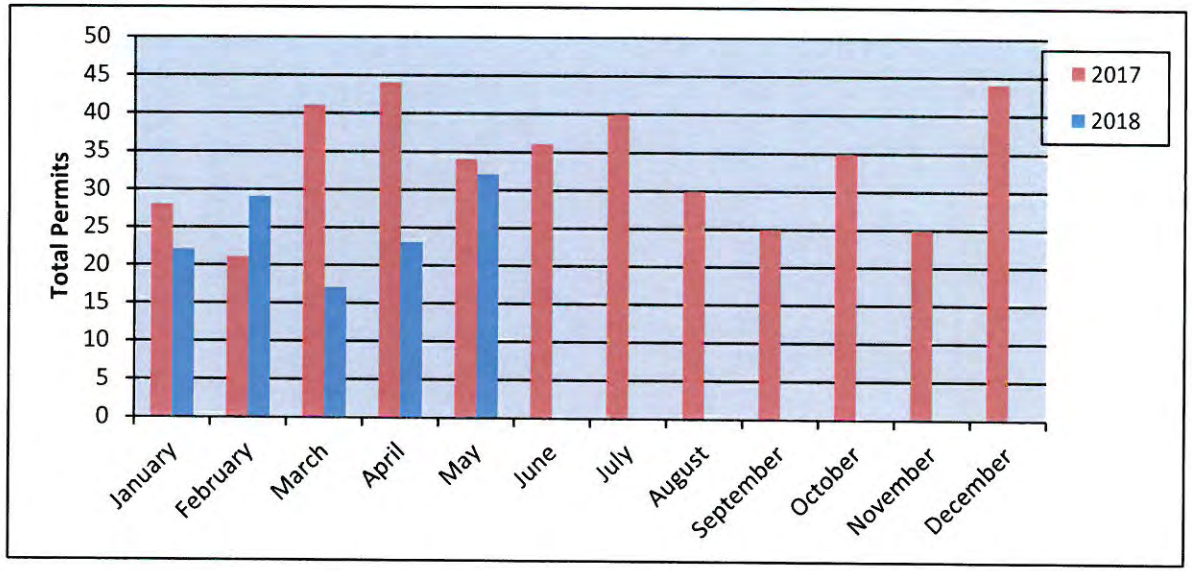
Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	3	$0.00	$101.50
	2	$0.00	$101.50
30 DAY BANNER	1	$0.00	$0.00
CLEAN SHOW	3	$0.00	$226.50
	3	$0.00	$226.50
CO	4	$0.00	$301.50
BUSINESS	2	$0.00	$151.50
INTERIOR	2	$0.00	$150.00
COMM	29	$9,346,909.84	$39,867.38
ADDITION	1	$3,653,000.00	$20,989.38
CONST TRAILER	3	$10,000.00	$202.00
ELECTRICAL	2	$60,000.00	$908.72
INTERIOR COMP	1	$150,000.00	$1,435.25
MECHANICAL	4	$104,750.00	$1,426.53
PLUMBING	2	$3,550.00	$156.05
REMODEL	7	$2,175,906.00	$14,394.45
ROOF	9	$3,189,703.84	$355.00
MISCELLANEOUS	1	$0.00	$0.00
ELECTRICAL	1	$0.00	$0.00
NONPROFIT SIGN	2	$0.00	$0.00
	2	$0.00	$0.00
SIGNAGE	6	$12,539.50	$529.50
DEVELOPMENT	1	$1,439.50	$75.00
MONUMENT	1	$600.00	$75.00
WALL	4	$10,500.00	$379.50
SINGLE FAMILY	718	$14,361,852.42	$204,423.37
ACC BLDG	10	$23,198.00	$846.45
ADDITION	2	$165,000.00	$1,722.41
BALCONY	2	$12,000.00	$278.98
BOAT DOCK	1	$22,000.00	$367.97
CARPORT	2	$11,200.00	$329.10
CONCRETE	5	$8,700.00	$336.90
DECK	1	$2,000.00	$80.75
DEMO	1	$6,000.00	$0.00
ELECTRICAL	5	$44,804.30	$919.38
FENCE	57	$153,292.76	$2,050.30
IRRIGATION	28	$61,300.00	$997.70
MECHANICAL	30	$264,951.00	$5,730.19
NEW	32	$6,706,301.00	$166,941.14
PATIO COVER	15	$111,900.00	$2,356.68
PERGOLA	2	$14,000.00	$285.25
PLUMBING	34	$46,854.00	$2,027.62
RETAINING WALL	8	$67,921.43	$321.70
ROOF	464	$6,148,411.32	$17,063.75
SWIM POOL	10	$426,710.00	$1,448.50
WINDOWS	9	$65,308.61	$318.60
SPECIAL EVENT	41	$0.00	$1,640.80
	41	$0.00	$1,640.80
TCO	2	$0.00	$375.00
	2	$0.00	$375.00

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 5/1/2018 thru 5/31/2018

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
Totals:	809	$23,721,301.76	$247,465.55

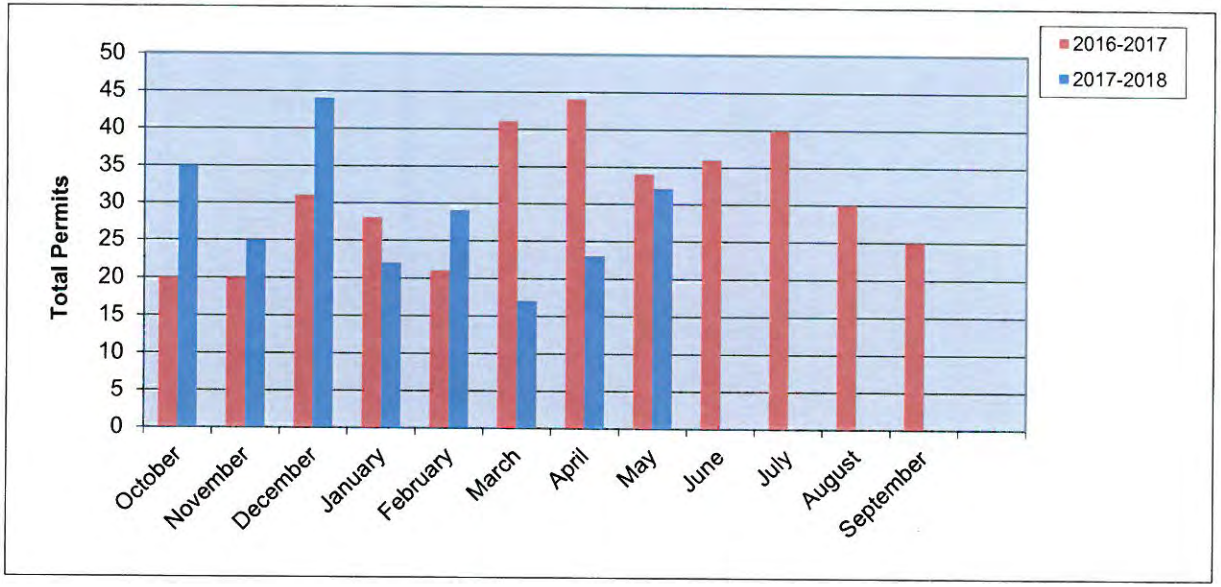
New Residential Permits Calendar Year

	Year	
	2017	2018
January	28	22
February	21	29
March	41	17
April	44	23
May	34	32
June	36	
July	40	
August	30	
September	25	
October	35	
November	25	
December	44	
Totals	**403**	123



New Residential Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	20	35
November	20	25
December	31	44
January	28	22
February	21	29
March	41	17
April	44	23
May	34	32
June	36	
July	40	
August	30	
September	25	
Totals	**370**	**227**



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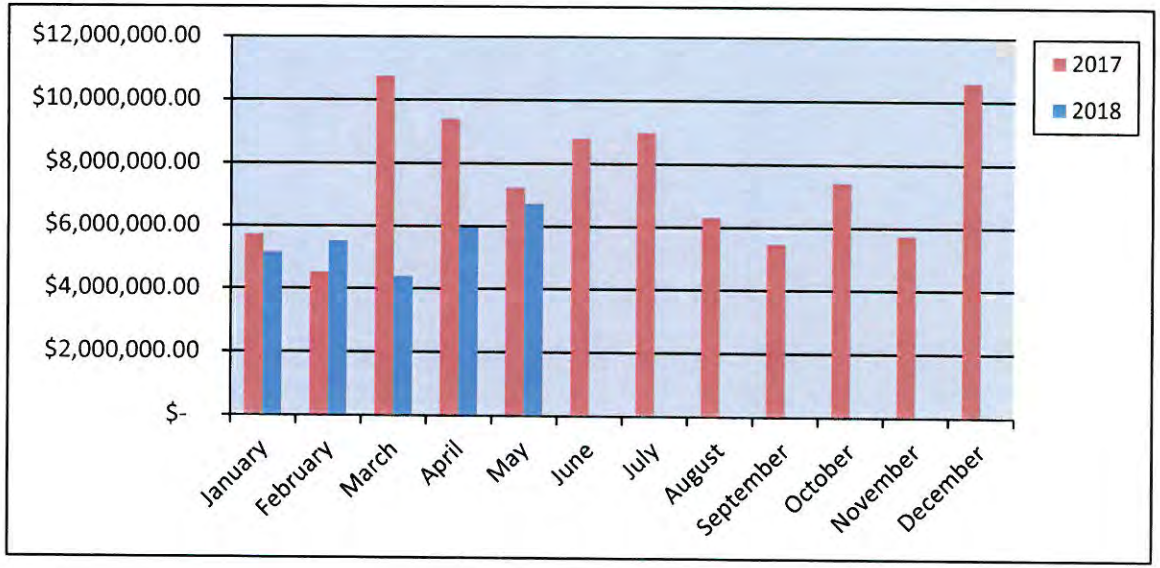
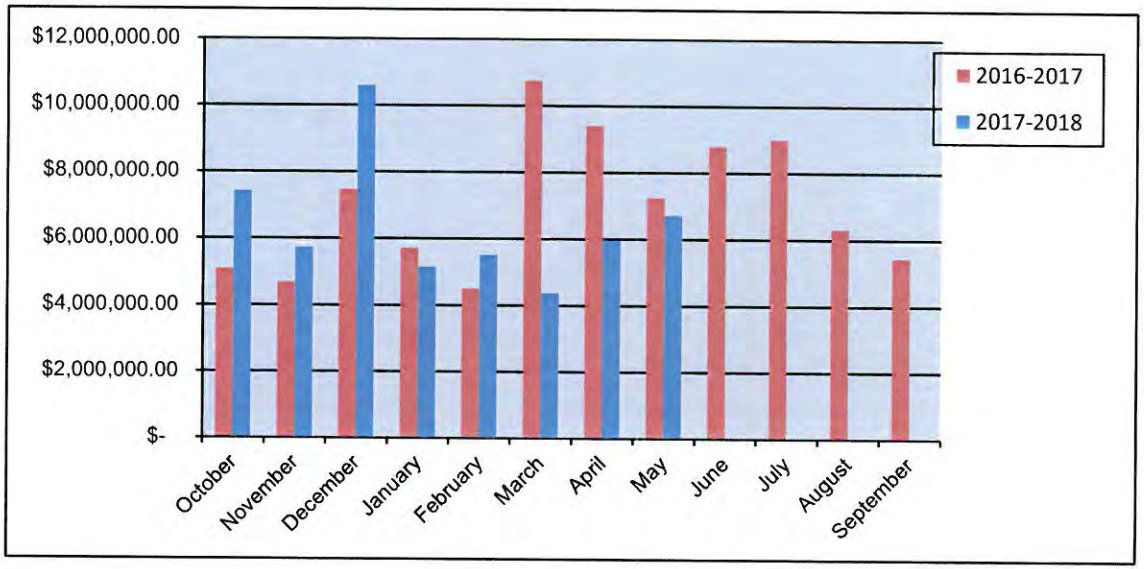
New Residential Value Calendar Year

Year	2017	2018
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,500.00	$ 5,505,704.00
March	$ 10,740,233.00	$ 4,374,886.00
April	$ 9,394,785.27	$ 5,946,813.00
May	$ 7,210,632.79	$ 6,706,301.00
June	$ 8,782,481.00	
July	$ 8,983,999.47	
August	$ 6,295,770.00	
September	$ 5,443,098.00	
October	$ 7,402,565.06	
November	$ 5,722,063.00	
December	$ 10,576,719.30	
Totals	**$ 90,748,277.89**	**$ 27,679,328.00**



New Residential Value Fiscal Year

Year	2016-2017	2017-2018
October	$ 5,060,392.34	$ 7,402,565.06
November	$ 4,672,329.53	$ 5,722,063.00
December	$ 7,447,114.15	$ 10,576,719.30
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,550.00	$ 5,505,704.00
March	$ 10,740,233.00	$ 4,374,886.00
April	$ 9,394,785.27	$ 5,946,813.00
May	$ 7,210,632.79	$ 6,706,301.00
June	$ 8,782,481.00	
July	$ 8,983,999.47	
August	$ 6,295,770.00	
September	$ 5,443,098.00	
Totals	**$84,226,816.55**	**$ 51,380,675.36**



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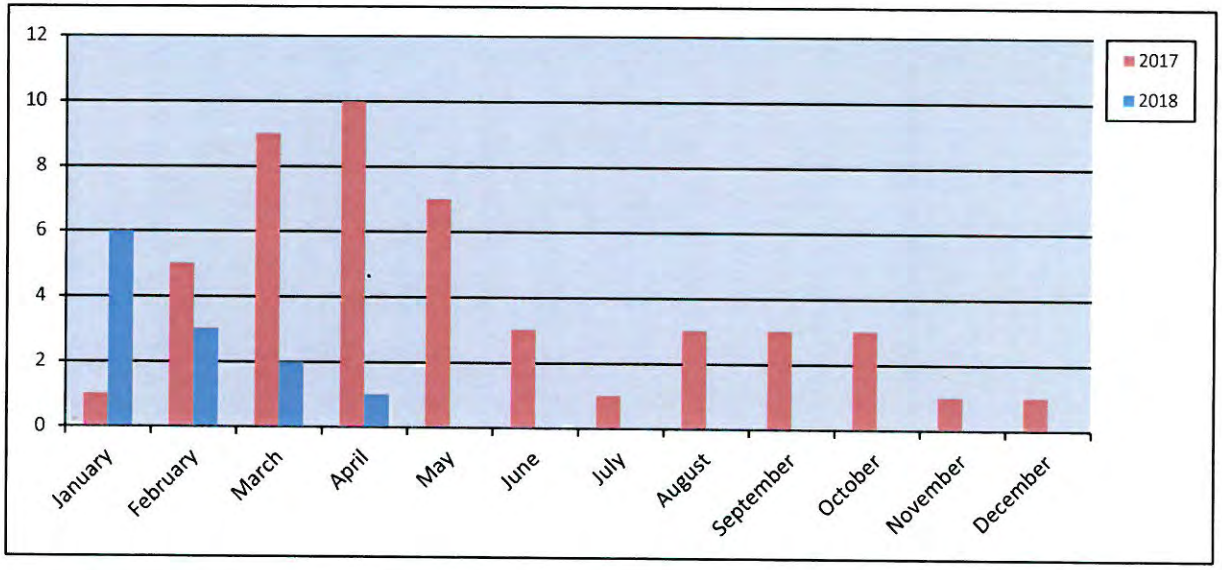
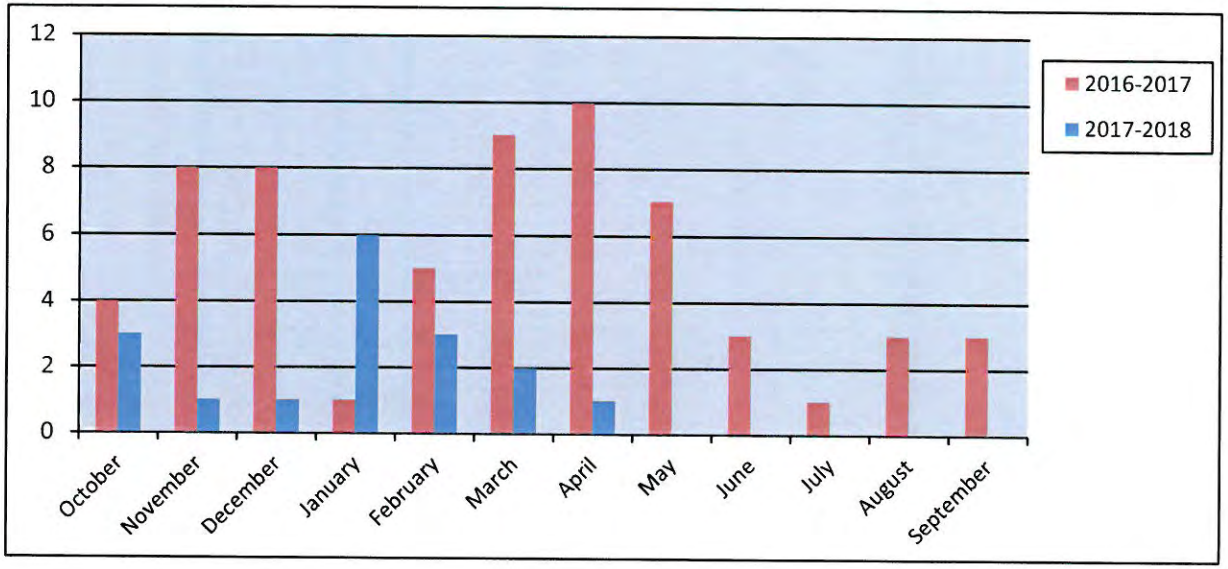
Residential Remodel Permits Calendar Year

	Year	
	2017	2018
January	1	6
February	5	3
March	9	2
April	10	1
May	7	0
June	3	
July	1	
August	3	
September	3	
October	3	
November	1	
December	1	
Totals	**47**	12



Residential Remodel Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	4	3
November	8	1
December	8	1
January	1	6
February	5	3
March	9	2
April	10	1
May	7	0
June	3	
July	1	
August	3	
September	3	
Totals	**62**	**17**



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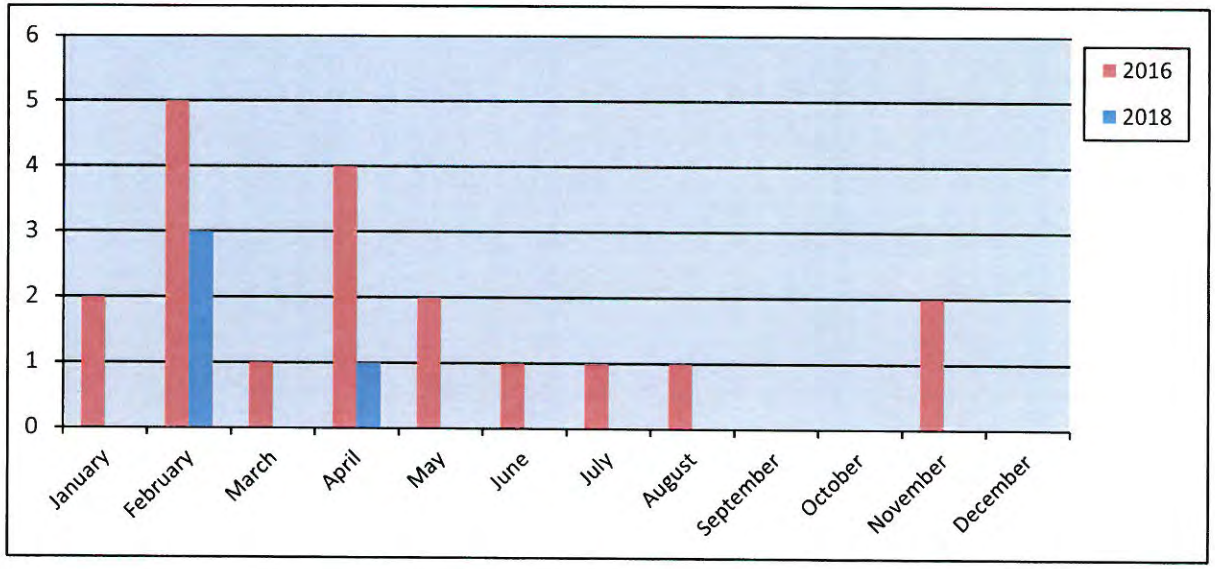
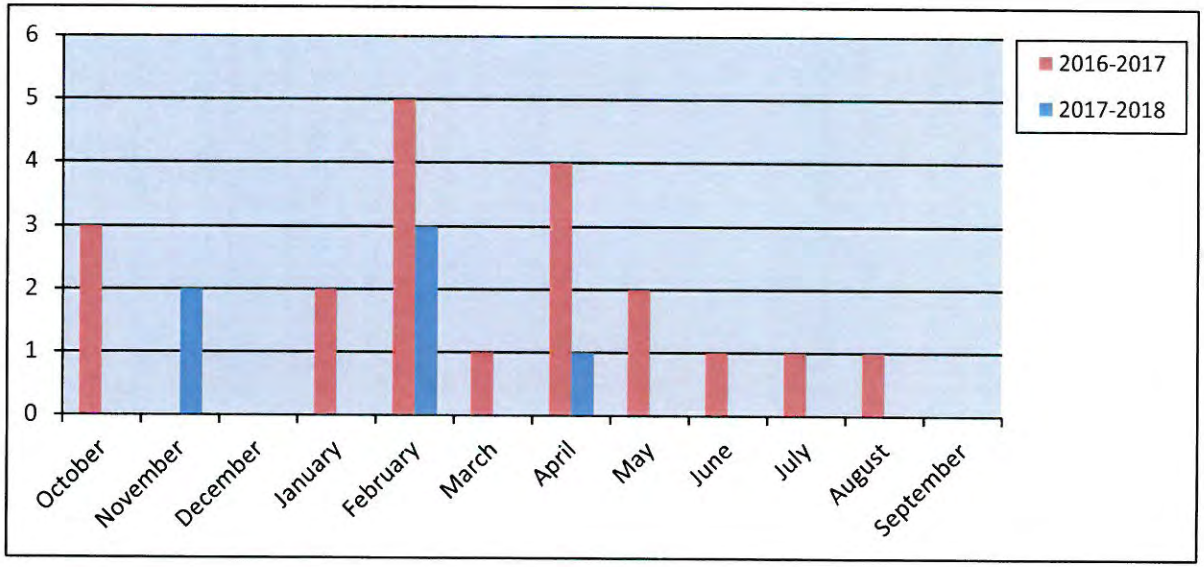
New Commercial Permits Calendar Year

	Year	
	2016	2018
January	2	0
February	5	3
March	1	0
April	4	1
May	2	0
June	1	
July	1	
August	1	
September	0	
October	0	
November	2	
December	0	
Totals	**19**	**4**



New Commercial Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	3	0
November	0	2
December	0	0
January	2	0
February	5	3
March	1	0
April	4	1
May	2	0
June	1	
July	1	
August	1	
September	0	
Totals	**20**	**6**



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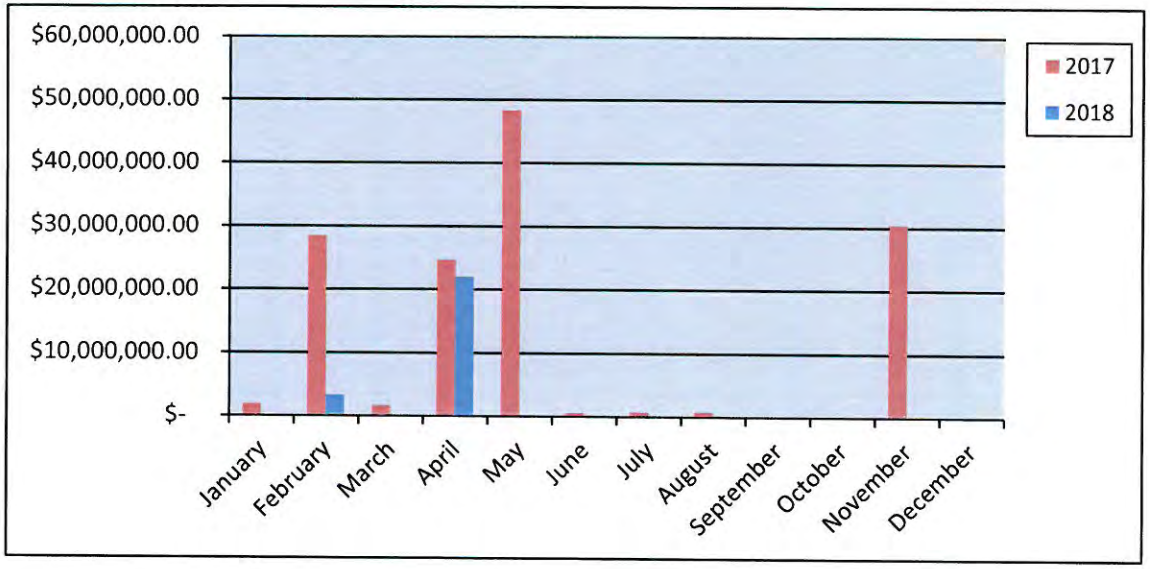
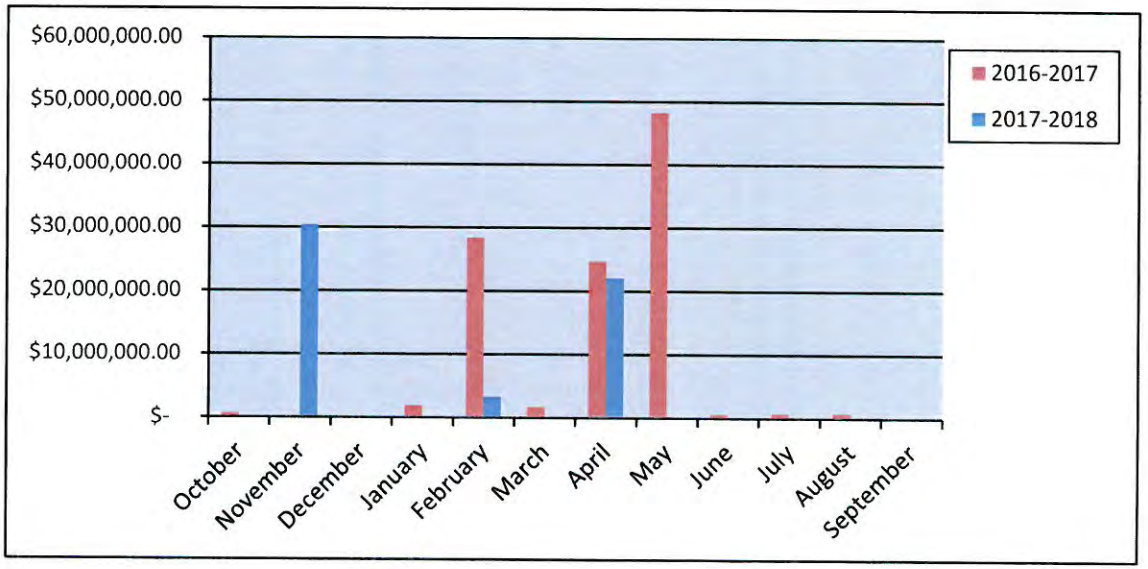
New Commercial Value Calendar Year

Year	2017	2018
January	$ 1,800,000.00	-
February	$ 28,400,000.00	$ 3,221,771.00
March	$ 1,599,026.00	-
April	$ 24,650,000.00	$ 22,000,000.00
May	$ 48,300,000.00	-
June	$ 569,400.00	
July	$ 700,000.00	
August	$ 726,506.00	
September	-	
October	-	
November	$ 30,390,000.00	
December	-	
Totals	**$ 137,134,932.00**	**$ 25,221,771.00**



New Commercial Value Fiscal Year

Year	2016-2017	2017-2018
October	$ 572,200.00	-
November	$ -	$ 30,390,000.00
December	$ -	-
January	$ 1,800,000.00	-
February	$ 28,400,000.00	$ 3,221,771.00
March	$ 1,599,026.00	-
April	$ 24,650,000.00	$ 22,000,000.00
May	$ 48,300,000.00	-
June	$ 569,400.00	
July	$ 700,000.00	
August	$ 726,506.00	
September	-	
Totals	**$ 107,317,132.00**	**$ 55,611,771.00**



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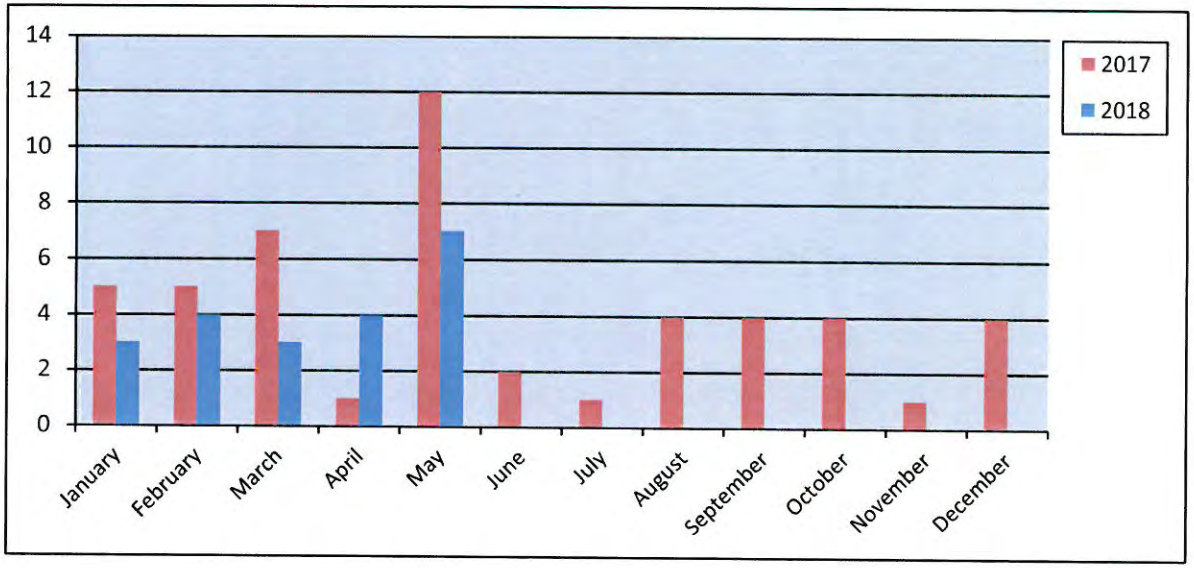
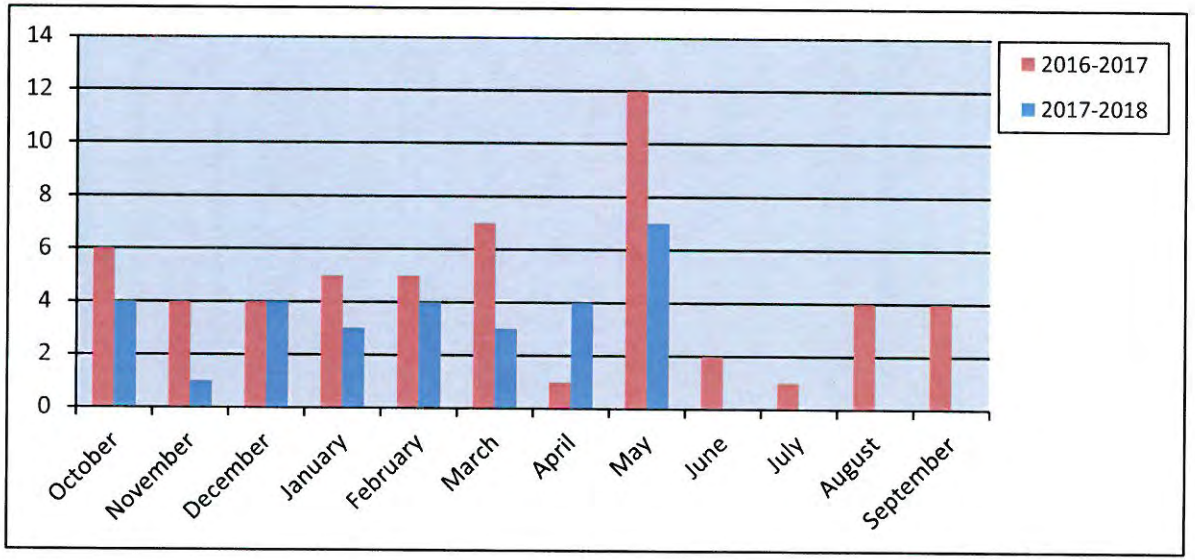
Commercial Remodel Permits Calendar Year

	Year	
	2017	2018
January	5	3
February	5	4
March	7	3
April	1	4
May	12	7
June	2	
July	1	
August	4	
September	4	
October	4	
November	1	
December	4	
Totals	**50**	**21**



Commercial Remodel Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	6	4
November	4	1
December	4	4
January	5	3
February	5	4
March	7	3
April	1	4
May	12	7
June	2	
July	1	
August	4	
September	4	
Totals	**55**	**30**



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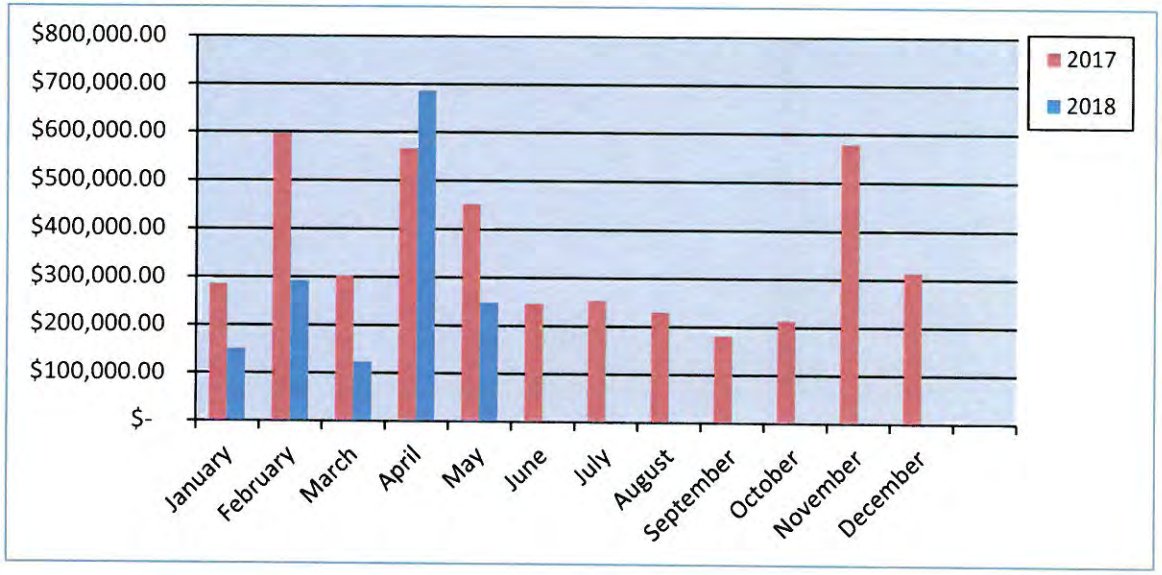
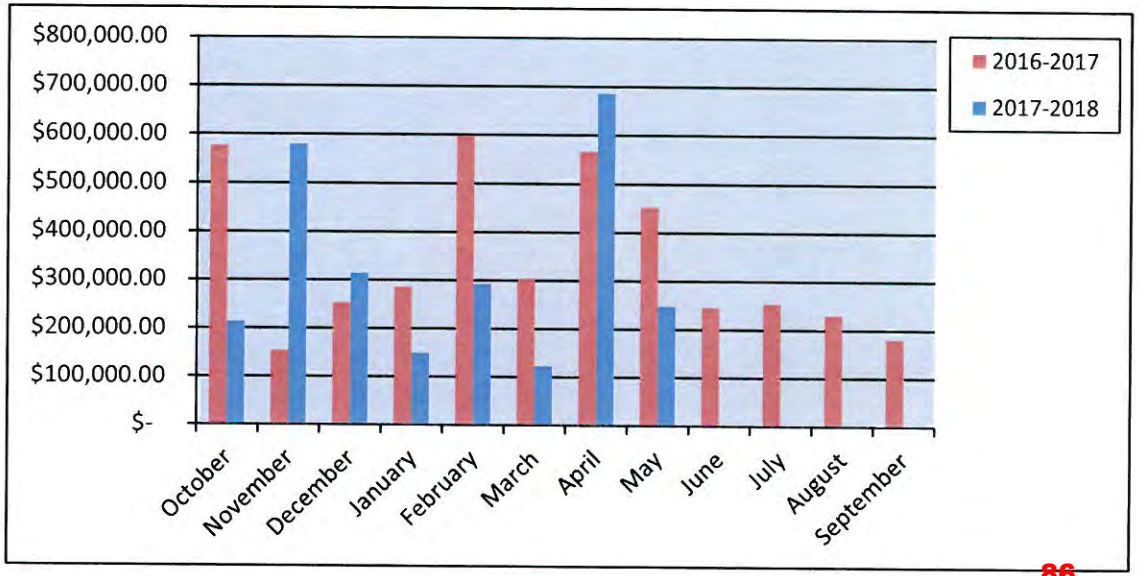
Total Fees Collected Calendar Year

Year	2017	2018
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	$ 291,324.78
March	$ 302,406.79	$ 122,271.28
April	$ 566,291.24	$ 686,154.89
May	$ 451,389.66	$ 247,465.55
June	$ 244,930.08	
July	$ 252,374.52	
August	$ 229,266.56	
September	$ 180,561.41	
October	$ 212,560.59	
November	$ 579,208.80	
December	$ 313,423.19	
Totals	**$ 4,213,035.44**	**$ 1,496,305.04**



Total Fees Collected Fiscal Year

Year	2016-2017	2017-2018
October	$ 576,222.20	$ 212,560.59
November	$ 152,701.44	$ 579,208.80
December	$ 251,265.83	$ 313,423.19
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	$ 291,324.78
March	$ 302,406.79	$ 122,271.28
April	$ 566,291.24	$ 686,154.89
May	$ 451,389.66	$ 247,465.55
June	$ 244,930.08	
July	$ 252,374.52	
August	$ 229,266.56	
September	$ 180,561.41	
Totals	**$ 4,088,032.33**	**$ 2,601,497.62**



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City of Rockwall
PERMITS ISSUED
For the Period 5/1/2018 thru 5/31/2018

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0001 01/03/2018 05/14/2018	CO BUSINESS Active	2067 Summer Lee Dr 105 3809-000A-0002-00-0R Sideways BBQ LLC	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Josh Deaton / Jeff Cassar	2067 Summer Lee Dr., Rockwall, TX 75032	(972) 670-3970
BUS OWNER	Josh Deaton / Jeff Cassar	2067 Summer Lee Dr., Rockwall, TX 75032	(972) 670-3970
OWNER	MARIAH, BAY DEVELOPM	, ROCKWALL, TX 75087-0369	

CO2018-0038 03/15/2018 05/10/2018	CO INTERIOR Active	876 W Rusk St 5228-000A-0003-00-0R City Nails	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Thanh Van Nguyen	2854 Beltline Rd., Garland, TX 75042	
BUS OWNER	Thanh Van Nguyen	876 W Rusk St., Rockwall, TX 75087	
OWNER	SMYRNA, LAND CO LTD	C/O GRACE DEV INC, NASHVILLE, TN 37203	

CO2018-0051 05/02/2018 05/11/2018	CO BUSINESS Active	2091 Summer Lee Dr 101 3809-000A-0002-00-0R My Spa & Laser Center	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Chrissy Stinson	2091 Summer Lee Dr. Suite 101, Rockwall, TX 75032	(214) 557-2096
BUS OWNER	Chrissy Stinson	2091 Summer Lee Dr. Suite 101, Rockwall, TX 75032	(214) 557-2096
BUSINESS	My Spa & Laser Center	2091 Summer Lee Dr. Suite 101, Rockwall, TX 75032	(972) 722-1199
OWNER	PA Harbor Retail, LLC	8222 Douglas Ave., Dallas, TX 75225	(214) 526-6262

CO2018-0056 05/09/2018 05/11/2018	CO INTERIOR Active	2313 Ridge Rd. 105 4340-0001-0001-E0-0R Summit Funding, Inc.	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Global Advance, Inc.	2313 Ridge Rd #101, Rockwall, TX 75087	(972) 771-9042
BUS OWNER	Todd Scrima	2241 Harvard St #200, Sacramento, CA 95815	(916) 571-3000
OWNER	Global Advance, Inc.	2313 Ridge Rd #101, Rockwall, TX 75087	(972) 771-9042

Total Valuation: **0.00**
Total Fees: **301.50**
Total Fees Paid: **301.50**

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Key Projects:

(1) **Asset Management Software**. Server changes, ID Tool Log-in Issue, HTTPS cut-over

(2) **Outside Agencies / Citizens**. Rockwall County GIS, TXDOT, NCTCOG, GACON-JEA Hydro

(3) **Engineering/Public Works**. ADA Curb Ramp data,

(4) **Parks Department**. Park District 17 Calc's, July 4th Event Maps, COM-LI zoned properties map

(5) **Planning Department**. Annexation data, Marketing Exhibits, Sexually oriented businesses zone map, For and Against maps, Takeline maps, Case assistance, Comp Plan Project calc's, location maps and changes,

(6) **GIS**. 911 Addressing, NCTCOG NG911 (Sync) Replica / State QC, Cityworks PLL Meeting, GPS data collection, Budget, GIS Technician Interviews, New iMap & tools, New DT Map build, Security improvements online apps, Community Maps program

(7) **Police / Fire.** NWS Update, Road Mileage 10yr comparison

(8) **Admin / CMO / Internal Ops.-** Citywide Multi-Family Maps and Calc's, Cell Tower Map, City owned properties map, Logo concepts

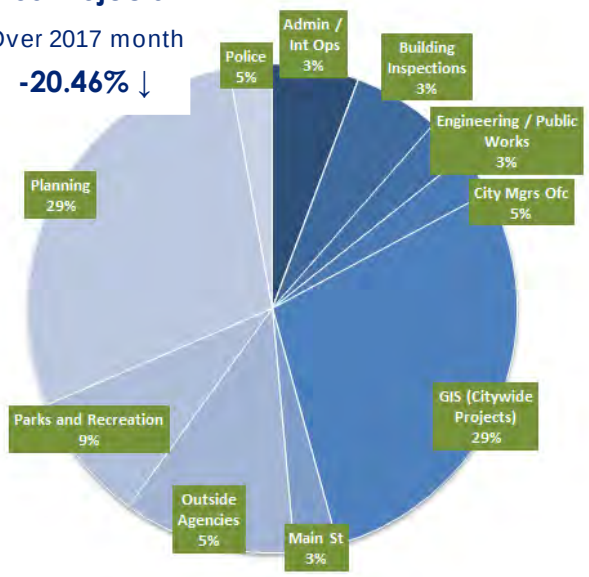
(9) **Main Street-** Downtown sign ordinance map

Monthly Project Request by Department:

35 Projects

Over 2017 month

-20.46% ↓



Admin / HR / Internal Ops	2
Building Inspections	0
Citizen Request	0
City Council	0
City Manager's Office	2
Neighborhood Improvement Services	0
Engineering / Public Works	1
Finance / Utility Billing	0
Fire Department	1
GIS (Citywide Projects)	10
IT	0
Main Street Program	1
Outside Agencies	4
Parks and Recreation	3
Planning	10
Police Department	1
REDC	0
Total	**35**

GIS Project Request *(Year to Year)*:



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Rockwall Police Department
Harbor District Call For Service
May 2018

Incident Number	Date	Time	Common Name	Incident Type	Incident CFS Disposition
2018-00014266	05/05/2018	11:30:17	The Harbor	Criminal Mischief	No Report
2018-00014166	05/04/2018	16:43:53	Cinemark Movies 12	Criminal Trespass	Report
2018-00014058	05/03/2018	20:12:01	The Harbor	Disorderly Conduct	Arrest
2018-00015559	05/16/2018	19:24:58	Hilton	Disturbance	No Report
2018-00016672	05/24/2018	21:42:33	Hilton	Disturbance	No Report
2018-00016960	05/27/2018	00:38:38	Southside BBQ	Disturbance	No Report
2018-00017139	05/28/2018	21:48:57	Hilton	Follow Up	No Report
2018-00015346	05/14/2018	20:18:36	Glorias Restaurant	Intoxicated	Unable to Locate
2018-00016369	05/22/2018	23:44:52	Cinemark Movies 12	Investigation	No Report
2018-00017362	05/30/2018	19:57:28	Cinemark Movies 12	Investigation	No Report
2018-00014991	05/11/2018	18:06:07	Cinemark Movies 12	Investigation	Report
2018-00014432	05/07/2018	03:13:08	Hilton	Investigation	No Report
2018-00014889	05/10/2018	21:13:42	Hilton	Investigation	Report
2018-00014922	05/11/2018	03:15:55	The Harbor	Investigation	No Report
2018-00015835	05/18/2018	20:15:10	The Harbor	Investigation	Citation
2018-00014094	05/04/2018	01:51:11	The Harbor	Investigation	No Report
2018-00014497	05/07/2018	19:04:09	The Harbor	Investigation	No Report
2018-00016768	05/25/2018	15:10:45	The Harbor	Investigation	Report
2018-00017395	05/31/2018	04:56:42	Hilton	Missing Person	No Report
2018-00015714	05/17/2018	20:49:25	The Harbor	Missing Person	No Report
2018-00017135	05/28/2018	20:08:08	The Harbor	Motor Vehicle Theft	Report
2018-00014323	05/05/2018	21:07:15	Cinemark Movies 12	Property	No Report
2018-00015876	05/19/2018	00:16:03	The Harbor	Property	No Report
2018-00017025	05/27/2018	20:14:20	The Harbor	Public Intoxication	Arrest
2018-00016681	05/24/2018	23:17:56	Cinemark Movies 12	Suspicious Activity	Unable to Locate
2018-00015734	05/18/2018	02:59:48	Hilton	Suspicious Activity	Unable to Locate
2018-00015625	05/17/2018	10:15:24	Hilton	Theft	No Report
2018-00015106	05/12/2018	21:05:07	Three Sheets	Welfare Concern	No Report

Common Name	
Cinemark Movies 12	6
Glorias	1
Hilton	8
Southside BBQ	1
The Harbor	11
Three Sheets	1
	28

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DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	14	14	0	100%
ADMINISTRATIVE SERVICES	1	1	0	100%
AIRPORT	8	8	0	100%
ANIMAL SERVICES	6	6	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	1	1	0	100%
ENGINEERING	0	0	0	0%
FINANCE	1	1	0	100%
FIRE DEPARTMENT	8	8	0	100%
INTERNAL OPERATIONS	135	135	0	100%
MUNICIPAL COURT	6	6	0	100%
PARKS & RECREATION	29	29	0	100%
PLANNING & ZONING	0	0	0	0%
POLICE DEPARTMENT	47	47	0	100%
PUBLIC WORKS	4	4	0	100%
UTILITY BILLING	0	0	0	0%
TOTAL	260	260	0	100%

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Rockwall Police Department

Monthly Activity Report

May-2018

ACTIVITY	CURRENT MONTH MAY	PREVIOUS MONTH APRIL	YTD 2018	YTD 2017	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	1	0	1	0	**100.00%**
Sexual Assault	2	0	4	5	**-20.00%**
Robbery	2	1	3	3	**0.00%**
Aggravated Assault	1	1	7	12	**-41.67%**
Burglary	7	1	16	30	**-46.67%**
Larceny	68	46	277	237	**16.88%**
Motor Vehicle Theft	4	7	20	16	**25.00%**
TOTAL PART I	**85**	**56**	**328**	**303**	**8.25%**
TOTAL PART II	**165**	**148**	**780**	**781**	**-0.13%**
TOTAL OFFENSES	**250**	**204**	**1108**	**1084**	**2.21%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	18	12	72	91	**-20.88%**
D.W.I.	26	22	97	80	**21.25%**
ARRESTS					
FELONY	26	24	156	149	**4.70%**
MISDEMEANOR	74	80	356	386	**-7.77%**
WARRANT ARREST	20	16	62	79	**-21.52%**
JUVENILE	4	10	31	48	**-35.42%**
TOTAL ARRESTS	**124**	**130**	**605**	**662**	**-8.61%**
DISPATCH					
CALLS FOR SERVICE	1426	1366	6648	7525	**-11.65%**
ACCIDENTS					
INJURY	10	15	65	85	**-23.53%**
NON-INJURY	58	47	256	275	**-6.91%**
FATALITY	0	1	1	3	**-66.67%**
TOTAL	**68**	**63**	**322**	**363**	**-11.29%**
FALSE ALARMS					
RESIDENT ALARMS	59	80	331	290	**14.14%**
BUSINESS ALARMS	100	128	604	628	**-3.82%**
TOTAL FALSE ALARMS	**159**	**208**	**935**	**918**	**1.85%**
Estimated Lost Hours	**104.94**	**137.28**	**617.1**	**605.88**	**1.85%**
Estimated Cost	**$2,496.30**	**$3,265.60**	**$14,679.50**	**$14,412.60**	**1.85%**

ROCKWALL NARCOTICS UNIT

Number of Cases	**1**
Arrests	**1**
Arrest Warrants	**1**
Search Warrants	**1**
Seized	
Methamphetamine	25 Kilograms
Heroin	12.5 Kilograms
Weapon	1
Money	$20,000

Rockwall Police Department

Dispatch and Response Times

May 2018

Police Department

	Average Response Time	
Priority 1		Number of Calls **85**
Call to Dispatch	0:01:19	
Call to Arrival	0:06:05	
% over 7 minutes	26%	

	Average Response Time	
Priority 2		Number of Calls **253**
Call to Dispatch	0:03:09	
Call to Arrival	0:10:33	
% over 7 minutes	57%	

	Average Response Time	
Priority 3		Number of Calls **65**
Call to Dispatch	0:05:58	
Call to Arrival	0:12:19	
% over 7 minutes	48%	

Average dispatch response time goals are as follows:
Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

Fire Department

	Average Response Time	
Call to Dispatch	0:01:55	Number of Calls **141**
Call to Arrival	0:07:45	

Overages

Incident No.	Date	Time Rec'd	Call Type	Time Disp	Resp Time	Reason

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PARTICIPATION



FISHING DERBY:
56 PARTICIPANTS



CORNHOLE TOURNY:
22 PARTICIPANTS



FOUNDERS DAY FESTIVAL : 8,000 ATTENDEES
JOSH ABBOTT BAND

MONTHLY OVERVIEW	*MAY '18*
Part Time Labor Hours	**418.5**
Program Offerings	**14**
Program Participants	**181**
Resident Participants	**127**
Non-Resident Participants	**54**
Programs that Made	**13**
Cancelled Programs	**1**
% of Programs Cancelled	**13%**

FEE BASED RESIDENT VS NON-RESIDENT

13 programs

70% **30%**

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VOLUNTEER IN THE PARKS (V.I.P.)



BUTTERFLY GARDEN WORK DAYS

TOTAL # OF VOLUNTEER HOURS

# OF VOLUNTEERS	10
# OF VOLUNTEER HOURS	2.5

25

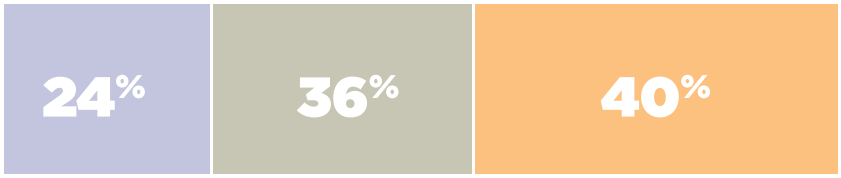


HMCC	MAY '18
Time Blocks Rented	67
Monthly Revenue	$2520

HMCC RENTAL ACTIVITY BY TIME BLOCK

67 Rentals

6 - 11 AM | 11 AM - 5 PM | 5 - 11 PM



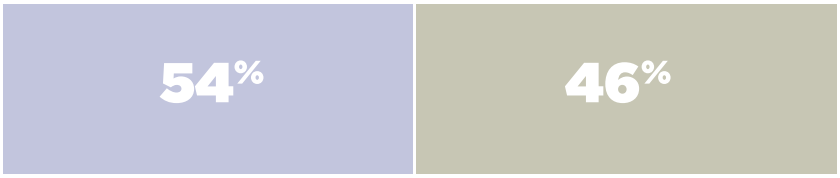


PAVILIONS	MAY '18
Time Blocks Rented	108
Monthly Revenue	$4320

PAVILION RENTAL ACTIVITY BY TIME BLOCK

108 Rentals

6 AM - 3 PM | 3 - 11 PM



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PARKS



FACILITY MANAGEMENT:

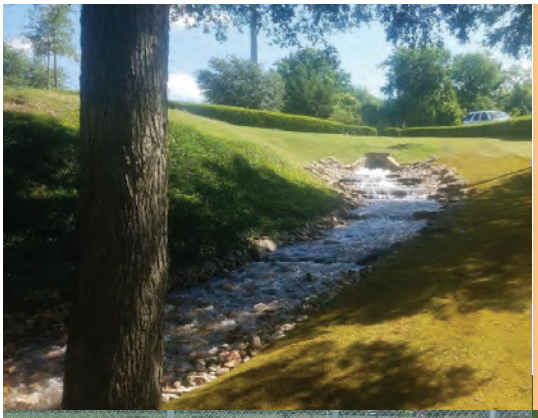
Emerald Bay Park pond dredging to eliminate soil and algae build up in water.

PROJECT:

Brick paver replacement in sidewalks to complete square renovation project.

PROJECT:

Drainage channel alignment and beautification at City Hall



FACILITY EVENT SUPPORT:

Back the Blue tournament at Tuttle





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MARKETING

FACEBOOK PAGE LIKES

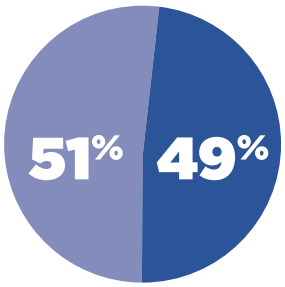
	GAIN OR LOSS
APR	+77
MAY	+287

TOTAL LIKES THRU 5/31/2018

Like **10,717**

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

	ACCOUNTS	GAIN OR LOSS
APR	5854	+147
MAY	6381	+527



RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

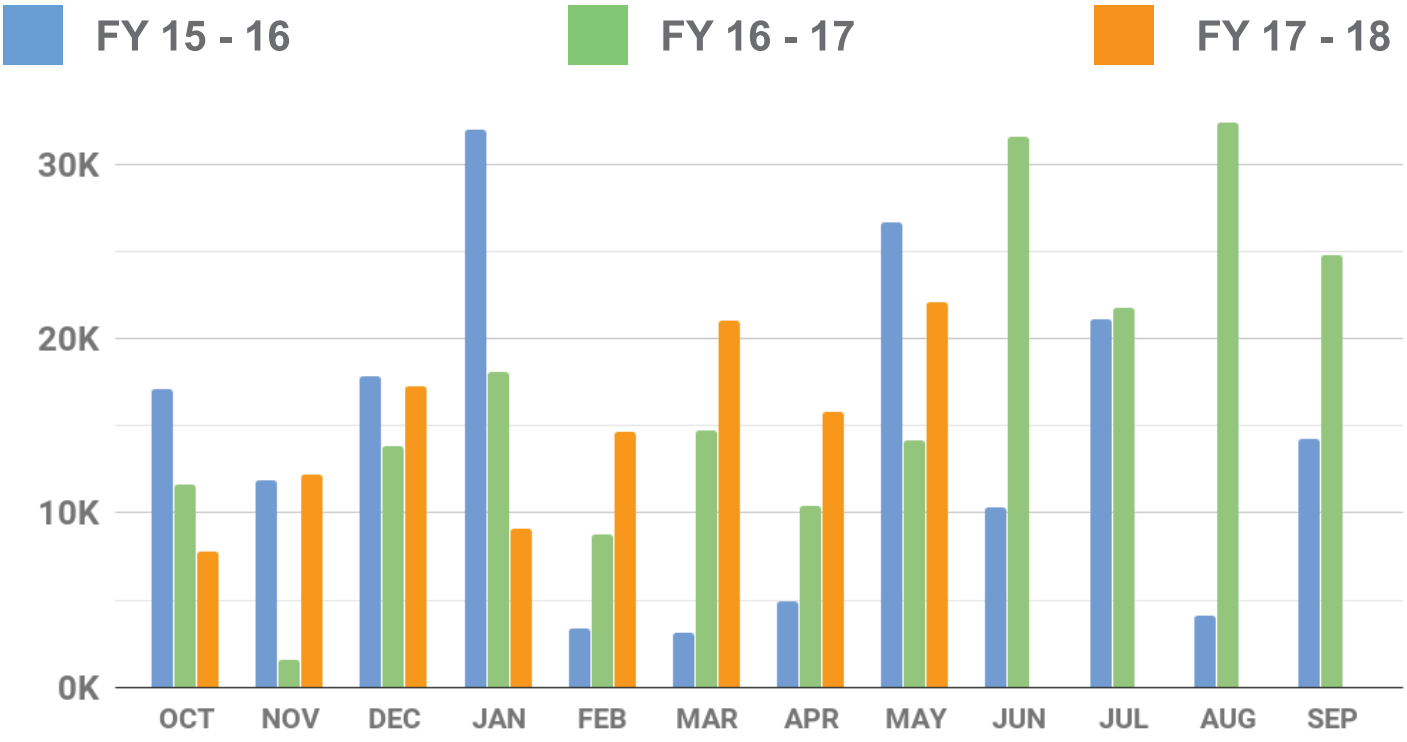
PLAYROCKWALL.COM

PAGEVIEWS Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of May 2018.	161,000
SESSIONS Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com	35,009
USERS Visitors to playrockwall.com	23,399

REVENUE

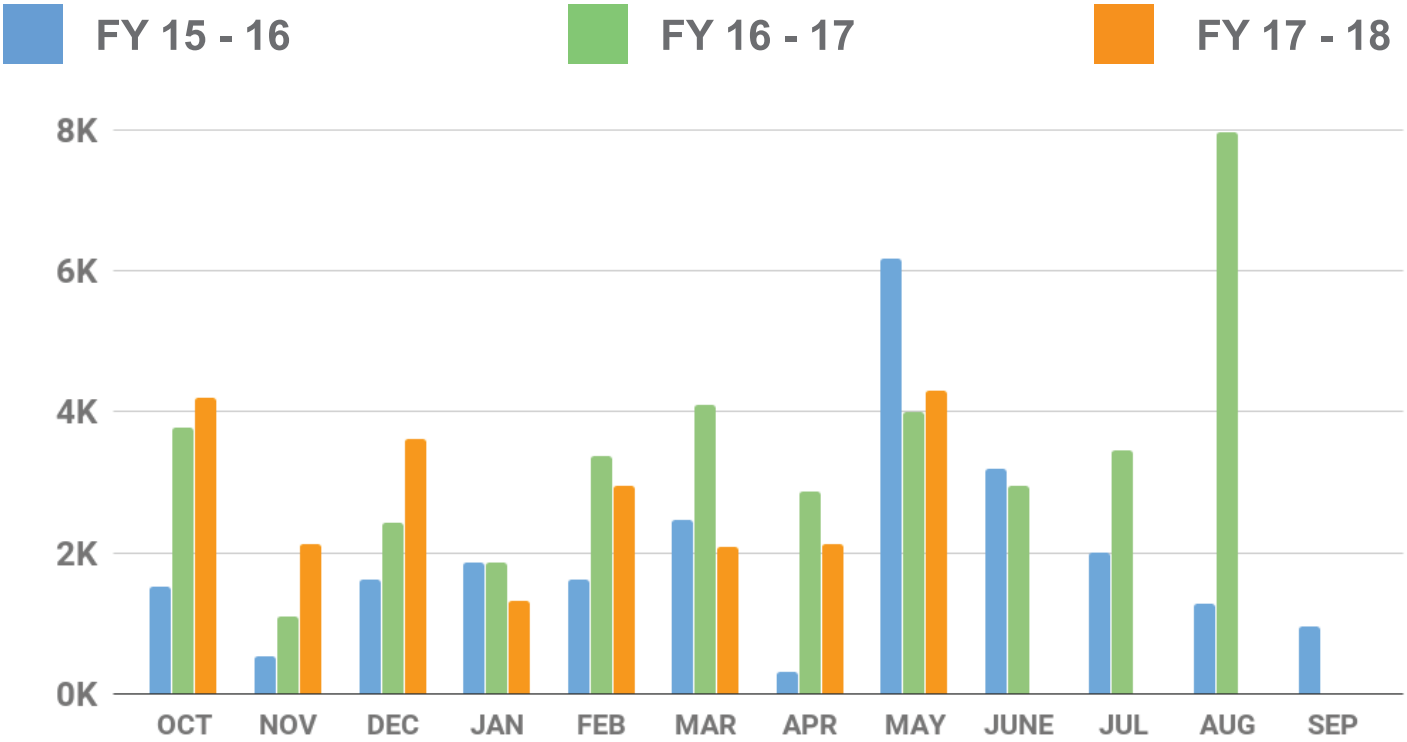
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



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Rockwall Adoption Center

2018 Animal Statistics

	ADOPTIONS	RESCUED	RETURN TO OWNER	EUTHANIZED	1045*	INTAKES	DISPOSITIONS	LIVE
	Total—Average	Total-Average	Total—Average	Total—Average	Total-Average			OUTCOME
Jan '18	75-78%	7-7%	11-12%	0-0%	0-0%	112	95	**97%**
Feb '18	90-69%	15-12%	23-18%	2-1%	0-0%	121	130	**99%**
March '18	63-56%	15-13%	28-25%	3-3%	3-3%	110	112	**94%**
April '18	52-60%	8-1%	22-25%	4-1%	0-0%	90	87	**86%**
May '18	80-63%	20-16%	19-15%	2-2%	6-5%	137	127	**94%**
June '18								
July '18								
August '18								
September '18								
October '18								
November '18								
December '18								

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Rockwall Animal Adoption Center

PROFIT AND LOSS

May 2018

	TOTAL
Income	
4000 - City of Rockwall	99,434.55
4100 - Adoption Fee	
4111 Adoption Fee - Dog	3,105.00
4112 Adoption Fee - Cat	2,685.00
Total 4100 - Adoption Fee	**5,790.00**
4200 - Impound Fee	760.00
4300 - Owner Surrender	690.00
4350 - Quarantine Fee	300.00
4650 - Medical	752.50
4700 - General Donations	6,162.42
Total Income	**$113,889.47**
GROSS PROFIT	**$113,889.47**
Expenses	
5200 - Shelter Expense	
5203 - Medication	6,026.96
5209 - Shelter Supplies	1,160.28
5210 - Cleaning	170.00
5220 - Truck Maintenance	334.32
Total 5200 - Shelter Expense	**7,691.56**
5215 - Insurance	408.10
5300 - Veterinary Expense	6,709.47
5400 - Professional Services	2,083.34
65000 5000 - Administative Expense	
5004 - Paypal/Intuit fee	350.30
5005 - Postage	20.90
5006 - Bank Fees	160.01
5040 - Retirement srvs - 401K	254.00
5050 - Payroll	21,485.74
5055 - Payroll Tax	1,673.55
5056 - 401K Employer/Healthcare	706.64
5099 - Misc	1,275.44
65030 5003 - Printing and Copying	579.98
65040 5001 - Supplies	154.56
65050 5060 -Telephone, Telecomm	240.00
Total 65000 5000 - Administative Expense	**26,901.12**
Total Expenses	**$43,793.59**
NET OPERATING INCOME	**$70,095.88**
NET INCOME	**$70,095.88**

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ROCKWALL FIRE Department

Monthly Report

May 2018

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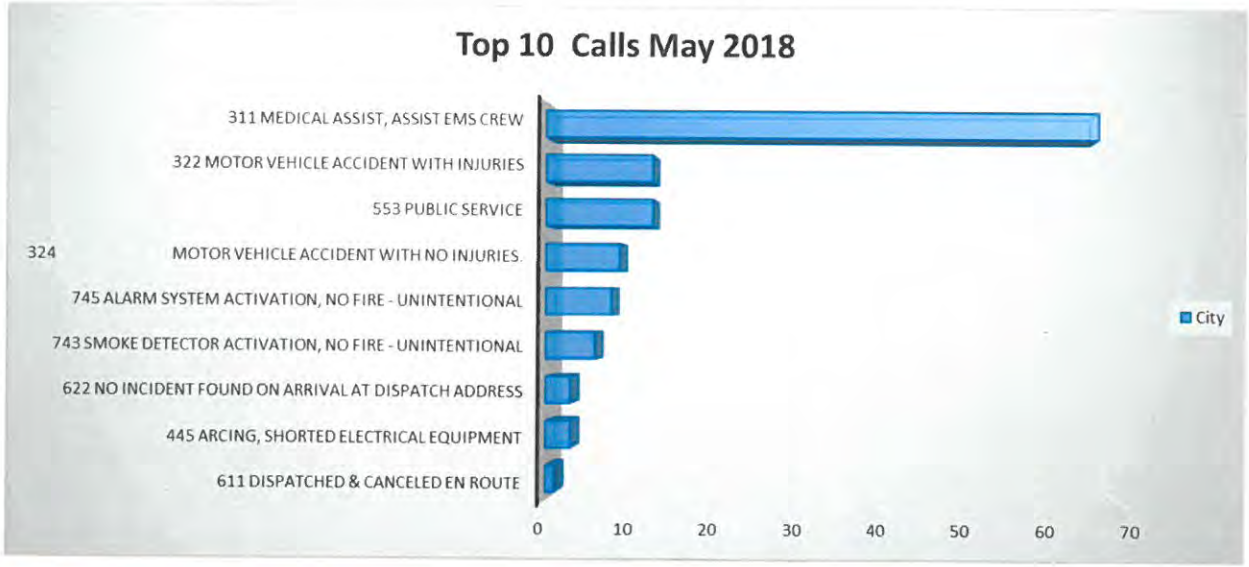
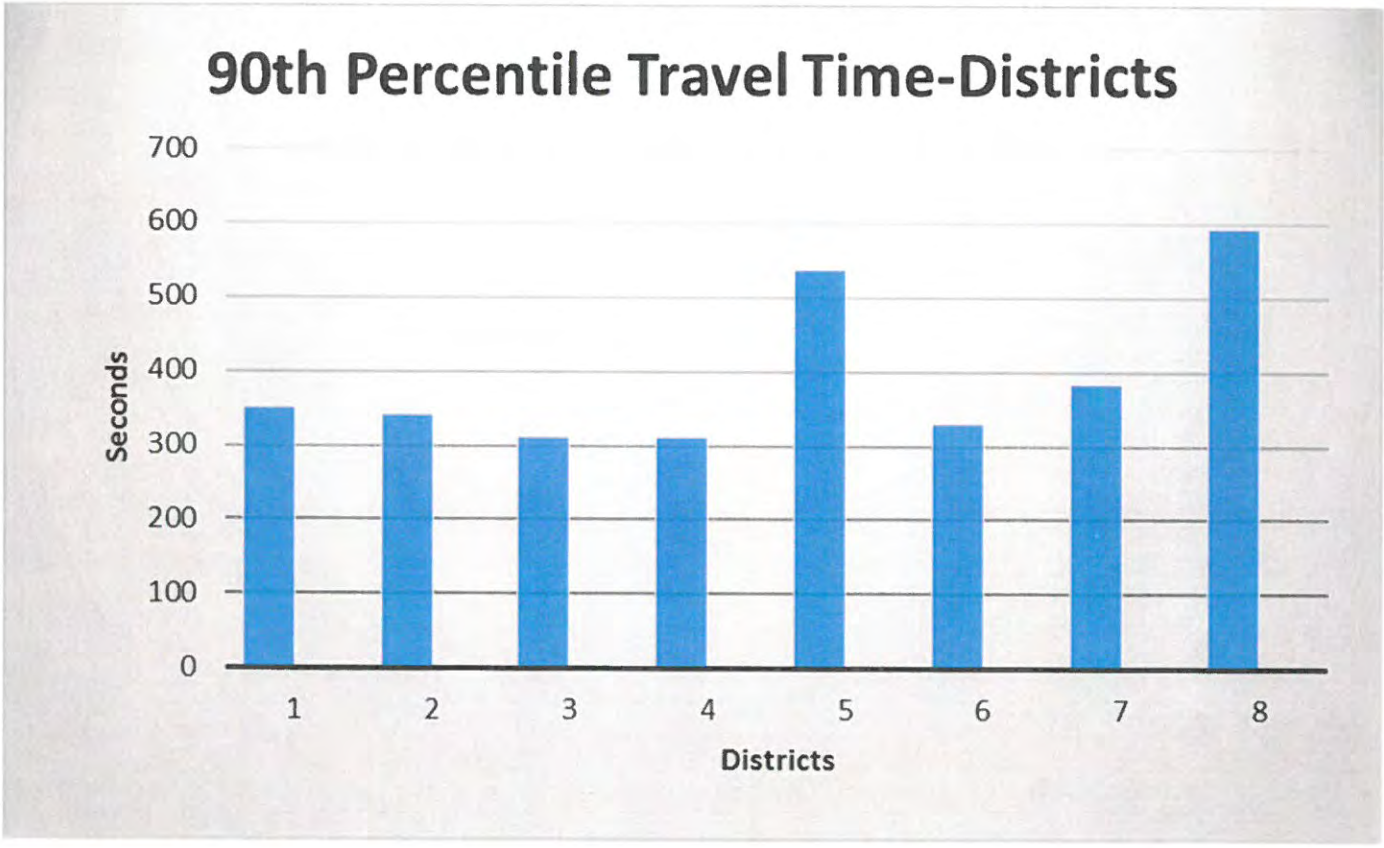
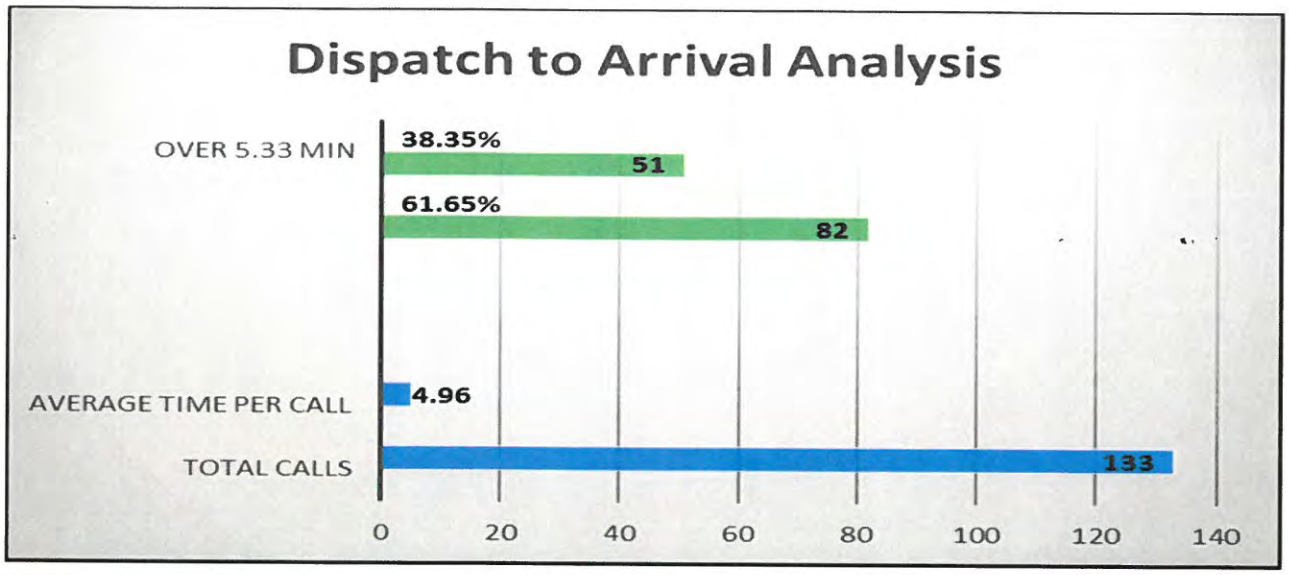


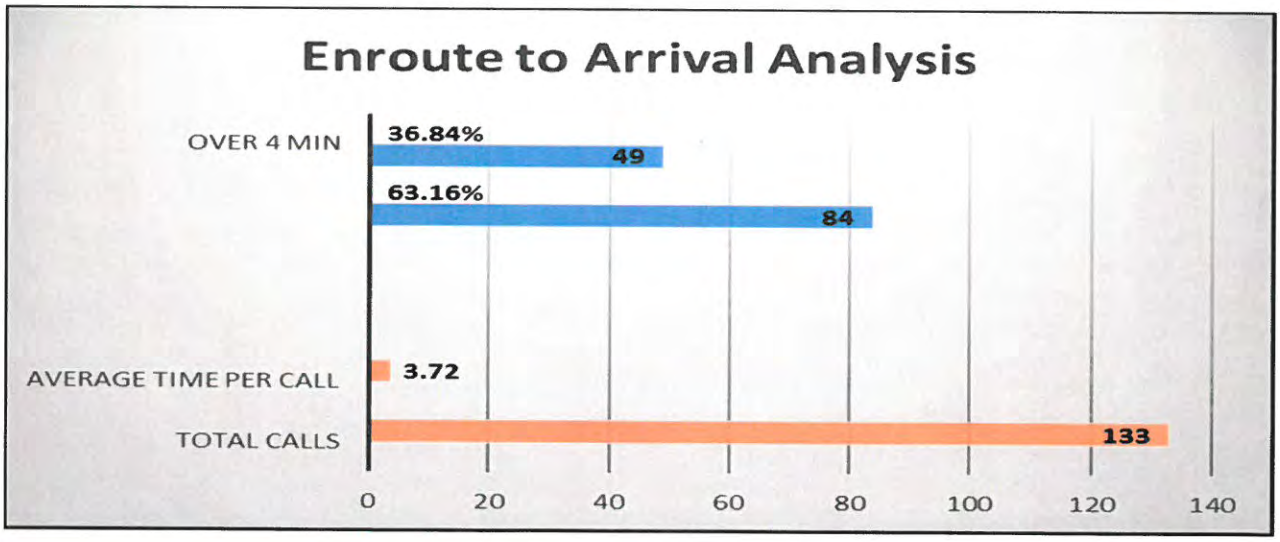
May 2018- All Calls				
Situation Type	Automatic aid received	Mutual aid given	Mutual aid received	City
111 Building fire	1		1	1
132 Road freight or transport vehicle fire (Commercial Vehicles)				1
143 Grass fire				1
311 Medical assist, assist EMS crew				67
322 Motor vehicle accident with injuries				13
324Motor vehicle accident with no injuries.				9
331 Lock-in (if lock out , use 511)				1
352 Extrication of victim(s) from vehicle				1
412 Gas leak (natural gas or LPG)				7
442 Overheated motor				1
444 Power line down				4
445 Arcing, shorted electrical equipment				3
462 Aircraft standby				1
550 Public service assistance, other				3
553 Public service				13
600 Good intent call, other				2
611 Dispatched & canceled en route				1
622 No incident found on arrival at dispatch address				3
631 Authorized controlled burning				1
651 Smoke scare, odor of smoke	1			1
671 HazMat release investigation w/no HazMat				1
714 Central station, malicious false alarm				1
732 Extinguishing system malfunction (activation)				1
733 Smoke detector activation due to malfunction				6
735 Alarm system sounded due to malfunction				5
736 CO detector activation due to malfunction				3
743 Smoke detector activation, no fire - unintentional				6
745 Alarm system activation, no fire - unintentional				8
746 Carbon monoxide detector activation, no CO				1
118 Trash or rubbish fire, contained				1
140 OTHER Natural vegetation fire				1
341 Search for person on land				1
353 Removal of victim(s) from stalled elevator				1
360 Water & ice-related rescue, other		1		
411 Gasoline or other flammable liquid spill				2
413 Oil or other combustible liquid spill				1
463 Vehicle accident, general cleanup				1
522 Water or steam leak				1
561 Unauthorized burning				3
721 Bomb scare - no bomb				1
730 System malfunction, other				2
731 Sprinkler activation due to malfunction				3
741 Sprinkler activation, no fire - unintentional				2
911 Citizen complaint				1
Grand Total	**2**	**1**	**1**	**187**
Combined Total				**191**

Travel Time Analysis-*By District* (No Mutual Aid)		Total Number of Calls	Average Drive Time Minutes	Percent of Runs per Station
% 4 min or less	All Code 3 calls including EMS			
	100s with Station 1			
79%	On Scene in 4.0 minutes or less	42	3.47	31.58%
	200s with Station 2			
69%	On Scene in 4.0 minutes or less	46	3.73	34.59%
	300s with Station 3			
27%	On Scene in 4.0 minutes or less	14	4.18	10.53%
	400s with Station 4			
63%	On Scene in 4.0 minutes or less	17	3.44	12.78%
	500s w/out Station			
20%	On Scene in 4.0 minutes or less	4	5.85	3.01%
	600s w/out Station			
20%	On Scene in 4.0 minutes or less	3	4.97	2.26%
	700s w/out Station			
17%	On Scene in 4.0 minutes or less	6	5.12	4.51%
	800s w/out Station			
0%	On Scene in 4.0 minutes or less	1	9.88	0.75%
	900s w/out Station			
N/A	On Scene in 4.0 minutes or less			
	1000s w/out Station			
N/A	On Scene in 4.0 minutes or less			
	Total Calls	133		





Dispatch to Arrival Analysis-All (No Mutual Aid)				Total Calls
57%	On Scene in	5.3	minutes or less	82
70%	On Scene in	6.0	minutes or less	96
83%	On Scene in	7.0	minutes or less	114
90%	On Scene in	8.0	minutes or less	124
91%	On Scene in	9.0	minutes or less	126
96%	On Scene in	15.0	minutes or less	133



Enroute to Arrival Analysis-All (No Mutual Aid)				Total Calls
61%	On Scene in	4.0	minutes or less	84
78%	On Scene in	5.0	minutes or less	107
86%	On Scene in	6.0	minutes or less	119
89%	On Scene in	7.0	minutes or less	123
91%	On Scene in	8.0	minutes or less	126
96%	On Scene in	15.0	minutes or less	133

Total Dollar Losses

May 2018

City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 06/14/2018 10:47
Login ID: rck\sdean
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$56,434.00	$0.00	$0.00	$154,494.00	$156,307.68
Total Content Loss:	$36,260.40	$0.00	$0.00	$96,496.40	$89,731.82
Total Property Pre-Incident Value:	$281,170.00	$0.00	$0.00	$379,230.00	$697,979.15
Total Contents Pre-Incident Value	$176,302.00	$0.00	$0.00	$235,138.00	$417,438.49
Total Losses:	$92,694.40	$.00	$.00	$250,990.40	$92,694.40
Total Value:	$457,472.00	$.00	$.00	$614,368.00	$1,115,417.64

Fire Marshal Division

Monthly Report - May 2018

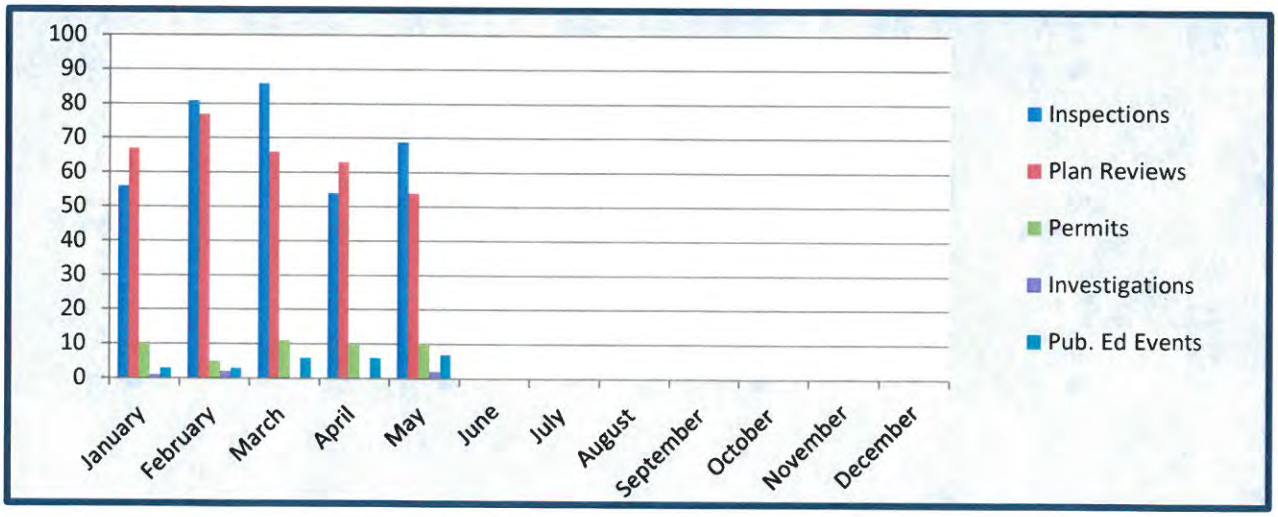
Inspection Status Report	
Finaled Inspections	39
Pending Inspections	30
Total for the Month	**69**

Fire Investigations Status Report	
Active Investigations	0
Closed Investigations	2
Total for the Month	**2**

Plan Review Report	
CO	13
COMM	38
Signage	1
Special Event	1
TCO	1
Total for the Month	**54**

Fire Permit Report	
Fire Alarm	1
Fire Sprinkler	4
Tents	1
Underground Tank	1
Underground Sprinkler	3
Total for the Month	**10**

Public Education Events	
Total for the Month	**7**



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STAR TRANSIT
Phone: 877-631-5278 | **Fax:** 972-563-0048 | **Website:** STARtransit.org
PO Box 703 | Terrell | TX 75160

June 6, 2018

To: City of Rockwall

From: Ashley Ando, Grant Director

Re: May 2018 Demand and Response Ridership Report

TRIP INFORMATION:

MONTH	NO. OF SERVICE DAYS	TRIPS
MAY	22	1,884

Non-Service Days: May 28th

NO. OF TRIPS	PURPOSE
3	Education
0	Government
109	Medicaid
282	Medical
23	Nutrition (Senior Center)
1,070	Other (adult-day care, beauty salon, friend's homes, etc.)
225	Shopping
172	Work

MAY UNDUPLICATED PASSENGERS
120
YEAR TO DATE UNDUPLICATED PASSENGERS
364

Adjusted Trip Total	901

*Trip Totals without Contracts or Medicaid

> = 60	502
DIS >60	164
	666
% E & D Trip Total	74%

FY 2018 TOTAL DEMAND AND RESPONSE TRIPS TO DATE: **15,163**
(FY 2018-SEPTEMBER 1, 2017 -AUGUST 31, 2018)

PRIOR YEAR: MAY 2017 TRIP TOTAL= 818 (130% INCREASE)

ROCKWALL CITY	1Q	2Q	3Q	4Q	*PURPOSE TOTALS*
EDU	14	2	24	0	*40*
GOV	6	2	2	0	*10*
MDE	215	254	249	0	*718*
MED	752	489	782	0	*2,023*
NUT	152	71	89	0	*312*
OTH	3,583	2,362	3,600	0	*9,545*
SHP	405	161	514	0	*1,080*
WORK	576	413	446	0	*1,435*
	5,703	3,754	5,706	0	*15,163*

ROCKWALL CITY	**Sep-17**	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**
(UPT) Unlinked Passenger Trips	1,970	2,146	1,587	1,145	1,335	1,274	2,060	1,762	1,884				**15,163**
EDU	7	6	1	0	2	0	8	13	3				**40**
GOV	4	0	2	2	0	0	2	0	0				**10**
MDE	69	78	68	91	71	92	72	68	109				**718**
MED	267	267	218	139	174	176	242	258	282				**2,023**
NUT	33	74	45	22	26	23	26	40	23				**312**
OTH	1,205	1,365	1,013	699	863	800	1,465	1,065	1,070				**9,545**
SHP	159	162	84	72	46	43	117	172	225				**1,080**
WORK	226	194	156	120	153	140	128	146	172				**1,435**
TOTAL DR TRIPS	**1,970**	**2,146**	**1,587**	**1,145**	**1,335**	**1,274**	**2,060**	**1,762**	**1,884**	**0**	**0**	**0**	**15,163**
									0				

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**
Medicaid	69	78	68	91	71	92	72	68	109	0	0	0	**718**
Lakepointe Church Contract	894	1,052	676	417	550	493	1,166	818	874				**6,940**
Nursing Home Contracts	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Charters	0	0	0	0	0	0	0	0	0	0	0	0	
	963	*1,130*	*744*	*508*	*621*	*585*	*1,238*	*886*	*983*	*0*	*0*	*0*	***7,658***

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**
Adjusted Trip Total	1,007	1,016	843	637	714	689	822	876	901	0	0	0	**7,505**
	*Trip Totals without Contracts or Medicaid												

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**
> = 60	550	645	491	309	338	350	457	480	502				**4,122**
DIS <60	231	256	214	181	229	170	169	201	164				**1,815**
	781	*901*	*705*	*490*	*567*	*520*	*626*	*681*	*666*	*0*	*0*	*0*	***5,937***
% of Adjusted Trip Total	78%	89%	84%	77%	79%	75%	76%	78%	74%	#DIV/0!	#DIV/0!	#DIV/0!	

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**
GENERAL PUBLIC	226	115	138	147	147	169	196	195	235	0	0	0	**1,568**
% of Adjusted Total	22%	11%	16%	23%	21%	25%	24%	22%	26%	#DIV/0!	#DIV/0!	#DIV/0!	

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-17**	**TOTALS**
DOS	20	22	20	19	22	19	21	21	22				186
NoShow/Cancel	504	600	709	565	673	519	566	585	617			565	5903
UNDUPLICATED M2M	122	132	115	98	101	114	116	111	120				1029
UNDUPLICATED YTD	-	168	195	227	254	280	308	333	364				2129
			27	*32*	*27*	*26*	*28*	*25*	*31*	*-364*	*0*	*0*	
	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-17**	**TOTALS**
Subscription Trips	**394**	**449**	**354**	**372**	**430**	**404**	**397**	**462**	**495**				**3757**
Percent Subs of Total Trips	**20%**	**21%**	**22%**	**32%**	**32%**	**32%**	**19%**	**26%**	**26%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	

SUBS Can/NoShow	**104**	**101**	**187**	**209**	**229**	**12**	**201**	**165**	**193**				**1401**
Total Monthly Subs													**0**

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STAR TRANSIT
Phone: 877-631-5278 | **Fax:** 972-563-0048 | **Website:** STARtransit.org
PO Box 703 | Terrell | TX 75160

DATE: June 6, 2018

TO: City of Rockwall

FROM: Ashley Ando, Grant Director

Re: STAR Transit Third Quarter FY 2018 Demand Response

TOTAL TRIPS FOR 3RD QUARTER = 5,706

Days of Service: March 1, 2018 to May 31, 2018
64 Service Days

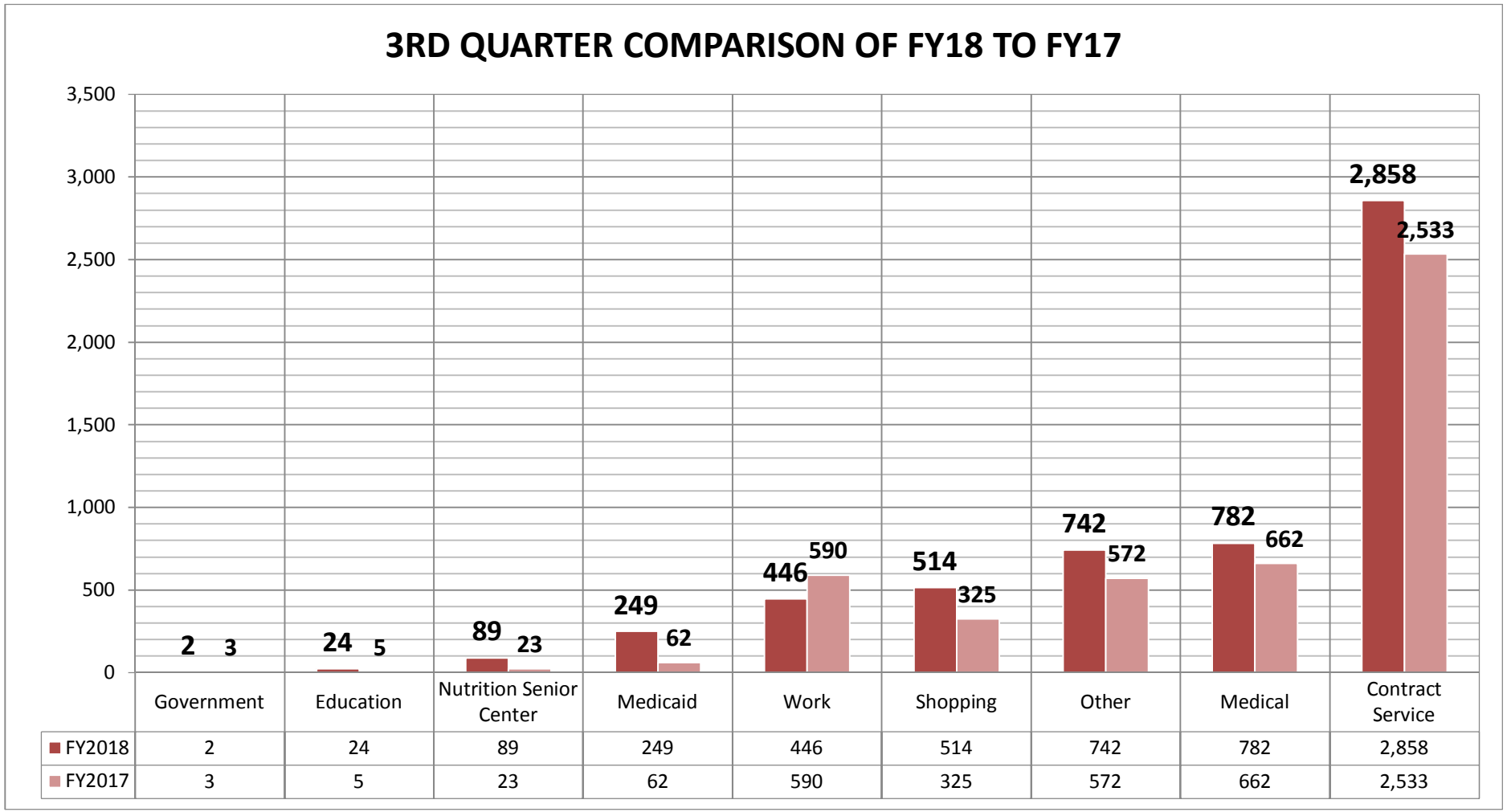
Holidays: 2 Days
March 30th
May 28th

MONTH	NO. OF SERVICE DAYS	TRIPS
MARCH	21	2,060
APRIL	21	1,762
MAY	22	1,884
	64	**5,706**

NO. OF TRIPS	PURPOSE
2,858	CONTRACT
24	EDUCATION
2	GOVERNMENT
249	MEDICAID
782	MEDICAL
89	NUTRITION
742	OTHER
514	SHOPPING
446	WORK

FY 2018 Year to Date Total Rides – **15,163**

Prior Year FY2017 3RD Q Total Rides –2,242 (155% Increase)



	Government	Education	Nutrition Senior Center	Medicaid	Work	Shopping	Other	Medical	Contract Service
FY2018	2	24	89	249	446	514	742	782	2,858
FY2017	3	5	23	62	590	325	572	662	2,533

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Hold work session to discuss and consider establishing a legislative agenda for the city.

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Hold a work session to discuss short-term rentals, and take any action necessary.

Short Term Rentals 12

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Proclamation in memory of Lt. Col. Gomer James Lewis

Proclamation 24

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Consider approval of the minutes from the July 2, 2018 regular city council meeting, and take any action necessary.

07/02 CC Mtg Mins 26

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Consider approval of the hotel occupancy tax subcommittee recommendation for supplemental funding of the Rockwall Summer Musicals in the amount of $3,500 and take any action necessary.

Staff memo 33

Summer Musicals Request 34

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Consider awarding a per unit price bid to EM Construction and authorizing the City Manager to execute a Contract for this secondary concrete repairs contractor in the amount of $75,000 to be funded out of the General Fund Streets Operations Budget, and take any action necessary.

Memo 60

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Consider an amendment extending an existing land lease agreement for a cellular tower with American Towers LLC on City-owned property, authorizing the City Manager to execute the agreement, and take any action necessary.

Am Tower Amend 62

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Consider awarding a per unit price bid to Road Master Striping and authorizing the City Manager to execute a contract for pavement marking services in the amount of $50,000 to be funded out of the General Fund Streets and Drainage Operations Budget, and take any action necessary.

Memo 114

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Consider approval of Change Orders No. 1, 2, and 3 for the total additional contract amount of $28,105.06 with McMahon Contracting, L.P. to be funded by 2016 General Obligation Bonds for the E. Boydstun Avenue & Throckmorton Street Reconstruction Project, and take any action necessary.

Memo . . . 116
Change Orders . . . 117
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Consider approval of the Squabble Creek Lift Station Permanent Bypass Pump and authorize the City Manager to execute a contract with Heritage Constructors, Inc. in an amount of $524,796, to be funded by Water and Sewer Bonds issued in 2016, and take any action necessary.
Memo . . . 122
Bid Tab . . . 123
Bid Recommendation . . . 125
Low Bidder Info . . . 126
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P2018-019 - Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of MCP Residential, LTD for the approval of a final plat for an age/restricted senior living community consisting of 46 single-family lots on a 15.826-acre tract of land identified as Lots 5 & 7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [S. SH-205] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.
P2018-019 . . . 148
Blank Page . . . 153
P2018-021 - Consider a request by John Arnold of the Skorburg Co. on behalf of Gideon Grove Addition 2, LTD for the approval of a final plat for the Gideon Grove Subdivision consisting of 71 single-family residential lots on a 29.182-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.
P2018-021 . . . 154
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Z2018-026 - Hold a public hearing to discuss and consider a request by Tony Osburn of TXHWS, LLC for the approval of an ordinance for a Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF with Drive-Through on a 1.33-acre parcel of land identified as Shafer Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 621 White Hills Drive, and take any action necessary (1st Reading).
Z2018-026 . . . 160
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Z2018-027 - Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC for the approval of an ordinance amending Planned Development District 85 (PD-85) [Ordinance No. 17-55] and approving a zoning change from Agricultural (AG) District to Planned Development District 85 (PD-85) for a 9.789-acre tract of land being a portion of a larger 148.825-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Planned Development District 85 (PD-85) being a 37.8-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary (1st Reading).

Z2018-027 176

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Z2018-028 - Hold a public hearing to discuss and consider a request by Al and Mattie Vivo for the approval of an ordinance for a Specific Use Permit (SUP) allowing the Furniture Upholstery, Refinishing & Repair land use in conjunction with an existing general retail store on a 1.9175-acre tract of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary (1st Reading).

Z2018-028 209

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Z2018-029 - Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Corey Cannon for the approval of an ordinance for a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary (1st Reading).

Z2018-029 227

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SP2018-018 - Discuss and consider a request by David Osborn of Rack Partners, LTD for the approval of a variance to the articulation requirements and an exception to the material requirements in conjunction with an approved site plan for an industrial building on a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

SP2018-018 279

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SP2018-016 - Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Clay Shipman for the approval of a variance to the articulation requirements and an exception to the material requirements in conjunction with an approved site plan for an office building on a 1.28-acre parcel of land identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

SP2018-016 . . . 289

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MIS2018-015 - Discuss and consider a request by Kyle Hill of Martin, Frost & Hill for the approval of a variance to Section 3.5, Alcoholic Beverage Sales, of Article IV, Permissible Uses, of the Unified Development Code to allow a retail establishment that does not meet the minimum distance requirements for beer and wine for off-premise consumption on a 1.972-acre parcel of land identified as Lot 1, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3251 N. Goliad Street [SH-205], and take any action necessary.

MIS2018-015 . . . 297

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Discuss and consider (re)appointments to city advisory boards and commissions, and take any action necessary.

Memo . . . 308

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AGENDA
ROCKWALL CITY COUNCIL
Monday, July 16, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

p.10 **1.** Hold work session to discuss and consider establishing a legislative agenda for the city.

p.12 **2.** Hold a work session to discuss short-term rentals, and take any action necessary.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney)

2. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).

3. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

4. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Building & Standards Commission - pursuant to Section 551.074

5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, July 16, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER TROWBRIDGE

VIII. PROCLAMATIONS / AWARDS

p.24 **1.** Proclamation in memory of Lt. Col. Gomer James Lewis

IX. OPEN FORUM

X. CONSENT AGENDA

p.26 **1.** Consider approval of the minutes from the July 2, 2018 regular city council meeting, and take any action necessary.

p.33 **2.** Consider approval of the hotel occupancy tax subcommittee recommendation for supplemental funding of the Rockwall Summer Musicals in the amount of $3,500 and take any action necessary.

p.60 **3.** Consider awarding a per unit price bid to EM Construction and authorizing the City Manager to execute a Contract for this secondary concrete repairs contractor in the amount of $75,000 to be funded out of the General Fund Streets Operations Budget, and take any action necessary.

p.62 **4.** Consider an amendment extending an existing land lease agreement for a cellular tower with American Towers LLC on City-owned property, authorizing the City Manager to execute the agreement, and take any action necessary.

p.114 **5.** Consider awarding a per unit price bid to Road Master Striping and authorizing the City Manager to execute a contract for pavement marking services in the amount of $50,000 to be funded out of the General Fund Streets and Drainage Operations Budget, and take any action necessary.

p.116 **6.** Consider approval of Change Orders No. 1, 2, and 3 for the total additional contract amount of $28,105.06 with McMahon Contracting, L.P. to be funded by 2016 General Obligation Bonds for the E. Boydstun Avenue & Throckmorton Street Reconstruction Project, and take any action necessary.

p.122 **7.** Consider approval of the Squabble Creek Lift Station Permanent Bypass Pump and authorize the City Manager to execute a contract with Heritage Constructors, Inc. in an amount of $524,796, to be funded by Water and Sewer Bonds issued in 2016, and take any action necessary.

p.148 **8.** **P2018-019** - Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of MCP Residential, LTD for the approval of a final plat for an age/restricted senior living community consisting of 46 single-family lots on a 15.826-acre tract of land identified as Lots 5 & 7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [S. SH-205] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

p.154 **9.** **P2018-021** - Consider a request by John Arnold of the Skorburg Co. on behalf of Gideon Grove Addition 2, LTD for the approval of a final plat for the Gideon Grove Subdivision consisting of 71 single-family residential lots on a 29.182-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

XII. PUBLIC HEARING ITEMS

p.160 **1.** **Z2018-026** - Hold a public hearing to discuss and consider a request by Tony Osburn of TXHWS, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF with Drive-Through on a 1.33-acre parcel of land identified as Shafer Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 621 White Hills Drive, and take any action necessary **(1st Reading).**

p.176 **2.** **Z2018-027** - Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC for the approval of an **ordinance** amending Planned Development District 85 (PD-85) [Ordinance No. 17-55] and approving a zoning change from Agricultural (AG) District to Planned Development District 85 (PD-85) for a 9.789-acre tract of land being a portion of a larger 148.825-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Planned Development District 85 (PD-85) being a 37.8-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall,

Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary **(1st Reading).**

p.209 **3.** **Z2018-028** - Hold a public hearing to discuss and consider a request by Al and Mattie Vivo for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing the Furniture Upholstery, Refinishing & Repair land use in conjunction with an existing general retail store on a 1.9175-acre tract of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary **(1st Reading).**

p.227 **4.** **Z2018-029** - Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Corey Cannon for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary **(1st Reading).**

XIII. ACTION ITEMS

p.279 **1.** **SP2018-018** - Discuss and consider a request by David Osborn of Rack Partners, LTD for the approval of a variance to the articulation requirements and an exception to the material requirements in conjunction with an approved site plan for an industrial building on a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

p.289 **2.** **SP2018-016** - Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Clay Shipman for the approval of a variance to the articulation requirements and an exception to the material requirements in conjunction with an approved site plan for an office building on a 1.28-acre parcel of land identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

p.297 **3.** **MIS2018-015** - Discuss and consider a request by Kyle Hill of Martin, Frost & Hill for the approval of a variance to Section 3.5, Alcoholic Beverage Sales, of Article IV, Permissible Uses, of the Unified Development Code to allow a retail establishment that does not meet the minimum distance requirements for beer and wine for off-premise consumption on a 1.972-acre parcel of land identified as Lot 1, Block A,

Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3251 N. Goliad Street [SH-205], and take any action necessary.

p.308 **4.** Discuss and consider (re)appointments to city advisory boards and commissions, and take any action necessary.

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney)
2. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).
3. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
4. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Building & Standards Commission - pursuant to Section 551.074
5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.087 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 13th day of July, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council**

FROM: **Rick Crowley, City Manager**

DATE: **July 13, 2018**

SUBJECT: **Legislative Agenda**

In preparation for the next legislative session, the development of a Legislative Agenda may be helpful. This can be developed through discussion that we may have over the course of the next several regular meetings.

Representative Holland has identified the following general topics that he sees as having a high potential for being among those that will have significant discussion and action in the next session:

- Property Tax Reform (tax or revenue caps)
- School Finance Funding Formulas
- Harvey Emergency Relief
- Teacher Retirement System
- School Safety
- Eminent Domain

There are a few other issues that have been occasionally mentioned as possible areas of interest for a Legislative Agenda for the City. At the scheduled workshop Monday, we will begin these discussions with the Council, and, as indicated, possibly continue those discussions from there.

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CITY COUNCIL WORK SESSION

JULY 16, 2018

SHORT-TERM RENTALS OF RESIDENTIAL PROPERTY

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BACKGROUND

WHAT ARE SHORT-TERM RENTALS?

A short-term rental, also referred to as a vacation rental, is *typically* the renting out of a furnished home, apartment, townhome, or condominium for a short-term stay. Short-term rental stays are *typically* between a night and a week and are similar to the duration of a hotel/motel stay.

EXAMPLES OF SHORT-TERM RENTAL COMPANIES:

airbnb, VRBO, HomeAway, FLIPKEY by tripadvisor, villas.com, OneRooftop, RedAwning, vaycayhero, roomorama

WHAT DO SHORT-TERM RENTAL COMPANIES DO?

Short-term rental companies act as middlemen providing online marketplaces connecting guest with local property owners to (1) allow property owners to list their space, (2) to help property owners collect rental fees, and (3) to let guests easily book stays.

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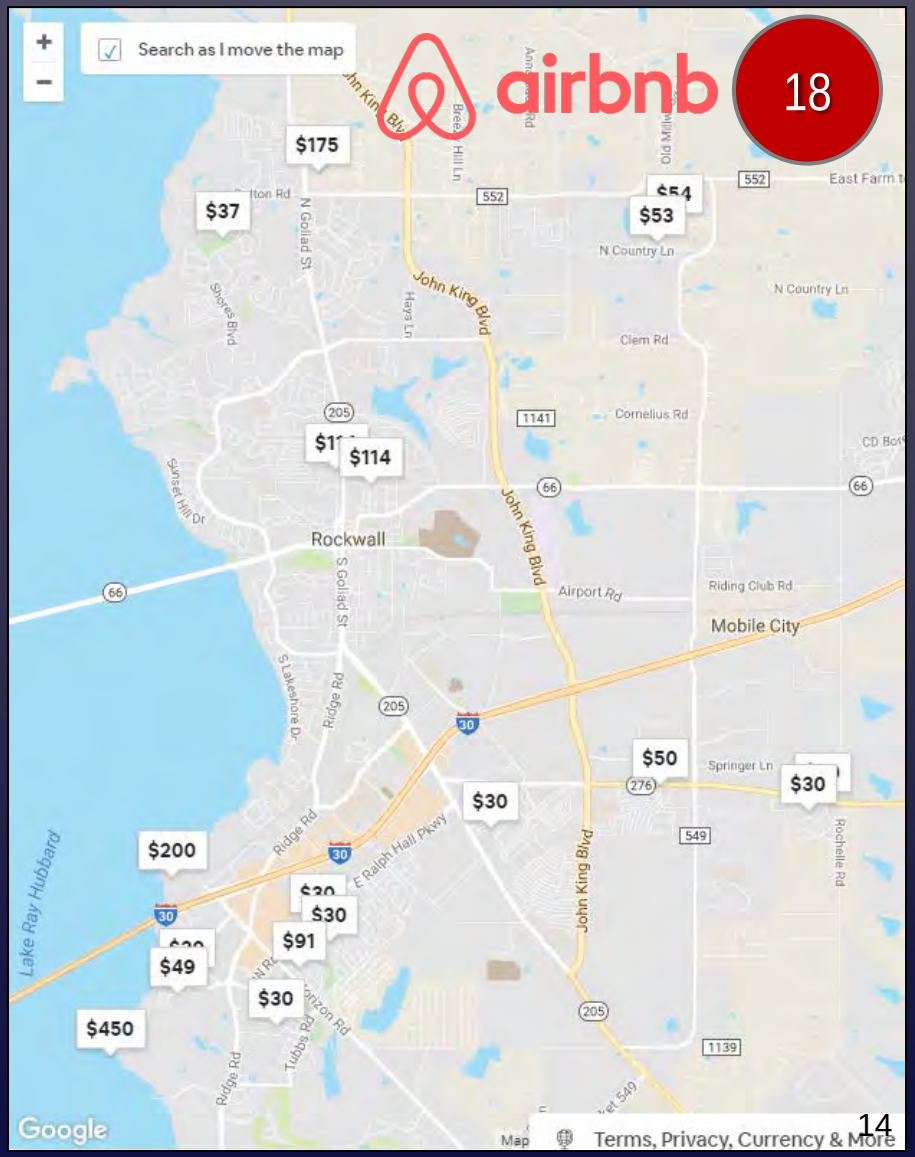
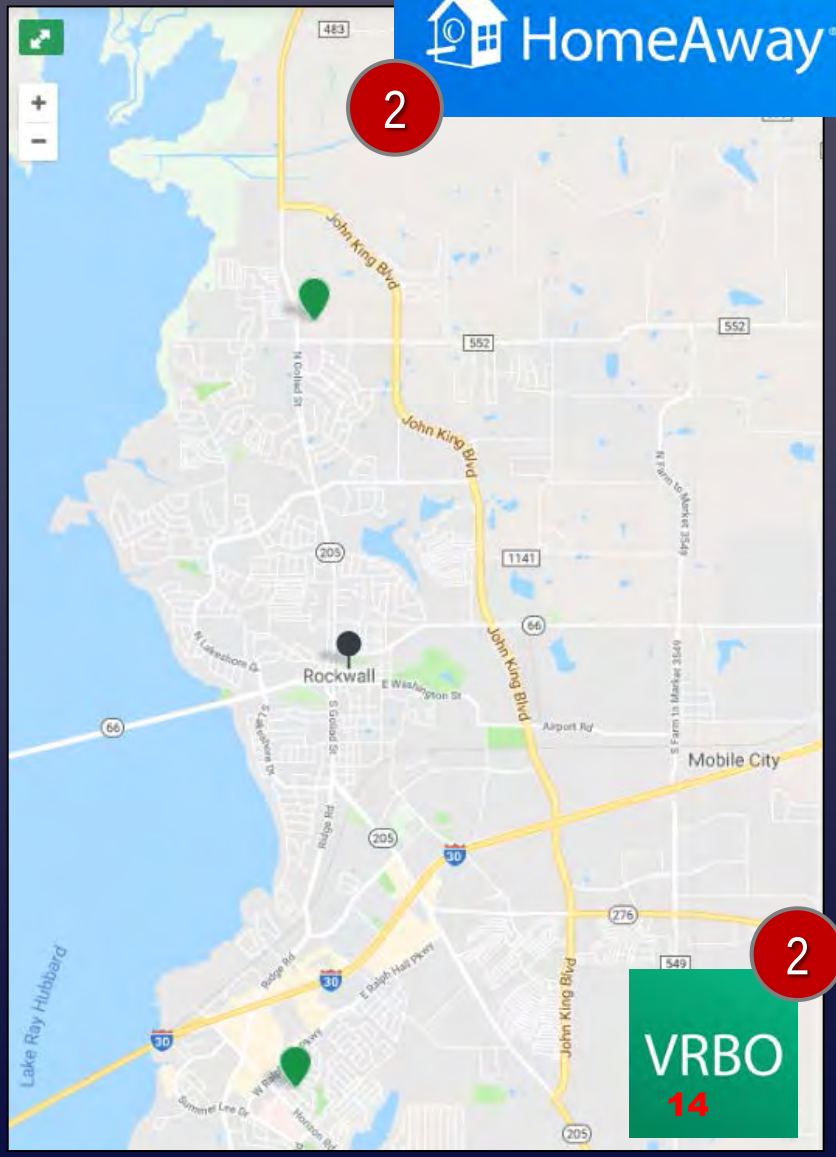
BACKGROUND

ARE THERE ANY SHORT-TERM RENTALS IN ROCKWALL?





BACKGROUND

HOW HAVE OTHER CITIES REGULATED SHORT-TERM RENTALS?

- *Fort Worth.* Short-term rentals are not permitted except under the *Bed & Breakfast* requirements, which require approval through a special exception by their Zoning Board of Adjustments and Appeals. This includes a minimum provision of one (1) off-street parking space per guest room, a 400-foot buffer from like uses, and a maximum occupancy of nine (9) individuals.
- *Dallas.* No restrictions. Is in the process of drafting regulations.
- *Austin.* Divides the use into three (3) separate land uses (i.e. owner occupied, non-owner occupied residential, and non-owner occupied commercial). Each of these have their own land uses stipulations. In addition, there is a cap on each of these land uses by census tract.
- *Fredericksburg.* Requires that all short-term rentals apply for a $150.00 permit through the City and verify conformance to certain operational criteria (e.g. number of guests, number of parking spaces, etc.). In addition, short-term rentals are restricted by zoning district.
- *Waco.* Requires registration with additional restrictions.
- *Southlake.* The City of Southlake currently prohibits all short-term rentals with a $2,000.00 per day fine for violations.
- *McKinney.* Has a broad definition of hotels that is intended to regulate short term rentals with all “hotels” required to file a Report of Hotel Occupancy Tax due to the Financial Services Department once a year.

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BACKGROUND

HOW HAVE OTHER CITIES REGULATED SHORT-TERM RENTALS?

- *Port Aransas.* Requires that all short-term rentals apply for a $50.00 permit through the City and verify conformance to certain operational criteria (e.g. number of guests, number of parking spaces, occupancy, noise, lighting etc.).
- *San Antonio.* Is currently looking into regulating short-term rentals by dividing them into two (2) categories: [1] hosted and [2] un-hosted. In addition, their draft ordinance has addition restrictions on permitting, performance standards and other land use requirements.
- *Galveston.* Allows registration of short-term rentals through the Park Board of Trustees.
- *Granite Shoals.* Prohibits any short-term rentals through a definition of short-term rental. The ordinance was passed in 2010 and allowed any existing short-term rentals to be vested.
- *South Padre Island.* Requires all short-term rentals to register online and pay an 11% Hotel/Motel Tax.
- *Jamaica Beach.* Defines short-term rentals as hotels and regulates accordingly through their zoning restrictions.
- *Plano.* Requires all short-term rentals to pay Hotel/Motel Tax of 7% and is contemplating regulating these land uses further.

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BACKGROUND

Currently, there is no State-Wide law governing the regulation of STRs. As of now, it is up to individual cities to decide if they want to enact ordinances governing STRs.

This year, at the beginning of the 85th Legislative session, an attempt was made in favor at State-Wide Regulation of STRs.

SB 451. In the 2017 legislative session SB451 was introduced by Senator Kelly Hancock of North Richland Hills. This bill would have preempt any local short-term rental regulations; however, while it passed the Senate it did not receive a House Committee vote

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BACKGROUND

HOW DOES THE STATE VIEW SHORT-TERM RENTALS?

- *AG Paxton Decision.* Attorney General Ken Paxton intervened in a 2016 lawsuit against the City of Austin's short-term rental ordinance, stating that the ordinance exceeds the lawful scope of the City's authority and infringes upon residents' fundamental constitutional rights.
- *Tarr v. Timberwood Park Owners Association.* In February 2018 the Texas Supreme Court rendered an opinion relating to a Homeowner Association's (HOA) ability to regulate short-term rentals. The court held that a restrictive covenant prohibiting a use other than a single-family use has no effect on short-term rentals. According to TML this opinion could lead to legal challenges of city ordinances that regulate short-term rentals based on the distinction between residential and commercial. *Tarr* demonstrates Texas Supreme Court's strong, unanimous support for property rights.

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ISSUES

WHAT ARE SOME OF THE ISSUES ASSOCIATED WITH SHORT-TERM RENTALS?

The following are some of the issues that other communities have identified with short-term rentals:

- Local Economy
  - Hotel/Motel Tax
  - Fairness to the City's Existing Hotel/Motel Stock
  - Tax and Assessment Issues/Opportunities
- Quality of Life
  - Potential Violations of Performance Standards: Noise, Trash, and Parking Concerns
- Neighborhood Character
  - Incompatible/Inconsistent Land Uses: Commercial Adjacent to Residential
  - Loss of Neighborhood Character
  - "Dark Blocks" or Large Clusters of Short-Term Rentals
- Safety
  - Fire and Building Codes are Different for Residential and Commercial Land Uses
  - Personal/Property Safety Issues

WHAT ISSUES HAVE BEEN IDENTIFIED WITHIN THE CITY OF ROCKWALL?

The City has received complaints in the Chandler's Landing Subdivision about noise, trash and parking. In addition, the City's Planning Department has seen an uptick in the number of requests about short-term rentals.

REGULATIONS

HOW DOES ROCKWALL CURRENTLY REGULATE SHORT-TERM RENTALS?

Under the City's current ordinances, short-term rentals would be classified as *Bed and Breakfast*, which allows these uses *by-right* in the Residential-Office (RO) District and by Specific Use Permit (SUP) in the Agricultural, Single-Family Estate (SFE), Single-Family 7 (SF-7), Downtown (DT) and Neighborhood Services (NS) Districts. In addition, this use requires compliance to the following use standards:

(1) Must be owner occupied.
(2) Allowed *by-right* in the Historic Overlay (HOV) District.
(3) Require one (1) parking space per bedroom that is rented.
(4) No outside signage or advertising.
(5) Premises needs to pass a fire code inspection before opening.
(6) All applicable hotel/motel taxes shall be paid.
(7) The maximum stay is limited to 14 consecutive days in any 30 day period.
(8) If allow by a SUP, a six (6) month review is required unless otherwise stipulated.

ARE SHORT-TERM RENTALS SUBJECT TO OUR HOTEL OCCUPANCY TAX?

Yes, short-term rentals are subject to the standard 7% hotel occupancy tax.

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REGULATIONS

WHAT ARE SOME WAYS ROCKWALL CAN REGULATE SHORT-TERM RENTALS?

The following are some examples of how the City can approach short-term rentals:

(1) Continue to take a non-enforcement stance.
(2) Continue to classify these uses under the *Bed and Breakfast* requirements and take a stance on enforcement.
(3) Define the land uses and setup land use restrictions that regulate the use.
(4) Setup an annual registration process. Currently being challenged in Austin. AG has intervened as unconstitutional and an invalid use of he takings power.
(5) Establish a cap on the number of short-term rentals. Similar to Austin that is being challenged.
(6) Require Certificate of Occupancies (CO's).
(7) Require annual safety related inspections.

It should be noted that these are meant to provide examples of the types of restrictions the City Council could place on these types of uses and the adoption of any regulations is discretionary for the City Council.

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QUESTIONS

QUESTIONS?

How would the City Council propose staff move forward on this issue?

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Proclamation

Rockwall, Texas

As a mark of respect for the memory of

Lt. Col. Gomer James Lewis

I hereby order, by the authority vested in me by the City of Rockwall, that on the day of his memorial service, the City flag shall be flown at half-staff at Rockwall City Hall and upon all municipal buildings, including City Hall, the Police Station, Fire Stations and any other City-owned and maintained grounds within the City of Rockwall, Texas until sunset on such day.

In Witness Whereof, I have hereunto set my hand and official seal this Fifth day of July, in the year of our Lord two thousand eighteen.

Jim Pruitt, Mayor

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MINUTES
ROCKWALL CITY COUNCIL
Monday, July 02, 2018
5:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the meeting to order at 5:00 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Kevin Fowler and Council Members Patrick Trowbridge, John Hohenshelt, Bennie Daniels and Trace Johannesen. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs and the city's legal counsel, Patrick Lindner. Councilmember Dana Macalik and City Attorney, Frank Garza were absent from the meeting.

Mayor Pruitt then read the following discussion items into the record before recessing the public meeting to go into Executive Session.

II. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Building & Standards Commission and Board of Adjustments - pursuant to Section 551.074 (Personnel Matters)
2. Discussion of legal options regarding Petition for Consent to establish Municipal Utility District in ETJ pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
4. Discussion regarding process and nomination to fill vacancy on Rockwall Central Appraisal District Board pursuant to Section 551.074 (Personnel Matters)
5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

III. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:48 p.m.

IV. RECONVENE PUBLIC MEETING

Mayor Pruitt reconvened the public meeting with six of the seven council members being present (Macalik was absent).

V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Fowler moved to approve the acquisition of temporary construction easements for Parcels 16, 18, and 22 for the prices recommended by staff. Councilmember

Hohenshelt seconded the motion, which passed by a vote of 6 ayes with 1 absence (Macalik).

Mayor Pro Tem Fowler moved to authorize the mayor to execute a resolution to nominate Bill Lofland as the city's representative to fill the vacated board seat on the Rockwall Central Appraisal District (Board). Councilmember Hohenshelt seconded the motion, which passed by a vote of 6 ayes with 1 absence (Macalik).

VI. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER JOHANNESEN

Councilmember Johannesen delivered the invocation and led the Pledge of Allegiance.

VII. PROCLAMATIONS / AWARDS

1. Sheriff Harold Eavenson Recognition Day

Mayor Pruitt called for Rockwall County Sheriff, Harold Eavenson and his wife, Marcia. He then read and presented him with an honorary proclamation recognizing him for his recent service as President of the National Sheriff's Association and his more than seventeen years of service as sheriff of Rockwall County.

VIII. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time. There being no one indicating such, the then closed Open Forum.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the June 18, 2018 regular city council meeting, and take any action necessary.
2. **Z2018-023** - Consider a request by John Abbott for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a Private School in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, and take any action necessary **(2nd Reading).**
3. **Z2018-024** - Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a Restaurant, 2,000 SF or More with Drive Through in a General Retail (GR) District on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshores Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary **(2nd Reading).**
4. **P2018-017** - Consider a request by Mike Mershawn of Mershawn Associates, LLC on behalf of Doug Fox of Cornerstone Community Church of Rockwall, Inc. the approval of a final plat for Lot 1, Block A, Cornerstone Community Church Addition being a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

5. **P2018-018** - Consider a request by Robert Howman of Glenn Engineering Corporation on behalf of William Salee of Rockwall ISD for the approval of a replat for Lot 2, Block A, Rockwall School Addition #2 being a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

6. **P2018-020** - Consider a request by Dwayne Zinn of Cross Engineering Consultants, Inc. on behalf of Matthew Wavering of the Rockwall Economic Development Corporation for the approval of a replat for Lots 8 & 9, Block D, Rockwall Technology Park Addition being a 15.173-acre tract of land identified as Lots 6 & 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, and take any action necessary.

7. Consider approval of Change Orders No. 1, 2, and 3 for the total additional contract amount of $50,480.21 with Red River Construction Company for the Squabble Creek Lift Station Improvements Project, from 2016 bond proceeds and take any action necessary.

Councilmember Hohenshelt moved to approve the entire Consent Agenda as presented (#1, 2, 3, 4, 5, 6, and 7). Councilmember Trowbridge seconded the motion. The ordinances were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-29
SPECIFIC USE PERMIT NO. S-190

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A PRIVATE SCHOOL IN THE DOWNTOWN (DT) DISTRICT, BEING A 0.4591-ACRE PARCEL OF LAND, IDENTIFIED AS LOTS C & D, BLOCK 1, GRIFFITH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

CITY OF ROCKWALL
ORDINANCE NO. 18-30
SPECIFIC USE PERMIT NO. S-191

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE-THROUGH IN A GENERAL RETAIL (GR) DISTRICT, ON A 1.40-ACRE TRACT OF LAND BEING IDENTIFIED AS LOT 2, BLOCK A, LAKESHORE COMMONS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

The motion passed by a vote of 6 ayes with 1 absence (Macalik).

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Council did not address this agenda item, as the Chairman was not present at the meeting.

XI. ACTION ITEMS

1. SP2018-014 - Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Jeff Johnston of Woodhill Dental for the approval of variances to the building articulation standards in conjunction with a site plan for a medical office building on a 0.85-acre parcel of land identified as Lot 12, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

Planning Director, Ryan Miller provided background information concerning this agenda item. The applicant is requesting approval of variances associated with an approved site plan for a dentist office [Woodhill Dental]. The proposed dentist office will be situated on a 0.85-acre tract of land that is zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses and is addressed as 149 H. Wallace Lane. As a condition of approval, each building throughout the development is supposed to be constructed with a consistent design scheme and materials approved by the Architectural Review Board (ARB). In this case, the building materials are consistent with the other buildings in the development [Alliance III, Alliance V, and Alliance VI]; however, those buildings are constructed utilizing a green metal pitched roof system. Since the proposed dental office is larger than 6,000 SF, the building is not required to be constructed of a pitched roof system according to Planned Development 57 (PD-57), however, this building will be the only building in the development that utilizes a flat roof system.

The Architectural Review Board has looked over this case and has put forth a recommendation that the variance request pertaining to the vertical articulation be approved and the variance related to the horizontal articulation be denied. In addition, Mr. Miller explained, the Planning & Zoning Commission approved the site plan and also voted to recommend approval of the vertical articulation variance and deny the horizontal articulation variance request.

Following brief comments, Councilmember Trowbridge moved to approve the vertical articulation variance and deny the horizontal articulation variance request. Councilmember Johannesen seconded the motion, which passed by a vote of 6 ayes with 1 absence (Macalik).

2. Discuss and consider overview of the city's budget process and outlook for Fiscal Year 2019, and take any action necessary.

City Manager Rick Crowley provided brief, introductory comments pertaining to this agenda item. Mayor Pruitt indicated a desire to instruct staff to proceed with maintaining the 'effective rate' as far as the tax rate is concerned for the upcoming fiscal year budget. Mrs. Smith went on to indicate that a budget work session will likely be scheduled with Council on August 7th. She indicated that she has provided the Council with "her best guess" related to estimated appraised values that may result following the protests. She indicated that in past years the Chief Appraiser has provided the city with these estimates following the protests; however, she elected to not do so this year, and she has also not provided the new value estimates either. Mrs. Smith shared that staff is working from a lot of estimates at this point, and those are as follows:

Assessed Value	$ 5,524,132,065
Senior Property Values	526,856,112

Percentage Increase:	
Overall	6.57%
Effective Tax Rate Estimate	41.63 cents per hundred Current
FY18 Tax Rate	42.36 cents per hundred
Estimated Debt Service	
Tax Rate	16.67 cents per hundred (current rate is 17.62 cents)
Rollback Rate Estimate	42.96 cents per hundred

Mrs. Smith went on to share that the city anticipates issuing approximately $18,100,000 in new debt in FY2018 for which the first interest and principal payments will be due in FY19. This will provide construction dollars for the roadway bond projects approved in the 2012 bond election, the first installment of engineering and project costs for the 2018 bond election, and a fire truck which was approved earlier this year.

She stated that the city manager will soon be meeting with each department director to discuss each of their budget requests. In addition, staff will be working with the 'rate consultant' regarding the water and sewer rates that are being estimated by the North TX Municipal Water District. She indicated that the city is anticipating seeing a significant cost increase related to the sewer treatment side of the operation. The Mayor indicated that he would like to see the "effective tax rate" again be used this year to put forth a budget proposal. Councilmember Trowbridge asked for clarification in this regard, and Mr. Crowley indicated that the effective rate will be used as a "starting point" for staff to work on putting forth a balanced budget proposal; however, Council may always change direction in this regard as the process moves along. Indication was given that the budget proposal will be submitted to Council for review late this month.

3. Discuss and consider (re)appointments to city advisory boards and commissions, and take any action necessary.

Mayor Pro Tem Fowler moved to appoint Tim Wolf to fill the partial term (thru August of 2019) for the seat that was recently vacated on the city's Airport Advisory Board (by Mark Berglund) and reappoint the following board members to serve an additional two-year term on the Airport Board: Brad Bassett, Matt Murphy and Dwight Royall. Councilmember Hohenshelt seconded the motion, which passed by a vote of 6 ayes with 1 absent (Macalik).

Councilmember Daniels moved to reappoint Ken Dickson to the Animal Advisory Board. Mayor Pro Tem Fowler seconded the motion, which passed by a vote of 6 ayes with 1 absence (Macalik).

Councilmember Trowbridge moved to reappoint Beverly Bowlin, Dick Clark and Maurice Thompson to an additional two-year term on the Historic Preservation Advisory Board. Councilmember Daniels seconded the motion, which passed by a vote of 6 ayes with 1 absence (Macalik).

XII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports
Building Inspections Monthly Report - May 2018

GIS Division Monthly Report - May 2018
Harbor PD Monthly Report - May 2018
Internal Operations Department Monthly Report - May 2018
Police Department Monthly Report - May 2018
Recreation Monthly Report - May 2018
Rockwall Animal Adoption Center Monthly Report - May 2018
Rockwall Fire Department Monthly - May 2018
STAR Transit Monthly Report - May 2018
STAR Transit 3rd Quarter Report

2. City Manager's Report

XIII. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Building & Standards Commission and Board of Adjustments - pursuant to Section 551.074 (Personnel Matters)

2. Discussion of legal options regarding Petition for Consent to establish Municipal Utility District in ETJ pursuant to Section §551.071 (Consultation with Attorney)

3. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

4. Discussion regarding process and nomination to fill vacancy on Rockwall Central Appraisal District Board pursuant to Section 551.074 (Personnel Matters)

5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not reconvene in Executive Session following the close of the public meeting agenda.

XV. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 6:32 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 16th DAY OF JULY, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Hotel Occupancy Tax Sub-committee Members

FROM: Mary Smith, Assistant City Manager

DATE: July 13, 2018

SUBJECT: Request for Funding Allocation – Rockwall Summer Musicals

The City received a supplemental funding request for hotel occupancy tax revenues from Rockwall Summer Musicals. The organization typically submits during the normal funding cycle but was unable to due to the death of the key individual who usually completed the application. They will be producing two musicals this summer season. The request is for $7,000.

After consideration, the subcommittee is recommending that Council award $3,500 for promotion of the 2018 summer season.

Prior to Council action on the above, the Hotel Occupancy Tax budget is as follows:

Fund Balance carried forward	**$ 105,149**
Budgeted Revenues	**450,000**
Previously Allocated Funding	**(505,630)**
Projected Fund Balance	**$ 45,519**

Hotel Occupancy Tax

City of Rockwall
The New Horizon

Program Year 2018

Application

MUST BE TYPED or PRINTED

DELIVER TO:
City of Rockwall Finance Office
Attn: Lea Ann Ewing
385 S. Goliad St., Rockwall, TX 75087
972-771-7700 lewing@rockwall.com

Organization Name:	Rockwall Summer Musicals
Name of Event:	Rockwall Summer Musicals Season 2018
Date(s) of Event:	June 23-5, 30-July 1 and August 11-13, 18-20
Funding Request $:	$9,000
Website Address:	rockwallsummermusicals.org
Mailing Address:	P.O. Box 551, Rockwall TX 75087
Physical Address:	None
Telephone:	972-771-1065 Fax: 214-771-0677
Primary Contact Name: (Project Director)	Marvis Kisselburgh
Mailing Address:	123 Highview Lane, Rockwall TX 75087
Email Address:	kisselburghmn@gmail.com
Telephone:	214-738-1328 Fax: none
Secondary Contact Name: (President/Board Chairman)	Cecelia Rogers
Mailing Address:	127 Stoneleigh Drive, Heath TX 75032
Email Address:	ceceliarogers@yahoo.com
Telephone:	570-317-7963 Fax: none

- **COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM/EXHIBIT REQUESTING FUNDS**
- **INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE**

1. Mark an "X" next to the category or categories that your organization is requesting funds in the attached budget request.

☒ **Advertising/Tourism** **Requested funding amount $1,000**
Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

☒ **Arts** **Requested funding amount $8,000**
Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

☐ **Historical** **Requested funding amount $**
Providing historicalrestoration,preservation,programsand encouragement to visit historic sites or museums located in the City of Rockwall.

2. Describe the program or event for the upcoming fiscal year (Oct. 1 2017 - Sept. 30, 2018) that you are requesting Hotel Tax funding. What is your event and why are you having it? *Two fully staged, large cast (intergenerational when possible) top quality Broadway musicals with full orchestra. To "further the education of and provide entertainment to the community in the area of dramatic arts with a specific emphasis on the art of musical theatre production."*

3. How does the event/program meet the definition of the categories listed in Item No. 1 above (promotion of tourism and the hotel industry in the City of Rockwall)? *We have an evergrowing patron & performer base from greater DFW metroplex (from Houston to Sherman from Tyler to Abilene & out of state patrons such as CA/OH/NY/GA more each yr).*

4. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property?
NO Name location: *Rockwall H. S. Performing Arts Center at Utley Middle School*

5. Will your organization provide special event insurance coverage for the event
NO Name of Insurance Company: N/A

6. Provide 3 years attendance history for the above listedprograms, activities, exhibits or event described in Item No. 2 above.

Event	Year	Event Duration (in Days)	Audience Size	# of Attendees in hotel rooms
"Mary Poppins"	2016	6	2100	*Unknown:see* note
"Carousel"	2016	6	1096	
"West Side Story"	2015	4	1343	
"Guys and Dolls"	2015	4	*1130*	
"Anything Goes"	2014	4	1654	
"South Pacific"	2014	4	1427	
"The King and I"	2013	4	1616	
"1776"	2013	4	1350	

7. What specific market will you target with the event/program's marketing plan? Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C). *Since we began using one guest director each season, both out of town patrons and performers have greatly increased. While continuing to utilize all social media opportunities, as well as basic press releases and PSA's, we MUST "invest" in diverse paid advertising to reach potential patrons & performers throughout the metroplex. Ticket sales increased within an hour of our lead character being interviewed and performing on "Good Morning Texas." Comments such as "I've never been to Rockwall before; it's a fun place" and "We'll be back!" have been heard from patrons.*

7. What specific market will you target with the event/program's marketing plan? Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C).

8. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101(a) within one of the two options listed below.
   a) Separate checking account without combining with any other revenues or maintained in any other bank account or
   b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization's budget. Interest earned on the Hotel revenues must be used to support the event/program as well.

   Will the organization be able to segregate the accounting process in either a) or b) above? (Yes) We are able to do this segregation using the class system provided in Quickbooks online.

9. Provide all of the following documentation with this application and label each as outlined below.

✓	Exhibit A	Proposed budget for each event/program using attached form
✓	Exhibit B	Letter of determination certifying federal tax exempt 501(c)(3) status
✓	Exhibit C	Examples and evidence of marketing area and readership (limit 3)
✓	Exhibit D	List members of the governing body including name, position, mailing address and phone number
✓	Exhibit E	W-9 Form https://www.irs.gov/pub/irs-pdf/fw9.pdf?
✓	Exhibit F	Form 1295 https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any funds awarded as a result of this application will be used for the purpose set for herein and the program guidelines.

President/Board Chairman:

Date

Print Name Cecelia Rogers

Signature Cecelia Rogers

Event/Program Director:

Date

Print Name Marvis Kisselburgh

Signature Marvis Kisselburgh

Both signatures are required for application to be considered complete.

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EXHIBIT A

Hotel Occupancy Tax Funding Request
Event/Program Budget - Program Year 2018

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request.

Organization Name: Rockwall Summer Musicals
Event/Program Name: Rockwall Summer Musicals' 2018 Season "Into the Woods" and "Music Man"
Requested Funding: $ 9,000

Expenses (for this project only)		Total Expenses	HOT Funding Request
1. Personnel			
Administrative		0	0
Artistic		5,000	
Technical		4,000	
Other personnel		0	
2. Fees for outside professional service			
Administrative		0	
Artistic		5,000	
Technical		0	
3. Space Rental		16,000	4,000
4. Equipment Rental		4,000	1,000
5. Travel/Transportation			
6. Promotion/Printing		7,000	2,000
7. Costumes/Royalties		6,000	2,000
8. Other (supplies, postage etc.) *		44,000	
9. Sub -Totals (estimate)		91,000	9,000
10. Total Expenses (estimate)		100,000	

*represents show production costs

Revenues (for this project only)		Total Revenues
1. Total Amount of HOT fund request		9,000
2. Admissions (ticket and concessions)		66,000
3. Donations		20,000
4. Organizational funds budgeted		0
5. Grants (State)		0
6. Other (list):		0
7. Other (list):		0
8. Other (list):		0
9. Other (list):		0
10. Total income and contributions		86,000
11. Total In-Kind		5,000
12. Total Revenues (estimate)		100,000

Financial Information (for this project only)

Fiscal Year (Oct 1st – Sept 30th)		2015 actual	2016 actual	2017 actual	2018
Total Revenues		65,000	113,000		tbd
Total Expenses		92,000	118,000		Tbd
Total Prior Year Hotel funds awarded		3,500	4,000	tbd	Tbd

IRS

Exhibit B
page 1

.O Select Check

Exempt Organizations Select Check is an on-line search tool that allows users to search for and select an exempt organization and check certain information about its federal tax status and filings. It consolidates three former search sites into one, providing expanded search capability and a more efficient way to search for organizations that:

- Are eligible to receive tax-deductible charitable contributions (**Publication 78 data**). Users may rely on this list in determining deductibility of their contributions (just as they did when Publication 78 was a separate electronic publication rather than part of *Select Check*).
  Updated data posting date: 6-9-2014
- Have had their tax-exempt status automatically revoked under the law because they have not filed Form 990 series returns or notices annually as required for three consecutive years (**Auto-Revocation List**)
  Updated data posting date: 6-9-2014
- Have filed a Form 990-N (***e-Postcard***) annual electronic notice. (Most small exempt organizations whose annual gross receipts are normally $50,000 or less are required to electronically submit Form 990-N, unless they choose instead to file a completed Form 990 or Form 990-EZ.)
  Updated data posting date: 6-30-2014

A tip for organizations and donors about the timing of data updates.

In addition to searching for a particular organization, users may download a complete list of each of e three types of organizations through *Exempt Organizations Select Check*.

Exempt Organizations Select Check Tool >

Search Tips for *Exempt Organizations Select Check*

FOR RELATED INFORMATION SEE:

- Frequently asked questions - *Exempt Organizations Select Check*
- Organizations eligible to receive tax-deductible charitable contributions
- Automatic revocation of tax exemption
- Form 990-N (*e-Postcard*)
- Revocations of 501(c)(3) Determinations
- Suspensions Pursuant to Code Section 501(p)
- Exempt Organizations Business Master File Extract (EO BMF): a list of organizations recognized as exempt by the IRS

Page Last Reviewed or Updated: 02-Jul-2014

Exhibit B3

Client#: 944562 ROCKWSUM

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/19/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Southwest San Angelo 133 W. Concho Ave., Ste. 109 San Angelo, TX 76903 325 655-5656	CONTACT NAME: PHONE (A/C, No, Ext): 325 655-5656 FAX (A/C, No): 325 658-4519 E-MAIL ADDRESS:
INSURED Rockwall Summer Musicals, Inc. P. O. Box 551 Rockwall, TX 75087	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Philadelphia Indemnity Insurance Co. — 18058 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			PHPK1774836	03/01/2018	03/01/2019	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$100,000
							MED EXP (Any one person)	$1,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A						E.L. EACH ACCIDENT	$
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Auditions

CERTIFICATE HOLDER

Holy Trinity by the Lake
Episcopal Church
1200 East Yellow Jacket Lane
Rockwall, TX 75087

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

J Marshall Hulsey

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Exhibit C 1

TV…THE HARDEST PUBLICITY TO GET

- This News 8 Midday interview = $60,000 worth of publicity; 100,000 live viewers

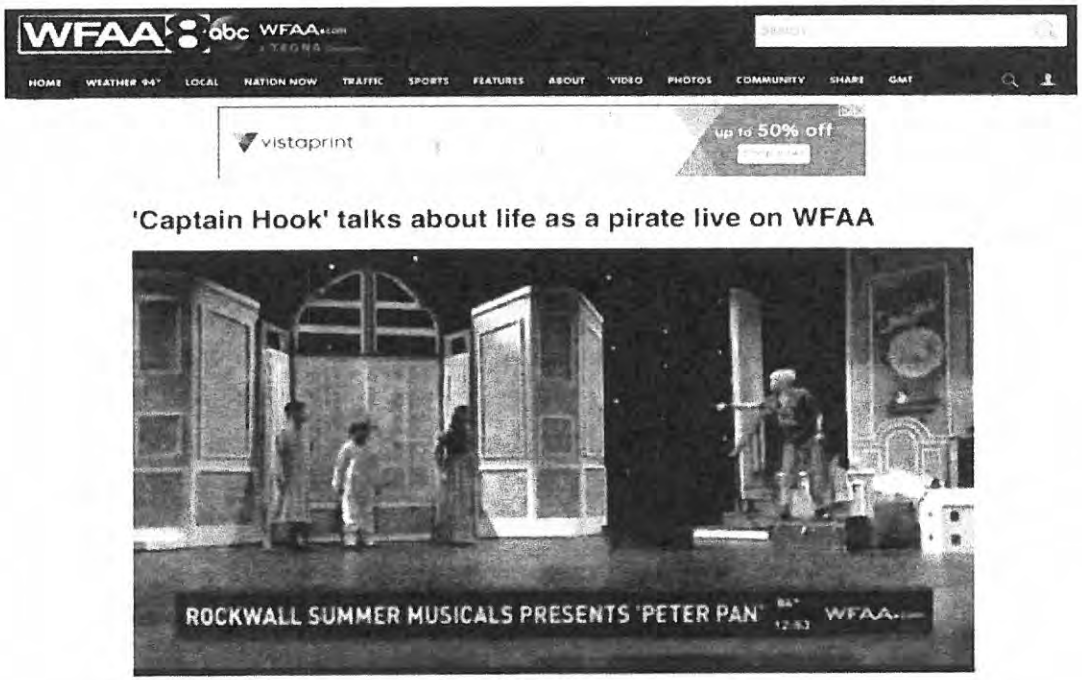

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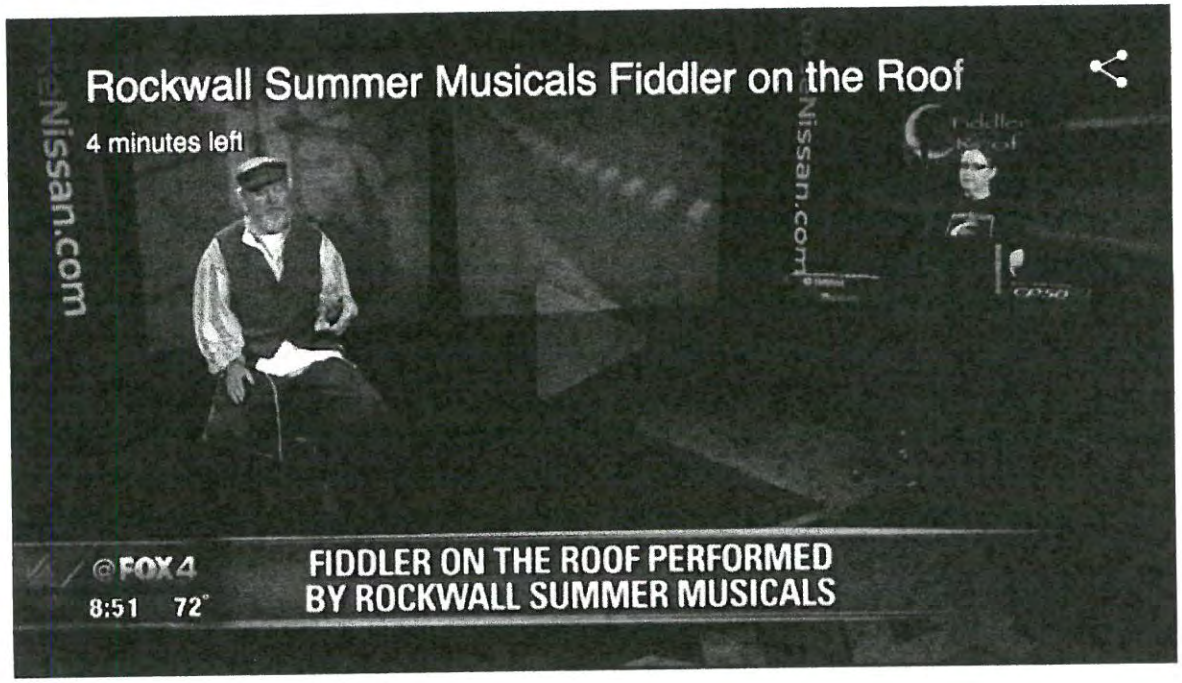
Exhibit C2

GOOD DAY INDEED

- This spot = $30,000 worth of publicity; 80,000 viewers





a theatre review

Richard Anderson Photography By Richard Anderson And RSM

MARY POPPINS

I had the pleasure of enjoying yet another phenomenal presentation by our own **Rockwall Summer Musicals (RSM)** in August. Over the years I have enjoyed musicals all around the world - including New York, Los Angeles, London and, of course, Rockwall - and I am always impressed by the quality of the musicals presented by **RSM.** This time their final show of the year was the ever popular "**Mary Poppins**," a favorite of all ages. The only thing that I can say, borrowing from the musical itself, is that this show was **Supercalifragilisticexpialidocious**! The Oxford English Dictionary defines this impressive word as "something that is extraordinarily good, wonderful," an apt description of this show.

"**Mary Poppins**" is based on a series of eight children's books written by P. L. Travers, published between 1934 and 1988, about a magical English nanny blown by the East winds to 17 Cherry Tree Lane, London, the home of the dysfunctional Banks family. The family includes the parents George and Winifred, and five children -- Jane and Michael, young twins, John and Barbara and young Annabel. As the family finds themselves in immediate need of a new nanny to replace Katie Nana who had stormed out in a huff, Mary Poppins was welcomed into the family initiating a long and exciting series of magical adventures with the family, chimney sweeps and local shopkeepers. In the first three books Mary Poppins repeatedly "pops in and out" of the household but in the last five books she remains firmly a part of the family. Reportedly the author said that Mary Poppins "cannot arrive and depart forever" so became a permanent part of the Banks household.

After a series of complicated negotiations with Walt Disney in the early 1960s, plans were finalized to develop a movie based on the books, starring Julie Andrews and costarring Dick Van Dyke, David Tomlinson and Glynis Johns. That movie opened in August of 1964 with universal acclaim, garnering a total of 13 Academy Award nominations and receiving five awards, for Best Actress for Andrews, Best Film Editing, Best Original Music Score, Best Visual Effects and Best Original Song for "Chim Chim Cher-ee." Following the huge success of the movie, **Walt Disney Theatrical** introduced the musical version to the West End in December 2004 and then on Broadway in November of 2006. The musical is a magical fusion of elements from the books and the movie. Notably, only the two eldest children -- Jane and Michael -- however, are featured in the movie and musical.

The **RSM** version of **Mary Poppins** featured an incredible cast, with Lucy Shea starring as Mary Poppins. Lucy truly looked, performed and sang exactly like our vision of Mary Poppins! Her supporting cast also featured amazing performers completing our vision of the family, the shopkeepers, the chimney sweeps and other

a theater review of...

PETER PAN



By Richard Anderson
Photos by Richard Anderson and Mary Nichols (RSM)

We are all familiar with the story of Peter Pan, Tinkerbell, Captain Hook, the ticking crocodile and all of the other characters in Sir James Matthew Barrie's book entitled *"Peter Pan, or the Boy Who Wouldn't Grow Up"*. The **Rockwall Summer Musicals (RSM)** season concluded their phenomenal 2017 season with an impressive presentation of *"Peter Pan"* bringing to life each of these many characters.

As a character, Peter Pan first appeared in a 1902 Barrie novel entitled *"A Little White Bird"*. From those origins, Barrie quickly penned the stage play, with its premiere performance in London in December of 1904. Interestingly, the novel was not published until 1911, nearly 7 years after the play. Peter is a mischievous young boy from the island of Neverland, with the ability to fly with the help of fairy dust and wonderful thoughts. The story builds around a visit by Peter to the London home of the Darling children, Wendy, John and Michael. During that visit, Peter becomes enchanted by the bedtime stories offered by Wendy, causing Peter to invite Wendy and her two brothers to fly to Neverland. Their magical flight is followed by a series of adventures with the inhabitants of Neverland, including; pirates, natives, the lost boys and a ticking crocodile. This performance included final scenes which Barrie did not add until much later, featuring an older Wendy with grown up kids of her own, complicating Peter's plan to "not grow up".

From the original musical and novel, Peter Pan became one of the most successful movies from Walt Disney Studios following its release in 1953. The release of the film was complicated by protracted negotiations for rights to the movie and WWII, which had caused Disney Studios to devote its attention to war efforts. An interesting side note, Michael Jackson considered Peter Pan to be one of his favorite movies of all time and served as the source of the name for his "Neverland Ranch" in California.

As always, **RSM** did an amazing job producing and presenting this musical performance. The acting, the singing and the musical accompaniment were absolutely top-notch, including the "flying" capability of Peter and other characters. With the wide variety of different characters in the musical, costumes and makeup were a vital part of its success. Thanks to the help from the Producer Cecelia Rogers and the Costume Designer Maureen Cruz, I was able to go backstage during one of the rehearsals and witness some of the incredible work necessary for this performance, including over 330 individual pieces of costume, 216 of them done by Maureen. The photograph shows some of the behind the scenes costume and makeup work vital to the success of the show. Perhaps the best example of this work is Tiger Lily's

Program Centerfold for Both Shows



ROCKWALL

night owls

2nd Thursdays monthly, downtown shops extend their hours until 8PM offering promotions and discounts. Follow Downtown Rockwall, Texas on Facebook for monthly event details.

SHOP

LATE TILL 8

Spend an evening in Downtown Rockwall's newest public space, San Jacinto Plaza. Live music Friday and Saturday evenings May through September from 6:30PM to 9:00PM

SAN JACINTO PLAZA

LIVE MUSIC

ROCKWALL FARMERS MARKET

Rockwall Farmers Market is open on Saturdays beginning the first Saturday of May through the last Saturday of September from 8:00 AM until noon.

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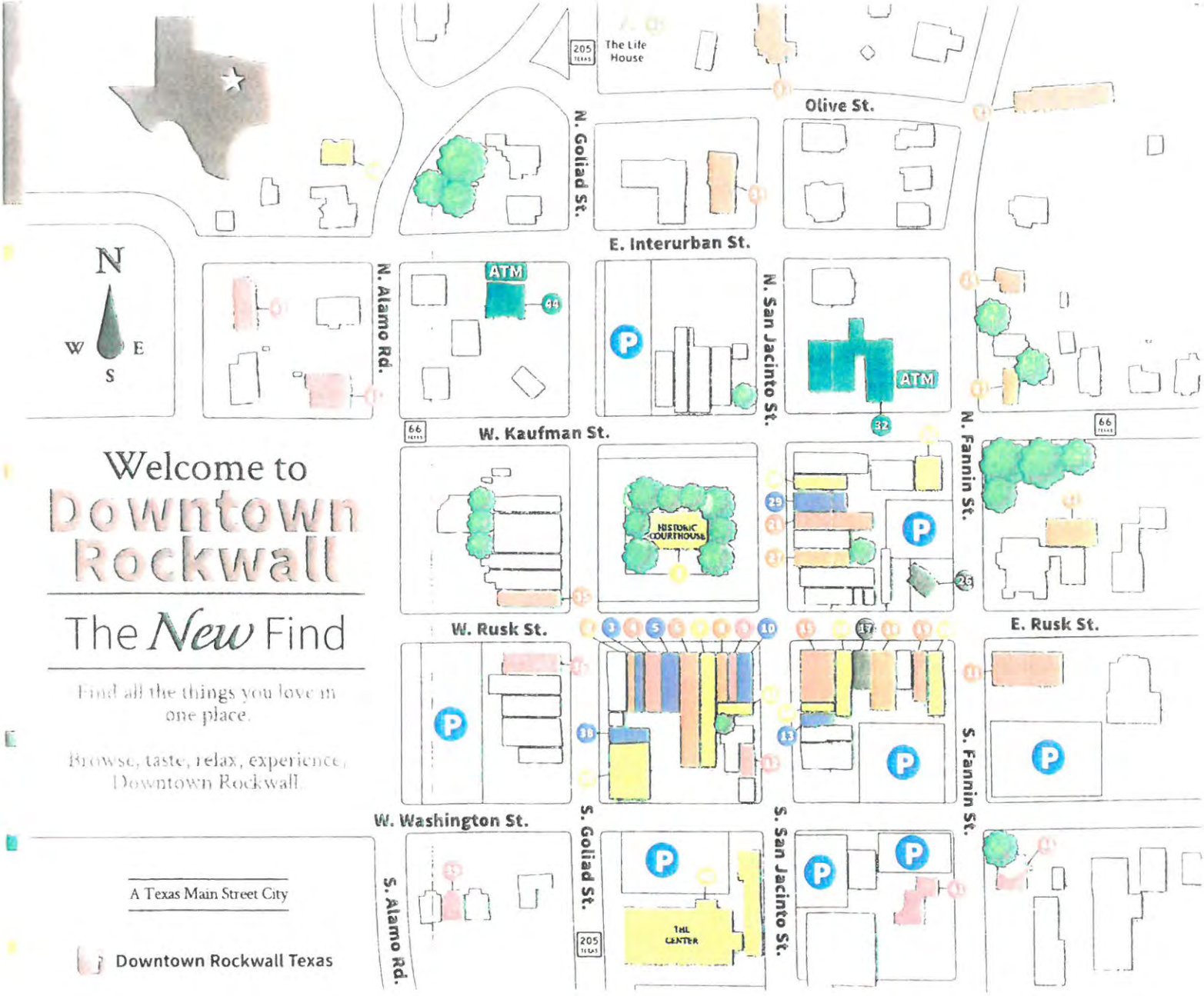
Welcome to
Downtown Rockwall
The New Find
Find all the things you love in one place.
Browse, taste, relax, experience Downtown Rockwall.
A Texas Main Street City
Downtown Rockwall Texas
N
W
E
S
The Life House
Olive St.
N. Goliad St.
E. Interurban St.
N. Alamo Rd.
ATM
W. Kaufman St.
N. San Jacinto St.
N. Fannin St.
HISTORIC COURTHOUSE
W. Rusk St.
E. Rusk St.
W. Washington St.
S. Goliad St.
S. San Jacinto St.
S. Fannin St.
S. Alamo Rd.
THE CENTER

V e to stay....

Best Western Plus Inn & Suites
996 E. I-30
Rockwall, TX 75087
972-722-3265

Hampton Inn
1549 Laguna Dr.
Rockwall, TX 75087
469-698-9494

Hilton Bella Harbor
2055 Summer Lee Dr.
Rockwall, TX 75032
972-771-3700

La Quinta
689 E. I-30
Rockwall, TX 75032
972-771-1685

Super 8
1130 E. I-30
Rockwall, TX 75087
972-722-9922

Value Place
1040 E. I-30
Rockwall, TX 75087
972-722-7778

More information....

Rockwall Convention & Visitors Bureau
1040 E. I-30
Rockwall, TX 75087
972-722-7778

Visitor Information
214-771-3685
www.rockwallcvb.com

City of Rockwall Main Street
972-772-6400
www.rockwall.com

Rockwall Old Town Shoppes
www.rockwalloldtown.com
Traveling east or west on Interstate 30, take Exit 68 and go north on State Highway 205 (Goliad Street) 3 miles. Downtown is located at the intersection of State Highways 66 and 205.

Downtown Rockwall Texas

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Farmers Market

Established in 2008 by the Friends of Downtown, the Farmers Market is a Saturday morning staple! With over 30 vendors, the market offers local fruits and vegetables, fresh baked breads, natural beef and poultry, farm eggs, seafood, honey and much more. The market is open Saturday mornings from 8AM until Noon, May through September. The market has become one of the area's most popular destinations for locals to purchase fresh produce and specialty foods. rockwall.com



Aspasians Art Fair

Held annually in the spring and fall, Aspasians Arts and Craft Fair is held on the historic downtown Rockwall square. The Art Fair has blossomed and each spring and fall over 200 vendors can be found at the fair showcasing everything from jewelry and gifts to food, fine art, handmade items and vintage decor. aspasians.com

Founders Day Festival



In May, Rockwall celebrates its birthday on the historic downtown square. During the day-long celebration, the square comes alive with music, entertainment, craft and food vendors and a wine tasting sponsored by the Rockwall Old Town Shoppes. rockwallfoundersday.com

Rib Rub Run & Roll

Downtown Rockwall Texas

Each fall, teams fire up their grills for a smokin' hot barbecue competition in downtown Rockwall! Residents and visitors flock to the historic town square for a fun filled day featuring good music and good barbecue! The day-long celebration includes a 5k fun run, car show, live music, wing tastings and IBCA Sanctioned BBQ competition! rockwall.com

Scare on the Square

On the last Saturday in October, "trick or treaters" descend on the downtown square for a traditional celebration featuring face painting, games, hayrides, costume contest and special treats! This family friendly event is free of charge. rockwalldowntown.com



'Tis Christmas Time

Celebrate the holiday season with an old-fashioned event featuring photos with Santa in the Historic Courthouse, carriage rides, carolers and refreshments. The Old Town Shoppes are open late to offer shoppers unique holiday finds.

Kiwanis Christmas Parade

A celebration of the Christmas spirit the first Saturday in December. Over 125 entries with a pancake breakfast before parade time.

Enter to win!

Buy a $10 raffle ticket for a chance to win one of four fantastic prizes!

EAT SLEEP PLAY

Dinner for two at:

Allure Restaurant at Chandlers Landing

new restaurant tba for 2016

Hilton Dallas/Rockwall Lakefront

One night stay with breakfast

Rejuvenation Package

Affinity Salon & Spa



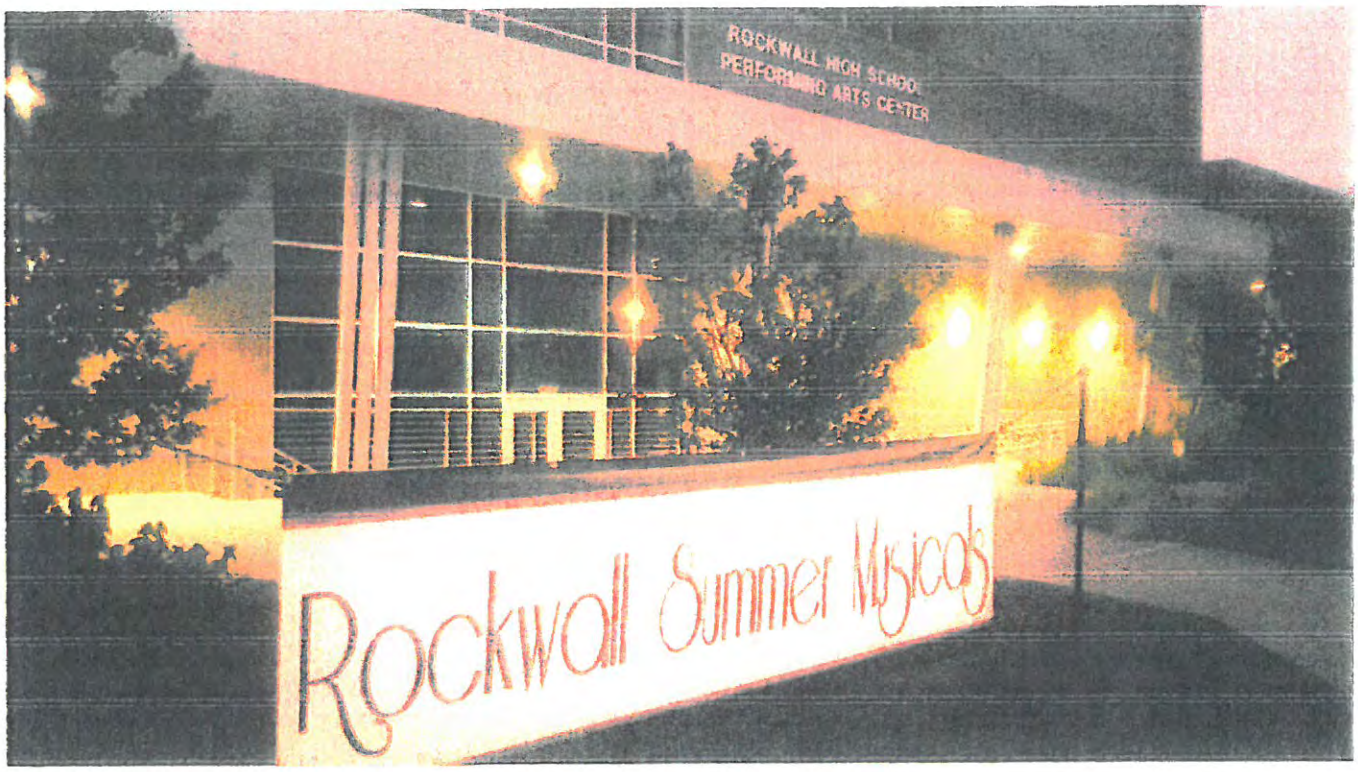
Apple iPad

All proceeds benefit Rockwall Summer Musicals.

Drawing will be held August ~~16~~ 21, ~~2015~~ 2016 at the RHS Performing Arts Center at Utley.

Winners need not be present to win.

Prize is non-transferrable and no cash option is available. Winner is responsible for all taxes. Proceeds from the raffle will benefit Rockwall Summer Musicals at P.O. Box 551, Rockwall, TX 75087, a non-profit agency, tax-exempt under the provisions of the IRS Code Section 501(c)3.



New Rockwall Summer Musicals banner donated by a loyal RSM Guild member. Notice that the PAC is identified at top center.

Rockwall Summer Musicals

presents



Fiddler On The Roof

Based on Sholem Aleichem stories by special perission of Arnold Perl

Book by JOSEPH STEIN

Music By JERRY BOCK

Lyrics By SHELDON HARNICK

Produced on the New York Stage by Harold Prince

Original New York Staged Production Directed and Choreographed by JEROME ROBBINS

FIDDLER ON THE ROOF Is presented throught special arrangement with Music Theatre International (MTI) All authorized performance meterials are also supplied by MTI www.MTIShows.com

June 23-25 & June 30-July 2, 2017

RHS Performing Arts Center at Utley

RockwallSummerMusicals.org

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Rockwall Summer Musicals
presents



Peter Pan

August 11-13 & 18-20, 2017

RHS Performing Arts Center at Utley

PETER PAN
A Musical Based on the Play by
Sir J.M Barrie

Lyrics By
CAROLYN LEIGH
Additional Lyrics By
BETTY COMDEN and ADOLPH GREEN

Music By
MORRIS (MOOSE) CHARLAP
Additional Music By
JULIE STYNE

Originally directed, choreographed and adapted by
JEROME ROBBINS

PETER PAN Is presented throught special arrangement with Music Theatre International (MTI) All authorized performance meterials are also supplied by MTI www.MTIShows.com

RockwallSummerMusicals.org

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Micheal Poston
Rockwall Summer Musicals
P.O. Box 551
Rockwall, Texas 75087

May 8, 2017

Re: Foy Theatre Flying Effects Service Agreement

Dear Mr. Poston:

This "Foy Theatre Flying Effects Service Agreement" (hereinafter "Agreement") is entered into between Foy Inventerprises, Inc. ("Foy"), a lawful Nevada corporation, and Rockwall Summer Musicals ("Rockwall"). Upon the execution of this Agreement by the authorized representatives of Foy and Rockwall (hereinafter the "Parties"), the following terms and conditions shall be binding upon the Parties, and become effective on the date Foy receives the executed copy and initial payment from Rockwall.

1. Production. Foy will provide and assist Rockwall with the creation of the flying effects and sequences for Rockwall's production of "Fiddler on the Roof" to be presented from June 23, 2017 to July 2, 2017, at the RHS Performing Arts Center in Rockwall, Texas.

2. Flying Equipment ("Equipment"). The Equipment is described as follows:

One (1) manual Track on Track® system; One (1) Flying Harness; Rigging Package.

3. Flying Services. Together with the Equipment, Foy will provide Flying Services through a Flying Director from June 14, 2017 to June 15, 2017. During this time, the Flying Services will include the following: supervise the installation of the Equipment, instruct Rockwall's cast and crew in its proper use, perform harness fittings, assist in staging the flying sequences, and instruct the crew on the proper strike and packaging of the Equipment. Rockwall shall be responsible for providing the necessary and properly qualified cast and crew.

4. Fees: Rockwall shall pay Foy Inventerprises, Inc. $2,035.00, plus expenses (expenses to be invoiced at the end of the production) as set forth in Paragraphs 6 & 7 of this Agreement, payable as follows:

$1,250.00 upon signing this Agreement; and
$785.00 by June 19, 2017

5. Additional Flying Director Services and Overtime: Any additional service days required of Foy personnel will be invoiced at a rate of $550.00 per working man day and $275.00 per travel man day, plus expenses, as set forth in Paragraphs 6 & 7 of this Agreement. All Flying

Foy Inventerprises, Inc. • 3275 East Patrick Lane, Las Vegas, NV 89120 • (702) 454-3300 • Fax (702) 454-7369

Foy Inventerprises Inc.

Creators of Unique Mechanical Effects for the Theatrical Industry

Invoice

Date	Invoice #
9/1/2017	A-25198

3275 E. Patrick Lane
Las Vegas, NV 89120
Office (702) 454-3300 Fax (702) 454-7369

Bill To	Ship To
Rockwall Summer Musicals Michael Poston PO Box 551 Rockwall, TX 75087	RHS Performing Arts Center 1201 T L Townsend Drive Rockwall, TX 75087

P.O. No.	Due Date	Terms	Project
	9/1/2017	Due Upon Rec...	

Quantity	Description	U/M	Rate	Amount
	Reimbursable expenses for services provided in connection with: "Peter Pan" August 11 - 20, 2017			
1	Joshua Maiville Delta Airlines LAS/DFW/LAS 8/2-6/17		593.35	593.35
4.5	Joshua Maiville Per Diem 8/2-6/17 Rockwall, TX		54.00	243.00
1	Joshua Maiville La Quinta Inn 8/2-5/17 Rockwall, TX		490.42	490.42
1	Joshua Maiville Enterprise Rent a Car 8/2-6/17 Dallas, TX		487.14	487.14
1	Joshua Maiville Chevron fuel 8/6/17 Irving, TX		11.36	11.36
1	Joshua Maiville McCarran Int'l parking 8/2-6/17		72.00	72.00
1	Joshua Maiville Enterprise Rent a Car tolls 8/2-6/17 Dallas, TX		4.81	4.81
1	Rockwall, cables ropes pulleys track, ABF-outbound 7/27/17		652.51	652.51
1	Rockwall, tink, FedEx-outbound 7/31/17		46.26	46.26
1	Rockwall, cables ropes pulleys track, ABF-inbound 8/22/17		411.47	411.47
1	Rockwall, tink, FedEx-inbound 8/21/17		44.06	44.06
			Total	$3,056.38



Foy Inventerprises Inc.

Creators of Unique Mechanical Effects for the Theatrical Industry



Invoice

Date	Invoice #
6/1/2017	0817015

3275 E. Patrick Lane
Las Vegas, NV 89120
Office (702) 454-3300 Fax (702) 454-7369

Bill To	Ship To
Rockwall Summer Musicals Michael Poston PO Box 551 Rockwall, TX 75087	RHS Performing Arts Center 1201 T L Townsend Drive Rockwall, TX 75087

P.O. No.	Due Date	Terms	Project
	6/1/2017	Due Upon Rec...	

Quantity	Description	U/M	Rate	Amount
	Royalty Fees for services provided in connection with: "Peter Pan" August 11 - 20, 2017			
3	Contractual Agreement Payment #1 : Due upon receipt:		550.00	1,650.00
	Contractual Agreement Payment #1 : Due upon receipt:		250.00	250.00
			Total	$1,900.00

Foy Inventerprises Inc.

Creators of Unique Mechanical Effects for the Theatrical Industry

Invoice

Date	Invoice #
6/1/2017	0817016

3275 E. Patrick Lane
Las Vegas, NV 89120
Office (702) 454-3300 Fax (702) 454-7369

Bill To	Ship To
Rockwall Summer Musicals Michael Poston PO Box 551 Rockwall, TX 75087	RHS Performing Arts Center 1201 T L Townsend Drive Rockwall, TX 75087

P.O. No.	Due Date	Terms	Project
	8/7/2017		

Quantity	Description	U/M	Rate	Amount
	Royalty Fees for services provided in connection with: "Peter Pan" August 11 - 20, 2017			
	Contractual Agreement Payment #2		1,306.50	1,306.50
			Total	$1,306.50

Rockwall Summer Musicals
Vendor QuickReport
January through December 2017

Type	Date	Num	Memo	Account	Clr	Split	Debit	Credit
Foy Inventerprises Inc								
Bill	05/17/2017		Flying for Fi...	20000 · *Account...		7295-10 · Pr...		1,250.00
Bill Pmt -Check	05/17/2017	1690	Flying for Fi...	1000 · Checking	X	20000 · *Acc...		1,250.00
Bill	06/08/2017		2nd Payme...	20000 · *Account...		7295-10 · Pr...		785.00
Bill Pmt -Check	06/08/2017	1700	2nd Payme...	1000 · Checking	X	20000 · *Acc...		785.00
Bill	07/08/2017		Flying-Peter...	20000 · *Account...		7295-20 · Pr...		3,206.50
Bill Pmt -Check	07/08/2017	1743	Flying-Peter...	1000 · Checking	X	20000 · *Acc...		3,206.50
Bill	07/22/2017		Flying Expe...	20000 · *Account...		7295-10 · Pr...	0.00	
Bill	07/22/2017		Foy - Travel...	20000 · *Account...		7295-10 · Pr...		2,387.79
Bill Pmt -Check	07/22/2017	1755	Foy - Travel...	1000 · Checking	X	20000 · *Acc...		2,387.79
Bill	09/07/2017		A-25198	20000 · *Account...		7295-20 · Pr...		3,056.38
Bill Pmt -Check	09/07/2017	1815	A-25198	1000 · Checking	X	20000 · *Acc...		3,056.38

Exhibit D

Last Name	First Name	Title	Phone Number	Email	Street Address	City	Zip Code
Burnam	Paul	Board	214-500-3893	pburnam@yahoo.com	1117 Amur St	Mesquite	75150
Cruz	Maureen	VP of Education	803-4607368	cruz539@yahoo.com	1390 Bay Line Dr	Rockwall	75087
Darrington	Wiloni	Board	214-298-8878	wiloni@aol.com	1028 Redwood Tr	Rockwall	75087
Doudt	Barbara	Board	214-202-9673	BSD19599@gmail.com	604 Highland Dr	Rockwall	75087
Gambill	Daniel	Board	903-316-7850	dgambill@crandall-isd.net	130 Harvest Way	Crandall	75114
Johnson	Phyllis	VP Production	903-780-2131	thisisphyllis@gmail.com	1890 Copper Ridge Cir	Rockwall	75032
Kisselburgh	Marvis	VP Community Affairs	214-738-1328	kisselburghmn@gmail.com	123 Highview Lane	Rockwall	75087
Oursbourn	Danny	Board	214-316-9791	dshawn30@yahoo.com	3806 Ridgecrest Ave	Rowlett	75088
Poston	Micheal	Board	214-773-4566	michealposton@sbcglobal.net	503 S Haskell Ave	Dallas	75223
Rogers	Cecelia	President	570-317-7963	ceceliarogers@yahoo.com	127 Stoneleigh Dr.	Heath	75032
Smith	Iris	VP Fundraising	214-226-9858	irissmith.rwc@sbcglobal.net	1630 Coastal Dr	Rockwall	75087
Tipton	Deanna	VP Marketing	972-822-4753	deannat@att.net	113 Sceptre Dr	Rockwall	75032
Turney	Lloyd	Board	214-729-8428	lturney@dallasisd.org	10211 Galway Dr	Dallas	75218
Wall	Al	VP Operations	214-505-1626	awall_27@yahoo.com	2405 Rachel Dr	Heath	75032
Ward	Mike	Treasurer	903-269-6211	mward@mikewardcpa.com	266 RCR 1397	Point	75472
Williams	Melissa	Secretary	903.217.6883	mrsastronomy@gmail.com	3105 Chaparral	Greenville	75402

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Exhibit E

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Rockwall Summer Musicals, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:
☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☑ Other (see instructions) ▶ 501(c)(3)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
P.O. Box 551

Requester's name and address (optional)

6 City, state, and ZIP code
Rockwall, Tx 75087

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number
___ - ___ - ____

or

Employer identification number
45 - 2247542

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶ Laurie M. Ward Date ▶ 4/26/18

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

Exhibit F

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Rockwall Summer Musicals
Rockwall, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Rockwall

DRAFT

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

[redacted]
Present "Into the Woods" and "Music Man"

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Marvis N. Kisselburgh, and my date of birth is July 19, 1934

My address is 123 Highview Lane (street), Rockwall (city), TX (state), 75087 (zip code), USA (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Rockwall County, State of TX, on the 10 day of May (month), 2018 (year)

Marvis N. Kisselburgh VP
Signature of authorized agent of contracting business entity
(Declarant)

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **July 11, 2018**

SUBJECT: **Bid Award for Concrete Pavement Rehab Services**

Last year the City accepted sealed bids for concrete work that consists of repair (replacement) of concrete pavement, curbs, gutter, and sidewalks. Council awarded the bid in May of 2017 to the apparent low bidder, XIT, based on their unit prices. The second low bidder was EM Construction. The XIT contract was executed shortly after Council approval. The contract is annually renewable up to three consecutive years.

XIT has informed staff that they cannot complete the smaller concrete jobs (sidewalks and curbs 16 sq. ft. – 190 sq. ft. per location) at the contracted bid price. They were in the process of submitting their 30 day written notice of contract termination because the smaller jobs are no longer profitable. However, staff would like to maintain the XIT contract for larger jobs, mostly street rehab. Staff informed XIT that we were seeking another contractor to perform these small jobs and XIT agreed not to request termination at this time. Staff approached EM Construction to see if they would be interested in the City's secondary concrete repair contractor. They agreed to do this and honor their bid prices submitted in May of 2017. In the past EM Construction has done some concrete repair work for the City and had performed to our satisfaction. We expect to spend approximately $75,000 this year on sidewalk and curb repairs.

For Council consideration is the bid award by unit price to EM Construction as the secondary concrete repair contractor and authorize the City Manager to execute a contract for this work.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: City Council

FROM: Joey Boyd, Director of Internal Operations

DATE: July 11, 2018

SUBJECT: Contract amendment with American Tower, LLC

In December 2013, the City of Rockwall entered into a land lease agreement with AT&T for a monopole cellular tower at the City's water storage facility located at Interstate 30 and TL Townsend Drive (across from Shenaniganz). In May 2014, AT&T assigned ownership of this tower lease agreement to American Tower, LLC. The City of Rockwall currently receives $2,250 per month in revenue from this site.

American Tower proposes to extend the current lease for an additional 5 years beyond the current expiration date with an option to renew for 7 additional 5-year terms. They will provide a one-time $25,000 signing bonus to the City but is requesting exclusive rights to this site, meaning the City would agree not to negotiate a land lease agreement with another cellular provider at this site. This is a water storage and pump facility that serves the southern portion of the city. It is unlikely that the City would ever sell this site in the future. This site also has a lot of flood plain and with future water supply expansion plans in the area where the smaller storage tank is located, it would be difficult for another tower site to be located on the City's property without encroaching around the water lines, pumps, getting into the flood plain, and future expansion plans.

The amendment is included for consideration as well as the original and a previous amendment. If these terms are acceptable, the City Council is asked to authorize the City Manager to execute the amendment on behalf of the City of Rockwall.

AMERICAN TOWER®

TOWER ALLIANCE

May 21, 2018

City of Rockwall TX
3856 South Goliad St
Rockwall, TX 75087

American Tower Site: Site Number 282821, 130 HWY 2054 TX

Dear Joey:

Thank you for speaking with me earlier. American Tower understands the importance of maintaining long term relationships with landlords. As a result, American Tower is pleased to present you with the following conditional offer to extend the term of your lease:

Offer: Lease Extension

- **A one-time signing bonus of up to $25,000.00**
- Extend your current lease for an additional five (5) years beyond the current expiration date with options to renew for seven (7) additional five (5) year terms
- **All rental payments and escalations to remain in full force and effect through the extended term.**

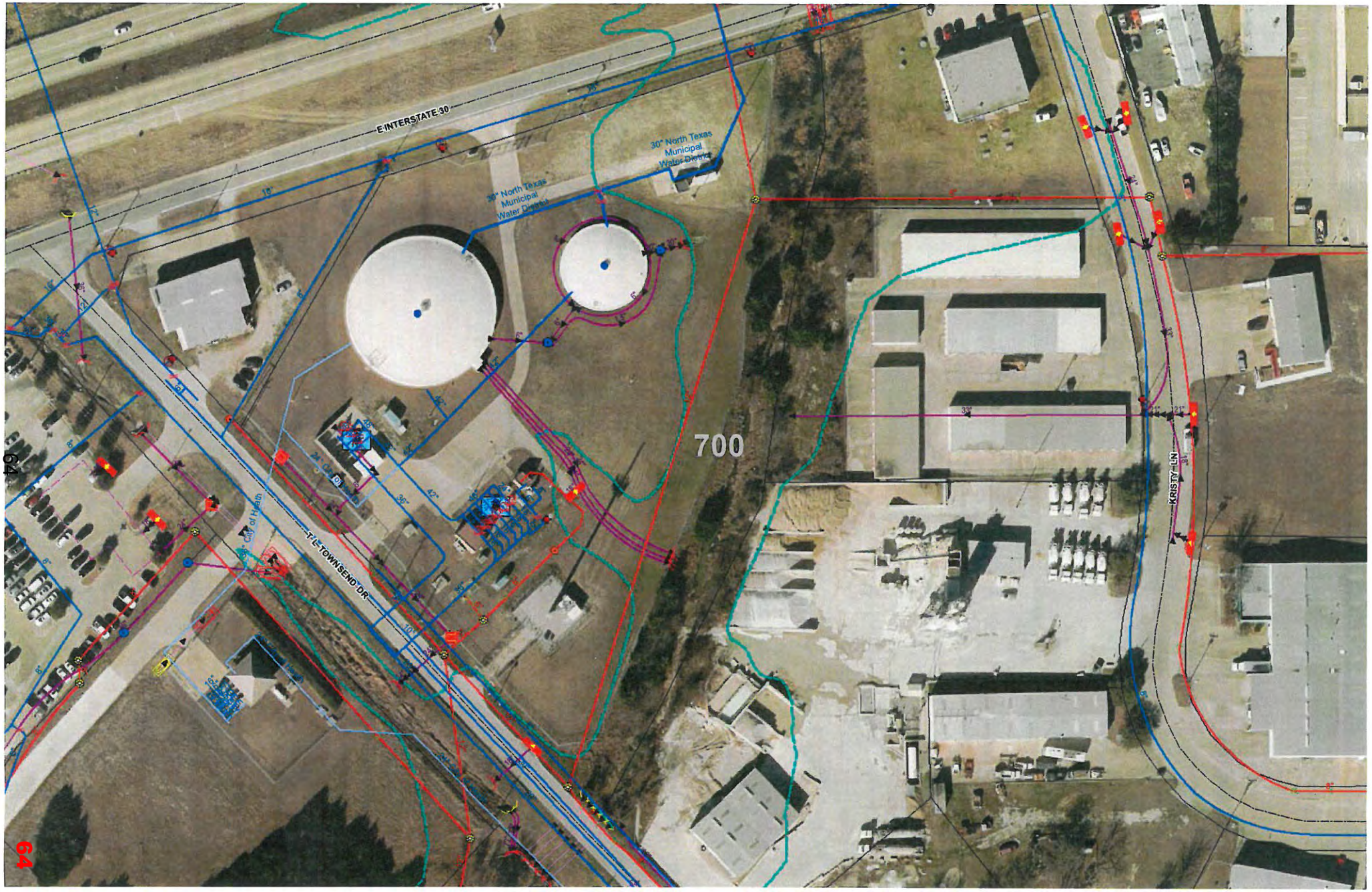
I will be back in touch with you next week, to follow up on our offer, and to answer any questions you may have. If you have any questions before then, please don't hesitate to contact me. All of my contact information is below.

Thanks again for your time. I look forward to talking with you soon!

Kind Regards,

Eliot Fried
Lease Consultant
Tower Alliance LLC (An Authorized Vendor of American Tower)
561-705-0151- Office
609-529-0658- Mobile
efried@toweralliancellc.com

**PLEASE NOTE: This conditional offer expires 45 days from the date on this letter, and is for discussion purposes only. The parties will not be bound in any respect until and unless a written agreement is signed by all applicable parties.


E INTERSTATE 30
30" North Texas Municipal Water District
30" North Texas Municipal Water District
700
T L TOWNSEND DR
KRISTY LN
24" City of Heath
94
64

THE SECOND AMENDMENT TO LEASE AGREEMENT

This Second Amendment to Land Lease Agreement (this "***Amendment***") is made effective as of the latter signature date hereof (the "***Effective Date***") by and between **City of Rockwall,** ("***Landlord***") and **American Towers LLC**, a Delaware limited liability company ("***Tenant***") (Landlord and Tenant being collectively referred to herein as the "***Parties***").

RECITALS

WHEREAS, Landlord owns the real property described on **Exhibit A** attached hereto and by this reference made a part hereof (the "***Parent Parcel***"); and

WHEREAS, Landlord (or its predecessor-in-interest) and Tenant (or its predecessor-in-interest) entered into that certain Land Lease Agreement dated December 19, 2013 (as the same may have been amended from time to time, collectively, the "***Lease***"), pursuant to which the Tenant leases a portion of the Parent Parcel and is the beneficiary of certain easements for access and public utilities, all as more particularly described in the Lease (such portion of the Parent Parcel so leased along with such portion of the Parent Parcel so affected, collectively, the "***Leased Premises***"), which Leased Premises are also described on **Exhibit A**; and

WHEREAS, Landlord and Tenant desire to amend the terms of the Lease to extend the term thereof and to otherwise modify the Lease as expressly provided herein.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants set forth herein and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **One-Time Payment**. Tenant shall pay to Landlord a one-time payment in the amount of **Twenty-Five Thousand and No/100 Dollars ($25,000.00)**, payable within thirty (30) days of the Effective Date and subject to the following conditions precedent: (a) Tenant's receipt of this Amendment executed by Landlord, on or before July 31, 2018; (b) Tenant's confirmation that Landlord's statements as further set forth in this Amendment are true, accurate, and complete, including verification of Landlord's ownership; (c) Tenant's receipt of any documents and other items reasonably requested by Tenant in order to effectuate the transaction and payment contemplated herein; and (d) receipt by Tenant of an original Memorandum (as defined herein) executed by Landlord.

2. **Lease Term Extended**. Notwithstanding anything to the contrary contained in the Lease or this Amendment, the Parties agree the Lease originally commenced on December 19, 2013 and, without giving effect to the terms of this Amendment but assuming the exercise by Tenant of all remaining renewal options contained in the Lease (each an "***Existing Renewal Term***" and, collectively, the "***Existing Renewal Terms***"), the Lease is otherwise scheduled to expire on December 18, 2038. In addition to any Existing Renewal Term(s), the Lease is hereby amended to provide Tenant with the option to extend the Lease for each of eight (8) additional five (5) year renewal terms (each a "***New Renewal Term***" and, collectively, the "***New Renewal Terms***"). Notwithstanding anything to the contrary contained in the Lease, (a) all Existing Renewal Terms and New Renewal Terms shall automatically renew unless Tenant notifies Landlord that Tenant elects not to renew the Lease at least sixty (60) days prior to the commencement of the next Renewal Term (as defined below) and (b) Landlord shall be able to terminate this Lease only in the event of a material default by Tenant, which default is not cured within sixty (60) days of Tenant's receipt of written notice thereof, provided, however, in the event that Tenant has diligently commenced to cure a material default within sixty (60) days of Tenant's actual receipt of notice thereof and reasonably requires additional time beyond the sixty (60) day cure period described herein to effect such cure, Tenant shall have such additional time as is necessary (beyond the sixty [60] day cure period) to effect the cure. References in this Amendment to "***Renewal Term***" shall refer, collectively, to the Existing Renewal Term(s) and the New Renewal Term(s). The Landlord hereby agrees to execute and

return to Tenant an original Memorandum of Lease in the form and of the substance attached hereto as **Exhibit B** and by this reference made a part hereof (the "***Memorandum***") executed by Landlord, together with any applicable forms needed to record the Memorandum, which forms shall be supplied by Tenant to Landlord.

3. **Rent and Escalation**. [The Parties hereby acknowledge and agree that all applicable increases and escalations to the rental payments under the Lease (the "***Rent***") shall continue in full force and effect through the New Renewal Term(s). In the event of any overpayment of Rent prior to or after the Effective Date, Tenant shall have the right to deduct from any future Rent payments an amount equal to the overpayment amount. Notwithstanding anything to the contrary contained in the Lease, all Rent and any other payments expressly required to be paid by Tenant to Landlord under the Lease and this Amendment shall be paid to **City of Rockwall TX**.

4. **Landlord and Tenant Acknowledgments**. Except as modified herein, the Lease and all provisions contained therein remain in full force and effect and are hereby ratified and affirmed. In the event there is a conflict between the Lease and this Amendment, this Amendment shall control. The Parties hereby agree that no defaults exist under the Lease. To the extent Tenant needed consent and/or approval from Landlord for any of Tenant's activities at and uses of the site prior to the Effective Date, Landlord's execution of this Amendment is and shall be considered consent to and approval of all such activities and uses. Landlord hereby acknowledges and agrees that Tenant shall not need consent or approval from, or to provide notice to, Landlord for any future activities at or uses of the Leased Premises, including, without limitation, subleasing and licensing to additional customers, installing, modifying, repairing, or replacing improvements within the Leased Premises, and/or assigning all or any portion of Tenant's interest in this Lease, as modified by this Amendment. Tenant and Tenant's sublessees and customers shall have vehicular (specifically including truck) and pedestrian access to the Leased Premises from a public right of way on a 24 hours per day, 7 days per week basis, together with utilities services to the Leased Premises from a public right of way. Upon request by Tenant and at Tenant's sole cost and expense but without additional consideration owed to Landlord, Landlord hereby agrees to promptly execute and return to Tenant building permits, zoning applications and other forms and documents, including a memorandum of lease, as required for the use of the Leased Premises by Tenant and/or Tenant's customers, licensees, and sublessees. Landlord hereby appoints Tenant as Landlord's attorney-in-fact coupled with an interest to prepare, execute and deliver land use and zoning and building permit applications that concern the Leased Premises, on behalf of Landlord with federal, state and local governmental authorities, provided that such applications shall be limited strictly to the use of the Leased Premises as a wireless telecommunications facility and that such attorney-in-fact shall not allow Tenant to re-zone or otherwise reclassify the Leased Premises or the Parent Parcel. The terms, provisions, and conditions of this Section shall survive the execution and delivery of this Amendment.

5. **Non-Compete**. During the original term, any Existing Renewal Terms, and/or any New Renewal Terms of this Lease, Landlord shall not sell, transfer, grant, convey, lease, and/or license by deed, easement, lease, license or other legal instrument, an interest in and to, or the right to use or occupy any portion of the Parent Parcel or Landlord's contiguous, adjacent, adjoining or surrounding property to any person or entity directly or indirectly engaged in the business of owning, acquiring, operating, managing, investing in or leasing wireless telecommunications infrastructure (any such person or entity, a "***Third Party Competitor***") without the prior written consent of Tenant, which may be withheld, conditioned, and/or delayed in Tenant's sole, reasonable discretion.

6. **Limited Right of First Refusal**. Notwithstanding anything to the contrary contained herein, this paragraph shall not apply to any fee simple sale of the Parent Parcel from Landlord to any prospective purchaser that is not a Third Party Competitor. If Landlord receives an offer or desires to offer to: (i) sell or convey

any interest (including, but not limited to, leaseholds or easements) in any real property of which the Leased Premises is a part to a Third Party Competitor or (ii) assign all or any portion of Landlord's interest in the Lease to a Third Party Competitor (any such offer, the "***Offer***"), Tenant shall have the right of first refusal to purchase the real property or other interest being offered by Landlord in connection with the Offer on the same terms and conditions. If Tenant elects, in its sole and absolute discretion, to exercise its right of first refusal as provided herein, Tenant must provide Landlord with notice of its election not later than forty-five (45) days after Tenant receives written notice from Landlord of the Offer. If Tenant elects not to exercise Tenant's right of first refusal with respect to an Offer as provided herein, Landlord may complete the transaction contemplated in the Offer with the Third Party Competitor on the stated terms and price but with the express condition that such sale is made subject to the terms of the Lease, as modified by this Amendment. Landlord hereby acknowledges and agrees that any sale or conveyance by Landlord in violation of this Section is and shall be deemed to be null and void and of no force and effect. The terms, provisions, and conditions of this Section shall survive the execution and delivery of this Amendment.

7. **Landlord Statements**. Landlord hereby represents and warrants to Tenant that: (i) to the extent applicable, Landlord is duly organized, validly existing, and in good standing in the jurisdiction in which Landlord was organized, formed, or incorporated, as applicable, and is otherwise in good standing and authorized to transact business in each other jurisdiction in which such qualifications are required; (ii) Landlord has the full power and authority to enter into and perform its obligations under this Amendment, and, to the extent applicable, the person(s) executing this Amendment on behalf of Landlord, have the authority to enter into and deliver this Amendment on behalf of Landlord; (iii) no consent, authorization, order, or approval of, or filing or registration with, any governmental authority or other person or entity is required for the execution and delivery by Landlord of this Amendment; (iv) Landlord is the sole owner of the Leased Premises and all other portions of the Parent Parcel; (v) to the best of Landlord's knowledge, there are no agreements, liens, encumbrances, claims, claims of lien, proceedings, or other matters (whether filed or recorded in the applicable public records or not) related to, encumbering, asserted against, threatened against, and/or pending with respect to the Leased Premises or any other portion of the Parent Parcel which do or could (now or any time in the future) adversely impact, limit, and/or impair Tenant's rights under the Lease, as amended and modified by this Amendment; and (vi) the square footage of the Leased Premises is the greater of Tenant's existing improvements on the Parent Parcel or the land area conveyed to Tenant under the Lease. The representations and warranties of Landlord made in this Section shall survive the execution and delivery of this Amendment. Landlord hereby does and agrees to indemnify Tenant for any damages, losses, costs, fees, expenses, or charges of any kind sustained or incurred by Tenant as a result of the breach of the representations and warranties made herein or if any of the representations and warranties made herein prove to be untrue. The aforementioned indemnification shall survive the execution and delivery of this Amendment.

8. **Notices**. All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth herein: to Landlord at: 385 South Goliad St., Rockwall, TX 75087; to Tenant at: Attn.: Land Management 10 Presidential Way, Woburn, MA 01801, with copy to: Attn.: Legal Dept., 116 Huntington Avenue, Boston, MA 02116. Any of the Parties, by thirty (30) days prior written notice to the others in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.

9. **Counterparts**. This Amendment may be executed in several counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though all Parties are not signatories to the original or the same counterpart. Furthermore, the Parties may execute and deliver this Amendment by electronic means such as .pdf or similar format. Each of the Parties agrees that the delivery of the Amendment by electronic means will have the same force and effect as delivery of original signatures and that each of the Parties may use such electronic signatures as evidence of the execution and delivery of the Amendment by all Parties to the same extent as an original signature.

10. **Waiver**. Notwithstanding anything to the contrary contained herein, in no event shall Landlord or Tenant be liable to the other for, and Landlord and Tenant hereby waive, to the fullest extent permitted under applicable law, the right to recover incidental, consequential (including, without limitation, lost profits, loss of use or loss of business opportunity), punitive, exemplary and similar damages.

11. **Tenant's Securitization Rights; Estoppel**. Landlord hereby consents to the granting by Tenant of one or more leasehold mortgages, collateral assignments, liens, and/or other security interests (collectively, a "***Security Interest***") in Tenant's interest in this Lease, as amended, and all of Tenant's property and fixtures attached to and lying within the Leased Premises and further consents to the exercise by Tenant's mortgagee ("***Tenant's Mortgagee***") of its rights to exercise its remedies, including without limitation foreclosure, with respect to any such Security Interest. Landlord shall recognize the holder of any such Security Interest of which Landlord is given prior written notice (any such holder, a "***Holder***") as "Tenant" hereunder in the event a Holder succeeds to the interest of Tenant hereunder by the exercise of such remedies. Landlord further agrees to execute a written estoppel certificate within thirty (30) days of written request of the same by Tenant or Holder.

12. **Taxes**. During the term of the Lease, Landlord shall pay when due all real property, personal property, and other taxes, fees and assessments attributable to the Parent Parcel, including the Leased Premises. Tenant hereby agrees to reimburse Landlord for any personal property taxes in addition to any increase in real property taxes levied against the Parent Parcel, to the extent both are directly attributable to Tenant's improvements on the Leased Premises (but not, however, taxes or other assessments attributable to periods prior to the Effective Date), provided, however, that Landlord must furnish written documentation (the substance and form of which shall be reasonably satisfactory to Tenant) of such personal property taxes or real property tax increase to Tenant along with proof of payment of same by Landlord. Anything to the contrary notwithstanding, Tenant shall not be obligated to reimburse Landlord for any applicable taxes unless Landlord requests such reimbursement within one (1) year after the date such taxes became due. Landlord shall submit requests for reimbursement in writing to: *American Tower Corporation, Attn: Landlord Relations, 10 Presidential Way, Woburn, MA 01801* unless otherwise directed by Tenant from time to time. Subject to the requirements set forth in this Section, Tenant shall make such reimbursement payment within forty-five (45) days of receipt of a written reimbursement request from Landlord. Tenant shall pay applicable personal property taxes directly to the local taxing authority to the extent such taxes are billed and sent directly by the taxing authority to Tenant. If Landlord fails to pay when due any taxes affecting the Parent Parcel as required herein, Tenant shall have the right, but not the obligation, to pay such taxes on Landlord's behalf and: (i) deduct the full amount of any such taxes paid by Tenant on Landlord's behalf from any future payments required to be made by Tenant to Landlord hereunder; (ii) demand reimbursement from Landlord, which reimbursement payment Landlord shall make within thirty (30) days of such demand by Tenant; and/or (iii) collect from Landlord any such tax payments made by Tenant on Landlord's behalf by any lawful means.

13. **Deletions**. The Parties acknowledge and agree that Section(s) 17, and 21, of the Lease are hereby deleted in their entirety and are of no further force and effect.

[*SIGNATURES COMMENCE ON FOLLOWING PAGE*]

LANDLORD:

City of Rockwall

Signature: _____
Print Name: _____
Title: _____
Date: _____

[*SIGNATURES CONTINUE ON FOLLOWING PAGE*]

Site No: 282821
Site Name: I30 HWY 205 TX

TENANT:

American Towers LLC
a Delaware limited liability company

Signature: _____
Print Name: _____
Title: _____
Date: _____

Site No: 282821
Site Name: I30 HWY 205 TX

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EXHIBIT A

This Exhibit A may be replaced at Tenant's option as described below.

PARENT PARCEL

Tenant shall have the right to replace this description with a description obtained from Landlord's deed (or deeds) that include the land area encompassed by the Lease and Tenant's improvements thereon.

The Parent Parcel consists of the entire legal taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part thereof with such Parent Parcel being described below.

BEING all of LOT 4 in the BODIN INDUSTRIAL TRACT, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Slide A, Page 347, Plat Records of Rockwall County, Texas.

Being situated in the County of Rockwall, State of Texas, and being known as Rockwall County APN: 14315.

EXHIBIT A (continued)

LEASED PREMISES

Tenant shall have the right to replace this description with a description obtained from the Lease or from a description obtained from an as-built survey conducted by Tenant.

The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease which shall include access and utilities easements. The square footage of the Leased Premises shall be the greater of: (i) the land area conveyed to Tenant in the Lease; (ii) Tenant's (and Tenant's customers) existing improvements on the Parent Parcel; or (iii) the legal description or depiction below (if any).

BEING a tract of land situated in the N.M. Ballard Survey, Abstract No. 48, and being out of and a portion of that certain 4.9670 acre tract of land, Lot 4 of the Bodin Industrial Tract Addition, an addition to the City of Rockwall, Texas, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 347, Plat Records of Rockwall, Texas, conveyed to The City of Rockwall according to that Warranty Deed with Vendor's Lien, dated November 5, 1987, and recorded in Volume 364, Page 25, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said 4.9670 acre tract, same being the southwest corner of Lot 2 of said Bodin Industrial Tract Addition, also being in the northerly right-of-way line of TL Townsend Drive, from which a 1/ 2 inch iron rod found bears North 43 degrees 29 minutes 31 seconds West, a distance of 194.25 feet, and an "X" found bears North 50 degrees 14 minutes 53 seconds East, a distance of 2.78 feet;

THENCE along the northerly right-of-way line of said TL Townsend Drive, same being the southerly line of said 4.9670 acre tract, North 43 degrees 29 minutes 31 seconds West, a distance of 171.98 feet to a Point;

THENCE departing the northerly right-of-way line of said TL Townsend Drive, through the interior of said 4.9670 acre tract, the following two (2) courses;

1. North 46 degrees 30 minutes 29 seconds East, a distance of 64.66 feet to a Point;

2. North 43 degrees 29 minutes 31 seconds West, a distance of 15.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" at the West corner of the herein described Lease Area for the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said 4.9670 acre tract, the following four (4) courses;

1. North 46 degrees 30 minutes 29 seconds East, a distance of 50.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the North corner of the herein described Lease Area;

2. South 43 degrees 29 minutes 31 seconds East, a distance of 50.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the East corner of the herein described Lease Area;

3. South 46 degrees 30 minutes 29 seconds West, a distance of 50.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the South corner of the herein described Lease Area;

4. North 43 degrees 29 minutes 31 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING hereof and containing 0.0574 acres or 2,500 square feet of land, more or less.

Site No: 282821
Site Name: I30 HWY 205 TX

EXHIBIT A (continued)

ACCESS AND UTILITIES

The access and utility easements include all easements of record as well that portion of the Parent Parcel currently utilized by Tenant (and Tenant's customers) for ingress, egress and utility purposes from the Leased Premises to and from a public right of way including but not limited to:

BEING a tract of land situated in the N.M. Ballard Survey, Abstract No. 48, and being out of and a portion of that certain 4.9670 acre tract of land, Lot 4 of the Bodin Industrial Tract Addition, an addition to the City of Rockwall, Texas, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 347, Plat Records of Rockwall, Texas, conveyed to The City of Rockwall according to that Warranty Deed with Vendor's Lien, dated November 5, 1987, and recorded in Volume 364, Page 25, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said 4.9670 acre tract, same being the southwest corner of Lot 2 of said Bodin Industrial Tract Addition, also being in the northerly right-of-way line of TL Townsend Drive, from which a 1/2 inch iron rod found bears North 43 degrees 29 minutes 31 seconds West, a distance of 194.25 feet, and an "X" found bears North 50 degrees 14 minutes 53 seconds East, a distance of 2.78 feet;

THENCE along the northerly right-of-way line of said TL Townsend Drive, same being the southerly line of said 4.9670 acre tract, North 43 degrees 29 minutes 31 seconds West, a distance of 151.98 feet to the POINT OF BEGINNING hereof;

THENCE continuing along the northerly right-of-way line of said TL Townsend Drive, same being the southerly line of said 4.9670 acre tract, North 43 degrees 29 minutes 31 seconds West, a distance of 20.00 feet to a Point;

THENCE departing the northerly right-of-way line of said TL Townsend Drive, through the interior of said 4.9670 acre tract, the following three (3) courses;

1. North 46 degrees 30 minutes 29 seconds East, a distance of 64.66 feet to a Point, same point being in the southwesterly line of the hereon described Lease Area;

2. South 43 degrees 29 minutes 31 seconds East, along the southwesterly line of said Lease Area, a distance of 20.00 feet to Point;

3. South 46 degrees 30 minutes 29 seconds West, a distance of 64.66 feet to the POINT OF BEGINNING hereof and containing 0.0297 acres or 1,293 square feet of land, more or less.

EXHIBIT B

FORM OF MEMORANDUM OF LEASE

Site No: 282821
Site Name: I30 HWY 205 TX

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Prepared by and Return to:
American Tower
10 Presidential Way
Woburn, MA 01801
Attn: Land Management/Sarah Kmieciak, Esq.
ATC Site No: 282821
ATC Site Name: I30 HWY 205 TX
Assessor's Parcel No(s): 14315

Prior Recorded Lease Reference:
Document No: 20140000015396
State of Texas
County of Rockwall

MEMORANDUM OF LEASE

This Memorandum of Lease (the "***Memorandum***") is entered into on the _____ day of _____, 201___ by and between **City of Rockwall,** ("***Landlord***") and **American Towers LLC**, a Delaware limited liability company ("***Tenant***").

NOTICE is hereby given of the Lease (as defined and described below) for the purpose of recording and giving notice of the existence of said Lease. To the extent that notice of such Lease has previously been recorded, then this Memorandum shall constitute an amendment of any such prior recorded notice(s).

1. **Parent Parcel and Lease**. Landlord is the owner of certain real property being described in **Exhibit A** attached hereto and by this reference made a part hereof (the "***Parent Parcel***"). Landlord (or its predecessor-in-interest) and Tenant (or its predecessor-in-interest) entered into that certain Land Lease Agreement dated December 19, 2013 (as the same may have been amended from time to time, collectively, the "***Lease***"), pursuant to which the Tenant leases a portion of the Parent Parcel and is the beneficiary ofcertain easements for access and public utilities, all as more particularly described in the Lease (such portion of the Parent Parcel so leased along with such portion of the Parent Parcel so affected, collectively, the "***Leased Premises***"), which Leased Premises is also described on **Exhibit A**.

2. **Expiration Date**. Subject to the terms, provisions, and conditions of the Lease, and assuming the exercise by Tenant of all renewal options contained in the Lease, the final expiration date of the Lease would be December 18, 2078. Notwithstanding the foregoing, in no event shall Tenant be required to exercise any option to renew the term of the Lease.

3. **Leased Premises Description**. Tenant shall have the right, exercisable by Tenant at any time during the original or renewal terms of the Lease, to cause an as-built survey of the Leased Premises to be prepared and, thereafter, to replace, in whole or in part, the description(s) of the Leased Premises set forth on **Exhibit A** with a legal description or legal descriptions based upon such as-built survey. Upon Tenant's request, Landlord shall execute and deliver any documents reasonably necessary to effectuate such replacement, including, without limitation, amendments to this Memorandum and to the Lease.

4. **Right of First Refusal**. There is a right of first refusal in the Lease.

5. **Effect/Miscellaneous**. This Memorandum is not a complete summary of the terms, provisions and conditions contained in the Lease. In the event of a conflict between this Memorandum and the Lease, the Lease shall control. Landlord hereby grants the right to Tenant to complete and execute on behalf of Landlord any government or transfer tax forms necessary for the recording of this Memorandum. This right shall terminate upon recording of this Memorandum.

6. **Notices**. All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth herein: to Landlord at: 385 South Goliad St., Rockwall, TX 75087; to Tenant at: Attn.: Land Management 10 Presidential Way, Woburn, MA 01801, with copy to: Attn.: Legal Dept., 116 Huntington Avenue, Boston, MA 02116. Any of the parties hereto, by thirty (30) days prior written notice to the other in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.

7. **Counterparts**. This Memorandum may be executed in multiple counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument.

8. **Governing Law**. This Memorandum shall be governed by and construed in all respects in accordance with the laws of the State or Commonwealth in which the Leased Premises is situated, without regard to the conflicts of laws provisions of such State or Commonwealth.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Landlord and Tenant have each executed this Memorandum as of the day and year set forth below.

LANDLORD

City of Rockwall,
a [state/type of entity],

Signature: _____
Print Name: _____
Title: _____
Date: _____

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 201___, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____
Notary Public
Print Name: _____
My commission expires: _____ [SEAL]

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

Site No: 282821
Site Name: I30 HWY 205 TX

TENANT

American Towers LLC
a Delaware limited liability company

Signature: _____
Print Name: _____
Title: _____
Date: _____

WITNESS AND ACKNOWLEDGEMENT

Commonwealth of Massachusetts

County of Middlesex

On this ____ day of _____, 201___, before me, _____ the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____
Notary Public
Print Name: _____
My commission expires: _____ [SEAL]

Site No: 282821
Site Name: I30 HWY 205 TX

EXHIBIT A

This Exhibit A may be replaced at Tenant's option as described below.

PARENT PARCEL

Tenant shall have the right to replace this description with a description obtained from Landlord's deed (or deeds) that include the land area encompassed by the Lease and Tenant's improvements thereon.

The Parent Parcel consists of the entire legal taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part thereof with such Parent Parcel being described below.

BEING all of LOT 4 in the BODIN INDUSTRIAL TRACT, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Slide A, Page 347, Plat Records of Rockwall County, Texas.

Being situated in the County of Rockwall, State of Texas, and being known as Rockwall County APN: 14315.

EXHIBIT A (continued)

LEASED PREMISES

Tenant shall have the right to replace this description with a description obtained from the Lease or from a description obtained from an as-built survey conducted by Tenant.

The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease which shall include access and utilities easements. The square footage of the Leased Premises shall be the greater of: (i) the land area conveyed to Tenant in the Lease; (ii) Tenant's (and Tenant's customers) existing improvements on the Parent Parcel; or (iii) the legal description or depiction below (if any).

BEING a tract of land situated in the N.M. Ballard Survey, Abstract No. 48, and being out of and a portion of that certain 4.9670 acre tract of land, Lot 4 of the Bodin Industrial Tract Addition, an addition to the City of Rockwall, Texas, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 347, Plat Records of Rockwall, Texas, conveyed to The City of Rockwall according to that Warranty Deed with Vendor's Lien, dated November 5, 1987, and recorded in Volume 364, Page 25, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said 4.9670 acre tract, same being the southwest corner of Lot 2 of said Bodin Industrial Tract Addition, also being in the northerly right-of-way line of TL Townsend Drive, from which a 1/ 2 inch iron rod found bears North 43 degrees 29 minutes 31 seconds West, a distance of 194.25 feet, and an "X" found bears North 50 degrees 14 minutes 53 seconds East, a distance of 2.78 feet;

THENCE along the northerly right-of-way line of said TL Townsend Drive, same being the southerly line of said 4.9670 acre tract, North 43 degrees 29 minutes 31 seconds West, a distance of 171.98 feet to a Point;

THENCE departing the northerly right-of-way line of said TL Townsend Drive, through the interior of said 4.9670 acre tract, the following two (2) courses;

1. North 46 degrees 30 minutes 29 seconds East, a distance of 64.66 feet to a Point;

2. North 43 degrees 29 minutes 31 seconds West, a distance of 15.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" at the West corner of the herein described Lease Area for the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said 4.9670 acre tract, the following four (4) courses;

1. North 46 degrees 30 minutes 29 seconds East, a distance of 50.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the North corner of the herein described Lease Area;

2. South 43 degrees 29 minutes 31 seconds East, a distance of 50.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the East corner of the herein described Lease Area;

3. South 46 degrees 30 minutes 29 seconds West, a distance of 50.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the South corner of the herein described Lease Area;

4. North 43 degrees 29 minutes 31 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING hereof and containing 0.0574 acres or 2,500 square feet of land, more or less.

Site No: 282821
Site Name: I30 HWY 205 TX

EXHIBIT A (continued)

ACCESS AND UTILITIES

The access and utility easements include all easements of record as well that portion of the Parent Parcel currently utilized by Tenant (and Tenant's customers) for ingress, egress and utility purposes from the Leased Premises to and from a public right of way including but not limited to:

BEING a tract of land situated in the N.M. Ballard Survey, Abstract No. 48, and being out of and a portion of that certain 4.9670 acre tract of land, Lot 4 of the Bodin Industrial Tract Addition, an addition to the City of Rockwall, Texas, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 347, Plat Records of Rockwall, Texas, conveyed to The City of Rockwall according to that Warranty Deed with Vendor's Lien, dated November 5, 1987, and recorded in Volume 364, Page 25, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

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THENCE along the northerly right-of-way line of said TL Townsend Drive, same being the southerly line of said 4.9670 acre tract, North 43 degrees 29 minutes 31 seconds West, a distance of 151.98 feet to the POINT OF BEGINNING hereof;

THENCE continuing along the northerly right-of-way line of said TL Townsend Drive, same being the southerly line of said 4.9670 acre tract, North 43 degrees 29 minutes 31 seconds West, a distance of 20.00 feet to a Point;

THENCE departing the northerly right-of-way line of said TL Townsend Drive, through the interior of said 4.9670 acre tract, the following three (3) courses;

1. North 46 degrees 30 minutes 29 seconds East, a distance of 64.66 feet to a Point, same point being in the southwesterly line of the hereon described Lease Area;

2. South 43 degrees 29 minutes 31 seconds East, along the southwesterly line of said Lease Area, a distance of 20.00 feet to Point;

3. South 46 degrees 30 minutes 29 seconds West, a distance of 64.66 feet to the POINT OF BEGINNING hereof and containing 0.0297 acres or 1,293 square feet of land, more or less.

Site No: 282821
Site Name: I30 HWY 205 TX

AT&T Mobility
1801 Valley View Lane
Farmers Branch, TX 75234

May 21, 2014

Mr. Rick Crowley
City Manager
City of Rockwall
385 South Goliad Street
Rockwall, TX 75087

RE: Site Name: DX3353/I-30 /Hwy 205/FA# 12773670
Location: 386 Tl Townsend Drive, Rockwall, TX 75087 (Rockwall County)

Mr. Crowley:

AT&T Mobility is advising the City of Rockwall of their intention to assign the attached Land Lease Agreement to American Tower, LLC, per section 16 Assignment/Sublease of the agreement executed between AT&T Mobility and the City of Rockwall on December 19th, 2013. A copy of the lease is attached for reference. If you have any questions or concerns, please do not hesitate to call.

Sincerely,

Paul S. Baumgardner, III
Area Manager – Real Estate & Construction, NTX Network Ops
AT&T Mobility
1801 Valley View Lane
Farmers Branch, TX 75234

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Prepared by and Return To:
American Tower Corporation
10 Presidential Way
Woburn, MA 01801
Attn: Land Management
Site #282821
Site Name: I30 HWY 205 TX

FIRST AMENDMENT TO LAND LEASE AGREEMENT

THIS FIRST AMENDMENT TO LAND LEASE AGREEMENT ("Amendment") is executed this 28 day of August, 2014 by and between City of Rockwall, with a mailing address of 385 South Goliad Street, Rockwall, TX 75087 ("Landlord") and American Towers LLC, a Delaware limited liability company d/b/a American Texas Towers LLC, with a mailing address of 10 Presidential Way, Woburn, MA 01801 ("American Tower").

WHEREAS, Landlord and New Cingular Wireless PCS, LLC, a Delaware limited liability company, ("New Cingular"), entered into that certain Land Lease Agreement, dated December 19, 2013, (the "Lease Agreement");

WHEREAS, New Cingular and American Tower entered into an Assignment and Assumption of Land Lease Agreement, dated June 4, 2014, whereby New Cingular assigned and transferred all of its rights, title, claim and interests in, to and under the Lease Agreement to American Tower and American Tower's successors and assigns; and

WHEREAS, Landlord and American Tower desire to alter the terms in the Lease Agreement;

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NOW, THEREFORE, in consideration of the Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and American Tower agree that the Lease Agreement is hereby amended as follows:

1. **Rent**. Landlord and American Tower agree to alter the Rent Section (Section 4) of the Lease Agreement. Therefore, the first sentence of Section 4(a) is hereby deleted, in its entirety, and replaced with the following:

"Commencing on the first day of the month following the date that Tenant commences construction (the "**Rent Commencement Date**"), Tenant will pay Landlord on or before the fifth (5th) day of each calendar month in advance, Two Thousand Two Hundred Fifty and No/100 Dollars ($2,250.00) (the "**Rent**"), at the address set forth above."

2. Except as amended herein, all terms, conditions, provisions, covenants and agreements contained in the Lease Agreement are hereby ratified and confirmed in their entirety. The terms used herein and not otherwise defined in this Amendment shall have the same meaning as set forth in the Lease Agreement.

3. Landlord and American Tower represent and warrant to each other that as of the date of this execution, there are no uncured defaults under the terms of the Lease Agreement and that the Lease Agreement is in full force and effect.

SIGNATURES TO FOLLOW

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IN WITNESS WHEREOF, Landlord and American Tower have each executed this Agreement as of the respective dates written below.

LANDLORD:

City of Rockwall

By: Mary Smith
Name: Mary Smith
Title: Assistant City Manager
Date: 8/19/14

STATE OF TEXAS)
)ss:
COUNTY OF Rockwall)

BE IT REMEMBERED that on this 19th day of August, 2014, before me, the subscriber, a person authorized to take oaths in the State of Texas, personally appeared Mary Smith, a/the Assistant City Manager of City of Rockwall, who, being duly sworn on his/her oath, deposed and made proof to my satisfaction that he/she is the person named in the within instrument; and I, having first made known to him/her the contents thereof, he/she did acknowledge that he/she signed, sealed and delivered the same as his/her voluntary act and deed for the purposes therein contained.

Elizabeth A Morgan
Notary Public
My commission expires:

02-28-17

ELIZABETH A MORGAN
NOTARY PUBLIC
State of Texas
Comm. Exp. 02/28/2017

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AMERICAN TOWER:

American Towers LLC,
a Delaware limited liability company
d/b/a American Texas Towers LLC

By: _____
Name: Shawn Lanier
Title: Vice President Legal

COMMONWEALTH OF MASSACHUSETTS)
) ss:
COUNTY OF MIDDLESEX)

On the 28 day of August, 2014, the undersigned notary public, personally appeared Shawn Lanier, proved to me through satisfactory evidence of identification, which was ***personally known***, to be the person whose name is signed on the preceding or attached document, and acknowledged that he/she signed it voluntarily for its stated purpose, as Vice President, of American Towers LLC, a Delaware limited liability company d/b/a American Texas Towers LLC, before me.

PHILLIP COTTO
MY COMM. EXPIRES AUGUST 31, 2018
NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS

_____
Notary Public
My Commission Expires:

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Market: Central Region / North Texas
Cell Site Number: DXU3353
Cell Site Name: I30 E/HWY 205
Fixed Asset Number:12773670

LAND LEASE AGREEMENT

THIS LAND LEASE AGREEMENT ("**Agreement**"), dated as of the latter of the signature dates below (the "**Effective Date**"), is entered into by City of Rockwall, having a mailing address of 385 South Goliad Street, Rockwall, TX 75087 ("**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive NE, Suite 13-F West Tower, Atlanta, GA 30324 ("**Tenant**").

BACKGROUND

Landlord owns or controls that certain plot, parcel or tract of land, as described on **Exhibit 1,** together with all rights and privileges arising in connection therewith, located at 898 TL Townsend Dr., Rockwall, in the County of Rockwall, State of Texas (collectively, the "**Property**"). Tenant desires to use a portion of the Property in connection with its federally licensed communications business. Landlord desires to grant to Tenant the right to use a portion of the Property in accordance with this Agreement.

The parties agree as follows:

1. **LEASE OF PREMISES.** Landlord hereby leases to Tenant a certain portion of the Property containing approximately 2,500 square feet including the air space above such ground space, as described on attached **Exhibit 1** (the "**Premises**") for the placement of Tenant's Communication Facility. This lease is contingent on Tenant obtaining Federal Aviation Administration (FAA) approval for height and location of Communication Facility.

2. **PERMITTED USE.** Tenant may use the Premises for the transmission and reception of communications signals and the installation, construction, maintenance, operation, repair, replacement and upgrade of its communications fixtures and related equipment, cables, accessories and improvements, which may include a suitable support structure, associated antennas, equipment shelters or cabinets and fencing and any other items necessary to the successful and secure use of the Premises (collectively, the "**Communication Facility**"), as well as the right to test, survey and review title on the Property; Tenant further has the right but not the obligation to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including, but not limited to, emergency 911 communication services, at no additional cost to Tenant or Landlord (collectively, the "**Permitted Use**"). Landlord and Tenant agree that any portion of the Communication Facility that may be conceptually described on **Exhibit 1** will not be deemed to limit Tenant's Permitted Use. If **Exhibit 1** includes drawings of the initial installation of the Communication Facility, Landlord's execution of this Agreement will signify Landlord's approval of **Exhibit 1**; however, any increase in height or area used that goes beyond the design in **Exhibit 1**, will require Landlord approval. For a period of ninety (90) days following the start of construction, Landlord grants Tenant, its subtenants, licensees and sublicensees, the right to use such portions of Landlord's contiguous, adjoining or surrounding property (the "**Surrounding Property**") as may reasonably be required during construction and installation of the Communication Facility. Tenant has the right to install and operate transmission cables from the equipment shelter or cabinet to the antennas, electric lines from the main feed to the equipment shelter or cabinet and communication lines from the Property's main entry point to the equipment shelter or cabinet, and to make other improvements, alterations, upgrades or additions appropriate for Tenant's Permitted Use including the right to construct a fence around the Premises and undertake any other appropriate means to secure the Premises at Tenant's expense. Prior to construction of any fence around the Premises, Landlord must approve the dimensions, materials and location of the fence. Tenant has the right to modify, supplement, replace, upgrade, expand the equipment, increase the number of antennas or relocate the Communication Facility within the Premises at any time during the term of this Agreement. Tenant will be allowed to make such alterations to the Property in order to ensure that Tenant's Communication Facility complies with all

applicable federal, state or local laws, rules or regulations, including Landlord's ordinance regarding the hours of construction. In the event Tenant desires to modify or upgrade the Communication Facility, in a manner that requires an additional portion of the Property (the "**Additional Premises**") for such modification or upgrade, Landlord agrees to lease to Tenant the Additional Premises, upon the same terms and conditions set forth herein, except that the Rent shall increase, in conjunction with the lease of the Additional Premises by the amount equivalent to the then-current per square foot rental rate charged by Landlord to Tenant times the square footage of the Additional Premises. Any Additional Premises requested by Tenant must be limited to the modification or upgrade of the Communication Facility. Landlord agrees to take such actions and Tenant agrees to prepare all documents necessary and deliver to Landlord such documents as Tenant reasonably requests in order to effect and memorialize the lease of the Additional Premises to Tenant.

3. **TERM.**

(a) The initial lease term will be five (5) years ("**Initial Term**"), commencing on the Effective Date. The Initial Term will terminate on the fifth (5th) anniversary of the Effective Date.

(b) This Agreement will automatically renew for four (4) additional five (5) year term(s) (each five (5) year term shall be defined as an "**Extension Term**"), upon the same terms and conditions unless Tenant notifies Landlord in writing of Tenant's intention not to renew this Agreement at least sixty (60) days prior to the expiration of the Initial Term or then-existing Extension Term.

(c) Unless (i) Landlord or Tenant notifies the other in writing of its intention to terminate this Agreement at least six (6) months prior to the expiration of the final Extension Term, or (ii) the Agreement is terminated prior to the end of the final Extension Term, , then upon the final Extension Term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of one (1) year, and for annual terms thereafter (each an "**Annual Term**") until terminated by either party by giving to the other written notice of its intention to so terminate at least six (6) months prior to the end of any such Annual Term. Monthly rental during such Annual Terms shall be equal to the Rent paid for the last month of the final Extension Term. If Tenant remains in possession of the Premises after the termination of this Agreement then Tenant will be deemed to be occupying the Premises on a month-to-month basis (the "**Holdover Term**"), subject to the terms and conditions of this Agreement.

(d) The Initial Term, any Extension Terms, any Annual Terms and any Holdover Term are collectively referred to as the Term ("**Term**").

4. **RENT.**

(a) Commencing on the first day of the month following the date that Tenant commences construction (the "**Rent Commencement Date**"), Tenant will pay Landlord on or before the fifth (5th) day of each calendar month in advance, One Thousand Two Hundred Fifty and No/100 Dollars ($1,250.00) (the "**Rent**"), at the address set forth above. In any partial month occurring after the Rent Commencement Date, Rent will be prorated. The initial Rent payment will be forwarded by Tenant to Landlord within forty-five (45) days after the Rent Commencement Date.

(b) In year one (1) of each Extension Term, the monthly Rent will increase by seven and one-half percent (7½%) over the Rent paid during the previous five (5) year term.

(c) All charges payable under this Agreement such as utilities and taxes shall be billed by Landlord within one (1) year from the end of the calendar year in which the charges were incurred. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by Landlord. The provisions of this subsection shall survive the termination or expiration of this Agreement.

5. **APPROVALS.**

(a) Landlord agrees that Tenant's ability to use the Premises is contingent upon the suitability of the Premises and Property for Tenant's Permitted Use and Tenant's ability to obtain and maintain all governmental licenses, permits, approvals or other relief required of or deemed necessary or appropriate by Tenant for its use of the Premises, including without limitation applications for zoning variances, zoning ordinances, amendments,

special use permits, and construction permits (collectively, the "**Government Approvals**"). Landlord authorizes Tenant to prepare, execute and file all required applications to obtain Government Approvals for Tenant's Permitted Use under this Agreement and agrees to reasonably assist Tenant with such applications and with obtaining and maintaining the Government Approvals. In addition, Tenant shall have the right to initiate the ordering and/or scheduling of necessary utilities.

(b) Tenant has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice and to have the Property surveyed by a surveyor of its choice.

(c) Tenant may also perform and obtain, at Tenant's sole cost and expense, soil borings, percolation tests, engineering procedures, environmental investigation or other tests or reports on, over, and under the Property, necessary to determine if Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system, design, operations or Government Approvals.

6. **TERMINATION.** This Agreement may be terminated, without penalty or further liability, as follows:

(a) by either party on thirty (30) days prior written notice, if the other party remains in default under Section 15 of this Agreement after the applicable cure periods;

(b) by Tenant upon written notice to Landlord, if Tenant is unable to obtain, or maintain, any required approval(s) or the issuance of a license or permit by any agency, board, court or other governmental authority necessary for the construction or operation of the Communication Facility as now or hereafter intended by Tenant; or if Tenant determines, in its sole discretion that the cost of obtaining or retaining the same is commercially unreasonable;

(c) by Tenant, upon written notice to Landlord, if Tenant determines, in its sole discretion, due to the title report results or survey results, that the condition of the Premises is unsatisfactory for its intended uses;

(d) by Tenant upon written notice to Landlord for any reason or no reason, at any time prior to commencement of construction by Tenant; or

(e) by Tenant upon sixty (60) days' prior written notice to Landlord for any reason or no reason, so long as Tenant pays Landlord a termination fee equal to three (3) months' Rent, at the then-current rate, provided, however, that no such termination fee will be payable on account of the termination of this Agreement by Tenant under any termination provision contained in any other Section of this Agreement, including the following: 5 Approvals, 6(a) Termination, 6(b) Termination, 6(c) Termination, 6(d) Termination, 11(d) Environmental, 18 Condemnation or 19 Casualty.

7. **INSURANCE.**

(a) During the Term, Tenant will carry, at its own cost and expense, the following insurance: (i) workers' compensation insurance as required by law; and (ii) commercial general liability (CGL) insurance with respect to its activities on the Property, such insurance to afford protection of up to Three Million Dollars ($3,000,000) per occurrence and Six Million Dollars ($6,000,000) general aggregate, based on Insurance Services Office (ISO) Form CG 00 01 or a substitute form providing substantially equivalent coverage. Tenant's CGL insurance shall contain a provision including Landlord as an additional insured. Such additional insured coverage:

(i) shall be limited to bodily injury, property damage or personal and advertising injury caused, in whole or in part, by Tenant, its employees, agents or independent contractors;

(ii) shall not extend to claims for punitive or exemplary damages arising out of the acts or omissions of Landlord, its employees, agents or independent contractors or where such coverage is prohibited by law or to claims arising out of the gross negligence of Landlord, its employees, agents or independent contractors; and

(iii) shall not exceed Tenant's indemnification obligation under this Agreement, if any.

(b) Notwithstanding the foregoing, Tenant shall have the right to self-insure the coverages required in subsection (a). In the event Tenant elects to self-insure its obligation to include Landlord as an additional insured, the following provisions shall apply (in addition to those set forth in subsection (a)):

(i) Landlord shall promptly and no later than thirty (30) days after notice thereof provide Tenant with written notice of any claim, demand, lawsuit, or the like for which it seeks coverage pursuant to this Section and provide Tenant with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like;

(ii) Landlord shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of Tenant; and

(iii) Landlord shall fully cooperate with Tenant in the defense of the claim, demand, lawsuit, or the like.

8. **INTERFERENCE.**

(a) Prior to or concurrent with the execution of this Agreement, Landlord has provided or will provide Tenant with a list of radio frequency user(s) and frequencies used on the Property as of the Effective Date. Tenant warrants that its use of the Premises will not interfere with those existing radio frequency uses on the Property, as long as the existing radio frequency user(s) operate and continue to operate within their respective frequencies and in accordance with all applicable laws and regulations.

(b) Landlord will not grant, after the date of this Agreement, a lease, license or any other right to any third party, if exercise of such grant may in any way adversely affect or interfere with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will notify Tenant in writing prior to granting any third party the right to install and operate communications equipment on the Property.

(c) Landlord will not, nor will Landlord permit its employees, tenants, licensees, invitees, agents or independent contractors to, in interfere in any way with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will cause such interference to cease within twenty-four (24) hours after receipt of notice of interference from Tenant. In the event any such interference does not cease within the aforementioned cure period, Landlord shall cease all operations which are suspected of causing interference (except for intermittent testing to determine the cause of such interference) until the interference has been corrected.

(d) For the purposes of this Agreement, "interference" may include, but is not limited to, any use on the Property or Surrounding Property that causes electronic or physical obstruction with, or degradation of, the communications signals from the Communication Facility.

9. **INDEMNIFICATION.**

(a) Tenant agrees to indemnify, defend and hold Landlord harmless from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) arising directly from the installation, use, maintenance, repair or removal of the Communication Facility or Tenant's breach of any provision of this Agreement, except to the extent attributable to intentional act or omission of Landlord, its employees, agents or independent contractors.

(b) To the extent allowed by law, Landlord agrees to indemnify, defend and hold Tenant harmless from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) arising directly from the actions or failure to act of Landlord, its employees or agents, or Landlord's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Tenant, its employees, agents or independent contractors.

(c) The indemnified party: (i) shall promptly provide the indemnifying party with written notice of any claim, demand, lawsuit, or the like for which it seeks indemnification pursuant to this Section and provide the indemnifying party with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like; (ii) shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of the indemnifying party; and (iii) shall fully cooperate with the indemnifying party in the defense of the claim, demand, lawsuit, or the like. A delay in notice shall not relieve the indemnifying party of its indemnity obligation, except (1) to the extent the indemnifying party can show it was prejudiced by the delay; and (2) the indemnifying party shall not be liable for any settlement or litigation expenses incurred before the time when notice is given.

10. **WARRANTIES.**

(a) Tenant and Landlord each acknowledge and represent that it is duly organized, validly existing and in good standing and has the right, power and authority to enter into this Agreement and bind itself hereto through the party set forth as signatory for the party below.

(b) Landlord represents, warrants and agrees that: (i) Landlord solely owns the Property as a legal lot in fee simple, or controls the Property by lease or license; (ii) the Property is not and will not be encumbered by any liens, restrictions, mortgages, covenants, conditions, easements, leases, or any other agreements of record or not of record, which would adversely affect Tenant's Permitted Use and enjoyment of the Premises under this Agreement; (iii) as long as Tenant is not in default then Landlord grants to Tenant sole, actual, quiet and peaceful use, enjoyment and possession of the Premises without hindrance or ejection by any persons lawfully claiming under Landlord ; (iv) Landlord's execution and performance of this Agreement will not violate any laws, ordinances, covenants or the provisions of any mortgage, lease or other agreement binding on Landlord; and (v) if the Property is or becomes encumbered by a deed to secure a debt, mortgage or other security interest, Landlord will provide promptly to Tenant a mutually agreeable subordination, non-disturbance and attornment agreement executed by Landlord and the holder of such security interest.

11. **ENVIRONMENTAL.**

(a) Landlord represents and warrants, except as may be identified in **Exhibit 11** attached to this Agreement, (i) the Property, as of the date of this Agreement, is free of hazardous substances, including asbestos-containing materials and lead paint, and (ii) the Property has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Landlord and Tenant agree that each will be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property

(b) To the extent allowed by law, Landlord and Tenant agree to hold harmless and indemnify the other from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of the indemnifying party for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding ("**Claims**"), to the extent arising from that party's breach of its obligations or representations under Section 11(a). Landlord agrees to hold harmless and indemnify Tenant from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Landlord for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from subsurface or other contamination of the Property with hazardous substances prior to the Effective Date of this Agreement or from such contamination caused by the acts or omissions of Landlord during the Term. Tenant agrees to hold harmless and indemnify Landlord from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Tenant for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from hazardous substances brought onto the Property by Tenant.

(c) The indemnifications of this Section 11 specifically include reasonable costs, expenses and fees incurred in connection with any investigation of Property conditions or any clean-up, remediation, removal or restoration work required by any governmental authority. The provisions of this Section 11 will survive the expiration or termination of this Agreement.

(d) In the event Tenant becomes aware of any hazardous materials on the Property, or any environmental, health or safety condition or matter relating to the Property, that, in Tenant's sole determination, renders the condition of the Premises or Property unsuitable for Tenant's use, or if Tenant believes that the leasing or continued leasing of the Premises would expose Tenant to undue risks of liability to a government agency or third party, Tenant will have the right, in addition to any other rights it may have at law or in equity, to terminate this Agreement upon written notice to Landlord.

12. **ACCESS.** At all times throughout the Term of this Agreement, and at no additional charge to Tenant, Tenant and its employees, agents, and subcontractors, will have twenty-four (24) hour per day, seven (7) day per week pedestrian and vehicular access ("**Access**") to and over the Property, from an open and improved public road to the Premises, for the installation, maintenance and operation of the Communication Facility and any utilities serving the Premises. As may be described more fully in **Exhibit 1**, Landlord grants to Tenant an easement for such Access and Landlord agrees to provide to Tenant such codes, keys and other instruments necessary for such Access at no additional cost to Tenant. Upon Tenant's request, Landlord will execute a separate recordable easement evidencing this right. Landlord shall execute a letter granting Tenant Access to the Property substantially in the form attached as **Exhibit 12**; upon Tenant's request, Landlord shall execute additional letters during the Term. Landlord acknowledges that in the event Tenant cannot obtain Access to the Premises, Tenant shall incur significant damage. If Landlord fails to provide the Access granted by this Section 12, such failure shall be a default under this Agreement.

13. **REMOVAL/RESTORATION.** All portions of the Communication Facility brought onto the Property by Tenant will be and remain Tenant's personal property and, at Tenant's option, may be removed by Tenant at any time during or after the Term. Landlord covenants and agrees that no part of the Communication Facility constructed, erected or placed on the Premises by Tenant will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of Landlord that all improvements of every kind and nature constructed, erected or placed by Tenant on the Premises will be and remain the property of Tenant and may be removed by Tenant at any time during or after the Term. Tenant will repair any damage to the Property resulting from Tenant's removal activities and Tenant agrees to restore the Premises to its condition at the commencement of the Agreement, reasonable wear and tear and loss by casualty or other causes beyond Tenant's control excepted. Any portions of the Communication Facility that Tenant does not remove within ninety (90) days after the later of the end of the Term and cessation of Tenant's operations at the Premises shall be deemed abandoned and owned by Landlord. Notwithstanding the foregoing, Tenant will not be responsible for the replacement of any trees, shrubs or other vegetation, nor will Tenant be required to remove from the Premises or the Property any structural steel or any foundations or underground utilities.

14. **MAINTENANCE/UTILITIES.**

(a) Tenant will keep and maintain the Premises in good condition, reasonable wear and tear and damage from the elements excepted. Landlord will maintain and repair the Property and access thereto and all areas of the Premises where Tenant does not have exclusive control, in good and tenantable condition, subject to reasonable wear and tear and damage from the elements. Landlord will be responsible for maintenance of landscaping on the Property, including any landscaping installed by Tenant as a condition of this Agreement or any required permit.

(b) Tenant will be responsible for paying on a monthly or quarterly basis all utilities charges for electricity, telephone service or any other utility used or consumed by Tenant on the Premises. In the event Tenant cannot secure its own metered electrical supply, Tenant will have the right, at its own cost and expense, to submeter from Landlord. When submetering is required under this Agreement, Landlord will read the meter and provide Tenant with an invoice and usage data on a monthly basis. Landlord agrees that it will not include a markup on the utility charges. Landlord further agrees to provide the usage data and invoice on forms provided by Tenant and to send such forms to such address and/or agent designated by Tenant. Tenant will remit payment within forty-five (45) days of receipt of the usage data and required forms. As noted in Section 4(c) above, any utility fee recovery by Landlord is limited to a twelve (12) month period. If Tenant submeters electricity from Landlord, Landlord agrees to give Tenant at least twenty-four (24) hours advance notice of any planned interruptions of said electricity. Landlord acknowledges that Tenant provides a communication service which requires electrical power to operate and must operate twenty-four (24) hours per day, seven (7) days per week. If the interruption is for an extended period of time, in Tenant's reasonable determination, Landlord agrees to allow Tenant the right to bring in a temporary source of power for the duration of the interruption. Landlord will not be responsible for interference

with, interruption of or failure, beyond the reasonable control of Landlord, of such services to be furnished or supplied by Landlord.

(c) Landlord hereby grants to any company providing utility or similar services, including electric power, fiber, and telecommunications, to Tenant an easement over the Property, from an open and improved public road to the Premises, and upon the Premises, for the purpose of constructing, operating and maintaining such lines, wires, circuits, and conduits, associated equipment cabinets and such appurtenances thereto, as such utility companies may from time to time require in order to provide such services to the Premises. Upon Tenant's or service company's request, Landlord will execute a separate recordable easement evidencing this grant, at no cost to Tenant or the service company.

15. DEFAULT AND RIGHT TO CURE.

(a) The following will be deemed a default by Tenant and a breach of this Agreement: (i) non-payment of Rent if such Rent remains unpaid for more than thirty (30) days after written notice from Landlord of such failure to pay; or (ii) Tenant's failure to perform any other term or condition under this Agreement within forty-five (45) days after written notice from Landlord specifying the failure. No such failure, however, will be deemed to exist if Tenant has commenced to cure such default within such period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Tenant. If Tenant remains in default beyond any applicable cure period, Landlord will have the right to exercise any and all rights and remedies available to it under law and equity.

(b) The following will be deemed a default by Landlord and a breach of this Agreement: (i) Landlord's failure to provide Access to the Premises as required by Section 12 of this Agreement within twenty-four (24) hours after written notice of such failure; (ii) Landlord's failure to cure an interference problem as required by Section 8 of this Agreement within twenty-four (24) hours after written notice of such failure; or (iii) Landlord's failure to perform any term, condition or breach of any warranty or covenant under this Agreement within forty-five (45) days after written notice from Tenant specifying the failure. No such failure, however, will be deemed to exist if Landlord has commenced to cure the default within such period and provided such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Landlord. If Landlord remains in default beyond any applicable cure period, Tenant will have: (i) the right to cure Landlord's default and to deduct the costs of such cure from any monies due to Landlord from Tenant, and (ii) any and all other rights available to it under law and equity.

16. ASSIGNMENT/SUBLEASE. Tenant will have the right to assign this Agreement or sublease the Premises and its rights herein, in whole or in part, without Landlord's consent by providing at least ten (10) days written notice prior to such assignment or sublease. Upon notification to Landlord of such assignment, Tenant will be relieved of all future performance, liabilities and obligations under this Agreement to the extent of such assignment.

17. NOTICES. All notices, requests and demands hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows:

If to Tenant:
New Cingular Wireless PCS, LLC
Attn: Network Real Estate Administration
Re: Cell Site #: DX3353; Cell Site Name: I-30 E/Hwy 205 (TX)
Fixed Asset No.: 12773670
575 Morosgo Drive NE
Suite 13-F West Tower
Atlanta, GA 30324

With a copy to:

New Cingular Wireless PCS, LLC
Attn.: Legal Department
Re: Cell Site #: DX3353; Cell Site Name: I-30 E/Hwy 205 (TX)
Fixed Asset No.: 12773670
208 S. Akard Street
Dallas, Texas 75202-4206

If to Landlord: City of Rockwall
City Manager
385 South Goliad Street
Rockwall, TX 75087

Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other as provided herein.

18. **CONDEMNATION.** In the event Landlord receives notification of any condemnation proceedings affecting the Property, Landlord will provide notice of the proceeding to Tenant within forty-eight (48) hours. If a condemning authority takes all of the Property, or a portion sufficient, in Tenant's sole determination, to render the Premises unsuitable for Tenant, this Agreement will terminate as of the date the title vests in the condemning authority. The parties will each be entitled to pursue their own separate awards in the condemnation proceeds, which for Tenant will include, where applicable, the value of its Communication Facility, moving expenses, prepaid Rent, and business dislocation expenses. Tenant will be entitled to reimbursement for any prepaid Rent on a prorata basis.

19. **CASUALTY.** Landlord will provide notice to Tenant of any casualty or other harm affecting the Property within forty-eight (48) hours of the casualty or other harm. If any part of the Communication Facility or Property is damaged by casualty or other harm as to render the Premises unsuitable, in Tenant's sole determination, then Tenant may terminate this Agreement by providing written notice to Landlord, which termination will be effective as of the date of such casualty or other harm. Upon such termination, Tenant will be entitled to collect all insurance proceeds payable to Tenant on account thereof and to be reimbursed for any prepaid Rent on a prorata basis. Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property, but only until such time as Tenant is able to activate a replacement transmission facility at another location; notwithstanding the termination of this Agreement, such temporary facilities will be governed by all of the terms and conditions of this Agreement, including Rent. If Landlord or Tenant undertakes to rebuild or restore the Premises and/or the Communication Facility, as applicable, Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property at no additional Rent until the reconstruction of the Premises and/or the Communication Facility is completed. If Landlord determines not to rebuild or restore the Property, Landlord will notify Tenant of such determination within thirty (30) days after the casualty or other harm. If Landlord does not so notify Tenant and Tenant decides not to terminate under this Section, then Landlord will promptly rebuild or restore any portion of the Property interfering with or required for Tenant's Permitted Use of the Premises to substantially the same condition as existed before the casualty or other harm. Landlord agrees that the Rent shall be abated until the Property and/or the Premises are rebuilt or restored, unless Tenant places temporary transmission and reception facilities on the Property.

20. **WAIVER OF LANDLORD'S LIENS.** Landlord waives any and all lien rights it may have, statutory or otherwise, concerning the Communication Facility or any portion thereof. The Communication Facility shall be deemed personal property for purposes of this Agreement, regardless of whether any portion is deemed real or

personal property under applicable law; Landlord consents to Tenant's right to remove all or any portion of the Communication Facility from time to time in Tenant's sole discretion and without Landlord's consent.

21. TAXES.

(a) Landlord shall be responsible for timely payment of all taxes and assessments levied upon the lands, improvements and other property of Landlord including any such taxes that may be calculated by the taxing authority using any method, including the income method. Tenant shall be responsible for any taxes and assessments attributable to and levied upon Tenant's leasehold improvements on the Premises if and as set forth in this Section 21. Nothing herein shall require Tenant to pay any inheritance, franchise, income, payroll, excise, privilege, rent, capital stock, stamp, documentary, estate or profit tax, or any tax of similar nature, that is or may be imposed upon Landlord.

(b) In the event Landlord receives a notice of assessment with respect to which taxes or assessments are imposed on Tenant's leasehold improvements on the Premises, Landlord shall provide Tenant with copies of each such notice immediately upon receipt, but in no event later than thirty (30) days after the date of such notice of assessment. If Landlord does not provide such notice or notices to Tenant within one (1) year from the date of each such each notice, Landlord shall be responsible for payment of the tax or assessment set forth in the notice, and Landlord shall not have the right to reimbursement of such amount from Tenant. If Landlord provides a notice of assessment to Tenant within such time period and requests reimbursement from Tenant as set forth below, then Tenant shall reimburse Landlord for the tax or assessments identified on the notice of assessment on Tenant's leasehold improvements, which has been paid by Landlord. If Landlord seeks reimbursement from Tenant, Landlord shall, no later than thirty (30) days after Landlord's payment of the taxes or assessments for the assessed tax year, provide Tenant with written notice including evidence that Landlord has timely paid same, and Landlord shall provide to Tenant any other documentation reasonably requested by Tenant to allow Tenant to evaluate the payment and to reimburse Landlord.

(c) For any tax amount for which Tenant is responsible under this Agreement, Tenant shall have the right to contest, in good faith, the validity or the amount thereof using such administrative, appellate or other proceedings as may be appropriate in the jurisdiction, and may defer payment of such obligations, pay same under protest, or take such other steps as Tenant may deem appropriate. This right shall include the ability to institute any legal, regulatory or informal action in the name of Landlord, Tenant, or both, with respect to the valuation of the Premises. Landlord shall cooperate with respect to the commencement and prosecution of any such proceedings and will execute any documents required therefor. The expense of any such proceedings shall be borne by Tenant and any refunds or rebates secured as a result of Tenant's action shall belong to Tenant, to the extent the amounts were originally paid by Tenant. In the event Tenant notifies Landlord by the due date for assessment of Tenant's intent to contest the assessment, Landlord shall not pay the assessment pending conclusion of the contest, unless required by applicable law.

(d) Landlord shall not split or cause the tax parcel on which the Premises are located to be split, bifurcated, separated or divided without the prior written consent of Tenant.

(e) Any tax-related notices shall be sent to Tenant in the manner set forth in Section 17 and, in addition, of a copy of any such notices shall be sent to the following address. Promptly after the Effective Date of this Agreement, Landlord shall provide the following address to the taxing authority for the authority's use in the event the authority needs to communicate with Tenant. In the event that Tenant's tax addresses changes by notice to Landlord, Landlord shall be required to provide Tenant's new tax address to the taxing authority or authorities.

New Cingular Wireless PCS, LLC
Attn: Network Real Estate Administration -- Taxes
Re: Cell Site #DXU3353; Cell Site Name: I30 E/HWY 205 (TX)

(g) Notwithstanding anything to the contrary contained in this Section 21, Tenant shall have no obligation to reimburse any tax or assessment for which the Landlord is reimbursed or rebated by a third party.

22. SALE OF PROPERTY.

(a) Landlord shall not be prohibited from the selling, leasing or use of any of the Property or the Surrounding Property except as provided below.

(b) If Landlord, at any time during the Term of this Agreement, decides to rezone or sell, subdivide or otherwise transfer all or any part of the Premises, or all or any part of the Property or Surrounding Property, to a purchaser other than Tenant, Landlord shall promptly notify Tenant in writing, and such rezoning, sale, subdivision or transfer shall be subject to this Agreement and Tenant's rights hereunder. In the event of a change in ownership, transfer or sale of the Property, within ten (10) days of such transfer, Landlord or its successor shall send the documents listed below in this subsection (b) to Tenant. Until Tenant receives all such documents, Tenant shall not be responsible for any failure to make payments under this Agreement and reserves the right to hold payments due under this Agreement.

i. Old deed to Property
ii. New deed to Property
iii. Bill of Sale or Transfer
iv. Copy of current Tax Bill
v. New IRS Form W-9
vi. Completed and Signed AT&T Payment Direction Form
vii. Full contact information for new Landlord including phone number(s)

(c) Landlord agrees not to sell, lease or use any areas of the Property or Surrounding Property for the installation, operation or maintenance of other wireless communications facilities if such installation, operation or maintenance would interfere with Tenant's Permitted Use or communications equipment as determined by radio propagation tests performed by Tenant in its sole discretion. Landlord or Landlord's prospective purchaser shall reimburse Tenant for any costs and expenses of such testing. If the radio frequency propagation tests demonstrate levels of interference unacceptable to Tenant, Landlord shall be prohibited from selling, leasing or using any areas of the Property or the Surrounding Property for purposes of any installation, operation or maintenance of any other wireless communications facility or equipment.

(d) The provisions of this Section shall in no way limit or impair the obligations of Landlord under this Agreement, including interference and access obligations.

23. RENTAL STREAM OFFER. If at any time after the date of this Agreement, Landlord receives a bona fide written offer from a third party seeking an assignment or transfer of the Rent payments associated with this Agreement (**"Rental Stream Offer"**), Landlord shall immediately furnish Tenant with a copy of the Rental Stream Offer. Tenant shall have the right within twenty (20) days after it receives such copy to match the Rental Stream Offer and agree in writing to match the terms of the Rental Stream Offer. Such writing shall be in the form of a contract substantially similar to the Rental Stream Offer. If Tenant chooses not to exercise this right or fails to provide written notice to Landlord within the twenty (20) day period, Landlord may assign the right to receive Rent payments pursuant to the Rental Stream Offer, subject to the terms of this Agreement. If Landlord attempts to assign or transfer Rent payments without complying with this Section, the assignment or transfer shall be void. Tenant shall not be responsible for any failure to make payments under this Agreement and reserves the right to hold payments due under this Agreement until Landlord complies with this Section.

24. MISCELLANEOUS.

(a) **Amendment/Waiver.** This Agreement cannot be amended, modified or revised unless done in writing and signed by Landlord and Tenant. No provision may be waived except in a writing signed by both parties. The failure by a party to enforce any provision of this Agreement or to require performance by the other party will not be construed to be a waiver, or in any way affect the right of either party to enforce such provision thereafter.

(b) **Memorandum/Short Form Lease.** Contemporaneously with the execution of this Agreement, the parties will execute a recordable Memorandum or Short Form of Lease substantially in the form attached as **Exhibit 24(b)**. Either party may record this Memorandum or Short Form of Lease at any time during the Term, in its absolute discretion. Thereafter during the Term of this Agreement, either party will, at any time upon fifteen (15) business days' prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum or Short Form of Lease.

(c) **Limitation of Liability**. Except for the indemnity obligations set forth in this Agreement, and otherwise notwithstanding anything to the contrary in this Agreement, Tenant and Landlord each waives any claims that each may have against the other with respect to consequential, incidental or special damages, however caused, based on any theory of liability.

(d) **Compliance with Law**. Tenant agrees to comply with all federal, state and local laws, orders, rules and regulations ("**Laws**") applicable to Tenant's use of the Communication Facility on the Property. Landlord agrees to comply with all Laws relating to Landlord's ownership and use of the Property and any improvements on the Property.

(e) **Bind and Benefit.** The terms and conditions contained in this Agreement will run with the Property and bind and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.

(f) **Entire Agreement.** This Agreement and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Agreement. Exhibits are numbered to correspond to the Section wherein they are first referenced. Except as otherwise stated in this Agreement, each party shall bear its own fees and expenses (including the fees and expenses of its agents, brokers, representatives, attorneys, and accountants) incurred in connection with the negotiation, drafting, execution and performance of this Agreement and the transactions it contemplates.

(g) **Governing Law.** This Agreement will be governed by the laws of the state in which the Premises are located, without regard to conflicts of law.

(h) **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term "including" will be interpreted to mean "including but not limited to"; (iii) whenever a party's consent is required under this Agreement, except as otherwise stated in the Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iv) exhibits are an integral part of this Agreement and are incorporated by reference into this Agreement; (v) use of the terms "termination" or "expiration" are interchangeable; (vi) reference to a default will take into consideration any applicable notice, grace and cure periods; (vii) to the extent there is any issue with respect to any alleged, perceived or actual ambiguity in this Agreement, the ambiguity shall not be resolved on the basis of who drafted the Agreement; and (viii) the singular use of words includes the plural where appropriate.

(i) **Affiliates.** All references to "Tenant" shall be deemed to include any Affiliate of New Cingular Wireless PCS, LLC using the Premises for any Permitted Use or otherwise exercising the rights of Tenant pursuant to this Agreement. "Affiliate" means with respect to a party to this Agreement, any person or entity that (directly or indirectly) controls, is controlled by, or under common control with, that party. "Control" of a person or entity means the power (directly or indirectly) to direct the management or policies of that person or entity, whether through the ownership of voting securities, by contract, by agency or otherwise.

(j) **Survival.** Any provisions of this Agreement relating to indemnification shall survive the termination or expiration hereof. In addition, any terms and conditions contained in this Agreement that by their sense and context are intended to survive the termination or expiration of this Agreement shall so survive.

(k) **W-9.** As a condition precedent to payment Landlord agrees to provide Tenant with a completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Tenant, including any change in Landlord's name or address.

(kl) **Execution/No Option.** The submission of this Agreement to any party for examination or consideration does not constitute an offer, reservation of or option for the Premises based on the terms set forth herein. This Agreement will become effective as a binding Agreement only upon the handwritten legal execution, acknowledgment and delivery hereof by Landlord and Tenant. This Agreement may be executed in two (2) or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. All parties need not sign the same counterpart.

(m) **Attorneys' Fees.** In the event that any dispute between the parties related to this Agreement should result in litigation, the prevailing party in such litigation shall be entitled to recover from the other party all reasonable fees and expenses of enforcing any right of the prevailing party, including without limitation, reasonable attorneys' fees and expenses. Prevailing party means the party determined by the court to have most nearly prevailed even if such party did not prevail in all matters. This provision will not be construed to entitle any party other than Landlord, Tenant and their respective Affiliates to recover their fees and expenses.

(n) **Severability.** If any term or condition of this Agreement is found unenforceable, the remaining terms and conditions will remain binding upon the parties as though said unenforceable provision were not contained herein. However, if the invalid, illegal or unenforceable provision materially affects this Agreement then the Agreement may be terminated by either party on ten (10) business days prior written notice to the other party hereto.

(o) **Counterparts.** This Agreement may be executed in two (2) or more counterparts, all of which shall be considered on and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties and Tenant has obtained FAA approval. It being understood that all parties need not sign the same counterpart.

[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the last date written below.

"LANDLORD"

City of Rockwall

By: Mary Smith
Print Name: Mary Smith
Its: Assistant City Manager
Date: 12/19/13

"TENANT"

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By:
Print Name: Paul S. Baumgardner, III
Its: Area Manager-RE&C
Date: NTX Network Ops
10-14-13

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

TENANT ACKNOWLEDGMENT

STATE OF Texas)

COUNTY OF Dallas)

On the 14th day of October, 2013, before me personally appeared Paul Baumgardner III, and acknowledged under oath that he/she is the Area Manager of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.

Charlette Foreman

Notary Public:

My Commission Expires: 3-1-16

CHARLETTA FOREMAN
Notary Public, State of Texas
My Commission Expires
March 01, 2016

LANDLORD ACKNOWLEDGMENT

STATE OF Texas)

COUNTY OF Rockwall)

On the 19 day of Dec. in the year 2013 before me, the undersigned, a notary public in and for said state, personally appeared Mary Smith personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual(s) acted, executed the instrument.

Jacky Casey

Notary Public

My Commission Expires: 06-19-16

JACKY E. CASEY
NOTARY PUBLIC
STATE OF TEXAS
06-19-2016

EXHIBIT 1

DESCRIPTION OF PROPERTY AND PREMISES

Page 1 of _1__

to the Land Lease Agreement dated _____, 20___, by and between City of Rockwall, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant. The Property is legally described as follows:

BEING all of LOT 4 in the BODIN INDUSTRIAL TRACT, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Slide A, Page 347, Plat Records of Rockwall County, Texas.

EXHIBIT 1

DESCRIPTION OF PREMISES

The Premises is an approximate 2,500 square foot portion of the Property and is further described and/or depicted as follows:

Please see attached construction drawings.

Notes:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.

EXHIBIT 11

ENVIRONMENTAL DISCLOSURE

Landlord represents and warrants that the Property, as of the date of this Agreement, is free of hazardous substances except as follows:

1. NONE.

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EXHIBIT 12

STANDARD ACCESS LETTER

[FOLLOWS ON NEXT PAGE]

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[Landlord Letterhead]

DATE

Building Staff / Security Staff
City of Rockwall
385 South Goliad Street
Rockwall, TX 75229

Re: Authorized Access granted to AT&T

Dear Building and Security Staff,

Please be advised that we have signed a lease with AT&T permitting AT&T to install, operate and maintain telecommunications equipment at the property. The terms of the lease grant AT&T and its representatives, employees, agents and subcontractors ("representatives") 24 hour per day, 7 day per week access to the leased area.

To avoid impact on telephone service during the day, AT&T representatives may be seeking access to the property outside of normal business hours. AT&T representatives have been instructed to keep noise levels at a minimum during their visit.

Please grant the bearer of a copy of this letter access to the property and to leased area. Thank you for your assistance.

_____
Landlord Signature

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EXHIBIT 24(b)

MEMORANDUM OF LEASE

[FOLLOWS ON NEXT PAGE]

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MEMORANDUM OF LEASE

Prepared by:
David Prejean
Crafton Communications
1901 Royal Lane
Dallas, TX 75229

Return to:
Crafton Communications
1901 Royal Lane
Dallas, TX 75229

Re: Cell Site #: DXU3353; Cell Site Name: I30 E/Hwy 205
Fixed Asset Number: 12773670
State: Texas
County: Rockwall

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into on this ____ day of _____, 20___, by and between City of Rockwall, having a mailing address of 385 South Goliad Street, Rockwall, TX 75087 (hereinafter referred to as "**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive NE, Suite 13-F West Tower, Atlanta, GA 30324 (hereinafter referred to as "**Tenant**").

1. Landlord and Tenant entered into a certain Land Lease Agreement ("**Agreement**") on the _____ day of _____, 20___, for the purpose of installing, operating and maintaining a communications facility and other improvements. All of the foregoing is set forth in the Agreement.

2. The initial lease term will be five (5) years commencing on the Effective Date of the Agreement, with four (4) successive five (5) year options to renew.

3. The portion of the land being leased to Tenant and associated easements are described in **Exhibit 1** annexed hereto.

4. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

"LANDLORD"
City of Rockwall

By: _____
Print Name: Mary Smith
Its: Assistant City Manager
Date: 12/19/13

"TENANT"

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____
Print Name: Paul S. Baumgardner, III
Its: Area Manager-RE&C
NTX Network Ops
Date: 10-14-13

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

TENANT ACKNOWLEDGMENT

STATE OF Texas)

COUNTY OF Dallas)

On the 14th day of October, 2013, before me personally appeared Paul Baumgardner III, and acknowledged under oath that he/she is the Area Manager of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.

Charletta Foreman

Notary Public:

My Commission Expires: 3-1-16

CHARLETTA FOREMAN
Notary Public, State of Texas
My Commission Expires
March 01, 2016

LANDLORD ACKNOWLEDGMENT

STATE OF Texas)

COUNTY OF Rockwall)

On the 19 day of Dec in the year 2013 before me, the undersigned, a notary public in and for said state, personally appeared Mary Smith, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual(s) acted, executed the instrument.

Jacky Casey

Notary Public:

My Commission Expires: 6-19-16

JACKY CASEY
NOTARY PUBLIC
STATE OF TEXAS
06-19-2016

EXHIBIT 1

DESCRIPTION OF PROPERTY AND PREMISES

Page 1 of _____

to the Memorandum of Lease dated _____, 20___, by and between City of Rockwall, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

BEING all of LOT 4 in the BODIN INDUSTRIAL TRACT, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Slide A, Page 347, Plat Records of Rockwall County, Texas.

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EXHIBIT 1

Page 1 of _20_____

The Premises is an approximate 2,500 square foot portion of the Property and is further described and/or depicted as follows:

Please see attached construction drawings.

Notes:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **July 10, 2018**

SUBJECT: **Bid Award for Pavement Marking Services**

Allocated in the Streets and Drainage Operating budget, Construction Repairs line is $50,000 to make various pavement-marking repairs. The City has been using Road Master Striping contract for this work through the City of Midlothian cooperative purchasing agreement for several years. That contract has expired.

Staff has reviewed the City of Allen contract with Road Master Striping and concluded that this contract would be advantageous to piggyback. It is an annual contract with the option to renew up to three consecutive years. The City has a cooperative purchasing agreement in place with the City of Allen. As a participant in this coop agreement, the City has met all formal bidding requirements pertaining to the work to be performed by Road Master Striping.

For Council consideration is the bid award to Road Master Striping as presented in the City of Allen contract by unit price and authorize the City Manager to execute a contract for this work.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E, Public Works Director/City Engineer**

DATE: **July 10, 2018**

SUBJECT: **E. Boydstun Avenue & Throckmorton Street Reconstruction Project (CIP 2015-007 & 008)**

The E. Boydstun Avenue & Throckmorton Street Reconstruction Project which is currently under construction has begun placement of the new concrete pavement on E. Boydstun Avenue. Change order #3 calls for the change of the reinforcing size and spacing called out in the construction plans for the 10-inch thick concrete paving in E. Boydstun Ave. has be changed to provide for a more stable paving design for collector roadway of #4 Bars @ 18" OCEW.

Change Orders No. 1 and 2 have also been included. Those change orders resulted in negative cost changes that kept the cost under the original contract amount. Change Orders No. 1, 2, and 3 are attached.

The current construction contract amount with McMahon Contracting, L.P. is $3,409,273.86. Staff requests City Council consider approval of Change Orders No. 1, 2, and 3 for the total additional contract amount of $28,105.06 with McMahon Contracting, L.P. for the E. Boydstun Avenue & Throckmorton Street Reconstruction Project, and take any action necessary.

AJW:jmw

Attachments

Cc:

Mary Smith, Assistant City Manager
Jeremy White, P.E., CFM, Civil Engineer
File

E. Boydstun Avenue and
Throckmorton Street Reconstruction
City Contract No. CIP2015-007 & 2015-008

Change Order No. 1

Description and Reason for Change:

This change order is to add additional work to the contract for FM 1141 and SH 205 at Sids Road.

- FM 1141 - Concrete encase two locations of 12-inch and 16-inch water lines where TxDOT is extending culverts for rebab project.
- SH 205 at Sids Road - Relocation of an existing Fire hydrant at the intersection to clear the proposed SH 276 widening improvements.

Per RFI #2 Box Culvert Quantity Verification and RFI #3 Lime Sub-grade Quantity Verification the quantities for Pay item 27 and 46 are being made.

Plan Changes:

Additional Sheets are being added to this change order. FM1141-(Sheet CO1-1, CO1-2, & CO1-3) & SH 205 at Sids Road (Sheet CO1-4)

Itemized Change Order Quantities:

Item No.	Description	Unit	Revised Qty	Orginal Qty.	Delta Qty.	Unit Cost	Total Delta Cost
1	Mobilization	LS	1.009951	1	0.009951	$301,484.10	$ 3,000.00
2	Maintenance and Control of Traffic	LS	1.107840	1	0.107840	$ 30,137.17	$ 3,250.00
27	6" Thick Lime Stablized Subgrade	SY	3372	372	3000	$ 4.10	$ 12,300.00
46	7'x3' Concrete Box Culvert	LF	213	336	-123	$ 493.70	$ (60,725.10)
59	6" Gate Valve	EA	6	5	1	$ 1,546.54	$ 1,546.54
62	8"x6" Tapping Sleeve	EA	2	1	1	$ 2,334.97	$ 2,334.97
64	Remove and Salvage Fire Hydrants to City	EA	6	5	1	$ 834.78	$ 834.78
65	Install Fire Hydrant, Including 6" Lead	EA	9	8	1	$ 3,111.89	$ 3,111.89
67	Cut and Plug	EA	9	8	1	$ 1,834.67	$ 1,834.67
71	Concrete Encasement	LF	140	40	100	$ 76.83	$ 7,683.00

Original Contract Amount	$ 3,409,273.86
Change Order No. 1	$ (24,829.25)
Previous Change Orders	$ -
Revised Contract Amount	**$ 3,384,444.61**

Contract Time Change:

An additional 14 Calendar Days are being added with this change order. This establishes a new contract completion date to be March 13th 2019.

Approvals:

CITY OF ROCKWALL

Mary Smith

Mary Smith

Assistant City Manager

Date: 1/26/18

McManhon Contracting, L.P.

Signature:

Name (Printed): James Frank

Title: Project Manager

Date: 1/26/18

City of Rockwall
The New Horizon

Public Works Department
Engineering Division

E. Boydstun Avenue and
Throckmorton Street Reconstruction
City Contract No. CIP2015-007 & 2015-008

Change Order No. 2

Description and Reason for Change:

This change order is result of RFI #6 and its resolution. The Contractor is has lost time and is having relay approximately 100 linear feet of 8-inch wastewater pipe on E. Boydstun Ave. between Fannin Street and Davy Crockett Street in order to lower the proposed wastewater line to avoid an existing AT&T duct bank.

Plan Changes:

Plan Sheets 60 and 61 shall be modified to reflect the changes called for in RFI #6 response.

Itemized Change Order Quantities:

Item No.	Description	Unit	Revised Qty	Orginal Qty.	Delta Qty.	Unit Cost	Total Delta Cost
78	8" PVC Wastewater Pipe, SDR 35, Embedment included	LS	2103	2019	84	$ 64.36	$ 5,406.24

Original Contract Amount	$ 3,409,273.86
Change Order No. 2	$ 5,406.24
Previous Change Orders	$ (24,829.25)
Revised Contract Amount	**$ 3,389,850.85**

Contract Time Change:

No additional time added or removed to the contract.

Approvals:

CITY OF ROCKWALL

Amy Williams

Amy Williams, P.E.

Director of Public Works/City Engineer

Date: 5-9-18

McManhon Contracting, L.P.

Signature:

Name (Printed): James Poulk

Title: Project Manager

Date: 5/10/18

City of Rockwall
The New Horizon

Public Works Department
Engineering Division

E. Boydstun Avenue and
Throckmorton Street Reconstruction
City Contract No. CIP2015-007 & 2015-008

Change Order No. 3

Description and Reason for Change:

This change order is result of RFI #9 and its resolution. Reference RFI #9. The reinforcing size and spacing called out in the construction plans for the 10-inch thick concrete paving in E. Boydstun Ave. has be changed to reflect the cities construction standards of #4 Bars @ 18" OCEW.

Plan Changes:

Plan Sheet 6 shall be modified to reflect the changes called for in RFI #9 response.

Itemized Change Order Quantities:

Item No.	Description	Unit	Revised Qty	Orginal Qty.	Delta Qty.	Unit Cost	Total Delta Cost
NEW 17A	Change 10" Thick Concrete to have #3 Bars @ 12" OCEW	SY	1367	0	1367	$ 4.89	$ 6,684.63
NEW 17B	Change 10" Thick Concrete to have #4 Bars @ 18" OCEW	SY	6730	0	6730	$ 5.73	$ 38,562.90
NEW 18A	Change Brick Patterned and Stained 10" Thick Concrete to have #4 Bars @ 18" OCEW	SY	398	0	398	$ 5.73	$ 2,280.54

Original Contract Amount	$ 3,409,273.86
Change Order No. 3	$ 47,528.07
Previous Change Orders	$ (19,423.01)
Revised Contract Amount	**$ 3,437,378.92**

Contract Time Change:

No additional time added or removed to the contract.

Approvals:

CITY OF ROCKWALL

_____

Mary Smith

Assistant City Manager

Date: _____

McMahon Contracting, L.P.

Signature: [signature]

Name (Printed): James Pauls

Title: Project Manager

Date: 7/3/18

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E, Public Works Director/City Engineer**

DATE: **July 10, 2018**

SUBJECT: **Squabble Creek Lift Station Permanent Bypass Pump**

The Squabble Creek Lift Station Permanent By Pass Pump improvements include a permanent by-pass pumping unit with associated emergency generator and permanent discharge/suction piping. The addition to the Squabble Creek Lift Station will minimize future Operations & Maintenance issues, simplify the emergency response operations should the lift station pumps have a complete failure, and take steps to eliminate any potential for sanitary sewer overflows in the future. The Squabble Creek Lift Station is a critical facility in our sanitary sewer collection system located in the lower elevations of the Squabble Creek collection basin with no other means of diverting sanitary sewer flows from the Squabble Creek Lift Station once the Squabble Creek Wastewater Treatment Plan closes. This permanent by-pass pumping unit will prevent potential sanitary sewer overflows during emergency situations.

The City hired Birkhoff Hendricks & Carter, LLP. consulting engineers to provide the engineering design and specifications for this project. Three (3) bids were received and opened on July 3, 2018. The low bidder is Heritage Constructors, Inc. with a Bid of $524,796.00. The engineering consultant has verified Heritage Constructors, Inc. references and provided a letter of recommendation. Funding will be provided through the Water and Sewer Fund.

Staff requests City Council consider approval of the Squabble Creek Lift Station Permanent Bypass Pump and authorize the City Manager to execute a contract with Heritage Constructors, Inc. in an amount of $524,796.00, to be funded by Water and Sewer Fund, and take any action necessary.

AJW:jmw
Attachments

Cc:
Mary Smith, Assistant City Manager
Jeremy White, P.E., CFM, Civil Engineer
Rick Sherer, Water/Wastewater Manager
File

CITY OF ROCKWALL, TEXAS
Squabble Creek Lift Station Permanent Bypass Pump

BID SUMMARY
Bids Received at 2:00 p.m., Tuesday, July 3, 2018

Contractor	Total Amount Bid	Bypass Pump Manuf.	Enclosure Manuf.
1. Heritage Constructors, Inc. P.O. Box 5903 Texarkana, Texas 75505	$ 524,796.00	Gorman Rupp	EC&A
2. Gracon Construction, Inc. P.O. Box 360039 Dallas, Texas 75336-0039	$ 605,460.00	Gorman Rupp	EC&A
3. Red River Construction Co. 2804 Capital St. Wylie, Texas 75098	$ 611,900.00	Gorman Rupp	Engine & Compressor Accessories

TABULATION OF BIDS

Date: July 3, 2018

Project: CITY OF ROCKWALL, TEXAS
Squabble Creek Lift Station Permanent Bypass Pump

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

Item No.	Approximate Quantities	Unit	Description	BID OF Heritage Constructors, Inc. P.O. Box 5903 Texarkana, Texas 75505 Unit Bid Price	Extension	BID OF Gracon Construction, Inc. P.O. Box 360039 Dallas, Texas 75336-0039 Unit Bid Price	Extension	BID OF Red River Construction Co. 2804 Capital St. Wylie, Texas 75098 Unit Bid Price	Extension
100	1	L.S.	For mobilization, Bonds, Insurance and Shop Drawings (max 5% of contract)	$26,000.00	$ 26,000.00	$30,000.00	$ 30,000.00	$27,770.00	$ 27,770.00
101	1	L.S.	Furnish & Make Fully Operational Skid Mounted Portable Air Cooled Engine Driven Pump with Intergral Fuel Tank & Sound Enclosure, including all Electrical, SCADA Connections & Foundation Connections	$451,619.00	$ 451,619.00	$452,000.00	$ 452,000.00	$490,900.00	$ 490,900.00
102	1	L.S.	Construct Reinforced Concrete Foundation, Including all Excavation, Fill and Grading (40-SY)	$4,500.00	$ 4,500.00	$58,000.00	$ 58,000.00	$19,000.00	$ 19,000.00
103	18	L.F.	Furnish & Install 18-inch Ductile Iron Pipe Suction Bypass Line by Open Cut & above Ground, Including embedment, fittings, connections, above ground supports, pads and coatings	$600.00	$ 10,800.00	$1,000.00	$ 18,000.00	$1,200.00	$ 21,600.00
104	93	L.F.	Furnish & Install 16-inch Ductile Iron Pipe Discharge Bypass Line by Open Cut & above Ground, Including embedment, fittings, connections, above ground supports, pads and coatings	$185.00	$ 17,205.00	$400.00	$ 37,200.00	$500.00	$ 46,500.00
105	148	S.Y.	Furnish & install Solid Sod, including 4" Top Soil, Watering & Fertilizer	$18.00	$ 2,664.00	$35.00	$ 5,180.00	$10.00	$ 1,480.00
106	51	S.Y.	6" Thick Flexible Base Driveway on 8" Completed Subgrade Repair	$108.00	$ 5,508.00	$80.00	$ 4,080.00	$50.00	$ 2,550.00
107	1	L.S.	Design and Furnish Trench Safety and Shoring Plan	$1,500.00	$ 1,500.00	$500.00	$ 500.00	$900.00	$ 900.00
108	1	L.S.	Implement Trench Safety and Shoring Plan	$5,000.00	$ 5,000.00	$500.00	$ 500.00	$1,200.00	$ 1,200.00
			TOTAL AMOUNT BID (Items 100 Through 108)		**$ 524,796.00**		**$ 605,460.00**		**$ 611,900.00**
			Name of Bypass Pump Manufacturer:	Gorman Rupp		Gorman Rupp		Gorman Rupp	
			Name of Enclosure Manufacturer:	EC&A		EC&A		Engine & Compressor Accessories	

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600 Dallas, Texas 75243 Phone (214) 361-7900 www.bhcllp.com

JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

July 10, 2018

Mr. Jeremy White, P.E., C.F.M.
Civil Engineer
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Re: Squabble Creek Lift Station Improvements
Permanent Bypass Pumping Station

Dear Mr. White:

We have checked the bids received at 2:00 p.m. Tuesday, July 3, 2018 for the Squabble Creek Lift Station Permanent Bypass Pumping Station project. Three contractors submitted bids on this project. No errors or bidding irregularities were encountered with the bids submitted.

Heritage Constructors, Inc. of Texarkana, Texas submitted the low bid in the total amount of $524,796.00:

We have reviewed Heritage Construction's statement of qualifications and references provided and find that Heritage construction has a record of satisfactorily completing projects similar to this project for Cities in Texas, Arkansas and Oklahoma. Accordingly, based on the information we have available to us, we recommend the City accept the bid from Heritage Construction, LLC in the amount of $524,796.00. We are enclosing the bid tabulation summary for your reference and use.

We are available to discuss our bid recommendation further at your convenience.

Sincerely,

Matt Hickey, P.E.

Enclosures

July 3, 2018

The City of Rockwall
Engineering Division
385 S. Goliad
Rockwall, Texas 75087

Birkhoff, Hendricks & Carter, L.L.P.
11819 Greenville Avenue, Suite 600
Dallas, Texas 75087

Re: Squabble Creek Lift Station Permanent Bypass Pump (CIP 2015-016)
Bid Date: July 3, 2018
Bidders Qualifications Statement

Dear Sir/Madam;

In response to being the apparent low bidder of the above referenced project and in accordance to the specifications, we wish to present the attached Bidder's Qualification Information.

Heritage Constructors Inc. is a general contractor successfully specializing in Water and Wastewater Treatment Plant Projects since 1980. Heritage is a wholly-owned subsidiary of Lamar Companies, LLC. We offer experienced staff and crew, reputable subcontractors and reliable sources of major equipment and materials. Heritage Constructors Inc. is the Hand-On-Contractor from the Notice to Proceed to the Final Completion Phase. At the same time, we go to great lengths to hire qualified local personnel and to establish business accounts with the local supply merchants. Our safety record in the industry reflects our commitment to providing a safe working environment for our crew, subcontractors and others on the jobsite. Our website is www.hci1980.com. Please find attached the requested documents:

- Qualification Statement of Bidder
  - Completed Jobs in Texas
  - Completed Jobs in Arkansas
  - Completed Jobs in Oklahoma
- Reference Statement of Bidder's Surety
- Bidder's Release of Qualification Information
- Bidder's List of Proposed Sub-Contractors
- Non-Exclusion Affidavit – System for Award Management (SAM)
- Financial Statement reviewed or audited by an Independent Certified Public Accountant prepared in the last 12 months for the bidder's company.
- IRS W9 Form
- Texas Ethics Commission – Form 1295

We look forward to working with the City of Rockwall and the Engineer to make this a project this City will be proud of, on time and in the safest and most cost- efficient manner.

If you need additional information, please call.

Sincerely,

Carl Smith, C.C.M.
President

QUALIFICATION STATEMENT OF BIDDER

Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, Texas 75087

Bidder: Heritage Constructors Inc.

Circle One: Sole Proprietor Partnership Corporation Joint Venture

Name: Heritage Constructors Inc. Partner: _____

Address: P.O. Box 5903 Address: _____

City: Texarkana, TX 75505 City: _____

Phone: 903 832-8001 Phone: _____

Principal Place of Business: Principal Place of Business:

Bowie County, Texas
County & State

_____
County & State

If the Bidder is a corporation, fill out the following:

State and County of Incorporation: Texas, Bowie County

Location of Principal Office: 99 Collins Lane, Texarkana, Texas 75505

Contact Person(s) at Office: Carl Smith, C.C.M, President Phone: 903 832-8001

List Officers of the Corporation and person(s) authorized to execute Contracts on Behalf of the Corporation:

Name: Brad Drake Title: Chief Executive Officer

Name: Carl Smith Title: President

Name: Shawn Hodge Title: Vice President

Name: Exeutive Officer Title: Sotero Rameriz

Treasurer Julia Drake

Secretary Patricia Cheatham

How many years has your organization been in business as a General Contractor? 37

Greatest number of contracts in excess of $100,000 under construction at one time in company's history: 8

Greatest number of contracts in excess of $500,000 under construction at one time in company's history: 4

Total approximate value of incomplete work outstanding: $ 4.3M

List major projects of the type of work qualifying for or similar work completed in the last three years, give the following information for each project:

Project: see attached

Owner/Engineer: _____

Contact Person: _____ Phone: _____

Date of Completion: _____ Contract Price: _____

Project: _____

Owner/Engineer: _____

Contact Person: _____ Phone: _____

Date of Completion: _____ Contract Price: _____

Project: _____

Owner/Engineer: _____

Contact Person: _____ Phone: _____

Date of Completion: _____ Contract Price: _____

Project: _____

Owner/Engineer: _____

Contact Person: _____ Phone: _____

Date of Completion: _____ Contract Price: _____

Completed Projects in Texas

Wastewater Treatment Plant Improvements
City of White Oak, TX
906 S. White Oak Road, White Oak, TX 75693
Hayes Engineering
Kyle Stephens, P.E. 903 758-2010 ext. 24
2126 Alpine Road, Longview TX 75602
Completed April, 2017
$4,057,933.

Wastewater Treatment Plant Improvements
City of Omaha, TX
P.O. Box 937, Omaha TX 75571
Hayes Engineering
Stan Hayes, P.E. 903 758-2010 ext. 22
2126 Alpine Road, Longview TX 75602
Completed September, 2017
$210,678.

2015 CDBG Sewer Improvements
City of Winfield, TX.
P.O. Box 98
Winfield, TX 75493
Goodwin-Lasiter-Strong
Mike Walker, P.E. 936 637-4900
Completed August, 2017
$239,380.

Cypress Springs Water Treatment Plant No. 1 Expansion

Cypress Springs Water Supply Corp.

P.O. Box 591, Mt. Vernon, TX 75457

Hayes Engineering

Stan Hayes, P.E. 903 758-2010

Completed April, 2016

$2,691,068.

East Wastewater Treatment Plant Improvements

TexAmericas Center

107 Chapel Lane, New Boston, TX. 75570

Hayes Engineering

Stan Hayes, P.E. 903 758-2010

2126 Alpine Street, Longview TX 75602

Completed May, 2014

$5,821,777.

Clarifier Repair

City of Pittsburg, TX

1246 FM 557, Pittsburg, TX 75686

Stan Hayes, P.E. 903 758-2010

2126 Alpine Street, Longview TX 75602

Completed April, 2013

$213,690.

Trickling Filter Arm

City of Marshall, TX.

5517 Five Notch Road, Marshall, TX 75670

Stan Hayes, P.E. 903 758-2010

2126 Alpine Street, Longview TX 75602

Completed August, 2010

$142,389.

Wastewater Treatment Plant Improvements

City of Carthage, TX

P.O. Box 400, Carthage, TX. 75633

KSA Engineers

Chris Aylor, P.E. 903 236-7700

140 E. Tyler Street, Suite 600, Longview TX 75601

Completed July, 2008

$2,820,679.

Cypress Springs Water Treatment Plant 1 Reconstruction

Cypress Springs S.U.D.

P.O. Box 591, Mt. Vernon, TX 75457

Hayes Engineering

Stan Hayes, P.E. 903 758-2010

Completed March, 2005

$1,288,175.

Completed Projects in Arkansas

Indianhead Wastewater Treatment Plant Improvements
City of Sherwood AR
2199 E Kiehl Avenue Sherwood AR 72120
Fisher & Arnold Inc.
Scott Daniel, P.E.
9180 Crestwyn Hills Drive, Memphis TN 38125
Completed April, 2006
$2,561,750.00

James Fork Water Treatment Plant Improvements
James Fork Regional Water District
2500 Mt. Zion Road Greenwood AR 72936
EDM Consulting Engineers
P.O. Box 3290 Fort Smith AR 72913
Mark Koch, P.E.
Completed November, 2011
$1,912,220.

Water Treatment Plant Improvements
Crossett Water Commission
1100 Waterwell Road Crossett AR 71635
Mary Jo Jones, Manager
Crist Engineers
Larry Gaddis, P.E.
1405 N. Pierce Suite 301 Little Rock AR 72207
Completed February, 2010
$5,773,874

Wastewater Treatment Plant Improvements

City of Nashville AR.

426 N. Main Street Nashville, AR. 71852

Civil Engineering Associates

Jason McDonald, P.E.

Completed 2015

$5,433,759.

Completed Projects in Oklahoma

Advanced Waste Treatment System
City of Heavener OK
Alford Engineering
Completed May, 1990
$1,803,434

Water Treatment Plant Improvements
Poteau Valley Improvement Authority
Wyatt Doyle Butler Engineers Inc.
Completed August, 1994
$2,472,485

Wastewater Treatment Plant Improvements
City of Heavener OK
The Stover Group
Completed April, 1996
$385,315

Wastewater Treatment Plant Improvements
City of Pocola OK
Dudley and Associates
Completed October, 2002
$622,054

2002 Water Treatment Plant Improvements

City of Okmulgee OK

Wyatt Doyle Butler Engineers

Completed Nov., 2004

$3,150,980

Wastewater Treatment Plant Improvements

City of Jenks OK

PSA Dewberry

Completed May, 2008

$2,140,552

Pre-Sedimentation Basin

City of Spiro OK

Wall Engineering

Completed May, 2014

$641,968

List **incomplete** projects, including the following information for each incomplete project listed:

Project: Wastewater Treatment Plant Improvements

Owner/Engineer: City of Dodd City, TX/KSA Engineering

Contact Person: David Perkins, P.E. Phone: 972 542-2995

Value of Incomplete Work: $375,000.

Project: Water Treatment Plant Improvements

Owner/Engineer: City of Seymour, TX/Jacob Martin Engineers

Contact Person: James Phillips, P.E. Phone: 325-695-1070

Value of Incomplete Work: $1,113,175.

Project: Lake Halbert and Navarro Mills Water Treatment Plant LAS Improvements

Owner/Engineer: City of Corsicana, TX/Alan Plummer Associates Inc.

Contact Person: Marshall Plunk, P.E. Phone: 817 806-1700

Value of Incomplete Work: $129,275.

Project: Water Treatment Plant Filter Basin Troughs

Owner/Engineer: Texarkana Water Utilities/Texarkana Water Utilities

Contact Person: Gary Smith, P.E. Phone: 903 798-3800

Value of Incomplete Work: $124,680.

Project: Water Treatment Plant Filter Media Replacement

Owner/Engineer: Texarkana Water Utilities/Texarkana Water Utilities

Contact Person: Gary Smith, P.E. Phone: 903 798-3800

Value of Incomplete Work: $122,874.

(If Necessary - List Additional Projects by Using Attachments)

Bear Creek Wastewater Treatment Plant Improvements
City of Lavon, TX/Freeman-Millican, Inc.
Mark Hill, P.E. 214 503-0555
Value of Incomplete Work: $2,152,134.

If company is under new management, please list names of staff and qualification and/or experience of said persons. (Please use attachments).

Have you or any present partner(s) or officer(s) failed to complete a contract? No
If so, name of owner and/or surety:

Contact Person: _____ Phone: _____

List any unsatisfied demands upon you as to your accounts payable, please use attachments.

Bank Reference:

Bank: Guaranty Bank and Trust City: Texarkana, Texas

Address: 2202 St. Michael Drive, Texarkana Phone: 903 792-8600

Contact Officer: Robert Irwin

Other Credit References:

Name: Hayes Pipe Supply Inc. Name: Southwest Fluid Products

Address: 1004 1/2 W. Cotton Address: P.O. Box 841

City: Longview, TX 75604 City: Weatherford, TX 76086

Phone: 903-753-5533 Phone: 817 594-0224

Municipal Reference:

City: TexAmericas Center

Contact Person: Scott Norton Title: Executive Director/CEO

Address: 107 Chapel Lane, New Boston, TX Phone: 903 223-9841

REFERENCE STATEMENT OF BIDDER'S SURETY

Bidder: Heritage Constructors Inc.

Address: P.O. Box 5903 Texarkana, Texas 75505

1. For this Bidder, how many contracts **that are now complete** has this surety furnished contract bonds? 2

2. For this Bidder, how many **incomplete contracts** has this surety furnished contract bonds? 8

3. What is the maximum bonding capacity of this Bidder? $ 20 Million

4. Does the current financial information on this Bidder indicate solvency and a financial ability to complete this contract? Yes

5. Does the information available to this surety indicate that the contractor pays accounts when due? Yes If not, give details:

6. Is it the surety's opinion that the bidder has sufficient experience and financial resources to satisfactorily perform the contract? Yes

7. Provided this bidder does not assume other commitments or that this surety does not acquire further information that in your opinion will materially affect the bidder's capacity to perform this contract, will you furnish the bonds as specified: Yes

REMARKS:

The surety's approval of a bond request would be conditioned upon applicable underwriting considerations at the time of the bond request. This is not an assumption of liability. We have issued this only as a bonding reference requested by our client.

Surety: Westfield Insurance Company

Signed:

Title: Mistie Beck, Attorney-in-Fact

Address: 2255 Ridge Road, Suite 333

Rockwall Texas 75087
City State Zip

Phone: 972-772-7220

THIS POWER OF ATTORNEY SUPERCEDES ANY PREVIOUS POWER BEARING THIS SAME POWER # AND ISSUED PRIOR TO 04/03/18, FOR ANY PERSON OR PERSONS NAMED BELOW.

General Power of Attorney

CERTIFIED COPY

POWER NO. 4220012 14

Westfield Insurance Co.
Westfield National Insurance Co.
Ohio Farmers Insurance Co.
Westfield Center, Ohio

Know All Men by These Presents, That WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, corporations, hereinafter referred to individually as a "Company" and collectively as "Companies," duly organized and existing under the laws of the State of Ohio, and having its principal office in Westfield Center, Medina County, Ohio, do by these presents make, constitute and appoint

TONY FIERRO, JOHNNY MOSS, JAY JORDAN, MISTIE BECK, JEREMY BARNETT, JADE PORTER, ROBERT G. KANUTH, JARRETT WILLSON, JACK NOTTINGHAM, JOINTLY OR SEVERALLY

of **ROCKWALL** and State of **TX** its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver **any and all bonds, recognizances, undertakings, or other instruments or contracts of suretyship**- - - -

BIDDER'S RELEASE OF QUALIFICATION INFORMATION

Pursuant to advertisement for bids and in conformance with Instructions to Bidders for types of work outlined in Bidder's Statement of Qualifications, the undersigned is submitting information as required with the understanding that the purpose is for the City's confidential use, only to assist in determining the qualifications of Bidder's organization to perform the type and magnitude of work designated, and further, Bidder guarantees the truth and accuracy of all statements made, and will accept the City's determination of qualifications without prejudice. The surety herein named, any other bonding company(s), bank(s), subcontractor(s), supplier(s), or any other person(s), firm(s) or corporation(s) with whom Bidder has done business, or who have extended any credit to Bidder is (are) hereby authorized to furnish the City with any information the City may request concerning performance on previous work and Bidder's credit standing with any of them; and Bidder hereby releases any and all such parties from any legal responsibility whatsoever on account of having furnished such information to the City:

Signed: _____ Title: President

Printed Name: Carl Smith Email: csmith@hci1980.com

Bidder: Heritage Constructors Inc. Date: July 3, 2018

LOCATION OF LOCAL UNDERWRITING OFFICE OF PROPOSED SURETY

Name: K&S Insurance Agency Phone: 972 772-7221

Printed Name: Tony Fierro Email: tfierro@kandsins.com

Address: 2255 Ridge Road, Suite 333 City: Rockwall State: TX 75087

BIDDER'S LIST OF PROPOSED SUB-CONTRACTORS

1. Sub-Contractor / Material Supplier:

Company Name: Rapier & Associates

Type of Work to Be Performed: Electrical

Contact Person: Todd Markee Title: Project Manager

Email: toddmerapierandassociates.com Phone: 888 720-1974

---

2. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

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3. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

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4. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

---

5. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

---

6. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

---

7. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

---

8. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

---

9. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

---

10. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

Non-Exclusion Affidavit - System for Award Management (SAM)

Federal, state, and local government agencies, not-profits, and other organizations that use federal money to fund all or part of any program or project are required to follow specific requirements regarding the use of such federal funds. One of these requirements is that no contract, subcontract, grant, financial assistance, or other forms of assistance provided using federal funds may be awarded to individuals or entities that have been suspended, debarred, or otherwise excluded from participation in federally funded programs.

The U.S. federal government maintains a Web site known as the "System for Award Management" (SAM) at www.sam.gov. One of the purposes of the SAM Web site is to provide a comprehensive list of all individuals, firms, and other entities that have been suspended, debarred, or otherwise excluded from participation in federally funded contracts, subcontracts, grants, etc. SAM provides a simple means of helping government, non-profit agencies, and other organizations ensure that they do not award federally-funded grants, contracts, subcontracts, or other financial or non-financial benefits to any individual, firm, or other entity that has been excluded by any agency from participation in such federally funded activities.

I, Carl Smith, President ***(Contractor Representative)***, hereby certify that neither I nor Heritage Constructors Inc. ***(Name of the company or organization I represent)*** nor any subcontractors that I or said company may employ to work on any federally funded activity have been suspended, debarred, or otherwise excluded by any federal agency from participation in any federally funded activity. I further acknowledge my understanding that, before entering into a contract with me or with the company or organization I represent, City of Rockwall staff will perform a search on www.sam.gov to verify whether I, the organization I represent, or any subcontractors I may employ to work on any federally funded activity, have been excluded from participation in any federally funded activity.

Signature of Contractor Representative

July 3, 2018
Date

Notary

Sworn to and subscribed before me this 3rd day of July, 2018

Patricia S. Cheatham

Notary Public in and for Bowie County, Texas (Insert State Name)

PATRICIA S. CHEATHAM
Notary Public, State of Texas
My Commission Expires
May 29, 2019

Form **W-9**
(Rev. November 2017)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Heritage Constructors Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

P.O. Box 5903

Requester's name and address (optional)

6 City, state, and ZIP code

Texarkana, TX 75505

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

7	5	–	1	7	3	1	7	2	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 7-4-18

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2018-375814

Date Filed:
07/04/2018

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Heritage Constructors Inc.
Texarkana, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Rockwall, Texas

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

CIP 2015-016
Squabble Creek Lift Station Permanent By-Pass Pump

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Carl Smith, and my date of birth is 2/24/1961.

My address is No. 6 Riverside Place (street), Texarkana (city), TX (state), 75503 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Bowie County, State of Texas, on the 4th day of July (month), 20 18 (year).

Signature of authorized agent of contracting business entity
(Declarant)

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 07/16/2018

APPLICANT: Dub Douphrate of *Douphrate & Associates*

AGENDA ITEM: **P2018-019;** Final Plat: *The Standard Rockwall Addition*

SUMMARY:

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of MCP Residential, LTD for the approval of a final plat for an age/restricted senior living community consisting of 46 single-family lots on a 15.826-acre tract of land identified as Lots 5 & 7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [S. SH-205] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The applicant is requesting approval of a final plat for 46 single-family residential lots on a 15.826-acre tract of land for the purpose of constructing an age/restricted senior living community [*i.e. The Standard Rockwall Addition*]. The development will consist of a minimum of 5,330 SF (*i.e. 65-ft x 82-ft*) lots that will incorporate front entry garages. The *subject property* is zoned Planned Development District 68 (PD-68), and is located north of the intersection of S. Goliad Street [*SH-205*] and Justin Road.

- ☑ The proposed final plat conforms to the approved Preliminary Plat (*i.e. P2017-059*), which was approved on December 18, 2017.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ The developer is to pay pro-rata equipment fees in the amount of $51,244.00 [*i.e. $1,114.00 x 46 lots*] and cash-in-lieu of land fees in the amount of $38,318.00 [*i.e. $833.00 x 46 lots*] for a total amount of $88,562.00. The fees will be due at final plat.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the final plat for *The Standard Rockwall Addition*, staff would recommend the following conditions:

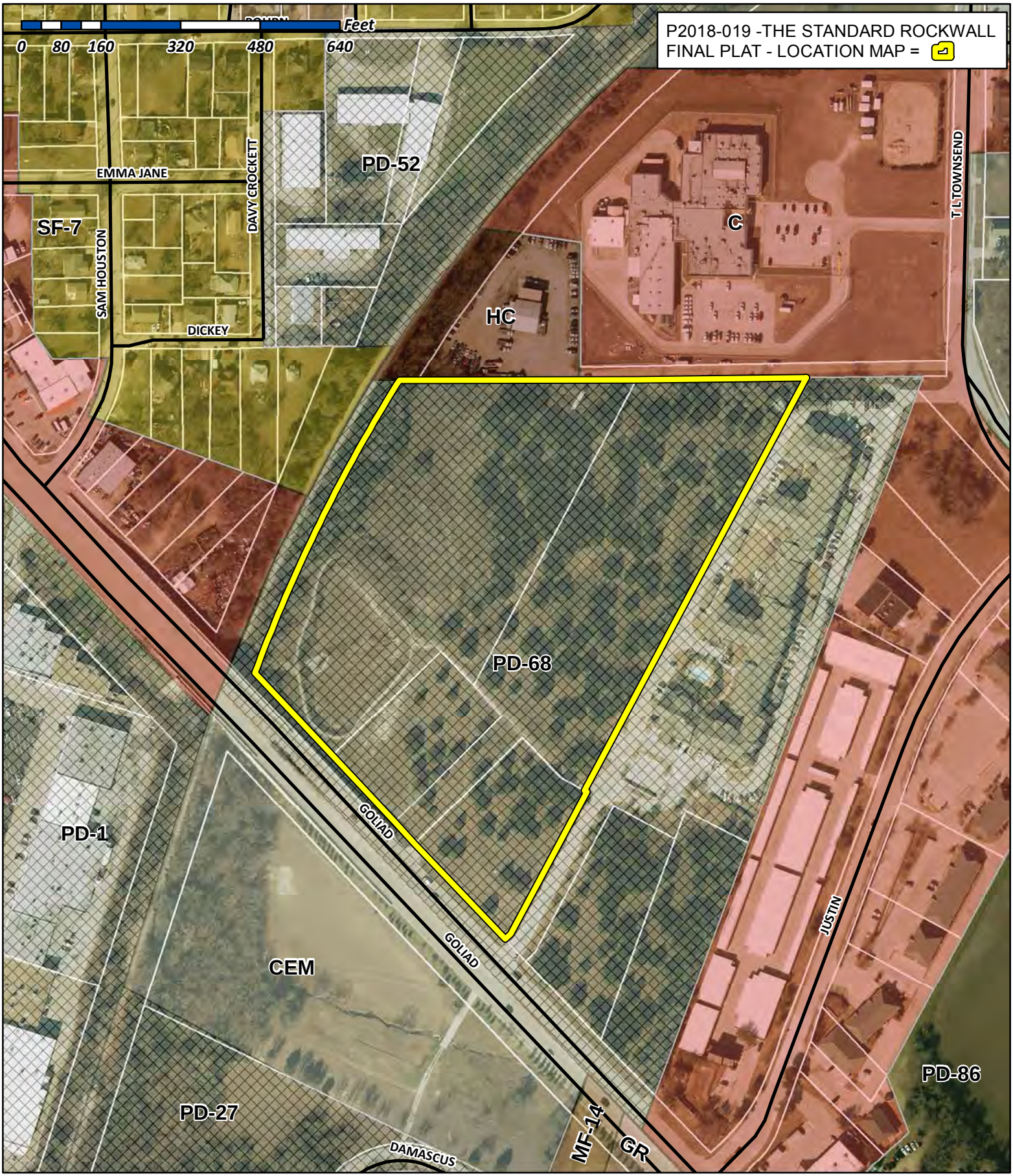
1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) The *final plat* shall conform to the recommendations made by the Parks Board; and,

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On July 10, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 5 to 0 with Commissioners Moeller and Fishman absent.



City of Rockwall

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

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

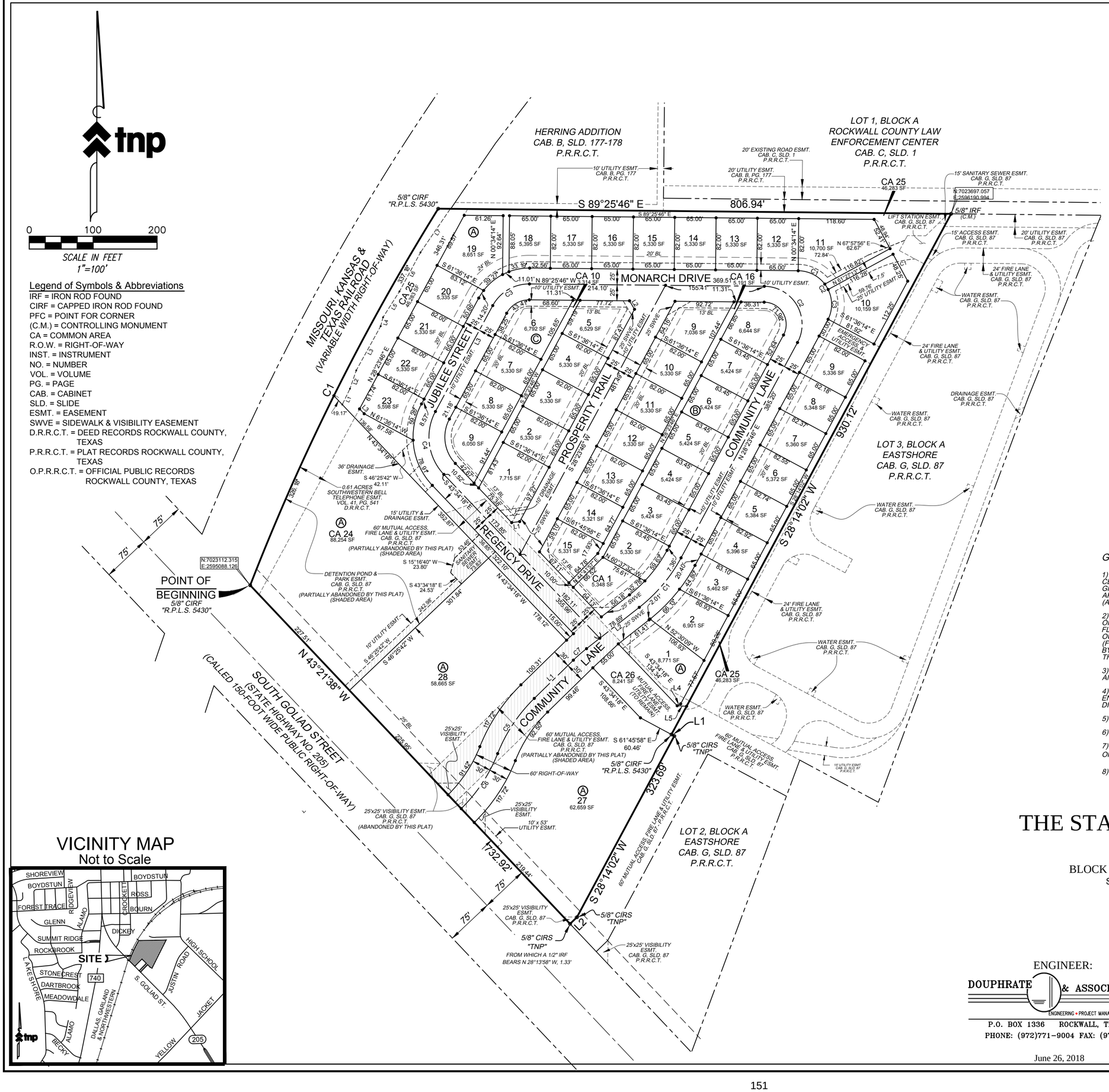
150

0 100 200

SCALE IN FEET
1"=100'

Legend of Symbols & Abbreviations

IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
PFC = POINT FOR CORNER
(C.M.) = CONTROLLING MONUMENT
CA = COMMON AREA
R.O.W. = RIGHT-OF-WAY
INST. = INSTRUMENT
NO. = NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
SLD. = SLIDE
ESMT. = EASEMENT
SWVE = SIDEWALK & VISIBILITY EASEMENT
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP
Not to Scale

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 61°45'58" E	5.09'
L2	S 45°57'51" W	15.08'

BOUNDARY CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	663.36'	3569.62'	10°38'51"	N 26°31'22" E	662.41'

CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°36'55" E	85.96'
L2	N 51°55'39" E	105.43'
L3	S 28°23'46" W	189.43'

CENTERLINE CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	102.68'	250.00'	23°31'53"	N 40°09'42" E	101.96'
C2	123.39'	60.00'	117°49'31"	N 30°31'00" W	102.77'
C3	70.53'	65.00'	62°10'29"	S 59°29'00" W	67.12'
C4	106.77'	85.00'	71°58'04"	S 07°35'16" E	99.88'
C5	105.11'	250.00'	24°05'23"	S 33°34'14" W	104.34'
C6	104.57'	250.00'	23°58'00"	S 33°30'33" W	103.81'
C7	27.54'	250.00'	6°18'45"	N 48°46'17" E	27.53'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 82°24'44" W	12.75'
L2	N 30°31'00" W	15.49'
L3	N 43°34'18" W	10.52'
L4	N 61°10'18" E	6.25'
L5	N 86°48'47" W	14.79'

LOT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	48.51'	53.00'	52°26'35"	S 63°17'13" E	46.84'
C2	10.03'	53.00'	10°50'33"	S 31°38'39" E	10.01'
C3	48.42'	53.00'	52°20'43"	S 00°03'01" E	46.75'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 25°49'41" E	27.77'
L2	N 18°51'50" E	30.33'
L3	N 28°54'09" E	79.55'
L4	N 15°03'13" E	14.51'
L5	N 32°24'46" E	48.15'
L6	N 28°17'51" E	69.74'
L7	N 34°21'45" E	83.21'

EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.97'	185.00'	23°31'38"	N 73°13'01" E	75.43'

GENERAL NOTES:

1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND REFERENCED TO THE CITY OF ROCKWALL MONUMENT NETWORK. ALL DISTANCES SHOWN ARE REPORTED AS SURFACE DISTANCE WITH A COMBINED SCALE FACTOR OF 0.999852050. (ALL COORDINATES SHOWN ARE GRID COORDINATES)

2) BY GRAPHIC SCALE ONLY NO PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE A OF THE SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), BUT DOES APPEAR TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.,

3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5) ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.

6) THE PORTION OF THE EASEMENT SHOWN SHADED IS TO BE PARTIALLY ABANDONED BY THIS PLAT.

7) PROPERTY OWNER/HOA IS RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL OPEN SPACE, DRAINAGE, DETENTION, COMMON AREA, AND PARK EASEMENTS OR LOTS.

8) ALL STREETS ARE DEDICATED AS CITY RIGHT-OF-WAY.

FINAL PLAT
THE STANDARD-ROCKWALL ADDITION

BEING 46 SINGLE FAMILY LOTS
ON 15.826 ACRES
BLOCK A, LOTS 1-28, BLOCK B, LOTS 1-15 & BLOCK C, LOTS 1-9
SITUATED IN THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255

BEING A REPLAT OF
THE EASTSHORE ADDITION
LOTS 4, 5, 6 & 7, BLOCK A
AS RECORDED IN CABINET G, SLIDE 87 OF THE P.R.R.C.T
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER:
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

OWNER:
EAST SHORE JOINT VENTURE
5499 Glen Lakes, Suite 110
Dallas, Texas 75231
(214) 369-9066

SURVEYOR:
TEAGUE NALL AND PERKINS, INC.
825 Waters Creek Blvd., Suite M300
Allen, Texas 75013
(214) 461-9867
Contact: Jay Maddox , R.P.L.S.
TBPLS Registration No. 10194381

June 26, 2018 | 1"=100' | Project No. msm17-1887 | Case No. P2018-019 | Sheet 1 of 2

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as THE STANDARD-ROCKWALL ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

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

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

EAST SHORE JOINT VENTURE

_____
Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, East Shore Joint Venture being the owner of a tract of land out of the B.J.T. Lewis Survey, Abstract No. 255, in the City of Rockwall, Rockwall County, Texas, Being all of a Lot 4, Lot 5, Lot 6 and Lot 7, Block A of the Final Plat of Eastshore, an addition to The City of Rockwall as recorded in Cabinet G, Slide 87 of the Plat Records of Rockwall County, Texas., and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped"R.P.L.S. 5430" found at the intersection of the northeast right-of-way line of South Goliad Street (also known as State Highway No. 205, a called 150-foot wide public right-of-way) and the southeast right-of-way line of a Missouri, Kansas, and Texas Railroad (M.K. and T. R.R., a variable width right-of-way) for the southwest corner of said Lot 7, and the beginning of a non-tangent curve to the right;

THENCE leaving the northeast right-of-way line of South Goliad Street and with the southeast right-of-way line of the M.K. and T. R.R., Northeasterly, with the curve to the right, having a radius of 3569.62 feet, a central angle of 10 degrees 38 minutes 51 seconds, an arc length of 663.36 feet, a chord bearing of North 26 degrees 31 minutes 22 seconds East, a distance of 662.41 feet to a 5/8-inch iron rod with cap stamped"R.P.L.S. 5430" found for the northwest corner of said Lot 7;

THENCE leaving the southeast right-of-way line of the M.K. and T. R.R and with the north lines of said Lot 7/Lot 5 and the south line of HERRING ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 177 and 178 of the Plat Records of Rockwall County, Texas, South 89 degrees 25 minutes 46 seconds East, passing the southwest corner of HERRING ADDITION at a distance of 23.47 feet and continuing a total a distance of 806.94 feet to a 5/8 inch iron rod found for corner at the northeast corner of said Lot 5, same being the northwest corner of Lot 3 of said Eastshore Addition;

THENCE South 28 degrees 14 minutes 02 seconds West along the common line of said Lot 3 and said Lot 5, a distance of 930.12 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at a southwest corner of said Lot 3 and lying on the north line of said Lot 4;

THENCE South 61 degrees 45 minutes 58 seconds East along the common line of said Lot 4 and said Lot 3, a distance of 5.09 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Lot 4;

THENCE South 28 degrees 14 minutes 02 seconds West continuing along the common line of said Lot 4 and said Lot 3, a distance of 323.69 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 45 degrees 57 minutes 51 seconds West continuing along the common line of said Lot 4 and said Lot 3, a distance of 15.08 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of said Lot 4 lying on the northeast right-of-way line of said South Goliad Street and from which a 1/2 inch iron rod found for reference bears North 28 degrees 13 minutes 58 seconds West a distance of 1.33 feet;

THENCE North 43 degrees 21 minutes 38 seconds West along the northeast right-of-way line of said South Goliad Street, a distance of 732.92 feet to the POINT OF BEGINNING containing 689,385 square feet, or 15.826 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2018

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

_____ _____
Planning & Zoning Commission, Chairman *Date*

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

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

Witness our hands this the _____ day of _____, 2018.

_____ _____ _____
Mayor, City of Rockwall *City Secretary* *City Engineer*

FINAL PLAT
THE STANDARD-ROCKWALL ADDITION

BEING 46 SINGLE FAMILY LOTS
ON 15.826 ACRES
BLOCK A, LOTS 1-28, BLOCK B, LOTS 1-15 & BLOCK C, LOTS 1-9
SITUATED IN THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255

BEING A REPLAT OF
THE EASTSHORE ADDITION
LOTS 4, 5, 6 & 7, BLOCK A
AS RECORDED IN CABINET G, SLIDE 87 OF THE P.R.R.C.T
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER:
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

OWNER:
EAST SHORE JOINT VENTURE
5499 Glen Lakes, Suite 110
Dallas, Texas 75231
(214) 369-9066

SURVEYOR:
TEAGUE NALL AND PERKINS, INC.
825 Waters Creek Blvd., Suite M300
Allen, Texas 75013
(214) 461-9867
Contact: Jay Maddox , R.P.L.S.
TBPLS Registration No. 10194381

June 26, 2018 | 1"=100' | Project No. msm17-1887 | Case No. P2018-019 | Sheet 2 of 2

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 07/16/2018

APPLICANT: John Arnold of *Skorburg Co.*

AGENDA ITEM: **P2018-021;** *Final Plat: Gideon Grove Addition*

SUMMARY:

Discuss and consider a request by John Arnold of the Skorburg Co. on behalf of Gideon Grove Addition 2, LTD for the approval of a final plat for the Gideon Grove Subdivision consisting of 71 single-family residential lots on a 29.182-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION:

☑ The applicant is requesting approval of a final plat for 71 single-family residential lots on a 29.182-acre tract of land for the purpose of constructing a single phase residential subdivision [*i.e. Gideon Grove North Addition*]. The development will consist of three (3) lot types consisting of 10,000 SF lots [*i.e. 80-ft x 125-ft*], 12,000 SF lots [*i.e. 80-ft x 150-ft*], and 15,000 SF lots [*100-ft x 150-ft*]. The *subject property* is zoned Planned Development District 77 (PD-77), and is located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard.

☑ The proposed final plat conforms to the approved Preliminary Plat [*i.e. P2017-032*], which was approved on July 17, 2017.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ On July 3, 2018, the Parks Board reviewed proposed *final plat* and assessed pro-rata equipment fees and cash in lieu of land fees as required for District No. 6 and made the following recommendations:

1) The developer shall pay pro-rata equipment fees in the amount of $36,139.00 [*71 Lots @ $509.00 Per Lot*] to be paid at final plat, and.

2) The developer shall pay cash-in-lieu of land fees in the amount of $29,384.00 [*71 Lots @ $414.00 Per Lot*] to be paid at final plat.

3) Construct a ten (10) foot trail along John King Boulevard.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the final plat for the *Gideon Grove Subdivision*, staff would recommend the following conditions:

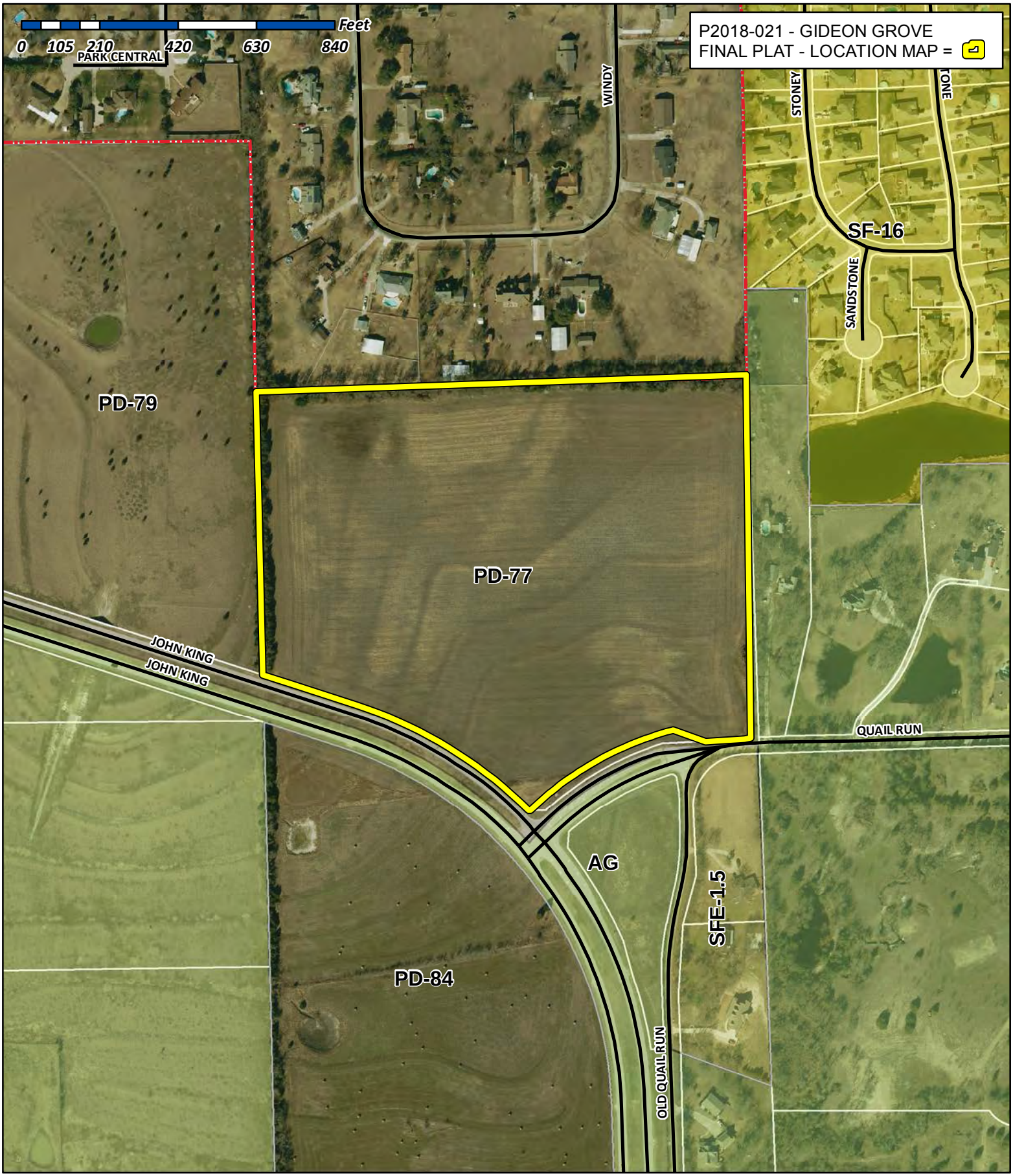
1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) The *final plat* shall conform to the recommendations made by the Parks Board; and,

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On July 10, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 5 to 0 with Commissioners Moeller and Fishman absent.



City of Rockwall

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

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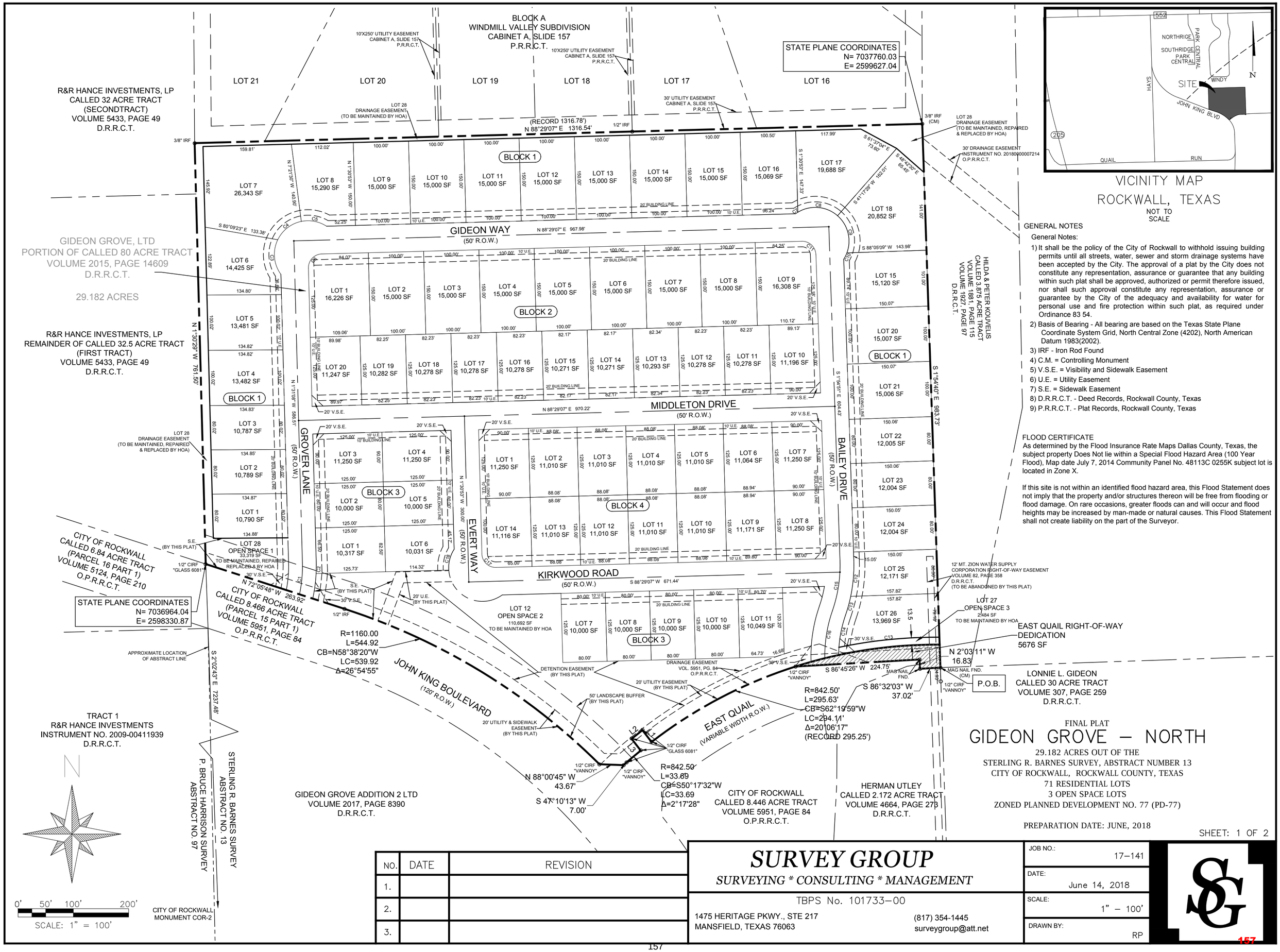

VICINITY MAP
ROCKWALL, TEXAS
NOT TO SCALE

GENERAL NOTES

General Notes:

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
2) Basis of Bearing - All bearing are based on the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
3) IRF - Iron Rod Found
4) C.M. = Controlling Monument
5) V.S.E. = Visibility and Sidewalk Easement
6) U.E. = Utility Easement
7) S.E. = Sidewalk Easement
8) D.R.R.C.T. - Deed Records, Rockwall County, Texas
9) P.R.R.C.T. - Plat Records, Rockwall County, Texas

FLOOD CERTIFICATE

As determined by the Flood Insurance Rate Maps Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date July 7, 2014 Community Panel No. 48113C 0255K subject lot is located in Zone X.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

FINAL PLAT

GIDEON GROVE – NORTH

29.182 ACRES OUT OF THE
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
71 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
ZONED PLANNED DEVELOPMENT NO. 77 (PD-77)

PREPARATION DATE: JUNE, 2018

SHEET: 1 OF 2

NO.	DATE	REVISION
1.		
2.		
3.		

SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT
TBPS No. 101733-00
1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063
(817) 354-1445
surveygroup@att.net

JOB NO.: 17-141
DATE: June 14, 2018
SCALE: 1" – 100'
DRAWN BY: RP

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Gideon Grove, LTD is the owner of a 29.182 acre tract of land located in the Sterling R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, being a portion of that certain 80 acres tract of land conveyed to Gideon Grove, LTD, by deed as recorded in Volume 2015, Page 14609, Deed Records, Rockwall County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a mag. nail found at the southeast corner of the herein described tract, for the southwest corner of a called 3.875 acre tract of land as described in a deed to Hilda and Peter Kouvelis as recorded in Volume 1881, Page 115 and Volume 1927, Page 97, of the said deed Records, being the northwest corner of a called 30 acre tract of land as described in a deed to Lonnie L. Gideon as recorded in Volume 307, Page 259 of the said deed records, and the northeast corner of a called 2.172 acre tract of land as described in a deed to Herman Utley as recorded in Volume 4664, Page 273 of the said deed records;

THENCE South 86 deg. 32 min. 26 sec. West, along the common line of this tract and the said Utley tract, a distance of 37.02 feet to a mag. nail found in the north right-of-way line of East Quail (Variable Width R.O.W.);

THENCE along the said East Quail right-of-way the following courses and distances:

North 02 deg. 03 min. 11 sec. West a distance of 16.83 feet to a mag. nail found for corner;

South 86 deg. 45 min. 26 sec. West a distance of 224.75 feet to a capped 1/2 inch iron rod stamped "VANNOY" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 62 deg. 19 min. 59 sec. West and a chord length of 294.11 feet;

Along said curve to the left a distance of 295.63 (Record 295.25 feet), to a capped 1/2 inch iron rod stamped "GLASS 6081";

North 37 deg. 36 min. 01 sec. West a distance of 27.00 feet to a capped 1/2 inch iron rod stamped "GLASS 60810";

South 51 deg. 34 min. 33 sec. West a distance of 25.00 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 37 deg. 43 min. 04 sec. East a distance of 27.01 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 50 deg. 17 min. 32 sec. West and a chord length of 33.69 feet;

Along said curve to the left a distance of 33.69 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 47 deg. 10 min. 13 sec. West a distance of 7.00 feet to a capped 1/2 inch iron rod stamped "VANNOY";

THENCE North 88 deg. 00 min. 45 sec. West a distance of 43.67 feet to a capped 1/2 inch iron rod found in the northeasterly right-of-way line of John King Boulevard (120 foot R.O.W.), being in the beginning of a curve to the left having a radius of 1160.00 feet and a chord bearing North 58 deg. 38 min. 20 sec. West and a chord length of 539.92 feet;

THENCE along said curve to the left and the John King Boulevard right-of-way, a distance of 544.92 feet to a 1/2 inch iron rod found;

THENCE North 72 deg. 05 min. 48 sec. West along the common line of this tract and the said John King right-of-way, a distance of 263.92 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found at the southeast corner of the remainder of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (First Tract)as recorded in Volume 5433, Page 49 of the said deed records;

THENCE North 01 deg. 30 min. 29 sec. West, along the common line of this tract and the said R&R Hance tract, pas the common east line of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (Second Tract)as recorded in Volume 5433, Page 49 of the said deed records, a distance of 761.50 feet to a 3/8 inch iron rod fond at the southwest corner of Lot 21, Block A, Windmill Valley Subdivision as recorded in Cabinet A, Slide 157, Plat Records, Rockwall County, Texas;

THENCE North 88 deg. 29 min. 07 sec. East along the south line of Lots 21-16, Block A of said subdivision, a distance of 1316.54 feet (Record 1316.78 feet), to a 3/8 inch iron rod found in the west line of the said Kouvelis tract;

THENCE South 01 deg. 54 min. 40 sec. East along the common line of this tract and the said Kouvelis tract, a distance of 983.73 feet to the POINT OF BEGINNING and containing 29.182 acres of computed land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I *(we)* the undersigned owner(s) of the land shown on this plat, and designated herein as the ***GIDEON GROVE-NORTH,*** a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ***GIDEON GROVE-NORTH*** a subdivision have been notified and signed this plat. I *(we)* understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

   Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.
8. No fencing shall be placed within or across any drainage easement.

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

_____
GIDEON GROVE, LTD
OWNER

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, ***2018***.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____DAY OF _____, 2018.

_____
WILLIAM P. PRICE
STATE OF TEXAS
R.P.L.S. NO. 3047

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ***WILLIAM P. PRICE*** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, ***2018***.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.30	245.18	12.46	N5° 43' 19"E	53.19
C2	16.01	319.96	2.87	N1° 05' 22"E	16.01
C3	65.96	61.00	61.96	N5° 09' 11"W	62.80
C4	55.87	61.00	52.48	N52° 04' 02"E	53.94
C5	47.69	61.00	44.79	N79° 17' 47"W	46.48
C6	39.27	25.00	90.00	N43° 29' 00"E	35.36
C7	5.03	61.00	4.72	S56° 23' 40"W	5.03
C8	77.22	61.00	72.53	N84° 58' 39"W	72.17
C9	73.68	61.00	69.20	N14° 06' 34"W	69.28
C10	12.82	61.00	12.05	N26° 30' 57"E	12.80
C11	39.10	25.00	89.60	S46° 42' 52"E	35.23
C12	65.57	275.00	13.66	N4° 54' 59"E	65.41
C13	35.49	275.00	7.40	N15° 26' 40"E	35.47
C14	59.34	225.00	15.11	N11° 35' 14"E	59.17
C15	91.87	250.00	21.06	N8° 36' 51"E	91.36
C16	87.50	250.00	20.05	S9° 06' 56"W	87.05
C17	39.27	25.00	90.00	N46° 31' 00"W	35.35
C18	39.51	61.00	37.11	S14° 27' 11"W	38.82

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.00'	N37°36'01"W
L2	25.00'	S51°34'33"W
L3	27.01'	S37°43'04"E

RECOMMENDED FOR FINAL APPROVAL:

_____ _____
Planning & Zoning Commission, Chairman ***Date***

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, ***2018***.

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

WITNESS OUR HANDS, this _____ day of _____, ***2018***.

_____ _____ _____
Mayor, City of Rockwall ***City Secretary*** ***City Engineer***

FINAL PLAT
GIDEON GROVE – NORTH
29.182 ACRES OUT OF THE
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
71 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
ZONED PLANNED DEVELOPMENT NO. 77 (PD-77)

PREPARATION DATE: JUNE, 2018

NO.	DATE	REVISION
1.		
2.		
3.		

SURVEY GROUP
*SURVEYING * CONSULTING * MANAGEMENT*
TBPS No. 101733-00
1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063
(817) 354-1445
surveygroup@att.net

JOB NO.: 17-141
DATE: June 14, 2018
SCALE: 1" – 100'
DRAWN BY: RP

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 07/16/2018

APPLICANT: Tony Osburn; *TXHWS, LLC*

AGENDA ITEM: **Z2018-026;** *SUP for a Restaurant with Drive-Through*

SUMMARY:

Hold a public hearing to discuss and consider a request by Tony Osburn of TXHWS, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF with Drive-Through* on a 1.33-acre parcel of land identified as Shafer Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 621 White Hills Drive, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant Tony Osburn of TXHWS, LLC is requesting the approval of a Specific Use Permit (SUP) for the purpose of establishing a *restaurant, less than 2,000 SF, with drive-through/drive-in facilities* in a 1,956 SF lease space. The lease space is located in a 10,920 SF multi-tenant, strip-retail building that was constructed in 2001 [*Case No. PZ2000-128-03*], is zoned Commercial (C) District, and is located at the northeast corner of the intersection White Hills Drive and the E. IH-30 frontage road. According to Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a *restaurant, less than 2,000 SF, with drive-through/drive-in facilities* requires a SUP in a Commercial (C) District. The UDC goes on to require that all restaurants with drive-through/drive-in facilities meet the following two (2) criteria: [*1*] the restaurant shall not have access to local residential streets, and [*2*] the drive-through/drive-in shall provide stacking lanes capable of cueing a minimum of six (6) cars per lane. In this case, the existing building only has access via a cross access easement -- *shared with the Wal-Mart Supercenter* -- to the east and direct access onto White Hill Drive to the west, and does not directly access any residential streets. In addition, the applicant has provided a concept plan demonstrating that the drive-through can accommodate stacking for a minimum of six (6) cars. Staff should also point out that when this building was originally constructed, this lease space incorporated a drive-through to accommodate a bakery; however, the bakery and drive-through were discontinued. Based on the concept plan submitted by the applicant the proposed land use appears to conform to all requirements of the UDC.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.74-acre parcel of land identified as *Lot 3A, Block A, Wal-Mart Super Center Addition* that is currently occupied with a fast-food restaurant (*i.e. Taco Bueno*). The property is zoned Commercial (C) District. Beyond this is an access drive connecting the Wal-Mart Supercenter to White Hills Drive. North of this access easement is a vacant 2.003-acre parcel of land identified as *Lot 4, Block A, Walmart Super Center Addition*, and zoned Commercial (C) District.

South: Directly south of the subject property are the westbound lanes of the E. IH-30 frontage road followed by the main lanes of E. IH-30 and the eastbound lanes of the E. IH-30 frontage road. Beyond this is an 11.389-acre parcel of land identified as *Lot 1, Block A, Home Depot-Rockwall Addition*, which is occupied with a general retail store (*i.e. Home Depot*). This property is zoned Commercial (C) District.

East: Directly east of the subject property is a shared access drive followed by a 1.013-acre parcel of land, identified as *Lot 5, Block A, Wal-Mart Super Center Addition*, and is zoned Commercial (C) District. Situated on this property is a retail store with gasoline sales (*i.e. Murphy Oil*). East of this use are the parking areas for the Wal-Mart Supercenter and a limited service restaurant (*i.e. Starbucks*). These areas are zoned Commercial (C) District.

West: Directly west of the subject property is White Hills Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is a 0.812-acre parcel of land identified as *Lot 2, Block A, Derrick Addition*, and zoned Commercial (C) District. Situated on this property is a general retail store (*i.e. Firestone Tires*).

NOTIFICATION:

On June 27, 2018, staff mailed 31 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Lynden Park Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices returned.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request, staff would offer the following conditions of approval:

1) The operation of a *restaurant, less than 2,000 SF, with drive-through/drive-in facilities* on the subject property shall be subject to the following operational conditions, which are contained in the SUP ordinance:

    (a) The constraints of this Specific Use Permit (SUP) shall be limited to the area indicated on the concept plan depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance and identified as *621 White Hills Drive*.

    (b) The circulation and cueing plan shall generally conform to the concept plan depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On July 10, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioners Moeller and Fishman absent.



City of Rockwall

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

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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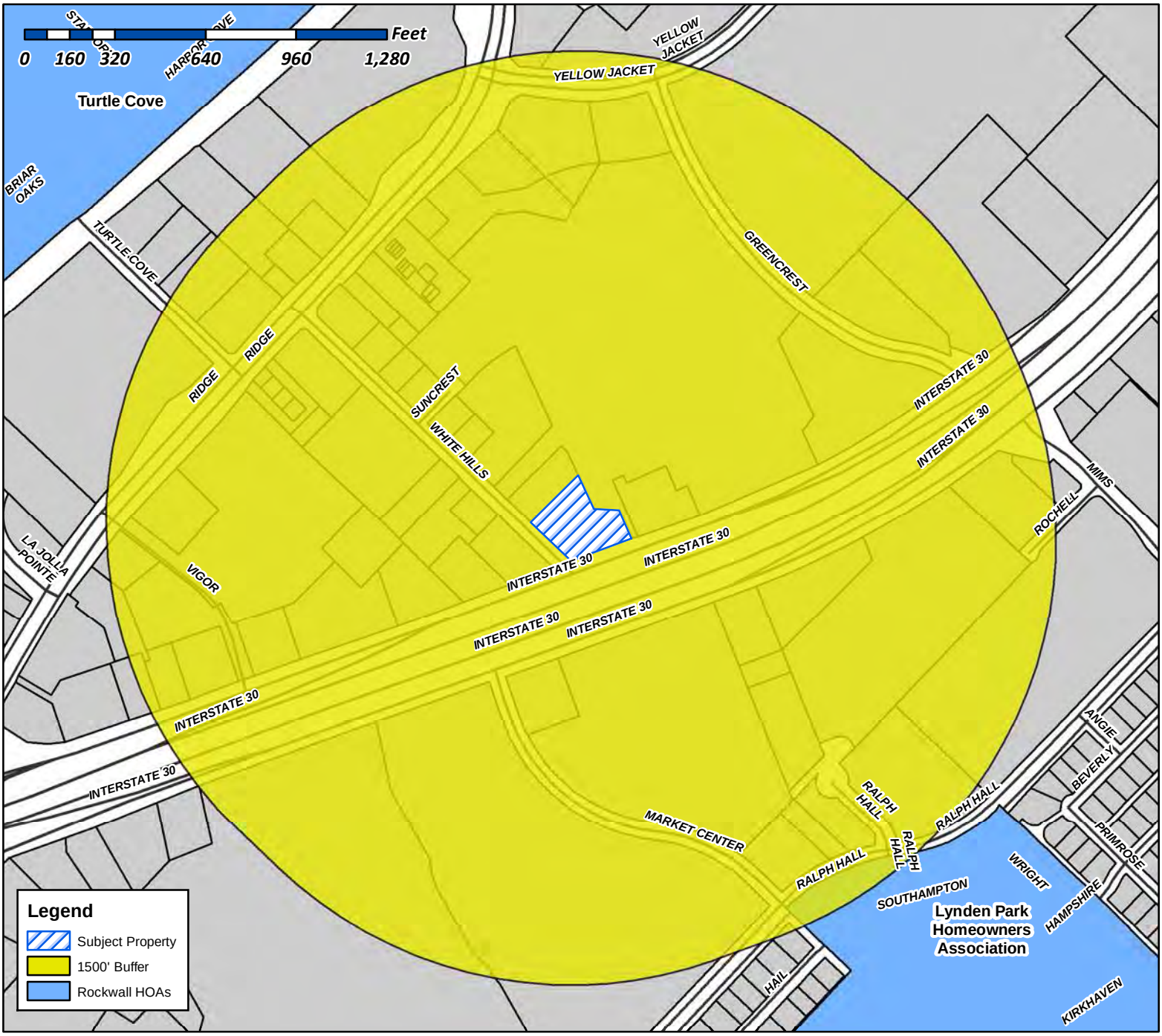
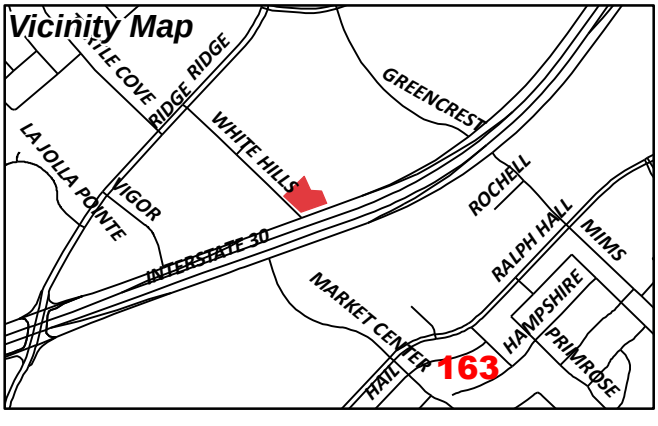


Case Number: Z2018-026
Case Name: SUP for a Restaurant with a Drive-Through
Case Type: Zoning
Zoning: SUP
Case Address: 621 White Hills Dr

Date Created: ***6/18/2018***

For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, June 27, 2018 9:53:20 AM
Attachments:	HOA Map (06.18.2018).pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will be published in the Rockwall Herald Banner ***June 29, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 7/10/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 7/16/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

Z2018-026- Hold a public hearing to discuss and consider a request by Tony Osburn of TXHWS, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF with Drive-Through* on a 1.33-acre parcel of land identified as Shafer Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 621 White Hills Drive, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

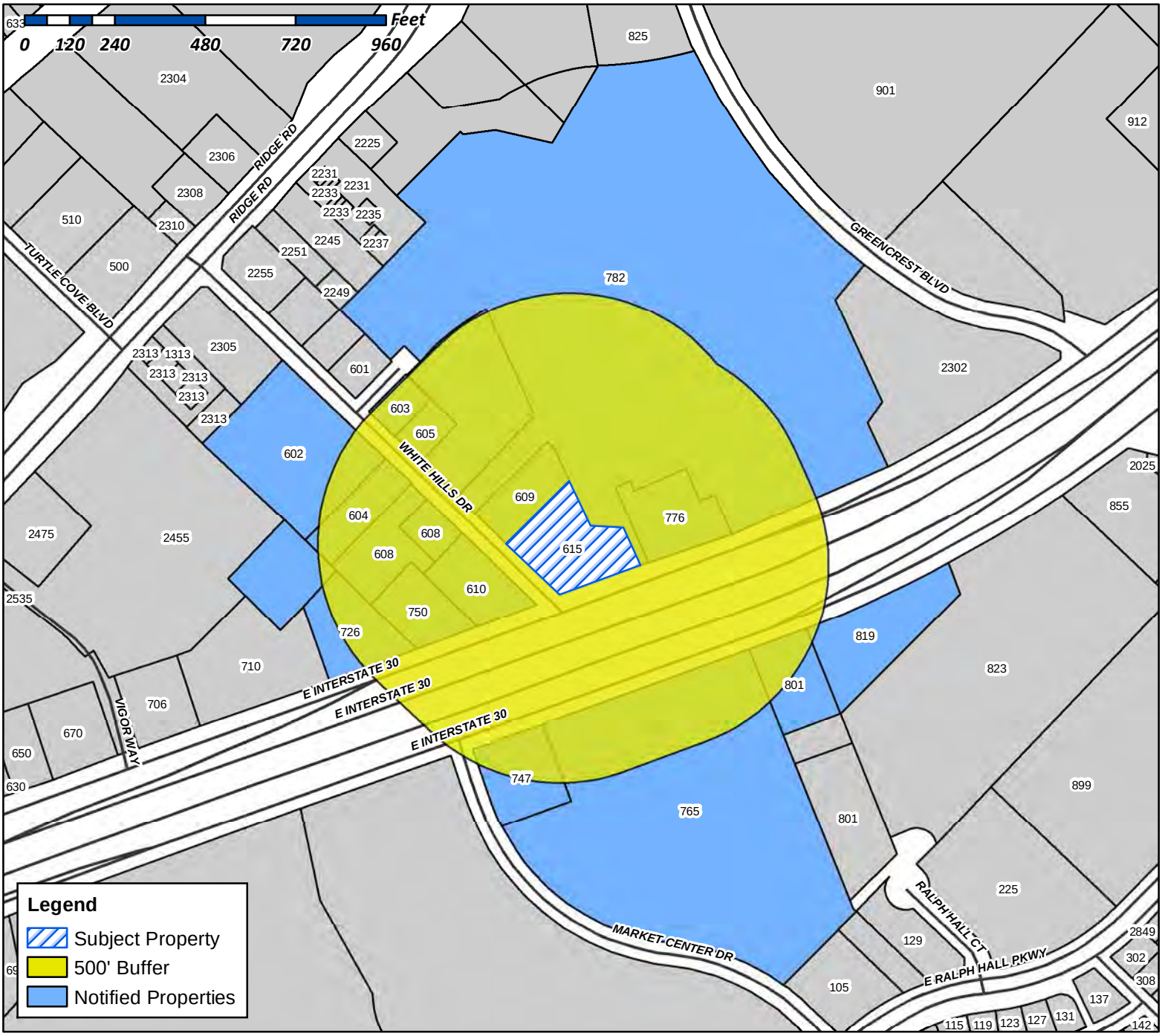
Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

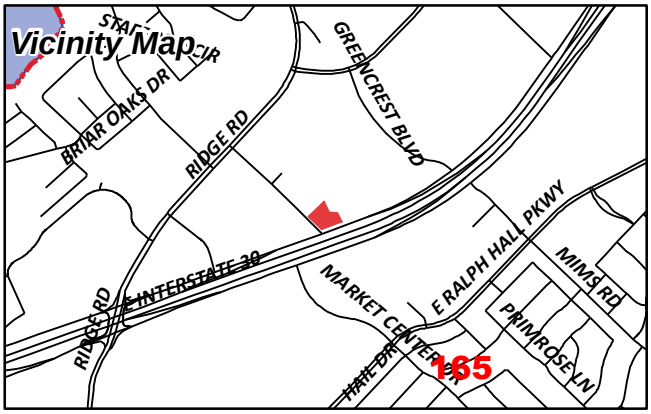
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2018-026
Case Name: SUP for a Restaurant with a Drive-Through
Case Type: Zoning
Zoning: SUP
Case Address: 621 White Hills Dr

Date Created: 06/18/2018
For Questions on this Case Call (972) 771-7745



WEINBERGER HAROLD E 1998 FAMILY TRUST &
ELANA KROLL 1993 TRUST
1425 CAMINO LUJAN
SAN DIEGO, CA 92111

MAJESTIC CAST INC
1625 FERRIS RD
GARLAND, TX 75044

THE TWO SHORT, LP
A TEXAS LIMITED PARTNERSHIP
1810 KENTWOOD CIR
ROCKWALL, TX 75032

COLE OB ROCKWALL TX LLC
C/O OTB ACQUISITION LLC
2201 W ROYAL LANE, SUITE 240
IRVING, TX 75063

605 WHITE HILLS LLC
253 QUAIL CREEK ROAD
ROCKWALL, TX 75032

609 WHITE HILLS LTD
C /O TACO BUENO RESTAURANTS INC
300 E JOHN CARPENTER FWY STE 800
IRVING, TX 75062

WALKER I REALTY INC
C/O CHARLES F WALKER
3404 MARQUETTE ST
DALLAS, TX 75225

INVEZA GROUP LLC
4400 TEMECULA CREEK TRAIL
MCKINNEY, TX 75070

CURRENT RESIDENT
602 WHITE HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
603 WHITE HILLS DR
ROCKWALL, TX 75087

CONAWAY ROBERT
604 WHITE HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
605 WHITE HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
608 WHITE HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
609 WHITE HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 WHITE HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
615 WHITE HILLS DR
ROCKWALL, TX 75087

SAYED PROPERTY MANAGEMENT LLC
7008 MILLS BRANCH CIR
PLANO, TX 75024

CURRENT RESIDENT
726 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
747 E I30
ROCKWALL, TX 75087

SEVEN26 PROPERTIES LLC
750 E I-30 SUITE 105
ROCKWALL, TX 75087

CURRENT RESIDENT
765 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
776 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
782 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
801 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
819 E I30
ROCKWALL, TX 75087

ARC BFRKWTX001 LLC
C/O ED RYBURN CMI SENIOR TAX SPECIALIST
BRIDGESTONE AMERICAS HOLDING INC 535
MARRIOTT DR 9TH FLOOR
NASHVILLE, TN 37214

HD DEVELOPMENT PROPERTIES LP
PROPERTY TAX DEPT #0531
PO BOX 105842
ATLANTA, GA 30348

JACKSON ROCKWALL INVESTMENT
PO BOX 657
ROCKWALL, TX 75087

FIRST PRESBYTERIAN CHURCH
ROCKWALL, TEXAS, INC
PO BOX 692
ROCKWALL, TX 75087

MURPHY OIL USA INC
PO BOX 7300
EL DORADO, AR 71731

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

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To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-026: SUP for a Drive-Through Restaurant

Hold a public hearing to discuss and consider a request by Tony Osburn of TXHWS, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF with Drive-Through on a 1.33-acre parcel of land identified as Shafer Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 621 White Hills Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 7/10/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 7/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **7/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-026: SUP for a Drive-Through Restaurant

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

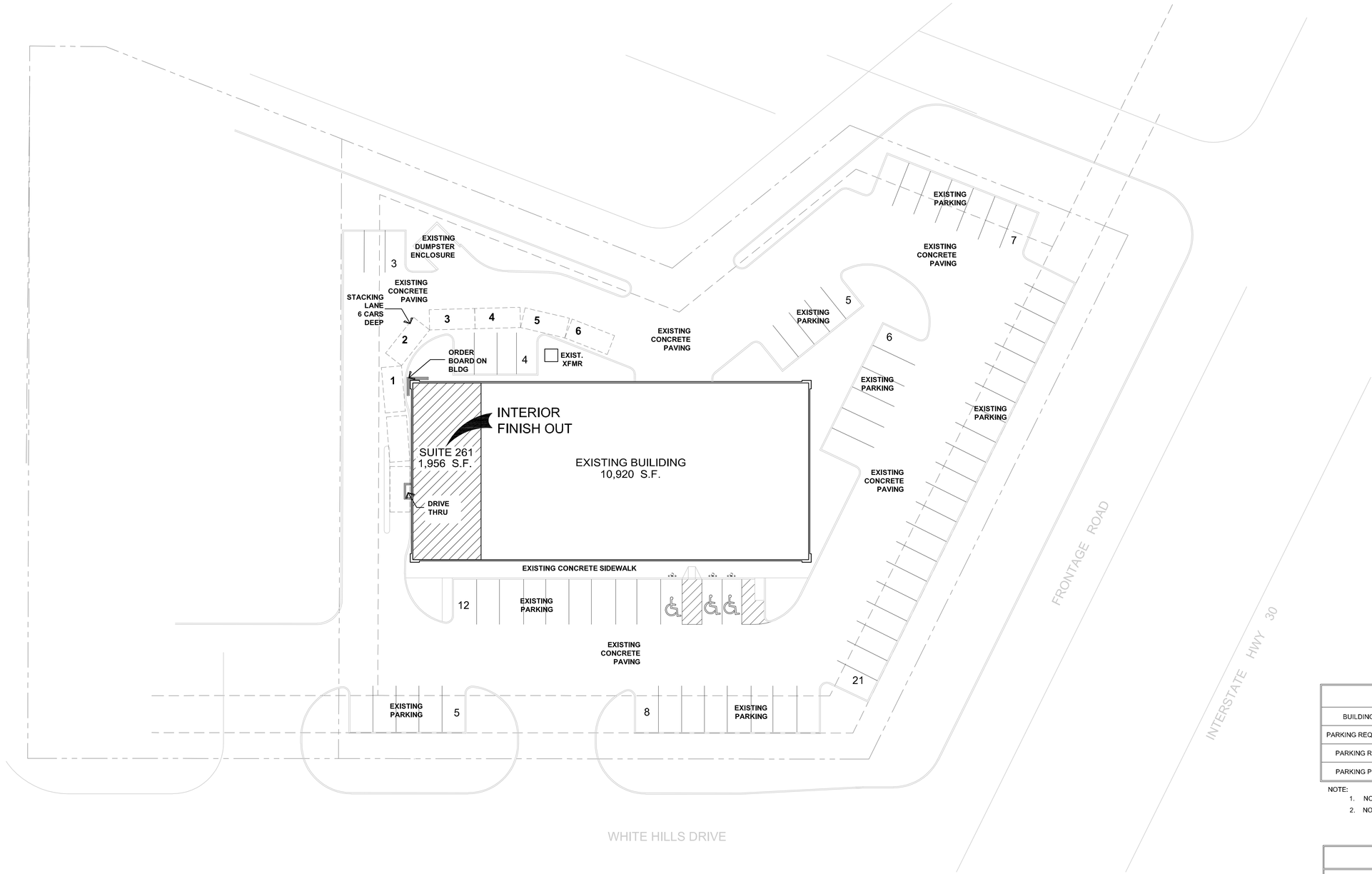
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



1 EXISTING SITE PLAN

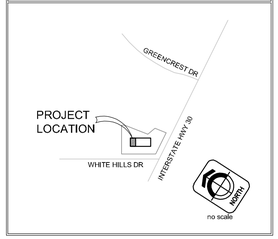
SCALE: 1" = 20'-0"

NORTH

PARKING TABLE	
BUILDING AREA	10,920.S.F.
PARKING REQUIREMENTS	RATIO 1 : 200
PARKING REQUIRED	55 SPACES (3 ADA)
PARKING PROVIDED	71 SPACES (3 ADA)

NOTE:
1. NO NEW BUILDING AREA PROPOSED
2. NO NEW PARKING SPACES PROPOSED

VICINITY MAP



ISSUE:

SUP	06-15-2018

COPYRIGHT NOTICE:
These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under sec. 102 of the copyright act, 17 u.s.c. sec.101 et seq., effective december 1990. This includes, without limitation, the overall form, arrangement and composition of spaces, and elements of the design. Unauthorized use and/or duplication of these drawings and specifications may be used for any purpose without the written consent of carroll architects, inc. and will constitute a violation of the copyright laws. Infringement of copyright may subject you to liability for damages, including but not limited to actual damages, profits derived by the infringer, statutory damages of up to $150,000 per work infringed, costs and attorney's fees, and in addition may result in criminal penalties. Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions. Any discrepancies must be reported to the architect immediately. Contractor shall comply with all applicable codes, ordinances, regulations and industry standards governing the scope of work. Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work. Contractor shall be responsible for all safety precautions and programs in connection with the work. These drawings are not to be used for bidding or construction purposes unless signed and sealed by the architect. Submission or distribution of these documents to meet official regulatory requirements or for other purposes in connection with this project is not to be construed as publication in derogation of the architect's reserved rights. Any use

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [*ORDINANCE NO. 17-03*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT, LESS THAN 2,000 SF, WITH DRIVE-THROUGH OR DRIVE-IN FACILITIES ON A 1.33-ACRE PARCEL OF LAND, ZONED COMMERCIAL (C) DISTRICT, AND IDENTIFIED AS SHAFER PLAZA ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Tony Osburn of TXHWS, LLC for the approval of a Specific Use Permit (SUP) for the purpose constructing a *Restaurant, Less than 2,000 SF, with Drive-Through or Drive-In Facilities* on a 1.33-acre parcel of land, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and being identified as Shafer Plaza Addition, City of Rockwall, Rockwall County, Texas, addressed as 621 White Hills Drive, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Restaurant, Less than 2,000 SF, with Drive-Through or Drive-In Facilities* as stipulated by Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule,* of *Article IV, Permissible Uses,* and *Section 4, Commercial Districts,* and *Section 6.6, IH-30 Overlay (IH-30 OV) District,* of *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of

DRAFT ORDINANCE 5/10/18

Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant, Less than 2,000 SF, with Drive-Through or Drive-In Facilities* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The constraints of this Specific Use Permit (SUP) shall be limited to the area indicated on the concept plan depicted in *Exhibit 'B'* of this ordinance and identified as *621 White Hills Drive.*

2) The circulation and cueing plan shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DRAFT ORDINANCE No. 2018

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF AUGUST, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

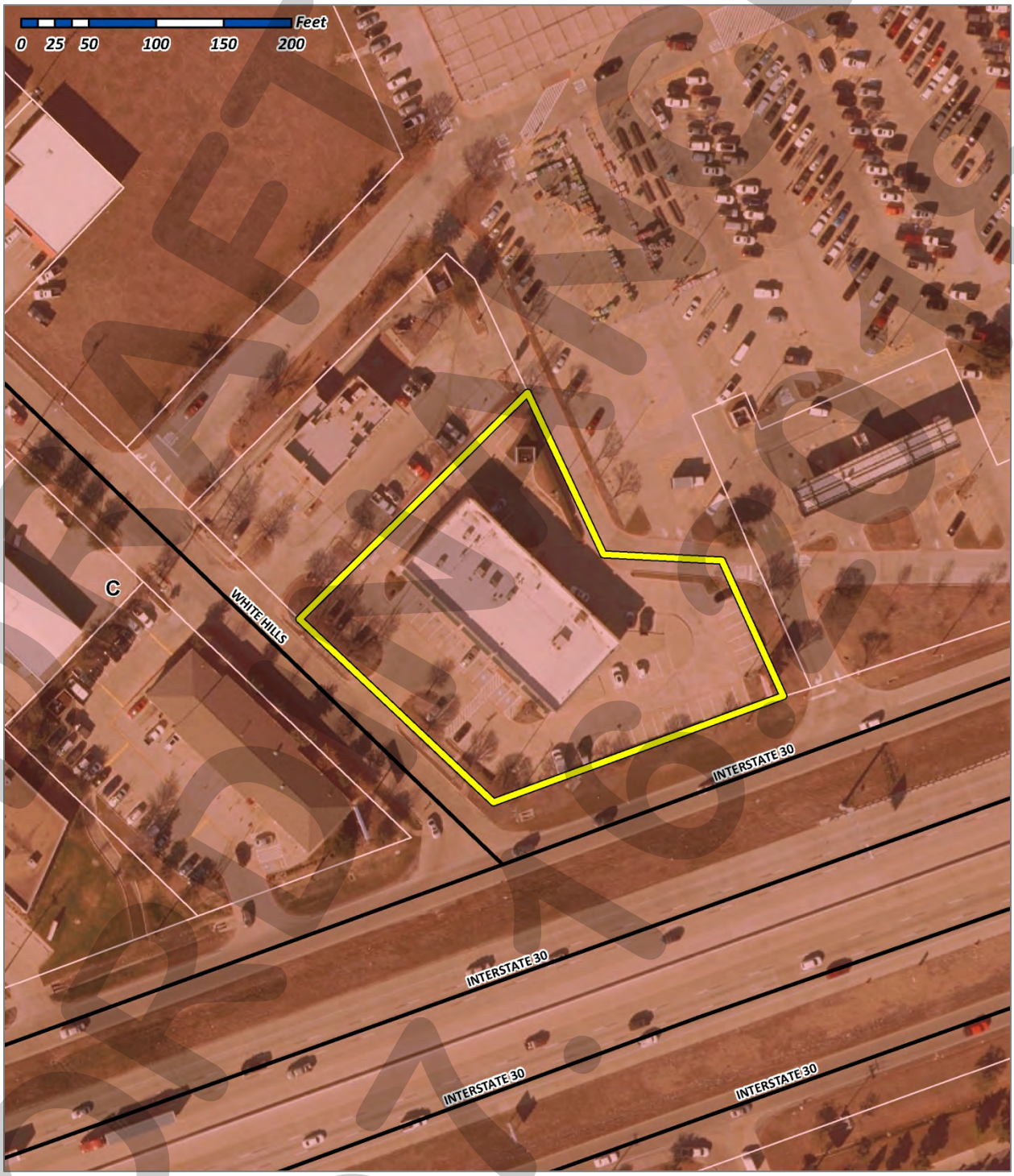
_____
Frank J. Garza, *City Attorney*

1st Reading: *July 16, 2018*

2nd Reading: *August 6, 2018*

DRAFT ORDINANCE 07.16.2018

Legal Description: Shafer Plaza Addition
Address: 621 White Hills Drive



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01.06.2026

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ORDINANCE
07.16.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 07/16/2018

APPLICANT: John Delin, *Integrity Group, LLC*

AGENDA ITEM: **Z2018-027**; *Amendment to PD-85*

SUMMARY:

Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC for the approval of an amendment to Planned Development District 85 (PD-85) [*Ordinance No. 17-55*] and a zoning change from Agricultural (AG) District to Planned Development District 85 (PD-85) for a 9.789-acre tract of land being a portion of a larger 148.825-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Planned Development District 85 (PD-85) being a 37.8-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

PURPOSE AND BACKGROUND:

The majority of the subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on March 16, 1998 by *Case No. A1998-001* (*Ordinance No. 98-10*). The remainder of the property was annexed on March 2, 1960 by *Case No. A1960-001* (*Ordinance No. 60-01*). In 2007-2008, the City of Rockwall acquired a portion of the property for the future right-of-way for John King Boulevard. This divided the property into two (2) tracts of land, a 9.894-acre tract of land on the west side of John King Boulevard (*i.e. Tract 1*) and a 28.011-acre tract of land on the east side of John King Boulevard (*i.e. Tract 2*).

On October 16, 2017, the City Council approved Planned Development District 85 (PD-85) [*Ordinance No. 17-55*] establishing limited General Retail (GR) District land uses on *Tract 1*, and Single-Family 7 (SF-7) District land uses on *Tract 2*. As part of this approval, *Tract 2* was approved for an age restricted, senior living community that consisted of 84-89 single-family homes setup in a condominium regime (*i.e. the single-family homes were individually owned but were situated on a single lot owned and maintained by the homeowner's association*). This plan also laid out 12.8-acres of open space, and provided for a ten (10) foot hike/bike trail along John King Boulevard and an intersection enhancement at the corner of John King Boulevard and SH-66 in accordance with the *John King Boulevard Design Concept Plan*. A summary of the development standards and unit breakdown approved with this Planned Development District are as follows:

Table 1.1 Condominium Lot Requirements

Minimum Lot Width	*1,500'*
Minimum Lot Depth	*490'*
Minimum Lot Area	*28.0-Acres*
Minimum Setback Adjacent to John King Boulevard	*86'*
Minimum Setback Adjacent to SH-66	*20'*
Minimum Setback Adjacent to the Eastern & Northern Property Lines	*10'*

Table 1.2 Artificial Lot Requirements

Minimum Setback from a Private Street [1]	*15'*
Minimum Side Yard Distance Between Units	*6'*
Minimum Side Yard Setback from a Private Street [1]	*10'*
Minimum Rear Yard Distance Between Units	*20'*
Maximum Height	*35'*

General Notes:

[1]: This setback shall be measured from the back of curb.

[2]: Variances of up to five (5) feet may be granted by the Director of Planning and Zoning on a case-by-case basis for artificial lots on curve-linear streets.

[3]: The minimum length of a driveway shall be 20-feet as measured from the edge of the approach to the garage door

Table 2.1 Housing Unit Breakdown

Unit Type	*Unit Dimensions*	*Minimum Unit Size (SF)*	*Dwelling Units (#)*	*Dwelling Units*
1	*44.5' x 80'*	*1,600 SF*	*13*	*15.48%*
2 & 3	*42' x 77'*	*1,600 SF*	*50*	*59.52%*
4	*54' x 60'*	*1,600 SF*	*14*	*16.67%*
5	*64' x 50'*	*2,100 SF*	*7*	*08.33%*
		Total Units:	*84*	

After receiving approval for the Planned Development District the applicant -- *John Delin of Integrity Groups* -- contacted staff to notify them that the title company had missed locating a 30' North Texas Municipal Water District (NTMWD) easement on the survey that runs parallel to SH-66. This inhibited the applicant's ability to provide the required landscape and hardscape elements required by *Ordinance No. 17-55*. In response to this, the applicant filed an application requesting a variance to these requirements and proposing an alternative landscape plan. This was approved by the City Council on February 19, 2018.

On June 15, 2018, the applicant submitted an application proposing to amend Planned Development District 85 (PD-85) for the purpose of incorporating a 9.789-acre tract of land into *Tract 2* and expanding the total single-family lot count to a maximum of 122 single-family homes. The following is the revised unit breakdown with the proposed amendment:

Table 3.1 Housing Unit Breakdown

Unit Type	*Unit Dimensions*	*Minimum Unit Size (SF)*	*Dwelling Units (#)*	*Dwelling Units*
1	*44.5' x 80'*	*1,600 SF*	*20*	*15.48%*
2 & 3	*42' x 77'*	*1,600 SF*	*31*	*59.52%*
4	*54' x 60'*	*1,600 SF*	*41*	*16.67%*
5	*64' x 50'*	*2,100 SF*	*6*	*08.33%*
		Total Units:	*122*	

All other elements of the Planned Development District 85 (PD-85) -- *with the exception of the concept plan which was updated to reflect the new unit count* -- remain the same. This includes the density that was originally approved at 3.2 dwelling units/acre. Staff has also codified the variances approved by the City Council on February 19, 2018 into the new ordinance, and added in a clarifying exhibit showing the intersection enhancement at the corner of John King Boulevard and SH-66.

ADJACENT LAND USES AND ACCESS:

The subject property is located on both sides of John King Boulevard, north of SH-66. A more detailed description of the adjacent land uses is as follows:

North: Directly north of the subject property on the east side of John King Boulevard is a vacant, 15.935-acre parcel of land zoned Agricultural (AG) District. Beyond this is FM-1141, which is identified as a M4D (*minor collector, four [4] lane, divided roadway*) on the City's *Master*

Thoroughfare Plan. North of this thoroughfare is a single-family subdivision, which is situated outside the City's limits. On the east side of John King Boulevard north of the subject property is a 1.837-acre tract of land zoned Agricultural (AG) District. Beyond this parcel is a one (1) acre tract of land followed by a 5.702-acre tract of land. Both of these tracts of land are owned by the City of Rockwall and zoned Agricultural (AG) District.

South: Directly south of the subject property is Williams Street (*i.e. current alignment of SH-66*), which is identified as a *Minor Collector* on the City's *Master Thoroughfare Plan*. Beyond this thoroughfare is a portion of a 28.8836-acre tract of land, which is vacant and zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses. Adjacent to this property and south of the western boundary of the subject property is a vacant 17.861-acre tract of land that was subdivided into 78 duplex lots in 1984. This property is zoned Two-Family (2F) District. Adjacent to this property is an undefined portion of Planned Development District 71 (PD-71), which allows for limited Commercial (C) District land uses.

East: Directly east of the subject property is the remainder of the 65.274-acre tract of land (*i.e. less the 9.789-acres of land being incorporated into Planned Development District 85 [PD-85]*) that is a portion of a larger 148.825-acre tract of land that is zoned Agricultural (AG) District. Situated on the property is an accessory building. Beyond this are various tracts of land zoned Agricultural (AG) District.

West: Directly west of the subject property is FM-1141, which is identified as a *Minor Collector* on the City's *Master Thoroughfare Plan*. Beyond this is a 13.376-acre tract of land, which was preliminary platted as the Highlands Subdivision (*Case No. P2017-021*). This subdivision will consist of 53 single-family lots and is zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses/development standards.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the 9.789-acre tract of land being incorporated into the Planned Development District ordinance for *Low Density Residential*. This would necessitate that the designation of this area be amended from a *Low Density Residential* designation to a *High Density Residential* designation. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect the requested designations. It should be noted that the remainder of the Planned Development District conforms with the changes approved by the City Council on October 16, 2017.

NOTIFICATION:

On June 27, 2018, staff mailed 20 notices to property owners and residents within 500-feet of the subject property. Staff also sent a notice to the Caruth Lakes Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization located within 1,500 feet of the subject property. Additionally, staff posted a sign along John King Boulevard -- *which is the closest major roadway adjacent to the subject property* -- as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor of the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 85 (PD-85) [*Ordinance No. 17-55*], then staff would propose the following conditions of approval:

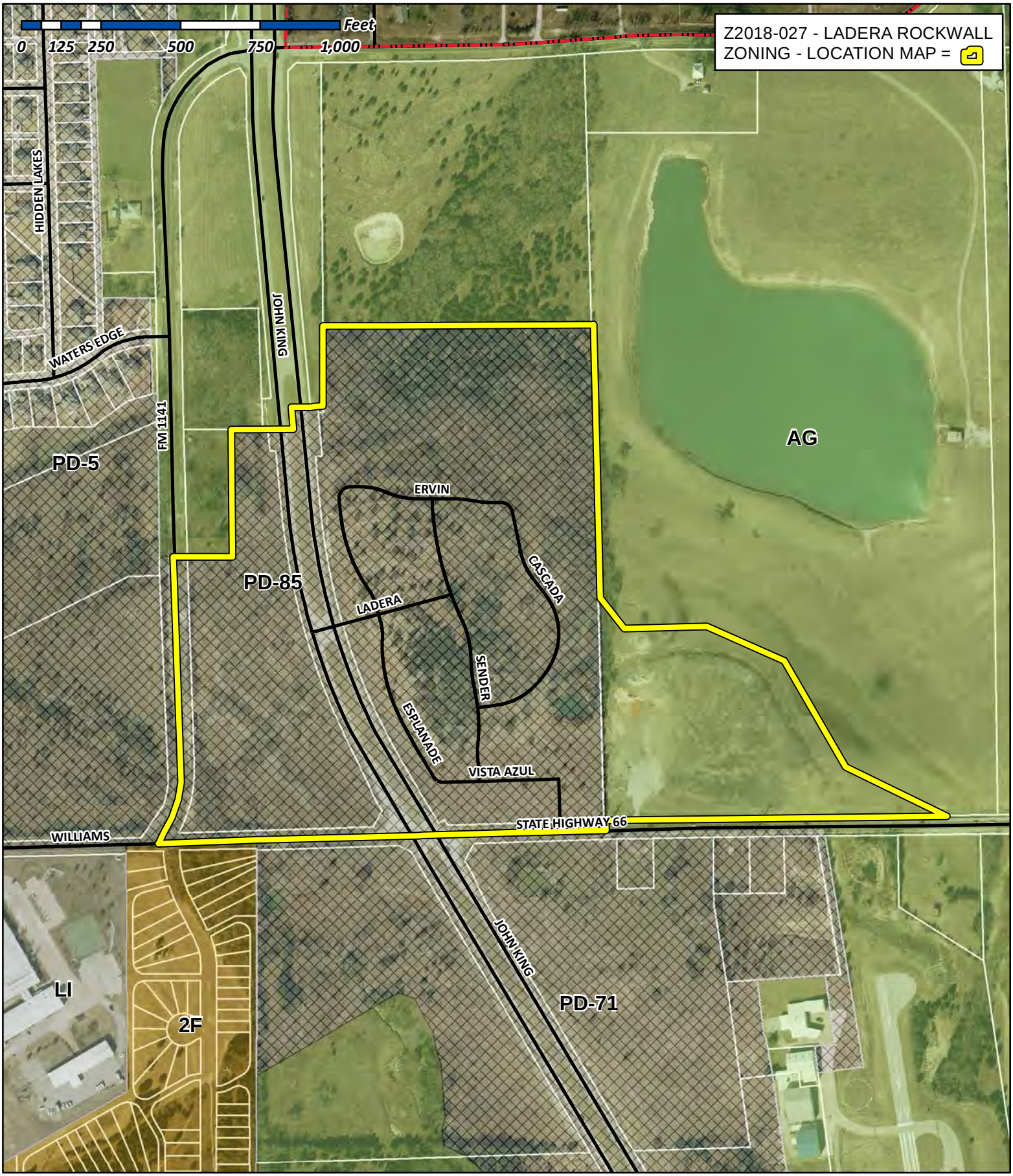
1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, the additional 9.789-acre tract of land being incorporated into the Planned Development District will be changed from a *Low Density Residential* designation to a *High Density Residential* designation; and,

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

PLANNING AND ZONING COMMISSION:

On July 10, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the amendment to Planned Development District 85 (PD-85) by a vote of 5-0, with Commissioners Fishman and Moeller absent.



City of Rockwall

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

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

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City of Rockwall

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385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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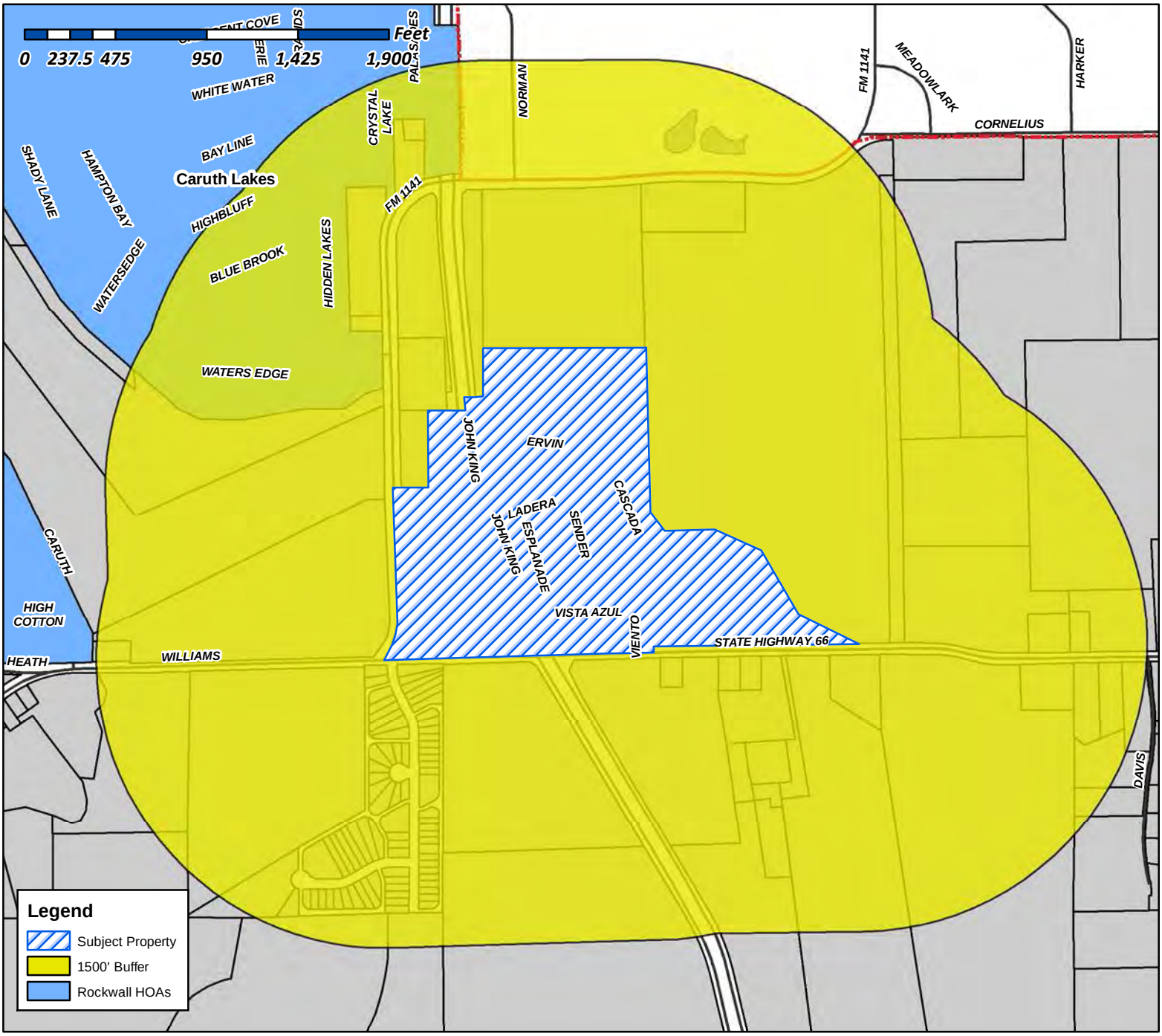
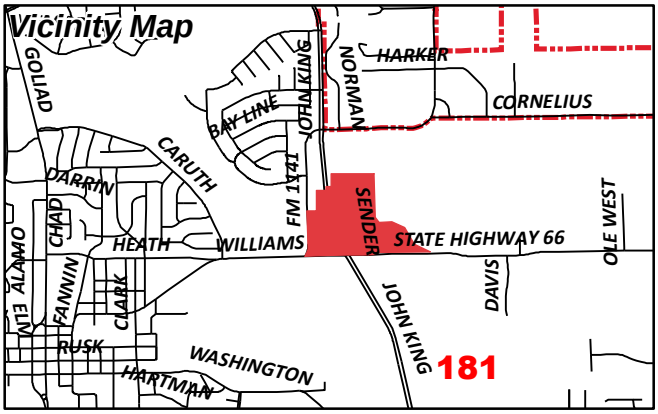


Case Number: Z2018-027
Case Name: Ladera Rockwall
Case Type: Zoning
Zoning: Amendmend to PD-85
Case Address: NE Corner of John King/SH 66



Date Created: ***6/19/2018***
For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, June 27, 2018 9:58:01 AM
Attachments:	HOA Map (06.19.2018).pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will be published in the Rockwall Herald Banner ***June 29, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 7/10/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 7/16/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

Z2018-027- Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC for the approval of an amendment to Planned Development District 85 (PD-85) [*Ordinance No. 17-55*] and a zoning change from Agricultural (AG) District to Planned Development District 85 (PD-85) for a 9.789-acre tract of land being a portion of a larger 148.825-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Planned Development District 85 (PD-85) being a 37.8-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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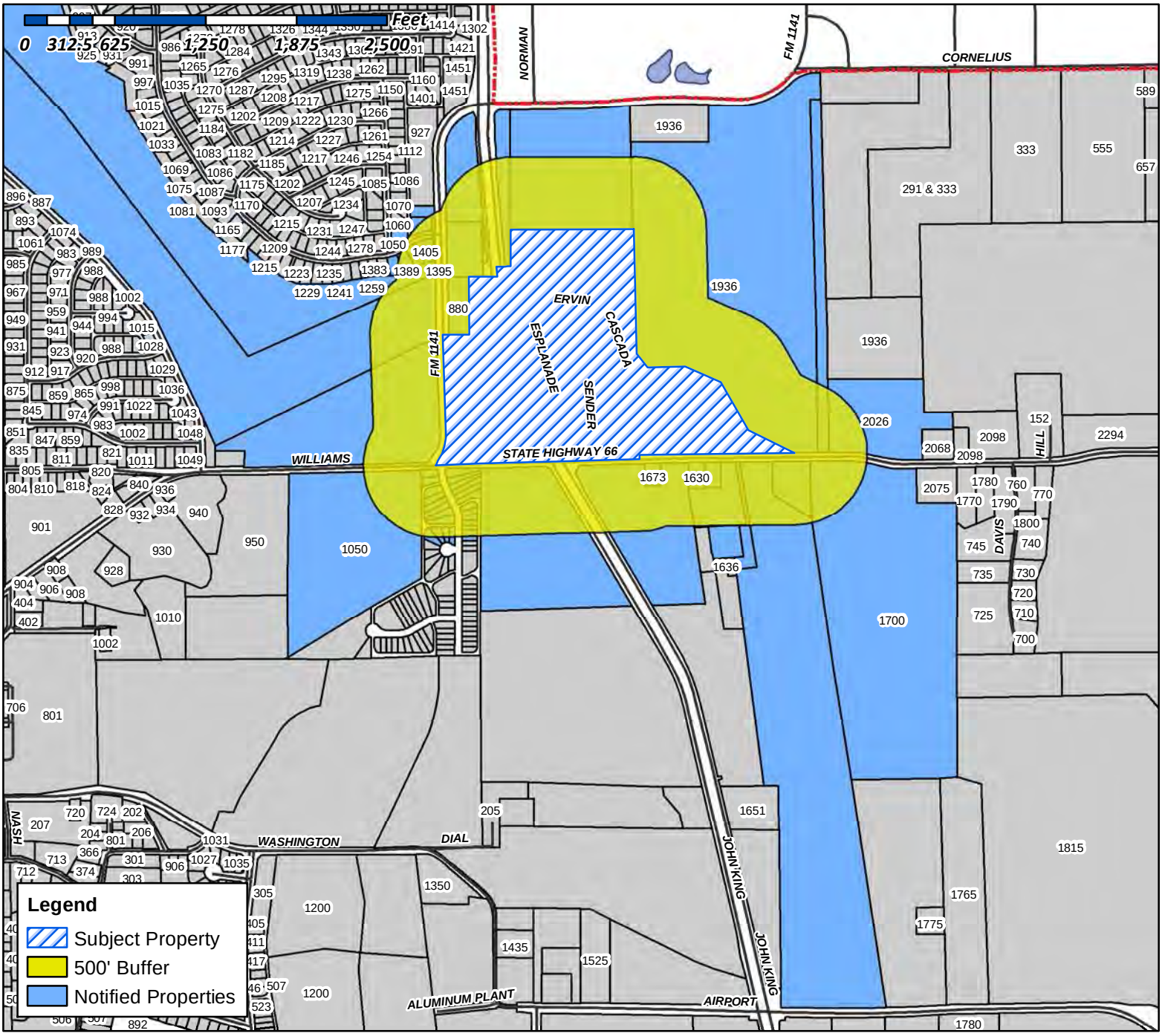

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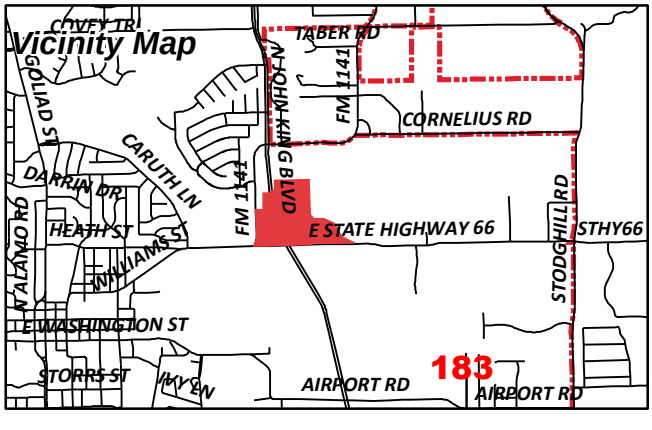

Date Created: 06/15/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1050 WILLIAMS
ROCKWALL, TX 75087

KEHM NATALIE & DONAVON
1050 HIDDEN LAKES WAY
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

RYDER HEATH JAMES AND MELANIE ANN
1383 WATER EDGE DRIVE
ROCKWALL, TX 75087

WIGLE NICHOLAS & AMANDA N
1389 WATERS EDGE DRIVE
ROCKWALL, TX 75087

ELLIOTT CHRISTOPHER ANDREW & HEATHER R
1395 WATERS EDGE DRIVE
ROCKWALL, TX 75087

HANNAH ANGELIA YVETTE
1405 WATERS EDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1630 WILLIAMS
ROCKWALL, TX 75087

CURRENT RESIDENT
1673 HWY66
ROCKWALL, TX 75087

PEOPLES MICHAEL L JR AND
0
1700 STATE HIGHWAY 66
ROCKWALL, TX 75087

CURRENT RESIDENT
1936 HWY 66
ROCKWALL, TX 75087

CURRENT RESIDENT
2026 HWY 66
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
0
305 PARK PLACE BLVD
ROCKWALL, TX 75087

RWLADERA LLC
361 W BYRON NELSON BLVD 0
ROANOKE, TX 76262

DAVIS WILLIAM PAUL JR
510 TURTLE COVE BLVD 0
ROCKWALL, TX 75087

CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
0
5757 ALPHA RD STE 680
DALLAS, TX 75240

CURRENT RESIDENT
880 FM1141
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

WHITTLE ROBERT S
PO BOX 369
ROCKWALL, TX 75087

PEOPLES MICHAEL L
PO BOX 41
ROCKWALL, TX 75087

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-027: Amendment to PD-85 Ladera Rockwall

Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC for the approval of an amendment to Planned Development District 85 (PD-85) [Ordinance No. 17-55] and a zoning change from Agricultural (AG) District to Planned Development District 85 (PD-85) for a 9.789-acre tract of land being a portion of a larger 148.825-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Planned Development District 85 (PD-85) being a 37.8-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

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As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **7/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-027: Amendment to PD-85 Ladera Rockwall

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:	
Address:	

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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Case No. Z2018-027: Amendment to PD-85 Ladera Rockwall

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Ryan Miller, AICP
Director of Planning & Zoning

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Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

portion previously approved had community support. This addition to make the project more viable makes good sense, and defines use at all the corner to the floodplain

Name: Chris Ricker (Rockwall Property)

Address: 305 Park Place Blvd, Mailing – Property at 66 + JK rd.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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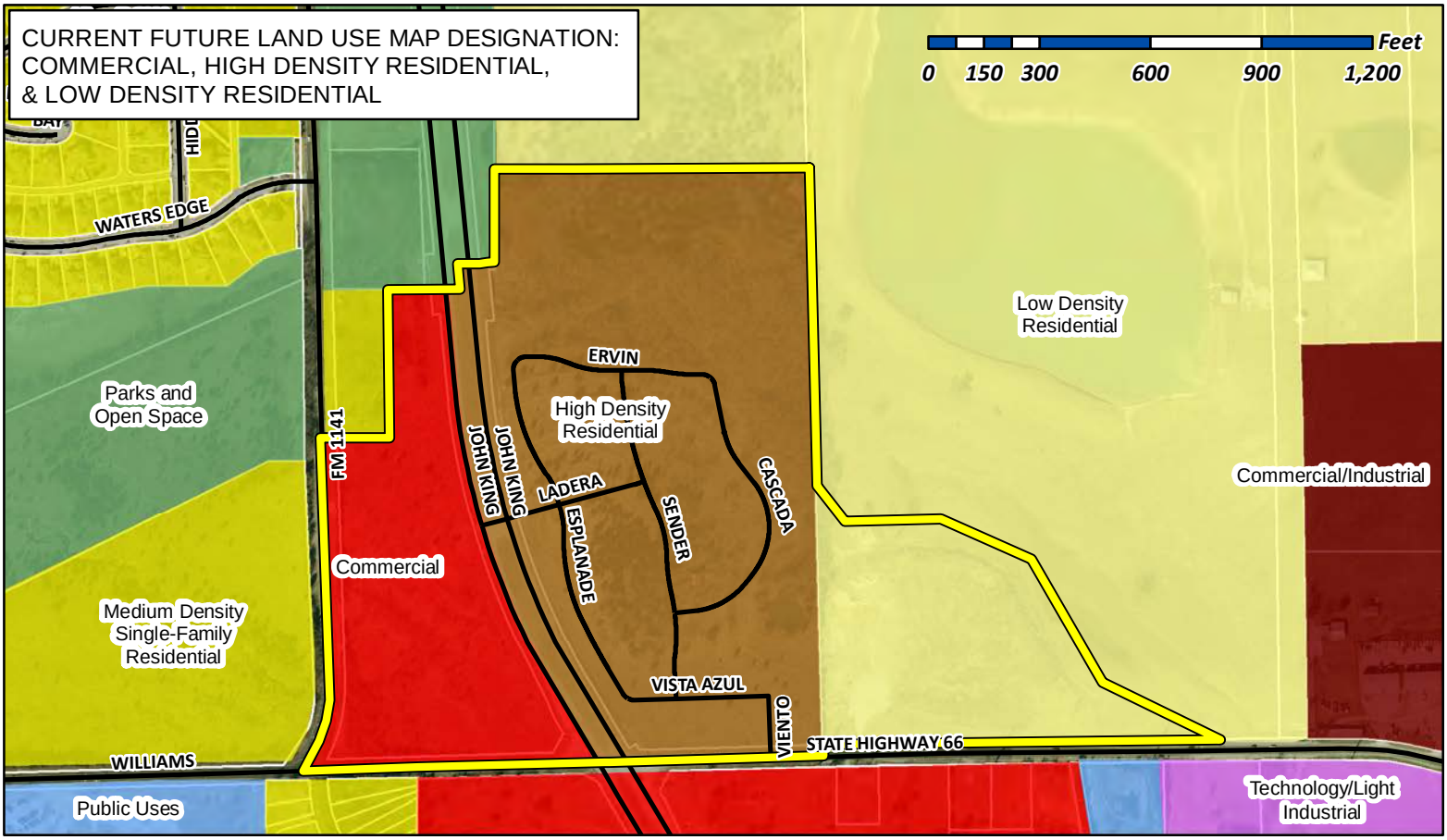

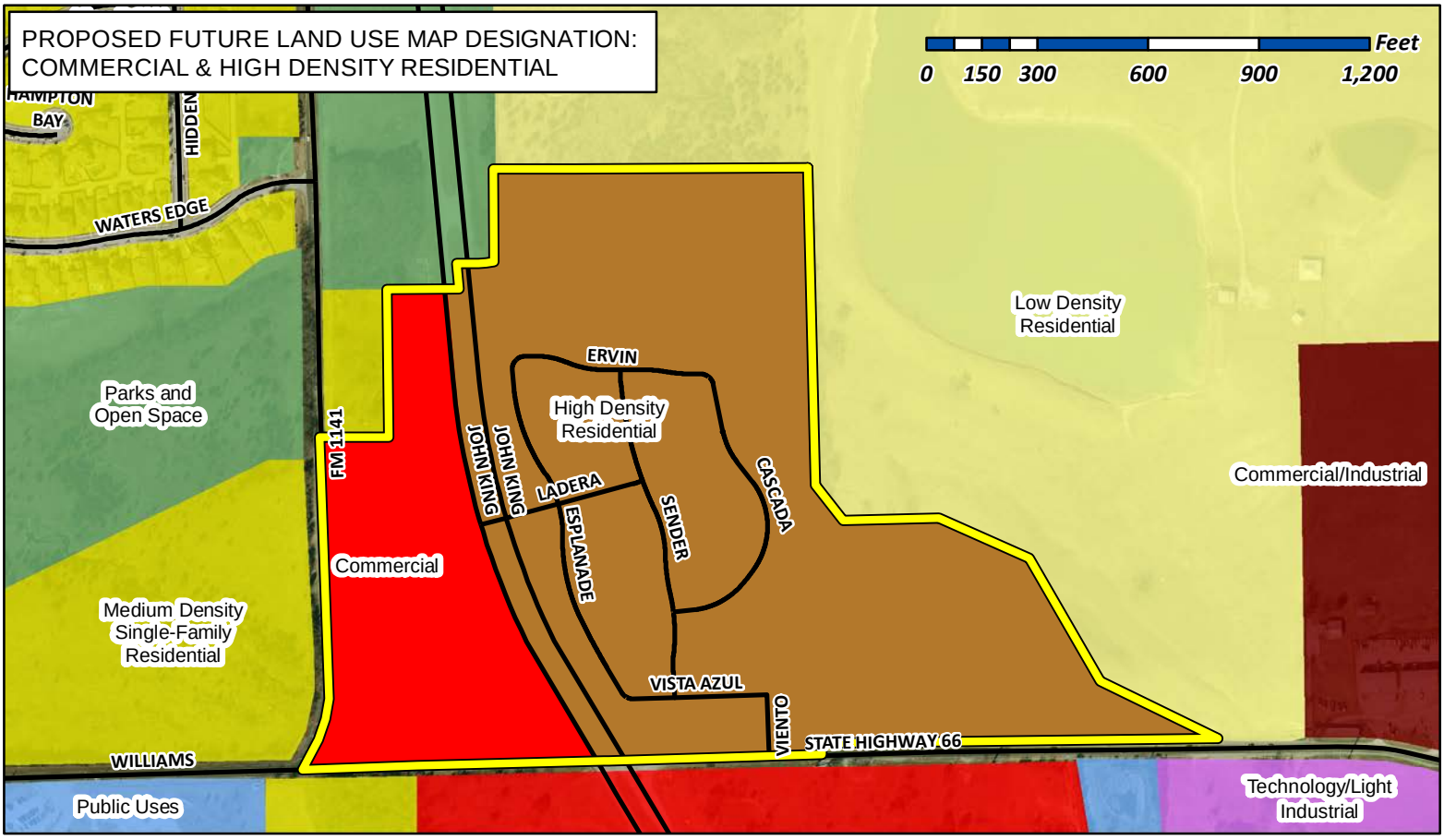

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

June 15, 2018

Mr. Ryan Miller
Director of Planning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Ladera Rockwall – Zoning PD Amendment to add 9 Acres
Letter of Intent
G&A Job Number: 18193

Mr. Miller,

Please accept this letter, on behalf of Integrity Group, as an explanation of the proposed application. We are submitting a Zoning Change Request application to amend the existing Ladera Planned Development Ordinance (Ord. No. 17-55) in order to add nine acres of land on the east side of the development.

The Ladera PD Ordinance was adopted on October 16, 2017. The additional nine acres will allow for 36 more units to be included into the Ladera community. This property is located along Highway 66, directly the east and contiguous to the original Ladera property. The overall acreage of Ladera will increase from 28 acres to 37 acres.

We are looking forward to enlarging this development to provide for more opportunities for future residents of Ladera and Rockwall. Please do not hesitate to contact me if you have any questions regarding this project and the presented requests.

Sincerely,

Randi L. Rivera, AICP

cc. Mr. John Delin, Integrity Group, LLC
Mr. Robert J. Dollak, Jr., P.E., G&A Consultants, LLC

Site Data Summary

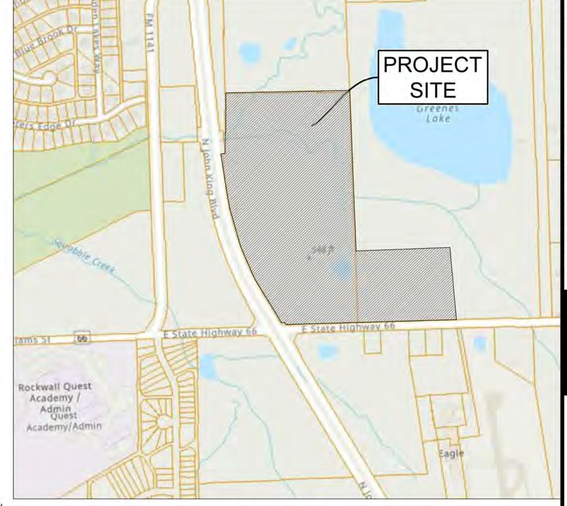
Item	Total	% of Total
Acreage of Proposed Site	37.80 Acres	100.00%
Flood Plain Acreage	7.82 Acres	20.69%
Open Space Acreage	18.1 Acres*	47.88%
Total Number of Dwelling Units by Type**		
Unit 1: 44.5'x80'	20	
Unit 2: 42'x77'	29	
Unit 3: 42'x72'	2	
Unit 4: 42'x70'	41	
Unit 5: 54'x60'	24	
Unit 6: 64'x50'	6	
Total Units***	122	
Minimum Dwelling Unit Size:	1,600 SF	
Minimum Open Space:	38%	
Maximum Lot Density:	3.2 DU/Acre	
Maximum Height:	35'	
Setbacks:		
Front:	15'	
Side:	6' between units	
Rear:	20' between units	

* Excludes 50% of the total Flood Plain Area

** Unit breakdown subject to change based on homeowner preference

*** Total units may increase but not more than maximum density allows





Vicinity Map Not To Scale

LEGAL DESCRIPTION

Tract 2

37.800 acres

M. B. Jones Survey, Abstract No. 122

City of Rockwall

Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 350.92 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

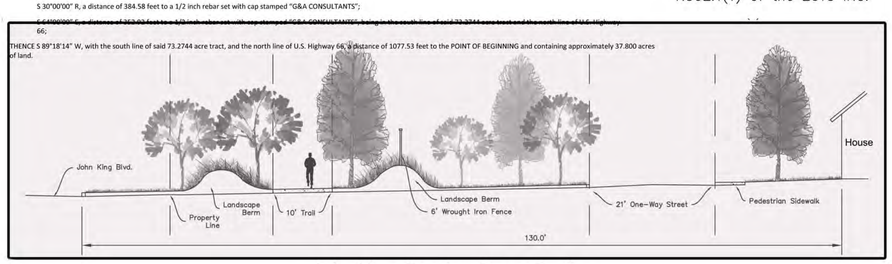
1. Ladera Rockwall shall be completed in one phase.

2. The Ladera HOA shall be responsible for the maintenance of all yards, open space, and landscape.

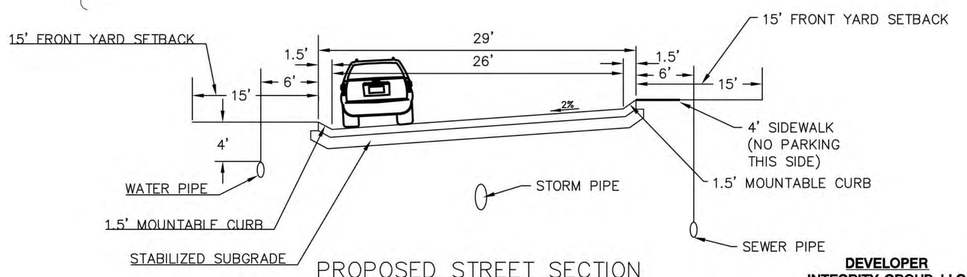
3. On-street parking shall be defined as parallel parking on one side of the street, as shown in the street section below. Off-street parking shall be defined as parking in residential driveways, garages or head-in parking spaces along the streets.

4. Masonry columns at a minimum spacing of 45' are only required along John King and U.S. Hwy 66.

5. UL #U356, 1-hour rated exterior wall assemblies used design complies with Table R302.1(1) of the 2015 IRC.



John King Overlay Cross Section



PROPOSED STREET SECTION
(NTS)

*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK

DEVELOPER
INTEGRITY GROUP, LLC
2565 STRADER RD
JUSTIN, TX 16247
Ph. 817.430.3318
Contact: JOHN DELIN

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1020
TBPLS Firm No. 10047700
TBPE Firm No. 1798

LADERA ROCKWALL
37.80 Acres in the
M.B. JONES SURVEY, ABSTRACT NO. 122
ROCKWALL
ROCKWALL COUNTY, TEXAS

ZONING CONCEPT PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 6/15/2018

Drawn By: PF
Date: 06/13/18
Scale: 1"=100'
Revisions:

18193

ZCP

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 85 (PD-850 [*ORDINANCE NO. 17-55*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO INCORPORATE A 9.762-ACRE TRACT OF LAND ZONED AGRICULTURAL (AG) DISTRICT INTO PLANNED DEVELOPMENT DISTRICT 85 (PD-85) CREATING A 47.694-ACRE PLANNED DEVELOPMENT DISTRICT IDENTIFIED AS TRACTS 4-01 & 5 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the John Delin of Integrity Group, LLC for the approval of a zoning change amending Planned Development District 85 (PD-85) [*Ordinance No. 17-55*] for the purpose of incorporating a 9.762-acre tract of land zoned Agricultural (AG) District into Planned Development District (PD-85), allowing limited General Retail (GR) District and Single Family 7 (SF-7) District land uses on a 47.694-acre tract of land identified as Tract 4-01 & 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 85 (PD-85) [*Ordinance No. 17-55*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall superseded all requirements stipulated in *Ordinance No. 17-55*; and,

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall be in accordance with the *Planned Development Concept Plans*, contained in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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SECTION 5. That development of *Tract 1* of the *Subject Property -- as described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance* -- shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of *Area 3* as depicted in *Exhibit 'B'* of this ordinance.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance, prepared in accordance with this ordinance, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with an *Open Space Master Plan* for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *Master Plat* and an *Open Space Master Plan Application* for the development.

(f) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat Application* for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted for approval.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF AUGUST, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 16, 2018*

2nd Reading: *August 6, 2018*

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Legal Description for Tract 1:

Tract 1 9.894 acres M. B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122 City of Rockwall Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. G&A CONSULTANTS", being in the north line of U. , being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet; E, a distance 724.55 feet;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar found;

THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 G&A CONSULTANTS", being the southwest corner of a called 1.837 , being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at G&A CONSULTANTS", being the southeast corner thereof, and being at , being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of G&A CONSULTANTS", being in the south line of a 10.942 acre tract of , being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called G&A CONSULTANTS", being the most northwesterly corner of a called , being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins

Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A E, a

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distance of 119.42 feet to a 1/2 inch rebar set with cap stamped “G&A G&A CONSULTANTS”;

N 84°45'18” E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped “G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped “G&A G&A CONSULTANTS”;

S 05°14'42” E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped “G&A E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped “G&A G&A CONSULTANTS”;

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48”, and , and an arc length of 838.80 feet, whose chord bears S 16°54'36” E, a distance of 833.02 feet to a 1/2 E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”; G&A CONSULTANTS”;

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10”, and an arc length of 77.42 feet, whose chord bears S 24°47'26” E, a distance of 77.36 feet to a 1/2 E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”; G&A CONSULTANTS”;

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36”, and , and an arc length of 52.94 feet, whose chord bears S 25°50'09” E, a distance of 52.88 feet to a 1/2 inch E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”; G&A CONSULTANTS”;

S 30°39'57” E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped “G&A E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped “G&A G&A CONSULTANTS”;

S 28°49'11” W, a distance of 32.25 feet to the *POINT OF BEGINNING* and containing approximately 9.894 acres of land.

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Legal Description for Tract 2:

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

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THENCE S 01°28’09” E, with the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”;

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

S 37°47’00” E, a distance of 135.09 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”;

N 88°31’51” E, a distance of 259.75 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”;

S 66°00’00” E, a distance of 266.78 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”;

S 30°00’00” R, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”;

S 64°00’00” E, a distance of 352.92 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”, being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18’14” W, with the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the *POINT OF BEGINNING* and containing approximately 37.800 acres of land.

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Site Data Summary

Item	Total	% of Total
Acreage of Proposed Site	37.80 Acres	100.00%
Flood Plain Acreage	7.82 Acres	20.69%
Open Space Acreage	18.1 Acres*	47.88%
Total Number of Dwelling Units by Type**		
Unit 1: 44.5'x80'	20	
Unit 2: 42'x77'	29	
Unit 3: 42'x72'	2	
Unit 4: 42'x70'	41	
Unit 5: 54'x60'	24	
Unit 6: 64'x50'	6	
Total Units***	122	
Minimum Dwelling Unit Size:	1,600 SF	
Minimum Open Space:	38%	
Maximum Lot Density:	3.2 DU/Acre	
Maximum Height:	35'	
Setbacks:		
Front:	15'	
Side:	6' between units	
Rear:	20' between units	

* Excludes 50% of the total Flood Plain Area
** Unit breakdown subject to change based on homeowner preference
*** Total units may increase but not more than maximum density allows





Vicinity Map Not To Scale

LEGAL DESCRIPTION
Tract 2
37.800 acres
B. Jones Survey, Abstract No. 122
City of Rockwall
Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John W. Cullins, recorded in Instrument No. 20060000067401, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. Pesale, recorded in Volume 895, Page 25, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 430.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.588 acre tract of land being Called as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, II., Cause No. 180-655 recorded in Instrument No. 20090043001, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.588 acre tract and John King Boulevard, the following seven (7) calls:

N 39°39'57" W, a distance of 15.48 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1049.00 feet, a central angle of 35°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 01°34'42" W, a distance of 154.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 04°45'18" E, a distance of 30.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 01°34'42" W, a distance of 23a.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 20070000071225, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 32.53 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°18'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bagwell, recorded in Instrument No. 20080000026762, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°20'09" E, with the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

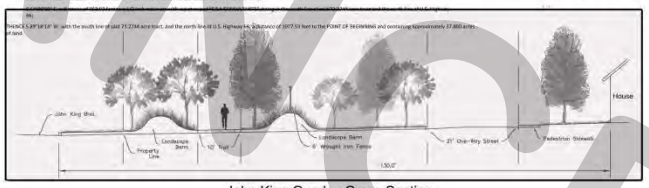
S 17°47'00" E, a distance of 635.09 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 208.75 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 64°05'05" E, a distance of 356.78 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°05'05" E, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE S 89°18'14" W, with the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing Approximately 37.800 acres of land.



John King Overlay Cross Section

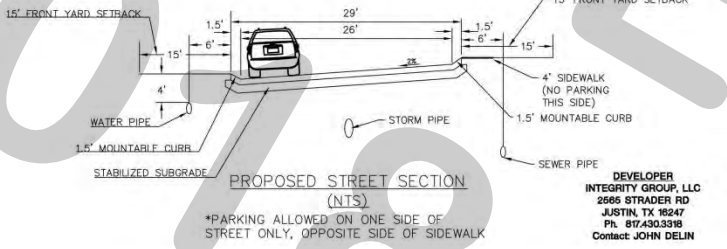
1. Ladera Rockwall shall be completed in one phase.

2. The Ladera HOA shall be responsible for the maintenance of all yards, open space, and landscape.

3. On-street parking shall be defined as parallel parking on one side of the street, as shown in the street section below. Off-street parking shall be defined as parking in residential driveways, garages or head-in parking spaces along the streets.

4. Masonry columns at a minimum spacing of 45' are only required along John King and U.S. Hwy 66.

5. UL #U356, 1-hour rated exterior wall assemblies used design complies with Table R302.1(1) of the 2015 IRC.



PROPOSED STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK

DEVELOPER
INTEGRITY GROUP, LLC
2565 STRADER RD
JUSTIN, TX 76247
Ph. 817.430.3318
Contact: JOHN DELIN

PD Development Standards.

Tract 1: 9.894-Acres of Non-Residential Property

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on *Tract 1* of the *Subject Property*; however, the following additions and conditions shall apply:

The following land uses shall be expressly prohibited on the *Subject Property*:

- ☑ Convent or Monastery
- ☑ Hotel or Motel
- ☑ Hotel, Residence
- ☑ Cemetery/Mausoleum
- ☑ Mortuary or Funeral Chapel
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Gun Club, Skeet or Target Range (*Indoor*)
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash, Self Service
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

The following additional use shall be permitted through a Specific Use Permit (SUP) on the *Subject Property*:

- ☑ Garden Supply/Plant Nursery

(2) *Density and Dimensional Requirements.* Any development on *Tract 1* of the *Subject Property* shall be subject to the development standards required for properties in a General Retail (GR) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall adhere to the following:

(a) Landscape Buffer (SH-66). A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 15-foot landscape buffer adjacent to SH-66.

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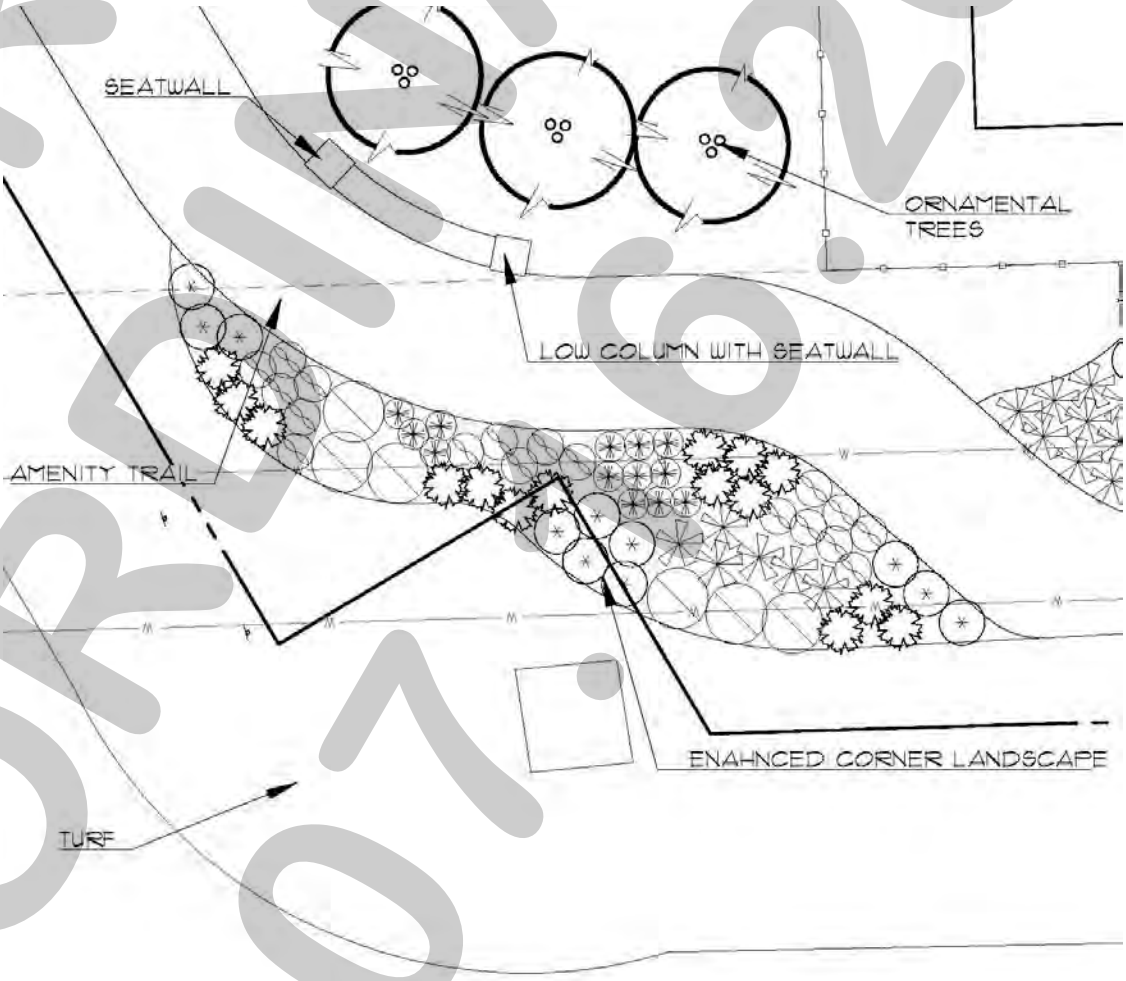
(b) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 15-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 15-foot landscape buffer adjacent to John King Boulevard.

(c) Landscape Buffer (FM-1141). A minimum of a 15-foot landscape buffer shall be provided along the frontage of FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 15-foot landscape buffer adjacent to FM-1141.

(4) *Intersection Enhancements.* In accordance with the *John King Boulevard Design Concept Plan* the applicant shall be required to provide an intersection enhancement at the corner of the intersection of Williams Street (SH-66) and John King Boulevard that generally conforms to the following design:



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ORDINANCE
07.6.20.18

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Tract 2: 28.011-Acres of Residential Property

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on *Tract 2* of the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

- ☑ Activity Center
- ☑ Community Pool
- ☑ Gazebos/Pavilions
- ☑ Sports Courts

(2) *Unit Composition and Layout.* The unit composition and layout shall generally conform to the *Concept Plan* for *Tract 2* depicted in *Exhibit 'B'* and stated as follows:

Unit Type	*Unit Dimensions*	*Minimum Unit Size (SF)*	*Dwelling Units (#)*	*Dwelling Units*
1	*44.5' x 80'*	*1,600 SF*	*20*	*15.48%*
2 & 3	*42' x 77'*	*1,600 SF*	*31*	*59.52%*
4	*54' x 60'*	*1,600 SF*	*41*	*16.67%*
5	*64' x 50'*	*2,100 SF*	*6*	*08.33%*
		Total Units:	*122*	

(3) *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 3.2-units/acre; however, in no case should the proposed development exceed 122 single-family, residential units. The *Subject Property* shall maintain conformance with the following requirements:

(a) Condominium Requirement. The property shall be established as a condominium development pursuant to the requirements of *Chapter 82* of the *Texas Property Code*, and platted as a single lot.

(b) Lot Dimensional Requirements. The proposed condominium lot shall adhere to the following setbacks:

Minimum Lot Width	*1,500'*
Minimum Lot Depth	*490'*
Minimum Lot Area	*28.0-Acres*
Minimum Setback Adjacent to John King Boulevard	*95'*
Minimum Setback Adjacent to SH-66	*20'*
Minimum Setback Adjacent to the Eastern & Northern Property Lines	*10'*

Continued on next page …

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(c) *Internal Artificial Lot Requirements.* The units constructed on the proposed condominium lot shall adhere to the following dimensional requirements for artificial lots:

Minimum Setback from a Private Street [1] [2] [3]	*15'*
Minimum Side Yard Distance Between Units	*6'*
Minimum Side Yard Setback from a Private Street [1] [2]	*10'*
Minimum Rear Yard Distance Between Units	*20'*
Maximum Height	*35'*

General Notes:

[1]: *This setback shall be measured from the back of curb.*

[2]: *Variances of up to five (5) feet may be granted by the Director of Planning and Zoning on a case-by-case basis for artificial lots on curve-linear streets.*

[3]: *The minimum length of a driveway shall be 20-feet as measured from the edge of the approach to the garage door.*

(4) *Building Standards.* All development shall adhere to the following building standards:

(A) Masonry Requirement. The minimum masonry requirement for the exterior façades -- *excluding doors and windows* -- of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted to be used to meet up to 40% of the masonry requirement.

(B) Roof Pitch. A minimum of an *8:12* roof pitch is required on the front elevation of all structures. Porches and rear elevations shall have a minimum of a *4:12* roof pitch.

(C) Garage Orientation. Garages shall oriented in a *traditional swing* (or *j-swing*) or in a front entry configuration. If a front entry garage configuration is utilized it shall face the street and shall be located even with the front building façade of the primary structure. On *traditional swing* (or *j-swing*) garages a second single garage door facing the street is permitted if it is located behind the width of the double garage door.

(D) Anti-Monotony Restrictions. The development shall adhere to the following Anti-Monotony requirements (*for spacing requirements see the illustration on the following page*):

(1) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Brick Color
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) All roof shingles shall be an architectural or dimensional shingle, and have a 30-year rating. (*3-Tab Roofing Shingles are prohibited*).

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Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.

Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.

(E) Fencing Standards. All residential privacy fencing shall be six (6) foot wrought iron/tubular steel fencing for transparent fencing and six (6) foot Simtek (*or a similar product*) fencing for non-transparent fencing. Fencing located along the exterior of the condominium lot shall be a minimum of six (6) foot wrought iron/tubular steel fencing with masonry columns a maximum of 45-feet on center. The masonry columns shall only be required adjacent to John King Boulevard and SH-66.

(F) Landscape and Hardscape Standards.

(1) *Residential Landscape.* All canopy trees planted within the condominium lot and not situated within a required landscape buffer shall be a minimum of three (3) inches in caliper and accent trees shall be a minimum of four (4) feet in height. All tree plantings shall conform to the City's tree planting guidelines and requirements stipulated in Appendix F, *Landscaping Guidelines and Requirements*, of the Unified Development Code.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA) and shall conform to the following:

(a) Landscape Buffer (SH-66). A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. The landscaping shall be generally as depicted below. The developer shall also be

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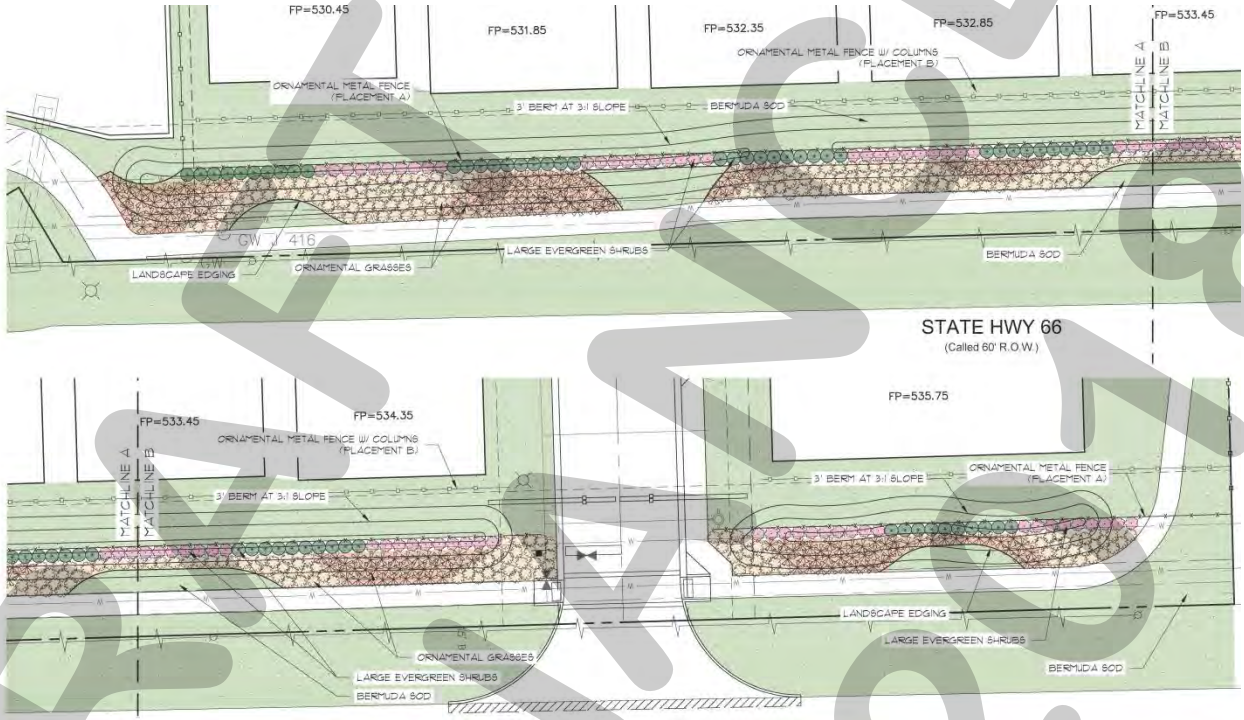
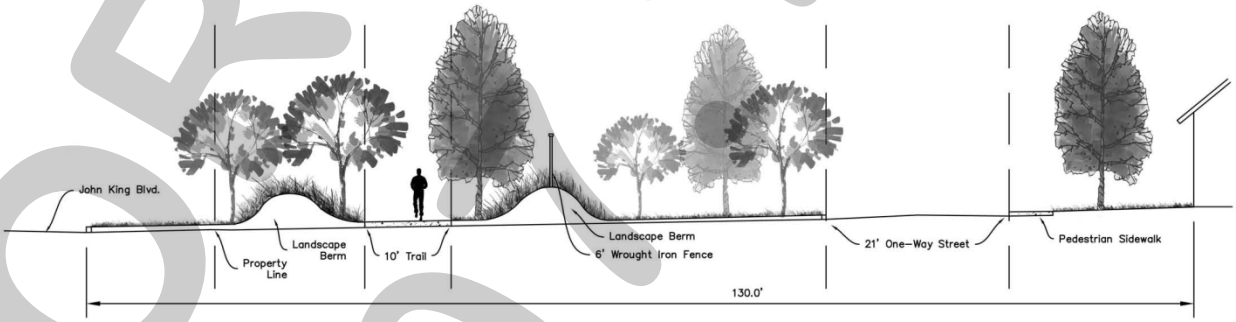
responsible for the construction of a five (5) foot sidewalk situated within the 20-foot landscape buffer adjacent to SH-66.



(b) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard. The required wrought iron fence along John King Boulevard may be situated within 40-feet of the right-of-way line. In addition, the design of the buffer shall generally conform to the following cross section:



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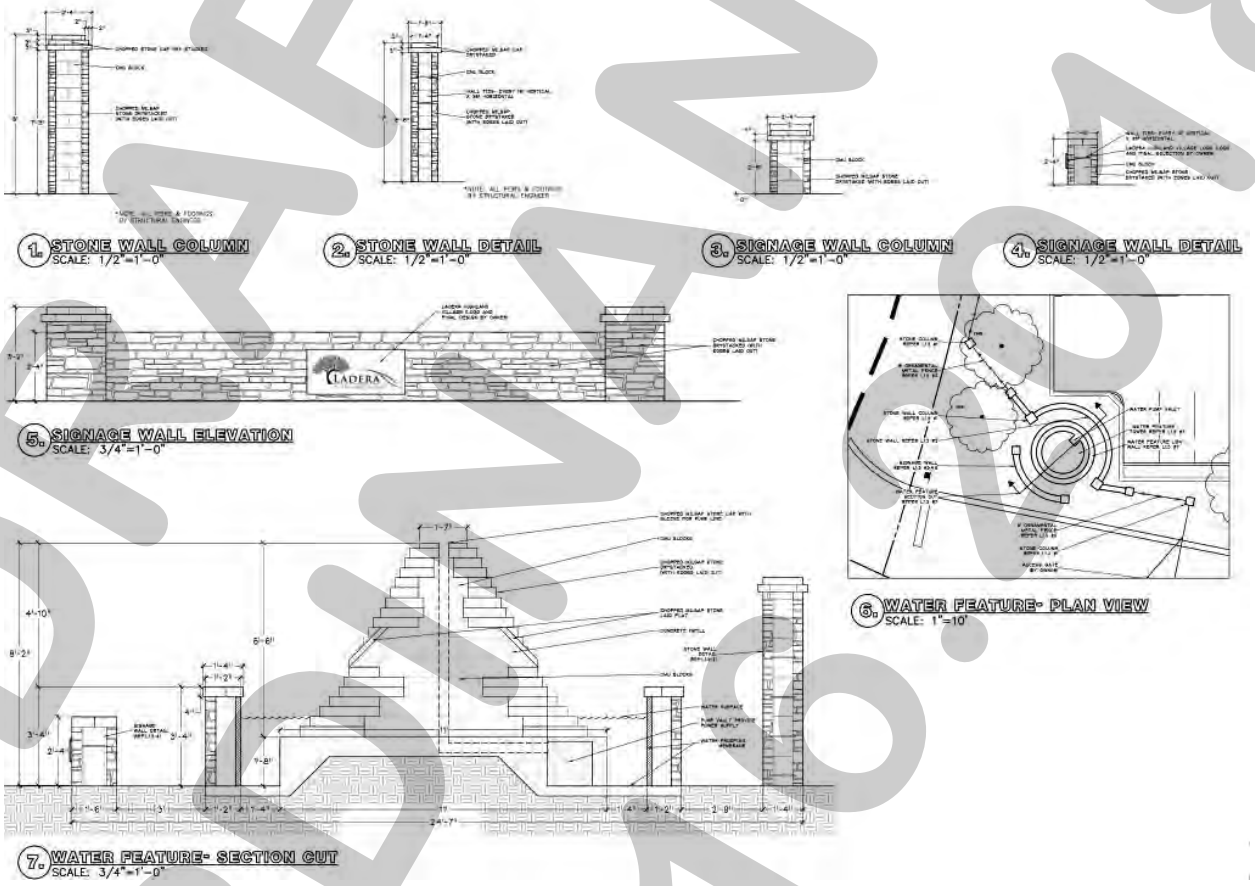
(3) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(4) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(G) Trail Enhancements. In accordance with the *John King Boulevard Design Concept Plan* the applicant shall be required to provide a trail enhancement element that generally conforms to the following design:



(H) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to concentrate light within the development area.

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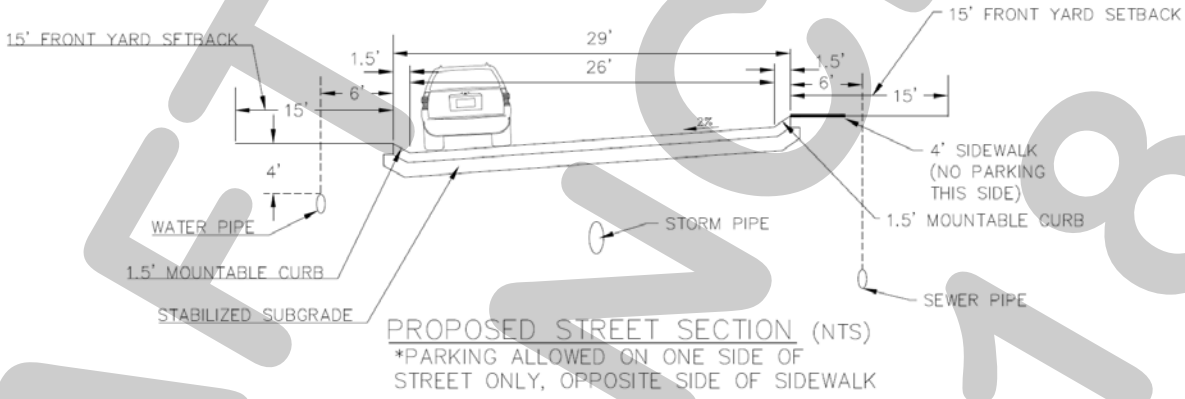
(I) *Private Streets.* With the exception of the 21-foot, one-way street situated adjacent to John King Boulevard the street cross sections for this development should conform to the following cross section:



(J) *Open Space.* The development shall consist of a minimum of 47.88% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall maintain all common open space areas. For the purposes of this Planned Development District open space shall include all front yards, rear yards, common areas, buffers and floodplain installed by the developer, but does not include any landscaping, trees, patios and other improvements installed by the homeowner. Floodplain shall be calculated at a rate of 50% (*e.g. ½-acre for every acre provided*).

(K) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

(L) *Condominium Owner's Association (COA).* A Condominium Owner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Chapter 82, Uniform Condominium Act,* of the *Texas Property Code*. The COA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, and screening fences associated with this development, but it is not required to maintain additional landscaping or improvements added by the homeowner.

(M) *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

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(N) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 07/16/2018

APPLICANT: Al & Mattie Vivo; *Rustic Warehouse*

AGENDA ITEM: **Z2018-028;** *SUP for Furniture Upholstery, Refinishing & Repair*

SUMMARY:

Hold a public hearing to discuss and consider a request by Al and Mattie Vivo for the approval of a Specific Use Permit (SUP) allowing the *Furniture Upholstery, Refinishing & Repair* land use in conjunction with an existing general retail store on a 1.9175-acre tract of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

At the April 2, 2018 City Council meeting, the City Council directed staff to prepare a text amendment amending Article IV, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of allowing the *Furniture Upholstery/Refinishing and Resale* land use in the Commercial (C) District by a Specific Use Permit (SUP). This direction came as the result of an appointment with Mattie Vivo -- *the owner of the Rustic Warehouse* --, who was requesting the text amendment to bring her business into compliance with the Unified Development Code (UDC). This text amendment was ultimately adopted on June 4, 2018. In response to this amendment, the applicant's Mattie and Al Vivo have submitted an application requesting the approval of a Specific Use Permit (SUP) for the *Furniture Upholstery/Refinishing and Resale* land use as an accessory use to an existing general retail store. According to the adopted text amendment *Furniture Upholstery/Refinishing and Resale* is permitted within the Commercial (C) District only "…as an ancillary use to a general retail store (*i.e. a business whose primary purpose is to sell finished goods*) by Specific Use Permit (SUP)." The applicants have submitted a floor plan that shows that the area dedicated for *Furniture Upholstery/Refinishing and Resale* (*indicated as "Work Space" on the plan*) would be 450 SF, which represents 7.27% of the area dedicated to retail sales and 4.20% of the total square footage of the *Rustic Warehouse*. Based on the adopted text amendment, the applicant's request does appear to be in compliance with the land use requirements for a *Furniture Upholstery/Refinishing and Resale*; however, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation by the Planning and Zoning Commission.

In the attached packet staff has included a draft ordinance that provides the operational conditions for the operation of a *Furniture Upholstery/Refinishing and Resale* business on the subject property. Staff should note that the current land use is not in conformance with the parking requirements; however, that the applicants and building owner have proposed a parking plan that would bring this land use into conformance with these requirements. Specifically, an additional three (3) parking spaces will need to be added for this use to meet the necessary parking requirements. Staff has added this as a condition of approval for this case.

ADJACENT LAND USES AND ACCESS:

The subject property is located at 1411 S. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.48-acre tract of land, identified as *Tract 34 of the B. J. T. Lewis Survey, Abstract No. 255,* which is zoned Commercial (C) District and is currently occupied with a restaurant (*i.e. Cole Mountain*). Also north of the subject property is a 10.369-acre tract of vacant land, identified as *Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255*, which is zoned Planned Development District 86 (PD-86) for a multi-family apartment complex.

South: Directly south of the subject property is a 0.91-acre parcel of land, identified as *Lot 3, Block 1, HJG Plaza Addition*, which is currently occupied with a general retail store (*i.e. Advanced Auto Parts*). South of this is a 1.154-acre parcel of land, identified as *Lot 1, Block 1, HJG Plaza Addition*, which is currently occupied with a *restaurant, greater than 2,000 SF, with a drive-through/drive-in* (*i.e. Dairy Queen*). Both properties are zoned Commercial (C) District.

East: Directly east of the subject property is a 1.4769-acre vacant parcel of land identified as *Lot 6, Block 1, First United Methodist Church Addition*. Beyond this is a nine (9) acre vacant parcel of land identified as *Lot 8, Block 1, First United Methodist Church Addition*. Both properties are zoned Commercial (C) District.

West: Directly west of the subject property is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principle, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is an 11.579-acre parcel of land identified as *Lot 1, Block A, Pebblebrook Addition*. This property has a multi-family apartment complex constructed on it and is zoned Multi-Family 14 (MF-14) District.

NOTIFICATION:

On June 27, 2018, staff mailed 29 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Waterstone Estates Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices returned.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request, staff would offer the following conditions of approval:

1) The operation of the *Furniture Upholstery, Refinishing and Repair* on the subject property shall be subject to the following operational conditions, which are contained in the SUP ordinance:

   (a) All *Furniture Upholstery, Refinishing and Repair* operations shall be ancillary to the primary land use (*i.e. general retail store*).

   (b) The constraints of the area used for *Furniture Upholstery, Refinishing, and Repair* shall be limited to 450 SF and be located in the area indicated as *Work Space* on the concept plan depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

(c) The use of a paint sprayer or aerosol painting products to finish furniture shall be prohibited without the installation of a paint booth in accordance with all applicable state and local requirements.

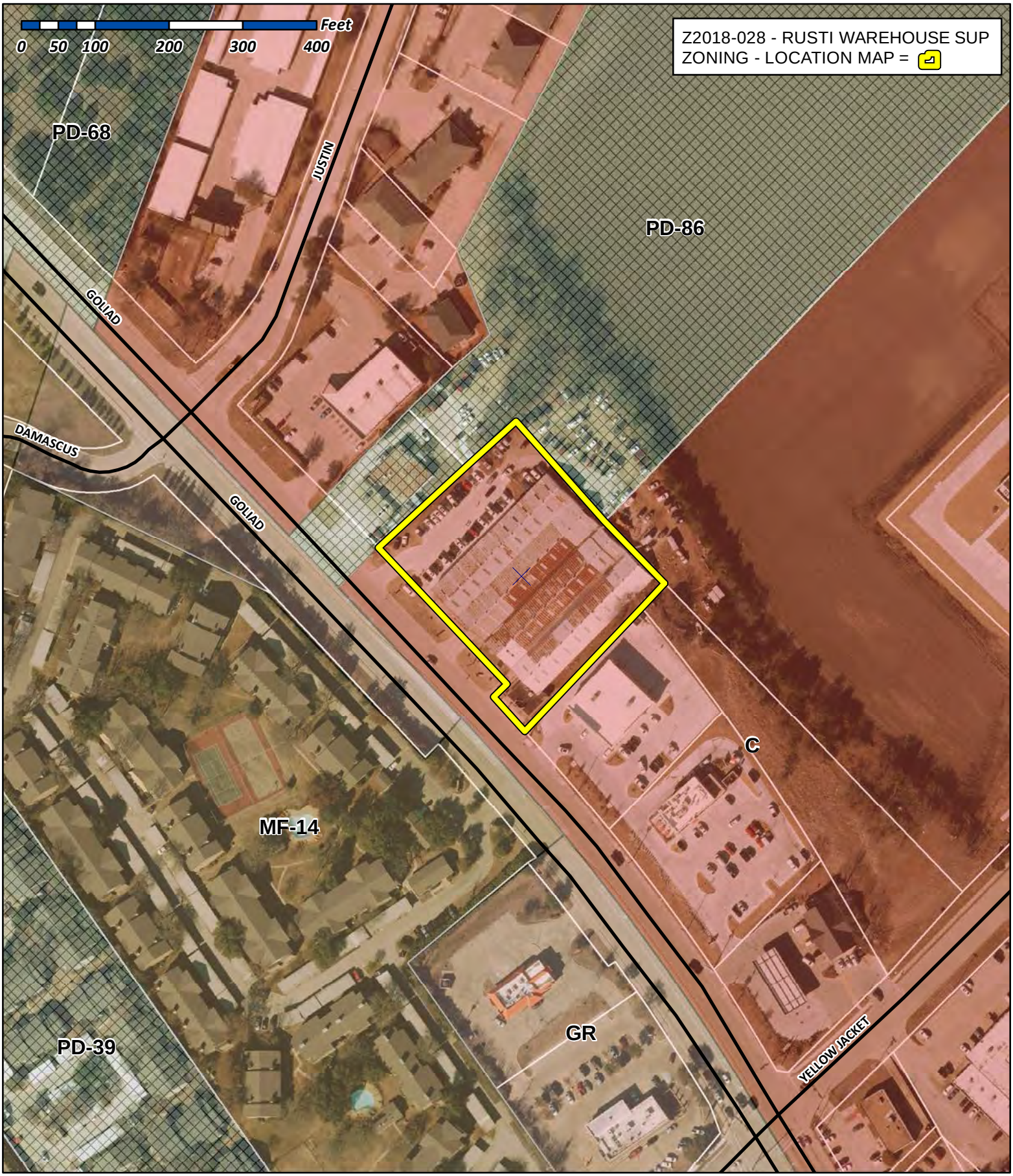
(d) The manufacturing or large-scale assembly of furniture shall be prohibited.

2) A total of 35 parking spaces are required to properly park this land use based on the floor plan provided for this Specific Use Permit (SUP) request. Currently, there are 32 parking spaces provided on-site. The additional three (3) parking spaces will need to be added to this property within one (1) year of the adoption of this Specific Use Permit (SUP) request, or the floor plan will need to be revised to reflect conformance with the existing parking spaces (*i.e. the square footages will need to be reduced*). This will require the adoption of a revised Specific Use Permit (SUP) ordinance by the City Council pending a recommendation by the Planning and Zoning Commission.

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On July 10, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioners Moeller and Fishman absent.



City of Rockwall

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

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City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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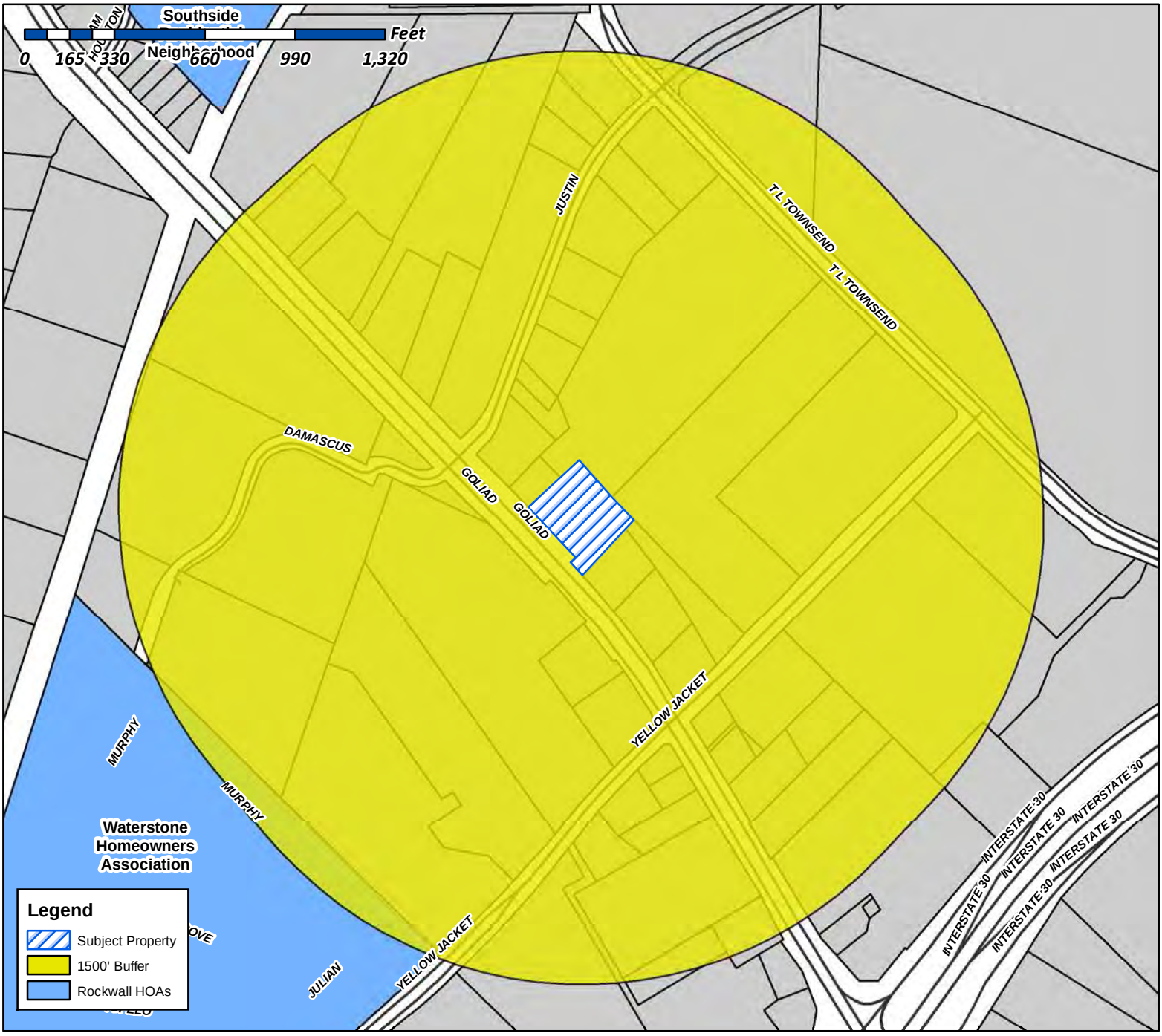
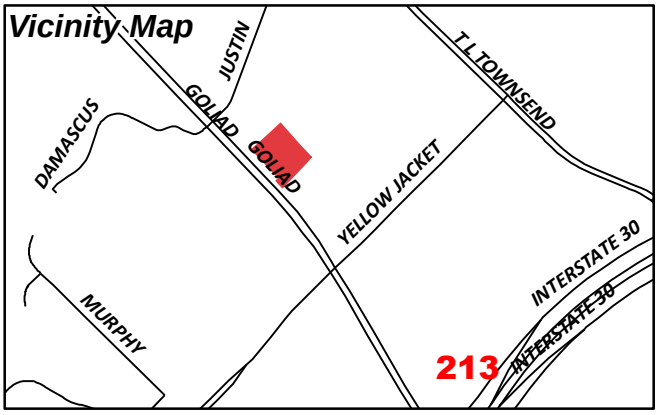


Case Number: Z2018-028
Case Name: Rustic Warehouse SUP
Case Type: Zoning
Zoning: SUP
Case Address: 1411 S Goliad St



Date Created: ***6/18/2018***
For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, June 27, 2018 10:09:20 AM
Attachments:	HOA Map (06.18.2018).pdf

Please see attached map.

From: Morales, Laura
Sent: Wednesday, June 27, 2018 10:03 AM
To: 'whoarockwall@gmail.com'
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will be published in the Rockwall Herald Banner ***June 29, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 7/10/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 7/16/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

Z2018-028- Hold a public hearing to discuss and consider a request by Al and Mattie Vivo for the approval of a Specific Use Permit (SUP) allowing the *Furniture Upholstery, Refinishing & Repair* land use in conjunction with an existing general retail store on a 1.9175-acre tract of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [*SH-205*], and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales

Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

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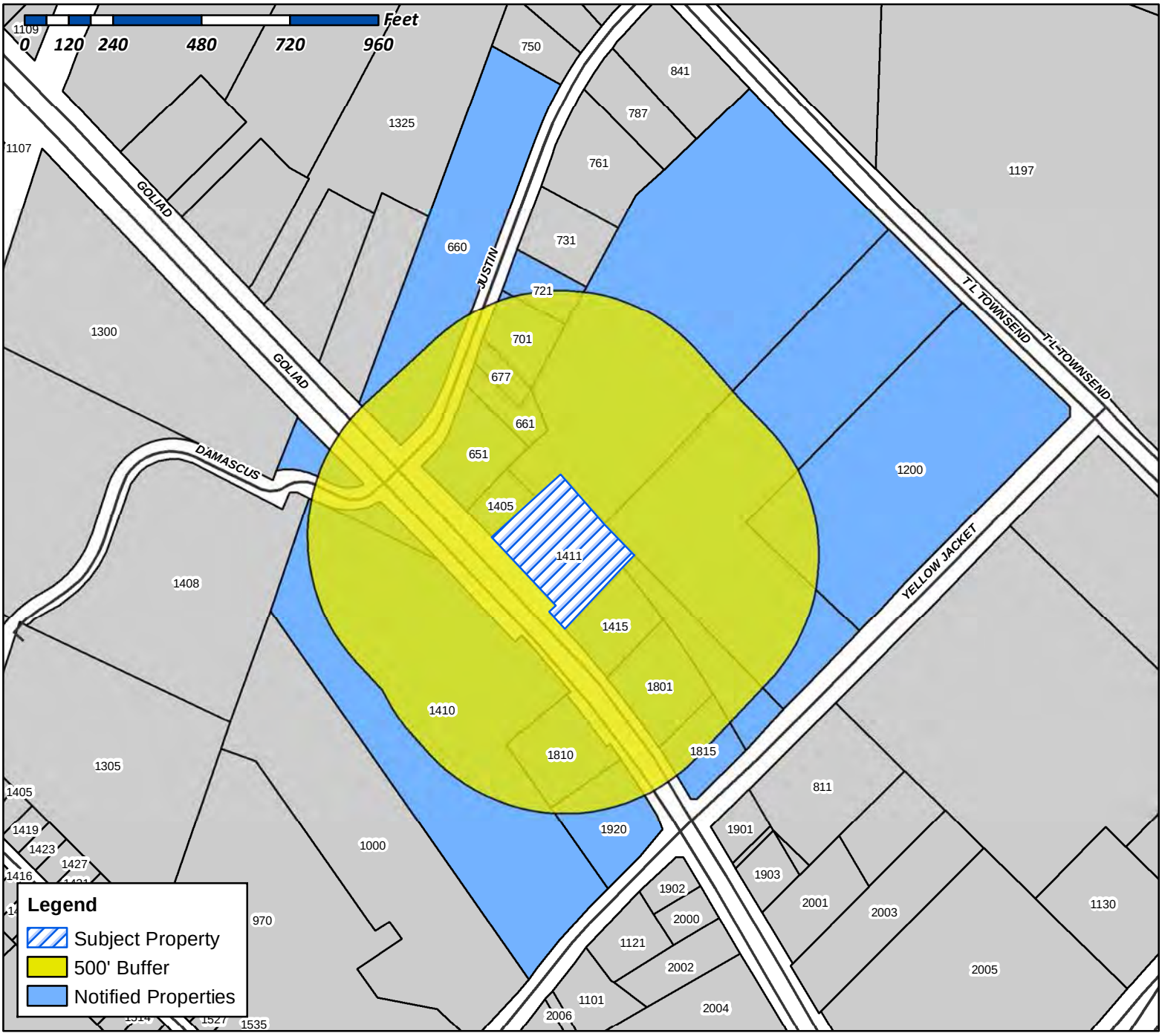
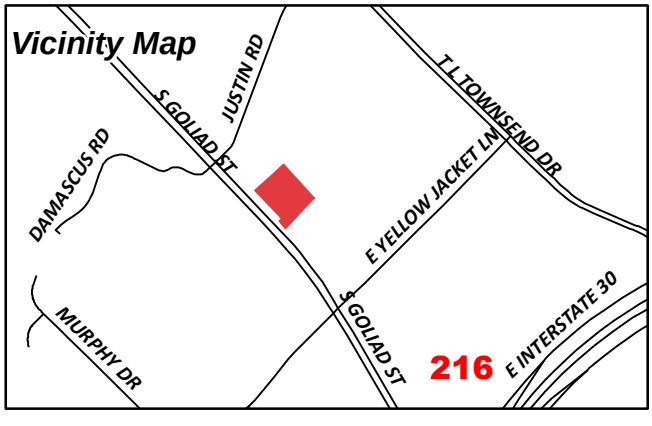


Case Number: Z2018-028
Case Name: Rustic Warehouse SUP
Case Type: Zoning
Zoning: SUP
Case Address: 1411 S Goliad St



Date Created: 06/18/2018
For Questions on this Case Call (972) 771-7745

FIRST UNITED METHODIST CHURCH
FINANCE OFFICE
1200 E YELLOW JACKET LN
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC
13400 BISHOP'S LANE SUITE 270
BROOKFIELD, WI 53005

CURRENT RESIDENT
1405 S GOLIAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1410 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1411 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 S GOLIAD ST
SACRAMENTO, TX 75087

CURRENT RESIDENT
1801 S GOLIAD
ROCKWALL, TX 75087

LONE STAR CHICKEN LP
1810 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1815 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1920 S GOLIAD
ROCKWALL, TX 75087

COOPER RESIDENTIAL LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

RETAIL BUILDERS INC
3000 NE 63RD ST
OKLAHOMA CITY, OK 73121

CAMERON & CAMERON
4090 EAST FM 552
ROCKWALL, TX 75087

VALLEY DEVELOPMENT COMPANY INC
4624 DUCKHORN DR
SACRAMENTO, CA 95834

CURRENT RESIDENT
651 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
660 JUSTIN RD
ROCKWALL, TX 75087

BREEN & MCKEON LLP
661 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
677 JUSTIN RD
ROCKWALL, TX 75087

COUCH AND DAVIS PROPERTIES LLC
685 JUSTIN RD
ROCKWALL, TX 75087

RHOADS RHOADS AND COX
6905 ELLSWORTH AVE
DALLAS, TX 75214

CURRENT RESIDENT
701 JUSTIN DR
ROCKWALL, TX 75087

FIRST FINANCIAL NETWORK
721 JUSTIN RD STE 101
ROCKWALL, TX 75087

PS LPT PROPERTIES INVESTORS
C/O PUBLIC STORAGE (PS #26644)
ATTN: IRMA PIMENTEL REAL ESTATE PARALEGAL
701 WESTERN AVENUE
GLENDALE, CA 91201

TEASDALE INVESTMENTS LLC
C/O RICHARD C GRANT
CULHANE MEADOWS PLLC 100 CRESCENT CT
SUITE 700
DALLAS, TX 75201

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

AUTO ZONE INC
DEPARTMENT #8088
PO BOX 2198
MEMPHIS, TN 38101

WHITFORD D R
PO BOX 307
PALMER, TX 75152

ROCKWALL ICE CREAM HOLDINGS LLC
PO BOX 852
WAXAHACHIE, TX 75168

217

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-028: SUP for Rustic Warehouse

Hold a public hearing to discuss and consider a request by Al and Mattie Vivo for the approval of a Specific Use Permit (SUP) allowing the Furniture Upholstery, Refinishing & Repair land use in conjunction with an existing general retail store on a 1.9175-acre tract of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 7/10/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 7/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **7/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-028: SUP for Rustic Warehouse

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

To whom it may concern,

My husband and I, Al and Matilyn Vivo, are the owners of the Rustic Warehouse located at 1411 S Goliad, Rockwall, TX 75087. The Rustic Warehouse is a retail store selling primarily furniture and home décor. We also sell Annie Sloan chalk paint and offer paint classes.

In the future we intend on expanding. We have a long-term plan and we have all intentions on being here for a while.

Now we are asking for (SUP) to allow furniture repair and upholstery to be permitted on site in our work space indicated on the site plan. The work space and storage area are currently being utilized by only 10 of our vendors. This will allow 10 of our vendors to repair, paint, wax, and touch up pieces on site. This is a huge convenience for the vendors not to have to transport pieces back and forth from their homes. Also, this helps us provide the best customer service to be able to touch pieces up on site if damaged. Without being permitted to these uses on site it would be a detriment to our overall sales and huge inconvenience to our vendors.

We appreciate all your help with this process.

Kindest regards,

Al and Matilyn Vivo

The Rustic Warehouse

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Front

Work Space	450 sq Ft
Storage Space	3420 sq ft
Retail Space	6185 sq ft.
Break – Class Room	200 sq ft.
Office Space	81 Sq ft
Restrooms	374 Sq ft.



Note:
1. Water fountain (A1) to be installed in Kitchen area. To met all City Codes and Specs.
2. Framing Hall (B1) to met all building Codes and Specs.

Rustic Ware House
Exspansion
1411 South Goliad
Rockwall Tx 75087

Page 2

1/8" = 1' Scale
Total Espansion 3786 sq ft.

Drawn By John Mathis
214 310 7657.

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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [*ORDINANCE NO. 17-03*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) ALLOWING *FURNITURE UPHOLSTERY, REFINISHING AND REPAIR* IN CONJUNCTION WITH AN EXISTING GENERAL RETAIL STORE ON A 1.9175-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE B. J. T. LEWIS SURVEY, ABSTRACT NO. 255, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Al and Mattie Vivo for the approval of a Specific Use Permit (SUP) allowing *Furniture Upholstery, Refinishing and Repair* in conjunction with an existing general retail store on a 1.9175-acre tract of land, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District and being identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, addressed as 1411 S. Goliad Street [*SH-205*], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of *Furniture Upholstery, Refinishing and Repair* in conjunction with an existing retail store as stipulated by Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule,* of *Article IV, Permissible Uses,* and *Section 4, Commercial Districts,* and *Section 6.7, SH-205 Overlay (SH-205 OV) District,* of *Article V,*

DRAFT ORDINANCE 07.16.18

District Development Standards, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Furniture Upholstery, Refinishing and Repair* land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) All *Furniture Upholstery, Refinishing and Repair* operations shall be ancillary to the primary land use (*i.e. general retail store*).

2) The constraints of the area used for *Furniture Upholstery, Refinishing, and Repair* shall be limited to 450 SF and be located in the area indicated as *Work Space* on the concept plan depicted in *Exhibit 'B'* of this ordinance.

3) The use of a paint sprayer or aerosol painting products to finish furniture shall be prohibited without the installation of a paint booth in accordance with all applicable state and local requirements.

4) The manufacturing or large-scale assembly of furniture shall be prohibited.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or

DRAFT ORDINANCE 01-18

circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF AUGUST, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 16, 2018*

2nd Reading: *August 6, 2018*

DRAFT ORDINANCE 07.16.2018

Legal Description: Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255
Address: 1411 S. Goliad Street



DRAFT

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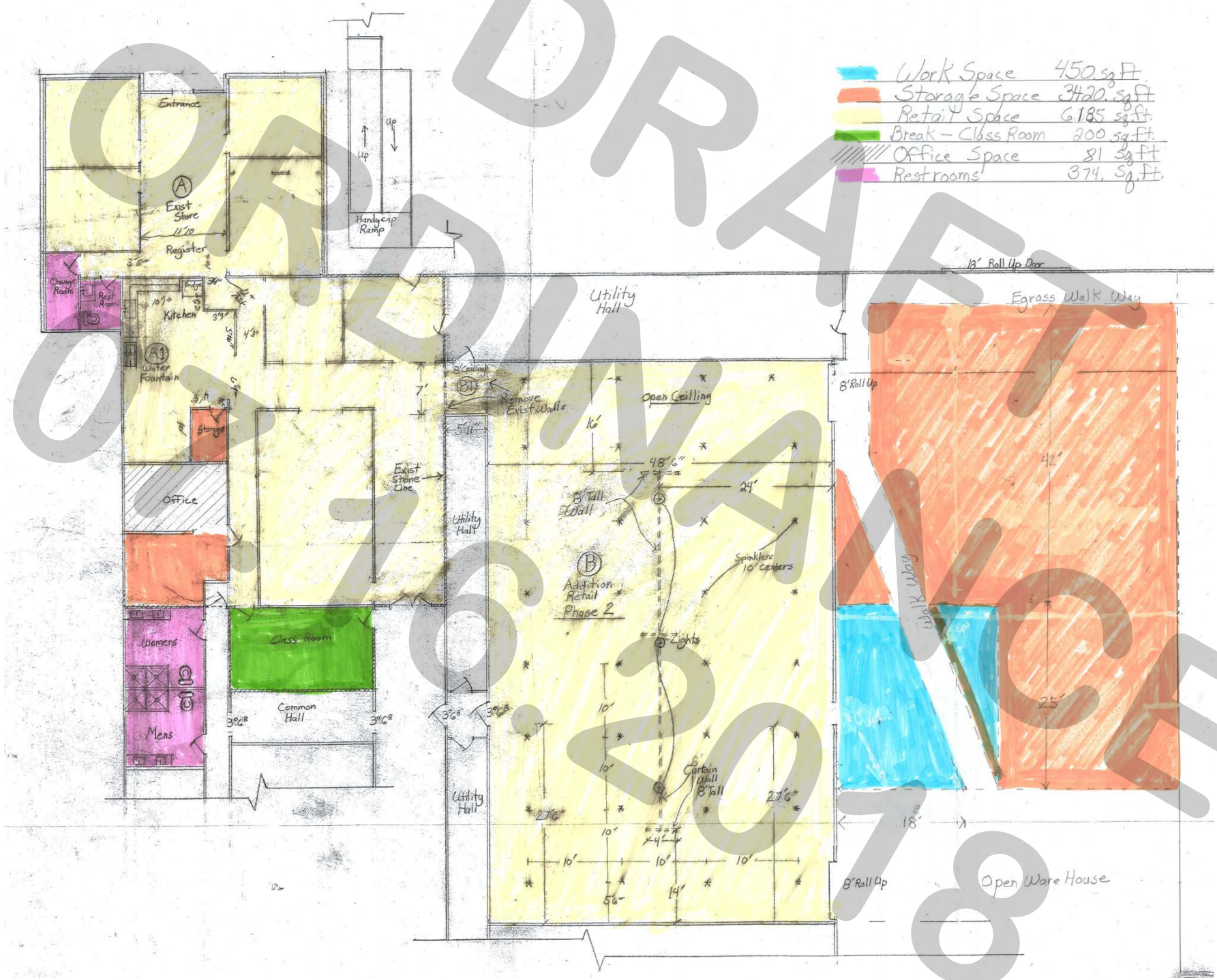

DRAFT ORDINANCE 01.16.2018

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: July 16, 2018

SUBJECT: Z2018-029; *SUP for Siren Rock Brewery*

The applicant, Corey Cannon, has requested that *Case No. Z2018-029* be withdrawn by the City Council in order to allow them to resubmit another application. The applicant's letter cites the absence of two (2) Planning and Zoning Commission members as being the primary reason for the withdraw, and they feel this may have impacted the outcome of the case (*see Exhibit 'A'*). According to Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body. This means that the City Council will need to take action to approve the applicant's request to withdraw the case. If the City Council does *not* accept the applicant's request, the City Council will not be required to take any action on the withdraw request and the case will proceed as advertised.

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June 12, 2018

Ryan Miller, AICP
Director of Planning
Planning and Zoning Department
City of Rockwall, Texas

Dear Ryan Miler:

Siren Rock Brewing Company would like to formally withdraw our current application for a Specific Use Permit (SUP) for the location identified as Lot 1R of the Cain Properties #1 Addition, without prejudice, and we request the ability to immediately reapply for a new Specific Use Permit (SUP) for a craft brewery at that location.

Part of the stated mission of Rockwall's Planning and Zoning department is to provide quality development review and to promote orderly development and compatible uses of land. At the most recent Planning and Zoning public hearing, with the absence of two of the commission members we feel that our SUP was not given proper due diligence.

Additionally, there were several items discussed between commission members that was not brought up during the previous Planning and Zoning Work Session on June 26th. We would like to request a meeting with City Staff to try and address these issues raised at the Planning and Zoning meeting, and we would like the ability to present proper supporting documentation and responses to these comments at a new P&Z Work Session.

Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments you may have.

Sincerely,

Cory Cannon
President / CEO

SIREN ROCK BREWING COMPANY
Rockwall | Texas | info@sirenrock.com

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 07/16/2018

APPLICANT: Doug Galloway

AGENDA ITEM: **Z2018-029;** *SUP for Siren Rock Brewery*

SUMMARY:

Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [*SH-205*] and Storrs Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

At the April 2, 2018 City Council meeting, the City Council directed staff to prepare a text amendment amending Article IV, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of making changes to the alcohol related land uses. This direction came as the result of an appointment with Corey and Eva Cannon requesting the City Council amend the code to allow the *Brewery and/or Distillery* land use in the Downtown (DT) District by Specific Use Permit (SUP). Ultimately, the City Council adopted changes to the UDC creating a *Craft Brewery, Distillery and/or Winery* land use, which is allowed *by-right* in the Light Industrial (LI) and Heavy Industrial (HI) Districts and by Specific Use Permit (SUP) in the Downtown (DT), General Retail (GR) and Commercial (C) Districts. This amendment was adopted on June 4, 2018. Based on this approval, the applicant -- *Doug Galloway* -- has submitted an application on behalf of the Corey Cannon requesting the approval of a Specific Use Permit (SUP) to allow a *Craft Brewery* in the Downtown (DT) District. The subject property is a 1.16-acre tract of land located west of City Hall, directly north of 316 S. Goliad Street [*SH-205*].

According to the approved amendment, the *Craft Brewery, Distillery and/or Winery* land use is permitted within the Downtown (DT) District by Specific Use Permit (SUP) with the following conditions:

1) *The total building area (i.e. area under roof) is less than 12,000 SF.*
2) *The total floor area dedicated to the direct sale of the on-site manufactured product (typically referred to as a taproom) shall not exceed a maximum of 40% of the total floor area.*
3) *The uses permitted as accessory land uses are limited to:*

    (a) a tasting room to dispense product manufactured on site for on premise consumption,
    (b) meeting/banquet facilities,
    (c) restaurants, and/or
    (d) retail sales of on-site manufactured product for off-premise consumption.

The applicant has submitted a concept plan that shows that the proposed facility will be 11,931 SF in size with a 4,479 SF area dedicated for the taproom. This represents 37.69% of the total floor area. The remainder of the space will include 1,850 SF for offices and 7,452 SF of production space. In addition, the taproom will include a 508 SF banquet/meeting room. Based

on the materials provided by the applicant the proposed concept plan appears to meet the requirements of the adopted ordinance; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the applicant's request be approved, a site plan with building elevations will need to be approved by the Planning and Zoning Commission (*and City Council if necessary*) pending a recommendation from the Architectural Review Board (ARB).

ADJACENT LAND USES AND ACCESS:

The subject property is located south to the intersection of S. Goliad Street [*SH-205*] and Storrs Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an unimproved 50-foot right-of-way and Texas Power & Light Utility Easement. Beyond this are four (4) tracts of land (*i.e. [1] a 0.454 acre parcel of land identified as Lots 1, 6, 7 & 8, Block P, Rockwall OT Addition, [2] a 0.241-acre parcel of land identified as Lot 1, Block AB, Rockwall OT Addition, [3] a 0.29-acre parcel of land identified as Lot 2, Block AB, Rockwall OT Addition and [4] a 0.4592-acre parcel of land identified as Lots 2-5, Block P, Rockwall OT Addition*), two (2) of which are vacant and two (2) of which have parking areas for the police department. All of these areas are zoned Downtown (DT) District.

South: Directly south of the subject property is a 1.254-acre parcel of land identified as *Lot 1RA, Cain Properties #1 Addition* that is currently occupied with a multi-tenant, general retail strip center. South of this is a 0.85-acre parcel of land, identified as *Lot 3, Rocca Villa Addition*, which is currently occupied by buildings owned by the Rockwall Housing Authority. Both properties are zoned Downtown (DT) District.

East: Directly east of the subject property S. Goliad Street [*SH-205*], which is identified as a P3U (*principal arterial, three [3] lane, divided highway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. This transitions into a P6D *(principal arterial, six [6] lane, divided highway*) south of the subject property. East of this roadway is a 7.3545-acre parcel of land identified as *Lot 1, Block 1, Rockwall City Hall Addition*. This property is currently occupied by City Hall. All areas east of the subject property are zoned Downtown (DT) District.

West: Directly west of the subject property is Rockwall Memorial Cemetery, which is identified *as Block 15, 16 & 17, Lowe & Allen Addition*. In addition, there is a 1.216-acre parcel of land identified as *Lot 1RB, Cain Properties #1 Addition*. Both of these properties are zoned Downtown (DT) District.

NOTIFICATION:

On June 27, 2018, staff mailed 119 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Bent Creek Condos and Stonebridge Meadows Homeowner's Associations (HOAs), which are the only HOAs/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice in opposition, two (2) notices in favor, and nine (9) emails in favor of the applicant's request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request, staff would offer the following conditions of approval:

1) The operation of the *Craft Brewery, Distillery and/or Winery* on the subject property shall be subject to the following operational conditions, which are contained in the SUP ordinance:

    (a) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

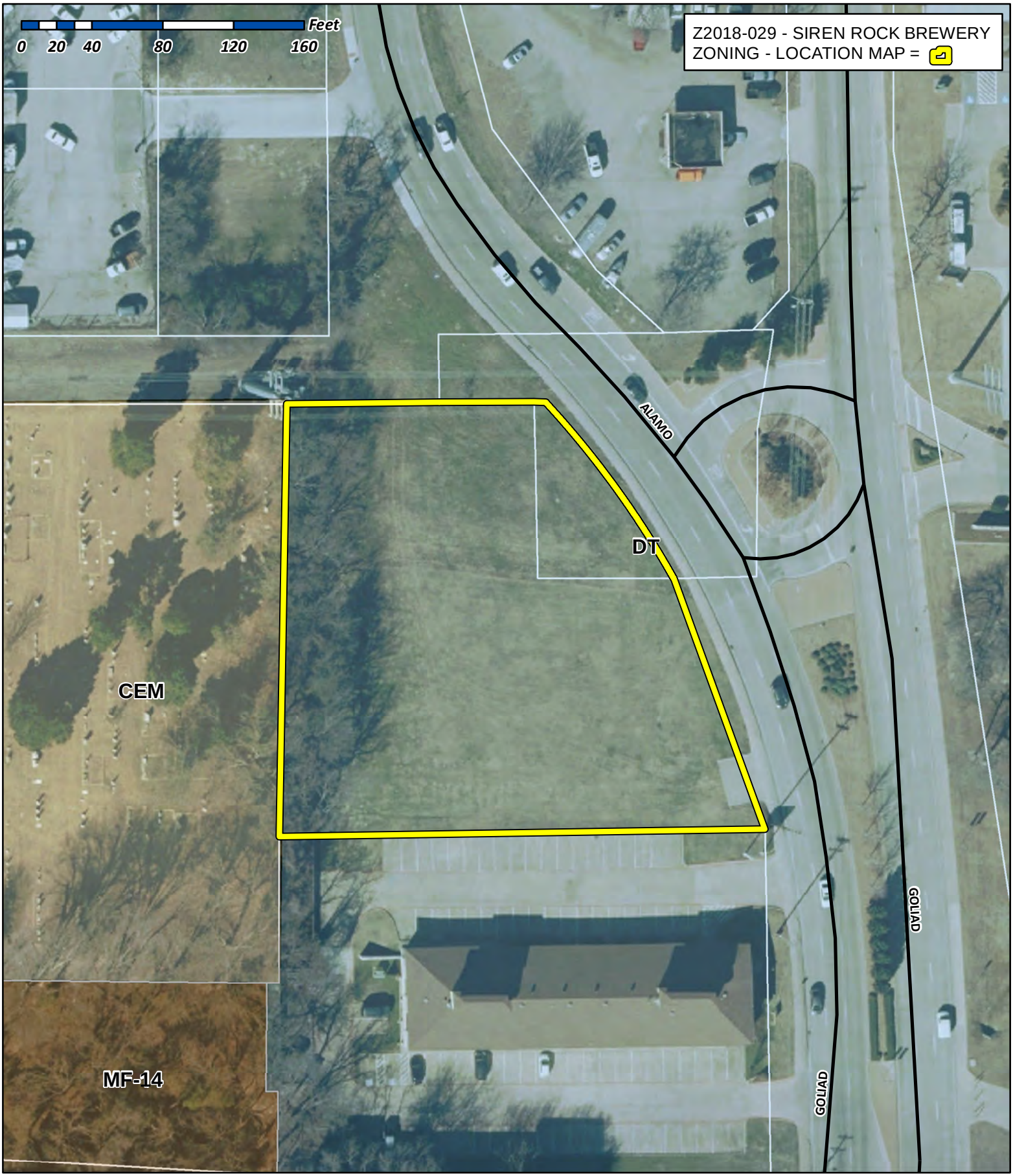
    (b) The maximum square footage of the building shall not exceed 12,000 SF in total building area.

    (c) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On July 10, 2018, the Planning and Zoning Commission approved a motion to recommend denial by a vote of 4-1, with Commissioner Welch dissenting and Commissioners Fishman and Moeller absent. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(i)f such change [*zoning change*] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths (¾) of all eligible member of the City Council." This case will require a three-fourths (¾) vote for approval.



City of Rockwall

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

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

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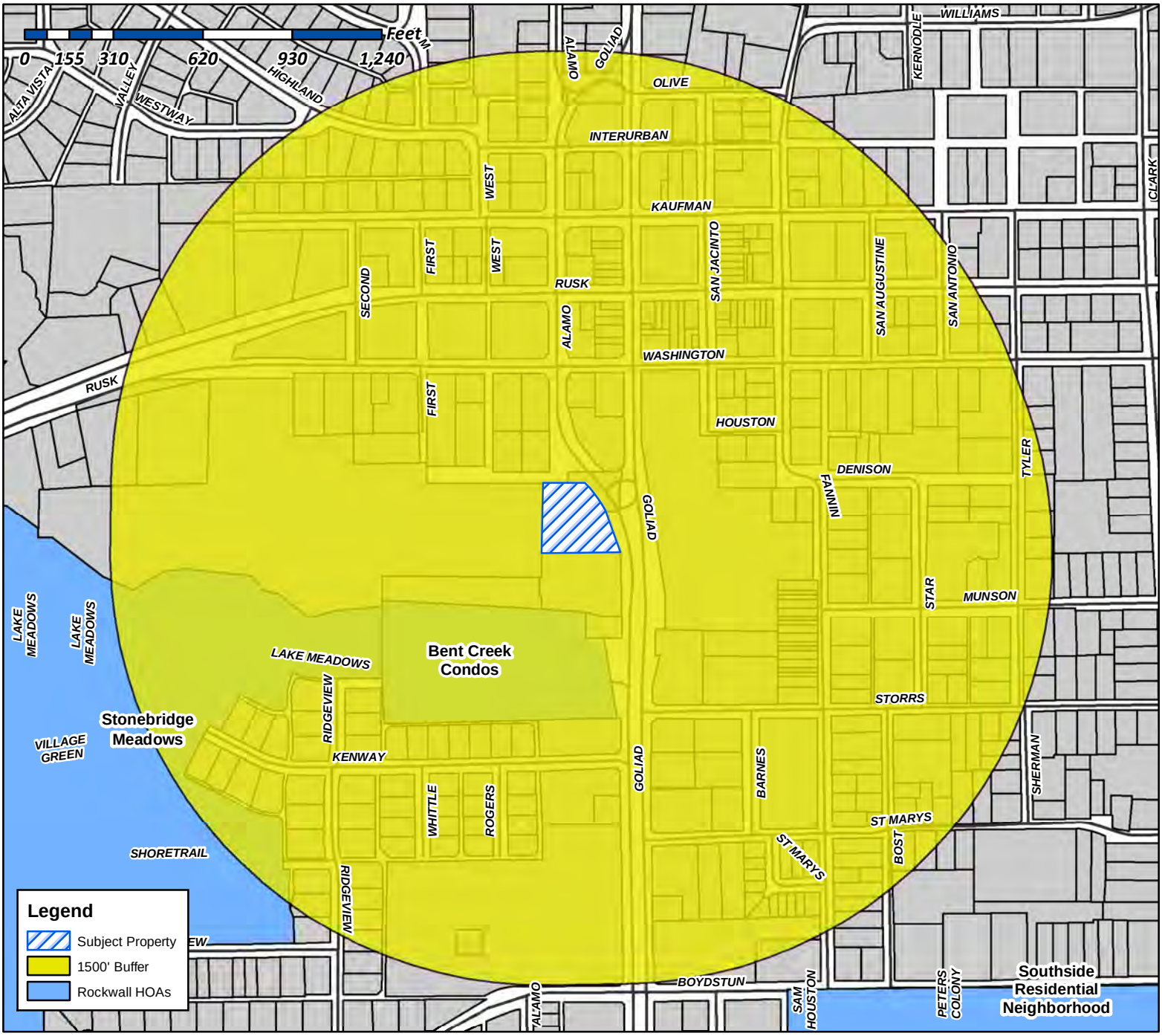
City of Rockwall

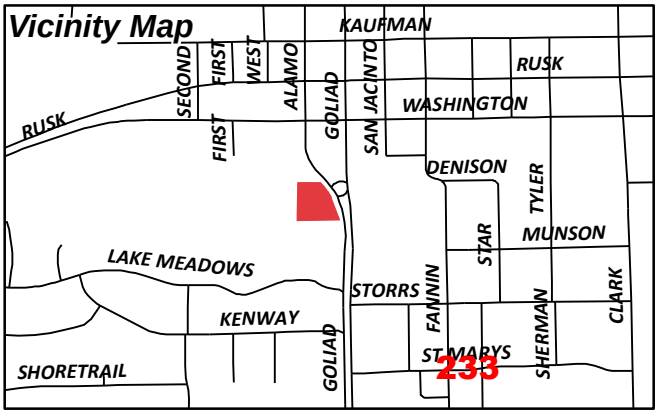
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2018-029
Case Name: Siren Rock Brewery
Case Type: Zoning
Zoning: SUP
Case Address: Immediately North of 316 S Goliad St

Date Created: ***6/18/2018***
For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, June 27, 2018 10:12:09 AM
Attachments:	HOA Map (06.18.2018).pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will be published in the Rockwall Herald Banner ***June 29, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 7/10/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 7/16/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

Z2018-029- Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [*SH-205*] and Storrs Street, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

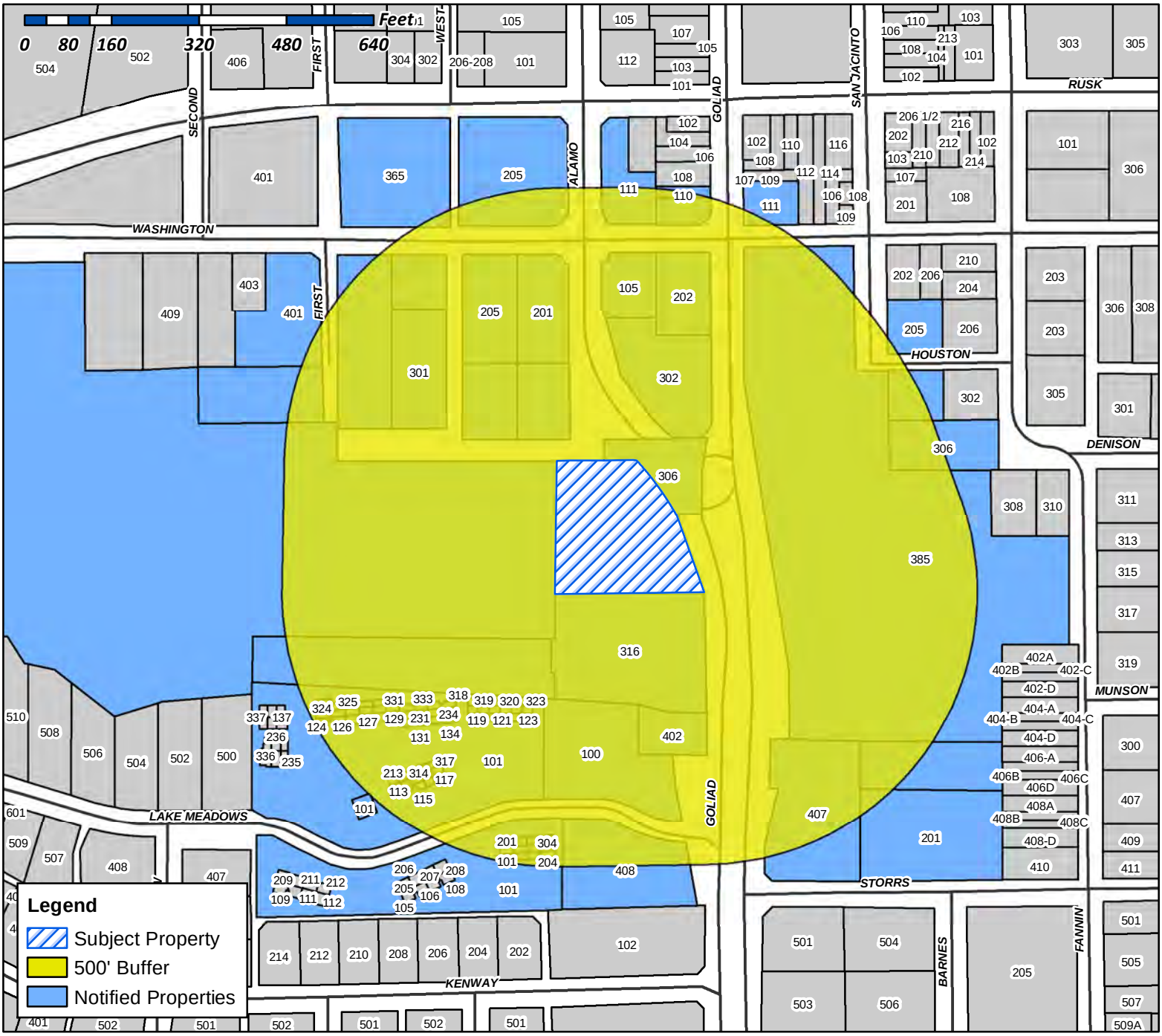
Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

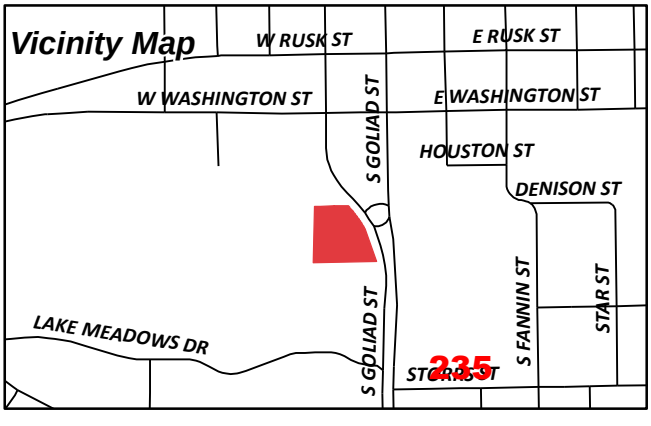
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2018-029
Case Name: Siren Rock Brewery
Case Type: Zoning
Zoning: SUP
Case Address: Immediately North of 316 S Goliad St



Date Created: 06/18/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
100 LAKE MEADOWS
ROCKWALL, TX 75087

CURRENT RESIDENT
101 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
102 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
103 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
104 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
105 W WASHINGTON
ROCKWALL, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

PRUITT JAMES PRESTON
110 S GOLIAD ST STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
111 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
111 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
113 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
114 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
115 LAKE MEADOWS DR
ROCKWALL, TX 75087

MODERN PYRAMIDS INC
11551 FOREST CENTRAL DRIVE #230
DALLAS, TX 75243

CURRENT RESIDENT
116 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
117 LAKE MEADOWS DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

PEOPLES BILLY W
1308 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
131 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
132 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
133 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
134 LAKE MEADOWS DR
ROCKWALL, TX 75087

HOGUE MICHAEL & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

BEN & BETTY HOLDINGS LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
201 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
202 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
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CURRENT RESIDENT
2217 MCCLENDON DR
ROCKWALL, TX 75032

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CURRENT RESIDENT
333 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
334 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
365 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
389 SW LAKEVIEW AVE
ROCKWALL, TX 32025

CURRENT RESIDENT
401 WASHINGTON ST
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
ROCKWALL, TX 75087

DJ ROCKWALL LLC
4021 W 232 ST
TORRENCE, CA 90505

CURRENT RESIDENT
407 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
408 S GOLIAD
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
505 C B DAVIDSON
ROCKWALL, TX 75087

MYRELI LLC
627 SORITA CIR
HEATH, TX 75032

KAUFMANN DOUG A & RUTH A
627 SORITA CIRCLE
HEATH, TX 75032

CURRENT RESIDENT
720 DAVIS DR
ROCKWALL, TX 75087

SHIELDS MICHAEL L
811 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
920 STEPHENSON ST
ROCKWALL, TX 71104

HOUSING AUTHORITY OF CITY
OF ROCKWALL
, 00000

CAIN FAMILY PARTNERSHIP LTD
PO BOX 1119
ROCKWALL, TX 75087

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

TRASSATTS CORPORATION
PO BOX 271001
FLOWER MOUND, TX 75027

CURRENT RESIDENT
PO BOX 271001
ROCKWALL, TX 75027

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION
PO BOX 446
ROCKWALL, TX 75087

239

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-029: SUP for Brewery

Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Coey Cannon for the approval of a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 7/10/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 7/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **7/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

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Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

A BREWERY DOWNTOWN IS A VERY BAD IDEA. THIS WILL NOT ENHANCE THE FAMILY FRIENDLY DOWNTOWN. WE HAVE WORKD HARD AND SPENT MILLIONS of Dollars TO ENCOURAGE wholesome ACTIVITIES downtown. THIS is ON A VERY FAST DANGEROUS CURVE IN THE ROAD. People will be encouraged to cross MID-BLOCK TO GET DOWNTOWN AFTER DRINKING Alcohol,

Name: Jim Pruitt **Address:** 110 S. Goliad Rockwall, Tx 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

KENDA Culpepper 110 S. Goliad Rockwall, Tx 75087
KAYLEN Pruitt 110 S. Goliad Rockwall, Tx 75087

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PHONE: (972) 771-7745
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Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

As long as traffic flow is not impeded to my business, I'm for the request.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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PHONE: (972) 771-7745
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Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Mike Shields

Address: 811 S ALAMO -/ 202 S. GOLIAD ST.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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From:	RockwallCitizen AndBusinessOwner
To:	Planning; Miller, Ryan; Pruitt, Jim; Daniels, Bennie; dmacalik@rockwall.com; Hohenshelt, John; Fowler, Kevin; Johannesen, Trace; Trowbridge, Patrick; Crowley, Rick; Griggs, Brad; Smith, Mary; Gonzales, David
Subject:	New Brewery in Downtown Rockwall
Date:	Wednesday, July 11, 2018 5:11:57 PM

Hello,

I am a longtime resident of Rockwall, as well as business owner, taxpayer, have kids in Rockwall schools, am involved in the community, and either attend or watch online almost all city meetings. I am deeply rooted and invested in Rockwall, and I would like to say how shocked I am at the P&Z vote to not allow the brewery in downtown, and how very upset I am with the mayor and his unethical tactics last night.

I have followed this case for many months and am aware of the discussions had as well of the process that all parties involved must go through here. I absolutely do NOT understand why the Planning and Zoning commission would unanimously pass the zoning ordinance last month that would allow a brewery to come in, and even pass it based on the presentation made for this specific brewery, just to deny the SUP, when there were no changes made. The property in question is still the same piece that it has been all along. The discussion has been had, and disproven several times, that you can't take beer from the brewery and walk down the street. Any person in this modern day and age knows this is not, and could never be, a "belly up to the bar" place. And why on Earth would you even ask the "what if you don't succeed" question? Do you ask EVERY person that comes in front of you for an SUP the same question, or are you just discriminating here because you don't want beer? That is completely unfair and unwarranted, and truly is a slap in the face to every small business owner out there. Shame on you.

But mostly, SHAME ON YOU, MAYOR PRUITT. You know, based on past votes and discussions with other council members, that this will pass City Council's vote, as well it should. So you effectively railroaded the P&Z members to confuse them with unfounded issues, many of which you know are untrue, so as to force a Supermajority vote if it goes to City Council. That is the prime definition of abuse of power, and I am truly appalled and ashamed that you represent Rockwall. You CERTAINLY do not represent what the citizens of Rockwall want, and you can go straight to social media to verify this. If I were on City Council, I would be extremely upset that you basically took away my vote, as well as the voice of the people. We deserve far better than your disparaging "leadership".

To the members of Planning and Zoning - please reconsider your vote and allow this brewery their SUP for the downtown location. You would be doing this city a major disservice if you continue to prohibit diversity and growth. This would bring so many people in to Rockwall, and wouldn't you want their first impression to be something amazing in downtown. vs. something ugly and boring in an out-of-sight industrial area? As far as them not having food - I (and many others) actually prefer this. We can always get food from any number of local restaurants if we want, and therefore support them as well. We need something else, somewhere that people can get together to enjoy each other's company for a few hours, instead of being rushed out of a restaurant so they can turn tables.

To City Council - please support this brewery if it comes in front of you for a future vote. Listen to your constituents and what they want! THIS is why we voted for you, and why you took an oath to do what is best for Rockwall. Please do not disappoint us.

Respectfully,
A True Rockwall Citizen

245

From:	Brad Parker
To:	Miller, Ryan; Planning
Subject:	Siren Rock Brewing Project
Date:	Wednesday, July 11, 2018 2:12:45 PM

I'm really disappointed to hear about the Siren Rock Brewing Company project being voted down. We're a young family that moved from Dallas to Rockwall about 2 years ago and we've always felt that Rockwall was missing something like this in the downtown area.

I hope that city council will reconsider this vote.

Thanks,
Brad

--
Brad Parker
(972)955-1814
parker.bradley2@gmail.com

246

From:	Max Muscle Rockwall
To:	Planning; Miller, Ryan
Cc:	Pruitt, Jim; Daniels, Bennie; Hohenshelt, John; Fowler, Kevin; Johannesen, Trace; Macalik, Dana; Trowbridge, Patrick
Subject:	Siren Rock
Date:	Wednesday, July 11, 2018 2:57:31 PM

As a “oldtimer” in Rockwall and as someone who remembers when downtown was considered an area of no development and was the last place a business wanted to locate, I’m very disappointed with P&Z not making a full recommendation to the council for the approval of the SUP for Siren Rock Brewery.

It’s my understanding that some concerns that P&Z had with the SUP is that they were concerned with people being able to walk the streets with open containers and be a problem. You realize that TABC governs this long before the SUP? TABC prohibits the retail sale of alcohol from a brewery, thus not an issue for contention. It was also mentioned that people were concerned with what would happen to the building with they closed down. Again, not your concern. Until the city owns the building and has to justify paying the bills for it there’s no reason this should be a discussion. The city is not in the retail development business. The city handles taxes and roads, and the private sector handles development.

Didn’t P&Z recommend to the council to rewrite the laws to allow a brewery in downtown? Why the bait & switch at the end?

I mean all this with no disrespect, but definitely with a passionate tone. The bigger picture is what were going for here. I’ve been in Rockwall for 30 years, and I’m excited to see the next 30.

John Hagaman
30 Shady Dale Lane
Rockwall, TX

559 East Interstate 30 @ Ridge Road
Rockwall, Texas 75087
972.722.MAX4
www.MaxMuscleNTX.com

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communication in error, please contact us by replying to the sender of the email or by telephone at 972-722-6294. Thank you for your cooperation.

248

From: Kay Roe
To: Miller, Ryan
Subject: Vote
Date: Wednesday, July 11, 2018 5:46:40 PM

As a voting resident of Rockwall county, I am very disappointed in some of the recent vote outcomes by City Council and Planning and Zoning. I especially support approving Siren Rock Brewing Company in the requested location. I have been a patron of several similar businesses. They are great family friendly additions to the areas where they are located and the only impact to the area is increasing the customers and bringing the area up to date. It would be a fabulous addition to Rockwall's Downtown area. I have not heard a single citizen or downtown business owner speak negatively about the possibility of Siren Rock Brewing Company building in this location.

Kay Roe
907 N Fannin

249

From:	Kimberly Kiernan
To:	Miller, Ryan
Subject:	Citizen vote for Siren Rock!
Date:	Wednesday, July 11, 2018 4:18:59 PM

Hi, I just wanted to write about the proposed Siren Rock brewery in downtown. Craft breweries are a huge trend right now. Many of them are super successful, and I think having one in downtown Rockwall would be awesome. I love how, instead of serving their own food, they want to order in from the local businesses. This is a win win for everyone. Plus, the spot they want to go in is pretty much a vacant eye sore at this point. Siren rock's proposed building will be a draw and add much needed parking to the area.

I am not personally a beer drinker, but even I see the merits of adding it to the downtown area. The county has two breweries already, but really needs one in downtown. I think it's the perfect supplement to the businesses already there. Plus, it will be something that's draws more people in from surrounding areas and be a boon for downtown (just like Bankhead has been for rowlett but even better as it will support persisting businesses).

I do hope you will strongly consider approving this brewery.

Rockwall citizen,
Kimberly Kiernan

--
Sent from Gmail Mobile

250

From: Lynn Carter
To: Planning
Subject: Siren Rock Brewery
Date: Wednesday, July 11, 2018 8:26:48 PM

I was so sad to hear the news. A brewery would be the perfect fit for the downtown area. Such a great gathering place for friends and family in such a quaint atmosphere would be a great addition. Please reconsider your decision. Sincerely, Lynn Carter

251

From: Rachel Selman
To: Planning
Subject: Siren Rock Brewing Company
Date: Wednesday, July 11, 2018 1:39:48 PM

Good-Afternoon:

I was just informed that the Rockwall P&Z Committee voted NO for the SUP approval for the Siren Rock Brewing Company. As a long-term resident of Rockwall (1979) , I have witnessed many changes over the years, some I have agreed with others I have not. I have watched big restaurant chains come in and leave, as well and restaurants and shops owned by Rockwall residents as well. I ask that you please reconsider the vote NO. I am proud of where I grew up, and I support the local owned businesses. I believe the brewery would add more character to the already wonderful atmosphere we have downtown. I actually grew up on Washington St. , so walking up the Square when I was young to get a slurp-ee or candy from the Drop-In, or go to the Library (now a parking lot) was a fond memory. I love Downton Rockwall and I feel that if we keep local businesses local, then the feel and atmosphere of the town will keep.

Please reconsider.

Thanks,

Rachel Selman
3612 Hilltop Circle
Rockwall
469-387-6830

From: Wendi Kunkel
To: Planning
Subject: Downtown Brewery SUP
Date: Thursday, July 12, 2018 7:34:36 AM

I am disappointed to hear that Siren Rock did not get their SUP approved by the P&Z committee. My husband and I were so looking forward to that option to a downtown that has been revitalized.

I grew up in the area, and I fear Rockwall is losing it's charm. We have nail salons and chain restaurants galore, but where's the support for small business? They spent all this taxpayer money to fix up downtown, but now I see business closing there left and right. And yet, when a business wants to help grow the downtown (because people will come from other parts of DFW to visit a craft brewery) they are denied. Why?

I am very concerned about the vision this committee has for Rockwall.

Thank you,

Wendi Hawthorne (Kunkel)

From: Brian Llewellyn
To: Miller, Ryan
Subject: Siren Rock
Date: Thursday, July 12, 2018 11:06:15 AM

I would like to voice my extreme displeasure in the P&Z committee on this decision. I have watched the video and the reasons for voting against it are all personal reasons….No one took into account that the citizens of Rockwall want this. Its been known all along (I am not on P&Z or Council) and I have know since day 1 where the location was intended to go. It is NOT a bar. Please voice to the chair and the committee that their personal feelings need to be removed and they need to ask the citizens what we want. The look of the building is awesome, the concept is awesome and this will be a major asset to the community.

Brian Llewellyn CLU®, ChFC®, FLMI®
Agent

CLICK HERE Google

NMLS #139716, NMLS MLO #1214868



P: 972-722-6300 | Visit Brian's Home Page | Map & Directions | Login
6537 Horizon Road, Suite A, Rockwall, TX 75032

Brian Llewellyn, Agent
www.briansmyagent.com
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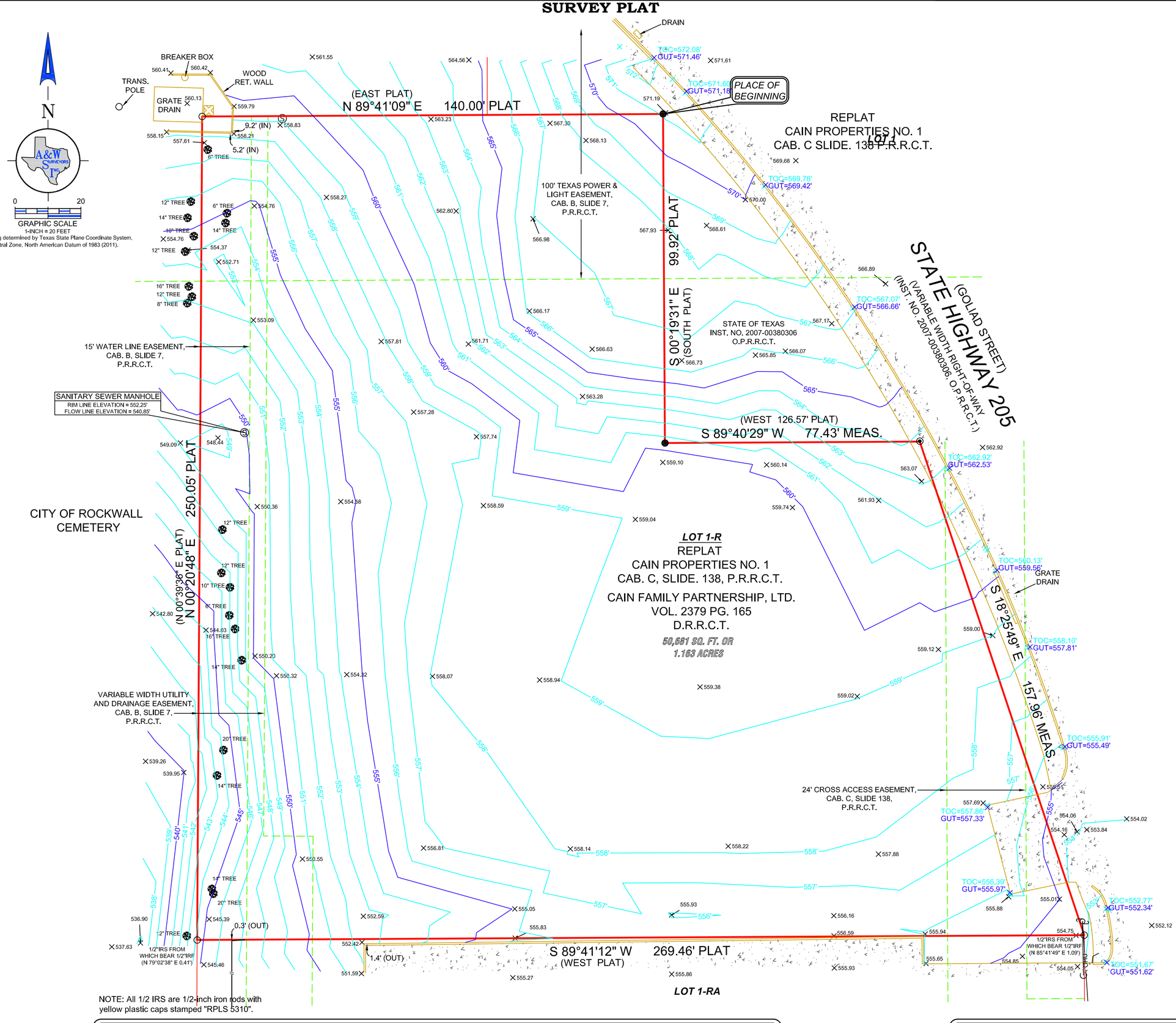
SURVEY PLAT



LEGAL DESCRIPTION

Being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence the following three (3) course and distances along the said West line of State Highway 205;

1) Thence South 00°19'31" East, a distance of 99.92' to a 1/2" iron rod found for corner;
2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
3) Thence South 18°25'49" East, a distance of 157.96 to a 1/2" iron rod with a yellow plastic cap set at the Northeast corner of Lot 1-RA of said addition;

Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line a distance of 250.05 to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°41'09" East, a distance of 140.00' to the PLACE OF BEGINNING and containing 50,681 square feet or 1.163 acres of land.

NOTE

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

BENCHMARK NOTES

R005-1, Brass cap, 578.6314'

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OHU OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	LIGHT POLE	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGHBANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	PARKING STRIPE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT	P.E. POOL EQUIP.	WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	IR. VALVE		PIPE RAIL FENCE	NO PARKING	TILE	

GOLIAD STREET
ROCKWALL, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 18-0787
DATE: 05-07-2018
DRAWN BY: 444

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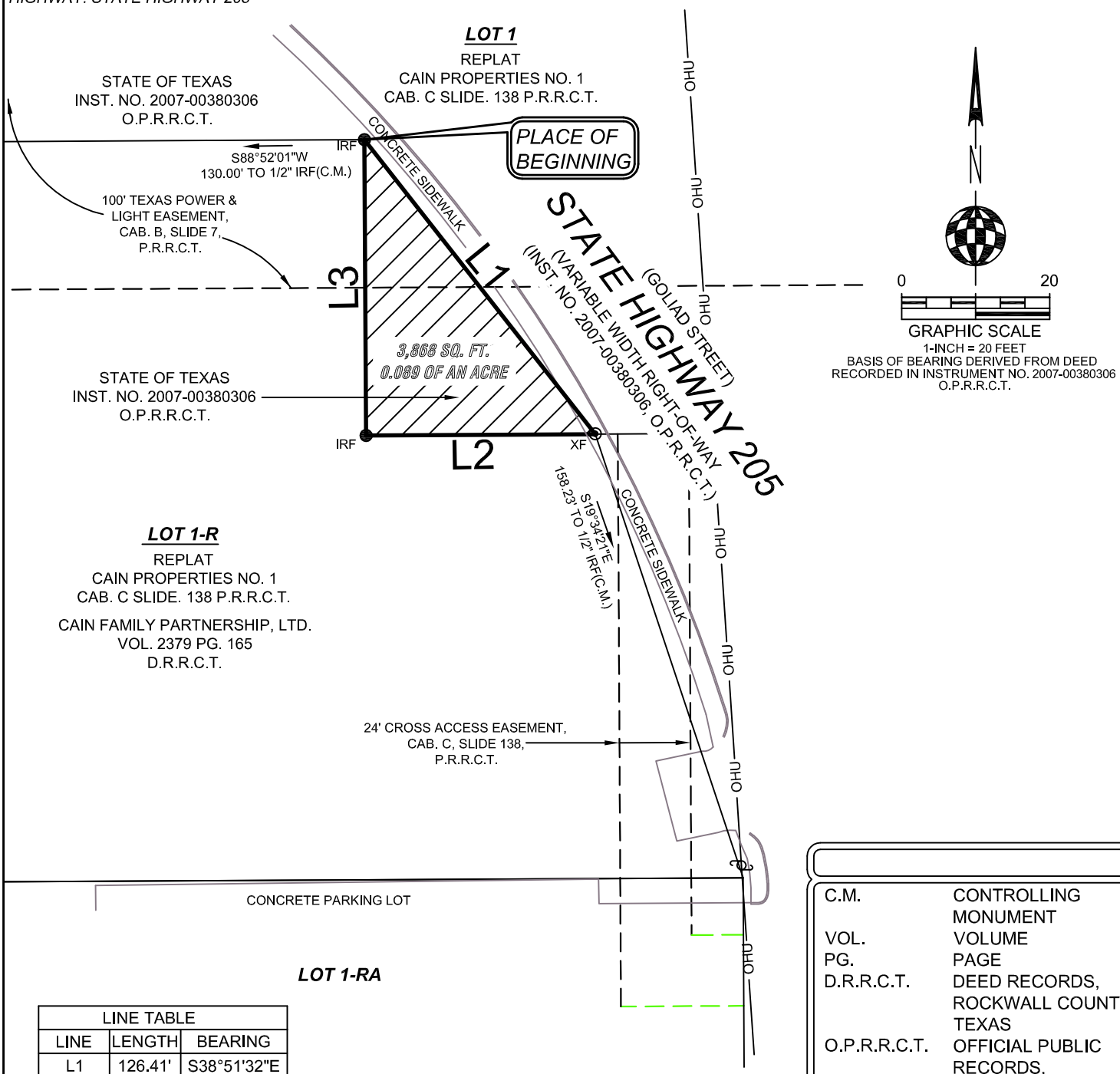
SHEET 2 OF 3

EXHIBIT "A"

COUNTY: ROCKWALL
HIGHWAY: STATE HIGHWAY 205



LINE TABLE		
LINE	LENGTH	BEARING
L1	126.41'	S38°51'32"E
L2	77.43'	S88°54'50"W
L3	99.92'	N01°05'10"W

BOUNDARY
EASEMENT

C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
CMF	CONCRETE MONUMENT FOUND

STATE OF TEXAS
REGISTERED
JOHN S. TURNER
#5310
PROFESSIONAL
LAND SURVEYOR

John S. Turner, R.P.L.S. #5310

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Job Number: 18-0787 Date: 05-07-2018 Drafter: 967

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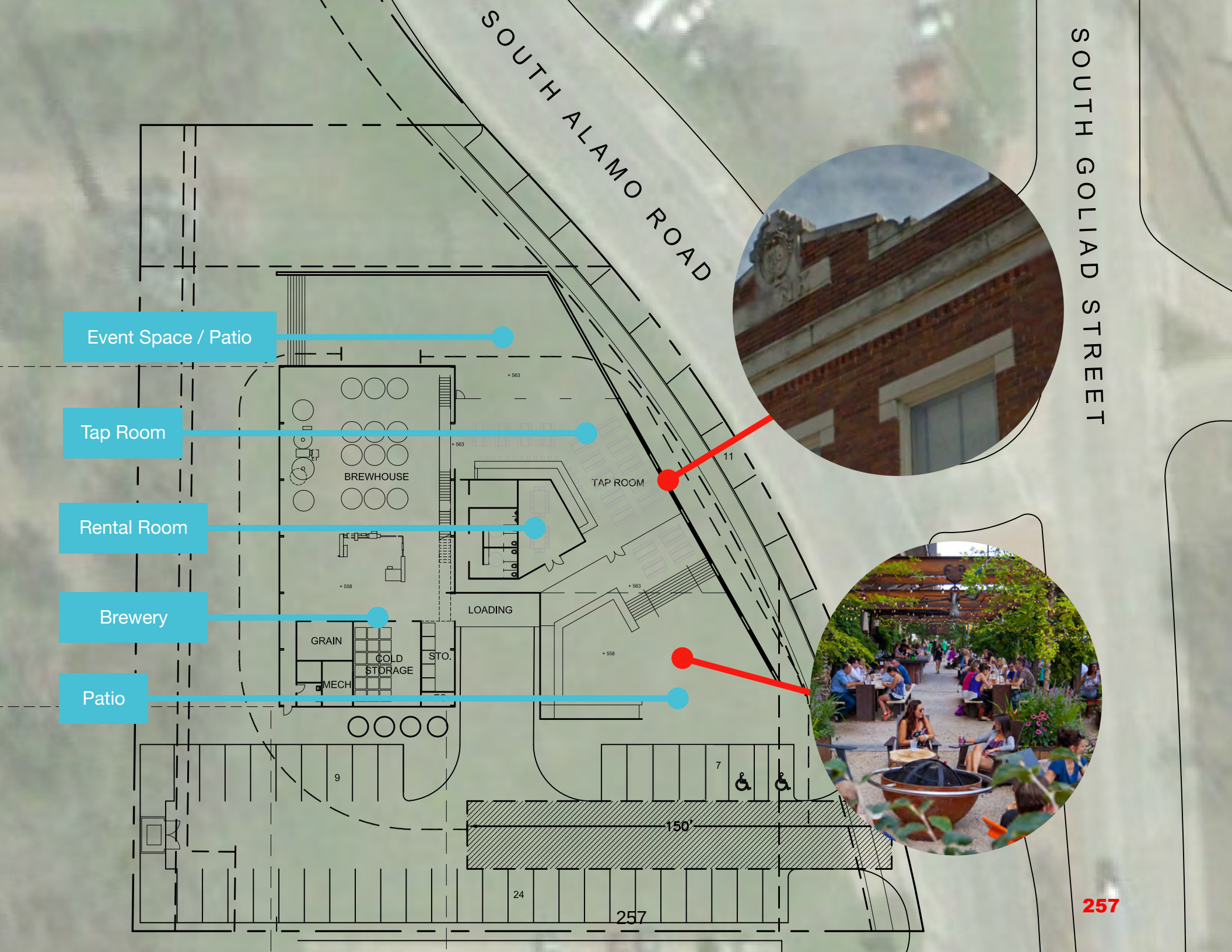
SOUTH ALAMO ROAD
SOUTH GOLIAD STREET
Event Space / Patio
Tap Room
Rental Room
Brewery
Patio
BREWHOUSE
TAP ROOM
LOADING
GRAIN
COLD STORAGE
STO.
MECH
11
9
7
24
150'
257

SIREN ROCK®

BREWING COMPANY

SCHEMATIC DESIGN PACKAGE

03.22.2018

258



VIEW OF SOUTH BEER GARDEN

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437 DALLAS, TX 75206
P.214.844.0388
WWW.MUNNHARRIS.COM

259



VIEW OF TAP ROOM

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437 DALLAS, TX 75206
P.214.84[illegible]
WWW.MUNNHARRIS.COM

260



TAP ROOM LOOKING TO PRODUCTION AREA

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437 DALLAS, TX 75206
P.214.84[illegible]261
WWW.MUNNHARRIS.COM



NORTH BEER GARDEN FROM ALAMO STREET

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437 DALLAS, TX 75206
P.214.84[illegible]
WWW.MUNNHARRIS.COM



VIEW OF NORTH BEER GARDEN

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437 DALLAS, TX 75206
P.214.844.0000
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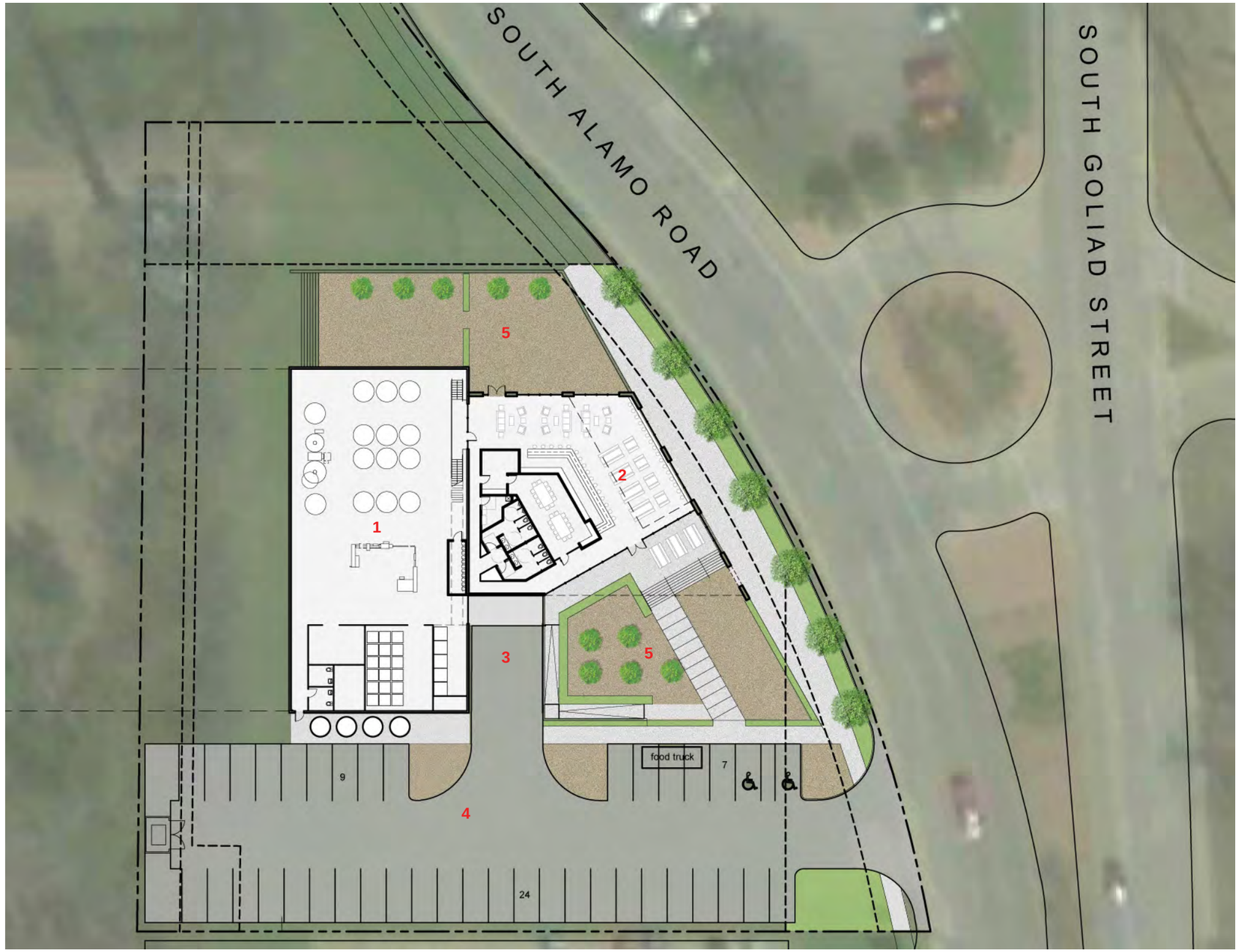

SITE PLAN
1:40

PROJECT INFO

GROSS SF

PRODUCTION AREA	7452 SF
TAP ROOM	4479 SF
(2611 SF SEATING)	
OFFICE/ADMIN (LEVEL 2)	1850 SF
(860 OPEN OFFICE)	
BUILDING FOOTPRINT	11,931 SF
TOTAL GROSS SF	13,781 SF

PARKING

REQUIRED	40
PROVIDED	40

1. PRODUCTION AREA
2. TAP ROOM
3. LOADING AREA
4. PARKING
5. BEER GARDEN

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437 DALLAS, TX 75206
P.214.844.0000
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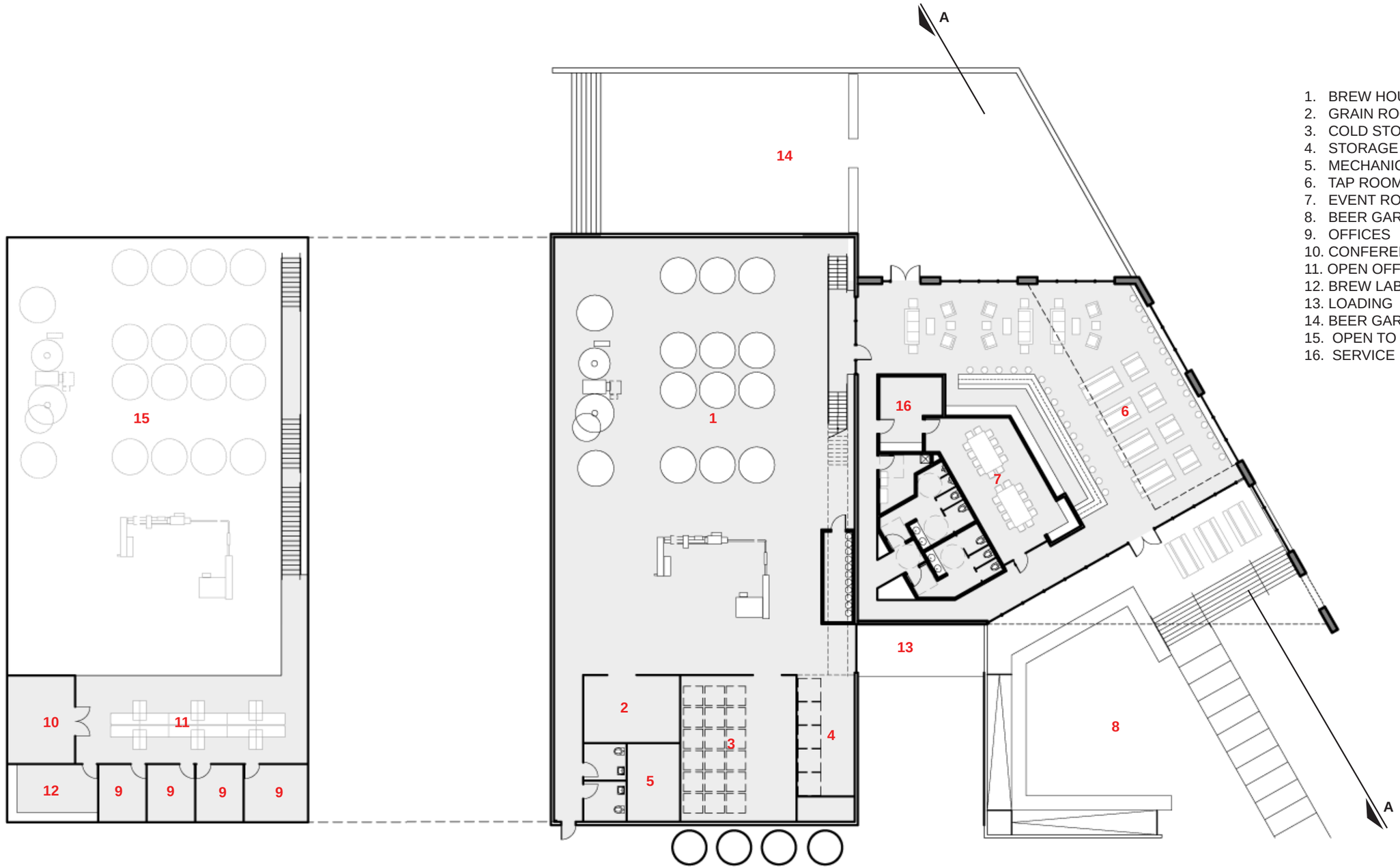

1.	BREW HOUSE	5,370 sf
2.	GRAIN ROOM	252 sf
3.	COLD STORAGE	726 sf
4.	STORAGE	322 sf
5.	MECHANICAL	146 sf
6.	TAP ROOM	2,103 sf
7.	EVENT ROOM	508 sf
8.	BEER GARDEN	
9.	OFFICES	360 sf
10.	CONFERENCE ROOM	255 sf
11.	OPEN OFFICE	860 sf
12.	BREW LAB	225 sf
13.	LOADING	
14.	BEER GARDEN	
15.	OPEN TO BELOW	
16.	SERVICE	180 sf

MEZZANINE PLAN
1:20

GROUND FLOOR PLAN
1:20

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437 DALLAS, TX 75206
P.214.844.0555
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265



ALAMO STREET ELEVATION (EAST)



SOUTH ELEVATION

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

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5646 MILTON STREET
STE.437, DALLAS, TX 75206
P.214.844.0000
WWW.MUNNHARRIS.COM



NORTH ELEVATION



SECTION THROUGH TAP ROOM

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437 DALLAS, TX 75206
P.214.84[illegible]
WWW.MUNNHARRIS.COM

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [*ORDINANCE NO. 17-03*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *CRAFT BREWERY, DISTILLERY AND/OR WINERY* ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1R OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, located north of the intersection of S. Goliad Street [*SH-205*] and Storrs Street, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Craft Brewery, Distillery and/or Winery* as stipulated by Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule,* of *Article IV, Permissible Uses,* and *Section 4.8, Downtown (DT) District,* and *Section 6.9, SH-66 Overlay (SH-66 OV) District,* of *Article V,*

DRAFT ORD. 2018

District Development Standards, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Craft Brewery, Distillery and/or Winery* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

2) The maximum square footage of the building shall not exceed 12,000 SF in total building area.

3) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

DRAFT ORDINANCE 16-2018

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF AUGUST, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 16, 2018*

2nd Reading: *August 6, 2018*

DRAFT ORDINANCE 07.16.2018

Legal Description for Area 1

Being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence the following three (3) course and distances along the said West line of State Highway 205;

1) Thence South 00°19'31" East, a distance of 99.92' to a 1/2" iron rod found for corner;
2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
3) Thence South 18°25'49" East, a distance of 157.96 to a 1/2" iron rod with a yellow plastic cap set at the Northeast corner of Lot 1-RA;

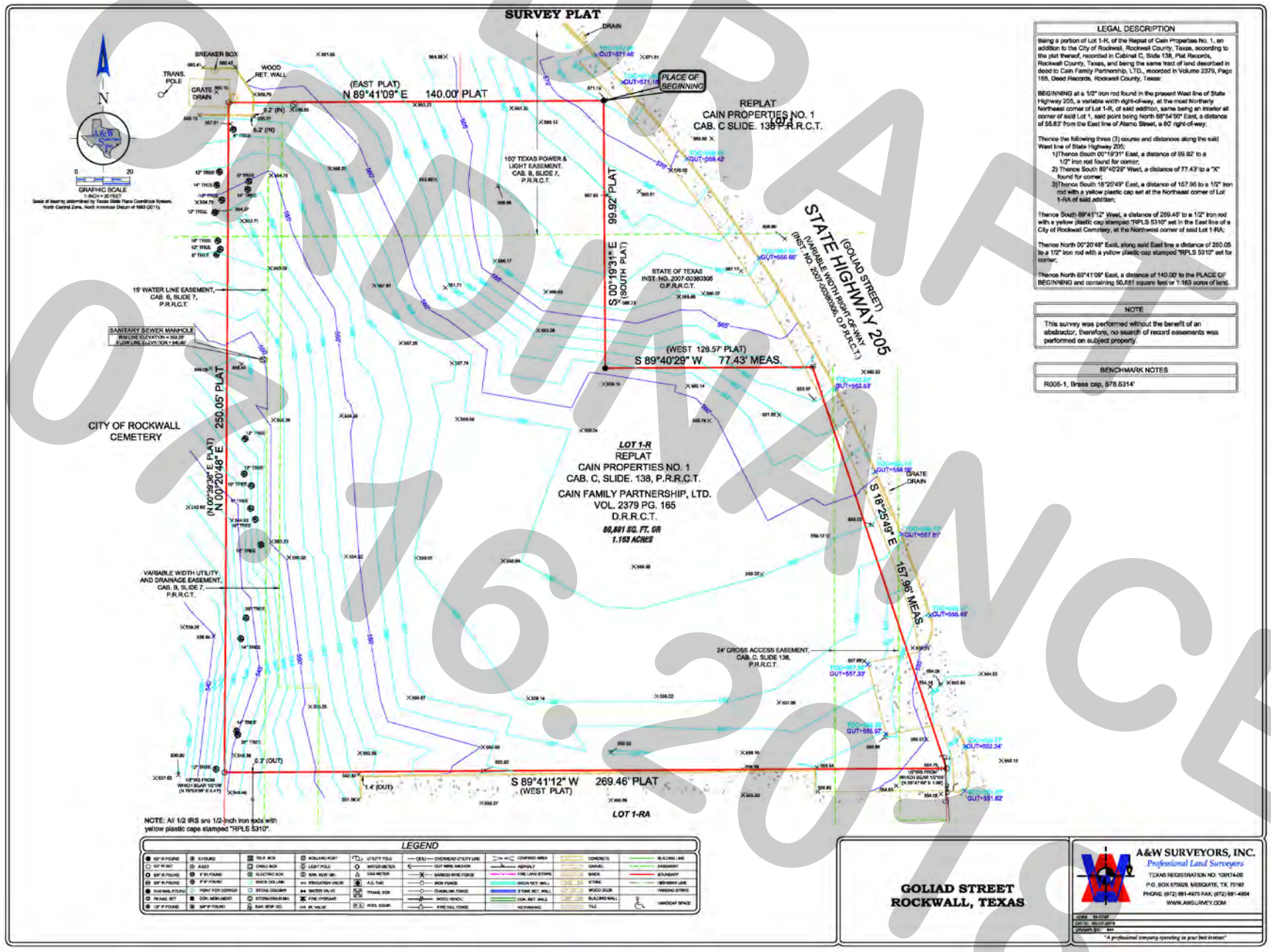
Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line a distance of 250.05 to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°41'09" East, a distance of 140.00' to the *PLACE OF BEGINNING* and containing 50,681 square feet or 1.163 acres of land.

DRAFT ORDINANCE 07.16.2018

271



DRAFT ORIGINAL 0.16.2018

272

Legal Description for Area 2

Being a portion of Lot 1, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being a portion of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

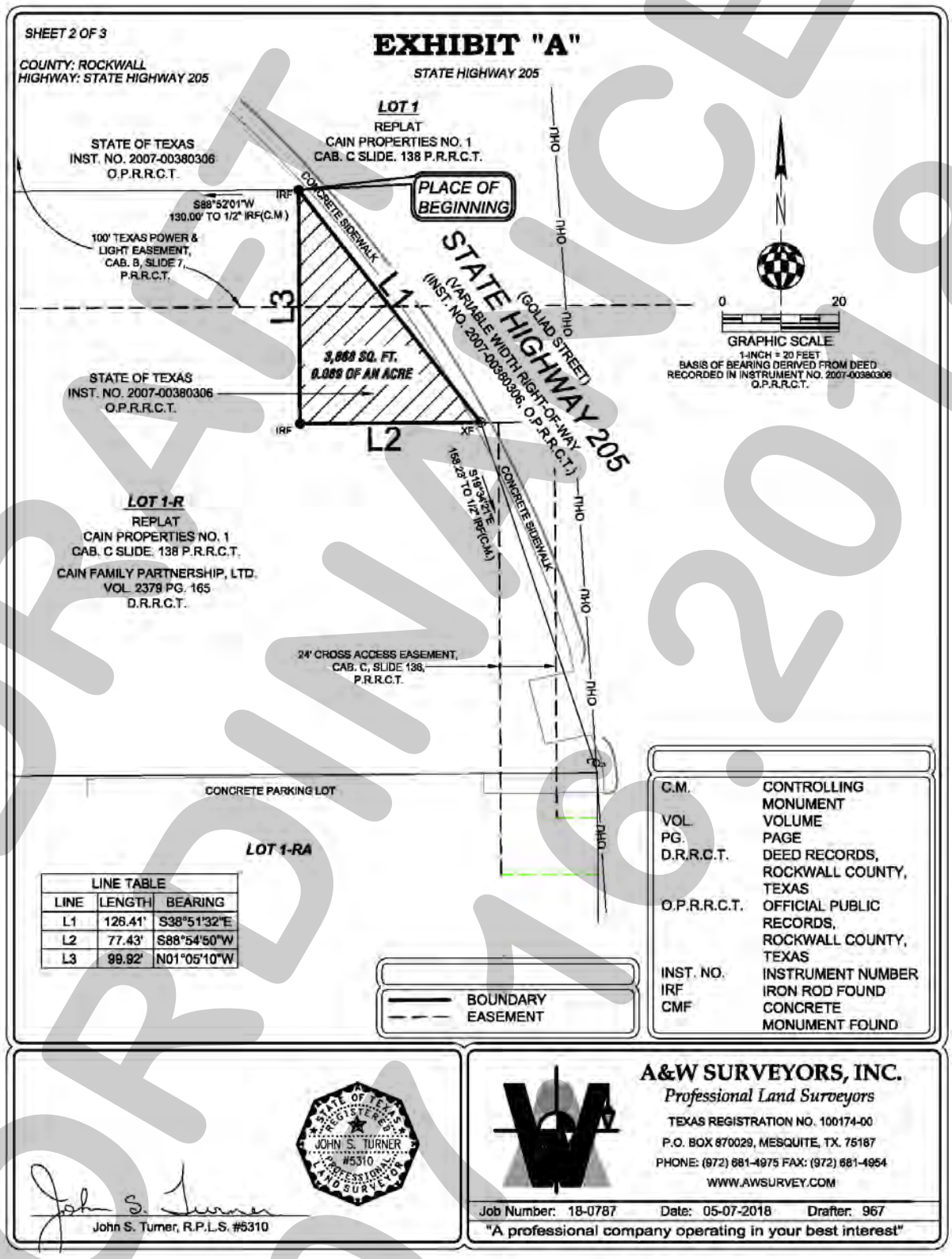
Thence South 38°51 '32" East, cutting though said Lot 1 and said State of Texas tract, a distance of 126.41' to an "X" found on a concrete sidewalk, in the said West line of State Highway 205, at the present most Easterly Northeast corner of said Lot 1-R;

Thence South 88°54'50" West, a distance of 77.43' to a 1/2" iron rod found at the exterior ell corner of said Lot 1, same being an interior ell corner of said Lot 1-R;

Thence North 01°05'1 O" West, a distance of 99.92' to the *PLACE OF BEGINNING* and containing 3,868 square feet or 0.089 of an acre of land.

DRAFT ORDINANCE 07.16.2018

273



DRAFT ORDINANCE 07.16.2018

274

DRAFT
ORDINANCE
07.18.2018

275

ALAMO STREET ELEVATION (EAST)

SOUTH ELEVATION

DRAFT ORDINANCE 7.16.2018

276

NORTH ELEVATION

SECTION THROUGH TAP ROOM

DRAFT
ORDINANCE
6.16.2016

277

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278

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 07/16/2018

APPLICANT: David Osborn; *Rack Partners, LTD*

AGENDA ITEM: **SP2018-018**; *125 National Drive*

SUMMARY:

Discuss and consider a request by David Osborn of Rack Partners, LTD for the approval of a site plan for an industrial building on a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

Currently, an existing ~5,676 SF metal building -- *which was constructed in 1986 according to the Rockwall Central Appraisal District* -- is situated in the center of the 1.50-acre subject property. *Ordinance No. 99-33* annexed this property, along with the other properties along Nation Drive, on August 30, 1999. The subject property is zoned Heavy Commercial (HC) District.

The owner of the property, David Osborn of Rack Partners, LTD, is proposing to construct another ~4,837 SF metal building adjacent to the northern property line of the subject property. According to Section 2, *Required Site Plan (Non-PD)*, of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC), "(s)ite plans are required … for the expansion of existing development by 50 percent or more of the gross floor area." In this case, the applicant is proposing a ~85.22% expansion of existing floor area. In accordance with this requirement, the applicant submitted a site plan and received approval on July 10, 2018 by the Planning and Zoning Commission.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed *metal storage building* is permitted *by-right* in the Heavy Commercial (HC) District. Along with the expansion the applicant is required to construct a concrete parking lot for the increased floor area, and has indicated this on the site plan. In addition, the applicant is showing that three (3), three (3) inch caliper trees will be provided along National Drive, which brings the property into conformance with the requirements of Article VIII, *Landscaping Standards*, of the UDC. In this case, the applicant is not proposing any additional lighting and -- *with the exception of the items listed in the Variance section of this case memo* -- the approved site plan is in conformance with the minimum requirements of the UDC. The following is a summary of the density and dimensional requirements for the subject property:

Ordinance Provisions	*Light Industrial (LI) District Zoning Standards*	*Conformance to the Standards*
Minimum Lot Area (Adjacent to IH-30)	*12,500 SF*	*29,040 SF; In Conformance*
Minimum Lot Width	*100-Feet*	*269.86-Feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*243.69-Feet; In Conformance*
Minimum Front Yard Building Setback	*25-Feet*	*~70-Feet; In Conformance*
Minimum Side Yard Setback	*15-Feet + ½ Building Height Over 36-Feet (i.e. 15-Feet)*	*x>15-Feet; In Conformance*

Ordinance Provisions	*Light Industrial (LI) District Zoning Standards*	*Conformance to the Standards*
Maximum Rear Yard Setback	*20-Feet*	*77.80-Feet; In Conformance*
Maximum Height	*60-Feet* [1]	*~16-Feet; In Conformance*
Minimum Masonry Requirement	*90%* [2]	*0%; Variance Requested*
Minimum Stone Requirement	*20% Stone*	*0%; Variance Requested*
Minimum Parking Spaces Required	*1 Per 1,000 SF of Building Area (i.e. 5 Parking Spaces)*	*5; In Conformance*
Minimum Landscaping Percentage	*10%*	*Existing Condition; In Conformance*
Maximum Lot Coverage	*60%*	*x<60%; In Conformance*
Maximum Impervious Area	*90% - 95%*	*x<90%; In Conformance*
Minimum Landscape Buffer	*10-Foot* [3]	*Existing Condition; In Conformance*
Landscape Planting Requirements	*1 Canopy Tree/100 LF of Street Frontage*	*3 Canopy Trees; In Conformance*

Notes:
[1]: Any structure exceeding 60-Feet can apply for an SUP to extend up to 240-feet.
[2]: Stucco/Cementaceous Products are permitted on up to 50% of the building's exterior finishes.
[3]: No parking is permitted within the Landscape Buffer.

VARIANCES:

Based on the applicant's submittal staff has identified the following variances:

1) *Building Standards.*

a) *Materials.* According to Section 4.1, *General Commercial District Standards*, of Article 5, *District Development Standards*, of the UDC, all commercial buildings shall consist of 90% masonry materials including 20% stone. In this case, the applicant is proposing to construct the building out of 100% metal. *This variance will require a simple majority vote of the City Council to be approved.*

b) *Horizontal Articulation.* According to Section 4, *General Commercial District Standards*, of Article 5, *District Development Standards*, of the UDC, no building wall shall extend for a distance greater than three (3) times the walls height without having an offset of 25% of the wall's height, and the new plane shall extend for a minimum distance of at least 25% of the length of the first plane. In this case, the applicant is proposing to match the existing building on the site, which does not meet the horizontal articulation requirements. *This variance will require a simple majority vote of the City Council to be approved.*

When taking these variances into consideration it should be pointed out that the majority of the buildings constructed in this area are similar to what is being proposed, and that the applicant is proposing to match the existing structure on the subject property; however, the approval of any variances to the UDC are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

ARCHITECTURAL REVIEW BOARD (ARB):

On June 26, 2018, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB found that the building elevations were similar to the adjacent structures along National Drive, and approved a motion to recommend approval by a vote of 3-0, with Board Members Meyrat, Miller, and Tovar being absent (*there was also one [1] vacant seat*).

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On July 10, 2018, the Planning and Zoning Commission approved the site plan and a motion to recommend approval of the requested variances by a vote of 5-0, with Commissioners Fishman and Moeller absent.

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City of Rockwall

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

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282

125 National Dr
Rockwall

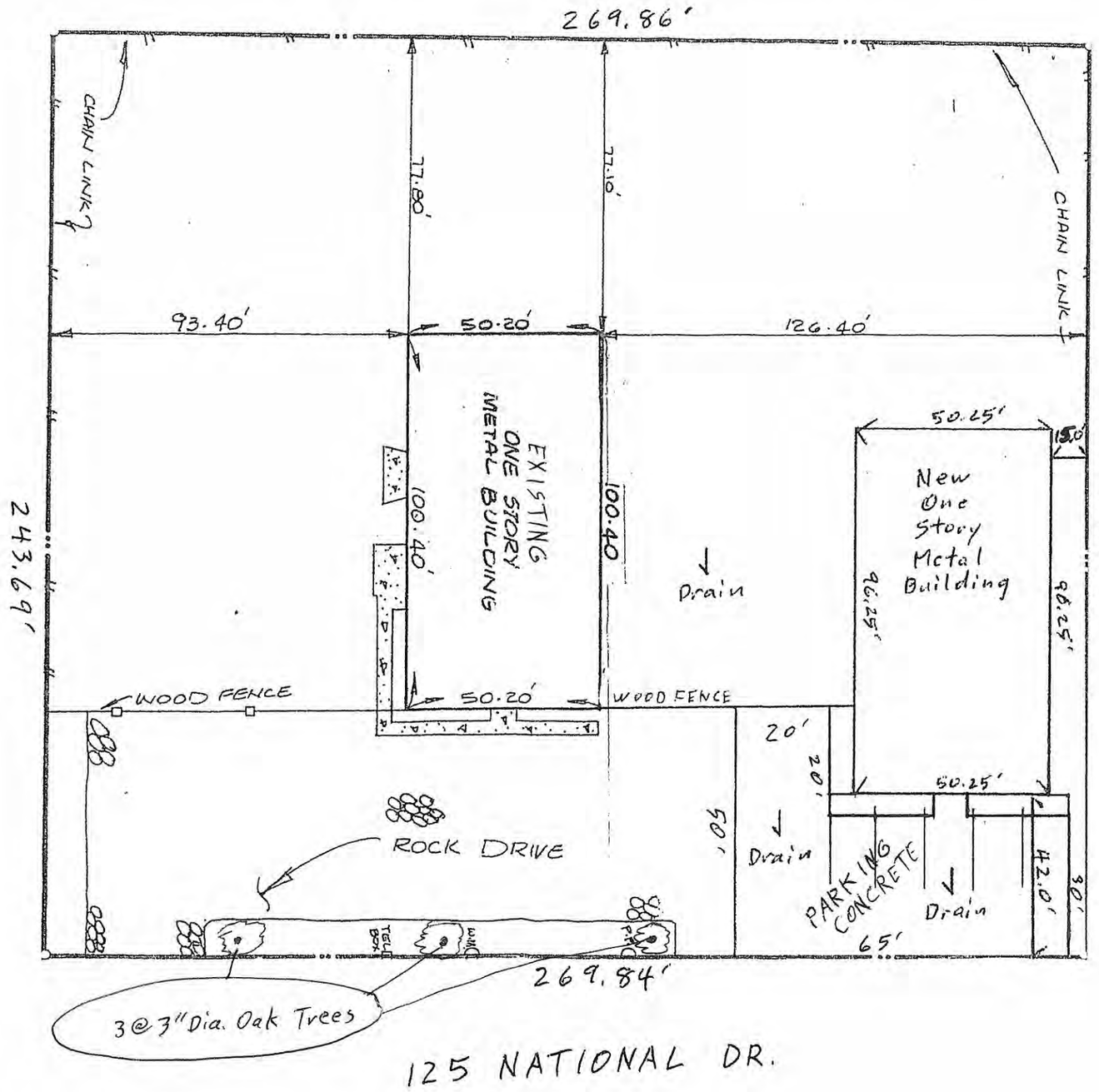
New metal building for warehouse business will be built to match the other existing buildings located on National Drive. We will have 2 trees planted in the front. Concrete parking per plan. No exterior lighting.

David Osborn
214-546-4826

283



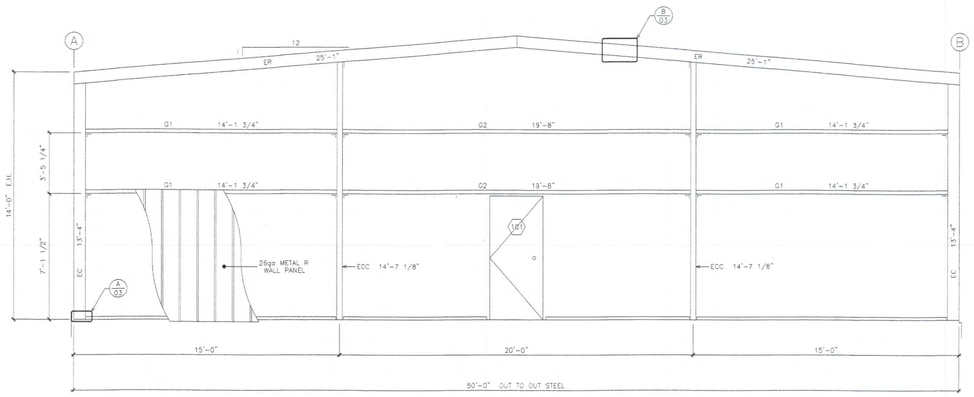
284



125 NATIONAL DR.

285

COLUMN LINE 1

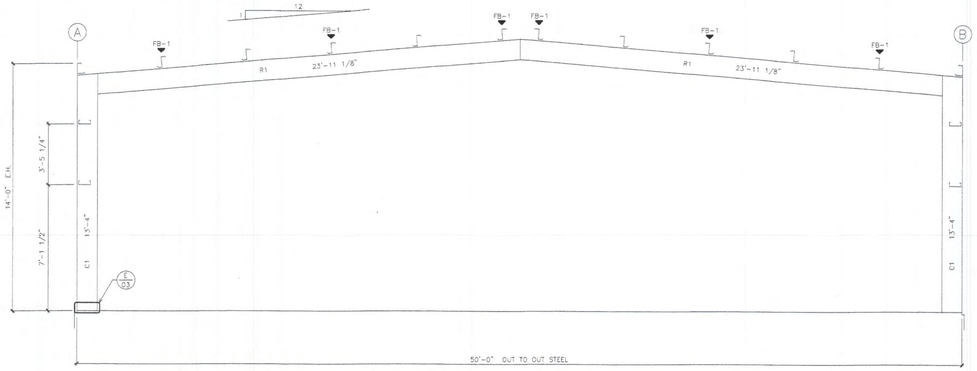


MATERIAL LIST				
ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
EC	ENDWALL COLUMN	8" X 3 1/2" X 14ga - Cee	13'-4"	2
ER	ENDWALL RAFTER	8" X 3 1/2" X 14ga - Cee	25'-1"	2
ECC	ENDWALL CENTER COLUMN	8" X 3 1/2" X 14ga - Cee	14'-7 1/8"	2
G1	WALL GIRT	8" X 2 1/2" X 16ga - Cee	14'-1 3/4"	4
G2	WALL GIRT	8" X 2 1/2" X 16ga - Cee	19'-8"	2
101	METAL DOOR	WHITE W/ 8 1/4" FRAME	3070	1

NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015

NOTE:
FIELD LOCATE 3070 METAL DOOR

COLUMN LINE 2, 3 & 4

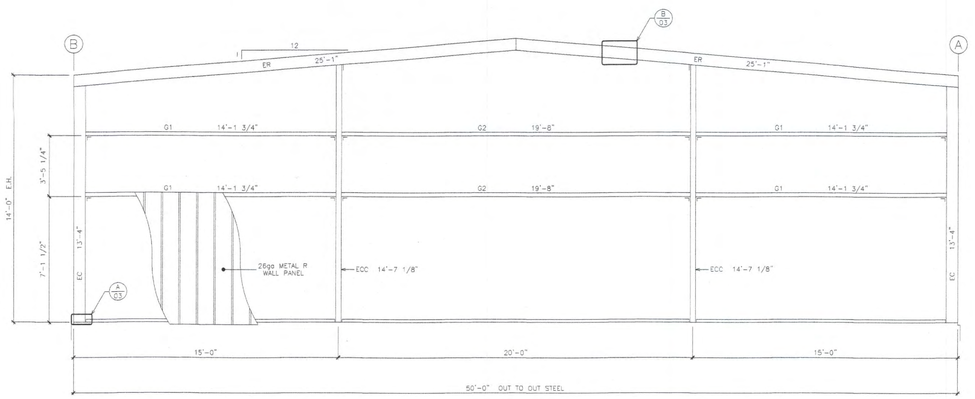


▼ INDICATES A FLANGE BRACE LOCATION; NEAR & FAR SIDE, REF. DT - F, PG 03

MATERIAL LIST				
ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
C1	MAIN FRAME COLUMN	W14" X 26# WFB	13'-4"	2
R1	MAIN FRAME RAFTER	W14" X 26# WFB	23'-11 1/8"	2
FB-1	FLANGE BRACE	1/8" X 2" X 2" ANGLE	1'-10 7/8"	12

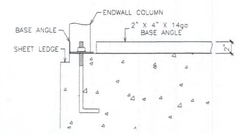
NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015

COLUMN LINE 5



MATERIAL LIST				
ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
EC	ENDWALL COLUMN	8" X 3 1/2" X 14ga - Cee	13'-4"	2
ER	ENDWALL RAFTER	8" X 3 1/2" X 14ga - Cee	25'-1"	2
ECC	ENDWALL CENTER COLUMN	8" X 3 1/2" X 14ga - Cee	14'-7 1/8"	2
G1	WALL GIRT	8" X 2 1/2" X 16ga - Cee	14'-1 3/4"	4
G2	WALL GIRT	8" X 2 1/2" X 16ga - Cee	19'-8"	2

NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015



SECTION DETAIL - A
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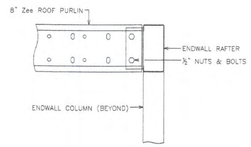

SECTION DETAIL - B
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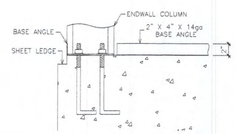

SECTION DETAIL - C
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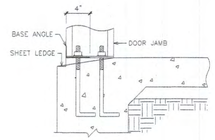
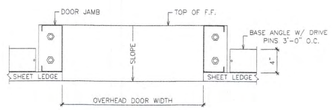
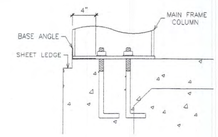


SECTION DETAIL - D (SIDE VIEW)
SCALE: 1" = 1'-0"



SECTION DETAIL - D (TOP VIEW)
SCALE: 1" = 1'-0"



SECTION DETAIL - E
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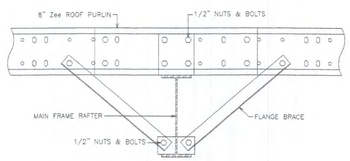
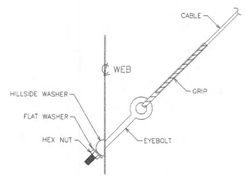


SECTION DETAIL - F
SCALE: 1" = 1'-0"



CABLE BRACING DETAIL
NTS

EAGLE NATIONAL STEEL
540 SKYLINE DR.
PHONE: (972)225-8138
HUTCHINS, TX 75141
FAX: (972)225-7407

CUSTOMER:

STREET:

CITY/STATE/ZIP:
ROCKWALL, TX

SCALE:
1/4" = 1'-0"

DRAWN BY:
A. SHIRLEY

DATE:
04/24/2018

CONTRACTOR:
LONE STAR STEEL STRUCTURES

REVISION:

REVISION:

JOB NUMBER:
823-18

DRAWING TITLE:
FRAME ELEVATIONS

SHEET NUMBER:
03 OF 05

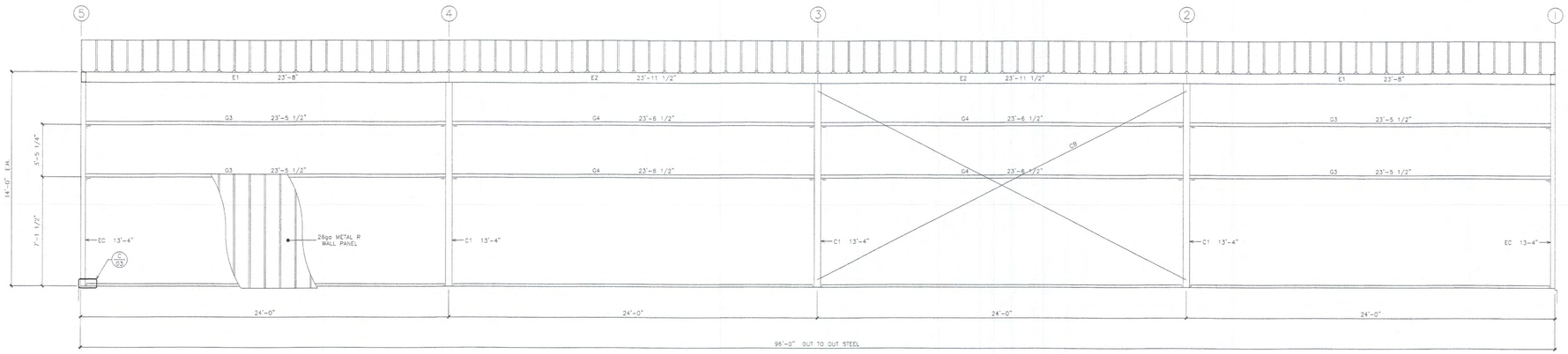
PROFESSIONAL ENGINEER

STATE OF TEXAS
RUSSELL HUNN
23705
LICENSED
PROFESSIONAL ENGINEER

FIRM # 5800

286

COLUMN LINE A

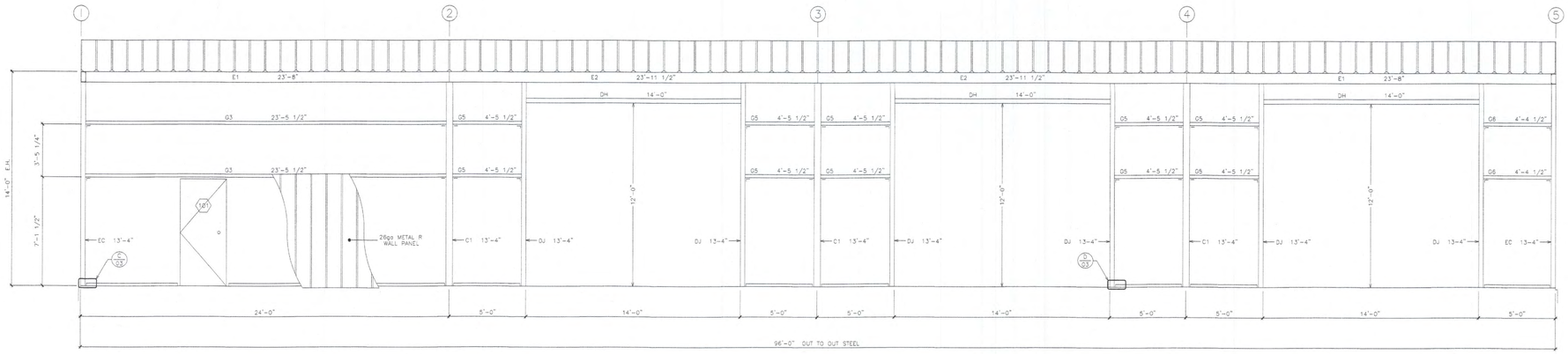


MATERIAL LIST				
ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
EC	ENDWALL COLUMN	8" X 3 1/2" X 14ga - Cee	13'-4"	2
C1	MAIN FRAME COLUMN	W14" X 26# WFB	13'-4"	3
G3	WALL GIRT	8" X 2 1/2" X 14ga - Cee	23'-5 1/2"	4
G4	WALL GIRT	8" X 2 1/2" X 14ga - Cee	23'-6 1/2"	4

NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015

MATERIAL LIST				
ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
E1	EAVE STRUT	8" X 14ga	23'-8"	2
E2	EAVE STRUT	8" X 14ga	23'-11 1/2"	2
CB	CABLE BRACING	3/8"ø GALVANIZED	28'-0"	2

COLUMN LINE B



MATERIAL LIST				
ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
EC	ENDWALL COLUMN	8" X 3 1/2" X 14ga - Cee	13'-4"	2
C1	MAIN FRAME COLUMN	W14" X 26# WFB	13'-4"	3
DH	DOOR HEADER	8" X 3 1/2" X 14ga - Cee	14'-0"	3
DJ	DOOR JAMB	8" X 3 1/2" X 14ga - Cee	13'-4"	6
101	METAL DOOR	WHITE W/ 8 1/4" FRAME	3070	1

NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015

NOTE:
FIELD LOCATE 3070 METAL DOOR

MATERIAL LIST				
ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
G3	WALL GIRT	8" X 2 1/2" X 14ga - Cee	23'-5 1/2"	2
G5	WALL GIRT	8" X 2 1/2" X 14ga - Cee	4'-5 1/2"	10
G6	WALL GIRT	8" X 2 1/2" X 14ga - Cee	4'-4 1/2"	2
E1	EAVE STRUT	8" X 14ga	23'-8"	2
E2	EAVE STRUT	8" X 14ga	23'-11 1/2"	2

EAGLE NATIONAL STEEL
540 SKYLINE DR.
PHONE: (972)225-8138
HUTCHINS, TX 75141
FAX: (972)225-7407

CUSTOMER:

STREET:

CITY/STATE/ZIP:
ROCKWALL, TX

SCALE:
1/4" = 1'-0"

DRAWN BY:
A. SHIRLEY

DATE:
04/24/2018

CONTRACTOR:
LONE STAR STEEL STRUCTURES

REVISION:

REVISION:

JOB NUMBER:
823-18

DRAWING TITLE:
SIDEWALL ELEVATION

SHEET NUMBER:
04 OF 05

PROFESSIONAL ENGINEER

STATE OF TEXAS
RUSSELL HUNN
23765
LICENSED
PROFESSIONAL ENGINEER

FIRM # 5800

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 07/16/2018

APPLICANT: Wayne Mershawn of *Mershawn Architects*

AGENDA ITEM: **SP2018-016;** Site Plan for *Office Building Use*

SUMMARY:

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Clay Shipman for the approval of a variance to the articulation requirements and an exception to the material requirements in conjunction with an approved site plan for an office building on a 1.28-acre parcel of land identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of a variance and an exception to the Unified Development Code (UDC) as outlined in this report. The request is in conjunction with an approved site plan for the purpose of constructing a, three (3) story, ~7,282 SF office building. The proposed office building will be situated on a 1.28-acre parcel of land identified as *Lot 3, Block A, La Jolla Pointe, Phase 2 Addition*, which is located on La Jolla Pointe Drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive. The subject property is zoned Commercial (C) District.

VARIANCE AND EXCEPTION REQUESTS:

The applicant is requesting a variance and exception to the requirements of the Unified Development Code (UDC) for the sections outlined below. It should be noted, that for the subject property a variance or exception request would require approval by a simple majority vote of those City Council members present. The requests are as follows:

1) Section 4.1.A.1, of Article V, of the UDC requires a minimum of 20% stone on all facades, which are visible from a public street. The submitted building elevations do not meet this minimum requirement (*i.e. north 6%, south 0%, east 1%, & west 1%*). This will require approval by the City Council. **[*Simple Majority Vote*]**

2) Section 4.1.C.1 a & b, of Article V, of the UDC requires all building facades not extend for a distance of three (3) times the walls height without having an off-set both vertically and horizontally. The elevations depict the east facing façade does not meet this requirement. This will require approval by the City Council. **[*Simple Majority Vote*]**

A request for a variance or exception as outlined above is considered a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On June 26, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB requested the applicant make changes that would reflect replication of the original historic

structure (*i.e. Hook & Ladder Company #8 Firehouse in New York*) by creating a more ornate cornice, and reducing the stucco by incorporating more red brick. Additionally, the ARB requested a 3-D rendering of the facility. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on July 10, 2018.

On July 10, 2018, the Architectural Review Board did not provide a recommendation to the Planning and Zoning Commission due to not having a quorum.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) The total tree mitigation balance due of 212-caliper inches will be due prior to issuance of a building permit and/or prior to the filing of a final plat; and,

3) Any construction or building necessary to complete the *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On July 10, 2018, the Planning and Zoning Commission's motion to approve the site plan with staff conditions passed by a vote of 5 to 0 with Commissioners Moeller and Fishman absent. The approval also included approving the building elevations due to the applicant meeting the ARB's recommendations from the June 26, 2018 meeting. Additionally, the motion included a recommendation of approval for the variance and exception requested as outlined in staff's report.



City of Rockwall

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

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MERSHAWN
ARCHITECTS

City of Rockwall
Planning and Zoning Department

June 8, 2018

LETTER OF VARIANCE

We respectfully request a variance for the articulation ordinance on the Shipman Office Building Project.

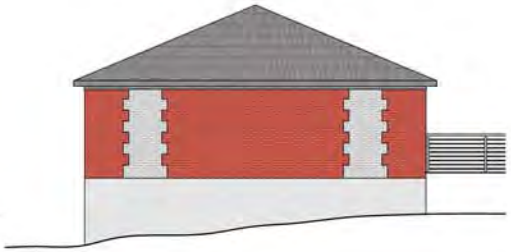
We are asking for this variance because our client is wanting to build an old style City Fire Station to look as similar as possible to the historical Hook and Ladder #8 Firehouse in New York City. The vertical and horizontal articulation is not conducive to this design and would take away from the old style.

2313 Ridge Rd. #103, Rockwall, TX 75087 • 972-722-9302 PH • 972-722-9299 FAX

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



NORTH ELEVATION (STREET FACING)



WEST ELEVATION



EAST ELEVATION

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS. EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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RESIDENTIAL RESTAURANTS INSTITUTIONAL
MEDICAL COMMERCIAL CHURCHES
ARCHITECTS
MERSHAWN
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE 972-722-9302
FAX 972-249-2281

No.	Date	Revision	By

SHIPMAN OFFICE BUILDING
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	04/16/2018
Project No.:	180402
Designed:	DR
Drawn:	W
Checked:	MM

SHEET A6 OF 31

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS. EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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RESIDENTIAL RESTAURANTS INSTITUTIONAL
MEDICAL COMMERCIAL CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE 972-722-5302
FAX 972-249-2081

No.	Date	Revision	By

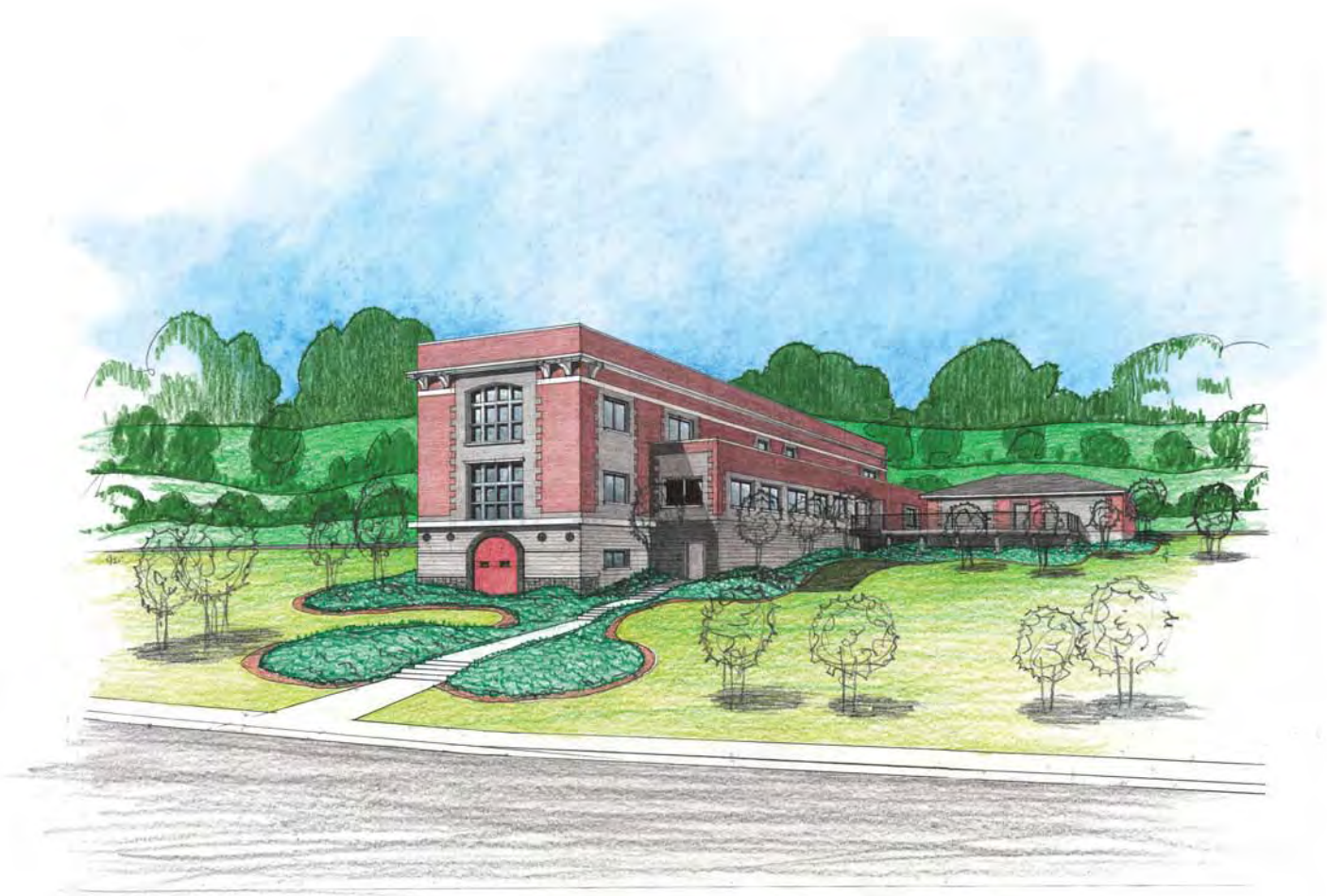
SHIPMAN OFFICE BUILDING
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	04/16/2018
Project No.:	180402
Designed:	DR
Drawn:	W
Checked:	RM

SHEET A7 OF 31

294



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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: July 16, 2018

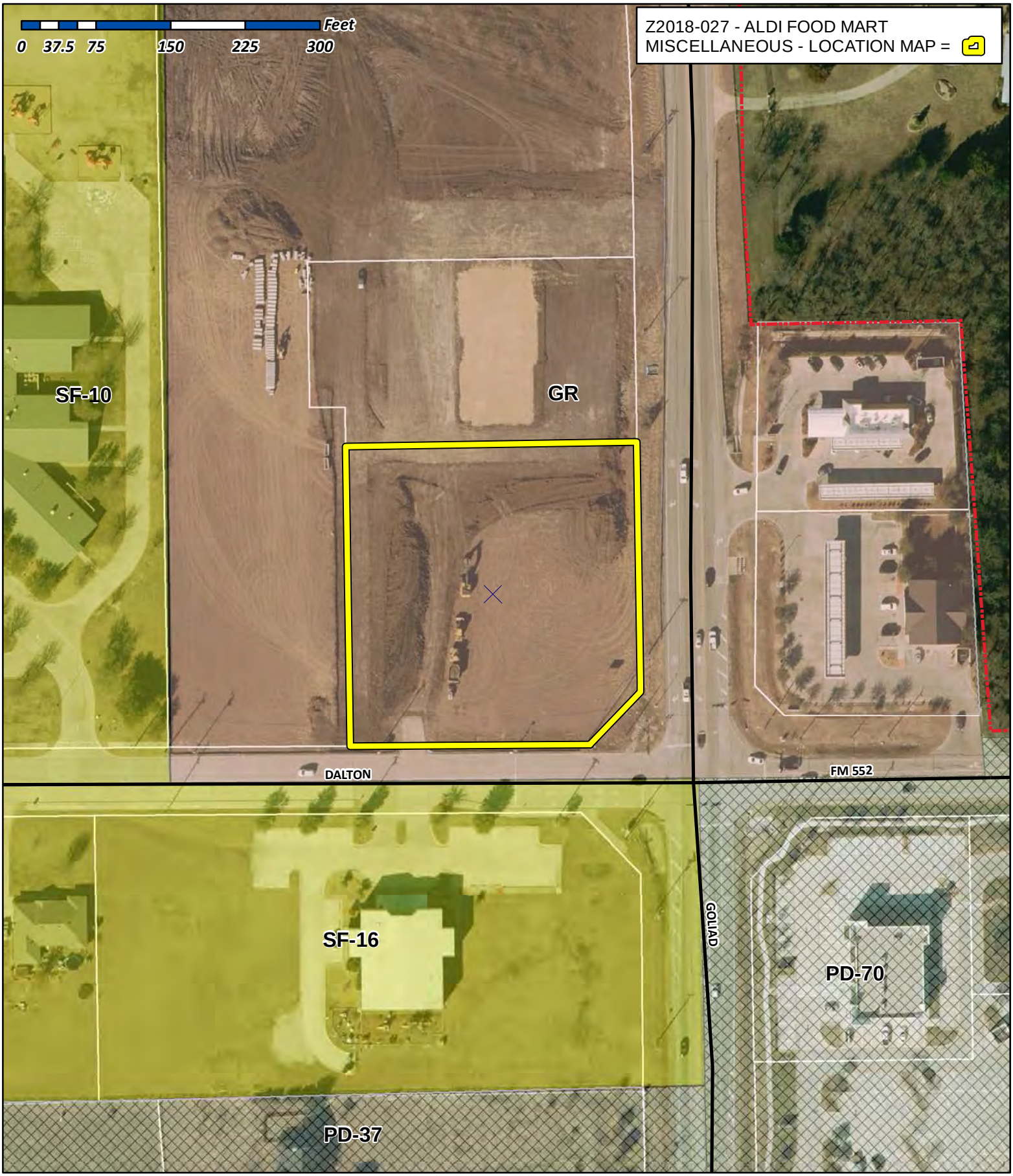
SUBJECT: Variance to the Distance Requirements for the Sale of Beer and Wine for Off-Premise Consumption in Conjunction with a Retail Store (*i.e. ALDI*)

The applicant, Kyle V. Hill of Martin Frost & Hill, is requesting that the City Council consider granting a variance to the proximity requirements for the sale of alcoholic beverages for off-premise consumption. The request is being made to allow the ALDI Grocery Store -- *located at the northwest corner of FM-552 and SH-205 (i.e. 3251 SH-205)* -- to establish package sales of beer and wine for off premise consumption. In accordance with the *Texas Alcoholic Beverage Code*, the City of Rockwall has adopted distance requirements that stipulate a minimum separation between businesses that sell alcohol, for on-site or off-site consumption, and schools, churches, and hospitals. Section 3.5, *Alcoholic Beverage Sales*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) states the following (*with pertinent information underlined*):

> *(B) Restaurants with alcoholic beverage sales.*
>
> *(1) Retail establishments may sell beer and wine for off-premises consumption by right if they are located on property that was within the city limits as of November 14, 2007, and are located in a zoning district allowing such use. Retail establishments located on property that was annexed after November 14, 2007, may not engage in the selling of beer and wine for off-premises consumption.*
>
> *(2) <u>Retail establishments engaged in the selling of beer and wine to the general public for off-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and must be located not less than 300 feet from a church, public school, private school (as defined by the Texas Alcoholic Beverage Code) or public hospital.</u> For a church or public hospital, the 300 feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. <u>For public schools or private schools, the measurement of distance shall be in direct line from the property line of the public school to the property line of the retail establishment and in a direct line across intersections.</u> If the permit or license holder is located on or above the fifth story of a multistory building, the measurement shall be in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.*

The city council may grant a variance to the distance regulations if the city council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste of inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the city council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

In this case, the property line of the ALDI Grocery Store is approximately 188-feet from the property line of Nebbie Williams Elementary as measured per the requirements of the *Texas Alcoholic Beverage Code* (*see the attached exhibit*). This means that the ALDI Grocery Store is approximately 112-feet out of compliance with the proximity requirements. It should be noted that according to a letter provided by the applicant, the same materials have been provided to the Rockwall Independent School District (RISD) for their review (*see attached letter*). The approval of the requested variance is a discretionary decision for the City Council. Staff and the applicant will be available at the City Council meeting on July 16th should the City Council have any questions.



City of Rockwall

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

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

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3345 BEE CAVE ROAD, STE. 105
AUSTIN, TEXAS 78746

TELEPHONE: 512.473.0300
MFHLIQUORLAW.COM

Martin Frost & Hill
Texas Liquor Lawyers

July 5, 2018

Via Federal Express & E-mail: RMiller@rockwall.com

Ryan C. Miller, AICP
Director of Planning and Zoning
City of Rockwall Planning and Zoning Department
385 S Goliad St.
Rockwall, TX 75087

Re: Request for Variance from Rockwall Unified Land Development Code Article IV, Section 3.5(B)(2)

Dear Mr. Miller:

Please accept this letter and supporting documentation as application to Rockwall City Council for a variance from the minimum distance restriction set forth in Article IV, Section 3.5(B)(2) of Rockwall's Unified Land Development Code ("Development Code"), which, if granted, would enable the applicant, ALDI (Texas), LLC ("ALDI"), to hold a TABC Wine and Beer Retailer's Off-Premise Permit at the ALDI grocery store to be located at 3251 N. Goliad St. (the "Store"). ALDI requests placement of its variance request on the agenda for the City Council meeting scheduled for Monday, July 16, 2018, if possible.

Measured in a direct line from property line to property line, the Store is located within 300 feet of a parcel of property owned by Rockwall Independent School District ("RISD") where Nebbie Williams Elementary School (the "School") is located. Development Code Article IV, Section 3.5(B)(2) prohibits the sale of alcoholic beverages within 300 feet of a public school without variance approval by City Council. Per to the Development Code, a variance may be granted if Council determines the enforcement of the regulation in a particular instance is either:

- not in the best interest of the public,
- constitutes waste or inefficient use of land or other resources,
- creates undue hardship on an applicant for a license or permit,
- does not serve its intended purpose,
- is not effective or necessary, or
- for any other reason council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

300

Enclosed for consideration please find an information sheet reviewing ALDI's alcoholic beverage operations, map detailing proximity of the Store to the School, and related materials supporting ALDI's request for a variance. I have reached out to and provided RISD staff with these same materials for review. ALDI's intent is to establish an open line of communication with RISD and is available for any questions or concerns about its proposed activities at the Store.

For the reasons set forth in enclosed materials, ALDI respectfully requests City Council grant it a variance from Rockwall's minimum distance regulations related to the sale of alcoholic beverages near a public school. Please let me know if you require any additional information for the variance application. I can be reached by phone at (512) 473-0300 or by e-mail at khill@mfhliquorlaw.com.

Sincerely,

Kyle V. Hill, Esq.

Enclosures

cc: Renae Murphy, Chief Communications Officer
Kassie Maxwell, Administrative Assistant
Rockwall Independent School District
Via Email
(w/enclosures)

Derek Russo, Dir. of Administration
ALDI Inc. Denton Division
Via Email

ALDI will operate a grocery store at 3251 N. Goliad St. in Rockwall (the "Store"), which is located within 300 feet of a parcel of property owned Rockwall Independent School District ("RISD") on which Nebbie Williams Elementary School (the "School") is located. Because of the proximity of the Store's property to RISD's property where the School is located, City of Rockwall's ordinances prohibit alcoholic beverage sales at the Store without variance approval from City Council. ALDI is requesting variance approval for this Store based upon the following information.

ALDI understands the purpose of restricting alcoholic beverage sales near schools is to reduce the likelihood of alcoholic beverage sales to minors, and ALDI takes its responsibilities as a good corporate citizen and TABC permittee seriously. ALDI's employees and managers receive training on responsible policies and procedures for selling alcoholic beverages to the public. The training focuses on preventing sales to minors, to already intoxicated customers, and on restricted hours for sales. As a result of this training and with thousands of daily alcoholic beverage sales transactions at its 100+ grocery stores in Texas, ALDI enjoys an exemplary TABC compliance record.

ALDI does not advertise alcoholic beverages or display alcoholic beverage signage on the exterior of its stores. Inside its stores, there is only one sign identifying the location of the beer and wine aisle. Except for this sign, ALDI does not display neon alcoholic beverage signs or similar signage inside its stores. Enclosed for reference is a floor plan of a typical ALDI store with beer and wine shelf space highlighted. The beer and wine shelf space comprises only a small fraction (16 feet) of the total shelf space in a store. Also enclosed is a picture of a typical beer and wine shelf space inside ALDI's stores.

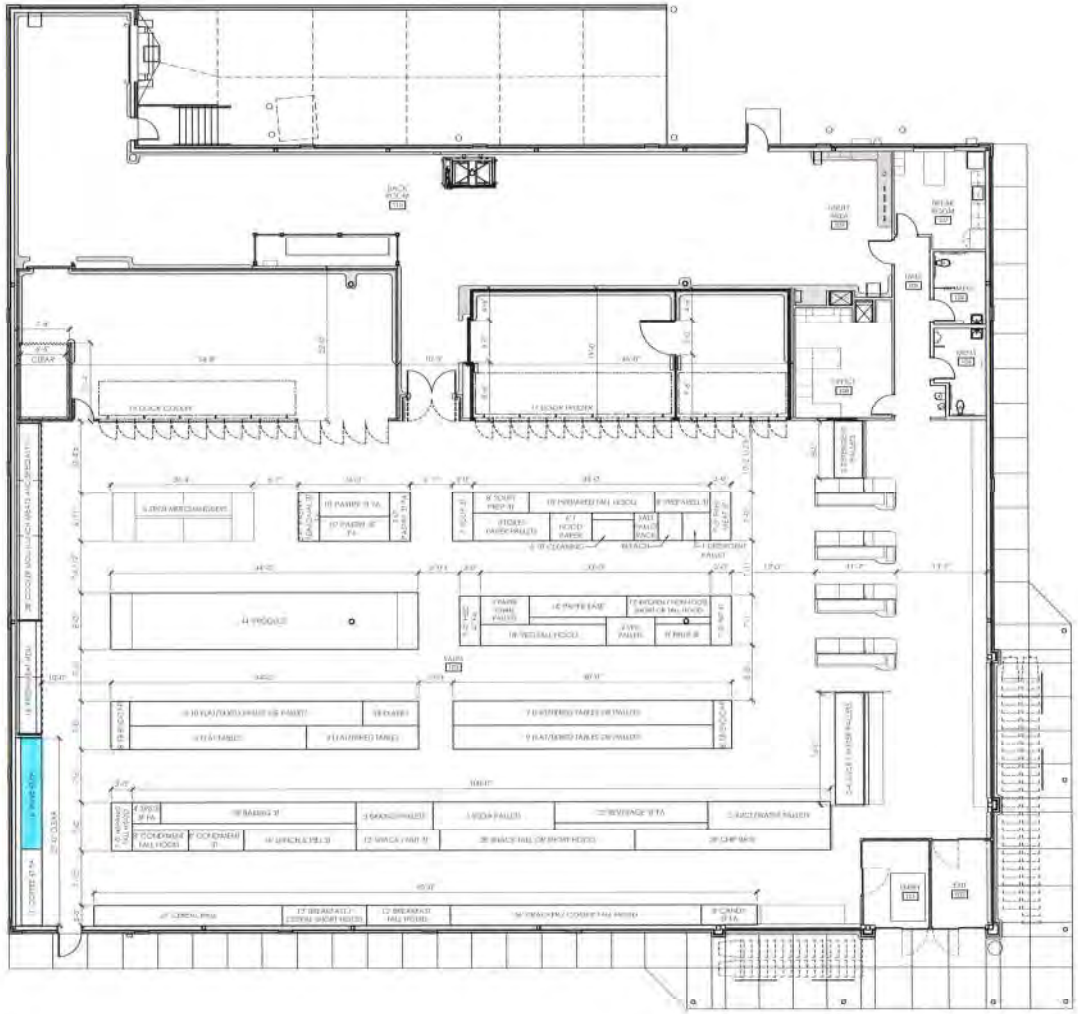
Beer and wine sales at ALDI account for only 1% to 2% of total sales at its stores; however, not being able to sell alcoholic beverages puts ALDI at a competitive disadvantage to similar businesses in the surrounding area, such as Tom Thumb, Kroger, and CVS, that are currently selling alcoholic beverages. Prohibiting beer and wine sales at this Store would result in lost sales to ALDI and lost sales tax revenue to the city. That result is bad for the city and unfair to ALDI.

For these reasons and given the practical proximity of the School to the Store (see enclosed maps), ALDI believes it is unnecessary to ban alcoholic beverage sales at the Store in order to prevent sales to minors and requests approval of a variance by Rockwall City Council. RISD and Rockwall City Council can be sure that ALDI will enforce the same exacting compliance standards at this store that are in place statewide.


SMART
$9.99
$5.99
$5.99
$8.99
$9.99
$5.99
$4.89
$4.99
$4.99
$4.99
$6
Alcoholic beverages will not be sold to any person under the age of 25 or to any person who is visibly intoxicated.
Black Party
1839

303

V4.0 PROTOTYPE - NOT FOR CONSTRUCTION



SB MERCHANDISING NOTES:
- PUSH SB TABLES TOGETHER LEAVING NO GAP IN MIDDLE. IN 7'-0" SB GONDOLA, 8'-0" SB ENDCAP WILL EXTEND PAST GONDOLA 6" ON EACH SIDE.
- ALLOW FOR ONE CUSTOMER WALKWAY TO IMPROVE ACCESS TO BOTH SIDES OF SB DISPLAY.
- THE WALKWAY IS INTENDED TO IMPROVE CUSTOMER ACCESS AND DOES NOT NECESSARILY DEFINE FOOD AND NON-FOOD BOUNDARIES.

BEER & WINE AREA

1 V4.0 Merchandising Plan With Alcohol

Issued:	Date:
A	
B	
C	
D	

Revisions:	Date:
1	
2	
3	
4	
5	

Seal | Seal

PROJECT ARCHITECT/DESIGNER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

Copyright © 2013

DO NOT SCALE PLANS

APD Engineering & Architecture, PLLC
615 Fishers Run
Victor, NY 14564

TALL = 49 3/4"
SHORT = 42 1/4"
FA = FULLY ADJUSTABLE

ALDI Inc.
Division Address
Division City, Division State, Zip

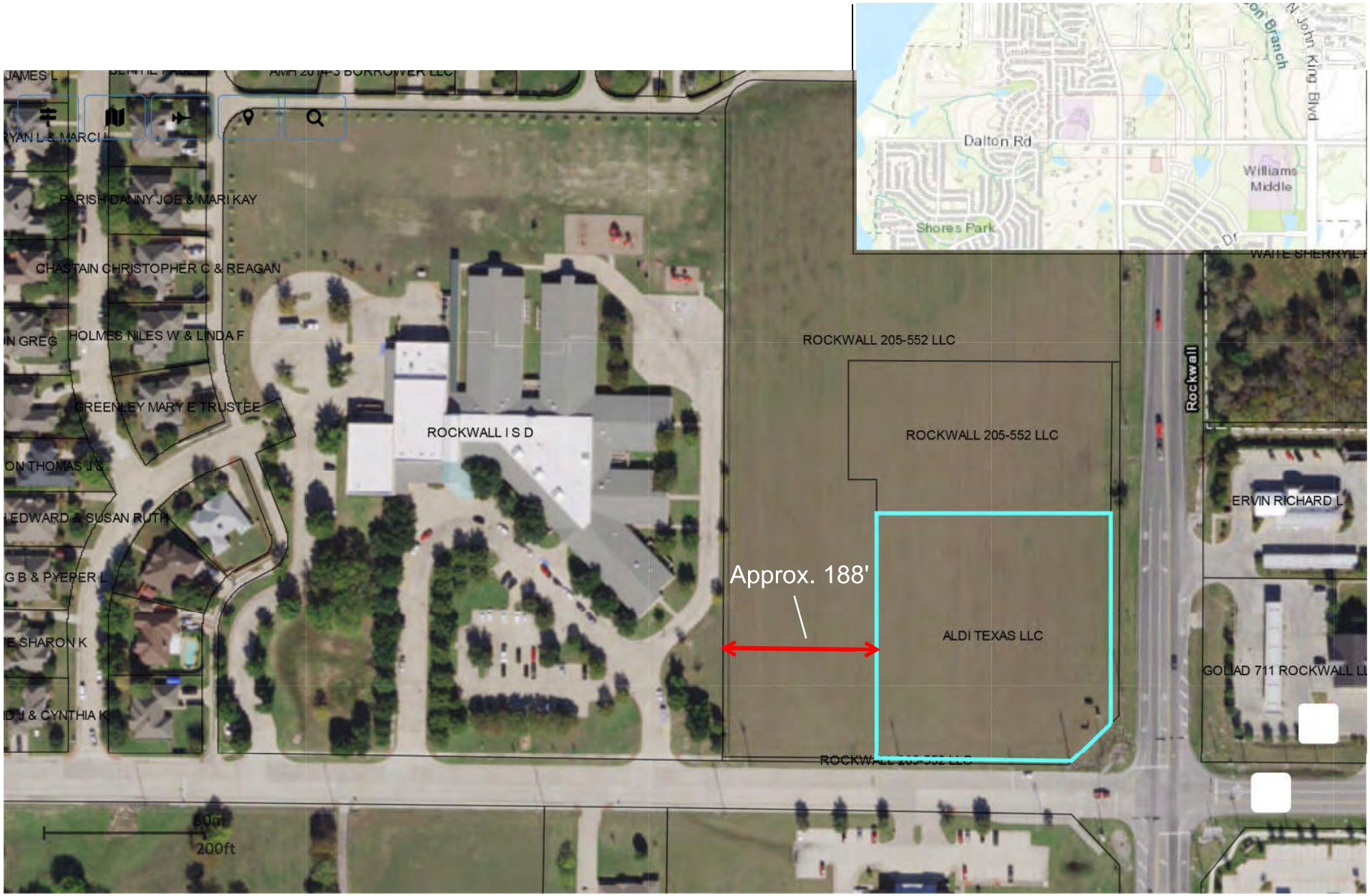
ALDI Inc.
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

V4.0 Merchandising Plan with Alcohol
Drawing Name:

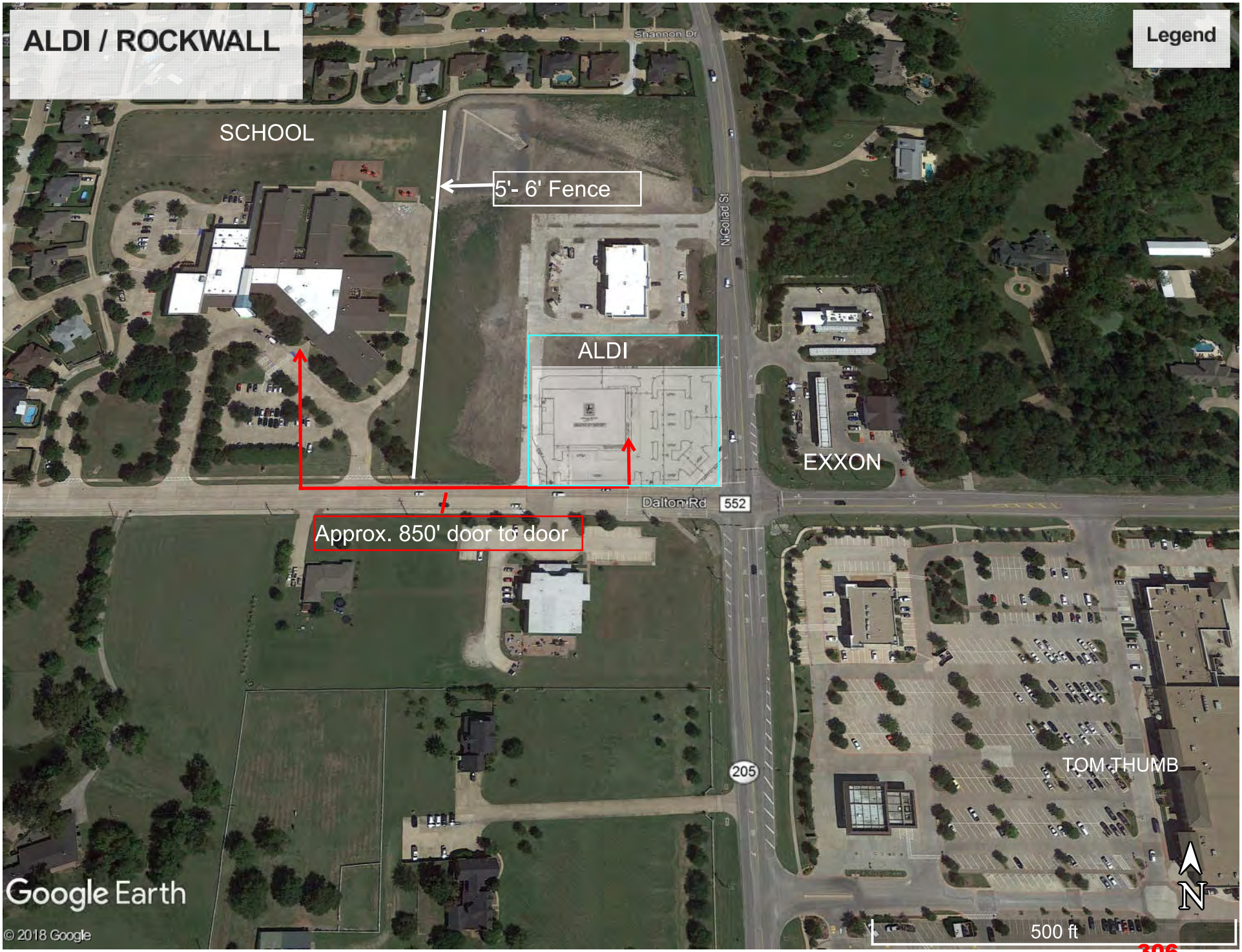
Date: Date	Project No. Proj. No.
Type: RHRD-V4	
Drawn By: JDB	A-132
Scale: As Noted	Drawing No:

PLOTTED: 9/10/2014 9:03:44 AM

304


Dalton Rd
Williams Middle
Shores Park
John King Blvd
Rockwall
PARISH DANNY JOE & MARI KAY
CHASTAIN CHRISTOPHER C & REAGAN
HOLMES NILES W & LINDA F
GREENLEY MARY E TRUSTEE
ROCKWALL I S D
ROCKWALL 205-552 LLC
ROCKWALL 205-552 LLC
ERVIN RICHARD L
Approx. 188'
ALDI TEXAS LLC
60ft
200ft

305


ALDI / ROCKWALL
Legend
SCHOOL
5'- 6' Fence
Shannon Dr
N Goliad St
ALDI
EXXON
Dalton Rd
552
Approx. 850' door to door
205
TOM THUMB
Google Earth
© 2018 Google
N
500 ft

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council Members**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **July 13, 2018**

SUBJECT: **Update Re: City Advisory Boards & Commissions Vacancies**

Architectural Review Board (3 vacancies)

1) ~~Trace Johannesen~~ - Term: Aug. 2019
2) ~~John Womble~~ - Term: Aug. 2020
3) ~~Phillip Craddock~~ - Term: Aug. 2020

Councilmember Bennie Daniels is the current Council liaison for the ARB. He is recommending that the Council consider appointing the following individuals to fill the aforementioned vacancies:

1. Bob Wacker
2. Rick Johnson, and
3. Lindsey Mitchell.

Council will need to specify which of the above they'd like to appoint for the one-year term, and which two they'd like to appoint to serve the two-year terms.

Park Board (1 vacancy)

One vacancy exists on the Park Board due to **Brad Bassett** "terming out." **Any newly appointed board member who is selected to fill this vacancy will be serving a full, two-year term through August of 2020.**

Animal Advisory Board (1 vacancy)

There is one vacancy (Sandra Solomon's seat) that will need to be filled **(for a two-year term, expiring in August of 2020)**.

Councilmember Daniels has secured a commitment from Mr. Gary Freedman to fill this vacancy if the Council approves this recommended appointment.

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Agenda 5

Hold a work session to discuss the 2018 Comprehensive Plan update.

- Work Session Packet 10
- Draft Comprehensive Plan (1) 29
- Draft Comprehensive Plan (2) 102
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Consider approval of the minutes from the July 16, 2018 regular city council meeting, and take any action necessary.

- Minutes 168
- Blank Page 181

Consider approval of Change Orders No. 1 and 2 for the total additional contract amount of $57,953.00 with Wildstone Construction, LLC for the Quail Run and Memorial Bypass Trunk Sewer Project, and take any action necessary.

- Memo 182
- CO 1 183
- CO 2 185
- Blank Page 187

Z2018-026 - Consider a request by Tony Osburn of TXHWS, LLC for the approval of an ordinance for a Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF with Drive-Through on a 1.33-acre parcel of land identified as Shafer Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 621 White Hills Drive, and take any action necessary (2nd Reading).

- #18-31 188
- Blank Page 193

Z2018-027- Consider a request by John Delin of Integrity Group, LLC for the approval of an ordinance amending Planned Development District 85 (PD-85) [Ordinance No. 17-55] and approving a zoning change from Agricultural (AG) District to Planned Development District 85 (PD-85) for a 9.789-acre tract of land being a portion of a larger 148.825-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Planned Development District 85 (PD-85) being a 37.8-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary (2nd Reading).

- #18-32 194
- Blank Page 212

Z2018-028 - Consider a request by Al and Mattie Vivo for the approval of an ordinance for a Specific Use Permit (SUP) allowing the Furniture Upholstery, Refinishing & Repair land use in conjunction with an existing general retail store on a 1.9175-acre tract of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary (2nd Reading)

#18-33 213

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P2018-022 - Consider a request by Juan Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a replat for Lots 18, 19 & 20, Block A, La Jolla Pointe Addition, Phase 2 being a 5.769-acre tract of land currently identified as Lots 8, 9 & 11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

P2018-022 219

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Z2018-029 - Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Corey Cannon for the approval of an ordinance for a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary (1st Reading).

Z2018-029 227

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MIS2018-017 - Discuss and consider a request by Manny Romero for the approval of a special request in accordance with Planned Development District 75 (PD-75) [Ordinance No. 16-01] for the purpose of permitting the construction of a carport and covered porch on a 0.115-acre property that is identified as Lot 419, Block D of Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, is zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, is generally located at 406 Bass Road, and take any action necessary.

MIS2018-017 300

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P2018-008 - Discuss and consider a request by Stephen Selinger on behalf of Pham Bang Kim for the approval of a preliminary plat for Southridge Estates containing 320 single-family residential lots on a 72.6049-acre tract of land being identified as Tract 6 of the R. Dickens Survey, Abstract No. 73, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located north of the intersection of SH-276 and FM-551, and take any action necessary.

P2018-008 . . . 308
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MIS2018-015 - Discuss and consider a request by Kyle Hill of Martin, Frost & Hill for the approval of a variance to Section 3.5, Alcoholic Beverage Sales, of Article IV, Permissible Uses, of the Unified Development Code to allow a retail establishment that does not meet the minimum distance requirements for beer and wine for off-premise consumption on a 1.972-acre parcel of land identified as Lot 1, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3251 N. Goliad Street [SH-205], and take any action necessary.

MIS2018-015 . . . 327
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Discuss and consider recommendations from the Airport Advisory Board regarding future airport development planning, and take any action necessary.

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Rockwall Meals on Wheels Senior Services - 3rd Quarter Report
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STAR Transit Monthly Report - June 2018
STAR Report 397
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AGENDA
ROCKWALL CITY COUNCIL
Monday, August 06, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

p.10 **1.** Hold a work session to discuss the 2018 Comprehensive Plan update.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
2. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney).
3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property)
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)
5. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (personnel matters)

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, August 06, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER MACALIK

VIII. OPEN FORUM

IX. CONSENT AGENDA

p.168 **1.** Consider approval of the minutes from the July 16, 2018 regular city council meeting, and take any action necessary.

p.182 **2.** Consider approval of Change Orders No. 1 and 2 for the total additional contract amount of $57,953.00 with Wildstone Construction, LLC for the Quail Run and Memorial Bypass Trunk Sewer Project, and take any action necessary.

p.188 **3.** **Z2018-026** - Consider a request by Tony Osburn of TXHWS, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF with Drive-Through on a 1.33-acre parcel of land identified as Shafer Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 621 White Hills Drive, and take any action necessary **(2nd Reading).**

p.194 **4.** **Z2018-027**- Consider a request by John Delin of Integrity Group, LLC for the approval of an **ordinance** amending Planned Development District 85 (PD-85) [Ordinance No. 17-55] and approving a zoning change from Agricultural (AG) District to Planned Development District 85 (PD-85) for a 9.789-acre tract of land being a portion of a larger 148.825-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Planned Development District 85 (PD-85) being a 37.8-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary **(2nd Reading).**

p.213 **5.** **Z2018-028** - Consider a request by Al and Mattie Vivo for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing the Furniture Upholstery, Refinishing & Repair land use in conjunction with an existing general retail store on a 1.9175-acre tract of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205

Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary **(2nd Reading)**

p.219 **6.** **P2018-022** - Consider a request by Juan Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a replat for Lots 18, 19 & 20, Block A, La Jolla Pointe Addition, Phase 2 being a 5.769-acre tract of land currently identified as Lots 8, 9 & 11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

XI. PUBLIC HEARING ITEMS

p.227 **1.** **Z2018-029** - Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Corey Cannon for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary **(1st Reading).**

XII. ACTION ITEMS

p.300 **1.** **MIS2018-017** - Discuss and consider a request by Manny Romero for the approval of a special request in accordance with Planned Development District 75 (PD-75) [Ordinance No. 16-01] for the purpose of permitting the construction of a carport and covered porch on a 0.115-acre property that is identified as Lot 419, Block D of Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, is zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, is generally located at 406 Bass Road, and take any action necessary.

p.308 **2.** **P2018-008** - Discuss and consider a request by Stephen Selinger on behalf of Pham Bang Kim for the approval of a preliminary plat for Southridge Estates containing 320 single-family residential lots on a 72.6049-acre tract of land being identified as Tract 6 of the R. Dickens Survey, Abstract No. 73, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located north of the intersection of SH-276 and FM-551, and take any action necessary.

p.327 **3.** **MIS2018-015** - Discuss and consider a request by Kyle Hill of Martin, Frost & Hill for the approval of a variance to Section 3.5, Alcoholic

Beverage Sales, of Article IV, Permissible Uses, of the Unified Development Code to allow a retail establishment that does not meet the minimum distance requirements for beer and wine for off-premise consumption on a 1.972-acre parcel of land identified as Lot 1, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3251 N. Goliad Street [SH-205], and take any action necessary.

p.338 **4.** Discuss and consider recommendations from the Airport Advisory Board regarding future airport development planning, and take any action necessary.

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports

p.355 Building Inspections Monthly Report - June 2018
p.368 Fire Department Monthly - June 2018
p.374 GIS Division Monthly Report - June 2018
p.376 Harbor PD Monthly Report - June 2018
p.378 Internal Operations Department Monthly Report - June 2018
p.382 Police Department Monthly Report - June 2018
p.385 Recreation Monthly Report - June 2018
p.392 Rockwall Animal Adoption Center Monthly Report - June 2018
p.395 Rockwall Meals on Wheels Senior Services - 3rd Quarter Report
p.397 STAR Transit Monthly Report - June 2018

2. City Manager's Report

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

2. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney).

3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property)

4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

5. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (personnel matters)

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.087 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 3rd day of August, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Mary Smith, *Assistant City Manager*

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

DATE: August 6, 2018

SUBJECT: Comprehensive Plan Update

In October of 2016, the City Council directed staff to update the Comprehensive Plan for the purpose of accounting for the growth experienced by the community since the original adoption of *Hometown 2000 Comprehensive Plan*. As part of this process the City Council appointed a seven (7) member committee (*i.e. the Comprehensive Plan Advisory Committee [CPAC]*), which held monthly meetings starting on February 13, 2017. Through these meetings, the CPAC reviewed the current *Hometown 2000 Comprehensive Plan*, and adapted the vision of this plan to meet the future needs of the City. The result of this endeavor is the proposed *OURHometown Vision 2040 Comprehensive Plan*. Staff should note that after meeting with the City Manager on July 18, 2018, the CPAC unanimously voted to accept the City Manager's recommendations and forward the plan to the City Council. This plan has been provided in the attached packet for the City Council's review.

The following is a summary of the major changes, departures and goals that the CPAC intended address with this new plan:

Community Profile, Demographics, Vision and Plan

This section was added to the plan for the purpose of better conveying the composition and demographics of the community. A summary of the City's history was also provided to give context and background to the community. In addition, it was important for the Comprehensive Plan to contain language about the purpose, intent and use of a Comprehensive Plan, and its overall effects on the community.

Land Use Plan

One of the most important aspects of the Comprehensive Plan is the land use plan, which is intended to convey an image of the desired land use patterns of the community at buildout. To achieve this the CPAC understood that the land use plan needed to allow the City's decision makers the flexibility to make changes based on the approved land uses and growth patterns, and to provide a simple way of conveying the uniqueness of different areas of the City. To achieve this, the City was broken down into districts that utilize policies tailored to each unique geographic area. These also show the desired land use percentage goals for each area, and the current/buildout numbers for homes, population and commercial businesses in each district. In addition, the CPAC increased the number of land use categories to include *Live/Work*, *Commercial/Retail* and *Business Centers*. This was done to acknowledge the difference in these designations, which were all previously under the *Commercial* designation.

The *Medium Density Residential* land use designation was changed to remove the density overlap contained in the *Hometown 2000 Comprehensive Plan*. This plan had *Low Density*

Residential overlapping with *Medium Density Residential*, which had the propensity to create confusion for the developer and the general public on controversial zoning cases. To correct this issue the CPAC adopted a new *Medium Density Residential* standard that was structured in the same manner as the current *Low Density Residential* designation (*i.e. it incorporates a density justification that is discretionary to the City Council*). Under this proposed *Medium Density Residential* designation, a given density of 2.5-3.0 dwelling units per acre is granted with the ability for the City Council to grant up to 3.5 dwelling units per acre if increased amenity is provided. The CPAC also put a condition that any *High Density Residential* designation being proposed would need to justify the proposed density with increased amenity. Prior to this, there was not a density justification for *Medium* and *High Density Residential* proposals. This new provision was incorporated into the plan to incentivize developers to provide additional amenities, parks, open space, and etcetera; with the ability of City Council to make a determination of if the developer was providing sufficient amenity to warrant the requested density.

Land Use Policies

The land use policies contained in the Comprehensive Plan Update represent a more comprehensive list of guidelines for each land use designation type. In addition, the proposed Comprehensive Plan Update includes growth management strategies intended to provide an 80/20 mix of residential to commercial land uses. This change is intended to meet the City's strategic plan objective of ensuring a diversified tax base of 67% residential value to 33% commercial value. The current Comprehensive Plan does not address growth management or the future growth of the City.

Environment and Ecology

The *Environment and Ecology* section of the Comprehensive Plan Update represents a new section comprised of guidelines and goals contained in the previous *Land Use* section and other various sections of the *Hometown 2000 Comprehensive Plan*. The CPAC was of the opinion that these policies were better served to be grouped in a standalone section.

Parks, Open Space and Trails

The policies relating to the provision of public parks, open space and trails were updated to reflect the City's goals with regard to providing additional recreational amenities to the community. This also included exploring the idea of developing *Community Park Districts* that could be utilized to provide developer driven funding for community parks. This would be in addition to the neighborhood parks already required in each district.

Infrastructure

One of the major objectives identified by the CPAC was infrastructure. The CPAC was of the opinion that the current plan did not look comprehensively enough at the City's infrastructure, and that the issue of infrastructure would be one of the most important issues for the City moving forward. To achieve this goal, the *Transportation* section of the previous plan was expanded to include the City's water and wastewater facilities in addition to streets. These policies targeted the long-term maintenance of these facilities and developed implementation strategies aimed at enacting these policies. Through this endeavor, the CPAC also took the opportunity to update the City's street cross sections and provide clearer exhibits that better conveyed how the City's roadways should be designed in the future.

Public Health, Services and Safety

In the CPAC's attempt to make the Comprehensive Plan Update more comprehensive in nature a section addressing public health, code enforcement, building inspections, police and fire was added. Many of the policies contained in these sections mirror or compliment objectives

identified by the City's strategic planning efforts. This section also acknowledges the role that public services plays in planning, developing and shaping the community.

Economic Development

The *Hometown 2000 Comprehensive Plan* failed to address the economics of land use and the importance of how economic development policy efforts are in shaping a City. To correct this, the CPAC incorporated an economic development section that creates policies intended to support the City's business recruitment/retention efforts, workforce development, small business assistance and the diversification of the City's economy and tax base.

Community Character

This section was previously entitled *Urban Design Framework*, however, the CPAC felt that the title *Community Character* was more suited to describing the intent of this section. The policies contained in this section remain largely unchanged from the *Hometown 2000 Comprehensive Plan*, with the exception of minor revisions to address changes in the community.

Residential

The *Residential* section was created from the policies contained in *Exhibit 'C'* of the *Hometown 2000 Comprehensive Plan*. While many of the policies were carried over from the previous plan, the CPAC did make minor revisions to these policies to address changes in the market that have been observed since the original residential policies were adopted in 2007. This also included rearranging the policies into sections intended to make it easier for developers and the general public to reference the document.

One major change that was incorporated into the proposed plan was the addition of standards for townhomes and multi-family. The previous plan did not address these land uses and did not provide policies that conveyed the high quality of development expected by the City. To correct this, the CPAC assembled policies that included guidelines concerning the provision of structured parking, the increased amenity necessary for the establishment of these land uses, and acceptable locations for these types of land uses in the future.

Non-Residential

The *Non-Residential* section was created from the *Urban Design Development* section of the *Hometown 2000 Comprehensive Plan*. This section was updated to include new screening and buffering standards and to ensure the City of Rockwall continues to demand high quality non-residential development.

Implementation

The *Hometown 2000 Comprehensive Plan's* implementation plan included a list 13 objectives, but failed to layout timelines, review schedules or provide for any accountability for progress and implementation of these objectives. For the update, the CPAC wanted to create a system of accountability that could lead to measurable successes for the community. To achieve this goal, the CPAC created a series of implementation schedules that sorted the implementation strategies, established in each of the sections, into categories (*e.g. regulations, policies and actions, guidelines*). Then each implementation strategy was assigned a *Department Lead* (*i.e. the City department responsible for implementing the strategy*) a priority, and a timeline for completion. To create the accountability desired by the CPAC, an action plan was created chronicling when and how the plan would be reviewed in the future, and the necessary actions required to implement the implementation schedules. Another vital part of this implementation plan is the appointment of a standing CPAC that can review staff's progress and make recommendations to the Planning and Zoning Commission and City Council on an annual basis.

In addition to this memorandum, the City Manager has provided a list of recommendations and notes for the City Council to review in accordance with the requirements of the City's Charter. Staff has also provided the City Council with the community comments that were provided through the City's Comprehensive Plan Update website, along with a summary of the web traffic statistics showing the number of views this website received during the update process. Should the City Council choose to direct staff to bring the *OURHometown Vision 2040 Comprehensive Plan* forward for adoption, staff has put together the following schedule for all required work sessions, public hearings and the final adoption of the document:

Work Session with the Planning and Zoning Commission:	August 28, 2018
Planning and Zoning Commission Public Hearing:	September 11, 2018
City Council Public Hearing and First Reading of the Ordinance:	September 17, 2018
City Council Second Reading of the Ordinance:	October 1, 2018

If the City Council has any questions concerning the *OURHometown Vision 2040 Comprehensive Plan*, Committee Members Bob Wacker and Johnny Lyons along with City staff will be available at the August 6, 2018 work session.

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

FROM: Rick Crowley, *City Manager*

DATE: August 6, 2018

SUBJECT: City Manager's Recommendations for the Comprehensive Plan Update

The City Council appointed a Comprehensive Plan Advisory Committee (CPAC) to review and update the City of Rockwall Comprehensive Master Plan. As Rockwall residents, the Committee is in a unique position to examine the future of the City. The City Charter calls on the City Manager to review the proposed changes recommended by the CPAC and forward them, along with any recommendations, to the City Council. The following memorandum outlines the City Manager's recommendations. Any observations or recommendations made are offered with the greatest respect for both the many hours of work that has been done on this project and with great respect for the unique position from which the CPAC, as Rockwall residents, has accomplished the completion of its recommendations to the Mayor and City Council.

The committee and supportive Planning Department Staff have worked diligently over the last months to conduct a comprehensive review and provide recommendations for completing the plan update which was the charge given to them by the City Council. The result of that work is the development of an excellent document, which clearly puts forward for the consideration by the Mayor and Council numerous clarifications of and changes from the current Comprehensive Plan. The document is offered as Our Hometown Vision 2040, Comprehensive Plan and serves as a replacement to the current document Hometown 2000 (which was last updated in 2011).

I have had an opportunity to review with the Staff the work of the committee at numerous points of the documents development, and I have now completed my final review of the committee-proposed document as required by the Charter. The following are the observations and recommendations I have identified for the City Council's consideration. Respecting the many hours of work contributed by the CPAC, I reviewed the content of this memorandum with the CPAC before providing it to the City Council.

The Comprehensive Plan is often quoted during the course of current planning cases as if every word, phrase, and concept with which the plan outlines is ordained by law. While the Comprehensive Plan does have important legal implications, it is not "the law" as is often implied during the course of issues that come before the Planning and Zoning Commission and City Council. On the other hand, the hope is that the Comprehensive Plan is material to current planning cases and worthy of reference. To clarify the legal implications of the Comprehensive Plan, I have suggested that the City Attorney prepare a section for inclusion in the plan which addresses this. This section has been prepared by the City Attorney and is included in the document.

As I have reviewed the various drafts of the CPAC-proposed document, a number of recommendations have been made through the Staff for consideration. These observations and recommendations generally fall into two categories:

(1) *Reference*. Inclusion or references to words, phrases, and concepts which might result in the "sending" of unintended messages to users of the plan (Developers, Planning Department Staff, Planning and Zoning Commission, City Council, and Citizen).

Among these have been uses of words, phrases, and concepts commonly used in the Planning profession but which often are seen to convey a broader message that may create misunderstanding on the part of some plan users. Responses to these points of concern have generally been dealt with along the way by selecting alternative language that more clearly conveys the desired message, or by formal definition of the meaning and the context in which certain words are used. Similarly, because the CPAC and Staff have been quite comprehensive in the development of the update, they have used various aspects and references to the City's Strategic Planning efforts, and have provided references to this document throughout the update. Reference issues have been corrected as work has been done on the update and have been dealt with as deemed appropriate and are, therefore, not enumerated in this memorandum.

(2) *Departure.* Changes in policy or direction from the existing plan and/or practices of the City.

A number of changes in policy and direction from those in the existing plan have been included in the proposed plan update. Because a number of CPAC members and Staff members have been involved in current planning, they are familiar with both changes in standards and practices that have occurred since the existing plan was developed and last updated. Several other changes are also contemplated in the CPAC's recommendations. "Departure" issues are enumerated below but should be construed as informational rather than critical.

In pointing out "Reference" and "Departure" issues, I have made every effort to respect the fact that the CPAC does not need "approval" from the City Manager as relates to their recommendations to the City Council.

"Departure" items include:

Chapter 1 –Land Use; 05.01 Land Use Plan Designations; 01.01 Residential

One of the discussion items at the CPAC interim report to the City Council involved definitions of high, medium, and low density single-family residential development. The changes proposed at that time involved increasing the density of the Medium Density Residential and High Density Residential designations by ½-unit per acre to build in a mechanism to require increased amenity. This would change Medium Density Residential to be between 2.5-3.5 dwelling units per acre with anything over 3.0 requiring additional amenity as approved by the City Council. This also means that High Density Residential would be anything greater than 3.5 dwelling units per acre. A provision that all High Density Residential would require additional amenity was also added. Previously Medium Density Residential was 2.5-3.0 units per acre and High Density Residential was anything greater than 3.0 dwelling units per acre. In this plan there was nothing requiring increased amenity for Medium or High Density Residential. This proposal by the CPAC remains as was previously discussed at the interim report.

Chapter 4 -Infrastructure; 02.02 Water, Wastewater, Drainage and Detention; Goal 5, Policy 2

This section suggests the possibility of the city creating a "Drainage Utility District" to address drainage system problems that were recognized by the CPAC as it considered various aspects

for planning of infrastructure. Such a district amounts to funding a separate "utility" by adoption of the requisite policies and ordinances that would add a fee (usually billed monthly with water, wastewater, and garbage billings) to be reserved for that purpose. In cities that have established such a utility, proceeds from these billings are dedicated to a separate fund restricted for use in operation of the cities' drainage systems and to making improvements needed in their drainage systems. Drainage utilities have proven to be an effective way to pay for both operation of and improvements to drainage systems in the cities where they have been created. It should, be noted however, that while the circumstances of Rockwall's past consideration of establishing a drainage utility may not mirror current circumstances should this option be pursued by the City today, the reaction to that proposal when it was considered on several occasions in Rockwall has been quite negative. Arguments were made that adopting a fee constituted taxation that should be included in the annual budget process or included as a bond proposition for voters to consider. Former Councils were convinced by significant citizen input not to establish the utility and not to impose drainage fees.

Chapter 5 – Public Health, Services, and Safety; 02.03.02 Public Safety: Fire; Goal 1, Policy 1

This section expresses the need to ensure Fire Department operation personnel, equipment, and facilities sized to the City's population and financial ability. Certainly the ideas expressed by this section are critically important and are recognized as a reasonable statement of need. Since the CPAC met with the Fire Chief and thereafter drafted this policy, long-standing work on the development of a Strategic Plan for the Fire Department has been completed and presented to the City Council. This plan includes population as one consideration but also includes a number of other important factors and indicators. Based on the current status of Fire Department Strategic Planning, recognition of and reference to that planning effort should be considered as an alternative to the language currently used in this section.

Chapter 8 – Residential; 02.01 Existing Residential Developments; Goal 1, Policy 3

This section recognizes the changes in both recent practices of the Planning and Zoning Commission and Council (and adopted in recent ordinance amendments), which favor requiring separation and landscape screen between existing single-family subdivisions and new adjacent non-residential development over masonry wall screening. As indicated this seeks to provide a more "natural transition". The section provides that masonry walls should be used when the "natural transition" is not possible. The current plan favors masonry wall screening, but the current proposal is consistent with both subsequent ordinance changes and practices that have occurred after the current plan was adopted. Berms and landscape transitions typically require more separation space between the two land uses.

Chapter 8 – Residential; 02.02 General Residential/Master Planned Communities; Goal 1, Policy 3

This section is a 'carry-over' from the current plan that has been further specified and defined much more specifically in the recommendation than is the case in the current plan. The section indicates that large residential developments (master planned) should include ten (10) percent housing "that is suitable for young persons, empty nesters, and the elderly". The section, as now specified, provides definitions of housing types related to the 10 percent and it is recommended for consideration by the Mayor and Council as the Comprehensive Plan is considered. While I cannot recall an instance where the 10 percent benchmark established in the current plan has been referred to in a Master Planned community proposal, it could be in the future. The specificity of the currently proposed plan is a vast improvement but makes it even more important that the Council agree with the overall policy recommendation.

Chapter 8 – Residential; 02.03 Single-Family/Suburban Residential; Goal 3, Policies 2, 3, & 4

Sections 2 and 3 deal with cases involving front entry garages and alley requirements and warrant consideration since current planning cases have recently often involved related requests. Policy 2 suggests requiring rear entry garages (and thus alleys) on lots of 55 feet or less in width and suggests requiring J-swing or recessed front entry garages (and thus no alleys) for all lots greater than 55 feet in width. Current requirements include the necessity to secure specific approval to waive alley requirements – which have been somewhat routinely granted. This is likely an attempt to conform the updated plan to current practice. Alleyways significantly increase the City's cost for long-term maintenance of public rights-of-way. Policy 3 under the same goal establishes guidance for those cases where an allowance front entry garage is applicable:

> No more than 20% flat front entry garages should be incorporated in a development flat front entry garages should have a minimum 25-foot front yard building setback to allow vehicles to park in the driveway without overhanging public right-of way.

Section 4 proposes increasing the minimum side yard building setback from five to six feet, which would increase the distance between homes from 10' to 12' in the interest of making neighborhoods "feel" more spacious. This change is likely to accomplish that more spacious "feel" – especially in areas where lots of lesser width are approved.

Chapter 8 – Residential; 02.05 Condominiums and Apartments; Goal 1, Policies 1-7

This Goal includes some language "carried over' from the current Comprehensive Plan but is designed to add additional, more specific quality standards (that are lacking in the current plan) to guide future decisions related to multi-family (condominiums and apartments) that may be proposed in the future. These proposed added standards would provide a directive to plan users to address such matters as location, adjacency, design, parking, amenities, and screening and buffering. I do not read the CPAC recommendation as an endorsement or encouragement of such development but, rather, a recognition that such proposals will come before the City for consideration from time to time and as providing numerous quality issues that should be considered when such proposals are received.
In short:

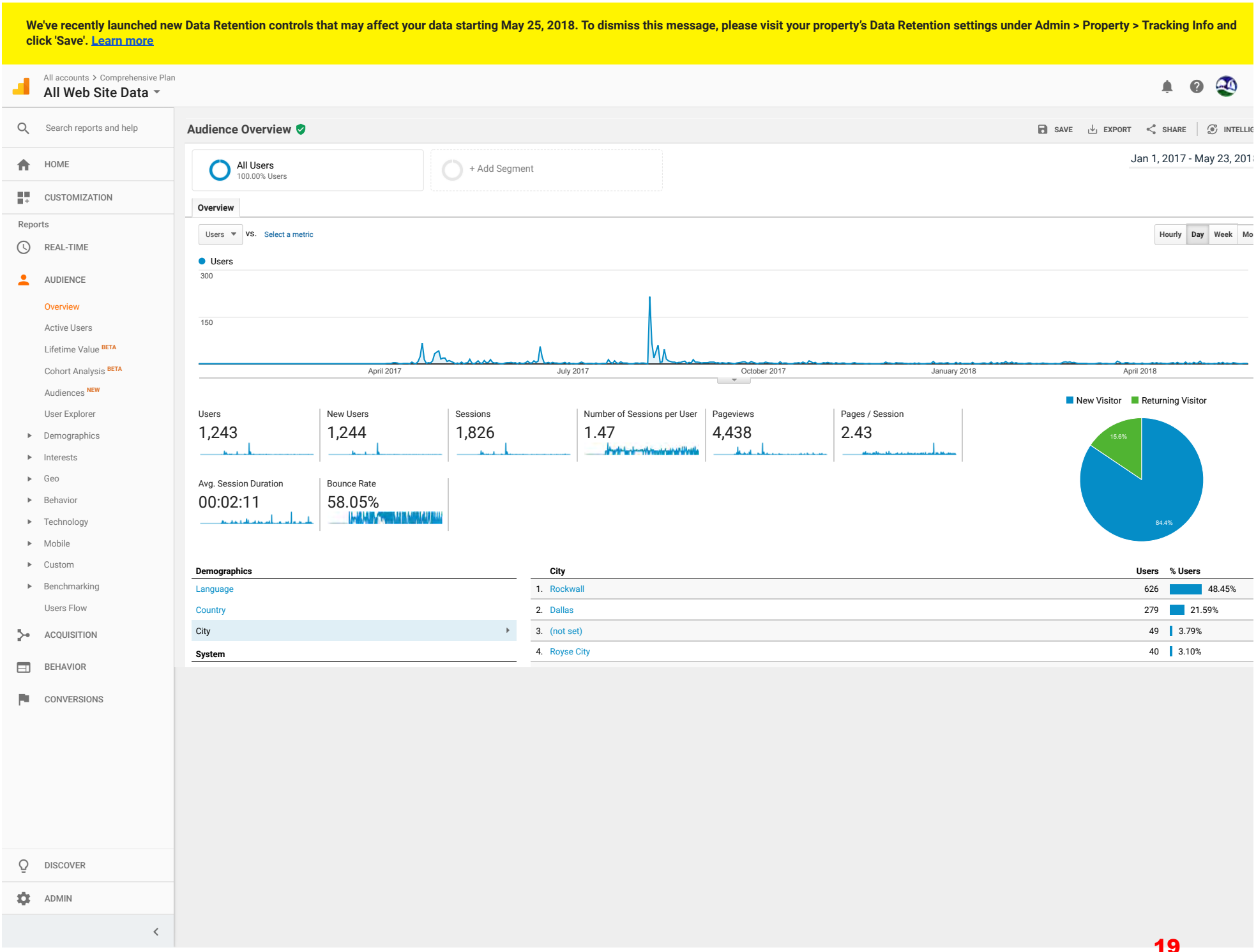
- **Policy 1** addresses adjacency considerations, design standards, architectural review
- **Policy 2** addresses locational and roadway infrastructural guidelines as well as defining consideration of areas of possible consideration such as "typically away from existing single family" and "east of John King Blvd adjacent to commercial and office uses".
- **Policy 3** adds significantly to development quality by indicating that "high-density developments that incorporate more than ten (10) units per gross acre should incorporate structured parking that is visually screened from public view on all sides of the development" and indicating that surface parking should be "reserved to accommodate visitors, office staff, and perspective residents".
- **Policy 4** provides an alternative to structured parking such that each unit should provide dedicated garage parking.
- **Policies 5, 6, and 7** indicate the amenities that should be provided.

Language in Goal 2 which immediately follows establishes an annual review of standards related to Goal 1 (above) and suggests implementation strategies for accomplishing the proposed annual review.

Chapter 10 – Implementation, 03 Action Plan

This section provides for a standing Comprehensive Plan Advisory Committee (CPAC) that would meet annually to (1) review changes in land use due to development (2) to review changes requested by the City Council (3) to review timelines set out in the Implementation Plan and recommend necessary adjustments. This recommendation provides an admirable mechanism for continuing "maintenance" of the Comprehensive Plan. A cautious detailed implementation of this provision is advised to ensure that users of the Comprehensive Plan do not see this as an opportunity to manipulate current planning cases and that the role of the Planning and Zoning Commission in current planning and zoning cases is not diminished. It is worth noting that regardless of the standing CPAC's annual review and recommendations, the City Council will ultimately be responsible for adopting any update, and that the Comprehensive Plan updates would require the review and recommendation of the Planning and Zoning Commission.

I want to again thank the members of the CPAC for their dedicated work on the proposed plan. I would also like to thank Planning and Zoning Director Ryan Miller and the entire Planning Department Staff for their hard work and willingness to accept the plan update as an "in-house" project. The proposed plan is much more tailored specifically to meet Rockwall's needs as a result of the efforts of both groups.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AUDIENCE
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Active Users
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Cohort Analysis BETA
Audiences NEW
User Explorer
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April 2018
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Sessions
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Number of Sessions per User
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Pageviews
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2.43
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Bounce Rate
58.05%
New Visitor
Returning Visitor
15.6%
84.4%
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Users
% Users
1. Rockwall 626 48.45%
2. Dallas 279 21.59%
3. (not set) 49 3.79%
4. Royse City 40 3.10%

CONTACT US

TIME: 4/28/2017 15:17:43
NAME: Betty Jean Hoaglund
EMAIL: messages-noreply@linkedin.com
ADDRESS: 203 yacht club drive
SUBJECT: our home town

RESPONSE: I see a lot of categories as to what our hometown is and they match other home towns. Where we are the exception...There is NO mention of Art. Other home towns have a cultural art center. Rockwall does not.PAC doesn't count as it is cost prohibitive to art organizations.With our growing demographics, a cultural arts center is a necessity.

TIME: 5/20/2017 13:22:22
NAME: Marcia Carroll
EMAIL: burzair1@msn.com
ADDRESS: 2175 Arrowhead Court
SUBJECT: Questions

RESPONSE: I sent this email to the planning department after calling over the course of a week and never getting a person to answer; I also left a voicemail for Laura Morales...I received a generic email back from Laura Morales who chose not to answer any of my questions and directed me here... so I am recopying my email here in the hopes that someone will respectfully respond. I think I'm worth five to ten minutes for someone to answer a few inquiries... don't you? Thank you:

Hello,

I am a resident of Rockwall County and have lived here since 2001. I would love to know the strategy behind, what appears to be, the current frenzied development occurring in our county. While some of it is positive--downtown is coming along beautifully and we love the new restaurant Standard Service offering farm to table cuisine--but the majority of changes we are witnessing are not so positive.

I have included several points below, and would appreciate if you could answer them via email as I have tried calling (I left one message) several times and am never connected to an individual.

1) Why would road construction be scheduled on every major thoroughfare in town (549, 205, Horizon, Ridge) at the same time? It doesn't appear that the convenience and welfare of area citizens is very high on the list of considerations when such major setbacks are put into action simultaneously.
2) Secondly, I wanted to inquire about what future stores are coming our way. Right now, the area is teeming with chain establishments of a varying nature.... any chance we can work to entice some stores that will support the needs of a growing population in a positive, healthy way like Whole Foods or Trader Joe's? And instead of subpar department stores like Belk, why don't we pursue Nordstrom, Neimans or Dillards?
3) What about the debacle down at the Harbor? What is the update with that?
4) Has your department ever sent out a questionnaire asking local citizens what's important to them?
5) Lastly, it has always been our hope, and the hope of most of the people I know who live here, that Rockwall/Heath would strive to be the next South Lake and unfortunately, it seems as though we are going more in the direction of another Plano... any words of encouragement toward that end?

I appreciate your time and consideration and look forward to hearing back from someone in your office.

Thank you, Marcia Carroll/burzair1@msn.com

TIME: 9/12/2017 15:52:29
NAME: Brenda Malave
EMAIL: Brend.malave@yahoo.com
ADDRESS: 1006 Sam Houston St Rockwall TX
SUBJECT: Bicycle Racks

RESPONSE: Hello. I'm looking for information on getting Rockwall to be more bicycle friendly. I'm trying to figure out where to start. I think we should have bicycle racks at schools, libraries, shopping centers, parks, etc. However I don't know how to get started or who to contact. Would you be able to direct me please? The system is not letting me input my phone number. It is 469-682-7300.

Thank you, Brenda Malave

TIME: 8/7/2017 11:35:19
NAME: Joe D Nelson
ADDRESS: 1910 Murifield Ave Rockwall 75087

RESPONSE: Widen 205 (Goliad) from downtown to Hwy 78. More high end restaurants needed not more pizza places. Big rig trucks do not need to go through the square it completely slows traffic. Make them take other routs not through down town. As we grow as a city add more police and fire personnel.

TIME: 8/10/2017 12:04:42
NAME: SuLaine Callaway
ADDRESS: 517 Cellars Ct

RESPONSE: Zoning changes relative to Agricultural and Commercial (along the I-30 corridor) are specifically addressed, stating current zoning should remain in place until development is eminent. This should be applicable to all zoning changes. Example - land at Ridge Rd and Yellow Jacket Ln. where mature pecan tree grove was bulldozed and dirt brought in, only to set vacant with a "land available" sign prominent on the site. By the way, did the current land owner have to replace all those trees that were removed with trees elsewhere within the city?

TIME: 8/10/2017 18:04:31
NAME: Whitney Miller
ADDRESS: 832 Cedarbluff Drive

RESPONSE: Pleeeeaaaassse! Add more lanes between 205 downtown and north 205 John King before approving more new home sites to be built. Traffic is unbearable up here! Please limit the added subdivisions and pizza/dental places. North 205 could use more drive thru restaurants or a car wash. No more grocery stores. No low income housing or apartments. We love our city and moved here for our schools and safety. The on and off ramps to John King are saving us, so thank you for whoever did that! But 205 is a nightmare.....awful.....it should be a major safety concern. There are too many people for a two lane road. Coming home 78 isn't an option either. We feel like it's not even worth leaving our house sometimes! We are trapped! Please help us!!!

TIME: 8/14/2017 22:43:07
NAME: Annie Purcell
ADDRESS: 1022 Catterick Dr.

RESPONSE: Stop developing every scrap of grass in Rockwall. There will be no trees left by the time yall are done. There is not room on the roadways for the thousands more homes developers are building.

TIME: 8/15/2017 8:55:29
NAME: Madison Lovett
ADDRESS: South Rockwall

RESPONSE: Rockwall needs an Arts & Cultural Center

TIME: 8/16/2017 8:08:44
NAME: karen Campbell
ADDRESS: 2029 chisholm Trl

RESPONSE: SAVE SOME GREEN SPACES AND TREES!!

TIME: 8/26/2017 23:02:35
NAME: Sue Varner
ADDRESS: 5086 White Pine Dr,. Royse City, Tx75189

RESPONSE: Would love to see a cultural arts center, a home building to promote art, art education, working art space. We have lots of wonderful concerts at the Harbour & San Jacinto Plaza, really enjoy them. But Rockwall & Rockwall County, citizens and students could benefit so much if we had a public place for the visual arts. We are so close to Dallas & all the art scenes, imagine the people that would come just a short distance and bring revenue to our city.

TIME: 8/10/2017 12:07:55
ADDRESS: 517 Cellars Ct

RESPONSE: What happened to the proposed park and nature preserve at the west terminus of Dalton Rd? Also what became of the proposed nature sanctuary collaboration with the City of Dallas for the far northern shoreline. Please do not erase the proposed park/nature trail along the shoreline at Dalton Rd.

TIME: 4/28/2017 12:19:45
NAME: Shirley Smith
ADDRESS: 609 Amherst Drive

RESPONSE: Please establish the Historical Rockwall Rock Wall Park at the original tourist trap located on the old Bankhead Highway (now HWY 66). This historical property is located next to Walmart which makes it a short distance from both the lake and downtown. Back in the day, tourist traveling down the Bankhead Highway would stop and pay money to walk through a man made stone arch (which still stands) and walk down to exposed (now covered for protection) rock wall. This significant part of Rockwall's history needs to be preserved. It would be even more awesome if a walking path could connect this historical location to the square. Another path could connect it to the lake. This park would be historical, informative, enjoyable, and a reaffirmation of Rockwall's desire to preserve its history and hometown destination status. Interviews with people who can recall the details of this historical location should be completed while we have access to these people. Please preserve this wonderful piece of Rockwall's history before it is lost to commercial development.

TIME: 8/8/2017 16:12:52
NAME: Blake Hinson
ADDRESS: 2919 Painted Pony Lane

RESPONSE: Would like to see a community water park comparable to Frisco's new water park

TIME: 8/16/2017 8:09:20
NAME: karen Campbell
ADDRESS: 2029 chisholm trl

RESPONSE: Save some trees and open spaces!!

TIME: 8/7/2017 11:26:12
NAME: janet Cantrell
ADDRESS: 932 Williams

RESPONSE: Feel top priority needs to be put on rerouting 66 around the square, sharp curve at Williams and fannin is unsafe for drivers not familiar with the turn.

TIME: 8/7/2017 11:35:04
NAME: janet Cantrell
ADDRESS: 932 williams st

RESPONSE: people daily are walking down 66 from the area of helping hands to the square. children riding their bikes or walking their bikes , families pushing strollers and walking dogs. not sure if this is out of necessity or what but it is not at all safe. side walk in this area would be wonderful, even if it was just on one side of the road. at least it would get them off of 66 the road.

TIME: 8/7/2017 11:55:19
NAME: PEG PANNELL SMITH
ADDRESS: 1102 ASPEN COURT, ROCKWALL 75087

RESPONSE: I DO NOT BELIEVE THE PROPOSED FEEDER ROAD (BETWEEN SECURITY LN & JOHN KING) FROM JUSTIN ROAD TO I-30 ACROSS MULTIPLE PROPERTY OWNERS' LAND IS APPROPRIATE. IT WILL FEED TO I-30 SERVICE ROAD WHERE NEW I-30 EXIT OFF-RAMP IS BEING BUILT. I BELIEVE THIS WOULD MAKE TRAFFIC WORSE; NOT BETTER. THANK YOU.

TIME: 8/8/2017 11:07:46
NAME: Hope Collins
ADDRESS: 806 Calm Crest Drive

RESPONSE: SIDEWALKS need to be top priority - too many middle schoolers walking down side of Dalton/552. Is there a grant that can be won for a safe route to school, specifically at JW Williams?
Rockwall has a connectivity problem - residents should be able to safely go to school, jobs, and friends' houses on bikes or walking -- that would alleviate some of the traffic, too.

TIME: 8/13/2017 11:56:41
NAME: Alexis Casazza
ADDRESS: 1496 Brittany Way

RESPONSE:
1) Is it possible to put a moratorium on building until the infrastructure has caught up?
2) Two more housing developments and another retail area will be using the intersection at 205 and Lake Shore/Quail Run soon. It is getting very difficult to turn left from Quail Run onto 205 during heavy traffic . The light is present for left turns but not activated. Is it possible to activate the left turn signals trying to access 205 South from Quail Run?

TIME: 8/14/2017 22:45:31
NAME: Annie Purcell
ADDRESS: 1022 Catterick Dr

RESPONSE: I know some people are making a stink about John King becoming 205, but it is necessary. It needs to happen soon. As someone who has lived on both Goliad and now John King, I fully back moving 205 to John King ASAP. We need those trucks off that one way street

TIME: 8/15/2017 9:32:39
NAME: Miranda Garza
ADDRESS: 246 E.Golden Oaks Payne Springs Texas

RESPONSE: Teach Parent Alienation to school staff pediatricians and psychologist. Know the signs. Start at WIC offices and post signs that shared parenting prevents child psychological abuse called PA.

TIME: 8/16/2017 8:11:19
NAME: karen Campbell
ADDRESS: 2029 cisholm trl

RESPONSE: IMO we have enough hotels/motels for this size community. With too many visitors will make it continusly too crowded. Focus on business that serve the people who live here, not passing through.

TIME: 8/15/2017 9:33:47
EMAIL: bettyjean.hoaglund@gmail.com
ADDRESS: 203 Yacht Club Drive /Rockwall 75032

RESPONSE: So Many Artists and No Place To Go
My Paint ofView/ BettyJean Hoaglund

You may have noticed in the last few years that the number of art events in and around Rockwall have increased dramatically. The RCAA, Rockwall County Arts Alliance has an overflowing calendar every month listing the performing arts and the Rockwall Art League venues. The list does not stop there as the Rockwall Boys and Girls Club has a new art room and the RISD students have put on wonderful exhibits themselves. It is no small wonder that Rockwall finally has a Fine Arts Cultural Director Chris Kosterman. Downtown Rockwall is evolving into its own Norman Roockwell scene emerging from the construction. Shop owners are exhibiting their talents with their window designs.. The only thing missing in this art scenario is a central place for artists of every kind. Rockwall needs a Cultural Arts Center.

What is a Cultural Arts center and how would our burgeoning town benefit from one?Would just the artists benefit.? First of all,imagine a center where you or your family could go for lessons in art or music or dance or acting. A place to learn audio/visual design.A constant and rotating display of visual art to see at any time.Imagine Art Walks during the warmer weather where artists paint in Plein Air,musicians perform and maybe have poetry readings. Real Artisans that make their craft from scratch. Imagine a place to spend your weekends enjoying the arts,the shops and the wonderful restaurants we now have. Rockwall has the ambiance,we just need the center.

If you have ever gone to McKinney,you can enjoy all the things i just mentioned. McKinney like many Texas towns converted their historic courthouse into a cultural center. Now there's an idea.. From an aesthetic viewpoint, an Art Community has charm. From an economic viewpoint, people from out of town would make Rockwall a tourist destination. One of the first things people do when they visit a town is to go see the art. Maybe its art in public places or a show or concert or galleries. The art attracts tourists and tourists shop, eat and stay in hotels and motels.If you have an Arts center you can bring in artists from out of town to do workshops and exhibits and they in turn attract their following to come to Rockwall.

The advantage of having a permanent and central arts center is that you can actually advertise well in advance. A big problem the art league has is that they cannot have a month long juried art show like our neighbors in Plano for example because they would have to rent space not readily available and it is cost prohibitive.A show like that brings out of town artists and they attract their fans and everyone spends money in Rockwall.Its a win for the artist,the community and the city.

perhaps you haven't noticed the lack of an art center because all the organizations have done a great job of making do with temporary space. But they have so much more they are willing to give.Why should anyone have to go to Dallas for a gallery walk or other performances when we can have it all right here. We know Rockwall's got talent. Now let's have a place for them to display it.Imagine learning painting,pottery,textiles,guitar making,guitar playing,piano,quilting,dance,stage design and the list goes on and on. It is all possible with a central building.

I watched a movie recently about the great art that was stolen during WWII. There was a line that said when you destroy a country's art, you destroy their culture and make it as if they did not exist. Rockwall has the art and it does exist and now we need to make it possible for all to see it, hear it, feel it and share it. The art in Rockwallis a reason to be thankful.

Bettyjean Hoaglund is co owner of Artists' Gallery on the Square,board member to Rockwall County Arts Alliance and Rockwall Art League. She can be contacted at bettyjean.hoaglund@gmail.com

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TIME: 8/7/2017 12:04:05
NAME: Donna Orr
ADDRESS: 2625 Rolling Meadows Drive

RESPONSE: In section 1.2.2 Residential, G.2.2, P.2.2.3 the green area/buffer etc should be at least 20 ft from the existing development. 10ft has been used behind our development and that is barely enough room for a row of trees as a buffer and definitely the development is not equal us in lot size. I alos would have liked to have been chosen to be on this committee.

TIME: 8/7/2017 21:48:32
NAME: Christopher Smithey
ADDRESS: 405 coachlight trl

RESPONSE: It seems that the objective is to continue residential growth in Rockwall and since space is limited, I expect that will mean apartments are in the future. I am strongly against this. I came from a city (Mesquite) that went this route and destroyed the city. Rockwall has grown, but I believe it is time to let that growth subside.



2017-2018 COMPREHENSIVE PLAN UPDATE ACKNOWLEDGEMENTS

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THE CELEBRATE DOWNTOWN ROCKWALL EVENT ON APRIL 16, 2016: THIS EVENT MARKED THE COMPLETION OF THE DOWNTOWN CAPITAL IMPROVEMENT PROJECTS.



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FORMER COMPREHENSIVE PLAN UPDATE/ADOPTION ACKNOWLEDGEMENTS

2012 COMPREHENSIVE PLAN UPDATE | LAND USE AND THOROUGHFARE PLAN

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2007 COMPREHENSIVE PLAN UPDATE | RESIDENTIAL POLICIES

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2000 COMPREHENSIVE PLAN | HOMETOWN 2000

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THE CELEBRATE DOWNTOWN ROCKWALL EVENT ON APRIL 16, 2016: THE PARADE, ENTITLED "ROCKWALL THROUGH THE DECADES", THE PARADE HIGHLIGHTED THE RICH HISTORY OF THE CITY.

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EXECUTIVE SUMMARY

HOMETOWN 2000

The HOMETOWN 2000 Comprehensive Plan was adopted on December 17, 2001, with the intention of directing Rockwall's planning efforts toward the physical form of the City by addressing land use, urban design, open space and parks, and transportation. Through a collaborative planning process, this plan laid out a vision for the City in a series of vision and policy statements, and -- *through the creation of a physical land use plan* -- intended to guide the community's growth over a 20-year period. This plan included provisions for land use that targeted creating a compact and integrated mix of land uses, a greater variety of housing to accommodate a broad range of individual and family demand, pedestrian-oriented retail areas, and preservation of the City's natural and open space areas. The plan also looked to strengthen the Downtown's position as the cultural heart of the community, and utilized guidelines for the City's natural gateways and public spaces to establish a cohesive and unique urban design framework. Through the *Urban Design* guidelines contained in the plan, non-residential development was envisioned in unison with the City's existing residential development, and the *Transportation* section addressed offering mutually supportive transportation choices intended to create an interconnected and diverse street pattern.

These principles collectively were intended to build on the City's small town character with the future of Rockwall being envisioned as a City that, "… retains and builds upon its charming small town Texas ambience, as expressed in its historic architecture, its Old Town Square, its tree-lined streets and its traditional neighborhoods; that welcomes and accommodates growth and change in a manner that builds upon our distinctive sense of place, the wise use of our community resources, our community spirit and our quality of life; that is a true lakefront community taking maximum advantage of our dramatic site, our shorelands, and our views to and from the water; that takes maximum advantage of our rolling topography, our wooded areas and our creek valleys to help shape a distinctive town character; that is an attractive, memorable place -- one of Texas' most desirable, admired and emulated communities; that is a great HOMETOWN."

2007 COMPREHENSIVE PLAN UPDATE

The 2007 Comprehensive Plan update focused its planning efforts on adding residential policies to the plan. *Resolution 07-03*, approved on January 16, 2007, incorporated these residential policies into *Appendix A* of the document. This was changed under the current plan and the residential policies were codified into the *Residential* section of the plan.

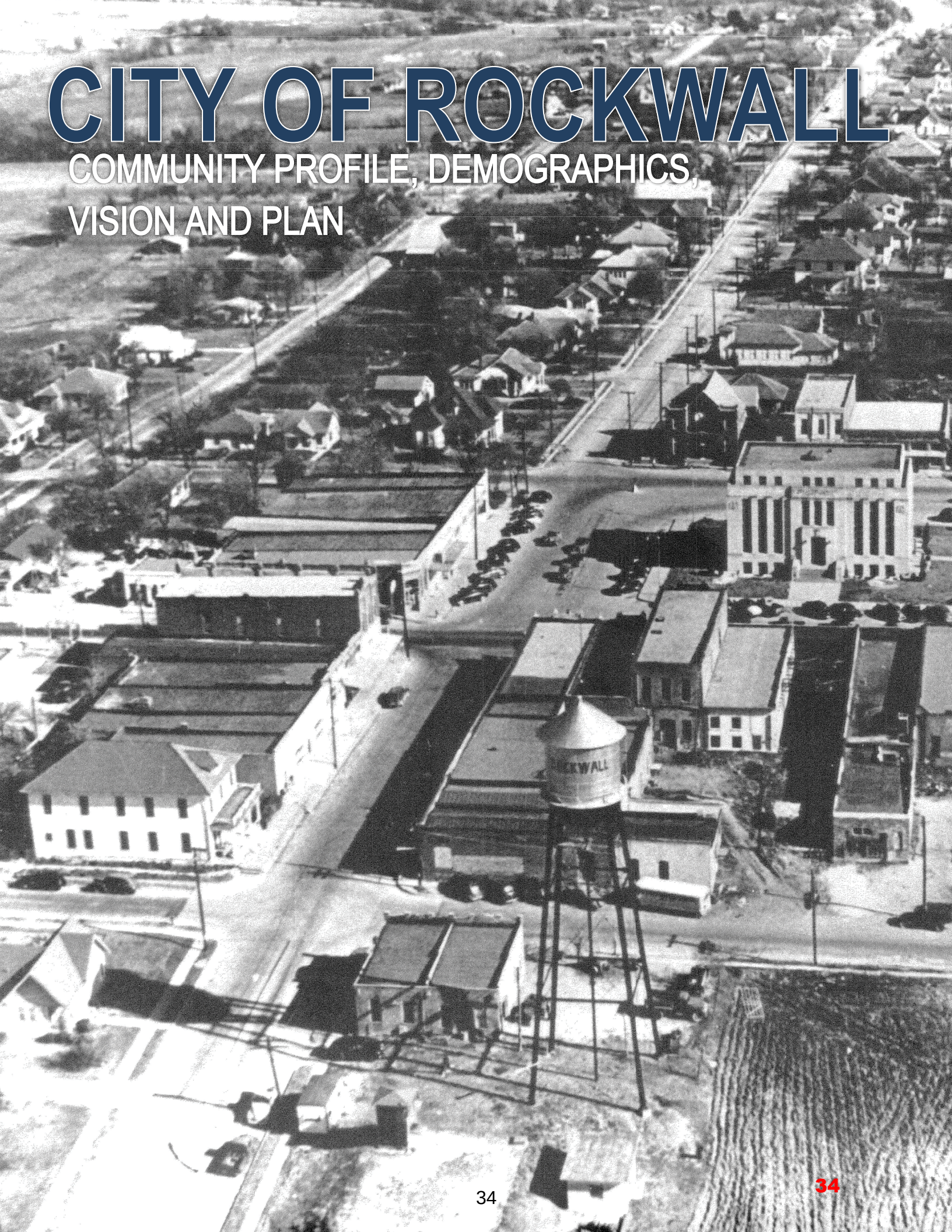
2012 COMPREHENSIVE PLAN UPDATE

The 2012 Comprehensive Plan update (*commenced in 2010*) centered on incorporating updates that addressed the roughly 3,500-acres of land that was annexed from the 2007 Comprehensive Plan update. Some of the updates addressed in this process included adding new land use designations (*i.e. Employment Center, Special Commercial Corridor, and Special Districts*), and incorporating recommendations that included addressing and encouraging sustainability and environmental conservation. This update also included the codification of a *Downtown Plan* and the *John King Boulevard Design Concept Plan*.

OURHOMETOWN VISION 2040

The 2017 Comprehensive Plan update commenced in January 2017 with the intent of taking the vision established in the HOMETOWN 2000 Comprehensive Plan and updating the goals and policies to address growth and changes in development patterns that have occurred over the last 17-years. In addition, the update sought to take the current plan and increase the scope to make it more comprehensive in nature. This included reducing the rhetoric contained in the plan to make the document easier to reference.

The major policy objectives addressed in this update included a reorganization of the plan and the incorporation of additional sections that include *Infrastructure*, *Public Health, Services and Safety*, and *Economic Development*. In addition, the *Urban Design Framework* and *Urban Design Development* sections were changed to *Community Character* and *Non-Residential* to better convey the intent of these sections. The residential policies created with the 2007 Comprehensive Plan updated were moved from the appendix to a standalone *Residential* section to highlight the importance of the City's future residential growth, and an *Environment and Ecology* section was created from policies contained in the previous *Land Use* section. Additional emphasis was placed on creating updated policies to address infrastructure, connectivity, housing and the future growth of the community.



CITY OF ROCKWALL

COMMUNITY PROFILE, DEMOGRAPHICS, VISION AND PLAN

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LEFT: Aerial image of the Downtown Square and N. Goliad Street in 1956.

I. COMMUNITY PROFILE

HISTORICAL CONTEXT

EARLY 1800's – 1890: THE FOUNDING OF ROCKWALL AND ROCKWALL COUNTY

Prior to the arrival of the first Anglo-American settlers, the land that makes up the present day City of Rockwall was occupied by various tribes of the Caddo Indians. The Caddo Indians were an agricultural-based people that used the rich black soil and surrounding springs to grow corn, squash, and beans.

On December 14, 1839, the Texas Congress established the *National Road of the Texas Republic* (*also known as the Central Road and the Military Road*), which was intended to connect established areas throughout the republic. On February 4, 1841, the Texas Congress enacted a law that allowed land to be granted to people who settled unclaimed public land. In January 1844, Charles Fenton Mercer was granted a contract by President Sam Houston to settle 100 families per year for five (5) years. This later became known as the *Mercer Colony*. The boundaries of the colony extended from the present day cities of Waco, north to McKinney, and east of Dallas into the land that would become the City of Rockwall. According to documents from the Mercer Colony, the first Anglo-Americans to settle in what is now Rockwall County were Sterling Rex Barnes and the Heath family who arrived in 1846 and established homesteads near the crossing of the *National Road of the Texas Republic*.

Colonists continued to arrive and settle the area and in 1852, a Baptist Church was established to serve the population. Two (2) years later in 1854, Elijah Elgin donated 40-acres of land on a hill east of the river overlooking the valley for the purpose of establishing a town. The community became known as Rockwall, with its name hailing from a strange geological formation discovered by a farmer digging a well. The formation resembled a rock wall, with its origins being attributed to both lost prehistoric tribes and natural geologic phenomena (1 *depicts the well where the rock wall was discovered in 1852; see Page IV*).

In 1855, the post office of which was located in the nearby community of Heath moved and reopened in Rockwall. During this time period, Rockwall served the surrounding cotton farming communities and contained services such as a blacksmith shop, grinding mill,

church, general store, a (two [2] story Masonic Lodge) and school.

From its founding, the City of Rockwall was the northernmost part of Kaufman County. However, area residents felt that the county seat of Kaufman was too inconvenient, and successfully led an effort to lobby the Texas legislature to create a new county. In 1873, Rockwall County was formed and the City of Rockwall became the county seat. The first county courthouse was a wood-frame building that was constructed at the northeast corner of the town square. The town was platted in a grid pattern following cardinal directions, with the main commercial district surrounding and immediately to the south of the courthouse square. This building, along with all its records, was destroyed by fire on March 16, 1878. The second courthouse was a two (2) story wood-frame *Italianate* building designed by James Edward Flanders and constructed c. 1878. A second stone building was constructed on the courthouse grounds to house the City Secretary and county records. At the time of construction, the approximate cost of the courthouse and annex was $4,000.00. This buildings were located in the middle of the square and were utilized until they were destroyed by a fire on January 27, 1891 (2 *depicts the Rockwall County Courthouse in 1878*).

Rockwall County remained a largely agrarian-based economy focusing on farming and cattle ranching through the end of the 1800's. In 1886, the Greenville Railway -- *which was later incorporated as the Missouri, Kansas and Texas (MKT) railroad system* -- was constructed through Rockwall County, extending approximately one (1) mile southeast of Rockwall's courthouse. The arrival of the railroad elevated the town's status as a shipping point for locally-cultivated cotton, wheat, and corn. The following year, the first passenger depot was constructed. Rockwall was not a regular passenger stop along this rail line; however, trains would stop for those who signaled. The arrival of the railroad and the designation of Rockwall as the county seat spurred growth in the community attracting residents from nearby communities (*e.g. Heath and Blackland*), establishing the town as a governmental and commercial hub. In 1890, the City had a population of approximately 1,000 residents and had three (3) churches, a jail, a school, a weekly newspaper, and about a dozen various businesses.

1890 – 1920: GROWTH OF THE CITY

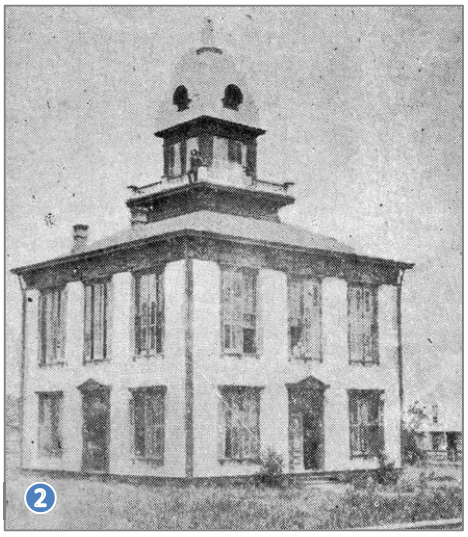
Rockwall continued to grow steadily during the remainder of the nineteenth and early twentieth centuries. The area around the courthouse square remained the central commercial center of the community, and was finished out with mostly one (1) and two (2) story brick buildings (3 *depicts shops around the town square c. 1900*). The increased sophistication of the design, materials, and methods of construction added to the sense of permanence and prosperity that the city experienced during this period. The advent of the rail service contributed to these trends, and the construction of the new courthouse in 1892 raised public awareness and appreciation for architectural design and construction. The courthouse was designed by Maximillian Anton Orlopp, Jr. and was a two (2) story stone building designed in the Romanesque Revival style. The cost of the building was approximately $25,000.00 to build (4 *depicts the Rockwall County Courthouse in 1892*).

In 1893, Professor J. K. Wells resigned as the Superintendent of the Rockwall School District to establish Wells College -- *also known as Rockwall College* --, a private institution located at the southeast corner of Rusk Street and San Augustine Street. In 1908, a $25,000.00 bond was approved and issued for the construction of a new three (3) story brick schoolhouse at the southwest corner of Fannin Street and Denison Street (*the current location of City Hall*). The new building served the first through eleventh grades, and was equipped with electricity, indoor plumbing, and an auditorium. This building continued to serve all grades until 1925, when a two (2) story high school was constructed east of Clark Street on Rusk Street. This facility served grades eighth through eleventh.

In addition to public facilities, the City of Rockwall had a number of other industrial, commercial, and religious-based institutions. Highlighting the primarily agrarian-based economy, the City had three (3) cotton gins, two (2) lumberyards, a cotton oil company, a gristmill, and an ice company by 1911 (5 *depicts Elite Barbershop in 1910*).

By 1923, the town had extended its corporate boundaries south to the *MKT* Railroad passenger depot and tracks, and one of the nation's earliest and most important east-west transcontinental highways, the Bankhead Highway had extended through Rockwall (6 *depicts local residents celebrating the dedication of the Bankhead Highway c. 1916*).


1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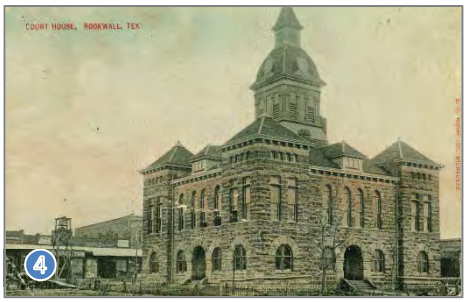

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5

The establishment of this highway in 1916 led to an influx of motorists to Rockwall and encouraged the development of gas stations, auto dealerships, and auto repair facilities along the route (7 *depicts the Paul Snow Ford Dealership c. 1917 located on Fannin Street along the Bankhead Highway*). In the City of Rockwall, the Bankhead Highway extended along Williams Street, Fannin Street, and Rusk Street.

1920 – 1945: THE GREAT DEPRESSION AND WORLD WAR II

The City's population had reached 1,388 by 1926, after which time it began to stabilize. With the on-set of the *Great Depression* in the 1930's, the population started to slightly decline. The county as a whole suffered during these years, starting in 1930 with a decline in farm values by 60%. During this period, the City's commercial activity remained concentrated along the courthouse square. The City's residential neighborhoods extended to the north, east, and south of the downtown area. In general, residential development in the City remained dispersed and rural, with the greatest concentration of non-retail commercial and industrial development remaining in the City's southeast corner, in close proximity to the *MKT* Railroad.

The devastating effects of the Great Depression lingered throughout the region, and by 1940, approximately 16% of Rockwall County's workforce remained unemployed. Partially in response to the high unemployment numbers and structural deficiencies of the current courthouse, Rockwall County Judge Mike Reinhardt sought funding for a new courthouse through the Works Progress Administration (WPA) program. This program was instituted in the 1930's by then President Franklin D. Roosevelt to combat unemployment during the Great Depression. To secure funding, Judge Reinhardt traveled to Washington D. C. and petitioned lawmakers to obtain the *Works Project* grant for the courthouse construction. On January 19, 1940, the Judge was awarded a $52,000.00 grant that would go towards the complete construction cost of the courthouse, which totaled $92,000.00. Later that night, Judge Reinhardt came down with a case of acute pneumonia and died in the early morning hours of January 20, 1940 at Washington Hospital. However, with the grant secured, the old sandstone courthouse was razed in March 1941, and by December that same year the finishing touches on the new courthouse were complete. The new courthouse was designed by architects Voelcker and Dixon of Wichita Falls, utilizing an Art Deco architecture (8 *depicts the Rockwall County Courthouse dedication in 1941*). This building remains at the center of the downtown square and was renovated in 2002.

1945 – 1980: POSTWAR GROWTH

After World War II, Rockwall experienced renewed development and rapid growth. In addition, the economy started a fundamental shift with the advent of the suburbs. In 1948, it was estimated that 1/3 of the county's workforce commuted to jobs in Dallas. This helped transition Rockwall from a rural county to a part of the greater Dallas metropolitan area.

To address rapid residential growth during the late 1940's, the Rockwall School District consolidated over 20 smaller schools into the Rockwall Independent School District (RISD) in 1947. The purpose of this undertaking was to improve education in the public school system. To handle the growing number of children in the education system, the school district constructed a new elementary school in the fall of 1950. In 1959, Interstate Highway 30 or IH-30 -- *the successor of the Bankhead Highway* -- was constructed through Rockwall County. The highway was approximately 1½-miles south of the downtown square, allowing traffic to by-pass the city center. With these improvements and the shift to a more automobile centric community, the *MKT* Railroad closed its passenger depot in the mid-1950's. In addition, the completion of IH-30 spurred growth for both residential and commercial land uses south of the downtown.

The years between 1960 and 1980 saw great change for both Rockwall and Rockwall County, as the area increasingly became a bedroom community of Dallas. In 1969, Lake Ray Hubbard was constructed along the western boundary of the town (9 *depicts the IH-30 crossing over Lake Ray Hubbard c. 2011*). During the construction process, the City of Dallas hired Marvin Springer, a land planner, to create a plan for roadway improvements and public access to the lake. The design concepts used by Mr. Springer were similar to the concepts used around White Rock Lake; the plan became known as the *Springer Plan*. However, the City of Rockwall never adopted the plan, opting to push for single-family subdivisions to line the shoreline of the lake. Regardless, the construction of the lake proved to be a boon for the local economy and its surrounding



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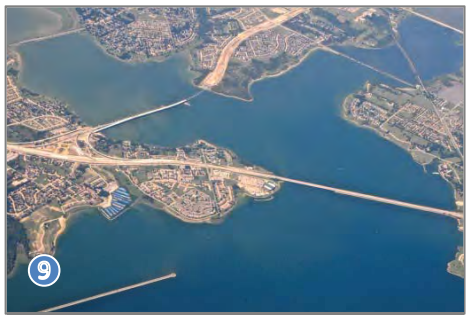
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communities. Employment in the area tripled and the City's population almost doubled in the same period.

1980 – PRESENT: THE END OF TWENTIETH CENTURY AND BEGINNING OF THE TWENTY-FIRST CENTURY

The period between 1980 and 2000 saw some of the greatest growth for the City of Rockwall with the population growing almost 300% to 17,976 residents. The population as of the 2010 census was 37,000 residents, an increase of 106% between 2000 and 2010.

In 2005, the City of Rockwall broke ground on the Harbor Retail District, a 12.67-acre mixed

retail, office, and restaurant development that overlooks Lake Ray Hubbard (10 *depicts the Harbor Retail District and Harbor Fountain*). Two (2) years later, the Hilton Hotel and Resort was constructed south of the Harbor Retail, providing resort amenities along with an ~11,800 SF ballroom, a 52-seat amphitheater, and ten (10) break out rooms with the ability to seat 50-attendees each (11 *depicts the Hilton Hotel and Resort*).

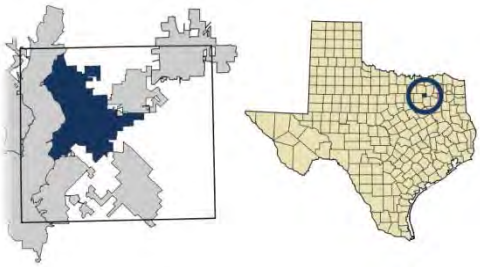
In 2009, the City of Rockwall added to the district, establishing a plan for a ~75.87-acre mixed residential, retail, and office district north of the Harbor Retail District. This district was intended to provide a walkable mixed-use environment along the shores of Lake Ray Hubbard. Development in this area has also served as the eastern gateway of the City from IH-30. Recently, this district has started to take shape with nearly all of the 1,161 urban condominiums being entitled and under construction.

More recently, the City of Rockwall completed the Downtown Capital Improvement Projects, which included retro-fitting the existing downtown sidewalks to make them ADA compliant, adding ADA ramps and crossings, incorporating decorative planters and landscape and hardscape elements, narrowing the streets to promote traffic calming, and adding additional decorative lighting to increase nighttime visibility (12 & 13 *show the intersection of San Jacinto Street and Rusk Street after the completion of the Downtown CIP*). In addition, the City added an additional 136 parking spaces to the downtown area through the construction of six (6) public parking lots. However, perhaps the greatest achievement of this $8.6 million bond package was the creation of San Jacinto Plaza, which is a pedestrian mall created from the existing San Jacinto Street. This element of downtown incorporates a stage area, public seating/tables, decorative lighting and landscaping (14 *depicts the annual Farm to Feast Event held in San Jacinto Plaza*).

Today the City of Rockwall remains a vibrant bedroom community of Dallas, as well as a thriving recreational, heritage tourism and retail destination. The City also continues to be a regional job creator as the Rockwall Economic Development Corporation (REDC) continues to successfully recruit new businesses into the City. Moving forward the City of Rockwall is expected to continue to grow in a steady and controlled manner, and provide the small town character that its residents currently enjoy.

REGIONAL CONTEXT

At a population of 42,120[1] and a total area of 29.82-square miles (*with another 22.79-square miles in extraterritorial jurisdiction*), the City of Rockwall is the largest city in Rockwall County. It is the county seat of Rockwall County, which -- *at 149-square miles* – is geographically the smallest county in the State of Texas. Lake Ray Hubbard -- *which consumes 22-square miles of the County* -- is situated along the western corporate limits of the City, and separates both the City and County from the larger metroplex[2]. The City and County are accessible by IH-30, which acts as the major east/west entry portal for both entities. The major north/south entry portal for both the City and County is SH-205.



MAP 1.1: Depicts the location of the City of Rockwall within Rockwall County and the location of Rockwall County within the State of Texas.

The City is approximately 30-minutes (*24.9-miles*) from downtown Dallas via IH-30. This proximity has greatly influenced the composition and growth of the community, and has firmly established the city as a suburban bedroom community of Dallas; however, in Rockwall County, the City of Rockwall is a job creator with an E-R Ratio[3] of 1.08 (*North Central Texas Council of Governments*). This means that after the morning commute, the City of Rockwall has eight (8) percent more persons working in the city than currently live in the city limits. This can be attributed to [*1*] a successful effort by the Rockwall Economic Development Corporation (REDC) to build an industrial base for the community, and [*2*] the City of Rockwall's position as a major commercial center for the region.

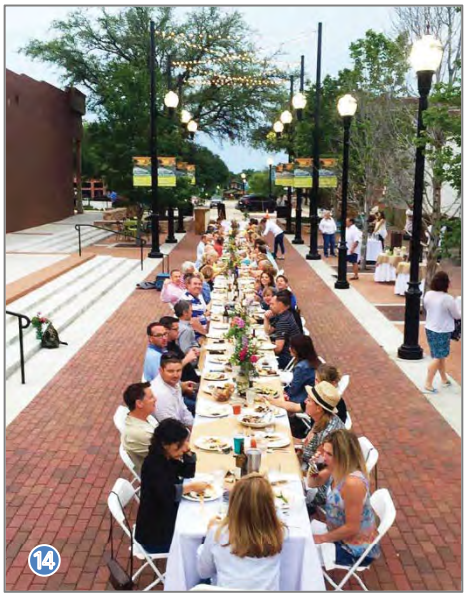
[1] : As of 2017; North Central Texas Council of Governments.
[2]: A "Metroplex" is a contiguous metropolitan area that typically has two (2) larger cities that are of equal population and geographic area. This phrase is commonly associated with the Dallas/Fort Worth area.
[3]: An E-R Ration is a measure of the total number of workers working in a place relative to the total number of workers living in the place.





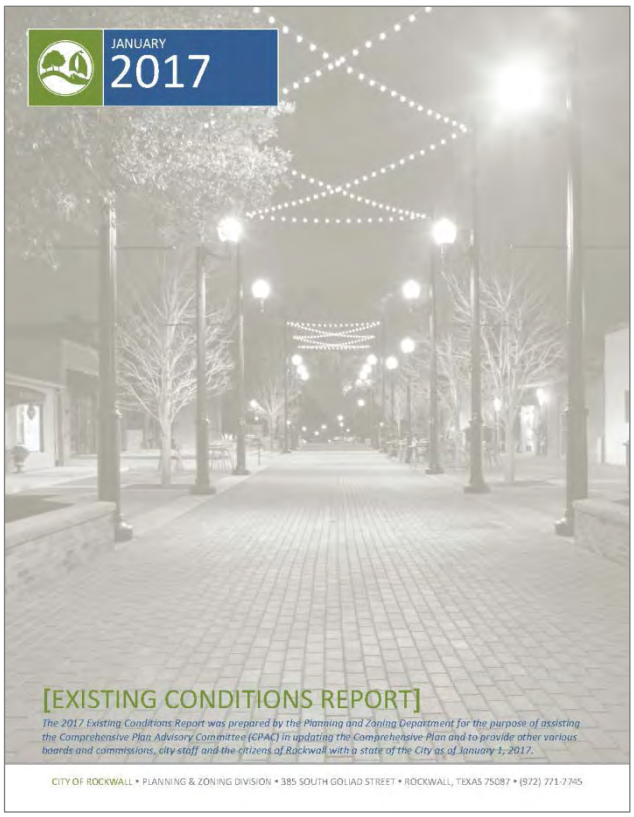






Rockwall County is currently the sixth (6th) wealthiest county in the State of Texas, with a per capita income of $33,274.00 and a median household income of $78,032.00. The City of Rockwall has a slightly higher per capita income of ~$35,100.00 and a slightly higher median income of ~$86,597.00. In addition, as of 2018 the City of Rockwall was ranked as having the third (3rd) highest *purchasing power index score* of all cities in the United States (*i.e. a score of 96.79*)[4], and consistently has a high per capita sales tax compared to other cities in the region estimated to be $380.00 per person in 2017.

Looking forward, the City of Rockwall will continue to be the largest commercial and residential center in Rockwall County. This means that the City will need to take a lead role in regional planning initiatives that deal with natural resources, transportation, and the regional economy. Through its strategic planning and partnerships, the City of Rockwall can ensure the prosperity of Rockwall citizens and residents in the Rockwall County area.



II. DEMOGRAPHICS

Prior to commencing with this Comprehensive Plan Update, City staff assembled the *2017 Existing Conditions Report* and the *Tapestry Segmentation Report*. These two (2) documents were intended to provide detailed demographic data that could be used to assist the Comprehensive Plan Advisory Committee (CPAC) in making policy recommendations for this Comprehensive Plan Update. The following is a summary of the findings from these documents.

2017 EXISTING CONDITIONS REPORT

The information contained in the *2017 Existing Conditions Report* represents the City of Rockwall as of January 1, 2017. The following information is summarized from the 2017 Existing Conditions Report, and is more thoroughly stated and referenced in that document.

POPULATION AND DEMOGRAPHICS

As of 2016, the City of Rockwall had 41,370 residents living in its corporate boundaries. This population represents a 143% growth since 2000 when the population was 17,050 residents. The majority of the City's current population is primarily between the ages of 35-54 (*i.e. 30.85%*), with the fastest growing age cohort being people between the ages of 45-54 (*i.e. growing at a rate of 102% from 2000-2010*). There has also been rapid increase in the number of children between 0-19 years of age, which represents 31.64% of the total population.

From a gender standpoint, the City is almost equally divided between its male and female residents with 49% of the population being male and 51% of the population being female. The median age by gender is 35.3 years old for males and 37.3 years old for females. From an ethnicity standpoint, the City of Rockwall is primarily Caucasian at 82.4%; however, this has been changing in recent years with all other ethnicities growing at rates that range from 219% - 364% compared to the Caucasian cohort, which has grown at a rate of 88%.

From a cost of living and income basis, the City of Rockwall is relatively affluent with a high per capita income of ~$35,100.00 and an average household income of $78,032.00. These numbers are higher than both the state and national averages. As was stated previously, the City of Rockwall was ranked as having one of the highest purchasing powers in the country, which indicates an affordable cost of living with regard to the City's median income. In addition, the City of Rockwall has a high level of educational attainment with 91.70% of its residents having at least a high school diploma. This is more than ten (10) percent higher than the state average (*i.e. 81.60%*) and three (3) percent higher than the national average (*i.e. 88.40%*). The Rockwall Independent School District (RISD) also has a 98% graduation rate, which is 15% higher than the State of Texas average (*83%*). In addition, 40% of the population has a Bachelor's Degree with another 33% having an Associate's Degree or some college.

INFRASTRUCTURE AND TRANSPORTATION

The City of Rockwall contracts with the North Texas Municipal Water District (NTMWD) to provide treated water and treatment of wastewater services. The City's responsibility is water distribution and wastewater collection, while the NTMWD is responsible for the provision of treated water and the treatment of wastewater.

The majority of the City's infrastructure is relatively new with only an estimated 25%-30% being installed prior to 1990. This is reflective of the growth experienced by the community over the last 20+ years. Currently, in the City's corporate limits there are approximately 322.95-linear miles of water lines (*308.76-linear miles of City owned water lines*), 406.95-linear miles of wastewater lines (*244.35-linear miles of City owned wastewater lines*), and 143.58-linear miles of City maintained stormwater lines. In addition, the City has 287.21-miles of roadways consisting of 59.90-miles of State Highways, 209.51-miles of City streets, and 17.81-miles of private streets. The City also owns and maintains 61.16-miles of alleyways.

LAND USE AND ZONING

The City of Rockwall's corporate limits consist of 19,087.63-acres or 29.81-square miles that can be broken down into 17,622 parcels of

[4]: *Places with the Most Favorable Cost of Living (2018). Retrieved April 18, 2018, from https://smartasset.com/mortgage/cost-of-living-calculator.*

land. The Extraterritorial Jurisdiction (ETJ) of the City adds another 14,583.55-acres or 22.79-square miles. Of the incorporated land area, approximately 46.55% (*i.e. ~7,884.84-acres; excluding right-of-way*) is developed and approximately 53.45% (*i.e. ~9,053.73-acres; excluding right-of-way*) is vacant. The majority of the developed land is consumed with single-family housing (*i.e. 25.94%*), with the next highest use being commercial land uses (*i.e. 7.38%*).

Based on this Comprehensive Plan Update, the City is anticipated to be ~62.42% single-family at buildout with a population of 146,321 residents. The remaining future land use breakdown is as follows: High Density Residential (HDR): 0.87%; Non-Residential land uses (*i.e. Commercial, Industrial and Office*): 15.21%; Public and Quasi-Public land uses: 3.04%; Mixed-Use Districts: 1.53%; and Parks, Open Space and Cemeteries: 16.93%. Aggregating these land use categories in only commercial and residential (*i.e. removing public, quasi-public, parks and open space and cemeteries*) yields a 79.09% residential versus 20.91% commercial/mixed-use breakdown, which is consistent with the land use and growth policies contained in this document and in the City's *Strategic Plan*.

HOUSING AND NEIGHBORHOODS

The existing housing stock in the City of Rockwall is primarily single-family homes, which make up an estimated 82.54% of the current housing composition. Multi-family is the next largest category of housing, making up another estimated 12.38%. Assisted living at 4.54% and government housing at 0.55% complete the housing breakdown.

The majority of the City's single-family homes were built after 1990 (*i.e. ~76.34%*), which is consistent with the City's population growth. In addition, the City has seen large reinvestment in the housing stock that was constructed prior to 2000. This reinvestment is particularly noticeable in the Old Town Rockwall (OTR) Historic District, Lake Rockwall Estates Subdivision, Chandler's Landing Subdivision, and portions of the Shores Subdivision. In addition, the City has seen a growth of single-family housing starts with the number of building permits steadily increasing every year from 2008. This coupled with a low homeowner vacancy rate of 2.1% (*2010 US Census*) indicates an overall strong and sustainable housing market for new and pre-owned homes.

As of January 1, 2017, there were approximately 1,006 vacant single-family lots within 27 active subdivisions across the City. Under the City's current permitting trends, this equates to a 2½-year lot inventory. Additionally, the City had an estimated 2,786 single-family lot entitlements between various planned development districts.

On the multi-family side of City's housing entitlements, the City had a total of 1,324 entitled multi-family units. This equates to a single-family to multi-family entitlement ratio of 68% single-family to 32% multi-family. If all entitlements were constructed and no additional entitlements were granted the City's housing mix as of January 1, 2017 would be 80.42% single-family, 15.40% multi-family, 3.73% assisted living, and 0.45% government housing.

NON-RESIDENTIAL

Since 2012, the City of Rockwall has experienced rapid growth in non-residential development adding an estimated 2,353,533 SF of building area. This translates to an estimated value of $225,394,713.79. A large part of this growth -- *on the commercial/non-retail side of development* -- can be attributed to the Rockwall Economic Development Corporation's (REDC's) ability to successfully recruit industrial businesses to the City's Technology Park. Over the last five (5) years, the REDC has successfully recruited Channell Commercial Corporation, Pratt Industries, Bimbo Bakeries USA, Lollicup USA and Pegasus Foods.

On the commercial/retail side of development, the City has proven to be an attractive market due to its expanded trade area, and its residents' high level of purchasing power. These aspects have allowed Rockwall to emerge as a regional commercial center. Moving forward, the City will continue to look to expand its current employment centers and preserve its strategic retail centers.

PUBLIC FACILITIES

The City of Rockwall has eight (8) general service buildings, totaling 63,548 SF of building area, on 130.656-acres of land; four (4) fire stations with a total building area of 41,030 SF on 5.946-acres of land; and three (3) police facilities, totaling 38,341 SF of building area on ~11.048-acres of land. These 15 buildings total 142,919 SF of building area, on 147.65-acres of land. Currently, the City does not have any plans to expand any of the existing facilities or build any new administrative or support facilities in the near future.

PARKS, TRAIL AND OPEN SPACE

Currently, there are 280.16-acres of community parks, 90.09-acres of neighborhood parks, 26.29-acres of sports complexes, and approximately 24.27-acres of specialty parks (*i.e. school parks, mini-parks and special-use parks*) situated within the City. In addition, Rockwall has another 95.29-acres of greenbelts/greenways that help connect the 25.35-linear miles of neighborhood and park trails to the larger 216.36-linear miles of on-street sidewalks.

TAPESTRY SEGMENTATION REPORT

The Tapestry Segmentation Report was developed to help the Comprehensive Plan Advisory Committee (CPAC) better understand the community by breaking it up into specific segments. This process was based on ESRI's tools that take the entire population of the United States and break it down into 68 unique population segments based on demographic and socioeconomic characteristics. These segments can also be grouped into 14 *LifeMode* categories that describe each group's lifestyle and life stage, and six (6) *Urbanization* groups that describe the geographic and physical features of the groups. The following is a summary of the findings from this report.

TABLE 1.1: TAPESTRY SEGMENTS
HH = Household

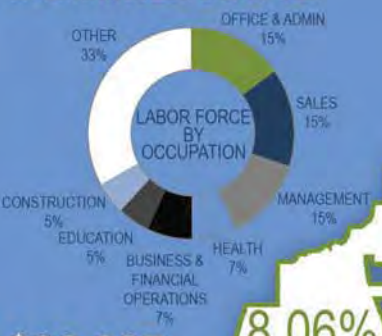
Tapestry Segment	*% of HH*
Up and Coming Families	*20.8%*
Boomburbs	*16.6%*
Soccer Moms	*12.3%*
Comfortable Empty Nesters	*10.8%*
In Style	*9.7%*
Bright Young Professionals	*6.7%*
Green Acres	*6.5%*
Savvy Suburbanites	*4.9%*
Down the Road	*3.4%*
Southwestern Families	*2.5%*
Professional Pride	*2.5%*
Retirement Communities	*2.4%*
Exurbanites	*0.7%*

TABLE 1.2: LIFEMODES GROUPS
HH = Household

LifeMode Groups	*% of HH*
Affluent Estates	*24.70%*
Ethnic Enclave	*23.30%*
GenXUrban	*20.50%*
Family Landscape	*6.70%*
Middle Ground	*6.70%*
Cozy Country Living	*6.50%*
Rustic Outposts	*3.40%*
Senior Styles	*2.40%*

CITY OF ROCKWALL
AT A GLANCE

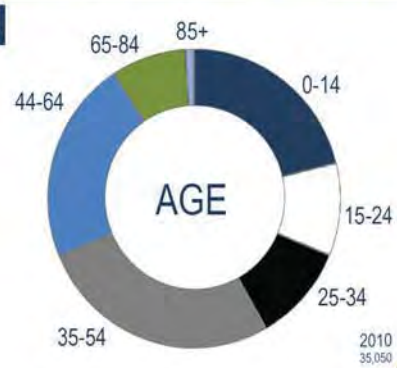
UTILITIES
244.35 MILES OF SEWER LINES
308.76 MILES OF WATER LINES
143.58 MILES OF STORM LINES

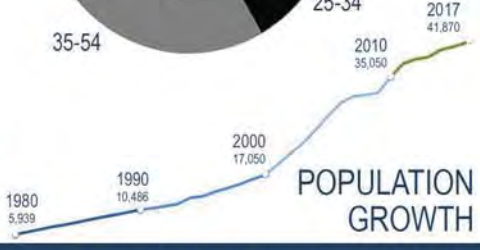
COMMERCIAL


PARKS
555 ACRES OF PARK FACILITIES
16.15 MILES OF TRAILS

11.22% ROW
8.06% ZONED LIGHT INDUSTRIAL
35.1% ZONED PD

POPULATION
51% 49%
MEDIAN AGE
MALE: 35.3
FEMALE: 37.3





$86,627 MEDIAN HOUSEHOLD INCOME

14,583.55 ACRES ETJ

3RD IN COUNTRY
96.96 PURCHASING POWER INDEX

$340.41 PER CAPITA SALES TAX

ETHNICITY


THIS CHART EXCLUDES WHITE, WHICH MADE UP 91.3% IN 2000 AND 82.4% IN 2010



17,622 PARCELS

46.55% DEVELOPED
25.94% SINGLE FAMILY DEVELOPMENT
2,295 ETJ PARCELS
53.45% UNDEVELOPED
29.82 SQ MILES
19,087.63 ACRES CITY LIMITS

42.29% FLU LOW DENSITY RESIDENTIAL

146,321 Build-out Projection

34.92% ZONED AG

20.12% FLU MEDIUM DENSITY RESIDENTIAL

16.75% FLU PARKS & OPEN SPACE

FLU = FUTURE LAND USE

2,228 VETERANS LOCATED WITHIN THE CITY

STREETS
287.21 MILES OF ROADWAYS
209.51 MILES OF CITY STREETS
30.2 MINUTES AVERAGE COMMUTE

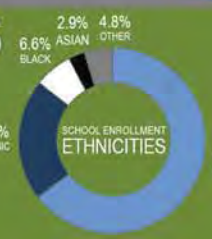
HOUSING


$237,939 AVERAGE MARKET VALUE

2,835 SQFT AVERAGE LIVING AREA SINGLE FAMILY RESIDENCE

TRADE AREA


SCHOOLS
98% GRADUATION RATE



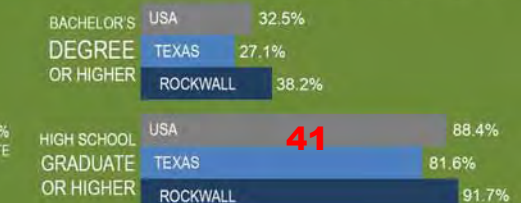


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TABLE 1.3: URBANIZATION GROUPS
HH = Household

Urbanization Groups	*% of HH*
Suburban	*68.70%*
Metro Cities	*12.10%*
Urban Periphery	*9.30%*
Rural	*6.50%*
Semi-Rural	*3.40%*

According to this study, the majority of Rockwall's population is split between three (3) categories: *Up and Coming Families*, *Boomburbs*, and *Soccer Moms*. These groups are described as follows:

UP AND COMING FAMILIES (20.8%)

The *Up and Coming Families* segment is described as residents that are younger, more mobile, diverse, and more optimistic than previous generations. The median age of this segment is 30.7, median household income is $64,000 and the average household size is 3.10. Generally, people in this segment are considered to be educated with 66% having at least some college education. This segment is also described as being willing to accept a longer than average commute for better/affordable housing opportunities. They are also described as being tech savvy and careful shoppers.

BOOMBURBS (16.6%)

People in the *Boomburbs* segment are described as affluent 30-somethings with high incomes/financial means. They have a median income of $105,000, median age of 33.6, high rate of home ownership at 84%, and an average household size of 3.22. Members of the *Boomburbs* segment are considered to be well-educated, young professionals with 52% having college degrees. They are well connected, typically own the latest electronic devices and are willing to trade longer commute times for the amenities of the suburbs.

SOCCER MOMS (12.3%)

Soccer Moms are described as a segment that have a relatively high median household income ($84,000), median age of 36.6 and an average household size of 2.96. This segment is considered to be an affluent, family-oriented market who have people that prefer the suburban periphery of metropolitan areas. This segment is a heavy user of timesaving devices and services like housekeeping and landscaping services, online banking, and online shopping. This group typically carries higher levels of debt including first and second mortgages and auto loans. They are also accustomed to longer than average commutes with a disproportionate number commuting from a different county.

For more information concerning demographics, see the *City of Rockwall at a Glance* insert on the previous page or view the following reports:

- *2017 Existing Conditions Report*
- *Tapestry Segmentation Report*

III. PLAN AND VISION

THE PURPOSE OF THE COMPREHENSIVE PLAN AND LONG-RANGE PLANNING

A City's Comprehensive Plan -- *also known as a general plan or master plan* -- is a roadmap to a community's future. Its purpose is to articulate the community's vision for itself, and provide the policies and goals necessary to achieve that vision. More specifically, a City's Comprehensive Plan is:

- A document that is designed to guide the future actions of the community, and layout a 20-year vision for the City.
- A document that is used to identify the long-term needs of a community, and their relationship between the structures and programs used to address these needs.
- A document that is intended to direct City staff, the City's various boards and commissions, and the City Council's action on policy decisions relating to land use and development regulations, and expenditures for capital improvements.
- A reference/umbrella document for the City's various other plans and policy guides.

Perhaps the most important aspect of the Comprehensive Plan is the involvement and *buy-in* from the public, which is necessary to create a community plan. Through this collaborative process, the community, City staff, and the elected and appointed officials design a plan intended to address the long-term needs of the community by using creative problem solving techniques to envision a better tomorrow. Without the Comprehensive Plan as a guiding document, cities would leave their future up to the possibility of disconnected decision-making. This means decision-making would be more apt to be reactive as opposed to proactive, which could lead to an uncertain future.

HISTORY OF THE COMPREHENSIVE PLAN IN ROCKWALL

The first Comprehensive Plan adopted by the City of Rockwall dates back to September of 1966. This plan -- *simply entitled "A Comprehensive Plan Report"* -- was composed of sections that addressed the economic base of the community, land uses, thoroughfares, and public facilities. Additional comprehensive planning efforts were adopted in 1986, 1995 and 2001.

The most recent Comprehensive Plan is the HOMETOWN 2000 Comprehensive Plan, which was adopted by the City Council on December 17, 2001 by *Resolution 01-40*. This plan had minor updates in 2004 (*i.e. to incorporate the Downtown Plan*) and 2007 (*i.e. to incorporate updated residential policies*), and an overhaul 2011. The framework of this plan can best be summarized through the vision and policy statements adopted in the document, and which are as follows: Land Use, Urban Design Framework, Urban Design Development, Open Space and Parks, Transportation, and the Implementation Plan.

PLANNING PROCESS

On October 3, 2016, the City Council directed staff to update the HOMETOWN 2000 Comprehensive Plan to account for the growth in population and land area experienced by the City from 2000 to present (*more specifically from 2011 to present*). To assist staff, the City Council appointed a seven (7) member Comprehensive Plan Advisory Committee (CPAC) that was tasked with performing an extensive review and revision of the existing plan. The CPAC committee was composed of members from the Planning and Zoning Commission, Architectural Review Board, Rockwall Economic Development Corporation's Board of Directors, and several citizens interested in the future of the community. This committee was an integral part in the update process, and served as the primary planning committee for the project.

Over the next two (2) years, this committee met regularly to revise the vision laid out in the original HOMETOWN 2000 Comprehensive Plan, and craft goals and policies that could be used to implement this vision in the future. The plan incorporated the planning efforts from the two (2) previous Comprehensive Planning updates (*i.e. 2007 & 2012*), and integrated several plans and policy documents that had been drafted and approved since 2001.

PLAN STRUCTURE

The original HOMETOWN 2000 Comprehensive Plan established the following sections:

- Land Use
- Urban Design Framework
- Urban Design Development
- Open Space and Parks
- Transportation
- Implementation

Through these sections, the plan specifically addressed the physical form of the City. After reviewing this effort, it was determined by the Comprehensive Plan Advisory Committee (CPAC) that -- *while the physical form of the City is one of the most important aspects of the Comprehensive Plan* -- the social and fiscal structures of the City were equally important in planning for the long-term success of the community. Based on this ideology, the CPAC proposed the following structure/revisions for the update:

- Land Use and Growth Management
- Environment and Ecology
- Parks, Open Space and Trails
- Infrastructure
- Public Health, Services and Safety
- Economic Development
- Community Character
- Residential
- Non-Residential
- Implementation

The purpose of this structure was to create a scope that was more comprehensive in nature and not limited to the constraints of the City's built environment. Specifically, the structure was changed to achieve the following:

(1) Change *Urban Design Framework* to *Community Character* and *Urban Design Development* to *Non-Residential* to better convey the intent of these sections.
(2) Change *Land Use* to *Land Use and Growth Management,* and add policies and goals directed at addressing the future growth of the community.
(3) Add *Economic Development* and *Public Health, Services and Safety* to increase the scope of the plan, and to plan for the future fiscal health of the community.
(4) Move the residential policies contained in Appendix 'A', *Residential Development Policies*, to a standalone section (*i.e. Residential*) to highlight the importance of residential land uses in the community.
(5) Change the *Transportation* section to *Infrastructure* and incorporate sections for water and wastewater.

EXAMPLES OF CPAC EXERCISES

EXERCISE #1: GRADING ROCKWALL

In this exercise, the CPAC was asked a series of questions that related to specific aspects of the City and its policies. With each question they were asked to indicate how well the City currently addresses the issue. These were then used to determine the CPAC's priorities for this update. The following are the findings from this exercise:

PRIORITY LIST	
PHYSICAL	1
SOCIAL	2
FISCAL	3

EXERCISE #2: VISIONING QUESTIONS

In this exercise the Comprehensive Plan Advisory Committee (CPAC) was asked to answer the following questions. The following is an aggregate of their answers.

(1) What are ten (10) words that describe Rockwall today?

(a) Community
(b) Safe
(c) Family
(d) Scenic
(e) Active
(f) Growing
(g) Education
(h) Pro-Business
(i) Healthy
(j) Lakeside

Other answers by the CPAC included friendly, busy, faithful, beautiful, open, involved, growing, conservative, clean, resort, casual, bridge, education, committed and home.

(2) What is the best kept secret in Rockwall?

Free Live Music

Other answers by the CPAC included the rock wall, quality restaurants, Harry Myers Park, and Squabble Creek Park.

(3) What is the best kept secret in Rockwall?

Free Live Music

Other answers by the CPAC included the rock wall, quality restaurants, Harry Myers Park, and Squabble Creek Park.

(4) What trends have you seen develop in Rockwall that you feel are encouraging? What trends do you find discouraging?

The trends the CPAC feel are most encouraging are the developing downtown, parks, City events, and City sponsored activities. The CPAC also expressed that the high-ended growth, amount of locally owned restaurants, the diversity of development, City's pro-business attitude, chances for public involvement, and maintaining the hometown feel were trends that they found encouraging.

The trends that the CPAC found discouraging were roadway construction, traffic congestion, ability to easily enter the City, truck traffic in the Downtown area and along John King Boulevard, uncontrolled growth that could possibly change the small town feel and the beauty of Rockwall, water pollution, trash, maintenance of areas around the lake, decaying streets/alleys/sidewalks, lack of good sports facilities, and government spending.

(5) In a few short words or sentences describe what you hope Rockwall will be like in the next 20-years.

The CPAC felt that in 20-years they hoped the City of Rockwall would be a more connected/walkable city, have self-contained entertainment (*i.e. concert venues/performing arts center*), have water taxies across the lake and class A retail/restaurants. They also hoped the community would continue to be a great place to raise a family.

(6) What is Rockwall's biggest issue today? What will the biggest issue be in 20-years?

The CPAC felt the biggest issue today was traffic, and in 20-years it will be infrastructure and water.

(6) Move the environmental policies contained in the *Land Use* section of the plan into a standalone section entitled *Environment and Ecology*.

SECTIONS

At the beginning of the update process, staff constructed several exercises that were intended to identify the Comprehensive Plan Advisory Committee's (CPAC's) view of the community's significant issues and priorities. The identification of these issues and priorities created a basis for the policies and goals detailed in this Comprehensive Plan Update. The initial findings of these exercises indicated that the CPAC's major policy efforts should be focused on infrastructure, housing, connectivity, and the future growth of the community. In addition, the CPAC indicated that a specific emphasis on the physical environment should be continued; however, the CPAC should also focus on the City's social and fiscal structures, and incorporate them into the plan as part of this planning effort (*two [2] examples of the exercises -- with the CPAC's answers -- are depicted on previous page*).

Another change that was brought out through City staff's preliminary conversations with the CPAC, was the desire to create a document that was more succinct and easier to reference than the HOMETOWN 2000 Comprehensive Plan. The thinking behind this initiative was that the vision of the plan could be better conveyed utilizing less rhetoric. It was also hypothesized that this may have the added benefit of being more direct with regard to the intent of each goal and policy statement. This effort mostly involved a reorganization of the previous plan and a change in the language used in the document. Specifically, City staff and the CPAC chose a format that was broken down into [*1*] a vision statement, [*2*] goals targeted at achieving the vision statement, [*3*] policy statements describing how to meet the goals identified, and [*4*] implementation strategies detailing how each policy can be implemented into standard operations. Based on this direction and the changes to the structure of the document, the following describes the major policy directions identified by the CPAC for each section of the update.

LAND USE AND GROWTH MANAGEMENT

The *Land Use and Growth Management* section of this Comprehensive Plan expanded upon the *Land Use* section of the HOMETOWN 2000 Comprehensive Plan. The scope of this section was increased to include growth management strategies that will provide the targeted, steady and controlled growth required to maintain the character of the community. This initiative also included a reorganization of the land use policies into perspective land use categories for the purpose of making the section easier to reference.

A major component of this update focused on the residential and commercial screening standards and the separation of land uses. The purpose of this focus was to provide *soft transitions* (*large landscape buffers utilizing berms, trees and landscape screening to separate land uses*) and to avoid *hard transitions* (*i.e. direct adjacency of land uses separated by masonry screening walls or a single row of trees*). Another major policy focus for this section was the connectivity of land uses. The previous HOMETOWN 2000 Comprehensive Plan placed an emphasis on the *Neighborhood Concept* or *Neighborhood Unit* (*i.e. creating a block of residential that incorporates supportive commercial and public land uses*) and connectivity between commercial/retail land uses and adjacent residential land uses. The current update expands this emphasis to include connectivity between all land uses.

Another significant change to the *Land Use* section involved the creation of *Land Use Districts*. This process was aimed at creating micro plans for specific areas of the City to [*1*] break down the Future Land Use Plan in to smaller sections to convey the plan's objectives, and [*2*] to highlight the difference in character between different areas of the City (*e.g. the Harbor versus Downtown*). As part of this process, staff included a *Build Out Analysis* that can be used to understand what the ultimate composition of a particular area will be in the future.

ENVIRONMENT AND ECOLOGY

The *Environment and Ecology* section was created from the environmental policies contained in the *Land Use* section of the HOMETOWN 2000 Comprehensive Plan. While many of these policies tend to overlap information contained in the *Land Use and Growth Management* and *Parks, Open Space and Trails* sections of the plan, it was determined that it would be beneficial to isolate issues relating to floodplains, water conservation, water quality, environmental planning and design, light pollution, and tree coverage and preservation in a standalone section. The majority of these policies existed in various sections throughout the previous plan, and other than breaking them out into a standalone section no major shifts in the previous policy and goals were established.

PARKS, OPEN SPACE AND TRAILS

The *Parks, Open Space and Trails* section of the plan acted as an update to the *Open Space and Parks* section of the HOMETOWN 2000 Comprehensive Plan. Many of the policies and goals were updated to align with the *Parks, Recreation & Open Space Master Plan Update*, which was updated and adopted by the City Council in May 2017. In addition, the Master Trail Plan was added to this Comprehensive Plan Update to convey the intent of the City to construct an interconnected trail system that provides for hike and bike trail opportunities throughout the City.

INFRASTRUCTURE

The *Infrastructure* section of this Comprehensive Plan is intended to provide a more complete look at the City's streets, water and wastewater systems than was provided in the HOMETOWN 2000 Comprehensive Plan under the *Transportation* section. To achieve this objective, the CPAC drafted specific policies relating to the City's water and wastewater systems, and incorporated the Master Water Distribution System Plan and the Master Wastewater Collection System Plan into the update.

On the transportation side of the *Infrastructure* section, staff worked with the CPAC to update the Master Thoroughfare Plan and roadway cross sections. In addition, the policies contained in the original *Transportation* section were updated with an emphasis on creating an interconnected street system that could better accommodate traffic in the community.

PUBLIC HEALTH, SERVICES AND SAFETY

The addition to the *Public Health, Services and Safety* section of the Comprehensive Plan Update is intended to provide a section that addresses the City's services and facilities, and the community's health, safety and general welfare needs in the future. This section is also intended to make the scope of the update more comprehensive than the scope contained in the original HOMETOWN 2000 Comprehensive Plan.

As part of this section, policies targeted at public health were added to address the City's focus on making facilities and programs available to encourage healthy lifestyle choices for all age groups. The addition of the public safety section is intended to provide broad policy objectives that can complement the Police and Fire Department's strategic and operational objectives contained in their strategic plans, and the long-term goals each department. In addition, policies relating to public services were added to address all civilian departments, and the need for future City facilities.

ECONOMIC DEVELOPMENT

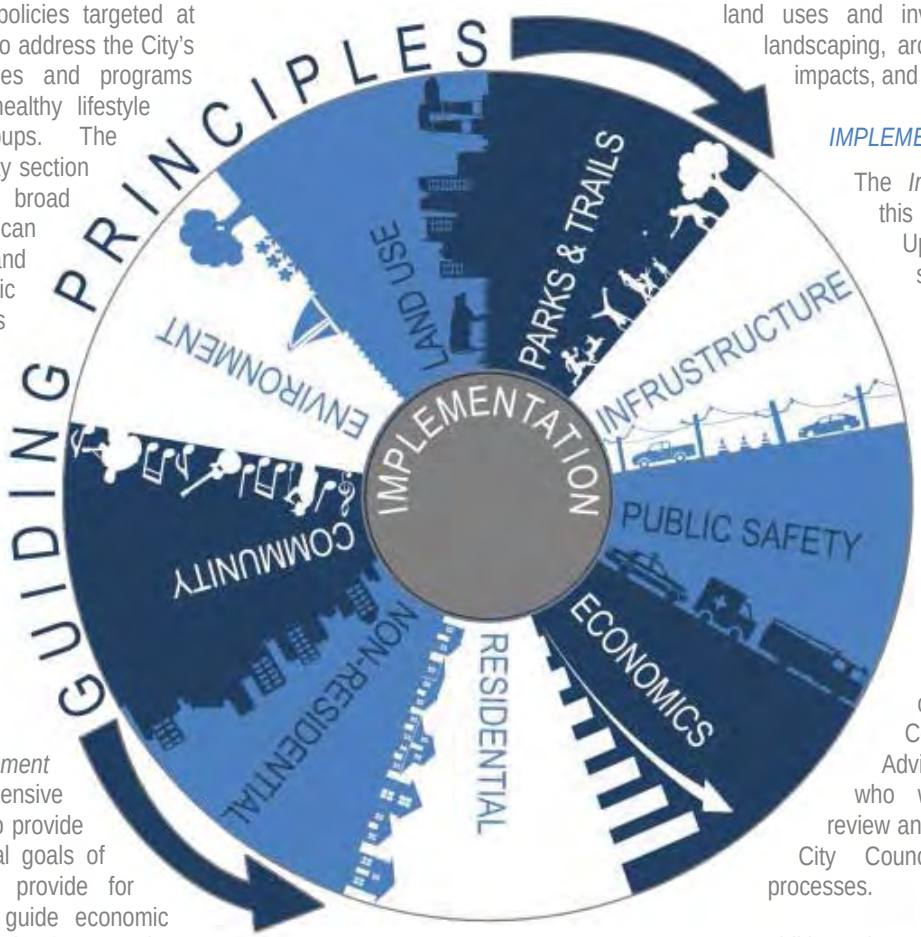
The *Economic Development* section of the Comprehensive Plan Update was added to provide an emphasis on the fiscal goals of the community, and to provide for policies that could help guide economic policy decision making in the future. These goals included items relating to small business support, workforce development, creating an atmosphere conducive to attracting and retaining businesses, improving the City's support for the Rockwall Economic Development Corporation (REDC), and diversifying the City's tax base.

COMMUNITY CHARACTER

The *Community Character* section of the Comprehensive Plan Update was derived from the *Urban Design Framework* section of the HOMETOWN 2000 Comprehensive Plan. This section was renamed to better communicate the intent of the goals and policy statements contained in this section. These include goals and policies targeted at preserving view corridors, creating gateways into the City, preserving art and culture, and the promotion of the City's unique shopping and dining areas. These statements are largely unchanged from the HOMETOWN 2000 Comprehensive Plan with the exception of a few additional statements being added.

RESIDENTIAL

In the 2007 Comprehensive Plan Update, residential policies were added to the plan and incorporated as an appendix in the document.



The purpose of this update was to highlight the importance of residential development in the City and communicate the City's desired standards for future residential developments. In the new Comprehensive Plan Update, these policies were consolidated into a standalone section entitled *Residential*. This section expanded the scope of the residential policies to incorporate specific goals for multi-family and townhome development. The purpose of setting specific goals for these types of housing was to ensure that the City of Rockwall is demanding the highest quality, residential development for all housing types being constructed in the City.

NON-RESIDENTIAL

The *Non-Residential* section of the current Comprehensive Plan Update was previously the *Urban Design Development* section of the HOMETOWN 2000 Comprehensive Plan. This section was renamed for the purpose of compliment the newly established *Residential* section and to better communicate the intent of the policies and goals contained in this section.

The purpose of this section is to layout all goals and policies for non-residential development within the City. This effort placed a specific emphasis on connectivity between land uses and involved items relating to landscaping, architecture, signage, visual impacts, and drainage and detention.

IMPLEMENTATION

The *Implementation* section of this Comprehensive Plan Update looked to create a system of accountability that would ensure the plan creates measurable successes for the community. To do this, the plan implemented a three (3) tiered review process (*i.e. an annual review, five [5] year update, and ten [10] year overhaul of the plan*). This objective will also include the adoption of a standing Comprehensive Plan Advisory Committee (CPAC), who will be responsible for review and recommendations to the City Council during the review processes.

In addition, the new implementation plan strived to create a set of measurable timelines for each of the identified implementation strategies. By doing this staff will be accountable for the implementation of the plan over a ten (10) year period, and through the annual review process the City Council will be able to track the progress of implementing the plan. The previous HOMETOWN 2000 Comprehensive Plan did not incorporate timelines for implementation, and it was determined by the CPAC that this was a necessary step to ensure the success of the plan.

PUBLIC PARTICIPATION

Public participation is essential to creating a plan that expresses the vision of Rockwall's citizens. This plan utilized several different methods of soliciting public input at each stage of the process. These methods included the traditional public hearing approach and new technology based approaches that included interaction with the community through digital formats. Specifically, a website was created that allowed citizens to comment on each of the sections/policy initiatives presented to the Comprehensive Plan Advisory Committee (CPAC). This public feedback provided additional insights for staff into what members

of the community thought would be important in the future. In addition, permanent comments received through the website translated into specific issues that were discussed and addressed by the CPAC in drafting each section of this document.

VISION

The overall vision statement for this Comprehensive Plan is the broad direction statement that is intended to summarize Rockwall's long-term desires. It is the statement to which all policy and goals contained in this document are intended to convey, and the bar to which policy decisions will be measured moving forward. For the City of Rockwall, our vision is to create:

… an authentic lakeside community loved as our hometown, where neighbors choose to live, work, and play.

NOTE FROM THE CITY ATTORNEY
LEGAL PURPOSE OF THE COMPREHENSIVE PLAN

A comprehensive plan is a document prepared for a community, which establishes an overall plan and recommended actions relevant to the current and future needs of the City of Rockwall. Comprehensive plans contain maps, graphics, studies, reports and other descriptive material identifying goals, objectives, policies, guidelines, standards, and options for the immediate and long-range protection, enhancement, growth and development of the community. Among the most important powers and duties granted to the City is the authority and responsibility to undertake comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens

Section 211.004 and Chapter 213 of the Texas Local Government Code recognizes the importance of municipalities to prepare and adopt their own comprehensive plans.



Frank J. Garza
City Attorney of Rockwall
Shareholder at Davidson, Troilo, Ream & Garza

- ☑ The participation of citizens in an open, responsible and flexible planning process is essential to the designing of the optimum comprehensive plan and adds the ability to legally defend the plan because of public input and support;
- ☑ Significant decisions and actions affecting the immediate and long-range protection, enhancement, growth and development of communities are made by the City of Rockwall City Council and using the Comprehensive Plan as a guide for its decisions is a must; and,
- ☑ Recommendations by Planning and Zoning and decisions of the Board of Adjustment and City Council are easier to defend if challenged if the decisions are consistent with the Comprehensive Plan.



TED CAIN'S CORNER PARK: CONSTRUCTED IN 2017 TED CAIN'S CORNER PARK IS A POCKET PARK AT THE CORNER OF E. KAUFMAN STREET AND N. SAN JACINTO STREET ON PROPERTY ONCE TED CAIN'S USED CARS.

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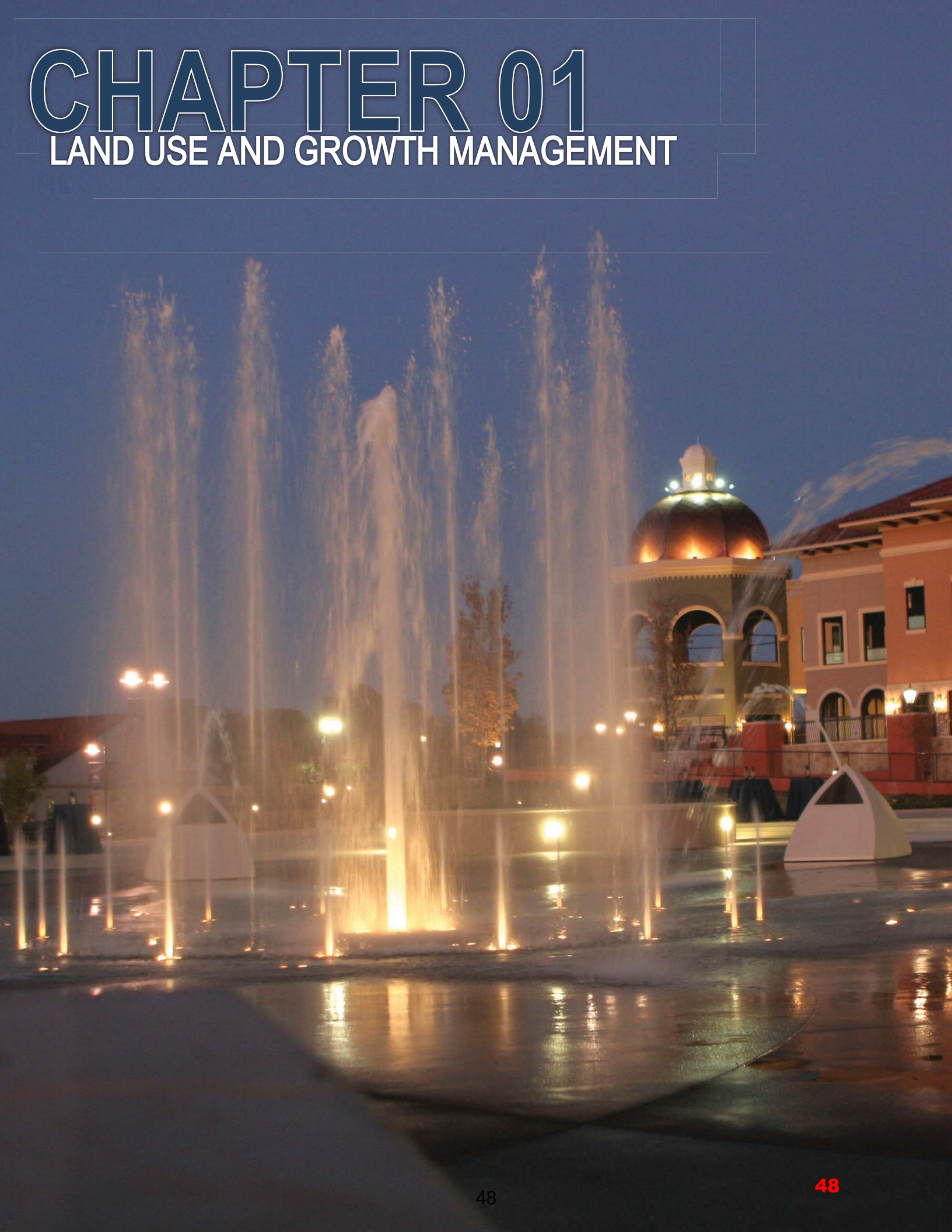
CHAPTER 01
LAND USE AND GROWTH MANAGEMENT



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01 VISION STATEMENT

The City should incorporate a mix of land uses that will strengthen the economic vitality of the community and provide a broad range of opportunities for living, recreation, shopping, and business. Land uses should be distributed in a manner that fosters a sense of community and provides for distinct neighborhood identities. In addition, residents and visitors should have ready access to amenities that the City offers such as recreation, shopping, and cultural activities.

02 GOALS AND POLICY STATEMENTS

02.01 GROWTH MANAGEMENT

GOAL 01 | LAND USE

Continue to foster economic vitality by providing for a mixture of land uses and densities that will meet civic needs, and encourage quality development that will create an attractive *hometown atmosphere*[1] and not result in *suburban sprawl*[2].

POLICIES

1. Preserve the City's current residential to non-residential land use ratio (*i.e. 80% Residential; 20% Commercial*) in order to maintain a balanced mix of land-uses for fiscal sustainability.
2. Provide for open space development throughout the city that will result in the preservation of floodplains and the conservation of open space and natural areas.
3. Discourage *Leapfrog*[3] Development and encourage expansion that is contiguous to existing development, in close proximity to the City's existing

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[1]: *A "Hometown Atmosphere" is characterized as a community with great social interaction and a high quality of life, one that affords all its residents access to exemplary employment, education and cultural opportunities. This can be synonymous with the idea of a "Small Town Atmosphere".*

[2]: *Suburban sprawl in this case refers to unplanned, non-contiguous development that puts a strain on the City's services and infrastructure, and is generally not tied to the overall land use plan.*

[3]: *Leapfrog development is a form of suburban sprawl where the development pattern is scattered leading to gaps in between existing development and new development. The primary motivation for leapfrog development is the lower cost of land in outlying areas.*

LEFT: The Harbor District Fountain located adjacent to the Harbor Commercial Shopping Center.

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infrastructure, and that will serve as a logical extension of the City's current growth pattern.

4. Incorporate neighborhood commercial nodes to allow for small-scale neighborhood services and commercial activity within walking distance of residential subdivisions.

5. Strip commercial centers and other inefficient uses of land should be avoided.

6. Provide for a range of housing types -- *from custom homes on estate lots to urban style housing in the Harbor District and Downtown District* -- to accommodate different age groups, incomes and life styles.

7. Work with the Rockwall Independent School District (RISD) to identify potential schools sites in areas experiencing high residential growth, and encourage new school facilities to locate in areas where there will be open space and pedestrian trails that connect to the adjacent neighborhoods.

8. Ensure there is ample recreation and parkland amenities for residents.

GOAL 02 | ANNEXATION

Anticipate the possibility of the future annexation of land within the City's Extraterritorial Jurisdiction (ETJ) to facilitate the steady and deliberate growth of the City.

02.02 RESIDENTIAL

GOAL 01 | HOUSING DEMAND

A variety of housing should be provided in specific areas of the city to accommodate a broad range of demand. This includes low-density single-family housing in areas designated for traditional neighborhoods, rural style estate housing in undeveloped and agricultural areas, and urban inspired housing in the City's developed cores (*i.e. the Harbor District and the Downtown District*).

POLICIES

1. *Low-Density Residential* land uses should be the predominate residential designation for the City of Rockwall, and should be properly screened from industrial and heavier commercial land uses.

2. All residential land uses should be in close proximity to commercial land uses offering neighborhood services to facilitate the idea of a walkable, connected community.

3. *Medium Density Residential* land uses should generally be used where it would serve as a logical extension or continuation of an existing *Medium Density Residential* development, or as a buffer for *Low-Density Residential* land uses from commercial or *High-Density Residential* land uses.

4. *High-Density Residential* (*e.g. single-family, townhomes, and/or multi-family*) land uses should be used as a transitional use from commercial or industrial developments to *Medium-Density Residential* or *Low-Density Residential* land uses, or where it will serve as a logical extension of an existing *High-Density Residential* development.

GOAL 02 | NEIGHBORHOOD CONCEPT

Encourage land use patterns that provide an effective framework to support the neighborhood concept and that will lead to the establishment of enduring developments.

POLICIES

1. Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

2. In developments where open space, trails, sidewalks, screening, and other common areas are provided, the provision for maintenance of these areas by a Homeowner's Association (HOA) should be required.

3. Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

4. At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

GOAL 03 | RESIDENTIAL DEVELOPMENT

POLICIES

All residential developments should incorporate the applicable policies contained in Chapter 8, *Residential Developments*, of this Comprehensive Plan.

02.03 COMMERCIAL

GOAL 01 | COMMERCIAL MIX

Encourage a mix of high quality, commercial land uses that will provide the goods, services, and entertainment options to meet the needs of residents and visitors within the community.

POLICIES

1. Unless in the IH-30 Corridor, commercial zoning districts should only be approved where a commercial use is eminent and where it would be planned and integrated with the adjacent residential neighborhoods and/or other commercial developments.

2. In areas where major roadways intersect -- *particularly in undeveloped or under-developed areas* -- commercial zoning should not necessarily be permitted on all four (4) corners of an intersection.

3. Strip commercial centers should be avoided to encourage development that will not result in a sprawling community.

GOAL 02 | CONNECTIVITY

Commercial/retail shopping centers should be pedestrian-oriented and easily accessible to adjacent residential and commercial developments.

POLICIES

1. Non-transparent fencing and masonry screening walls should be discouraged in areas between residential and commercial/retail shopping centers where a properly sized landscape buffer can be established.

2. Commercial/retail shopping centers should be screened from residential areas utilizing landscape buffers that are composed of berms, landscaping and trees.

3. The design of commercial/retail shopping centers should incorporate streets, sidewalks and trails to ensure multi-modal access to adjacent residential and commercial developments.

4. Commercial developments should be constructed with logical connections and extensions to the City's existing and proposed hike and bike trails.

GOAL 03 | REGIONAL COMMERCIAL

Preserve the land along IH-30 for a regional or destination shopping center/entertainment venue that will ensure the City maintains a high per capita sales tax advantage.

POLICIES

1. See the specific Goals and Policies contained in Section 02.01, *IH-30 Corridor Plan*, of Appendix 'B', *Corridor Plans*, of this Comprehensive Plan.

GOAL 04 | COMMERCIAL DEVELOPMENT POLICIES

All new commercial development should incorporate the applicable policies contained in Chapter 9, *Non-Residential Development*, of this Comprehensive Plan.

GOAL 05 | LIVE/WORK CROSS ACCESS

All commercial land uses situated within Planned Development District 50 (PD-50) or Planned Development District 53 (PD-53) should adhere to the access plans contained in Appendix A, *Small Area Plans*, of this Comprehensive Plan.

02.04 INDUSTRIAL/OFFICE

GOAL 01 | INDUSTRIAL LAND USES

Reserve adequate land for industrial and employment land uses along SH-276, the future Outer Loop, and other areas of the City deemed appropriate for industrial and employment land uses/development.

POLICIES

1. Employment centers and commercial land uses should be used to transition to industrial and distribution uses where adjacent to the Outer Loop.
2. Continue to define land use along the Outer Loop as development extends east along SH-276.

GOAL 02 | OFFICE LAND USES

Reserve adequate land for high quality, *Class A* office buildings along IH-30, Ridge Road, in the Harbor District, and other areas of the City deemed appropriate for office and employment land uses/development.

POLICIES

1. High quality, multi-story office buildings should be encouraged to locate along Ridge Road and in the Harbor District to maximize the scenic views offered by Lake Ray Hubbard.

GOAL 03 | SCREENING

Ensure that industrial developments are adequately buffered/screened from residential land uses.

POLICIES

1. Roadways and open space should be utilized as a natural separation between industrial areas and residential subdivisions.
2. Buffers utilizing a combination of berms, landscaping and trees should be used for industrial properties that are adjacent to non-industrial land uses or agricultural land.
3. Commercial and employment uses should be used as a logical transition from industrial developments to lower intensity developments or residentially zoned or used land.

GOAL 04 | INDUSTRIAL DEVELOPMENT POLICIES

All new industrial development should also incorporate the applicable policies contained in Chapter 9, *Non-Residential Development*, of this Comprehensive Plan.

02.05 MIXED-USE

GOAL 01 | MIXED-USE DEVELOPMENT

Encourage mixed-use development (*i.e. the blending of land uses both horizontally and vertically*) that will result in a strong sense of community, foster neighborhood identity, and aid in the efficient use of land.

POLICIES

1. Encourage vertical mixed-use[4] development of residential, commercial, and office land uses in the Harbor District and along Ridge Road (*i.e. Planned Development District 1 [PD-1]*) as indicated on the *Future Land Use Plan*.
2. Encourage new residential developments to incorporate a mixture of commercial/retail land uses to ensure that neighborhood service uses are provided within walking distance of residential subdivisions. This creates mixed-use walkable neighborhoods[5].
3. Continue to support residential properties in transitional areas by allowing these properties the ability to be designated as *Live/Work* units (*i.e. live, work or live and work*). This also provides a transition from residential to non-residential land uses.
4. Reduce barriers (*e.g. walls, parking lots, solid landscaping, fences, etc.*) between land uses to encourage pedestrian connectivity.

02.06 DOWNTOWN DISTRICT AND CITY CENTER

GOAL 01 | PRESERVATION AND CULTURE

Ensure that the Downtown District and Old Town Rockwall (OTR) Historic District maintain their position as the cultural heart of the community.

POLICIES

1. Commercial and residential infill development[6] should be encouraged in the Downtown District.
2. Continue to protect and preserve the historic identity of the neighborhoods surrounding the Downtown District, and enhance these areas by promoting appropriate infill development and redevelopment.
3. Encourage mixed-use and urban style housing within the Downtown District that is complimentary to the scale and architectural character of the existing buildings.
4. Encourage the conservation and adaptive reuse of historic structures in the downtown area by promoting the *Live/Work* provisions contained in the Downtown (DT) District zoning ordinance.
5. Ensure that retail, personal, and professional service uses are clustered in the Downtown District.

[4]: A vertical mixed-use building combines different uses (e.g. these buildings will typically incorporate commercial/retail uses with residential) with the bottom floor usually being composed of more public uses (e.g. commercial/retail) and the top floors more private uses (e.g. residential or office).

[5]: A mixed-use walkable neighborhood is typically composed of horizontal mixed-use (i.e. single use buildings on a development designated for multiple land uses) where the uses are ideally within a five (5) to ten (10) minute walk of each other or roughly a ¼-mile radius of the neighborhood center.

[6]: Infill development is defined as new construction of scattered vacant or underutilized lots in an established neighborhood or business district in the community.

GOAL 02 | DOWNTOWN DEVELOPMENT POLICIES

All new development within the downtown or city center should incorporate the applicable policies contained in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan.

03 IMPLEMENTATION STRATEGIES

03.01 GROWTH MANAGEMENT

1. Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community.
2. Utilize Fiscal Impact Analysis (FIA)[7] to create a fiscal impact model for the purpose of relating cost of service, assessed value, and taxable value to potential changes in land uses – *as recommended in the City's Strategic Plan* -- for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community.
3. Incorporate procedures to involve the Rockwall Independent School District (RISD) in the development process to inform the school district of residential growth and help them plan for necessary school facilities to serve the community.
4. Work with City Administrators and the City Council to create an Annexation Plan in accordance with Section 43.052 of the Texas Local Government Code to address the possibility of future annexation of land within the City's Extraterritorial Jurisdiction (ETJ).
5. Review the City's Agricultural (AG) District standards to ensure that land can remain agriculturally zoned and designated until development of a site is eminent.
6. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for changes in annual growth/development patterns.

03.02 RESIDENTIAL

1. Review the City's current residential development standards contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan.
2. Review the City's residential screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan.
3. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual residential zoning changes.

03.03 COMMERCIAL

1. Review the City's commercial screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan.
2. Review the City's commercial development regulations contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan.
3. Review the City's zoning map to identify inconsistencies in land use with the Future Land Use Map for properties in the IH-30 Corridor, and work with stakeholders to resolve these issues.
4. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual commercial zoning changes.

03.04 INDUSTRIAL/OFFICE

1. Study the SH-276 Corridor and create a corridor plan that can provide a vision, goals, and policies to guide the growth of the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.
2. Review the City's Permitted Land Use Charts contained in the Unified Development Code to ensure that the employment land use designation on the Future Land Use Map is compatible with the City's zoning districts and the permitted land uses within those zoning districts, make any changes necessary.
3. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual industrial/office zoning changes.

03.05 MIXED-USE

1. Review the residential and non-residential development standards contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan.

03.06 DOWNTOWN DISTRICT AND CITY CENTER

1. Continue to use the Historic Preservation Advisory Board (HPAB) to ensure that all infill development and alterations of existing structures within the Old Town Rockwall (OTR) Historic District are in conformance with the Historic Preservation Guidelines contained in the Unified Development Code.
2. Review and update the Downtown Plan (*Downtown Plan: Blue Print for a Downtown Village*) and incorporate the findings into this Comprehensive Plan.

04 MAP INDEX

See the following map located in Appendix C, *Maps*, of this Comprehensive Plan:

- Future Land Use Plan (1)

05 FUTURE LAND USE PLAN

The Future Land Use Plan is composed of the Land Use Plan, the Land Use Plan Designations and the Land Use Plan Districts contained in this section. It is important to note that the Future Land Use Plan does not represent zoning and it does not dictate or regulate the use of land within the City's Extraterritorial Jurisdiction (ETJ). The Future Land Use Plan is intended to be a depiction of the City's ideal land use pattern, and to be a guide for future zoning decision used by appointed and elected officials.

05.01 LAND USE PLAN DESIGNATIONS

The following *Land Use Plan Designations* represent the various categories of land use within the City of Rockwall. Each of these designations are assigned to general areas of

[7]: *Fiscal Impact Analysis (FIA) is an measurement tool that estimates the impact of development or changes in land use on the revenues and service costs associated with the development or change.*

the City based on the policies and guidelines contained in this Comprehensive Plan, and the assumptions for the future growth of the community provided by the Comprehensive Plan Advisory Committee (CPAC). Each of the following 15 *Land Use Plan Designations* includes a definition or description of the *Land Use Designation*, a list of the primary and secondary land use examples, the corresponding zoning districts that are typically associated with the *Land Use Designation*, and examples of existing land uses that exemplify the intention of the *Land Use Designation*. In addition, images depicting the ideal development for each of the 15 *Land Use Plan Designations* have been provided. These images have been taken from existing developments in the City of Rockwall, and in some cases areas of other cities that best convey the intent of the *Land Use Designation*.

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

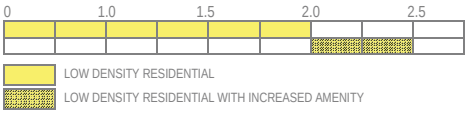
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

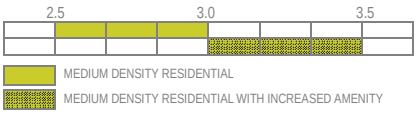
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

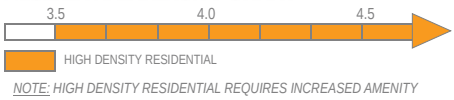
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

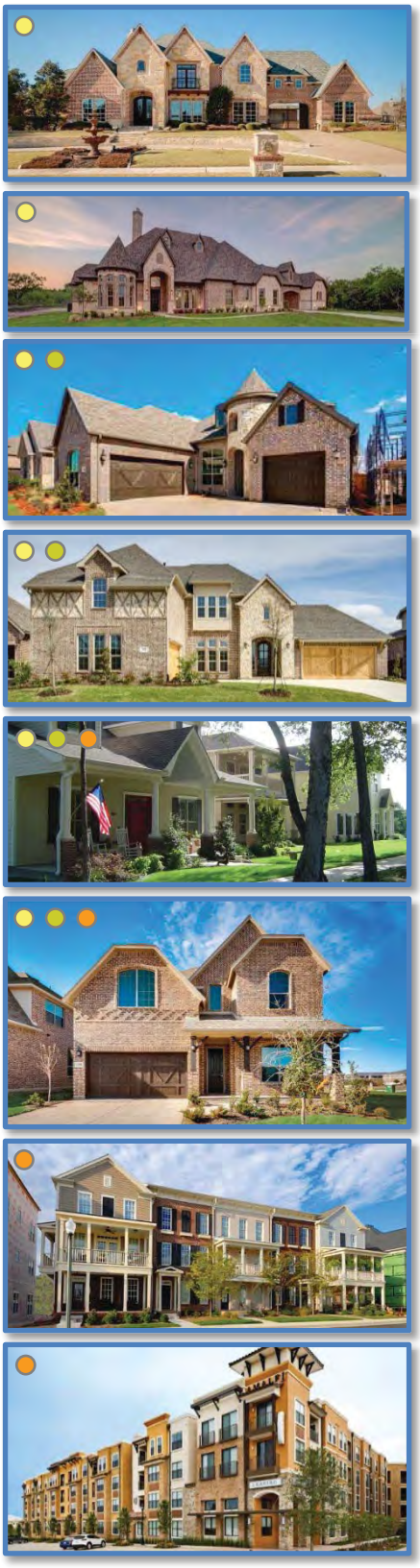
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



01.02 COMMERCIAL

COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center







COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road





BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, Research/Technology (RT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Trend Tower





TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

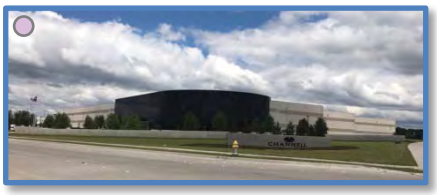
The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (*e.g. Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
2. *Secondary Land Uses:* Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
3. *Zoning Districts:* Light Industrial (LI) District, Research/Technology (RT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Technology Park
2. Channell Commercial Corporation







SPECIAL DISTRICTS

LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require added flexibility for the purpose of maintaining a specific small town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
2. *Secondary Land Uses:* Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
3. *Zoning Districts:* Residential-Office (RO) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. N. Goliad Street Between East Fork Road and the Downtown
2. West Side of Ridge Road after the SH-205/Ridge Road Split
3. N. Goliad Street Across from the YMCA







MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian freindly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Parks, Open Space, Trails, and Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Commons
2. Harbor District





DOWNTOWN (DT)

The *Downtown* land use designation should include a mixture of land uses that are complementary to the existing development pattern and are intended to add to the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. The policies adopted in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan should generally regulate this land use designation.





DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District

EXISTING LAND USE EXAMPLES

1. Downtown Square and Surrounding Areas

SPECIAL COMMERCIAL CORRIDOR (SC)

The *Special Commercial Corridor* land use designation is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region. This area should include the recommendations contained in *Appendix 'B', Corridor Plans*, of this Comprehensive Plan.





DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment and Recreation Land Uses
2. *Secondary Land Uses:* Residential, Open Space, Parks, Trails, Banks, Service Stations and Institutional/Civic Land Uses (Secondary Land Uses should be integrated into a Larger Development)
3. *Zoning Districts:* Commercial (C) District and Planned Development (PD) District

EXISTING LAND USE EXAMPLES

1. IH-30 Corridor

PUBLIC LAND AND OPEN SPACE

PARKS AND OPEN SPACE (OS)

The *Parks and Open Space* land use designation includes all floodplains and major public open spaces (*e.g. neighborhood parks, community parks, greenbelts, trail systems, etc.*). These areas should be preserved and are intended to provide citywide recreation/trail opportunities and natural drainage areas that help define the character of Rockwall.





DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Floodplain, Open Space, Parks, and Trails Land Uses
2. *Secondary Land Uses: N/A*
3. *Zoning Districts: N/A*

EXISTING LAND USE EXAMPLES

1. Harry Myers Park

PUBLIC (P)

The *Public* land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare. This land use designation includes land uses such as public schools, libraries, the airport, the City's administrative and service facilities, and any other state or federal facilities.



DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Schools, Libraries, Fire Stations, Pump Stations, Water Towers, Police Stations, City Administrative Offices, and County, State or Federal Facilities
2. *Secondary Land Uses:* Open Space, Parks, and Trails Land Uses
3. *Zoning Districts: N/A*

EXISTING LAND USE EXAMPLES

1. City Place
2. County Courthouse
3. Municipal Courts Building

QUASI-PUBLIC (QP)

The *Quasi-Public* land use designation is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Churches, Private Schools, Universities, Community Centers, Youth and Senior Citizen Recreational Facilities, Private Hospitals, and Similar Land Uses
2. *Secondary Land Uses:* *N/A*
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. Presbyterian Hospital of Rockwall
2. First Baptist Church
3. Lake Pointe Church
4. YMCA









CEMETERY (CEM)

The *Cemetery* land use designation is intended to be used for the burial of the animal or human dead and is dedicated for cemetery purposes.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Cemetery
2. *Secondary Land Uses:* *N/A*
3. *Zoning Districts:* Agricultural (AG) District and Cemetery (CEM) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Memorial Cemetery
2. Rest Haven Funeral Home & Cemetery





05 FUTURE LAND USE PLAN
02 LAND USE DISTRICTS

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PURPOSE OF THE LAND USE DISTRICTS

The purpose of breaking the *Future Land Use Plan* down into districts is to provide comprehensive strategies for future growth in specific areas of the City that may not be applicable citywide. These district maps can also be offered to the City's various boards and commissions and the City Council to provide an overview of a specific area when contemplating policy changes that could affect said area.

Each of the land use districts is composed of (1) a description of the district, (2) district strategies -- *which help explain the growth objectives for the district* --, (3) a map of the future land use designations and thoroughfare planning, (4) information relating to current housing, population and commercial statistics, (5) build out information relating to housing and population, (6) points of reference, (7) table and graphical data relating to *Future Land Use Designation* acreages and composition, (8) a breakdown of residential, commercial and mixed use land uses -- *which are aggregates of the Future Land Use Designations* --, and (9) pictures showing current development in the district and potential future development based on the images in the *Land Use Plan Designations* of this section of this Comprehensive Plan (*i.e. Section 01.05.01*). For more information concerning the components of the *Land Use Plan Districts,* see the *Components of the Land Use Plan Districts* in the right hand sidebar of this page.

COMPONENTS OF THE LAND USE PLAN DISTRICTS

The following section breaks out the *Land Use Plan* into *Districts* and provides a summary of the land uses, number of current houses and businesses, estimated current population, estimated houses and population at build out, and land use strategies for each district. Below is an explanation of each component of the *Land Use Plan Districts*.

Existing Houses. This icon indicates the total number of houses that are currently existing in the district.

Existing Businesses. This icon indicates the total number of businesses that are currently existing in the district.

Estimated Population. This icon indicates the estimated existing population with in the district.

Percent of Total Houses. This icon indicates the percent of the total housing that currently exists in the district.

Percent of Total Businesses. This icon indicates the percent of the total businesses that currently exists in the district.

Percent of Total Population. This icon indicates the percent of the total population that currently exists in the district.

Estimated Houses at Build Out. This icon indicates the estimated total number of houses in the district at build out.

Estimated Population at Build Out. This icon indicates the estimated total population in the district at build out.

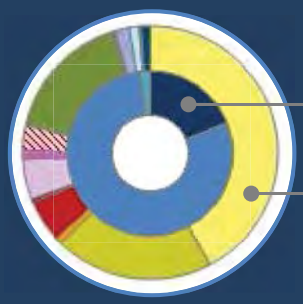
Current and Future Palettes. These borders around pictures indicate current (*i.e. dark blue*) and future (*i.e. light blue*) *Land Use Plan Designation* examples.

Design Element. This icon indicates a design element that relates to district or corridor identity.

Points of Reference. This icon indicates a point of interest that is intended to help orient the reader to the district.

Significant Area. The cross hatched pattern indicated an area that is either in transition or has significance within the district.

Land Use Doughnut Chart. Each district includes a doughnut chart that breaks down both *Land Uses* and *Land Use Designations*. The outer ring is a summary of the *Land Use Designations* in the district and the inner ring is a summary of the *Land Uses* in the district. In addition, a summary of all the land uses and their corresponding acreages have been provided in a chart adjacent to the district map.

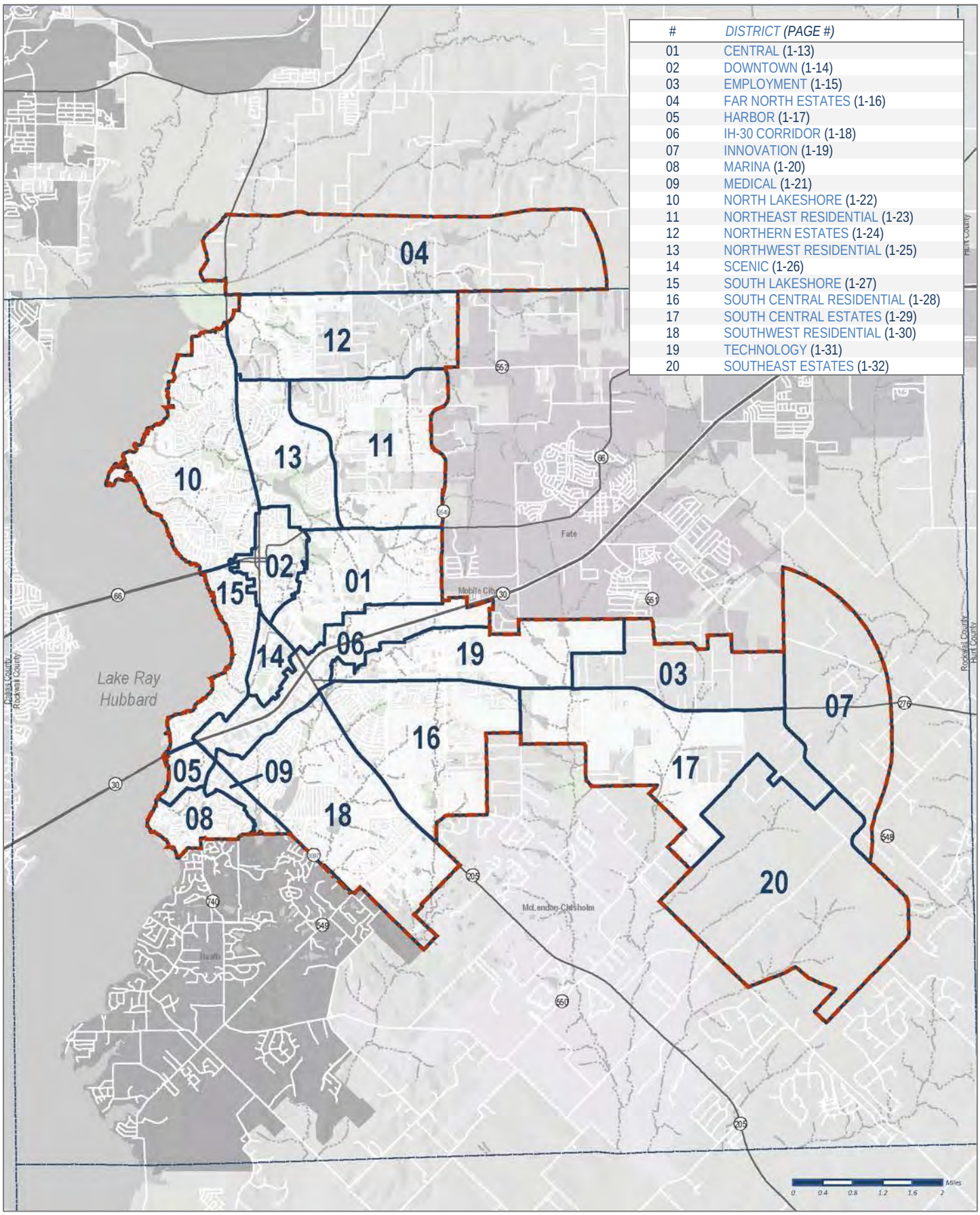


Land Use (i.e. Commercial, Residential or Mixed Use)

Land Use Designation (e.g. HDR, LDR, C, OS, etc.)

Master Thoroughfare Plan. Each district has been overlaid with the *Master Thoroughfare Plan*, and the corresponding designations have been included in a chart adjacent to the district map.

00 OVERVIEW MAP



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01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

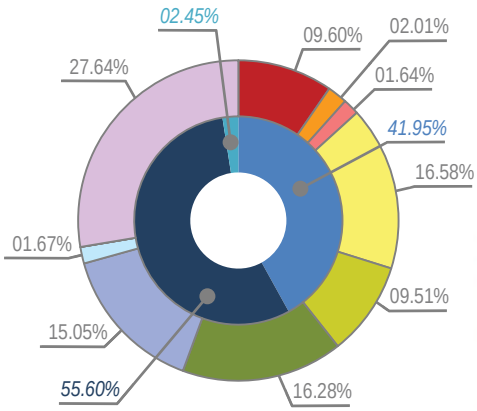
The *Central District* is composed of a wide range of land uses that very from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments (*e.g. Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- *and City* -- in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district.

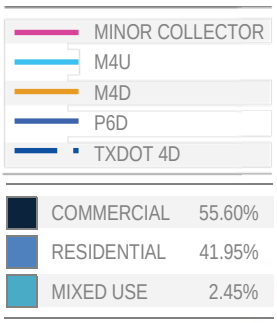
John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

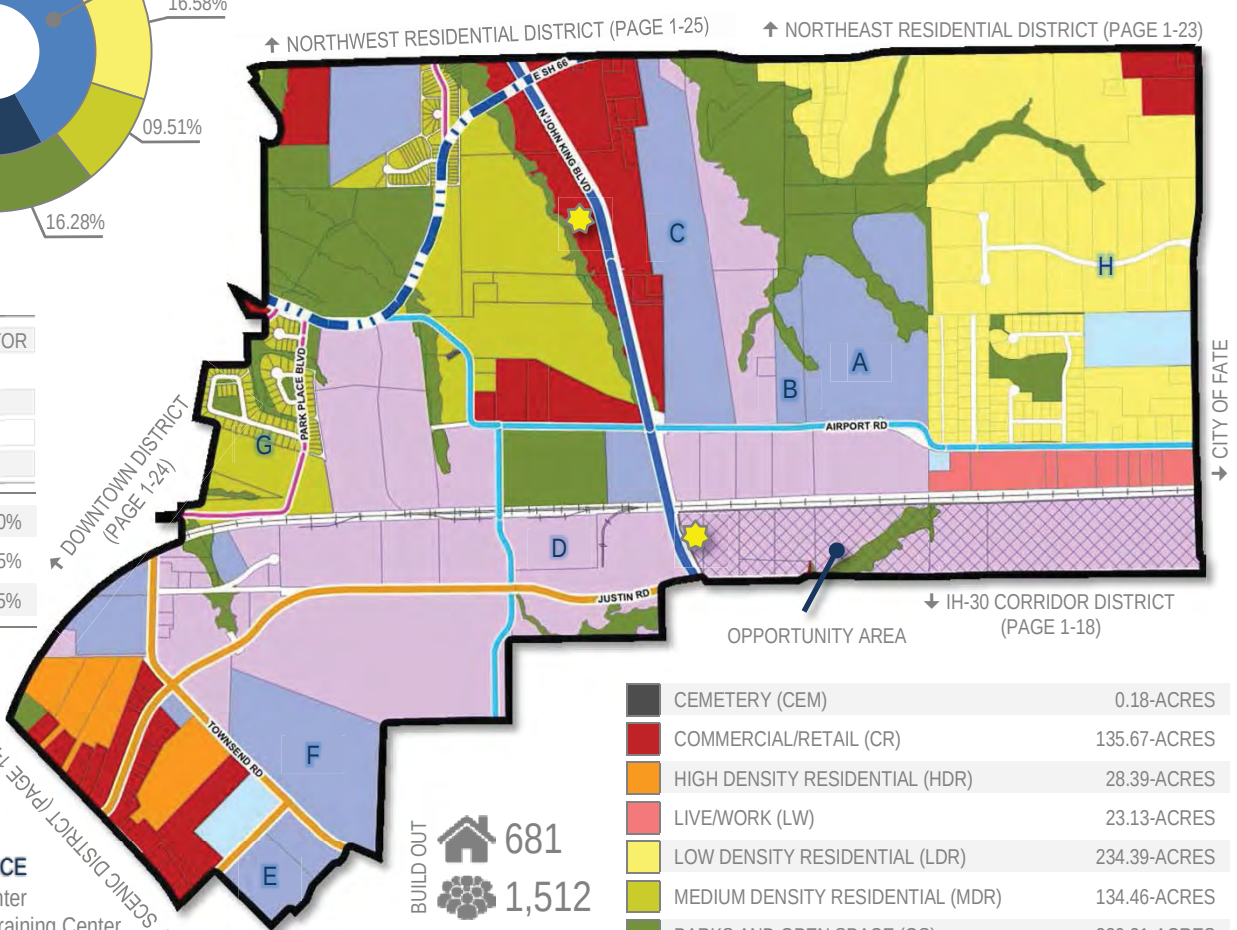
DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

1. *Live/Work*. The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should <u>not</u> be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition *(e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Industrial/Special Commercial Corridor Opportunity Area*. The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor.*
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.







POINTS OF REFERENCE

A. Animal Adoption Center
B. Regional Firearms Training Center
C. Ralph Hall Municipal Airport
D. Leon Tuttle Athletic Complex
E. Rockwall County Courthouse
F. Utley Middle School
G. Park Place Subdivision
H. Rolling Meadows Subdivision

	CURRENT	BUILD OUT	% OF ROCKWALL
	220	681	1.10%
	71	1,512	3.91%
	488		0.82%

CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	135.67-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	28.39-ACRES
LIVE/WORK (LW)	23.13-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	134.46-ACRES
PARKS AND OPEN SPACE (OS)	230.21-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.07-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	390.78-ACRES

02 DOWNTOWN DISTRICT

DISTRICT DESCRIPTION

The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's. The *North Goliad Corridor -- also identified by its zoning classification (i.e. PD-50)* -- is a unique *Live/Work* corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City. In the future, the City will need to balance the attractiveness of redevelopment in the Downtown area with the small town atmosphere that makes Rockwall unique to its residents.

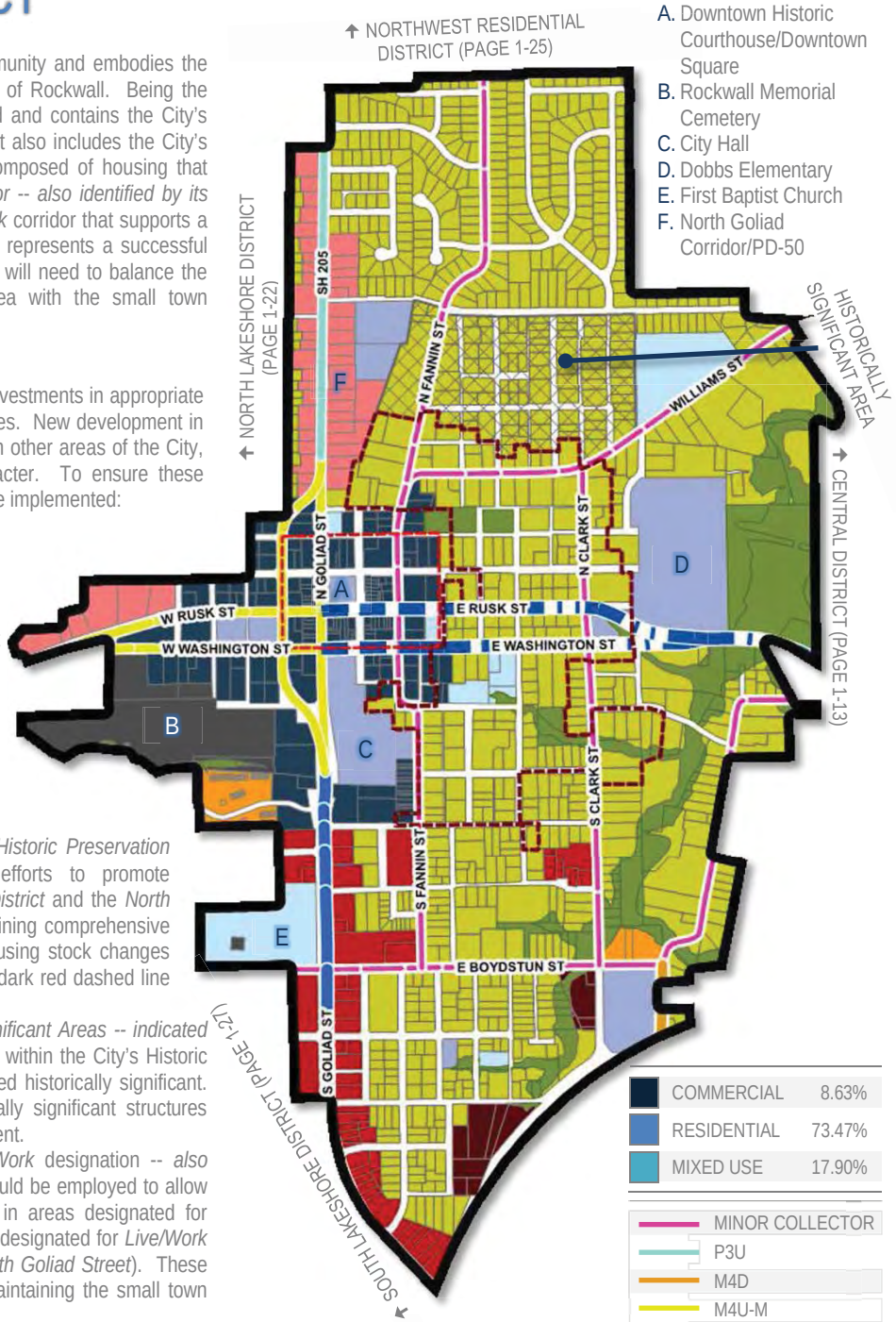
DISTRICT STRATEGIES

The *Downtown District* will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City, to ensure that the district retains its small town character. To ensure these objectives are achieved, the following strategies should be implemented:

1. *Downtown Square*. The *Downtown Square* should be preserved as a historical mixed-use area. Adaptive reuse strategies should be employed to protect and preserve the historic architecture and significance in the district, and redevelopment should be discouraged. In cases where redevelopment is appropriate, architecture and design standards that take into account the form, function and time-period of the existing of the downtown square should be implemented. The downtown square is indicated by the red dashed line (---).
2. *Historic District and North Goliad Corridor*. The *Historic Preservation Advisory Board (HPAB)* should continue its efforts to promote preservation and appropriate infill in the *Historic District* and the *North Goliad Corridor* (*i.e. PD-50*). This includes maintaining comprehensive and accurate records of how this area and its housing stock changes over time. The Historic District is indicated by the dark red dashed line on the district map (---).
3. *Historically Significant Areas*. The *Historically Significant Areas -- indicated in the crosshatched area* --- are areas that are not within the City's Historic District, but contain housing stock that is considered historically significant. This area should look to preserve these historically significant structures while continuing to allow appropriate infill development.
4. *Live/Work*. The flexibility provided by the *Live/Work* designation -- *also allowed in the Downtown (DT) zoning district* -- should be employed to allow for adaptive reuse of the existing housing stock in areas designated for Downtown (DT) District land uses and in the areas designated for *Live/Work* land uses *(i.e. adjacent to W. Rusk Street and North Goliad Street*). These districts are important to allowing change while maintaining the small town atmosphere of the Downtown area.

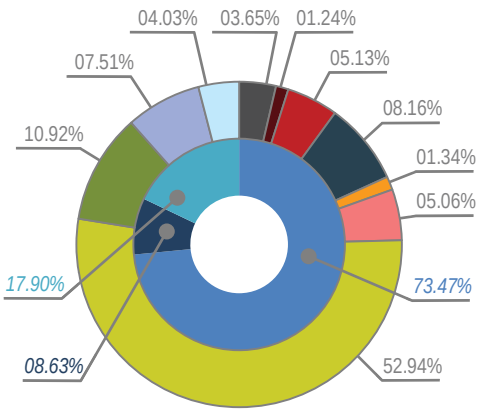
POINTS OF REFERENCE

- A. Downtown Historic Courthouse/Downtown Square
- B. Rockwall Memorial Cemetery
- C. City Hall
- D. Dobbs Elementary
- E. First Baptist Church
- F. North Goliad Corridor/PD-50



COMMERCIAL	8.63%
RESIDENTIAL	73.47%
MIXED USE	17.90%

MINOR COLLECTOR
P3U
M4D
M4U-M
P6D
TXDOT 4D



BUILD OUT		1,037
		2,639
CURRENT		926
		248
		2,370
% OF ROCKWALL		4.63%
		13.64%
		3.98%

CEMETERY (CEM)	17.11-ACRES
COMMERCIAL/INDUSTRIAL (CI)	5.82-ACRES
COMMERCIAL/RETAIL (CR)	24.06-ACRES
DOWNTOWN (DT)	38.24-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	6.27-ACRES
LIVE/WORK (LW)	23.73-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	248.09-ACRES
PARKS AND OPEN SPACE (OS)	51.16-ACRES
PUBLIC (P)	35.21-ACRES
QUASI-PUBLIC (QP)	18.89-ACRES

03 EMPLOYMENT DISTRICT

DISTRICT DESCRIPTION

The *Employment District* is a transitional mixed-use district that has a variety of medium density residential and industrial/commercial land uses. In certain areas of the district, the existing medium density residential land uses are considered to be interim in nature and may be subject to change in the future. The commercial uses in this district utilize SH-276 and its connectivity to other major roadways (*e.g. FM-549, SH-205, and John King Boulevard*) that ultimately lead to IH-30. In the future, this district is intended to provide areas for the expansion of the City's employment sectors, and is ideal for incubator and small office/warehouse uses west of Blackland Road, and larger corporate uses east of Blackland Road.

POINTS OF REFERENCE

A. Wat Lao Siribuddhavas Temple
B. North Fork Farms Subdivision
C. Sun Acres Subdivision
D. Equestrian Estates Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

DISTRICT STRATEGIES

With the possibility of the future Outer Loop following the current alignment of FM-548, the *Employment District's* land use pattern is anticipated to change to support the anticipated increase in activity expected at the intersection of FM-548 and SH-276. Taking this possibility into consideration the following strategies should be implemented in this district:

1. *Technology/Employment Center*. Due to the close proximity of SH-276, the areas identified for *Technology/Employment Center* are suitable for smaller to mid-sized businesses (*e.g. contractors shops, small manufacturing shops/warehouses, business incubators, etc.*). These areas should be buffered from the adjacent medium density residential land uses by large buffers and landscape screening. Where applicable masonry fences can be used to screen areas with outside storage.
2. *Business Center*. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing, warehouse and office facilities. These could include larger scale operations such as corporate headquarters. This area is also suitable for mixed office/commercial land uses.
3. *Commercial/Retail Centers*. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the commercial/retail centers along FM-548 and SH-276 are ideal for larger scale retail businesses and restaurants that could support office and/or residential development in the area. These areas could also provide neighborhood service uses intended to accommodate smaller commercial uses targeted at supporting adjacent residential land uses.
4. *Transition Area*. The crosshatched area is a transitional zone that is ideal for larger distribution centers, warehouses, and other clean industrial technology. This area is expected to act as a transition from the smaller *Technology/Employment Center* land uses west of Blackland Road to the larger uses that are more suitable for locations adjacent to major roadways (*e.g. uses that are designated for Business Center and Commercial/Retail land uses*).

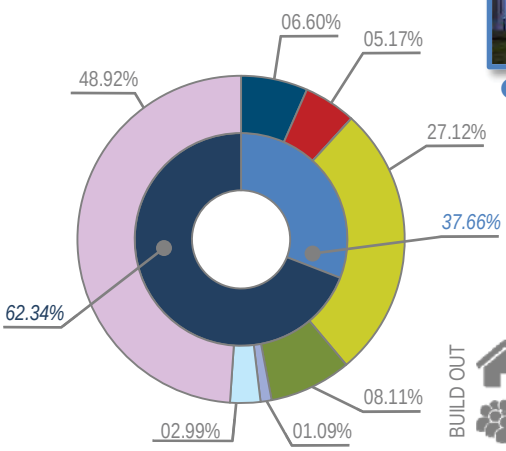


Current Suburban Residential

1 Future Technology/Employment Center



2 Future Business Center



BUILD OUT
987
3,149

CURRENT
202
105
644

% OF ROCKWALL
1.01%
5.78%
1.08%

COMMERCIAL	62.34%
RESIDENTIAL	37.66%
MIXED USE	0.00%

- MINOR COLLECTOR
- M4U
- TXDOT 6D

BUSINESS CENTER	86.38-ACRES
COMMERCIAL/RETAIL (CR)	67.72-ACRES
LOW DENSITY RESIDENTIAL (LDR)	0.03-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	355.22-ACRES
PARKS AND OPEN SPACE (OS)	106.27-ACRES
PUBLIC (P)	14.31-ACRES
QUASI-PUBLIC (QP)	39.12-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	640.68-ACRES

04 FAR NORTH ESTATES DISTRICT

DISTRICT DESCRIPTION

The *Far North Estates District* is mostly composed of ultra-low-density, single-family residential housing, which is typically defined as estate and/or rural residential. This area can best be described as the City's hinterland, and is encumbered by [*1*] a large floodplain that transverses the district and [*2*] the lack of established water, sewer and roadway infrastructure. The only areas that depart from this characterization are the parcels that are directly adjacent to SH-205, which have a mixture of medium density housing and commercial land uses.

POINTS OF REFERENCE

A. Caddo Creek Estates Subdivision
B. Equestrian Trail Subdivision
C. Hidden Valley Estates
D. San Martino Winery

LAND USE PALETTES

- Current Land Use
- Future Land Use

DISTRICT STRATEGIES

The *Far North Estates District* has large tracts of land that could be suitable for a master planned community; however, due to the availability of water and sewer in these areas it is anticipated that this area will remain low-density residential with more estate residential development in the future. Based on this understanding the strategies for this district moving forward are as follows:

1. *Estate and Rural Residential.* *Estate* and *Rural Residential* are anticipated to continue to define this district, and the maintenance of these housing types is important to balancing the diversity of suburban lots in other districts. These areas also provide rural reserves for the City and create a natural transition zone from higher density districts to the south, which have more *Suburban Residential*.
2. *Suburban Residential*. While the development of *Suburban Residential* in these areas is limited, any new *Suburban Residential* development should include a mix of larger to mid-sized lots. Lots in these developments should provide transitions from existing *Estate* and *Rural Residential* by utilizing larger lots and landscape buffers along the perimeter of the development.
3. *Commercial/Retail Centers*. The commercial/retail centers along SH-205 are transitional in nature, but should shift towards providing support to the existing and proposed residential developments. These areas should be compatible in size and scale with the adjacent residential structures. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.



3 Future Neighborhood/Convenience Center



1 Future Suburban Residential



NORTHERN ESTATES DISTRICT (PAGE 1-24)



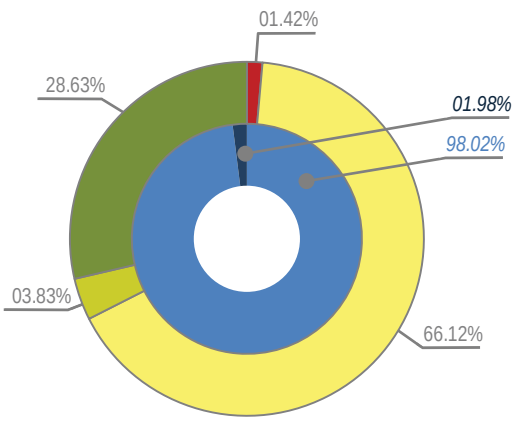
3 San Martino Winery



1 Current Estate Residential



1 Current Estate Residential



BUILD OUT
4,269
13,191

CURRENT
256
5
791

% OF ROCKWALL
1.28%
0.00%
1.33%

- TXDOT 4D
- MINOR COLLECTOR
- TXDOT 6D
- P6D

COMMERCIAL	1.98%
RESIDENTIAL	98.02%
MIXED USE	0.00%

COMMERCIAL/RETAIL (CR)	48.50-ACRES
LOW DENSITY RESIDENTIAL (LDR)	2,265.24-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	131.27-ACRES
PARKS AND OPEN SPACE (OS)	981.02-ACRES

05 HARBOR DISTRICT

DISTRICT DESCRIPTION

Being an entry portal into the City of Rockwall, the *Harbor District* is intended to provide a pedestrian oriented, mixed-use district that accommodates residential, non-residential, and public spaces. This district is characterized by the live, work and play environment that will be provided through professional offices, scenic condominiums, and an abundance of shopping, restaurants, entertainment, and recreational opportunities. The Harbor District is intended to act as a regional commercial center that offers a unique alternative to the small town, local shopping options provided in the City's *Downtown Square*.

POINTS OF REFERENCE

A. Harbor Fountain
B. Hilton Hotel & Resort
C. Trend Tower
D. Lago Vista Subdivision
E. Signal Ridge Condominiums

LAND USE PALETTES

- Current Land Use
- Future Land Use

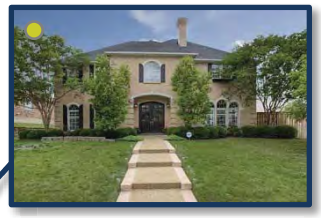


1 Trend Tower Office Building

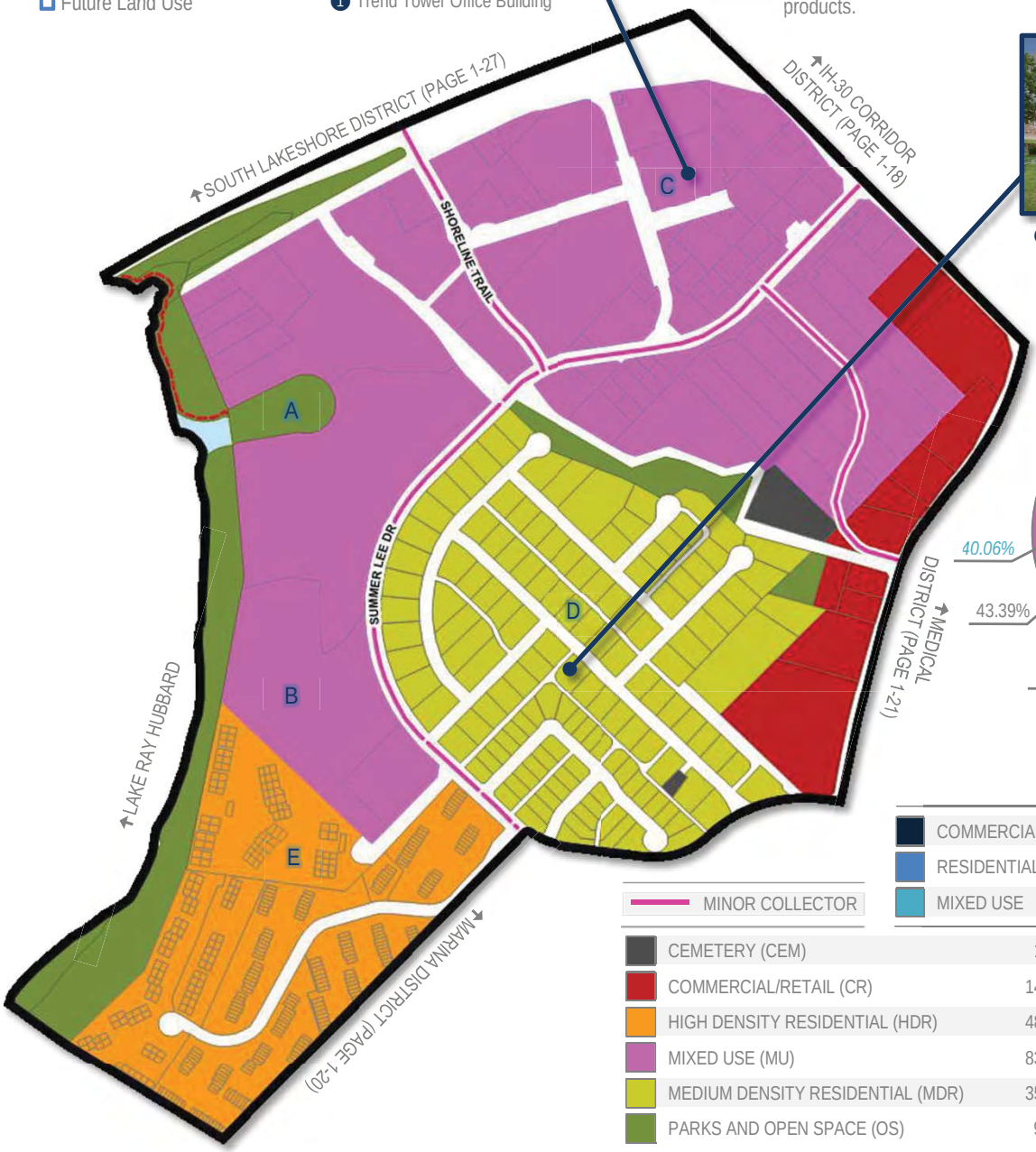
DISTRICT STRATEGIES

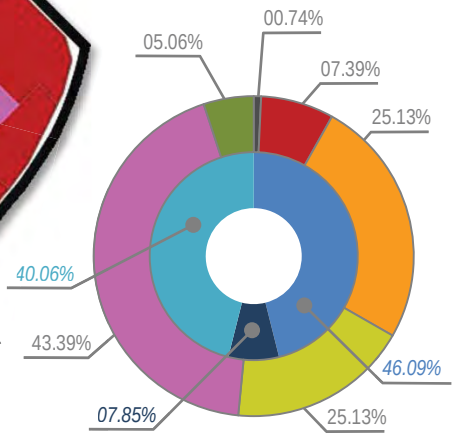
With the majority of the urban residential and townhome units being entitled and much of the vacant land planned in accordance with the regulating Planned Development District ordinance, the Harbor District's vision is starting to be realized. To continue to support the growth experienced over the last few years the following strategies should be implemented:

1. *Mixed Use*. The areas identified as mixed-use on the district map should generally be developed in accordance with the concept plan contained in Planned Development District 32 (PD-32), and be targeted at providing a pedestrian friendly, walkable, mixed-use district.
2. *Lake Access*. The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to provide a transition from the adjacent mixed-use district and should include small offices and uses intended to support the residential developments in the area. These areas should focus on connectivity and walkability.
4. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products.



1 Current Suburban Residential





COMMERCIAL	7.85%
RESIDENTIAL	46.09%
MIXED USE	46.06%

CEMETERY (CEM)	1.43-ACRES
COMMERCIAL/RETAIL (CR)	14.25-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	48.42-ACRES
MIXED USE (MU)	83.60-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	35.22-ACRES
PARKS AND OPEN SPACE (OS)	9.75-ACRES

CURRENT	1,292	
	119	
	3,915	
% OF ROCKWALL	6.46%	
	6.55%	
	6.58%	
BUILD OUT	1,921	
	5,821	

06 IH-30 CORRIDOR DISTRICT

DISTRICT DESCRIPTION

The IH-30 Corridor is the primary retail corridor for the City of Rockwall. Currently the corridor is approximately 55% developed, with the remaining 45% being vacant or raw land. The Corridor acts as the western gateway for both the City and County of Rockwall, and has land uses that include retail, personal services, medical, and industrial. In the future the health of the IH-30 corridor is vital to maintaining a high per capita sales tax for the City of Rockwall.

POINTS OF REFERENCE

A. Lake Point Church
B. Rochell Elementary School
C. Walmart
D. Costco

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

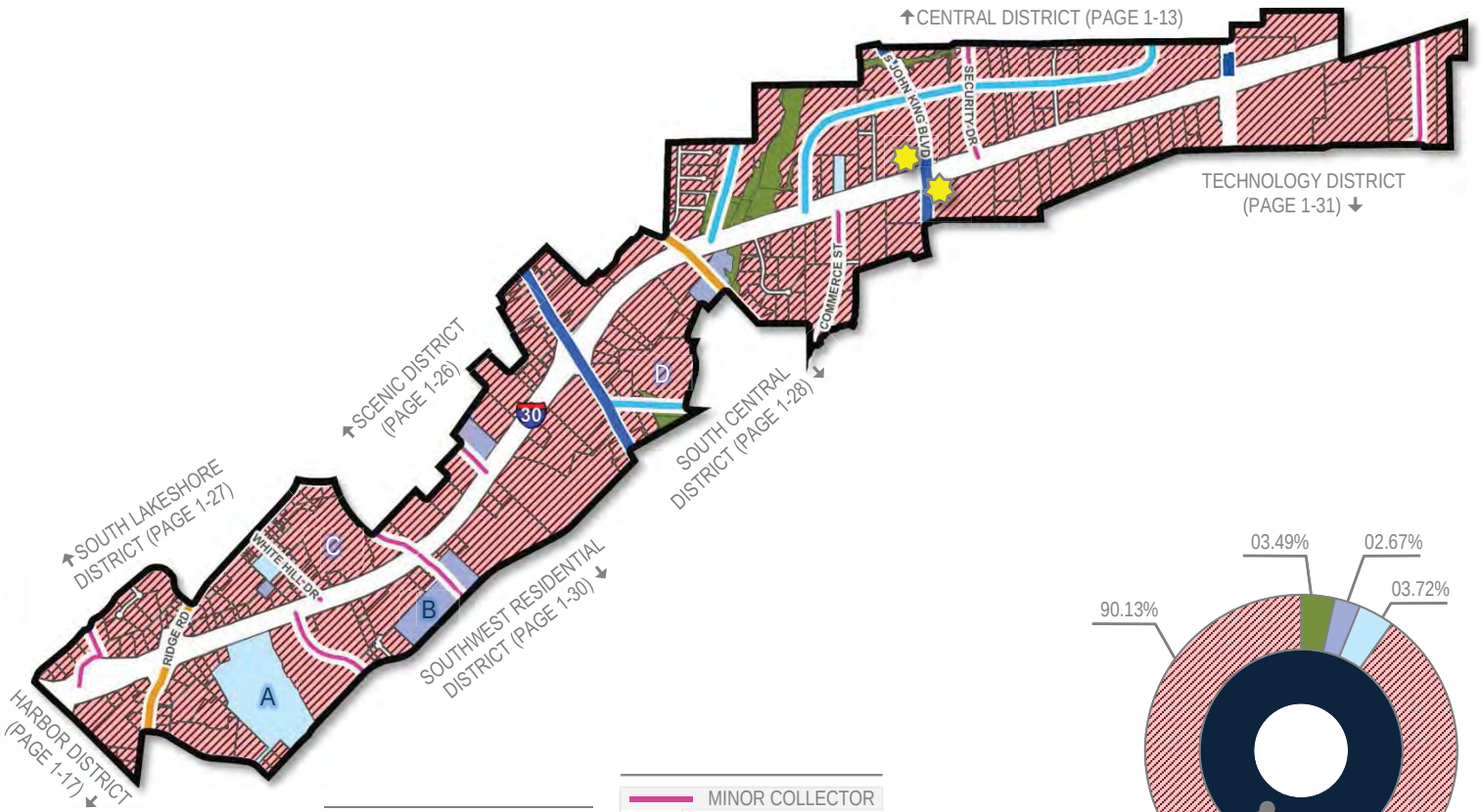
DISTRICT STRATEGIES

The *IH-30 Corridor District* will continue to be the City's primary retail corridor in the future. Based on this the following strategies should be employed:

1. *Corridor Strategies*. The specific goals and policies contained in Section 02.01, *IH-30 Corridor Plan*, of Appendix 'B', *Corridor Plans*, of this Comprehensive Plan should be summarized in this section upon the completion of the corridor study.

   RESERVED.

2. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



COMMERCIAL	100.00%
RESIDENTIAL	0.00%
MIXED USE	0.00%

- MINOR COLLECTOR
- M4U
- M4D
- P6D
- TXDOT 4D

PARKS AND OPEN SPACE (OS)	37.03-ACRES
PUBLIC (P)	28.31-ACRES
QUASI-PUBLIC (QP)	39.49-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	957.15-ACRES

	BUILD OUT	% OF ROCKWALL	CURRENT
	0	0.00%	0
		31.41%	571
	0	0.00%	0

07 INNOVATION DISTRICT

DISTRICT DESCRIPTION

The *Innovation District* is located at the eastern most point of the City's Extraterritorial Jurisdiction (ETJ). This district currently has several existing medium density residential subdivisions, including Alexander Ranch, Wanda Ridge Estates, Bent Trail Estates and portions of the Chisholm Trail Subdivision. Currently, the district is bisected by SH-276, which acts as the districts primary east/west access. The *Innovation District* is intended to build on the possibilities of the future Outer Loop, which could dramatically reshape land use in this area. In addition, this district could provide the potential for a second major commercial/retail and office corridor that could complement the existing IH-30 corridor.

DISTRICT STRATEGIES

With the possibility of the future Outer Loop following the current alignment of FM-548, the *Innovation District's* land use pattern is anticipated to change at the intersection of FM-548 and SH-276. Taking this possibility into consideration the following strategies should be implemented in this district:

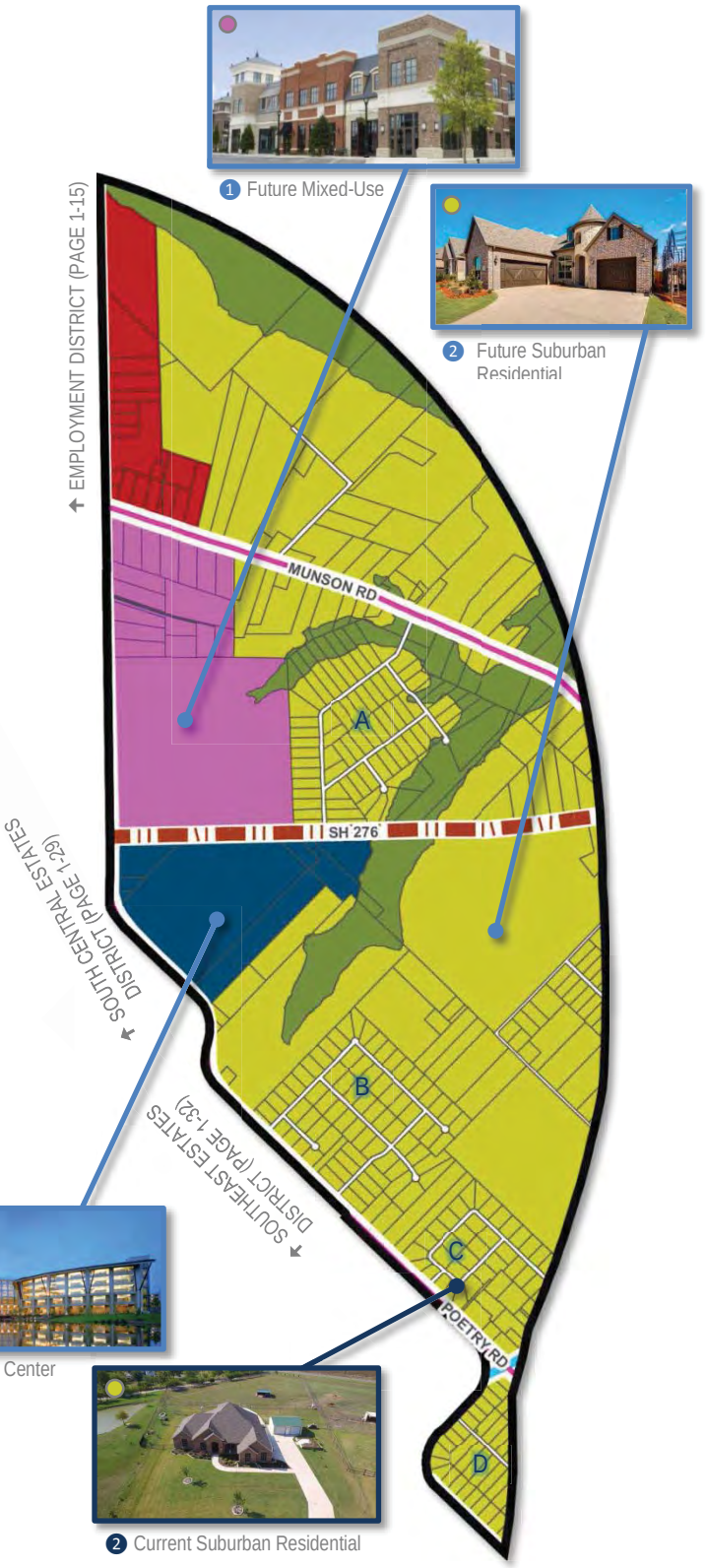
1. *Opportunity Zone (Intersection of SH-276 & FM-548)*. When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses. These uses that can create an "18-Hour" environment (*i.e. an environment that provides the ability to live, work, shop, and dine*) in the area.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community, any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in the district. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. Due to the anticipated alignment of the Outer Loop (*current alignment of FM-548*), the commercial/retail centers along FM-548 and SH-276 are ideal for larger scale retail businesses and restaurants that could support office or residential development in the area. These areas could also provide neighborhood service uses intended or smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping, and large buffers*) to transition uses.
4. *Business Center*. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (*e.g. corporate headquarters*). This area is also suitable for mixed office/commercial land uses.

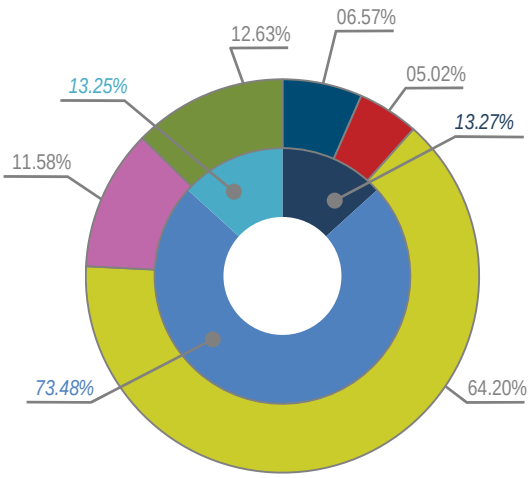
POINTS OF REFERENCE

A. Alexander Ranch Subdivision
B. Wanda Ridge Estates Subdivision
C. Bent Trail Estates Subdivision
D. Chisholm Trail Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use





BUILD OUT		3,861
		12,530
CURRENT		244
		2
		790
% OF ROCKWALL		1.22%
		0.11%
		1.33%

COMMERCIAL	13.27%
RESIDENTIAL	73.48%
MIXED USE	13.25%

- MINOR COLLECTOR
- M4U
- TXDOT 6D

BUSINESS CENTER (BC)	140.62-ACRES
COMMERCIAL/RETAIL (CR)	107.49-ACRES
MIXED USE (MU)	247.86-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	1,374.03-ACRES
PARKS AND OPEN SPACE (OS)	270.30-ACRES

08 MARINA DISTRICT

DISTRICT DESCRIPTION

The *Marina District* is a residential district that is significantly developed with medium density, suburban housing. The Chandler's Landing Subdivision is the largest subdivision in the district and was constructed to take advantage of the views provided by Lake Ray Hubbard, which is situated west of the district. In addition to the Chandler's Landing Subdivision, the district also contains the Fox Chase, Benton Woods, and Rainbow Lake Estates subdivisions. Ridge Road [*FM-740*] provides the main north/south access, and bisects the district along the boundary of the Chandler's Landing Subdivision.

POINTS OF REFERENCE

A. Henry M. Chandler's Park
B. Chandler's Landing Marina
C. Chandler's Landing Community Park
D. Fox Chase Subdivision
E. Rainbow Lakes Estates Subdivision
F. Benton Woods Subdivision



1 Current Suburban Residential

DISTRICT STRATEGIES

The *Marina District* is significantly developed and is not anticipated to change its land use pattern in the future. As a result, this district's land use strategies are centered on infill and potential redevelopment. These policies are as follows:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing. Non-residential infill development should be designed utilizing an architectural style and scale that will be complementary to the adjacent residential structures and neighborhoods.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.

LAND USE PALETTES

- Current Land Use
- Future Land Use



1 Current Suburban Residential



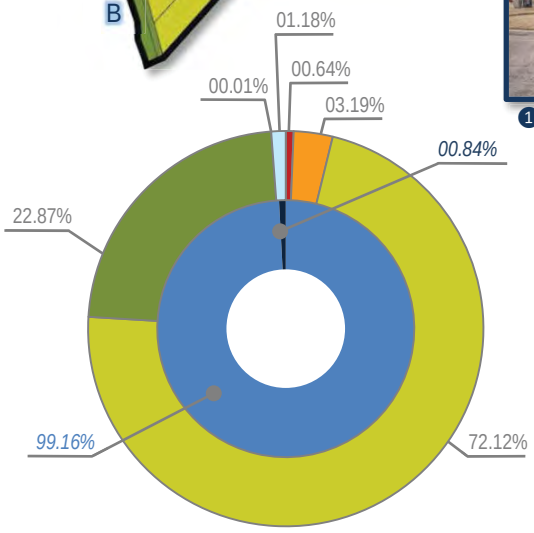
1 Current Suburban Residential

1 Current Suburban Residential

CURRENT
1,536
6
3,923

BUILD OUT
1,624
4,146

% OF ROCKWALL
6.59%
0.33%
7.68%



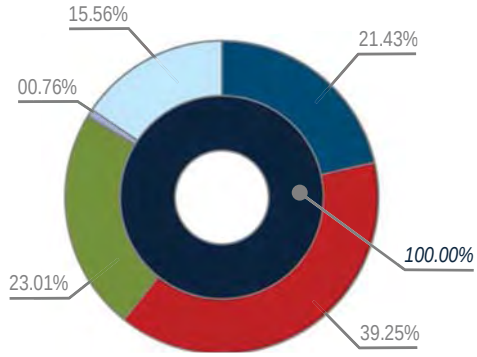
COMMERCIAL	0.84%
RESIDENTIAL	99.16%
MIXED USE	0.00%

- MINOR COLLECTOR
- M4D
- M4U

CEMETERY (CEM)	0.03-ACRES
COMMERCIAL/RETAIL (CR)	2.80-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	14.04-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	317.63-ACRES
PARKS AND OPEN SPACE (OS)	100.71-ACRES
QUASI-PUBLIC (QP)	5.18-ACRES

09 MEDICAL DISTRICT

CURRENT	0	
	173	
	0	
BUILD OUT	0	
	0	
% OF ROCKWALL	0.00%	
	9.79%	
	0.00%	



BUSINESS CENTER	36.01-ACRES
COMMERCIAL/RETAIL (CR)	65.95-ACRES
PARKS AND OPEN SPACE (OS)	38.65-ACRES
PUBLIC (P)	1.27-ACRES
QUASI-PUBLIC (QP)	26.14-ACRES

COMMERCIAL	100.00%
RESIDENTIAL	0.00%
MIXED USE	0.00%

MINOR COLLECTOR
M4U
M4D

DISTRICT DESCRIPTION

The *Medical District* is a highly specialized district that is characterized by the medical and professional offices, which line Horizon Road [*FM-3097*], Rockwall Parkway, and Tubbs Road. At the center of this district is Presbyterian Hospital of Rockwall, a ~100,000 SF full service hospital facility. Along the southern boundary of the district is a long-term rehabilitation center followed by an assisted living facility. Extending north from W. Ralph Hall Parkway are several retail and personal service businesses that transition the district from medical and professional offices to commercial/retail land uses, which are more characteristic of the land uses along Ridge Road [*FM-740*].

DISTRICT STRATEGIES

Currently, the *Medical District* is nearing buildout with only a few parcels of vacant land left in the central and southern areas of the district. Considering this, the following are the recommended strategies for this district:

1. *Business Center*. The Business Center (BC) areas surrounding the Presbyterian Hospital of Rockwall -- *which is the largest employer in the district* -- are designed to continue to attract medical and professional offices. These uses should support each other and continue to define the district.
2. *Commercial*. The crosshatched pattern on the northern side of the district represents a transitional area from the medical and professional office uses to the commercial/retail land uses that are more typical of the uses found along Ridge Road. It is anticipated that this area will continue to function in this manner, providing financial and retail services that support the district and the residential subdivisions surrounding this district. The commercial areas on the southern side of the district are less defined and should develop in accordance with the Commercial (C) land use designation.
3. *Infill Development*. Infill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map below. Buildings being proposed between Tubbs Road and Ralph Hall Parkway should take into account the residential subdivisions along Horizon Road [*FM-3097*] and Summer Lee Drive.



POINTS OF REFERENCE

A. The Park at Fox Chase
B. Fire Station #2
C. Rainbow Lake/Brockway Branch

LAND USE PALETTES

- Current Land Use
- Future Land Use

1 Presbyterian Hospital of Rockwall

1 Broadmoor Medical Lodge

2 Kroger Signature Grocery Store

1 Lakeside Allergy, Ears, Nose & Throat

10 NORTH LAKESHORE DISTRICT

DISTRICT DESCRIPTION

The *North Lakeshore District* is an established district that is significantly developed with medium density, suburban housing. Many of the subdivisions in this district are considered established and it is not anticipated that this district's development patterns will drastically change moving forward.

DISTRICT STRATEGIES

Currently, the *North Lakeshore District* is nearing its buildout capacity with only a few parcels of vacant land left in the northern areas of the district. Considering this, the following are the recommended strategies for this district moving forward:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products. Non-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
3. *Live/Work*. The live/work designations in this district are intended to provide a low intensity transition from residential properties to N. Goliad Street [*SH-205*]. These centers should be constructed to a similar residential scale as the adjacent residential properties.
4. *Land Use Scenarios*. Depending on adjacent development this area could also transition to a *Live/Work* or *Commercial* designation.
5. *Northern Lake Access*. The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).

POINTS OF REFERENCE

A. Nebbie Williams Elementary School
B. Rockwall Golf & Athletic Club
C. Grace Hartman Elementary School
D. Virginia Reinhardt Elementary School
E. SH-66 Boat Ramp

LAND USE PALETTES

- Current Land Use
- Future Land Use



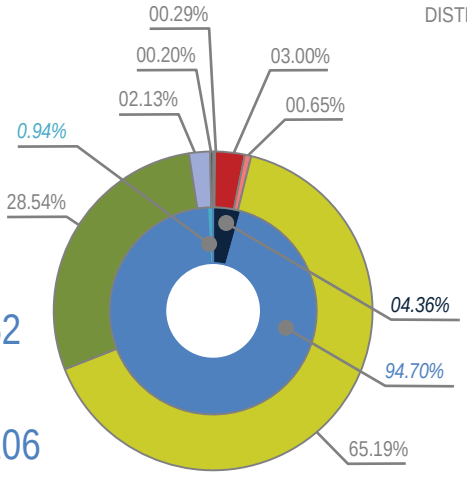
1 Current Suburban Residential



1 Current Suburban Residential



1 Current Suburban Residential



COMMERCIAL	4.36%	
RESIDENTIAL	94.70%	
MIXED USE	0.94%	

MINOR COLLECTOR	
M4U	
M4D	

CEMETERY (CEM)	3.76-ACRES
COMMERCIAL/RETAIL (CR)	56.94-ACRES
LIVE/WORK (LW)	12.29-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	1,237.76-ACRES
PARKS AND OPEN SPACE (OS)	541.83-ACRES
PUBLIC (P)	40.53-ACRES
QUASI-PUBLIC (QP)	5.58-ACRES

		CURRENT
BUILD OUT	4,358	4,052
	13,135	12,206
% OF ROCKWALL	20.26%	
	3.58%	65
	20.50%	

11 NORTHEAST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *Suburban Residential*. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

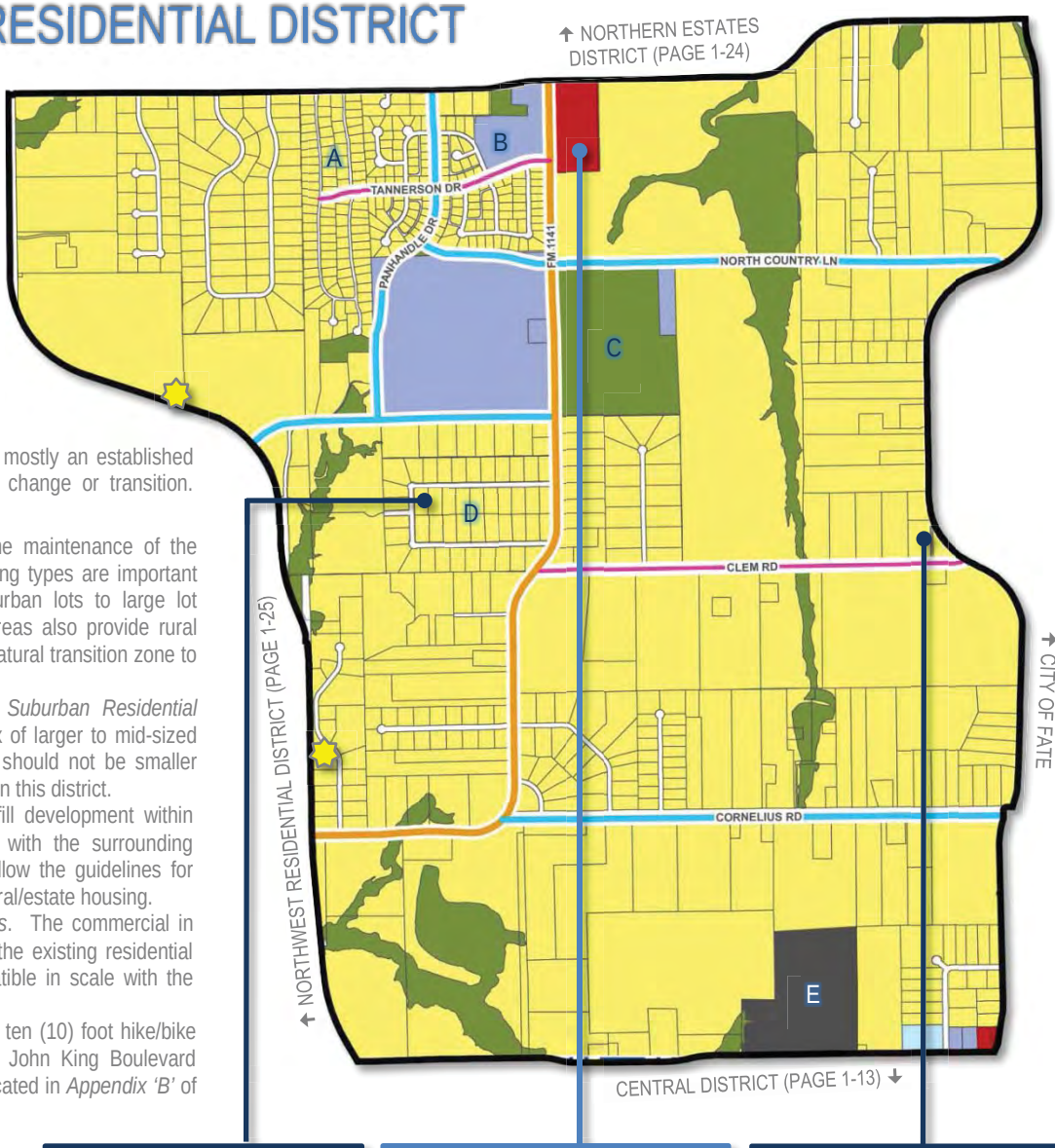
POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon




2 Current Suburban Residential

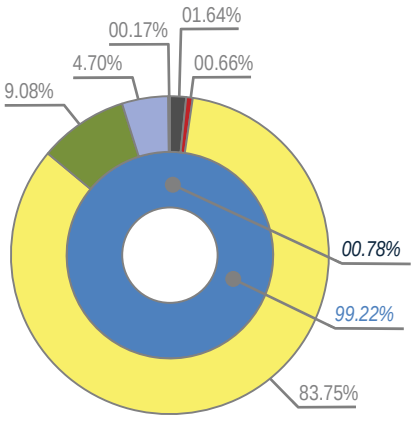

4 Future Neighborhood/Convenience Center


1 Current Rural Residential

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	0.78%
RESIDENTIAL	99.22%
MIXED USE	0.00%

CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	13.02-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,646.83-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

12 NORTHERN ESTATES DISTRICT

DISTRICT DESCRIPTION

The *Northern Estates District* is characterized by its low-density, single-family residential housing. This area typically consists of estate and rural living on lots that range in size from one (1) to two (2) acres, to larger 50+ acre tracts of land. Breaking from this land use pattern is the Breezy Hill Subdivision, which is an estate style, master planned community that consists of lot sizes that range from 60' x 120' (7,200 SF) to 100' x 200' (20,000 SF).

POINTS OF REFERENCE

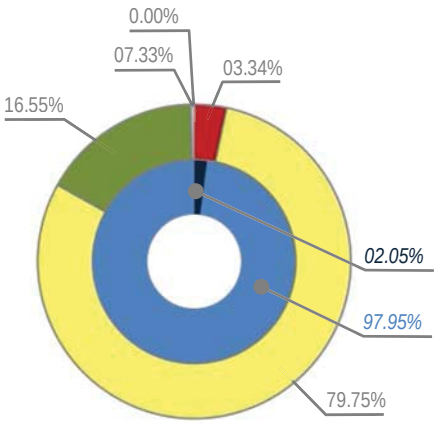
A. Park at Breezy Hill
B. Breezy Hill Subdivision
C. Hidden Valley Estates
D. Skyview Country Estates
E. Holiday Farm Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

CURRENT	904	
	1	
	2,671	
BUILD OUT	2,395	
	7,114	
% OF ROCKWALL	4.52%	
	0.06%	
	4.49%	



DISTRICT STRATEGIES

The *Northern Estates District* being mostly an established single-family district, is not anticipated to change or transition in the future. The following are the strategies for this district:

1. *Estate and Rural Residential*. *Estate* and *Rural Residential* are anticipated to continue to define this district, and the maintenance of these housing types is important to balancing the diversity of suburban lots to large lot housing. These areas also provide rural reserves for the City and create a natural transition zone from the Districts to the south, which have more *Suburban Residential*.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community like the Breezy Hill Subdivision, any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses.
4. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

MINOR COLLECTOR	
P6D	
TXDOT 4D	

COMMERCIAL	2.05%
RESIDENTIAL	97.95%
MIXED USE	0.00%

COMMERCIAL/RETAIL (CR)	68.87-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,643.65-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	0.04-ACRES
PARKS AND OPEN SPACE (OS)	341.15-ACRES
QUASI-PUBLIC (QP)	7.33-ACRES

↑ FAR NORTH ESTATES DISTRICT (PAGE 1-16)



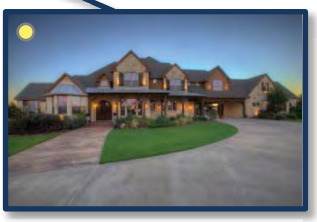
← NORTH LAKESHORE DISTRICT (PAGE 1-22)
↓ NORTHWEST RESIDENTIAL DISTRICT (PAGE 1-24)
↓ NORTHEAST RESIDENTIAL DISTRICT (PAGE 1-23)



3 Future Neighborhood/Convenience Center



2 Current Suburban Residential



1 Current Estate Residential



1 Current Rural Residential

13 NORTHWEST RESIDENTIAL DISTRICT



2 Shops at Stone Creek

1 Current Suburban Residential

2 Kroger Shopping Center



1 Current Suburban Residential



2 Future Neighborhood/Convenience Center

DISTRICT DESCRIPTION

The *Northwest Residential District* is characterized by the two (2) large master planned communities that make up the majority of the acreage in this district. These developments are the Caruth Lakes and Stone Creek Subdivisions. The remainder of this district is expected to develop with similar medium density residential housing product.

DISTRICT STRATEGIES

The *Northwest Residential District* is expected to continue to provide master planned suburban neighborhoods in the future and has no areas that are thought to be transitioning. Based on these assumptions the strategies for this district are as follows:

1. *Suburban Residential.* Many of the remaining tracts of land in this area have been entitled with planned development districts that are targeted at bringing similar *Suburban Residential* products as those that currently exist in the Caruth Lakes and Stone Creek Subdivisions. Any new residential development in these areas should be highly amenitized and include a mixture of lots similar to the lot mixture in the Stone Creek Subdivision.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas should provide pedestrian access between the *Neighborhood/Convenience Centers* and the *Suburban Residential* developments.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

POINTS OF REFERENCE

A. J. W. Williams Middle School
B. The Park at Stone Creek
C. Stone Creek Subdivision
D. Fire Station #3
E. The Parks at Squabble Creek
F. Caruth Lakes Subdivision

LAND USE PALETTES

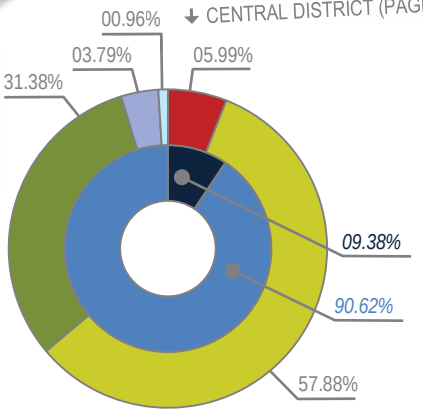
Current Land Use
Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

BUILD OUT
2,347
7,018

% OF ROCKWALL
8.91%
1.38%
8.95%

CURRENT
1,782
25
5,328



TXDOT 4D	
MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	9.38%
RESIDENTIAL	90.62%
MIXED USE	0.00%

COMMERCIAL/RETAIL (CR)	60.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	581.3-ACRES
PARKS AND OPEN SPACE (OS)	315.22-ACRES
PUBLIC (P)	38.11-ACRES
QUASI-PUBLIC (QP)	9.66-ACRES

14 SCENIC DISTRICT

DISTRICT DESCRIPTION

The *Scenic District* is situated between S. Goliad Street [*SH-205*] and Ridge Road [*FM-740*], which are two (2) of the City's major north/south arterials. This district is significantly developed and has residential land uses that range from medium to high density. The area adjacent to Ridge Road represents a mixed-use district and includes one of the City's larger mixed residential/office developments (*i.e. the Commons*). In addition, this district has a large percentage (*~26.58%*) of public and quasi-public land uses, which include Rockwall High School, Yellow Jacket Park, Heritage Christian Academy and Our Lady of the Lake Catholic Church. This district should continue to function as it does today, with the vacant areas -- *designated for Commercial land uses* -- adjacent to Ridge Road [*FM-740*] eventually developing with office or neighborhood/convenience center uses that will service the residential areas on the west side of Ridge Road.

DISTRICT STRATEGIES

The *Scenic District* being significantly developed is not anticipated to change or transition in the future. As a result, the following are the strategies for this district:

1. *Live/Work*. The properties designated for *Live/Work* land uses (*i.e. at the end of Old County Road*) have limited access and low visibility making the land not suitable for retail land uses. In addition, one of the three (3) properties has already transitioned to a non-residential land use and one (1) of the properties is currently vacant. The flexibility provided by the *Live/Work* designation allows these properties to establish unique land uses that are destination type uses.
2. *Mixed-Use*. The mixed-use areas in this district are mostly established and are anticipated to continue to function as they do today. Any development of vacant land or redevelopment of these areas should generally conform to the existing land uses.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments in and adjacent to the district, and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses.
4. *Infill Development*. Infill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map.

POINTS OF REFERENCE

A. Rockwall Commons
B. Spring Sports Complex
C. Waterstone Estates Subdivision
D. Rockwall High School
E. Yellow Jacket Park

LAND USE PALETTES

- Current Land Use
- Future Land Use



3 Future Neighborhood/ Convenience Center

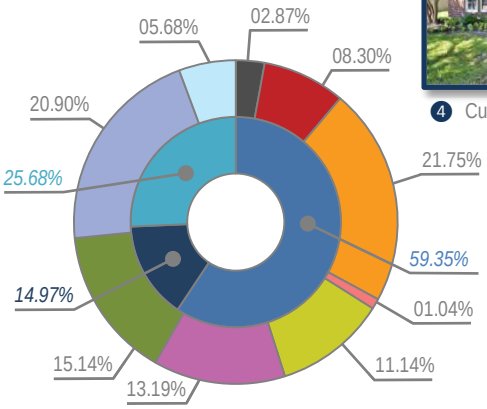


4 Current Suburban Residential



2 The Commons

COMMERCIAL	14.97%
RESIDENTIAL	59.35%
MIXED USE	25.68%



	CURRENT	BUILD OUT
	1,040	1,092
	71	
	2,309	2,424
% OF ROCKWALL	5.20%	
	3.91%	
	3.88%	

CEMETERY (CEM)	7.22-ACRES
COMMERCIAL/RETAIL (CR)	20.89-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	54.77-ACRES
LIVE/WORK (LW)	2.63-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	28.04-ACRES
MIXED USE (MU)	33.21-ACRES
PARKS AND OPEN SPACE (OS)	38.13-ACRES
PUBLIC (P)	52.63-ACRES
QUASI-PUBLIC (QP)	14.31-ACRES

15 SOUTH LAKESHORE DISTRICT

DISTRICT DESCRIPTION

Like the *North Lakeshore District*, the *South Lakeshore District* is an established district that is significantly developed with medium density, suburban housing. Many of the subdivisions in this district are considered established, and are not anticipated to change. In addition, it is not expected that this district's development patterns will drastically change moving forward.

DISTRICT STRATEGIES

Currently, the *Sorth Lakeshore District* is nearing its buildout capacity with only a few parcels of vacant land left in the northern areas of the district. Considering this, the following are the recommended strategies for this district moving forward:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products. Non-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas may also contain office uses that are compatible with regard to traffic and intensity as the *Neighborhood/Convenience Centers*.
3. *Live/Work*. The live/work designations in this district are intended to provide a low intensity transition from residential to office for properties that front onto Ridge Road [*FM-740*]. These centers should be constructed to a similar residential scale as the adjacent residential properties.

POINTS OF REFERENCE

A. Lakeside Village Subdivision
B. Turtle Cove Subdivision
C. Lake Ridge Park Subdivision
D. Ridge Road Village Subdivision
E. Gardenhire Cemetery

LAND USE PALETTES

Current Land Use
Future Land Use



1 Current Suburban Residential



3 Dyer Insurance



1 Current Suburban Residential



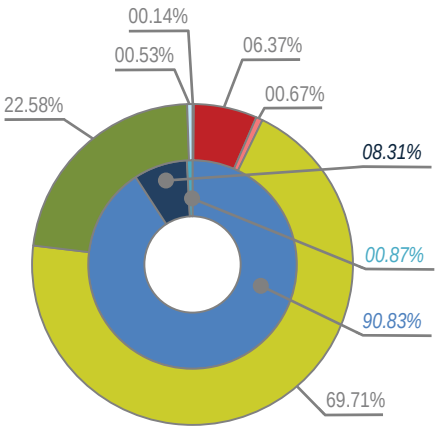
1 Current Suburban Residential



1 Current Suburban Residential



1 Current Suburban Residential



	CURRENT	% OF ROCKWALL
	1,618	8.09%
	32	1.76%
	5,501	9.24%

BUILD OUT
1,638
5,569

COMMERCIAL	8.31%
RESIDENTIAL	90.83%
MIXED USE	0.87%

MINOR COLLECTOR

CEMETERY (CEM)	0.75-ACRES
COMMERCIAL/RETAIL (CR)	34.92-ACRES
LIVE/WORK (LW)	3.66-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	381.87-ACRES
PARKS AND OPEN SPACE (OS)	123.68-ACRES
QUASI-PUBLIC (QP)	2.93-ACRES

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

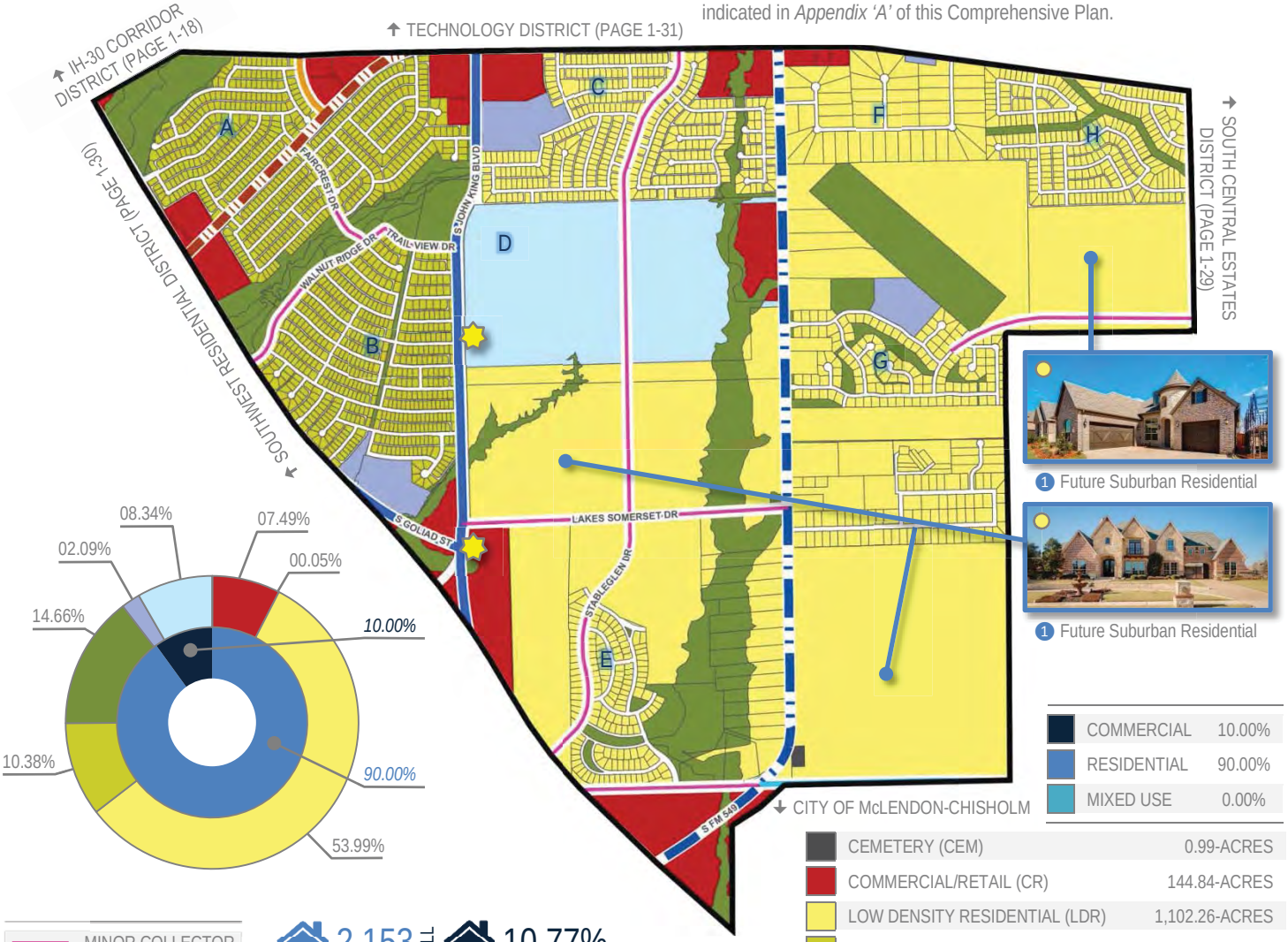
- Current Land Use
- Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



COMMERCIAL	10.00%
RESIDENTIAL	90.00%
MIXED USE	0.00%

CEMETERY (CEM)	0.99-ACRES
COMMERCIAL/RETAIL (CR)	144.84-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,102.26-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	200.85-ACRES
PARKS AND OPEN SPACE (OS)	283.44-ACRES
PUBLIC (P)	40.36-ACRES
QUASI-PUBLIC (QP)	161.33-ACRES

- MINOR COLLECTOR
- M4D
- M4U
- TXDOT 4D
- TXDOT 6D

	CURRENT	% OF ROCKWALL	BUILD OUT
	2,153	10.77%	3,757
	5	0.28%	
	6,911	11.61%	12,060

17 SOUTH CENTRAL ESTATES DISTRICT

DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (*i.e. Equestrian Meadows*) and a medium density (*i.e. West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

POINTS OF REFERENCE

A. Equestrian Meadows Subdivision
B. Westhaven Subdivision

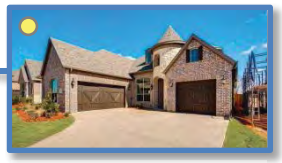
LAND USE PALETTES

- Current Land Use
- Future Land Use

DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (*i.e. water and wastewater facilities*), the following are the recommended strategies for this district:

1. *Opportunity Zone (Intersection of SH-276 & FM-548)*. When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (*i.e. an environment that provides the ability to live, work, shop and dine*).
2. *Suburban Residential*. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
3. *Commercial/Retail Centers*. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Business Center*. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (*e.g. corporate headquarters*). This area is also suitable for mixed office/commercial land uses.



2 Future Suburban Residential



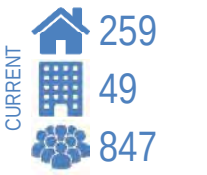
2 Future Suburban Residential

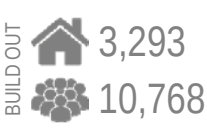


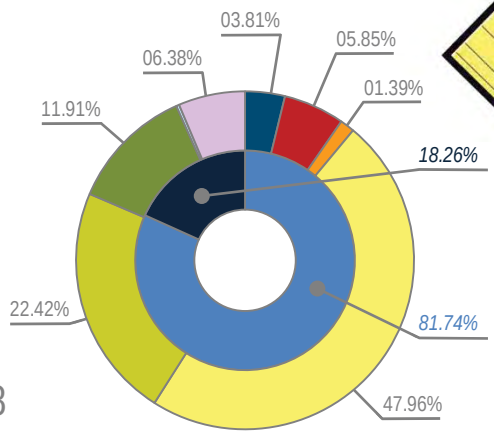
4 Future Business Center

- MINOR COLLECTOR
- M4U
- OUTER LOOP

COMMERCIAL	18.26%
RESIDENTIAL	81.74%
MIXED USE	0.00%







BUSINESS CENTER	106.13-ACRES
COMMERCIAL/RETAIL (CR)	162.92-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,336.88-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
PARKS AND OPEN SPACE (OS)	332.01-ACRES
QUASI-PUBLIC (QP)	7.79-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



1 Current Suburban Residential



1 Current Suburban Residential



1 Future Suburban Residential



1 Current Suburban Residential

POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

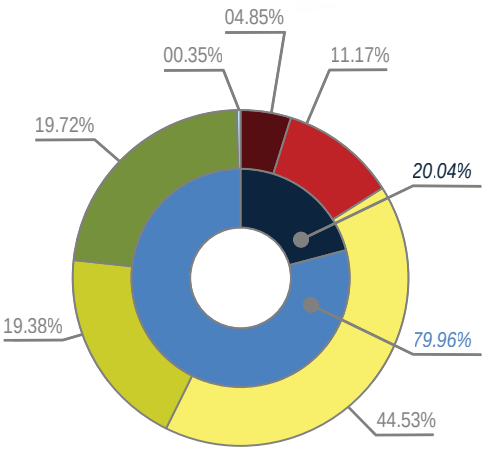
LAND USE PALETTES

- Current Land Use
- Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437



COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR	
M4D	
M4U	
TXDOT 4D	

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

19 TECHNOLOGY DISTRICT

DISTRICT DESCRIPTION

The *Technology District* is primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base. This area benefits from easy access to IH-30 from John King Boulevard, Corporate Crossing, and SH-276 via SH-205. The district also contains a mixture of high to medium density residential land uses and several additional large vacant tracts of land that are entitled for low density residential land uses. The commercial areas adjacent to SH-276 contain a mixture of transitional uses and land uses targeted at supporting the existing and anticipated residential land uses. In the future, the *Technology District* is anticipated to continue to provide a mix of non-retail commercial and an assortment of housing options that will provide a balance with regard to the City's economic base and population.

POINTS OF REFERENCE

A. Townsend Village Subdivision
B. Rockwall Downes Subdivision
C. Sixteen 50 @ Lake Ray Hubbard Apartment Complex
D. Rockwall Economic Development Corporation's Technology Park

LAND USE PALETTES

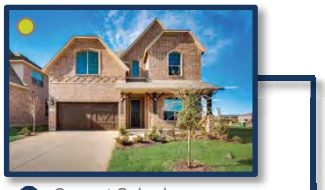
- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

Considering the existing composition and future intent of the *Technology District*, the following are the strategies for this district:

1. *Technology/Employment Center*. Taking into consideration the City's desire to preserve the current residential to non-residential land use ratio, encroachment of incompatible land uses (*e.g. residential, commercial, etc.*) should be discouraged in areas designated for *Technology/Employment Center* land uses. This is especially important in the City's Technology Park, which is denoted in a red dashed line (---). These areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base. The areas adjacent to Rochelle Road should utilize large buffers, berms and landscaping to off-set adjacency to the residential areas on the east side of Rochelle Road.
2. *Suburban Residential*. The low density residential land uses on the east side of Rochelle Road should be large master planned communities that incorporate a mixture of lot types and housing products to create unique subdivisions of enduring value. These areas should be highly amenitized and utilize the existing floodplain/ponds for a robust trail and park system.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition to residential land uses. The existing transitional areas adjacent to SH-276 should be transition to neighborhood/convenience centers in the future.
4. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



1 Current Suburban Residential



1 Pegasus Foods



1 Future Technology/Employment Center



2 Future Suburban Residential





3 Future Neighborhood/Convenience Centers

COMMERCIAL	53.90%
RESIDENTIAL	46.10%
MIXED USE	0.00%

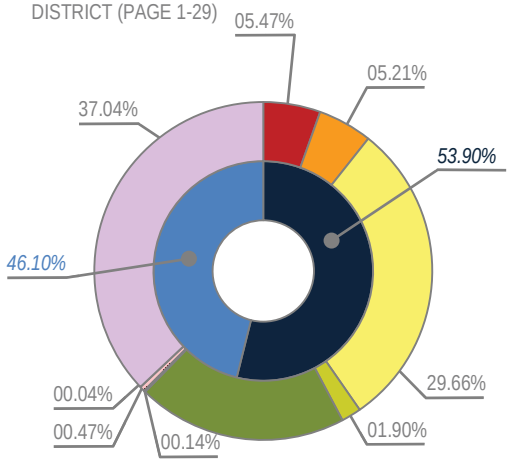
- MINOR COLLECTOR
- M4D
- M4U
- P6D
- TXDOT 4D

COMMERCIAL/RETAIL (CR)	78.42-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	74.61-ACRES
LOW DENSITY RESIDENTIAL (LDR)	425.14-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	27.22-ACRES
PARKS AND OPEN SPACE (OS)	287.78-ACRES
PUBLIC (P)	1.95-ACRES
QUASI-PUBLIC (QP)	0.61-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	6.76-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	530.85-ACRES

% OF ROCKWALL
3.51%
3.52%
2.61%

CURRENT
701
64
1,556

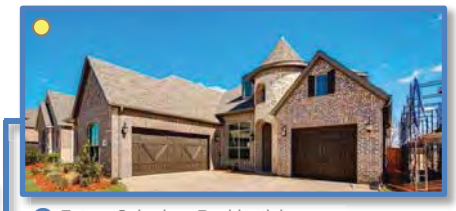
BUILD OUT
2,376
6,414



20 SOUTHEAST ESTATES DISTRICT

DISTRICT DESCRIPTION

The *Southeast Estates District* consists of several large vacant tracts of land that are situated within the City's Extraterritorial Jurisdiction (ETJ). Currently, this area does not have any residences or commercial businesses situated within its boundaries, and all land in this area is consider raw or undeveloped land. This area is ideal for larger master planned communities; however, estate and rural residential could prove to be viable land use options due to the lack of infrastructure adjacent to and within this district. Depending on the timing of development and the eventual route of the Outer Loop this district could also develop with additional commercial forming at the proposed alignment of the Outer Loop and Wallace Road.



1 Future Suburban Residential



3 Future Neighborhood/Convenience Center

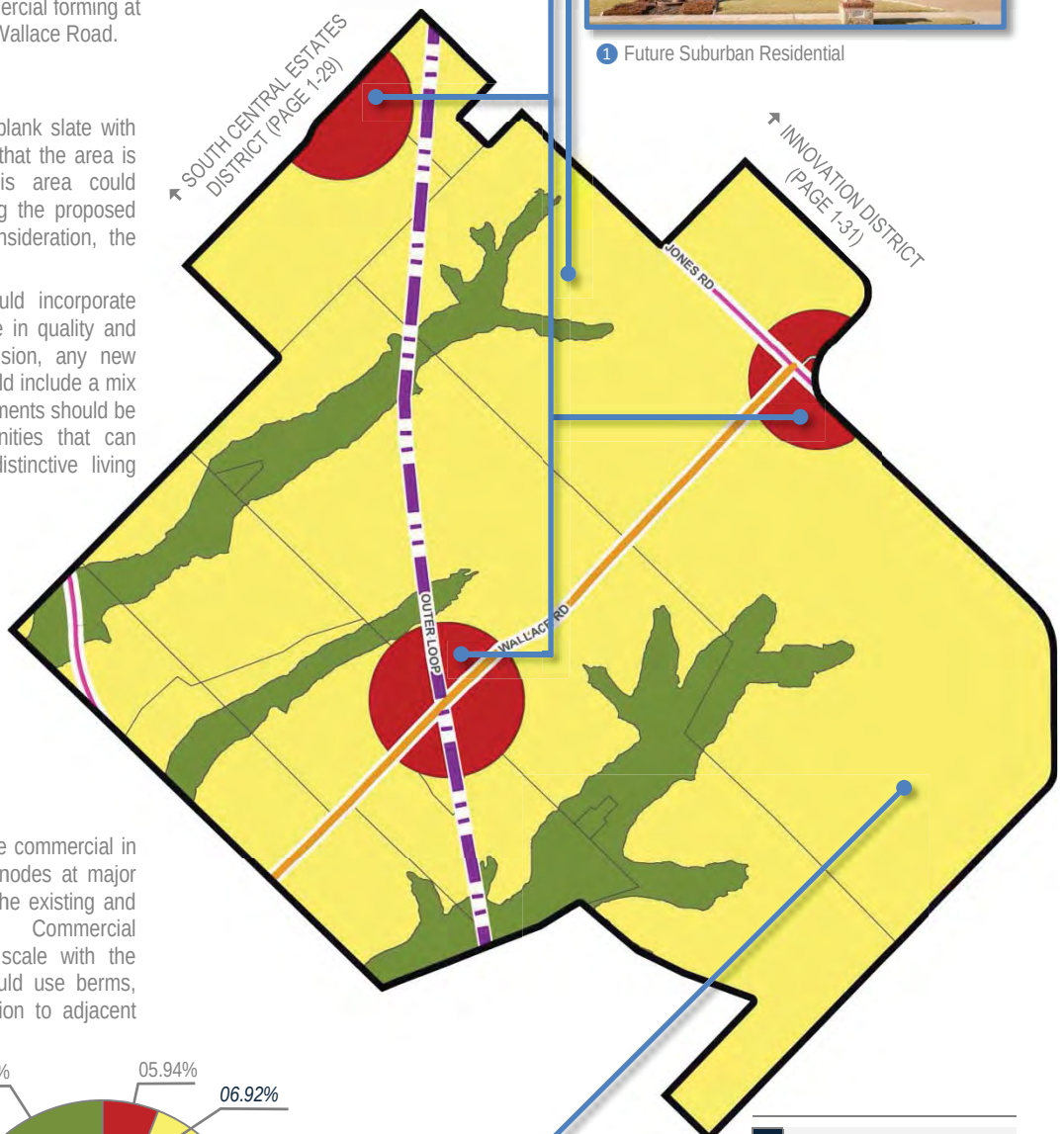


1 Future Suburban Residential

DISTRICT STRATEGIES

The *Southeast Estates District* is currently a blank slate with regard to land use and while it is anticipated that the area is ideal for master planned communities, this area could incorporate a major commercial corridor along the proposed Outer Loop alignment. Taking this into consideration, the following are the strategies for this district:

1. *Suburban Residential*. This area should incorporate master planned communities comparable in quality and composition to the Breezy Hill Subdivision, any new *Suburban Residential* developments should include a mix of large to mid-sized lots. These developments should be amenity rich and include unique amenities that can provide prospective residents with a distinctive living experience.
2. *Estate and Rural Residential*. An alternative to *Suburban Residential* would be *Estate* and *Rural Residential*. These types of housing could provide an alternative to master planned communities in this district, and could be setup on larger lots that support septic systems (*i.e. 1½-acres or greater*). These developments should be amenity rich and utilize floodplains and open spaces to create natural connections throughout the district.
3. *Neighborhood/Convenience Centers*. The commercial in this district is planned to be located in nodes at major intersection, and is intended to support the existing and proposed residential developments. Commercial development should be compatible in scale with the adjacent residential structures, and should use berms, landscaping and large buffers to transition to adjacent residential uses.

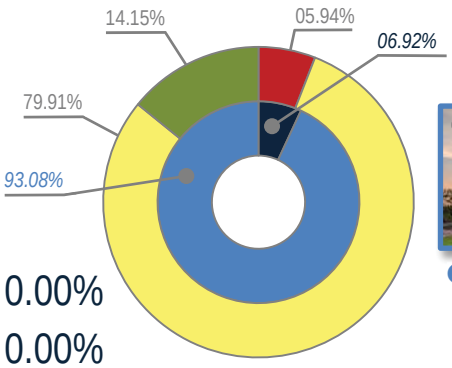




2 Estate and Rural Residential

LAND USE PALETTES

- Current Land Use
- Future Land Use



BUILD OUT	5,897	
	18,929	
CURRENT	0	0.00%
	0	0.00%
	0	0.00%

% OF ROCKWALL

COMMERCIAL	6.92%
RESIDENTIAL	93.08%
MIXED USE	0.00%

MINOR COLLECTOR	
M4D	
OUTER LOOP	

COMMERCIAL/RETAIL (CR)	242.68-ACRES
LOW DENSITY RESIDENTIAL (LDR)	3,266.62-ACRES
PARKS AND OPEN SPACE (OS)	578.64-ACRES

21 SUMMARY OF LAND USE PLAN

SUMMARY OF LAND USE PLAN IN ACRES BY DISTRICT, LAND USE DESIGNATION AND LAND USE

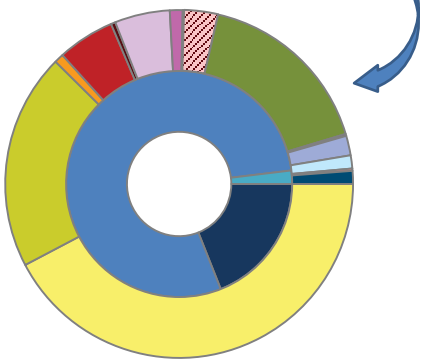
The following is a summary of the total acreage by *Land Use District* for each *Land Use Designation* and the corresponding land use breakdown at the time of the adoption of the Comprehensive Plan:

		RESIDENTIAL: 79.09%			COMMERCIAL: 19.00%					MIXED USE: 1.91%						
		LDR	MDR	HDR	CR	CI	TEC	SC	BC	MU	DT	LW	OS	P	QP	CEM
#	DISTRICT (PAGE #)															
01	CENTRAL (1-12)	234.39	134.46	30.62	133.44		390.78	0.07				23.13	228.02	212.77	23.65	0.18
02	DOWNTOWN (1-13)		248.09	6.27	24.06	5.82					38.24	23.73	51.16	35.21	18.89	17.11
03	EMPLOYMENT (1-14)	0.03	355.53		67.72		640.37		86.38				106.27	14.31	39.12	
04	FAR NORTH ESTATES (1-15)	2,265.23	131.27		48.50								981.02			
05	HARBOR (1-16)		35.22	48.42	14.25					83.60			9.97			1.43
06	IH-30 CORRIDOR (1-17)							957.15					37.03	28.31	39.49	
07	INNOVATION (1-18)		1,374.03		107.49				140.62	247.86			270.30			
08	MARINA (1-19)		317.63	14.04	2.80								100.71		5.18	0.03
09	MEDICAL (1-20)				65.95				36.01				38.65	1.27	26.14	
10	NORTH LAKESHORE (1-21)		1,237.77		56.94							12.29	541.83	40.53	5.58	3.76
11	NORTHEAST RESIDENTIAL (1-22)	1,646.83			13.02								178.54	92.45	3.25	32.34
12	NORTHERN ESTATES (1-23)	1,643.65	0.04		68.87								341.15		7.33	
13	NORTHWEST RESIDENTIAL (1-24)		581.43		60.20								315.22	38.11	9.66	
14	SCENIC (1-25)		28.04	54.77	20.89					33.21		2.63	38.13	52.63	14.31	
15	SOUTH LAKESHORE (1-26)		381.87		34.92							3.66	123.68		2.93	0.75
16	SOUTH CENTRAL RESIDENTIAL (1-27)	1,102.26	200.85		144.84								283.44	40.36	161.33	0.99
17	SOUTH CENTRAL ESTATES (1-28)	1,336.88	624.93	38.71	162.92		7.79		106.13				332.01		7.79	
18	SOUTHWEST RESIDENTIAL (1-29)	1,025.90	481.39		277.44	120.50							570.30		8.67	
19	TECHNOLOGY (1-30)	425.14	27.22	74.61	78.42		530.85	6.76						1.95	0.61	
20	SOUTHEAST ESTATES (1-31)	3,266.62			242.68								578.64			
		12,946.93	*6,159.77*	*267.44*	*1,625.35*	*126.32*	*1,569.79*	*963.98*	*369.14*	*364.67*	*38.24*	*65.44*	*5,126.07*	*557.90*	*373.93*	*56.59*
		42.29%	*20.12%*	*0.87%*	*5.31%*	*0.41%*	*5.13%*	*3.15%*	*1.21%*	*1.19%*	*0.12%*	*0.21%*	*16.75%*	*1.82%*	*1.22%*	*0.18%*

SUMMARY OF HOUSING, BUSINESSES AND POPULATION BY DISTRICT

The following is a summary of the number of housing units, businesses and total population broken out by the *Land Use Plan District* at the time of the adoption of the Comprehensive Plan and at the projected build out for the City:

		CURRENT						BUILD OUT			
#	DISTRICT (PAGE #)	Houses	%	Businesses	%	Population	%	Houses	%	Population	%
01	CENTRAL (1-12)	220	1.10%	71	3.91%	488	0.82%	681	1.43%	1,512	1.03%
02	DOWNTOWN (1-13)	926	4.63%	248	13.64%	2,370	3.98%	1,037	2.17%	2,639	1.80%
03	EMPLOYMENT (1-14)	202	1.01%	105	5.78%	644	1.08%	987	2.07%	3,149	2.15%
04	FAR NORTH ESTATES (1-15)	256	1.28%	5	0.00%	791	1.33%	4,269	8.94%	13,191	9.02%
05	HARBOR (1-16)	1,292	6.46%	119	6.55%	3,915	6.58%	1,921	4.02%	5,821	3.98%
06	IH-30 CORRIDOR (1-17)	0	0.00%	571	31.41%	0	0.00%	0	0.00%	0	0.00%
07	INNOVATION (1-18)	244	1.22%	2	0.11%	790	1.33%	3,861	8.09%	12,530	8.56%
08	MARINA (1-19)	1,536	7.68%	6	0.33%	3,923	6.59%	1,624	3.40%	4,146	2.83%
09	MEDICAL (1-20)	0	0.00%	173	9.79%	0	0.00%	0	0.00%	0	0.00%
10	NORTH LAKESHORE (1-21)	4,052	20.26%	65	3.58%	12,206	20.50%	4,358	9.13%	13,135	8.98%
11	NORTHEAST RESIDENTIAL (1-22)	625	3.13%	18	0.99%	1,844	3.10%	1,964	4.11%	5,794	3.96%
12	NORTHERN ESTATES (1-23)	904	4.52%	1	0.06%	2,671	4.49%	2,395	5.02%	7,114	4.86%
13	NORTHWEST RESIDENTIAL (1-24)	1,782	8.91%	25	1.38%	5,328	8.95%	2,347	4.92%	7,018	4.80%
14	SCENIC (1-25)	1,040	5.20%	71	3.91%	2,309	3.88%	1,092	2.29%	2,424	1.66%
15	SOUTH LAKESHORE (1-26)	1,618	8.09%	32	1.76%	5,501	9.24%	1,638	3.43%	5,569	3.81%
16	SOUTH CENTRAL RESIDENTIAL (1-27)	2,153	10.77%	5	0.28%	6,911	11.61%	3,757	7.87%	12,060	8.24%
17	SOUTH CENTRAL ESTATES (1-28)	259	1.30%	49	2.70%	847	1.42%	3,293	6.90%	10,768	7.36%
18	SOUTHWEST RESIDENTIAL (1-29)	2,190	10.95%	188	10.34%	7,437	12.49%	4,251	8.90%	14,108	9.64%
19	TECHNOLOGY (1-30)	701	3.51%	64	3.52%	1,556	2.61%	2,376	4.98%	6,414	4.38%
20	SOUTHEAST ESTATES (1-31)	0	0.00%	0	0.00%	0	0.00%	5,897	12.35%	18,929	12.94%
		20,000	*100.00%*	*1,818*	*100.00%*	*59,533*	*100.00%*	*47,748*	*100.00%*	*146,321*	*100.00%*



LAND USE DESIGNATIONS:
- *LDR*: Low Density Residential
- *MDR*: Medium Density Residential
- *HDR*: High Density Residential
- *CR*: Commercial/Retail
- *CI*: Commercial/Industrial
- *TEC*: Technology/Employment Centers
- *SC*: Special Commercial Corridor
- *BC*: Business Center
- *OS*: Parks and Open Space
- *LW*: Live/Work
- *MU*: Mixed-Use
- *DT*: Downtown
- *CEM*: Cemetery
- *P*: Public
- *QP*: Quasi-Public

LAND USE:
- Commercial
- Residential
- Mixed Use

CHAPTER 02
ENVIRONMENT AND ECOLOGY



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01 VISION STATEMENT

The City should encourage stewardship of the natural environment and seek to protect its open spaces, floodplains, creeks, and natural habitats to promote an environmentally conscious community and to preserve these valuable resources for future generations.

02 GOALS AND POLICY STATEMENTS

GOAL 01 | PRESERVATION

Strive to maintain and preserve plant and animal habitat areas and corridors in a functional, native condition.

GOAL 02 | FLOODPLAINS

Preserve floodplains to reduce the risk of flooding and to provide recreational opportunities in the form of an open space and trail system.

POLICIES

1. Encourage regional stormwater detention[1] systems in lieu of individual lot detention systems.
2. Encourage developments that incorporate floodplains as recreational opportunities, natural amenities and vegetative screens from adjacent land uses.
3. Continue to require that no improvements or alterations -- *including stormwater detention systems* -- be constructed within floodplains.
4. Ensure that open space is accessible to all of Rockwall citizens by providing public access.

GOAL 03 | TREE COVERAGE

Protect, improve, and increase tree coverage for existing and new developments throughout the City to ensure that the benefits provided by trees are maintained and improved for the community.

GOAL 04 | ENVIRONMENTAL PLANNING AND DESIGN

Make a conscious effort to implement planning and design principles targeted at reducing energy costs and increasing environmental

---

[1]: Regional stormwater detention in this case refer to facilities that are strategically located within a development to support the drainage and detention needs of two (2) or more parcels of land regardless of size.

LEFT: The Blackland Prairie is an Ecological Region of tall-grass prairies that extends through portions of the City of Rockwall.

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quality by encouraging development that is environmentally sensitive.

POLICIES

1. Encourage the use of green building principles and practices in the construction of new buildings and the rehabilitation of existing buildings.
2. Maximize open space through the preservation of natural floodplains, creation of parks, and conservation of environmentally sensitive areas to reduce the heat island effect.
3. Encourage environmentally conscious site layout and density requirements that will minimize the need for continuously high levels of energy consumption (*e.g. require open space developments that preserve natural green spaces*).
4. Reduce the need for unnecessary paving by reducing all on-site parking requirements and allowing narrower streets as may be deemed appropriate.

GOAL 05 | LIGHT POLLUTION

Continue to minimize the impact of lighting from non-residential land uses in accordance with the City's Dark Sky ordinance and to reduce light pollution for neighboring residential areas.

GOAL 06 | WATER CONSERVATION

Encourage water conservation by employing the use of the most current techniques and processes to ensure the most efficient and effective strategies are in place to protect and conserve the City's water resources.

GOAL 07 | AIR & WATER QUALITY

Continue to maintain and exceed local and state air and water quality standards, and continue to be a prime example of an environmentally conscious community.

POLICIES

1. Require and encourage the preservation of open space throughout developments to allow ground absorption of water, and the natural filtering and cleaning effect of soil and plant material to improve ground and stream water quality.
2. Encourage the use of native and/or drought-tolerant plant and tree species along with organic mulch for landscaping to minimize fertilizers and excessive water use.
3. Encourage and require the interconnectedness of streets and trails between neighborhoods, retail, recreation and other community services to minimize trip length and congestion.
4. Provide transportation alternatives (*e.g. on-demand transit services for special populations, and hike/bike trails*).
5. Encouraging mixed use in those areas designated as Mixed-Use on the Future Land Use Map contained in this Comprehensive Plan.

GOAL 08 | EDUCATION

Look for opportunities to implement education and recognition programs for environmental stewardship to continue to promote an environmentally conscious community.

03 IMPLEMENTATION STRATEGIES

1. Review the Master Trail Plan on an annual basis to ensure that trails and floodplain conform to the policies contained in this Comprehensive Plan. In addition, public access points for the trail system should be identified.
2. Review the City's development, landscape and tree mitigation requirements contained in the Unified Development Code to ensure that a sufficient amount of open space is being required with all developments (*residential and non-residential*), and that the expansion of any non-residential development requires trees to be planted proportionally to the proposed scope of work.
3. Work with the North Texas Municipal Water District (NTMWD) and its member/customer cities to encourage the use of existing water conservation plans and evaluate opportunities for the reuse of wastewater effluent to promote water conservation throughout the City.
4. Review the City's development requirements contained in the Unified Development Code to ensure that they do not discourage green building practices and principles.
5. Review the parking standards contained in Article VI, *Parking and Loading*, of the Unified Development Code to establish maximum parking ratios and ensure current parking ratios are appropriate for each specified land use, and to consider flexibility in cases of redevelopment.
6. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for changes in annual growth/development patterns.



Bridge at Shores Park 2018: A pedestrian bridge connecting two (2) play areas and extending over a riparian area at Shores Park.



Butterfly Garden at Shores Park 2017: Volunteers plant flowers at the butterfly gardens at Shores Park.



Butterfly Garden at Emerald Bay Park 2017: A butterfly siting on a wildflower in the butterfly garden at Emerald Bay Park.



Bluebonnet Fields at Harry Myers Park 2018: Bluebonnets bloom in the wild flower fields at Harry Myers Park.



PICKENS LAKE 2016: PEOPLE CANOEING AT PICKENS LAKE AT HARRY MYERS PARK.

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CHAPTER 03
PARKS, OPEN SPACE AND TRAILS





01 VISION STATEMENT

Design, construct and maintain a citywide system of parks, trails and natural open space in perpetuity, which will provide opportunities for citizens in the City of Rockwall to experience nature, create a sense of community, and engage in memorable and enriching activities. The system of parks, trails, and natural open space should reflect the level of character, quality and care that communicates responsible stewardship, pride of place and encourages citizens to GO OUTSIDE AND PLAY!

02 GOALS AND POLICY STATEMENTS

GOAL 01 | PARKS, OPEN SPACE, AND TRAILS

Develop and maintain a comprehensive parks, open space and trail system that incorporates a creative mix of green spaces, and takes advantage of Rockwall's unique open space amenities.

POLICIES

1. Continue to implement the acquisition and development goals and policies concerning neighborhood and community parks established in the Parks, Recreation and Open Space Master Plan. This includes the following:
   - Develop the Community Parks Program by identifying alternative funding sources that can support three (3) community parks (*i.e. a north and south community park and Harry Myers Park*).
   - Identify and acquire property for the location of a Community Park south of IH-30.
   - Continue to strive to meet the neighborhood park goal of providing a minimum of 11-acres of contiguous parkland in each park district.
2. Explore opportunities to evaluate and address the demand for additional sports facilities and fields within the community.
3. Encourage the creation of small, private greens and common areas in new neighborhoods, commercial shopping centers, and industrial developments for the purpose of enhancing the character, desirability and quality of social interaction in the city.

LEFT: Harry Myers Park is the City's Central Community Park and offers a variety of recreational amenities including a disc golf course, amphitheater & spray ground.

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4. Encourage development so that every Rockwall resident is located within ½-mile of a public or private park and/or a *multi-use trail*[1] or trail.

GOAL 02 | PUBLIC USE OF WATERFRONTS

Actively explore opportunities for the use of waterfront property along the Lake Ray Hubbard shoreline and preserve those areas for public use.

POLICIES

1. Preserve the waterfront areas that are identified in this Comprehensive Plan for the use and enjoyment of the public.
2. Explore the potential for parks, passive greenway spaces, and trails at appropriate locations along the shoreline of Lake Ray Hubbard consistent with the area identified in the *Future Land Use Plan*.
3. Utilize the property adjacent to the Harbor District to create a unique park amenity that will serve the residents in the immediate area and serve as a destination.

GOAL 03 | CONSERVATION AREAS

Identify and incorporate conservation areas (*i.e. floodplains and prairie land*) into the city's comprehensive park plan to serve as a preservation tool for protecting the city's natural areas, and to provide for an interconnected greenbelt and trail system.

POLICIES

1. Continue to require the preservation of floodplains (*i.e. no improvements or alterations be constructed within a floodplain*).
2. Look for opportunities to preserve the Texas Blackland Prairie, which is an important historic, natural feature within the City.
3. Look for opportunities to establish multi-use trails.
4. Incorporate other sensitive natural features into the City's greenbelt and trail network (*e.g. areas with steep slopes, sensitive habitats, floodplains, etc.*).

[1]: *A multi-use trail is a trail that can be utilized by bicyclists, walkers and runners for both transportation and recreation. These trails can be can be paved or unpaved.*

GOAL 04 | MAINTENANCE AND CUSTOMER SERVICE

Continue to develop high quality, first-class park and open space amenities, and provide superior maintenance and customer service to all the city's citizens.

POLICIES

1. Continue to engage the Parks Board to review all proposed park and open space amenities associated with new development to ensure the City is receiving viable parkland and open space from the standpoints of quality, durability, access, and maintenance.
2. Look to establish high amenity/low maintenance equipment and improvements that will serve the community's needs in all new and existing parkland.
3. Maintain adopted maintenance standards for all public land and amenities.

03 IMPLEMENTATION STRATEGIES

1. Review the Mandatory Parkland Dedication Ordinance to incorporate requirements relating to the dedication of trails for all residential and non-residential developments in accordance with the *Master Trail Plan* contained within this Comprehensive Plan.
2. Review the Mandatory Parkland Dedication Ordinance for the purpose of creating Community Park Districts.
3. Review the Parks, Recreation and Open Space Plan and this Comprehensive Plan on a five (5) year basis to ensure the documents goals and policies conform.
4. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for changes in the Parks, Recreation and Open Space Master Plan.
5. Consider the creation of a capital project and amenity life-cycle replacement plan that includes projected budget needs.

04 MAP INDEX

See the following map located in Appendix C, *Maps*, of this Comprehensive Plan:

- Master Trail Plan Map (2)



Harry Myers Disc Golf Course 2017: Disc golfer tees off at the Disc Golf Pro Tour at Harry Myers Disc Golf Course.



Harry Myers Pool 2017: Swim classes for kids ages 5-12, all skill levels at Harry Myers Pool.



Little Athletes Program 2011: Kids playing flag football as part of the Little Athletes Program for preschoolers.



National Archery Day 2016: Kids learning archery at Harry Myers Park as part of archery camp.



Rockwall Baseball & Softball League (RBSL) Spring Picnic 2016: RBSL Awards Ceremony at the Spring Picnic.



EASTER EGG HUNT 2014:
12TH ANNUAL EASTER EGG HUNT AT HARRY MYERS PARK..

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CHAPTER 04
INFRASTRUCTURE



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01 VISION STATEMENT

The City of Rockwall shall place the same level of importance to the construction and maintenance of the City's infrastructure as to the construction of new facilities, and ensure that all streets, water, wastewater and drainage/detention facilities compliment the City's land use goals while being adequately sized to serve and support the future growth of the community.

02 GOALS AND POLICY STATEMENTS

02.01 TRANSPORTATION AND STREETS

GOAL 01 | STREET NETWORK

Continue to create an interconnected and diverse street network that compliments the City's existing and future land uses.

POLICIES

1. Create connections to establish continuity between key thoroughfares.
2. Discourage the use of *cul-de-sacs* in residential subdivisions in support of providing connected streets that offer multiple points of access to all single-family homes.
3. Design new street systems -- *and explore opportunities to modify existing ones* -- to create an interconnected transportation network that offers flexibility of routes and modes of transportation, disperses automobile traffic efficiently, shortens walking distances and lends order and coherent structure to the community.
4. Maximize the current capacity of the existing transportation system by designing and implementing improvements that utilize the City's existing rights-of-way.
5. Evaluate the City's streets and alleyways on a five (5) year basis to account for changes in growth and demand, and to help prioritize and schedule projects on the City's Capital Improvement Plan (CIP).

GOAL 02 | TRANSPORTATION POLICIES AND DESIGN

Balance transportation options by utilizing policies and design approaches that require all streets be planned, designed, operated, and maintained to facilitate the convenient and efficient access for automobiles while providing

LEFT: Construction of the Quail Run/Memorial By-Pass Trunk Sewer Line in 2018, which was approved as part of the Capital Improvement Program.

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safe, well designed pedestrian and bicycle facilities.

POLICIES

1. Provide a safe and walkable district in the Downtown area that provides connections to all adjacent districts and that tie into the City's Master Trail Plan.
2. Enhance walkability with an interconnected pattern of streets, continuous sidewalks, short blocks, and safe pedestrian crossings.
3. Create a long-range transportation plan for improving bicycle mobility and access in the city.
4. Ensure that the City's Master Trail Plan provides a citywide, interconnected trail system.
5. Focus retail, employment, and higher density housing developments -- *consistent with the Future Land Use Map contained in this Comprehensive Plan* -- into walkable, mixed-use districts.
6. Encourage developments utilizing Traditional Neighborhood Development (TND)[1] principles, which place an emphasis on sidewalks/trails, mixed land uses, smaller blocks, connected street patterns, etc. to create a more aesthetically pleasing and maintainable transportation system.
7. Work with Texas Department of Transportation (TXDOT) to identify and implement safe pedestrian routes across the City's major thoroughfares.

GOAL 03 | NEIGHBORHOOD STREETS

Design neighborhood streets for low speeds to encourage walking, bicycling, and social interaction.

POLICIES

1. Design streets with roadway geometrics (*e.g. street width, centerline radii of curves, stopping sight distances on hills and curves, intersection turning radii, etc.*) that discourage speeding.
2. Encourage and allow on-street parking -- *where feasible* -- especially adjacent to parks, schools and open space.
3. Use of traffic calming policies (*e.g. planted medians, street trees, traffic circles, neck downs, etc.*) to address speed problems on existing streets.

GOAL 04 | NATURAL ENVIRONMENT

Design new roadways and improve existing roadways in a way that respects the natural environment.

POLICIES

1. Neighborhood streets should be designed to run parallel to the natural contours of an area -- *where possible* -- to avoid the stair-stepping of lots, unless the stair-stepping of lots will preserve attractive views. In these cases, streets may be permitted to transverse the topography.
2. In neighborhoods or subdivisions designed to incorporate a lower density rural-style, vegetated roadside swales can be utilized as opposed to *curb-and–gutter* systems to minimize infrastructure cost, enhance the treatment of stormwater run-off, and support a countryside aesthetic.
3. Roadway alignments and cross-sections should be designed to preserve significant expanses of existing trees.
4. Discourage street improvements that require the removal of mature street trees.
5. Work with the existing topography to provide grade-separated crossings for bicycle and pedestrian paths where appropriate.

GOAL 05 | STREET FURNITURE

Use street furniture on key streets to enhance their functions, appearance, and comfort.

POLICIES

1. Provide street furnishings (*e.g. benches, waste containers, flower shrub planters, trees, bollards lampposts, kiosks, etc.*) on streets where walking is desirable and encouraged.

GOAL 06 | THOROUGHFARE PLAN

Continue to support, review, and amend the adopted Thoroughfare Plan contained in this Comprehensive Plan to account for changes in land use patterns and transportation needs throughout the City, and to enhance minor collector continuity, provide accessibility to activity centers, and provide for effective delivery of emergency services.

GOAL 07 | INTERGOVERNMENTAL COOPERATION

Continue to work with the Texas Department of Transportation (TXDOT) to optimize access and circulation along IH-30, SH-205, Ridge Road [FM-740], Horizon Road [FM-3097], FM-3549, SH-276, FM-552, SH-66, FM-1141 and FM-549.

02.02 WATER, WASTEWATER, DRAINAGE AND DETENTION

GOAL 01 | FUTURE SERVICE DEMANDS

Maintain a Citywide water distribution system and wastewater collection system to meet the future demands of the City.

POLICIES

1. Evaluate the water and wastewater master plans on a five (5) year basis to account for changes in growth and demand, and to help prioritize and schedule projects on the City's Capital Improvement Plan (CIP).
2. Utilize impact fees to construct projects that are identified on the Impact Fee Study.
3. Update the Impact Fee Study on a five (5) year basis to ensure that the water/wastewater system will be capable of handling system demands.

GOAL 02 | EXISTING SYSTEM

Maintain the integrity and reliability of the existing water distribution system and wastewater collections system, and remain in compliance with local, state, and federal requirements.

POLICIES

1. Develop and implement an Asset Management System (AMS) to provide a reliable conduit to evaluate and update public infrastructure.
2. Verify the structural integrity of the City's water distribution and wastewater collection systems.
3. Identify and replace substandard water and wastewater lines as feasible based on the City's annual budget.

[1]: *Traditional Neighborhood Development or Traditional Neighborhood Design (TND) is a development model that utilizes traditional town planning principles to create village-style developments. To qualify as a TND, a project should incorporate a range of housing types, a network of well-connected streets and blocks, vibrant public spaces, and have amenities and institutions within walking distance of residences.*

GOAL 03 | AFFECTS OF LAND USE ON THE EXISTING SYSTEM

Plan for and identify potential impacts on the existing water and wastewater systems due to changes in land use.

POLICIES

1. Advise elected officials of potential impacts on the City's water and wastewater systems caused by proposed changes in zoning and land use decisions.

GOAL 04 | REGIONAL DETENTION

Promote and encourage regional detention[2] for the purpose of clustering open space/green space/natural space and landscaped area within large developments and maximizing contiguous development area.

GOAL 05 | DETENTION PONDS

Detention ponds should be well landscaped with plants and trees that will create picturesque open spaces that can be easily maintained.

GOAL 06 | STORMWATER CARRYING CAPACITY

Evaluate the existing capacity of the stormwater system to determine carrying capacity.

POLICIES

1. Update the Master Drainage Study to account for growth in the community and the use of new technologies.
2. Explore the possibility of creating a Drainage Utility District (DUD) fee on all existing and new developments in the City.

03 IMPLEMENTATION STRATEGIES

03.01 TRANSPORTATION AND STREETS

1. Review and revise the Master Thoroughfare Plan on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan, and to account for annual changes in land use patterns and transportation needs.
2. Review and revise the Paving Assessment on a five (5) year basis to account for changes in roadway conditions.
3. Review and revise the City Master Trail Plan to account for changes in the City's Master Thoroughfare Plan.
4. Review the City's community design elements and develop a Community Design Plan that can address the use of street furniture throughout the City.
5. Review the City's existing thoroughfares to look for opportunities to redevelop existing right-of-ways utilizing the goals and policies contained in this Comprehensive Plan.
6. Ensure that the City's *Standards of Design and Construction Manual* allows for the implementation of Traditional Neighborhood Development (TND) principles.

03.03 WATER, WASTEWATER, DRAINAGE AND DETENTION

1. Review and revise the water and wastewater master plans every five (5) years to account for changes to the future land use map and population projects.
2. Review and revise the Impact Fee Study on a five (5) year basis to account for changes to the Future Land Use Map and population projections.
3. Utilize CityWorks Asset Management System software to evaluate the existing water/wastewater system and streamline reoccurring maintenance.
4. Camera all existing wastewater lines to evaluate the structural integrity and capacity of each segment, and log into the Asset Management System.
5. Utilize the City's Geographic Information Systems (GIS) software to track and evaluate existing waterlines, and create a replacement program.
6. Incorporate an infrastructure section into staff's development case memorandums to account for potential impacts/needs for zoning changes that propose more intense land uses.
7. Review Drainage Utility Districts (DUD) in other cities and create a feasibility report on DUD's to report to the City Manager and City Council.
8. Review and revise the Master Drainage Study on an as needed basis (*i.e. upon the annexation of new land or changing of land use*).

04 MAP INDEX

See the following maps located in Appendix C, *Maps*, of this Comprehensive Plan:

- Master Thoroughfare Plan (3)
- Master Water Distribution System Plan (4)
- Master Wastewater Collection System Plan (5)

05 STREET CROSS SECTIONS

The City of Rockwall has a variety of developments from low-density rural developments to mixed-use, pedestrian oriented retail districts. These various developments all have different needs with regard to the necessary street cross section needed to adequately serve the development. For example, the mixed-use, pedestrian oriented retail district requires a higher capacity street cross section that incorporates curb and gutter, street trees, and on-street parking. Whereas, a low-density rural development would require a smaller, two (2) lane roadway that incorporates either curb and gutter or drainage swales depending on the desired design of the community.

In certain parts of the City, it may be necessary to modify the required street cross sections to account for unique circumstances and to account for existing right-of-ways. As a general principal all streets and roadways should attempt to incorporate the following:

- A minimum of a six (6) foot planting strip of accent trees and shrubs.
- A minimum of a five (5) foot sidewalk.

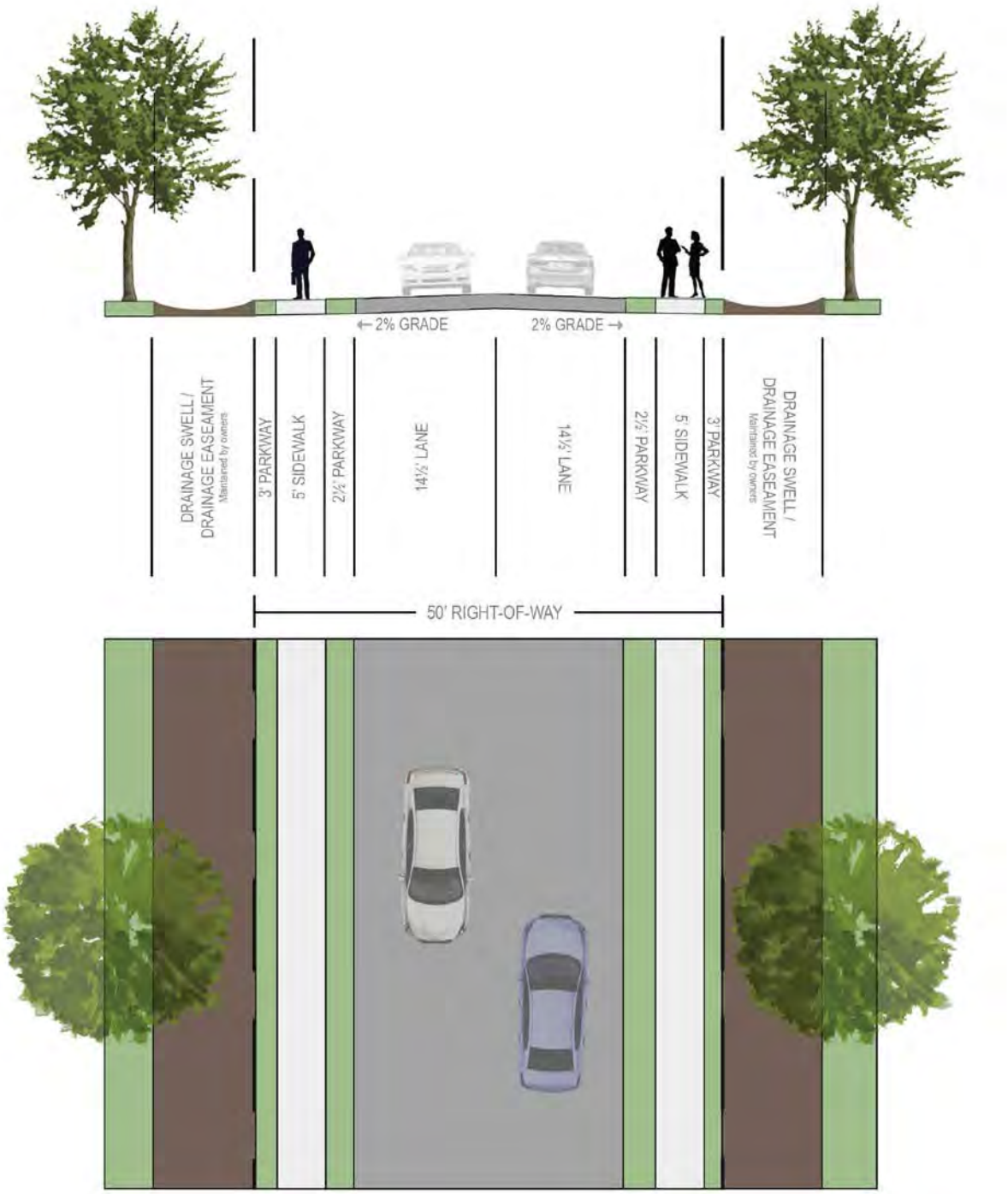
Both of these elements will create a pedestrian friendly streetscape that gives the feeling of enclosure or separation from the main traffic lanes of the street cross section. For non-residential development the five (5) foot sidewalk should be increased to provide a greater sense of pedestrian protection.

The following are the recommended typical street cross sections that should be used in the community. Each street cross section indicates road type, symbol, and abbreviation that correspond to the Master Thoroughfare Plan. In addition, the general design standards have been provided for reference.

[2]: *While the word regional can sometimes indicate a large area, regional detention facilities in this case refer to facilities that are strategically located within a development to support the drainage and detention needs of two (2) or more parcels of land regardless of size.*

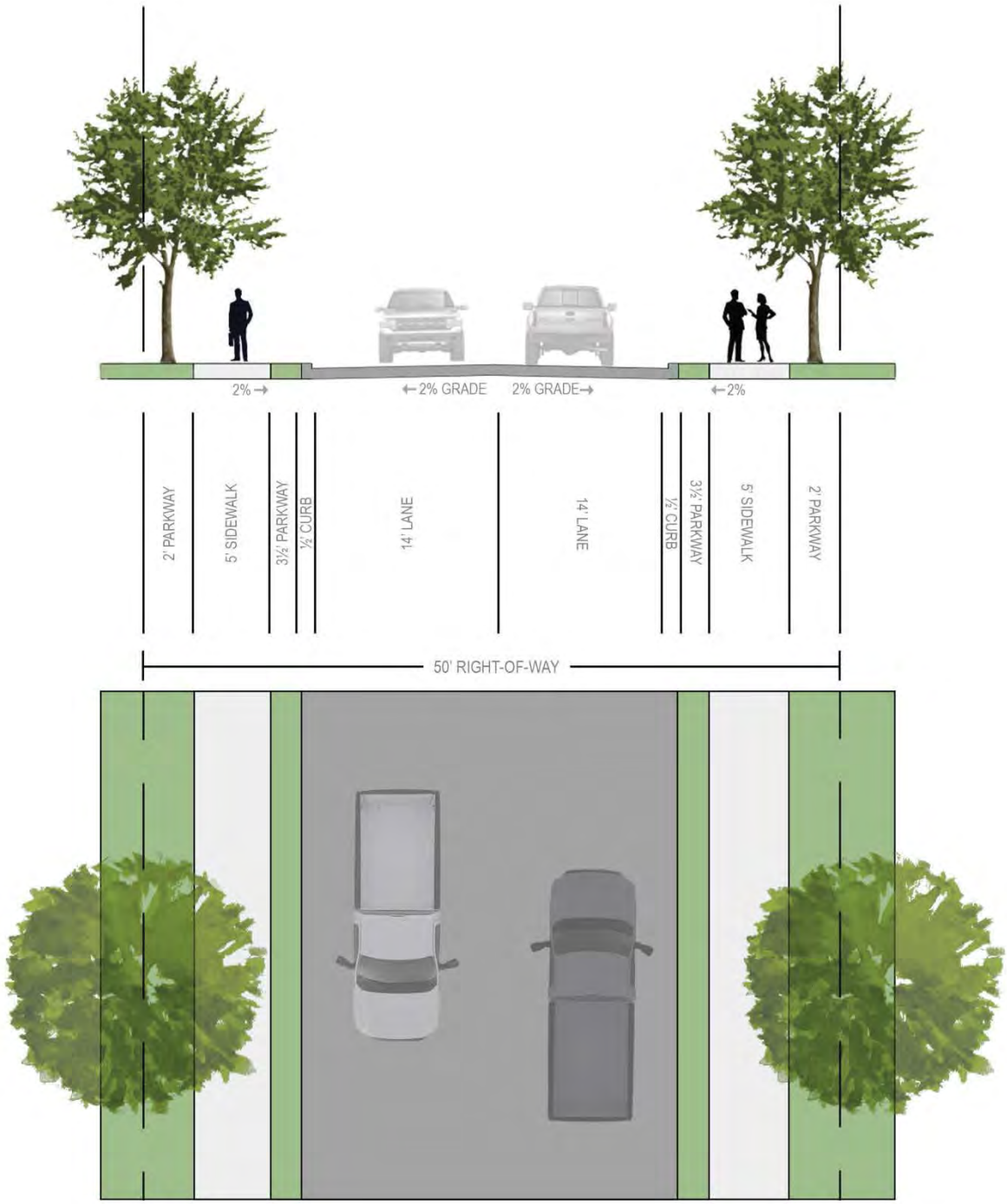
05 STREET CROSS SECTIONS
01 RURAL LOCAL ROADWAYS

ROAD TYPE: RURAL LOCAL, TWO (2) LANE, UNDIVIDED ROADWAY
ABBREVIATION: RL2
DESIGN STANDARDS: *[1]* 65' ROW, *[2]* NO ON-STREET PARKING, *[3]* 30 MPH DESIGN SPEED, & *[4]* NO CURB AND GUTTER



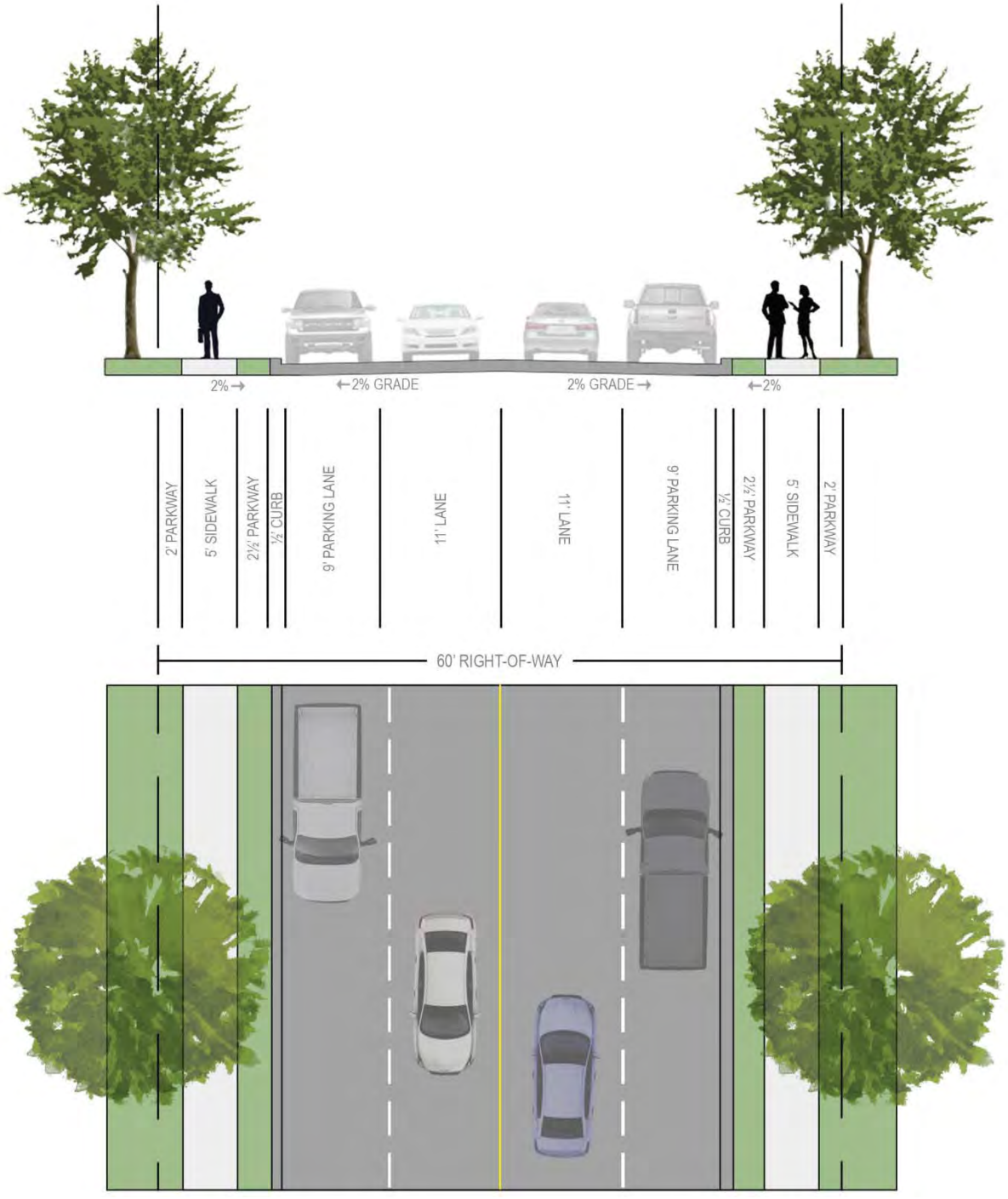
05 STREET CROSS SECTIONS
02 RESIDENTIAL STREETS

ROAD TYPE: RESIDENTIAL, TWO (2) LANE, UNDIVIDED ROADWAY
ABBREVIATION: R2
DESIGN STANDARDS: *[1]* 50' ROW, [2] NO ON-STREET PARKING, & [3] 30 MPH DESIGN SPEED



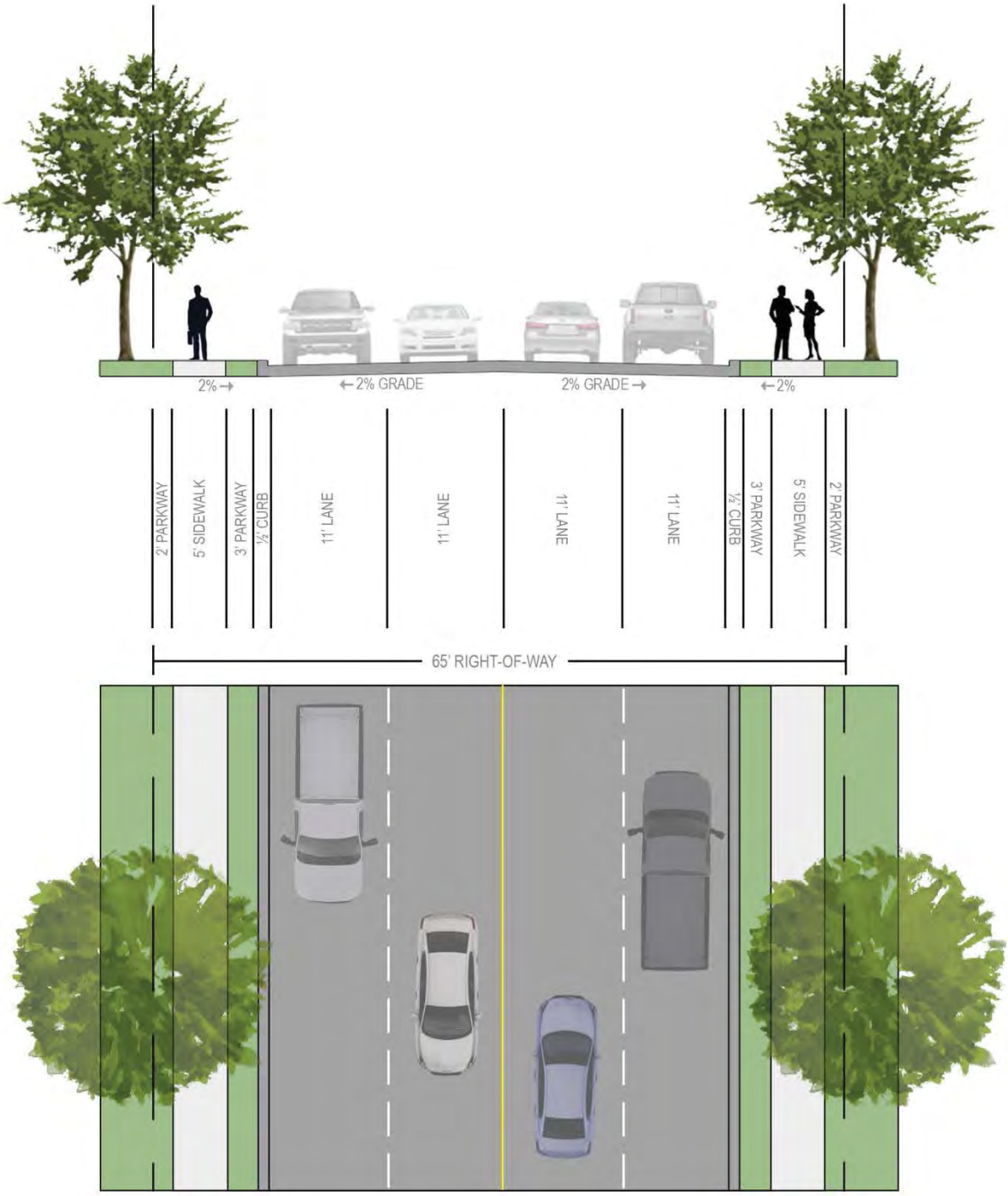
05 STREET CROSS SECTIONS
03 MINOR COLLECTORS

ROAD TYPE: MINOR COLLECTOR, TWO (2) LANE, UNDIVIDED ROADWAY
ABBREVIATION: MC
DESIGN STANDARDS: [*1*] 60' ROW, [*2*] TWO (2) ON-STREET PARKING LANES, & [*3*] 30 MPH DESIGN SPEED



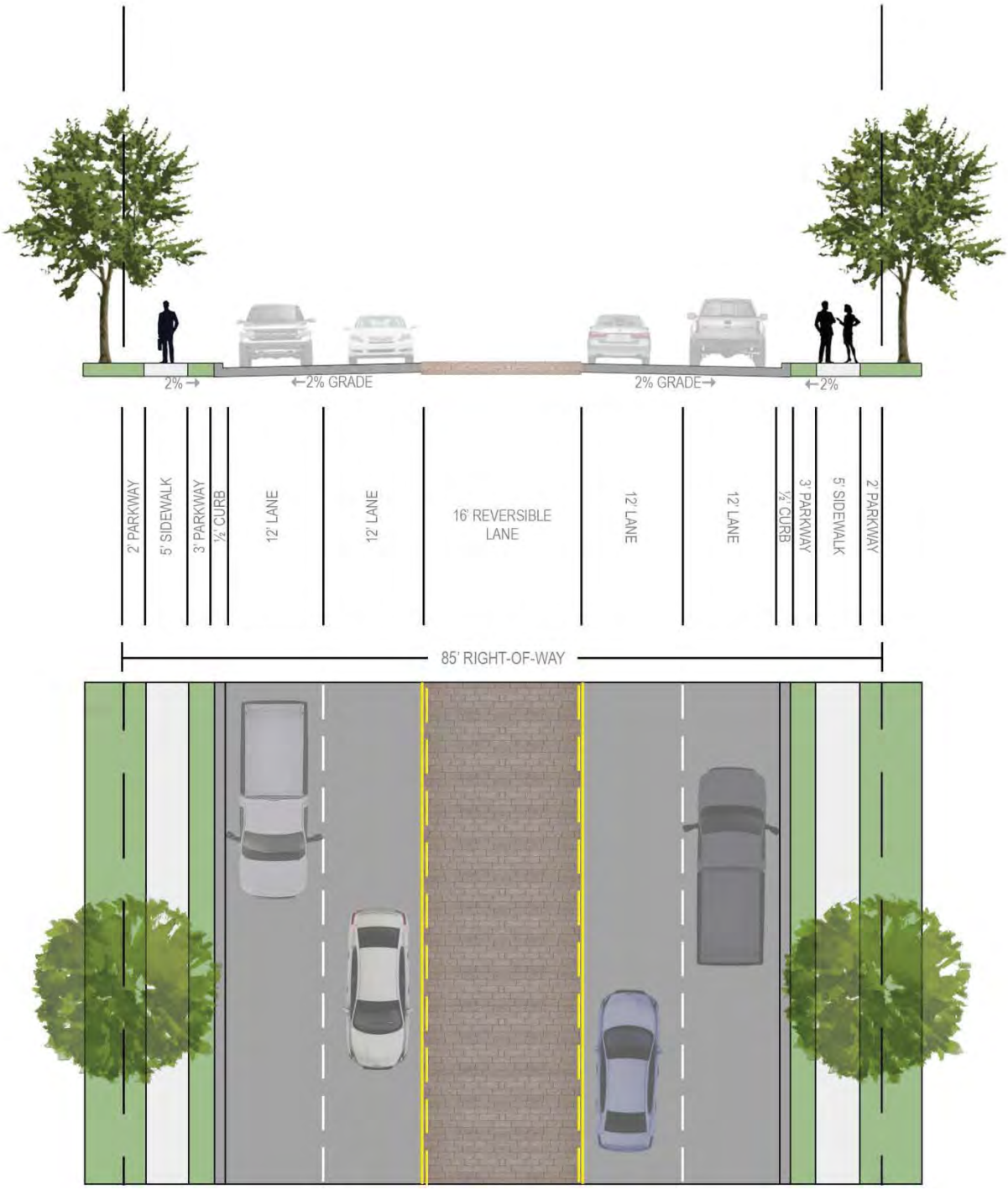
05 STREET CROSS SECTIONS
04 MAJOR COLLECTORS

ROAD TYPE: MAJOR COLLECTOR, FOUR (4) LANE, UNDIVIDED ROADWAY
ABBREVIATION: M4U
DESIGN STANDARDS: *[1]* 65' ROW, *[2]* NO ON-STREET PARKING, & *[3]* 35 MPH DESIGN SPEED



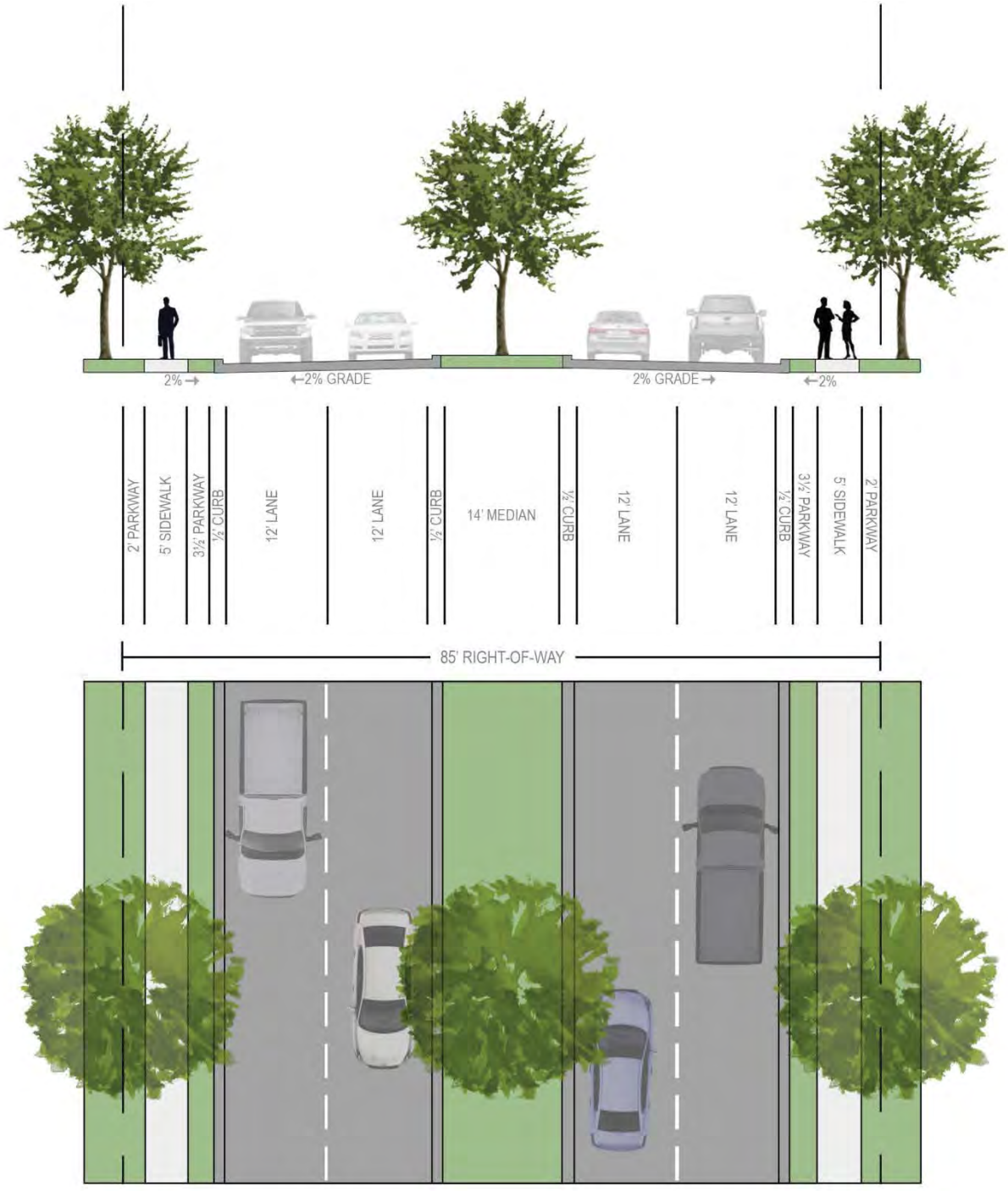
05 STREET CROSS SECTIONS
04 MAJOR COLLECTORS

ROAD TYPE: MODIFIED MAJOR COLLECTOR, FOUR (4) LANE, UNDIVIDED ROADWAY
ABBREVIATION: M4U-M
DESIGN STANDARDS: [1] MAXIMUM OF 85' ROW, [2] NO ON-STREET PARKING, [3] 35 MPH DESIGN SPEED, & [4] REVERSIBLE LANE



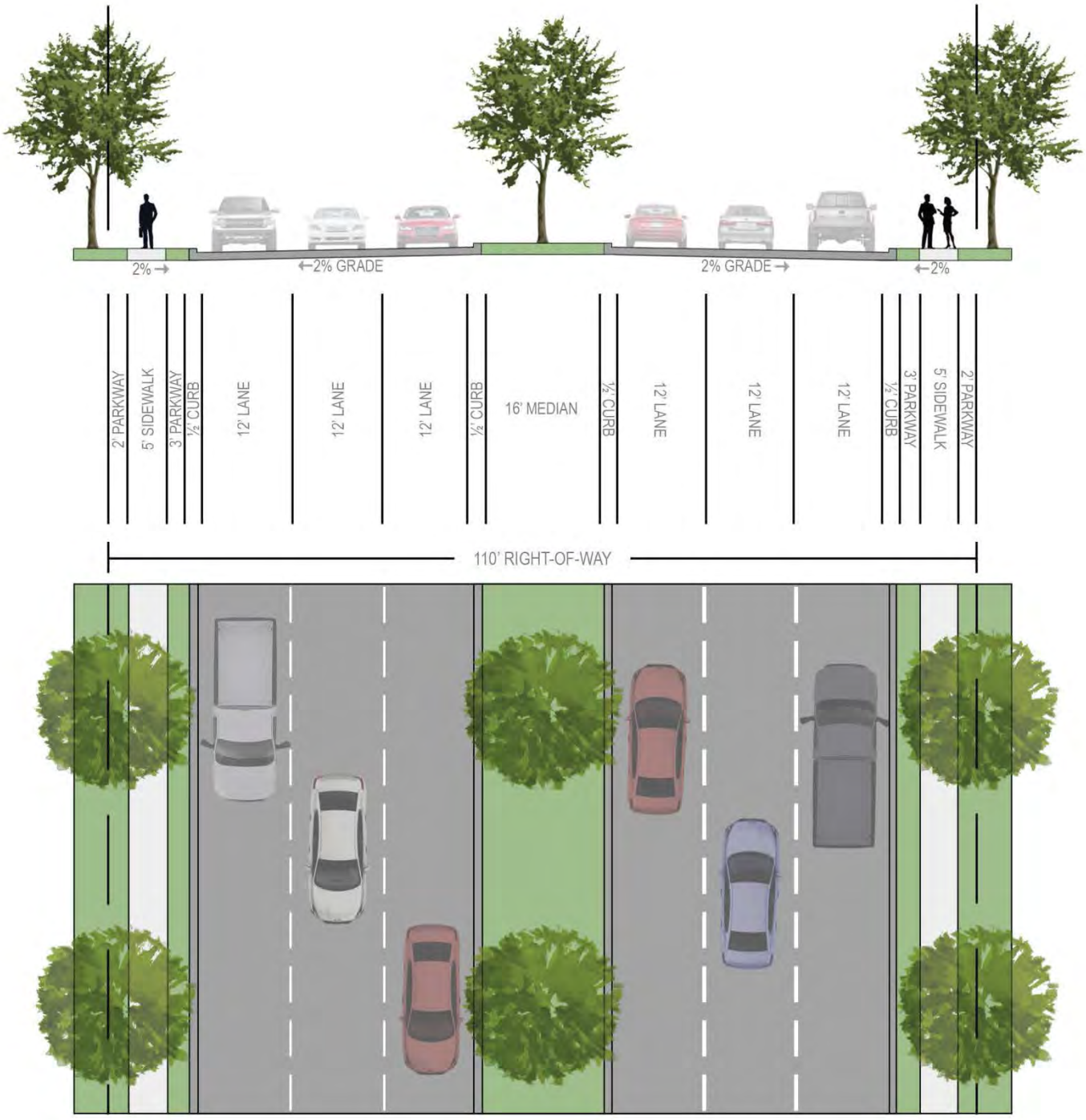
05 STREET CROSS SECTIONS
04 MAJOR COLLECTORS

ROAD TYPE: MAJOR COLLECTOR, FOUR (4) LANE, DIVIDED ROADWAY
ABBREVIATION: M4D
DESIGN STANDARDS: *[1]* 85' ROW, [2] NO ON-STREET PARKING, & [3] 40 MPH DESIGN SPEED



05 STREET CROSS SECTIONS
05 PRINCIPLE ARTERIALS

ROAD TYPE: PRINCIPAL ARTERIAL, SIX (6) LANE, DIVIDED ROADWAY
ABBREVIATION: P6D
DESIGN STANDARDS: [1] 110' ROW, [2] NO ON-STREET PARKING, & [3] 45 MPH DESIGN SPEED



05 STREET CROSS SECTIONS
06 TXDOT ROADWAYS

ROAD TYPE: TEXAS DEPARTMENT OF TRANSPORTATION PRINCIPLE ARTERIAL ROADWAYS
ABBREVIATION: TXDOT4D & TXDOT6D
DESIGN STANDARDS: [1] 120' ROW, [2] NO ON-STREET PARKING, & [3] VARIABLE DESIGN SPEED















CHAPTER 05
PUBLIC HEALTH, SERVICES AND SAFETY



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01 VISION STATEMENT

The City of Rockwall will continue to provide its citizens and visitors with the highest level of municipal services. This includes providing recreational and programming opportunities aimed at allowing citizens the ability to choose a healthy lifestyle, public services that are superior to other cities in the region, and public safety services that ensure a safe and secure community.

02 GOALS AND POLICY STATEMENTS

02.01 PUBLIC HEALTH

GOAL 01 | HEALTHY LIFESTYLE

Encourage community design that promotes options for physical activity, and the choice of a healthy lifestyle.

POLICIES

1. Residential and non-residential development should be designed with access to trails and parks to promote physical activity.
2. Explore opportunities for the incorporation of specialized recreational amenities (*e.g. kayak/canoe launches, mountain bike trails, etc.*).
3. Residential development should be located and designed to ensure that all homes in the City are located within a 15 minute walk (*or ½-mile*) of a Neighborhood Park.
4. Look to increase recreational bicycle and pedestrian activity and connectivity throughout the City.

GOAL 02 | EVENTS FOR ACTIVE LIFESTYLES

Encourage City events that promote healthy and active lifestyles.

POLICIES

1. Continue to provide Rockwall's citizens with access to healthy, locally grown foods through the Downtown Farmers Market.
2. Continue to provide events and programs like Family Fun Fridays, outdoor education, and local partnerships that promote a healthy and active lifestyle.

LEFT: Rockwall Fire Department's Ladder Truck #2, which is located at Station #2. This is the City's biggest fire truck with an aerial platform that extends 100-feet into the air.

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GOAL 03 | PROGRAMS FOR SENIORS

Look to expand programming targeted at senior citizens to address the growing number of retirees in the City.

POLICIES

1. Continue to offer fitness programs, volunteer opportunities, and other social events for seniors targeted at active and social aging.

02.02 PUBLIC SERVICES

GOAL 01 | LEVEL OF SERVICE

Strive to provide the highest level of service (*i.e. proactive, reactive and coactive*) by ensuring that there are proper public facilities to serve the community consistent with the City's growth and financial abilities.

POLICIES

1. Maximize the efficiency and effectiveness of the City's current public facilities to extend their useful life (e.g. repair, renovations, maintenance, and adaptive reuses).
2. Design and locate new facilities to account for the future growth and community accessibility.
3. Design new facilities in harmony with the design of adjacent land uses so that the facility will blend into the character of the surrounding area.
4. Design new facilities to adapt to the changing nature of technology and incorporate flexible spaces that can be adapted for future uses/workspace.

GOAL 02 | TECHNOLOGY

Improve efficiency and access to the City's existing public services by utilizing and adapting to new technologies.

POLICIES

1. Explore opportunities to increase efficiency in current services and application processes (*e.g. development services, water services, etc.*) by encouraging citizens to interface with the City online (*e.g. fill out applications, request assistance, etc.*).
2. Shift all plan review processes to a paperless system to free up storage space for additional workspaces.

GOAL 03 | REGIONAL COOPERATION

Continue to coordinate and collaborate with the City's regional partners to ensure continued cooperation, and sharing of resources and facilities.

02.03.01 PUBLIC SAFETY: POLICE

GOAL 01 | COMMUNITY POLICING

Strengthen and increase community interaction through *Community Policing*[1] and personal relationships to enhance safety and trust in the community.

POLICIES

1. Increase high visibility patrols in the community.
2. Increase the number of neighborhoods with crime watch programs and encourage residents to participate.
3. Encourage strategic partnerships in the community like the Rockwall Clergy and Police Partnership.
4. Encourage and strengthen the partnership with the Rockwall Independent School District (RISD) to ensure safe school environments.
5. Engage residents to take a proactive approach to Community Policing by promoting educational programs like Citizens On Patrol, Citizens Police Academy, Property Identification Program and Rockwall Police Summer Safety Camp.
6. Encourage open communication with residents by continuing *Park Walk and Talks* and holding events like *Texas Night Out*.

GOAL 02 | CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Work closely with the City's Planners, Engineers, developers and property owners to ensure a safe physical environment that incorporates building and site design techniques that are consistent with the Crime Prevention through Environmental Design (CPTED)[2] guidelines.



Out to Lunch Bunch 2017: A program targeted at connecting the City's seniors by sponsoring outings to restaurants and shopping.



Rockwall's Downtown Farmers Market 2016: The Downtown Farmers Market has been providing citizens with access to locally grown produce and specialty products since 2008.



Rib Rub & Run 2014: An annual barbecue competition with live music and a 5K & 10K race.



Senior Health Fair 2016: The annual Senior Health Fair offers citizens the ability to interface with various health care and senior service providers in one convenient location.

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[1] *Community Policing: Community Policing is a philosophy that promotes organizational strategy intended to support the systematic use of partnerships within a community and problem-solving techniques to proactively address the immediate conditions that give rise to public safety issues (e.g. crime, social disorder, and fear of crime).*

[2] *Crime Prevention through Environmental Design (CPTED): Crime Prevention through Environmental Design, or CPTED (pronounced sep•ted), is a multi-disciplinary approach to deterring crime and criminal behavior through environmental design. The principle strategies rely upon the ability to influence offender decisions that precede criminal acts by affecting the built, social and administrative environment.*

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) STRATEGIES FOR THE BUILT ENVIRONMENT

NATURAL SURVEILLANCE STRATEGIES

- ☑ Design streets with sidewalks to promote pedestrian accessibility.
- ☑ Use windows to increase visibility onto sidewalks and parking areas.
- ☑ Use adjacent vehicular traffic as an asset in surveillance.
- ☑ Design landscaping schemes to allow for visibility of building entryways and parking areas.
- ☑ Use transparent fencing, and limit opaque fencing where possible.
- ☑ Design site lighting plans to ensure that all areas of a property have good night visibility.
- ☑ Use shielded or cut-off luminaire fixtures to control glare.

NATURAL ACCESS CONTROL

- ☑ Use a single and identifiable point of entry.
- ☑ Use structures/building design to divert people to reception areas.
- ☑ Use landscaping as a natural barrier to entry adjacent to windows and fences.
- ☑ Eliminate external access points to roofs.
- ☑ Use locking gates between front and rear yards of properties.

NATURAL TERRITORIAL REINFORCEMENT

- ☑ Incorporate trees into residential subdivisions.
- ☑ Create distinctions between publicly accessible open space and private open space.
- ☑ Avoid chain link fencing and fencing with barbed wire/razor wire.
- ☑ Place amenities in public areas that promote increased use of these spaces.
- ☑ Use motion sensor lighting at key entry points.
- ☑ Avoid running trails and sidewalks directly behind residential areas.

POLICIES

1. Incorporate Natural Surveillance, Access Control, and Territorial Reinforcement Techniques into the site planning process (*see side bar at left*).
2. Incorporate the concepts of Activity Support and Management and Maintenance in collaboration with Community Policing to ensure safe physical environments.
3. Require vandal-resistant construction and design methods.

GOAL 03 | DESIGN STANDARDS

Ensure the City's land development policies and design standards incorporate planning for public safety.

GOAL 04 | RISK IDENTIFICATION

Identify risks in the community associated with crime, and the potential for crime, and look for proactive strategies to address those risks.

02.03.02 PUBLIC SAFETY: FIRE

GOAL 01 | EMERGENCY RESPONSE

Maintain and improve the high level of emergency response currently offered to the community and continue to protect life, property, and the built environment.

POLICIES

1. Ensure that operational personnel, equipment, and facilities are appropriately sized to the City's population and financial ability.
2. Evaluate operations in general compliance to national standards.
3. Continue to use metrics like International Insurance Services Office (ISO) ratings and response time mapping to ensure that citizens are consistently receiving the best service possible.
4. Identify underserved areas and look for ways to improve response times in these areas.
5. Work with the Public Works Department to ensure that infrastructure is properly sized and maintained to respond to an emergency.

GOAL 02 | RAISE AWARENESS ABOUT FIRE SAFETY

Develop, prepare, and improve educational programs and community events that can increase awareness about department procedures, life safety, and fire prevention techniques.

GOAL 03 | REGULATORY CODES

Ensure that the City's land development policies and design standards incorporate planning for public safety.

GOAL 04 | RISK PREVENTION

Identify risks in the community associated with fire and fire prevention, and look for proactive strategies to address those risks.

02.03.03 PUBLIC SAFETY: ENFORCEMENT

GOAL 01 | ENFORCEMENT

Develop effective maintenance and enforcement strategies that ensure that the City's residential and non-residential developments continue to be well maintained as they age.

POLICIES

1. Explore community partnerships with Homeowner's Associations (HOA's), property management companies, and other community groups to expand community involvement in maintenance and enforcement issues.
2. Look to leverage new and existing technologies to streamline the public reporting process concerning maintenance and enforcement issues.
3. Continue and expand the process of removing substandard structures that pose a risk to the health, safety and welfare of the general public.

GOAL 02 | NEIGHBORHOODS

Document and monitor the City's housing stock and neighborhoods to help facilitate effective allocation of inspectors and resources.

03 IMPLEMENTATION STRATEGIES

1. Work to update an Annual Parks and Recreation Business Plan that can guide programming and events on a yearly basis.

2. Create a Pedestrian Walkability Plan for the community that specifically addresses strategies for pedestrian access and crossings in areas of the City that do not have sidewalks.
3. Develop a long-term strategy for the replacement of City facilities that includes potential adaptive reuses of the existing facilities.
4. Perform an in-house audit of the development review process and look for ways to streamline the process by incorporating technology and reducing redundancies.
5. Incorporate a representative from the Police Department in the development review process to ensure that development is being planned in accordance with Crime Prevention through Environmental Design (CPTED) guidelines.
6. Review the Unified Development Code and Municipal Code of Ordinances to ensure that these documents incorporate policies and design standards for public safety.
7. Evaluate resident-initiated enforcement cases for each subdivision and put together an Inspection Efficiency Analysis that can help increase the efficiency of the Neighborhood Improvement Services (NIS) Department in the department in the future.
8. Create a Community Housing Survey that documents the character and condition of the City's various neighborhoods for the purpose of tracking the City's housing stock and drafting strategies related to the on-going maintenance and support of these neighborhoods.



Residential Structure Fire 2017: Rockwall firefighters putting out a mobile home that caught on fire.



Public Education on Fire Prevention 2015: Captain Kevin Clark with the Fire Marshal's Division educating elementary school students about fire prevention.



NIS Cookout 2013: Neighborhood Improvement Services (NIS) Department interfacing with the community at a City sponsored cookout.



National Day of Prayer 2013: The honor guard standing at attention at the National Day of Prayer Ceremony.



Rockwall Police Explorers 2017: The Mayor, Chief of Police, and *Rockwall Police Explorers* at the 2017 Duck Regatta.



COOKIES FOR COPS 2016:
ASSISTANT CHIEF ALDRIDGE AT THE COOKIES FOR COPS EVENT AT LAKE ROCKWALL ESTATES IN 2016.

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CHAPTER 06
ECONOMIC DEVELOPMENT



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01 VISION STATEMENT

The City of Rockwall should continue to build a diversified local economy by attracting and retaining businesses that can utilize the City's existing highly skilled workforce and aid in the creation of a stable and resilient tax base. In addition, the City should look for ways to expand and develop its current workforce while taking a proactive approach in recruiting specific businesses that can provide the desired jobs, goods and services to residents in the community.

02 GOALS AND POLICY STATEMENTS

GOAL 01 | MARKETING THE CITY

Take a proactive approach in promoting the City of Rockwall on a regional and national scale as a place that provides a superior live/work environment, and that caters to all aspects of daily life (*e.g. shopping, recreation, dining, etc.*).

GOAL 02 | DIVERSIFY THE ECONOMY & TAX BASE

Establish policies that will diversify the local economy and create a stable tax base.

POLICIES

1. Strive to maintain a balanced mix of land uses that can create a fiscally sustainable tax base of 67% residential value to 33% commercial value -- *as recommend in the City's Strategic Plan* -- by preserving the City's current residential to non-residential land use ratio (*i.e. 80% Residential; 20% Commercial*).
2. Evaluate the potential economic impacts of all development submittals by assessing the fiscal impact of the project with regard to the City's operating revenues, expenditures and capital improvements.

GOAL 03 | COMMERCIAL/RETAIL

Address the changing nature of retail by adopting strategies that can help the City of Rockwall adapt to shifts in design, land use and the commercial market to create unique retail spaces that focus on experience.

POLICIES

1. Survey, document, and analyze the City's current retail facilities and compare these to identified and perceived shifts in the retail market.

LEFT: The sign at the entry of the Rockwall Economic Development Corporation (REDC). The REDC was created in 1996 and is funded by a ½-cent sales tax collected in the City of Rockwall.

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2. Identify the City's commercial corridors and create plans that classify strategic areas, and lay out goals and policies intended to preserve the long-term viability of these areas.
3. Review commercial development and parking standards, and ensure that they allow for smaller more compact commercial/retail centers that incorporate less parking (i.e. allow more shared parking) in the City's commercial/retail corridors.
4. Explore opportunities to incorporate adaptive reuse standards into certain areas of the City to address the possibility of future vacancy.

GOAL 04 | SMALL BUSINESS

Support the development and growth of small businesses.

POLICIES

1. Identify and preserve areas of the City suitable for smaller businesses.
2. Promote shop local programs throughout the City rather than only in the Downtown areas.
3. Look for opportunities to create incubators to grow and support the creation of small local businesses.

GOAL 05 | ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (REDC)

Continue to work with the Rockwall Economic Development Corporation (REDC) to assist in attracting desirable corporate office, technology and clean industrial businesses to the City of Rockwall.

POLICIES

1. Support the REDC in the development of marketing materials that help convey opportunities for new development/redevelopment within areas of the City that are deemed appropriate for industrial and employment land uses.
2. Ensure that there is an appropriate and sufficient amount of land designated for Technology/Employment Center land uses on the Future Land Use map. This is particularly important in the SH-276 Corridor and along the alignment of the future Outer Loop.
3. When appropriate, protect land that is currently entitled and zoned for light industrial land uses.
4. Work with the REDC to identify land appropriate for future expansions of the City's Technology Park.

GOAL 06 | ATMOSPHERE

Continue to work to create a business friendly atmosphere built around strong customer support and efficient delivery of municipal services to ease the transition/process for businesses looking to build facilities in the City.

POLICIES

1. Look for opportunities to incorporate technology (*i.e. online applications, online plan submittal, etc.*) to increase efficiency in the City's development process.
2. Anticipate infrastructure needs (*i.e. water, wastewater and streets*) required for non-residential development within the City.

GOAL 07 | WORKFORCE

Develop, maintain and recruit a highly skilled workforce that can attract the businesses necessary for the long-term prosperity of the City.

POLICIES

1. Continue to enhance the City's quality of life to help recruit and retain a highly skilled workforce that can make the community more competitive.
2. Identify strategic partnerships with local colleges/universities, private businesses, the Rockwall Economic Development Corporation (REDC), the Rockwall Independent School District (RISD), and the City of Rockwall to create programs and training opportunities to develop and recruit a highly skilled workforce.
3. Strive to produce high quality work environments that create a sense of place, and that provide access in a close proximity to retail and restaurants.

03 IMPLEMENTATION STRATEGIES

1. Work with the Rockwall Economic Development Corporation (REDC) to develop an Economic Development Strategic Plan that focuses on providing a unified approach to addressing proactive recruitment of commercial businesses (i.e. industrial, office, and retail).
2. Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community.
3. In accordance with the Strategic Plan, utilize Fiscal Impact Analysis (FIA) to create a fiscal impact model for the purpose of relating cost of service, assessed value, and taxable value to potential changes in land uses for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community.
4. Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting, and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.
5. Review the parking standards contained in Article VI, *Parking and Loading*, of the Unified Development Code to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use. In addition, provide incentives for shopping centers to provide shared parking to reduce the overall parking for retail centers.
6. Perform an in-house audit of the development review process and look for ways to streamline the process by incorporating technology and reducing redundancies.
7. Perform an assessment of all vacant land suitable for non-residential development within the City and anticipate the possible infrastructure required to effectively develop these areas with non-residential development.
8. Prepare an annual community progress report that details the City's major economic development projects and the employment associated with each project. This report should also convey information regarding the City's current major employers, and should be disseminated to local colleges/ universities, private businesses, the Rockwall Economic Development Corporation (REDC), and the Rockwall Independent School District (RISD).



PRATT INDUSTRIES 2017: PRATT INDUSTRIES OPENED ITS NEWEST PLANT IN THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION'S TECHNOLOGY PARK IN JUNE 2017.

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CHAPTER 07
COMMUNITY CHARACTER



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01 VISION STATEMENT

Through conscious design of the City's natural and built environment, the City of Rockwall will strive to create a sense of place for it residents that highlight the principles of a hometown atmosphere. The resulting community will impart to residents and visitors a sense of security, convenience, efficiency, comfort and nostalgia.

02 GOALS AND POLICY STATEMENTS

GOAL 01 | RECOGNITION & IDENTITY

Strengthen the City of Rockwall's identity and sense of place through landmarks and monumentation, and the creation of memorable places that engage and attract people.

POLICIES

1. Explore opportunities for the incorporation of gateway elements (*e.g. signage, plantings, and/or architectural elements*) that can be used to create a sense of destination or arrival.
2. Work with the Texas Department of Transportation (TXDOT) to ensure good visibility of the city from the IH-30 bridge and causeway by managing vegetation along its side slopes. This can be accomplished by creating windows through selective thinning and removal of vegetation without affecting the majority of the existing vegetation.

GOAL 02 | UNIQUE DESTINATIONS

Create distinctive destinations built around the City's existing assets that invite people into the community and encourage social interaction.

POLICIES

1. Explore opportunities to incorporate public open spaces into commercial and industrial developments.
2. Encourage public events that utilize existing parks and community facilities to encourage social interaction.
3. Continue to develop and plan for an interconnected trail and sidewalk system that promotes connectivity and access to all areas of the City.

LEFT: The *Concert by the Lake* series -- *held in the City's Harbor District* -- is one of the many opportunities for free live music provided by the City of Rockwall.

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Existing Gateway Elements.

1. *Rockwall Signage Adjacent to Ridge Road*
2. *SH-66 Boat Ramp Pavilion*
3. *Harbor Lighthouse*
4. *Water Tower along IH-30*

GOAL 03 | ENVIRONMENTAL RESPONSIBILITY

Encourage environmental responsibility by preserving and enhancing the City's natural areas for the benefit of the community.

POLICIES

1. See the specific Goals and Policies contained in Chapter 2, *Environment & Ecology*, of this Comprehensive Plan.

GOAL 04 | DOWNTOWN IDENTITY

Create an identity for the Downtown that is distinct from competing uses along IH-30.

POLICIES

1. Continue to utilize the downtown historic courthouse, downtown square and San Jacinto Plaza as the focal points for the community and as gathering places for civic, cultural and recreational events.
2. New infill development and redevelopment within the downtown area should employ site design and architecture that builds on the traditional character of the downtown square.
3. Encourage the preservation and adaptive reuse of existing buildings within the downtown area.
4. The Downtown should incorporate attractive branding elements or other thematic devises (*e.g. banners, street signs, etc.*) that complement existing businesses and create a sense of place.
5. The Downtown should exemplify pedestrian safety and mobility.

GOAL 05 | DEVELOPMENT

Allow only high-quality buildings that are constructed for the long-term value of the community, are easily adaptable to the changing market conditions, and that reflect a sense of permanence and public pride.

POLICIES

1. All buildings should be architecturally significant, reflecting characteristics of the community.
2. Corporate branding elements that make buildings difficult to rebrand or adapt to other uses should be highly discouraged.
3. Public buildings should be constructed to create a continuity between the past, present and future of the community. This includes creating architecturally significant structures that are consistent in design, expression, materials, and/or other elements. The buildings should use high visibility areas to underscore their significance and be designed with an emphasis on conservation and environmental quality.
4. Increase the amount of permeable surface area (*i.e. landscaping and greenspace*) by reducing the amount of concrete or other non-permeable surfaces used for parking areas.

GOAL 06 | VIEW CORRIDORS

Identify areas of the City that provide unique views of Lake Ray Hubbard and the North Texas skyline, and implement strategies to protect these view corridors for future generations.

POLICIES

1. Consider creating stair-step height restrictions for properties along Ridge Road that preserve the view of Lake Ray Hubbard and the North Texas Skyline.
2. Explore opportunities along the Lake Ray Hubbard shoreline -- *specifically in the Harbor District (i.e. PD-32)* -- for property that can be used to create scenic viewpoints of the Lake and the surrounding areas.

GOAL 07 | STREET ENHANCEMENTS

Use street enhancements along key thoroughfares to reinforce community character, and provide a more appealing pedestrian experience.

POLICIES

1. Use street trees to provide key thoroughfares with a safe and aesthetically pleasing streetscape. This will assist in traffic calming, and create a separation between vehicles and pedestrians.
2. Design streets to the minimum width feasible to minimize maintenance and construction cost and reduce storm water runoff. This will also help to control the speed of motor vehicles.

GOAL 08 | ART & CULTURE

Continue to support the advancement of art and culture in the community to strengthen citizen's quality of life and contribute to the City's unique character and personality.

POLICIES

1. Look for opportunities to incorporate water themes into public art to highlight the City's lakeside identity.
2. Continue to utilize the *Percent for Art Program* to fund public art in conjunction with the City's Capital Improvement Plan (CIP) projects.
3. Identify key locations and high visibility structures to implement public art for the purpose of maximizing the potential impact and exposure of the installations.

4. Look for opportunities to coordinate, work with, and support private and non-profit organizations that provide cultural experiences to the community.

GOAL 09 | SIGN CLUTTER AND OVERHEAD UTILITIES

Reduce visual clutter along roadways by diminishing or removing the negative visual impacts of overhead utility lines and unnecessary signage.

POLICIES

1. Look for ways to bury or relocate existing overhead utility lines.
2. Require all new development to install utilities underground.
3. Encourage shorter ornamental trees beneath utility lines to mask the visual impact of the overhead lines while continuing to provide an aesthetically pleasing streetscape.

GOAL 10 | CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Ensure a safe physical environment by incorporating the use of building and site design techniques that are consistent with Crime Prevention through Environmental Design (CPTED) guidelines.

POLICIES

1. See the specific Goals and Policies contained in Chapter 5, *Public Health, Services & Safety*, of this Comprehensive Plan.

GOAL 11 | MAINTENANCE & ENFORCEMENT

Develop maintenance and enforcement strategies that ensure successful implementation and outcomes of the community's vision.

POLICIES

1. See the specific Goals and Policies contained in Chapter 5, *Public Health, Services & Safety*, of this Comprehensive Plan.

GOAL 12 | FREE LIVE MUSIC

Further identity the City of Rockwall as the *Free Live Music Capital of North Texas*.

POLICIES

1. Continue to build on the successes of the Concert by the Lake and the San Jacinto Plaza Music Series.
2. Look for more opportunities to incorporate free live music events and festivals.

03 IMPLEMENTATION STRATEGIES

1. Review the corridor overlay district standards contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code to ensure that each corridor overlay district contains requirements that convey the community's character, while continuing to provide unique design standards tailored to the geography and land use of the corridor.
2. Review the existing density, development and design standards contained in the Unified Development Code to ensure the requirements support and encourage the creation of vibrant public spaces built around social interaction.
3. Review the City's community design elements and develop a *Community Design Plan* that can identify new opportunities for landmarks, monuments and public art.
4. Identify opportunities and explore possible incentives for the relocation of existing overhead utilities underground.
5. Review the parking standards contained in Article VI, *Parking and Loading*, of the Unified Development Code to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use.
6. Develop a comprehensive wayfinding plan that identifies appropriate locations for signage and provides design standards for standardization.
7. Review the City's Master Trail Plan to ensure the plan provides connectivity and access to all areas of the City.



Rockwall Founder's Day 2016: Stoney LaRue Band on stage at Harry Myer's Park.



Downtown Mural Completed in 2017 by Isaac Davies: The mural is intended to pay homage to Rockwall's rich history.



Dallas Race Week on Lake Ray Hubbard 2007: Sailboats racing off the shores of Rockwall.



Rockwall Founder's Day 2006: Jerry Jeff Walker on stage in the Downtown Square.



Memorial Day Concert at the Harbor 2014: Jason Castro takes the stage in front of the Hilton Hotel and Resort.



CHAPTER 08
RESIDENTIAL

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01 VISION STATEMENT

The City of Rockwall should continue to employ conscious design techniques that create attractive and unique, master planned communities, which complement the City's existing residential housing stock, and lead to the creation of enduring value. In addition, the City should continue to support its existing neighborhoods for the purpose of ensuring the long-term health and prosperity of the community.

02 GOALS AND POLICY STATEMENTS

02.01 EXISTING RESIDENTIAL DEVELOPMENTS

GOAL 01 | EXISTING RESIDENTIAL SUBDIVISIONS AND DEVELOPMENTS

Respect the character of the City's existing residential subdivisions and developments by strengthening and supporting these areas.

POLICIES

1. Consider the impact of a proposed development on an adjacent existing residential subdivision when considering a new development proposal to ensure the protection of the City's established residential land uses.
2. New residential development in the City that will be adjacent to an established residential subdivision should incorporate construction standards that are equal to or more restrictive than the existing residential subdivision (*e.g. masonry content, landscaping requirements, garage orientation, roof pitch etc.*). This will ensure that any new residential development will complement the existing residential subdivision.
3. Protect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and buffers to create a natural transition. Where this is not possible, a masonry wall matching the aesthetics of the residential subdivision along with mature canopy trees spaced at a minimum spacing should be used to visually screen the development.
4. Work to understand the different needs of the City's existing residential neighborhoods, and work with residents to address these needs.

LEFT: The Park Place Subdivision is a successful example of a subdivision that utilizes Traditional Neighborhood Design (TND) design standards.

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GOAL 02 | INFILL DEVELOPMENT

Preserve and enhance the City's established residential neighborhoods and encourage appropriate infill development when pertinent to a revitalization effort.

GOAL 03 | EXISTING NEIGHBORHOODS

Promote clean, safe, healthy, and active neighborhoods.

POLICIES

1. Look for opportunities to provide sidewalks and trail connections to existing single-family neighborhoods for the purpose of promoting walkability within the community. This will also provide connections to parks and commercial activity centers.
2. Continue to strictly enforce the property maintenance code to ensure that all residential properties are maintained to at least the minimum standard.
3. Look for opportunities to foster stronger relationships and better communication with Homeowner's Associations and Neighborhood groups.

02.02 GENERAL RESIDENTIAL/MASTER PLANNED COMMUNITIES

GOAL 01 | MASTER PLANNED COMMUNITIES

Encourage large master planned communities that incorporate a mixture of land uses (*i.e. residential, commercial, etc.*), unit types and lot sizes to create neighborhoods with unique identities and to facilitate the proper transition between land uses.

POLICIES

1. All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.
2. Large residential developments and master planned communities should require differing residential home types, lot sizes and land uses in the overall development plan.
3. Large residential developments should include ten (10) percent housing that is suitable for young persons, empty nesters, and the elderly for the purpose of creating a master planned community[1]. These units may include townhouse[2], garden homes[3], lofts[4], guest homes[5], and live/work units[6].
4. Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.
5. Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.
6. The residential development process should include consideration for the way in which residential and non-residential lots are laid out, and adjacency and accessibility to parks and open spaces should be optimized.

GOAL 02 | OPEN SPACE

Support the establishment of contiguous open spaces and encourage mixed lot sizes and layouts that will preserve open space.

POLICIES

1. When planning a residential development, open space, drainage areas, trails and tree groupings should be identified prior to laying out the development. This will lead to a development that places an emphasis on preserving the natural environment.
2. Open space should be preserved and utilized in a manner that will contribute significantly to the surrounding development and the City as a whole.

GOAL 03 | PUBLIC PARKS AND PRIVATE OPEN SPACE

Encourage all residential developments to incorporate open space that can serve as a public park or privately maintained open space.

POLICIES

1. All residential development -- *five (5) acres or greater* -- should consist of a minimum of 20% open space as calculated by the gross land area. Floodplain should be counted at a rate of ½-acre for every acre provided (*e.g. ten [10] acres of floodplain dedicated as open space would count as five [5] acres of open space*).
2. Public parks should be established per the *Parks, Recreation & Open Space Master Plan* to ensure that all residential communities have access to high quality recreational park amenities.
3. In general, parks and private open space should have a minimum width/depth of 50–feet and be contiguous throughout the development.
4. All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.
5. Developments should incorporate privately maintained open space in the form of landscaped medians, boulevards, landscape islands, and conservation areas to provide a heightened sense of green space.

GOAL 04 | CONNECTIVITY

Encourage connectivity between residential and non-residential developments.

POLICIES

1. A hike-and-bike trail system should connect residential units, parks, schools, retail, employment, and entertainment centers where possible. These trail connections should be primarily off-street/dedicated trails, and only be located adjacent to streets in retail areas,

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[1] *Master Planned Community: Communities that incorporate a variety of housing that cater to the full life cycle of citizens. This includes housing for young singles, young professionals, professional couples, families with children, empty-nesters, retirees and seniors, and those requiring living assistance. This should include high-income homes of various types (e.g. large lot, small lot, townhome, loft and condominium) and more affordable housing types (small lot/small home, townhome, loft, condominium, and garden homes).*

[2] *Townhouse: A single-family dwelling unit constructed in a series, or group of units having common walls, each on a separate lot.*

[3] *Garden House: Single-family home with a house size that is a maximum of 1,500 SF. These are popular products for active adult/age-restricted communities and young professionals.*

[4] *Loft: These units are typically located in association with retail (either above or in close proximity to) and generally include mezzanine space. They are often located above the first floor, which may be used for office or retail land uses.*

[5] *Guest House: This is an accessory residential unit located on a single-family lot, which does not have a presence from the street. It will also include a separate entry from the main house. It is often constructed above the primary unit's garage or attached to the rear of the primary home.*

[6] *Live/Work Unit: A live/work unit is a residential unit that includes the capability for the ground floor space adjacent to the front sidewalk to become an allowed business use.*

or where it is absolutely necessary for continuity.

2. Use berms and buffers to transition land uses as opposed to walls. This creates a natural transition in which trails can be incorporated to connect residential areas with non-residential areas.

02.03 SINGLE FAMILY/SUBURBAN RESIDENTIAL

GOAL 01 | UNIQUE AND DISTINCTIVE NEIGHBORHOODS

Encourage single-family/ suburban developments that will have a distinctive and unique identity and create a sense of place, resulting in a neighborhood of enduring value.

POLICIES

1. Preserve contiguous open space and integrate it into the neighborhood as common greens, boulevards, recreation areas, trails, private open space, public parks, and for the preservation of floodplain.

2. To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, the house on the property should face onto the park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

3. Locate single-family lots in a manner that ensures a mixture of amenities can be provided (*e.g. ensuring a close proximity to open space and access to retail services, preserving unique views, etc.*).

4. Identify and preserve existing neighborhood landmarks (*e.g. historic or unique buildings and prominent natural features*) to foster distinctiveness, neighborhood pride, and sense of ownership.

5. Design neighborhoods utilizing the *Housing Tree Model*[7].

6. Only allow increased densities (*i.e. up to 2½ units per gross acre for properties identified as Low Density Residential [LDR] and up to 3½ units per gross acre for properties identified as Medium Density Residential [MDR]*) for Planned Development Districts that are in conformance with all applicable residential requirements, incorporate a mixture of land uses, and provide increased amenities. Increased amenities in this case refers to developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreational facilities, (3) amenity/recreation center, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council.

GOAL 02 | SINGLE-FAMILY DEVELOPMENT STANDARDS

1. Maintain high single-family development standards and review these standards on an annual basis to ensure that the City's subdivisions retain their value over time.

GOAL 03 | HOUSING STRATEGIES AND DESIGN STANDARDS

Use targeted housing strategies and design standards to create distinct areas with a broad range of housing product within the City that will help maintain long-term values.

POLICIES

1. Encourage *Suburban Design*[8] and *Traditional Neighborhood Design (TND)*[9] principles in specified areas of the City (*see the individual district strategies contained in Chapter 1, Land Use &*

[7] *Housing Tree Model: A method of laying of single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.*

[8] *Suburban Design is a traditional development model for suburban residential that tends to follow the neighborhood concept model, which places commercial developments adjacent to major intersections and creates a distinct separation of the commercial and residential land uses. These developments typically embrace the City's standard street cross sections, provide a limited range of housing product (i.e. the majority single-family detached housing) on larger lots, incorporating green spaces and public/private parks as amenities and at times will incorporate schools within walking distance of the residential.*

[9] *Traditional Neighborhood Development or Traditional Neighborhood Design (TND) is a development model that utilizes traditional town planning principles to create village-style developments. To qualify as a TND, a project should incorporate a range of housing types, a network of well-connected streets and blocks, vibrant public spaces, and have amenities and institutions within walking distance of residences.*



Stone Creek Subdivision: Representative housing product from the Stone Creek Subdivision, which commenced construction in 2007 and is currently in the final phases of development.



Breezy Hill Subdivision: Representative housing product from the Breezy Hill Subdivision, which commenced construction in 2011 and is currently in the final phases of development.



Fontanna Ranch Subdivision: Representative housing product from Fontanna Ranch, Phase 3, which is currently under construction.



Caruth Lakes Subdivision: Representative housing product from the final phases of the Caruth Lakes Subdivision.



Lakeview Summit: Representative housing product from Lakeview Summit, Phase 4, which commenced construction in 2015-2016.

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Growth Management, of this Comprehensive Plan).

2. Require rear-entry garages and alleyways on all lots that have a lot width of 55-feet or less; however, alleyways should be prohibited on all lots greater than 55-feet. These lots should incorporate J-Swing[10] or Recessed Front Entry[11] garages.

3. In cases where flat front entry garages (i.e. *even with the front façade of the primary structure*) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, flat front entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

4. Require a larger separation between homes to make neighborhoods feel more spacious. This separation should be no less than 12-feet (*i.e. six [6] foot side yard building setback*) and should be scaled to the height of the home.

5. Balance housing demand by encouraging high-quality small lot, custom homes in appropriate locations.

02.04 TOWNHOMES

GOAL 01 | TOWNHOME DEVELOPMENT

When proposed, townhome developments should maintain the City's hometown atmosphere and add to the creation of neighborhoods of enduring value.

POLICIES

1. Townhome developments should differ in appearance through the use of varying entry features, architectural features, materials, articulation and building setbacks.

2. Townhomes should incorporate rear entry garages accessible from mews or alleyways, and provide direct pedestrian access to the street from the front of each unit.

3. If approved to be used as an infill product adjacent to existing single-family homes, a townhome should incorporate similar development standards and materials as the adjacent housing. This is intended to create a product that is complementary and blends with the existing single-family homes.

4. Niche parking should be provided adjacent to the street in the front of any townhome developments to provide sufficient visitor parking.

5. When more than ten (10) units are proposed, townhome developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar levels of amenities that are enjoyed in a master planned community.

6. Townhome developments should incorporate trails and sidewalks and be designed to have a focus on walkability and connectivity of adjacent land uses.

GOAL 02 | TOWNHOME DEVELOPMENT STANDARDS

Create and maintain townhome development standards that will require quality development in the City of Rockwall, and review these standards on an annual basis to ensure they are achieving this objective.

02.05 CONDOMINIUMS AND APARTMENTS

GOAL 01 | MULTI-FAMILY DEVELOPMENTS

When proposed, only high quality, appropriately located multi-family developments that represent a long-term investment in the community and that will create and retain value over time should be considered.

POLICIES

1. Condominium and apartment developments should be located adjacent to, and/or incorporated in, commercial developments to form activity centers (e.g. the Harbor District). In addition, these developments should conform to the commercial design standards (e.g. articulation, materials, etc.) to create continuity with adjacent commercial buildings. The Architectural Review Board (ARB) should be responsible for reviewing these developments to ensure compatibility with surrounding developments.

2. High-density condominium and apartment projects should be established in areas that can support a mix of land uses (*e.g. hotel, office, retail, commercial, etc.*) and have roadways that can accommodate higher volumes of traffic (*e.g. IH-30*). These areas are typically located away from existing single-family residential neighborhoods, east of John King Boulevard and are adjacent to commercial and office land uses.

3. High-density developments that incorporate more than ten (10) units per gross acre should incorporate structured parking that is visually screened from public view on all sides of the development. This can be achieved by wrapping the parking garage with buildings or creating false façades. Surface parking should be reserved to accommodate visitors, office staff, and prospective residents.

4. If structured parking is not provided on a high-density development, garages dedicated to each unit should be provided.

5. High-density developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar levels of amenities that are provided in a master planned community.

6. Additional landscaping and canopy trees in landscape buffers and open space areas should be required to reduce the scale of buildings, and increase the amount of green space provided for residents.

7. Higher-density projects should incorporate trail systems targeted at creating walkability and connectivity between land uses.

GOAL 02 | MULTI-FAMILY DEVELOPMENT STANDARDS

Create and maintain multi-family development standards that will require quality developments in the City of Rockwall, and review these standards annually to ensure they are achieving this objective.

[10] *J-Swing or Traditional Swing garages are garages that protrude from the front façade of the house towards the public right-of-way -- with the garage door facing towards the adjacent property -- and requiring an automobile to make a 90-degree turn to enter the garage from the public right-of-way.*

[11] *Recessed Front Entry garages are garages that are situated a minimum distance (e.g. 20-feet) behind the front façade of the house articulating the front façade of the home and allowing additional parking area in the driveway.*

03 IMPLEMENTATION STRATEGIES

1. Create a Community Housing Survey that documents the character and condition of the City's various neighborhoods for the purpose of tracking the City's housing stock and drafting strategies targeted at housing retention and support of these neighborhoods.
2. Review the residential standards contained in Article X, *Planned Development Regulations*, of the Unified Development Code to ensure conformity to the policies of this document.
3. Draft model standards for areas zoned for alternative forms of housing (*i.e. Townhouses, Condominiums, and Apartments*) that can be incorporated in to Article X, *Planned Development Regulations*, of the Unified Development Code. These policies will ensure the City has development standards targeted at encouraging the best product available.
4. Review these residential policies on a five (5) year basis to ensure that they adjust to changes in the market, and continue to provide a long-term vision for the community.



Turtle Cove Subdivision: The Turtle Cove Subdivision is an established subdivision that was primarily constructed in the 1990's.



Lakeside Village Subdivision: Lakeside Village Subdivision is a private lakeside community that was constructed in phases from the 1980's to mid-2000's.



Chandler's Landing Subdivision: Chandler's Landing Subdivision is a private lakeside community that has seen construction since its inception in the late 1970's.



The Shores Subdivision: The Shores Subdivision is a popular neighborhood with lakeside views that was constructed in the 1990's and early 2000's.



Downtown Rockwall: Downtown Rockwall is host to some of the oldest housing stock in the City with several properties being constructed in the late 1800's.

CHAPTER 09
NON-RESIDENTIAL



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01 VISION STATEMENT

Non-residential development in the City should respect the natural topography and environment, and be designed to create memorable places that will contribute to the small-town character of the community. Residents and visitors should immediately identify Rockwall as a place in which they want to shop, invest, work and conduct business.

02 GOALS AND POLICY STATEMENTS

GOAL 01 | CREATING DISTINCTIVE DESTINATIONS

All non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community.

POLICIES

1. Balance the City's land uses by limiting clusters of like land uses, and requiring discretionary approvals for certain land uses within high visibility retail corridors.

2. Buildings should be constructed close to streets and roadways, with parking areas primarily located to the rear and/or sides of buildings.

3. Developments should be encouraged to incorporate a mix of land uses. This is especially vital adjacent to the City's major roadways (*i.e. IH-30, Ridge Road, Goliad Street and John King Boulevard*).

4. Commercial, retail, and office developments should look to create central greenspaces that are well-landscaped and functional promoting increased social interaction. Central greenspaces should be connected from all points of the development, and ultimately provide connection to the City's greater trail system.

5. The City should be proactive in pursuing regional developments at key intersections. This is especially important within the IH-30 corridor.

6. Developments should incorporate pedestrian elements (*i.e. benches, trash receptacles, etc.*) at regular intervals to ensure that developments are created to a pedestrian scale.

7. Connectivity in the forms of sidewalks and trails should be incorporated into

LEFT: Commercial properties along W. Rusk Street [SH-66] after the completion of the Downtown CIP Project in 2016.

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commercial developments and link commercial, non-commercial and public land uses.

GOAL 02 | LANDSCAPING

Landscaping should be designed to complement non-residential buildings, and be installed in a manner that will ensure the long-term vigorous health of the planted materials.

POLICIES

1. Required landscaping should be comprised of native or hardy, drought tolerant plants that are better adapted to local soils and weather conditions.
2. Landscape/Treescape plans that are required by the Unified Development Code should be prepared by a registered Landscape Architect.
3. Shopping centers and big-box retail buildings should incorporate planters, ornamental pots, and landscape beds adjacent to building façades that are visible from streets and open space.
4. The use of a combination of hardscape elements (*i.e. rock, mulch, etc.*) and grass/turf should be encouraged throughout parking areas and adjacent to the buildings.
5. Mitigation incentives and standards for the preservation of existing mature trees should continue to be encouraged and implemented.

GOAL 03 | VISUAL IMPACTS

All non-residential buildings should be designed so that negative visual impacts of the development are minimized.

POLICIES

1. Large industrial developments should utilize a campus design style (*e.g. utilizing green spaces adjacent to roadways, incorporating pedestrian scale elements throughout the development, assimilating functional green spaces into the development, using traditional architecture characteristics, etc.*) to further the small-town, park-like feeling that is characteristic of the City of Rockwall.
2. Increased setbacks should be implemented based on the size and square footage of commercial/industrial buildings.
3. In industrial developments, outside storage and loading dock areas should be screened with berms, landscaping, and wrought iron fences. Mature, densely foliaged trees, and shrubs should be utilized to ensure that these areas are properly screened at the time of development.
4. Long, blank wall facades on all non-residential buildings should be subdivided with vertical breaks -- *or "articulated" in architectural terms* --, and architectural elements should be incorporated to reflect a scale and rhythm that is more traditional of a small-town.
5. Big-Box buildings should be highly articulated both horizontally and vertically, and use material/style breaks to give the appearance of multiple storefronts.
6. Green spaces, berms, and trees should be utilized adjacent to large facades to help break up the façade and reduce the scale of the structure.

GOAL 04 | COMMERCIAL BUILDING DESIGN

All non-residential buildings should be designed and constructed in unity with the community's existing commercial and residential buildings, and should incorporate high quality materials that will minimize the need for maintenance over time.

POLICIES

1. Non-residential buildings should be constructed of masonry materials and contain a minimum of 20% stone on every façade that faces a street, public open space, trail or park.
2. Non-residential buildings should be architecturally finished on all four (4) sides with the same materials, detailing and features.
3. Non-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development.

GOAL 05 | SIGNAGE

Maintain sign standards for the City that will reduce the potential for visual clutter, while providing clear business identification.

POLICIES

1. Encourage the use of symbols and infographics in signage in order to convey information more effectively.
2. New freestanding signage should be limited to monument style signs.
3. Require master signage plans for shopping centers in order to coordinate signage and encourage co-location of signage.

GOAL 06 | MITIGATION OF NEGATIVE IMPACTS

Where potential incompatible land uses are not part of an integrated master plan, and where there are potentially negative impacts on adjacent properties, screening and buffering should be utilized to mitigate these conflicts and impacts.

POLICIES

1. All garbage storage/dumpster enclosures and delivery areas should be screened from public view (*i.e. streets, open spaces, drive isles, etc.*) and adjacent properties, and be generally situated behind the building to reduce the visual impact.
2. Outside storage areas should be discouraged in commercial/retail areas. This is especially important along major commercial/retail corridors (*e.g. Goliad Street [SH-205], Ridge Road [FM-740], John King Boulevard, and IH-30*). Where permitted outside storage should be fully screened from public view (*i.e. along streets, open spaces, drive isles, adjacent properties, etc.*).
3. All non-residential developments should screen residential land uses from spillover lighting, views of parking, traffic noise, and other undesirable externalities of non-residential development.
4. All non-residential uses should be screened from residential land uses utilizing large buffers that contain berms, trees and shrubs that have dense foliage. Industrial development should be screened from all land uses utilizing the same method of screening through separation and landscaping. Visual barriers should be avoided where possible.

GOAL 07 | DRAINAGE AND DETENTION

On-site drainage features should be addressed in a natural manner to create an amenity for a development as opposed to a non-functional open space.

POLICIES

1. Water detention facilities should be treated with soft edges, using natural materials such as stone and vegetation for erosion control. These features should be designed in harmony with the developments landscape plan.
2. Headwalls/retaining walls should be faced with cultured or natural cut stone.
3. Drainage courses should be bioengineered to use natural vegetation, stone, and soil (e.g. soil lifts and plant material used in a structural manner) as opposed to concrete as an erosion control measure.
4. All non-residential developments should incorporate the applicable policies contained in Chapter 2, *Environment and Ecology*, of this Comprehensive Plan.

GOAL 08 | ARCHITECTURE

The community should strive to investigate and adopt techniques that will encourage the development of a sophisticated architectural language that will inspire unique and attractive buildings authentic to the City's identity.

POLICIES

1. Consider proactive methods to encourage high quality and inspiring architecture throughout the City, particularly on undeveloped sites that are highly visible from major roadways.
2. Develop policies and measures to encourage private developers to incorporate innovative and sustainable designs into their developments.
3. Use the City's Architectural Review Board (ARB) to review all new development in the City.

GOAL 09 | NON-RESIDENTIAL BUILDING EXAMPLES

All non-residential development should strive to meet the examples provided in Section 4, *Non-Residential Development Examples*, of this Chapter of the Comprehensive Plan.

03 IMPLEMENTATION STRATEGIES

1. Review the corridor overlay district standards contained in Section 6, *Overlay Districts*, of the Unified Development Code to see if the design standards from various overlay districts are suitable to apply to development citywide.
2. Review the parking standards contained in Article VI, *Parking and Loading*, of the Unified Development Code to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use.
3. Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update
4. Review the City's non-residential screening requirements contained in the Unified Development Code to ensure conformance to the policies and procedures of this Comprehensive Plan.
5. Review the City's residential adjacency standards to ensure that building height and design are addressed in conformance to the policies and procedures of this Comprehensive Plan.
6. Review Article IV, *Permissible Uses*, of the Unified Development Code to ensure conformance with the policies and procedures of this Comprehensive Plan.
7. Work with the Architectural Review Board (ARB) to create a Visual Preference Survey that can help identify examples of exemplary non-residential development and incorporate these examples into Section 4, *Non-Residential Development Examples*, of this chapter of this Comprehensive Plan.

04 NON-RESIDENTIAL DEVELOPMENT EXAMPLES

RESERVED.

CHAPTER 10
IMPLEMENTATION



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01 INTRODUCTION

Implementation Plans are the method of taking the ideas and directions created through the planning process and finding ways to deploy, install, and transition them into standard operations. Essentially, an *Implementation Plan* is the process of transitioning from the act of *Planning* to *Application*. This chapter of the Comprehensive Plan looks to highlight the importance of the implementation process *by* building; not just a timeline for the implementation of the strategies identified in this document, but also a process for accountability that can create measurable successes for the community.

In the following sections, this chapter will layout the implementation strategies identified through the planning process, and the steps necessary to completely integrate these strategies into the City's standard operations. This section will also layout an *Action Plan* intended to create accountability and ensure that the plan is being implemented on a realistic timeline that can be adjusted to best fit the community's needs over the next ten (10) years.

02 IMPLEMENTATION SCHEDULES

To begin the process of creating an *Implementation Plan*, each of the strategies was assigned to a specific implementation schedule. These schedules are intended to provide an indication of [*1*] how the strategy will be implemented (*i.e. process*) and [*2*] the overall effect of the strategy on the City's standard operations once it is implemented. A summary of each schedule type is as follows:

1. *Regulations*: This group of implementation strategies represent changes to the City's ordinances or codes, which are intended to strengthen the City's development regulations by bringing them in line with the goals and policy statements of this Comprehensive Plan. In addition, these changes will directly affect the day-to-day decision-making process of City Staff, the City's various boards and commissions, and the City Council.
2. *Policies & Actions*: These implementation strategies are intended to provide changes to the City's current procedures and/or processes. These typically involve changes to work flow, process or responsibility, but can also include the creation of new policy documents.

LEFT: The City of Rockwall City Hall, which was constructed in 2001 and houses the majority of the City's Departments and City services.

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Similar to the strategies listed on the *Regulations Implementation Schedule*, these strategies will directly affect the day-to-day decision making process of City Staff, the City's various boards and commissions, and the City Council.

3. *Guidelines*: Implementation strategies that are identified on this implementation schedule represent changes intended to strengthen the appeal of the physical environment by providing policy documents that can guide future decision making for the City's regulatory boards. These typically involve changes to the City's design guidelines and translate to changes in the physical form and placement of the built environment (*i.e. signage, design, etc.*).

4. *Education & Communication*: This group of implementation strategies represent educational programs and/or communication initiatives that can be implemented to engage the community on certain issues and convey information that may be useful to citizens.

5. *Regional Partnerships*: Implementation strategies listed in this group represent opportunities for strategic partnerships with individuals, businesses, government agencies and/or other groups that can further the City's goals and objectives as laid out in this Comprehensive Plan.

6. *Capital & Financial Improvements*: These implementation strategies relate to the City's capital improvements or financial objectives and can help guide the allocation of resources by the City Council. These types of implementation strategies can include goals and objectives that affect capital projects, public improvements, or the maintenance of physical infrastructure.

In each of the implementation schedules, the implementation strategies are ranked as either a *HIGH*, *MEDIUM* or *LOW* strategy based on its conformance to the City's future priorities. These priorities were established by the Comprehensive Plan Advisory Committee (CPAC) at the beginning of the update process, and place a specific emphasis on infrastructure, walkability (*i.e. connectivity*), growth and the physical environment (*see the Vision and Plan section of the Community Profile, Demographics, Vision and Plan forward in this Comprehensive Plan*). This ranking system also provides a way to prioritize strategies that have dependencies that link two (2) or more strategies together. Each implementation strategy was also assigned a *Department Lead* that is intended to act as the project manager, and that can usher the strategy through the various stages of implementation. The *Department Lead* is the department that would be most responsible for the implementation strategy; however, it is understood that many of these implementation strategies will require the work of several different departments to be fully implemented. Finally, each of the implementation strategies was evaluated and assigned to a timeline that is intended to guide the implementation process. In assigning these timelines, staff estimated the approximate time for any review, evaluation, and/or regulatory process necessary to implement each strategy.

03 ACTION PLAN

In putting together the implementation schedules, staff understood that these strategies would require oversight. It was also understood that the Comprehensive Plan is not a static document, and that -- *while the overall vision may stay the same* -- the strategies contained in the document evolve as the community evolves. Based on these points, it was determined that several actions needed to be incorporated into the *Implementation Plan* for the purpose of creating a level of accountability that will produce measurable successes for the community. To provide this accountability an *Action Plan* was drafted.

The *Action Plan* contained in the *Implementation Plan* represents the actions necessary to ensure that the implementation strategies are: (1) being implemented in accordance to the timelines contained in the *Implementation Plan*, and (2) being reviewed and adjusted to account for changes in the community. A major component of this *Action Plan* is the creation of a standing Comprehensive Plan Advisory Committee (CPAC) that can meet annually to (1) review changes in land use due to development, (2) review changes requested by the City Council, and (3) review the timelines set out in the *Implementation Plan* and make any necessary adjustments.

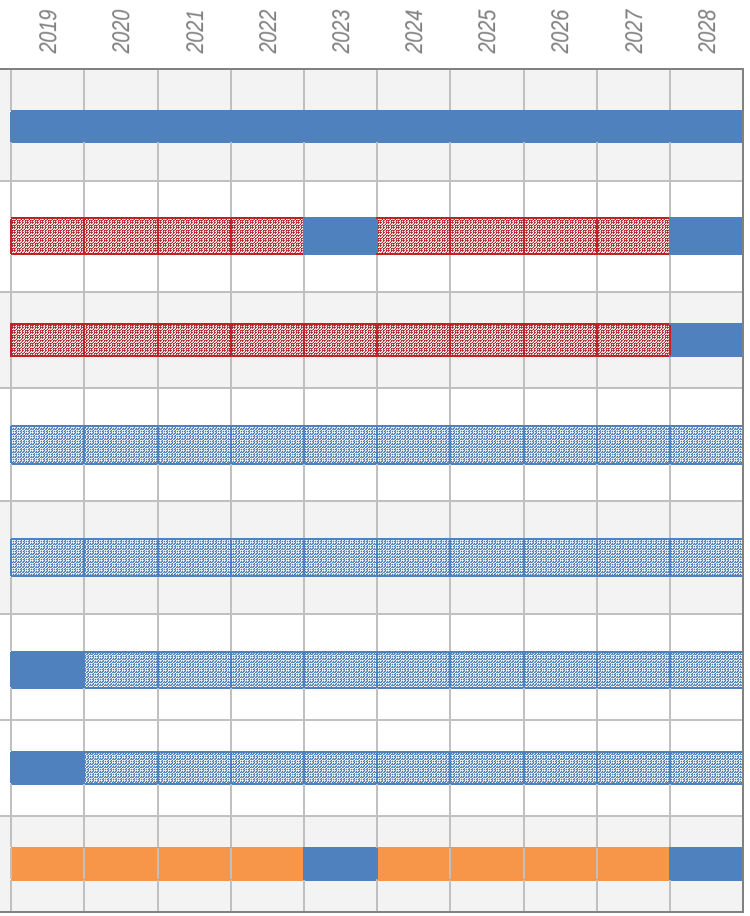
Another major component of the *Action Plan* involves transparency and access. Specifically, how people will access and interface with the plan. To achieve this goal, the *Action Plan* proposes creating a dedicated online version of the plan that provides pertinent information and real-time updates concerning staff's progress with regard to the *Implementation Plan*. The City will continue to have physical copies of the plan and copies in various digital formats; however, the new format has the potential to allow for continued community interaction.

Finally, the *Action Plan* calls for an *Annual Review*, *5-Year Review* (*i.e. reassessment*) and *10-Year Review* (*i.e. overhaul*) of the plan. The annual review process is intended to allow for minor changes to the goals and policy statements, updates of maps and demographics, ratification of changes to the Future Land Use Map and Master Thoroughfare Plan due to development cases, and any other minor changes identified by City staff, the Comprehensive Plan Advisory Committee (CPAC) and/or the City Council. The five (5) year reassessment allows for a closer examination of the goals, policies and implementation strategies contained in the document, and gives the CPAC and the City Council the ability to make changes that are more substantial to the plan. The ten (10) year overhaul of the plan allows the CPAC and City Council the ability to reassess the entire plan, redirect or redefine the vision of the plan, and pivot the direction if necessary. The ten (10) year review also allows for the CPAC to set new policies, goals and implementation strategies in line with the vision of the plan and provide steps towards meeting that vision over the next ten (10) years.

04 IMPLEMENTATION PLAN

The following *Implementation Plan* lays out a matrix that makes up the *Action Plan* and *Implementation Schedules* necessary to take this Comprehensive Plan from words to action.

	AS #	Action Plan Strategy	IMPLEMENTATION TIME PERIOD
ACTION PLAN	1	*Annual Review Process*. The *Annual Review Process* is a review of the previous year's actions and their corresponding effect on the Comprehensive Plan. Through this review City staff, the Comprehensive Plan Advisory Committee (CPAC) and the City Council can make minor changes to the plan to ensure that it continues to be an effective tool for decision-making and accurate representation of the City's vision.	
	2	*5 Year Review Process*. The *5-Year Review Process* is a more in-depth review of the goals, policies and implementation strategies contained in the plan. Through this review the City staff, the Comprehensive Plan Advisory Committee (CPAC) and the City Council have the ability adjust or add goals, policies and implementation strategies.	
	3	*10 Year Review Process*. The *10-Year Review Process* is intended to allow the Comprehensive Plan Advisory Committee (CPAC) and the City Council set new goals, policies and implementation strategies, and make any changes to the vision necessary to meet that vision over the next ten (10) years.	
	4	Review all development applications for consistency with this Comprehensive Plan.	
	5	Ensure that all proposed Capital Improvement Projects are consistent with the recommendations of the plan.	
	6	In an effort to make the plan available to all Rockwall citizens, staff should ensure that the plan is available in paper copies at City Hall and various electronic formats through the City's website.	
	7	Create an online version of the plan that can be used to track staff's progress, update the community of any changes to the plan through the review process, and allow for continued community interaction.	
	8	Revise and update the *Existing Conditions Report* on a five (5) year basis to ensure that	



KEY: ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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02 REGULATIONS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
REGULATIONS	1	Work with City Administrators and the City Council to create an Annexation Plan in accordance with Section 43.052 of the Texas Local Government Code to address the possibility of future annexation of land within the City's Extraterritorial Jurisdiction (ETJ).	1	PLANNING AND ZONING DEPARTMENT	HIGH										
	2	Review the parking standards contained in Article VI, *Parking and Loading*, of the Unified Development Code to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use, and consider flexibility in cases of redevelopment. In addition, provide incentives for shopping centers to provide shared parking to reduce the overall parking for retail centers.	2, 6, 7, 9	PLANNING AND ZONING DEPARTMENT	MEDIUM										
	3	Review the Unified Development Code and Municipal Code of Ordinances to ensure that these documents incorporate policies and design standards for public safety.	5	POLICE AND FIRE DEPARTMENTS	LOW										
	4	Review the City's residential and commercial screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan.	1, 9	PLANNING AND ZONING DEPARTMENT	LOW										
	5	Review the residential and non-residential development standards and regulations contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan.	1, 8	PLANNING AND ZONING DEPARTMENT	MEDIUM										
	6	Review the corridor overlay district standards contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code to ensure that each corridor overlay district contains requirements that convey the community's character, while continuing to provide unique design standards tailored to the geography and land use of the corridor. In addition, these standards should be reviewed to see if the design standards from the various overlay districts are suitable to apply to development citywide.	7, 9	PLANNING AND ZONING DEPARTMENT	MEDIUM										
	7	Review the City's development, landscape and tree mitigation requirements contained in the Unified Development Code to ensure that a sufficient amount of open space is being required with all developments (*i.e. residential and non-residential*), and that the expansion of any non-residential development requires trees to be planted proportionally to the proposed scope of work.	2	PLANNING AND ZONING DEPARTMENT	LOW										
	8	Review the Mandatory Parkland Dedication Ordinance to incorporate requirements relating to the dedication of trails for all residential and non-residential developments in accordance with the *Master Trail Plan* contained within this Comprehensive Plan.	3	PARKS AND RECREATION DEPARTMENT	LOW										
	9	Review the Mandatory Parkland Dedication Ordinance for the purpose of creating Community Park Districts.	3	PARKS AND RECREATION DEPARTMENT	LOW										
	10	Review the City's zoning map to identify inconsistencies in land use with the Future Land Use Map for properties in the IH-30 Corridor, and work with stakeholders to resolve these issues.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | REGULATORY TIME PERIOD:

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04 IMPLEMENTATION PLAN

02 REGULATIONS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
REGULATIONS	11	Review the City's Agricultural (AG) District standards to ensure that land can remain agriculturally zoned and designated until development of a site is eminent.	1	PLANNING AND ZONING DEPARTMENT	LOW										
	12	Ensure that the City's *Standards of Design and Construction Manual* allows for the implementation of Traditional Neighborhood Development (TND) principles.	4	ENGINEERING DEPARTMENT	LOW										
	13	Review the City's Permitted Land Use Charts contained in the Unified Development Code to ensure that the employment land use designation on the Future Land Use Map is compatible with the City's zoning districts and the permitted land uses within those zoning districts, make any changes necessary.	1	PLANNING AND ZONING DEPARTMENT	LOW										
	14	Review the City's development requirements contained in the Unified Development Code to ensure that they do not discourage green building practices and principals.	2	PLANNING AND ZONING DEPARTMENT	LOW										
	15	Review the existing density, development and design standards contained in the Unified Development Code to ensure the requirements support and encourage the creation of vibrant public spaces built around social interaction.	7	PLANNING AND ZONING DEPARTMENT	LOW										
	16	Draft model standards for areas zoned for alternative forms of housing (*i.e. Townhouses, Condominiums, and Apartments*) that can be incorporated in to Article X, *Planned Development Regulations*, of the Unified Development Code. These policies will ensure the City has development standards targeted at encouraging the best product available.	8	PLANNING AND ZONING DEPARTMENT	HIGH										
	17	Review the City's residential adjacency standards to ensure that building height and design are addressed in conformance to the policies and procedures of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW										
	18	Review Article IV, *Permissible Uses*, of the Unified Development Code to ensure conformance with the policies and procedures of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | REGULATORY TIME PERIOD:

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04 IMPLEMENTATION PLAN

03 POLICIES & ACTIONS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028
POLICIES & ACTIONS	1	Utilize Fiscal Impact Analysis (FIA) to create a fiscal impact model for the purpose of relating cost of service, assessed value and taxable value to potential changes in land uses for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community.	1, 6	PLANNING AND ZONING DEPARTMENT	MEDIUM	
	2	Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual changes in [1] growth/development patterns, [2] residential and non-residential zoning changes, [3] and changes in the Parks, Recreation and Open Space Master Plan.	1, 2, 3	PLANNING AND ZONING DEPARTMENT	LOW	
	3	Develop an Economic Development Strategic Plan that focuses on providing a unified approach to addressing proactive recruitment of commercial businesses (*i.e. industrial, office and retail*).	6	ADMINISTRATION	HIGH	
	4	Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community.	1, 6	PLANNING AND ZONING DEPARTMENT	MEDIUM	
	5	Review the Master Trail Plan on an annual basis to ensure that trails and floodplain conform to the policies contained in this Comprehensive Plan. In addition, the plan should be reviewed and revised to account for changes in the City's Master Thoroughfare Plan, and to ensure that plan provides public access points and connectivity and access to all areas in the City.	2, 4, 7	PARKS & RECREATION DEPARTMENT	LOW	
	6	Review the Parks, Recreation and Open Space Plan and this Comprehensive Plan on a five (5) year basis to ensure the documents goals and policies conform.	3	PARKS & RECREATION DEPARTMENT	LOW	
	7	Work to create an Annual Parks and Recreation Business Plan that can guide programming and events on a yearly basis.	5	PARKS & RECREATION DEPARTMENT	LOW	
	8	Review these residential policies on a five (5) year basis to ensure that they adjust to changes in the market, and continue to provide a long-term vision for the community.	8	PLANNING AND ZONING DEPARTMENT	LOW	
	9	Review and revise the Master Drainage Study on an as needed basis (*i.e. upon the annexation of new land or changing of land use*).	4	ENGINEERING DEPARTMENT	LOW	

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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04 IMPLEMENTATION PLAN

03 POLICIES & ACTIONS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
POLICIES & ACTIONS	10	Review Drainage Utility Districts (DUD) in other cities and create a feasibility report on DUD's to report to the City Manager and City Council.	4	ENGINEERING DEPARTMENT	MEDIUM										
	11	Incorporate a representative from the Police Department in the development review process to ensure that development is being planned in accordance with Crime Prevention through Environmental Design (CPTED) guidelines.	5	POLICE DEPARTMENT	LOW										
	12	Evaluate residential initiated enforcement cases for each subdivision and put together an Inspection Efficiency Analysis that can help increase the efficiency of the Neighborhood Improvement Services (NIS) Department in the future.	5	NEIGHBORHOOD IMPROVEMENT SERVICES	LOW										
	13	Review and update the Downtown Plan (*i.e. Downtown Plan: Blue Print for a Downtown Village*) and incorporate the findings into this Comprehensive Plan.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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04 GUIDELINES IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD
						2019 2020 2021 2022 2023 2024 2025 2026 2027 2028
GUIDELINES	1	Review the City's community design elements and develop a Community Design Plan that can identify new opportunities for landmarks, monuments and public art, and address the use of street furniture throughout the City.	4, 7	PLANNING AND ZONING DEPARTMENT	LOW	
	2	Identify opportunities and explore possible incentives for the relocation of existing overhead utilities underground.	7	ENGINEERING DEPARTMENT	LOW	
	3	Create a Community Housing Survey that documents the character and condition of the City's various neighborhoods for the purpose of tracking the City's housing stock and drafting strategies related to the on-going maintenance and support of these neighborhoods.	5, 8	PLANNING AND ZONING DEPARTMENT	MEDIUM	
	4	Create a Pedestrian Walkability Plan for the community that specifically addresses strategies for pedestrian access and crossing in areas of the City that do not have sidewalks.	5	PLANNING AND ZONING DEPARTMENT	HIGH	
	5	Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.	6, 9	PLANNING AND ZONING DEPARTMENT	HIGH	
	6	Study the SH-276 Corridor and create a corridor plan that can provide a vision, goals, and policies to guide the growth of the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM	
	7	Continue to use the Historic Preservation Advisory Board (HPAB) to ensure that all infill development and alterations of existing structures within the Old Town Rockwall (OTR) Historic District are in conformance with the Historic Preservation Guidelines contained in the Unified Development Code.	1	PLANNING AND ZONING DEPARTMENT	LOW	
	8	Work with the Architectural Review Board (ARB) to create a Visual Preference Survey that can help identify examples of exemplary non-residential development and incorporate them into Chapter 9, *Non-Residential*, of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW	

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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05 EDUCATION & COMMUNICATION IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
EDUCATION & COMMUNICATION	1	Perform an in-house audit of the development review process and look for ways to streamline the process by incorporating technology and reducing redundancies.	5, 6	PLANNING AND ZONING DEPARTMENT	MEDIUM										
	2	Prepare an annual community progress report that details the City's major economic development projects and the employment associated with each project. This report should also convey information regarding the City's current major employers, and should be disseminated to local colleges/universities, private businesses, the Rockwall Economic Development Corporation (REDC), and the Rockwall Independent School District (RISD).	6	ADMINISTRATION	MEDIUM										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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04 IMPLEMENTATION PLAN

06 REGIONAL PARTNERSHIPS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
REGIONAL PARTNERSHIPS	1	Incorporate procedures to involve the Rockwall Independent School District (RISD) in the development process to inform the school district of residential growth and help them plan for necessary school facilities to serve the community.	1	PLANNING AND ZONING DEPARTMENT	LOW										
	2	Work with the North Texas Municipal Water District (NTMWD) and its member/customer cities to encourage the use existing water conservation plans and evaluate opportunities for the reuse of wastewater effluent to promote water conservation throughout the City.	2	ENGINEERING DEPARTMENT	LOW										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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07 CAPITAL & FINANCIAL IMPROVEMENTS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
CAPITAL & FINANCIAL IMPROVEMENTS	1	Review and revise the Master Thoroughfare Plan on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan, and to account for annual changes in land use patterns and transportation needs.	4	PLANNING AND ZONING DEPARTMENT	LOW	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨
	2	Review and revise the Paving Assessment on a five (5) year basis to account for changes in roadway conditions.	4	ENGINEERING DEPARTMENT	HIGH					■					■
	3	Review and revise the Water and Wastewater Master Plans and the Impact Fee Study every five (5) years to account for changes to the Future Land Use Map and population projects.	4	ENGINEERING DEPARTMENT	HIGH	■					■				
	4	Review the City's existing thoroughfares to look for opportunities to redevelop existing right-of-ways utilizing the goals and policies contained in this Comprehensive Plan.	4	PLANNING AND ZONING DEPARTMENT	LOW	■	■	■	■	■	■	■	■	■	■
	5	Develop a long-term strategy for the replacement of City facilities that includes potential adaptive reuses of the existing facilities.	5	INTERNAL OPERATIONS	MEDIUM	■	■	■	■	■					
	6	Consider creating a capital project and amenity life-cycle replacement plan that includes projected budget needs.	3	PARKS & RECREATION DEPARTMENT	MEDIUM	■	■	■	■	■					
	7	Perform an assessment of all vacant land suitable for non-residential development within the City and anticipate the possible infrastructure required to effectively develop these areas with non-residential development.	6	PLANNING AND ZONING DEPARTMENT	LOW	■	■	■	▨	▨	▨	▨	▨	▨	▨
	8	Utilize the City's Geographic Information Systems (GIS) software to track and evaluate existing waterlines, and create a replacement program.	4	PLANNING AND ZONING DEPARTMENT	MEDIUM	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨
	9	Utilize CityWorks Asset Management System software to evaluate the existing water/wastewater system and streamline reoccurring maintenance.	4	PLANNING AND ZONING DEPARTMENT	MEDIUM	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨
	10	Camera all existing wastewater lines to evaluate the structure integrity and capacity of each segment and log into the Asset Management System.	4	ENGINEERING DEPARTMENT	MEDIUM	■	■	■	■	■	▨	▨	▨	▨	▨
	11	Incorporate an infrastructure section into staff's development case memorandums to account for potential impacts/needs for zoning changes that propose more intense land uses.	4	PLANNING AND ZONING DEPARTMENT	LOW	■	▨	▨	▨	▨	▨	▨	▨	▨	▨

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: ▨ | REVIEW PERIOD: ■ | IMPLEMENTATION YEAR: ■ | EVALUATION OF ONGOING PROGRAMS: ▨

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APPENDIX A

SMALL AREA PLANS





01 PURPOSE

This appendix is dedicated to the City's *Small Area* planning efforts. *Small Area Plans* are a type of planning effort -- *typically associated with the neighborhood level* -- targeted at addressing a specific issue or issues (*e.g. land uses, transportation, traffic circulation, etc.*) with the ultimate goal of improving the quality of life for citizens, visitors and business owners in the area. These plans are intended to assist the decision making process of City staff, the City's various boards and commissions, and the City Council.

02 SMALL AREA PLANS

02.01 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 50 (PD-50)

The access plan for Planned Development District 50 (PD-50), also known as the N. Goliad Street Corridor, is intended to provide a long-term solution to the increasing traffic problems along N. Goliad Street [*SH-205*] for business owners along N. Goliad Street and customers looking to patron these businesses.

02.02 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 53 (PD-53)

The access plan for Planned Development District 53 (PD-53) is intended to: (1) provide alternative access for the businesses along Ridge Road [*FM-740*], (2) reduce the amount of driveways along Ridge Road [*FM-740*], and (3) assist in the adaptive reuse of the single-family structures in this area as low impact offices and personal service land uses.

02.03 DOWNTOWN DISTRICT PLAN

RESERVED.

LEFT: The image depicts the overpass along IH-30 and the intersection of the IH-30 Frontage Road and Ridge Road [FM-740].

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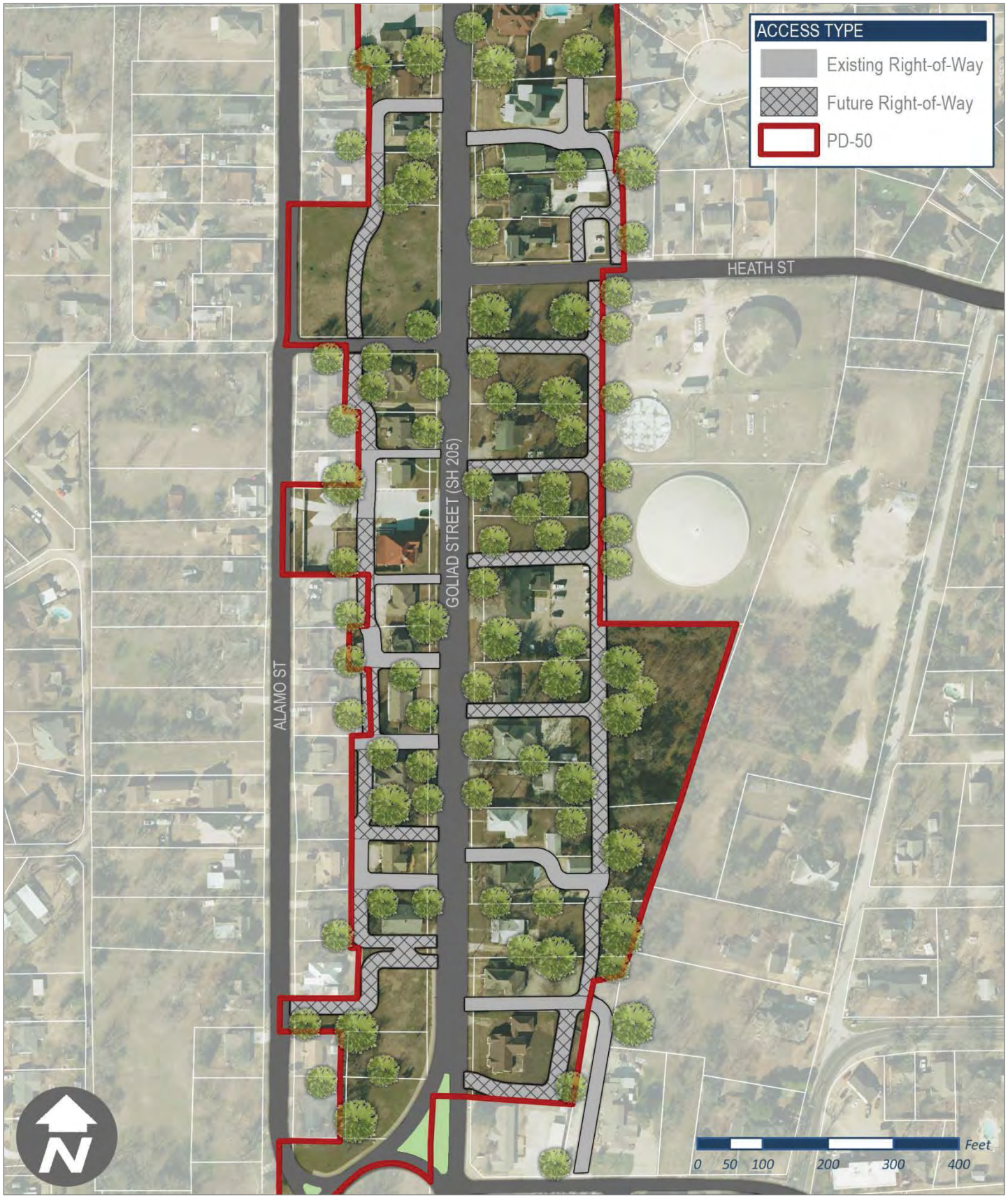
02.01 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 50 (PD-50)



02.02 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 53 (PD-53)



02.03 DOWNTOWN DISTRICT PLAN

RESERVED.

RESERVED.

APPENDIX B
CORRIDOR PLANS





01 PURPOSE

This appendix is intended to focus on the City's various major corridors and the relationship of the roadway to the adjacent land, land uses, and aesthetics of these areas. Each corridor study is intended to provide a framework and design guidelines that can assist the decision making process of City staff, the City's various boards and commissions, and the City Council.

02 CORRIDOR PLANS

02.01 IH-30 CORRIDOR PLAN

RESERVED.

02.02 JOHN KING BOULEVARD CORRIDOR PLAN

1. Background and Introduction
2. Issues and Opportunities
3. Design Concept and Palette
4. Design Elements
5. Access Policies
6. Implementation

02.03 SH-276 CORRIDOR PLAN

RESERVED.

LEFT: The image depicts TXDOT contractors working in the IH-30 Corridor along the eastern most boundary of the City.

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02.01 IH-30 CORRIDOR PLAN

RESERVED.

02.02 JOHN KING BOULEVARD CORRIDOR PLAN

ACKNOWLEDGEMENTS

CITY COUNCIL

Bill Cecil, *Mayor*
David Sweet, *Mayor Pro-Tem*
Mark Russo
Cliff Sevier
Margo Nielsen
Matt Scott
Glen Farris

CITY STAFF

Julie Couch, *City Manager*
Rick Crowley, *Assistant City Manager*
Robert LaCroix, *Director of Planning and Zoning*
Brad Griggs, *Director of Parks and Recreation*
Chuck Todd, *City Engineer*

CONSULTANTS

Townscape, Inc.
Kimley Horn & Associates

1 BACKGROUND AND INTRODUCTION

John King Boulevard is a City initiated, funded and constructed roadway. Named for an exceptional City leader, statesman and former Councilman, it was conceived to provide by-pass traffic relief to SH-205 which penetrates downtown, and to provide access and structure for developing properties on the east side of the City.

The design concept for this corridor is intended to evoke and enhance an image of the City of Rockwall that has evolved through the Comprehensive Plan, development standards and development approvals over recent years.

From the outset, it was determined that this concept would provide the City with a *kit of parts* and clear direction on how they could be applied to this specific corridor. A side benefit is that elements of this design concept are flexible enough to be used to meet identity and enhancement needs throughout the City – *along other roadway corridors, entries, hike and bike trails and such*.

It is anticipated that the elements for John King Boulevard would be detailed by a landscape architect for each specific application. The quality of construction of the physical elements is paramount. They will provide a timeless legacy to the community – aging with grace and beauty for all to enjoy.

2 ISSUES AND OPPORTUNITIES

OBSERVATIONS

The strongest enhancement concepts for John King Boulevard should build on the existing landscape character, both natural and manmade, that the roadway traverses. It must also recognize the likely character of future land uses, and build upon existing branding efforts throughout the city so that a cohesive community character continues to emerge and strengthen through these efforts.

Townscape's field observations and analysis of aerial photos and planning documents recognized the following attributes as significant cues and inspiration for enhancement concepts.

Wooded Creeks & Drainage Ways. Several wooded creeks and drainage ways cross the boulevard at fairly regular intervals. These wooded bottoms are the most dramatic landscape feature of the corridor. Their visual impact can be heightened and the corridor made more interesting extending the character of these woods into the boulevard parkways and medians at the crossings, reinforcing the character of the creeks and creating a visual rhythm for the roadway traveler.

Prairie Uplands. Prairie uplands with broad, rolling slopes and long views occur between the wooded bottoms. The dominant visual character here is of prairie grasses sparsely studded with lower-growing tree species.

Gateway Identity. Gateway identity opportunities exist where John King Boulevard begins at North Goliad, at South Goliad, and on both sides of IH-30.

Key Intersections. Key intersections offer opportunities to create *pulse points* along the driver's path with enhanced paving and plantings, and to provide seating and shade for trail users.

Future Land Uses. Future land uses, as presently zoned or called for in the Comprehensive Plan, can cue related design treatments. For example, more structured, formal plantings and material finishes would be appropriate at commercial and mixed-use intersections, while more naturalistic arrangements might be used in rural/future residential areas that have yet to be developed.

Branding. Existing community icons and branding efforts, including the Rockwall County

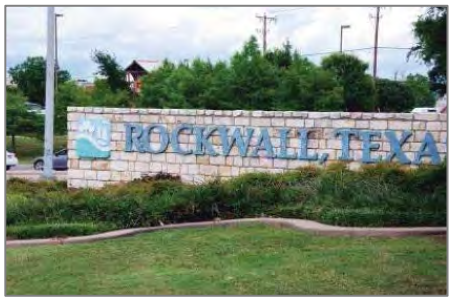














Courthouse, existing limestone *gateway* walls, and the Rockwall Technology Park entrances all share a consistent look of native limestone, the classic Times Roman font and drought tolerant plantings that are appropriate to carry forward into new designs. Newer additions such as the Harbor Place development and the newest murals at IH-30 and SH-205 have introduced a pale yellow color into the townscape that can enhance plain concrete abutments along the roadway.



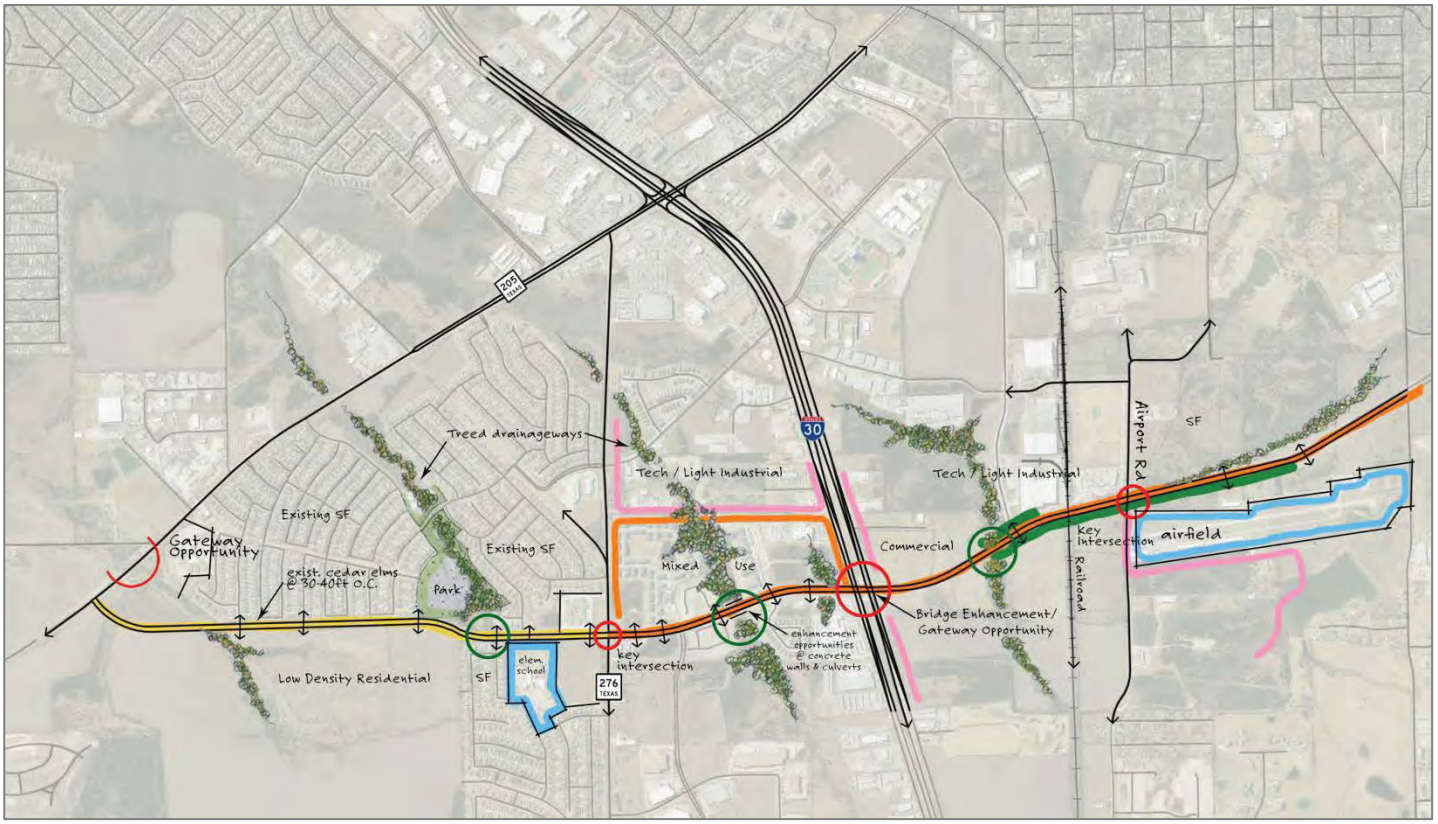








ISSUES AND OPPORTUNITIES: SOUTH



ISSUES AND OPPORTUNITIES: NORTH



3 DESIGN CONCEPT AND PALETTE

John King Boulevard provides opportunities for enhancement and placemaking that can be a strong reflection of Rockwall's history, culture, natural landscape and values, and an important investment in furthering the city's position as a first-tier home and business location. To realize this potential, these impressions must be translated into usable architectural terms, and guided by overarching concepts that tie the individual parts together into a perceivable and pleasing whole.

GUIDING CONCEPTS

Build on the Strengths of the Existing Landscape. Heighten the visual impact of the wooded bottoms and prairie uplands by emulating and enhancing those landscape types in the medians and parkways.

Unity with Variety. Consistent architectural and planting materials, colors, sign fonts, and related elements will lend overall unity to the road corridors. While unity is desirable, "sameness" is not. Varying configurations to fit the unique characteristics of individual sites will allow this consistent palette to be interpreted in slightly different yet complementary designs, providing variety within a unified whole.

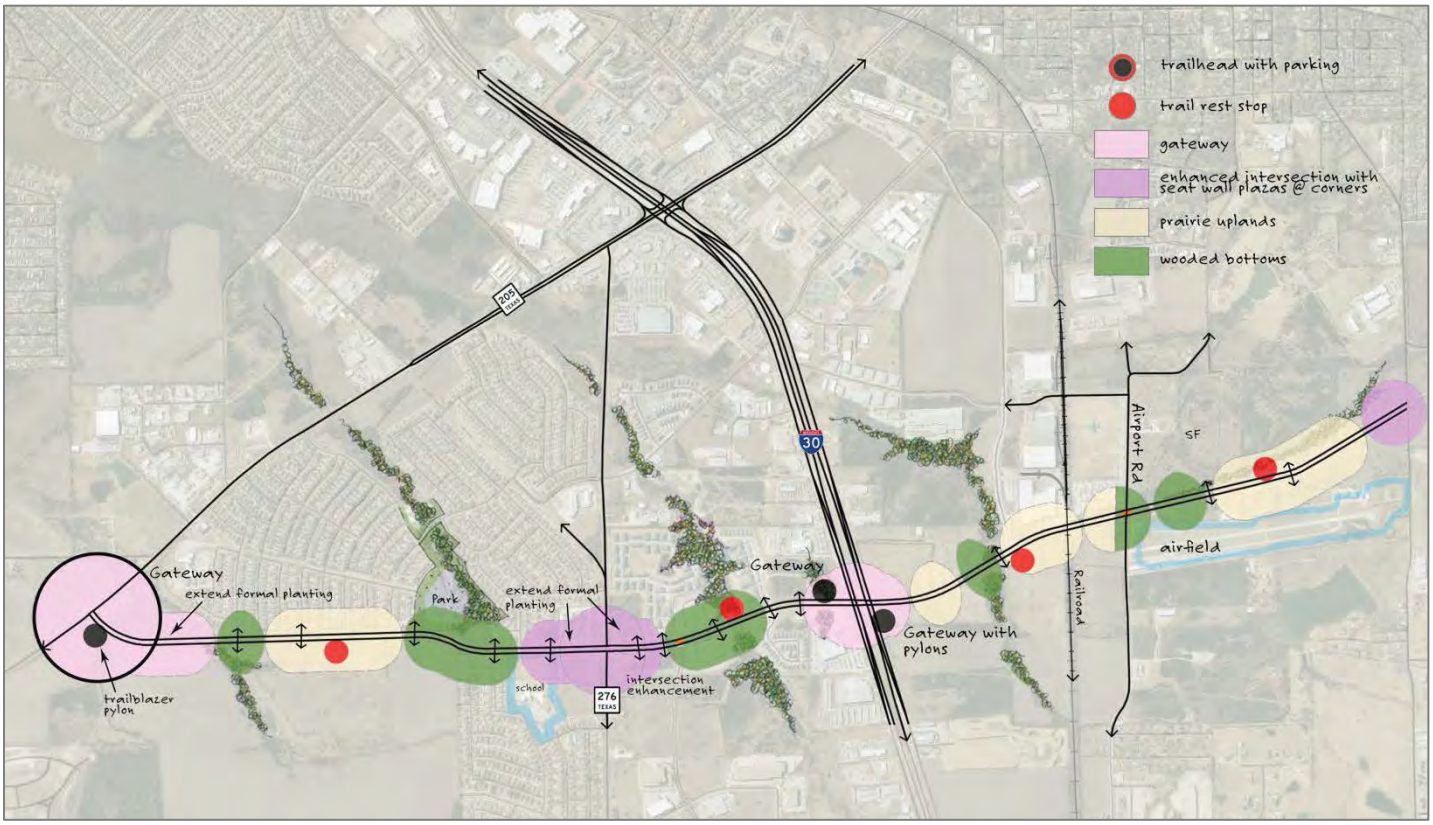
Pulse Points. The "wooded bottoms" crossings and major intersection enhancements will act as "pulse points" in the driving experience, punctuating the boulevard corridor with sophisticated design forms and eye- catching detail at regular intervals, producing a pleasing and predictable visual rhythm in the driving experience.

Quality and Timelessness. The design forms for John King Boulevard should be rooted in Rockwall's strong landscape and heritage, while coexisting comfortably with new development, never looking "dated." High quality of materials and construction should be a defining characteristic of new enhancement projects.

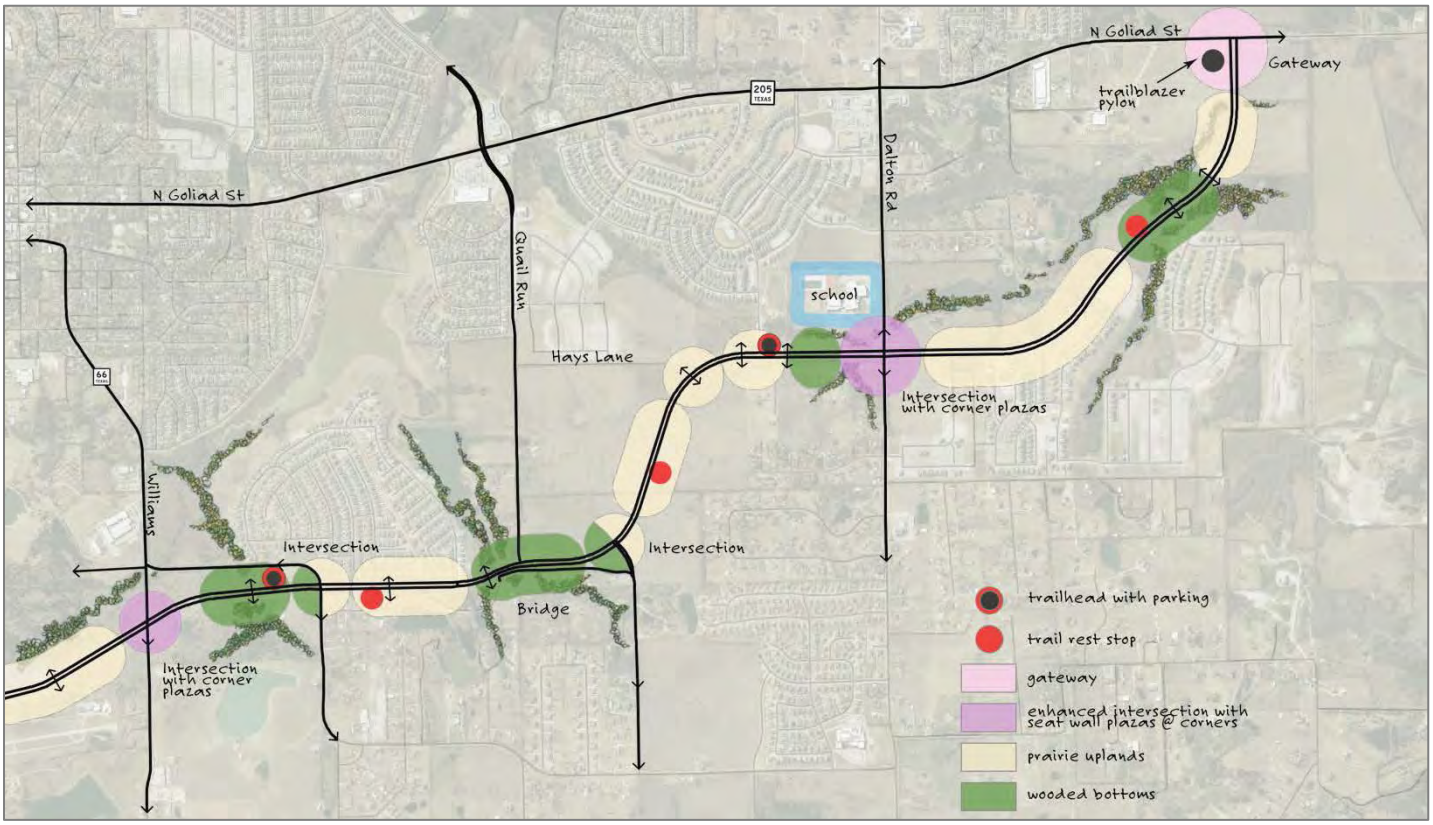
PALETTE OF FORMS AND MATERIALS

- ☑ Austin limestone block
- ☑ Native fossil limestone
- ☑ Cast stone
- ☑ Times Roman font
- ☑ Pale cream/yellow concrete stain
- ☑ Native and drought-tolerant trees, shrubs and grasses in bold, rhythmic patterns
- ☑ Freestanding horizontal limestone walls
- ☑ Vertical landmarks and focal points
- ☑ Sailboat icon or city logo repeated in architectural elements
- ☑ Pure geometries; timeless classic forms

ROADWAY ENHANCEMENT CONCEPT: SOUTH



ROADWAY ENHANCEMENT CONCEPT: NORTH



4 DESIGN ELEMENTS

ROADWAY ENHANCEMENT CONCEPT DIAGRAM

The Roadway Enhancements Concept diagrams identify locations for the boulevard "character zones," and key architectural and landscape architectural elements, which collectively comprise a "family" of related design treatments to lend character and a distinct Rockwall image to the boulevard corridor.

DESIGN ELEMENTS

MEDIANS AND PARKWAYS

The median and parkway design concepts reflect the "character zones" in which they are located:

The Wooded Bottoms: These areas are intended to appear as extensions of the vegetation in the natural wooded creeks and drainage ways that are spanned by the boulevard. Accordingly, planting arrangements should be tight, informally grouped masses of native and adapted riparian canopy and understory trees designed to emulate the character of the creek vegetation. These tree masses are to be set in native ornamental grasses to minimize the need for maintenance.

The Prairie Uplands: In these areas lower growing tree species native (or adapted and of similar character to the natives) to the rolling hills of eastern Rockwall County would be arranged to emulate the sparser tree cover of the surrounding uplands. These informal tree groupings would also be set in masses of native ornamental grasses, minimizing maintenance needs.

The concepts illustrated reflect accurate roadway dimensions and indicate that trees should not be planted in the median areas where future roadway expansion is likely to occur. The illustrated plant materials and their design arrangements are indicative of the size and character appropriate for the character zones in which they occur; subsequent detailed planting plans will make specific plant species recommendations that take into account site- specific horticultural conditions and established project budgets.

KEY ENHANCED INTERSECTIONS

Special intersection enhancements are proposed for three key intersections (shown in purple on the Enhancements diagram). The adjacent boulevard medians would be planted with three or more formal groupings of matching canopy trees set in beds of ornamental grasses. The three or more tree groupings should be separated by conventional turf, such as Bermuda to create a visual pattern and rhythm that signals the intersection for the approaching motorist. As the median narrows to accommodate its turn lane, the median plantings would transition to ornamental grasses and drought-tolerant shrubs.

Small paved "plaza" areas with seat-height limestone walls would anchor each corner of the intersection, providing visual interest for motorists as well as informal seating and shade for trail users and other pedestrians and cyclists.

GATEWAY IDENTITY

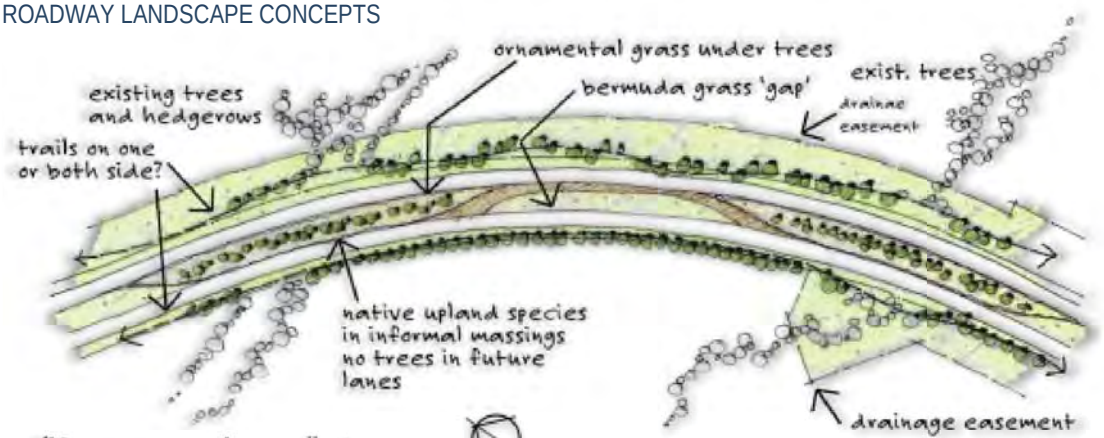
Due to the wide variation in site size and configuration at potential gateway sites, the "kit of parts" approach, utilizing a combination of limestone walls, the vertical "trailblazer" monument pylon, canopy or ornamental trees and broad masses of drought tolerant shrubs and grasses can be used to great effect. This will result in a "family" of gateway designs comprised of the same key elements, but arranged in unique compositions to best fit their particular site configuration and topography.

TRAIL REST STOPS

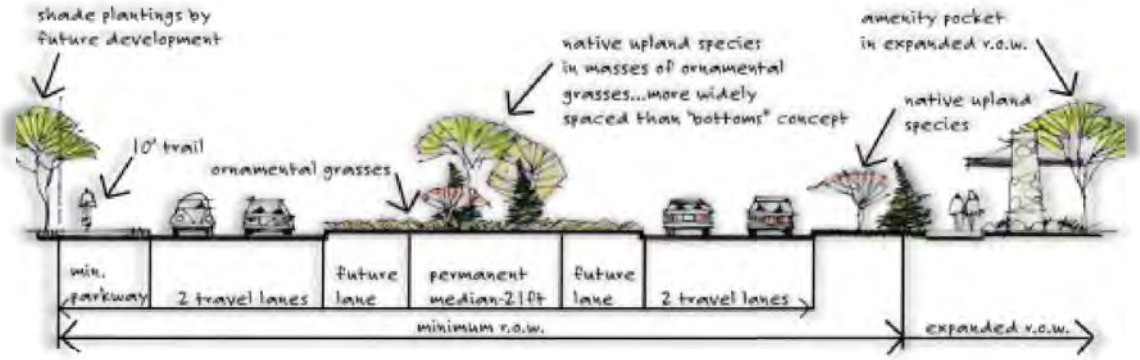
Shaded "rest areas" are shown in preliminary locations on the Enhancements diagram, spaced roughly one mile apart on both sides of the boulevard. This results in a rest area along the boulevard about every half mile. The key design elements shown in the prototype design consist of a shaded shelter of limestone and architectural metal, a seat-height wall for informal seating, a waste receptacle and a drinking fountain with dog dish. The edges should be enhanced with boulders and drought tolerant plantings as shown.

EXPOSED CONCRETE WALLS

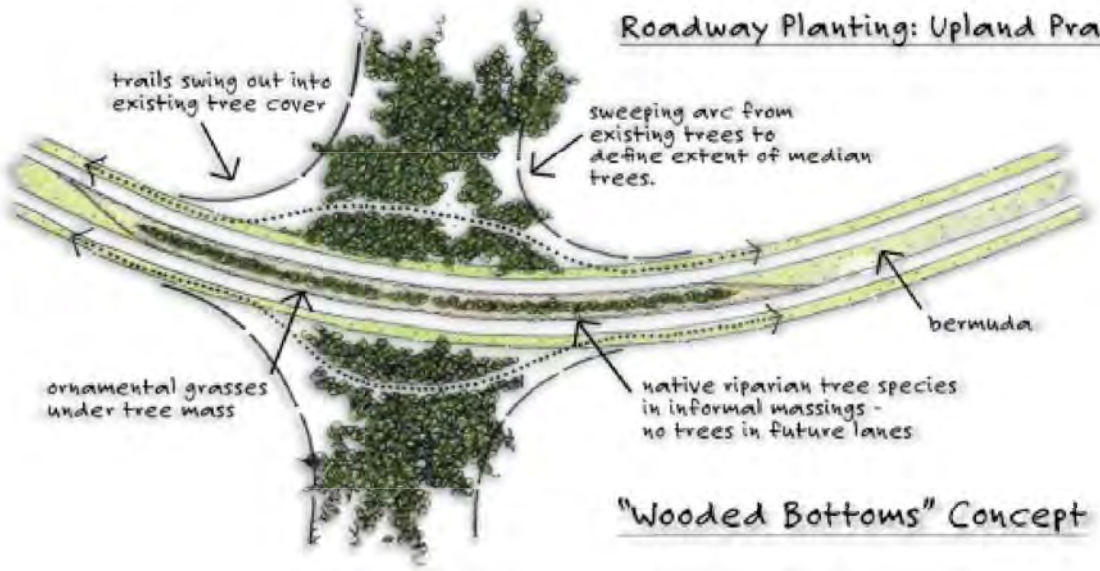
Low exposed concrete headwalls visible from the travel lanes of the boulevard should be colored with the same pale yellow concrete stain utilized for the new John King Boulevard bridge spanning Phelps Branch. This subtle color change will be helpful in tying disparate elements of the corridor together and giving the boulevard design a "finished" appearance.



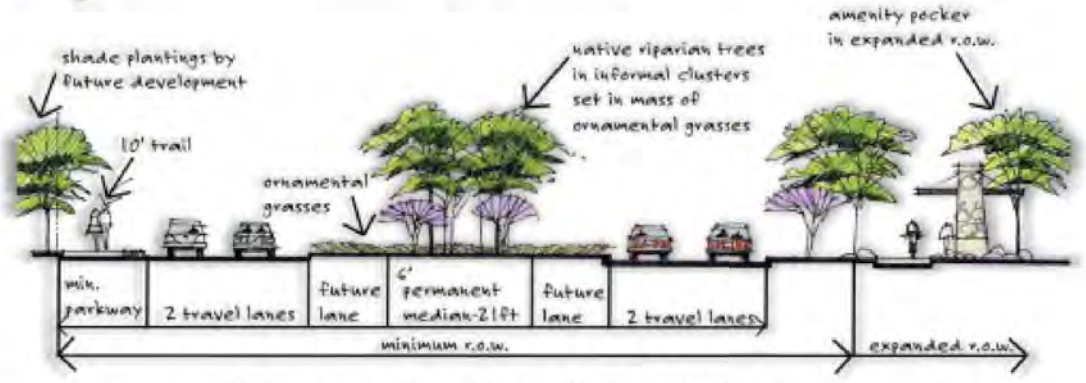
"Prairie Upland" Concept 1" = 60'



Roadway Planting: Upland Prairie Concept 1" = 10'

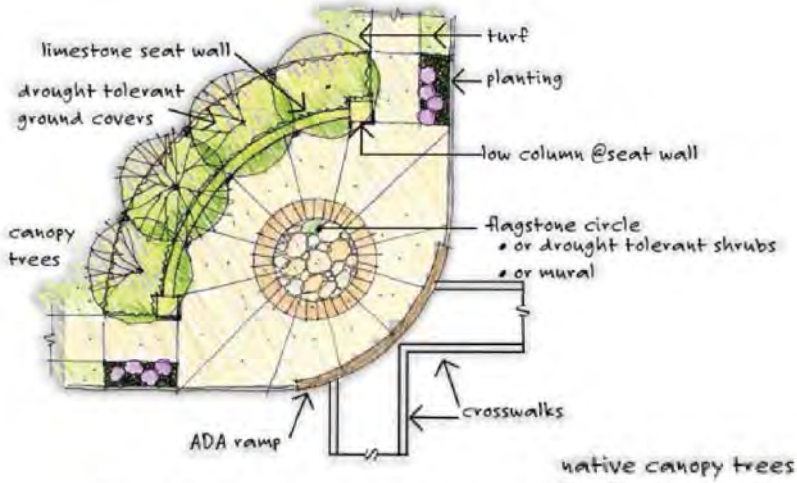


"Wooded Bottoms" Concept

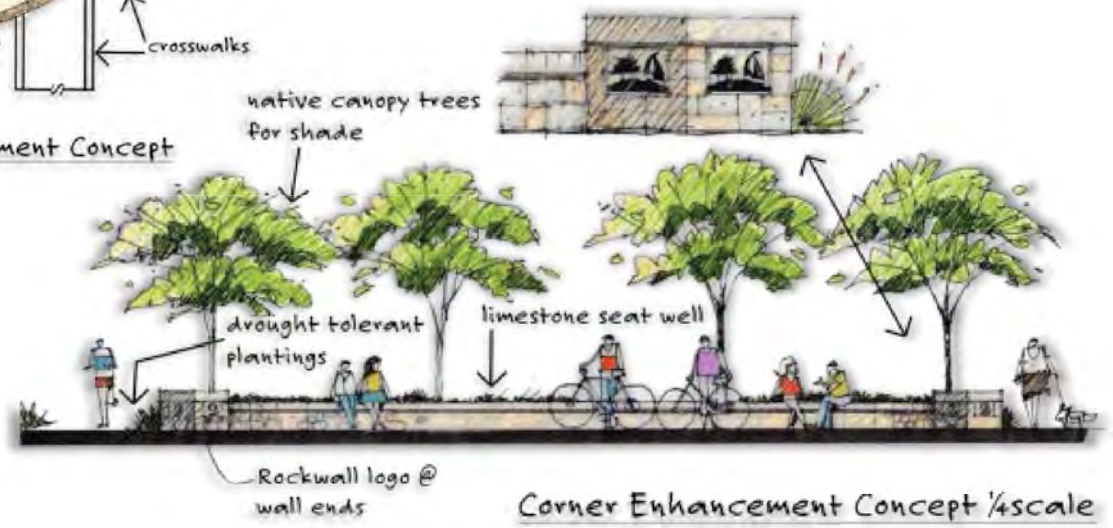


Roadway Planting: Wooded Bottoms Concept 1" = 10'

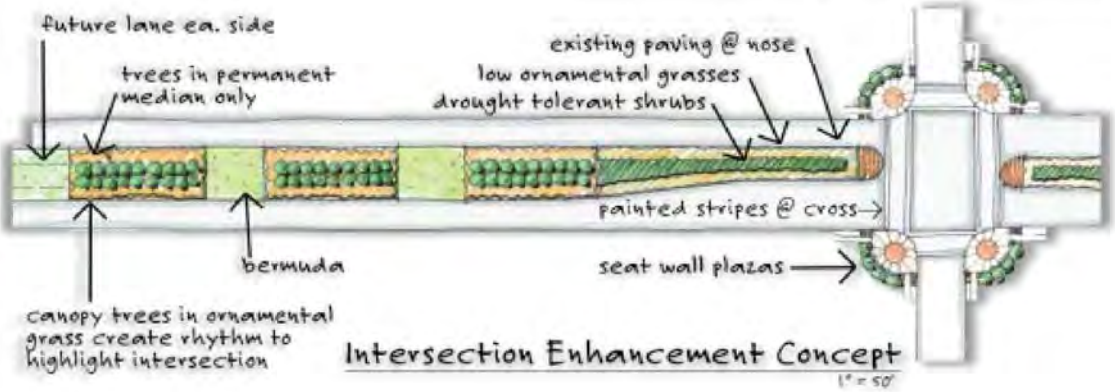
INTERSECTION ENHANCEMENTS



Corner Enhancement Concept

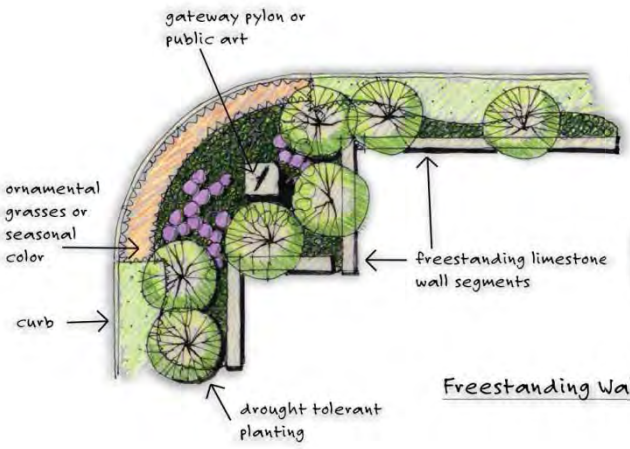


Corner Enhancement Concept ¼scale

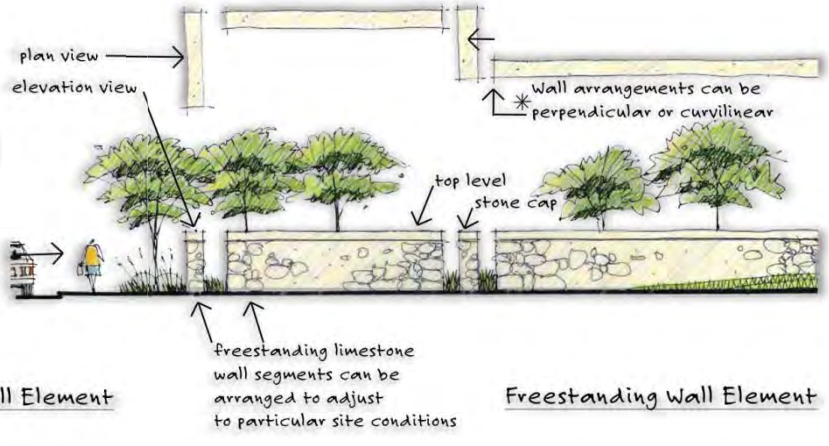


Intersection Enhancement Concept
1" = 50'

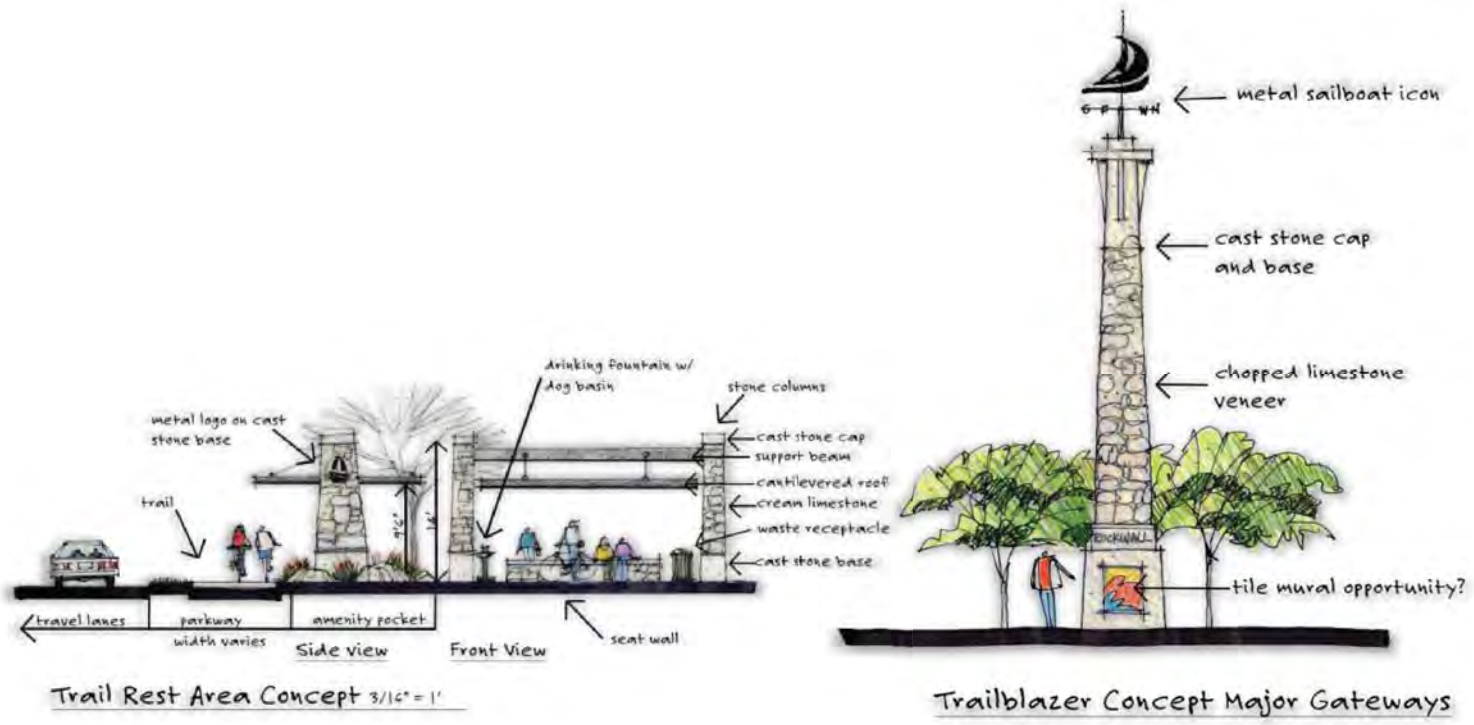
PLACE-MAKING ELEMENTS



Freestanding Wall Element



Freestanding Wall Element



5 ACCESS POLICIES

JOHN KING ACCESS MANAGEMENT POLICY

The purpose of this section is to provide the policy and decision making process for determining access to James King Boulevard. Access management involves the planning and coordination of the location, number, spacing and design of access points from a roadway to adjacent land. Historically, transportation and access management plans have concentrated primarily on efficiently controlling the movement of vehicles by seeking to reduce conflicts and maximizing the traffic capacity of a roadway. However, recent planning efforts recognize that transportation is inextricably linked to land use decisions and that sprawl and inefficient land use policies go hand in hand with congestion, reliance on automobiles, and increased pollution.

The "Transportation/Land Use Cycle" involves a sequence of events in which improvements are made to the transportation network that lead to new land use development, which generates additional traffic and the need for further roadway improvements.

It is possible to stop this cycle with proper management of access and network design. The following policy establishes the idea that one standard does not fit all. The spacing and design standards for the roadway should accommodate varying land development types with flexible standards. The result will be a roadway that maintains a high level of mobility, while supporting wise land development patterns.

Accordingly, this policy varies according to the area through which the roadway passes and the function of the roadway itself. The land development context of this boulevard in its current and planned state varies from rural to sub-urban to urban. This policy seeks to balance the access requirements for each of these development contexts with the desire to maintain the mobility function of this arterial road. The chart on the following page should be referred to during planning and designing of this roadway.

To see how the standards apply to the corridor, please refer to the *Access Standards Diagrams* below.

JOHN KING ACCESS STANDARDS

MEDIAN OPENING SPACING

Openings should only be provided for street intersections or at intervals designated by the Access Standards below. Spacing between median openings must be adequate to allow for introduction of left-turn with proper deceleration and storage lengths.

PARTIAL ACCESS SPACING

Right-in and right-out driveway or private street access locations seek to create a mid- block parking ingress and egress. These access points are defined by a split or T design that restricts full access. They are not associated with a median access opening.

SHARED ACCESS

Parcels are required to share full and some partial access locations through agreement. When possible, shared access should be accomplished through placement of access connections on shared parcel lines or through private drives, streets and stub-outs.

RECIPROCAL EASEMENT AGREEMENT

When applicable, owners and permittees of parcels may enter into an agreement for reasonable access, ingress and egress between property lines for the purpose of paved driveways, roadways and/or walkways.

SHARED ACCESS LANES

Similar to off-site access roadways, shared access lanes establish the shared access easements for rural land owners to connect to the city street system. They can be established along shared parcel lines or at the discretion of the city.

STREET CONNECTIVITY

Street connectivity requirements are essential to maintaining the long-term mobility of a corridor and potentially very important at the local neighborhood level, since connectivity is a key factor in ensuring that people can walk or bike between neighborhoods, cul-de-sacs and communities. An interconnected street system is necessary in order to promote

orderly and safe development by ensuring that streets function in an interdependent manner, provide adequate access for emergency and service vehicles, enhance access by ensuring connected transportation routes, and provide continuous and comprehensible traffic routes.

Connectivity shall be defined by the ratio of links to nodes in any subdivision.

A. The connectivity ratio shall be the number of street links divided by the number of nodes or end links, including cul-de-sac heads.

B. A link shall be any portion of a street, other than an alley, defined by a node at either end. Stub outs to adjacent property shall be considered links. For the purpose of determining the number of links in a development, boulevards, median-divided roadways, and divided entrances shall be treated the same as conventional two-way roadways. A pathway between neighborhoods for walking, bicycling and emergency access shall be counted as a link.

C. A node shall be the terminus of a street or the intersection of two or more streets. Pathway connections between neighborhoods and to an adjacent trail can count as a street connectivity link, but are limited to one per development.

   1. Any curve or bend of a street that exceeds 75 degrees shall receive credit as a node. Any curve or bend of a street that does not exceed 75 degrees shall not be considered a node.
   2. A divided entrance shall only count once.

Required Ratio

A. Street Network

   1. The street network for any subdivision with internal roads or access to any public road shall achieve a connectivity ratio of not less than 1.3 in the Urban Context Zone, 1.2 in the Sub-Urban Context Zone and 1.0 in the Rural Context Zone.

B. Street links and nodes along a collector or arterial street providing access to a proposed subdivision shall not be considered in computing the connectivity ratio.

C. Stub outs shall be considered as being present as a link at the ratio of one link per side as provided for purposes of determining if the required ratio has been met.

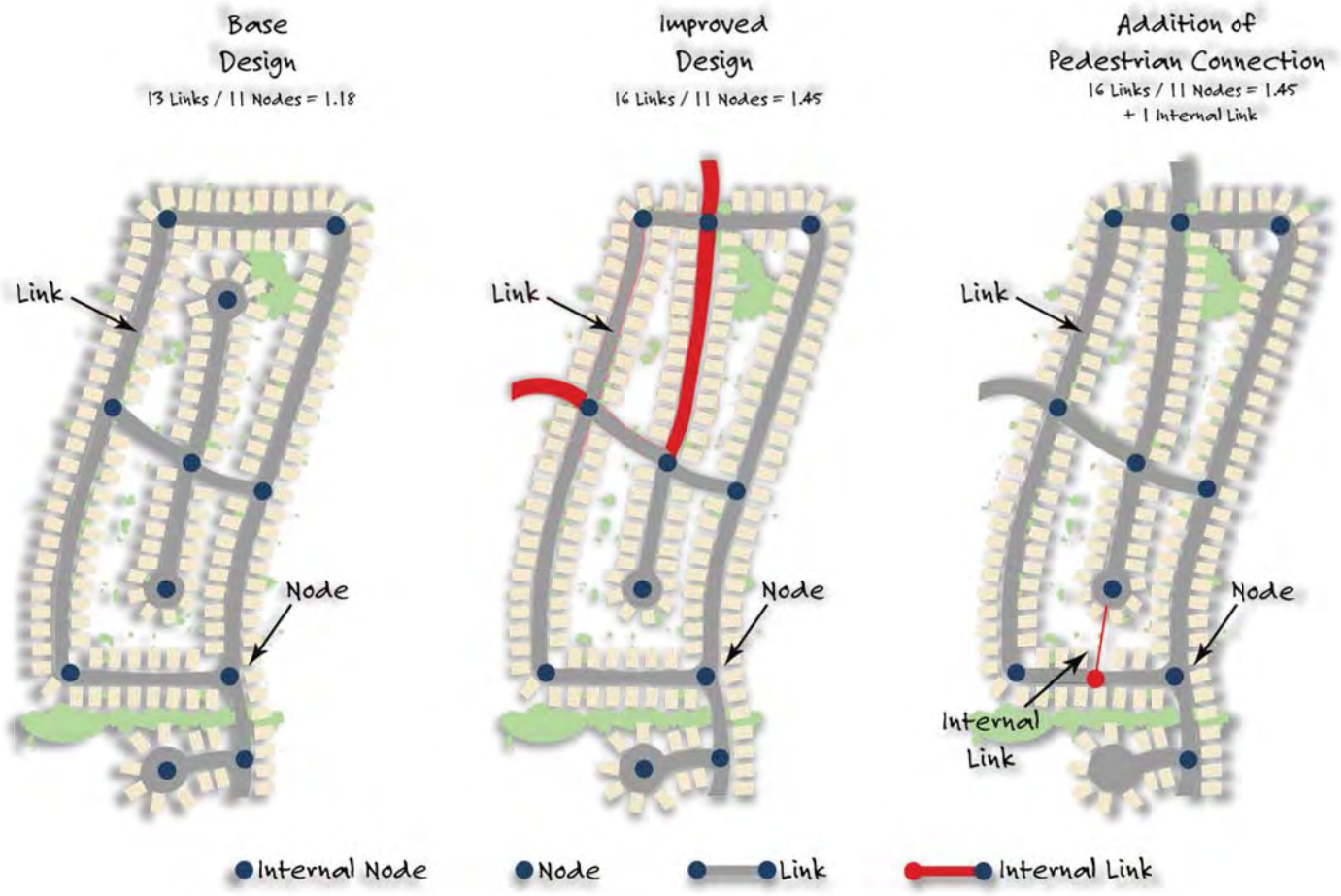
D. Trail connections out of the subdivision shall be considered as being present as a link at the ratio of one link per side as provided for purposes of determining if the required ratio has been met.

SIGNAL SPACING

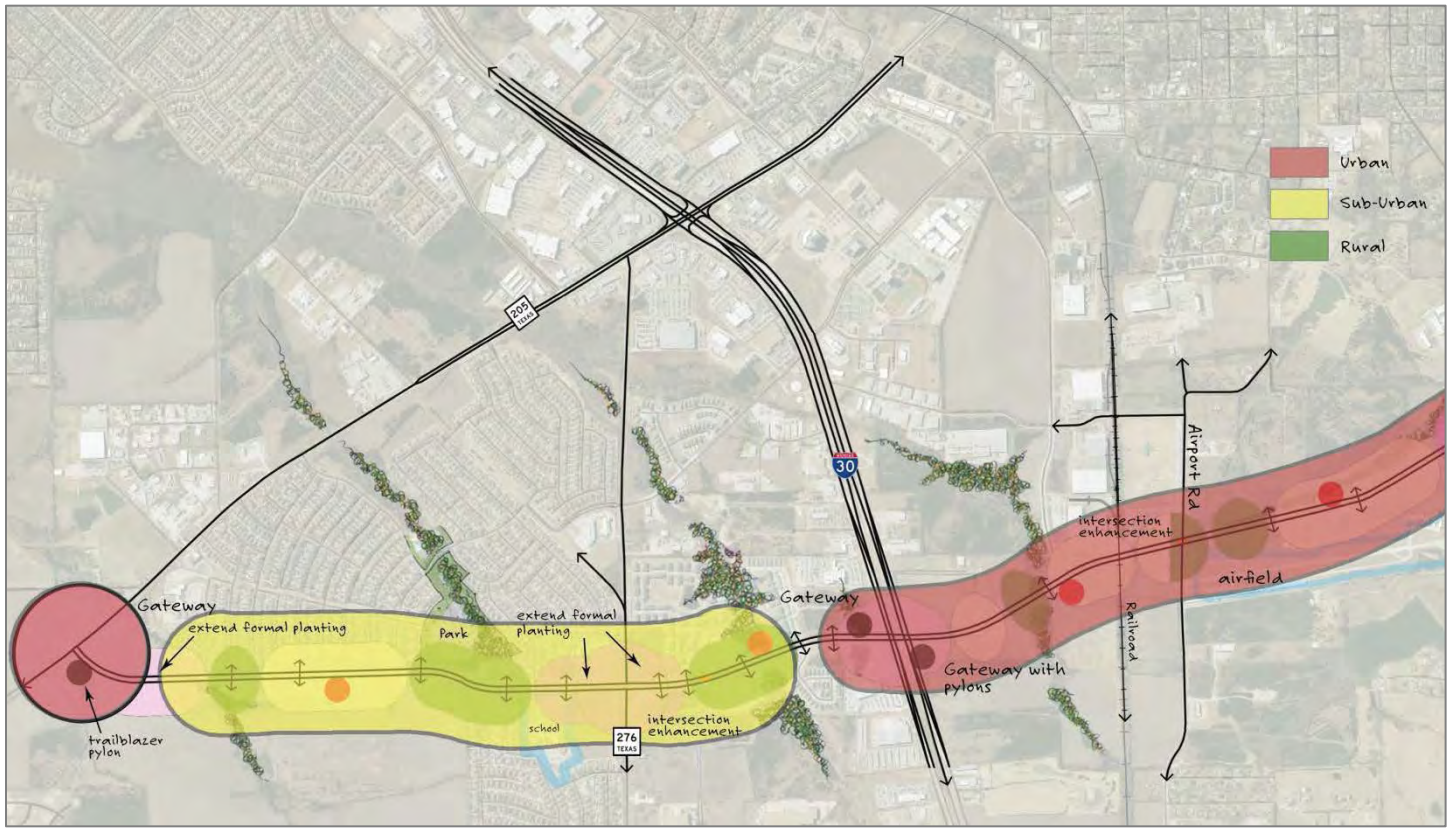
Spacing between intersections is especially critical in rural areas because vehicle speeds are high. One-mile spacing between public road intersections is preferred.

The ideal spacing for traffic signals is at least one half-mile apart (2,640 feet), which also corresponds to the preferred spacing of intersections between arterials and collectors in a sub-urban development pattern.

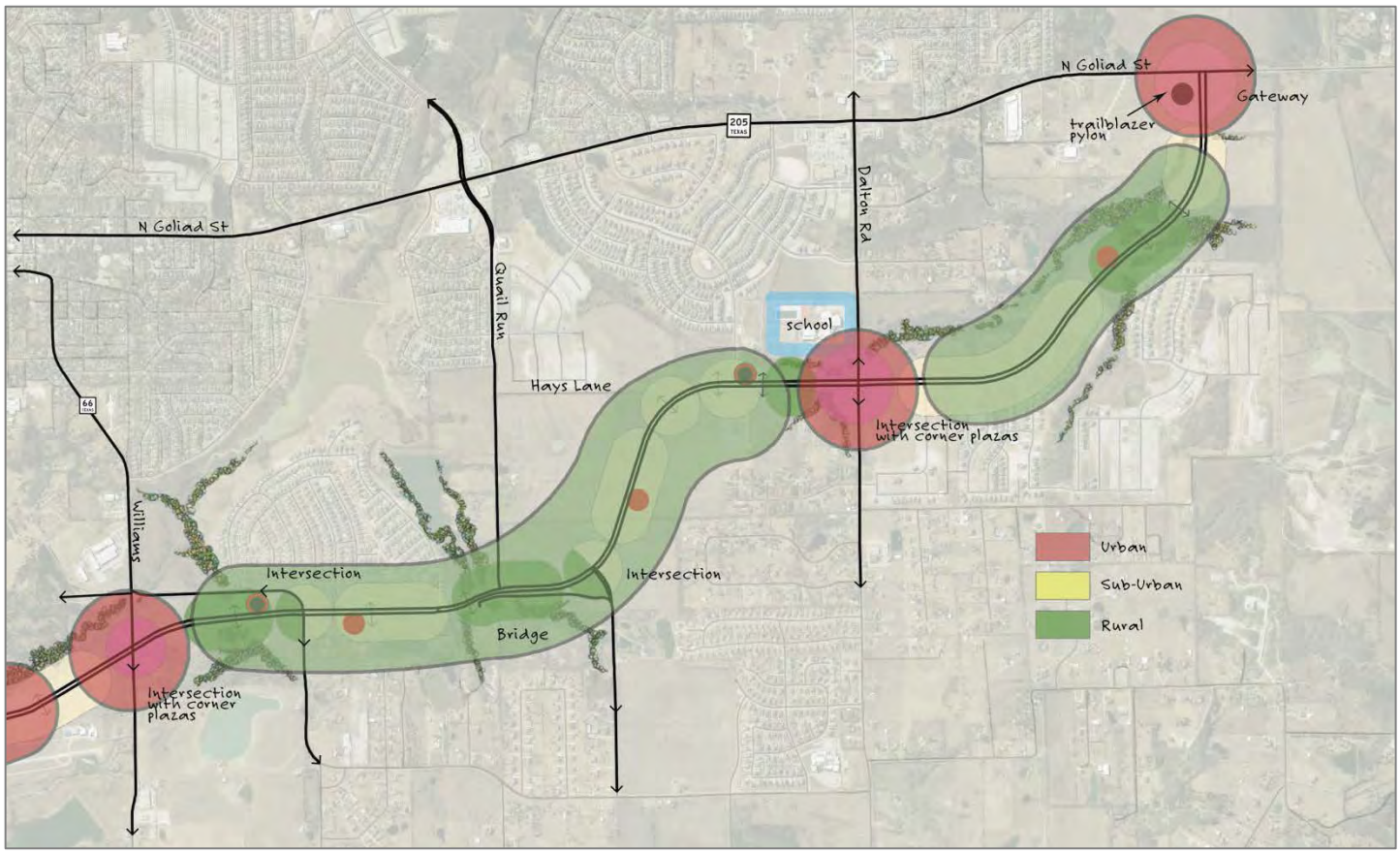
A minimum spacing of one-quarter mile (two to three blocks) is appropriate for an urban area. This shorter distance encourages pedestrian access and slows traffic through the urban area.



ACCESS STANDARDS: SOUTH



ACCESS STANDARDS: NORTH



6 IMPLEMENTATION

This concept design represents a long-term vision for enhancement of the corridor. It will not likely be built within a short time horizon.

INCORPORATE TRAIL SYSTEM INTO THE THOROUGHFARE PLAN

Nationally as well as within the Metroplex region, communities are realizing that multi-modal access such as bicycle and pedestrian trails are an important ingredient to becoming sustainable. This is reflected in the new LEED-ND (Neighborhood Development) standards. The trail system should therefore be added to the Thoroughfare Plan in order to ensure continuity of the system.

ADOPT PLAN AS DESIGN GUIDELINES FOR THE OVERLAY DISTRICT

Adopt this John King Boulevard Plan as guidelines and standards for the 205 By-Pass Overlay District.

COST SHARING OF ENHANCEMENTS

As a rule, developments make improvements to the curb line, which would include sidewalk/trails and landscaping elements of this plan. Notable exceptions would be Landmark Pylons and trailhead washroom facilities. The City should provide landscaping within the median except when development requires additional median cuts in accordance with the City adopted standards.

CITY ENHANCEMENT PRIORITIES

The highest visual impact improvement would be landscaping the medians in the "Wooded Bottoms" area as a first priority. This could be followed by additional landscaping of medians and the introduction of gateway pylons.

QUALITY STRUCTURAL FEATURES

A qualified landscape architect should be engaged to provide final design and detailed specifications for all structural elements including wall, pylons, corner plazas and amenity pockets. The quality of design and construction of these elements is vital to building upon an image rooted in the heritage of the community.

02.03 SH-276 CORRIDOR PLAN

RESERVED.

APPENDIX C
MAPS



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01 MAPS

1. Future Land Use Map
2. Master Trail Plan
3. Master Thoroughfare Plan
4. Master Water Distribution System Plan
5. Master Wastewater Collection System Plan

NOTE: For additional maps of the City see the 2017 Existing Conditions Report, which was prepared as a compendium to this Comprehensive Plan.

LEFT: A public meeting/design charrette held on April 18, 2017 for all citizens and stakeholders interested in the future of the IH-30 Corridor.

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FUTURE LAND USE PLAN

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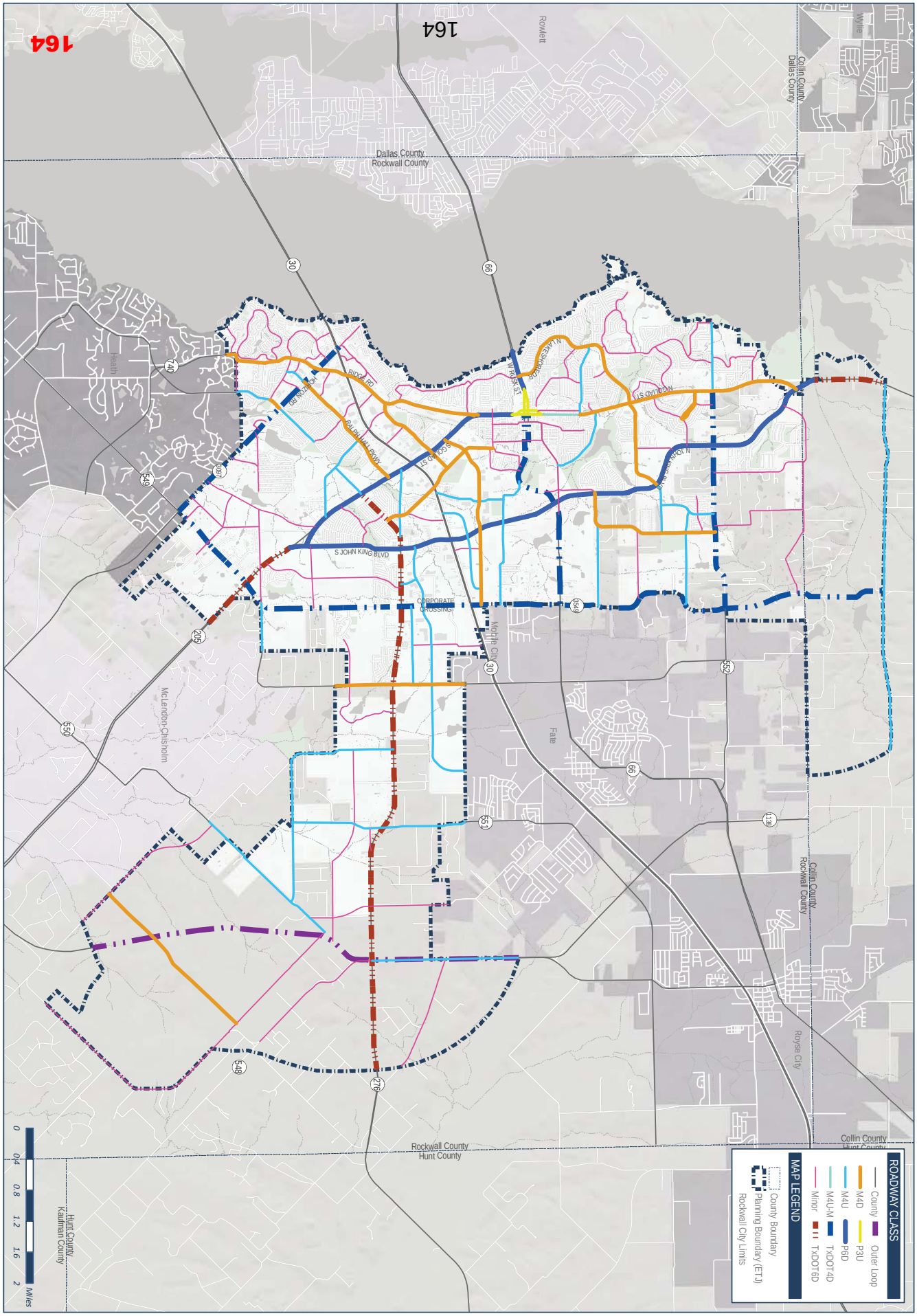
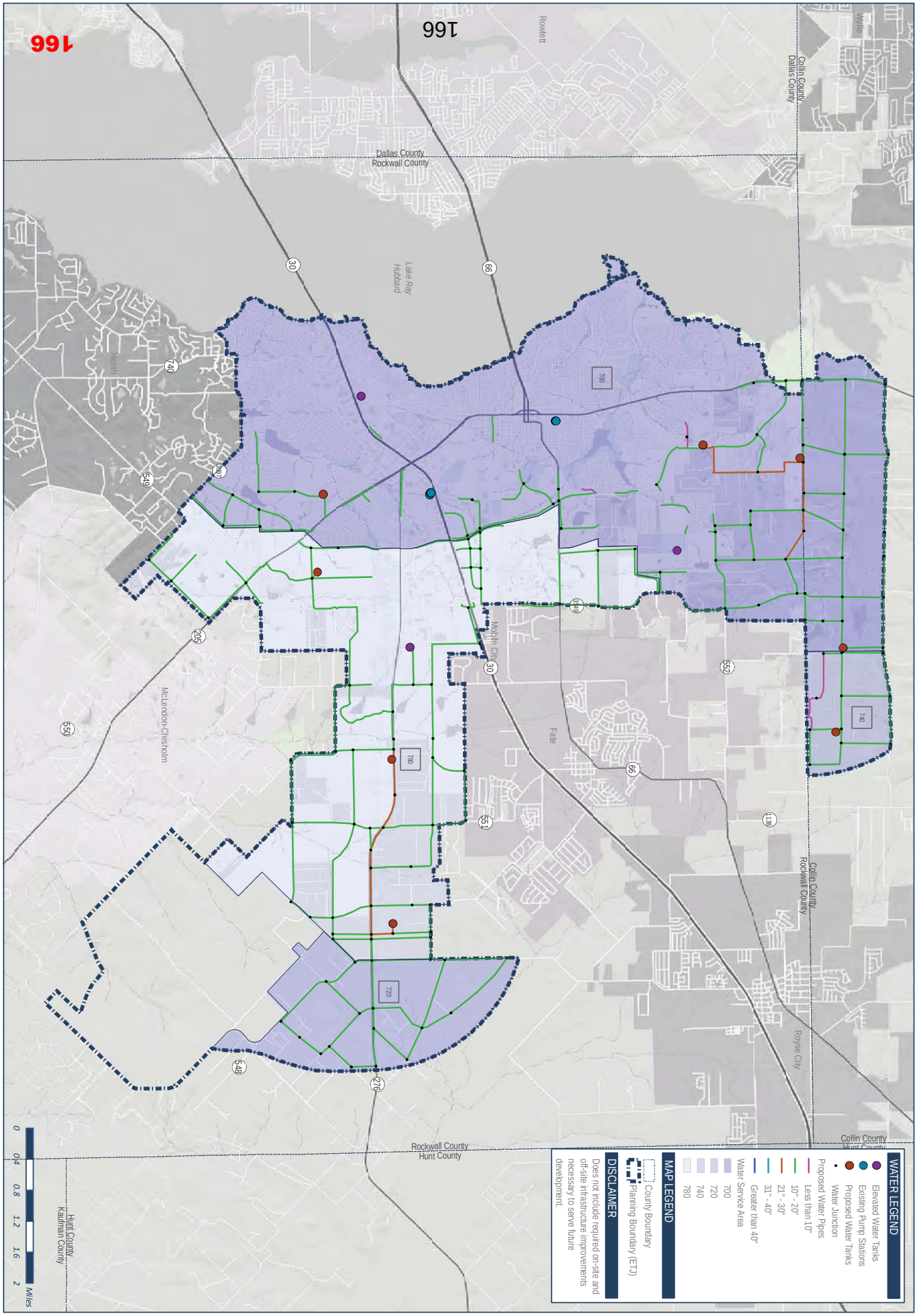
MAP LEGEND
County Boundary
Planning Boundary (ET.J)
Rockwall City Limits
Trees
City Parks
Future Parks
Greenbelts & Greenways
HOA PARKS
Trails: Concrete 8'
Trails: Concrete 5'
Trails: Roadway
Trails - Future
PARKS
A1 Alma Williams Park
A2 Harry Myers Park
A3 The Lakes of Squabble Creek Park
B1 The Park at Breezy Hill
B2 Emerald Bay
B3 Fontanna Park
B4 The Park at Fox Chase
B5 Henry M Chandler Park
B6 The Park at Hickory Ridge
B7 Jewel Park
B8 Shores Park
B9 The Park at Stone Creek
B10 Windmill Ridge Park
C1 Clark Street Park
C2 Dalton Ranch Park
C3 Gloria Williams Park
C4 Lofland Park
D1 Northshore Park
E1 Spring Sports Complex
E2 Wilkerson-Sanders Memorial Stadium
F1 The Harbor
G1 Highland Meadow Greenbelt
G2 Lago Vista Greenbelt
G3 Linden Park Greenbelt
G5 Meadowcreek #1 - Madison
G6 Meadowcreek #2 - Foxwood
G7 Timbercreek Greenbelt
G8 Waterstone Greenbelt
H1 SH-66 Boat Ramp Park
H2 Squabble Creek Mountain Bike Trail
I1 Leon Tuttle Athletic Complex
I2 Yellow Jacket Park
J1 Ted Cains Corner Park
K1 Lakeside Park (Future)
K3 South Community Park (Future)
L1 Pettinger Nature Preserve
Miles
0 0.4 0.8 1.2 1.6 2
Hunt County
Kaufman County
Rockwall County
Collin County
Royse City
Fate
Mobile City
McLendon-Chisholm
Heath
Lake Ray Hubbard
Dallas County
Rowlett
Wylie
276
548
551
552
66
30
205
550
549
740
N GOLIAD ST
S GOLIAD ST
N JOHN KING BLVD
S JOHN KING BLVD
RALPH HALL PKWY
HORIZON RD
RIDGE RD
N LAKESHORE DR
CORPORATE CROSSING

163


Rowlett
Wylie
Collin County
Dallas County
Dallas County
Rockwall County
Heath
Mobile City
Fate
McLendon-Chisholm
Royse City
Collin County
Rockwall County
Rockwall County
Hunt County
Hunt County
Kaufman County
Collin County
Hunt County
RIDGE RD
RALEIGH HEATH BLVD
SCOTT ST
S JOHN KING BLVD
CORPORATE CROSSING
W RUSK ST
N LAKESHORE DR
NORTH ST
N JOHN KING BLVD
0 0.4 0.8 1.2 1.6 2 Miles
MAP LEGEND
County Boundary
Planning Boundary (ETJ)
Rockwall City Limits
ROADWAY CLASS
County
Outer Loop
M4D
P3U
M4U
P6D
M4U-M
TxDOT4D
Minor
TxDOT6D

WASTE WATER LEGEND
Existing Lift Stations
Lift Stations (to be abandoned)
Proposed Lift Stations
Proposed Manholes
Proposed Sanitary Sewer Pipes
6" - 10" FM
6" - 10"
11" -15"
16" - 20" FM
16" - 20"
21" - 25"
21" - 25" FM
26" - 30"
26" - 30" FM
Greater than 30"
Sub Basins
MAP LEGEND
County Boundary
Planning Boundary (ETJ)
Rockwall City Limits
DISCLAIMER
Does not include required on-site and off-site infrastructure improvements necessary to serve future development.
Miles
0
0.4
0.8
1.2
1.6
2
Hunt County
Kaufman County
Rockwall County
Hunt County
Collin County
Royse City
Collin County
Rockwall County
Fate
Mobile City
McLendon-Chisholm
Lake Ray Hubbard
Dallas County
Rockwall County
Collin County
Dallas County
Rowlett
Wylie
Heath
PARKER CREEK
KLUTTS BRANCH
HACKBERRY CREEK
BRUSHY CREEK
LONG BRANCH
LITTLE BUFFALO CREEK
BUFFALO CREEK
EMERSON LAKE
CAMP CREEK
BLUFF CREEK
THOMPSON BRANCH
SQUABBLE CREEK
BEAR CREEK
LAKESIDE
BROCKWAY BRANCH
CHANDLERS LANDING
276
548
551
66
138
552
549
30
205
550
740
549
3097

165


Rowlett
Wylie
Collin County
Dallas County
Dallas County
Rockwall County
Lake Ray Hubbard
Heath
Mobile City
Fate
McLendon-Chisholm
Royse City
Collin County
Rockwall County
Rockwall County
Hunt County
Collin County
Hunt County
Hunt County
Kaufman County
0
0.4
0.8
1.2
1.6
2
Miles
WATER LEGEND
Elevated Water Tanks
Existing Pump Stations
Proposed Water Tanks
Water Junction
Proposed Water Pipes
Less than 10"
10" - 20"
21" - 30"
31" - 40"
Greater than 40"
Water Service Area
700
720
740
780
MAP LEGEND
County Boundary
Planning Boundary (ETJ)
DISCLAIMER
Does not include required on-site and off-site infrastructure improvements necessary to serve future development.

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MINUTES
ROCKWALL CITY COUNCIL
Monday, July 16, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the meeting to order at 4:00 p.m. Present was Mayor Jim Pruitt, Mayor Pro Tem Kevin Fowler and Council Members Patrick Trowbridge, Dana Macalik, John Hohenshelt, Bennie Daniels and Trace Johannesen. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs as well as City Attorney Frank Garza.

II. WORK SESSION

1. Hold work session to discuss and consider establishing a legislative agenda for the city.

City Manager Rick Crowley provided brief, introductory comments to Council concerning this work session item. Mr. Crowley shared that the city has met with the Chamber of Commerce, which will do its own legislative agenda. However, the city will work with them in order to present one, legislative agenda at Rockwall County Days in Austin. Said agenda will also include the legislative concerns of all of the other cities within Rockwall County. Crowley generally indicated that staff will be bringing some legislative related items of concern and will collaborate with Council to be sure that the topics included are ones that are acceptable to the Council. Mr. Crowley mentioned that topics that will likely emerge during the legislative session are things like property tax reform (tax caps or revenue caps); school finance funding formulas; Hurricane Harvey emergency relief; teacher retirement system changes; school safety; annexation and eminent domain. Indication was given that the mayor has been appointed to a legislative committee through the TX Municipal League, and those meetings will begin in August. Mayor Pruitt interjected several comments pertaining to this topic, generally expressing his observation that state legislators in Austin are trying to stop the ability for cities in Texas to regulate things (i.e. annexation; North TX Municipal Water District issues). Council took no formal action as a result of this discussion.

2. Hold a work session to discuss short-term rentals, and take any action necessary.

Planning Director Ryan Miller briefed the Council on this work session topic. He generally provided Council with information on what some other cities in Texas are doing as far as regulation of these short-term rentals. He also shared information about staff recently receiving some concerns related to 'short term rentals' from a resident who lives in the Chandler's Landing subdivision. So, Mr. Miller indicated that staff is bringing forth this topic to make Council aware and see if there is any desire on the part of the council to regulate these rentals in any way. Mrs. Smith, Assistant City Manager/Finance Director, brought up a related topic, sharing that the city has never received any hotel/motel tax payments from short-term rentals (i.e. Air B&B; Home Away, etc.);

however, they are supposed to be paying said taxes to the city. Following lengthy discussion regarding these matters, Mr. Crowley confirmed his understanding that City Council would like staff to pursue the collection of hotel/motel taxes due to the city by these types of short-term rentals, but it does not wish to pursue instituting any regulations on the rentals themselves. Council took no formal action as a result of this work session discussion.

Following the Work Session discussion items, Mayor Pruitt read the below listed discussion items into record before recessing the public meeting to go into Executive Session (at 4:40 p.m.).

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney)
2. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).
3. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
4. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Building & Standards Commission - pursuant to Section 551.074
5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

IV. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:54 p.m.

V. RECONVENE PUBLIC MEETING

Mayor Pruitt reconvened the public meeting at 6:00 p.m.

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Fowler moved to authorize city staff to acquire parcels 17, 22, 30 and 34 for the County Line project. Councilmember Macalik seconded the motion, which passed unanimously (7-0).

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER TROWBRIDGE

Councilmember Trowbridge delivered the invocation and led the Pledge of Allegiance.

VIII. PROCLAMATIONS / AWARDS

1. Proclamation in memory of Lt. Col. Gomer James Lewis

Mayor Pruitt and Councilmember Maclik came forth and invited the son of Lt. Col. Gomer James Lewis to come forward to accept this proclamation on behalf of his late father. The mayor shared that Gomer James Lewis was born on January 4, 1923, and recently passed away. He proudly served as a U.S. Army Air Force pilot in World War II: an Air Force pilot in Korea; and as an Air Force pilot for two tours in Viet Nam. He was one of the brave Air Force pilots who flew rescue missions during the Battle of Khe Sanh (Viet Nam) in 1968. Pruitt went on to explain that City flags were recently flown at half-staff in honor of his memory. Councilmember Macalik also presented Mr. Lewis with a Texas flag that was flown at half-staff over the Texas State Capitol in Austin in memory of his father, courtesy of State Representative Justin Holland. Mr. Lewis thanked the Council for this recognition of his father, expressing that he was very proud of his dad, and he hopes more young people will choose to serve their country in the military.

IX. OPEN FORUM

Mayor Pruitt opened Open Forum, asking if anyone would like to come forth and address the Council at this time.

Jay Lundy
909 Sunpoint Circle
Rockwall, TX 75087

Mr. Lundy came forth and expressed concerns about the 7-11 store that is poised to go in on SH-66 at the gateway to the city. He explained that he lives right next to this property, and his fence is positioned perhaps about 40' from this location. He went on to explain great concern about the location of this 7-11 convenience store. He provided various reasons why he is against this 7-11 at this particular location. He went on to suggest that the City consider revisiting zoning that was put in place years and years ago and perhaps attempt to work with property owners to see if the zoning might perhaps be changed if the current zoning designation (that was put in place years ago) no longer makes sense. He requested that the Council do anything possible to prevent this 7-11 from going in; however, if that is not a possibility, he asked the Council to please do everything possible to mitigate the impacts (noise, lighting, etc.).

Richard Langley
2401 Sandstone Court
Rockwall, TX

Mr. Langley came forth and expressed concerns about the 7-11 that is to go in on SH-66. He has concerns about noise, traffic, alcohol sales, etc. If it is possible for the Council to reconsider this store, he urged council members to do so.

Marilyn King
511 Sunset Hill Drive
Rockwall, TX 75087

Mrs. King came forth and thanked Fowler, Macalik and Johannesen for recently attending a neighborhood meeting that was held concerning the 7-11 convenience store that is set to go in on SH-66. She went on to express several concerns pertaining to the store going in at this location, as this is a secondary gateway into our city. She understands the gentleman that owns the land really needs to sell it; however, she wonders if there might be another potential buyer who may want to do something else with the land. She is generally not in favor of this development.

Tracy Hibbs
911 Sunpoint Circle
Rockwall, TX

Mrs. Hibbs came forth and compelled the City Council to reconsider this 7-11 convenience store. She explained that her home backs up to this 7-11, and she believes that this store will adversely affect her children and grandchildren. She understands that the Council has limitations, legally, on what it can and cannot do. However, she strongly urged the Council to put the tightest abatements possible in the hopes that this developer will perhaps decide to locate elsewhere in the city. She expressed various concerns about this property being chosen for this 7-11 development.

Amiee Pipes
910 Sunpoint Circle
Rockwall, TX

Mrs. Pipes came forth and expressed opposition to the 7-11 convenience store that is poised to go in on SH-66. She mainly shared concerns related to children living near the store perhaps being exposed to cancer-causing elements. She also has EPA-related safety concerns.

Phyllis Yount
907 Sunpoint
Rockwall, TX

Mrs. Yount came forth and expressed concern about this 7-11 convenience store. She shared that her home is located directly behind this location. Her home's fence is perhaps about 40' from this location. She has concerns about alcohol sales there as well as things like lighting.

Raylene Lundy
909 Sunpoint Circle
Rockwall, TX

Ms. Lundy pointed out that the Council has been diligent to take steps to improve the downtown area. She encouraged the Council to perhaps consider expanding 'the downtown area' to secure this land and perhaps use it as a nice location for the public to utilize.

Tom Walker
902 Lake Meadows
Rockwall, TX

Mr. Walker shared that he is the homeowner who recently came before Council to express concerns about the reconstruction of Lakeshore/Lake Meadows, the traffic that runs along this stretch of road, and patrons of the ASA Gymnastics who park on the street in front of and beside his home. He shared that he recently went in to ASA Gymnastics and spoke to them about his concerns, and they shared with him that the city had given them a lot of notice of what is poised to happen concerning reconstruction of the roadway, including that there will be no parking on the street. Their representatives shared that their organization is trying to take steps to modify class scheduling and perhaps provide shuttle services for their patrons (maybe to/from the Walmart parking lot nearby). He urged the city to please try to work with the ASA Gymnastics to help them solve their traffic and parking issues.

There being no one else wishing to come forth and speak, Mayor Pruitt then closed Open Forum.

X. CONSENT AGENDA

1. Consider approval of the minutes from the July 2, 2018 regular city council meeting, and take any action necessary.

2. Consider approval of the hotel occupancy tax subcommittee recommendation for supplemental funding of the Rockwall Summer Musicals in the amount of $3,500 and take any action necessary.

3. Consider awarding a per unit price bid to EM Construction and authorizing the City Manager to execute a Contract for this secondary concrete repairs contractor in the amount of $75,000 to be funded out of the General Fund Streets Operations Budget, and take any action necessary.

4. Consider an amendment extending an existing land lease agreement for a cellular tower with American Towers LLC on City-owned property, authorizing the City Manager to execute the agreement, and take any action necessary.

5. Consider awarding a per unit price bid to Road Master Striping and authorizing the City Manager to execute a contract for pavement marking services in the amount of $50,000 to be funded out of the General Fund Streets and Drainage Operations Budget, and take any action necessary.

6. Consider approval of Change Orders No. 1, 2, and 3 for the total additional contract amount of $28,105.06 with McMahon Contracting, L.P. to be funded by 2016 General Obligation Bonds for the E. Boydstun Avenue & Throckmorton Street Reconstruction Project, and take any action necessary.

7. Consider approval of the Squabble Creek Lift Station Permanent Bypass Pump and authorize the City Manager to execute a contract with Heritage Constructors, Inc. in an amount of $524,796, to be funded by Water and Sewer Bonds issued in 2016, and take any action necessary.

8. **P2018-019** - Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of MCP Residential, LTD for the approval of a final plat for an age/restricted senior living community consisting of 46 single-family lots on a 15.826-acre tract of land identified as Lots 5 & 7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the

east side of S. Goliad Street [S. SH-205] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

9. **P2018-021** - Consider a request by John Arnold of the Skorburg Co. on behalf of Gideon Grove Addition 2, LTD for the approval of a final plat for the Gideon Grove Subdivision consisting of 71 single-family residential lots on a 29.182-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

Councilmember Hohenshelt moved to approve the entire Consent Agenda (#1, 2, 3, 4, 5, 6, 7, 8, and 9). Mayor Pro Tem Fowler seconded the motion, which passed unanimously of Council (7 ayes to 0 nays).

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Chairman of the P&Z Commission, Johnny Lyons, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Council took no action as a result of Mr. Lyon's comments.

XII. PUBLIC HEARING ITEMS

1. **Z2018-026** - Hold a public hearing to discuss and consider a request by Tony Osburn of TXHWS, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF with Drive-Through on a 1.33-acre parcel of land identified as Shafer Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 621 White Hills Drive, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. The applicant Tony Osburn of TXHWS, LLC is requesting the approval of a Specific Use Permit (SUP) for the purpose of establishing a restaurant, less than 2,000 SF, with drive-through/drive- in facilities in a 1,956 SF lease space. The lease space is located in a 10,920 SF multi-tenant, strip-retail building that was constructed in 2001 [Case No. PZ2000-128-03], is zoned Commercial (C) District, and is located at the northeast corner of the intersection White Hills Drive and the E. IH-30 frontage road. According to Article IV, Permissible Uses, of the Unified Development Code (UDC), a restaurant, less than 2,000 SF, with drive-through/drive-in facilities requires a SUP in a Commercial (C) District. The UDC goes on to require that all restaurants with drive-through/drive-in facilities meet the following two (2) criteria: [1] the restaurant shall not have access to local residential streets, and [2] the drive-through/drive-in shall provide stacking lanes capable of cueing a minimum of six (6) cars per lane. In this case, the existing building only has access via a cross access easement -- shared with the Wal-Mart Supercenter -- to the east and direct access onto White Hill Drive to the west, and does not directly access any residential streets. In addition, the applicant has provided a concept plan demonstrating that the drive-through can accommodate stacking for a minimum of six (6) cars. Staff should also point out that when this building was originally constructed, this

lease space incorporated a drive- through to accommodate a bakery; however, the bakery and drive-through were discontinued. Based on the concept plan submitted by the applicant the proposed land use appears to conform to all requirements of the UDC. Staff did send out notifications to property owners and residents located within 500' of the location as well as nearby homeowners associations. Staff has not received any notices at this time.

Mayor Pruitt opened the public hearing and invited the applicant forward to speak.

Jeff Carroll
750 E. IH-30
Rockwall, TX

There being no one else wishing to come forth and speak at this time, Mayor Pruitt closed the public hearing.

Mayor Pro Tem Fowler moved to approve Z2018-026. Councilmember Hohenshelt seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [*ORDINANCE NO. 17-03*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT, LESS THAN 2,000 SF, WITH DRIVE-THROUGH OR DRIVE-IN FACILITIES ON A 1.33-ACRE PARCEL OF LAND, ZONED COMMERCIAL (C) DISTRICT, AND IDENTIFIED AS SHAFER PLAZA ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

2. **Z2018-027** - Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC for the approval of an **ordinance** amending Planned Development District 85 (PD-85) [Ordinance No. 17-55] and approving a zoning change from Agricultural (AG) District to Planned Development District 85 (PD-85) for a 9.789-acre tract of land being a portion of a larger 148.825-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Planned Development District 85 (PD-85) being a 37.8-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided information pertaining to this case. On June 15, 2018, the applicant submitted an application proposing to amend Planned Development District 85 (PD-85) for the purpose of incorporating a 9.789-acre tract of land into Tract 2 and expanding the total single-family lot count to a maximum of 122 single-family homes. The Future Land Use Map, adopted with the Comprehensive Plan, designates the 9.789-acre tract of land being incorporated into the Planned Development District ordinance for "Low Density Residential." This would necessitate that the designation of this area be amended from a "Low Density Residential" designation to a "High Density Residential" designation. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect the requested designations. It should be noted that the remainder of the Planned Development District conforms with the changes approved by the City Council on October 16, 2017.

On June 27, 2018, staff mailed 20 notices to property owners and residents within 500-feet of the subject property. Staff also sent a notice to the Caruth Lakes Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization located within 1,500 feet of the subject property. Additionally, staff posted a sign along John King Boulevard -- which is the closest major roadway adjacent to the subject property -- as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor of the applicant's request.

Mayor Pruitt opened the public hearing and called the applicant forth to speak.

Mr. Delin of Integrity Group, LLC came forth and addressed the Council at this time. He proceeded to give a lengthy presentation to Council concerning his request(s).

Following Mr. Delin's presentation, Mayor Pruitt asked if anyone present would like to come forth and speak during the public hearing. There being no one indicating such, Mayor Pruitt then closed the public hearing.

Councilmember Hohenshelt moved to approve Z2018-027. Councilmember Macalik seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 85 (PD-850 [*ORDINANCE NO. 17-55*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO INCORPORATE A 9.762-ACRE TRACT OF LAND ZONED AGRICULTURAL (AG) DISTRICT INTO PLANNED DEVELOPMENT DISTRICT 85 (PD-85) CREATING A 47.694-ACRE PLANNED DEVELOPMENT DISTRICT IDENTIFIED AS TRACTS 4-01 & 5 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7-0.

Mayor Pruitt called for a break and recessed the public meeting at 6:59 p.m. He reconvened the meeting at 7:12 p.m.

3. **Z2018-028** - Hold a public hearing to discuss and consider a request by Al and Mattie Vivo for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing the Furniture Upholstery, Refinishing & Repair land use in conjunction with an existing general retail store on a 1.9175-acre tract of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. He indicated that the Planning & Zoning Commission voted 5-0 to recommend approval of this request.

Mayor Pruitt opened the public hearing, asking if the applicant would like to speak.

Dawn
Store Manager at The Rustic Warehouse
1411 S. Goliad St.
Rockwall, TX

Dawn came forth and indicated that she is here representing Al and Mattie, as they were unable to attend the meeting this evening. She went on to explain the nature of this request, indicating that the ability to refinish and reupholster furniture on site is crucial to their business

Mayor Pruitt asked if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the Public Hearing. Councilmember Hohenshelt moved to approve Z2018-028. Councilmember Trowbridge seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [*ORDINANCE NO. 17-03*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) ALLOWING *FURNITURE UPHOLSTERY, REFINISHING AND REPAIR* IN CONJUNCTION WITH AN EXISTING GENERAL RETAIL STORE ON A 1.9175-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE B. J. T. LEWIS SURVEY, ABSTRACT NO. 255, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

4. **Z2018-029** - Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Corey Cannon for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary **(1st Reading).**

Mr. Miller, the city's Planning Director, indicated that the applicant is currently requesting that he be allowed to withdraw the request without prejudice.

Mayor Pruitt invited the applicant forth to speak at this time.

Cory Cannon
421 Bedford Falls
Rockwall, TX

Mr. Cannon came forth and expressed that he is seeking permission to withdraw his request 'without prejudice' at this time, as he would like to reapply for an SUP. He would like an opportunity to address some concerns that were brought up at the Planning & Zoning Commission meeting and at other times since said meeting. He wants to be sure that the P&Z Commission really, truly understands the project and what he is trying to do.

Mayor Pruitt moved to table this item until the next city council meeting. Councilmember Trowbridge asked some clarifying questions regarding timing associated with the Council tabling this item. Mr. Miller shared that Council is required to hold the public hearing within 30 days of the tabling, so the Council can really only table action on this item until the first city council meeting in August because the second meeting falls more than 30 days from tonight. Mr. Miller further shared that if Council does not hold a public hearing at the August 6 meeting, the application will effectively be considered 'withdrawn without prejudice.'

Mr. Crowley clarified that the Council's options are:

- **To approve the applicant's request to withdraw**
- **To hold a public hearing tonight, or**
- **To table the item.**

Following these clarifications, Councilmember Daniels seconded the motion, which failed by a vote of 2 in favor with 5 against (Trowbridge, Macalik, Hohenshelt, Fowler and Hohenshelt).

Councilmember Trowbridge provided various comments, indicating that he would like to revisit this request with the Planning & Zoning Commission. Wineries have been allowed in downtown since at least 2010, so he doesn't understand why this request is being met with such confusion. He suspects there may be some prejudices between wine and beer

drinkers. He applauded Mr. Cannon for his professionalism and for not changing his concept in order to accommodate what others want.

Trowbridge then moved to accept the applicant's request to withdraw Z2018-029. Councilmember Johannesen seconded the motion.

Mayor Pruitt expressed concern about the Council allowing the applicant to withdraw the request simply because the Planning & Zoning Commission has recommended turning down the request, and the majority of the Council does not like said recommendation from the P&Z.

Lengthy discussion then ensued pertaining to this case.

Councilmember Fowler expressed concern about what the best thing might be for the applicant – to withdraw his request or to have this item tabled.

Mayor Pruitt shared that he recently visited by phone with Mr. Cannon's attorney, and the consensus seemed to be that it would be best to table this item to essentially allow for further discussion to take place. Mr. Cannon eventually came forth a second time to implore Mayor Pruitt to meet with him to have further discussions between tonight and the August 6 city council meeting, essentially to see if Mayor Pruitt might be able to become more comfortable with what he and his wife are trying to do with this proposed brewery.

Councilmember Trowbridge ultimately withdrew his motion to accept the applicant's request to withdraw this case. He then moved to table the case until the next city council meeting. Councilmember Johannesen seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mr. Crowley asked if the Council would like to have staff involved in the discussions that will ensue between members of the Council and the applicants. Council generally indicated that they do welcome staff involvement.

XIII. ACTION ITEMS

1. **SP2018-018** - Discuss and consider a request by David Osborn of Rack Partners, LTD for the approval of a variance to the articulation requirements and an exception to the material requirements in conjunction with an approved site plan for an industrial building on a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item. Councilmember Hohenshelt moved to approve SP2018-018. Councilmember Macalik seconded the motion, which passed by a vote of 7 ayes to 0 nays.

2. **SP2018-016** - Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Clay Shipman for the approval of a variance to the articulation requirements and an exception to the material requirements in conjunction with an approved site plan for an office

building on a 1.28-acre parcel of land identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item. Councilmember Trowbridge moved to approve SP2018-016. Councilmember Hohenshelt seconded the motion. Following brief comments, the motion passed by a vote of 7 ayes to 0 nays.

3. **MIS2018-015** - Discuss and consider a request by Kyle Hill of Martin, Frost & Hill for the approval of a variance to Section 3.5, Alcoholic Beverage Sales, of Article IV, Permissible Uses, of the Unified Development Code to allow a retail establishment that does not meet the minimum distance requirements for beer and wine for off-premise consumption on a 1.972-acre parcel of land identified as Lot 1, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3251 N. Goliad Street [SH-205], and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item, explaining that this request is being made by an Aldi grocery store. A variance is being requested because it does not meet the distance requirements from the nearby Nebbie Williams school. The Council has the ability to grant variances to the distance requirements for various reasons, if it so chooses.

Councilmember Johannesen moved to table this item until a recommendation is received back from the Rockwall Independent School District. Councilmember Macalik seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. Discuss and consider (re)appointments to city advisory boards and commissions, and take any action necessary.

Councilmember Daniels moved to appoint Gary Freedman to the Animal Advisory Board (replacing Sandra Solomon) with a term to expire in August of 2020. Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Regarding the Architectural Review Board (ARB), Councilmember Daniels moved to appoint Rick Johnson to replace Trace Johannesen thru Aug. of 2019. Mayor Pro Tem Fowler seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Also regarding the ARB, Councilmember Daniels moved to appoint Bob Wacker to replace John Womble for a term to expire in August 2020 and appoint Lindsay Mitchell to replace Phillip Craddock thru August of 2020. Councilmember Trowbridge seconded the motion, which passed unanimously.

Councilmember Johannesen moved to appoint Margaret Maurhoff to a full, two-year term on the Park Board (to expire in August of 2020). Councilmember Trowbridge seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney)
2. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).
3. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
4. Discussion regarding appointments to city regulatory boards, commissions, and committees - specifically the Building & Standards Commission - pursuant to Section 551.074
5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not reconvene in Executive Session following the close of the public meeting agenda.

XVI. ADJOURNMENT

Mayor Pruitt asked City Attorney Frank Garza to report to the Council on what, legally, the city can and cannot do concerning the proposed 7-11 because he would like to pass along that information to citizens who have expressed concerns.

Mayor Pruitt then adjourned the meeting at 8:04 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 6th DAY OF August, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **August 30, 2018**

SUBJECT: **Quail Run Bypass Trunk Sewer – CIP-2015-016**
Memorial Bypass Trunk Sewer – CIP-SS2016-001

The Quail Run and Memorial Bypass Trunk Sewers are two separate sanitary sewer interceptor gravity lines that converge at the new improvements of the Squabble Creek Lift Station. It has determined that due to existing utility conflicts the Quail Run and Memorial Bypass Trunk Sewers will not be completed until the Squabble Creek Lift Station Improvements Project is completed. Due to the time left on the Squabble Creek Lift Station Project the contractor will need to remobilize to come back and complete the gravity trunk sewers. Change Order No. 2 is for re-mobilization cost to come back and construct the remaining work along with grouted rock riprap erosion protect for the trunk sewers at one of the creek crossings.

Change Order No. 1 resulted in an amount that was able to be approved by staff. Both Change Orders No. 1 and 2 are attached for reference.

The current construction contract amount with Wildstone Construction, LLC is $2,019,570.99. Staff requests City Council consider approval of Change Orders No. 1 and 2 for the total additional contract amount of $57,953.00 with Wildstone Construction, LLC for the Quail Run and Memorial Bypass Trunk Sewer Project, and take any action necessary.

AW:jw

Attachments

Cc: Mary Smith, Assistant City Manager
Jeremy White, P.E., CFM, Civil Engineer
Rick Sherer, Manager Water/Wastewater
File

Quail Run Bypass Trunk Sewer and Memorial Bypass Trunk Sewer
City Contract No. CIP2015-016 & CIP SS2016-001

Change Order No. 1

Description and Reason for Change:

- During the project start up site walk it was determined the flow line of Squabble Creek was lower than shown in the construction plans. This required lowering the proposed Quail Run Trunk Sewer to have the proposed sewer under the creek without an aerial crossing. The profile of the proposed Quail Run Trunk Sewer from Sta. 0+70 to 12+01 was revised by lowering the drop connection at the Squabble Lift Station and reducing the slope of the pipe.
- Based on site walk with the Parks Department, the alignment of the Memorial Trunk Sewer is revised between Sta. 0+00 to 4+77 to a new alignment between Sta. 0+34 to 4+80. This change was made to reduce the number of trees being removed.

Plan Changes:

Attached plan sheets 4, 5, 6, 10, 17 and 19C with Change Order No. 1 in the lower left corner, changed with this change order.

Itemized Change Order Quantities:

Item No.	Description	Unit	Revised Qty	Orginal Qty.	Delta Qty.	Unit Cost	Total Delta Cost
126	Furnish, Install, Maintain & Remove Silt Fence	L.F.	2139	2153	-14	$ 3.00	$ (42.00)
New 133	Additional Vertical Feet 6-ft Dia. San. Sew. Manhole (Sta. 9+77)	VF	5.5	0	5.5	$ 1,181.00	$ 6,495.50
New 134	Add Internal Drop Manhole Connection (Quail Run Sta. 9+77)	EA	1	0	1	$ 3,700.00	$ 3,700.00
New 135	Additional Depth 36" PVC San. Sew. (3.5 ft)	LF	83	0	83	$ 8.00	$ 664.00
New 136	Additional Depth 30" PVC San. Sew. (0 ft to 5.5 ft)	LF	884	0	884	$ 10.00	$ 8,840.00
New 137	Additional Bore Depth 36" PVC w/ 54" Steel Encasement Pipe & 30" PVC w/ 42" Steel Encasement Pipe	LS	1	0	1	$ 16,800.00	$ 16,800.00
202	Furnish & Install 18-inch PVC San. Sew. By Open Cut	LF	2632	2671	-39	$ 60.00	$ (2,340.00)
205	Furnish & Install 5' Dia. San. Sew. Manhole w/ Pressure Type Frame & Cover (12ft to 19ft depth)	EA	6	7	-1	$ 9,600.00	$ (9,600.00)
212	Reconstruct 6-inch thick Bike Trail w/ Navtive Material	SY	305	241	64	$ 19.00	$ 1,216.00
214	Furnish, Install, Maintain & Remove Tree Protection Fence	LF	3833	3854	-21	$ 3.00	$ (63.00)
215	Remove & Replace Barb Wire Fence	LF	40	60	-20	$ 27.00	$ (540.00)
305	Furnish, Install, Maintain & Remove Temporary Protective Wood or Composite Matting (Orginal (4,765-SY) (Reduced 93-SY)	LS	0.98	1	-0.02	$ 72,125.00	$ (1,442.50)

Original Contract Amount	$ 2,019,570.99
Change Order No. 1	$ 23,688.00
Previous Change Orders	$ -
Revised Contract Amount	**$ 2,043,258.99**

Contract Time Change:

An additional 14 calendar days have been added with this change order. This establishes a new contract completion date to be August 10, 2018 for the base bid part of the contract and October 9, 2018 for the additive alternate bid items if needed.

Approvals:

CITY OF ROCKWALL

Mary Smith

Assistant City Manager

Date: 11/10/17

Wildstone Construction, LLC

Signature: _____

Name (Printed): JOHN KOLB

Title: PRESIDENT

Date: 11/09/2017

Quail Run Bypass Trunk Sewer and Memorial Bypass Trunk Sewer
City Contract No. CIP2015-016 & CIP SS2016-001

Change Order No. 2

Description and Reason for Change:

The bore of the 42-inch steel encasement pipe under Squabble Creek for the Quail Run Sanitary Sewer Line from Sta. 8+69.87 to Sta. 9+49.87 on Plan Sheet 5 daylights at the very bottom of the creek flowline by approximately 0.40 ft. In order to help with erosion protection and undermining of the 42-inch steel encasement pipe grouted rock rip-rap is to be placed at the bottom of the creek along the flow line.

Remobilization cost work the abandonment of the 4 – Lift Stations and to complete the rest of the Quail Run Gravity Line from Sta. 18+40 to Sta. 19+47 (Sheet 7 of plans), and completion of the rest of N. Lakeshore Valley Gravity Line bypass (Sheet 8 of plans).

Plan Changes:

No plans sheets have been revised or issued with this change order.

Itemized Change Order Quantities:

Item No.	Description	Unit	Revised Qty	Orginal Qty.	Delta Qty.	Unit Cost	Total Delta Cost
New 138	Furnish and Install 18-inch Thick Grouted Rock Rip Rap	S.Y.	27	0	27	$ 195.00	$ 5,265.00
New 139	Remobilization for 4-Lift Station Abandonments and outstanding work to be completed	LS	1	0	1	$ 29,000.00	$ 29,000.00

Original Contract Amount	$ 2,019,570.99
Change Order No. 2	$ 34,265.00
Previous Change Orders	$ 23,688.00
Revised Contract Amount	**$ 2,077,523.99**

Contract Time Change:

Sixty (60) Calendar Days has been given for the Lift Station Abandonment Alternates. An additional thirty (30) calendar days will be given for the remaining outstanding gravity line to be installed. A notice to proceed will be set upon completion of Project by others establishing a completion date for this work.

Approvals:

CITY OF ROCKWALL

_____

Rick Crowley

City Manager

Date: _____

Wildstone Construction, LLC

Signature: _____

Name (Printed): JOHN KOLB

Title: PRESIDENT

Date: 07/13/2018

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CITY OF ROCKWALL

ORDINANCE NO. 18-31

SPECIFIC USE PERMIT NO. S-192

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT, LESS THAN 2,000 SF, WITH DRIVE-THROUGH OR DRIVE-IN FACILITIES ON A 1.33-ACRE PARCEL OF LAND, ZONED COMMERCIAL (C) DISTRICT, AND IDENTIFIED AS SHAFER PLAZA ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Tony Osburn of TXHWS, LLC for the approval of a Specific Use Permit (SUP) for the purpose constructing a *Restaurant, Less than 2,000 SF, with Drive-Through or Drive-In Facilities* on a 1.33-acre parcel of land, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and being identified as Shafer Plaza Addition, City of Rockwall, Rockwall County, Texas, addressed as 621 White Hills Drive, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Restaurant, Less than 2,000 SF, with Drive-Through or Drive-In Facilities* as stipulated by Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule,* of *Article IV, Permissible Uses,* and *Section 4, Commercial Districts,* and *Section 6.6, IH-30 Overlay (IH-30 OV) District,* of *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change,

and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant, Less than 2,000 SF, with Drive-Through or Drive-In Facilities* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The constraints of this Specific Use Permit (SUP) shall be limited to the area indicated on the concept plan depicted in *Exhibit 'B'* of this ordinance and identified as *621 White Hills Drive.*

2) The circulation and cueing plan shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF AUGUST, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

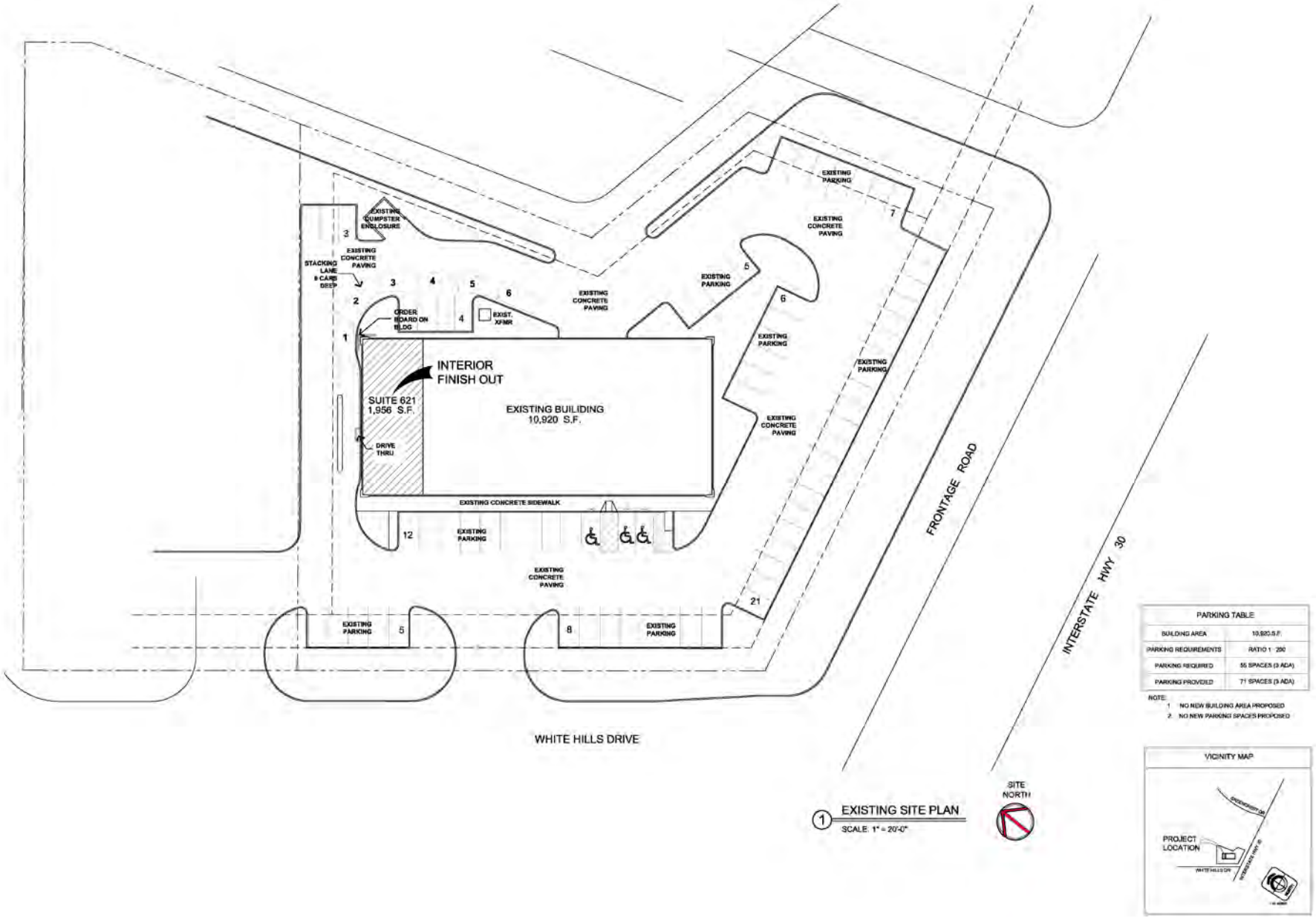
1st Reading: July 16, 2018

2nd Reading: August 6, 2018

Legal Description: Shafer Plaza Addition
Address: 621 White Hills Drive



191



1 EXISTING SITE PLAN
SCALE: 1" = 20'-0"

PARKING TABLE	
BUILDING AREA	10,920 S.F.
PARKING REQUIREMENTS	RATIO 1 : 200
PARKING REQUIRED	55 SPACES (3 ADA)
PARKING PROVIDED	71 SPACES (3 ADA)

NOTE:
1. NO NEW BUILDING AREA PROPOSED
2. NO NEW PARKING SPACES PROPOSED

VICINITY MAP

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CITY OF ROCKWALL

ORDINANCE NO. 18-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 85 (PD-850 [*ORDINANCE NO. 17-55*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO INCORPORATE A 9.762-ACRE TRACT OF LAND ZONED AGRICULTURAL (AG) DISTRICT INTO PLANNED DEVELOPMENT DISTRICT 85 (PD-85) CREATING A 47.694-ACRE PLANNED DEVELOPMENT DISTRICT IDENTIFIED AS TRACTS 4-01 & 5 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the John Delin of Integrity Group, LLC for the approval of a zoning change amending Planned Development District 85 (PD-85) [*Ordinance No. 17-55*] for the purpose of incorporating a 9.762-acre tract of land zoned Agricultural (AG) District into Planned Development District (PD-85), allowing limited General Retail (GR) District and Single Family 7 (SF-7) District land uses on a 47.694-acre tract of land identified as Tract 4-01 & 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 85 (PD-85) [*Ordinance No. 17-55*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall superseded all requirements stipulated in *Ordinance No. 17-55*; and,

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall be in accordance with the *Planned Development Concept Plans*, contained in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of *Tract 1* of the *Subject Property* -- *as described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance* -- shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of *Area 3* as depicted in *Exhibit 'B'* of this ordinance.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance, prepared in accordance with this ordinance, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with an *Open Space Master Plan* for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *Master Plat* and an *Open Space Master Plan Application* for the development.

(f) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat Application* for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted for approval.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF AUGUST, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: July 16, 2018

2nd Reading: August 6, 2018

Legal Description for Tract 1:

Tract 1 9.894 acres M. B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122 City of Rockwall Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. G&A CONSULTANTS", being in the north line of U. , being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet; E, a distance 724.55 feet;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar found;

THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 G&A CONSULTANTS", being the southwest corner of a called 1.837 , being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at G&A CONSULTANTS", being the southeast corner thereof, and being at , being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of G&A CONSULTANTS", being in the south line of a 10.942 acre tract of , being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called G&A CONSULTANTS", being the most northwesterly corner of a called , being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins

Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A E, a

distance of 119.42 feet to a 1/2 inch rebar set with cap stamped “G&A G&A CONSULTANTS”;

N 84°45'18” E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped “G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped “G&A G&A CONSULTANTS”;

S 05°14'42” E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped “G&A E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped “G&A G&A CONSULTANTS”;

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48”, and , and an arc length of 838.80 feet, whose chord bears S 16°54'36” E, a distance of 833.02 feet to a 1/2 E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”; G&A CONSULTANTS”;

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10”, and an arc length of 77.42 feet, whose chord bears S 24°47'26” E, a distance of 77.36 feet to a 1/2 E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”; G&A CONSULTANTS”;

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36”, and , and an arc length of 52.94 feet, whose chord bears S 25°50'09” E, a distance of 52.88 feet to a 1/2 inch E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”; G&A CONSULTANTS”;

S 30°39'57” E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped “G&A E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped “G&A G&A CONSULTANTS”;

S 28°49'11” W, a distance of 32.25 feet to the *POINT OF BEGINNING* and containing approximately 9.894 acres of land.

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Legal Description for Tract 2:

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

> N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
>
> S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
>
> N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
>
> Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
>
> N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
>
> N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
>
> N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28’09” E, with the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”;

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

S 37°47’00” E, a distance of 135.09 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”;

N 88°31’51” E, a distance of 259.75 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”;

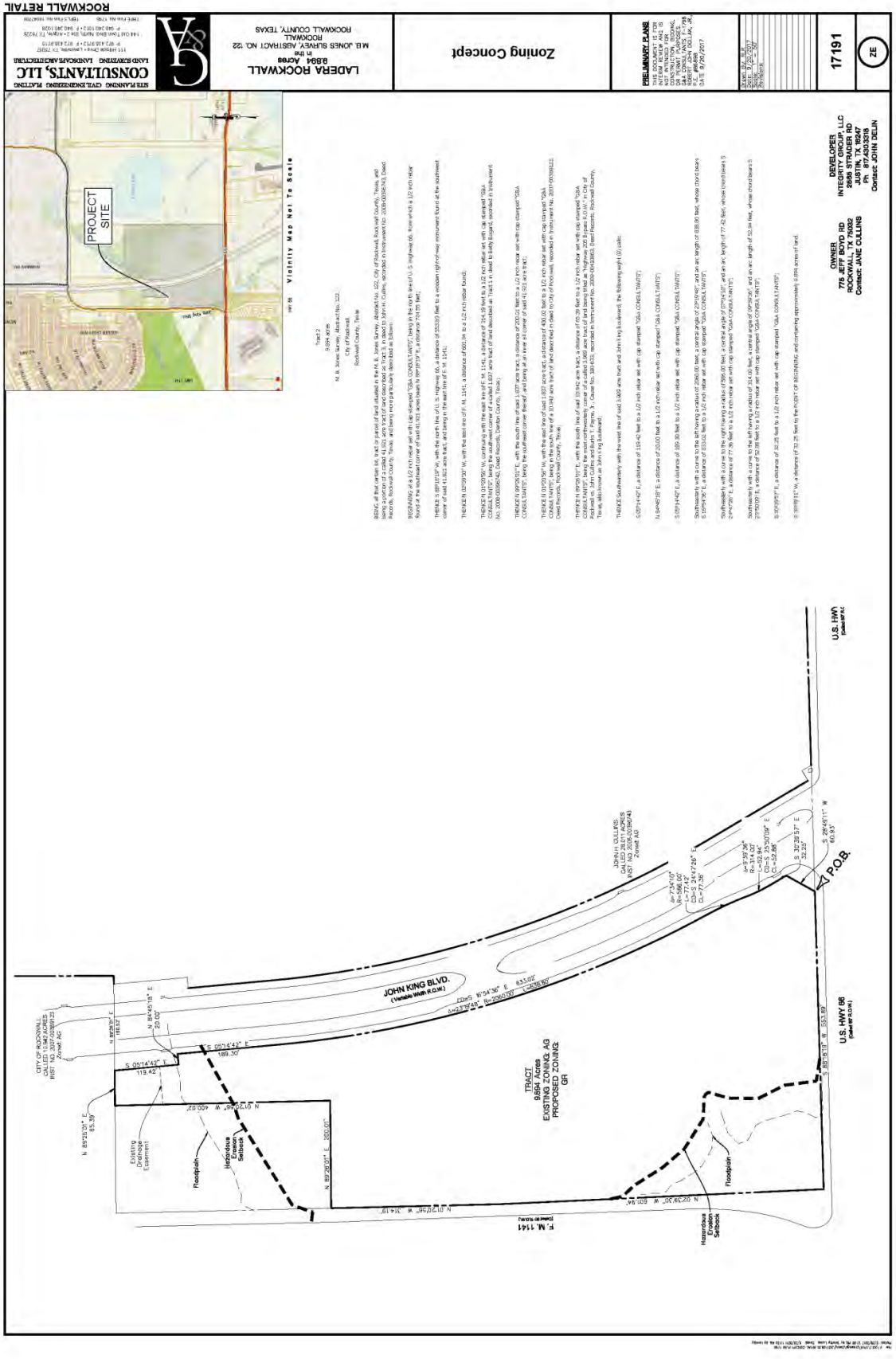
S 66°00’00” E, a distance of 266.78 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”;

S 30°00’00” R, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”;

S 64°00’00” E, a distance of 352.92 feet to a 1/2 inch rebar set with cap stamped “G&A CONSULTANTS”, being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18’14” W, with the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the *POINT OF BEGINNING* and containing approximately 37.800 acres of land.

200


ROCKWALL RETAIL
CONSULTANTS, LLC
LADERA ROCKWALL
8.994 Acres
M.E. JONES SURVEY, ABSTRACT NO. 122
ROCKWALL
ROCKWALL COUNTY, TEXAS
Zoning Concept
PRELIMINARY PLANS
17191
2E
OWNER
770 JEFF BOYD RD
ROCKWALL, TX 75032
Contact: JANE COLLINS
DEVELOPER
INTEGRITY GROUP, LLC
2808 STRAKER RD
J LEIN, TX 75057
Ph: 9174303318
Contact: JOHN DELIN
PROJECT SITE
Vicinity Map Not To Scale
Tract 2
9.994 acres
M. E. Jones Survey, Abstract No. 122
City of Rockwall
Rockwall County, Texas
JOHN KING BLVD.
(Variable Width R.O.W.)
U.S. HWY 66
(Called 80' R.O.W.)
F.M. 1141
(Called 80' R.O.W.)
TRACT
8.994 Acres
EXISTING ZONING: AG
PROPOSED ZONING
GR
P.O.B.
JOHN H. COLLINS
CALLED 41.622 ACRES
INST. NO. 20090039243
Zoned: AG
CITY OF ROCKWALL
CALLED 3.689 ACRES
INST. NO. 20070039135
Zoned: AG
Existing Drainage Easement
Floodplain
Hazardous Gas Line Setback
Houston Eclaire Setback

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Site Data Summary

Item	Total	% of Total
Acreage of Proposed Site	37.80 Acres	100.00%
Flood Plain Acreage	7.82 Acres	20.69%
Open Space Acreage	18.1 Acres*	47.88%
Total Number of Dwelling Units by Type**		
Unit 1: 44.5'x80'	20	
Unit 2: 42'x77'	29	
Unit 3: 42'x72'	2	
Unit 4: 42'x70'	41	
Unit 5: 54'x60'	24	
Unit 6: 64'x50'	6	
Total Units***	122	
Minimum Dwelling Unit Size:	1,600 SF	
Minimum Open Space:	38%	
Maximum Lot Density:	3.2 DU/Acre	
Maximum Height:	35'	
Setbacks:		
Front:	15'	
Side:	6' between units	
Rear:	20' between units	

* Excludes 50% of the total Flood Plain Area
** Unit breakdown subject to change based on homeowner preference
*** Total units may increase but not more than maximum density allows

100 0 100 200 300 Feet
SCALE: 1"=100'



Vicinity Map Not To Scale

LEGAL DESCRIPTION
Tract 2
37.800 Acres
M. B. Jones Survey, Abstract No. 122
City of Rockwall
Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John R. Collins, recorded in Instrument No. 20060000280740, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. Peaple, recorded in Volume 859, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and the southeast corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'15" W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "GBA CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being Called as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Collins and Burle T. Parnell, Jr., Cause No. 180-653, recorded in Instrument No. 2009-00418R5, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 33.44 feet to a 1/2 inch rebar set with cap stamped "GBA CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "GBA CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "GBA CONSULTANTS";

Northeasterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.88 feet to a 1/2 inch rebar set with cap stamped "GBA CONSULTANTS";

N 05°34'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "GBA CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "GBA CONSULTANTS";

N 05°34'42" W, a distance of 236.98 feet to a 1/2 inch rebar set with cap stamped "GBA CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389122, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 33.53 feet to a 1/2 inch rebar set with cap stamped "GBA CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'43" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "GBA CONSULTANTS", being the southwest corner of a 16.850 acre tract of land described as Tract 2 in deed to Betty Bagwell, recorded in Instrument No. 2008-00390762, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "GBA CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar set with cap stamped "GBA CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar set with cap stamped "GBA CONSULTANTS";

N 88°31'51" E, a distance of 258.79 feet to a 1/2 inch rebar set with cap stamped "GBA CONSULTANTS";

S 66°05'05" E, a distance of 266.78 feet to a 1/2 inch rebar set with cap stamped "GBA CONSULTANTS";

S 30°05'05" E, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped "GBA CONSULTANTS";

[illegible]

THENCE S 89°54'11" W, with the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

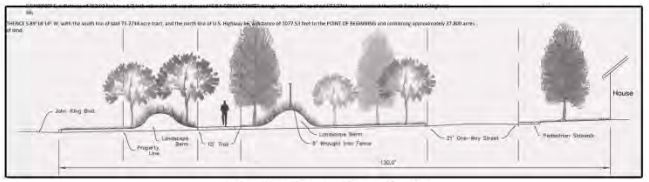
1. Ladera Rockwall shall be completed in one phase.

2. The Ladera HOA shall be responsible for the maintenance of all yards, open space, and landscape.

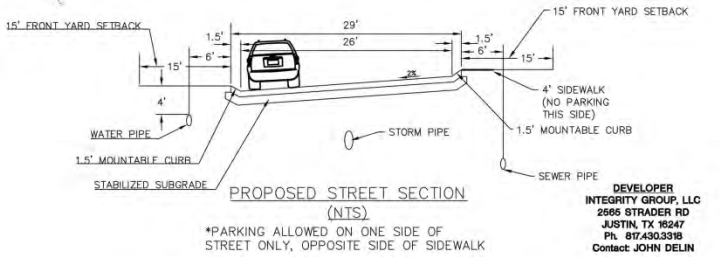
3. On-street parking shall be defined as parallel parking on one side of the street, as shown in the street section below. Off-street parking shall be defined as parking in residential driveways, garages or head-in parking spaces along the streets.

4. Masonry columns at a minimum spacing of 45' are only required along John King and U.S. Hwy 66.

5. UL #U356, 1-hour rated exterior wall assemblies used design complies with Table R302.1(1) of the 2015 IRC.



John King Overlay Cross Section



PROPOSED STREET SECTION
(NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK

DEVELOPER
INTEGRITY GROUP, LLC
2565 STRADER RD
JUSTIN, TX 76247
Ph. 817.430.3318
Contact: JOHN DELIN

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PD Development Standards.

Tract 1: 9.894-Acres of Non-Residential Property

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on *Tract 1* of the *Subject Property*; however, the following additions and conditions shall apply:

The following land uses shall be expressly prohibited on the *Subject Property*:

- ☑ Convent or Monastery
- ☑ Hotel or Motel
- ☑ Hotel, Residence
- ☑ Cemetery/Mausoleum
- ☑ Mortuary or Funeral Chapel
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Gun Club, Skeet or Target Range (*Indoor*)
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash, Self Service
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

The following additional use shall be permitted through a Specific Use Permit (SUP) on the *Subject Property*:

- ☑ Garden Supply/Plant Nursery

(2) *Density and Dimensional Requirements.* Any development on *Tract 1* of the *Subject Property* shall be subject to the development standards required for properties in a General Retail (GR) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

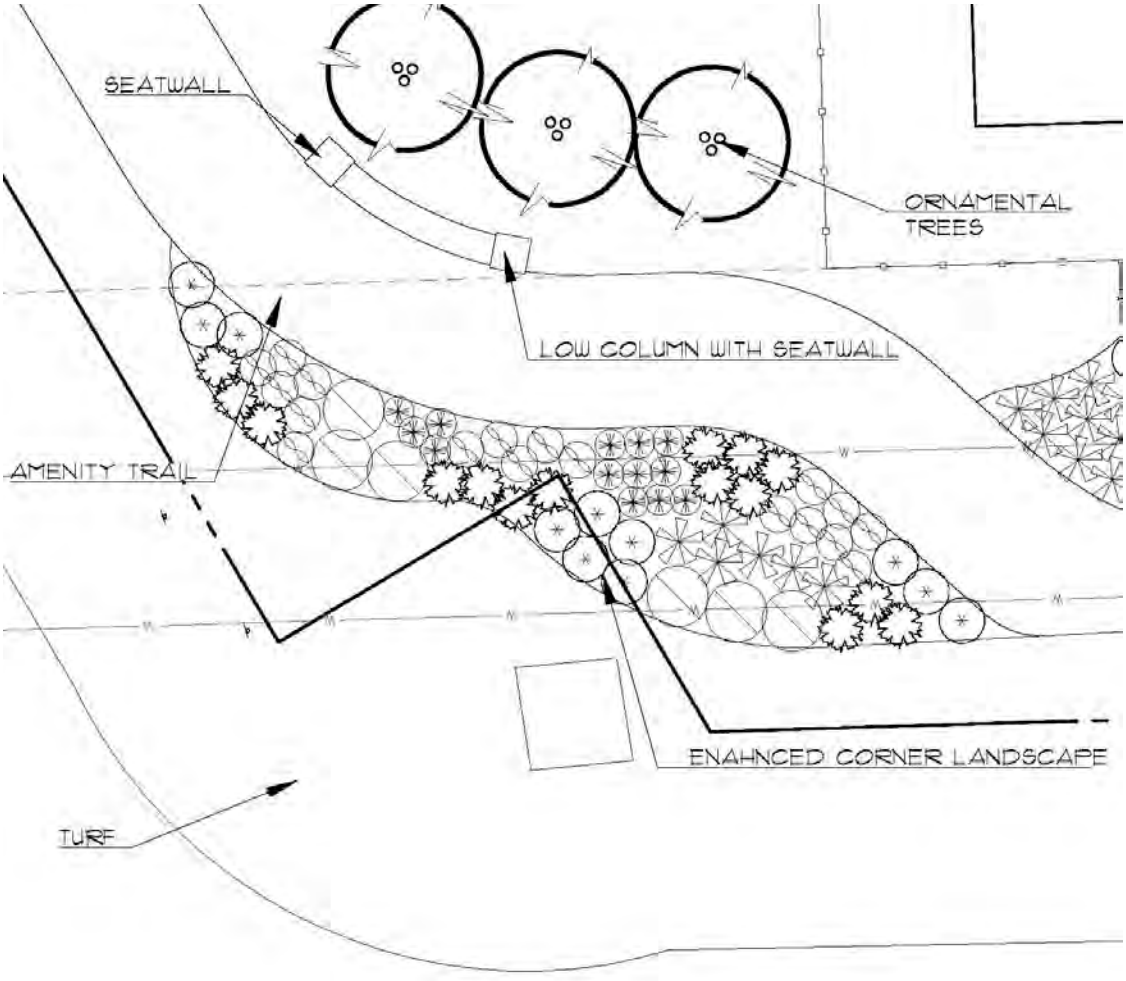
(3) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall adhere to the following:

(a) Landscape Buffer (SH-66). A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 15-foot landscape buffer adjacent to SH-66.

(b) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 15-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 15-foot landscape buffer adjacent to John King Boulevard.

(c) Landscape Buffer (FM-1141). A minimum of a 15-foot landscape buffer shall be provided along the frontage of FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 15-foot landscape buffer adjacent to FM-1141.

(4) *Intersection Enhancements.* In accordance with the *John King Boulevard Design Concept Plan* the applicant shall be required to provide an intersection enhancement at the corner of the intersection of Williams Street (SH-66) and John King Boulevard that generally conforms to the following design:



Tract 2: 28.011-Acres of Residential Property

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on *Tract 2* of the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

- ☑ Activity Center
- ☑ Community Pool
- ☑ Gazebos/Pavilions
- ☑ Sports Courts

(2) *Unit Composition and Layout.* The unit composition and layout shall generally conform to the *Concept Plan* for *Tract 2* depicted in *Exhibit 'B'* and stated as follows:

Unit Type	*Unit Dimensions*	*Minimum Unit Size (SF)*	*Dwelling Units (#)*	*Dwelling Units*
1	*44.5' x 80'*	*1,600 SF*	*20*	*15.48%*
2 & 3	*42' x 77'*	*1,600 SF*	*31*	*59.52%*
4	*54' x 60'*	*1,600 SF*	*41*	*16.67%*
5	*64' x 50'*	*2,100 SF*	*6*	*08.33%*
		Total Units:	*122*	

(3) *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 3.2-units/acre; however, in no case should the proposed development exceed 122 single-family, residential units. The *Subject Property* shall maintain conformance with the following requirements:

(a) Condominium Requirement. The property shall be established as a condominium development pursuant to the requirements of *Chapter 82* of the *Texas Property Code*, and platted as a single lot.

(b) Lot Dimensional Requirements. The proposed condominium lot shall adhere to the following setbacks:

Minimum Lot Width	*1,500'*
Minimum Lot Depth	*490'*
Minimum Lot Area	*28.0-Acres*
Minimum Setback Adjacent to John King Boulevard	*95'*
Minimum Setback Adjacent to SH-66	*20'*
Minimum Setback Adjacent to the Eastern & Northern Property Lines	*10'*

Continued on next page …

(c) *Internal Artificial Lot Requirements.* The units constructed on the proposed condominium lot shall adhere to the following dimensional requirements for artificial lots:

Minimum Setback from a Private Street [1] [2] [3]	*15'*
Minimum Side Yard Distance Between Units	*6'*
Minimum Side Yard Setback from a Private Street [1] [2]	*10'*
Minimum Rear Yard Distance Between Units	*20'*
Maximum Height	*35'*

General Notes:

[1]: *This setback shall be measured from the back of curb.*

[2]: *Variances of up to five (5) feet may be granted by the Director of Planning and Zoning on a case-by-case basis for artificial lots on curve-linear streets.*

[3]: *The minimum length of a driveway shall be 20-feet as measured from the edge of the approach to the garage door.*

(4) *Building Standards.* All development shall adhere to the following building standards:

(A) *Masonry Requirement.* The minimum masonry requirement for the exterior façades -- *excluding doors and windows* -- of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted to be used to meet up to 40% of the masonry requirement.

(B) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on the front elevation of all structures. Porches and rear elevations shall have a minimum of a *4:12* roof pitch.

(C) *Garage Orientation.* Garages shall oriented in a *traditional swing* (or *j-swing*) or in a front entry configuration. If a front entry garage configuration is utilized it shall face the street and shall be located even with the front building façade of the primary structure. On *traditional swing* (or *j-swing*) garages a second single garage door facing the street is permitted if it is located behind the width of the double garage door.

(D) *Anti-Monotony Restrictions.* The development shall adhere to the following Anti-Monotony requirements (*for spacing requirements see the illustration on the following page*):

(1) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Brick Color
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) All roof shingles shall be an architectural or dimensional shingle, and have a 30-year rating. (*3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.

Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.

(E) Fencing Standards. All residential privacy fencing shall be six (6) foot wrought iron/tubular steel fencing for transparent fencing and six (6) foot Simtek (*or a similar product*) fencing for non-transparent fencing. Fencing located along the exterior of the condominium lot shall be a minimum of six (6) foot wrought iron/tubular steel fencing with masonry columns a maximum of 45-feet on center. The masonry columns shall only be required adjacent to John King Boulevard and SH-66.

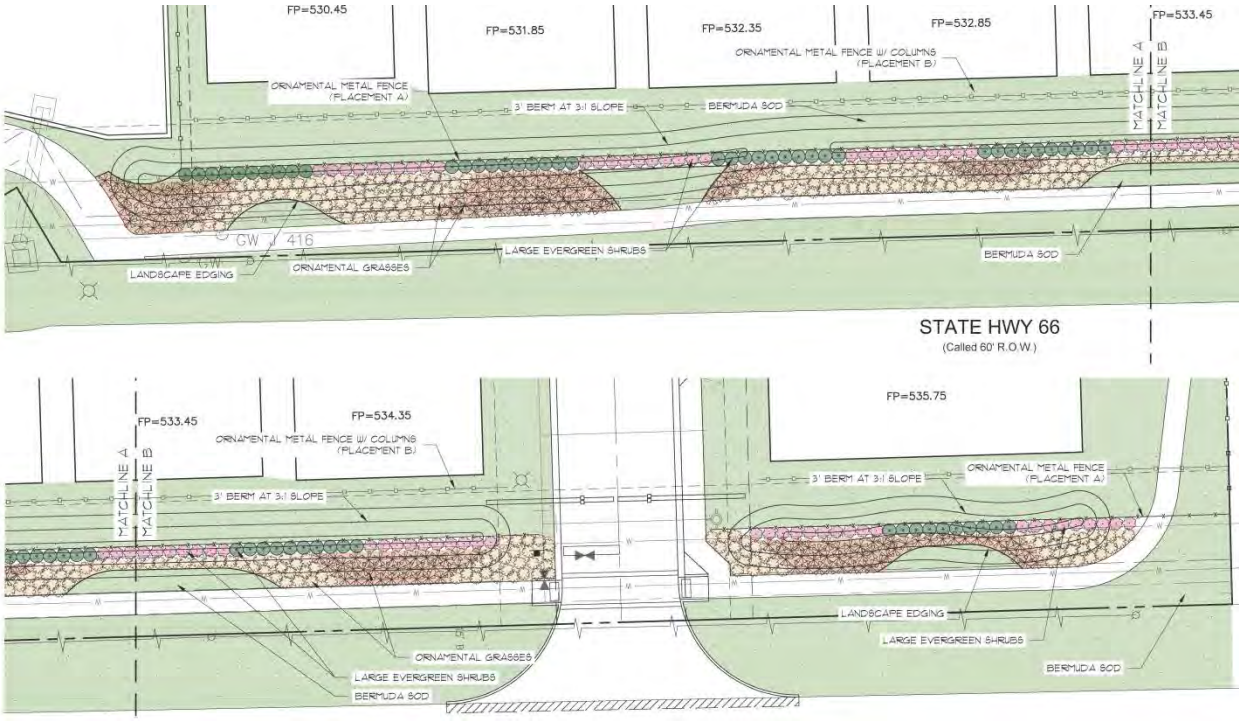
(F) Landscape and Hardscape Standards.

(1) *Residential Landscape.* All canopy trees planted within the condominium lot and not situated within a required landscape buffer shall be a minimum of three (3) inches in caliper and accent trees shall be a minimum of four (4) feet in height. All tree plantings shall conform to the City's tree planting guidelines and requirements stipulated in Appendix F, *Landscaping Guidelines and Requirements*, of the Unified Development Code.

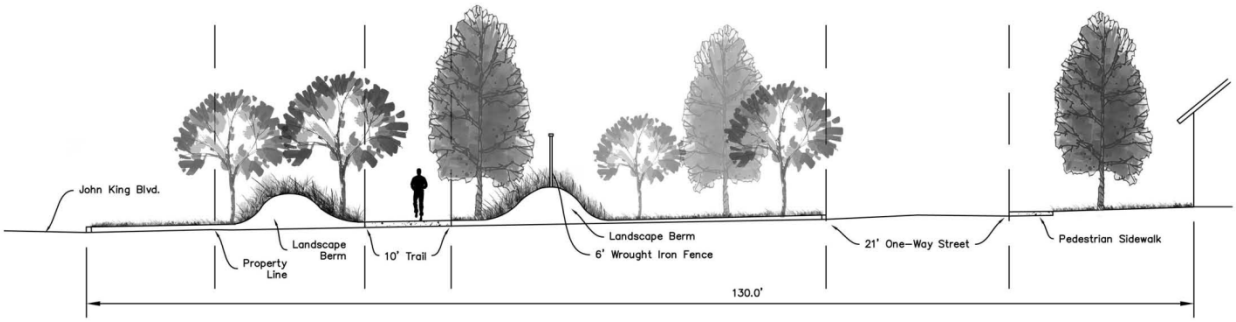
(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA) and shall conform to the following:

(a) Landscape Buffer (SH-66). A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. The landscaping shall be generally as depicted below. The developer shall also be

responsible for the construction of a five (5) foot sidewalk situated within the 20-foot landscape buffer adjacent to SH-66.



(b) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard. The required wrought iron fence along John King Boulevard may be situated within 40-feet of the right-of-way line. In addition, the design of the buffer shall generally conform to the following cross section:



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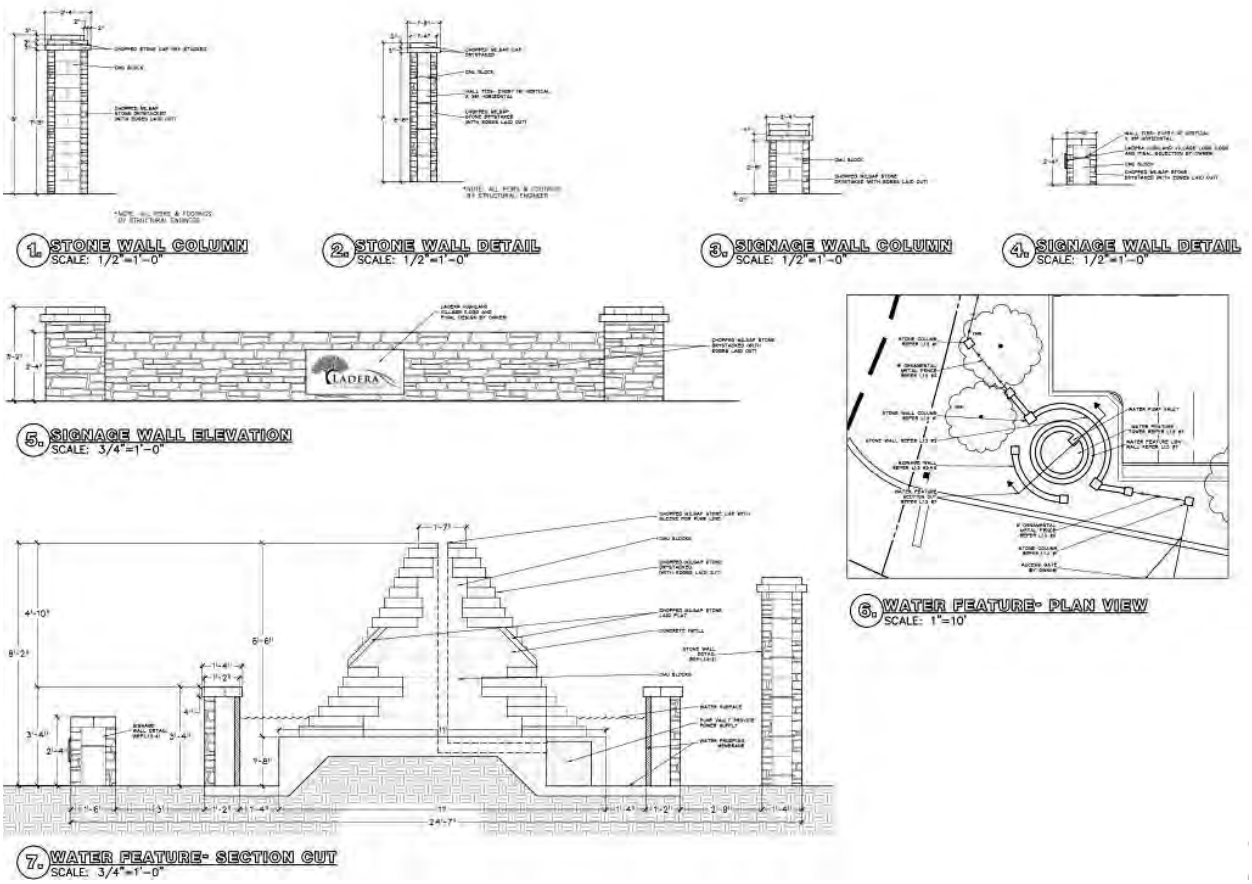
(3) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(4) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(G) Trail Enhancements. In accordance with the *John King Boulevard Design Concept Plan* the applicant shall be required to provide a trail enhancement element that generally conforms to the following design:



(H) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to concentrate light within the development area.

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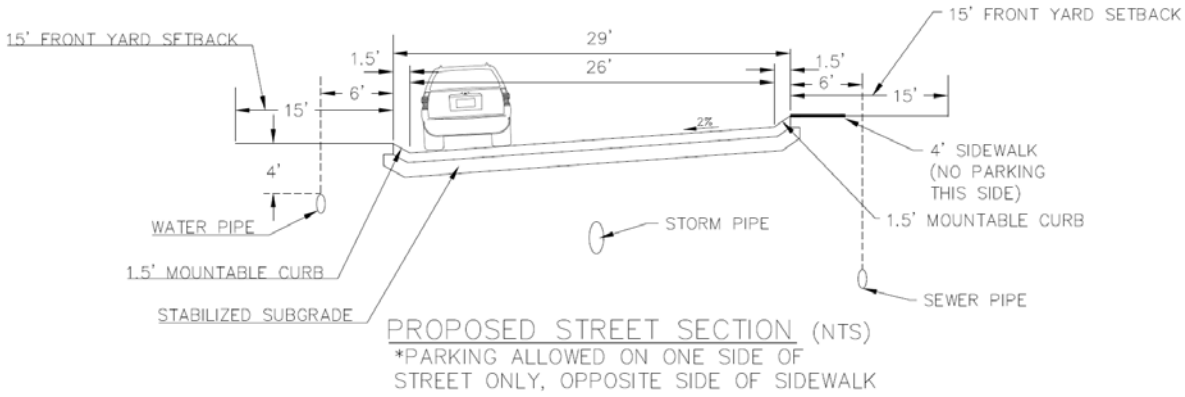
(I) *Private Streets.* With the exception of the 21-foot, one-way street situated adjacent to John King Boulevard the street cross sections for this development should conform to the following cross section:



(J) *Open Space.* The development shall consist of a minimum of 47.88% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall maintain all common open space areas. For the purposes of this Planned Development District open space shall include all front yards, rear yards, common areas, buffers and floodplain installed by the developer, but does not include any landscaping, trees, patios and other improvements installed by the homeowner. Floodplain shall be calculated at a rate of 50% (*e.g. ½-acre for every acre provided*).

(K) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

(L) *Condominium Owner's Association (COA).* A Condominium Owner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Chapter 82, Uniform Condominium Act,* of the *Texas Property Code*. The COA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, and screening fences associated with this development, but it is not required to maintain additional landscaping or improvements added by the homeowner.

(M) *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(N) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL

ORDINANCE NO. 18-33

SPECIFIC USE PERMIT NO. S-193

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) ALLOWING *FURNITURE UPHOLSTERY, REFINISHING AND REPAIR* IN CONJUNCTION WITH AN EXISTING GENERAL RETAIL STORE ON A 1.9175-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE B. J. T. LEWIS SURVEY, ABSTRACT NO. 255, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Al and Mattie Vivo for the approval of a Specific Use Permit (SUP) allowing *Furniture Upholstery, Refinishing and Repair* in conjunction with an existing general retail store on a 1.9175-acre tract of land, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District and being identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, addressed as 1411 S. Goliad Street [*SH-205*], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of *Furniture Upholstery, Refinishing and Repair* in conjunction with an existing retail store as stipulated by Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule,* of *Article IV, Permissible Uses,* and *Section 4, Commercial Districts,* and *Section 6.7, SH-205 Overlay (SH-205 OV) District,* of *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the

City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Furniture Upholstery, Refinishing and Repair* land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) All *Furniture Upholstery, Refinishing and Repair* operations shall be ancillary to the primary land use (*i.e. general retail store*).

2) The constraints of the area used for *Furniture Upholstery, Refinishing, and Repair* shall be limited to 450 SF and be located in the area indicated as *Work Space* on the concept plan depicted in *Exhibit 'B'* of this ordinance.

3) The use of a paint sprayer or aerosol painting products to finish furniture shall be prohibited without the installation of a paint booth in accordance with all applicable state and local requirements.

4) The manufacturing or large-scale assembly of furniture shall be prohibited.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and

applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF AUGUST, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: July 16, 2018

2nd Reading: August 6, 2018

Legal Description: Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255
Address: 1411 S. Goliad Street



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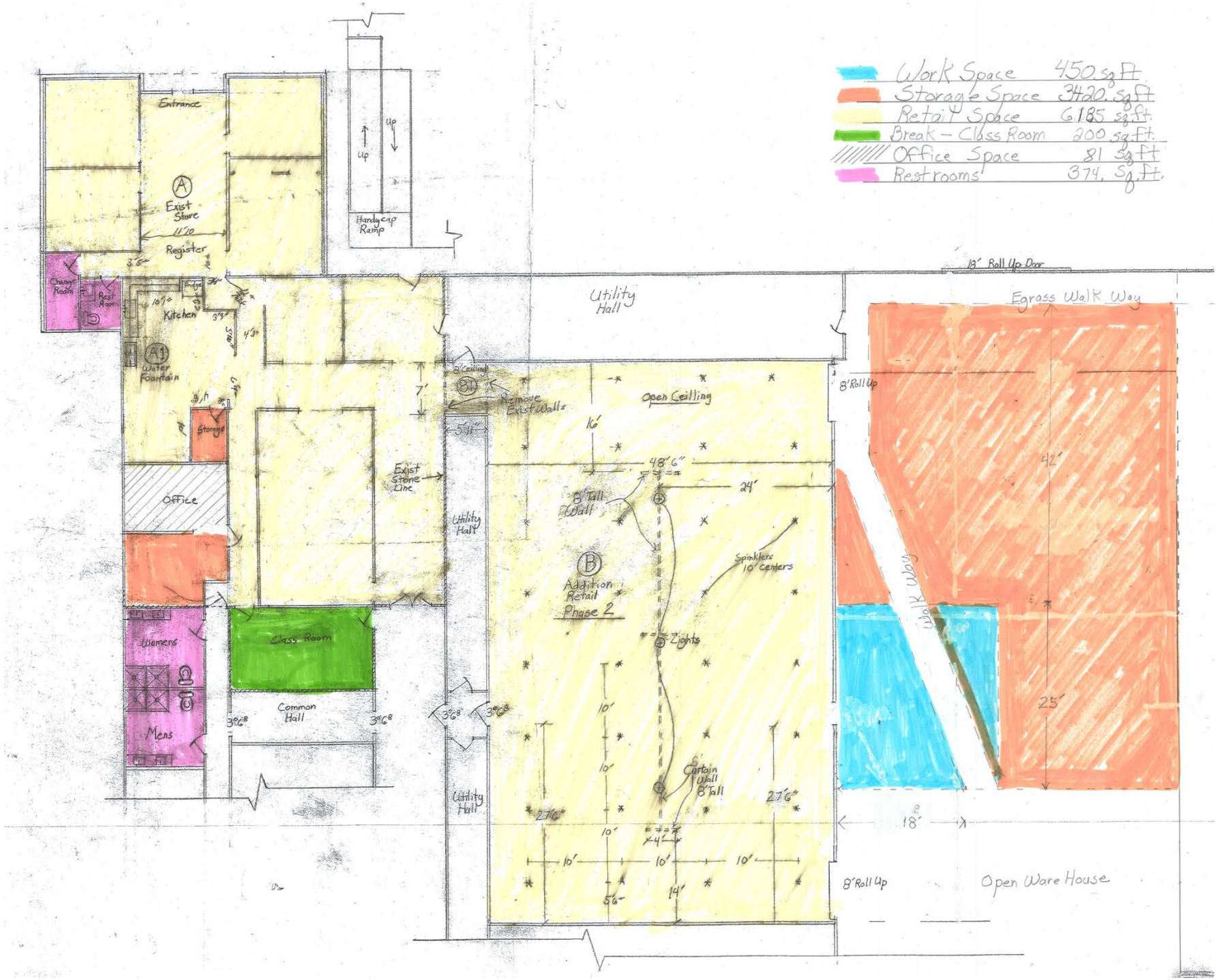
Work Space 450 sq ft
Storage Space 3420 sq ft
Retail Space 6185 sq ft
Break – Class Room 200 sq ft
Office Space 81 Sq ft
Restrooms 374 Sq ft
Entrance
Exist Store
Register
Handicap Ramp
Up
Up
Change Room
Rest Room
Kitchen
Fridge
Water Fountain
Storage
Office
Womens
Mens
Class Room
Common Hall
Utility Hall
Utility Hall
Utility Hall
Exist Stone Line
Remove Exist Walls
Open Ceilling
8' Ceiling
8' Tall Wall
Addition Retail Phase 2
Spinklers 10' centers
Lights
Curtain Wall 8' Tall
18' Roll Up Door
Egrass Walk Way
8' Roll Up
Walk Way
42'
25'
18'
8' Roll Up
Open Ware House
48'6"
24'
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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 08/06/2018

APPLICANT: Juan Vasquez, P.E.; *Vasquez Engineering*

AGENDA ITEM: **P2018-022;** *Lots 18, 19, & 20, Block A, La Jolla Pointe Addition*

SUMMARY:

Consider a request by Juan Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a replat for Lots 18, 19 & 20, Block A, La Jolla Pointe Addition, Phase 2 being a 5.769-acre tract of land currently identified as Lots 8, 9 & 11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 5.769-acre tract of land [*i.e. Lots 8, 9, & 11, Block A, La Jolla Pointe Addition*] into three (3) parcels of land [i.e. *Lots 18, 19, & 20, Block A, La Jolla Pointe Addition*] for the purpose of constructing two (2) hotels.

- ☑ On August 21, 2017, the City Council approved two (2) Specific Use Permits (SUPs), *Z2017-027 (Ordinance No. 17-43) and Z2017-028 (Ordinance No. 17-38),* to allow hotels on Lots 18 and 19.

- ☑ On November 11, 2017, the Planning and Zoning Commission approved a site plan [*SP2017-033*] for a hotel on Lot 18. There is a second hotel proposed for Lot 19 which has been entitled but does not have an approved site plan.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

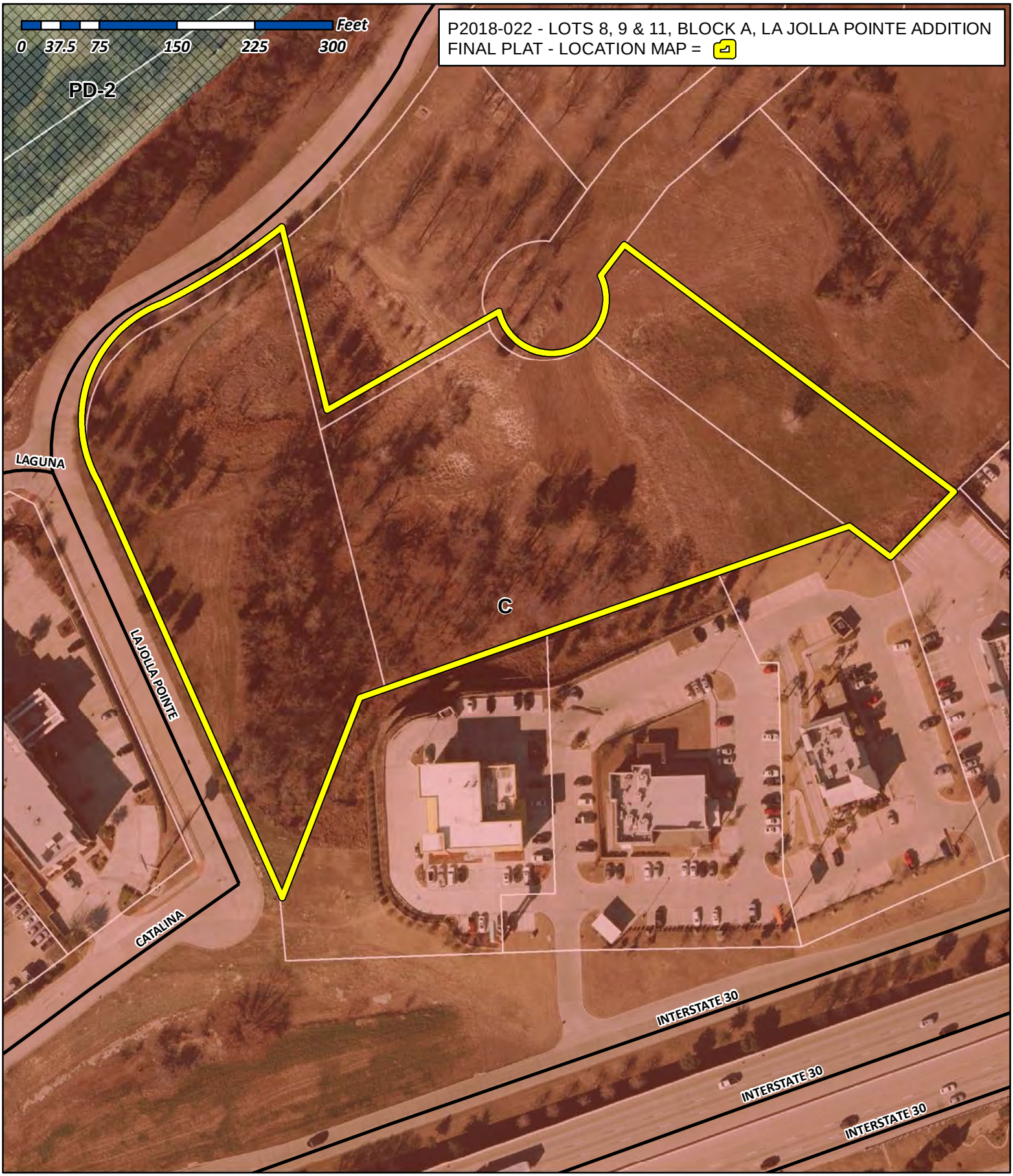
Should the City Council approve the *replat* for *Lots 18, 19, & 20, Block A, La Jolla Pointe Addition,* staff would recommend the following conditions:

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

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

PLANNING AND ZONING COMMISSION:

On July 31, 2018, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff recommendations passed by a vote of 5-0 with Commissioners Logan and Chodun absent.

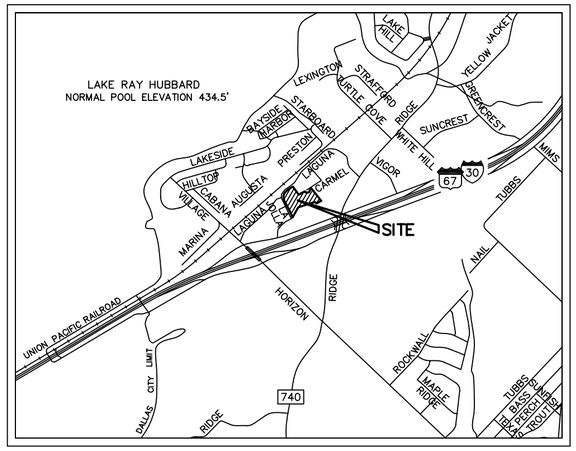


City of Rockwall

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

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

VICINITY MAP
N.T.S.



D=23°26'31"
R=660.00'
L=270.03'
CB=N39°48'26"E
CD=268.15'

1/2" YCIRF "ARTHUR" CONTROLLING MONUMENT

LAGUNA DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)

LOT 3, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. F, PG. 255-256
P.R.R.C.T.

N37°06'28"E
57.36'

1/2" IRF

1/2" YCIRF "ARTHUR"

N37°06'28"E
59.78'

LOT 10, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

D=11°52'02"
R=660.00'
L=136.70'
CB=N57°27'43"E
CD=136.46'

N 7016027.40
E 2590580.09
1/2" YCIRF "ARTHUR" CONTROLLING MONUMENT

D=171°48'23"
R=58.00'
L=173.92'
CB=N64°09'30"E
CD=115.70'

CARMEL CIRCLE
(A 60' RIGHT-OF-WAY,
PER VOL. 4871, PG. 48)

58.0'

N37°06'28"E
37.33'

REMAINDER OF
LOT 8, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

D=87°15'39"
R=120.00'
L=182.76'
CB=N19°45'54"E
CD=165.60'

1/2" IRS

D=11°32'47"
R=660.00'
L=133.00'
CB=N57°18'05"E
CD=132.78'

S1°51'24"E 181.81'

N60°03'24"E 190.87'

D=00°19'15"
R=660.00'
L=3.70'
CB=N63°14'06"E
CD=3.70'

S29°46'49"E 240.17'

D=90°00'00"
R=42.00'
L=65.97'
CB=S64°34'27"E
CD=59.40'

N70°25'33"E
58.34'

N19°34'27"W
32.50'

S19°34'27"E
30.65'

S53°10'30"E 397.10'

PART OF
LOT 8, BLOCK A
LA JOLLA POINTE ADDTION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

ORIGINAL PLAT LINE

LOT 1, BLOCK 1
IHOP NO. 9448 ADDITION
CAB. D, PG. 199
P.R.R.C.T.

LOT 2, BLOCK A
110,827 SQ. FT. OR
2.544 AC.

N70°25'33"E 82.04'

N60°13'11"E 115.87'

D=37°32'10"
R=42.00'
L=27.52'
CB=S00°48'21"E
CD=27.03'

S17°57'44"W
39.61'

D=37°18'06"
R=42.00'
L=27.34'
CB=S00°41'19"E
CD=26.86'

HYATT ROCKWALL ADDITION
OVERALL AREA
227,615 SQ. FT. OR
5.225 AC.

LOT 11, BLOCK A
LA JOLLA POINTE ADDTION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

LOT 9, BLOCK A
LA JOLLA POINTE ADDTION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

S19°20'22"E
71.61'

261.60'

N53°10'30"W
49.31'

S44°36'44"W
87.62'

LOT 1, BLOCK 1
STEAK 'N SHAKE ADDITION
CAB. F, PG. 229-230
P.R.R.C.T.

LOT 1, BLOCK A
116,789 SQ. FT. OR
2.681 AC.

ROCKWALL INNKEEPERS I, LTD.
INST. NO. 20170000016642
O.P.R.R.C.T.

S70°39'38"W 499.76'

238.16'

BLOCK A
LA JOLLA POINTE ADDITION
PHASE 2
CAB. G, PG. 258-260
P.R.R.C.T.

LOT 17

LOT 16

LOT 15

WILLIAM BLEVINS SURVEY
ABSTRACT NO. 9

&

JAMES SMITH SURVEY
ABSTRACT NO. 200

LOT 4R, BLOCK C
LA JOLLA POINTE ADDITION
PHASE I
CAB. E, PG. 276-277
P.R.R.C.T.

LA JOLLA POINTE DRIVE
(A 60' RIGHT-OF-WAY)

N23°51'55"W 438.29'

S21°09'56"W 206.62'

1/2" YCIRF "ARTHUR"

POINT OF BEGINNING

1/2" IRF
N 7015397.35
E 2590586.38

NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SEE SHEET 2 FOR EASEMENT DETAILS AND LINE & CURVE TABLES

PRELIMINARY-FOR REVIEW ONLY 05/25/2018

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A

BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

OWNER:

ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603
CONTACT: _____

ENGINEER:

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

JOB NO.:	17-0919FP
DATE:	05/18/2018
REV:	
SCALE:	1" = 50'
DRAWN:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
tmankin@peisersurveying.com
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Member Since 1977
FIRM No. 100999-00

SHEET 1 OF 3

PROPOSED EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	23.55'	30.00'	44°58'09"	N 43°39'00" E	22.95'
C2	23.58'	30.00'	45°01'51"	N 01°21'00" W	22.98'
C3	50.22'	30.00'	95°54'54"	N 71°49'22" W	44.56'
C4	5.57'	54.00'	05°54'54"	N 63°10'38" E	5.57'
C5	3.10'	30.00'	05°54'54"	N 63°10'38" E	3.10'
C6	9.62'	54.00'	10°12'23"	S 65°19'22" W	9.61'
C7	84.82'	54.00'	90°00'00"	N 64°34'27" W	76.37'
C8	35.38'	54.00'	37°32'10"	N 00°48'21" W	34.75'
C9	19.53'	30.00'	37°18'06"	S 00°41'19" E	19.19'
C10	25.92'	30.00'	49°29'42"	S 45°54'47" W	25.12'
C11	42.38'	54.00'	44°58'09"	N 43°39'00" E	41.30'
C12	44.03'	30.00'	84°05'06"	S 18°10'38" W	40.18'
C13	5.34'	30.00'	10°12'23"	S 65°19'22" W	5.34'
C14	47.12'	30.00'	90°00'00"	N 64°34'27" W	42.43'
C15	17.51'	30.00'	33°26'25"	N 02°51'14" W	17.26'
C16	30.42'	54.06'	32°14'40"	S 02°33'34" W	30.02'
C17	44.10'	30.00'	84°13'24"	N 28°32'56" E	40.23'
C18	44.75'	30.00'	85°28'27"	S 66°36'09" E	40.72'
C19	2.21'	54.00'	02°20'50"	N 64°57'40" E	2.21'
C20	5.60'	30.00'	10°41'24"	S 26°30'38" W	5.59'
C21	53.51'	42.00'	72°59'51"	S 12°37'59" W	49.97'
C22	9.29'	120.00'	04°26'03"	S 61°10'42" W	9.28'

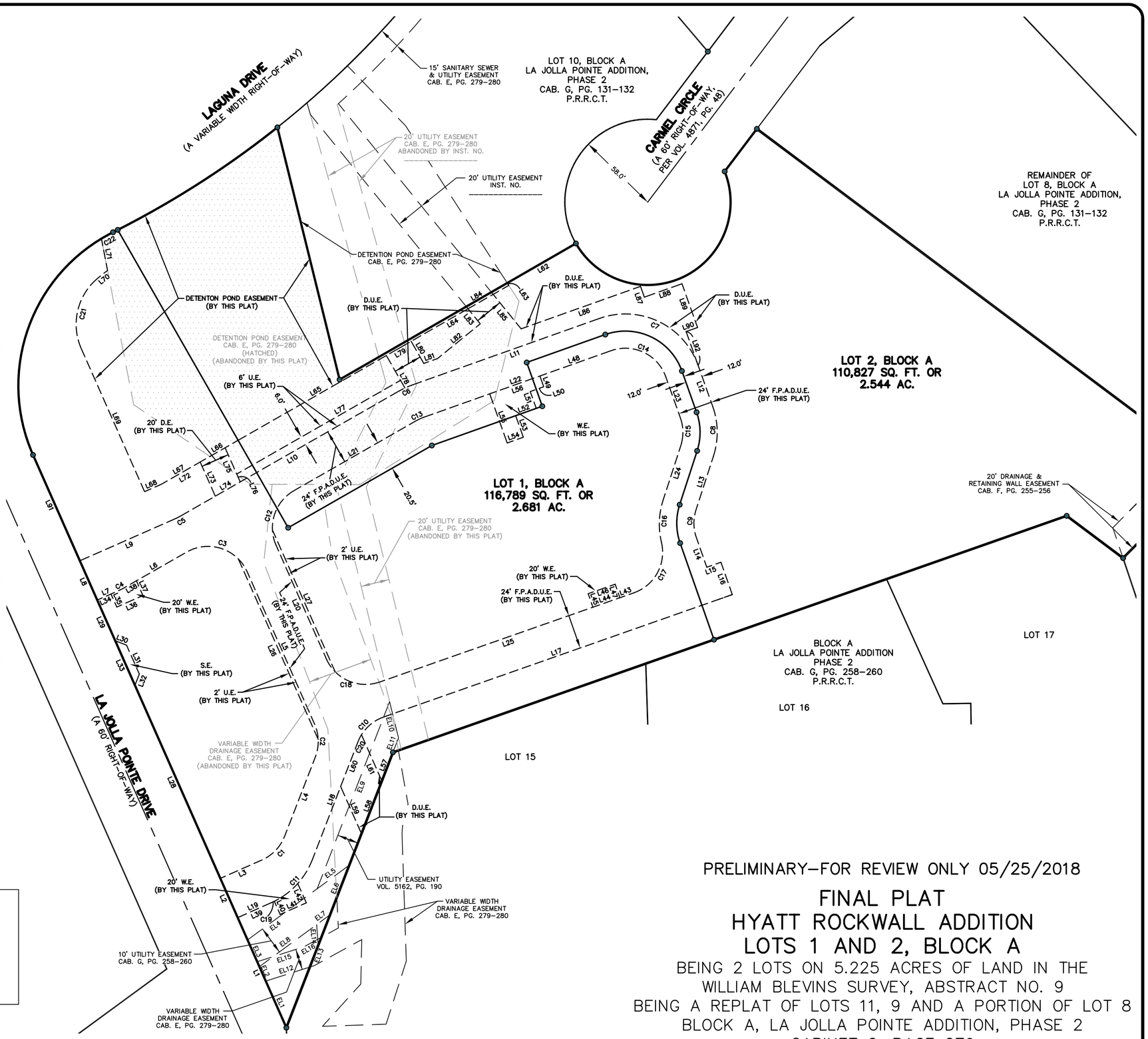
PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	84.23'	N 23°51'55" W
L2	30.00'	N 23°51'55" W
L3	31.89'	N 66°08'05" E
L4	59.52'	N 21°09'56" E
L5	116.49'	N 23°51'55" W
L6	49.92'	S 60°13'11" W
L7	15.69'	S 66°13'22" W
L8	30.08'	N 23°51'55" W
L9	73.60'	N 66°12'52" E
L10	176.77'	N 60°13'11" E
L11	139.53'	N 70°25'33" E
L12	30.65'	S 19°34'27" E
L13	39.61'	S 17°57'44" W
L14	22.11'	S 19°20'22" E
L15	10.50'	N 70°39'38" E
L16	24.00'	S 19°20'22" E
L17	258.58'	S 70°39'38" W
L18	88.54'	S 21°09'56" W
L19	25.89'	S 66°08'05" W
L20	87.01'	N 23°51'55" W
L21	98.62'	N 60°13'11" E
L22	139.53'	N 70°25'33" E
L23	30.65'	S 19°34'27" E
L24	41.75'	S 17°51'25" W
L25	188.59'	S 70°39'38" W
L26	138.03'	S 23°51'55" E
L27	108.55'	N 23°51'55" W
L28	147.74'	S 23°51'55" E
L29	31.13'	S 23°51'55" E
L30	8.49'	S 68°51'54" E
L31	22.11'	S 23°51'55" E
L32	8.49'	S 21°08'05" W
L33	34.11'	N 23°51'55" W
L34	10.54'	N 66°15'57" E
L35	10.00'	S 23°51'55" E
L36	20.00'	N 66°08'05" E
L37	11.25'	N 23°51'55" W
L38	9.33'	S 60°13'11" W
L39	25.89'	N 66°08'05" E
L40	10.05'	S 23°51'55" E
L41	20.00'	N 66°08'05" E
L42	14.78'	N 23°51'55" W
L43	10.47'	S 70°39'38" W
L44	20.00'	S 70°39'38" W
L45	10.00'	N 19°20'22" W
L46	20.00'	N 70°39'38" E
L47	10.00'	S 19°20'22" E
L48	52.84'	S 70°25'33" W
L49	8.00'	S 19°34'27" E
L50	10.00'	S 70°25'33" W

PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L51	12.50'	S 19°34'27" E
L52	15.26'	S 70°25'33" W
L53	15.99'	S 19°34'27" E
L54	12.00'	S 70°18'19" W
L55	36.51'	N 19°34'27" W
L56	37.26'	N 70°25'33" E
L57	21.46'	S 21°09'56" W
L58	39.58'	S 21°09'56" W
L59	36.04'	N 23°51'55" W
L60	33.49'	N 21°09'56" E
L61	35.31'	S 23°51'55" E
L62	55.46'	S 60°3'24" W
L63	1.99'	S 32°52'46" E
L64	89.74'	S 60°13'11" W
L65	128.50'	S 60°13'11" W
L66	30.61'	S 60°13'11" W
L67	31.36'	S 60°13'11" W
L68	12.81'	S 66°08'05" W
L69	109.51'	N 23°51'55" W
L70	9.54'	N 51°44'32" E
L71	22.69'	N 10°58'51" W
L72	31.36'	N 60°13'11" E
L73	26.14'	S 23°51'55" E
L74	20.11'	N 60°13'11" E
L75	26.14'	N 23°51'55" W
L76	6.03'	N 23°51'55" W
L77	132.07'	N 60°13'11" E
L78	26.19'	N 29°46'49" W
L79	20.00'	N 60°13'11" E
L80	17.86'	S 29°46'49" E
L81	10.15'	N 70°25'33" E
L82	38.57'	N 50°56'18" E
L83	15.53'	N 39°03'42" W
L84	20.26'	N 60°03'24" E
L85	33.04'	S 39°03'42" E
L86	88.72'	N 70°25'33" E
L87	8.00'	S 19°34'27" E
L88	27.94'	N 70°25'33" E
L89	32.50'	S 19°34'27" E
L90	8.50'	S 70°25'33" W
L91	81.00'	N 23°51'55" W
L92	25.00'	S 19°34'27" E

EXISTING EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
EL1	35.63'	N 23°51'55" W
EL2	14.81'	N 23°51'55" W
EL3	16.71'	N 23°51'55" W
EL4	60.45'	N 53°42'00" E
EL5	27.88'	N 53°42'00" E
EL6	37.19'	S 21°09'56" W
EL7	11.67'	S 53°41'07" W
EL8	49.72'	S 53°42'12" W
EL9	140.44'	N 21°09'29" E
EL10	26.14'	S 13°51'24" E
EL11	10.83'	S 21°09'29" W
EL12	32.36'	N 72°19'35" E
EL13	16.25'	N 21°09'56" E
EL14	14.59'	N 04°17'31" W
EL15	34.28'	N 72°19'35" E
EL16	13.94'	N 61°17'11" E

EASEMENT LEGEND

U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
W.E. – WATER EASEMENT
S.E. – SIDEWALK EASEMENT
D.U.E. – DRAINAGE AND UTILITY EASEMENT
F.P.A.D.U.E. – FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT



NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

OWNER:

ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603
CONTACT: _____

ENGINEER:

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

PRELIMINARY-FOR REVIEW ONLY 05/25/2018

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A

BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

JOB NO.:	17-0919FP
DATE:	05/18/2018
REV:	
SCALE:	1" = 50'
DRAWN:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
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tmankin@peisersurveying.com

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FIRM No. 100999-00

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SHEET 2 OF 3

223

OWNER'S CERTIFICATION

WHEREAS ROCKWALL INNKEEPERS I, LTD., is the sole owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the R. Ballard Survey, Abstract No. 29, in the City of Rockwall, Rockwall County, Texas, and being all of that certain 5.225 acre tract of land to Rockwall Innkeepers I, Ltd., by deed recorded in Instrument Number 20170000016642, Official Public Records, Rockwall County, Texas, and being all of Lots 11 and 9, and a part of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the south corner of said Lot 11, same being the most westerly northwest corner of Lot 15, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Pages 258–260, said Plat Records, same being in the northeast right–of–way line of La Jolla Pointe Drive (a 60' right–of–way);

THENCE North 23 deg. 51 min. 55 sec. West, along the common line of said Lot 11, and the northeast right–of–way line of said La Jolla Pointe Drive, a distance of 438.29 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" for the beginning of a curve to the right having a radius of 120.00 feet, a delta angle of 87 deg. 15 min. 39 sec., and a chord bearing and distance of North 19 deg. 45 min. 54 sec. East, 165.60 feet;

THENCE in a northeasterly direction, along the common line of said Lot 11, and the northeast right–of–way line of said La Jolla Pointe Drive, and along said curve to the right, an arc distance of 182.76 feet to a 1/2 inch iron rod set with red cap stamped "PEISER & MANKIN SURV" (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the left having a radius of 660.00 feet, a delta angle of 11 deg. 52 min. 02 sec., and a chord bearing and distance of North 57 deg. 27 min. 43 sec. East, 136.46 feet, same being in the south right–of–way line of Laguna Drive (a variable width right–of–way at this point, formerly known as La Jolla Pointe Drive);

THENCE in a northeasterly direction, along the common line of said Lot 11, and the south right–of–way line of said Laguna Drive, and along said curve to the left, an arc distance of 136.70 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" found for the northeast corner of said Lot 11, same being the northwest corner of Lot 10, said Block A, of said La Jolla Pointe Addition;

THENCE South 13 deg. 51 min. 24 sec. East, along the common line of said Lot 11, and said Lot 10, a distance of 181.81 feet to a point in a detention pond (cannot monument) for the southwest corner of said Lot 10, same being the northwest corner of aforesaid Lot 9;

THENCE North 60 deg. 03 min. 24 sec. East, along the common line of said Lot 9, and said Lot 10, a distance of 190.87 feet to a 1/2 inch iron rod set for the most northerly corner of said Lot 9, same being the most southerly southeast corner of said Lot 10, same being in the west right–of–way line of Carmel Circle (cul–de–sac), same being the beginning of a non–tangent curve to the left having a radius of 58.00 feet, a delta angle of 171 deg. 48 min. 23 sec., and a chord bearing and distance of North 64 deg. 09 min. 30 sec. East, 115.70 feet;

THENCE in a northeasterly direction, along the common line of said Lot 9, and the south right–of–way line of said Carmel Circle, and along said non–tangent curve to the left, passing the most easterly northeast corner of said Lot 9, same being the most westerly corner of aforesaid Lot 8, and continuing along the common line of said Lot 8, and the south right–of–way line of said Carmel Circle, a total arc distance of 173.92 feet to a 1/2 inch iron rod set for the end of said curve;

THENCE North 37 deg. 06 min. 28 sec. East, continuing along the common line of said Lot 8, and the south right–of–way line of said Carmel Circle, a distance of 37.33 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract;

THENCE South 53 deg. 10 min. 30 sec. East, through the interior of said Lot 8, a distance of 397.10 feet to a 1/2 inch iron rod set for the most easterly southeast corner of the herein described tract, same being in the southeasterly line of said Lot 8, same being in the northwesterly line of Lot 1, block 1, Steak 'N Shake Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Pages 229–230, aforesaid Plat Records;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 8, and said Lot 1, a distance of 87.62 feet to a 1/2 inch iron rod set for the most southerly corner of said Lot 8, same being the northwest corner of said Lot 1, same being an angle point in the east line of aforesaid Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258–260);

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 8, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258–260), a distance of 49.31 feet to a 1/2 inch iron rod set for the southeast corner of aforesaid Lot 9;

THENCE South 70 deg. 39 min. 38 sec. West, along the common line of said Lot 9, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258–260), passing the southwest corner of said Lot 9, same being the southeast corner of aforesaid Lot 10, and continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258–260), a total distance of 499.76 feet to a 1/2 inch iron rod set for an angle point;

THENCE South 21 deg. 09 min. 56 sec. West, continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258–260), a distance of 206.62 feet to the POINT OF BEGINNING and containing 227,615 square feet or 5.225 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **HYATT ROCKWALL ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **HYATT ROCKWALL ADDITION** have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. All detention/drainage systems to be maintained, repaired, and replaced by property owner.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

8. Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

WITNESS MY HAND, this _____ day of _____, 2018.

ROCKWALL INNKEEPERS I, LTD.

_____

By:

STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

_____

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER:

ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603
CONTACT: _____

ENGINEER:

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972–278–2948 TELE
972–271–1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY–FOR REVIEW ONLY 05/25/2018

_____ _____ _____
Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

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

WITNESS OUR HANDS, this _____ day of _____, 2018.

_____ _____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A

BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

JOB NO.:	17–0919FP
DATE:	05/18/2018
REV:	
SCALE:	1" = 50'
DRAWN:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817–481–1806 (O)
817–481–1809 (F)
tmankin@peisersurveying.com
FIRM No. 100999–00

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas Society of Professional Surveyors
Member Since 1977

SHEET 3 OF 3

Parcel name: 1

```
   North: 7905.48             East : 3333.15
Line  Course: N 23-51-55 W  Length: 438.290
        North: 8306.30              East : 3155.82
Curve  Length: 182.759            Radius: 120.000
        Delta: 87-15-39           Tangent: 114.396
        Chord: 165.601             Course: N 19-45-55 E
    Course In: N 66-08-05 E    Course Out: N 26-36-16 W
    RP  North: 8354.85              East : 3265.56
    End North: 8462.15              East : 3211.82
Curve  Length: 136.701            Radius: 660.000
        Delta: 11-52-02           Tangent: 68.596
        Chord: 136.458             Course: N 57-27-43 E
    Course In: N 26-36-16 W    Course Out: S 38-28-18 E
    RP  North: 9052.26              East : 2916.25
    End North: 8535.54              East : 3326.86
Line  Course: S 13-51-24 E  Length: 181.809
        North: 8359.02              East : 3370.40
Line  Course: N 60-03-24 E  Length: 190.872
        North: 8454.29              East : 3535.80
Curve  Length: 173.918            Radius: 58.000
        Delta: 171-48-23          Tangent: 809.775
        Chord: 115.704             Course: N 64-09-30 E
    Course In: N 60-03-42 E    Course Out: N 68-15-19 E
    RP  North: 8483.24              East : 3586.06
    End North: 8504.73              East : 3639.93
Line  Course: N 37-06-28 E  Length: 37.334
        North: 8534.50              East : 3662.45
Line  Course: S 53-10-30 E  Length: 397.098
        North: 8296.49              East : 3980.32
Line  Course: S 44-36-44 W  Length: 87.620
        North: 8234.12              East : 3918.78
Line  Course: N 53-10-30 W  Length: 49.310
        North: 8263.67              East : 3879.31
Line  Course: S 70-39-38 W  Length: 499.760
        North: 8098.17              East : 3407.75
Line  Course: S 21-09-56 W  Length: 206.624
        North: 7905.48              East : 3333.15

   Perimeter: 2582.096   Area: 227,615 SQ. FT. 5.23 AC.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.00                Course: S 73-05-23 W
  Error North: -0.000               East : -0.001
Precision  1: 2,582,095,000.000
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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: August 6, 2018

SUBJECT: Z2018-029; *SUP for Siren Rock Brewery*

At the last City Council meeting on July 16, 2018, the City Council tabled *Case No. Z2018-029* by a vote of 7-0. Since this action was taken, the applicant has proposed changes to the draft ordinance to help address the City Council's concerns. Specifically, the operational conditions in the draft ordinance have been changed to include the following conditions:

1) The *Subject Property* shall not be used as a winery (*a facility used for the manufacturing, bottling, labeling and packaging of wine*) or a distillery (*a facility used for manufacturing of distilled beverages*).

2) The *Subject Property* may be used for all permitted accessory uses as well as special event rentals.

3) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.

4) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.

5) In accordance with Section 12, *Permit (B),* of the Texas Alcoholic Beverage Commission's Alcoholic Beverage Code, retail package sales of on-site manufactured products (*i.e. beer, ale or malt beverages*) to the ultimate consumers for consumption off-premise of the *Subject Property* shall be prohibited.

6) In the event of the sale or other transfer of the *Subject Property*, or the transfer of a majority interest in the entity which owns the *Subject Property*, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (*a Tasting Room*) unless the City Council shall have approved the operation of such a *Tasting Room* by the new owner. Any application for operation of a *Tasting Room* by a future owner of the *Subject Property* may be reviewed by the City to ensure the new ownership of the *Subject Property* understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a *Tasting Room* and that any such *Tasting Room* be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, *Compliance*, of this ordinance. The provisions of this *Section 8* shall not be applicable to a transfer of the *Subject Property* to Cory and/or Eva Cannon (*the Cannons*) or any entity controlled by the Cannons (*including without limitation Siren Rock Brewing Company, LLC*) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.

7) The brewery operated on the *Subject Property* shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the *Subject Property*. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.

In addition, staff has received 21 emails in support of the applicant's request since the Planning and Zoning Commission meeting. These emails have been included in the attached packet for the City Council's review. As a reminder, staff has received three (3) returned property owner notifications to date, two (2) in support of the applicant's request and one (1) in opposition to the applicant's request. As was stated at the meeting on July 16, 2018, since the Planning and Zoning Commission forwarded a recommendation to deny the applicants request, a ¾-majority vote of City Council members present is required for the approval of this case. Staff should also remind the City Council that an action to table or postpone this case without holding a public hearing would effectively cause the case to be withdrawn due to the recently adopted postponement rules stipulated by the Unified Development Code (UDC). Should the City Council have any questions concerning this case, staff will be available at the meeting on August 6, 2018.

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 08/06/2018

APPLICANT: Doug Galloway

AGENDA ITEM: **Z2018-029;** *SUP for Siren Rock Brewery*

SUMMARY:

Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [*SH-205*] and Storrs Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

At the April 2, 2018 City Council meeting, the City Council directed staff to prepare a text amendment amending Article IV, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of making changes to the alcohol related land uses. This direction came as the result of an appointment with Corey and Eva Cannon requesting the City Council amend the code to allow the *Brewery and/or Distillery* land use in the Downtown (DT) District by Specific Use Permit (SUP). Ultimately, the City Council adopted changes to the UDC creating a *Craft Brewery, Distillery and/or Winery* land use, which is allowed *by-right* in the Light Industrial (LI) and Heavy Industrial (HI) Districts and by Specific Use Permit (SUP) in the Downtown (DT), General Retail (GR) and Commercial (C) Districts. This amendment was adopted on June 4, 2018. Based on this approval, the applicant -- *Doug Galloway* -- has submitted an application on behalf of the Corey Cannon requesting the approval of a Specific Use Permit (SUP) to allow a *Craft Brewery* in the Downtown (DT) District. The subject property is a 1.16-acre tract of land located west of City Hall, directly north of 316 S. Goliad Street [*SH-205*].

According to the approved amendment, the *Craft Brewery, Distillery and/or Winery* land use is permitted within the Downtown (DT) District by Specific Use Permit (SUP) with the following conditions:

1) *The total building area (i.e. area under roof) is less than 12,000 SF.*
2) *The total floor area dedicated to the direct sale of the on-site manufactured product (typically referred to as a taproom) shall not exceed a maximum of 40% of the total floor area.*
3) *The uses permitted as accessory land uses are limited to:*

    (a) a tasting room to dispense product manufactured on site for on premise consumption,
    (b) meeting/banquet facilities,
    (c) restaurants, and/or
    (d) retail sales of on-site manufactured product for off-premise consumption.

The applicant has submitted a concept plan that shows that the proposed facility will be 11,931 SF in size with a 4,479 SF area dedicated for the taproom. This represents 37.69% of the total floor area. The remainder of the space will include 1,850 SF for offices and 7,452 SF of production space. In addition, the taproom will include a 508 SF banquet/meeting room. Based

on the materials provided by the applicant the proposed concept plan appears to meet the requirements of the adopted ordinance; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the applicant's request be approved, a site plan with building elevations will need to be approved by the Planning and Zoning Commission (*and City Council if necessary*) pending a recommendation from the Architectural Review Board (ARB).

ADJACENT LAND USES AND ACCESS:

The subject property is located south to the intersection of S. Goliad Street [*SH-205*] and Storrs Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an unimproved 50-foot right-of-way and Texas Power & Light Utility Easement. Beyond this are four (4) tracts of land (*i.e. [1] a 0.454 acre parcel of land identified as Lots 1, 6, 7 & 8, Block P, Rockwall OT Addition, [2] a 0.241-acre parcel of land identified as Lot 1, Block AB, Rockwall OT Addition, [3] a 0.29-acre parcel of land identified as Lot 2, Block AB, Rockwall OT Addition and [4] a 0.4592-acre parcel of land identified as Lots 2-5, Block P, Rockwall OT Addition*), two (2) of which are vacant and two (2) of which have parking areas for the police department. All of these areas are zoned Downtown (DT) District.

South: Directly south of the subject property is a 1.254-acre parcel of land identified as *Lot 1RA, Cain Properties #1 Addition* that is currently occupied with a multi-tenant, general retail strip center. South of this is a 0.85-acre parcel of land, identified as *Lot 3, Rocca Villa Addition*, which is currently occupied by buildings owned by the Rockwall Housing Authority. Both properties are zoned Downtown (DT) District.

East: Directly east of the subject property S. Goliad Street [*SH-205*], which is identified as a P3U (*principal arterial, three [3] lane, divided highway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. This transitions into a P6D *(principal arterial, six [6] lane, divided highway*) south of the subject property. East of this roadway is a 7.3545-acre parcel of land identified as *Lot 1, Block 1, Rockwall City Hall Addition*. This property is currently occupied by City Hall. All areas east of the subject property are zoned Downtown (DT) District.

West: Directly west of the subject property is Rockwall Memorial Cemetery, which is identified *as Block 15, 16 & 17, Lowe & Allen Addition*. In addition, there is a 1.216-acre parcel of land identified as *Lot 1RB, Cain Properties #1 Addition*. Both of these properties are zoned Downtown (DT) District.

NOTIFICATION:

On June 27, 2018, staff mailed 119 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Bent Creek Condos and Stonebridge Meadows Homeowner's Associations (HOAs), which are the only HOAs/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice in opposition, two (2) notices in favor, and 25 emails in favor of the applicant's request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request, staff would offer the following conditions of approval:

1) The operation of the *Craft Brewery, Distillery and/or Winery* on the subject property shall be subject to the following operational conditions, which are contained in the SUP ordinance:

    (a) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

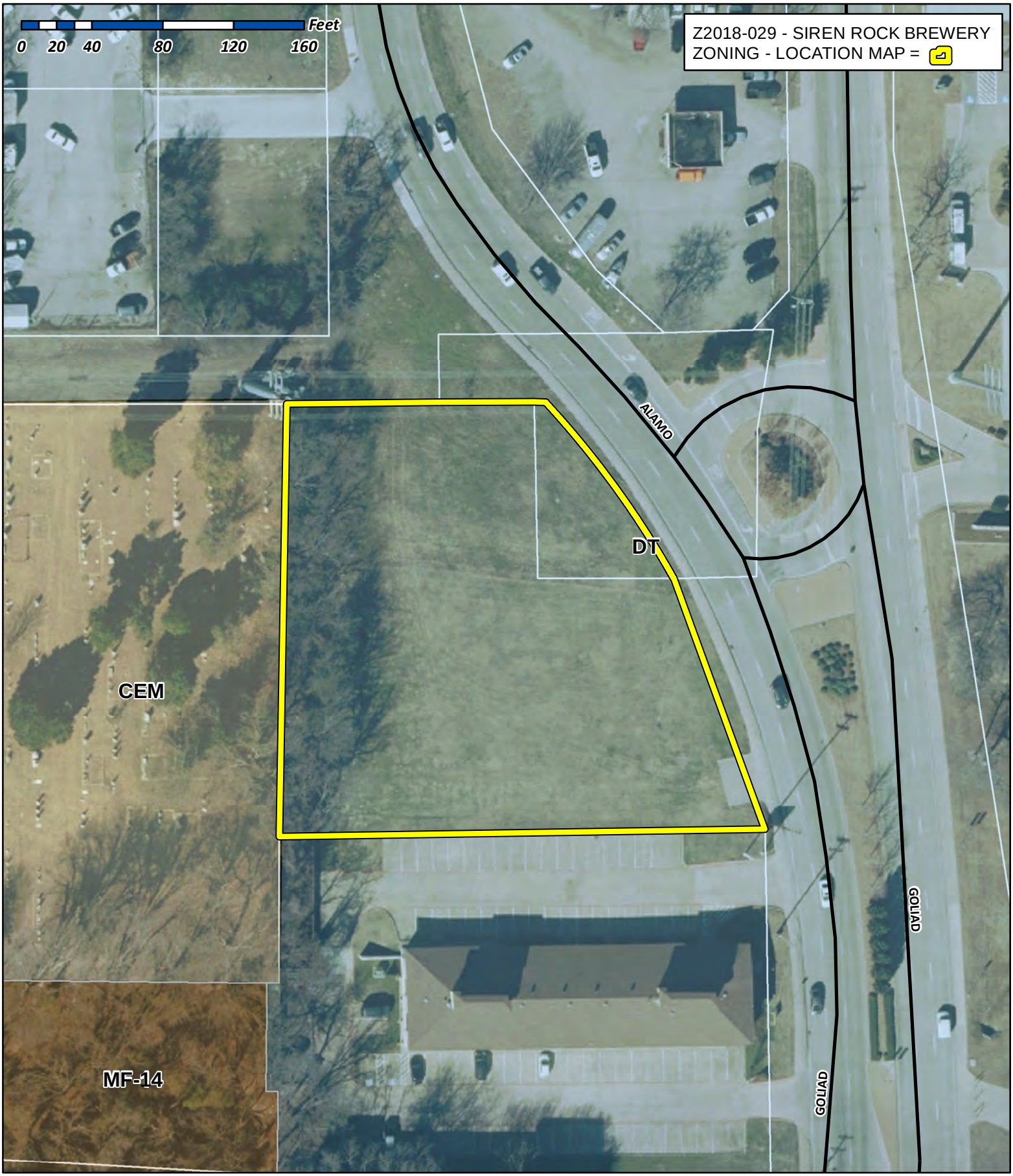
    (b) The maximum square footage of the building shall not exceed 12,000 SF in total building area.

    (c) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On July 10, 2018, the Planning and Zoning Commission approved a motion to recommend denial by a vote of 4-1, with Commissioner Welch dissenting and Commissioners Fishman and Moeller absent. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(i)f such change [*zoning change*] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths (¾) of all eligible member of the City Council." This case will require a three-fourths (¾) vote for approval.



City of Rockwall

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

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

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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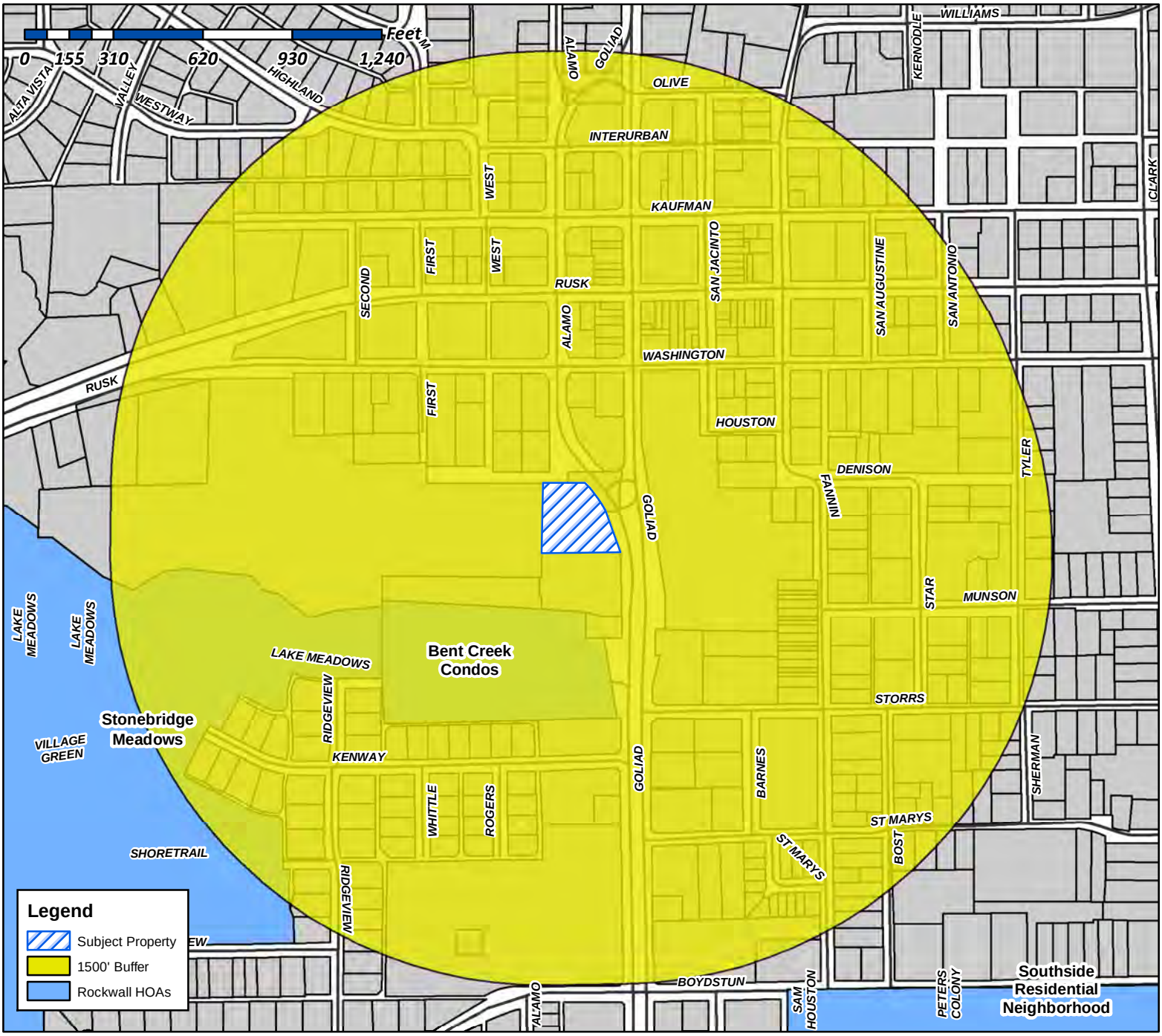
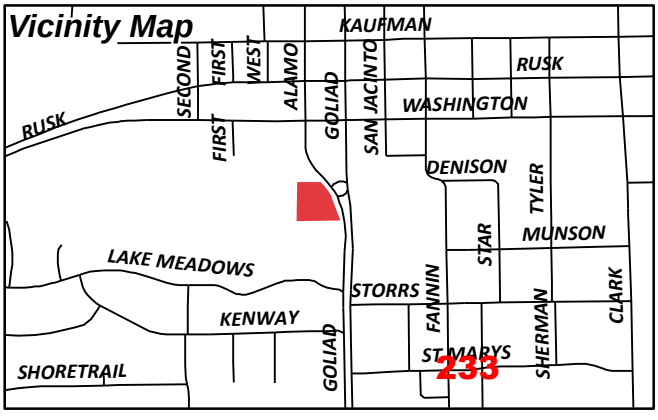


Case Number: Z2018-029
Case Name: Siren Rock Brewery
Case Type: Zoning
Zoning: SUP
Case Address: Immediately North of 316 S Goliad St

Date Created: ***6/18/2018***
For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, June 27, 2018 10:12:09 AM
Attachments:	HOA Map (06.18.2018).pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will be published in the Rockwall Herald Banner ***June 29, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 7/10/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 7/16/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

Z2018-029- Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [*SH-205*] and Storrs Street, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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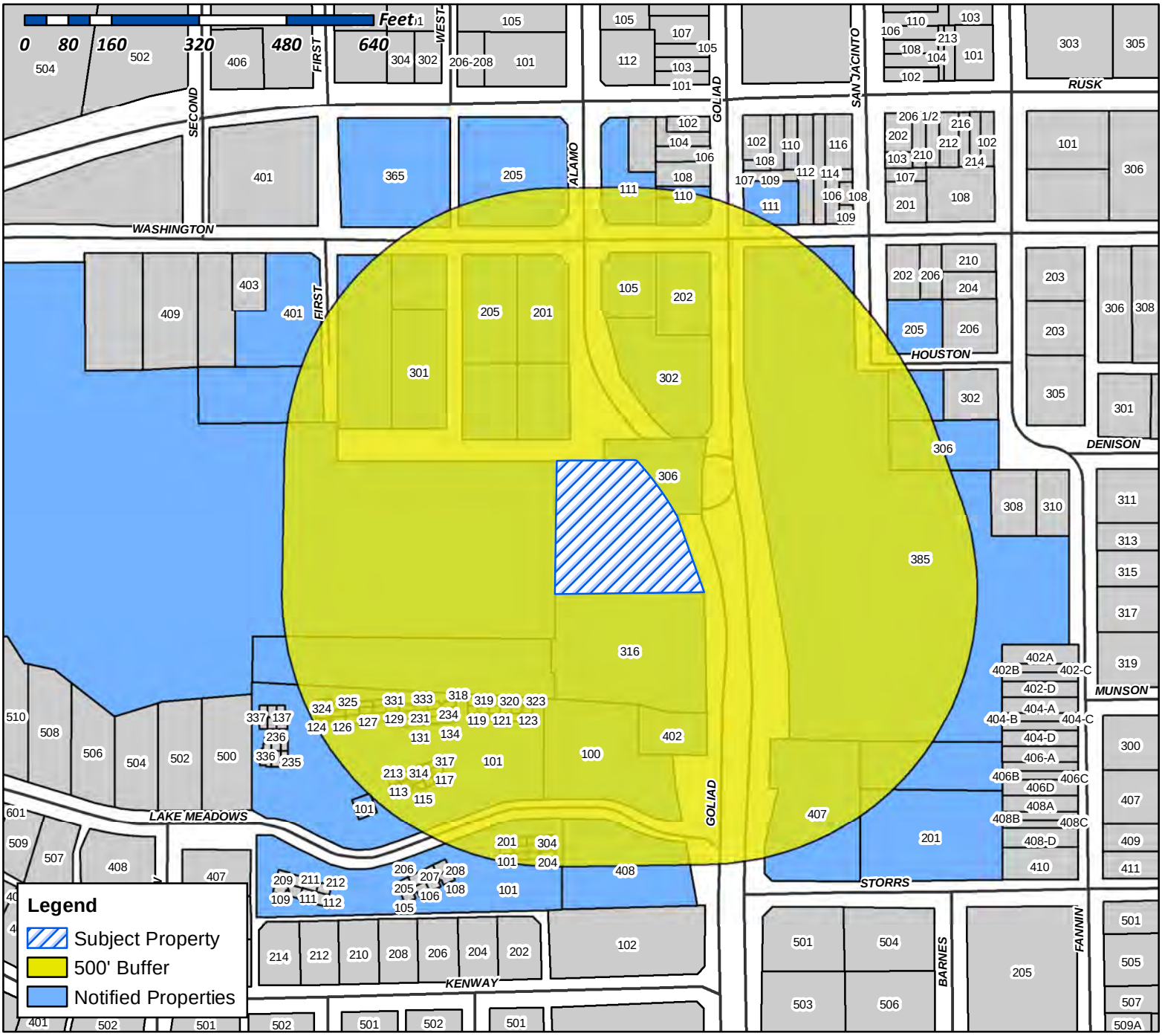
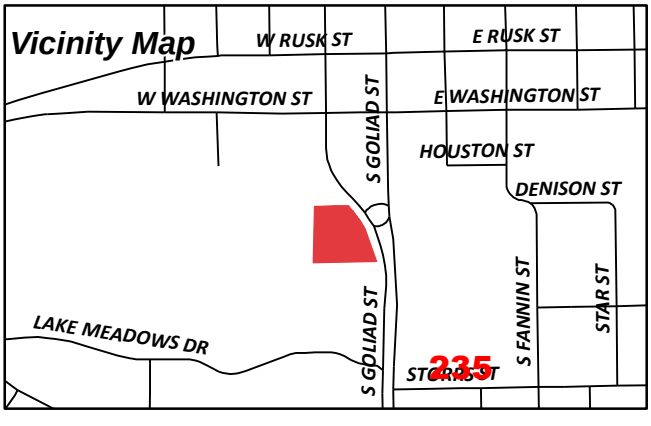


Case Number: Z2018-029
Case Name: Siren Rock Brewery
Case Type: Zoning
Zoning: SUP
Case Address: Immediately North of 316 S Goliad St



Date Created: 06/18/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
100 LAKE MEADOWS
ROCKWALL, TX 75087

CURRENT RESIDENT
101 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
102 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
103 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
104 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
105 W WASHINGTON
ROCKWALL, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

PRUITT JAMES PRESTON
110 S GOLIAD ST STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
111 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
111 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
113 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
114 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
115 LAKE MEADOWS DR
ROCKWALL, TX 75087

MODERN PYRAMIDS INC
11551 FOREST CENTRAL DRIVE #230
DALLAS, TX 75243

CURRENT RESIDENT
116 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
117 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
118 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
119 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
120 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
121 LAKE MEADOWS DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

CURRENT RESIDENT
126 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
127 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
128 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
129 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
130 LAKE MEADOWS DR
ROCKWALL, TX 75087

PEOPLES BILLY W
1308 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
131 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
132 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
133 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
134 LAKE MEADOWS DR
ROCKWALL, TX 75087

HOGUE MICHAEL & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

BEN & BETTY HOLDINGS LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
201 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
202 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
202 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
203 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
204 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
205 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
205 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
213 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
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ROCKWALL, TX 75087

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221 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2217 MCCLENDON DR
ROCKWALL, TX 75032

CURRENT RESIDENT
222 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
223 LAKE MEADOWS DR
ROCKWALL, TX 75087

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CURRENT RESIDENT
301 W WASHINGTON
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CURRENT RESIDENT
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CURRENT RESIDENT
306 S FANNIN ST
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CURRENT RESIDENT
333 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
334 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
365 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
389 SW LAKEVIEW AVE
ROCKWALL, TX 32025

CURRENT RESIDENT
401 WASHINGTON ST
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
ROCKWALL, TX 75087

DJ ROCKWALL LLC
4021 W 232 ST
TORRENCE, CA 90505

CURRENT RESIDENT
407 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
408 S GOLIAD
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
505 C B DAVIDSON
ROCKWALL, TX 75087

MYRELI LLC
627 SORITA CIR
HEATH, TX 75032

KAUFMANN DOUG A & RUTH A
627 SORITA CIRCLE
HEATH, TX 75032

CURRENT RESIDENT
720 DAVIS DR
ROCKWALL, TX 75087

SHIELDS MICHAEL L
811 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
920 STEPHENSON ST
ROCKWALL, TX 71104

HOUSING AUTHORITY OF CITY
OF ROCKWALL
, 00000

CAIN FAMILY PARTNERSHIP LTD
PO BOX 1119
ROCKWALL, TX 75087

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

TRASSATTS CORPORATION
PO BOX 271001
FLOWER MOUND, TX 75027

CURRENT RESIDENT
PO BOX 271001
ROCKWALL, TX 75027

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION
PO BOX 446
ROCKWALL, TX 75087

239

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-029: SUP for Brewery

Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Coey Cannon for the approval of a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 7/10/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 7/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **7/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

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Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

A BREWERY DOWNTOWN IS A VERY BAD IDEA. THIS WILL NOT ENHANCE THE FAMILY FRIENDLY DOWNTOWN. WE HAVE WORKD HARD AND SPENT MILLIONS of Dollars TO ENCOURAGE wholesome ACTIVITIES downtown. THIS is ON A VERY FAST DANGEROUS CURVE IN THE ROAD. People will be encouraged to cross MID-BLOCK TO GET DOWNTOWN AFTER DRINKING Alcohol,

Name: Jim Pruitt **Address:** 110 S. Goliad Rockwall, Tx 75087

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KENDA Culpepper 110 S. Goliad Rockwall, Tx 75087
KAYLEN Pruitt 110 S. Goliad Rockwall, Tx 75087

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Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

As long as traffic flow is not impeded to my business, I'm for the request.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Sincerely,

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Mike Shields

Address: 811 S ALAMO -/ 202 S. GOLIAD ST.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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From:	RockwallCitizen AndBusinessOwner
To:	Planning; Miller, Ryan; Pruitt, Jim; Daniels, Bennie; dmacalik@rockwall.com; Hohenshelt, John; Fowler, Kevin; Johannesen, Trace; Trowbridge, Patrick; Crowley, Rick; Griggs, Brad; Smith, Mary; Gonzales, David
Subject:	New Brewery in Downtown Rockwall
Date:	Wednesday, July 11, 2018 5:11:57 PM

Hello,

I am a longtime resident of Rockwall, as well as business owner, taxpayer, have kids in Rockwall schools, am involved in the community, and either attend or watch online almost all city meetings. I am deeply rooted and invested in Rockwall, and I would like to say how shocked I am at the P&Z vote to not allow the brewery in downtown, and how very upset I am with the mayor and his unethical tactics last night.

I have followed this case for many months and am aware of the discussions had as well of the process that all parties involved must go through here. I absolutely do NOT understand why the Planning and Zoning commission would unanimously pass the zoning ordinance last month that would allow a brewery to come in, and even pass it based on the presentation made for this specific brewery, just to deny the SUP, when there were no changes made. The property in question is still the same piece that it has been all along. The discussion has been had, and disproven several times, that you can't take beer from the brewery and walk down the street. Any person in this modern day and age knows this is not, and could never be, a "belly up to the bar" place. And why on Earth would you even ask the "what if you don't succeed" question? Do you ask EVERY person that comes in front of you for an SUP the same question, or are you just discriminating here because you don't want beer? That is completely unfair and unwarranted, and truly is a slap in the face to every small business owner out there. Shame on you.

But mostly, SHAME ON YOU, MAYOR PRUITT. You know, based on past votes and discussions with other council members, that this will pass City Council's vote, as well it should. So you effectively railroaded the P&Z members to confuse them with unfounded issues, many of which you know are untrue, so as to force a Supermajority vote if it goes to City Council. That is the prime definition of abuse of power, and I am truly appalled and ashamed that you represent Rockwall. You CERTAINLY do not represent what the citizens of Rockwall want, and you can go straight to social media to verify this. If I were on City Council, I would be extremely upset that you basically took away my vote, as well as the voice of the people. We deserve far better than your disparaging "leadership".

To the members of Planning and Zoning - please reconsider your vote and allow this brewery their SUP for the downtown location. You would be doing this city a major disservice if you continue to prohibit diversity and growth. This would bring so many people in to Rockwall, and wouldn't you want their first impression to be something amazing in downtown. vs. something ugly and boring in an out-of-sight industrial area? As far as them not having food - I (and many others) actually prefer this. We can always get food from any number of local restaurants if we want, and therefore support them as well. We need something else, somewhere that people can get together to enjoy each other's company for a few hours, instead of being rushed out of a restaurant so they can turn tables.

To City Council - please support this brewery if it comes in front of you for a future vote. Listen to your constituents and what they want! THIS is why we voted for you, and why you took an oath to do what is best for Rockwall. Please do not disappoint us.

Respectfully,
A True Rockwall Citizen

245

From:	Brad Parker
To:	Miller, Ryan; Planning
Subject:	Siren Rock Brewing Project
Date:	Wednesday, July 11, 2018 2:12:45 PM

I'm really disappointed to hear about the Siren Rock Brewing Company project being voted down. We're a young family that moved from Dallas to Rockwall about 2 years ago and we've always felt that Rockwall was missing something like this in the downtown area.

I hope that city council will reconsider this vote.

Thanks,
Brad

--
Brad Parker
(972)955-1814
parker.bradley2@gmail.com

246

From:	Max Muscle Rockwall
To:	Planning; Miller, Ryan
Cc:	Pruitt, Jim; Daniels, Bennie; Hohenshelt, John; Fowler, Kevin; Johannesen, Trace; Macalik, Dana; Trowbridge, Patrick
Subject:	Siren Rock
Date:	Wednesday, July 11, 2018 2:57:31 PM

As a “oldtimer” in Rockwall and as someone who remembers when downtown was considered an area of no development and was the last place a business wanted to locate, I’m very disappointed with P&Z not making a full recommendation to the council for the approval of the SUP for Siren Rock Brewery.

It’s my understanding that some concerns that P&Z had with the SUP is that they were concerned with people being able to walk the streets with open containers and be a problem. You realize that TABC governs this long before the SUP? TABC prohibits the retail sale of alcohol from a brewery, thus not an issue for contention. It was also mentioned that people were concerned with what would happen to the building with they closed down. Again, not your concern. Until the city owns the building and has to justify paying the bills for it there’s no reason this should be a discussion. The city is not in the retail development business. The city handles taxes and roads, and the private sector handles development.

Didn’t P&Z recommend to the council to rewrite the laws to allow a brewery in downtown? Why the bait & switch at the end?

I mean all this with no disrespect, but definitely with a passionate tone. The bigger picture is what were going for here. I’ve been in Rockwall for 30 years, and I’m excited to see the next 30.

John Hagaman
30 Shady Dale Lane
Rockwall, TX

559 East Interstate 30 @ Ridge Road
Rockwall, Texas 75087
972.722.MAX4
www.MaxMuscleNTX.com

CONFIDENTIALITY NOTICE: This communication and any accompanying document(s) are confidential and privileged. They are intended for the sole use of the addressee. If you receive this transmission in error, you are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon the communication is strictly prohibited. Moreover, any such inadvertent disclosure shall not compromise or waive the any legally protected privilege as to this communication or otherwise. If you have received this

communication in error, please contact us by replying to the sender of the email or by telephone at 972-722-6294. Thank you for your cooperation.

248

From: Kay Roe
To: Miller, Ryan
Subject: Vote
Date: Wednesday, July 11, 2018 5:46:40 PM

As a voting resident of Rockwall county, I am very disappointed in some of the recent vote outcomes by City Council and Planning and Zoning. I especially support approving Siren Rock Brewing Company in the requested location. I have been a patron of several similar businesses. They are great family friendly additions to the areas where they are located and the only impact to the area is increasing the customers and bringing the area up to date. It would be a fabulous addition to Rockwall's Downtown area. I have not heard a single citizen or downtown business owner speak negatively about the possibility of Siren Rock Brewing Company building in this location.

Kay Roe
907 N Fannin

249

From:	Kimberly Kiernan
To:	Miller, Ryan
Subject:	Citizen vote for Siren Rock!
Date:	Wednesday, July 11, 2018 4:18:59 PM

Hi, I just wanted to write about the proposed Siren Rock brewery in downtown. Craft breweries are a huge trend right now. Many of them are super successful, and I think having one in downtown Rockwall would be awesome. I love how, instead of serving their own food, they want to order in from the local businesses. This is a win win for everyone. Plus, the spot they want to go in is pretty much a vacant eye sore at this point. Siren rock's proposed building will be a draw and add much needed parking to the area.

I am not personally a beer drinker, but even I see the merits of adding it to the downtown area. The county has two breweries already, but really needs one in downtown. I think it's the perfect supplement to the businesses already there. Plus, it will be something that's draws more people in from surrounding areas and be a boon for downtown (just like Bankhead has been for rowlett but even better as it will support persisting businesses).

I do hope you will strongly consider approving this brewery.

Rockwall citizen,
Kimberly Kiernan

--
Sent from Gmail Mobile

250

From: Lynn Carter
To: Planning
Subject: Siren Rock Brewery
Date: Wednesday, July 11, 2018 8:26:48 PM

I was so sad to hear the news. A brewery would be the perfect fit for the downtown area. Such a great gathering place for friends and family in such a quaint atmosphere would be a great addition. Please reconsider your decision. Sincerely, Lynn Carter

251

From: Rachel Selman
To: Planning
Subject: Siren Rock Brewing Company
Date: Wednesday, July 11, 2018 1:39:48 PM

Good-Afternoon:

I was just informed that the Rockwall P&Z Committee voted NO for the SUP approval for the Siren Rock Brewing Company. As a long-term resident of Rockwall (1979) , I have witnessed many changes over the years, some I have agreed with others I have not. I have watched big restaurant chains come in and leave, as well and restaurants and shops owned by Rockwall residents as well. I ask that you please reconsider the vote NO. I am proud of where I grew up, and I support the local owned businesses. I believe the brewery would add more character to the already wonderful atmosphere we have downtown. I actually grew up on Washington St. , so walking up the Square when I was young to get a slurp-ee or candy from the Drop-In, or go to the Library (now a parking lot) was a fond memory. I love Downton Rockwall and I feel that if we keep local businesses local, then the feel and atmosphere of the town will keep.

Please reconsider.

Thanks,

Rachel Selman
3612 Hilltop Circle
Rockwall
469-387-6830

From: Wendi Kunkel
To: Planning
Subject: Downtown Brewery SUP
Date: Thursday, July 12, 2018 7:34:36 AM

I am disappointed to hear that Siren Rock did not get their SUP approved by the P&Z committee. My husband and I were so looking forward to that option to a downtown that has been revitalized.

I grew up in the area, and I fear Rockwall is losing it's charm. We have nail salons and chain restaurants galore, but where's the support for small business? They spent all this taxpayer money to fix up downtown, but now I see business closing there left and right. And yet, when a business wants to help grow the downtown (because people will come from other parts of DFW to visit a craft brewery) they are denied. Why?

I am very concerned about the vision this committee has for Rockwall.

Thank you,

Wendi Hawthorne (Kunkel)

From: Brian Llewellyn
To: Miller, Ryan
Subject: Siren Rock
Date: Thursday, July 12, 2018 11:06:15 AM

I would like to voice my extreme displeasure in the P&Z committee on this decision. I have watched the video and the reasons for voting against it are all personal reasons….No one took into account that the citizens of Rockwall want this. Its been known all along (I am not on P&Z or Council) and I have know since day 1 where the location was intended to go. It is NOT a bar. Please voice to the chair and the committee that their personal feelings need to be removed and they need to ask the citizens what we want. The look of the building is awesome, the concept is awesome and this will be a major asset to the community.

Brian Llewellyn CLU®, ChFC®, FLMI®
Agent

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NMLS #139716, NMLS MLO #1214868



P: 972-722-6300 | Visit Brian's Home Page | Map & Directions | Login
6537 Horizon Road, Suite A, Rockwall, TX 75032

Brian Llewellyn, Agent
www.briansmyagent.com
StateFarm®

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From:	Brian Llewellyn
To:	Pruitt, Jim; Daniels, Bennie; Hohenshelt, John; Johannesen, Trace; Macalik, Dana; Trowbridge, Patrick; Fowler, Kevin; Miller, Ryan
Subject:	Siren Rock
Date:	Tuesday, July 17, 2018 3:04:20 PM

Mayor, Council members and P&Z-

I attended last nights council meeting with the intent to speak on this topic and it turns out with how things proceeded that the public forum was not opened, so I would like to take a minute and express my thoughts on this topic for consideration as I am unsure if I will be able to make the next meeting. Below are a few items:

1. Johnny Lyons, chair of P&Z, made the following statements when Mr. Trowbridge asked why the request was denied:
    a. "When we saw it was across the street from City Hall, I think a lot of us had some heartburn about that."
    b. "There's a downward hill there and there's a curve so that's two dangerous conditions potentially with folks that are coming out of a parking lot that have been drinking."
        i. Here is my issues with these statements. We know there has been talk that if they turn this into a Brewpub and serve food that it will be additional support from council. My question is, how does that change point 2 that Johnny mentioned as one of his reasons for denial? You can still drink in a Brewpub and the location will still be in the same spot. And why does being across from City Hall have any bearing on P&Z denying this? There is no way anyone on P&Z did not know the proposed location for this project, its been known to everyone in Rockwall since DAY 1.
2. Based upon my above comments that if they denied based on those reasons, and those reasons will not change, then how will they all of a sudden change their vote to approve this project? Do they just do what the Mayor wants?
    c. It is of my opinion that the reason for their denial was based on the fact that the Mayor showed up to a committee that he appoints and lobbied against it. So if the project caves and gives in to what the Mayor wants for his Yes vote, then P&Z will now overlook the location being across the street from City Hall and the "dangerous" curve where the location will be??
3. I believe it was out of line for the Mayor to announce in a City Council meeting that he would bring a lot of people that are against this project to P&Z to speak against it is wrong. All the reasons he has listed for why he does not want the craft brewery, so he should recuse himself if he cannot take his personal feeling out and vote for the better of Rockwall.
4. There are a lot of misconceptions about what a craft brewery is. It is not a place that people go and drink beer until they cannot stand up. Craft breweries are where people gather and get a flight of beer to try out different brewing methods and styles and talk about them with friends and neighbors. They can talk to the person who came up with the recipe and brewed the beer, as that person is on-site. Take this headline from the news:
    d. "Craft Beer is the Strangest, Happiest Economic Story in America. Corporate

goliaths are taking over the US economy, yet small breweries are thriving.”

Thank you for your time in this matter and I really hope P&Z and the council and work together for the better of Rockwall and not a personal agenda!

Sincerely ,

Brian Llewellyn
1391 Scarboro Hills Ln

256

From:	Planning
To:	Miller, Ryan
Subject:	FW: Siren Rock Brewery
Date:	Tuesday, July 17, 2018 2:46:00 PM

From: Liberty Prince [mailto:liberty.prince@gmail.com]
Sent: Tuesday, July 17, 2018 2:39 PM
To: Planning
Subject: Siren Rock Brewery

To whom it may concern:
I'm disappointed to learn that the P&Z committee seems to have retracted their approval of Siren Rock Brewery by not recommending approval for the project without a legitimate explanation.
Think back to when Dallas' Mayor Laura Miller disapproved of the Dallas Cowboy stadium in 2004.
Grant it- that decision wasn't accomplished by herself alone, but instead she used her sway that ultimately cause the DALLAS Cowboys to be move to Arlington, which has allowed Arlington to gain from the revenue benefits.
I get it- a small craft brewery isn't exactly a Cowboy Stadium, but does Rockwall REALLY want to continue siding with personal agendas of the city leaders and forgo the economic advantages?
Royse City hasn't, and they have reaped the reward and revenue from it.
In fact, Royse City who once lived in the shadow of Rockwall has grown leaps and bounds to the point of catching up quickly to its neighbor as a pace that will leave Rockwall in THEIR shadow of growth.
I have enjoyed and LOVED the new growth that Rockwall has brought in (*with the exception of Mellow Mushroom- no clue WHO approved THAT eye sore in P&Z*)

I suppose a better question would be, "Why WOULDN'T Rockwall welcome one of its citizens?!".
We NEED more unique businesses to add to the local culture that would draw others INTO the area- otherwise, you're simply letting revenue go to neighboring cities that Rockwall competes with.
That is NOT the Rockwall I raised my children in, and certainly not the Rockwall I choose to support their local businesses in.
If P&Z could approve ANOTHER 7-11 that backs up to a subdivision on a wildly busy road (66), how can it realistically deny a homegrown local business by one of its own citizens in a less congested area?
It's naive for one to think that there isn't a Mayor/neighboring business owner who is having more pull on the issue to the point that P&Z has a sudden "change of heart".
Thankfully elections take place for a reason, and it couldn't come soon enough!
Don't be a Laura Miller.

Liberty Prince
Sent from iPhone

From:	Miller, Ryan
To:	Miller, Ryan
Subject:	FW: Siren Rock Brewery
Date:	Tuesday, July 17, 2018 3:27:03 PM

From: Stephen Briggs [mailto:sbriggs@sabrp.com]
Sent: Sunday, July 15, 2018 1:20 PM
To: Planning
Subject: Siren Rock Brewery

A brewery would be a fantastic idea for downtown Rockwall. These type of businesses tend to attract a great following of local small business. These small businesses attract many customers due to the fact that they are able to bring a product or service that is unique or different from commercialized products and services. Look at all the small towns that have brewery's. They attract people from all over that spend good money on this type of product. Rockwall is growing and changing rapidly. It will not be considered the small conservative town forever. Why not start now and be a part of the great change that will be the future Rockwall. I believe in our leaders and our police that help keep our city safe and beautiful. Please consider allowing a brewery into our city.

Regards,

--
Stephen Briggs
REI Acquisitions
Ph: 972-284-9753
Cell: 469-286-7231

sbriggs@sabrp.com

Providing Solutions In Real Estate

From: Heidi Mercer
To: Miller, Ryan
Subject: It is stifling in Rockwall. Help!
Date: Friday, July 13, 2018 10:11:37 PM

When my husband and I moved here, kid you not, we bought our house sight unseen. We knew the style of the builder (First Texas Homes) but more importantly, we loved what we saw when searching Rockwall online: the feel, the community, the lake. It was growing like crazy, family friendly, wanted to have a fun vibe but keep the small town feel. Rockwall. Was. Perfect. It was instantly home.

One of the first 'feel goods' we had was the Concert by the Lake series and Founders Day. It looked like Rockwall enjoyed to have fun but also knew that it needed to be centered on family. We tested out a few churches and found our home at Lake Pointe. Found our new niche of friends… were blessed with amazing neighbors who became close friends… and we grew our family.

Something is troubling though. The feeling of Rockwall expanding is happening – people are coming- but there is someone or a group of someones that aren't accepting it. Roads aren't expanding, the vibe of being family friendly but fun is circling down the toilet. What is happening? Why is Rockwall getting yet another nail salon, pizza joint, dentist, chain store, chain restaurant and letting the feeling of being small but unique disappearing. YOU ARE FIGHTING THE WRONG BATTLE HERE.

You need that micro-brewery. We need it. The pulse of Rockwall needs it. It doesn't make sense why chain stores are being allowed to come in but unique 'map-making' opportunities are being denied.

Remember when the City of Dallas just gave away the opportunity to have Cowboys Stadium… then went the Ballpark… now Texas Live… all to Arlington. It left the Mayor in a bad taste with the constituents- not much happened with her after that. And yet, Arlington grew, paid its debt back faster than ever expected… and it focused on what could make them unique. It flourished with it.

Here is the thing. People are going to move to Rockwall. It is going to grow. Quit fighting it or you won't be here very long. You need a reason to establish Rockwall with a vibe that we thought would continue when we moved here.

Don't want people to be drunk? Why do you allow the new store Beer Geeks which is basically the same concept to be allowed on the square (talking out of both sides of your mouth, my friend). Bin 303… winery concept that just also has AMAZING FOOD. Enjoy… you can buy wine and Beer Geeks… you can walk out with a beer and sit at the table to listen to the music on a San Jacinto night. Same exact concept but you aren't backing it?

Goes against church? Do I really have to say Jesus turned water into wine to celebrate and have a good time at the wedding? I mean, come on. That thought is quite legalistic.

Does it need to serve food (um, that would be aweeesommmeee) but that isn't the purpose of a socializing brewery. Castle Hills just opened up one that isn't nearly as beautiful as the plans for Siren Rock but it is thriving. What is sad is that it was opened by people who didn't even know the area but had a passion… they don't even live in Castle Hills. You have a group who have both the passion and have grown up here, who opened businesses in Rockwall, sent their kids to Rockwall ISD, LOVE Rockwall and you don't want to support them? But you will let another furniture chain store from out of state come on over in a blink.

Weird. Something is off. There are other reasons that are possibly political at play. It just isn't adding up.

Your decisions of not keeping up with what is wanted by the community will wind up hurting our town. Rowlett, Royce City, and others will grow around it and Rockwall will have a slow death (look at Lancaster, TX whose council members wanted to cherish the square and in the end, killed it over time because they only wanted to say no, no, no to anything that could help).

You have a chance to give Rockwall an amazing opportunity to have a trendy place that is far beyond a bar. It will have food trucks. Have family atmosphere. Have life. Have a pulse.

Make the right decision. Let Rockwall Thrive. The lack of creativity is stifling here.

Attract the right people. Craft beer is huge in the younger professional demographic. I freaking hate beer. Even craft beer. But I know this would do huge things for Rockwall so it blows my mind that this takes so much effort to have SR come to fruition. If you are thinking another strip shopping area will attract the right people, you are incorrect. We are mid-30s making solid incomes. Our neighbors and friends are the same. Yall know that because you make us pay crazy-stupid property taxes for it. Bring the business that will bring more people that are successful, want to work hard, and want to have fun… want to make memories. … that is the key. Can it make memories? Does a gas station? Does a strip mall? Does a nail salon? Can a microbrewery that is designed to socialize and support the community…. Heck yes it does. In fact, when it is your birthday and you are thinking of a place to celebrate it, I have an idea in mind of where you could hold it. Siren Rock. Go make memories… make good decisions. Open a window and let some creativity in, it is pretty stifling and bland here in good ol Rockwall.

Thank you for your time,
Heidi Mercer

260

From:	Planning
To:	Miller, Ryan
Subject:	FW: Downtown brewery
Date:	Wednesday, July 18, 2018 8:17:13 AM

From: kevin kraft [mailto:kevinkraft1957@gmail.com]
Sent: Tuesday, July 17, 2018 5:26 PM
To: Planning
Subject: Downtown brewery

As an 18 year resident of Rockwall, I would like to express our entire family's support {4 of us} for the proposed brewery downtown. We have really enjoyed Bankhead Brewery in Rowlett and would love to see something as successful here in downtown Rockwall. Our city should embrace these opportunities, not force entrepreneurs to prosper some place else. Thanks for your consideration. Kevin Kraft

261

From:	Planning
To:	Miller, Ryan
Subject:	FW: Siren Rock Brewing Company
Date:	Friday, July 20, 2018 9:02:47 AM

From: Bob Smith [mailto:myvegas2015@gmail.com]
Sent: Thursday, July 19, 2018 7:10 PM
To: Planning
Subject: Siren Rock Brewing Company

Good Afternoon,

I am not sure of the format to show my support for a business, I have never done this before. In fact, I hadn't even heard about Siren Rock Brewing Company until recently when I saw a news article while catching up on my local news. After researching Siren Rock Brewing Company, reviewing the past council hearings and taking the time to consider the concerns addressed, I'd like to take the time to show my support, as a resident of Rockwall, for Siren Rock Brewing Company opening in Downtown Rockwall.

The downtown area is in desperate need of attention; we have a few good places, namely Zanata, but walk into Zanata any night of the week and it is JAM PACKED with long waits to match. It would be nice to have another option in Downtown Rockwall to sit and have a beer.

I do not understand the objects to approving the SUP; not only will this bring immediate revenue to Rockwall, it will also incentive other businesses to open in Downtown. As I gather, the apprehension is related to alcohol consumption without the sale of food. It is short sided of Rockwall not to see the potential benefit here that a brewery would bring - food service restaurant would want to open nearby to take advantage of Siren's customers who may also want to eat before or after. I saw one rendering which even showed a food truck, which would be a HUGE success in Downtown.

I hope that the Planning and Zoning unanimously approves Siren Rock Brewing Company SUP and brings new business to Rockwall!!

Sincerely,
A Resident of Rockwall

From:	Bob Wacker
To:	Bennie Daniels; Pruitt, Jim; Hohenshelt, John; Dana Macalik; Fowler, Kevin; Trowbridge, Patrick; Trace Johannesen
Cc:	Miller, Ryan
Subject:	Craft Brewery Decision
Date:	Sunday, July 22, 2018 9:00:11 AM

I believe the Council should accept the applicant's withdrawal request, and let them reapply WITHOUT requiring any significant or major changes.

Reason why: The Council just agreed that the ordinance has an uncertainty or error that needs to be corrected. Then the applicant can reapply per the updated ordinance, without having to make major changes to it.

If there is a public hearing Aug 6 (denying the withdrawal request) I have included my thoughts below. So I don't take up everyone's time at the Aug 6 meeting, do you have any comments on them ?

1. Ordinance and SUP

   This SUP for a particular craft brewery must meet the requirements of the current ordinance. My opinion is that it does; i.e., the SUP is not requesting any variances to the ordinance. I believe the only way this could be voted down is if there were either a health or safety issue.

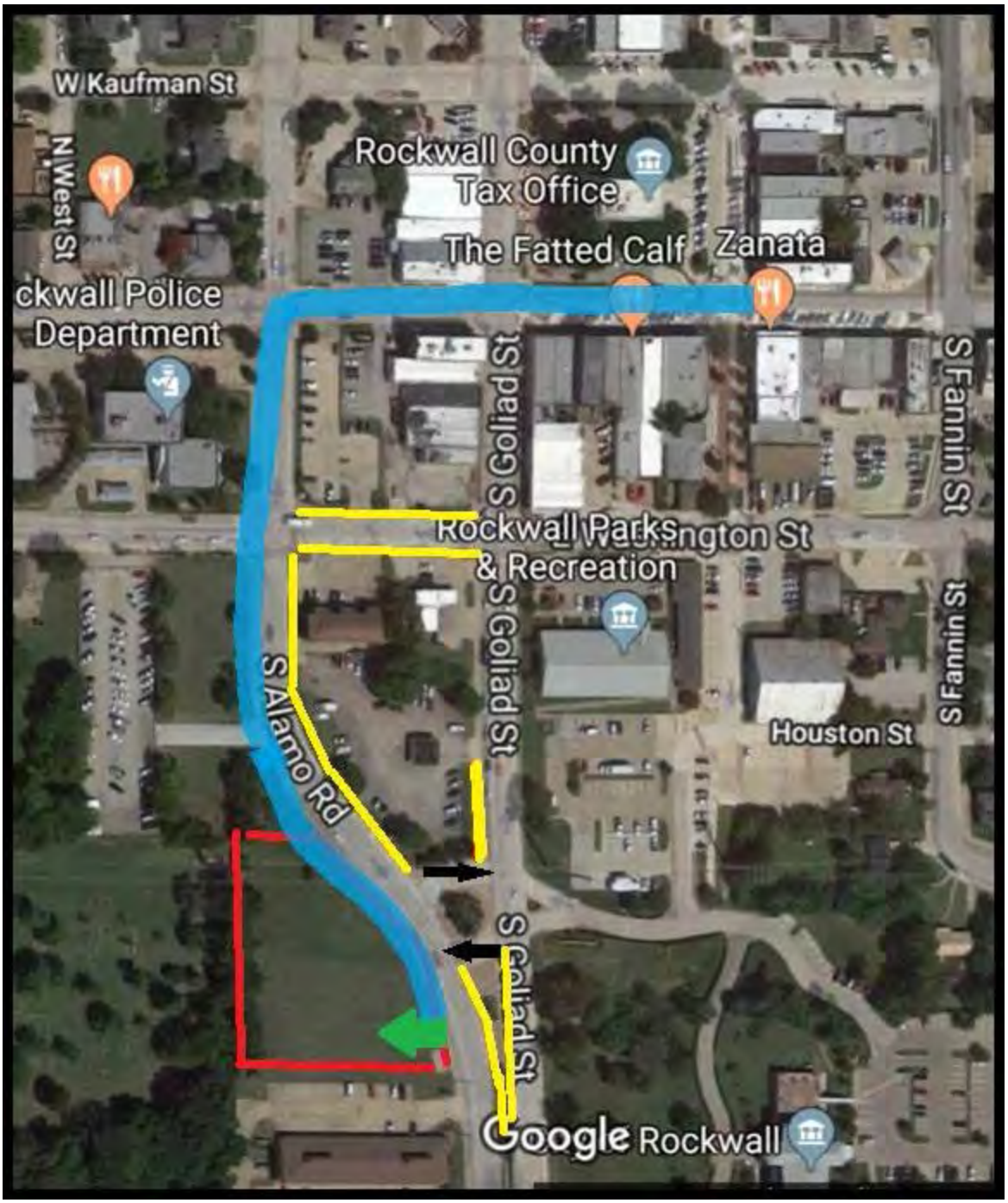
2. Health Issues

   I do not believe there are any health issues.

3. Safety

   Vehicles - The entrance drive is at a great location (see picture below.) Good sightline for cars heading south on Alamo to turn right into the parking lot. For those heading north on Goliad, the median and the left turn path provides adequate visibility of cars coming down Alamo.

   Pedestrians - The yellow lines show where there are no sidewalks, hence very little foot-traffic. (I was surprised to see none along the one-block stretch on Washington, adjacent to the mayor's office). The blue path has complete sidewalks and controlled intersections. Perhaps a sign or two could indicate this, and reiterate "No Jaywalking".



4. Location – The view from City Hall is OK … much better than the used car lot. Perhaps the ARB could get them to soften the look of the tall grey wall. The outdoor, open beer gardens enhance the site's looks and embody the "downtown" community image we all want.



264

5. Bar vs Brewery / Open Container Carry – I thought the updated ordinance and other rules and regulations would control this from happening. But if there is an error, then the ordinance should be revised ASAP.

Regards,
Bob Wacker
309 Featherstone Drive
Rockwall, TX 75087

265

From: Brett Jones
To: Planning; Miller, Ryan
Subject: Stop blocking Siren Rock
Date: Sunday, July 22, 2018 9:50:22 PM

To whom it may concern,

My name is Brett Jones and I have been a citizen of Rockwall for over 6 years. I am concerned with the nonsense put forth before Mr. and Mrs. Cannon in relation to the Siren Rock Brewery. The charades that they have put up with to approve Siren Rock has been abhorrent and uncalled for. It's clear that there is an ulterior motive. The nonsensical claims by both Pruitt and Daniels have made are baseless and clearly have roots unrelated to the community who has overwhelmingly supported Siren Rock.

Sent from my iPhone

266

From:	Carin Brock
To:	Planning
Cc:	Miller, Ryan
Subject:	Siren Rock Brewing - Support
Date:	Thursday, July 19, 2018 4:39:43 PM

To Whom it May Concern:

I am writing to voice my support of adding Siren Rock Brewing Company to Rockwall's downtown district.

My family moved to Rockwall about one year ago after I left private legal practice in Mobile, Alabama to join as in-house counsel for a large company headquartered in Dallas. We live at 204 Chatfield Drive, Rockwall, TX (in Stone Creek). My husband is an accountant for the City of Wylie and my daughter is a rising 5th grader at Hays Elementary.

I am very disappointed with P&Z's failure to approve the SUP for Siren Rock Brewing. A local brewery would be a very good tax/revenue stream and would add a unique component that is severely lacking in our downtown landscape. To those who voted against and truly believe the rhetoric that a craft brewery creates a "bar house" atmosphere, I encourage you to visit other craft breweries. You will find that these objections are simply unfounded. They are family/pet friendly community gathering spots – something that is lacking and desperately needed in downtown Rockwall.

Moreover, it is clear from reading the P&Z records, local news, and other media outlets that my feelings are shared with my friends and neighbors in Rockwall. It seems as though certain members of the P&Z are swayed by the voice of a persuasive minority, rather than the voice of the community as a whole. That is improper and not in our best interest as a community. To those who voted against the SUP, I wholeheartedly encourage you to listen to the many residents of Rockwall and reconsider your position.

Thanks for your time.

Sincerely,
/s/
Carin D. Brock
204 Chatfield Drive
Rockwall, TX 75087
(251) 404-5144

267

From: Cole, Kristy
To: Miller, Ryan
Subject: FW: PLEASE FILE: Z2018-029 FW: Siren Rock Brewing - Support
Date: Friday, July 20, 2018 12:01:33 PM

Ryan,

Trace forwarded this to me and one more. I'm thinking it's because of the "Please File" in the Subject Lines. So, I'm passing these on to you, as he sends them, so that YOU may keep up with them in your case file.

Thank you!
Kristy

From: Johannesen, Trace
Sent: Friday, July 20, 2018 11:59 AM
To: Cole, Kristy
Subject: PLEASE FILE: Z2018-029 FW: Siren Rock Brewing - Support

One more in support of Siren Rock. Thanks!

Trace

From: Carin Brock <carin.brock@bldr.com>
Date: Friday, July 20, 2018 at 9:11 AM
To: "Johannesen, Trace" <TraceJohannesen@rockwall.com>
Subject: Siren Rock Brewing - Support

Dear Trace,

I am a new resident of Rockwall. My family moved to the area about one year ago after I left private legal practice in Mobile, Alabama to join as in-house counsel for a large company headquartered in Dallas. We live at 204 Chatfield Drive, Rockwall, TX (in Stone Creek). My husband is an accountant for the City of Wylie and my daughter is a rising 5th grader at Hays Elementary. After reading your bio on the city website, I learned that we apparently are neighbors. Who knew?!

I am writing to express my sincere appreciation for your support of Siren Rock Brewing. I very disappointed in Mayor Pruitt's and P&Z's failure to support Siren Rock's efforts to open in Rockwall. I plan to be an active and voting member of community and you can expect that you will have mine and my husband's vote in the future. Thank you again for voicing your support.

Sincerely,
/s/
Carin D. Brock
204 Chatfield Drive

268

Rockwall, TX 75087
(251) 404-5144

269

From:	Planning
To:	Miller, Ryan
Subject:	FW: Siren Rock Brewing
Date:	Monday, July 23, 2018 8:20:13 AM

From: jimstehn@aol.com [mailto:jimstehn@aol.com]
Sent: Friday, July 20, 2018 2:42 PM
To: Planning
Subject: Siren Rock Brewing

Commission members, I've read about the Siren Rock Brewery's attempt to establish a new business on the vacant lot on Goliad. I find the arguments Mr Pruitt and Mr Daniels offer in opposition of this business (as reported in the Herald Banner) to be pretty weak and without much substance. The arguments offered are just as applicable to Zanatas and Trevino's. Please favorably consider the requests for the zoning change and necessary permits. I think their business would be a fine addition to the downtown area.

Sincerely,
Jim Stehn
1101 Bayshore Dr
Rockwall, TX 75087

270

From:	Planning
To:	Miller, Ryan
Subject:	FW: Siren Rock Brewery
Date:	Monday, July 23, 2018 8:18:34 AM

From: Kelli N [mailto:kellianori@gmail.com]
Sent: Sunday, July 22, 2018 10:53 AM
To: Planning
Subject: Siren Rock Brewery

Hello,

Please accept this email as my way of showing support to allow a Siren Rock Brewery in downtown Rockwall. We live on the North side of Rockwall and enjoy going downtown but the options are limited. We have been going to downtown Rowlett instead when the square is too busy. Having more food and beverage options downtown would keep us in town. I actually don't even like beer I just enjoy establishments like this as they are a casual easy place for people to meet without having to have a table or a server or worry about your group size.

Thank you for reading.

Best,
Kelli Nori
4189 Lorion Dr
Rockwall, TX 75087

271

From:	Cole, Kristy
To:	Miller, Ryan
Subject:	FW: PLEASE FILE: Z2018-029 FW: Siren Rock Brewery
Date:	Friday, July 20, 2018 12:01:40 PM

From: Johannesen, Trace
Sent: Friday, July 20, 2018 12:00 PM
To: Cole, Kristy
Cc: Trowbridge, Patrick
Subject: PLEASE FILE: Z2018-029 FW: Siren Rock Brewery

One more.

Trace

From: Larry Embree <lembree7@hotmail.com>
Date: Friday, July 20, 2018 at 11:47 AM
To: "Johannesen, Trace" <TraceJohannesen@rockwall.com>, "Trowbridge, Patrick" <PatrickTrowbridge@rockwall.com>
Subject: Siren Rock Brewery

Council Member,
I would like to voice my support for the proposed brewery in the Downtown district. I believe it would be a great addition to our community and something that should be approved.
Please push back against the mayor and his misguided opposition to the new business in our city.
Best regards,
Larry Embree
1102 Teakwood ct
Rockawll

272

From:	Planning
To:	Miller, Ryan
Subject:	FW: Downtown brewery
Date:	Thursday, July 19, 2018 8:32:42 AM

From: Mark Brock [mailto:mbrock1974@gmail.com]
Sent: Wednesday, July 18, 2018 7:06 PM
To: Planning
Subject: Downtown brewery

I was disappointed to learn of your opposition to the opening of a new brewery in downtown Rockwall.

It appears that the mayor played a significant role in your decision to deny the brewery.

A brewery downtown would increase foot traffic and benefit all downtown businesses. It is the one big thing downtown Rockwall is missing.

I understand the mayor doesn't want a brewery near his law office but his office would be closed during the busy hours of the brewery.

I would like to ask you to reconsider your position on the new brewery coming to downtown Rockwall.

Currently, my wife and I go to either Rowlett or Royse City when we want to go to a brewery because of the ability to walk next door and get something to eat.

We would love to keep our money here in Rockwall, supporting Rockwall businesses.

Thank you for your time.

Sincerely,

Mark Brock
204 Chatfield Dr
Rockwall, TX

From: Planning
To: Miller, Ryan
Subject: FW: Approve Siren Rock
Date: Friday, July 20, 2018 9:07:15 AM

-----Original Message-----
From: Johannesen, Trace
Sent: Thursday, July 19, 2018 8:45 AM
To: Nick Hughes
Cc: Pruitt, Jim; Daniels, Bennie; Hohenshelt, John; Fowler, Kevin; Macalik, Dana; Trowbridge, Patrick; Planning
Subject: Re: Approve Siren Rock

Nick,

Thank you for the email. As indicated by my voting record, I do also support Siren Rock, as do all of the folks with whom I talk. But I don't talk to every group in town. That's why there are 7 of us.

Also, I think it's important to highlight that perhaps the objections you mentioned below may originate from the dissenters' voting constituents, and they could be voting accordingly. That is indeed the point of a representative democracy/republic. The goal is not for everyone to agree. If that were the case, we wouldn't need a council at all.

I think the fact that we respectfully consider each others' opinions and then disagree is a rare and wonderful thing.

Thank you for being a concerned citizen. I look forward to you and others helping to grow our voting base to more than just ~1,700 in our town of over 44,000.

Regards,

Trace

On 7/18/18, 10:31 PM, "Nick Hughes" <nick.r.hughes@gmail.com> wrote:

All -

It was with great disappointment that I read about the P&Z meeting where Mayor Pruitt and Councilman Daniels appear to be preventing Siren Rock's SUP from going through. These objections appear to be from a position of ignorance and possibly personal concerns in the mayor's case. This will absolutely be a central factor in who gets my vote when up for election.

I think our downtown area would greatly benefit from this brewery. The growth and beautification of the downtown area lately has been wonderful and having a little brew pub like this would only serve to further enhance the downtown experience.

Craft breweries attract people like me from all around the metroplex who are eager to try new beer and experience new breweries. Breweries that are particularly enjoyable (Peticolas, Oak Highlands, Community) definitely warrant repeat visits and garner a loyal following. Good brewers and business owners (like the Cannons seem to be) know how to attract these types of customers.

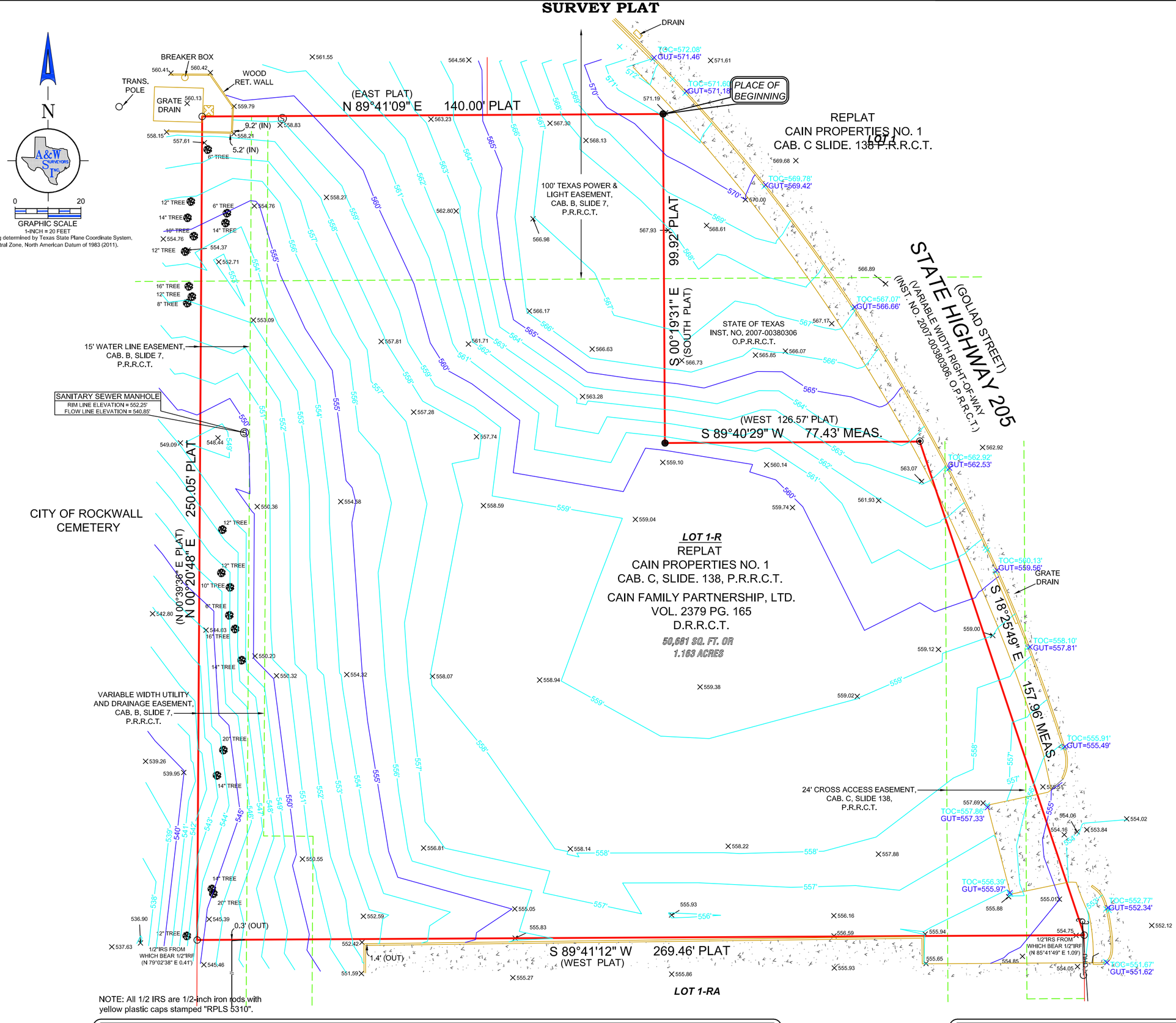
This has been a frequent topic of conversation amongst my friends and co-workers recently, and I have not heard a single person express a negative opinion toward having a brewery downtown. In fact, everyone I talk to is quite excited about the prospect, and don't seem to understand the objections being put forth by the select few that do object.

I hope you will all come to understand that Siren Rock would be a great asset to a Downtown Rockwall that is increasingly becoming a place to spend an entire evening with friends and family.

Respectfully,
Nick Hughes

275

SURVEY PLAT



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGAL DESCRIPTION

Being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence the following three (3) course and distances along the said West line of State Highway 205;

1) Thence South 00°19'31" East, a distance of 99.92' to a 1/2" iron rod found for corner;
2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
3) Thence South 18°25'49" East, a distance of 157.96 to a 1/2" iron rod with a yellow plastic cap set at the Northeast corner of Lot 1-RA of said addition;

Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line a distance of 250.05 to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°41'09" East, a distance of 140.00' to the PLACE OF BEGINNING and containing 50,681 square feet or 1.163 acres of land.

NOTE

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

BENCHMARK NOTES

R005-1, Brass cap, 578.6314'

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OHU OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	LIGHT POLE	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGHBANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	PARKING STRIPE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT	P.E. POOL EQUIP.	WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	IR. VALVE		PIPE RAIL FENCE	NO PARKING	TILE	

GOLIAD STREET
ROCKWALL, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

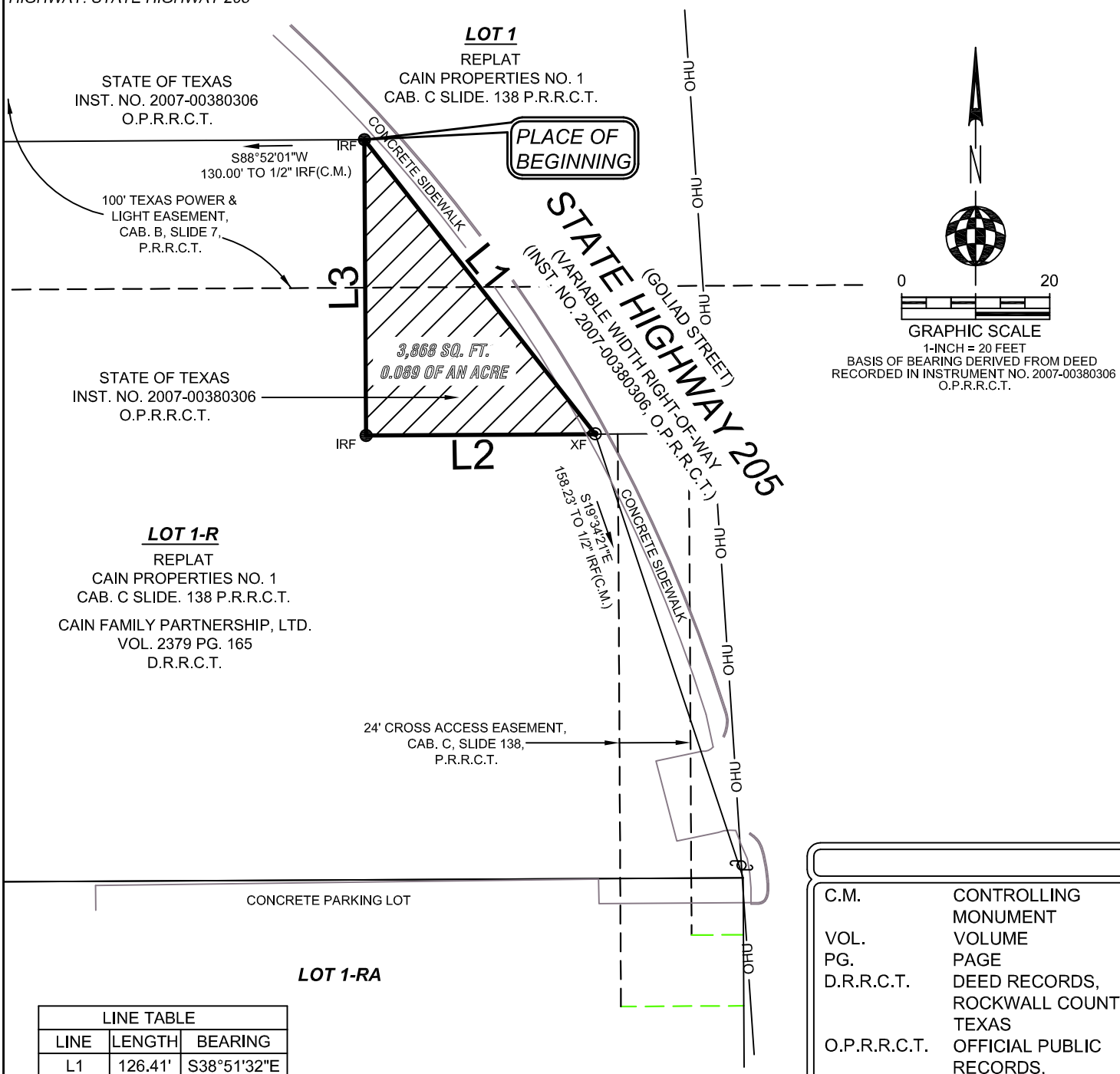
JOB# 18-0787
DATE: 05-07-2018
DRAWN BY: 444

"A professional company operating in your best interest"

SHEET 2 OF 3

EXHIBIT "A"

COUNTY: ROCKWALL
HIGHWAY: STATE HIGHWAY 205



LINE TABLE		
LINE	LENGTH	BEARING
L1	126.41'	S38°51'32"E
L2	77.43'	S88°54'50"W
L3	99.92'	N01°05'10"W

BOUNDARY
EASEMENT

C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
CMF	CONCRETE MONUMENT FOUND

STATE OF TEXAS
REGISTERED
JOHN S. TURNER
#5310
PROFESSIONAL
LAND SURVEYOR

John S. Turner, R.P.L.S. #5310

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Job Number: 18-0787 Date: 05-07-2018 Drafter: 967

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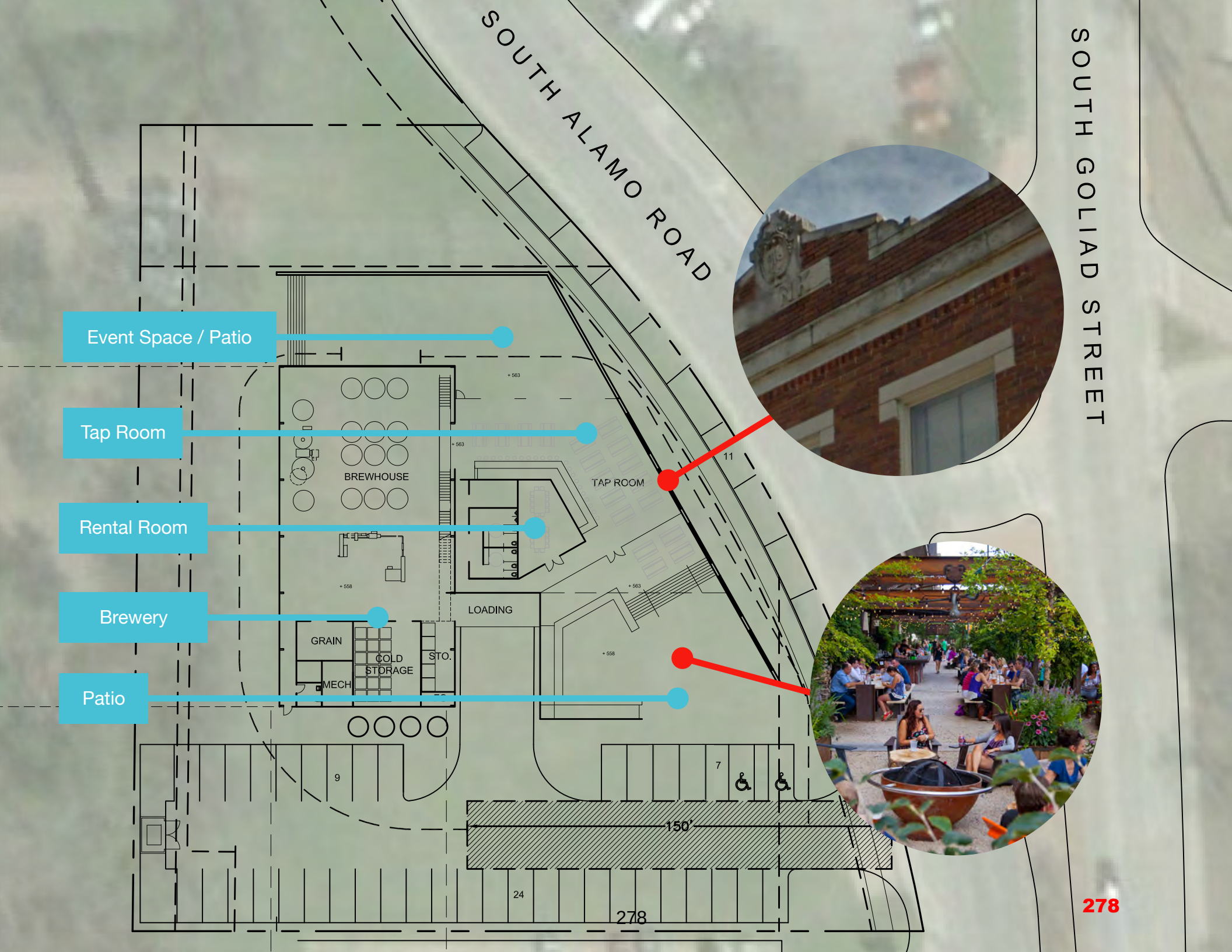

SOUTH ALAMO ROAD
SOUTH GOLIAD STREET
Event Space / Patio
Tap Room
Rental Room
Brewery
Patio
BREWHOUSE
TAP ROOM
LOADING
GRAIN
COLD STORAGE
STO.
MECH
11
9
7
150'
24
278
278

SIREN ROCK®

BREWING COMPANY

SCHEMATIC DESIGN PACKAGE

03.22.2018

279



VIEW OF SOUTH BEER GARDEN

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437 DALLAS, TX 75206
P.214.84[illegible]
WWW.MUNNHARRIS.COM



VIEW OF TAP ROOM

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437 DALLAS, TX 75206
P.214.84[illegible]
WWW.MUNNHARRIS.COM



TAP ROOM LOOKING TO PRODUCTION AREA

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437 DALLAS, TX 75206
P.214.84[illegible]
WWW.MUNNHARRIS.COM



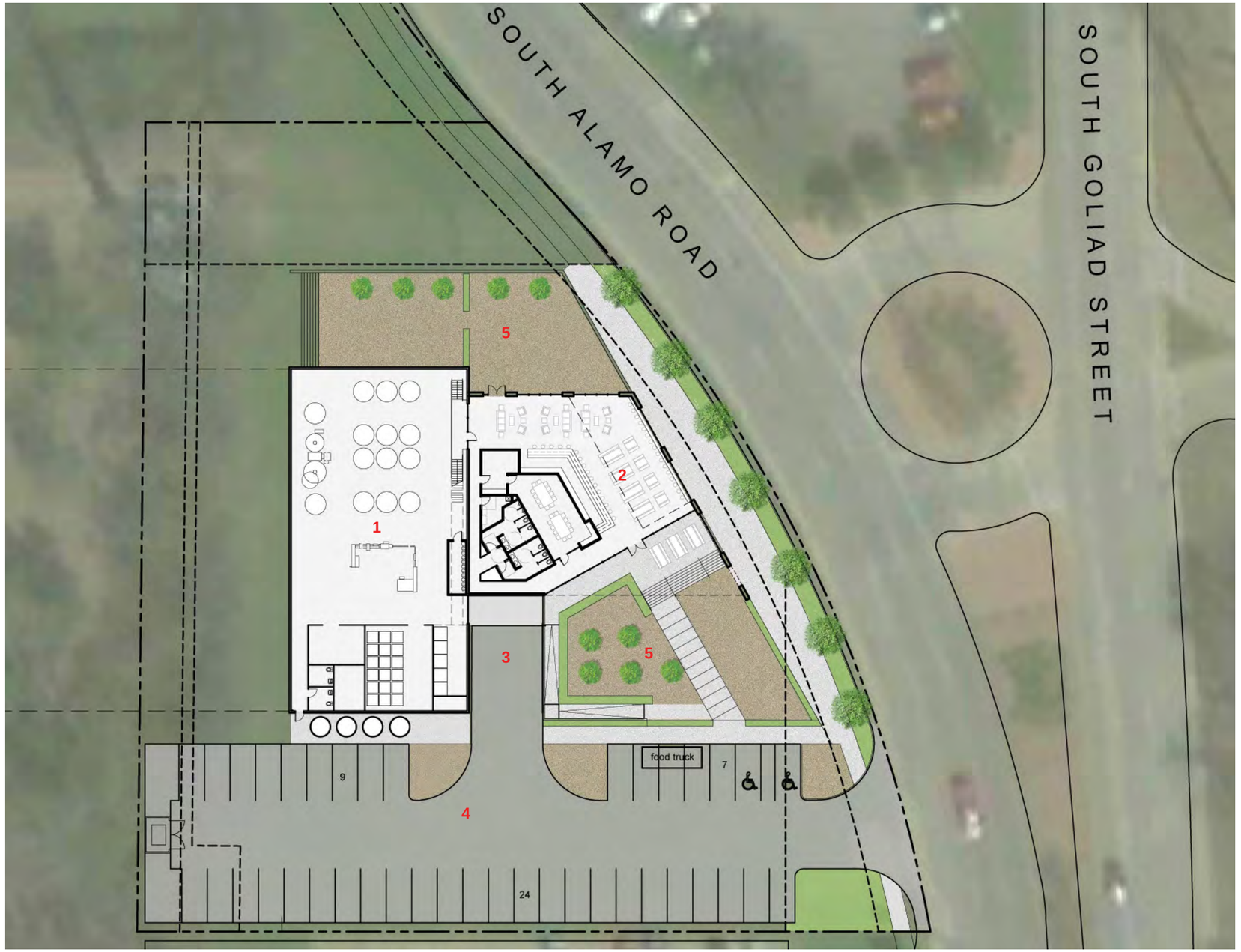
NORTH BEER GARDEN FROM ALAMO STREET

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437 DALLAS, TX 75206
P.214.84[illegible]
WWW.MUNNHARRIS.COM



VIEW OF NORTH BEER GARDEN

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437 DALLAS, TX 75206
P.214.844.0000
WWW.MUNNHARRIS.COM



SITE PLAN
1:40

PROJECT INFO

GROSS SF

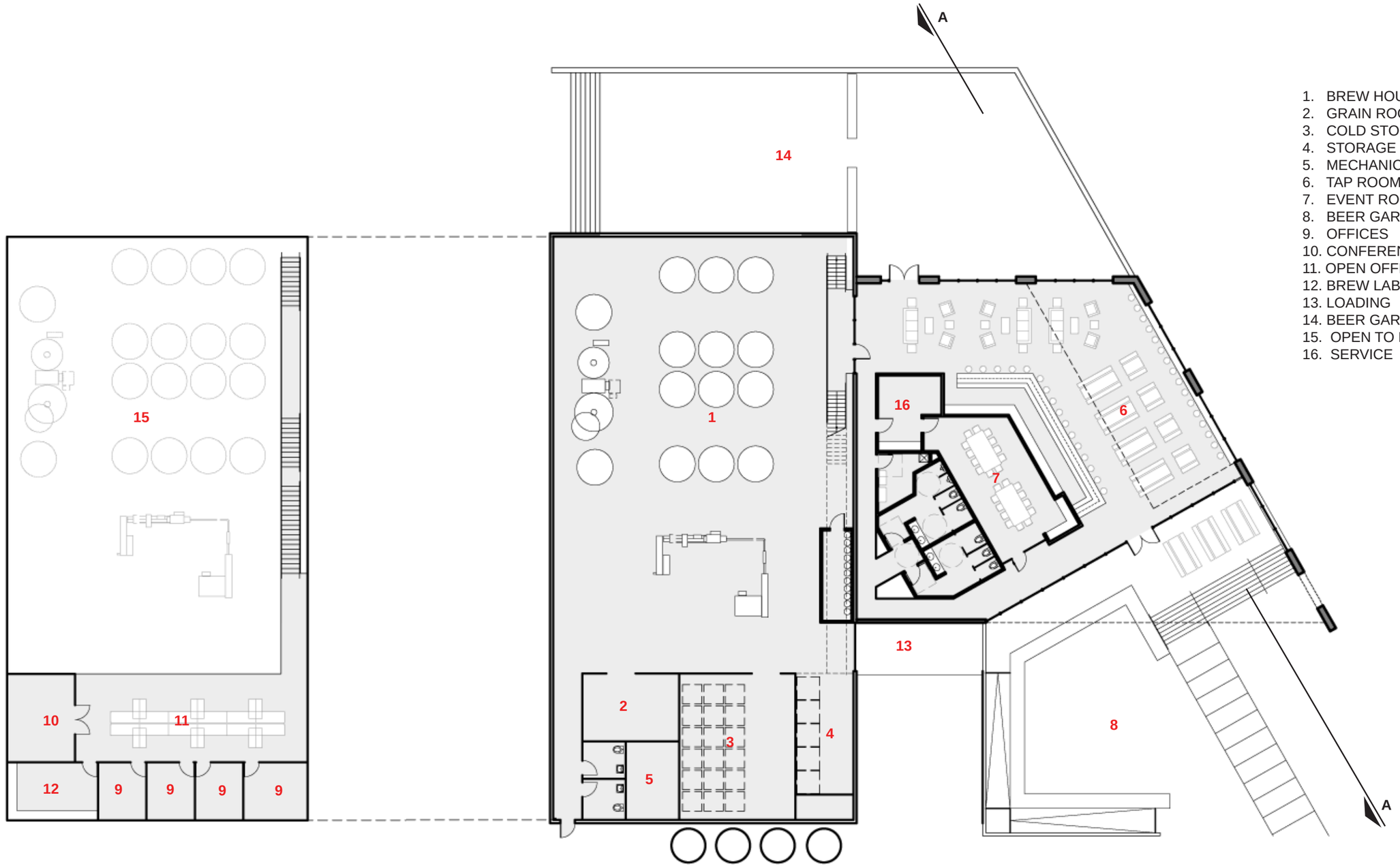
PRODUCTION AREA	7452 SF
TAP ROOM	4479 SF
(2611 SF SEATING)	
OFFICE/ADMIN (LEVEL 2)	1850 SF
(860 OPEN OFFICE)	
BUILDING FOOTPRINT	11,931 SF
TOTAL GROSS SF	13,781 SF

PARKING

REQUIRED	40
PROVIDED	40

1. PRODUCTION AREA
2. TAP ROOM
3. LOADING AREA
4. PARKING
5. BEER GARDEN

MUNN HARRIS ARCHITECTS
5646 MILTON STREET
STE.437 DALLAS, TX 75206
P.214.844.0000
WWW.MUNNHARRIS.COM



1. BREW HOUSE 5,370 sf
2. GRAIN ROOM 252 sf
3. COLD STORAGE 726 sf
4. STORAGE 322 sf
5. MECHANICAL 146 sf
6. TAP ROOM 2,103 sf
7. EVENT ROOM 508 sf
8. BEER GARDEN
9. OFFICES 360 sf
10. CONFERENCE ROOM 255 sf
11. OPEN OFFICE 860 sf
12. BREW LAB 225 sf
13. LOADING
14. BEER GARDEN
15. OPEN TO BELOW
16. SERVICE 180 sf

MEZZANINE PLAN
1:20

GROUND FLOOR PLAN
1:20

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437 DALLAS, TX 75206
P.214.844.0500
WWW.MUNNHARRIS.COM

286



ALAMO STREET ELEVATION (EAST)



SOUTH ELEVATION

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437, DALLAS, TX 75206
P.214.844.0000
WWW.MUNNHARRIS.COM



NORTH ELEVATION



SECTION THROUGH TAP ROOM

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437 DALLAS, TX 75206
P.214.844.[illegible]
WWW.MUNNHARRIS.COM

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *CRAFT BREWERY, DISTILLERY AND/OR WINERY* ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1R OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, located north of the intersection of S. Goliad Street [*SH-205*] and Storrs Street, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Craft Brewery, Distillery and/or Winery* as stipulated by Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule,* of *Article IV, Permissible Uses,* and *Section 4.8, Downtown (DT) District,* and *Section 6.9, SH-66 Overlay (SH-66 OV) District,* of *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the

PLEASE DO NOT SIGN 2018

City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Craft Brewery, Distillery and/or Winery* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

2) The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.

3) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.

4) The *Subject Property* shall not be used as a winery (*a facility used for the manufacturing, bottling, labeling and packaging of wine*) or a distillery (*a facility used for manufacturing of distilled beverages*).

5) The *Subject Property* may be used for all permitted accessory uses as well as special event rentals.

6) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.

7) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.

8) In accordance with Section 12, *Brewer's Permit (B)*, of the Texas Alcoholic Beverage Commission's Alcoholic Beverage Code, retail package sales of on-site manufactured products (*i.e. beer, ale or malt beverages*) to the ultimate consumers for consumption off-premise of the *Subject Property* shall be prohibited.

9) In the event of the sale or other transfer of the *Subject Property*, or the transfer of a majority interest in the entity which owns the *Subject Property*, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (*a Tasting Room*) unless the City Council shall have approved the operation of such a *Tasting Room* by the new owner. Any application for operation of a *Tasting Room* by a future owner of the *Subject Property* may be reviewed by the City to ensure the new ownership of the *Subject Property* understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a *Tasting Room* and that any such *Tasting Room* be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, *Compliance*, of this ordinance. The

DRAFT ORDINANCE 05.06.2018

provisions of this *Section 9* shall not be applicable to a transfer of the *Subject Property* to Cory and/or Eva Cannon (*the Cannons*) or any entity controlled by the Cannons (*including without limitation Siren Rock Brewing Company, LLC*) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.

10) The brewery operated on the *Subject Property* shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the *Subject Property*. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF AUGUST, 2018.

_____

Jim Pruitt, *Mayor*

ATTEST:

DRAFT ORDINANCE 08.16.2018

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *July 16, 2018*

2nd Reading: *August 6, 2018*

Legal Description for Area 1

Being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence the following three (3) course and distances along the said West line of State Highway 205;

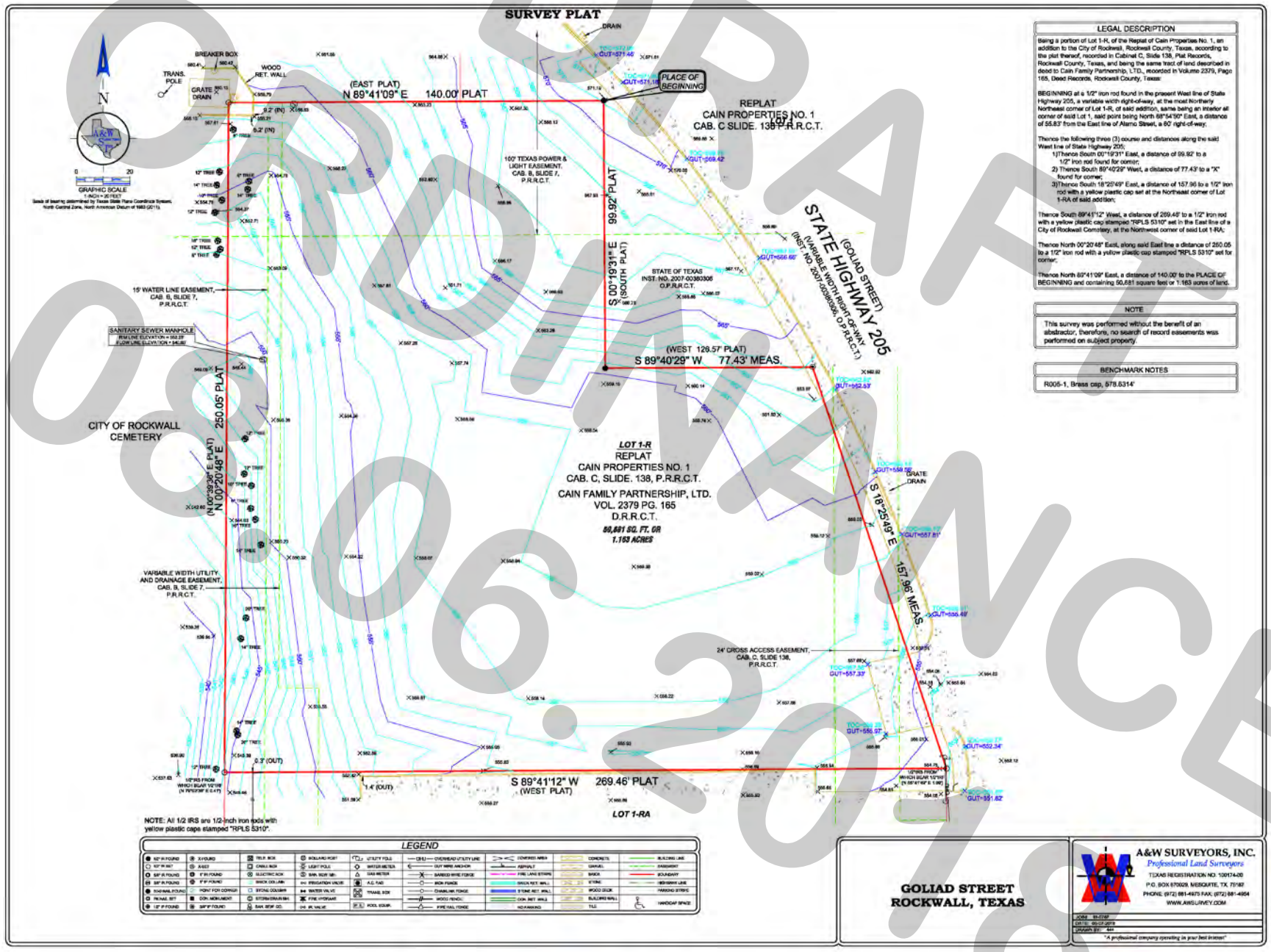
1) Thence South 00°19'31" East, a distance of 99.92' to a 1/2" iron rod found for corner;
2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
3) Thence South 18°25'49" East, a distance of 157.96 to a 1/2" iron rod with a yellow plastic cap set at the Northeast corner of Lot 1-RA;

Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line a distance of 250.05 to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°41'09" East, a distance of 140.00' to the *PLACE OF BEGINNING* and containing 50,681 square feet or 1.163 acres of land.

DRAFT ORDINANCE 08.06.2018



DRAFT 08.06.2018

293

Legal Description for Area 2

Being a portion of Lot 1, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being a portion of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence South 38°51 '32" East, cutting though said Lot 1 and said State of Texas tract, a distance of 126.41' to an "X" found on a concrete sidewalk, in the said West line of State Highway 205, at the present most Easterly Northeast corner of said Lot 1-R;

Thence South 88°54'50" West, a distance of 77.43' to a 1/2" iron rod found at the exterior ell corner of said Lot 1, same being an interior ell corner of said Lot 1-R;

Thence North 01°05'1 O" West, a distance of 99.92' to the *PLACE OF BEGINNING* and containing 3,868 square feet or 0.089 of an acre of land.

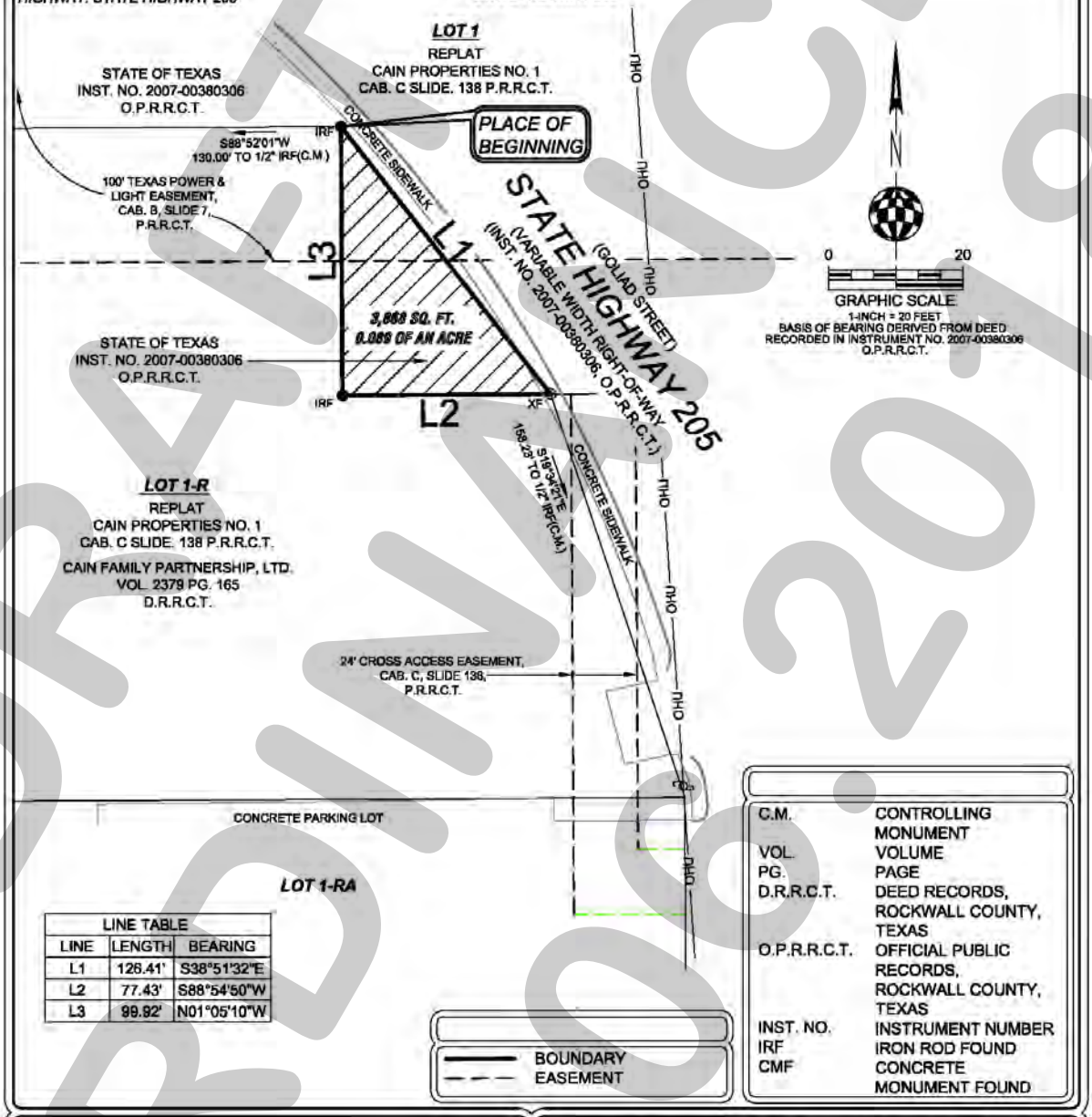
DRAFT ORDINANCE 08.06.2018

DRAFT
ORDINANCE
08.06.2018

SHEET 2 OF 3

EXHIBIT "A"

COUNTY: ROCKWALL
HIGHWAY: STATE HIGHWAY 205



LINE TABLE		
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L2	77.43'	S88°54'50"W
L3	99.92'	N01°05'10"W

BOUNDARY
EASEMENT

C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
CMF	CONCRETE MONUMENT FOUND

STATE OF TEXAS
REGISTERED
JOHN S. TURNER
#5310
PROFESSIONAL
LAND SURVEYOR

John S. Turner, R.P.L.S. #5310

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WWW.AWSURVEY.COM

Job Number: 18-0787 Date: 05-07-2018 Drafter: 967

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295

DRAFT
ORDINANCE
08.09.2018

296

ALAMO STREET ELEVATION (EAST)

SOUTH ELEVATION

DRAFT
ORDINANCE
6.06.2018

297

NORTH ELEVATION

SECTION THROUGH TAP ROOM

DRAFT ORDINANCE 09.06.2016

298

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299

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 08/06/2018

APPLICANT: Manny Romero

AGENDA ITEM: **MIS2018-017**; *Carport & Encroachment Request (406 Bass Road)*

SUMMARY:

Discuss and consider a request by Manny Romero for the approval of a special request in accordance with Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] for the purpose of permitting the construction of a carport and covered porch on a 0.115-acre property that is identified as Lot 419, Block D of Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, is zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, is generally located at 406 Bass Road, and take any action necessary.

CHARACTERISTICS OF REQUEST:

The applicant, Manny Romero, is requesting a special exception to the requirements stipulated by Section 2.1.2(1) [*Carports*] of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of constructing a carport in front of an existing single-family home. In addition, the applicant is requesting that the front yard building setback be reduced to accommodate the carport and a proposed covered porch. According to the information provided by the applicant, the carport will be adjacent to the front façade of the existing home and extend toward the front property line 14-feet. The structure will be 14-feet x 16-feet (*or 224 SF*) and be supported by wooden post. The roof will be integrated into the existing roofline of the home, and utilize an asphalt shingle matching the shingles used on the primary structure. The proposed covered porch will be constructed in the same manner as the carport (*i.e. integrated into the existing roof line and supported by wood columns*), and will be 8-feet x 8-feet (*or 64 SF*).

According to Planned Development District 75 (PD-75) [*Ordinance No. 16-01*], properties within *Area '1' -- such as the subject property* -- are subject to the land use standards and density and dimensional requirements stipulated for properties located within the Single Family 7 (SF-7) District, and according to Article IV, *Permissible Uses*, of the Unified Development Code (UDC), carports constructed in a residential zoning district should be: [*1*] situated 20-feet behind the front façade of the primary structure, and [*2*] constructed of the same materials as the primary structure when visible from a public right-of-way. As mentioned above the proposed carport will be located in front of the existing single family home and extend forward 14-feet towards the front property line. The applicant has stated that the purpose for the proposed position of the carport is the inability to meet the required setback due to the configuration of the house on the subject property. In addition, the front yard building setback in a Single Family 7 (SF-7) District is 20-feet. Currently, the existing single family home is setback 25-feet from the front property line. This means that the proposed carport will encroach this setback by nine (9) feet and the proposed front porch will encroach this setback by three (3) feet.

Generally, a request not meeting the carport requirements stipulated in Section 2.1.2(3) [*Carports*] of Article IV would require a Specific Use Permit (SUP) and any request not meeting

the front yard building setbacks would need to seek a variance through the Board of Adjustments (BOA) for approval; however, the subject property is located within Planned Development District 75 (PD-75), which allows City Council to consider special requests on a case-by-case basis pending a recommendation by the Planning & Zoning Commission. The approval of any special request shall preempt any other underlying zoning restrictions stipulated by the zoning ordinance. Staff would like to acknowledge that the applicant's design appears to be consistent with existing designs in the neighborhood, and would complement the existing structure. In addition, the approval of the request would not alter the essential character of the planned development district; however, the approval of any special request is a discretionary decision for the City Council.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request for a waiver to the carport requirements staff recommends the following conditions:

1) Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On July 31, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request by a vote of 5-0, with Commissioners Logan and Chodun absent.

301



City of Rockwall

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

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

302

CITY OF ROCKWALL

BUILDING PERMITS

BUILDING INSPECTION DEPT.
385 S. Goliad St.,
Rockwall, TX 75087
Phone #: (972) 771-7709

BU2018-3100
Permit # _____

To schedule an inspection go to: www.rockwall.com/buildinginspections/inspectionreq.asp

CONSTRUCTION ADDRESS 406 BASS RD ROCKWALL TX 75032		TYPE OF PERMIT Remodeling		
SUBDIVISION	ZONING	LOT 419	BLOCK D	
BUILDING OWNER MAIL ADDRESS CITY, STATE, ZIP 1041 E FM ROCKWALL TX 75087			PHONE # 2147889234	
PERSON TO BE CONTACTED REGARDING PERMIT E-MAIL ADDRESS MANNY ROMERO 1961 @YAHOO.COM			PHONE # 2147889234	
EMAIL ADDRESS FOR INSPECTION REPORT ↑				
GENERAL CONTRACTOR MAIL ADDRESS CITY, STATE, ZIP 1041 E FM 552 ROCKWALL TX 75087			PHONE # 2147889234	
ELECTRICAL CONTRACTOR MAIL ADDRESS CITY, STATE, ZIP TEL 469 674 1339 RUBINO de LALUZ LIC. NUMBER 241539			PHONE #	
PLUMBING CONTRACTOR MAIL ADDRESS CITY, STATE ZIP ALVARADOS PLAMING			PHONE # 214 718 9110	
MECHANICAL CONTRACTOR MAIL ADDRESS CITY, STATE ZIP 2734 W. KINGSLEY DR SUITE 14 P.M.L. AIR CONDITIONING INC GARLAND TX 75041			PHONE # 972 840-8085 469 879-7025	

MUST REG EXP EXP

BUILDING INFORMATION

1st floor SF	2nd floor SF	Garage	Covered Porch	Covered Patio	Total SF	Height	Lot Size	Plan #:
X			X	X			50x100	

Permit Description:
Remod & Addition of 204 sqft. New windows

NOTICE TO APPLICANT: THIS PERMIT IS ISSUED ON THE BASIS OF INFORMATION FURNISHED IN THIS APPLICATION AND ON ANY SUBMITTED PLANS, AND IS SUBJECT TO THE PROVISIONS IN ADDITION, REQUIREMENTS OF THE CITY OF ROCKWALL CODE OF ORDINANCES AND ANY OTHER APPLICABLE ORDINANCE. THIS PERMIT IS ISSUED ONLY FOR THE PURPOSE OF ALLOWING CONSTRUCTION OF A BUILDING OR STRUCTURE CONFORMING TO THE CODES AND ORDINANCES OF THE CITY, REGARDLESS OF INFORMATION AND/OR PLANS SUBMITTED.

SCOPE OF PERMIT: FOR NEW BUILDINGS AND FOR ADDITIONS TO EXISTING BUILDINGS, THIS PERMIT AUTHORIZES STRUCTURAL, PLUMBING, ELECTRICAL, MECHANICAL, AND WORK TO BE PERFORMED IN THE CONSTRUCTION OF THE BUILDING OR STRUCTURE AT THIS ADDRESS, IF DONE AT THE SAME TIME OF INITIAL CONSTRUCTION. NO SEPARATE SUBCONTRACTOR PERMITS ARE NEEDED FOR THOSE TRADES. HOWEVER, THE PERMIT HOLDER IS REQUIRED TO USE ONLY SUBCONTRACTORS LICENSES, REGISTERED, OR BONDED BY THE CITY OF ROCKWALL WHERE SUCH REQUIREMENT IS APPLICABLE.

I HEREBY ACCEPT ALL CONDITIONS HEREIN ABOVE MENTIONED AND CERTIFY That ALL STATEMENTS HEREIN RECORDED BY ME ARE TRUE:

Manuel Romero
AGENT OR APPLICANT

7-25-18
(DATE)

Subject property is _____ or is not _____ within the flood hazard area.
Required lowest floor elevation is _____.

CITY APPROVAL

(DATE)

ESTIMATED VALUE: 18000

Building Permit	$_____
Water Meter Deposit	$_____
Meter Installation	$_____
Sewer Service	$_____
Water Impact Fees	$_____
Sewer Impact Fees	$_____
Siren Fee	$_____
Contractor Registration	$_____
Certificate of Occupancy	$_____
Total Fees	$_____

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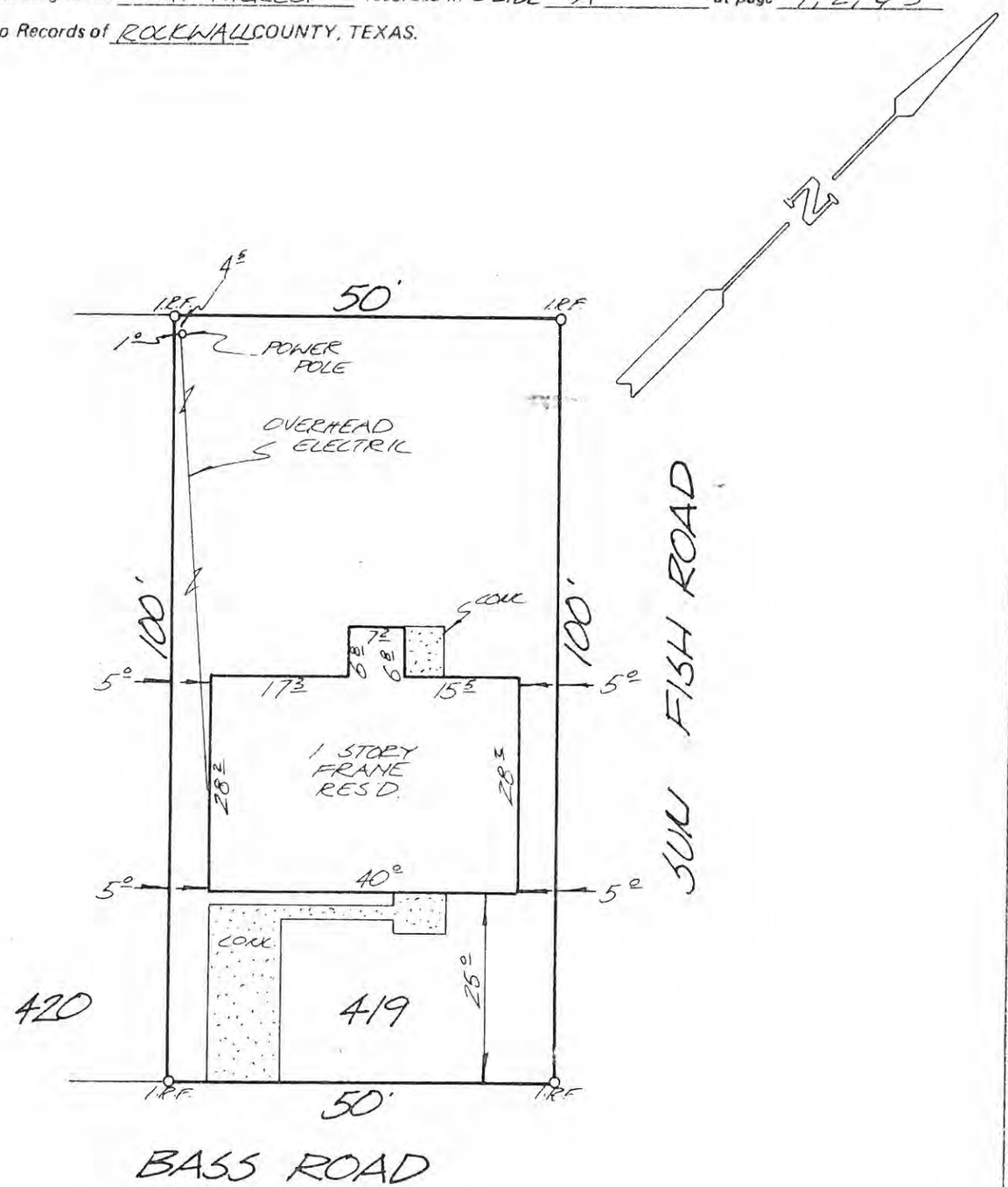
SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 406 BASS ROAD, in the city of ROCKWALL, Texas Lot No. 419, Block No. D, City Block No. _____ of ROCKWALL LAKE SUBDIVISION #1, an addition to the City of ROCKWALL Texas, according to the PLAT THEREOF recorded in SLIDE A at page 1, 2, & 3 of the Map Records of ROCKWALL COUNTY, TEXAS.



EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT EFFECT THE ABOVE DESCRIBED PROPERTY

VOL. 51 PG. 118
VOL. 51 PG. 121
VOL. 55 PG. 164
VOL. 59 PG. 519
VOL. 83 PG. 136

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

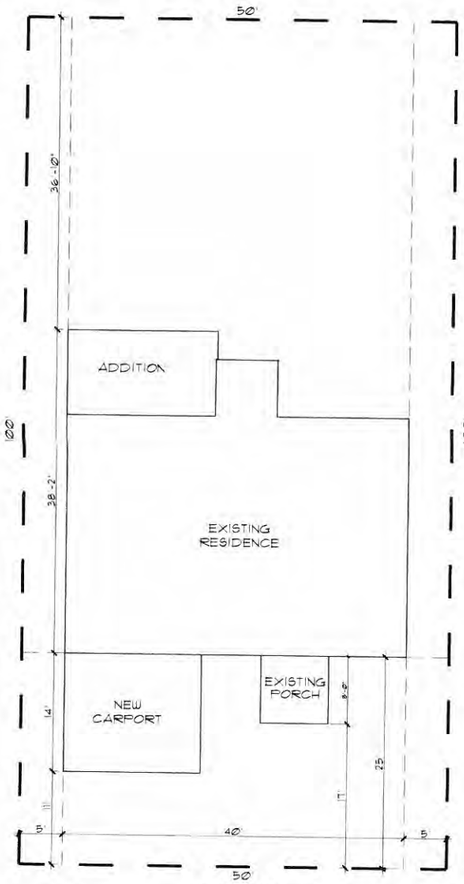
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS

Scale 1" = 20'
Date 12/20/86
T. F. No.: 44595
Job No 15297
Checked by: _____

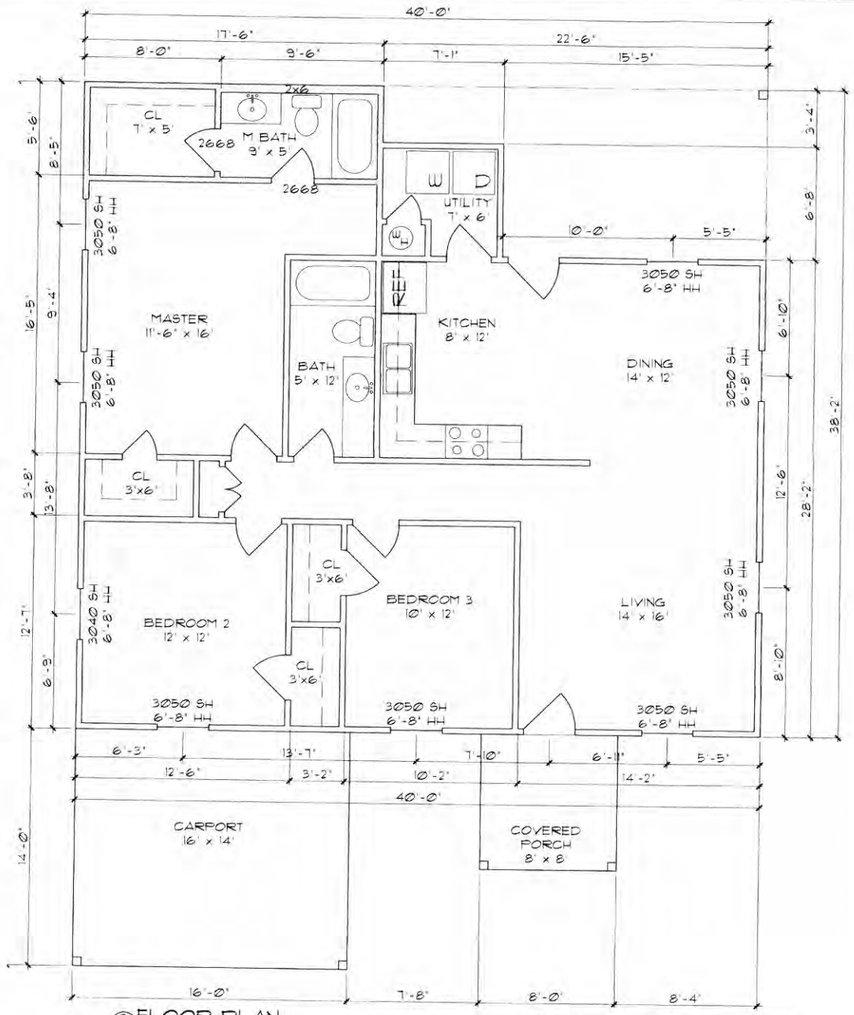
S.Q.C., INC.
3815 GUS THOMASSON
MESQUITE, TEXAS 75150
214/686-6495

STATE OF TEXAS
DOUG CONNALLY
3936
REGISTERED PUBLIC SURVEYOR

304

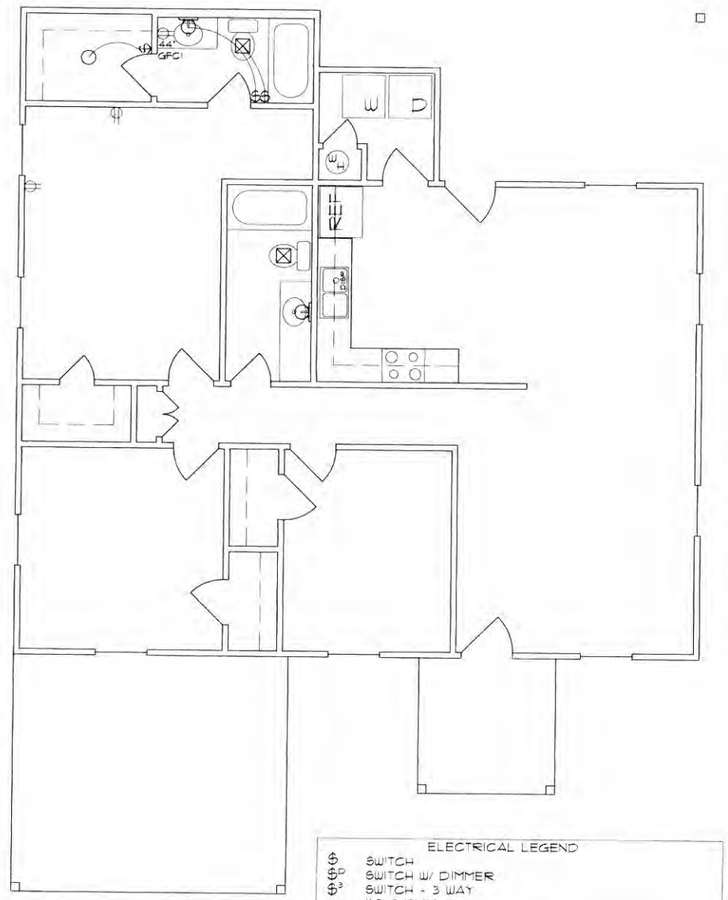


1 SITE PLAN
SCALE: 1/8"=1'-0"



2 FLOOR PLAN
SCALE: 1/4"=1'-0"

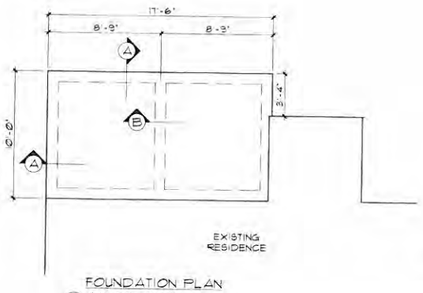
AREAS	
EXISTING LIVING	1177#
ADDITION	173#
TOTAL AREA	1350#
CARPORT	224#
COVERED PORCH	64#
COVERED PATIO	178#
TOTAL AREA	1816#



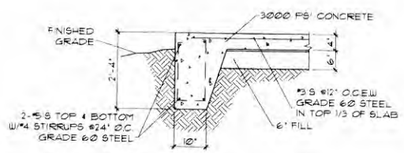
3 ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND

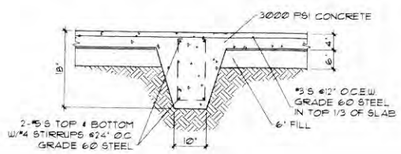
- S — SWITCH
- S3 — SWITCH W/ DIMMER
- S3 — SWITCH - 3 WAY
- 110 OUTLET
- GFI — 110 OUTLET - FLOOR PLUG
- WP — 110 OUTLET - WEATHER PROOF
- GFCI — 110 OUTLET - XX" ABOVE FINISHED FLOOR
- 110 OUTLET - GROUND FAULT CIRCUIT INTERRUPT
- CLNG — 110 OUTLET - CEILING MOUNTED
- 220 OUTLET
- WALL FIXTURE
- MP — MOISTURE PROOF FIXTURE
- CEILING FIXTURE
- CF/L — CEILING FAN W/ LIGHT
- CF — CEILING FAN
- R — RECESSED LED
- MC — MINI CAN LED
- VOICE / DATA
- EXHAUST FAN
- DISP — DISPOSER
- SD — SMOKE DETECTOR
- MS — MOTION SENSOR EXTERIOR LIGHTING
- LANDSCAPE UP-LIGHTS
- UCL — UNDER COUNTER LIGHT
- SP — SPEAKER
- TV — TELEVISION CABLE
- 8' LED LIGHTING



4 FOUNDATION PLAN AT ADDITION
SCALE: 3/16"=1'-0"



A EXTERIOR BEAM AT SIDING
SCALE: NONE



B INTERIOR BEAM
SCALE: NONE

MANUEL SILVA
REMODEL
406 BASS
ROCKWALL, TEXAS 75032

TITLE: SITE PLAN / FLOOR PLAN / ELECTRICAL

SCALE: AS SHOWN

SHANNON NEWSOM
MARK NEWSOM
CAD A/GN
3709 C.R. 2522
ROYSE CITY, TEXAS 75189
469-338-9863

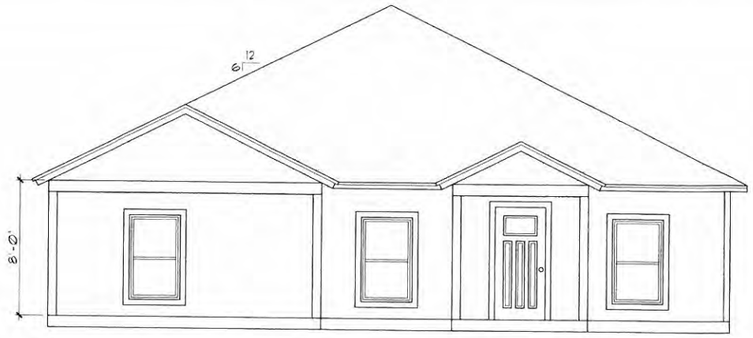
DATE: 05/29/18

REVISION DATE: -

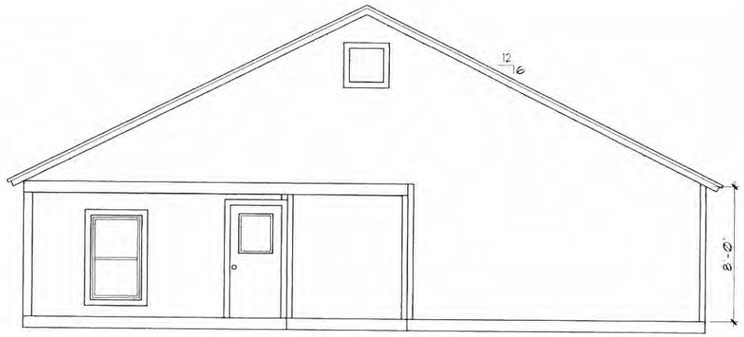
SHEET: A2

JOB NO.: 16118CAD

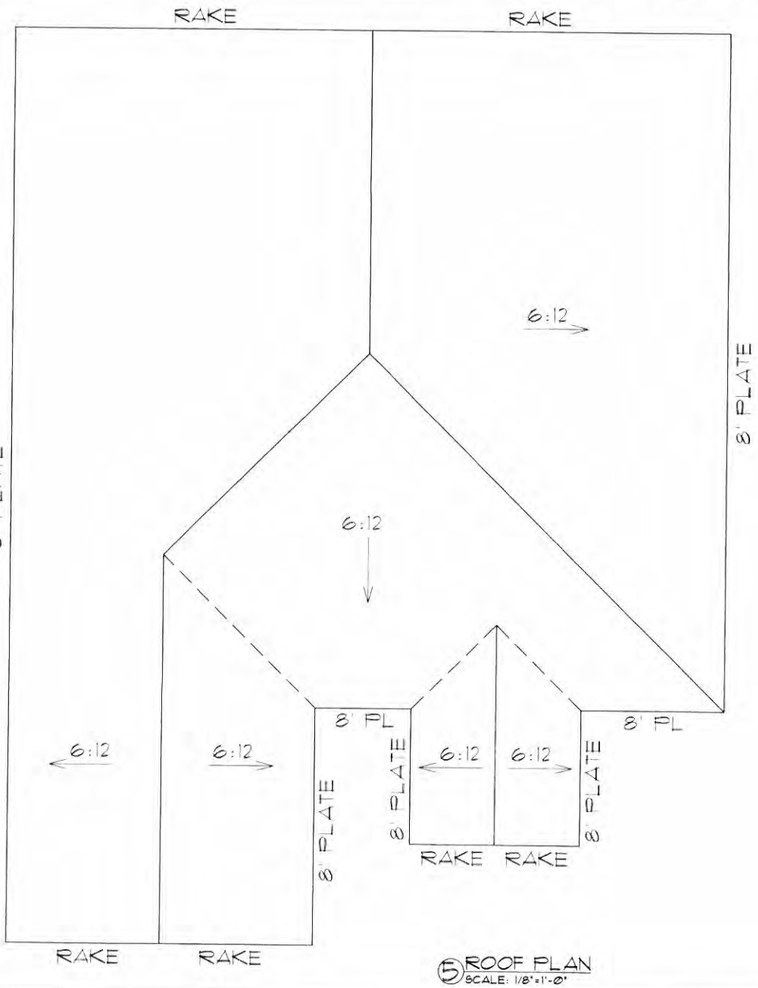
305



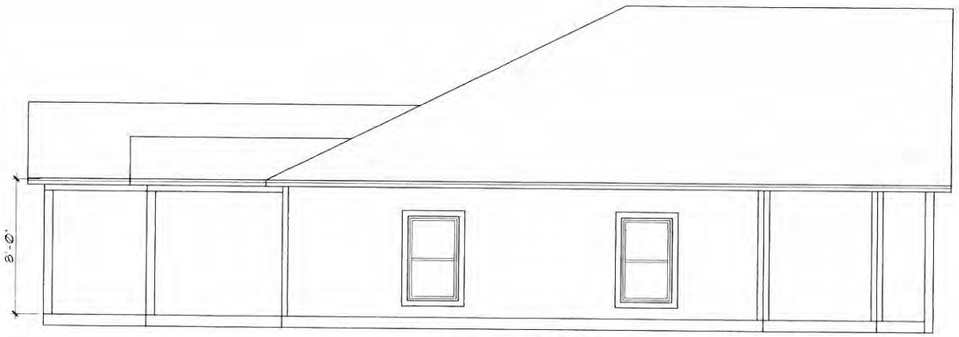
1 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



2 REAR ELEVATION
SCALE: 1/4"=1'-0"



5 ROOF PLAN
SCALE: 1/8"=1'-0"



3 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



4 LEFT ELEVATION
SCALE: 1/4"=1'-0"

MANUEL SILVA
REMODEL
406 BASS
ROCKWALL, TEXAS 75032

TITLE: ELEVATIONS / ROOF PLAN

SCALE: AS SHOWN

SHANNON NEWSOM
MARK NEWSOM
CADAZIGN
3109 C.R. 2522
ROYSE CITY, TEXAS 75189
469-338-9863

DATE
05/29/18

REVISION DATE:

SHEET
A1

JOB NO.
16118CAD

306

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

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

FROM: David Gonzales, *Senior Planner*

DATE: August 6, 2018

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

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

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

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

July 31, 2018

TO: ROCKWALL PLANNING AND ZONING COMMISSION AND CITY COUNCIL

RE: P2018-008, PRELIMINARY PLAT FOR SOUTHRIDGE ESTATES

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

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

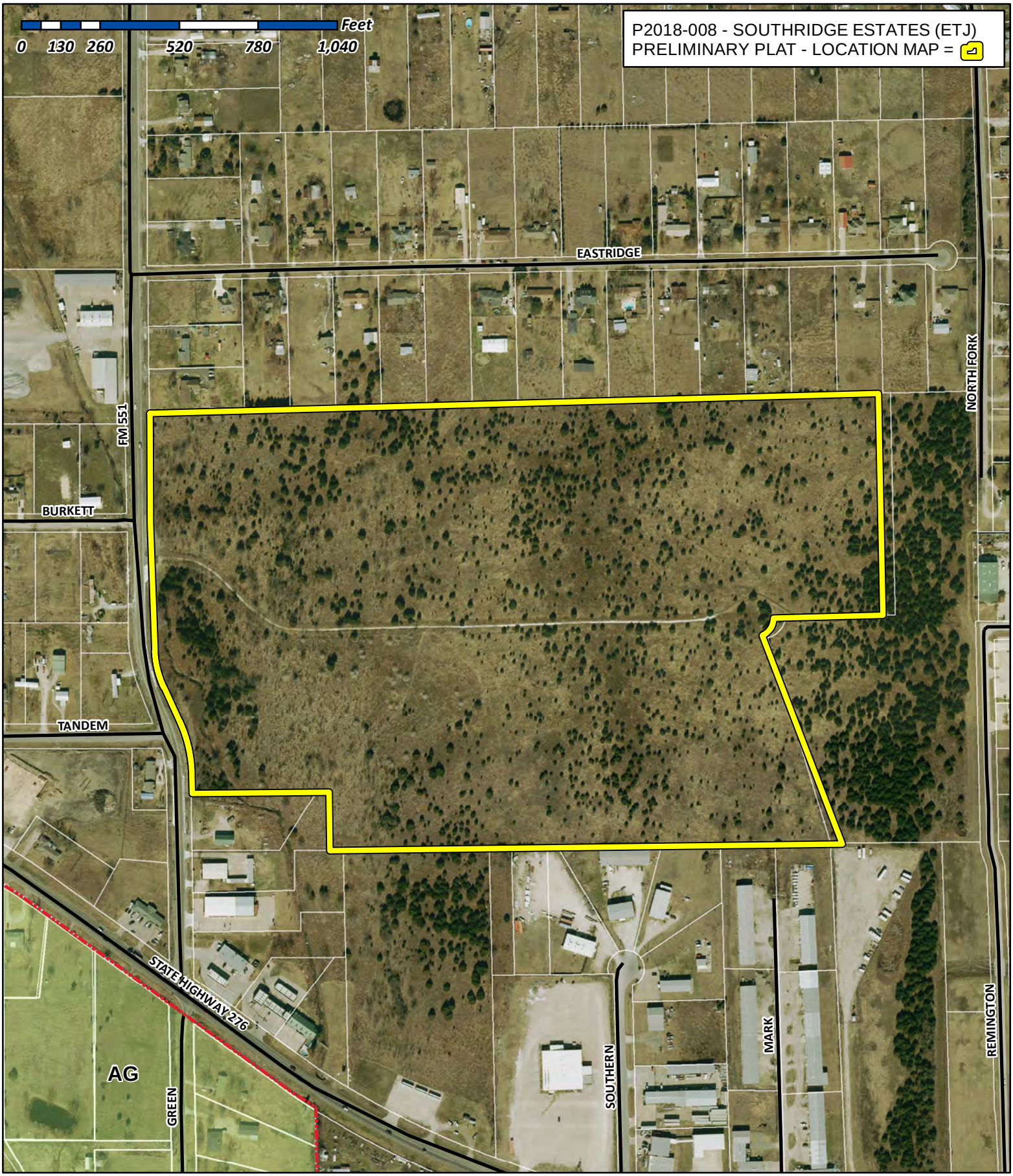
If the Commission (and City Council) decide to take action on this matter, I urge that the plat be approved despite the staff report that the plat does not meet the technical requirements of the Interlocal Agreement. The technical requirements this plat does not meet are legally void as they contradict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

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

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

Thank you for your consideration.

Steve Selinger



City of Rockwall

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

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

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N

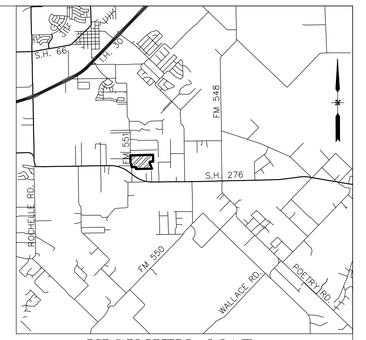
60 30 0 60 120

SCALE IN FEET
1" = 60'

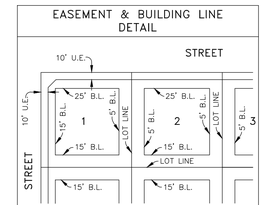
LEGEND	
1/2" I.R.F.	1/2" IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
◆	INDICATES CHANGE IN STREET NAME

Notes:

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83–NCF).
2. A 5/8–inch iron rod with yellow cap stamped "0000 0000" will be set at all lot corners, points of curvature, points of tangency and angle points in public rights–of–way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0065I, dated September 26, 2008, the subject property lies within flood Zone "X" (Area of Minimal Flood Hazard) and Zone "A" (Special Flood Hazard Area without Base Flood Elevation). This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man–made or natural causes. This statement shall not create liability on the part of the surveyor.



VICINITY MAP
N.T.S.



TYPICAL LOT DETAIL
N.T.S.

LINE TABLE		
NO.	DIRECTION	DISTANCE
L2	S 88°33'01" W	66.72'
L3	N 22°25'29" W	75.01'
L4	N 22°25'29" W	75.37'
L5	S 24°35'58" W	32.50'
L6	S 43°39'17" W	31.92'
L7	S 13°30'57" W	20.36'
L8	S 67°34'31" W	125.00'
L9	N 0°37'07" W	50.00'
L10	S 33°28'42" W	24.15'
L11	S 33°28'42" W	24.15'
L12	N 34°13'55" E	24.37'

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

REVIEWED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission — Date

APPROVED FOR PREPARATION OF FINAL PLAT

Mayor, City of Rockwall — City Secretary — City Engineer

PRELIMINARY PLAT

SOUTHRIDGE ESTATES

320 RESIDENTIAL LOTS
3 COMMON AREA LOTS

BEING

72.6049 ACRES
SITUATED IN THE
R. DICKENS SURVEY, A–73
CITY OF ROCKWALL ETJ
ROCKWALL COUNTY, TEXAS

OWNER:
PHAM BANG KIM
4001 133rd. AVENUE, BELLEVUE, WA. 98006
817–421–0731

DEVELOPER:
STEPHEN SELINGER
40620 TRUELOVE TRAIL, SOUTHLAKE, TX. 76092
817–421–0731

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941–8400 FAX (972) 941–8401

DATE: MARCH 16, 2018

PROPERTY DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BLOCK A		
LOT	ACREAGE	SQ.FT.
1	2.031	88480
2	0.144	6284
3	0.144	6284
4	0.161	7007
5	0.161	6994
6	0.143	6219
7	0.143	6219
8	0.143	6219
9	0.143	6219
10	0.143	6219
11	0.501	21839
12	0.197	8560
13	0.180	7855
14	0.191	8340
15	0.244	10626
16	0.343	14925
17	0.176	7666
18	0.153	6669
19	0.140	6102
20	0.132	5750
21	0.132	5750
22	0.132	5750
23	0.132	5750
24	0.132	5750
25	0.132	5750
26	0.132	5750
27	0.132	5750
28	0.132	5750
29	0.132	5750
30	0.132	5750
31	0.132	5750
32	0.132	5750
33	0.132	5750
34	0.132	5750
35	0.132	5750
36	0.132	5750
37	0.132	5750
38	0.132	5750
39	0.146	6341
40	0.159	6925
41	0.188	8168
42	0.218	9485
43	0.183	7961
44	0.156	6816
45	0.145	6337
46	0.148	6439
47	0.164	7136
48	0.162	7048
49	0.147	6406
50	0.137	5950

BLOCK A		
LOT	ACREAGE	SQ.FT.
51	0.181	7904
52	0.159	6941
53	0.132	5750
54	0.132	5750
55	0.132	5750
56	0.132	5750
57	0.244	10630
58	0.241	10497
59	0.604	26305
60	0.274	11929
61	0.205	8933
62	0.307	13358
63	0.178	7734
64	0.132	5749
65	0.132	5750
66	0.132	5750
67	0.132	5750
68	0.132	5750
69	0.132	5750
70	0.132	5750
71	0.149	6500
72	0.268	11653
73	0.207	9030
74	0.130	5684
75	0.132	5750
76	0.141	6147
77	0.237	10323
78	0.167	7264
79	0.167	7288
80	0.221	9631
81	0.142	6193
82	0.138	6007
83	0.134	5852
84	0.132	5750
85	0.132	5750
86	0.132	5750
87	0.132	5750
88	0.132	5750
89	0.132	5750
90	0.153	6648
91	0.307	13393
92	0.319	13901
93	0.152	6633
94	0.132	5750
95	0.132	5750
96	0.132	5750
97	0.132	5750
98	0.132	5750
99	0.132	5750
100	0.132	5750

BLOCK A		
LOT	ACREAGE	SQ.FT.
101	0.132	5750
102	0.132	5750
103	0.132	5750
104	0.132	5750
105	0.132	5750
106	0.132	5750
107	0.132	5750
108	0.132	5750
109	0.132	5750
110	0.132	5750
111	0.132	5750
112	0.132	5750
113	0.132	5750
114	0.132	5750
115	0.132	5750
116	0.132	5750
117	0.131	5706
118	0.193	8424
119	0.207	9038
120	0.136	5944
121	0.132	5750
122	0.132	5750
123	0.132	5750
124	0.132	5750
125	0.132	5750
126	3.597	156699

BLOCK B		
LOT	ACREAGE	SQ.FT.
1	0.193	8423
2	0.141	6154
3	0.142	6201
4	0.135	5881
5	0.198	8620
6	0.272	11853
7	0.132	5750
8	0.132	5750
9	0.132	5750
10	0.132	5750
11	0.132	5750
12	0.132	5750
13	0.132	5750
14	0.132	5750
15	0.132	5750
16	0.132	5750
17	0.132	5750
18	0.132	5750
19	0.132	5750
20	0.132	5750
21	0.132	5750
22	0.132	5750
23	0.132	5750
24	0.132	5750
25	0.143	6235
26	0.160	6948
27	0.160	6948
28	0.160	6948
29	0.160	6948
30	0.160	6948
31	0.142	6194
32	0.160	6948
33	0.160	6948
34	0.160	6948
35	0.160	6948
36	0.160	6948
37	0.149	6473
38	0.132	5750
39	0.132	5750
40	0.132	5750
41	0.132	5750
42	0.132	5750
43	0.132	5750
44	0.185	8050
45	0.135	5875
46	0.132	5750
47	0.202	8781
48	0.196	8559
49	0.189	8217
50	0.180	7835

BLOCK B		
LOT	ACREAGE	SQ.FT.
51	0.169	7374
52	0.159	6935
53	0.190	8266
54	0.196	8535
55	0.188	8187
56	0.201	8742
57	0.208	9048
58	0.211	9182
59	0.236	10301
60	0.167	7289
61	0.157	6847
62	0.149	6488
63	0.143	6212
64	0.138	6016
65	0.135	5898
66	0.134	5859
67	0.135	5897
68	0.138	6013
69	0.143	6208
70	0.149	6483
71	0.157	6840
72	0.167	7282
73	0.179	7810
74	0.193	8428
75	0.245	10672

BLOCK C		
LOT	ACREAGE	SQ.FT.
1	0.158	6900
2	0.132	5750
3	0.132	5750
4	0.132	5750
5	0.138	6016
6	0.134	5858
7	0.137	5978
8	0.144	6282
9	0.155	6766
10	0.168	7313
11	0.179	7784
12	0.188	8175
13	0.195	8490
14	0.210	9165
15	0.208	9041
16	0.132	5750
17	0.135	5875
18	0.185	8050
19	0.132	5750
20	0.132	5750
21	0.132	5750
22	0.132	5750
23	0.132	5750
24	0.132	5750
25	0.142	6185
26	0.143	6248
27	0.143	6239
28	0.132	5750
29	0.132	5750
30	0.132	5750
31	0.132	5750
32	0.158	6900

BLOCK D		
LOT	ACREAGE	SQ.FT.
1	0.172	7492
2	0.132	5750
3	0.132	5750
4	0.132	5750
5	0.132	5750
6	0.132	5750
7	0.132	5750
8	0.132	5750
9	0.132	5750
10	0.132	5750
11	0.132	5750
12	0.132	5750
13	0.132	5750
14	0.132	5750
15	0.137	5948
16	0.144	6284
17	0.208	9062
18	0.146	6370
19	0.138	6008
20	0.134	5818
21	0.132	5750
22	0.132	5750
23	0.132	5750
24	0.132	5750
25	0.237	10345
26	0.198	8626
27	0.156	6783
28	0.143	6210
29	0.132	5750
30	0.133	5784
31	0.181	7866
32	0.209	9112
33	0.133	5801
34	0.132	5750
35	0.132	5750
36	0.132	5750
37	0.132	5750
38	0.132	5750
39	0.132	5750
40	0.132	5750
41	0.132	5750
42	0.132	5750
43	0.132	5750
44	0.132	5750
45	0.196	8527

BLOCK E		
LOT	ACREAGE	SQ.FT.
1	0.190	8262
2	0.158	6898
3	0.145	6317
4	0.132	5750
5	0.131	5724
6	0.181	7890
7	0.202	8784
8	0.130	5679
9	0.132	5750
10	0.132	5750
11	0.132	5750
12	0.132	5750
13	0.132	5750
14	0.132	5750
15	0.132	5750
16	0.132	5750
17	0.132	5750
18	0.132	5750
19	0.132	5750
20	0.193	8397
21	0.243	10588
22	0.132	5750
23	0.132	5750
24	0.132	5750
25	0.132	5750
26	0.132	5750
27	0.132	5750
28	0.132	5750
29	0.132	5750
30	0.132	5750
31	0.132	5750
32	0.132	5750
33	0.132	5750
34	0.132	5750
35	0.132	5750
36	0.216	9422
37	0.145	6332
38	0.132	5750
39	0.132	5750
40	0.132	5750
41	0.132	5750
42	0.132	5750
43	0.132	5750
44	0.158	6900

PRELIMINARY PLAT

SOUTHRIDGE ESTATES

320 RESIDENTIAL LOTS
3 COMMON AREA LOTS

BEING

72.6049 ACRES
SITUATED IN THE
R. DICKENS SURVEY, A-73
CITY OF ROCKWALL ETJ
ROCKWALL COUNTY, TEXAS

OWNER:
PHAM BANG KIM
4001 133rd. AVENUE, BELLEVUE, WA. 98006
817-421-0731

DEVELOPER:
STEPHEN SELINGER
40620 TRUELOVE TRAIL, SOUTHLAKE, TX. 76092
817-421-0731

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: MARCH 15, 2018 SHEET 1 OF 2

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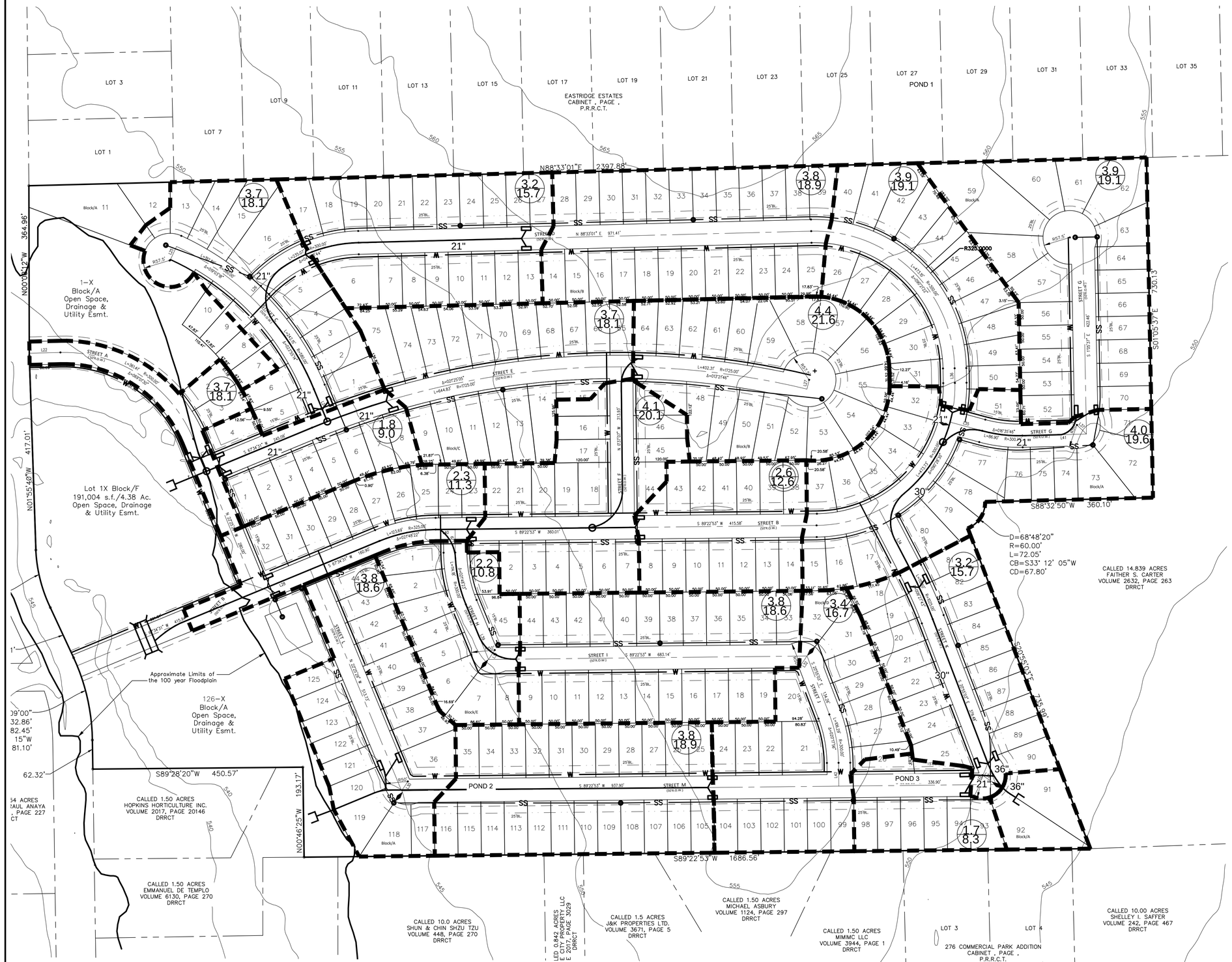


ENGINEERINGCONCEPTS & DESIGN, L.P.

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

PRELIMINARY DRAINAGE

SOUTHRIDGE ESTATES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

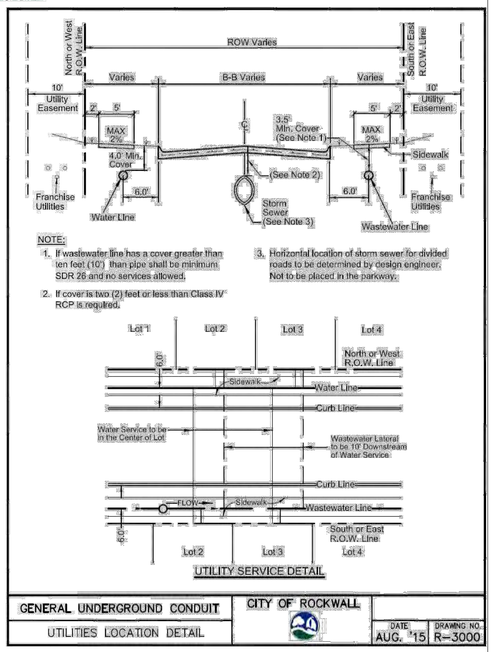
313



LEGEND

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

City of Rockwall
The New Horizon



GENERAL UNDERGROUND CONDUIT	CITY OF ROCKWALL	
UTILITIES LOCATION DETAIL		DATE: AUG. '15 / DRAWING NO. R-3000

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

PRELIMINARY UTILITY PLAN

SOUTHRIDGE ESTATES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

314

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

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

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

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

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

Article I. PURPOSE

1.01 The purpose of this Agreement is to establish and clarify each Party's obligations, costs, and the manner and method of approving subdivision plats for real property located within both the County and the ETJ of the City.

1.02 The ETJ of the City may fluctuate from time to time during the term of this Agreement as a result of City Council action. The City agrees to notify the County in writing within 10 days of any and all City Council action that changes the ETJ during the term of this Agreement thereby affecting subdivision platting for real property within the boundaries of the County.

Article II. TERM OF AGREEMENT

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

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

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

Article III. COUNTY RESPONSIBILITIES

3.01 The County assigns and delegates to the City the County's authority to approve subdivision plats and to issue related permits under Tex. Loc. Gov't Code Chapters 212 and 232 within the ETJ of the City, pursuant to Tex. Loc. Gov't Code Section 242.001(d), so that, except as otherwise provided in this Agreement, the City has exclusive jurisdiction to regulate subdivision plats and approve related permits in the City's ETJ utilizing the City's subdivision procedures.

3.02 The County will continue to administer and enforce County on-site sewage facility regulations in proposed and platted subdivisions in the City's ETJ; provided, however, that the County will reject as incomplete any application for an on-site sewage facility which is not accompanied by a plat application accepted by the City or a statement that the application is not associated with any development activity requiring approval of a subdivision or development plat.

3.03 This Agreement does not affect flood plain enforcement outside of the City Limits. The County will continue to be responsible for floodplain enforcement within the ETJ according to the County's Subdivision Rules and Regulations.

3.04 The County will continue to be responsible for accepting all public improvements that are located in the ETJ and are to be maintained by the County. The dedication and acceptance of the public improvements by the County must adhere to the County's Road Acceptance Procedures set forth in the County's Subdivision Rules and Regulations and the Unified Regulations attached hereto as Exhibit "A" and incorporated by reference herein.

3.05 The County agrees that it will not accept for filing any applications for plat approval for land within the City's ETJ following the effective date of this Agreement.

Article IV. CITY RESPONSIBILITIES

4.01. The City will enforce its subdivision regulations and Unified Regulations, including design and construction standards, within its ETJ.

4.02. The City and the County agree that the Unified Regulations shall be applied exclusively in the review of proposed plats in the City's ETJ. If either party wishes to propose revisions in the future to the Unified Regulations, the proposing party will notify the other party of the proposed change(s). The parties will cooperate in determining the need for the changes, and will adopt any change agreed to by amendment of the Agreement, as amended, by their respective governing bodies.

4.03. The City agrees to require developers to dedicate public right-of-way pursuant to the Rockwall County Transportation Plan ("County Plan"), as currently adopted or as may be amended in the future, subject to applicable constitutional and statutory limitations for subdivisions. When it appears to the City that a requirement for dedication of right-of-way pursuant to the County Plan may exceed an applicable constitutional or statutory limitation, or if there is a conflict between the County Plan and the City of Rockwall Thoroughfare Plan, the City will notify the County, and the parties will cooperate to determine the extent of right-of-way dedication to be requested, or an alternative method of securing the needed right-of-way.

4.04. Where a dedication or construction requirement is to be imposed, the City, in consultation with the County, will make an initial determination of proportionality. If the applicant appeals the proportionality determination in accordance with procedures set out in the City's subdivision regulations, the City will make the final determination, again, in consultation with the County.

4.05. The City will notify the County upon the filing of all applications for approval of final plats. A copy of the final plat and any engineering plans will be sent to the County within ten (10) days of filing with the City for the County's review and comment. The City will make every reasonable effort to notify the County of the final action taken by the City on the application, whether approved or denied, within three (3) working days, but no later than fifteen (15) days of the City's action.

4.06. If an applicant requests an exception from any standard in the City's subdivision regulations, the City will bring the request before the County for review. Any variance from the City's subdivision regulations to be enforced in the ETJ must receive approval by the Commissioners Court prior to the City taking action on the plat application. Plat approval also shall be conditioned on: 1) formation of property owners associations for maintenance of any facilities not normally maintained by the County; and 2) upon provision of security instruments assigned to the County in the event

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

4.07. The City will deliver two copies of all recorded plats for subdivisions within the City's ETJ to the County within ten (10) working days of the recording of the subdivision plat. For all subdivisions containing more than five (5) lots, the City will also provide to the County a digital file of the subdivision plat including at least two (2) ground control GPS points in a format approved by the County.

4.08. The City will confer with the Rockwall County 911 addressing Division in determining street names prior to final plat approval.

4.09. The City and County inspectors will have access to construction sites of subdivisions within the ETJ and the City will timely submit copies of all road design materials and road construction test results to the County during road construction. City inspectors will have inspection and approval authority over the road construction, storm water drainage construction, and on non on-site wastewater facility construction within the right-of-way and easements. The County may request that the City issue a stop-work notice if the applicable construction standards are not being met. The City will take all reasonable actions, including a stop-work order, to ensure that applicable construction standards are met, as deemed necessary by the City. The City will notify the County when construction of public improvements is completed for final acceptance by the County.

4.10. The City will collect all fees and charges involved with the approval of subdivision plats, including but not limited to engineering reviews, inspections of public improvements, but not including costs associated with applications for variances or exceptions to on-site sewer facilities to be reviewed and permitted by the County, under this Agreement.

4.11. As an attachment to this Agreement, the City will provide a current map defining the legal boundaries of its corporate limits and areas of ETJ. The City will notify the County of any changes to the City's ETJ within ten (10) days of the effective date of the change, and the area covered by this Agreement will be amended accordingly. A change in the area covered by the Agreement will not, however, affect any rights accrued under Tex. Loc. Gov't Code Chapter 245 prior to the effective date of the change.

4.12. The plats which will be subject to this Agreement are those that will be filed after the effective date of this Agreement. If the ETJ is expanded or reduced, plats must be filed with the party who has jurisdiction as defined by this Agreement.

Article V. GENERAL PROVISIONS

5.01. General Administration: The County and the City will designate their respective representatives for the general administration of this Agreement.

5.02. Alteration, Amendment or Modification: This Agreement may not be altered, amended, or modified, except in writing and signed by all parties to this Agreement.

5.03. Notice: All notices sent pursuant to this Agreement will be in writing and must be sent by registered or certified mail, postage prepaid, return-receipt requested.

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

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

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

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

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

5.04. Severability: If any provision of this Agreement is found to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability will not affect the remaining provisions of this Agreement.

5.05. Breach: The failure of either party to comply with the terms and conditions of this Agreement will constitute a breach of this Agreement. Either party will be entitled to any and all rights and remedies allowed under Texas law for any breach of this Agreement by the other party.

5.06. Non-Waiver: The waiver by either party of a breach of this Agreement will not constitute a continuing waiver of such breach or of a subsequent breach of the same or a different provision. Nothing in this Agreement is intended

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

5.07. Entire Agreement: This Interlocal Cooperative Agreement constitutes the entire Agreement between the County and the City. No other agreement, statement, or promise relating to the subject matter of this Agreement and which is not contained in this Agreement or incorporated by reference in this Agreement will be valid or binding.

5.08. Terms used in Document: As used in this Agreement, the terms "Interlocal Cooperation Agreement", "Interlocal Agreement", "Agreement", and "Contract" are synonymous.

5.09. Non-Defined Terms: If not specifically defined in this Agreement, words and phrases used in this Agreement will have their ordinary meaning as defined by common usage.

EXECUTED THIS 12 day of November 2013.

Rockwall County

By: _____
Honorable Jerry Hogan
Rockwall County Judge

Attest:

_____ Date: 11-12-13
Felicia Morris, Court Administrator

EXECUTED THIS 9th day of December 2013.

City of Rockwall

By: _____
Rick Crowley, City Manager

Attest:

_____ Date: 12/09/2013
Kristy Ashberry, City Secretary

EXHIBIT A

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

1. The standards and procedures contained in the City of Rockwall Subdivision Regulations enacted by Ordinance No. 78-20, as amended before or upon the Effective Date of the Agreement, codified as sections 24-1 through 24-62 of the City Code of Ordinances, and which hereby are incorporated by reference for all purposes, shall apply exclusively to the review of all plat applications in the City's extraterritorial jurisdiction, with the exceptions contained in paragraph 2 of these Unified Regulations.

2. The following additional provisions, which are derived from the Rockwall County Subdivision Rules and Regulations, enacted by Order of May 29, 2007, as amended before or upon the Effective Date of the Agreement, and which hereby are incorporated by reference for all purposes, shall apply:

   a. **Road specifications for residential streets by lot size.**

      (1) Residential streets, where all lots are 1.5 acres or greater in size, shall have a minimum right-of-way of sixty (60) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and a minimum pavement width of twenty-six (26) feet.

      (2) Residential streets, where any lot is less than 1.5 acres but greater than .75 acres in size, shall have a minimum right-of-way of seventy (70) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and a minimum pavement width of thirty-six (36) feet.

      (3) Residential streets, where any lot is .75 acres in size or less, shall have a minimum right-of-way of seventy-five (75) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and a minimum pavement width of forty-four (44) feet.

   b. **Minimum lot size.** For development relying upon on-site sewage facilities for wastewater disposal, the minimum lot size shall be 1.5 acres. This minimum lot size shall not include any right-of-way, drainage easement, utility easement, or floodplain area. The minimum lot frontage shall not be less than one hundred fifty (150) feet at the building line.

   c. **Building set-back.** Building and setback lines shall be fifty (50) feet from the edge of the right-of-way on all streets and roads. No

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

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

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

      (1) Where all lots are 1.5 acres or greater in size, the minimum right-of-way shall be sixty (60) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and minimum pavement width shall be twenty-six (26) feet, with six (6) inches of 3600 psi reinforced concrete, as per City standards. Subgrade shall be stabilized with seven percent (7%) lime to a depth of six (6) inches, thirty (30) feet in width.

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

      (3) Where any lot is .75 acres in size or less, the minimum right-of-way shall be seventy-five (75) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and minimum pavement width shall be forty-four (44) feet, with eight (8) inches of 3600 psi reinforced concrete, as per City standards. Subgrade shall be stabilized with seven percent (7%) lime to a depth of six (6) inches, forty-eight (48) feet in width.

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

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

c. Storm Drainage in the ETJ.

(1) Roads with Side Ditches.

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

(2) Drainage Easements.

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

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

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

d. Private Utilities in ETJ.

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

(2) Private Mailboxes.

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

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

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: August 6, 2018

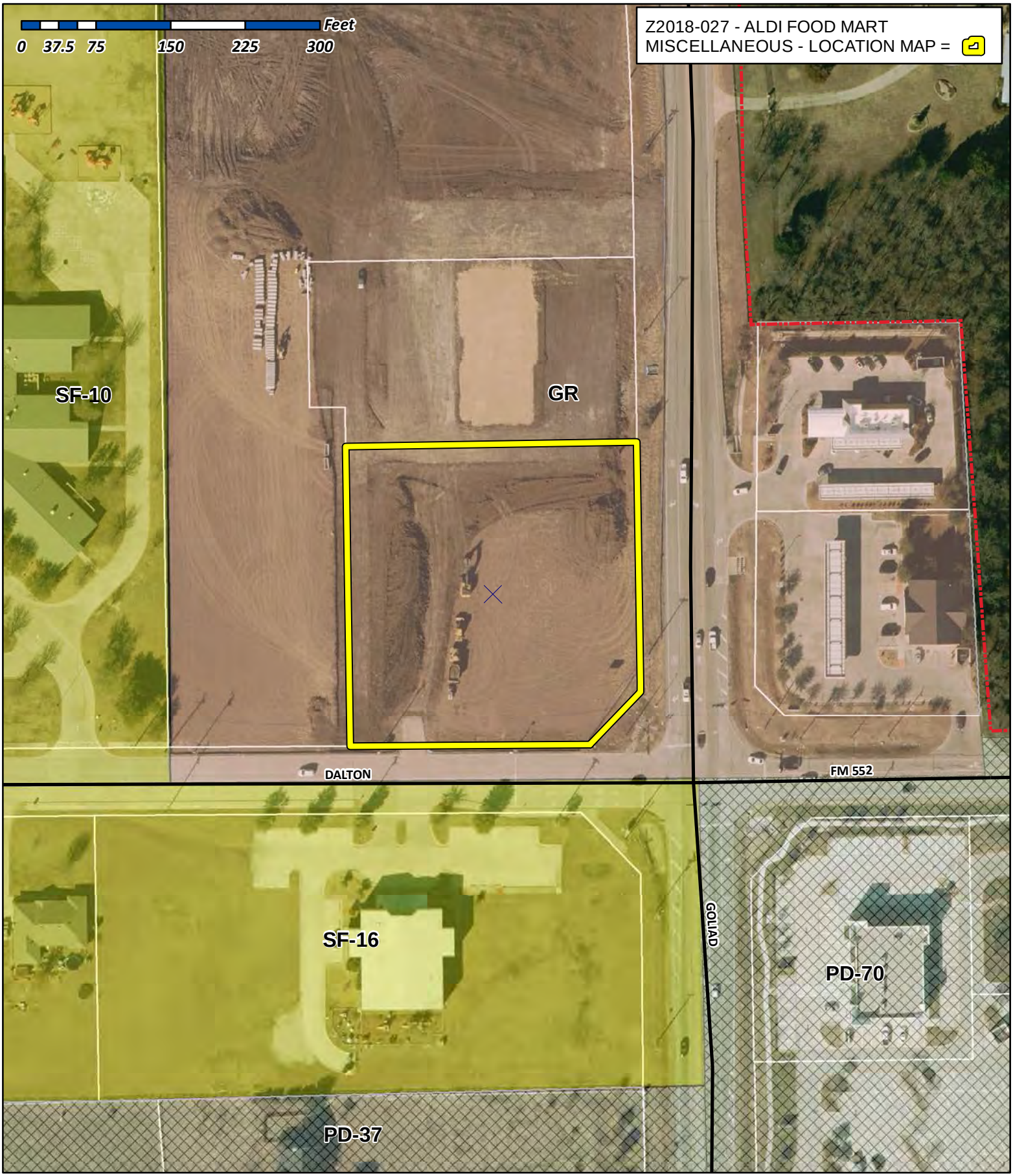
SUBJECT: Variance to the Distance Requirements for the Sale of Beer and Wine for Off-Premise Consumption in Conjunction with a Retail Store (*i.e. ALDI*)

The applicant, Kyle V. Hill of Martin Frost & Hill, is requesting that the City Council consider granting a variance to the proximity requirements for the sale of alcoholic beverages for off-premise consumption. The request is being made to allow the ALDI Grocery Store -- *located at the northwest corner of FM-552 and SH-205 (i.e. 3251 SH-205)* -- to establish package sales of beer and wine for off premise consumption. In accordance with the *Texas Alcoholic Beverage Code*, the City of Rockwall has adopted distance requirements that stipulate a minimum separation between businesses that sell alcohol, for on-site or off-site consumption, and schools, churches, and hospitals. Section 3.5, *Alcoholic Beverage Sales*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) states the following (*with pertinent information underlined*):

> *(B) Restaurants with alcoholic beverage sales.*
>
> *(1) Retail establishments may sell beer and wine for off-premises consumption by right if they are located on property that was within the city limits as of November 14, 2007, and are located in a zoning district allowing such use. Retail establishments located on property that was annexed after November 14, 2007, may not engage in the selling of beer and wine for off-premises consumption.*
>
> *(2) <u>Retail establishments engaged in the selling of beer and wine to the general public for off-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and must be located not less than 300 feet from a church, public school, private school (as defined by the Texas Alcoholic Beverage Code) or public hospital.</u> For a church or public hospital, the 300 feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. <u>For public schools or private schools, the measurement of distance shall be in direct line from the property line of the public school to the property line of the retail establishment and in a direct line across intersections.</u> If the permit or license holder is located on or above the fifth story of a multistory building, the measurement shall be in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.*

The city council may grant a variance to the distance regulations if the city council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste of inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the city council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

In this case, the property line of the ALDI Grocery Store is approximately 188-feet from the property line of Nebbie Williams Elementary as measured per the requirements of the *Texas Alcoholic Beverage Code* (*see the attached exhibit*). This means that the ALDI Grocery Store is approximately 112-feet out of compliance with the proximity requirements. It should be noted that according to a letter provided by the applicant, the same materials have been provided to the Rockwall Independent School District (RISD) for their review (*see attached letter*). The approval of the requested variance is a discretionary decision for the City Council. Staff and the applicant will be available at the City Council meeting on July 16th should the City Council have any questions.



City of Rockwall

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

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

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3345 BEE CAVE ROAD, STE. 105
AUSTIN, TEXAS 78746

TELEPHONE: 512.473.0300
MFHLIQUORLAW.COM

Martin Frost & Hill
Texas Liquor Lawyers

July 5, 2018

Via Federal Express & E-mail: RMiller@rockwall.com

Ryan C. Miller, AICP
Director of Planning and Zoning
City of Rockwall Planning and Zoning Department
385 S Goliad St.
Rockwall, TX 75087

Re: Request for Variance from Rockwall Unified Land Development Code Article IV, Section 3.5(B)(2)

Dear Mr. Miller:

Please accept this letter and supporting documentation as application to Rockwall City Council for a variance from the minimum distance restriction set forth in Article IV, Section 3.5(B)(2) of Rockwall's Unified Land Development Code ("Development Code"), which, if granted, would enable the applicant, ALDI (Texas), LLC ("ALDI"), to hold a TABC Wine and Beer Retailer's Off-Premise Permit at the ALDI grocery store to be located at 3251 N. Goliad St. (the "Store"). ALDI requests placement of its variance request on the agenda for the City Council meeting scheduled for Monday, July 16, 2018, if possible.

Measured in a direct line from property line to property line, the Store is located within 300 feet of a parcel of property owned by Rockwall Independent School District ("RISD") where Nebbie Williams Elementary School (the "School") is located. Development Code Article IV, Section 3.5(B)(2) prohibits the sale of alcoholic beverages within 300 feet of a public school without variance approval by City Council. Per to the Development Code, a variance may be granted if Council determines the enforcement of the regulation in a particular instance is either:

- not in the best interest of the public,
- constitutes waste or inefficient use of land or other resources,
- creates undue hardship on an applicant for a license or permit,
- does not serve its intended purpose,
- is not effective or necessary, or
- for any other reason council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

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Enclosed for consideration please find an information sheet reviewing ALDI's alcoholic beverage operations, map detailing proximity of the Store to the School, and related materials supporting ALDI's request for a variance. I have reached out to and provided RISD staff with these same materials for review. ALDI's intent is to establish an open line of communication with RISD and is available for any questions or concerns about its proposed activities at the Store.

For the reasons set forth in enclosed materials, ALDI respectfully requests City Council grant it a variance from Rockwall's minimum distance regulations related to the sale of alcoholic beverages near a public school. Please let me know if you require any additional information for the variance application. I can be reached by phone at (512) 473-0300 or by e-mail at khill@mfhliquorlaw.com.

Sincerely,

Kyle V. Hill, Esq.

Enclosures

cc: Renae Murphy, Chief Communications Officer
Kassie Maxwell, Administrative Assistant
Rockwall Independent School District
Via Email
(w/enclosures)

Derek Russo, Dir. of Administration
ALDI Inc. Denton Division
Via Email

ALDI will operate a grocery store at 3251 N. Goliad St. in Rockwall (the "Store"), which is located within 300 feet of a parcel of property owned Rockwall Independent School District ("RISD") on which Nebbie Williams Elementary School (the "School") is located. Because of the proximity of the Store's property to RISD's property where the School is located, City of Rockwall's ordinances prohibit alcoholic beverage sales at the Store without variance approval from City Council. ALDI is requesting variance approval for this Store based upon the following information.

ALDI understands the purpose of restricting alcoholic beverage sales near schools is to reduce the likelihood of alcoholic beverage sales to minors, and ALDI takes its responsibilities as a good corporate citizen and TABC permittee seriously. ALDI's employees and managers receive training on responsible policies and procedures for selling alcoholic beverages to the public. The training focuses on preventing sales to minors, to already intoxicated customers, and on restricted hours for sales. As a result of this training and with thousands of daily alcoholic beverage sales transactions at its 100+ grocery stores in Texas, ALDI enjoys an exemplary TABC compliance record.

ALDI does not advertise alcoholic beverages or display alcoholic beverage signage on the exterior of its stores. Inside its stores, there is only one sign identifying the location of the beer and wine aisle. Except for this sign, ALDI does not display neon alcoholic beverage signs or similar signage inside its stores. Enclosed for reference is a floor plan of a typical ALDI store with beer and wine shelf space highlighted. The beer and wine shelf space comprises only a small fraction (16 feet) of the total shelf space in a store. Also enclosed is a picture of a typical beer and wine shelf space inside ALDI's stores.

Beer and wine sales at ALDI account for only 1% to 2% of total sales at its stores; however, not being able to sell alcoholic beverages puts ALDI at a competitive disadvantage to similar businesses in the surrounding area, such as Tom Thumb, Kroger, and CVS, that are currently selling alcoholic beverages. Prohibiting beer and wine sales at this Store would result in lost sales to ALDI and lost sales tax revenue to the city. That result is bad for the city and unfair to ALDI.

For these reasons and given the practical proximity of the School to the Store (see enclosed maps), ALDI believes it is unnecessary to ban alcoholic beverage sales at the Store in order to prevent sales to minors and requests approval of a variance by Rockwall City Council. RISD and Rockwall City Council can be sure that ALDI will enforce the same exacting compliance standards at this store that are in place statewide.


SMART
$9.99
$5.99
$5.99
$8.99
$9.99
$5.99
$4.89
$4.99
$4.99
$4.99
Alcoholic beverages will not be sold to any person under the age of 25 or to any person who is visibly intoxicated.
Black Party
1839

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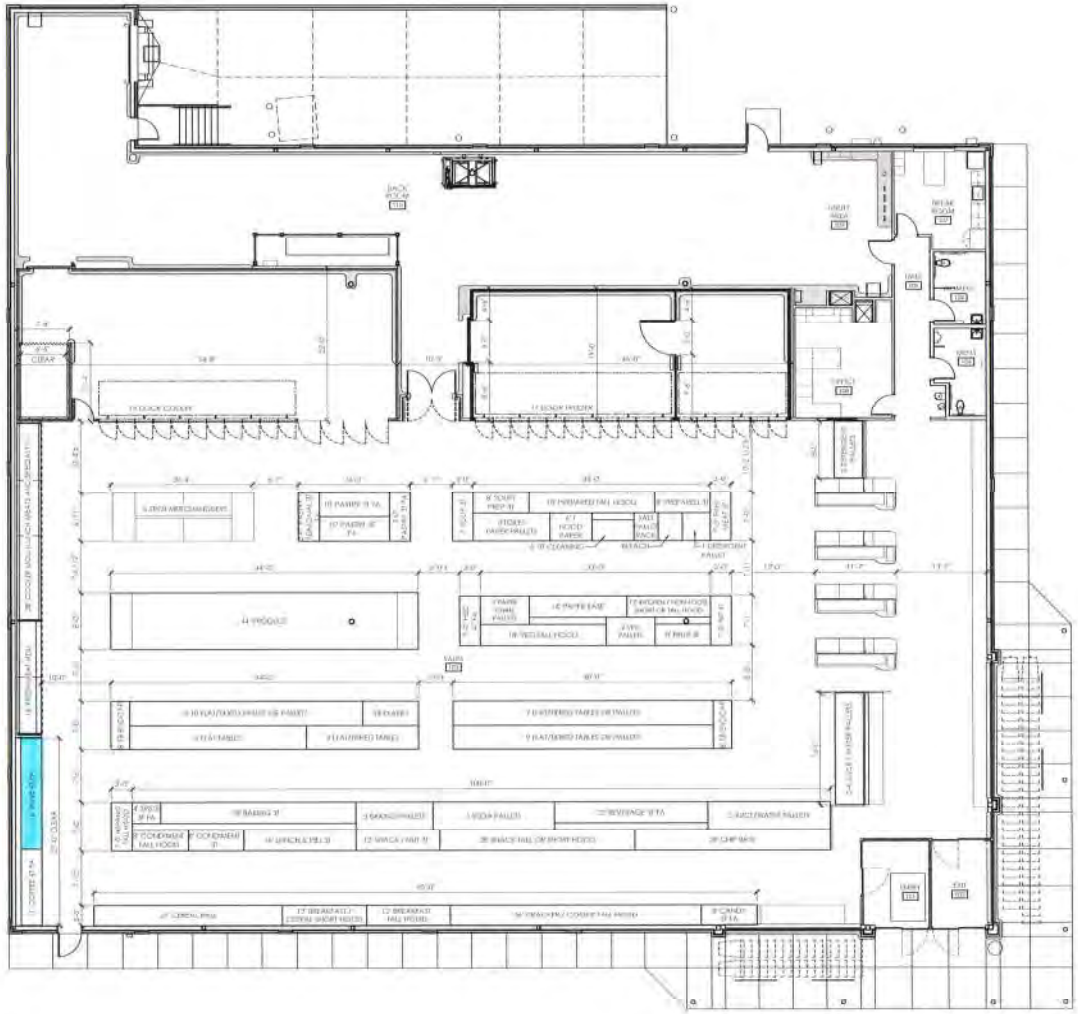
V4.0 PROTOTYPE - NOT FOR CONSTRUCTION



SB MERCHANDISING NOTES:
- PUSH SB TABLES TOGETHER LEAVING NO GAP IN MIDDLE. IN 7'-0" SB GONDOLA, 8'-0" SB ENDCAP WILL EXTEND PAST GONDOLA 6" ON EACH SIDE.
- ALLOW FOR ONE CUSTOMER WALKWAY TO IMPROVE ACCESS TO BOTH SIDES OF SB DISPLAY.
- THE WALKWAY IS INTENDED TO IMPROVE CUSTOMER ACCESS AND DOES NOT NECESSARILY DEFINE FOOD AND NON-FOOD BOUNDARIES.

BEER & WINE AREA

1 V4.0 Merchandising Plan With Alcohol

Issued:	Date:
A	
B	
C	
D	

Revisions:	Date:
1	
2	
3	
4	
5	

Seal | Seal

PROJECT ARCHITECT/DESIGNER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

Copyright © 2013

DO NOT SCALE PLANS

APD Engineering & Architecture, PLLC
615 Fishers Run
Victor, NY 14564

TALL = 49 3/4"
SHORT = 42 1/4"
FA = FULLY ADJUSTABLE

ALDI Inc.
Division Address
Division City, Division State, Zip

ALDI Inc.
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

V4.0 Merchandising Plan with Alcohol
Drawing Name:

Date: Date	Project No. Proj. No.
Type: RHRD-V4	
Drawn By: JDB	A-132
Scale: As Noted	Drawing No:

PLOTTED: 9/10/2014 9:03:44 AM

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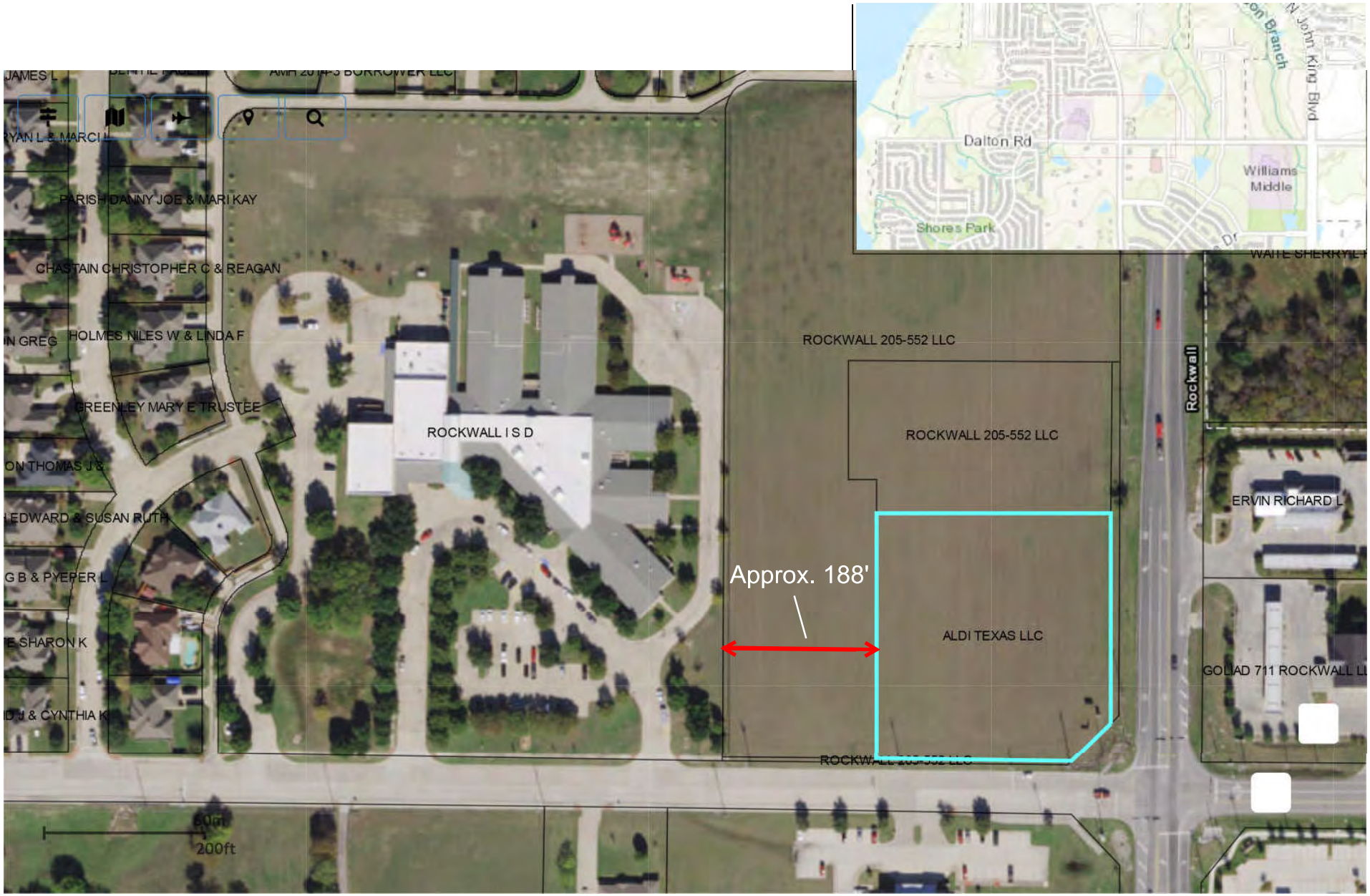
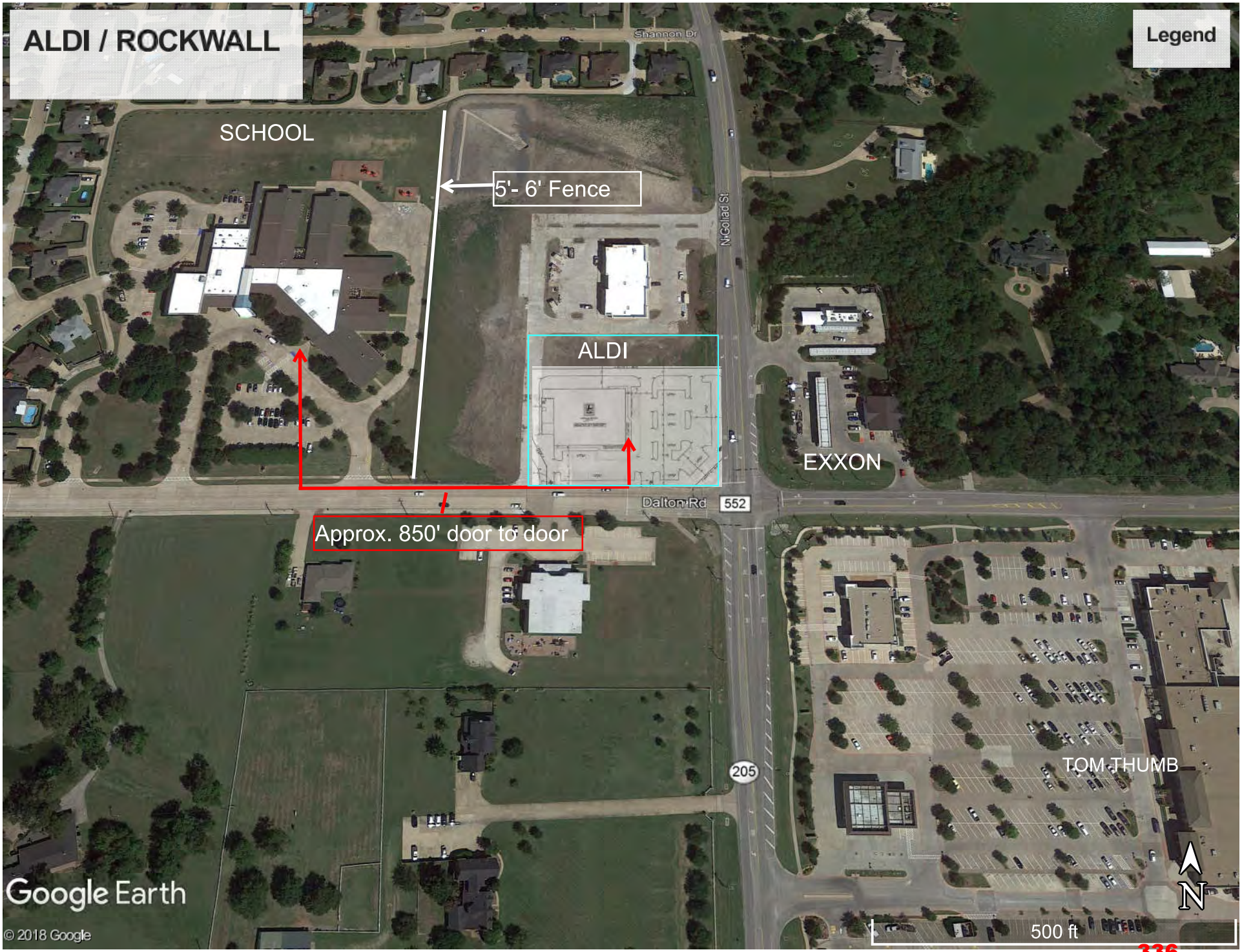

Dalton Rd
Williams Middle
Shores Park
John King Blvd
Rockwall
PARISH DANNY JOE & MARI KAY
CHASTAIN CHRISTOPHER C & REAGAN
HOLMES NILES W & LINDA F
GREENLEY MARY E TRUSTEE
ROCKWALL I S D
ROCKWALL 205-552 LLC
ROCKWALL 205-552 LLC
ERVIN RICHARD L
Approx. 188'
ALDI TEXAS LLC
60ft
200ft

335


ALDI / ROCKWALL
Legend
SCHOOL
5'- 6' Fence
Shannon Dr
N Goliad St
ALDI
EXXON
Dalton Rd
552
Approx. 850' door to door
205
TOM THUMB
Google Earth
© 2018 Google
N
500 ft

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City of Rockwall
The New Horizon

MEMORANDUM

TO: City Council

FROM: Joey Boyd, Director of Internal Operations

DATE: July 30, 2018

SUBJECT: Recommendation from the Airport Advisory Board

President Trump signed a $1.3 trillion omnibus spending bill on March 23, 2018 funding the federal government through the remainder of the fiscal year. The bill included $18 billion to the FAA—an increase of $1.6 billion from 2017. It provides $1.3 billion for NextGen programs, which is an increase of $239 million. The bill also provides $165 million for the federal contract tower program and $100 million to integrate drone policies.

In addition to the $3.35 billion for the Airport Improvement Program (AIP), the bill provides an additional $1 billion in airport discretionary grants targeted at small and rural airports used mainly by general aviation pilots. The funding is available through 2020.

In June 2018, the FAA released a list of airports for priority consideration and the eligibility criteria for funding. Ralph M. Hall / Rockwall Municipal Airport is not currently on this list because it is located in the DFW Metropolitan Statistical Area as defined by the Office of Management and Budget.

Staff discussed with TXDOT Aviation the possibility of getting Rockwall's projects funded through this program after the initial call for projects were completed. Included are the responses from Kaity Cromwell, TXDOT Aviation Planner, to questions regarding potential funding.

1. **Is it true that even if the Rockwall Municipal Airport is not on the list of eligible airports to receive funding, that funding might come available sometime in the future?** The $1B omnibus funding bill prioritizes projects in the following order: projects at non-primary, rural GA airports outside of the Metro- or Micropolitan Statistical Areas will be considered first, with secondary

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consideration going to projects at small, non-hub airports, such as Waco or Amarillo. Just as a reminder, as far as we know at this time, airports in Texas are competing nationally for funding through this bill. Once the needs at all rural GA or small/non-hub airports in the United States have been fulfilled, the FAA could begin to consider projects at airports that do not fall into either of those categories, making it possible (but unlikely) that Rockwall could receive funding.

2. **If so, how does our develop plan get considered and when can the City begin to have that discussion?** TxDOT is submitting a laundry list of projects we'd like to be considered to the FAA, who will make the final decision. You are welcome to submit a project and we will include it on the list, which we will submit to the FAA on your behalf.

3. **I know F46 is in an MSA and not on the current list of eligible airports to receive funding, but how will the FAA and TXDOT use the funds that are allocated but not used by the airports on the list?** At this time, we believe that airports on the list will likely use up the funding allocated by this bill. However, if there is additional funding, the FAA may choose to consider projects from airports not included on the list.

4. **Are all the airports on the list going to use these funds to make improvements to their facilities?** We don't know if all the airports on the list are going to participate in the call for projects. However, TxDOT is submitting any and all viable projects from airports on that list for consideration by the FAA. The enthusiasm for the airport in Rockwall is great. I just want to manage your expectations for funding through this particular program! It is possible that projects funded through this bill will free up funds we can spend at other airports. Therefore, I want to strongly encourage you to submit an LOI and go through the normal TxDOT channels to fund projects at Rockwall.

On July 9, 2018, the FAA released a Supplemental Guidance on the Airport Improvement Program (AIP) for Fiscal Years 2018-2020. The FAA anticipates issuing grants from this supplemental funding during FYs 2018, 2019, and 2020. However, the FAA cannot predict how much of the funding it will obligate in each fiscal year until the FAA receives and evaluates the requests from airport sponsors.

There are deadlines for making funding requests to the FAA and TXDOT:

Deadline #1 (for requests for supplemental funding in FY 2018): By August 8, 2018, any airport meeting the criteria for "priority consideration" is eligible to be considered for FY 2018 supplemental discretionary funding as provided in the Act. After evaluating all requests, the FAA may encourage an airport sponsor to prepare a final grant application if the FAA believes the project may compete well. For projects not selected in FY 2018, the FAA will retain those requests for reconsideration during FY 2019 or FY 2020. For Deadline #1, the FAA will only consider grant applications for projects for which airports have already completed all of the required planning, airspace reviews, environmental and

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other permitting requirements, and engineering design. In addition, the FAA will only consider grant applications for which construction bids will be received in time for the airport sponsor to be administratively prepared to accept a grant by September 1, 2018, with construction starting within 6 months thereafter or no later than March 1, 2019. The FAA will consider such requests in conjunction with the FAA's existing responsibility to fully obligate all other AIP funds by September 30, 2018, generally for projects that airport sponsors had previously requested through the ACIP process. Essentially, this deadline is for "shovel ready" projects.

Deadline #2 (for requests for supplemental funding in FY 2019 or 2020): By October 31, 2018, any eligible NPIAS airport is invited to notify the FAA and TXDOT Aviation of the airport's desire to be considered for supplemental discretionary funding in FY 2019 or FY 2020. The FAA will update the list of airports eligible for "priority consideration" after publishing the next update of the NPIAS Report, which the FAA plans to publish in September 2018. Based on the funding requests received, the FAA will consider such requests with due consideration of the FAA's existing responsibility to fully obligate all other available AIP funds by September 30 of each fiscal year, generally for projects previously requested through the ACIP process.

On Monday, July 23, 2018 the Airport Advisory Board discussed eligibility requirements for funding airport improvements under the 2018 Consolidated Appropriations Act, also known as the Omnibus Airport Improvement Program. Rockwall is in the DFW Metropolitan Statistical Area and is not eligible for the first round of funding. However, the Airport Advisory Board feels that there might be an opportunity to receive funds remaining after the initial call for projects. The AAB is asking the City Council to consider purchasing land adjacent to the airport and getting in line for funding with TXDOT Aviation by sending a Letter of Interest. The Airport Advisory Board approved the following recommendations to the City Council for consideration:

Mr. Royall made a motion to recommend to the City Council that an amendment to the current budget be made to fund all professional services necessary to begin the process for land acquisition adjacent to the airport. Mr. Wolf provided the 2nd and the motion was approved 7-0.

There is $600,000 previously approved for land purchase adjacent to the airport. Professional services such as surveying, appraisal, environmental, and legal services are estimated to cost $43,500. If the City uses TXDOT's procedure for land acquisition, it will be eligible for a 90% reimbursement at such time the airport expands or the funds used for land acquisition can serve as local grant matching for future airport CIP projects.

Mr. Royall made a motion to recommend to the City Council that a Letter of Interest (LOI) including all of the elements identified in the Airport Development Plan be sent to TXDOT Aviation requesting funding for the improvements. Mr. Murphey provided the 2nd and the motion was approved 7-0.

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A draft Letter of Interest (LOI) is included for review and consideration that includes the phased projects identified in the Airport Development Plan. The Engineer's Opinion of Probable Cost for these projects are from 2013. The deadline to submit a request for funding under the Omnibus Bill is October 31, 2018.

Information from TXDOT Aviation regarding airports eligible under this program and the FAA's guidance on the selection process and criteria are included for your reference.

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Texas Department of Transportation

125 EAST 11TH STREET, AUSTIN, TEXAS 78701-2483 | 512.463.8588 | WWW.TXDOT.GOV

2018 OMNIBUS AIRPORT IMPROVEMENT PROGRAM

The 2018 Consolidated Appropriations Act, also known as the Omnibus Bill, was passed by the One Hundred Fifteenth Congress, and signed into law by President Trump March 23, 2018. The Act includes an additional $1B for airport infrastructure improvements at certain general aviation airports and Small or Nonhub commercial service airports, further explained in the authorizing legislative text below. Please also reference the map of Micropolitan and Metropolitan Statistical Areas, as well as the list of airports eligible to receive funding through this program.

Projects funded by TxDOT, through the State Block Grant Program, will be 100% funded (no local match) supplemental discretionary funding with unique guidelines. TxDOT expects traditional AIP rules, criteria, and project evaluation (eligible and justified) to be considered in the project selection process, with the FAA selecting projects based on priority needs. Interested airports should contact your TxDOT Aviation Division Planner to discuss opportunities for project funding.

GRANTS-IN-AID FOR AIRPORTS

For an additional amount for "Grants-In-Aid for Airports", to enable the Secretary of Transportation to make grants for projects as authorized by subchapter 1 of chapter 471 and subchapter 1of chapter 475 of title 49, United States Code, $1,000,000,000, to remain available through September 30, 2020:

Provided, That amounts made available under this heading shall be derived from the general fund, and such funds shall not be subject to apportionment formulas, special apportionment categories, or minimum percentages under chapter 471:

Provided further, that the Secretary shall distribute funds provided under this heading as discretionary grants to airports:

Provided further, that the Secretary shall give priority consideration to projects at (a) nonprimary airports that are classified as Regional, Local, or Basic airports and are not located within a Metropolitan or Micropolitan Statistical Area as defined by the

Office of Management and Budget, or (b) primary airports that are classified as Small or Nonhub airports:

Provided further, that the Federal share payable of the costs for which a grant is made under this heading to a nonprimary airport shall be 100 percent:

Provided further, that the amount made available under this heading shall not be subject to any limitation on obligations for the Grants-in-Aid for Airports program set forth in any Act:

Provided further, that the Administrator of the Federal Aviation Administration may retain up to 0.5 percent of the funds provided under this heading to fund the award and oversight by the Administrator of grants made under this heading.

GENERAL AVIATION AIRPORTS

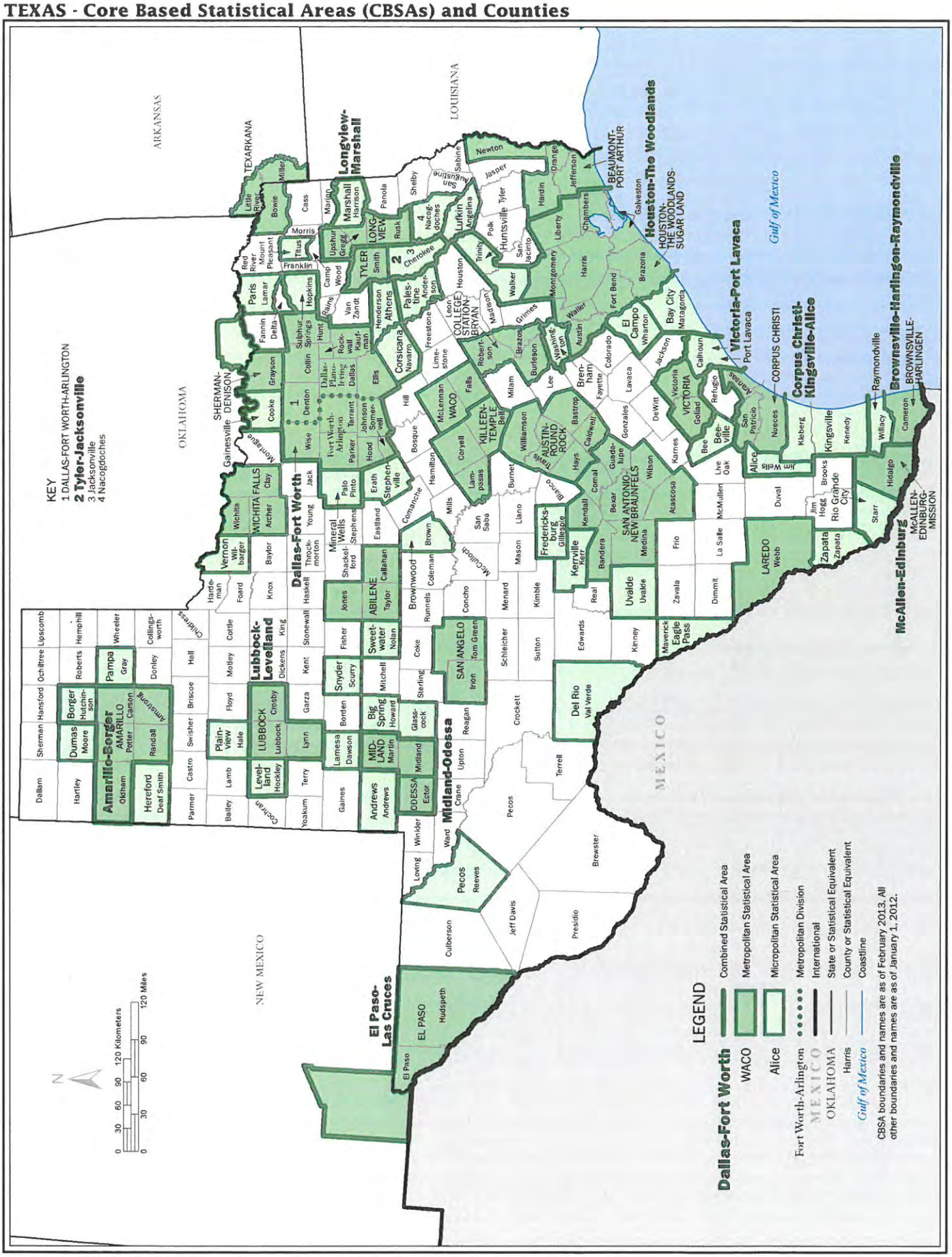
City	Airport
Aspermont	Stonewall County
Atlanta	Hall-Miller Municipal
Bonham	Jones Field
Bowie	Bowie Municipal
Brady	Curtis Field
Breckenridge	Stephens County
Brownfield	Terry County
Burnet	Burnet Municipal Kate Craddock Field
Cameron	Cameron Municipal Airpark
Canadian	Hemphill County
Carrizo Springs	Dimmit County
Carthage	Panola County-Sharpe Field
Clarksville	Clarskville/Red River County
Center	Center Municipal
Clifton	Clifton Municipal/Isenhower Field
Coleman	Coleman Municipal
Comanche	Comanche County-City
Cotulla	Cotulla-La Salle County
Crockett	Houston County
Dalhart	Dalhart Municipal
Eagle Lake	Eagle Lake
Eastland	Eastland Municipal
Edna	Jackson County
Floydada	Floydada Municipal
Fort Stockton	Fort Stockton-Pecos County
Giddings	Giddings-Lee County
Graham	Graham Municipal
Gruver	Gruver Municipal
Hamilton	Hamilton Municipal
Hebbronville	Jim Hogg County
Hillsboro	Hillsboro Municipal
Jasper	Jasper County-Bell Field
Junction	Kimble County
Kenedy	Karnes County
La Grange	Fayette Regional Air Center
Littlefield	Littlefield Taylor Brown Municipal
Livingston	Livingston Municipal
Llano	Llano Municipal
Marfa	Marfa Municipal
Mexia	Mexia-Limestone County
Monahans	Roy Hurd Memorial
Mount Vernon	Franklin County
Olney	Olney Municipal
Ozona	Ozona Municipal
Perryton	Perryton Ochiltree County
Post	Post-Garza County Municipal
Quanah	Quanah Municipal
Refugio	Rooke Field
Seminole	Gaines County
Seymour	Seymour Municipal
Spearman	Major Samuel B Cornelius Field
Tulia	City of Tulia/Swisher County Municipal
Van Horn	Culberson County
Wellington	Marian Airpark
Winnsboro	Winnsboro Municipal

* COMMERCIAL SERVICE AIRPORTS

Abilene	Abilene Regional
Amarillo	Rick Husband Amarillo International
Beaumont	Jack Brooks Regional
Brownsville	Brownsville/South Padre Island International
College Station	Easterwood Field
Corpus Christi	Corpus Christi International
El Paso	El Paso International
Harlingen	Valley International
Killeen	Robert Gray AAF
Laredo	Laredo International
Longview	East Texas Regional
Lubbock	Lubbock Preston Smith International
McAllen	McAllen Miller International
Midland	Midland International Air and Space Port
San Angelo	San Angelo Regional/Mathis Field
Tyler	Tyler Pounds Regional
Waco	Waco Regional
Wichita Falls	Sheppard AFB/Wichita Falls Municipal

*Grants for projects at commercial service airports will be administered by FAA

TEXAS - Core Based Statistical Areas (CBSAs) and Counties


KEY
1 DALLAS-FORT WORTH-ARLINGTON
2 Tyler-Jacksonville
3 Jacksonville
4 Nacogdoches
ARKANSAS
OKLAHOMA
LOUISIANA
NEW MEXICO
MEXICO
Gulf of Mexico
SHERMAN-DENISON
Longview-Marshall
TEXARKANA
Houston-The Woodlands
BEAUMONT-PORT ARTHUR
HOUSTON-THE WOODLANDS-SUGAR LAND
Victoria-Port Lavaca
CORPUS CHRISTI
Corpus Christi-Kingsville-Alice
Brownsville-Harlingen-Raymondville
BROWNSVILLE-HARLINGEN
McAllen-Edinburg
McALLEN-EDINBURG-MISSION
Dallas-Fort Worth
Lubbock-Levelland
Amarillo-Borger
Hereford
Pampa
Plain-view
LUBBOCK
Level-land
MID-LAND
ODESSA
Midland-Odessa
Andrews
Big Spring
Lamesa
Snyder
Sweet-water
ABILENE
SAN ANGELO
WICHITA FALLS
Vernon
Mineral Wells
Paris
Sulphur Springs
TYLER
LONG-VIEW
Marshall
Corsicana
Athens
Palestine
COLLEGE STATION-BRYAN
Huntsville
Lufkin
Nacog-doches
Jacksonville
Cherokee
Henderson
Rock-wall
Kaufman
Ennis
Waxahachie
Corsicana
Navarro
Freestone
Limestone
Robertson
Madison
Grimes
Brazos
Burleson
Washington
Lee
Austin
Colorado
Wharton
Matagorda
Bay City
Jackson
Calhoun
Refugio
Aransas
San Patricio
Nueces
Kleberg
Kingsville
Kenedy
Willacy
Cameron
Raymondville
Harris
Montgomery
Liberty
Chambers
Galveston
Jefferson
Orange
Hardin
Polk
Tyler
Jasper
Newton
Sabine
San Augustine
Shelby
Panola
Rusk
Marion
Harrison
Upshur
Gregg
Camp
Wood
Van Zandt
Smith
Rains
Hunt
Delta
Fannin
Lamar
Red River
Mount Pleasant
Titus
Morris
Cass
Miller
Bowie
Little River
Franklin
Hopkins
Wise
Denton
Collin
Dallas
Rockwall
Kaufman
Ellis
Navarro
Hill
Limestone
Freestone
Anderson
Houston
Walker
San Jacinto
Trinity
Montgomery
Harris
Fort Bend
Brazoria
Matagorda
Jackson
Victoria
Goliad
Refugio
Aransas
San Patricio
Nueces
Kleberg
Kingsville
Kenedy
Willacy
Cameron
Raymondville
Brooks
Jim Hogg
Rio Grande City
Starr
Hidalgo
Jim Wells
Alice
Live Oak
Bee
Bee-ville
Gonzales
DeWitt
Victoria
Calhoun
Wharton
El Campo
Brazoria
Fort Bend
Waller
Austin
Colorado
Lavaca
Fayette
Brenham
Lee
Washington
Burleson
Brazos
Grimes
Madison
Robertson
Leon
Freestone
Limestone
Hill
McLennan
WACO
Falls
Milam
Bosque
Hamilton
Coryell
KILLEEN-TEMPLE
Bell
Lampasas
Williamson
AUSTIN-ROUND ROCK
Travis
Hays
Caldwell
Bastrop
Burnet
Blanco
Gillespie
Fredericksburg
Kerr
Kerrville
Bandera
Medina
SAN ANTONIO-NEW BRAUNFELS
Guadalupe
Comal
Kendall
Bexar
Wilson
Karnes
Atascosa
Frio
La Salle
McMullen
Live Oak
Duval
Jim Wells
Alice
Brooks
Hogg
Rio Grande City
Starr
Hidalgo
Willacy
Cameron
Raymondville
Kenedy
Kleberg
Nueces
San Patricio
Aransas
Refugio
Calhoun
Jackson
Wharton
Matagorda
Bay City
Victoria
Goliad
DeWitt
Gonzales
Lavaca
Fayette
Colorado
Austin
Waller
Fort Bend
Brazoria
Harris
Montgomery
Liberty
Chambers
Galveston
Jefferson
Orange
Hardin
Polk
Tyler
Jasper
Newton
Sabine
San Augustine
Shelby
Panola
Rusk
Marion
Harrison
Upshur
Gregg
Camp
Wood
Van Zandt
Smith
Rains
Hunt
Delta
Fannin
Lamar
Red River
Mount Pleasant
Titus
Morris
Cass
Miller
Bowie
Little River
Franklin
Hopkins
Wise
Denton
Collin
Dallas
Rockwall
Kaufman
Ellis
Navarro

consumptive use of water pursuant to the Commission's approval by rule process set forth in 18 CFR 806.22(e) and 806.22(f) for the time period specified above:

Approvals by Rule Issued Under 18 CFR 806.22(f)

1. Repsol Oil & Gas USA, LLC, Pad ID: REPINE (07 022) T, ABR–201305009.R1, Apolacon Township, Susquehanna County, Pa.; Consumptive Use of Up to 6.0000 mgd; Approval Date: May 3, 2018.
2. Chesapeake Appalachia, LLC, Pad ID: BIM, ABR–201311006.R1, Wilmot Township, Bradford County, Pa.; Consumptive Use of Up to 7.5000 mgd; Approval Date: May 14, 2018.
3. Chief Oil & Gas, LLC, Pad ID: Kupscznk B Drilling Pad, ABR–201311007.R1, Springville Township, Susquehanna County, Pa.; Consumptive Use of Up to 2.0000 mgd; Approval Date: May 17, 2018.
4. Pennsylvania General Energy Company, LLC, Pad ID: COP Tract 322 Pad E, ABR–201308002.R1, Cummings Township, Lycoming County, Pa.; Consumptive Use of Up to 4.5000 mgd; Approval Date: May 21, 2018.
5. Chief Oil & Gas, LLC, Pad ID: Garrison West Drilling Pad, ABR–201311010.R1, Lemon Township, Wyoming County, Pa.; Consumptive Use of Up to 2.0000 mgd; Approval Date: May 24, 2018.
6. ARD Operating, LLC, Pad ID: Larry's Creek F&G Pad G, ABR–201308007.R1, Mifflin Township, Lycoming County, Pa.; Consumptive Use of Up to 4.0000 mgd; Approval Date: May 29, 2018.
7. ARD Operating, LLC, Pad ID: Elbow F&G Pad D, ABR–201309013.R1, Cogan House Township, Lycoming County, Pa.; Consumptive Use of Up to 4.0000 mgd; Approval Date: May 29, 2018.
8. ARD Operating, LLC, Pad ID: Kenmar HC Pad A, ABR–201309014.R1, Cogan House Township, Lycoming County, Pa.; Consumptive Use of Up to 4.0000 mgd; Approval Date: May 29, 2018.
9. ARD Operating, LLC, Pad ID: Alden Evans Pad A, ABR–201805001, Cascade Township, Lycoming County, Pa.; Consumptive Use of Up to 4.0000 mgd; Approval Date: May 29, 2018.
10. ARD Operating, LLC, Pad ID: MAC Pad B, ABR–201805002, Cascade Township, Lycoming County, Pa.; Consumptive Use of Up to 4.0000 mgd; Approval Date: May 29, 2018.
11. Cabot Oil & Gas Corporation, Pad ID: ThomasR P1, ABR–201305005.R1, Lenox Township, Susquehanna County, Pa.; Consumptive Use of Up to 5.0000 mgd; Approval Date: May 29, 2018.
12. Cabot Oil & Gas Corporation, Pad ID: DiazM P1, ABR–201805003, Springville Township, Susquehanna County, Pa.; Consumptive Use of Up to 5.0000 mgd; Approval Date: May 29, 2018.

Authority: Pub. L. 91–575, 84 Stat. 1509 *et seq.*, 18 CFR parts 806, 807, and 808.

Dated: July 3, 2018.

Stephanie L. Richardson,

Secretary to the Commission.

[FR Doc. 2018–14671 Filed 7–6–18; 8:45 am]

BILLING CODE 7040–01–P

DEPARTMENT OF TRANSPORTATION

Federal Aviation Administration

[Docket No: FAA–2018–0526]

Supplemental Guidance on the Airport Improvement Program (AIP) for Fiscal Years 2018–2020

AGENCY: Federal Aviation Administration (FAA), U.S. Department of Transportation.

ACTION: Notice.

SUMMARY: The FAA is announcing the process for eligible airport sponsors in two categories to notify the FAA of any supplemental discretionary funding requests. The process includes two distinct deadlines with different submission requirements. The FAA may award supplemental discretionary funding regardless of whether the airport sponsor previously identified the project through the Airports Capital Improvement Plan (ACIP) process during the preceding year.

FOR FURTHER INFORMATION CONTACT: Elliott Black, Director, Office of Airport Planning and Programming, APP–1, at (202) 267–8775.

SUPPLEMENTARY INFORMATION: The Consolidated Appropriations Act, 2018 (hereafter referred to as "the Act") appropriated "an additional amount for "Grants-In-Aid for Airports", to enable the Secretary of Transportation to make grants for projects as authorized by subchapter 1 of chapter 471 and subchapter 1 of chapter 475 of title 49, U.S.C., $1,000,000,000, to remain available through September 30, 2020." [1] The Act also stipulated that:

- The Secretary shall distribute funds provided under this heading as discretionary grants to airports;
- The Secretary shall give priority consideration to projects at (a) nonprimary airports that are classified as Regional, Local, or Basic airports and not located within a Metropolitan or Micropolitan Statistical Area as defined by the Office of Management and Budget; or (b) primary airports that are classified as Small Hub or Nonhub airports; and
- The Federal share payable of the costs for which a grant is made under this heading to a nonprimary airport shall be 100 percent.

For grants at primary airports, the normal Federal share applies based on the airport category and project type.

The FAA administers the AIP in accordance with FAA Order 5100.38D, Airport Improvement Program Handbook.[2] The AIP Handbook explains what types of capital projects may be eligible and justified for AIP funding depending on the airport category, project type, and specific category or categories of AIP funding to be requested.

In addition, the FAA normally relies on the ACIP process [3] outlined in FAA Order 5100.39A, Airports Capital Improvement Plan to evaluate and prioritize AIP funding requests, particularly those involving discretionary funds. Because of the unique statutory requirements associated with the supplemental discretionary funding made available by the Act, the FAA is hereby establishing a special process for airports to notify the FAA of any associated funding requests.

The process outlined in this notice relates solely to the selection process. All other applicable rules and requirements apply, including, but not limited to, the requirements for project eligibility and justification, procurement processes, and other requirements as set forth in the FAA orders referenced above.

It is also important to note that this process relates solely to the supplemental discretionary funding provided by the Act and does not relieve any airport sponsor of its responsibilities under the existing ACIP process for any other category of AIP funding. If an airport sponsor has properly submitted its AIP funding requests for Fiscal Years (FY) 2018–2020 and does not want to be considered for supplemental funding, then the airport sponsor does not need to take any other steps in response to this notice. Conversely, the process outlined in this notice does not take the

[1] The Act authorizes the Administrator of the FAA to retain up to 0.5 percent of this amount to fund the award and oversight of these grants.

[2] Available online at: *https://www.faa.gov/airports/aip/aip_handbook/.*

[3] Available online at: *https://www.faa.gov/regulations_policies/orders_notices/index.cfm/go/document.information/documentID/12759.*

place of the normal ACIP process for regular AIP funding requests for FY 2019–2021.

The FAA anticipates issuing grants from this supplemental funding during FYs 2018, 2019, and 2020. However, the FAA cannot predict how much of the funding it will obligate in each fiscal year until the FAA receives and evaluates the requests from airport sponsors.

Any airport identified in the National Plan of Integrated Airport Systems (NPIAS) report[4] is eligible to request supplemental discretionary funding under the Act. However, as noted above, the Act requires the FAA to give "priority consideration" to airports meeting certain criteria. The FAA has identified the subset of NPIAS airports that meet the criteria in the Act. That list is available online at: *https://www.faa.gov/airports/aip/aip_supplemental_appropriation/.* The relevant deadlines are:

Deadline #1 (for requests for supplemental funding in FY 2018): By August 8, 2018, any airport meeting the criteria for "priority consideration" is invited to notify the FAA's appropriate Airports District Office (ADO) (or regional office (RO) if there is no ADO) of the airport's desire to be considered for FY 2018 supplemental discretionary funding as provided in the Act.

In submitting such notifications to the FAA, the airport sponsor must include the following information via electronic mail (email):

- Name and official three-letter identifier of the airport, its location, and NPIAS number;
- Brief description of the project (no more than 50 words);
- Brief explanation (no more than 500 words) of how the project meets the evaluation criteria set forth later in this notice;
- Target timeframe for grant award and construction start;[5] and
- Brief description (no more than 250 words) explaining how the airport sponsor is using its available AIP entitlement funds.

The FAA requires an explanation of how the airport sponsor is using its entitlement funds because of a statutory requirement. Title 49 U.S.C. 47120 stipulates that the FAA ". . . shall discourage airport sponsors and airports from using entitlement funds for lower priority projects by giving lower priority to discretionary projects submitted by airport sponsors and airports that have used entitlement funds for projects that have a lower priority than the projects for which discretionary funds are being requested." Therefore, as with regular AIP discretionary funds, an airport sponsor may request supplemental funding even if they are using their entitlements on a lower-priority project, but the FAA is required to consider that fact as part of the evaluation process.

If an airport sponsor has already carried over their available entitlements in FY 2018, the FAA may still consider a supplemental funding request for FY 2018, as long as the airport sponsor provides an explanation of their previous decision. The FAA will consider the airport sponsor's explanation including the airport sponsor's future plans for those funds.

It is not necessary to submit a completed OMB Form SF 424, Application for Federal Assistance, or any other documentation prior to Deadline #1. After evaluating all requests, the FAA may encourage an airport sponsor to prepare a final grant application if the FAA believes the project may compete well. For projects not selected in FY 2018, the FAA will retain those requests for reconsideration during FY 2019 or FY 2020.

For Deadline #1, the FAA will only consider grant applications for projects for which airports have already completed all of the required planning, airspace reviews, environmental and other permitting requirements, and engineering design. In addition, the FAA will only consider grant applications for which construction bids will be received in time for the airport sponsor to be administratively prepared to accept a grant by September 1, 2018, with construction starting within 6 months thereafter or no later than March 1, 2019.[6]

The FAA will consider such requests in conjunction with the FAA's existing responsibility to fully obligate all other AIP funds by September 30, 2018, generally for projects that airport sponsors had previously requested through the ACIP process.

Deadline #2 (for requests for supplemental funding in FY 2019 or 2020): By October 31, 2018, any eligible NPIAS airport is invited to notify the FAA's appropriate ADO (or RO if there is no ADO) of the airport sponsor's desire to be considered for supplemental discretionary funding in FY 2019 or FY 2020. The FAA will update the list of airports eligible for "priority consideration" after publishing the next update of the NPIAS Report, which the FAA plans to publish in September 2018.

Based on the funding requests received, the FAA will consider such requests with due consideration of the FAA's existing responsibility to fully obligate all other available AIP funds by September 30 of each fiscal year, generally for projects previously requested through the ACIP process.

In submitting such notifications to the FAA, the airport sponsor must include all of the information identified under Deadline #1, plus the following additional information:

- Brief explanation (no more than 250 words) explaining the status of the proposed project, including whether the project has already been approved on the airport's current Airport Layout Plan (ALP), the status of related environmental reviews, other required permitting, and the level of engineering design completed; and
- For airports that do not meet the criteria for "priority consideration," a brief explanation (no more than 500 words) outlining why the airport sponsor believes the FAA should consider the project for this supplemental funding.

Airports must submit the preceding information to the appropriate ADO or RO via electronic mail in order to facilitate timely review and consideration by the FAA. The FAA will consider grant applications for projects where the FAA has a high degree of confidence that the airport sponsor will be administratively prepared to accept a grant by September 1, 2020, or earlier with construction starting within 6 months thereafter[7] or no later than March 1, 2021.

For Airports in Block Grant States or Channeling Act States

For nonprimary airports located in block grant states, the airport sponsor must also provide a copy of its supplemental discretionary funding request to the designated state aeronautical agency. The FAA will consult with state aeronautical agencies, as appropriate, before making decisions regarding requests from nonprimary airports in each state.

The FAA encourages block-grant states (and states with channeling acts regarding Federal funds) to work with

[4] Available online at: *https://www.faa.gov/airports/planning_capacity/npias/reports/media/NPIAS-Report-2017-2021-Appendix-A.xlsx.*

[5] This typically refers to the date of "Notice to Proceed." The FAA recognizes that in certain types of climate, actual construction start may be delayed due to meteorological conditions. The FAA also recognizes that some airport sponsors may request supplemental funding for equipment acquisition rather than actual construction. In such cases, the airport sponsor must provide the associated timeline and key milestones.

[6] Please see footnote 4, which is applicable in this context as well.

[7] See footnote 4, which is applicable in this context as well.

eligible airport sponsors to coordinate potential funding requests. The FAA will consider recommendations from state aeronautical agencies as part of the overall evaluation process.

Evaluation Criteria

The FAA will consider supplemental discretionary funding requests based on (but not limited to) the following criteria:

- Eligibility and justification of the project pursuant to existing AIP eligibility rules;
- Ability of the project to enhance the long-term economic sustainability of the airport; [8]
- The airport sponsor's previous track record in project delivery and grant management (including any issues related to the airport's existing Federal grant obligations);
- Likelihood of the proposed project to be ready to proceed into construction during the same fiscal year as grant award or within 6 months of grant award; [9]
- Ability of the project to compete for regular AIP discretionary funding—*i.e.*, FAA may give higher consideration to projects that might not otherwise get funded or that might not otherwise get funded as soon; and
- For requests from airports that do not meet the statutory criteria for "priority consideration," the strength of the justification for why the FAA should consider the project.

Please note that under both deadlines:

- The FAA will not make its conclusions public or announce any planned grants from the supplemental funding until after completing the required congressional notification for each proposed grant award.
- After evaluating all requests, the FAA may encourage an airport sponsor to prepare a final grant application if the FAA believes the project may compete well.
- Complete and timely grant applications (OMB Form SF 424, including all required information) will still be required as part of the final grant application package in accordance with the applicable statutory and regulatory requirements.

[8] The FAA encourages airport sponsors to provide some level of detail regarding how the project will address unmet aeronautical demand, increase aeronautical revenues, reduce future capital or operating costs, or otherwise strengthen the airport's financial stability (beyond the operational benefits of the immediate proposed capital development). Airport sponsors should also demonstrate how the proposed project is consistent with the airport's existing master plan.

[9] See footnote 4, which is applicable in this context as well.

Issued in Washington, DC, on July 3, 2018.

Elliott Black,

Director, Office of Airport Planning and Programming, Federal Aviation Administration.

[FR Doc. 2018–14675 Filed 7–6–18; 8:45 am]

BILLING CODE 4910–13–P

DEPARTMENT OF TRANSPORTATION

Federal Motor Carrier Safety Administration

[Docket No. FMCSA–2018–0180]

Hours of Service of Drivers: Application for Exemption; Extension of Comment Period; Small Business in Transportation Coalition

AGENCY: Federal Motor Carrier Safety Administration (FMCSA), DOT.

ACTION: Notice of extension of comment period.

SUMMARY: On June 5, 2018, FMCSA published a notice of exemption application for the Small Business in Transportation Coalition (SBTC), requesting an exemption from the electronic logging device (ELD) requirements for all motor carriers with fewer than 50 employees. (83 FR 26140.) Due to reported technical difficulty with the on-line filing of comments for several days, the comment period is being extended to July 16, 2018, to ensure that all commenters have an opportunity to submit their on-line comments.

DATES: Comments must be received on or before July 16, 2018.

ADDRESSES: You may submit comments identified by Federal Docket Management System (FDMS) Number FMCSA–2018–0180 by any of the following methods:

- *Federal eRulemaking Portal: www.regulations.gov.* See the *Public Participation and Request for Comments* section below for further information.
- *Mail:* Docket Management Facility, U.S. Department of Transportation, 1200 New Jersey Avenue SE, West Building, Ground Floor, Room W12–140, Washington, DC 20590–0001.
- *Hand Delivery or Courier:* West Building, Ground Floor, Room W12–140, 1200 New Jersey Avenue SE, between 9 a.m. and 5 p.m., Monday through Friday, except Federal holidays.
- *Fax:* 1–202–493–2251
- Each submission must include the Agency name and the docket number for this notice. Note that DOT posts all comments received without change to *www.regulations.gov*, including any personal information included in a comment. Please see the *Privacy Act* heading below.

Docket: For access to the docket to read background documents or comments, go to *www.regulations.gov* at any time or visit Room W12–140 on the ground level of the West Building, 1200 New Jersey Avenue SE, Washington, DC, between 9 a.m. and 5 p.m., ET, Monday through Friday, except Federal holidays. The on-line FDMS is available 24 hours each day, 365 days each year.

Privacy Act: In accordance with 5 U.S.C. 553(c), DOT solicits comments from the public to better inform its rulemaking process. DOT posts these comments, without edit, including any personal information the commenter provides, to *www.regulations.gov*, as described in the system of records notice (DOT/ALL–14 FDMS), which can be reviewed at *www.dot.gov/privacy*.

FOR FURTHER INFORMATION CONTACT: For information concerning this notice, contact Mr. Tom Yager, Chief, FMCSA Driver and Carrier Operations Division; Office of Carrier, Driver and Vehicle Safety Standards; Telephone: 614–942–6477. Email: *MCPSD@dot.gov*. If you have questions on viewing or submitting material to the docket, contact Docket Services, telephone (202) 366–9826.

SUPPLEMENTARY INFORMATION:

I. Public Participation and Request for Comments

FMCSA encourages you to participate by submitting comments and related materials.

Submitting Comments

If you submit a comment, please include the docket number for this notice (FMCSA–2018–0180), indicate the specific section of this document to which the comment applies, and provide a reason for suggestions or recommendations. You may submit your comments and material online or by fax, mail, or hand delivery, but please use only one of these means. FMCSA recommends that you include your name and a mailing address, an email address, or a phone number in the body of your document so the Agency can contact you if it has questions regarding your submission.

To submit your comments online, go to *www.regulations.gov* and put the docket number, "FMCSA–2018–0180" in the "Keyword" box, and click "Search." When the new screen appears, click on "Comment Now!" button and type your comment into the text box in the following screen. Choose whether you are submitting your comment as an individual or on behalf of a third party and then submit. If you

City of Rockwall
The New Horizon

DRAFT ONLY

July 31, 2018

Mr. Greg Miller
Director of Planning and Programming
TxDOT Aviation Division
125 E. 11th St
Austin, Texas 78701-2483

Re: Rockwall Municipal Airport
Future Airport Projects

Dear Mr. Miller:

The City of Rockwall, Texas is interested in multiple projects for the Ralph M. Hall / Rockwall Municipal Airport. These projects will assist the City of Rockwall to meet the airport's growing needs and benefit the local and itinerant pilots and flying public. These projects were identified as part of the Airport Development Plan that TXDOT Aviation previously funded through its grant program.

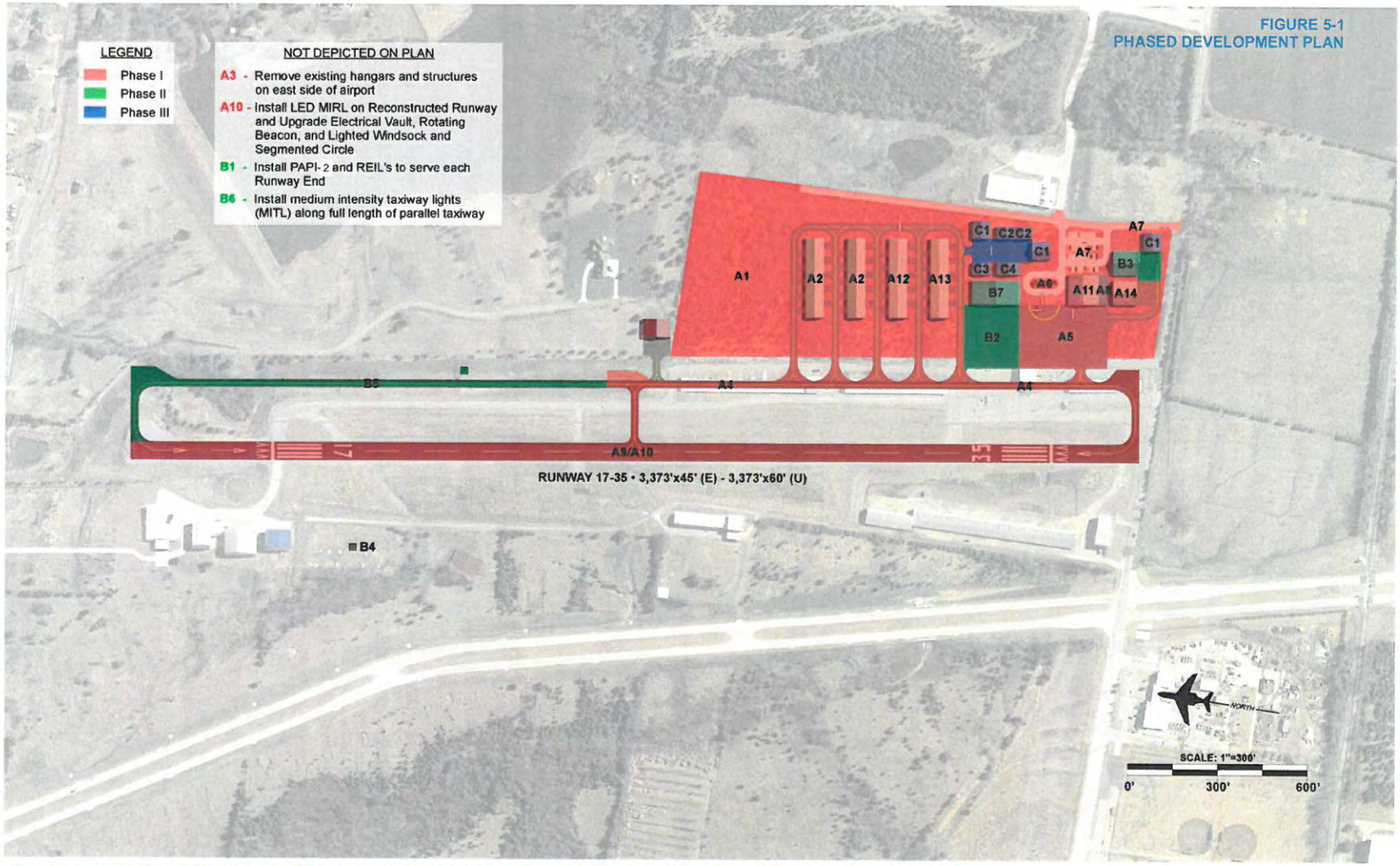
If you recall, a current project will conclude in August 2018 that consisted of a rehabilitation and marking of Runway 17-35, connecting taxiways and terminal apron, as well as drainage improvements, pavement patch repair, and rehabilitation of the entrance road.

To support in the technical background of this request, we have enlisted help from Bijan Jamalabad, P.E. and Stephen Schwieterman, E.I.T. of Parkhill, Smith & Cooper, Inc. They have submitted a preliminary project layout sheet, as well as an Engineer's Opinion of Probable Cost (EOPC) for your review. If you have any questions regarding the layout or EOPC, Bijan may be contacted at (512) 676-2112.

Thank you for consideration of this request. If you have any further questions or need additional information, please contact me directly at (972) 771-7700.

Sincerely,

Rick Crowley
City Manager



Source: Source: Airport Development Plan Phased Development And Capital Improvement on City of Rockwall's Website from 2013

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Phase I (0-5 Years)		
	Project Type	**Total Cost**
A1	Acquire Land Adjacent to and East of the Airport (approx. 19 acres)	$2,059,000
A2	Construct two New 10-unit Shade T-Hangars (northern units) and Associated Taxilane	$1,311,000
A3	Remove existing hangars and structures on east-side of airport	$230,000
A4	Construct 35' Parallel Taxiway 225' from Runway Centerline with airport signs and centerline striping (From the AWOS to the Runway 35 End)	$1,125,000
A5	Construct new Terminal Area Apron (400' x 200')	$1,350,000
A6	Remove and Replace underground AvGAS Fuel Storage Tank with Above Ground 12,000 Gallon Tank and 24-Hour Credit System	$600,000
A7	Construct New Airport Entrance Road, Auto Parking, and Security Fence	$900,000
A8	Construct new Terminal Building (approx. 3,000 ft2)	$3,400,000
A9	Reconstruct, Widen, and Re-stripe Runway 17/35. (Width will increase 15' and Reconstruction will correct Line of Sight Deficiency)	$3,400,000
A10	Install LED MIRL on Reconstructed Runway and Upgrade Electrical Vault, Rotating Beacon, and Lighted Windsock and Segmented Circle	$1,081,000
A11	Construct 100' x 100' Box Hangar	$863,000
A12	Construct New 10-unit Nested T-Hangar with Bi-Fold Doors (southern unit) and Associated Taxilane	$1,200,000
A13	Construct New 10-unit Nested T-Hangar with Bi-Fold Doors (center unit) and Associated Taxilane	$1,200,000
A14	Construct 80' x 80' Box Hangar and Associated Taxilane/Ramp	$650,000
	Phase I Total	**$19,369,000**

Source: Airport Development Plan Phased Development And Capital Improvement on City of Rockwall's Website from 2013

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Phase II (6-10 Years)		
	Project Type	**Total Cost**
B1	Install PAPI-2 and REILs to serve each Runway End	$500,000
B2	Expand Apron North	$650,000
B3	Construct one 80 x 80 Box Hangar and Associated Taxilane/Ramp	$650,000
B4	Relocate AWOS	$1,047,000
B5	Extend parallel taxiway north to Runway 17 end	$1,100,000
B6	Install medium intensity taxiway lights (MITL) along full length of parallel taxiway	$350,000
	Phase II TOTAL	**$4,297,000**
Source: Airport Development Plan Phased Development And Capital Improvement on City of Rockwall's Website from 2013		

Phase III (11-20 Years)		
	Project Type	**Total Cost**
C1	Construct three 60' x 60' Box Hangars and Associated Taxilane/Ramp	$1,130,000
C2	Construct two 60' x 40' Box Hangars and Associated Taxilane/Ramp	$610,000
C3	Construct one 60 x 40 Box Hangar and Associated Taxilane/Ramp	$310,000
C4	Construct one 80 x 40 Box Hangar and Associated Taxilane/Ramp	$450,000
	Phase III TOTAL	**$2,500,000**
Source: Airport Development Plan Phased Development And Capital Improvement on City of Rockwall's Website from 2013		

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City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

June 2018

Permits

Total Permits Issued: 651

Building Permits: 78 Contractor Permits: 573

Total Permit Values: $ 27,136,985.63

Building Permits: $20,755,040.42 Contractor Permits: $6,381,945.21

Total Fees Collected: $406,799.91

Building Permits: $376,730.69 Contractor Permits: $30,069.22

Board of Adjustment

Board of Adjustment Cases 0

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City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 6/1/2018 thru 6/30/2018

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	2	$0.00	$100.00
30 DAY BANNER	2	$0.00	$100.00
CLEAN SHOW	2	$0.00	$153.00
	2	$0.00	$153.00
CO	8	$0.00	$612.00
BUSINESS	3	$0.00	$229.50
INTERIOR	3	$0.00	$229.50
NEW CONSTRUCTION	2	$0.00	$153.00
COMM	35	$11,183,133.32	$161,700.29
ALTERATION	1	$103,000.00	$1,042.49
DEMO	5	$82,000.00	$252.70
ELECTRICAL	11	$57,300.00	$1,366.03
FENCE	3	$0.00	$173.40
IRRIGATION	1	$1,500.00	$36.50
NEW	3	$10,602,430.88	$157,798.77
REMODEL	1	$51,000.00	$675.50
ROOF	10	$285,902.44	$354.90
MISCELLANEOUS	2	$0.00	$0.00
ELECTRICAL	2	$0.00	$0.00
MULTI FAMILY	1	$40,000.00	$35.70
FENCE	1	$40,000.00	$35.70
SCHOOL	3	$1,500.00	$105.00
PORT BLDG	3	$1,500.00	$105.00
SIGNAGE	11	$23,572.00	$909.00
DEVELOPMENT	1	$822.00	$75.00
MONUMENT	1	$1,250.00	$75.00
POLE	1	$10,000.00	$76.50
WALL	8	$11,500.00	$682.50
SINGLE FAMILY	579	$15,888,780.31	$242,854.92
	1	$5,000.00	$35.70
ACC BLDG	8	$19,191.50	$704.16
ADDITION	3	$111,658.00	$1,577.08
CARPORT	2	$2,984.00	$129.00
CONCRETE	4	$18,500.00	$471.00
DECK	1	$250.00	$35.00
ELECTRICAL	5	$22,727.00	$569.85
FENCE	68	$188,664.30	$2,435.30
IRRIGATION	33	$52,400.00	$1,176.10
MECHANICAL	25	$263,693.00	$5,156.86
MISCELLANEOUS	1	$1,648.44	$73.03
NEW	39	$9,728,069.00	$211,940.27
PATIO COVER	14	$103,483.60	$2,219.19
PERGOLA	1	$3,500.00	$108.75
PLUMBING	38	$64,877.00	$2,485.35
REMODEL	2	$22,275.00	$426.75
REPAIR	1	$8,400.00	$182.33
RETAINING WALL	2	$29,000.00	$70.00
ROOF	313	$4,692,582.29	$11,270.40
STORM SHELTER	1	$5,800.00	$35.70
SWIM POOL	10	$484,709.00	$1,506.00

City of Rockwall

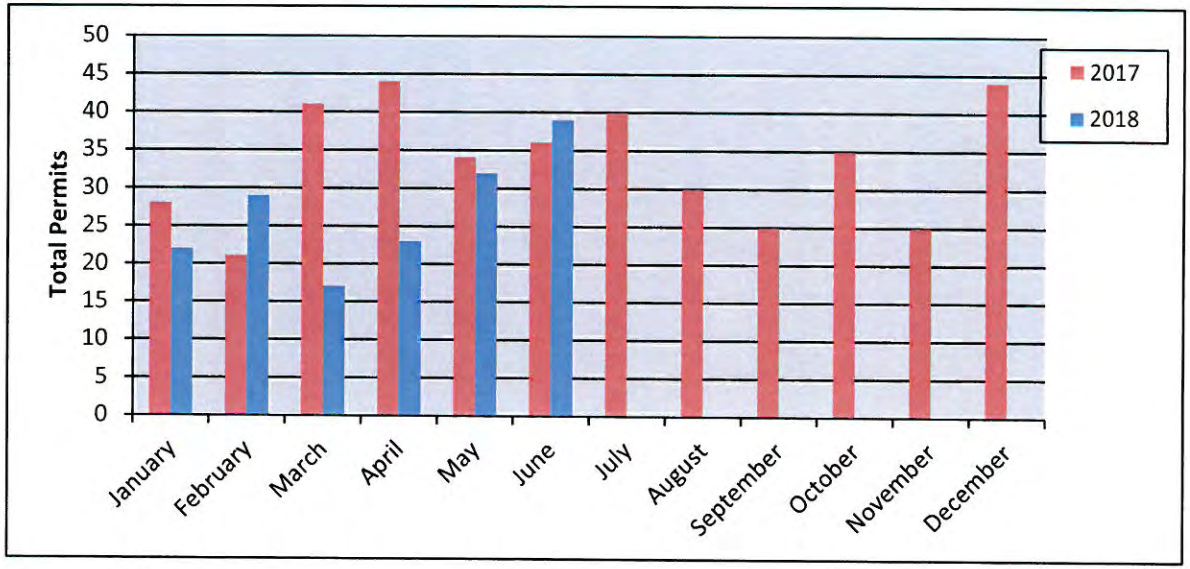
PERMITS ISSUED - Summary by Type and Subtype

For the Period 6/1/2018 thru 6/30/2018

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
WINDOWS	7	$59,368.18	$247.10
SPECIAL EVENT	8	$0.00	$330.00
	8	$0.00	$330.00
Totals:	651	$27,136,985.63	$406,799.91

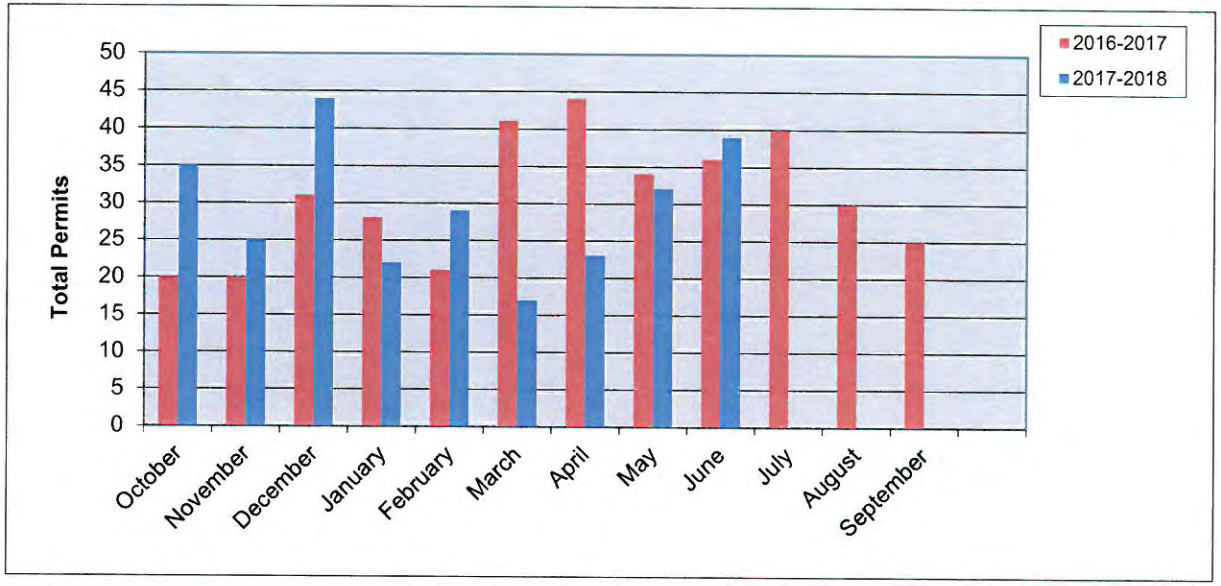
New Residential Permits Calendar Year

	Year	
	2017	2018
January	28	22
February	21	29
March	41	17
April	44	23
May	34	32
June	36	39
July	40	
August	30	
September	25	
October	35	
November	25	
December	44	
Totals	**403**	162



New Residential Permits Fiscal Year

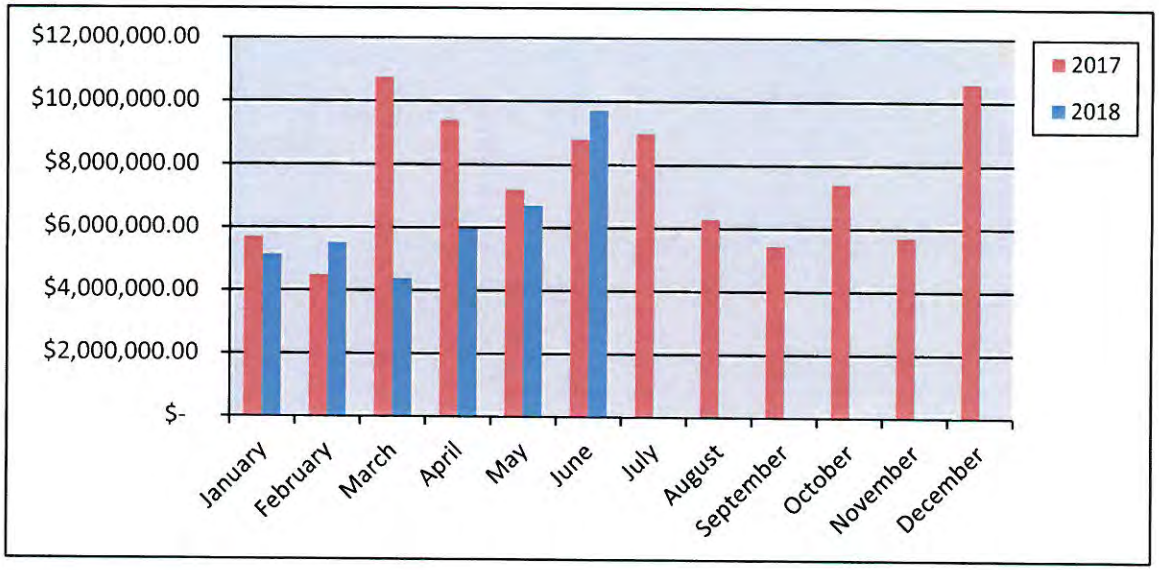
	Year	
	2016-2017	2017-2018
October	20	35
November	20	25
December	31	44
January	28	22
February	21	29
March	41	17
April	44	23
May	34	32
June	36	39
July	40	
August	30	
September	25	
Totals	**370**	**266**



358

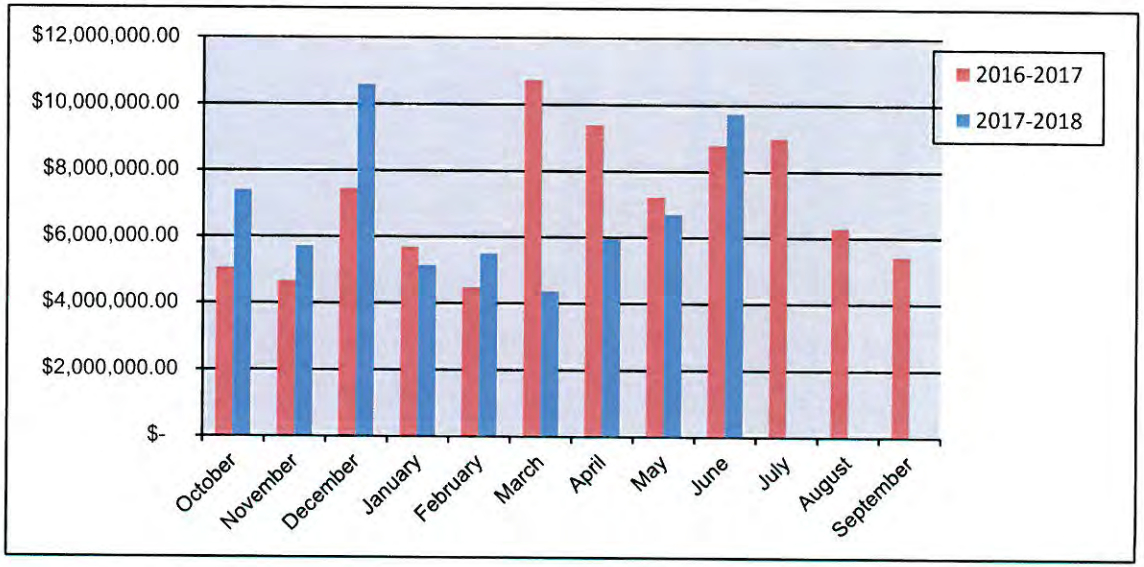
New Residential Value Calendar Year

Year	2017	2018
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,500.00	$ 5,505,704.00
March	$ 10,740,233.00	$ 4,374,886.00
April	$ 9,394,785.27	$ 5,946,813.00
May	$ 7,210,632.79	$ 6,706,301.00
June	$ 8,782,481.00	$ 9,728,069.00
July	$ 8,983,999.47	
August	$ 6,295,770.00	
September	$ 5,443,098.00	
October	$ 7,402,565.06	
November	$ 5,722,063.00	
December	$ 10,576,719.30	
Totals	**$ 90,748,277.89**	**$ 37,407,397.00**



New Residential Value Fiscal Year

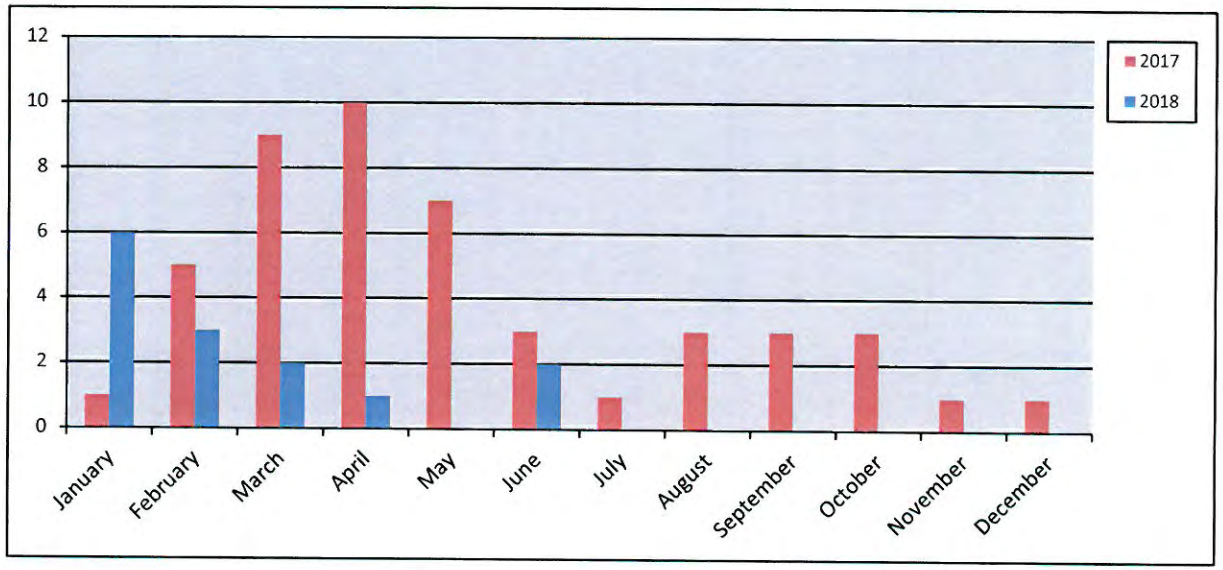
Year	2016-2017	2017-2018
October	$ 5,060,392.34	$ 7,402,565.06
November	$ 4,672,329.53	$ 5,722,063.00
December	$ 7,447,114.15	$ 10,576,719.30
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,550.00	$ 5,505,704.00
March	$ 10,740,233.00	$ 4,374,886.00
April	$ 9,394,785.27	$ 5,946,813.00
May	$ 7,210,632.79	$ 6,706,301.00
June	$ 8,782,481.00	$ 9,728,069.00
July	$ 8,983,999.47	
August	$ 6,295,770.00	
September	$ 5,443,098.00	
Totals	**$84,226,816.55**	**$ 61,108,744.36**



359

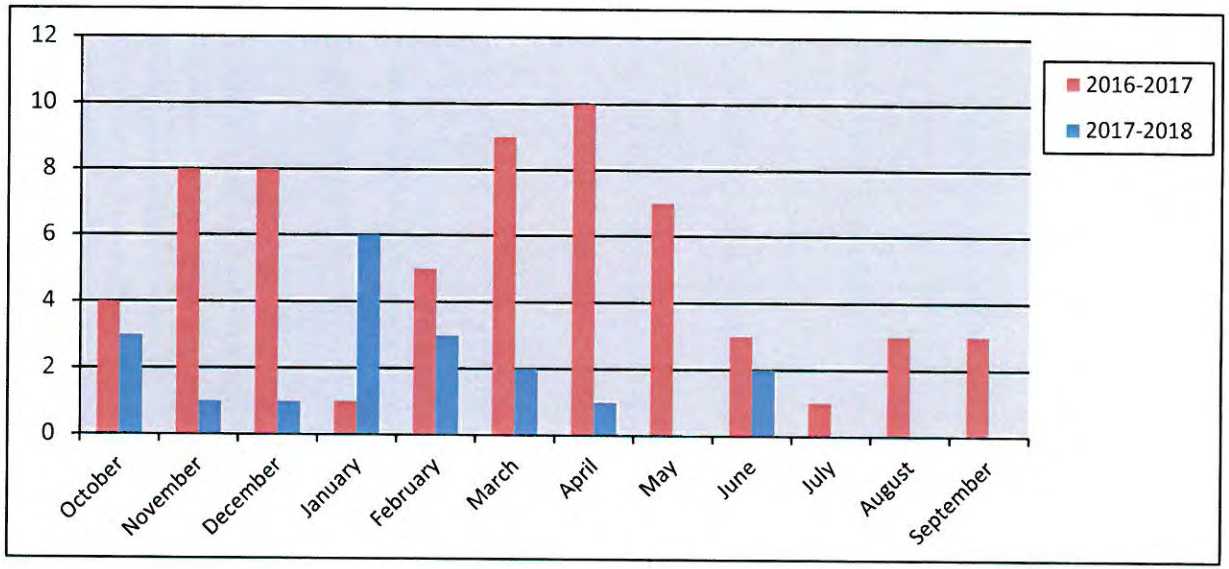
Residential Remodel Permits Calendar Year

	Year	
	2017	2018
January	1	6
February	5	3
March	9	2
April	10	1
May	7	0
June	3	2
July	1	
August	3	
September	3	
October	3	
November	1	
December	1	
Totals	**47**	14



Residential Remodel Permits Fiscal Year

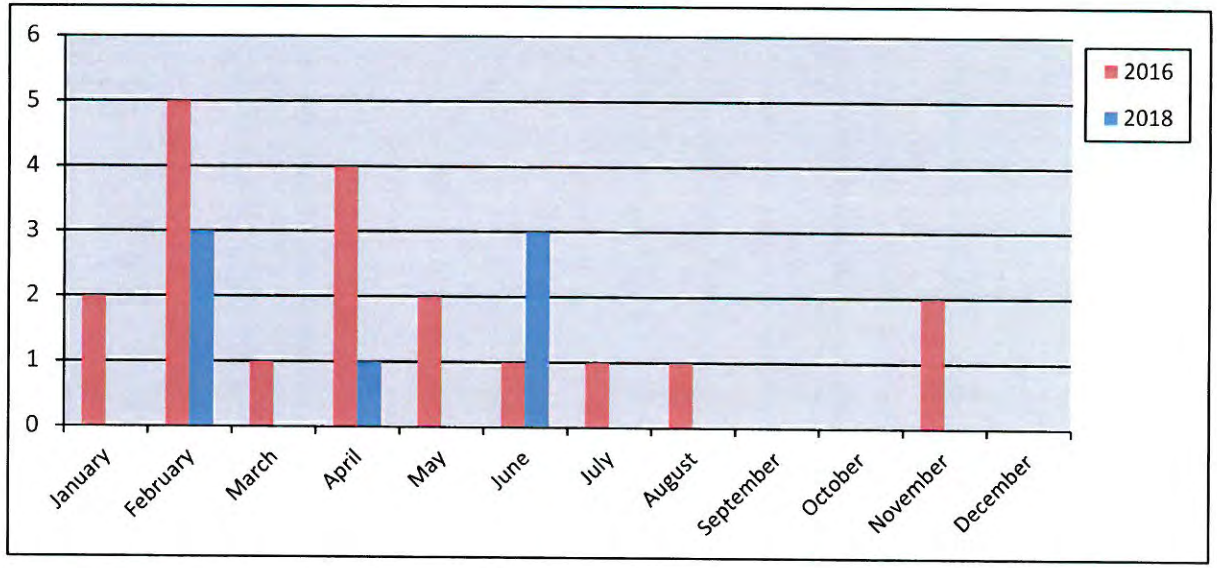
	Year	
	2016-2017	2017-2018
October	4	3
November	8	1
December	8	1
January	1	6
February	5	3
March	9	2
April	10	1
May	7	0
June	3	2
July	1	
August	3	
September	3	
Totals	**62**	**19**



360

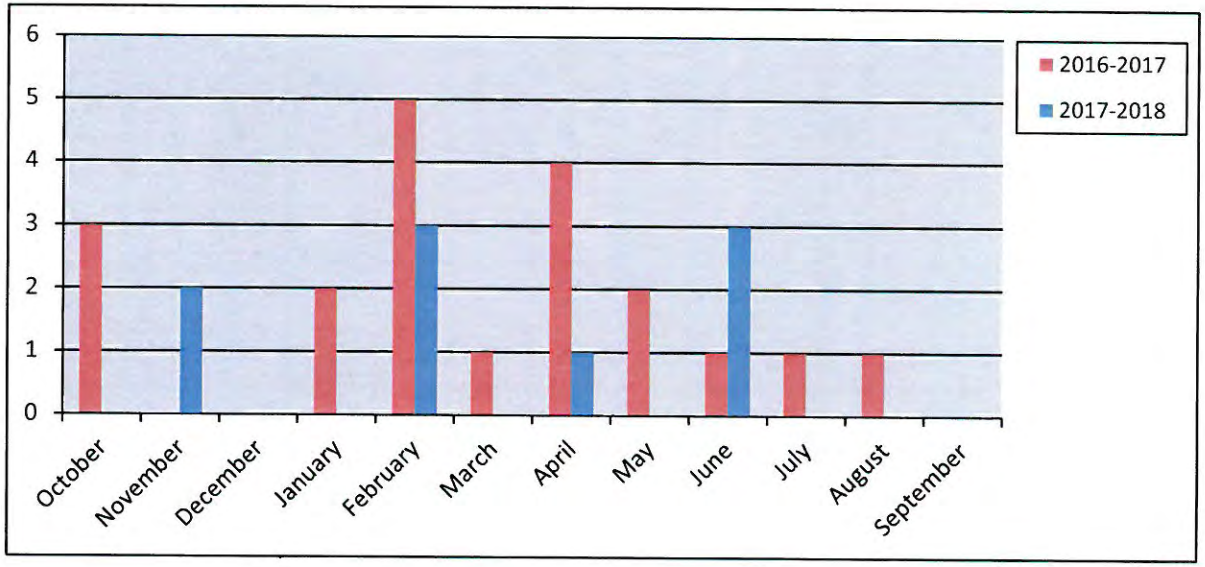
New Commercial Permits Calendar Year

	Year	
	2016	2018
January	2	0
February	5	3
March	1	0
April	4	1
May	2	0
June	1	3
July	1	
August	1	
September	0	
October	0	
November	2	
December	0	
Totals	**19**	**7**



New Commercial Permits Fiscal Year

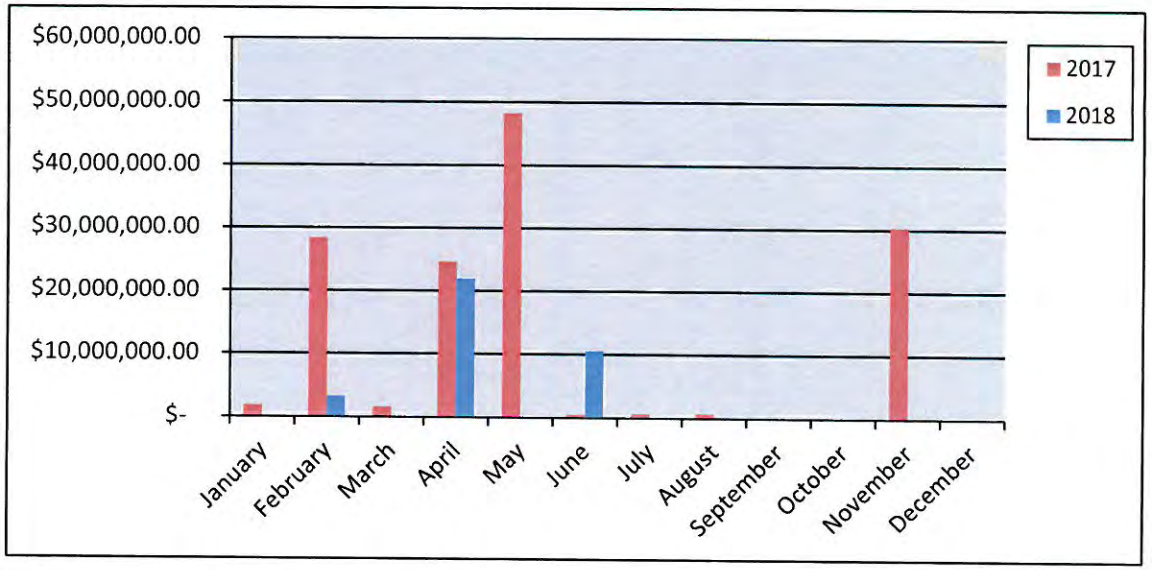
	Year	
	2016-2017	2017-2018
October	3	0
November	0	2
December	0	0
January	2	0
February	5	3
March	1	0
April	4	1
May	2	0
June	1	3
July	1	
August	1	
September	0	
Totals	**20**	**9**



361

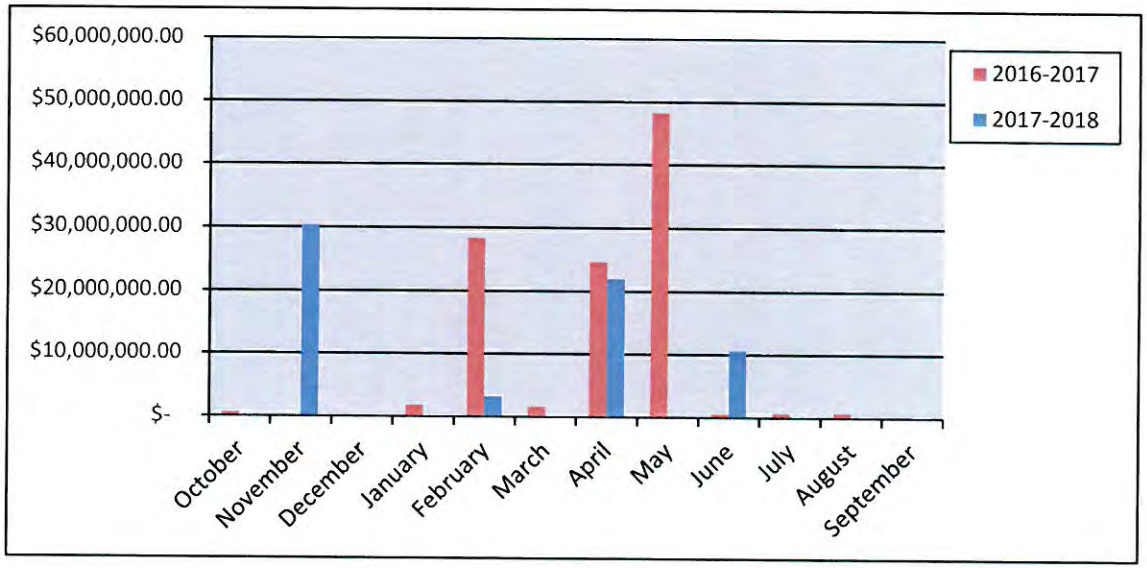
New Commercial Value Calendar Year

Year	2017	2018
January	$ 1,800,000.00	-
February	$ 28,400,000.00	$ 3,221,771.00
March	$ 1,599,026.00	-
April	$ 24,650,000.00	$ 22,000,000.00
May	$ 48,300,000.00	-
June	$ 569,400.00	$ 10,602,430.88
July	$ 700,000.00	
August	$ 726,506.00	
September	-	
October	-	
November	$ 30,390,000.00	
December	-	
Totals	**$ 137,134,932.00**	**$ 35,824,201.88**



New Commercial Value Fiscal Year

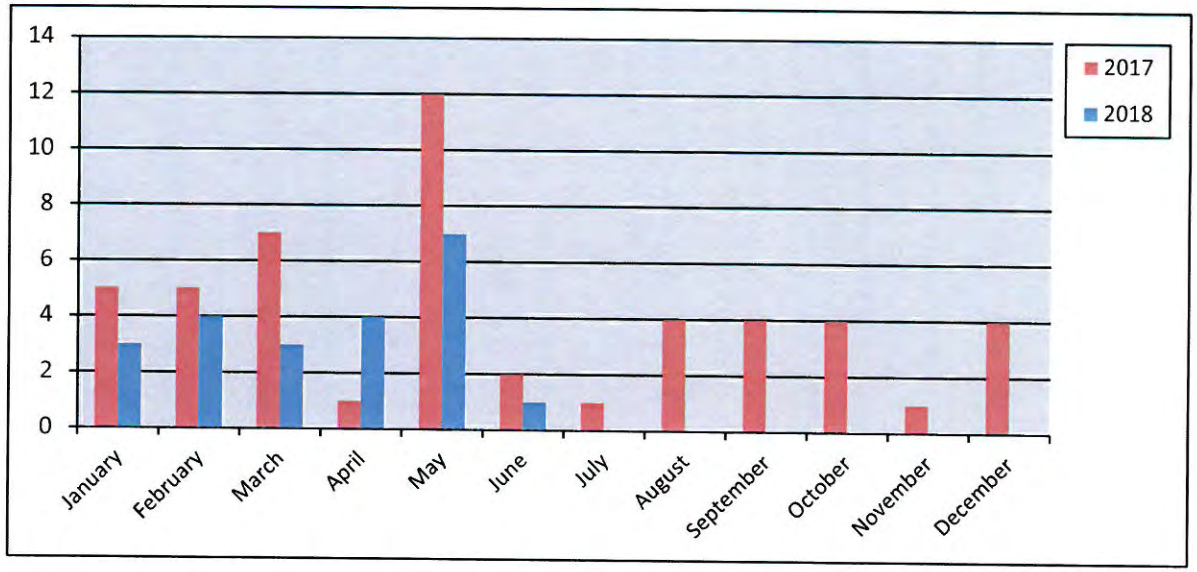
Year	2016-2017	2017-2018
October	$ 572,200.00	-
November	$ -	$ 30,390,000.00
December	$ -	-
January	$ 1,800,000.00	-
February	$ 28,400,000.00	$ 3,221,771.00
March	$ 1,599,026.00	-
April	$ 24,650,000.00	$ 22,000,000.00
May	$ 48,300,000.00	-
June	$ 569,400.00	$ 10,602,430.88
July	$ 700,000.00	
August	$ 726,506.00	
September	-	
Totals	**$ 107,317,132.00**	**$ 66,214,201.88**



362

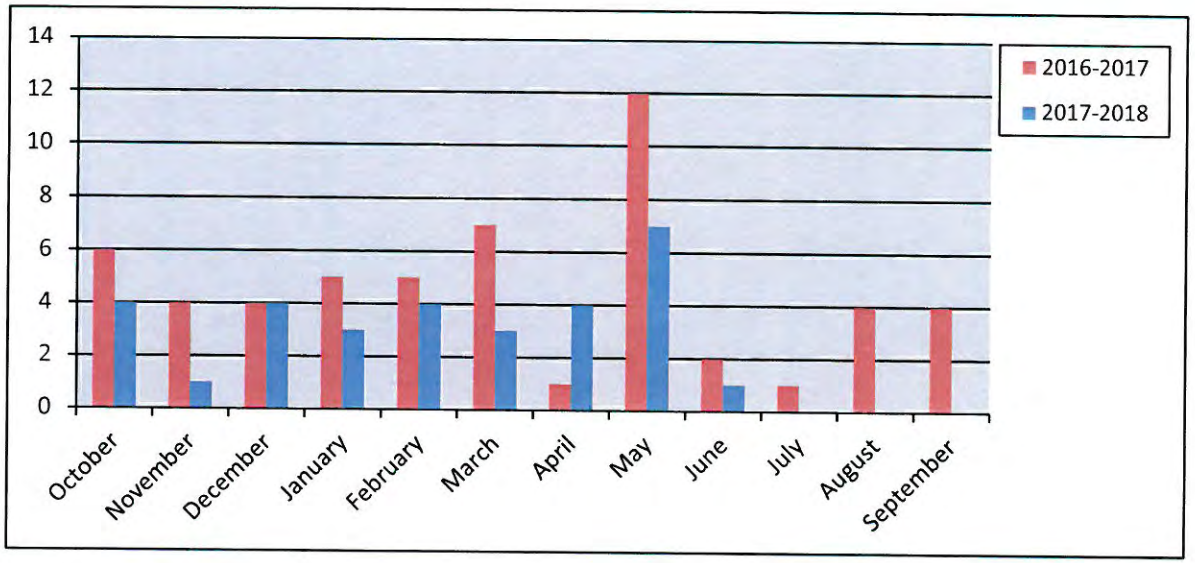
Commercial Remodel Permits Calendar Year

	Year	
	2017	2018
January	5	3
February	5	4
March	7	3
April	1	4
May	12	7
June	2	1
July	1	
August	4	
September	4	
October	4	
November	1	
December	4	
Totals	**50**	**22**



Commercial Remodel Permits Fiscal Year

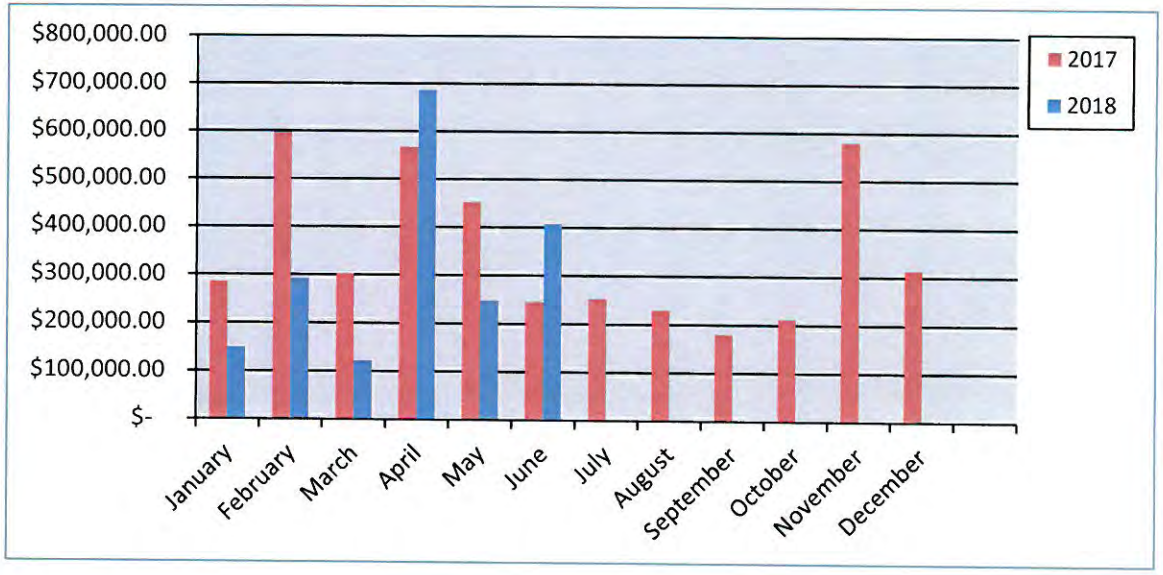
	Year	
	2016-2017	2017-2018
October	6	4
November	4	1
December	4	4
January	5	3
February	5	4
March	7	3
April	1	4
May	12	7
June	2	1
July	1	
August	4	
September	4	
Totals	**55**	**31**



363

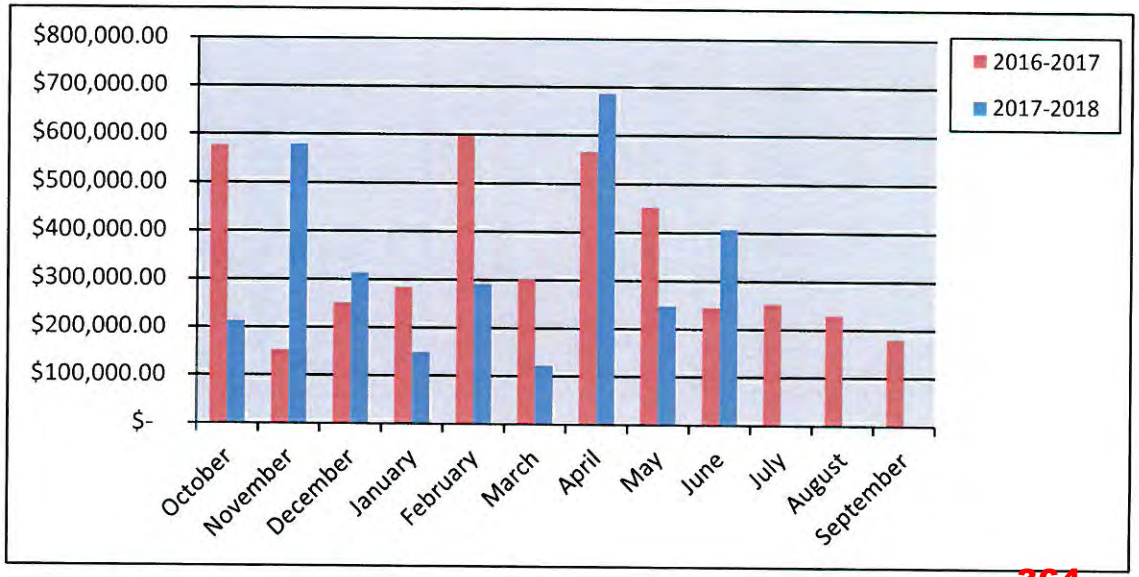
Total Fees Collected Calendar Year

Year	2017	2018
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	$ 291,324.78
March	$ 302,406.79	$ 122,271.28
April	$ 566,291.24	$ 686,154.89
May	$ 451,389.66	$ 247,465.55
June	$ 244,930.08	$ 406,799.91
July	$ 252,374.52	
August	$ 229,266.56	
September	$ 180,561.41	
October	$ 212,560.59	
November	$ 579,208.80	
December	$ 313,423.19	
Totals	**$ 4,213,035.44**	**$ 1,903,104.95**



Total Fees Collected Fiscal Year

Year	2016-2017	2017-2018
October	$ 576,222.20	$ 212,560.59
November	$ 152,701.44	$ 579,208.80
December	$ 251,265.83	$ 313,423.19
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	$ 291,324.78
March	$ 302,406.79	$ 122,271.28
April	$ 566,291.24	$ 686,154.89
May	$ 451,389.66	$ 247,465.55
June	$ 244,930.08	$ 406,799.91
July	$ 252,374.52	
August	$ 229,266.56	
September	$ 180,561.41	
Totals	**$ 4,088,032.33**	**$ 3,008,297.53**



Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0034 03/01/2018 06/12/2018	CO BUSINESS Active	1348 Mims Rd. 0128-0000-0002-17-0R Dryman Construciton	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Matt Dryman	B24 Bayberry Trl, Forney, TX 75126	(214) 355-6913
BUS OWNER	Matt Dryman	B24 Bayberry Trl, Forney, TX 75126	(214) 355-6913
OWNER	D, & A REAL ESTATE PART , ROCKWALL, TX 75087		

CO2018-0052 05/02/2018 06/13/2018	CO NEW CONSTRUCTION Active	695 IH 30 4191-000A-0001-00-0R Lake Pointe Church - New Chapel & Education Facility	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Tim Broyles-Shanks Architec	, ,	(972) 788-9300
BUS OWNER	Lake Pointe Church	701 IH 30 E, Rockwall, TX 75087	(469) 698-2299
CONTRACTOR	Medco Construction	4005 Crutcher, #200, Dallas, TX 75226	(214) 820-2492
ELEC CONTR	Compass Electric Solution	820 F Avenue, Ste 104, Plano, TX 75074	(972) 235-5800
INSP RPT EMAIL	Medco Construction	4005 Crutcher, #200, Dallas, TX 75226	(214) 820-2492
MECH CONTR	Venture Mechanical	2222 Century Cr., Irving, TX 75062	(972) 871-1300
OWNER	LAKE, POINTE BAPTIST C	, ROCKWALL, TX 75087	
PLB CONTR	J L Parker Plumbing	P. O. Box 472963, Garland, TX 75047-2963	(972) 272-0431

CO2018-0058 05/18/2018 06/08/2018	CO INTERIOR Active	2313 Ridge Rd. 105 A 4340-0001-0001-E0-0R Quantel Medical	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Jean Marc Gendre	49 Willow Peak Dr, Bozeman, MT 59718	(214) 289-9726
BUS OWNER	Jean Marc Gendre	49 Willow Peak Dr, Bozeman, MT 59718	(214) 289-9726
OWNER	LOWRANCE, STANLEY D	, FORNEY, TX 75126	

CO2018-0066 06/14/2018 06/28/2018	CO INTERIOR Active	1037 IH 30 105 4831-0000-0009-00-0R Amazing Lash Studio	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Chris Perry	, ,	
BUS OWNER	Cassie Ghaffer	1037 IH 30 # 105, Rockwall, TX 75087	(832) 283-2088
BUSINESS	Amazing Lash Studio	1037 IH 30 Suite 105, Rockwall, TX 75032	(832) 283-2088
OWNER	Shopcole Properties	10920 Via Frotera Suite 220, San Diego, CA 92127	(323) 793-1225

City of Rockwall
PERMITS ISSUED
For the Period 6/8/2018 thru 6/30/2018

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0067 06/14/2018 06/26/2018	CO NEW CONSTRUCTION Active	776 IH 30 5226-000A-0005-00-0R Murphy Oil USA, Inc.	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Greenberg Farrow	6520 Stage Rd #108, Memphis, TN 38134	(404) 601-3673
BUS OWNER	Murphy Oil USA, Inc.	776 IH 30, ROCKWALL, TX 75087	
OWNER	Murphy Oil USA Inc.	200 Peach Street, EL DORADO, AR 71731	(870) 875-7636

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0068 06/19/2018 06/21/2018	CO BUSINESS Active	1300 Ralph Hall Parkway 112 4832-000B-0001-00-0R Rockwall Foot Spa	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Kaige Jia	325 E. Phillips St. #8, Richardson, TX 75081	(929) 500-6896
BUS OWNER	Kaige Jia	1300 Ralph Hall Parkway# 112, Rockwall, TX 75032	(929) 500-6896
BUSINESS	Kaige Jia LLC dba Rockwall	1300 E. Ralph Hall Pkwy Suite 112, Rockwall, TX 75032	(929) 500-6896
OWNER	James Vaudagna	1445 W. San Carlos St., San Jose, CA 95126	(408) 998-1488

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0070 06/20/2018 06/29/2018	CO BUSINESS Active	302 W Rusk 4180-0002-000C-B0-0R Morrison Guitar Shop	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Brett Morrison	1118 Squaw Valley, Rockwall, TX 75087	(972) 523-4220
BUS OWNER	Brett Morrison	1118 Squaw Valley, Rockwall, TX 75087	(972) 523-4220
BUSINESS	Morrison Guitar Shop	302 W. Rusk St., ROCKWALL, TX 75087	(972) 771-1650
CONTRACTOR	Morrison Guitar Shop	1118 Squaw Valley, Rockwall, TX 75087	(972) 771-1650
OWNER	Barbara Howerton	322 Shepards Hills, ROCKWALL, TX 75087	

Total Valuation: 0.00
Total Fees: 535.50
Total Fees Paid: 535.50

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ROCKWALL FIRE Department

Monthly Report

June 2018

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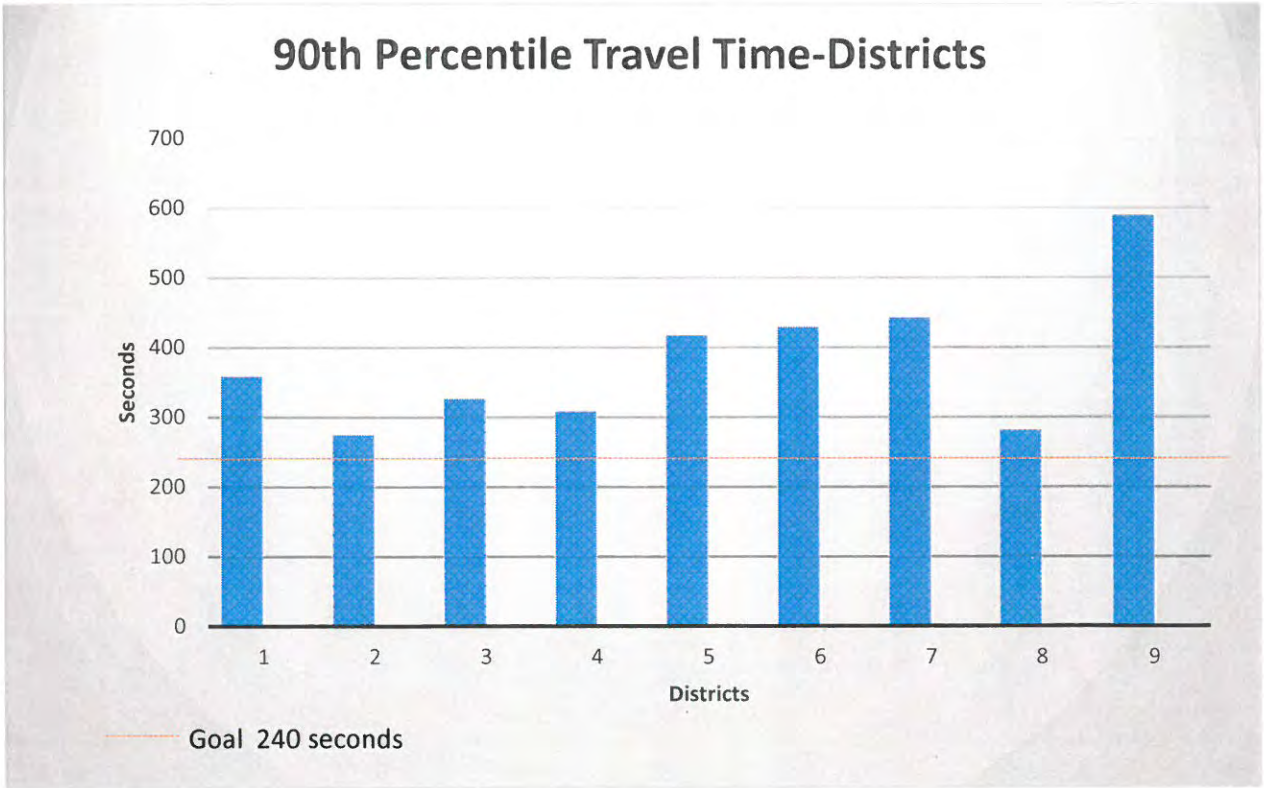
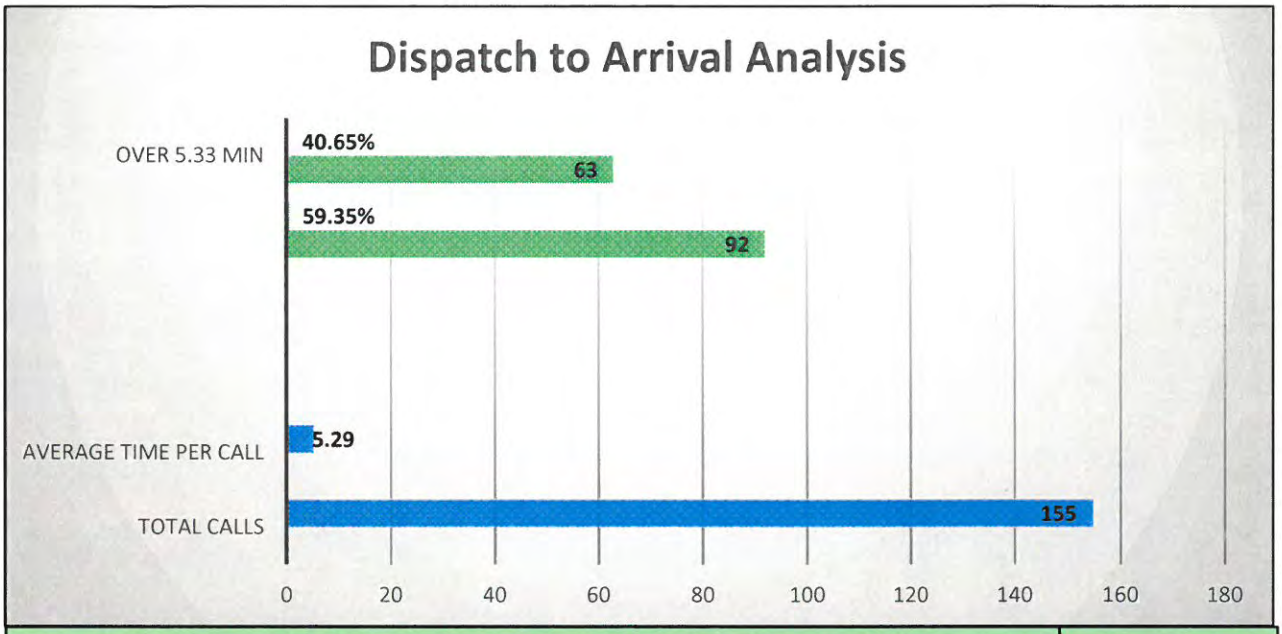
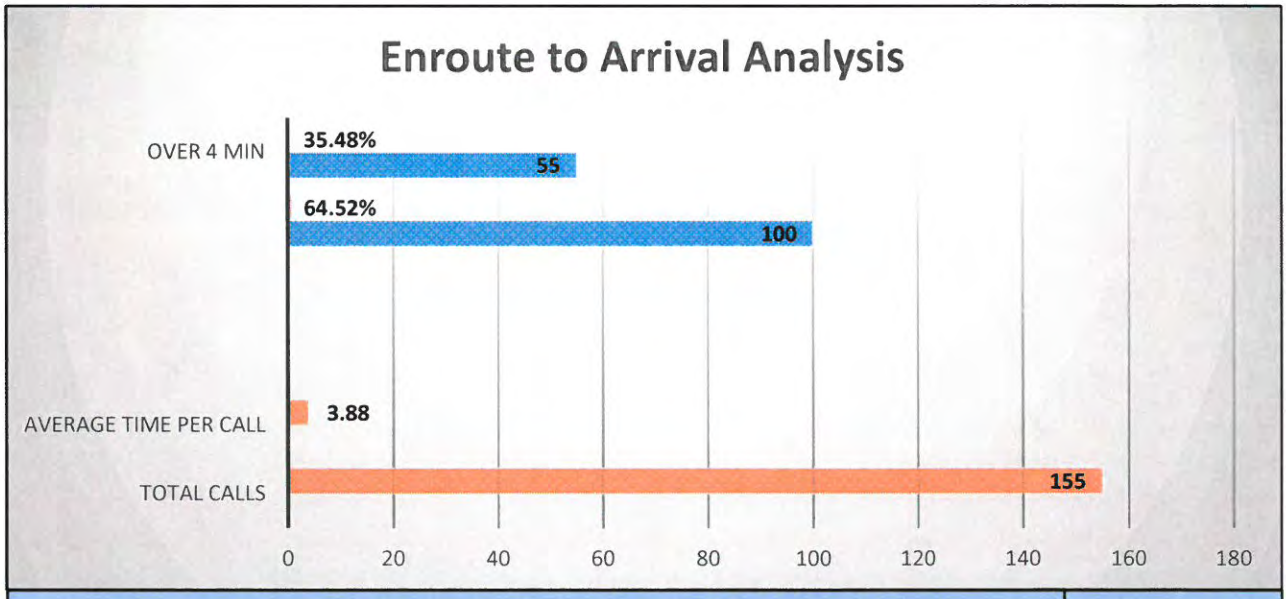
Travel Time Analysis-*By District* (No Mutual Aid)			Total Number of Calls	Average Drive Time Minutes	Percent of Runs per Station
% 4 min or less	All Code 3 calls including EMS, not including Cancelled EnRoute				
	100s with Station 1				
67%	On Scene in	4.0 minutes or less	40	3.48	25.97%
	200s with Station 2				
80%	On Scene in	4.0 minutes or less	48	3.40	31.17%
	300s with Station 3				
63%	On Scene in	4.0 minutes or less	21	3.16	13.64%
	400s with Station 4				
64%	On Scene in	4.0 minutes or less	28	2.37	18.18%
	500s w/out Station				
29%	On Scene in	4.0 minutes or less	7	6.52	4.55%
	600s w/out Station				
0%	On Scene in	4.0 minutes or less	1	7.17	0.65%
	700s w/out Station				
33%	On Scene in	4.0 minutes or less	7	4.72	4.55%
	800s w/out Station				
0%	On Scene in	4.0 minutes or less	1	4.70	0.65%
	900s w/out Station				
0%	On Scene in	4.0 minutes or less	1	9.83	0.65%
	1000s w/out Station				
N/A	On Scene in	4.0 minutes or less			
		Total Calls	154		





Dispatch to Arrival Analysis-All (No Mutual Aid)				Total Calls
54%	On Scene in	5.3	minutes or less	92
70%	On Scene in	6.0	minutes or less	110
82%	On Scene in	7.0	minutes or less	114
90%	On Scene in	8.0	minutes or less	129
93%	On Scene in	9.0	minutes or less	146
97%	On Scene in	15.0	minutes or less	155



Enroute to Arrival Analysis-All (No Mutual Aid)				Total Calls
64%	On Scene in	4.0	minutes or less	100
78%	On Scene in	5.0	minutes or less	122
86%	On Scene in	6.0	minutes or less	135
90%	On Scene in	7.0	minutes or less	142
94%	On Scene in	8.0	minutes or less	147
99%	On Scene in	15.0	minutes or less	155

Total Dollar Losses

June 2018

City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 07/18/2018 15:28
Login ID: rck\sdean
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$250,000.00	$56,434.00	$74,613.00	$404,494.00	$230,920.68
Total Content Loss:	$50,000.00	$36,260.40	$46,874.00	$146,496.40	$136,605.82
Total Property Pre-Incident Value:	$339,050.00	$281,170.00	$454,400.00	$718,280.00	$1,152,379.15
Total Contents Pre-Incident Value	$203,430.00	$176,302.00	$229,373.00	$438,568.00	$646,811.49
Total Losses:	$300,000.00	$92,694.40	$121,487.00	$550,990.40	$300,000.00
Total Value:	$542,480.00	$457,472.00	$683,773.00	$1,156,848.00	$1,799,190.64

Fire Marshal Division

Monthly Report - June 2018

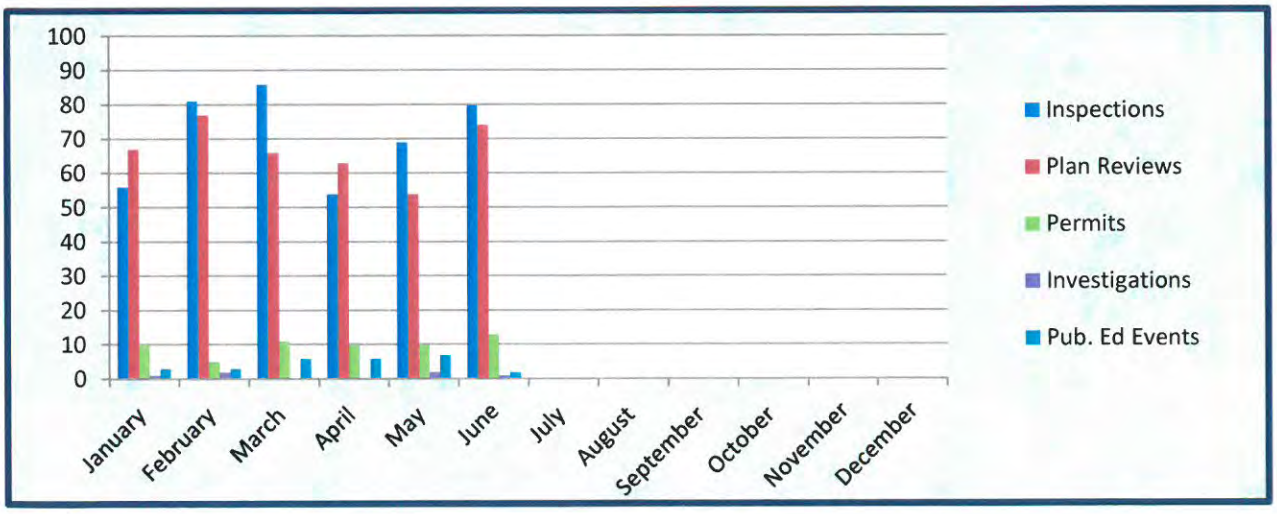
Inspection Status Report	
Finaled Inspections	37
Pending Inspections	43
Total for the Month	**80**

Fire Investigations Status Report	
Active Investigations	0
Closed Investigations	0
Pending Investigations	1
Total for the Month	**1**

Plan Review Report	
CO	11
COMM	39
Engineering	3
Misc.	1
Plat	5
Single Family	3
Site Plan	6
TCO	1
Zoning	5
Total for the Month	**74**

Fire Permit Report	
Fire Alarm	3
Fire Sprinkler	2
Temp Aboveground Tank	1
Fireworks	4
Underground Sprinkler	3
Total for the Month	**13**

Public Education Events	
Total for the Month	**2**



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Key Projects:

(1) **Asset Management System**. Day to day maintenance and staff assistance

(2) **Outside Agencies / Citizens**. Farmers Electric, NCTCOG

(3) **Engineering/Public Works**. CIP Map update w/ TXDOT layers, Consultant project data, Granite CCTV research, Streets PCI 55> map, Wastewater line replacement map, Utility data changes, Storm calc's, ADA calc's, Highland Dr mail-outs, SH66 monument map, Impact Fee utility updates

(4) **Parks Department**. Mowing map changes, Squabble Mtn Bike Trail GPS setup, Rib Rub maps

(5) **Planning Department**. Royse City – Rockwall ETJ study, Sloan 212 Ag. legal description, Park Station-SH66 realignment study, Historic LRE land use research, Comp Plan Scenic District update, TSZ data, Budget items, Mini-storage locations and calc's, Land use assumption maps, Future land use case map, Service area geocode, zoning map misc, T'fare map update, FLUP map update, Drainage easement locator, New plat parcels, PD32 update & renderings, Hotel locations and counts

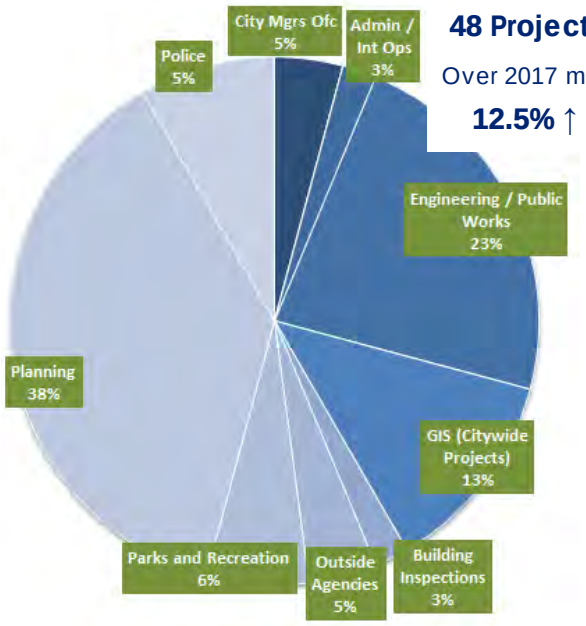
(6) **GIS**. 911 Addressing, NCTCOG NG911 State QC, GPS data collection & license manager, Budget, GIS Technician Interviews, Cemetery updates, Hiring assessment test,

(7) **Police.** NWS Update, Demographics and population estimates, Harbor map, Lakepointe Church funeral maps

(8) **Admin / CMO / Internal Ops.-** Countyline Rd exhibit, Downtown sign ordinance, SH66 monument at courthouse,

(9) **NIS-** 5 year housing and comm. building changes

Monthly Project Request by Department:



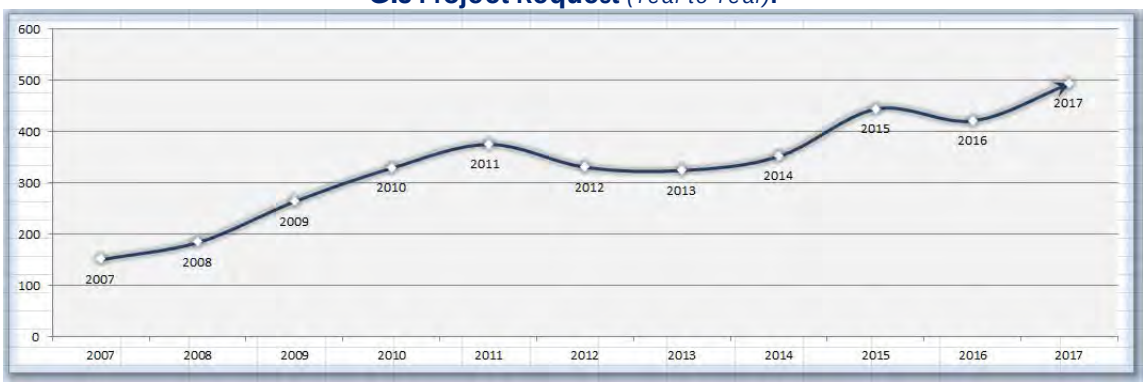
48 Projects

Over 2017 mo.

12.5% ↑

Admin / HR / Internal Ops	2
Building Inspections	0
Citizen Request	0
City Council	0
City Manager's Office	1
Neighborhood Improvement Services	1
Engineering / Public Works	11
Finance / Utility Billing	0
Fire Department	0
GIS (Citywide Projects)	6
IT	0
Main Street Program	0
Outside Agencies	2
Parks and Recreation	3
Planning	18
Police Department	4
REDC	0
Total	**48**

GIS Project Request *(Year to Year)*:



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Rockwall Police Department
Harbor District Call For Service
June 2018

Incident Number	Date	Time	Common Name	Incident Type	Incident CFS Disposition
2018-00020838	6/27/2018	22:23:50	The Harbor	Assault	Arrest
2018-00019340	6/15/2018	15:09:55	The Harbor	BMV	Report
2018-00019848	6/19/2018	21:28:16	Cinemark Movies 12	Criminal Mischief	No Report
2018-00019573	6/17/2018	16:20:31	Cinemark Movies 12	Criminal Trespass	No Report
2018-00020950	6/28/2018	22:02:20	Hilton	Criminal Trespass	Citation
2018-00020444	6/24/2018	22:41:11	Glorias Restaurant	Disturbance	No Report
2018-00019771	6/19/2018	10:16:29	Hilton	Follow Up	No Report
2018-00020932	6/28/2018	19:19:08	The Harbor	General Complaint	No Report
2018-00018382	6/7/2018	21:24:00	Cinemark Movies 12	Meet Complainant	No Report
2018-00019567	6/17/2018	12:52:39	Cinemark Movies 12	Meet Complainant	Report
2018-00020443	6/24/2018	22:41:11	Glorias Restaurant	Meet Complainant	No Report
2018-00017893	6/3/2018	21:23:43	The Harbor	Ordinance Violation	No Report
2018-00019126	6/14/2018	3:22:53	The Harbor	Ordinance Violation	No Report
2018-00020204	6/22/2018	13:33:30	The Harbor	Property	No Report
2018-00018618	6/9/2018	23:08:40	Cinemark Movies 12	Suspicious Vehicle	No Report
2018-00017681	6/1/2018	19:02:09	Three Sheets	Welfare Concern	No Report

Common Name	
Cinemark Movies 12	5
Glorias Restaurant	2
Hilton	2
The Harbor	6
Three Sheets	1
	16

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
FACILITY MAINTENANCE REQUESTS FOR SERVICE
JUNE 2018

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	11	11	0	100%
ADMINISTRATIVE SERVICES	2	2	0	100%
AIRPORT	5	5	0	100%
ANIMAL SERVICES	11	11	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	1	1	0	100%
ENGINEERING	1	1	0	100%
FINANCE	1	1	0	100%
FIRE DEPARTMENT	18	18	0	100%
INTERNAL OPERATIONS	106	106	0	100%
MUNICIPAL COURT	14	14	0	100%
PARKS & RECREATION	10	10	0	100%
PLANNING & ZONING	1	1	0	100%
POLICE DEPARTMENT	65	65	0	100%
PUBLIC WORKS	4	4	0	100%
UTILITY BILLING	0	0	0	0%
TOTAL	250	250	0	100%

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F46 Ralph M Hall Rockwall Municipal Airport

Operations Report JUNE 2018

Fuel Sales

	Gallons Sold	Gross Sales
Jet - A Sales	0	$0.00
Av-Gas Sales	2037.6	$8,741.30
Total Fuel Sales	2037.6	$8,741.30

Hangar Rental Revenue

Overnight Tiedown	$0.00
Covered Overnight Tiedown	$60.00
Open T Hangar	$3,655.00
Enclosed Hangar	$120.00
Community Hangar	$580.00
Total Hangar Rentals	$4,415

Hangar Occupancy

	Total Hangars	Qty Rentable	Quantity Leased	Occupancy Rate
Open T Hangars	46	43	40	87%
Enclosed Hangars	2	1	1	50%
Community Hangar	1	1	1	100%
Total Hangar Occupancy				79%

City Revenue	Fee Rate	Hangar Rental	Fuel Flowage	Total Due
Fuel Sales (Gallons Sold)	$0.10		2,037.60	$203.76
Hangars	5.00%	$4,415.00		$220.75
Total Fees Due				$424.51

2018

JUNE

Day		Piston			Turbo Prop			JET
		Single Engine	Multi-Engine	Helicopter	Single Engine	Multi-Engine	Helicopter	
Fri	1	32		1				
SAT	2	27						
SUN	3	36						
Mon	4	6	2	9				
Tues	5	18	1	1				
Wed	6	4	1	8				
THur	7	19						
Fri	8	24		1				
SAT	9	29		3				
SUN	10	22						
Mon	11	6		3				
Tues	12	10		2				
Wed	13	13		7				
THur	14	17		2				
Fri	15	20		14				
SAT	16	10	1	2				
SUN	17	23						
Mon	18	5		3				
Tues	19	7						
Wed	20	1						
Thurs	21	16		12				
Fri	22	13		3	1			
SAT	23	21		17				
SUN	24							
Mon	25	7		5				
Tues	26							
Wed	27							
Thurs	28							
Fri	29	16						
Sat	30	21						
TOTALS:		423	5	93	1	0	0	0

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Rockwall Police Department

Monthly Activity Report

June-2018

ACTIVITY	CURRENT MONTH JUNE	PREVIOUS MONTH MAY	YTD 2018	YTD 2017	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	1	1	0	**100.00%**
Sexual Assault	1	2	4	5	**-20.00%**
Robbery	1	2	4	3	**33.33%**
Aggravated Assault	1	1	8	14	**-42.86%**
Burglary	3	7	19	40	**-52.50%**
Larceny	65	68	342	292	**17.12%**
Motor Vehicle Theft	5	4	25	22	**13.64%**
TOTAL PART I	**76**	**85**	**403**	**376**	**7.18%**
TOTAL PART II	**134**	**165**	**914**	**921**	**-0.76%**
TOTAL OFFENSES	**210**	**250**	**1317**	**1297**	**1.54%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	24	18	96	112	**-14.29%**
D.W.I.	25	26	122	96	**27.08%**
ARRESTS					
FELONY	29	26	185	179	**3.35%**
MISDEMEANOR	82	74	438	453	**-3.31%**
WARRANT ARREST	9	20	71	100	**-29.00%**
JUVENILE	2	4	33	51	**-35.29%**
TOTAL ARRESTS	**122**	**124**	**727**	**783**	**-7.15%**
DISPATCH					
CALLS FOR SERVICE	1492	1426	8140	9002	**-9.58%**
ACCIDENTS					
INJURY	14	10	79	106	**-25.47%**
NON-INJURY	59	58	315	329	**-4.26%**
FATALITY	0	0	1	3	**-66.67%**
TOTAL	**73**	**68**	**395**	**438**	**-9.82%**
FALSE ALARMS					
RESIDENT ALARMS	67	59	398	346	**15.03%**
BUSINESS ALARMS	157	100	761	744	**2.28%**
TOTAL FALSE ALARMS	**224**	**159**	**1159**	**1090**	**6.33%**
Estimated Lost Hours	**147.84**	**104.94**	**764.94**	**719.4**	**6.33%**
Estimated Cost	**$3,516.80**	**$2,496.30**	**$18,196.30**	**$17,113.00**	**6.33%**

ROCKWALL NARCOTICS UNIT

Number of Cases	**4**
Arrests	**4**
Arrest Warrants	**1**
Search Warrants	**2**
Seized	

Rockwall Police Department

Dispatch and Response Times

June 2018

Police Department

	Average Response Time		
Priority 1		Number of Calls	**87**
Call to Dispatch	0:02:09		
Call to Arrival	0:06:48		
% over 7 minutes	38%		

	Average Response Time		
Priority 2		Number of Calls	**291**
Call to Dispatch	0:03:29		
Call to Arrival	0:10:38		
% over 7 minutes	58%		

	Average Response Time		
Priority 3		Number of Calls	**62**
Call to Dispatch	0:06:32		
Call to Arrival	0:13:59		
% over 7 minutes	68%		

Average dispatch response time goals are as follows:
Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

Fire Department

	Average Response Time		
Call to Dispatch	0:02:02	Number of Calls	**147**
Call to Arrival	0:07:51		

Overages

Incident No.	Date	Time Rec'd	Call Type	Time Disp	Resp Time	Reason

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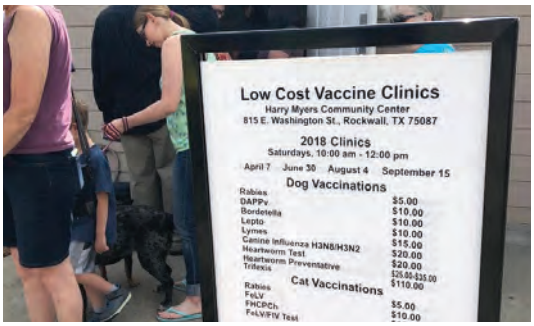
JUNE 2018 MONTHLY REPORT

ROCKWALL PARKS & RECREATION

PARTICIPATION



DIVE IN MOVIE, FRIDAY, JUNE 15TH:
24 PARTICIPANTS



WOOFSTOCK, SAT, JUNE 30TH:
57 PARTICIPANTS



FAMILY FUN FRIDAY-MYERS JUNE 22ND
62 PARTICIPANTS

MONTHLY OVERVIEW	JUN '18
Part Time Labor Hours	1090.5
Program Offerings	37
Program Participants	328
Resident Participants	261
Non-Resident Participants	67
Programs that Made	36
Cancelled Programs	1
% of Programs Cancelled	3%

FEE BASED RESIDENT VS NON-RESIDENT

36 programs

80% 20%

385

VOLUNTEER IN THE PARKS (V.I.P.)



CITY HALL EMPLOYEES FOSTERED AND RELEASED 30 CATERPILLAR BUTTERFLIES

TOTAL # OF VOLUNTEER HOURS

# OF VOLUNTEERS	25
# OF VOLUNTEER HOURS	5

125



HMCC

	JUN '18
Time Blocks Rented	81
Monthly Revenue	**$3240**

HMCC RENTAL ACTIVITY BY TIME BLOCK

81 Rentals

6 - 11 AM | 11 AM - 5 PM | 5 - 11 PM





PAVILIONS

	JUN '18
Time Blocks Rented	58
Monthly Revenue	**$2320**

PAVILION RENTAL ACTIVITY BY TIME BLOCK

58 Rentals

6 AM - 3 PM | 3 - 11 PM



AQUATICS







MONTHLY OVERVIEW

JUN '18

Total Residents	1,471
Total Non-Residents	455
Total Visitors	1,926
Total Daycare visitors	737
Concessions Sold	$630
Total Revenue	$4989

RENTALS OVERVIEW

JUN '18

Tuesday	0
Wednesday	0
Thursday	0
Friday	1
Saturday	8
Sunday	6
Total Rentals	37
Total Rental Hours	33hrs
Total Revenue	$3300

387

MARKETING

FACEBOOK PAGE LIKES

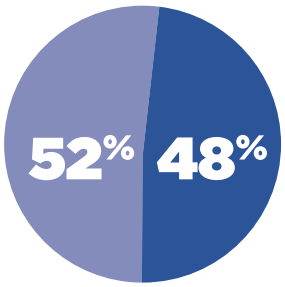
	GAIN OR LOSS
MAY	+287
JUN	+345

TOTAL LIKES THRU 6/30/2018

Like **11,071**

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

	ACCOUNTS	GAIN OR LOSS
MAY	6381	+527
JUN	6598	+217



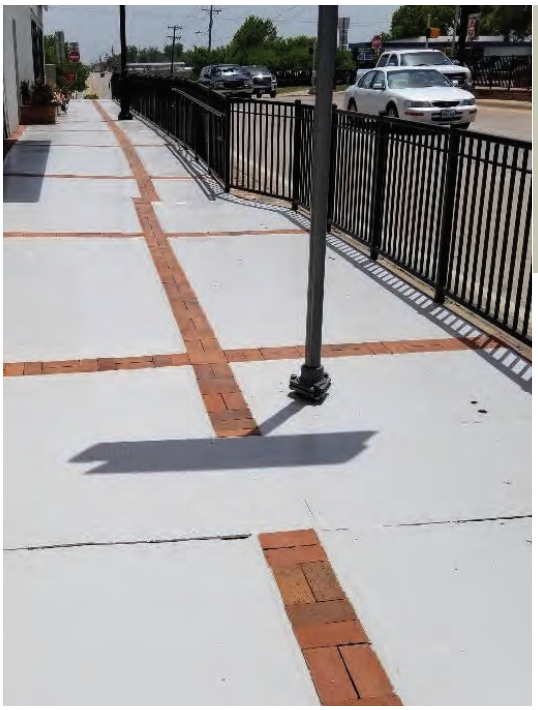
RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

PLAYROCKWALL.COM

PAGEVIEWS Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of June 2018.	141,500
SESSIONS Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com	31,131
USERS Visitors to playrockwall.com	29,955

PARKS

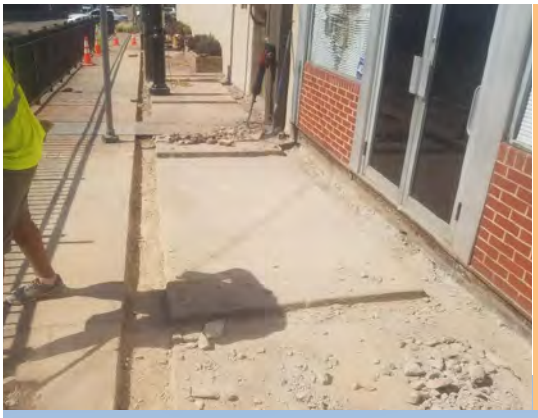


FACILITY MANAGEMENT:

Top cap stone repairs at The Square and The Harbor for safety and aesthetics.

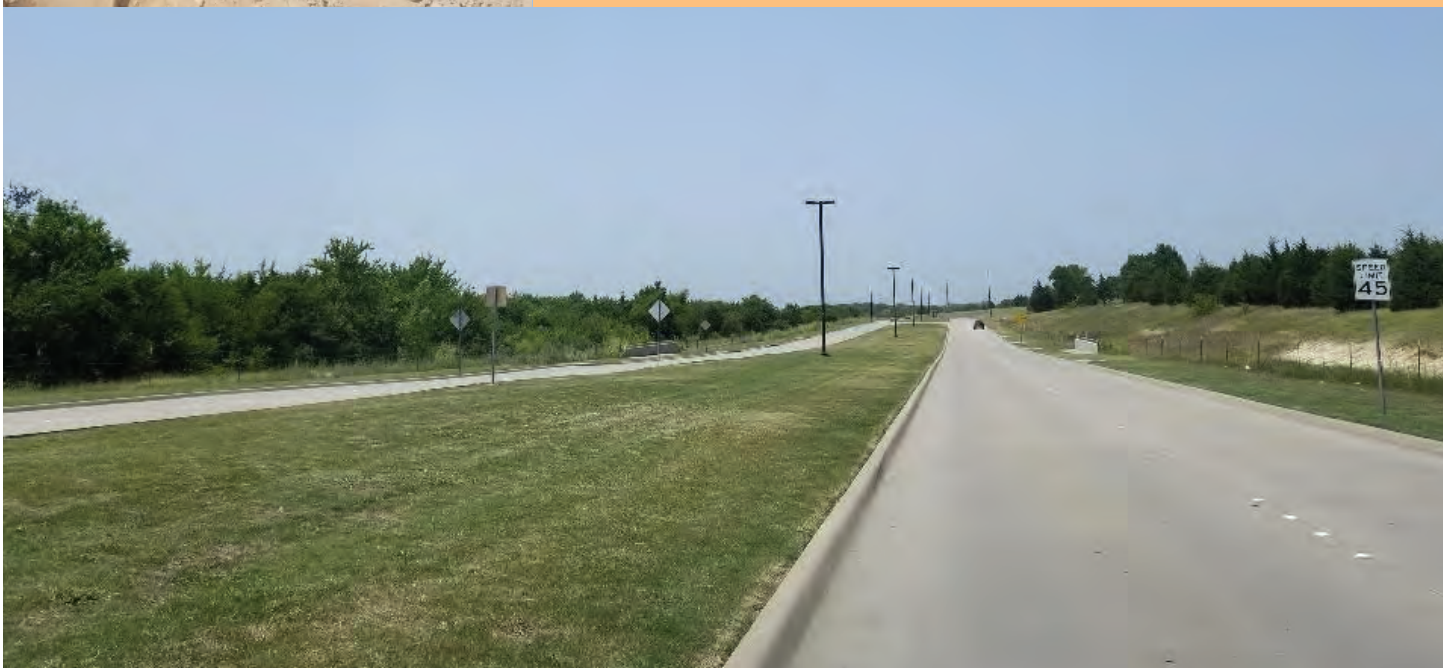
PROJECT:

The Park Services Division is nearing completion of renovation of the final section of the square that was not included for Phase I. This included pavers, walkways and light poles.



FACILITY AND GROUNDS MAINTENANCE:

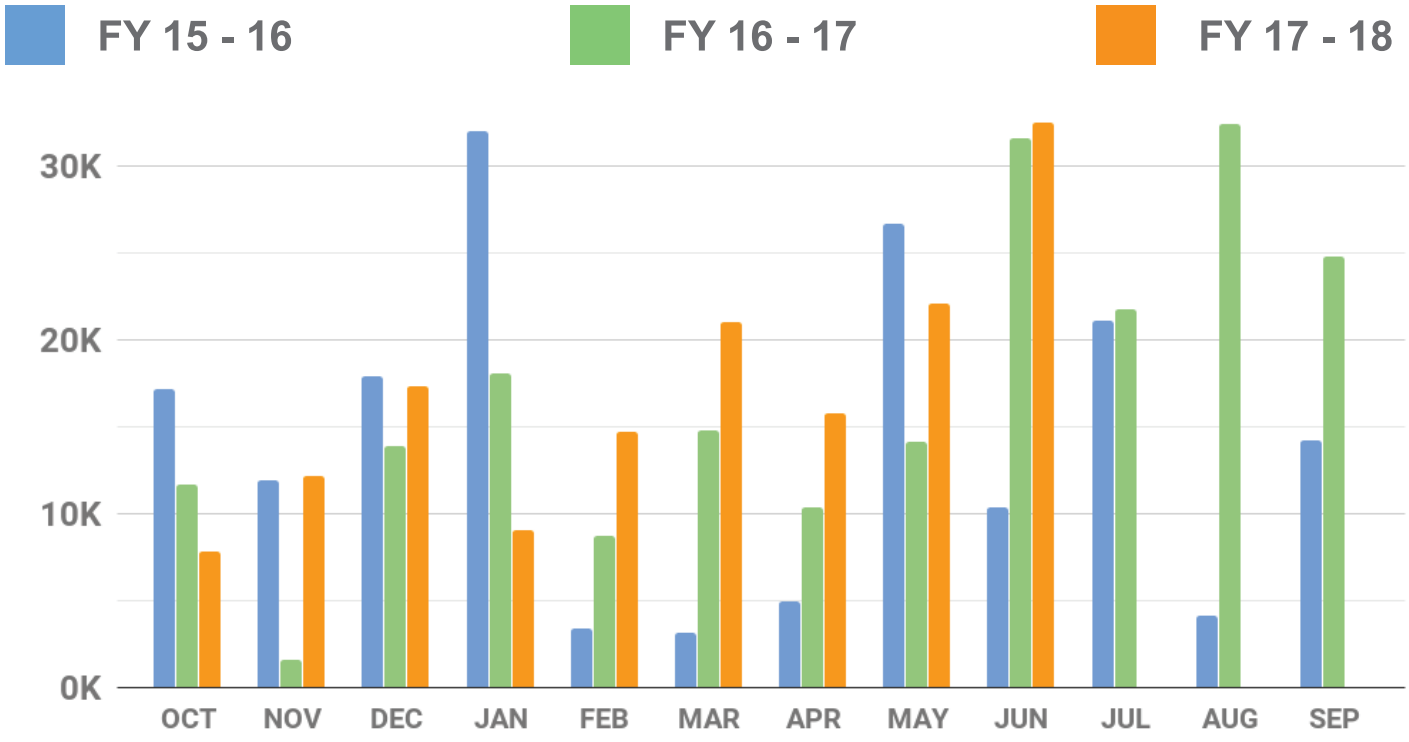
Park Services Division has been spraying 30 acres of turf medians on John King with Tribute Total and Celsius herbicides for Dallis grass and grassy weed elimination.



REVENUE

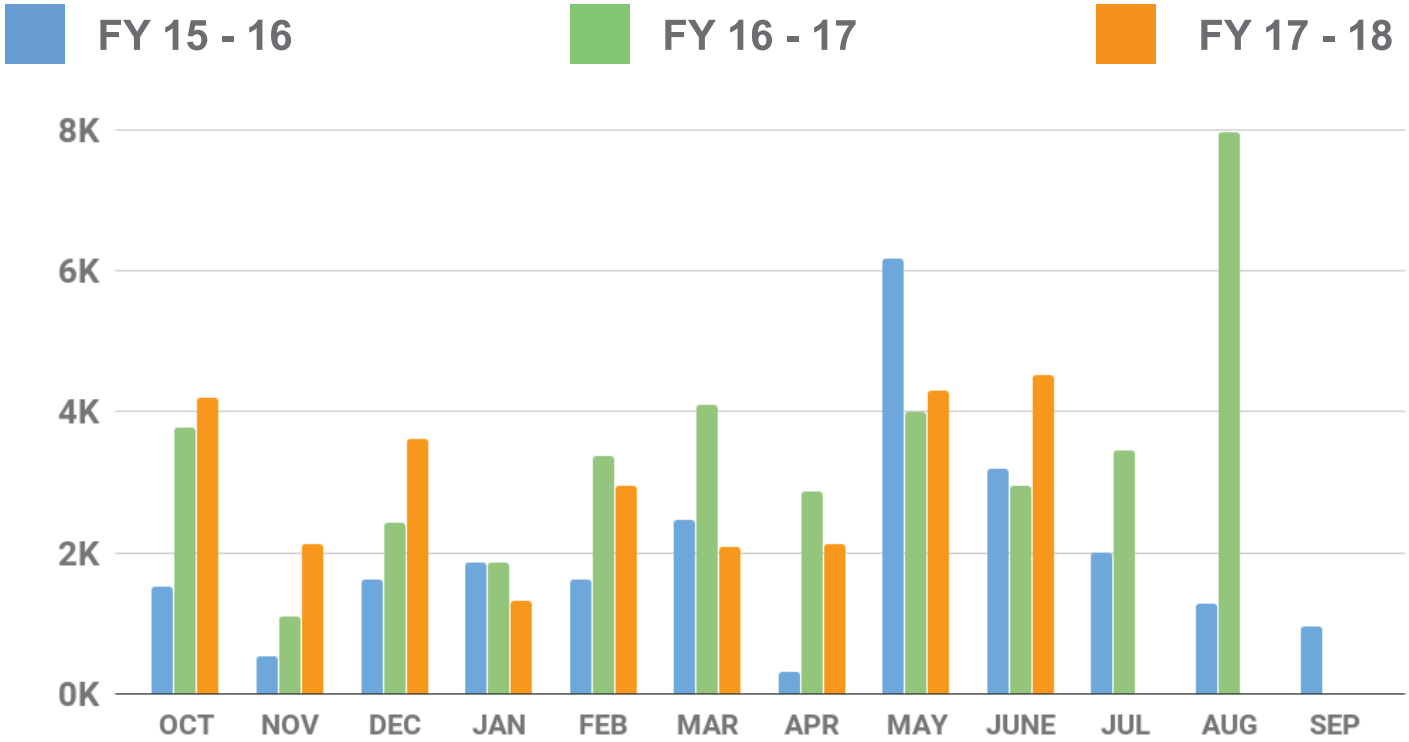
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



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Rockwall Adoption Center

2018 Animal Statistics

	ADOPTIONS	RESCUED	RETURN TO OWNER	EUTHANIZED	1045*	INTAKES	DISPOSITIONS	LIVE
	Total—Average	Total-Average	Total—Average	Total—Average	Total-Average			OUTCOME
Jan '18	75-78%	7-7%	11-12%	0-0%	0-0%	112	95	**97%**
Feb '18	90-69%	15-12%	23-18%	2-1%	0-0%	121	130	**99%**
March '18	63-56%	15-13%	28-25%	3-3%	3-3%	110	112	**94%**
April '18	52-60%	8-1%	22-25%	4-1%	0-0%	90	87	**86%**
May '18	80-63%	20-16%	19-15%	2-2%	6-5%	137	127	**94%**
June '18	75-58%	20-16%	21-16%	4-3%	9-7%	128	129	**90%**
July '18								
August '18								
September '18								
October '18								
November '18								
December '18								

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Rockwall Animal Adoption Center

PROFIT AND LOSS

June 2018

	TOTAL
Income	
4100 - Adoption Fee	
4111 Adoption Fee - Dog	4,335.00
4112 Adoption Fee - Cat	1,840.00
4113 Adoption Fee - Other	75.00
Total 4100 - Adoption Fee	**6,250.00**
4200 - Impound Fee	605.00
4300 - Owner Surrender	665.00
4350 - Quarantine Fee	200.00
4650 - Medical	1,166.00
4700 - General Donations	3,432.40
Total Income	**$12,318.40**
GROSS PROFIT	**$12,318.40**
Expenses	
5200 - Shelter Expense	
5203 - Medication	4,548.49
5209 - Shelter Supplies	121.92
5210 - Cleaning	779.56
5220 - Truck Maintenance	186.10
Total 5200 - Shelter Expense	**5,636.07**
5300 - Veterinary Expense	5,124.87
5400 - Professional Services	2,083.34
65000 5000 - Administative Expense	
5004 - Paypal/Intuit fee	380.54
5005 - Postage	10.20
5006 - Bank Fees	180.01
5040 - Retirement srvs - 401K	254.00
5050 - Payroll	25,003.66
5055 - Payroll Tax	1,895.23
5056 - 401K Employer/Healthcare	718.14
5099 - Misc	572.72
65040 5001 - Supplies	603.35
65050 5060 -Telephone, Telecomm	240.00
Total 65000 5000 - Administative Expense	**29,857.85**
Total Expenses	**$42,702.13**
NET OPERATING INCOME	**$ -30,383.73**
NET INCOME	**$ -30,383.73**

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FY2018 City of Rockwall In kind values /Meals 3rd Quarter
Meals on Wheels Senior Services

Apr-18		Days served 21
ROUTES	MILES	$
A	115	$64.40
B	230	$128.80
C	695	$389.20
E	635	$355.60
F& K	415	$232.40
H	265	$148.40
I&J	1240	$683.20
RM & R	316	$176.96
	3911	$2,178.96

	HOURS	$
A	21	$292.32
B	32	$445.44
C	21	$292.32
E	21	$292.32
F & K	42	$584.64
H	21	$292.32
I&J	21	$292.32
RM & R	32	$445.44
	211	$2,937.12

$ Value in kind volunteer services **$5,116.08**

Total April in-kind value **$5,116.08**

ROCKWALL PROGRAM MEALS
1,948 Home Delivered and Disabled
322 Congregate Centers

Total purchased Meals **2,270**

May-18		Days served 22
ROUTES	MILES	$
A	120	$68.40
B	240	$136.80
C	725	$413.25
E	620	$353.40
F& K	528	$224.00
H	270	$153.90
I&J	1242	$707.94
RM & R	325	$185.25
	4070	$2,242.94

	HOURS	$
A	22	$306.24
B	38	$528.96
C	22	$306.24
E	22	$306.24
F & K	48	$668.16
H	22	$306.24
I&J	32	$445.44
RM & R	37	$515.04
	243	$3,382.56

$ Value in kind volunteer services **$5,625.50**

Memorial Day Holiday meal
sponsored by:Broadmoor Medical Lodge, Autumn L.
Housewarmers of Ro **$750.00**
Private sponsor
Volunteer Hrs. & Miles **$220.00**

Total May in-kind value **$6,595.50**

ROCKWALL PROGRAM MEALS
1,971 Home Delivered and Disabled
310 Congregate Centers
180 Holiday Meals

Total purchased Meals & Holiday Meals **2,461**

Jun-18		Days served 21
ROUTES	MILES	$
A	115	$64.40
B	230	$128.80
C	695	$389.20
E	635	$355.60
F& K	415	$232.40
H	265	$148.40
I&J	1240	$683.20
RM & R	316	$176.96
	3911	$2,178.96

	HOURS	$
A	21	$292.32
B	32	$445.44
C	21	$292.32
E	21	$292.32
F & K	42	$584.64
H	21	$292.32
I&J	21	$292.32
RM & R	32	$445.44
	211	$2,937.12

$ Value in kind volunteer services **$5,116.08**

Total June in-kind value **$5,116.08**

ROCKWALL PROGRAM MEALS
1,880 Home Delivered and Disabled
295 Congregate Centers

Total Purchased Meals **2,175**

THANK YOU
FOR YOUR
SUPPORT

Sincerely, Margie VerHagen E.D.

Total meals Program Purchased **6,906**

In-kind VALUE Donated 3rdQuarter 2018
Total $ 16,827.66

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STAR TRANSIT
Phone: 877-631-5278 | **Fax:** 972-563-0048 | **Website:** STARtransit.org
PO Box 703 | Terrell | TX 75160

July 3, 2018

To: City of Rockwall

From: Ashley Ando, Grant Director

Re: June 2018 Demand and Response Ridership Report

TRIP INFORMATION:

MONTH	NO. OF SERVICE DAYS	TRIPS
JUNE	21	1,489

Non-Service Days: None

NO. OF TRIPS	PURPOSE
4	Education
2	Government
78	Medicaid
286	Medical
37	Nutrition (Senior Center)
803	Other (adult-day care, beauty salon, friend's homes, etc.)
131	Shopping
148	Work

JUNE UNDUPLICATED PASSENGERS
104
YEAR TO DATE UNDUPLICATED PASSENGERS
385

Adjusted Trip Total	786

*Trip Totals without Contracts or Medicaid

> = 60	462
DIS >60	141
	603
% E & D Trip Total	77%

FY 2018 TOTAL DEMAND AND RESPONSE TRIPS TO DATE: **16,652**
(FY 2018-SEPTEMBER 1, 2017 -AUGUST 31, 2018)

PRIOR YEAR: JUNE 2017 TRIP TOTAL= 884 (68% INCREASE)

ROCKWALL CITY	1Q	2Q	3Q	4Q	*PURPOSE TOTALS*
CONTRACT	2,622	1,460	2,858	625	*7,565*
EDU	14	2	24	4	*44*
GOV	6	2	2	2	*12*
MDE	215	254	249	78	*796*
MED	752	489	782	286	*2,309*
NUT	152	71	89	37	*349*
OTH	961	902	742	178	*2,783*
SHP	405	161	514	131	*1,211*
WORK	576	413	446	148	*1,583*
	5,703	3,754	5,706	1,489	*16,652*

ROCKWALL CITY	**Sep-17**	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**
(UPT) Unlinked Passenger Trips	1,970	2,146	1,587	1,145	1,335	1,274	2,060	1,762	1,884	1,489			**16,652**
CONTRACT	894	1,052	676	417	550	493	1,166	818	874	625			**7,565**
EDU	7	6	1	0	2	0	8	13	3	4			**44**
GOV	4	0	2	2	0	0	2	0	0	2			**12**
MDE	69	78	68	91	71	92	72	68	109	78			**796**
MED	267	267	218	139	174	176	242	258	282	286			**2,309**
NUT	33	74	45	22	26	23	26	40	23	37			**349**
OTH	311	313	337	282	313	307	299	247	196	178			**2,783**
SHP	159	162	84	72	46	43	117	172	225	131			**1,211**
WORK	226	194	156	120	153	140	128	146	172	148			**1,583**
TOTAL DR TRIPS	**1,970**	**2,146**	**1,587**	**1,145**	**1,335**	**1,274**	**2,060**	**1,762**	**1,884**	**1,489**	**0**	**0**	16,652
										0			

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**
Medicaid	69	78	68	91	71	92	72	68	109	78	0	0	**796**
Lakepointe Church Contract	894	1,052	676	417	550	493	1,166	818	874	625			**7,565**
Nursing Home Contracts	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Charters	0	0	0	0	0	0	0	0	0	0	0	0	
	963	*1,130*	*744*	*508*	*621*	*585*	*1,238*	*886*	*983*	*703*	*0*	*0*	***8,361***

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**
Adjusted Trip Total	1,007	1,016	843	637	714	689	822	876	901	786	0	0	**8,291**
	*Trip Totals without Contracts or Medicaid												

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**
> = 60	550	645	491	309	338	350	457	480	502	462			**4,584**
DIS <60	231	256	214	181	229	170	169	201	164	141			**1,956**
	781	*901*	*705*	*490*	*567*	*520*	*626*	*681*	*666*	*603*	*0*	*0*	***6,540***
% of Adjusted Trip Total	78%	89%	84%	77%	79%	75%	76%	78%	74%	77%	#DIV/0!	#DIV/0!	

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**
GENERAL PUBLIC	226	115	138	147	147	169	196	195	235	183	0	0	**1,751**
% of Adjusted Total	22%	11%	16%	23%	21%	25%	24%	22%	26%	23%	#DIV/0!	#DIV/0!	

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-17**	**TOTALS**
DOS	20	22	20	19	22	19	21	21	22	21			207
NoShow/Cancel	504	600	709	565	673	519	566	585	617	577		565	6480
UNDUPLICATED M2M	122	132	115	98	101	114	116	111	120	104			1133
UNDUPLICATED YTD	-	168	195	227	254	280	308	333	364	385			2514
			27	*32*	*27*	*26*	*28*	*25*	*31*	*21*	*-385*	*0*	
	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-17**	**TOTALS**
Subscription Trips	**394**	**449**	**354**	**372**	**430**	**404**	**397**	**462**	**495**	**376**			**4133**
Percent Subs of Total Trips	**20%**	**21%**	**22%**	**32%**	**32%**	**32%**	**19%**	**26%**	**26%**	**25%**	**#DIV/0!**	**#DIV/0!**	
SUBS Can/NoShow	**104**	**101**	**187**	**209**	**229**	**12**	**201**	**165**	**193**	**249**			**1650**
Total Monthly Subs													**0**

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AGENDA
ROCKWALL CITY COUNCIL
Tuesday, August 7, 2018
9:30 a.m. Budget Work Session
Municipal Court Building, 2860 SH-66 Rockwall, TX 75087

1. Call to Order

2. Hold budget work session to discuss and consider the City of Rockwall's proposed fiscal year 2019 budget.

3. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall and at Municipal Court, in a place readily accessible to the general public at all times, on the 3rd day of August, 2018 at 5:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

Table of Contents

Agenda 5

Consider approval of the minutes from the August 6, 2018 regular city council meeting, and take any action necessary.

Minutes 10

Blank Report 24

Consider approval of the minutes from the August 7, 2018 city council budget work session meeting, and take any action necessary.

Minutes 25

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P2018-023 - Consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a preliminary plat for a 5.65-acre tract of land identified as a portion Lots 6 & 8 and all of Lot 7, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

P2018-023 27

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Z2018-030 - Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of an ordinance for a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary (1st Reading).

Z2018-030 33

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Z2018-031 - Hold a public hearing to discuss and consider a request by Jessye Jean Woody for the approval of an ordinance for a zoning change from an Agricultural (AG) District to a Single Family Estate 1.5 (SFE-1.5) District for a 1.342-acre parcel of land identified as Lot 1, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 853 Zion Hills Circle, and take any action necessary (1st Reading).

Z2018-031 71

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Z2018-032 - Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an ordinance for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary (1st Reading) [Postponed to September 4, 2018].

Z2018-032 88

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Z2018-033 - Hold a public hearing to discuss and consider approval of an ordinance for a text amendment to the Use Standards contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of amending the land use conditions for the Craft/Micro Brewery, Distillery and/or Winery land use, and take any action necessary (1st Reading).

Z2018-033 91

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Z2018-034 - Hold a public hearing to discuss and consider a request by Dean Cathey on behalf of Judy K. Larson for the approval of an ordinance for a zoning change from an Agricultural (AG) District to a Single Family Estate 1.5 (SFE-1.5) District for a 6.96-acre parcel of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 FM-549, and take any action necessary (1st Reading).

Z2018-034 97

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Z2018-029 - Discuss and consider a request by Doug Galloway on behalf of Corey Cannon for the approval of an ordinance for a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary (2nd Reading).

Ordinance #18-34 128

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MIS2018-015 - Discuss and consider a request by Kyle Hill of Martin, Frost & Hill for the approval of a variance to Section 3.5, Alcoholic Beverage Sales, of Article IV, Permissible Uses, of the Unified Development Code to allow a retail establishment that does not meet the minimum distance requirements for beer and wine for off-premise consumption on a 1.972-acre parcel of land identified as Lot 1, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3251 N. Goliad Street [SH-205], and take any action necessary.

MIS2018-015 140
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SP2018-024 - Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of variances to the articulation and overlay district requirements in conjunction with an approved site plan for a medical office building on a 1.003-acre tract of land identified as a portion of Lot 6, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, situated east of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

SP2018-024 154
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SP2018-025 - Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of variances to the articulation and parking requirements in conjunction with an approved site plan for an office building on a 1.174-acre tract of land identified as a portion of Lots 6 & 7, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated on the eastside of La Jolla Pointe Drive, and take any action necessary.

SP2018-025 163
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SP2018-020 - Discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a variance to the pitched roof requirements in conjunction with an approved site plan for a Restaurant, 2,000 SF or More with Drive Through on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary.

SP2018-020 171
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SP2018-022 - Discuss and consider a request by Matilyn Vivo of Rustic Warehouse for the approval of a variance in conjunction with a site plan to allow for outside sales and display on a 1.9175-acre parcel of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary.

SP2018-022 184
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Discuss and consider the proposed City of Rockwall budget and tax rate for Fiscal Year 2019, and take any action necessary.

Staff memo 191
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4

AGENDA
ROCKWALL CITY COUNCIL
Monday, August 20, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

1. Hold a work session to discuss and consider a small business/real estate tool created by the GIS Division.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Economic Development incentives, procedures and possible projects pursuant to Section 551.087 (Economic Development)
2. Discussion regarding the purchase of real property in the vicinity of Harry Myers Park pursuant to Section §551.072 (Real Property).
3. Discussion regarding the purchase of real property in the vicinity of The Ralph M. Hall Municipal Airport pursuant to Section §551.072 (Real Property).
4. Discussion regarding (re)appointment of municipal court judge and associate judge, pursuant to Section 551.074 (Personnel Matters)
5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)
6. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (personnel matters)

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, August 20, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER HOHENSHELT

VIII. OPEN FORUM

IX. CONSENT AGENDA

p.10 **1.** Consider approval of the minutes from the August 6, 2018 regular city council meeting, and take any action necessary.

p.25 **2.** Consider approval of the minutes from the August 7, 2018 city council budget work session meeting, and take any action necessary.

p.27 **3.** **P2018-023** - Consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a preliminary plat for a 5.65-acre tract of land identified as a portion Lots 6 & 8 and all of Lot 7, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

XI. PUBLIC HEARING ITEMS

p.33 **1.** **Z2018-030** - Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated

within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary **(1st Reading).**

p.71 **2.** **Z2018-031** - Hold a public hearing to discuss and consider a request by Jessye Jean Woody for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Single Family Estate 1.5 (SFE-1.5) District for a 1.342-acre parcel of land identified as Lot 1, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 853 Zion Hills Circle, and take any action necessary **(1st Reading).**

p.88 **3.** **Z2018-032** - Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an **ordinance** for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary **(1st Reading) [Postponed to September 4, 2018].**

p.91 **4.** **Z2018-033** - Hold a public hearing to discuss and consider approval of an **ordinance** for a text amendment to the Use Standards contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of amending the land use conditions for the Craft/Micro Brewery, Distillery and/or Winery land use, and take any action necessary **(1st Reading).**

p.97 **5.** **Z2018-034** - Hold a public hearing to discuss and consider a request by Dean Cathey on behalf of Judy K. Larson for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Single Family Estate 1.5 (SFE-1.5) District for a 6.96-acre parcel of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 FM-549, and take any action necessary **(1st Reading).**

XII. ACTION ITEMS

p.128 **1.** **Z2018-029** - Discuss and consider a request by Doug Galloway on behalf of Corey Cannon for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary **(2nd Reading).**

p.140 **2.** **MIS2018-015** - Discuss and consider a request by Kyle Hill of Martin, Frost & Hill for the approval of a variance to Section 3.5, Alcoholic Beverage Sales, of Article IV, Permissible Uses, of the Unified Development Code to allow a retail establishment that does not meet the

minimum distance requirements for beer and wine for off-premise consumption on a 1.972-acre parcel of land identified as Lot 1, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3251 N. Goliad Street [SH-205], and take any action necessary.

p.154 **3.** **SP2018-024** - Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of variances to the articulation and overlay district requirements in conjunction with an approved site plan for a medical office building on a 1.003-acre tract of land identified as a portion of Lot 6, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, situated east of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

p.163 **4.** **SP2018-025** - Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of variances to the articulation and parking requirements in conjunction with an approved site plan for an office building on a 1.174-acre tract of land identified as a portion of Lots 6 & 7, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated on the eastside of La Jolla Pointe Drive, and take any action necessary.

p.171 **5.** **SP2018-020** - Discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a variance to the pitched roof requirements in conjunction with an approved site plan for a Restaurant, 2,000 SF or More with Drive Through on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary.

p.184 **6.** **SP2018-022** - Discuss and consider a request by Matilyn Vivo of Rustic Warehouse for the approval of a variance in conjunction with a site plan to allow for outside sales and display on a 1.9175-acre parcel of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary.

p.191 **7.** Discuss and consider the proposed City of Rockwall budget and tax rate for Fiscal Year 2019, and take any action necessary.

XIII. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Economic Development incentives, procedures and possible projects pursuant to Section 551.087 (Economic Development)
2. Discussion regarding the purchase of real property in the vicinity of Harry Myers Park pursuant to Section §551.072 (Real Property).
3. Discussion regarding the purchase of real property in the vicinity of The Ralph M. Hall Municipal Airport pursuant to Section §551.072 (Real Property).
4. Discussion regarding (re)appointment of municipal court judge and associate judge, pursuant to Section 551.074 (Personnel Matters
5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)
6. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (personnel matters)

XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XV. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.087 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 17th day of August, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

MINUTES
ROCKWALL CITY COUNCIL
Monday, August 06, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the meeting to order at 4:06 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Kevin Fowler, and Councilmembers Patrick Trowbridge, Dana Macalik, John Hohenshelt, Bennie Daniels and Trace Johannesen. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs, and City Attorney Frank Garza.

II. WORK SESSION

1. Hold a work session to discuss the 2018 Comprehensive Plan update.

Chairman of the Planning & Zoning Commission, Johnny Lyons, and Bob Wacker, city resident who has been serving on the city's Comprehensive Plan Review Committee, came forth and provided a presentation to Council concerning proposed plan updates. Mr. Lyons and Mr. Wacker were very complimentary of city staff and the positive role they have played in working with the Committee on review of the Comp Plan. City Council members generally thanked Mr. Lyons and Mr. Wacker for their presentation. Indication was given that the Council will look at the updated plan in more detail and have further discussions concerning the updates after school gets back in session. Council took no formal action as a result of this work session discussion item.

Mayor Pruitt read the following discussion items into the public record before recessing the public meeting to go into Executive Session at 4:34 p.m.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
2. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney).
3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property)
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)
5. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (personnel matters)

6. **Pulled from public meeting agenda - Action Item #2: P2018-008** - Discuss and consider a request by Stephen Selinger on behalf of Pham Bang Kim for the approval of a preliminary plat for Southridge Estates containing 320 single-family residential lots on a 72.6049-acre tract of land being identified as Tract 6 of the R. Dickens Survey, Abstract No. 73, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located north of the intersection of SH-276 and FM-551, and take any action necessary.

IV. ADJOURN EXECUTIVE SESSION

Executive Session was recessed at 6:02 p.m., and it reconvened later on in the evening, after the close of the public meeting agenda.

V. RECONVENE PUBLIC MEETING

Mayor Pruitt reconvened the meeting at 6:02 p.m.

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

The Council took no action as a result of Executive Session.

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER MACALIK

Councilmember Macalik delivered the invocation and led the Pledge of Allegiance.

VIII. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted and asked if

Tracie Hibbs
911 Sunpoint Circle
Rockwall, TX 75087

Mrs. Hibbs came forth and briefed the Council on a public information request she recently submitted and about which she subsequently conversed with the city secretary. She went on to generally express concerns about the 7-11 convenience store that is set to go in near the intersection of SH-66 and Lakeshore Drive. She went on to share that she and her neighbors have spent many, many hours combing through lots of information to determine if there is anything that can be utilized to stop this development. She pointed out what she perceived to be a conflict of interest, and, as it turned out, (via the Mayor seeking clarification) information regarding P&Z and ARB board members shown on the city's website needs to be updated. She reminded Council of its obligation to ensure the health, safety and general welfare of its citizens.

Jerry Lundy
909 Sunpoint Circle
Rockwall, TX 75087

Mr. Lundy came forth and also expressed great concern about the 7-11 convenience store that is set to go in near the intersection of SH-66 and Lakeshore Drive. He went on to share details pertaining to various city documents and information within those documents that he indicated are essentially in conflict with this 7-11 fuel center and

convenience store. He generally and strongly urged the Council to not allow this fuel center / convenience store to come to fruition.

Janice Morchower
144 Westwood Drive
Rockwall, TX

Mrs. Morchower came forth and shared that she has concerns related to Building Inspections and Code Compliance departments within the city. She believes that the city's building inspectors are a bit 'unmanned' in their quest to make sure that codes are being met and complied with due to dealing with a very large volume of new construction occurring within the city. Mrs. Morchower wonders if perhaps the city needs additional staff in order to more aptly oversee code compliance for the more than 650 building permits that were pulled during the month of June.

Marilyn King
511 Sunset Hill
Rockwall, TX 75087

Mrs. King came forth and thanked the Council for the opportunity to speak. She pointed out that the city put a lot of thought and effort into The Harbor, and it is beautiful. Also, the city's planning and zoning has ensured that the city does not appear to be cluttered – it is very well planned. She would like the entrance into the City on SH-66 to be just as beautiful. She generally expressed concerns about the proposed 7-11 fuel center and convenience store. She also has concerns about the alcohol that will likely be sold to those who may leave that convenience store to then go boating.

There being no one else wishing to come forth and speak, Mayor Pruitt then closed Open Forum.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the July 16, 2018 regular city council meeting, and take any action necessary.

2. Consider approval of Change Orders No. 1 and 2 for the total additional contract amount of $57,953.00 with Wildstone Construction, LLC for the Quail Run and Memorial Bypass Trunk Sewer Project, and take any action necessary.

3. **Z2018-026** - Consider a request by Tony Osburn of TXHWS, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF with Drive-Through on a 1.33-acre parcel of land identified as Shafer Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 621 White Hills Drive, and take any action necessary **(2nd Reading).**

4. **Z2018-027**- Consider a request by John Delin of Integrity Group, LLC for the approval of an **ordinance** amending Planned Development District 85 (PD-85) [Ordinance No. 17-55] and approving a zoning change from Agricultural (AG) District to Planned Development District 85 (PD-85) for a 9.789-acre tract of land being a portion of a larger 148.825-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Planned Development District 85 (PD-85) being a 37.8-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No.

122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary **(2nd Reading).**

5. **Z2018-028** - Consider a request by Al and Mattie Vivo for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing the Furniture Upholstery, Refinishing & Repair land use in conjunction with an existing general retail store on a 1.9175-acre tract of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary **(2nd Reading)**

6. **P2018-022** - Consider a request by Juan Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a replat for Lots 18, 19 & 20, Block A, La Jolla Pointe Addition, Phase 2 being a 5.769-acre tract of land currently identified as Lots 8, 9 & 11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

Councilmember Fowler moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, and 6). Councilmember Hohenshelt seconded the motion. The ordinances were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-31
SPECIFIC USE PERMIT NO. S-192

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT, LESS THAN 2,000 SF, WITH DRIVE-THROUGH OR DRIVE-IN FACILITIES ON A 1.33-ACRE PARCEL OF LAND, ZONED COMMERCIAL (C) DISTRICT, AND IDENTIFIED AS SHAFER PLAZA ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 85 (PD-850 [*ORDINANCE NO. 17-55*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO INCORPORATE A 9.762-ACRE TRACT OF LAND ZONED AGRICULTURAL (AG) DISTRICT INTO PLANNED DEVELOPMENT DISTRICT 85 (PD-85) CREATING A 47.694-ACRE PLANNED DEVELOPMENT DISTRICT IDENTIFIED AS TRACTS 4-01 & 5 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH

OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-33
SPECIFIC USE PERMIT NO. S-193

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) ALLOWING *FURNITURE UPHOLSTERY, REFINISHING AND REPAIR* IN CONJUNCTION WITH AN EXISTING GENERAL RETAIL STORE ON A 1.9175-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE B. J. T. LEWIS SURVEY, ABSTRACT NO. 255, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Chairman of the Planning & Zoning Commission, Johnny Lyons, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. The Council took no action as a result of Mr. Lyons' presentation.

XI. PUBLIC HEARING ITEMS

1. **Z2018-029** - Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Corey Cannon for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary **(1st Reading).**

Mayor Pruitt indicated that this item was tabled by Council at its last, regular meeting.

Planning Director Ryan Miller provided background information pertaining to this agenda item. The applicant is seeking approval of a Specific Use Permit (SUP) to allow for a craft brewery to be built and operated at this location. He reminded Council that prior to this particular application, an ordinance was passed that essentially made it possible for a brewery, winery and/or distillery to be allowed within the downtown district via approval and issuance of a specific use permit (SUP). Any proposed business of this type in the downtown area must meet three criteria. The total building area must be less than 12,000 square feet. The total floor area dedicated to the direct sale of the onsite manufactured product be limited to less than 40% of the entire floor area of the building. The last

stipulation is that accessory uses include a tap room, taste room, meeting or banquet facility, a restaurant and/or retail sales of the onsite manufactured product (where applicable under the TX Alcoholic Beverage Commission's laws). Mr. Miller shared that the applicant's proposal does meet all three of these criteria, and some additional terms have been included in the ordinance that is before Council this evening for consideration. Mr. Miller went on to explain those various, additional terms and conditions. Mr. Miller shared that one hundred nineteen (119) property notifications were mailed out to property owners and businesses located within 500' of the subject property. Two notices have been received in favor of the request, and one notice was received in opposition. In addition, staff has received about 25 emails, which have been provided to Council for review. The Planning & Zoning Commission has previously recommended denial of this request. As such, in order to be approved, it must receive a 'super majority' vote of the Council (6 of the 7 council members must vote in favor of its approval in order for it to pass).

Mayor Pruitt then invited the applicant or applicant's representative to come for tand speak at this time.

Lorne Liechty
502 Terry Lane
Heath, TX

Mr. Liechty came forth and indicated that he is the attorney that has been working with and on behalf of the Cannons related to their application associated with building and opening this proposed brewery. He went on to share various details pertaining to craft breweries, including the benefits associated with these types of businesses throughout the State of Texas. Mr. Liechty acknowledged that the ordinance that is before the Council for consideration this evening is different than the ordinance that was previously brought before the Council at its last meeting, when the Council chose to table the item. This is the result of various meetings and conversations that have taken place between himself, the city manager, the mayor and others. He went on to also acknowledge various concerns that individuals have expressed over time pertaining to this proposed SUP and the brewery. He pointed out that several of those concerns have been addressed within this updated/revised SUP ordinance. He generally indicated that his clients desire to be good citizens and provide a good business, which is a craft brewery.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time.

Bob Wacker
309 Featherstone Drive
Rockwall, TX

Mr. Wacker came forth and expressed concern about safety, especially considering that there will be a lot of foot traffic associated with patrons coming to and from this business. For that reason, he believes the City Council should not approve the SUP this eveing.

Jerry Lundy
909 Sunpoint Circle
Rockwall, TX

Mr. Lundy came forth and generally expressed support for approval of this SUP this evening. He has visited several around the country and has observed that they are typically well run, reputable establishments. He believes that there is more concern with alcohol being sold at a 7-11 than that which will be served at a micro brewery.

Vince Zubras
9015 Angora Street
Dallas, TX

Mr. Zubras shared that he is a former Rockwall resident and is looking forward to being one again some time soon. He is a law enforcement officer and is in the legal business (attorneys are his clients and litigation services is his business. He shared that he takes clients out a lot, and about 30-35% of his business is done within the City of Rockwall. He believes that all of the issues about which the Planning & Zoning Commission may have had concerns have been addressed. He generally seemed to express that people walking around the micro brewery is not a truly valid concern. He pointed out that less alcohol is sold in a micro brewery than that which is sold in a 7-11 store. He believes this business will only benefit the tax base. He generally and very strongly urged the Council to move forward with approving this SUP request and to leave politics out of it.

Stuart Smith
676 Bryn Mahr Lane
Rockwall, TX

Mr. Smith came forth and indicated that he is a business owner (The School of Rock) in downtown Rockwall, and he is also a resident. He expressed that traffic-related concerns will be present no matter what sort of business goes in at this particular location. He generally expressed that he has no concerns about this proposed micro brewery, and he is highly in favor of this business being approved.

Diedra Rowe
1100 Ridge Road West
Rockwall, TX

Mrs. Rowe shared that she has attended every public meeting (both Planning & Zoning and Council meetings) that has occurred related to this proposed micro brewery since it first came forth in January (eight months ago). She spoke in strong support of the Council approving this SUP tonight. She indicated that if the Council fails to listen to its residents and approve this SUP, then perhaps there may need to be some changes made on the city council.

Johnny Lyons
101 Becky Lane
Rockwall, TX

Mr. Lyons came forth and indicated that he is coming forth to speak as a citizen. He expressed concern about safety, especially since this piece of land (on which the brewery is to be built) is so sloped, and he knows that this will pose challenges for drivers, especially those who have been being served alcohol.

There being no one else wishing to come forth and speak, Mayor Pruitt closed the public hearing.

Councilmember Trowbridge moved to approve Z2018-029 with the changes reflected within the updated ordinance. Councilmember Hohenshelt seconded the motion.

Councilmember Daniels then conveyed the following statement:

For me, the craft brewery subject has been one of the most agonizing issues discussed while I have been on the City Council. Having many good friends on either side of the issue has made the matter even more difficult to deal with.
I am not going to review the entire process the date but would like to make a few general observations on this issue.

I sincerely appreciate the efforts made by the Cannon's and their legal counsel, my friend Lorne Liechty, for working to accomplish a compromise solution regarding the SUP. In no way do I doubt their sincerity, honesty and willingness to abide by the proposed SUP.

In defense of the P&Z Commission: Yes, the P&Z commissioners knew the proposed location when they voted to approve the Zoning change to allow Craft/Microbreweries to be included as a SUP. However, that hearing concerned only the inclusion of craft/microbreweries for the Downtown zoning. Location should not have been considered at the hearing.

During the applicant's SUP request, a specific location was identified. The request was denied 4-1; reason given by four commissioners: location. I add as a comparison: Not many Council meetings ago, a SUP request for a day care/kindergarten to be located on Ridge Road was denied by the City Council—reason: location.

Yes, there is citizen opposition to this request. When there are a significant number of citizens on each side of an issue, no one council member can satisfy both sides with one vote. I would like to remind ALL: Every story has two tales. I appreciate Council member Trace Johannesen statement in reply to an email and I quote:

"…I think it's important that perhaps the objective you mentioned below may originate from the dissenters' voting constituents and they could be voting accordingly. That is indeed the point of a representative democracy/ republic. The goal is not for everyone to agree. If that was the case, we wouldn't need a council at all" (Source: 08/06/2018 Council Package, page 274)."

Thank you, Trace, for your insight.

We recently had a Council member who had some core values and he executed them faithfully and consistently. Although, I disagreed with the Council member – on more than one occasion, I respected his opinion, his thought process and commitment to his non-wavering core values. Likewise, I will not compromise my core values on this or any other issue and at the same time respect all those who have different values and/or opinions.

Now a word especially to those who have expressed to me their opposition to this SUP request. First, I know you are significant in number and should be heard. Second, although I have heard from many in opposition to the request, I cannot say that is true for the public and especially for the P&Z Commission and the City Council. In the future, please make your opinions, etc. known on a timely basis. In the future, speak up and be heard especially by the P&Z Commission and the City Council. This personal request applies to all issues no matter whether you are FOR or AGAINST a proposed action.

Concluding—I am convinced there is a significant opposition to this request, and a unanimous vote by the Council to approve would not be representative of ALL Rockwall citizens. Thank you.

Mayor Pruitt then spoke, indicating that he owns a business downtown, and it is located within the 'public notice' notification area associated with this zoning request. He shared that the main issue he has had with the proposed brewery location is that it will be located at the "entrance to downtown." He went on to express various concerns pertaining to this proposed SUP for the micro brewery. He explained that his number one goal is to ensure that this business establishment does not end up turning into a bar (selling hard liquor) at some point in the future. He personally does not believe that the term "family friendly environment" should ever be associated with a micro brewery. He acknowledged that the Cannons and their attorney have gone to great lengths to make certain concessions, which have been included in the language of the SUP ordinance, in order to ensure this business will be one that will work for the City of Rockwall.

Following Council's comments, the motion to approve the ordinance passed by a vote of 6 ayes with 1 against (Daniels).

Mayor Pruitt called for a brief break at 7:05 p.m. and then reconvened the meeting at 7:18 p.m.

The ordinance associated with Z2018-029 was then read into the public record as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *CRAFT BREWERY, DISTILLERY AND/OR WINERY* ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1R OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Pruitt then reordered the agenda to address Action Item #3 next.

XII. ACTION ITEMS

1. **MIS2018-017** - Discuss and consider a request by Manny Romero for the approval of a special request in accordance with Planned Development District 75 (PD-75) [Ordinance No. 16-01] for the purpose of permitting the construction of a carport and covered porch on a 0.115-acre property that is identified as Lot 419, Block D of Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, is zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, is generally located at 406 Bass Road, and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item. The applicant is seeking permission to construct a carport in front of an existing single-family home. In addition, the applicant is requesting that the front yard building setback be reduced to accommodate the carport and a proposed covered porch. According to the information provided by the applicant, the carport will be adjacent to the front façade of the existing home and extend toward the front property line 14-feet. The structure will be 14-feet x 16-feet (*or 224 SF*) and be supported by wooden post. The roof will be integrated into the existing roofline of the home, and utilize an asphalt shingle matching the shingles used on the primary structure. The proposed covered porch will be constructed in the same manner as the carport (*i.e. integrated into the existing roof line and supported by wood columns*), and will be 8-feet x 8-feet (*or 64 SF*). Mr. Miller went on to explain that this property is located within the Lake Rockwall Estates Subdivision, and the Council is allowed to review and approve exceptions, when there are certain, unique circumstances, on a case by case basis. This request would likely not affect the general look and feel of the neighborhood. Approval is a discretionary decision on the part of Council.

The applicant then came forth to speak.

Manuel Silva
1041 E. FM 552

Mr. Silva came forth (assumingly on behalf of the applicant) to see if the Council will approve this request.

Councilmember Hohenshelt moved to approve MIS2018-017. Mayor Pro Tem Fowler seconded the motion, which passed unanimously of those present (7 ayes to 0 nays).

2. **P2018-008** - Discuss and consider a request by Stephen Selinger on behalf of Pham Bang Kim for the approval of a preliminary plat for Southridge Estates containing 320 single-family residential lots on a 72.6049-acre tract of land being identified as Tract 6 of the R. Dickens Survey, Abstract No. 73, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located north of the intersection of SH-276 and FM-551, and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item. He explained that this piece of property is located within the city's extraterritorial jurisdiction (ETJ) just north of Southern Junction. The city has an interlocal agreement (ILA) in place with Rockwall County for review of issues such as this (preliminary plat) within the city's ETJ. In accordance with the terms of the Inter-Local Agreement (ILA)

between Rockwall County and the City of Rockwall, City staff accepted the application and reviewed it against the technical criteria established in the agreement. As part of this review, staff provided the applicant with comments stating that the requested preliminary plat was not in compliance with the technical requirements of the ILA and would require approval of certain variances from Rockwall County. According to Section 4.06 of this agreement, "(a)ny variance from the City's subdivision regulations to be enforced in the ETJ ceive approval by the Commissioner's Court prior to the City taking action on the plat application."

On July 24, 2018, the County Commissioner's Court reviewed the variances associated with the preliminary plat and approved a motion to deny the request by a vote of 4-0, with Commissioner Bailey absent. The motion to deny the request was made by Commissioner Magnus, and seconded by Commissioner Gilbert. Since the Commissioner's Court denied the requested variances and the applicant has failed to submit a preliminary plat adhering to the technical requirements, staff is obligated to recommend the Planning and Zoning Commission and City Council take action to deny the plat based on Subsection (g), Criteria for Approval, of Section 38-8, Preliminary Plat, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances. Subsection (g) lays out the specific approval and denial criteria for plats in accordance with the subdivision requirements and Subsection (g)(7) is directly related to the approval of plats under the interlocal agreement. After receiving the memorandum from staff for the scheduled Planning and Zoning Commission meeting, the applicant submitted a letter requesting postponement (see attached letter). Based on this letter and correspondence with the applicant, staff conferred with the City Attorney concerning the process being followed. The City Attorney assured staff that proper procedure was being followed and that the City is obligated to deny the preliminary plat due to it not meeting the technical requirements. In accordance with this, staff brought the case forward to the Planning and Zoning Commission on July 31, 2018. At this meeting the Planning and roved a motion to recommend denial by a vote of 5-0, with Commissioners Logan and Chodun absent.

Following brief comments from the city attorney, Councilmember Hohenshelt moved to deny P2018-008. Councilmember Macalik seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. **MIS2018-015** - Discuss and consider a request by Kyle Hill of Martin, Frost & Hill for the approval of a variance to Section 3.5, Alcoholic Beverage Sales, of Article IV, Permissible Uses, of the Unified Development Code to allow a retail establishment that does not meet the minimum distance requirements for beer and wine for off-premise consumption on a 1.972-acre parcel of land identified as Lot 1, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3251 N. Goliad Street [SH-205], and take any action necessary.

Mayor Pruitt moved to table this item, indicating that he is expecting a memo to arrive to the city from the school district in the coming days concerning this request. Councilmember Trowbridge seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. Discuss and consider recommendations from the Airport Advisory Board regarding future airport development planning, and take any action necessary.

Joey Boyd, Director of Internal Operations, briefed the Council on details pertaining to this agenda item. The President of the U.S. singed a funding bill in March allocating $1 billion for small and rural airports that mainly serve general aviation pilots. In June, the FAA released a list of airports with priority consideration and the eligibility requirements for funding. Rockwall's airport was not included on that list because it is located within the Dallas/Fort Worth metropolitan area. He generally explained that while our airport is not eligible at this time, there may be an opportunity to apply for funds in future years. The Airport Advisory Board is generally recommending that the Council consider amending the budget to cover the cost of all expenses necessary to begin the process of acquiring land adjacent to the airport. Also, the Board is recommending that the Council consider sending a 'letter of interest' to TXDOT Aviation, along with the Airport Development Plan, requesting funding for improvements identified in said plan.

Dwight Royall
1995 Hidden Valley
Rockwall, TX

Mr. Royall came forth and shared that he has received indication that all of these funds may in fact not end up being utilized at other airports around the state and nation. He pointed out that all that needs to be done is that a letter of interest be submitted to TXDOT Aviation in order to get in the cue for this potential opportunity for 90/10 match grant funding.

General discussion took place concerning these matters. Mayor Pruitt expressed that he is 'all for' these two things; however, he has sincere concerns regarding the property condemnation that would be necessary in order to acquire the land.

Mr. Crowley shared that a directive and/or a motion on the part of the Council would be necessary in order to instruct staff to move forward with making any sort of financial offer to the property owner in order to attempt to acquire this piece of property. He explained that this is best discussed in the context of an Executive Session. Any acquisition of said property would need to take place after a public vote. Mayor Pruitt shared that an Executive Session item should be included on the next meeting agenda regarding possible land acquisition. Mayor Pruitt shared that his is okay with staff moving forward with sending a 'letter of interest.' Also, staff should try to approach the property owner and give that 'one last shot.'

Mayor Pruitt acknowledged a guest in the audience - Brad Bens with Boy Scout Troop 401. Mayor Pruitt thanked him for attending the council meeting and for being a part of the scouting program.

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports
Building Inspections Monthly Report - June 2018
Fire Department Monthly - June 2018
GIS Division Monthly Report - June 2018

Harbor PD Monthly Report - June 2018
Internal Operations Department Monthly Report - June 2018
Police Department Monthly Report - June 2018
Recreation Monthly Report - June 2018
Rockwall Animal Adoption Center Monthly Report - June 2018
Rockwall Meals on Wheels Senior Services - 3rd Quarter Report
STAR Transit Monthly Report - June 2018

2. City Manager's Report

Mr. Crowley provided comments, including clarification that the amount of funds shown to have been collected by the Building inspections Department in its monthly report is reflective of more than just inspection-related fees. It represents all fees collected by that department (i.e. roadway impact and other misc. fees). He shared that staff will look into concerns expressed during tonight's Open Forum.

Mayor Pruitt thanked fire chief, Kenneth Cullins, for his and his team's hard work on a fire that took place over the weekend. He also thanked staff for their help in hosting a young man who is a second grader at Reinhardt Elementary and was named "Mayor for the Day." He explained that he and the boy visited with several city departments last week, and it all went very well. The mayor reminded everyone that a budget work session will be taking place tomorrow at the Rockwall Municipal Court after the RISD new teachers' breakfast concludes.

Mayor Pruitt adjourned the public portion of the meeting at 7:44 p.m. He then indicated that Council will go back into Executive Session to finish up discussions regarding item #5 listed below (Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (personnel matters).

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding purchase or lease of real property in the vicinity of County Line Rd. pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

2. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney).

3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property)

4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

5. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (personnel matters)

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Mayor Pruitt reconvened the public meeting at 8:30 p.m. and took no action as a result of said discussion.

XVI. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 8:30 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 20th DAY OF AUGUST, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

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MINUTES
ROCKWALL CITY COUNCIL
Tuesday, August 7, 2018
9:30 a.m. Budget Work Session
Municipal Court Building, 2860 SH-66 Rockwall, TX 75087

1. Call to Order

Mayor Pruitt called the meeting to order at 9:47 a.m. The following Council Members and staff were present: Mayor Jim Pruitt, Mayor Pro Tem Kevin Fowler, and Councilmembers Patrick Trowbridge, Dana Macalik, John Hohenshelt, Bennie Daniels and Trace Johannesen; City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs and various other department directors and staff.

2. Hold budget work session to discuss and consider the City of Rockwall's proposed fiscal year 2019 budget.

City Manager Rick Crowley began discussion of the proposed budget, indicating that staff has prepared the budget based on the 'effective tax rate,' which is in accordance with direction previously conveyed to staff by Council. Thereafter, each area of the overall proposed budget was discussed, one-by-one, with questions and answers transpiring throughout the work session. Clarification was provided by departmental directors, as requested by Council, on various items.

Mayor Pruitt recessed the meeting, calling for a lunch break at 12:06 p.m. The mayor reconvened the meeting at 12:45 p.m.

Following the discussions, Council took no action as a result of the work session.

Assistant City Manager/Finance Director, Mary Smith indicated that a public hearing regarding the proposed budget will be scheduled for the Tuesday, September 4 regular city council meeting. Then, City Council will be asked to ultimately approve the budget at its Monday, September 17 regular council meeting.

3. Adjournment

Mayor Pruitt adjourned the meeting at 2:42 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 20th DAY OF AUGUST, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 08/20/2018

APPLICANT: Pan Sribhen P.E. *of PSA Engineering*

AGENDA ITEM: **P2018-023**; *Preliminary Plat for the Vora Addition*

SUMMARY:

Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a preliminary plat for a 5.65-acre tract of land identified as a portion Lots 6 & 8 and all of Lot 7, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

PRELIMINARY PLAT INFORMATION:

- ✓ The *Vora Addition* will be an office park addition composed of six (6) non-residential lots on an approximately 5.65-acre tract of land within the La Jolla Pointe Addition, Phase 2 [*i.e. a portion of Lots 6 & 8 and Lot 7*]. All six (6) lots will have primary access from La Jolla Pointe Drive and a future secondary access point from Carmel Circle. A summary of the proposed density and dimensional requirements within a Commercial (C) District is as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width	60’
Minimum Lot Depth	100’
Minimum Lot Area	10,000 SF
Minimum Front Yard Setback	15’
Minimum Side Yard Setback	10’[1]
Minimum Side Yard Setback (with fire retardant wall)	0’
Maximum Impervious Coverage	95%
Maximum Height (SUP required > 36-ft)	36’
Minimum Rear Yard Setback	10’[1]
Minimum Floor Area Ratio (FAR)	4:1
Maximum Lot Coverage	60%

NOTES:
[1]: Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
[2]: Maximum building height: 240 feet. Any structure over 36 feet shall require a specific use permit.

- ✓ The purpose of the *preliminary plat* is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with the comprehensive plan, the Unified Development Code, the thoroughfare plan, and the requirements of the subdivision ordinance. The proposed preliminary plat meets the intent and stated purpose for development of the site.

- ✓ The properties within in this development will be subject to the *IH-30 Overlay* (IH-30 OV) and the *Scenic Overlay* (SOV) *District* requirements.

- ✓ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *preliminary plats* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ✓ Conditional approval of this *preliminary plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *preliminary plat* for the *Vora Addition* staff would recommend the following conditions of approval:

1) The *preliminary plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

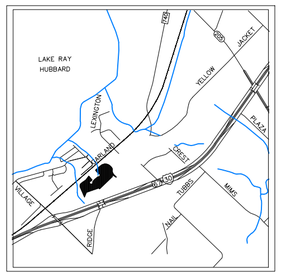
On August 14, 2018, the Planning and Zoning Commission's motion to recommend approval of the preliminary plat with staff conditions passed by a vote of 6 to 0 with Commissioner Fishman absent.



City of Rockwall

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

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



VICINITY MAP
N.T.S.

60' 30' 0' 60'

(IN FEET)

SCALE 1" = 60'

LEGEND

W	PROPOSED WTR. LINE
SS	PROPOSED S.S. LINE
	PROPERTY LINE
	EASEMENT LINE
STROM	STROM SEWER LINE
1/2" IRS/IRF	IRON ROD
MH.	PROPOSED SANITARY MANHOLE
EX.MH.	EXISTING SANITARY MANHOLE
EX.FH.	EXISTING FIRE HYDRANT
FH.	PROPOSED FIRE HYDRANT
	INDICATE CURB INLET
S.S	SANITARY SEWER
IRF.	IRON ROD FOUND
IRS.	IRON ROD SET
UTIL.	UTILITY
ESMT.	EASEMENT
EX.	EXISTING
W	WATER LINE
EX.MH.	EXISTING SANITARY SEWER MANHOLE
B.L.	BUILDING SETBACK LINE
R.O.B.	RIGHT OF WAY

LA JOLLA POINTE DRIVE

60' R.O.W.

15' S.S. ESMT. -(E/279-280)

ESMT.-(F/255-256)

ELE = 498.08
X=2591074.63
Y=7015628.04

BM-1

EX. S.S MH.

EX. 12" W

EX. FENCE

20' BLDG. SETBACK

INLET
TOP=489.87'
FL=486.24'

GRATE INLET
FL=484.94'

DETENTION POND ESMT.
(E/279-280)
1.098 AC.

N26°14'15"W ~ 163.07'

R = 270'
L = 357.90'
Δ = 75°56'56"
CH = S84°00'11" E
~ 332.27'

R = 270'
L = 158.04'
Δ = 33°32'17"
CH = N74°47'09" E
~ 155.80'

12' WATER
CITY OF ROCKWALL
105/870

R = 270'
L = 200.00'
Δ = 42°24'40"
CH = S67°14'02" E
~ 195.33'

CARMEL CIRCLE

PC=PS26

1/2" IRF W/ CAP

N37°06'25"E ~55.28'

La Jolla Pointe Addition
Phase 2
Lot 6, Block A
Cab. F, Pg 255-256

LOT 8
2.195 AC
La Jolla Pointe Addition
Phase 2
Lot 4, Block A
Cab. F, Pg 255-256

LOT 7
2.377 AC
La Jolla Pointe Addition
Phase 2-Replat
REC # 00375877

24' FIRELANE, ACCESS DRAINAGE & UTILITY ESMT.

10' W

10' BLDG. SETBACK

N38°54'30"W~69.76'

S38°54'30"W~76.54'

N51°05'30"W~60.34'

S51°05'30"E~60.34'

LOT 1R - PHASE I
PROP. MED. OFFICE
3,920 S.F.

LOT 2R
PROP. FUTURE BLDG.

PROP. FUTURE BLDG. LOT 3R

S55°53'33"W ~25.80'

S38°57'57"W~99.70'

S46°01'43"E~26.20'

S46°01'43"E~25.00'

226.05'

125.66'

~ 51.15'

S46°01'43"E

LA JOLLA POINTE DRIVE

R = 170'
L = 146.75'
Δ = 49°27'35"
CH = S21°17'55" E
~ 142.24'

R = 170'
L = 100.72'
Δ = 33°56'43"
CH = S29°03'21" E
~ 99.25'

R = 170'
L = 46.03'
Δ = 15°30'52"
CH = S04°19'33" E
~ 45.89'

R = 230.33'
L = 46.03'
Δ = 08°37'42"
CH = S00°54'03" E
~ 34.65'

R = 230.33'
L = 75.00'
Δ = 18°34'17"
CH = S08°37'09" E
~ 74.33'

R = 230.33'
L = 198.41'
Δ = 49°21'15"
CH = S21°15'50" E
~ 192.33'

R = 230.33'
L = 89.06'
Δ = 22°09'17"
CH = S34°51'49" E
~ 88.51'

LOT 1
BLK.A

LAKE POINTE
HEALTH SCIENCE
CENTER OF
ROCKWALL
CAB. C,
SLIDE 216

CITY OF ROCKWALL
VOL. 1494, PG. 217

N45°43'57" E ~ 432.51'

24' FIRELANE, ACCESS DRAINAGE & UTILITY ESMT.

N45°56'21"E~482.57'

N16°14'07"W ~32.80'

N45°56'21"E~188.63'

N45°56'21"E~147.94'

LOT 6R - PHASE I
PROP. AVID HOTEL
87 RM. 3-STORY BLDG.
37,145 S.F.

LOT 5R - PHASE I
PROFESSIONAL OFFICE BLDG
3-STORY, 18,000 S.F.

PROP. FUTURE BLDG. LOT 4R

N51°57'04"W ~ 193.56'

N51°57'04"W~115.78'

N51°57'04"W~53.78'

N44°03'35"E~73.27'

N44°03'35"W~64.72'

N44°03'35"W~154.30'

S45°56'21"W~181.24'

S45°56'25"W~212.67'

S45°56'25"W~237.52'

S45°56'21"W~177.75'

S45°56'25"W~119.41'

S45°56'25" W ~ 598.48'

S28°33'20"W ~38.94'

N28°33'20"W~136.42'

N58°09'21"W ~ 158.46'

S46°03'21"E ~ 127.65'

97.11'

S35°14'40"W
124.17'

POB

24' FIRELANE, ACCESS DRAINAGE & UTILITY ESMT.

S58°55'02"W~114.50'

N58°55'02"E~73.70'

N58°55'02"E~69.92'

S65°41'29"W~114.38'

N65°41'29"E~132.63'

N65°41'30"E ~19.21'

S50°45'39"W ~19.86'

S2°25'50"E ~.25'

N65°41'29"E ~56.54'

N84°47'05"E ~30.00'

S65°41'29"E ~22.89'

S45°05'44"E ~43.27'

S32°43'28"W~75.00'

N32°09'06"E ~2.12'

S32°09'06"W~65.46'

S24°18'31"E ~36.00'

N25°52'02"W~14.35'

N45°05'44"W~105.35'

N24°22'25"W~39.40'

S24°22'25"E~39.40'

S58°55'02"W ~18.65'

N30°54'58"W ~ 10.00'

S59°05'02"E ~ 10.00'

N30°54'58"W ~ 10.00'

S59°05'02"E ~ 10.00'

S30°54'58"E ~ 10.00'

N59°05'02"W



VICINITY MAP
N.T.S.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS (Owner) DFW HOSPITALITY OF ROCKWALL, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: LOT PART OF LOT 6, LOT 7 AND LOT 8 BLOCK A, LA JOLLA POINTE ADDITION PHASE 2 (REPLAT)

METES & BOUNDS DESCRIPTION ; TRACT 1

BEING a 5.650 acres tract of land situated in the W. Blevins Survey, Abstract Number9, Rockwall County, Texas, and being part of Lot 6, Block A, of La Jolla Pointe, Phase 2, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet F, Pages 255-256, Plat Records, Rockwall County, Texas, and being part of Lot 7, and part of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas according to the Replat thereof recorded in Cabinet G, Page 131, Plat Records, Rockwall County, Texas, being more particularly described by metes and bounds as follows (bearings and distances for this survey are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) (US Foot) with no combined scale factor;

BEGINNING at 1/2" iron rod found at the North corner of the La Jolla Point drive, said an about 10 feet to the Right-of-Way of La Jolla Pointe, also at the corner between La Jolla Pointe and Ridge Road (FM 740);

THENCE S 31°12'10" W, a distance of 13.75 feet to "X" mark found for corner;

THENCE N 58°11'12" W, a distance of 158.91 feet to a iron rod found for corner;

THENCE S 32°11'55" W, a distance of 55.22 feet to a iron rod found for corner;

THENCE S 47°01'34" E a distance of 20.98 feet to "X" mark found for corner;

THENCE S 45°56'25" W, a distance of 598.48 feet to a iron rod set for corner;

THENCE N 51°57'04" W, a distance of 193.56 feet to a 1/2" iron rod set for corner;

THENCE N 45°43'57" E, a distance of 432.51 feet to a 1/2" iron rod set for corner;

THENCE N 15°42'21" W, a distance of 23.86 feet to a 1/2" iron rod set for corner;

THENCE N 04°42'27" W, a distance of 20.34 feet to a 1/2" iron rod set for corner;

THENCE N 11°22'09" E, a distance of 53.85 feet to a 1/2" iron rod set for corner;

THENCE N 01°05'05" E, a distance of 40.00 feet to a 1/2" iron rod set for corner;

THENCE N 09°41'28" W, a distance of 40.00 feet to a 1/2" iron rod set for corner;

THENCE N 26°41'14" W, a distance of 47.84 feet to a 1/2" iron rod set for corner;

THENCE N 12°43'00" E, a distance of 15.83 feet to a 1/2" iron rod set for corner;

THENCE N 21°17'43" E, a distance of 27.31 feet to a 1/2" iron rod set for corner;

THENCE N 40°33'34" E, a distance of 34.80 feet to a 1/2" iron rod set for corner;

THENCE N 11°56'60" E, a distance of 29.32 feet to a 1/2" iron rod set for corner;

THENCE N 40°28'13" W, a distance of 48.17 feet to a 1/2" iron rod set for corner;

THENCE S 49°31'48" W, a distance of 43.78 feet to a 1/2" iron rod set for corner;

THENCE S 66°18'19" W, a distance of 35.00 feet to a 1/2" iron rod set for corner;

THENCE N 26°14'15" W, a distance of 163.07 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 84°00'11"E, and a Chord distance of 332.27 feet with a delta of 75°56'56", a curve radius of 270 feet and a curve length of 357.90 feet and a Tangent of 210.75 feet to a point;

THENCE S 46°01'43" **E**, a distance of 51.15 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 21°17'55"E, and a Chord distance of 142.24 feet with a delta of 49°27'35", a curve radius of 170 feet and a curve length of 146.75 feet and a Tangent of 78.30 feet to a point, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 21°15'50"E, and a Chord distance of 192.33 feet with a delta of 49°21'15", a curve radius of 230.33 feet and a curve length of 198.41 feet and a Tangent of 105.83 feet to a 1/2" iron rod found;

THENCE S 46°03'21" **E**, a distance of 127.65 feet to a 1/2" iron rod found for corner, and also being a point of the **Beginning and containing** 246,114 square feet or 5.650 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as the LA JOLLA POINTE ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LA JOLLA POINTE ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

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

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

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

Shailesh Vora, MD
Managing Partner

LINE TABLE-TRACT 1		
LINE	LENGTH	BEARING
L1	13.75'	S31°12'10"W
L2	55.31'	S32°40'18"W
L3	20.98'	S47°01'34"E
L4	23.86'	N15°42'21"W
L5	20.34'	N04°42'27"W
L6	53.85'	N11°22'09"E
L7	40.00'	N01°05'05"E
L8	40.00'	N09°41'28"W
L9	47.84'	N26°41'14"W
L10	15.83'	N12°43'00"E
L11	27.31'	N21°17'43"E
L12	34.80'	N40°33'34"E
L13	29.32'	N11°56'59"E
L14	48.17'	N40°28'13"W
L15	43.78'	S49°31'48"W
L16	35.00'	S66°18'19"W
L2R	09.34'	S65°41'29"W

CURVE TABLE						
CURVE	DELTA	R	T	L	CH	CHD
C1	28°04'52"	125.00'	31.26'	61.26'	S46°11'32"W	60.65'
C2	14°17'35"	100.00'	12.54'	24.95'	S53°05'13"W	24.88'
C3	18°58'54"	100.00'	16.75'	33.19'	S36°25'50"W	33.04'
C4	16°57'40"	55.86'	8.58	17.03'	S35°39'11"W	16.96'
C5	82°06'35"	54.00'	47.03'	77.39'	S86°59'39"W	70.93'
C6	70°18'45"	30.00'	21.13'	36.82'	N10°46'58"E	34.55'
C7	83°17'26"	55.00'	48.91'	79.95'	N17°16'18"E	73.10'
C8	06°46'28"	100.00'	5.92'	11.82'	N62°18'16"E	11.82'
C9	65°19'60"	20.00'	12.82'	22.81'	S33°01'30"W	21.59'
C10	25°41'09"	262.42'	59.83'	117.64'	S12°26'04"E	116.66'
C11	122°31'16"	20.00'	36.47'	42.77'	S86°35'16"E	35.07'
C12	89°59'55"	20.00'	30.00'	47.12'	N89°03'37"W	42.43"
C13	90°00'00"	20.00'	30.00'	47.12'	N00°56'21"E	42.43'
C14	70°18'45"	54.00'	38.03'	66.27'	N10°46'58"E	62.19'
C15	83°17'26"	31.00'	27.57'	45.07'	N17°16'18"E	41.20'
C16	06°46'28"	76.00'	4.50'	8.99'	N62°18'16"E	8.98'
C17	109°16'56"	20.00'	28.19'	38.15'	S59°40'03"E	32.62'
C18	26°29'18"	286.28'	67.38'	132.35'	S18°16'05"E	131.17'
C19	66°26'39"	30.00'	19.65'	34.79'	S01°42'36"W	32.87'
C20	44°14'20"	101.00'	22.67'	44.60'	S47°34'57"W	44.24'
C21	14°11'24"	124.90'	15.55'	30.93'	S53°05'13"W	30.85'
C22	82°06'35"	30.00'	26.13'	42.99'	S86°59'39"W	39.41'
C23	97°53'25"	30.00'	34.44'	51.26'	N03°00'22"W	45.25'
C24	90°00'00"	20.00'	30.00'	47.12'	S89°03'39"E	42.43"
C25	90°00'00"	20.00'	30.00'	47.12'	S00°56'21"W	42.43'
C26	90°00'00"	31.00'	31.00'	47.70'	S06°05'30"E	42.84'
C27	20°00'31"	74.00'	13.05'	25.84'	S41°05'14"E	25.71'
C28	83°13'32"	30.00'	26.65'	43.58'	S72°41'44"E	39.85'
C29	90°00'00"	30.00'	30.00'	47.12'	N13°55'02"E	42.43'
C30	20°00'32"	50.00'	8.82'	17.46'	N41°05'14"W	17.37'
C31	90°00'00"	55.00'	55.00'	85.39'	N06°05'30"W	77.78'
C31	90°00'00"	55.00'	55.00'	85.39'	N06°05'30"W	77.78'
C1R	11°13'30"	62.00'	06.09'	12.15'	N45°28'45"W	12.13'
C2R	20°00'32"	62.00'	10.94'	21.65'	S41°05'14"E	21.54'
C3R	08°47'02"	62.00'	4.76'	9.51'	N35°28'29"W	9.50'
C4R	06°46'28"	76.00'	4.50'	9.00'	N62°18'16"E	9.00'

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, PANSAK SRIBHEN, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PANSAK SRIBEN,
Registered Public Surveyor No.3576

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

GENERAL NOTES:

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of , 20 .

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of

Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this day of , .

Mayor, City of Rockwall

City Secretary

City Engineer

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PRELIMINARY PLAT
VORA ADDITION
FOR
DFW HOSPITALITY OF ROCKWALL LLC
5.650 ACRES
PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
JULY 30, 2018

SHEET 2 OF 2

PREPARED BY:
PSA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
2402 PATHWAY ELDORADO,
AR, 71730

Z:\2017\2737\VPR\CURRENT\SHEET SET\18-07-26 PRELIMINARY PLAT\2018-07-27 VPR 2ND PRELIMINARY PLAT.dwg, 11x17, 7/30/2018 3:14:10 PM, DWG To PDF.pc3, ARCH full bleed C (18.00 x 24.00 Inches), 1:1.53092

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 08/20/2018

APPLICANT: Pat Atkins, *Saddlestar Land Development*

AGENDA ITEM: **Z2018-030**; *The Enclave (AG, C & HC to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

PURPOSE AND BACKGROUND:

The subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on May 19, 1986 by *Case No. A1986-005* (*Ordinance No. 1986-37*). The *subject property* is currently zoned Agricultural (AG), Heavy Commercial (HC), and Commercial (C) Districts, with the Agricultural (AG) District being located east of Mims Road, the Commercial (C) District designation being located adjacent to Mims Road and S. Goliad Street [*SH-205*] and the Heavy Commercial (HC) District designation being located on the interior of the *subject property*. In 2016, the Texas Department of Transportation (TXDOT) established a staging area for the SH-205 improvements at the southwestern corner of the subject property (*i.e. at the corner of Mims Road and S. Goliad Street*).

On March 16, 2018, the applicant submitted an application requesting to rezone the property from Agricultural (AG), Heavy Commercial (HC), and Commercial (C) Districts to a Planned Development District for single-family, townhome and commercial land uses. Based on the concept plan, this would establish a horizontal mixed use development with commercial/retail at the northwest corner of S. Goliad Street and Mims Road, while transitioning to a 196 lot townhome (*i.e. 22' x 75' min. lot size*) development and continuing west to a 65 lot (*i.e. 50' x 120' min. lot size*) single-family development. As you may recall, the applicant submitted a similar zoning change request in October 2017. After postponing the public hearings on two (2) separate occasions -- *one (1) meeting in which the Planning and Zoning Commission requested a traffic impact analysis* -- the Planning and Zoning Commission ultimately denied the case on January 30, 2018. The applicant then requested that the City Council withdraw the case. Since the original case was withdrawn, the applicant was not restricted from submitting the same request.

The applicant submitted a subsequent application in March of 2018 proposing the same zoning change requested in the prior case that was withdrawn. This application was denied by the City Council on April 16, 2018. Since the request was denied without an indication of prejudice the action was considered to be a denial with prejudice (§8.3.B, Article II). This motion restricts the ability of the applicant to submit a zoning application for any portion of the subject property -- *unless the application is for a more restrictive, less intense use or development* (*§8.3.B, Article II*) -- for a period of one (1) year from the date of denial.

In accordance with *Section 8.3.D*, *Council Approval or Denial*, of *Article II*, *Authority and Administrative Procedures*, of the *Unified Development Code*, the applicant submitted a subsequent request for a change of conditions on May 29, 2018. This request was denied by the Planning and Zoning Commission after a finding that the request did not represent a substantial change. A subsequent application was filed on proposing to eliminate the townhome use, decrease the amount of dwelling units from 263 units (*i.e. townhome & single-family mix*) to 123 units (*i.e. single-family residential*), and reduce the density from 4.13-du/ac to 2.10 du/ac. Based on this request, the Planning and Zoning Commission approved a motion to allow the applicant to submit an application requesting to rezone the property on June 26, 2018. On July 3, 2018, the applicant refiled an application requesting a Planned Development District.

ADJACENT LAND USES AND ACCESS:

The subject property is located on the west side of S. Goliad Street [*SH-205*] at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and Mims Road. A more detailed description of the adjacent land uses is as follows:

North: Directly north of the subject property is a vacant, 24.818-acre tract of land zoned Heavy Commercial (HC) and Commercial (C) District. This property is owned by Rayburn Electric Cooperative, Inc. Beyond this are industrial/office/warehouse facilities for Rayburn Electric Cooperation and S&A Systems, and a trucking facility owned by Transam Trucking. These properties are zoned Heavy Commercial (HC) District, Planned Development District 43 (PD-43), and Planned Development District 44 (PD-44).

South: Directly south of the subject property is Mims Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this thoroughfare is a 140.50-acre tract of land (*i.e. Tract 3 of the G. Wells Survey, Abstract No. 219*) that is zoned Agricultural (AG) District. Also south of Mims Road are several industrial buildings zoned Heavy Commercial (HC) District.

East: Directly east of the subject property is S. Goliad Street [*SH-205*], which is identified as a TXDOT 6D on the City's Master Thoroughfare Plan. Beyond this thoroughfare is Hickory Ridge, Phase 1, which is a 139-lot single-family subdivision, zoned Planned Development District 10 (PD-10).

West: Directly west of the subject property is Highland Meadows, Phase 1, which is a 101-lot single-family subdivision, zoned Single Family 7 (SF-7) District. Beyond this are additional phases of the Highland Meadows and Lynden Park Estates subdivisions.

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan and development standards outlining the proposed development. The concept plan shows that an approximately 5.30-acre tract of commercial/retail land -- *identified as Tract 1 on the concept plan* -- will be situated at the hard corner of Mims Road and S. Goliad Street. Adjacent to and west of the commercial/retail portion is *Tract 2* on the concept plan, which is composed of a 37.21-acre tract of land reserved for the construction of 123 single-family home lots that will measure 60' x 120'. A portion of this development will be located adjacent to the Highland Meadows Subdivision.

In addition, the concept plan shows that approximately 21.2-acres of open space will be provided; however, staff should note that the majority of this open space is situated within existing floodplain and would only count at a rate of ½-acre for every acre (*i.e. 50%*) of the 20% open space requirement. The floodplain totals 16.56-acres and will equate to 8.28-acres of total open space based on the 50% maximum allowed by the UDC; therefore, the adjusted acreage of open space for the development will equal to 12.92-acres (*i.e. 20.28%*), which meets the minimum 20% requirement

stipulated by the Unified Development Code (UDC). Additionally, the applicant has indicated an amenity center will be constructed at the northeast quadrant of the property, and a proposed eight (8) foot hike and bike trail which will be situated along the outer edge of the development. This will provide access to SH-205 and Mims Road and is generally in conformance with the City Master Trail Plan. A summary of the proposed density and dimensional requirements for the single-family and townhome lots are as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
Tract 2	60' x 120'	7,200 SF	123	100%
		Maximum Permitted Units:	*123*	*100%*

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	7,200 SF
Minimum Front Yard Setback – Flat Front Entry	25'
Minimum Front Yard Setback – J-Swing	15"
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'
Minimum Length of Driveway Pavement from Front Property Line	20'
Maximum Height [1]	36'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	2,000 SF
Maximum Lot Coverage	70%

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the structure.
[4]: As measured from the rear yard property line.

Staff should note that the requested overall density for this development would equal 2.10-dwelling units per acre (*i.e. 123-units/63.72-acres – 5.30-commercial acres = 2.10 dwelling units/acre*) for the *Single-Family Residential* development.

On *Tract 1* the applicant is requesting limited General Retail (GR) District land uses. Specifically, the applicant is proposing to prohibit the following land uses, which are currently permitted *by-right* or by Specific Use Permit (SUP) within the General Retail (GR) District, with the exception of the following:

Permitted by Specific Use Permit (SUP). The following use shall require approval of a Specific Use Permit (SUP):

☑ Retail Store with Gasoline Product Sales [More than two (2) *Dispensers*]

Prohibited Uses. The following uses shall be prohibited.

☑ Convent or Monastery
☑ Hotel or Motel
☑ Hotel, Residence
☑ Cemetery/Mausoleum
☑ Mortuary or Funeral Chapel
☑ Social Service Provider
☑ Billiard Parlor or Pool Hall
☑ Carnival, Circus, or Amusement Ride
☑ Commercial Amusement/Recreation (*Outside*)
☑ Garden Supply/Plant Nursery
☑ Gun Club, Skeet or Target Range (*Indoor*)

- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash, Self Service
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

This property would be subject to the density and development standards for the General Retail (GR) District and the SH-205 Overlay (SH-205 OV) District. The following is a summary of the proposed density and development standards for Tract I:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*6,000 Sq. Ft.*
Minimum Lot frontage	*60-Feet*
Minimum Lot Depth	*100-Feet*
Minimum Front Yard Setback	*15-Feet*
Minimum Rear Yard Setback	*10-Feet*[1]
Minimum Side Yard Setback	*10-Feet*[2]
Maximum Building Height	*36-Ft w/o SUP*[3]
Max Building/Lot Coverage	*40%*
Minimum Masonry Requirement	*90%*
Floor Area Ratio	*2:1*
Minimum Number of Parking Spaces	*28*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*
Minimum Landscaping Percentage	*15%*
Maximum Impervious Coverage	*85 to 90%*

INFRASTRUCTURE:

Based on the request for a (*i.e. high density development*) the Engineering Department has contacted the City's engineering consultant, Birkhoff, Hendricks & Carter, LLP to review the City's 2014 Water Distribution and Wastewater Collection System Master Plan and determine the capacity necessary for the existing water and sanitary sewer system necessary to serve the proposed planned development. Staff requires this infrastructure study for any zoning change proposing a more intense land use than what is depicted on the City's Future Land Use Plan because it could have implications for the City's existing infrastructure (*i.e. streets, water, and wastewater*) capacities. Based on the applicant's submittal the following infrastructure is required:

Water Improvements
The water distribution system can provide adequate service for the proposed development.

Sewer Improvements
The existing gravity sewer lines will have adequate capacity for the proposed development; however, the Mims Lift Station will require a third pump to be installed by the applicant in order to meet the increased capacity requirements to serve this development.

Roadways
The Master Thoroughfare Plan indicates Mims Road as M4D (*i.e. minor collector, four [4] lane divided highway*), which requires a minimum of a 60-foot right-of-way with a 45-foot, back-to-back roadway. The applicant is responsible for dedicating the ROW for this roadway and paving twenty-four (24) feet of the proposed roadway where the property abuts one portion of the roadway. The

applicant will also be responsible for all of the right-of-way and the entire road section where the property abuts both sides of the roadway.

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE AND CODE OF ORDINANCES:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ According to the Engineering Department's *Standards of Design and Construction* Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." In addition, the UDC requires all garages accessible from the street be configured in a *J-Swing* (*Traditional Swing*) or recessed garage format (*i.e. the garage is setback a minimum of 20-feet from the front façade of the primary structure*). Currently, the applicant is requesting to allow 40% *Flat Front Entry* garages even with the front façade of the primary structure in lieu of alleyways, and 60% *J-Swing* garage formats.

By approving the proposed Planned Development District, the City Council is waiving this standard. Attached to this case memo is a draft ordinance for the City Council's review.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The *subject property* is zoned for Agricultural (AG), Commercial (C) and Heavy Commercial (HC) land uses. The Future Land Use Map, adopted with the Comprehensive Plan, designates the majority of the *subject property* for *Commercial/Industrial* land uses and a portion of *Tract 2 (i.e. 2.21-acres) located east of Mims Road* for *Medium Density Residential* land uses. The proposed zoning change would necessitate that the designation of *Tract 1* be changed from a *Commercial/Industrial* designation to a *Commercial* designation and *Tract 2* be changed from a *Commercial/Industrial* designation to a *Low Density Residential* designation and the 2.21-acre portion of *Tract 2* from *Medium Density Residential* to the designation as *Low Density Residential*.

With regard to *Tract 1*, and according to the Comprehensive Plan, a *Commercial* land use is defined as an area "…where commercial is indicated at the intersection of major roadways and development have not occurred." The Comprehensive Plan goes on to state that "(z)oning should only be allowed where the commercial use is eminent and where it would be planned and integrated with the adjacent residential neighborhoods. Furthermore, the Comprehensive Plan states "(t)he amount of retail and the size of the area to be designated for commercial or mixed use development may be large or small depending on the service area it will serve and the style and quality of development." In this case, the proposed development is adjacent to heavy commercial and single-family residential land uses, which is east of the *subject property* and buffered by S. Goliad Street.

With regard to *Tract 2*, and according to the Comprehensive Plan, a *Low Density Residential* land use is defined as an area consisting of less than two (2) units per acre; however, a density up to two and one-half (*i.e. 2 ½*) per gross acre may be allowed within a residential Planned Development District that includes the dedication and/or development of additional amenities. In this case, the proposed density of the single-family lots being 2.10-dwelling units per gross acre, could qualify as *Low Density Residential* based on the amenities provided for the development, which includes a trail system, amenity center, flood plain & open space dedication. The zoning proposal conforms to the majority of the residential policies and guidelines contained in the Comprehensive Plan for a single-family residential development and the *Low Density Residential* land use.

With regard to the overall development, it should be noted that the applicant's proposal would decrease the amount of land zoned Heavy Commercial (HC) District within the City of Rockwall. With this being said, the approval of any changes to the Future Land Use Map by allowing the zoning change would be a discretionary decision for the City Council. Should the City Council

choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect the requested designations.

NOTIFICATION:

On August 1, 2018, staff mailed 156 notices to property owners and residents within 500-feet of the *subject property*. Staff also sent a notice to the Flagstone Estates, Lynden Park, Hickory Ridge, and Hickory Ridge East Homeowner's Association (HOA), which are the only HOA/Neighborhood Organizations located within 1,500 feet of the *subject property*. Additionally, staff posted a sign along S. Goliad Street -- *adjacent to the subject property* -- as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received two (2) notices in opposition and one (1) e-mail in support of the applicant's request.

RECOMMENDATIONS:

If the City Council chooses to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District, Commercial (C) District, and Heavy Commercial (HC) District to a Planned Development District with limited General Retail (GR) District and Single-Family 7 (SF-7) District land uses, then staff would propose the following conditions of approval:

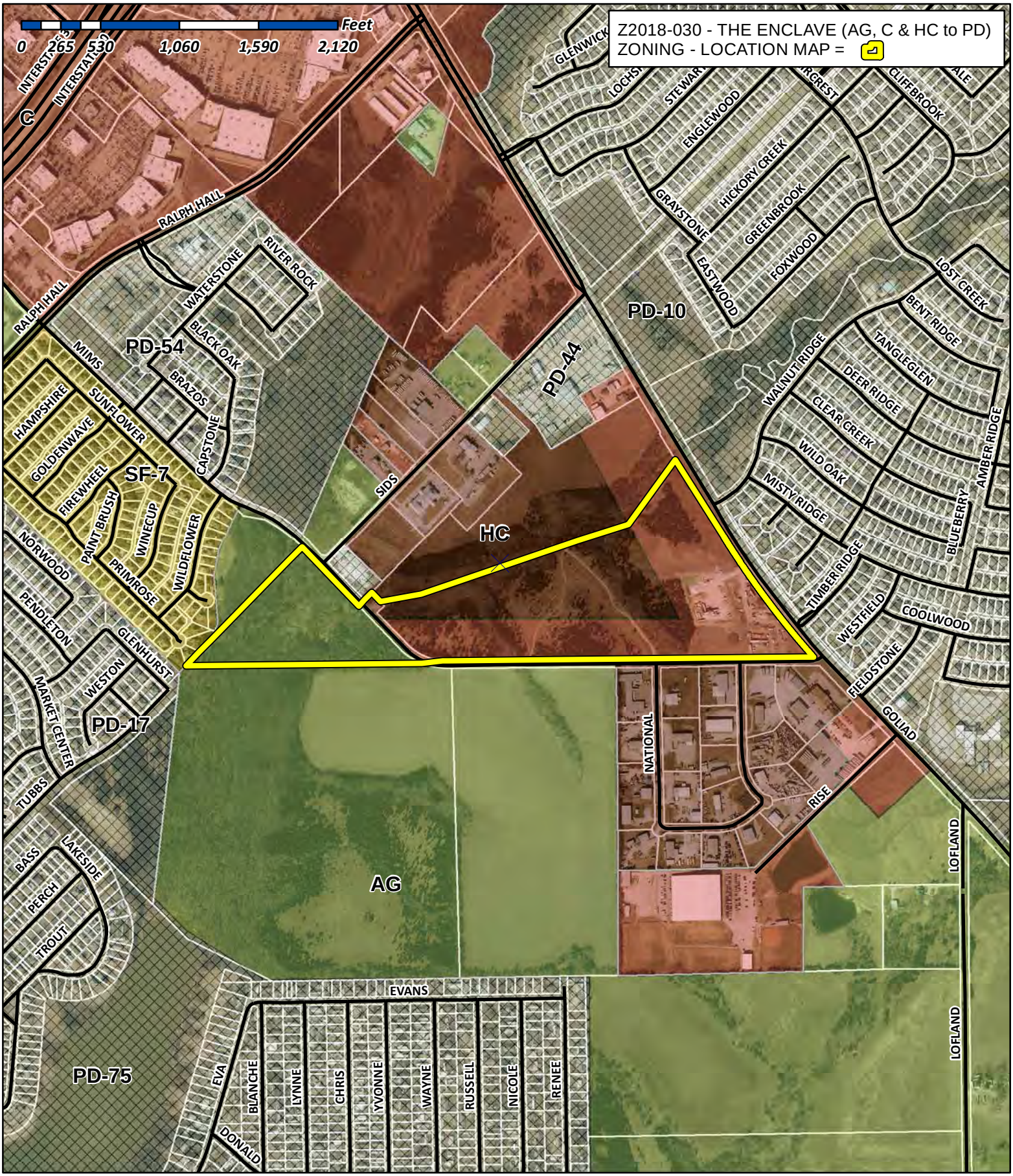
1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of *Tract 1* from a *Commercial/Industrial* designation to a *Commercial* designation and *Tract 2* from a *Commercial/Industrial* designation to a *Low Density Residential* designation, and a portion of *Tract 2 (i.e. 2.21-acre)* from a *Medium Density Residential* designation to a *Low Density Residential* designation;

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

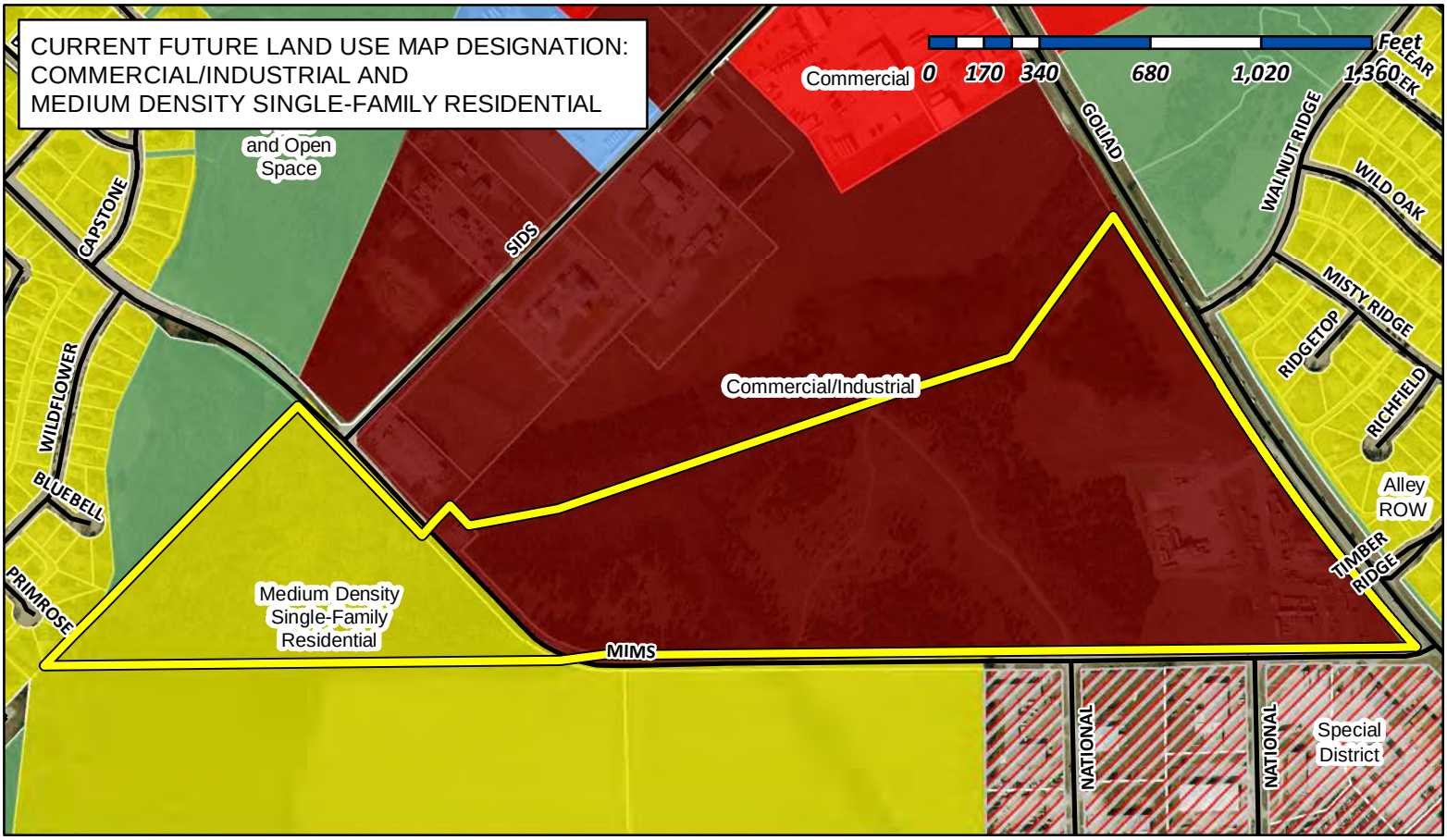
On August 14, 2018, the Planning and Zoning Commission's motion to recommend approval of the zoning change from Agricultural (AG) District, Heavy Commercial (HC) District, and Commercial (C) District to a Planned Development District with limited General Retail (GR) District and Single-Family 7 (SF-7) land uses, and with staff conditions passed by a vote of 4 to 2 with Commissioners Chodun and Moeller dissenting, and Commissioner Fishman absent.

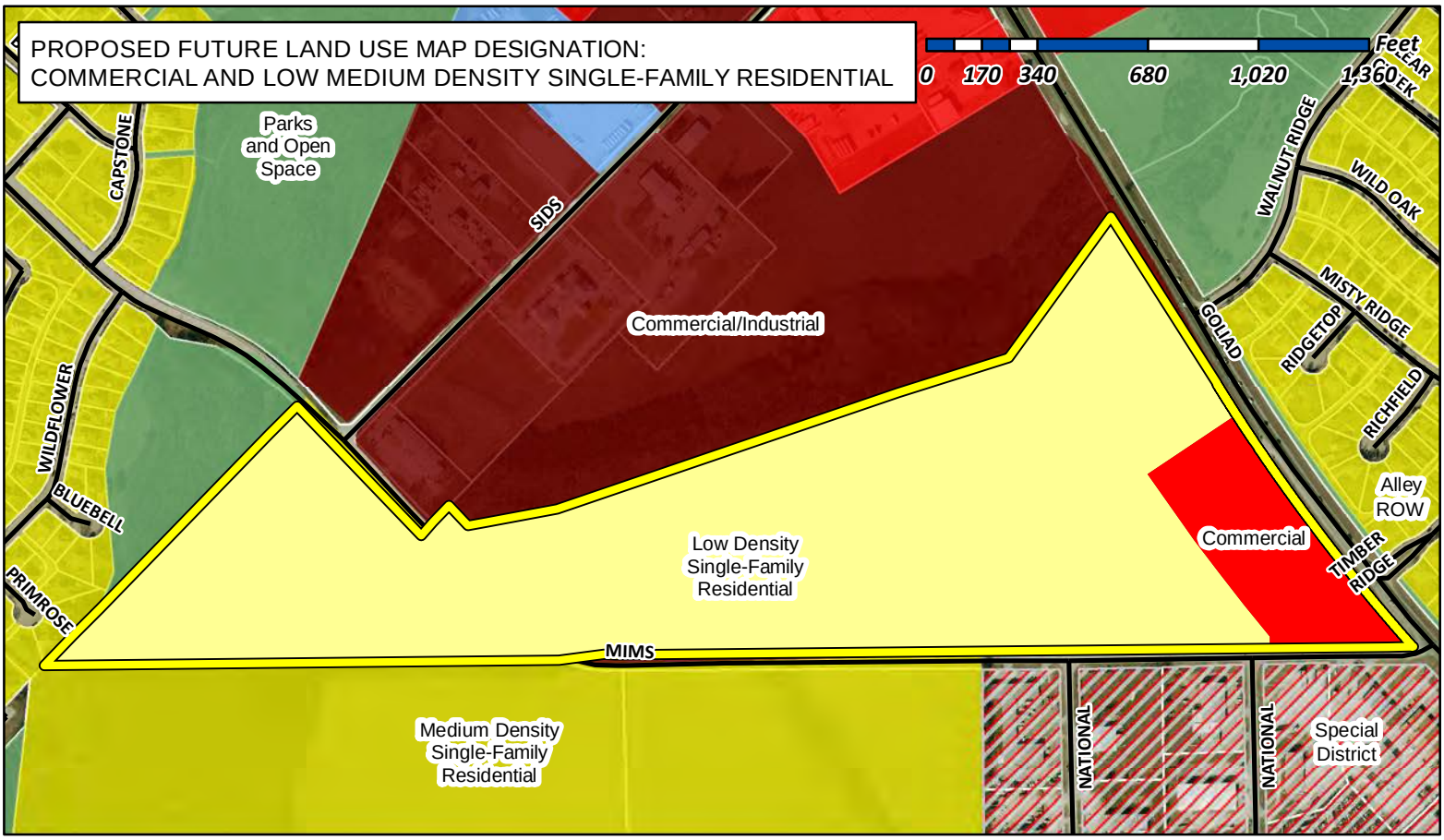


City of Rockwall

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

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





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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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(W): www.rockwall.com

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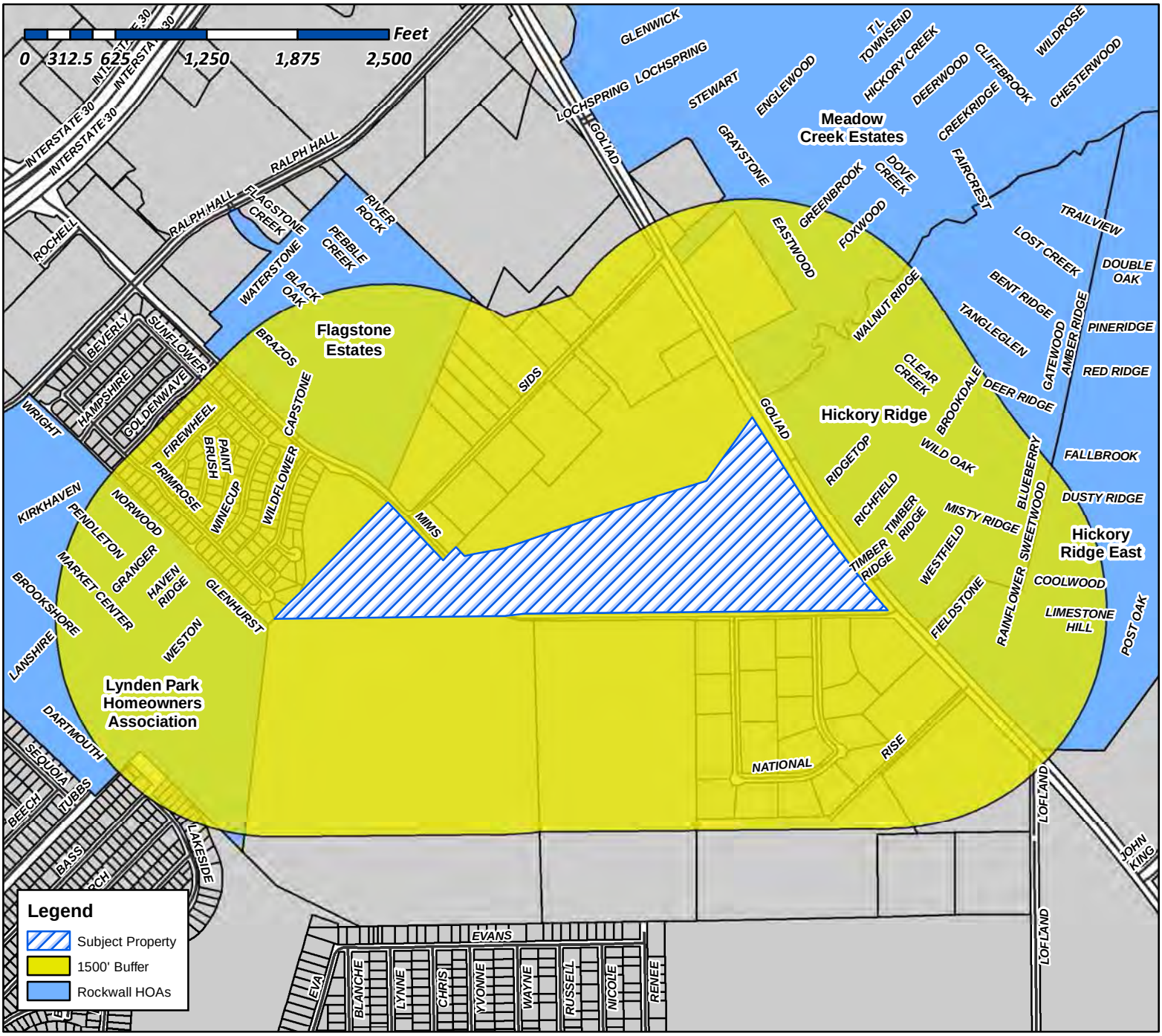
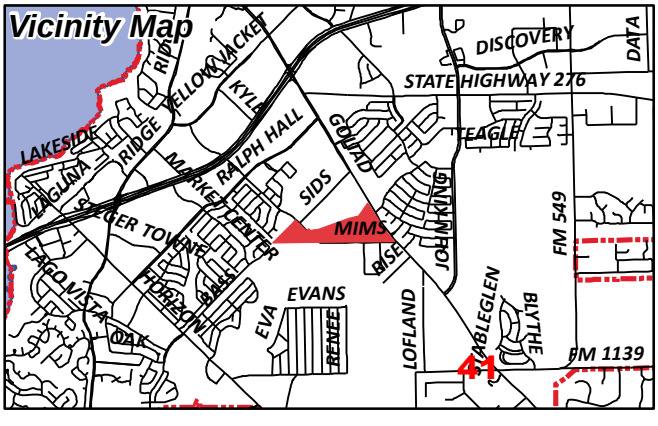


Case Number: Z2018-030
Case Name: Zoning Change (AG, C & HC to PD)
Case Type: Zoning
Zoning: AG, C & HC District
Case Address: Northwest Corner of S. Goliad Street and Mims Road

Date Created: ***7/11/2018***

For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Wednesday, August 1, 2018 1:19 PM
To: 'thomas.bedingfield@yahoo.com'; 'bod@flagstonereek.org'; 'hromatka@hotmail.com'; 's.gantt@sbbmanagement.com'; 'dbmeyer@cmamanagement.com'; 'Justini@ymail.com'; 'makelkeintexas@sbcglobal.net'; 'dbmeyer@cmamanagement.com'
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request
Attachments: Z2018-030 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***July 20, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 8/14/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 8/20/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at
https://sites.google.com/site/rockwallplanning/development/development-cases

Z2018-030- Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

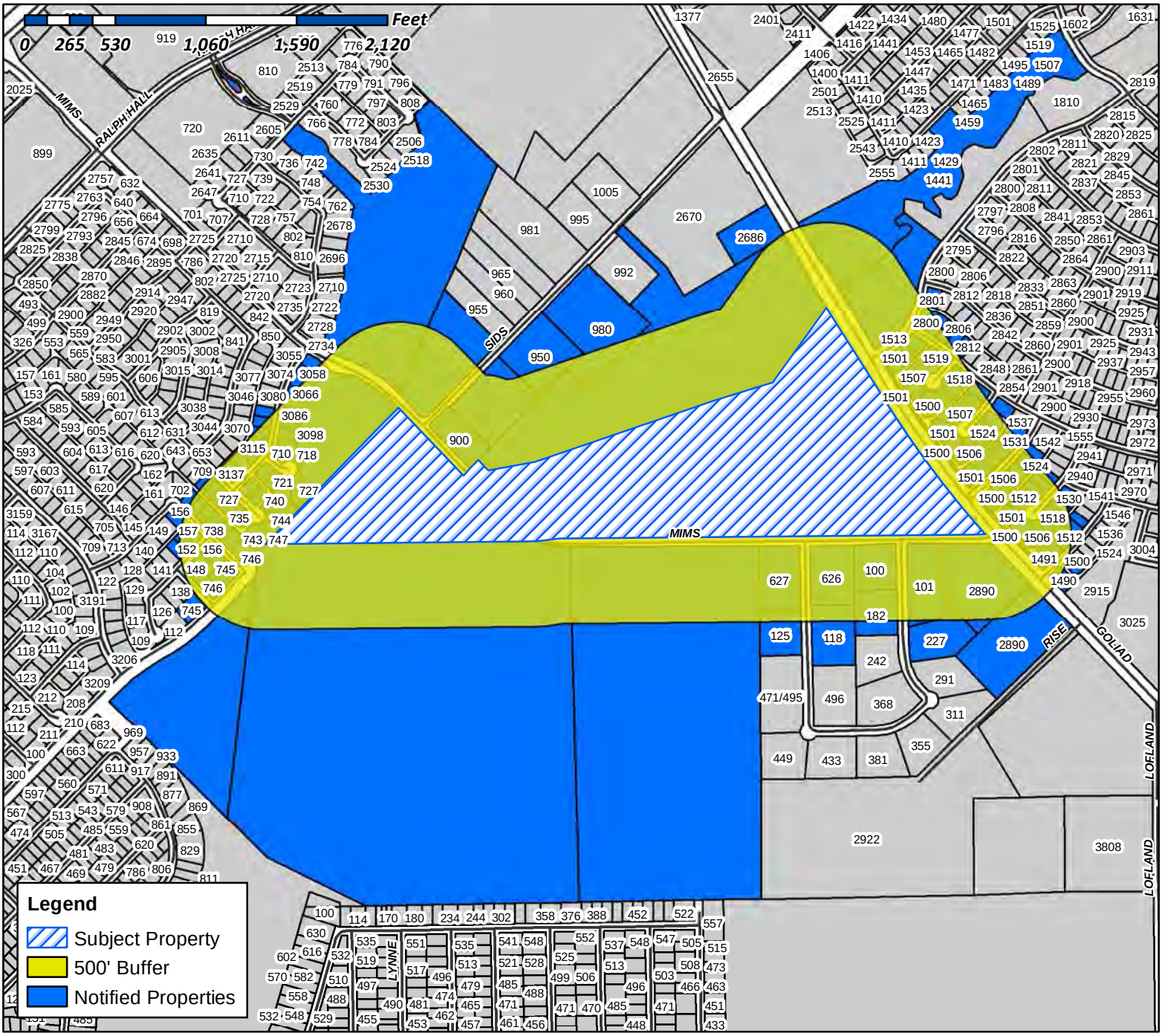
Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

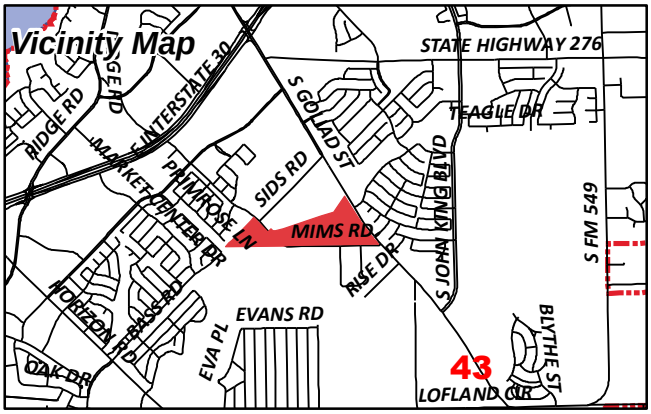
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2018-030
Case Name: Zoning Change (AG,C & HC to PD)
Case Type: Zoning
Zoning: AG, C & HC District
Case Address: Northwest Corner of S. Goliad Street and Mims Road



Date Created: 07/11/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

LEMMOND BRENTON & KIMBERLY
10349 S STATE HIGHWAY 205
ROCKWALL, TX 75032

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

SCOTTFREE INVESTMENTS LP
118 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
125 NATIONAL DR
ROCKWALL, TX 75032

MOORE LEE OSCAR & SHRYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

CURRENT RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75032

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

PEACOCK JAY C & ROBYN M
148 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
149 WESTON CT
ROCKWALL, TX 75032

ZIYADEH MUNEER R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1500 RICHFIELD CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75032

CONFIDENTIAL
1500 FIELDSTONE DR
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

GARY SHAWN
1501 RICHFIELD CT
ROCKWALL, TX 75032

HOWERTON RICKY D & CHRISTINE A
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAH
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

MARTINEZ JOSUE
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

DOUGLAS LEANNE AND JAMES
1506 RICHFIELD CT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75032

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

TORRES JOSLYN NOEL & ANDREW
1507 RIDGETOP COURT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

AMIN DEVESHCHANDRA A AND
MANISHA D AMIN
1512 RICHFIELD CT
ROCKWALL, TX 75032

AMIN DEVESHCHANDRA A AND MANISHA D
1512 RICHFIELD CT
ROCKWALL, TX 75032

LOPEZ ANDREW T & LAUREL L
1512 RIDGETOP COURT
ROCKWALL, TX 75032

DAVIDSON ANTHONY D
1512 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

LIM KATCHHAUY & MONY KROUCH
1512 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 WALNUT RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 WESTFIELD LN
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

UNDERWOOD STEPHEN GREGORY AMANDA
BETH RYAN
1513 RICHFIELD COURT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75032

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

THOMAS BROOKE M
1519 RIDGETOP CT
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH & GINO AND
SHARLE L CAMP
1519 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

AL-GHAZAWI OMAR AND SAMAH ALMALKAWIE
1519 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
152 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1524 WESTFIELD LN
ROCKWALL, TX 75032

BURRISS ELWOOD & DOROTHY L
1524 RICHFIELD CT
ROCKWALL, TX 75032

MEBRATU GEZI
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

45

SAWYER CHARLENE &
DANNY & CHARLOTTE SAWYER
1525 FIELDSTONE DR
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

WHALEN DANIEL & KYONG SUK
1525 TIMBER RIDGE DR
ROCKWALL, TX 75032

SHAH MURTAZA & MARIA
1525 WESTFIELD LN
ROCKWALL, TX 75032

RICHARDS NINA R
153 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75032

LABLANK CORTLIN AND ASHLEY
1530 RICHFIELD CT
ROCKWALL, TX 75032

CHODUN ERIC
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75032

SHAFER LORI E
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RYSZARD PROPERTIES LLC
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
156 WESTON CT
ROCKWALL, TX 75032

PENA YOAMY G & JOAQUIN S
156 HAVEN RIDGE DRIVE
ROCKWALL, TX 75032

EISENSTEIN JENNIPHER
157 WESTON CT
ROCKWALL, TX 75032

DOS HILLS INC
1701 SHERBURNE DR
KELLER, TX 76262

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

CURRENT RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75032

WATTS KYLA & CALE
218 STANFORD CT
HEATH, TX 75032

CURRENT RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

NGUYEN JENNIFER
2608 SANTA ROSA AVE
ODESSA, TX 79763

CURRENT RESIDENT
2686 S HWY205
ROCKWALL, TX 75032

CROSS RONALD D & EMMA R
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

HARDMAN MARK
2801 WILD OAK LN
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

TOMAJ ENGIELL AND LAURA
2812 MISTY RIDGE LANE
ROCKWALL, TX 75032

CONFIDENTIAL
2818 MISTY RIDGE LN
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

AXUM MARC R & DEBRA S
2849 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

STAEV GHINICA
299 PHEASANT HILL DR
ROCKWALL, TX 75032

46

LLC SERIES G
RONALD SPENCER FAMILY INVESTMENTS
3021 RIDGE RD SUITE A-277
ROCKWALL, TX 75032

RACK PARTNERS LTD
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

CHRISTIAN LARRY N
3058 WILDFLOWER WAY
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MARKS WESLEY & AMY E
3066 WILDFLOWER WAY
ROCKWALL, TX 75032

MCFARLAND RODERIC B
3074 WILDFLOWER WAY
ROCKWALL, TX 75032

BARNETT VIRGINIA M
3080 WILDFLOWER WAY
ROCKWALL, TX 75032

ELLIOTT PAULA C
3086 WILDFLOWER WAY
ROCKWALL, TX 75032

HUDSON JOHN D & KATHY L
3092 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3095 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3098 WILDFLOWER WAY
ROCKWALL, TX 75032

CANETTY CHAYRA SANCHEZ
3101 WILDFLOWER WAY
ROCKWALL, TX 75032

CHRISTIAN LON K JR
3104 WILDFLOWER WAY
ROCKWALL, TX 75032

HENSON BRIAN COLE AND RAVEN SAVANNAH
3107 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3115 WILDFLOWER WAY
ROCKWALL, TX 75032

PEREZ ELIZABETH
3120 W NORTHWEST HWY
DALLAS, TX 75220

COOPER TERESA L
3123 WILDFLOWER WAY
ROCKWALL, TX 75032

SHIVERS WAYNE A
3129 WILDFLOWER WAY
ROCKWALL, TX 75032

PRICE TIMOTHY F & DIANA M
3137 WILDFLOWER WAY
ROCKWALL, TX 75032

BODFORD ALVIN M
C/O EPES TRANSPORT SYSTEM
3400 EDGEFIELD COURT
GREENSBORO, NC 27409

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

GREGORY COREY ALAN
500 BASTROP HWY #7
AUSTIN, TX 78741

CLARK RICHARD A II
5019 MERLIN DR
SAN ANTONIO, TX 78218

STAGLIANO FAMILY TRUST
5501 ST ANDRES CT
PLANO, TX 75093

JACOBS DAVID RAY
626 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75032

CHEN CHAI
708 GLENHURST DR
ROCKWALL, TX 75032

REECE EDDY P & JUDY
709 BLUEBELL CT
ROCKWALL, TX 75032

LEBLANC BRIAN E
709 PRIMROSE LN
ROCKWALL, TX 75032

47

TURNER LAQUITTA L
710 BLUEBELL CT
ROCKWALL, TX 75032

CLARK JEAN F & KRISTINE L
714 GLENHURT DR
ROCKWALL, TX 75032

RIDDLE RONALD E & LINDA K
715 BLUEBELL CT
ROCKWALL, TX 75032

GRIFFITH ALLYSON RENEE SCARBER
715 PRIMROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
718 BLUEBELL CT
ROCKWALL, TX 75032

MISSELL KASSIE DANIELLE & KEVIN MICHAEL
720 GLENHURST DR
ROCKWALL, TX 75032

JONES JAMES & MARY
721 BLUEBELL CT
ROCKWALL, TX 75032

HARRIS CHAD &
MISTY PIERCE
721 PRIMROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
726 GLENHURST DR
ROCKWALL, TX 75032

CURRENT RESIDENT
727 PRIMROSE LN
ROCKWALL, TX 75032

NUGENT GAYLEEN K
727 BLUEBELL CT
ROCKWALL, TX 75032

BRIDGMAN SHAWN AND RENEE
728 PRIMROSE LN
ROCKWALL, TX 75032

SOAITA MARIUS & DANIELA M
732 GLENHURST DR
ROCKWALL, TX 75032

GULICK ANNA C
734 PRIMROSE LN
ROCKWALL, TX 75032

TIPPING DORA MARIA
735 PRIMROSE LN
ROCKWALL, TX 75032

HUDDLESTON EMILY D AND
BRYON STEWART JR
738 GLENHURST DR
ROCKWALL, TX 75032

LEWIS GOMER J & CHARLSIE J
740 PRIMROSE LN
ROCKWALL, TX 75032

SITTER KAREEN RUTH
743 PRIMROSE LN
ROCKWALL, TX 75032

HEFFLER MICHAEL A
744 PRIMROSE LN
ROCKWALL, TX 75032

ROACH SHANE D AND LEANNE L
745 BRAEWICK DR
FATE, TX 75032

WINTERS KEVIN R & STELIANA V
745 GLENHURST DR
ROCKWALL, TX 75032

ORAVSKY JAMES S & GINGER L
746 BRAEWICK DR
ROCKWALL, TX 75032

CZARNOPYS BENJAMIN J & ROBIN K
746 GLENHURST DR
ROCKWALL, TX 75032

HOLLAND JON E
747 PRIMROSE LN
ROCKWALL, TX 75032

WHITE CODY
7828 OLD HICKORY DR
N RICHLAND HILLS, TX 76182

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY SUITE 300
DALLAS, TX 75243

CURRENT RESIDENT
900 SIDS RD
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
9091 FM 2728
TERRELL, TX 75161

CURRENT RESIDENT
950 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
980 SIDS RD
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD, SUITE 200PT
AGOURA HILLS, CA 91301

ASBURY MICHAEL & LEAANN
PO BOX 1012
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

49

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-030: The Enclave (AG, C and HC to PD)

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 8/14/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 8/20/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **8/20/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-030: The Enclave (AG, C and HC to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2018-030: The Enclave (AG, C and HC to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.



MY HOUSE IS TOO CLOSE TO THE PROJECT.
THERE IS A LOT OF WILDLIFE LIVING IN THIS
AREA. SHOULD TURN THIS LAND INTO A PARK.
I DON'T WANT APARTMENTS BUILT NEAR MY HOUSE.

Name: KEVIN WINTERS

Address: 745 GLENHURST DR. ROCKWALL, TX 75032

DEPT.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-030: The Enclave (AG, C and HC to PD)

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David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-030: The Enclave (AG, C and HC to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

GARY AMERSON
EPES TRANSPORT
2890 S. Goliad

Name: GARY AMERSON

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

August 10, 2018

We are opposed to the zoning change request for the proposed development "The Enclave" for the same reasons we opposed it previously, when turned down by Council in April.

As a truck-line operating several hundred tractor-trailer rigs out of the location we have occupied since 1991, having a residential development next door is clearly not good for us. We are part of the 205 Industrial Park, which is just that....an industrial park. There is no residential development on our side of Hwy 205, all the way to I-30. In addition to our 300 rigs, there is lots of other industrial traffic on our side of Mims Rd. next door to the subject property.

Traffic is heavy and making it difficult to navigate in and out of our industrial park already. The intersection of Mims and S. Goliad has no red light, and makes ingress and egress difficult.

We strongly encourage both P&Z and Council to deny this request and leave the zoning as is, for future commercial development.

Epes Transport Systems

Texas Star Express

2890 South Goliad

Gonzales, David

From: Planning
Sent: Tuesday, August 7, 2018 11:26 AM
To: Gonzales, David
Subject: FW: Case No Z2018-030 The Enclave

From: [redacted]
Sent: Tuesday, August 07, 2018 10:02 AM
To: Planning
Subject: Case No Z2018-030 The Enclave

We have no problem with request for zoning change for this development.

Dell Osborn
Ebby Halliday Realtors
2604 Ridge Rd.
Rockwall, TX 75087
214-676-8589 - cell
972-772-6127 - fax

SADDLE STAR
LAND DEVELOPMENT, LLC

PAT ATKINS
Director of Land Development and Acquisitions

3076 Hays Lane
Rockwall
Texas 75087

972.388.6383
kpatatkins@yahoo.com

8-7-18

ENCLAVE ROCKWALL

63.72 ACRES-Z2018-030

ROCKWALL , TEXAS

RE: RE-SUBMITTAL PLANNED DEVELOPMENT ZONING REQUEST

DEAR MR. GONZALES,

AS AUTHORIZED REPRESENATIVE AND APPLICANT FOR THE 63.72 ACRES , WE ARE HEREBY FORMALLY REQUESTING CHANGES TO THE DRAFT ORDINANCE FOR PLANNING AND ZONINING COSIDERATION AS FOLLOWS:

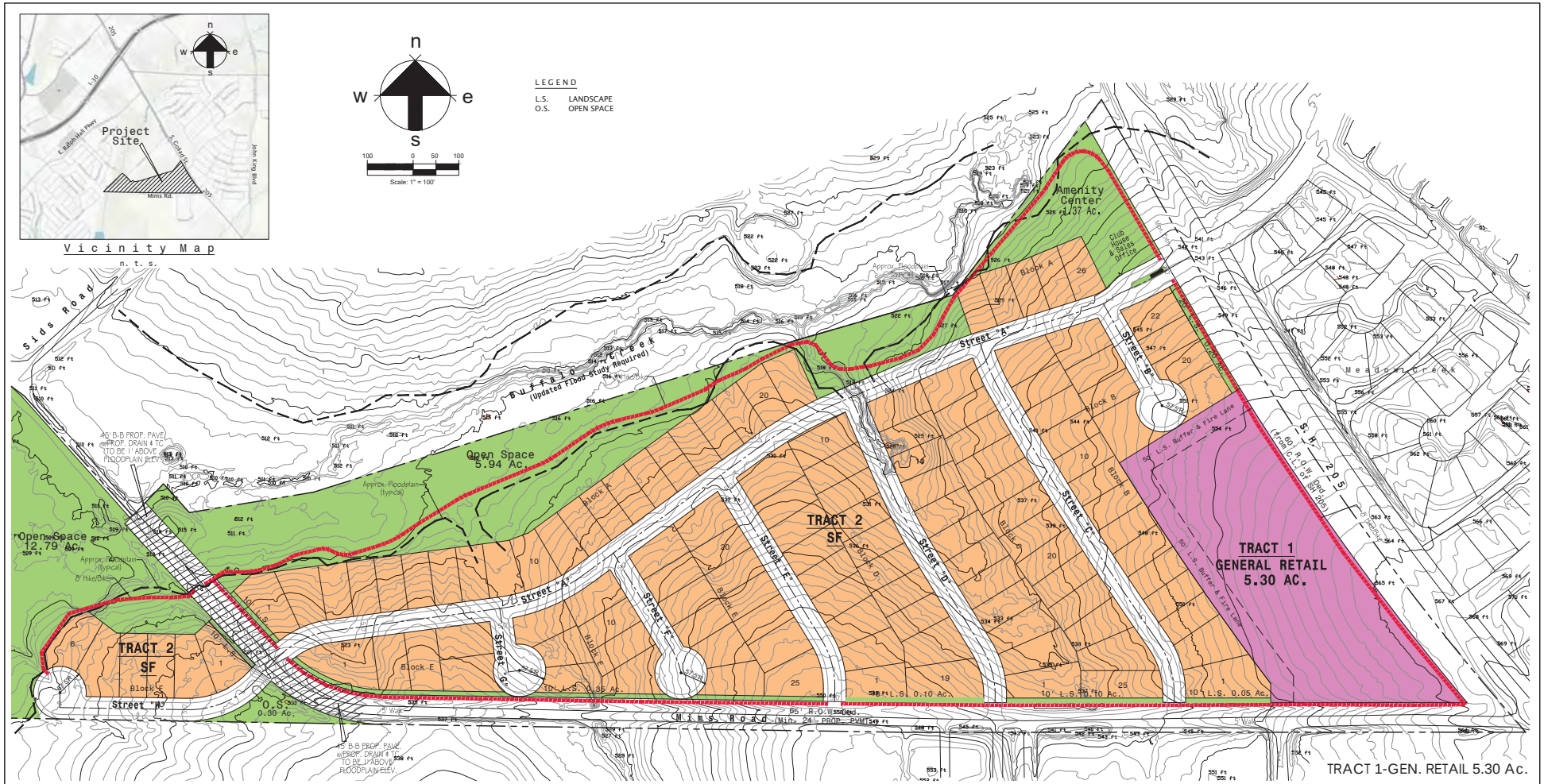
1. **ELIMINATION OF S.H. 205 CONSTRUCTION REQUIREMENTS. DUE TO REDUCTION OF 263 UNITS TO 123 UNITS AFFORDABILITY WITHOUT CITY PARTICIPATION IS COST PROHIBITED. AFTER DISCUSSION WITH AMY WILLIAMS AND RYAN MILLER THERE IS NO CAPITOL IMPROVEMENT FUNDS AVAILABLE FOR PARTICIPATION.**
2. **OPEN SPACE WILL MEET THE 20% REQUIRED OF THE 63.72 ACRES WHICH RESULTS IN 12.74 ACRES OF OPEN SPACE.**
3. **GARAGE REQUIREMENTS**

A. **40 % FRONT FACE FLUSH WITH MAIN FAÇADE WITH 25' FRONT B.L. SETBACK**
B. **60% J-SWING WITH 15' FRONT B.L. SETBACK ARE FRONT FACE WITH 20' GARAGE OFFSET FROM MAIN STRUCTURE WITH 15' FRONT B.L. SEBACK**

WE WILL BE RESUBMITNG WITH CHANGES TO PLAN WITH STAFF RECOMMENDATIONS.

SINCERELY-PAT ATKINS – DIRECTOR-SADDLE STAR LAND DEVELOPMENT LLC

Pat Atkins



NOTE:
ALL OPEN SPACE, DRAINAGE, DETENTION AREAS TO BE MAINTAINED BY H.O.A.

NOTE:
1. 40% garages to be front facing with 25' front B.L. setback.
2. 60% garages to be J-Swing with 15' front B.L. setback or front facing with 20' garage offset from main structure with 15' front B.L. setback

Land Use Data

Prop. Zoning	SF-6-R
Total Area	63.72 Ac.
Heavy Comm.	5.30 Ac.
Floodplain	16.56 Ac.
Open Space	21.2 Ac.*
Total # Lots	123
Density (du/ac)	2.10

* Open Space-Floodplain
16.56/2=8.28
4.64
Total=12.92
(Gross Area=63.72 x 0.20= 12.74)

TRACT 1-GEN. RETAIL 5.30 Ac.
TRACT 2 (SF)-123 LOTS (60'x120')
63.72 Ac.

Z2018-030
Concept Plan
for
the enclave
city of rockwall, rockwall county, texas

Saddle Star Land Development LLC
3076 Hays Lane
Rockwall, TX 75087
Contact: Pat Atkins

KPA consulting, inc.
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383

August 7, 2018
Scale:1" = 100'

56

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG), COMMERCIAL (C) AND HEAVY COMMERCIAL (HC) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XX (PD-XX)FOR GENERAL RETAIL (GR) AND SINGLE FAMILY 7 (SF-7) DISTRICT LAND USES ON THE *SUBJECT PROPERTY*, BEING A 63.72-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG), Commercial (C) and Heavy Commercial (HC) District to a Planned Development District for General Retail (GR) and Single Family 7 (SF-7) District land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

DRAFT
Z2018-030

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 4(b) through 4(d) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.

1. Open Space Master Plan (*Tract 2 Only)*
2. Master Plat (*Tracts 2 Only)*
3. Preliminary Plat (*Tract 2 Only)*
4. PD Site Plan (*All Tracts*)
5. Final Plats (*All Tracts*)

(c) A *Master Plat* application covering all of the *Subject Property* shall be submitted. No master plat application shall be approved until the *Open Space Master Plan* for all of the *Subject Property* has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the *Master Plat* and *Preliminary Plat* application. If only one (1) phase is being proposed, the applicant may submit a letter stating the timing of the phase with the *Preliminary Plat* application to satisfy the *Master Plat* requirement.

(d) A *PD Site* Plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with the *Final Plat* application for the development.

SECTION 5. That the official zoning map of the City of Rockwall shall be corrected to reflect the changes in zoning as described herein.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF SEPTEMBER, 2018.

DRAFT ORDINANCE 09.20.18

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *August 20, 2018*

2nd Reading: *September 4, 2018*

DRAFT ORDINANCE 08.20.2018

Exhibit 'A':

Legal Description

BEING a 63.708 acre tract of land situated in the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, and being all of that called 63.72 acre tract of land described in a deed to Stagliano Family Trust recorded as Instrument No. 20150000018059, Deed Records of Rockwall County, Texas (DRRCT) and this tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" set for corner in the west right-of-way line of State Highway No. 205 at the most northern corner of said 63.72 acre tract common to the most eastern corner of a called 24.96 acre tract described in a deed to Rayburn Country Electric Cooperative, Inc., recorded as Instrument No. 20170000005360 (DRRCT), from which a 1/2" iron rod with a yellow plastic cap found for reference bears S 35°54'40" W a distance of 2.19 feet.

THENCE along the easterly lines of said 63.72 acre tract and the westerly lines of said Highway right-of-way as follows:

S 31°06'54" E, a distance of 92.45 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

N 58°56'40" E, a distance of 10.00 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

S 31°03'20" E a distance of 447.60 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" set for corner at the beginning of a curve to the left having a radius of 5779.60 feet, and a chord which bears South 36 deg. 39 min. 10 sec. East, a distance of 1127.44 feet;

In a Southeasterly direction, continuing along said curve to the left having a central angle of 11°11'41", an arc distance of 1129.24 to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner; at the southeast corner of said 63.72 acre tract and being near the south edge of Mims Road (an asphalt surface at this location);

THENCE along the south side of said Mims road and the south lines of said 63.72 acre tract as follows:

S 88°36'12" W, a distance of 1352.05 feet to a point for corner from which a 3/8" iron rod found for reference bears S 53°33'24" W a distance of 0.74 feet;

S 89°30'36" W , a distance of 1324.38 feet to a point for corner from which a 5/8" iron rod set for reference bears S 43°31'32" E a distance of 28.57 feet;

THENCE S 89°35'55" W, now departing from the south margin of Mims Road and continuing with a south line of said 63.72 acre tract a distance of 1560.75 feet to a 1/2" iron rod found at the southwest corner thereof;

THENCE N 43°51'06" E , along a western boundary of said 63.72 acre tract a distance of 1133.75 feet to a 1/2" iron rod set for corner at a northern corner thereof;

THENCE S 54°43'46" E, along a boundary line of said 63.72 acre tract a distance 183.64 feet to a point for corner near the center of Mims Road and near the southeast side of Sids Road, said point being the most western corner of a called 1.50 acre tract described in a deed to Richard Slaughter recorded in Vol. 1531, Pg. 145 (DRRCT);

THENCE S 43°28'02" E along a boundary line of said 63.72 acre tract and the southwest line of said 1.50 acre tract a distance of 353.08 feet to an "X" set in a concrete bridge for corner at the most southern corner thereof;

THENCE N 42°26'36" E, continuing with the common line of last mentioned tracts a distance of 96.95 feet to a 1/2" iron rod found for corner at the most western corner of said 24.96 acre tract and an exterior "ell" corner of said 63.72 acre tract;

THENCE along the common lines of said 24.96 acre and 63.72 acre tracts as follows:

S 43°25'10" E, a distance of 85.05 feet to a 1/2" iron rod found for corner;

N 79°16'39" E, a distance of 276.11 feet to a point for corner from which a 1/2" iron rod found for reference bears S 60°54'11" E, a distance of 0.21 feet;

N 71°07'55"E, a distance of 1106.71 feet to a 1/2" iron rod found for corner;

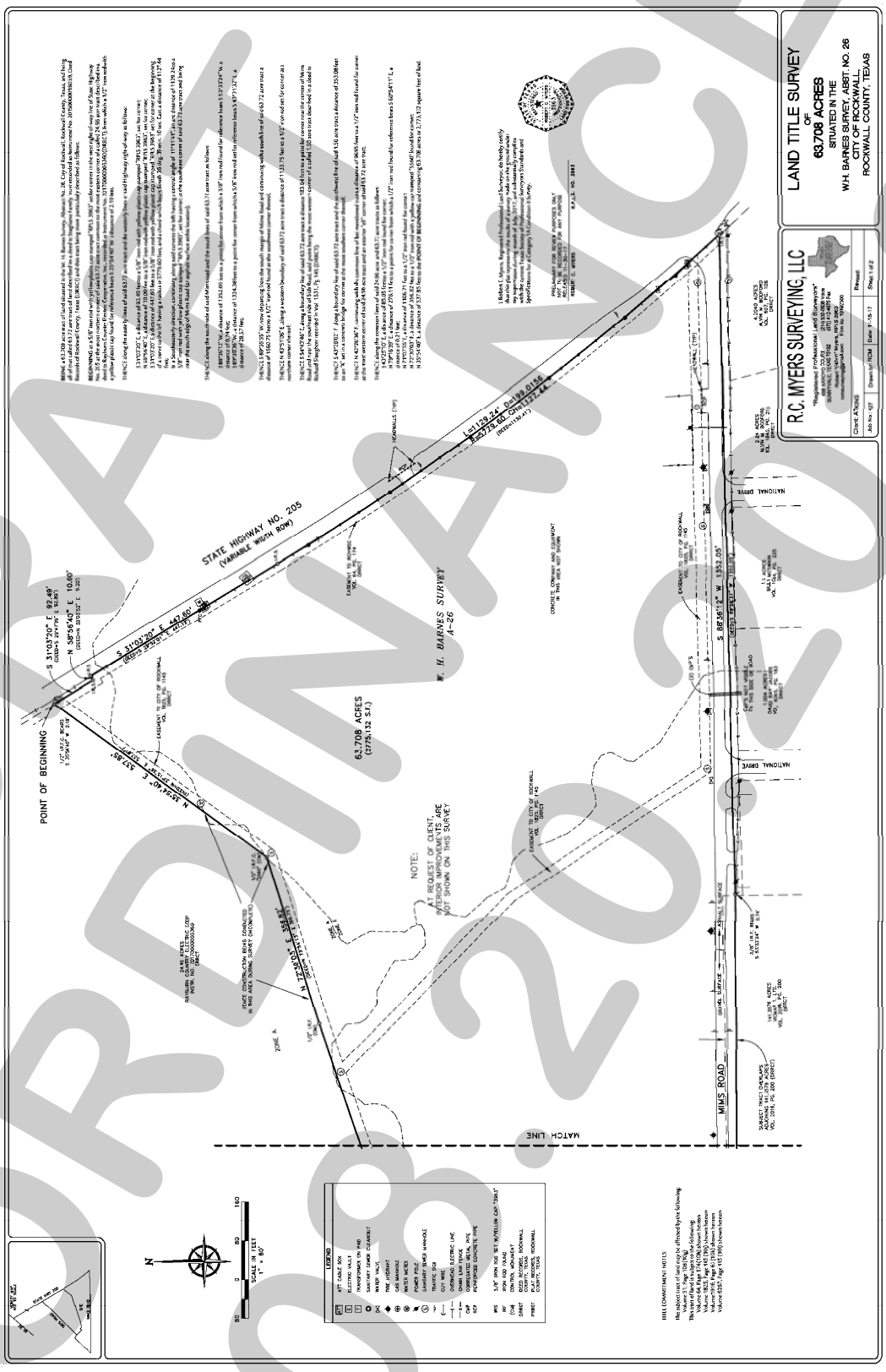
N 72°30'03" E, a distance of 356.82 feet to a 1/2" iron rod with a yellow cap stamped "5560" found for corner;

N 35°54'40" E, a distance of 537.75 feet to the **POINT OF BEGINNING** and containing 63.708 acres or 2,775,128 square feet of land.

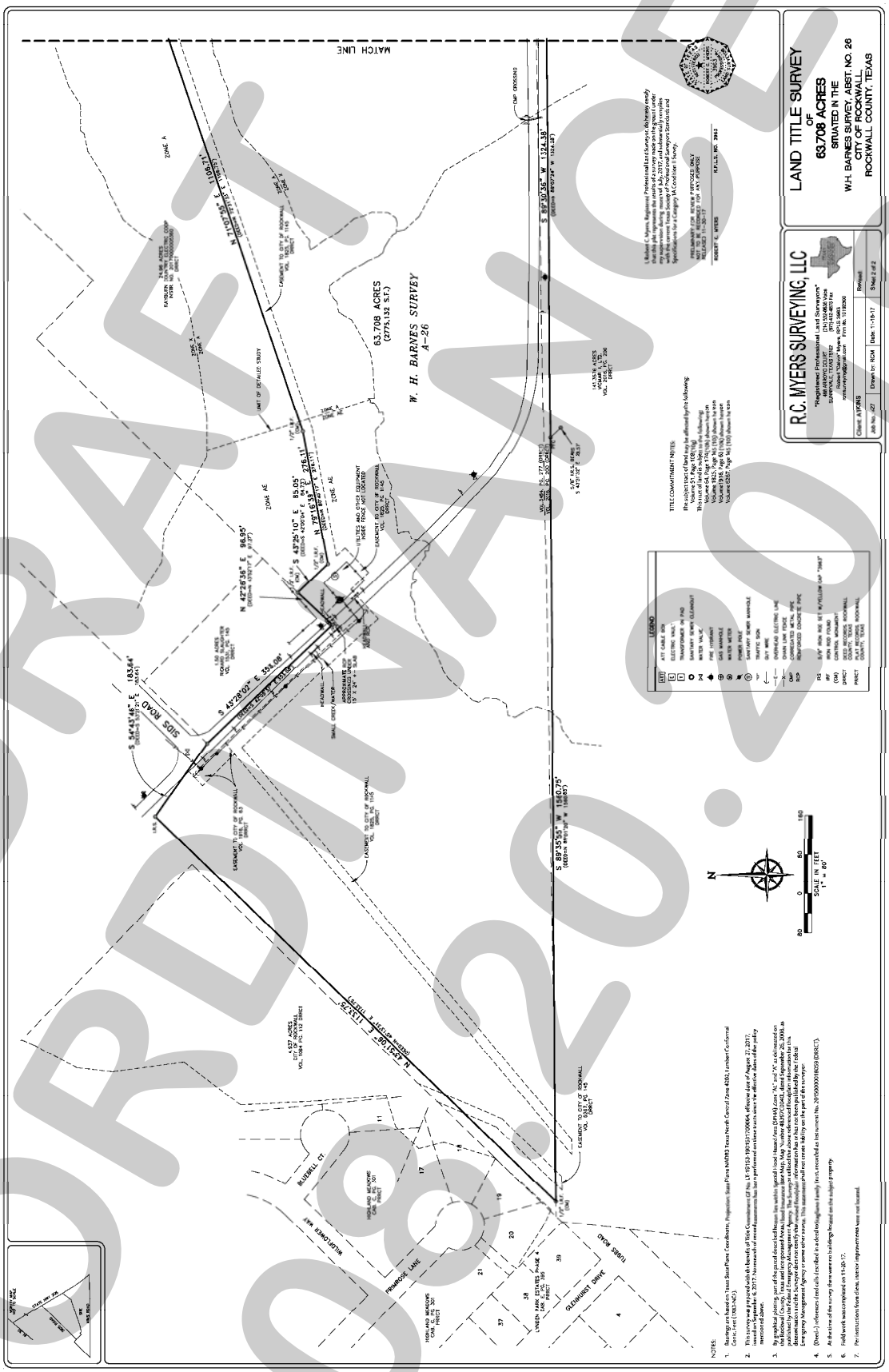
DRAFT ORDINANCE 08.20.18

Exhibit *'A'*

Survey

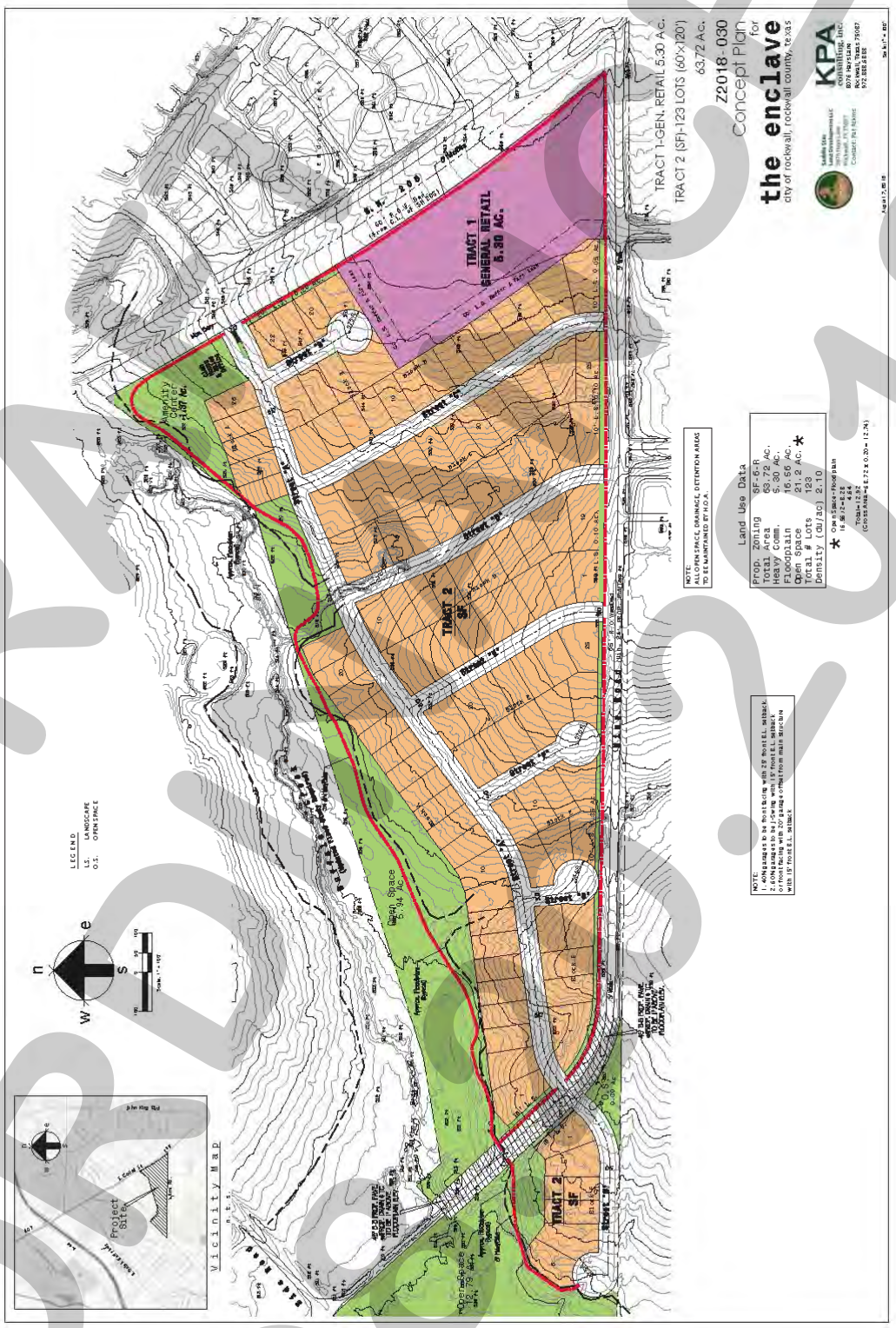


DRAFT ORDINANCE 08.20.2018



DRAFT ORDINANCE 08.20.2018

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 08.13.2018

PD DEVELOPMENT STANDARDS.

GENERAL PD STANDARDS

(1) *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(2) *Buried Utilities.* New transmission and distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property* as long as these lines remain in their current pre-developed state. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(3) *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(4) *Variances.* The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance.

TRACT 1: GENERAL RETAIL

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; however, the following shall apply:

Permitted by Specific Use Permit (SUP). The following uses shall require approval of a Specific Use Permit (SUP):

- ❒ Retail Store with Gasoline Product Sales [M*ore than two (2) Dispensers*]

Prohibited Uses. The following uses shall be prohibited:

- ❒ Convent or Monastery
- ❒ Hotel or Motel
- ❒ Hotel, Residence
- ❒ Cemetery/Mausoleum
- ❒ Mortuary or Funeral Chapel
- ❒ Social Service Provider
- ❒ Billiard Parlor or Pool Hall
- ❒ Carnival, Circus, or Amusement Ride
- ❒ Commercial Amusement/Recreation (*Outside*)
- ❒ Gun Club, Skeet or Target Range (*Indoor*)
- ❒ Astrologer, Hypnotist, or Psychic Art and Science
- ❒ Night Club, Discotheque, or Dance Hall
- ❒ Secondhand Dealer
- ❒ Car Wash, Self Service
- ❒ Service Station
- ❒ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ❒ Helipad

DRAFT ORDINANCE 03.20.18

- ❒ Railroad Yard or Shop
- ❒ Transit Passenger Facility
- ❒ Garden Supply/Plant Nursery

(2) *Density and Dimensional Requirements.* Any development on the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards required for properties in a General Retail (GR) District and within the SH-205 Overlay (SH-205 OV) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Connectivity and Design.* The area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be designed to be pedestrian oriented and easily accessible to the adjacent residential land uses. In addition, the non-residential land uses shall be designed in a manner that reduces physical barriers between the residential land uses by incorporating cross connectivity in the form of walking paths and pedestrian scale elements. Buildings constructed in this area should be designed to a pedestrian scale with architectural elements that complement the adjacent residential land uses.

(4) *Trash Dumpster Enclosure.* All trash dumpsters enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the adjacent structure, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers, and not be visible from a public street or open space.

(5) *Landscape Requirements*. All *Canopy/Shade Trees* planted within *Tract 1* shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(6) *Landscape Buffers.* All landscape buffers and plantings located within the buffers adjacent to the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall adhere to the following:

(a) *Landscape Buffer (SH-205).* A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of an eight (8) foot trail situated within the 20-foot landscape buffer adjacent to SH- 205.

(b) *Landscape Buffer (Mims Road).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road (*outside of and beyond any required right-of-way dedication*). In addition, one (1) canopy tree shall be planted per 50-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the ten (10) foot landscape buffer adjacent to Mims Road.

(c) *Landscape Buffer (Adjacent to Residential).* A minimum of a 50-foot landscape buffer shall be provided adjacent to all residential land uses. The landscape buffer shall incorporate a built-up berm with ground cover and/or shrubbery or a combination thereof along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency.

DRAFT ORDINANCE 08.24.2018

Exhibit 'C':
PD Development Standards

TRACT 2: SINGLE FAMILY

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the area identified as *Tract 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) *Residential Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance and stated in *Table 1* below. In no case shall the proposed development exceed 123-units (*i.e. single family*) or a density of 2.10-dwelling units per acre.

Table 1: Unit Composition

Lot Type	Lot Dimensions	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
Tract 2	60' x 120'	7,200 SF	123	100%
		Maximum Permitted Units:	123	100%

(3) *Density and Dimensional Standards.* Unless specifically provided by this Planned Development ordinance, any development on the area identified as *Tract 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be subject to the density and dimensional requirements required for a Single Family 7 (SF-7) District, as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	7,200 SF
Minimum Front Yard Setback – Flat Front Entry	25'
Minimum Front Yard Setback – J-Swing	15"
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'
Minimum Length of Driveway Pavement from Front Property Line	20'
Maximum Height [1]	36'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	2,000 SF
Maximum Lot Coverage	70%

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the structure.
[4]: As measured from the rear yard property line.

(4) *Building Standards.* The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 100%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance. Stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space.

(ii) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

DRAFT ORDINANCE 08.20.18

(iii) *Garage Orientation.* A maximum of 40% of the garages maybe oriented toward the street in a front entry configuration; however, the front façade of the garage must be situated equal to or behind the front building façade of the primary structure. A minimum of 60% lots must incorporate a Swing, Traditional Swing, or J-Swing garage configuration. Swing, traditional Swing, or J-Swing garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration. All garage configurations that are not front entry shall meet the requirements of Article IV, Parking and Loading, of the Unified Development Code.

(5) *Anti-Monotony Restrictions.* All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along

any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(ii) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on SH-205 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Roof Type and Layout
(c) Articulation of the Front Façade

(iii) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*i.e. 3-Tab Roofing Shingles are prohibited*).

Illustration on next page

DRAFT ORDINANCE 08.20.18

Illustration 1: Properties line up on the opposite side of the street. Where RED is the

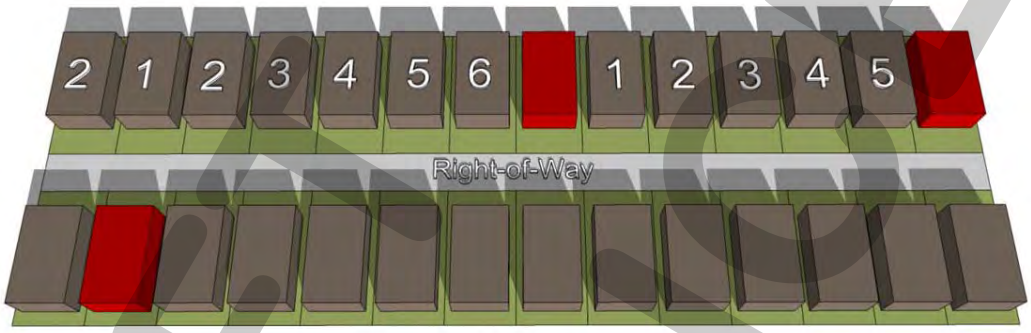
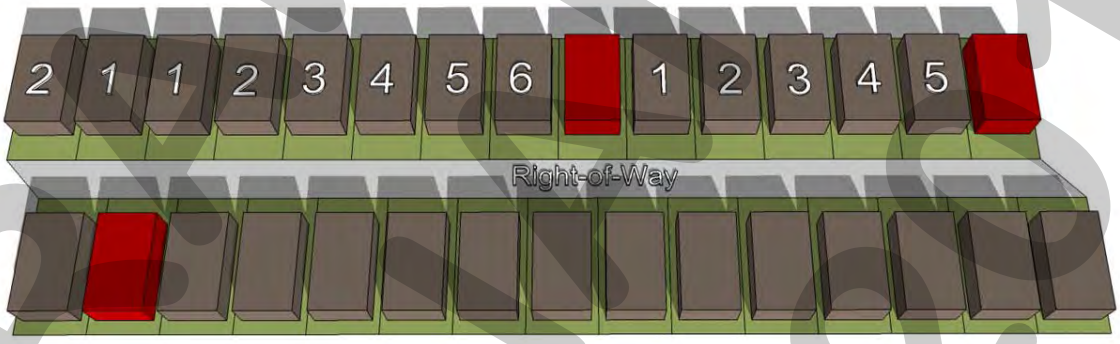


Illustration 2: Properties do not line up on opposite side of the street. Where RED is the



(6) *Landscape and Hardscape Standards.*

(i) Landscape. *Landscape Requirements*. Landscaping shall be reviewed and approved during the site plan review process. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers* (*Mims Road*). A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road, and shall incorporate a minimum of one (1) canopy tree per 50- feet of linear frontage.

(iii) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees in the following sizes and proportions:

a. Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

b. Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

(iv) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

DRAFT ORD. 08.21.18

(v) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved during the site plan review process.

(7) *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(i) *Wood Fences.* All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the public side facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.

(ii) *Wrought Iron/Tubular Steel.* Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(iii) *Corner Lots.* Corner lots fences (i.e. adjacent to the street) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid board-on-board panel fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(iv) *Solid Fences (including Wood Fences).* All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(8) *Open Space.* The development shall consist of a minimum of 20.28% open space (*or 12.92-acres*), and generally conform to the *Planned Development Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(9) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved during the site plan review process.

(10) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA or HOA's shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences private roadway, drive aisles and drive approaches for the areas identified as *Tracts 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(11) *Amenity Center.* The development shall include a fully established turfed and irrigated private Amenity Center. The final design of the Amenity Center will be determined with the PD Site Plan. In addition, this area shall incorporate the following improvements:

a. Playground Facilities
b. Club House
c. Trail System (as depicted on Exhibit 'B' – Concept Plan)
d. Benches
e. Landscape Features

DRAFT ORDINANCE 08.20.18

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 08/20/2018

APPLICANTS: Jessye Jean Woody

AGENDA ITEM: **Z2018-031;** *Zoning Change (AG to SF-1)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Jessye Jean Woody for the approval of a zoning change from an Agricultural (AG) District to a Single Family 1 (SF-1) District for a 1.342-acre parcel of land identified as Lot 1, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 853 Zion Hills Circle, and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The applicant is requesting a change in zoning from an Agricultural (AG) District to a Single-Family One (SF-1) District for the purpose of adding a guest quarters/secondary living unit to an ~2,400 SF single-family residential home. The subject property was annexed in 2010, is situated on a 1.342-acre parcel of land, zoned Agricultural (AG) District, and is addressed as 853 Zion Hills Circle. According to Section 2.1, *Agricultural (AG) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), a single-family dwelling is allowed on any Agricultural (AG) District zoned property that is more than ten (10) acres. Since the subject property is less than ten (10) acres and considered to be legally non-conforming, the applicant will need to rezone the property to make it conforming in order to add the guest quarters/secondary living unit.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant tract of land which is zoned Agricultural (AG) District. Beyond this is Cornelius Road, which is identified as an M4-U (*major collector, four (4) lane undivided roadway*) according to the City's Master Thoroughfare Plan. This roadway delineates the city limits of Rockwall.

South: Directly south of the subject property is Zion Hills Circle, which is identified as a residential street. This is followed by a single-family residential home. Beyond this are additional single-family homes that are zoned Agricultural (AG) District.

East: Directly east of the subject property is FM-3549 [*Stodgehill Road*], which is identified as a TxDOT 4D roadway, and delineates the city limits of Rockwall.

West: Directly west of the subject property are single-family homes followed by a landscaping business (*i.e. Landscape Source*). These areas are zoned Agricultural (AG) District.

UNIFIED DEVELOPMENT CODE:

According to the purpose statements stipulated in Section 3.2.1, *Single-Family 1 (SF-1) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the

Single-Family 1 (SF-1) District is for "…large lot developments with an emphasis on conservation of open space…" and to be composed of "…single-family dwellings together with public, denominational, and private schools, churches and public parks essential to create basic neighborhood units…". The following is a summary of the minimum development standards for a property within a Single-Family 1 (SF-1) District:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*8,400 SF*
Minimum Lot Width	*70-Feet*
Minimum Lot Depth	*100-Feet*
Minimum Front Yard Setback	*20-Feet*
Minimum Rear Yard Setback	*10-Feet*
Minimum Side Yard Setback	*10-Feet*
Minimum Side Yard Setback Adjacent to Residential	*6-Feet*
Maximum Height	*36-Feet*
Max Lot Coverage	*40%*
Minimum Masonry Requirement	*80%*
Minimum Dwelling SF	*2,500*
Minimum Landscaping Percentage	*45%*
Minimum Length of Driveway	*20-Feet*

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Low Density Residential* land uses which is defined as developments with two (2) units per acre or less. The applicant's request is in conformance with the Future Land Use Map.

STAFF ANALYSIS:

When analyzing the applicant's request (*i.e. to rezone the subject property for the purpose of constructing a guest quarters/secondary living unit*), the Single-Family Estate 1.5 (SF-1.5) District is an appropriate zoning district for the proposed use; however, in this case, since the subject property is slightly less than 1.5 acres (*i.e. 1.342-acres*) the property has to be rezoned to Single-Family 1 (SF-1) District, which allows for a smaller minimum lot size (*i.e. 8,400 SF*). Both the Single-Family Estate 1.5 (SF-1.5) District and the Single-Family 1 (SF-1) District limit density to one (1) dwelling unit per acre, which conforms to the *Low-Density Residential* future land use designation. The Single-Family 1 (SF-1) District allows for a minimum lot size of 8,400 SF while the Single-Family Estate 1.5 (SF-1.5) District requires a minimum lot size of 1.5-acres (*i.e. 65,340 SF*). Given the configuration of the existing home, the small pond situated on the subject property, and the one (1) unit per acre requirement of the Single-Family 1 (SF-1) District, the subject property would not be able to be subdivided into smaller lots (*i.e. 8,400 SF lots*).

NOTIFICATION:

On August 2, 2018, staff mailed 16 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received one (1) notice in favor of this request.

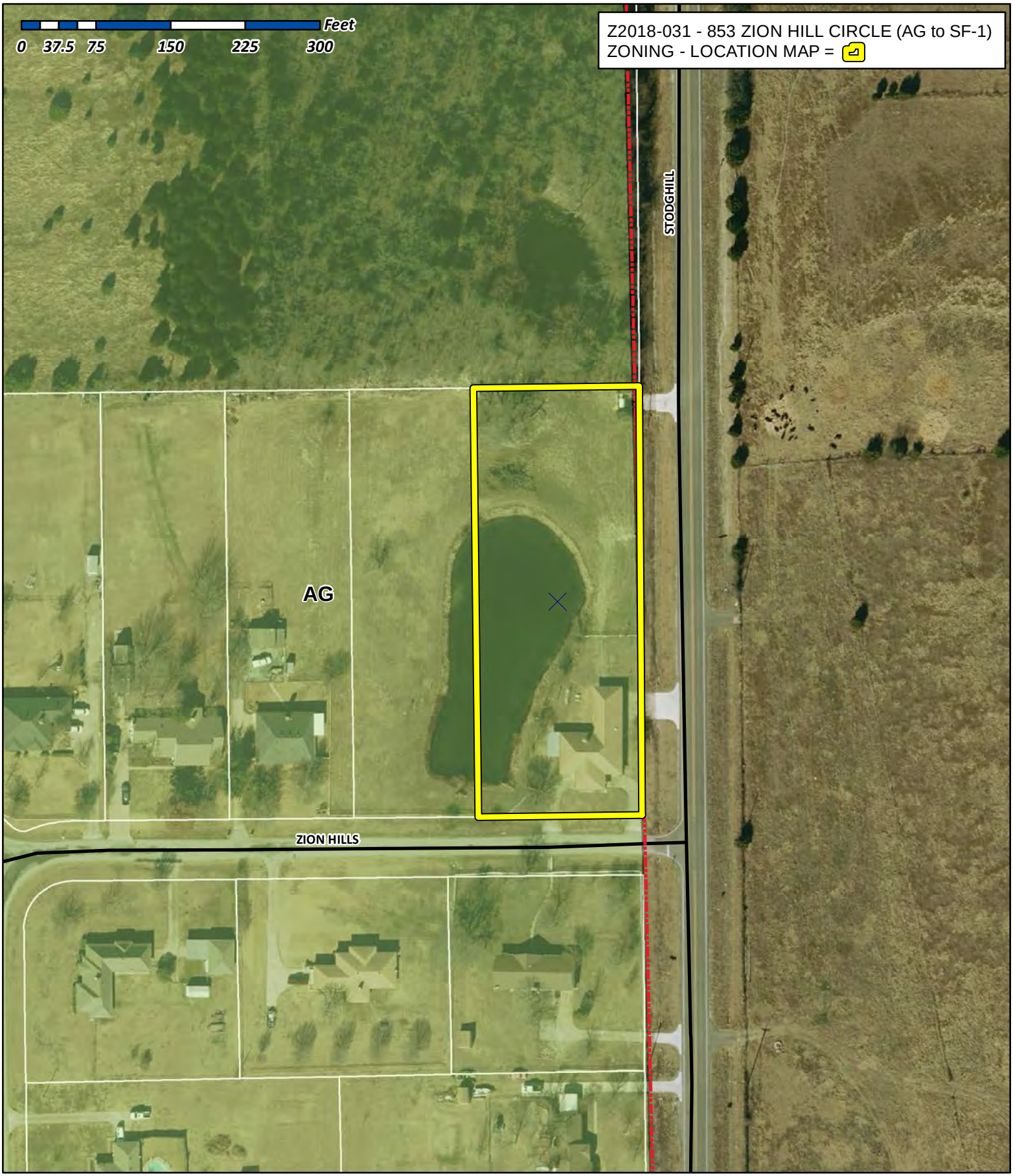
RECOMMENDATIONS:

Should the City Council approve the change in zoning, staff would recommend the following conditions of approval:

1) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On August 14, 2018, the Planning and Zoning Commission's motion to recommend approval of the zoning change passed by a vote of 6-0 with Commissioner Fishman absent.



City of Rockwall

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

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

City of Rockwall

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Rockwall, Texas 75087
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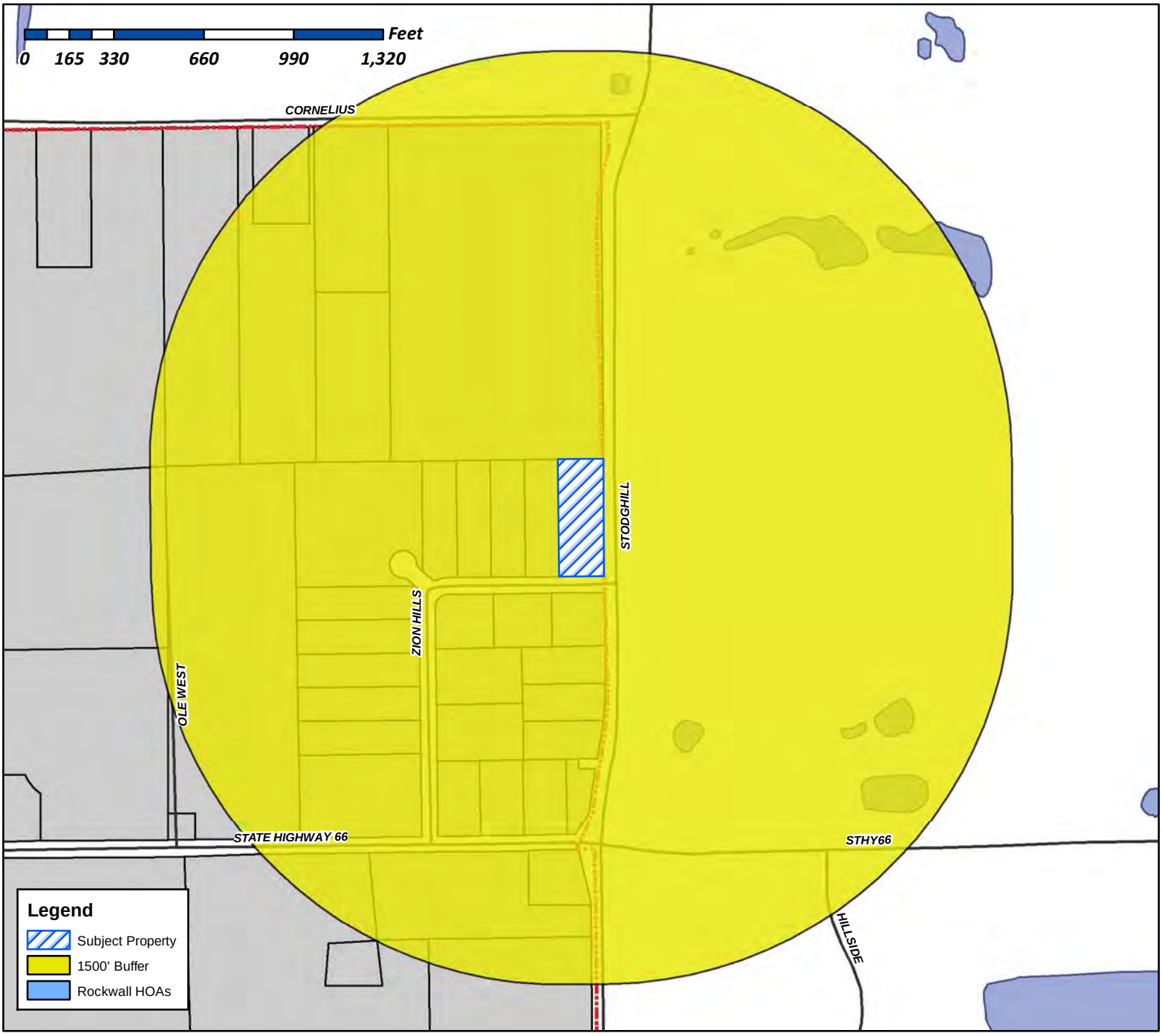
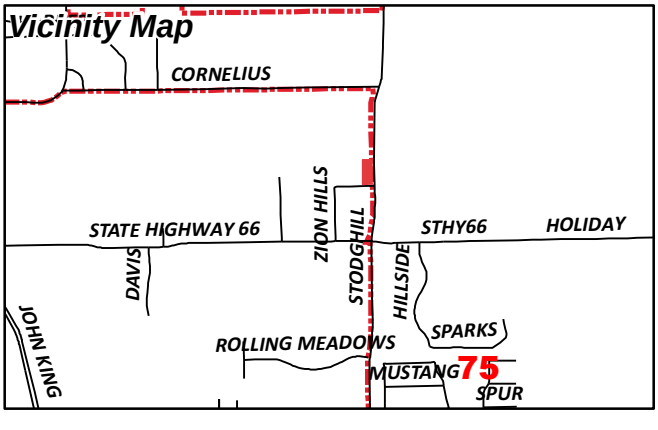


Case Number: Z2018-031
Case Name: Zoning Change AG to SF-1
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 853 Zion Hill Circle

Date Created: ***07/12/2018***

For Questions on this Case Call (972) 771-7745



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(P): (972) 771-7745
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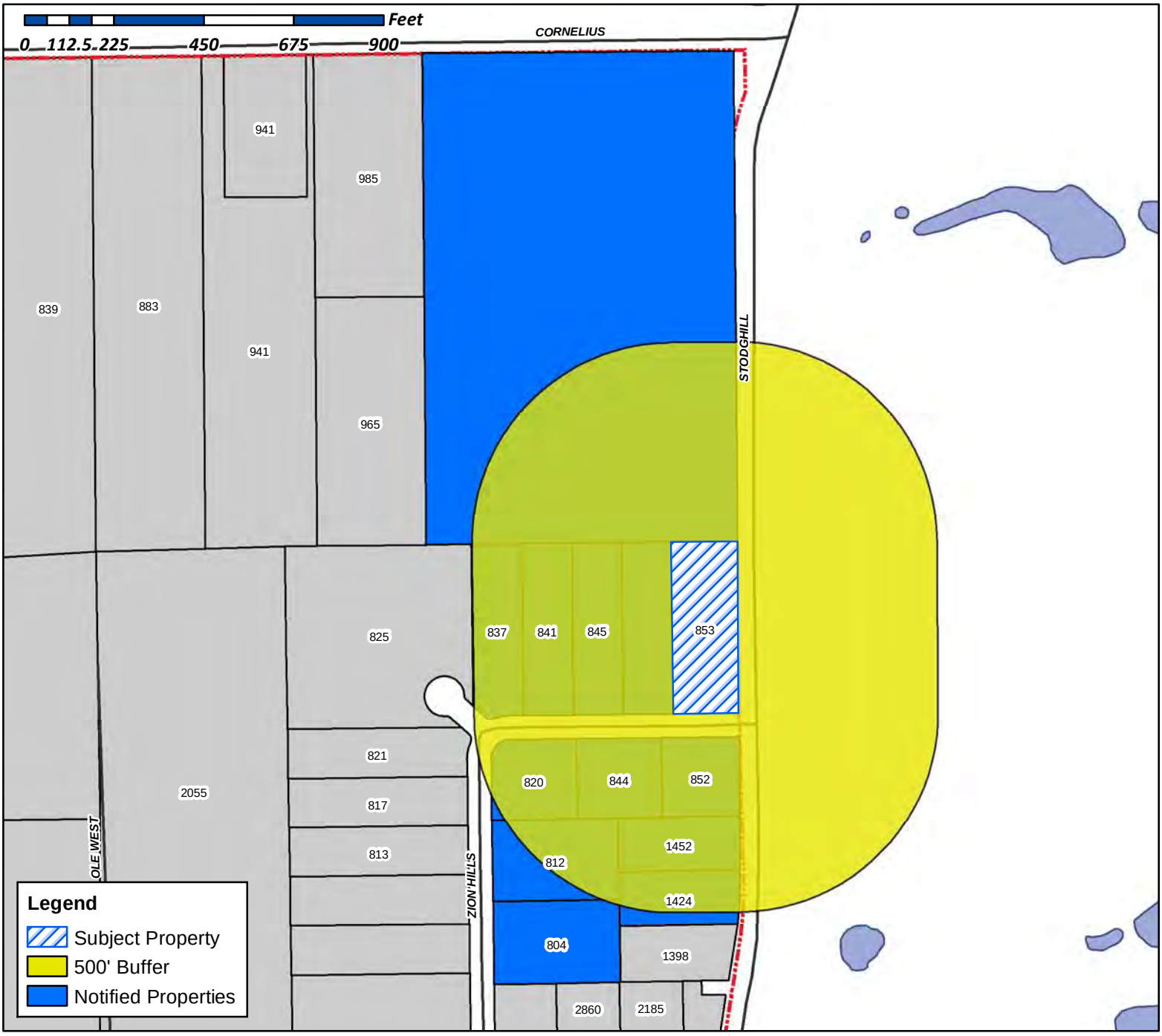

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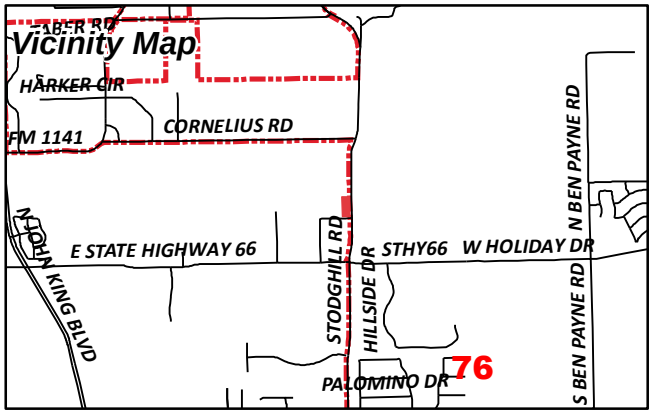

Date Created: 07/12/2018
For Questions on this Case Call (972) 771-7745

WEYGANDT DIANE M AND
MEGAN WOOD
1424 N FM 3549 STODGHILL ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1452 FM3549 STODGHILL RD
ROCKWALL, TX 75087

BROWN JEFFREY C & LISA
1452 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

WILLIAMS ERSKINE JR ETAL
4501 EDMONDSON AVE
DALLAS, TX 75205

KEMP MARY CAYCE ERSKINE WILLIAMS
4501 EDMONDSON AVE
DALLAS, TX 75205

WILLIAMS MARY MARNIE WARRINER
4501 EDMONDSON AVE
DALLAS, TX 75205

WHITE CHRISTOPHER AND CLAUDIA
804 ZION HILL CIR
ROCKWALL, TX 75087

KIRK JEREMY C AND STEPHANIE A
812 ZION HILL CIR
ROCKWALL, TX 75087

FITZPATRICK ORAL L & BARBARA
820 ZION HILL CIR
ROCKWALL, TX 75087

MURPHY ROCKY SR & DEBRA J
837 ZION HILL CIR
ROCKWALL, TX 75087

HOLCOMB FRED G & CAROL
841 ZION HILL CIR
ROCKWALL, TX 75087

CHOATE DAVID E ET UX
844 ZION HILL CIR
ROCKWALL, TX 75087

AKARD DANNY ETUX
845 ZION HILL CIR
ROCKWALL, TX 75087

BROWN DAVID C & LINDA K
852 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
853 ZION HILL CIR
ROCKWALL, TX 75087

WOODY TOMMIE J
PO BOX 315
FATE, TX 75132

77

From:	Alert Drain
To:	Brooks, Korey
Subject:	Case No. Z2018-031. (AG to SF-1)
Date:	Tuesday, August 07, 2018 3:01:17 PM

I am in favor of the request listed above.

Sincerely,

David E.Choate
844 Zion Hill Circle
Rockwall, TX 75087

To Whom It May Concern:

We are requesting a zoning change for 853 Zion Hills Circle Rockwall Texas. The property is currently zoned Ag. Proposed Zoning SF one. The zoning change would be necessary to obtain a building permit to build a Guest/Mother-in-law quarters approximately 650-750 square feet. This is being requested for my mother-in-law, Ms. Jean Woody, 87 year old widow and owner of the property.

Thank you.

Danny Akard, Contact Person
214-558—0578
akardd@sbcglobal.net

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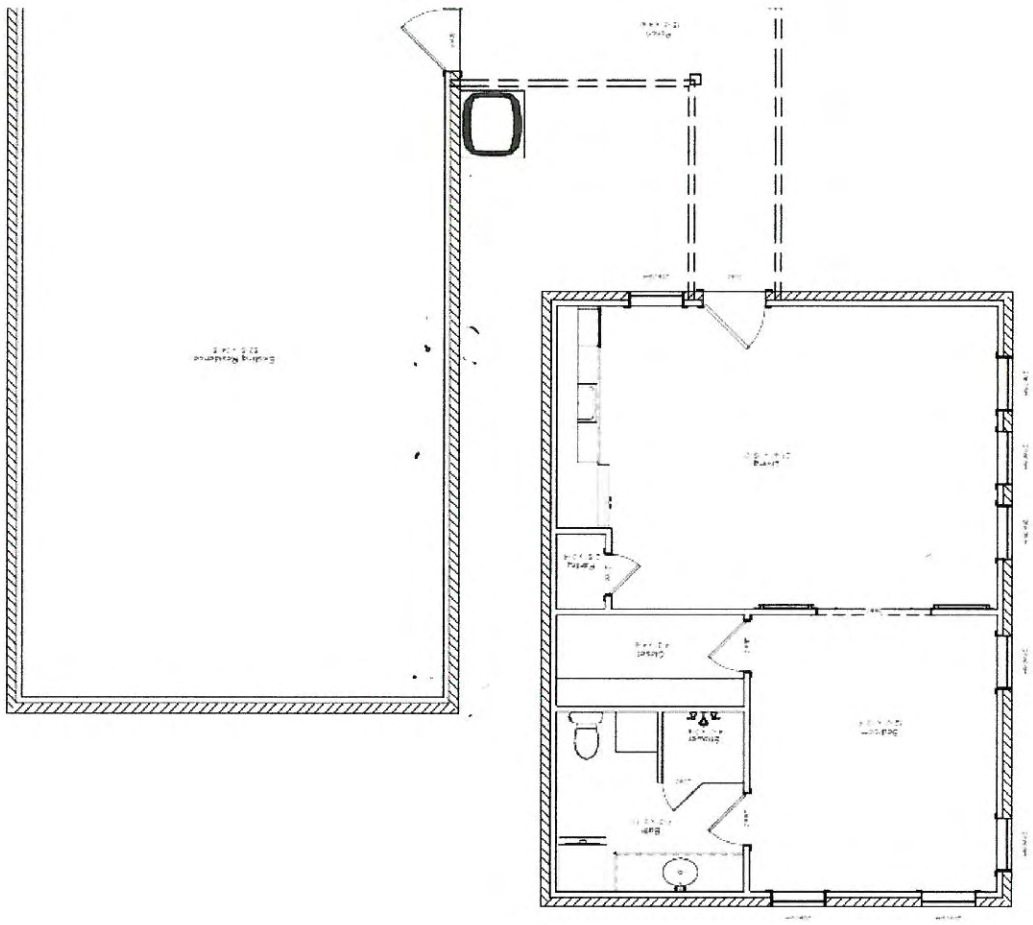



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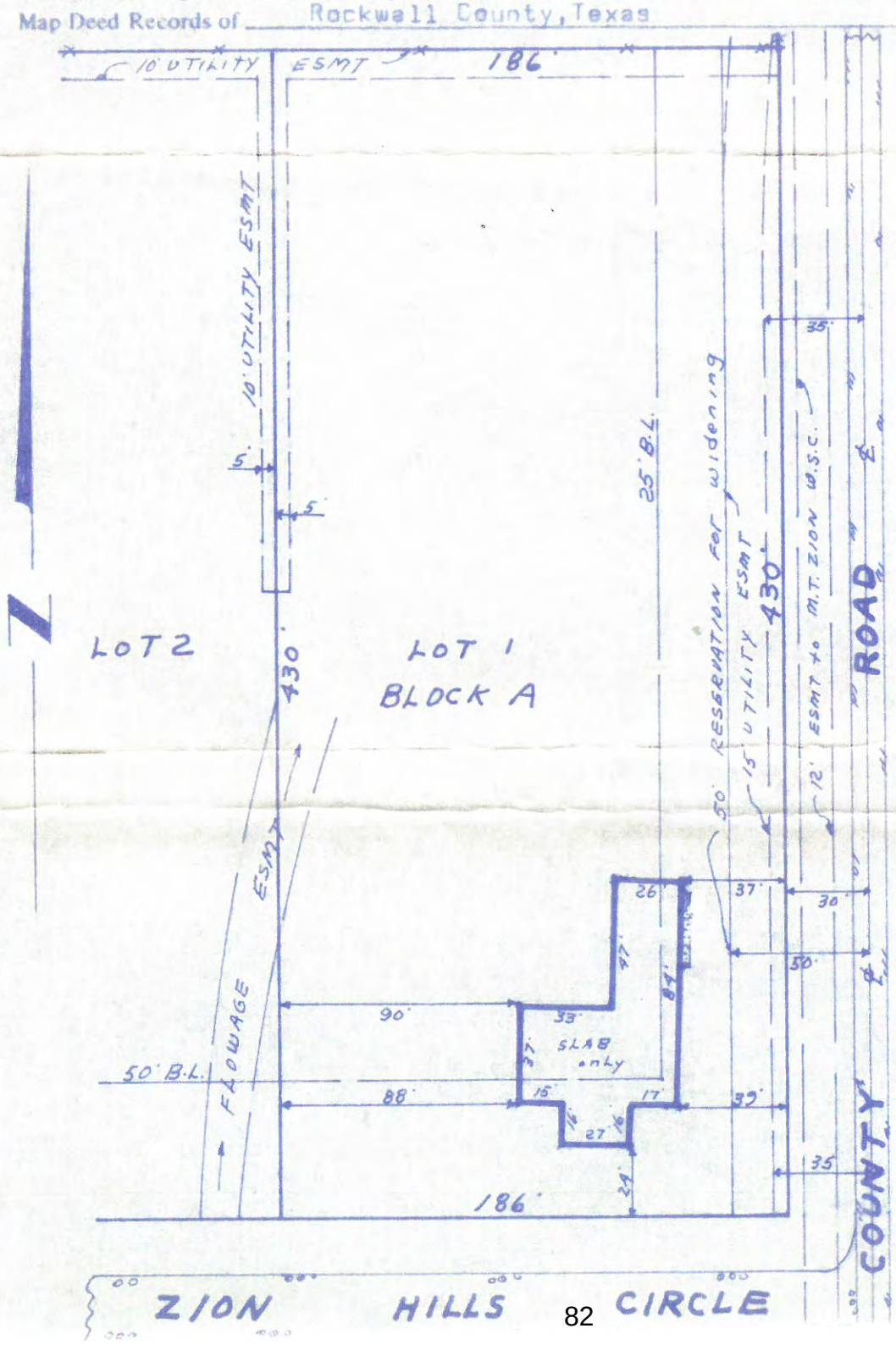
SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have this day, made a careful and accurate survey on the ground of property located at No. Zion Hills Circle in the ~~City of~~ County of Rockwall, being described as follows:

Lot No. 1 Block No. A, City Block No. _____

of Zion Hill Estates, an addition to the ~~City of~~ County of Rockwall Texas, according to the Filed plat thereof recorded in Volume 5 at Page 23 of the Plat Map Deed Records of Rockwall County, Texas



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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT ON A 1.342-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ZION ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 853 ZION HILLS CIRCLE AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jessye Woody for a change in zoning from an AGRICULTURAL (AG) District to a Single-Family 1 (SF-1) District on a 1.342-acre parcel of land identified as Lot 1, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, zoned AGRICULTURAL (AG) District, and addressed as 853 Zion Hills Circle and more fully depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family 1 (SF-1) District* as stipulated in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses"* and *Section 3.2.1, "Single-Family 1 (SF-1) District",* of *Article V, "District Development Standards",* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

DRAFT ORDINANCE 09.04.2018

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF SEPTEMBER, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

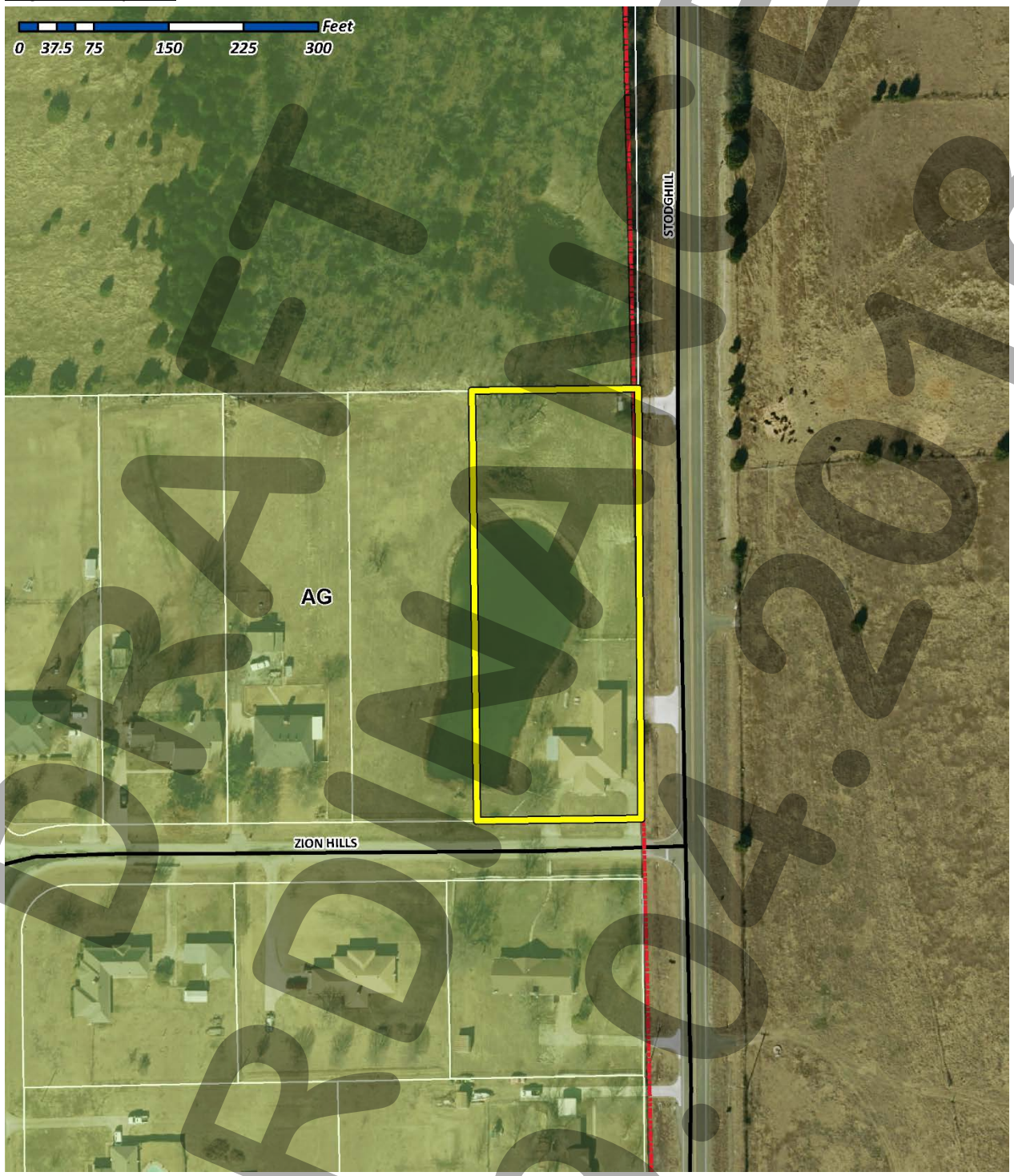
_____
Frank J. Garza, *City Attorney*

1st Reading: *August 20, 2018*

2nd Reading: *September 4, 2018*

DRAFT ORDINANCE 09.04.2018

Address: *853 Zion Hills Circle*
Legal Description: *Lot 1, Block A, Zion Addition*



DRAFT
09.04.2018

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TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have this day, made a careful and accurate survey on the ground of property located at No. Zion Hills Circle in the ~~City of~~ County of Rockwall, being described as follows:

Lot No. 1 Block No. A, City Block No. _____

of Zion Hill Estates, an addition to the ~~City of~~ County of Rockwall, Texas, according to the Filed plat thereof recorded in Volume 5 at Page 23 of the Plat Map Deed Records of Rockwall County, Texas



DRAFT ORDINANCE 09.04.2018

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: August 20, 2018

SUBJECT: Z2018-032; *Zoning Change for Park Station (LI to PD)*

On August 14, 2018, the Planning and Zoning Commission approved a motion to allow the applicant, Bill Bricker, to postpone the public hearing for *Case No. Z2018-032* to the *August 28, 2018* Planning and Zoning Commission meeting. The motion was approved by a vote of 6-0, with Commissioner Fishman absent. This means that the proposed City Council public hearing for this case will be held on *September 4, 2018*.

According to Section 6.2, *Public Hearing Postponements, Recess, and Continuations*, of the Article II, Authority and Administrative Procedures, of the Unified Development Code (UDC), a public hearing may be postponed by announcing the postponement at the public hearing and indicating the time and place the new hearing is scheduled to begin. The announcement of a postponement shall be sufficient notice and no additional notice shall be required.

COLUMBIA Columbia Development Company, L.L.C.

305 Park Place Blvd.
Rockwall, Texas 75087
Tel 972.722.2439
Cell 214.801.6157
bill@parkplacerockwall.com

August 9, 2018

Ryan Miller
Director of Planning
City of Rockwall
385 S Goliad
Rockwall, TX 75087
CC: Planning and Zoning Commission

Dear Mr. Miller and members of the Rockwall P&Z,

At this time Columbia would like to table case Z2018-032 due to the situation concerning the ROW that would be needed should State Highway 66 be built along S. Washington Street. We feel it is best that Council and Columbia come to an agreement on the potential ROW prior to P&Z having to complete the hearing and vote on the case. At the same time we are requesting a hearing on the matter with the Rockwall City Council.

Thanks for your consideration. We hope to resolve the issue and return to complete our case very soon.

Sincerely;

C.W. Bricker

C.W. Bricker
President

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: August 20, 2018

SUBJECT: *Z2018-033; Amendment to the Land Use Standards for a Craft/Micro Brewery, Winery, and/or Distillery as stipulated by Article IV, Permissible Uses, UDC*

At the July 16, 2018 City Council meeting, the City Council directed staff to make minor changes to *Ordinance No. 18-27*, which amended the *Permissible Use Charts* in the Unified Development Code (UDC) to add the *Craft/Micro Brewery, Distillery and/or Winery* land use and land use standards. Specifically, under the land use standards for this use the current ordinance allows for the retail sales of *"beer"* for off-premise consumption; however, under the Texas Alcohol Beverage Commission's (TABC's) Alcoholic Beverage Code *Craft/Micro Breweries* are *not permitted* to have on-site package sales available directly to the general public. The purpose of this section was to acknowledge that TABC's Alcoholic Beverage Code *does permit* wineries and distilleries the ability to have on-site package sales available directly to the general public, and the use of the word *"beer"* was incorporated erroneously. The proposed ordinance would replace the use of *"beer"* with *"on-site manufactured product"*. For further clarification staff has added a reference to the TABC's Alcoholic Beverage Code sections that deal with licenses for breweries, distilleries, and wineries. In addition, staff has made two (2) additional changes for grammar and clarification. A marked up copy of the changes is attached to this memorandum.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff brought the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. On August 14, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the amendment to the City Council by a vote of 6-0, with Commissioner Fishman absent. Attached to this case memo is a copy of the proposed amendment to the UDC and corresponding draft ordinance. In addition, staff has included excerpts from the Texas Alcoholic Beverage Commission's Alcoholic Beverage Code concerning breweries, distilleries, and wineries for the City Council's review. Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. Should the City Council have any questions staff will be available at the meeting on August 20, 2018 to discuss this case.

Key:
Additions
~~*Deletions*~~

Section 2.1.6: Retail and Personal Service Use Conditions

Craft/Micro Brewery, Distillery and/or Winery. Craft or micro-breweries, distilleries and/or wineries are small scale manufacturing and retail operations that are less than 12,000 square feet in total building area, and where a maximum of 40% of the total floor area can be dedicated to the direct sale of ~~*the*~~ on-site manufactured product. A craft or micro-brewery, distillery and/or winery may include the following accessory uses (in accordance with any applicable land use standards and requirements): (1) a tasting room to dispense beer*, wine, and/or spirits* for on premise consumption, (2) meeting/banquet facilities, (3) restaurants, and/or (4) retail *package* sales of ~~*beer*~~ *on-site manufactured product* for off-premise consumption *shall be permitted for distilleries and/or wineries, but prohibited for breweries, as permitted by Sections 12, 14, & 16 the Texas Alcohol Beverage Commission's (TABC's) Alcoholic Beverage Code.* A facility that does not have a manufacturing component (i.e. only provides tasting or retail sales of alcoholic beverages) shall not be considered a craft or micro-brewery, distillery and/or winery and shall be prohibited.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

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

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

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

SECTION 4. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF SEPTEMBER, 2018.

_____

Jim Pruitt, *Mayor*

DRAFT ORDINANCE 07.31.2018

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 20, 2018*

2nd Reading: *September 4, 2018*

DRAFT
ORDINANCE
07.31.2018

Key:
Additions
~~*Deletions*~~

Section 2.1.6: Retail and Personal Service Use Conditions

Craft/Micro Brewery, Distillery and/or Winery. Craft or micro-breweries, distilleries and/or wineries are small scale manufacturing and retail operations that are less than 12,000 square feet in total building area, and where a maximum of 40% of the total floor area can be dedicated to the direct sale of ~~*the*~~ on-site manufactured product. A craft or micro-brewery, distillery and/or winery may include the following accessory uses (in accordance with any applicable land use standards and requirements): (1) a tasting room to dispense beer*, wine, and/or spirits* for on premise consumption, (2) meeting/banquet facilities, (3) restaurants, and/or (4) retail *package* sales of ~~*beer*~~ *on-site manufactured product* for off-premise consumption *shall be permitted for distilleries and/or wineries, but prohibited for breweries, as permitted by Sections 12, 14, & 16 the Texas Alcohol Beverage Commission's (TABC's) Alcoholic Beverage Code*. A facility that does not have a manufacturing component (i.e. only provides tasting or retail sales of alcoholic beverages) shall not be considered a craft or micro-brewery, distillery and/or winery and shall be prohibited.

DRAFT ORDINANCE 07.31.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 08/20/2018

APPLICANTS: Dean Cathey

AGENDA ITEM: **Z2018-034;** *Zoning Change (AG to SFE-1.5)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Dean Cathey on behalf of Judy K. Larson for the approval of a zoning change from an Agricultural (AG) District to a Single Family Estate 1.5 (SFE-1.5) District for a 6.96-acre parcel of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 FM-549, and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The applicant is requesting a change in zoning from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for the purpose of constructing a single-family home. The subject property was annexed in 1998, is situated on a 6.96-acre parcel of land, zoned Agricultural (AG) District, and is addressed as 556 FM 549. According to Section 2.1, *Agricultural (AG) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), a single-family dwelling is allowed on any Agricultural (AG) District zoned property that is more than ten (10) acres. Since the subject property is less than ten (10) acres, the applicant will need to rezone the property in order to construct a single-family home.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a church (*i.e. Eastridge Church of Christ*), which is zoned Agricultural (AG) District. Beyond this are several homes (*i.e. Rolling Meadows Subdivisio*n), which are zoned Single-Family Estate 4.0.

South: Directly south of the subject property is a single-family home that is zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this are several single-family homes, zoned Agricultural (AG) District, followed by Airport Road. This roadway is identified as an M4U (*major collector, four (4) lane, undivided roadway*) according to the City's Master Thoroughfare Plan.

East: Directly east of the subject property is FM-3549 [*Stodgehill Road*], which is identified as a TxDOT 4D roadway. This roadway delineates the city limits of Rockwall.

West: Directly west of the subject property is a single-family residential subdivision (i.e. Ridgecrest Subdivision), which is zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses.

UNIFIED DEVELOPMENT CODE:

According to the purpose statements stipulated in Section 3.2, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family Estate 1.5 (SFE-1.5) District is for "…large lot developments for single-family dwelling use in a rural setting…" The following is a summary of the minimum development standards for a property within a Single-Family Estate 1.5 (SF-1.5) District:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*65,340 SF/1.5-Acres*
Minimum Lot Width	*150-Feet*
Minimum Lot Depth	*250-Feet*
Minimum Front Yard Setback	*50-Feet*
Minimum Rear Yard Setback	*10-Feet*
Minimum Side Yard Setback	*25-Feet*
Maximum Height	*36-Feet*
Max Lot Coverage	*35%*
Minimum Masonry Requirement	*80%*
Minimum Dwelling SF	*2,000*
Minimum Landscaping Percentage	*45%*
Minimum Length of Driveway	*20-Feet*

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Low Density Residential* land uses which is defined as developments with two (2) units per acre or less. The applicant's request is in conformance with the Future Land Use Map.

STAFF ANALYSIS:

When analyzing the applicant's request (*i.e. to rezone the subject property for the purpose of constructing a single-family home*), the Single-Family Estate 1.5 (SF-1.5) District is an appropriate zoning district for the proposed use and conforms to the *Low-Density Residential* future land use designation. The Single-Family Estate 1.5 (SF-1.5) District requires a minimum lot size of 65,340 SF [*i.e. 1.5-acres*]. In this case, the subject property is approximately 302,742 SF [*i.e. 6.96-acres*]. Given the 150-feet frontage requirement in Single-Family Estate 1.5 (SFE-1.5) Districts, the lot would be unable to be subdivided in its current configuration without a variance to the lot frontage requirements from the Board of Adjustments (BOA).

NOTIFICATION:

On August 2, 2018, staff mailed 43 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any notices concerning this case.

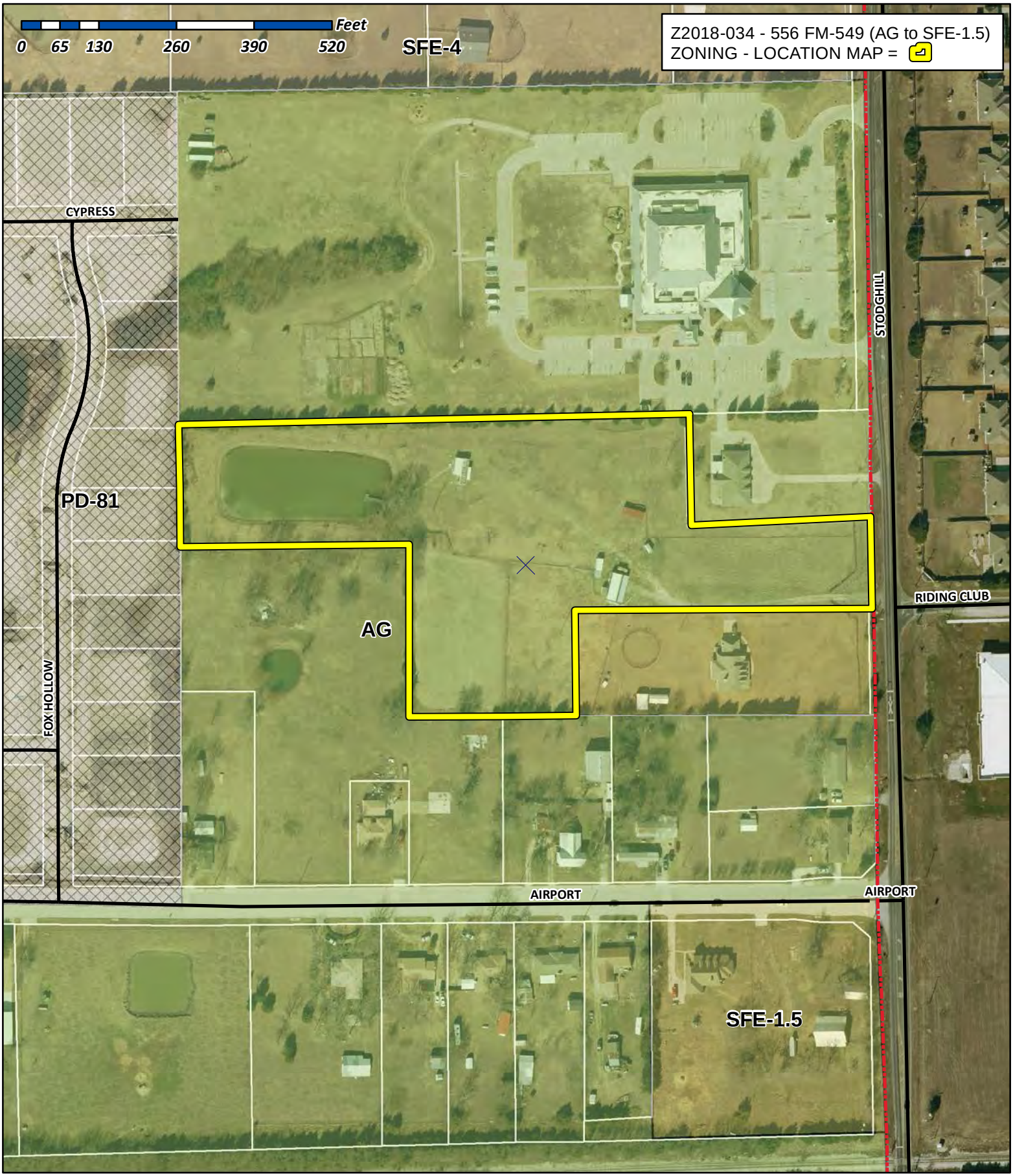
RECOMMENDATIONS:

Should the City Council approve the change in zoning, staff would recommend the following conditions of approval:

1) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On August 14, 2018, the Planning and Zoning Commission's motion to recommend approval of the zoning change passed by a vote of 6-0 with Commission Fishman absent.



City of Rockwall

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

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

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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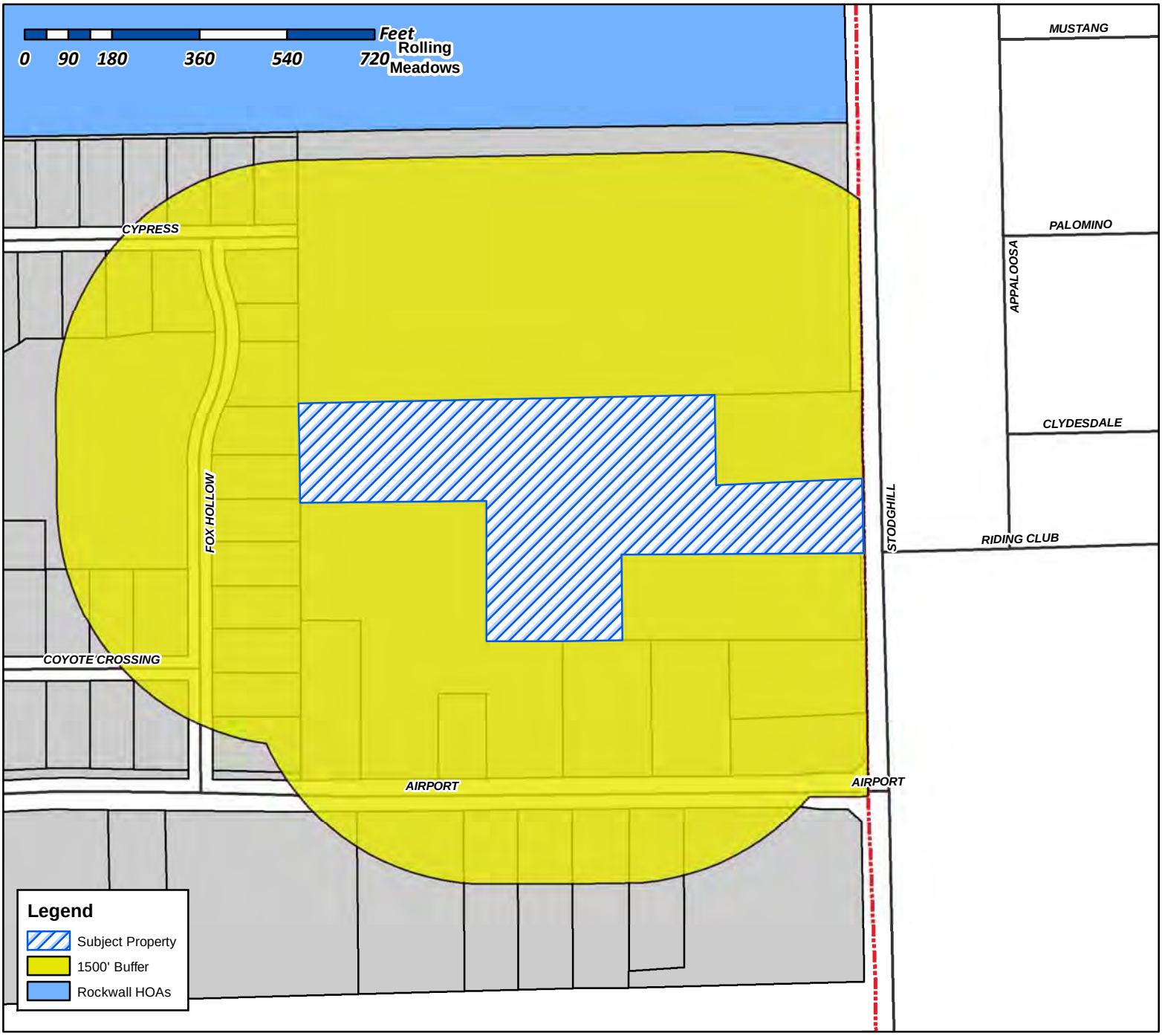
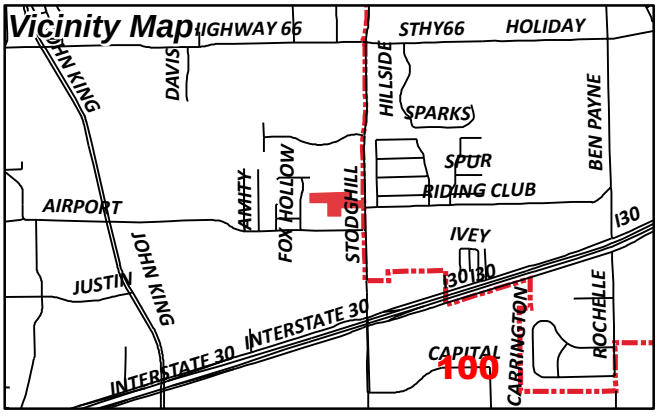


Case Number: Z2018-034
Case Name: Zoning Change (AG to SFE-1.5)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 556 FM-549

Date Created: *7/25/2018*
For Questions on this Case Call (972) 771-7745



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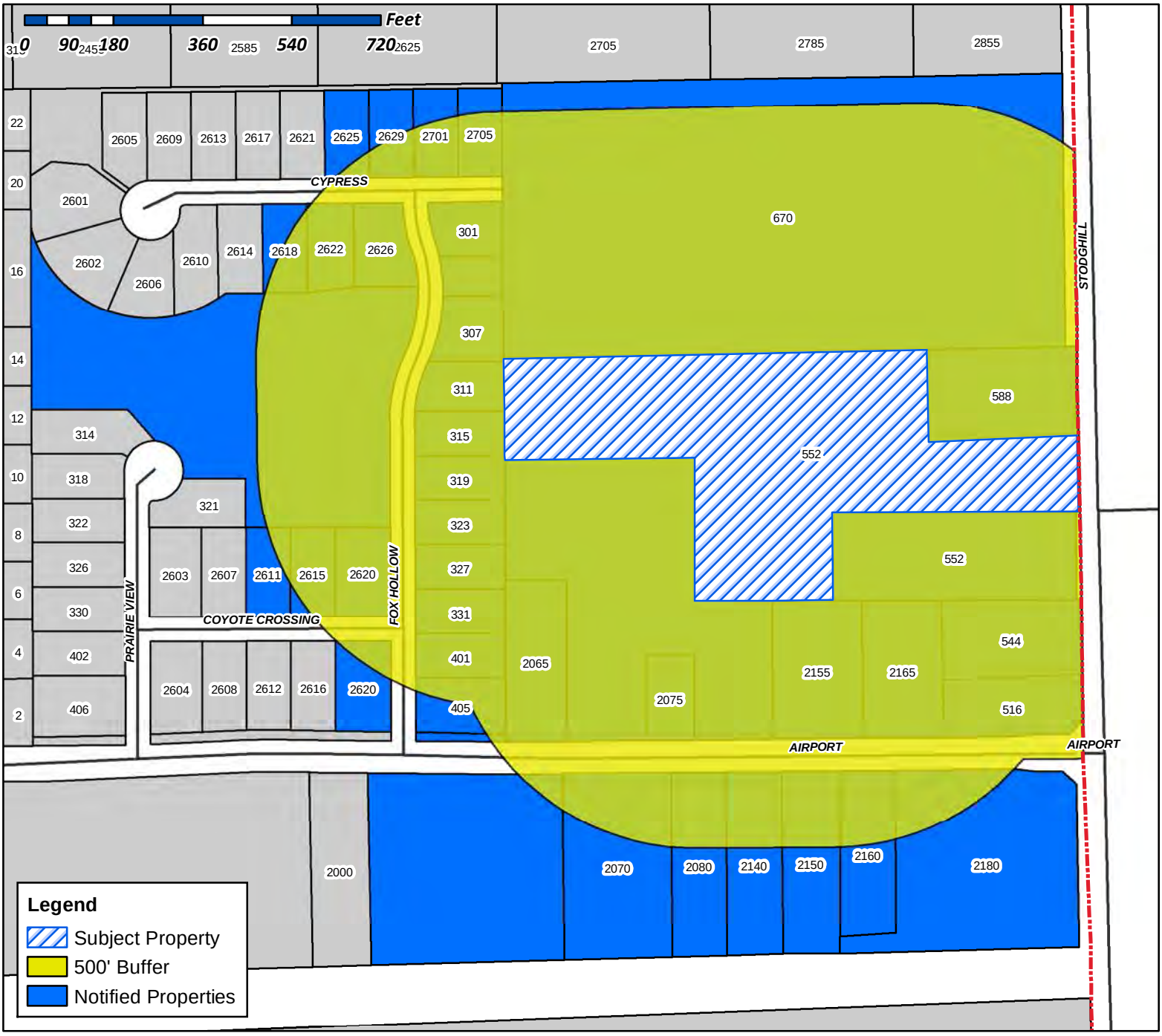

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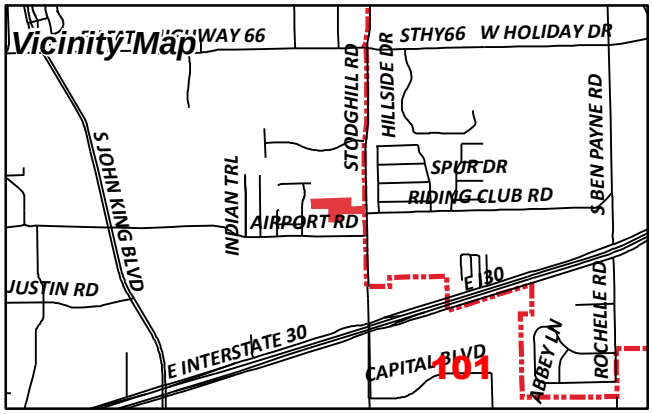

Date Created: 07/24/2018
For Questions on this Case Call (972) 771-7745

SCHUELER BARBARA JEAN AND
MARK SCHUELER
1401 WHITEWATER DR
BERTRAM, TX 78605

DEVOLL JAMES DAVID &
JUDY KAY LARSON
1721 BRIAROAKS DR
FLOWER MOUND, TX 75028

SPRINGER OUIDA MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

WHD FAMILY TRUST
WILL H DOUGLAS TRUSTEE
2065 AIRPORT RD
ROCKWALL, TX 75087

CURRENT ADDRESS
2070 AIRPORT RD
ROCKWALL, TX 75087

EPTON JEREMY L
2075 AIRPORT RD
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

GRIFFIN PATTY C & J T
2140 AIRPORT RD
ROCKWALL, TX 75087

CURRENT ADDRESS
2150 AIRPORT RD
ROCKWALL, TX 75087

CURRENT ADDRESS
2155 AIRPORT RD
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE
2160 AIRPORT RD
ROCKWALL, TX 75087

CURRENT ADDRESS
2165 AIRPORT RD
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S
2180 AIRPORT RD
ROCKWALL, TX 75087

CURRENT ADDRESS
2611 COYOTE CROSSING
ROCKWALL, TX 75087

CURRENT ADDRESS
2615 COYOTE CROSSING
ROCKWALL, TX 75087

CURRENT ADDRESS
2618 CYPRESS DR
ROCKWALL, TX 75087

CURRENT ADDRESS
2620 COYOTE CROSSING
ROCKWALL, TX 75087

CURRENT ADDRESS
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ROCKWALL, TX 75087

CURRENT ADDRESS
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

CURRENT ADDRESS
2701 CYPRESS DR
ROCKWALL, TX 75087

CURRENT ADDRESS
2705 CYPRESS DR
ROCKWALL, TX 75087

CURRENT ADDRESS
301 FOX HOLLOW DR
ROCKWALL, TX 75087

CURRENT ADDRESS
307 FOX HOLLOW DR
ROCKWALL, TX 75087

CURRENT ADDRESS
311 FOX HOLLOW DR
ROCKWALL, TX 75087

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331 FOX HOLLOW DR
ROCKWALL, TX 75087

CURRENT ADDRESS
401 FOX HOLLOW DR
ROCKWALL, TX 75087

CURRENT ADDRESS
405 FOX HOLLOW DR
ROCKWALL, TX 75087

JUNOD HELEN M
516 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

CURRENT ADDRESS
544 FM3549 STODGHILL RD
ROCKWALL, TX 75087

CURRENT ADDRESS
552 FM3549 STODGHILL RD
ROCKWALL, TX 75087

CURRENT ADDRESS
588 STODGHILL RD
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF RW
C/O EASTRIDGE CHURCH OF CHRIST
670 STODGHILL RD
ROCKWALL, TX 75087

RIDGECREST SF LTD
8214 WESTCHESTER 0
DALLAS, TX 75225

THREE SISTERS LIVING TRUST
JEANETTE LENORA FAIN CORNELIUS AND
PATTY C GRIFFIN CO TRUSTEES 0
ROCKWALL, TX 75087

BOOZE BONNIE MAE
PO BOX 304
FATE, TX 75132

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

MAYNARD VON & CAROLYM
PO BOX 838
FATE, TX 75132

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of that 9.033 acres tract as described in a Warranty deed from Cal Cary and Betty Cary to Jess Devoll and Pat J. Devoll, dated September 18, 2000 and being recorded in Volume 1967, Page 79 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the West right-of-way line of F.M. Highway 3549, said point being S. 00 deg. 28 min. 03 sec. W., 200.26 feet and N. 89 deg. 14 min. 03 sec. W., 24.69 from a 3/8" iron rod found for corner at the Northeast corner of a 10.33 acres tract of land as described in a Deed to Cal Cary, as recorded in Volume 957, Page 88 of the Real Property Records of Rockwall County, Texas;

THENCE in a southerly direction along a curve to the left having a central angle of 01 deg. 23 min. 29 sec, a radius of 5050.00 feet, a tangent of 61.32 feet, a chord of S. 00 deg. 43 min. 06 sec. E., 122.62 feet, along said right-of-way line, an arc distance of 122.63 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the north line of Lot 1, Block 1, Maynard Place, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 351 of the Plat Records of Rockwall County, Texas;

THENCE N. 89 deg. 14 min. 03 sec. W. a distance of 479.70 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 1, Block 1, Maynard Place;

THENCE S. 00 deg. 16 min. 26 sec. W. along the west line of said addition, a distance of 176.69 feet to a ½" iron rod found for corner at the southwest corner of same and in the south boundary line of said Devoll tract;

THENCE N. 89 deg. 17 min. 46 sec. W. along the south line of Devoll tract, a distance of 285.23 feet to a ½" iron rod found for corner;

THENCE N. 01 deg. 13 min. 24 sec. E. a distance of 285.38 feet to a 1/2" iron rod found for corner;

THENCE N. 88 deg. 55 min. 35 sec. W. a distance of 378.89 feet to a ½" iron rod found for corner at the west most southwest corner of Devoll tract;

THENCE N. 01 deg. 09 min. 28 sec. E. along the west line of Devoll tract, a distance of 212.62 feet to a 3/8" iron rod found for corner at the northwest corner of same;

THENCE S. 89 deg. 11 min. 50 sec. E. a distance of 778.01 feet to a ½" iron rod found for corner at the northwest corner the 1.70 aces save & except tract in Deed recorded in Volume 1967, Page 79 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 20 min. 27 sec. W. a distance of 199.93 feet to a ½" iron rod found for corner;

THENCE S. 89 deg. 14 min. 03 sec. E. a distance of 345.88 feet to the POINT OF BEGINNING and containing 6.96 acres of land.

Last Will and Testament

OF

JESSE E. DEVOLL

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF ROCKWALL §

THAT I, Jesse E. Devoll, of Rockwall County, Texas, being of sound and disposing mind and memory, do make, declare, and publish this, my Last Will and Testament, hereby revoking all other wills and codicils by me made at any time heretofore.

ARTICLE I.

PAYMENT OF EXPENSES AND TAXES

I direct that all my just debts and funeral expenses and all federal and state estate and inheritance taxes imposed upon my estate or any beneficiary thereof, including the portion of any such tax as is attributable to the proceeds of policies of insurance on my life receivable by a beneficiary other than my Executor, hereinafter named, be paid in full out of my estate as soon after my death as is convenient. However, this direction is not obligatory on my Executor and said Executor is specifically given the right to renew and extend, in any form that my Executor may deem best, any debt or charge existing at the time of my death which seems, in said Executor's judgment, for the best interest of my estate, and similarly, my Executor shall have the right and power to incur indebtedness and to borrow money for the purposes of paying any or all of the aforesaid debts, expenses and taxes.

ARTICLE II.

MARITAL AND FAMILY STATUS

My estate consists of separate property and community property owned by my wife, Pat J. Devoll (hereinafter sometimes referred to as "my wife"), and me. I have two (2) children born of a previous marriage, viz., Judy Kay Larson, of Denton County, Texas, and Carolyn Gay Maynard, of Rogers County, Oklahoma, and my wife, Pat J. Devoll, has one (1) child born of a previous marriage, viz., James David Devoll, of Maricopa County, Arizona. Each are adults at the time of making this my Last Will and Testament. For purposes of this instrument, Judy Kay Larson, Carolyn Gay Maynard, and James David Devoll are referred to herein as "my children" or "a child of mine." I do not by this Will intend to dispose of the community interest of my said wife in our community property, nor do I intend by this Will to dispose of or effect the disposition of the proceeds of any policy of life insurance on my life which is payable to designated beneficiaries other than my estate. I do, however, by this Will intend to dispose of all of my community interest in my said community property, and all of my separate property.

ARTICLE III.

SPECIFIC BEQUESTS

3.1 Personal Effects. I give and bequeath to my beloved wife, Pat J. Devoll, if she survives me, my (I) intimate personal effects (such as my jewelry, clothing, books, china and

Initialed for Identification

silverware), (ii) furniture and furnishings (wheresoever located), (iii) objects of art, (iv) automobiles, (v) club memberships, (vi) all other personal and household chattels and personal property pertaining to my residence or residences, and (vii) all policies of insurance pertaining to the said properties; to the extent such properties and policies may be owned by me at the date of my death. If my wife shall not survive me, the bequests and devises made to her herein shall lapse, and my Executor is authorized to distribute same among my surviving children, with particular items to be allocated as they may agree, or if they cannot agree, as my Executor shall deem appropriate. In case of any distribution to any of my children who may be minors, my Executor may distribute to such minors or to the guardian or custodian of such minors or may hold such articles in trust until such minors come of age, and any such distribution shall constitute full acquittance of my Executor hereunder. If none of my children survive me, my Executor is authorized, but not directed, in my Executor's discretion, to sell any such property and the proceeds of any such sale, or such property if it is not sold, shall be added to and become a part of my residuary estate.

3.2 Letter to Executor. Notwithstanding anything to the contrary herein contained, I may leave in my safety deposit box or among my personal effects a letter or memorandum bearing my signature and containing certain wishes with respect to the distribution of my personal effects and other items of tangible personal property, which letter or memorandum in writing is not to be construed as part of my Will or probated with it, but shall merely serve as a suggestion to my Executor concerning the distribution of such personal effects. In the event that I fail to leave such a letter or memorandum bearing my signature or to the extent that such letter of memorandum fails to cover all of my personal effects and tangible personal properties, I give and bequeath said items to my beloved wife, Pat J. Devoll, if she survives me. If my wife shall not survive me, the bequests and devises made to her herein shall lapse, and my Executor is authorized to distribute same to my children, Judy Kay Larson, Carolyn Gay Maynard, and James David Devoll, in equal shares, per stirpes. In case of any distribution to any beneficiary who may be a minor, my Executor may distribute to such minor, or to the guardian or custodian of such minor, or may hold such articles in trust until such minor(s) comes of age, and any such distribution shall constitute full acquittance of my Executor hereunder. If none of my children survive me, my Executor is authorized, but not directed, in my Executor's sole discretion, to sell any such property and the proceeds of any such sale, or such property if it is not sold, shall be added to and become a part of my residuary estate.

3.3 Employee Benefit Plans. I specifically give, bequeath, and devise unto my wife, Pat J. Devoll, if she shall survive me, all of my right, title, and interest, if any, in all Individual Retirement Accounts, Employee Benefit Plans and other retirement plans established for the account of my wife.

3.4 Personal Residence. I specifically give, bequeath, and devise unto my wife, Pat J. Devoll, if she shall survive me, all of my right, title, and interest in and to any real property constituting the principal residence in which we may be residing at the date of my death, to the extent owned by me at the date of my death, including all fire and casualty or other insurance held with reference thereto, but subject to any trust deed, mortgage, or other encumbrance, and all unpaid real estate taxes and special assessments which are a lien at the date of my death. If my wife does not survive me, the bequests and devises made to her herein shall lapse, and my Executor is authorized, but not directed, in my Executor's discretion, to sell any such real property constituting my residence at the time of my death, and the proceeds of any such sale, or such real property if it is not sold, shall be added to and become a part of my residuary estate.

3.5 Marital Deduction Gift in Trust.

a. Amount of Gift. If my wife survives me, I give to my Trustee (hereinafter named), IN TRUST, to be administered as provided in this Section, an amount of property equal in value to (I) the unlimited federal estate tax marital deduction available to my estate minus (ii) the value for federal estate tax purposes of all items in my gross estate which pass or have passed to my wife in a form qualifying for the deduction otherwise than under this Section; provided, however, this gift shall be reduced by the amount, if any, needed to increase my taxable estate, as determined for federal estate tax purposes, to the largest amount which, after allowing for the unified credit against the federal estate tax but no other credit, will result in no federal estate tax being payable by

my estate. In making the computations necessary to determine the amount of this gift, the final determination of the federal estate tax proceedings of my estate shall control. My Executor shall transfer to the trust created under this Section only those properties in my estate which qualify for the marital deduction and shall value each such property at the time of its distribution. Interest on the gift herein made shall accrue at the rate of six percent per annum beginning nine months after my death.

b. Distribution. The Trustee shall distribute the net income of the trust to my wife at frequent intervals, not less often than annually, and shall distribute to my wife such amounts of trust principal as are necessary, when added to the funds reasonably available to her from all other sources known to my Trustee, to provide for her health, support and maintenance, in order to maintain her in accordance with the standard of living to which she was accustomed at the time of my death. My wife may direct the Trustee to convert any unproductive property in the trust into productive property within a reasonable time. During my wife's lifetime, no income or principal of the trust shall be distributed to any person other than my wife.

c. Termination. This trust shall terminate upon the death of my wife. Upon termination, any net income of the trust which has not been distributed to my wife shall be distributed to her estate. The Trustee shall pay from the principal of the trust the difference between all taxes which must be paid by reason of my wife's death and those taxes which would be payable by reason of her death had such principal not been includable in her gross estate for the purpose of calculating such taxes. The Trustee, in the Trustee's sole discretion, may pay from such principal all or any part of my wife's funeral expenses, claims which are legally enforceable against her estate (including estate and inheritance taxes) and reasonable expenses of administration of her estate, but the Trustee shall not make any such payments that are not in the best interests of the beneficiaries of the other trusts created by this Will. The Trustee shall not make any payments under this paragraph which are not includable in the gross estate of my wife for federal estate tax purposes. The Trustee may make such payments directly or to the duly qualified executor or administrator of my wife's estate. Written statements by the executor or administrator of my wife's estate shall be sufficient evidence of their amounts and the Trustee shall be under no duty to see to the application of any such payments. The remaining principal of the trust (which remains after making any payments provided hereinabove) shall be added to the principal of the trust created under Article IV of this, my Last Will and Testament, to be held, administered and distributed in accordance with the provisions thereof.

d. Election. It is my intent that, to the extent my Executor so elects, the marital deduction gift and the property comprising the trust estate of this trust shall qualify for the marital deduction allowed by the federal estate tax law applicable to my estate. To this end, the powers and discretions of my Executor or Trustee with respect to allocations of property to this trust and with respect to administration of the trust shall not be exercised or exercisable except in a manner consistent with my intent as expressed in this paragraph. My expectation is that my Executor shall make an election to have the marital deduction gift treated as qualified terminable interest property. However, I recognize that circumstances could arise in which such an election would not be in the best interests of the beneficiaries of my estate. In any event, the decision whether to make such an election shall be in the sole discretion of my Executor, whose decision shall be conclusive on all concerned. Even if the election is not made, it shall nonetheless be deemed to have been made for purposes of determining the amount of the marital deduction gift.

e. Lapse. If my wife, Pat J. Devoll, shall not survive me, the bequests and devises made to her in this Section shall lapse.

3.6 Disclaimer. My wife, acting alone and without the joinder of any other person, may disclaim all or any part of the gifts to her made in any paragraph of this Will, or passing to her outside the provisions of this Will as a result of my death under any insurance, annuity, endowment, employment, deferred compensation, or other contract or arrangement, or under a pension, profit sharing, thrift, stock bonus, life insurance, survivor income, incentive, or other plan or program providing retirement, welfare, or fringe benefits in which I may have an interest, and the portion of any such gift so disclaimed, if any, shall lapse and pass as part of the residue of my estate under the

other provisions of this Will; provided, however, any such disclaimer shall be made within the time and evidenced in the manner provided by law for disclaimers of outright gifts under Wills.

ARTICLE IV.

DISPOSITION OF RESIDUE

All the rest and residue of my estate of every kind and character, real, personal and mixed, I give, devise and bequeath to my Trustee, IN TRUST, HOWEVER, for the following uses and purposes, and subject to the following provisions, conditions and limitations:

4.1 Income Distributions. The Trustee shall distribute at such intervals as the Trustee may determine to my wife, so much of the net income of the trust as when added to income available to her from other sources will in the sole opinion of the Trustee adequately provide for her health, support and maintenance in accordance with her station in life. The Trustee may distribute to my children, or the descendants of deceased children, so much of the net income of the trust estate not distributed to my wife as the Trustee may, in his sole discretion, deem proper and appropriate to provide for their health, education, maintenance and support. Any income not distributed shall be accumulated and added to the corpus of the trust. Any distributions made under this paragraph need not be equal among beneficiaries and shall not be charged against their respective shares of the trust.

4.2 Corpus Distributions. If at anytime during the life of this trust the net income which is distributed under the terms hereof, together with other income from other sources which may be available for such purposes, shall not be adequate in the opinion of the Trustee for the proper and appropriate health, education, maintenance and support in accordance with his station in life of any beneficiary of the trust to whom income is distributable at the time of the particular supplemental distribution, the Trustee, in the Trustee's absolute and sole discretion, may supplement the same out of the corpus of the trust to such extent and in such manner as the Trustee may deem necessary or appropriate for said purposes, and the amount of such supplemental distribution shall not be charged against the presumptive share, if any, of the particular beneficiary of the trust receiving the same.

4.3 Termination. Upon the death of my wife, or upon my death in the event she should predecease me, this trust (subject to the postponements hereinafter specified) shall terminate and all of the assets and properties comprising the corpus of the same shall be delivered and distributed in equal shares, in fee simple and free of trust, unto my children and the descendants of any deceased child of mine, per stirpes and not per capita, so that such descendants collectively shall take such share only as their parent would have taken if living.

4.4 Continuation for Descendants of Deceased Children. If, at the time of the death of the survivor of my wife and me, any descendant of a deceased child of mine entitled to distribution of a portion of this trust shall not have attained the age of twenty-one (21) years, his share of the trust estate shall be retained in the trust and distributed to him, in fee simple and free of trust, when he shall attain such age.

4.5 Distributions During Continuation. So long as a share of the trust is held in trust for a beneficiary under the provisions of Paragraph 4.4 above, the Trustee shall distribute to or for the benefit of such beneficiaries so much of the trust income and corpus as the Trustee shall determine to be necessary to provide for the health, education, maintenance, or support of such beneficiary in accordance with his station in life, considering all other sources of income available to him. Any income not distributed shall be accumulated and added to the principal of such share. Distribution of the entire principal is authorized if the Trustee shall determine such distribution shall be to the best interest of such beneficiaries in accordance with the foregoing standard.

4.6 Death of Beneficiary With Descendants. If any beneficiary who would otherwise become entitled under the terms hereof to distribution and delivery in fee simple and free of trust of a share of the corpus of the trust property, or a portion of a share, should die with a descendant or descendants surviving him after the time of termination set forth in Paragraph 4.3 hereof before attaining the age necessary under the terms hereof to become entitled to actual distribution and

delivery in fee simple and free of trust of any particular share of the trust property or portion of a share, said share or portion shall be held and administered and distributed as if said beneficiary had died, with a descendant or descendants surviving him, prior to the said time of termination.

4.7 Death of Beneficiary Without Descendants. If any beneficiary who would otherwise become entitled under the terms hereof to distribution and delivery in fee simple and free of trust of a share of the corpus of the trust property or a portion of a share should die without a descendant or descendants surviving him after the time of termination as set forth in Paragraph 4.3 hereof, before attaining the age necessary under the terms hereof to become entitled to actual distribution and delivery in fee simple and free of trust of any particular share of the trust property or portion of a share, the trust shall terminate as to such share or portion of a share, and the assets and property comprising such share or portion of a share shall be delivered and distributed to his then living brothers and sisters (who are descendants of mine) and the living descendants, taken collectively and on a per stirpes basis, of any then deceased such brother or sister; provided, however, that if any such brother, sister or descendant is a beneficiary to whom income may be distributed from any share governed by this Article, then the share of such brother, sister or descendant shall be added to the principal of such other share and shall be governed accordingly. Provided further, if such beneficiary who dies without descendants surviving him leaves no brother, sister or descendant of a deceased brother or sister surviving him, then the assets and property then comprising said share or portion of a share shall be distributed to my then living descendants, per stirpes and not per capita; provided, however, that if any such descendant is a beneficiary to whom income may be distributed from any share governed by this Article, then the share of such descendant shall be added to the principal of such other share and shall be governed accordingly.

4.8 Death of All Beneficiaries. If at any time during the life of this trust my wife and all of my children and descendants should be dead, this trust shall terminate and all of the assets and properties comprising the corpus of the same shall be delivered and distributed, in fee simple and free of trust, one-half (½) thereof unto my heirs at law determined as of the time of such termination under the laws of descent and distribution of the State of Texas, and the remaining one-half (½) thereof unto the heirs at law of my wife, Pat J. Devoll, determined as of the time of such termination under the laws of descent and distribution of the State of Texas.

4.9 Spendthrift Clause. No beneficiary of the trust shall have the right or power to anticipate, by assignment or otherwise, any income or corpus given to such beneficiary by this Will, nor in advance of actually receiving the same, have the right or power to sell, transfer, encumber, or in anywise charge same; nor shall such income or corpus, or any portion of the same, be subject to any execution, garnishment, attachment, insolvency, bankruptcy, or legal proceeding of any character, or legal sequestration, levy, or sale, or in any event or manner be applicable or subject, voluntarily or involuntarily, to the payment of such beneficiary's debts.

4.10 Maximum Duration of Trusts. Notwithstanding anything in this Will to the contrary, I direct that the trust created hereunder shall in all events terminate not later than twenty-one (21) years from and after the death of the survivor of the following persons, to-wit: my wife, all of my children, and more remote descendants living at the time of my death; provided, however, that if any trust created under this Will is merged with any trust created under any other instrument, such merged trust shall not continue beyond the date on which the earliest maximum term of the trusts so merged would, without regard to such merger, have been required to expire. I further direct that as to any property at any time a part of the trust estate (including a merged trust), as to which under the laws of any state applicable to trusts in said property, the trust is required to be terminated at any time prior to its normal termination date, the trust as to that particular property shall terminate at the time required by the laws of said state. Upon termination of the trust in whole or in part, as the case may be, the assets and properties as to which the trust is terminated, shall be delivered and distributed, in fee simple and free of trust, unto those persons who at the time of such termination constitute the beneficiaries of the trust estate in proportion to their respective presumptive interests in that trust estate at the time of such termination.

4.11 Merger of Trusts. If at any time the Trustee of any trust created pursuant to this Will shall also be acting as trustee of any other trust created by trust instrument or by Will for the benefit of the same beneficiary or beneficiaries and upon substantially the same terms and conditions, the Trustee is authorized and empowered, if in the Trustee's discretion such action is in the best interest of the beneficiary or beneficiaries of the trust created hereunder, to transfer and merge all of the assets then held under such trust created pursuant to this Will to and with such other trust and thereupon and thereby to terminate the trust created pursuant to this Will. The Trustee is further authorized to accept the assets of the other trust which may be transferred to the Trustee of the trust created hereunder and to administer and distribute such assets and properties so transferred in accordance with the provisions of this Will.

4.12 Termination of Small Trust. Irrespective of other provisions of this Will, the Trustee may at any time terminate any trust or any share thereof, if, in the Trustee's sole judgment, the continued management of such trust or any share thereof is no longer economical because of the small size of such trust or share and if such action shall be deemed to be for the best interests of the beneficiary or beneficiaries. In case of such termination, the Trustee shall distribute forthwith the share of the trust estate so terminated to my wife, if living, otherwise to the income beneficiary or beneficiaries, per stirpes. Upon such distribution and delivery, the said trust or share shall terminate and the Trustee shall not be liable or responsible to any person or persons whomsoever for its action. The Trustee shall not be liable for failing or refusing at any time to terminate any trust or a share thereof as authorized by this paragraph.

ARTICLE V.

TRUSTEE APPOINTMENT

5.1 Trustee Appointment. I name, constitute and appoint Pat J. Devoll, who resides in Rockwall County, Texas, Trustee of any and all trusts created under this, my Last Will and Testament. In the event Pat J. Devoll does not survive me, becomes disabled, or shall fail, refuse or cease to act as Trustee of any trusts created herein, then I name, constitute and appoint my daughter, Judy Larson, who resides in Denton County, Texas, and James David Devoll, of Maricopa County, Arizona, Co-Trustees. In the event either Judy Larson or James David Devoll shall at any time die, resign, become disabled, fail or cease to act as a Co-Trustee, then the survivor of them shall serve as successor sole Trustee. In the event both Judy Larson and James David Devoll shall at any time die, resign, become disabled, fail or cease to act as a Co-Trustee, then a successor corporate trustee shall be appointed by a majority in number of beneficiaries entitled to receive distributions of income from the trusts created herein (or the legal guardian or representative of such beneficiaries). The appointment of a successor corporate trustee shall be by an instrument in writing signed by the appointors, acknowledged and filed with the trustee so appointed. Such successor corporate trustee shall be a trust company or a national banking association with trust powers which shall have been qualified to engage in the trust business for at least five (5) years immediately prior to such appointment and which shall have a combined capital and surplus of not less than Ten Million Dollars ($10,000,000.00).

5.2 Trustee Defined. The word "trustee," as used to write this instrument, shall include, wherever appropriate, co-trustees, and all successor or substitute trustees, whether or not mentioned by name herein. On the appointment and qualification of any trustee, whether original, substitute or successor, the same duties shall devolve on and the same rights, powers, authorities, privileges and discretions shall be exercised without the supervision of any court, it being my intention that so far as can be legally provided, the Trustee shall be completely freed of judicial supervision.

5.3 Disability of Trustee. An individual trustee shall be considered "disabled" if under legal disability, if two physicians certify the individual trustee is mentally incapacitated, or if an individual trustee is in any condition (whether temporary or permanent) which substantially impairs the individual trustee's ability to properly manage or administer the Trust.

5.4 Removal of Trustee. Any Trustee or successor Trustee may be removed as Trustee or successor Trustee of any trust created hereunder by a majority in interest of those beneficiaries

having a right to distributions of income from the Trust as to which removal is sought. The right of removal may be exercised by adult beneficiaries, by the legally appointed guardians of the person of any beneficiaries who may not have attained the age of majority at the time of the exercise of the right of removal, by the parents of any beneficiaries who may not have attained the age of majority at the time of the exercise of the right of removal or by the legally appointed guardians or conservators of any adult beneficiaries. Such removal may be made with or without cause and without any necessity of court proceedings upon giving thirty (30) days' written notice to such Trustee or successor Trustee, and upon the succession to office of a successor corporate Trustee, which shall have been appointed by those same persons having the right of removal; provided, however, that such successor corporate Trustee shall be a trust company or a national banking association with trust powers having been engaged in the trust business for at least five (5) years immediately prior to such appointment with a combined capital and surplus of at least Ten Million Dollars ($10,000,000.00) and an entity of which neither Testator, Testator's wife, nor any beneficiary hereof owns at the time of appointment, directly or indirectly, in excess of five percent (5%) of the value of its stock.

5.5 Resignation of Trustee. The Trustee, or any successor trustee, shall have the right to resign by giving notice to the beneficiaries (whether adult or minor) in writing, personally delivered or by registered mail and acknowledged in the same manner as deeds to real estate in the State of Texas, which resignation shall be effective not earlier than thirty (30) days after the giving of such notice. Upon any such resignation, the Trustee shall pay over or deliver to the successor trustee so appointed the trust assets then held, subject to the Trustee's proper expenses and charges, including the Trustee's commissions. No successor trustee shall be required to institute any suit or other court proceeding to require any predecessor trustee to redress a breach of trust or otherwise to account to such successor trustee unless required, in writing, to do so by a beneficiary of the trust or by a guardian or other legal representative of a beneficiary of the trust. A trustee shall not be liable for failure to verify, audit, or contest the accounts of any predecessor fiduciary; instead, such successor trustee may accept, rely, and act upon the annual accounting furnished by the predecessor fiduciary.

5.6 Trustee's Compensation. My Trustee shall be entitled to receive reasonable and customary compensation for serving in such capacity, and shall be reimbursed for all expenses incurred in the administration of the trusts created herein.

5.7 No Bond. No bond shall be required of the Trustee appointed herein, and no successor or substitute trustee shall be required to furnish bond.

ARTICLE VI.

POWERS OF TRUSTEE

6.1 Powers of Trustee . The Trustee shall have all the discretions, powers, rights, privileges and duties granted a trustee under the Texas Trust Code (as same is now enacted or as same hereafter may be amended). My Trustee shall receive reasonable and customary compensation commensurate with the services which it is performing and shall serve without bond.

The Trustee shall have the following powers, rights, privileges and duties, and shall be subject to the following conditions, provisions and limitations with respect to any and all trusts created under this, my Last Will and Testament:

6.2 General Powers. The Trustee, for any consideration or purpose which the Trustee deems proper, may sell, exchange, alter, mortgage, pledge or otherwise dispose of the investments of the trust estate. Sales may be made for cash or credit, or for part cash and for part credit. The Trustee may invest and reinvest all or any part of the estate, including rents, proceeds, profits, and revenues therefrom in property of any description whatsoever, real, personal, or mixed (including, but not limited to, oil, gas, and mineral interests), as the Trustee may, in the Trustee's absolute discretion, select, and the Trustee may borrow any sum or sums upon such terms and duration believed by the Trustee to be necessary or desirable at any time for the purpose of protecting the trust

estate and any part thereof, or for the purpose of making any payment or distribution, or for any other purpose which, in the Trustee's opinion, may be proper and for the best interests of the beneficiaries of the trust. The Trustee may assume the payment of or extend and renew any indebtedness incurred by me, the Trustee then acting, or any prior trustee. The Trustee is authorized to purchase from the executors or administrators of my estate any item of property, real or personal, for such sums and on such terms as the Trustee may deem wise and proper. The Trustee may hold title to investments in the Trustee's name as Trustee or in the name of a nominee or nominees.

6.3 Additional General Investment and Management Powers. Any property from time to time constituting any part of the principal of the trust estate shall be deemed a proper trust investment, and the Trustee shall be under no obligation to dispose of or convey any such property. The Trustee may invest and reinvest all funds available for investment or reinvestment, from time to time or at such times as the Trustee deems advisable, in such investments as the Trustee shall, in the Trustee's discretion, deem proper and for the best interest of the trust estate. The Trustee, except as herein otherwise specifically provided, shall have as wide latitude in the selection of corporations in which or from which stock may be acquired as individuals would have in selecting the corporations in which or from which they would acquire stock, and this right to acquire stock in any corporation whatsoever shall include, but not be limited to, any corporation in which any trustee hereunder is a stockholder. In like manner, except as otherwise specifically provided herein, the Trustee may buy property of any character from or sell property of any character to any person or corporation whatsoever, and the Trustee shall not be limited to nor be bound or governed by any laws, statutes, or regulations of the State of Texas, or any other state or country, respecting investments by trustees, except to the extent that any such laws, statutes, or regulations cannot be waived by me. Any corporate trustee may, in its discretion, invest all or any portion of the trust estate in a common trust fund.

6.4 Retention of Cash. The Trustee shall be under no duty to reinvest such part of the trust estate as may be comprised of cash or as may be converted into cash from time to time, nor shall the Trustee be chargeable with interest thereon (except to the extent that interest may be paid to the Trustee on the cash amounts on deposit pending investment, distribution, or disbursement) during such times as the prevailing interest rates or other conditions in the securities or investment market shall, in the sole discretion of the Trustee, make it undesirable to reinvest such funds.

6.5 Investments Affecting Successive Beneficiaries. In investing and reinvesting the principal of the trust estate, the Trustee shall not be required to observe any usual rules or trust laws requiring impartiality between successive beneficiaries, but may disregard the right of remaindermen. By way of illustration and not by way of limitation, the Trustee, in exercising the powers granted to the Trustee hereunder, may give primary consideration to the then present or future income tax consequences of each transaction upon the income beneficiaries, and the Trustee may invest all or any part of the funds of the trust in tax exempt securities or in depletable or depreciable property or other assets without any duty to make any adjustment in favor of the remaindermen of the trust on account of or with respect to such investment transactions by the Trustee.

6.6 Real Estate Transactions. The Trustee is authorized to grant, convey, sell, exchange, transfer, assign, partition, subdivide, develop, and dispose of, at public or private sale and without notice, and without application to, approval by, or order of any court and with or without covenants (including full covenants or warranty of title), any or all of the real estate or interests in real estate at any time or from time to time constituting a part of the principal of the trust, upon such terms and conditions and for such prices and considerations as the Trustee deems prudent. The Trustee is authorized to lease, sublease, rent, hire, let, sublet, and grant options with respect to any or all of the real estate or interests in real estate comprising a part of the principal of the trust, for any term, even though such term may extend beyond the term of the trust. The Trustee is authorized to alter, repair, rebuild, develop, and improve any and all real estate owned by the trust and to dispose, create and/or grant restrictions, easements, servitudes, and rights-of-way, and in case of damage to or destruction of any building, improvement, or property (by fire or other casualty) for which the Trustee shall receive insurance proceeds, in the sole discretion of the Trustee, to apply or not apply such proceeds, in whole or in part, for repairing, rebuilding, replacing, altering, developing, or improving any such building, improvement or property.

6.7 Mineral Contracts and Sales. The Trustee shall have the power to execute and deliver oil, gas, and other mineral leases containing such unitization or pooling agreements and other provisions as the Trustee shall deem fit; to execute mineral and royalty conveyances; to purchase leases, royalties, production payments, and any type of mineral interest; to execute and deliver drilling contracts and other contracts, options, and other instruments necessary or desirable to participate actively in the oil, gas, or mining business, all of the foregoing to include such terms, conditions, agreements, covenants, provisions, or undertakings as the Trustee shall deem fit.

6.8 Loans to Estate, Beneficiaries, or Estates of Beneficiaries. The Trustee shall have power to make loans, secured or unsecured, to any beneficiary of the trust or to the estate of any beneficiary of the trust, or to purchase any type of property from any beneficiary of the trust. The Trustee is also authorized to lend any part of the trust fund to my estate upon such security and for such time and at such rates of interest and upon such terms as the Trustee, in the Trustee's absolute discretion, may deem proper.

6.9 Insurance. The Trustee is authorized and empowered to apply for and hold as a trust investment a policy or policies of life insurance on the life of any beneficiary or on the life of any person in whom any such beneficiary has an insurable interest, with such company and in such form and amount as the Trustee shall determine, and to pay any premium falling due thereon from the principal or income of the trust. The Trustee is also authorized and empowered to receive such a policy by gift or bequest and to pay premiums thereon. The Trustee shall have full power and authority to hold and deal with any such policy of life insurance as owner thereof, including, without limitation of the generality of the foregoing, the power to execute any automatic premium loan agreement with respect to any such policy, or elect that any automatic premium loan provision thereof be effective, or to cancel any such agreement or provision; to borrow money for the purpose of paying any premium falling due thereon, or for any other purpose of the trust, either from the company issuing such policy or from any other source, and to assign such policy as security for such loan and exercise any option contained in such policy with respect to any dividend or share of surplus apportioned thereof; to reduce the amount of such policy or to convert or exchange the same; to elect any paid-up insurance or extended term insurance non-forfeiture option contained in such policy; to surrender such policy for its cash value; to sell such policy to the insured or to any person having an insurable interest in the life of the insured; and to exercise any other right, option or benefit contained in the policy or permitted by the insurance company issuing such policy. If, upon the termination of the trust, the Trustee holds any such policy as part of the trust property, the Trustee may transfer and assign such policy in distribution of the trust property, allotting the policy in payment of any share thereof; provided that insofar as it is practicable to do so, any such policy shall be distributed as part of the share of the trust property of the person insured thereunder. For the purposes of such allotment and distribution, the Trustee may determine the value of such policy and may, in the Trustee's discretion, apply to the company issuing such policy to exchange the policy for two or more policies in such varying amounts as may facilitate such distribution. All the powers herein granted may be exercised by the Trustee without applying to any court for authority to do so. Any and all decisions made by the Trustee in good faith to exercise or to refrain from exercising any such powers shall be conclusive upon all parties in interest. No company issuing any such policy shall be required to ascertain whether any action taken by the Trustee with respect thereto is authorized under the provisions hereof, and no such company shall be required to see to the application of any money paid to the Trustee with respect to such policy.

6.10 Distributions and Apportionments. The Trustee shall have the power to distribute or divide the principal of the trust estate at the times and on the events provided, in cash or kind, or partly in cash and partly in kind, including (by way of illustration, but not in limitation) real property, securities, money and undivided interests in real and personal property at values (including the amount and value of any equalizing payments) to be determined by the Trustee in the Trustee's reasonable business discretion. The reasonable business discretion of the Trustee as to such valuations and distributions shall be binding and conclusive upon all parties in interest. The Trustee is expressly authorized to hold undivided interests in properties as a part of the principal of the trust and to administer the assets of the trust, any or all separate trusts created hereunder, without physically segregating the assets belonging to each, so long as the proportionate shares belonging to each separate trust are accounted for separately.

6.11 Distributions and Applications. All distributions and all uses and applications of trust funds, either income or principal, may be made directly to or expended for the benefit of the persons entitled thereto without the intervention of any legal guardian or other representative. The Trustee may pay any income or principal distribution to or for the benefit of a beneficiary in any manner the Trustee deems appropriate, including, without limitation, payments to the legally appointed guardian of such beneficiary or to a spouse or parent of such beneficiary. Except as elsewhere herein specified to the contrary, the Trustee may make payments of income and principal in the Trustee's complete discretion as to time, amount and manner, and any such payments shall be a complete acquittance to the Trustee.

6.12 Liability of Third Party. No person dealing with the Trustee hereunder shall be obligated to see to the application of any money or property paid or delivered to the Trustee, or be obligated to inquire into the expediency or propriety of any transaction or the authority of the Trustee to enter into and consummate the same.

6.13 Corporate Entities and Vote of Shares. The Trustee is authorized to form and join with others in the formation of one or more corporations, and to sell, convey, assign, or transfer any securities, investments, or properties constituting all or a part of the principal of the trust estate to any corporation, partnership, association, or trust in exchange for all or any part of the stock, securities, interest, or certificates of beneficial interest of such corporation, partnership, association, or trust. The Trustee is authorized to vote by proxy or otherwise and with full power of substitution all shares of stock and all securities held by the Trustee hereunder and to exercise every power, election, discretion, option, and subscription right and give every notice, make every demand, and to do every act and thing in respect to any shares of stock, bonds, or other securities or corporate obligations held by the Trustee hereunder which the Trustee might or could do if the absolute owner thereof; to join in any merger, plan or reorganization, consolidation, liquidation, dissolution, or readjustment of any corporation, any of whose shares of stock, bonds, or other securities, obligations, or properties may at any time constitute a part of the principal of the trust estate, and to accept the substituted shares of stock, bonds, securities, obligations, and properties and to hold same in trust in accordance with the provisions hereof.

6.14 Attorney-in-Fact. The Trustee may also exercise by attorney or attorney-in-fact all rights appurtenant to any other property or matters in which the trust may be interested.

6.15 Power to Determine Income and Principal. The Trustee shall have the power, exercisable in the Trustee's sole discretion, to determine what is principal or income of the trust and to apportion and allocate receipts and expenses and other charges in a reasonable manner between principal and income, including also the power to charge, in whole or in part, against principal or to amortize out of or charge forthwith to income premiums paid on the purchase of bonds or other obligations.

6.16 Documents. The Trustee shall have full power and authority to execute and deliver any deeds, conveyances, assignments, leases, contracts, stock or security transfer powers, or any other written instrument of any character appropriate to any of the powers or duties conferred upon the Trustee.

6.17 Business Enterprises. The Trustee is authorized to acquire, enter into, and continue (either alone or jointly with any person, trust, corporation, partnership, joint venture, or other legal entity, including the Trustee in his or its individual capacity or as trustee of any other trust) any business enterprise or undertaking which the Trustee deems desirable, and to use, or suffer, or cause to be used, any part or all of the income and principal of the trust for the operation, continuance, maintenance, or development of said business enterprise or undertaking. In connection with any such business enterprise or undertaking, the Trustee is authorized to enter into any contract, general or limited partnership or joint venture, or to incorporate (or join with others in the incorporation of) such business enterprise or undertaking with any other business enterprise or undertaking. The Trustee is expressly authorized to participate in the management of any such business enterprise or undertaking as a director, officer, or otherwise, and to receive such additional compensation for such participation in the management thereof as may be reasonable under the circumstances.

6.18 Transactions Involving Indebtedness. The Trustee is authorized to renew and extend any indebtedness created or incurred by any prior fiduciary or owner, and the Trustee is authorized to contract and create indebtedness and to raise, borrow, and obtain money, in such amounts as the Trustee deems advisable, for any trust purpose (including, but without limitation, acquiring, protecting, or conserving any trust assets, making any payment of income or principal or for any other purpose), and in connection therewith, the Trustee is authorized to draw, make, accept, endorse, execute, issue, and deliver promissory notes, drafts, bills of exchange, warrants, bonds, debentures, and other negotiable or transferable instruments and evidences of indebtedness and all renewals or extensions thereof, and all substitutions therefor and refinancings thereof, deeds of trust, or other encumbrances covering and binding all or any part of the trust estate.

6.19 Litigation. The Trustee is authorized to sue for and defend the trust estate, or any part thereof as at any time constituted, and to sue for and defend the trust; and the Trustee is authorized to compromise, settle, and adjust claims in favor of and against the trust estate, or any part thereof, or against the trust. The Trustee is authorized to abandon property and release claims, with or without consideration therefor, which the Trustee deems worthless.

6.20 Trustee's Power to Deal with Environmental Hazards. The Trustee shall have the power to use and expend the trust income and principal to (I) take all appropriate action to prevent, identify, or respond to actual or threatened violations of any environmental law or regulation for which the Trustee may have responsibility, including the authority to conduct environmental assessments, audits, and site monitoring to determine compliance with any environmental law or regulation; (ii) take all appropriate remedial action to contain, cleanup, or remove any environmental hazard including a spill, release, discharge, or contamination, either on its own accord or in response to an actual or threatened violation of any environmental law or regulation; (iii) institute legal proceedings concerning environmental hazards or contest or settle legal proceedings brought by any local, state, or federal agency order or court order directing an assessment, abatement, or cleanup of any environmental hazards; and (iv) employ agents, consultants, and legal counsel to assist or perform the above undertakings or actions. Any expenses incurred by the Trustee under this paragraph may be charged against income or principal as the Trustee shall determine.

6.21 Out-of-State Properties. In the event any of the property which is or may become a part of the assets of the trust is situated in any state other than the State of Texas in which the Trustee is not qualified to act as Trustee, the Trustee is empowered to name an individual or corporate trustee qualified to act in such state in connection with the property situated in that state as trustee of such property and require such security as may be designated by the Trustee. The trustee so appointed shall have all the rights, powers, privileges, and duties and shall be subject to the conditions and limitations of the trust, except where the same may be modified by the laws of the other state, in which case, the laws of the state in which such trustee is acting shall prevail to the extent necessary. Such trustee shall be answerable to the Trustee herein appointed for all monies, assets, and other property which may be received by it in connection with the administration of such property. The Trustee hereunder may remove such trustee and appoint a successor at anytime upon thirty (30) days' written notice.

6.22 Decisions of Trustee. Exercise of the discretionary power vested in the Trustee and the Trustee's successors shall be final and conclusive upon all beneficiaries hereunder and upon all persons whomsoever.

6.23 Trustee's Liability. The Trustee shall not be responsible or liable for any loss which may occur by reason of depreciation in the value of any property constituting a part of the trust estate, nor for any other loss which may occur as a result of any investments which the Trustee may make or retain, except that the Trustee shall be liable for its or his own bad faith, fraud, gross negligence, or willful misconduct.

6.24 Powers Cumulative. The powers conferred upon the Trustee herein shall not be construed as in limitation of any authority conferred by law, but shall be considered as in addition thereto.

6.25 Reports and Annual Accountings of Trustee. The Trustee shall make an annual report in writing to each beneficiary. Such report shall be for a calendar year or fiscal year, beginning each year on the date selected by the Trustee as appropriate for this purpose, and shall be submitted to each beneficiary (or to the parent or guardian of a minor beneficiary, or to the guardian, conservator, committee, or other like official of any incapacitated beneficiary) with reasonable promptness after the end of each such year. Each report shall include a statement of all property on hand at the end of such year, of such receipts and disbursements during such year, and of such other acts of the Trustee as may be necessary to furnish beneficiary with adequate information as to the condition of the trust estate.

6.26 Limitations. Notwithstanding anything herein contained to the contrary, no powers enumerated herein or accorded to trustees generally pursuant to law shall ever be construed to enable the Trustee or any other person to purchase, exchange, or otherwise deal with, or dispose of, any trust property, or any part thereof, for less than an adequate or full consideration in money or money's worth.

6.27 Selection and Retention of Assets . The Trustee shall have the power to retain, without liability for loss or depreciation resulting from such retention, any property or undivided interests in property received from any source, including residential property, regardless of any lack of diversification, risk, or non-productivity for such time as Trustee shall deem advisable and Trustee shall be under no obligation to dispose of or convert any such property. Any investments made by Trustee pursuant to the terms of this Testamentary Trust Agreement in this my Last Will and Testament need not be diversified, may be of a wasting nature, and may be made or retained with a view to possible increase in value. The Trustee is expressly authorized to invest in non-income earning or producing property if in its judgment the best interest of the Trust Estate will be served thereby. The Trustee, except as herein otherwise specifically provided, shall have as wide latitude in the selection, retention or making of investments as an individual would have in retaining or investing his own funds, and shall not be limited to nor be bound or governed by any rules of law, statutes or regulations respecting investments by Trustees.

6.28 Special Housing Provision. In providing for the standard of living of any trust beneficiary as provided for in this Will Trustee, in its sole discretion, may acquire and maintain any residential real property and any necessary furniture, furnishings and equipment for the use and enjoyment of such beneficiary without rental or other accounting to the trust estate. The expense of purchase, maintenance, repair, remodel improvements, taxes, insurance, principal and interest on mortgage payments, and other costs and expenses of such residential real property and its furniture, furnishings and equipment may be paid by Trustee out of the trust income as an expense of administration, or, if necessary or appropriate, out of trust principal. Trustee may at any time, in its sole discretion, acquire any such property by purchase, lease, or transfer from my estate or any other person, or sell or lease any such property to other persons and may, in its sole discretion, terminate the use and enjoyment of any such property by any person including a trust beneficiary.

6.29 Designation of Trustee as Beneficiary. I may have designated the trustee named in my Will as beneficiary in his fiduciary capacity of the proceeds of life insurance policies on my life or as beneficiary of proceeds of employee benefit plans, individual retirement accounts or similar plans in which I have an interest. In that event, the trustee named in Article V is empowered to take all steps necessary to collect such proceeds, and the receipt of such trustee shall be a full discharge to any party required to make payment of the proceeds. The trustee is also empowered to make any elections which a trustee as beneficiary may make, as, for example, selection of a mode of settlement of the proceeds and any corresponding tax elections. If no specific trust is named as recipient by beneficiary designation, the trustee shall distribute such proceeds to the person or persons (including the trustee of one or more specific trusts established under my Will) entitled to receive my residuary estate. However, in the event the assets passing under my Will that are available to satisfy any specific bequests are insufficient to fully fund that gift, the trustee shall use such proceeds to fund the resulting deficiency, in which case only the proceeds not so used will be distributed to the beneficiaries of my residuary estate. Except as provided in the preceding sentence, no portion of such proceeds shall be applied to the payment of any obligations of my estate.

ARTICLE VII.

EXECUTOR APPOINTMENT

7.1 Executor Appointment. I name, nominate, constitute and appoint Pat J. Devoll, who resides in Rockwall County, Texas, Independent Executrix of this, my Last Will and Testament. If Pat J. Devoll shall fail to survive me, or shall fail to qualify as Independent Executrix hereunder (or having qualified, shall resign, refuse or cease to act), then I name, nominate, constitute and appoint my daughter, Judy Kay Larson, who resides in Denton County, Texas, and James David Devoll, of Maricopa County, Arizona, Independent Co-Executors of this, my Last Will and Testament. If Judy Kay Larson and James David Devoll for any reason, shall fail to qualify as Independent Co-Executors hereunder (or having qualified, shall resign, refuse or cease to act), then, in such event, I direct that the Judge of the Court in which this Will is offered for probate, acting in his individual and not his judicial capacity, shall designate and appoint as successor independent Executor (I) any bank in the United States having trust powers and a capital and surplus of at least Ten Million Dollars ($10,000,000.00), or (ii) any qualified individual. A successor Executor may be designated and appointed in the foregoing manner from time to time, as may be necessary.

7.2 Resignation of Executor. Each executor, original or successor, without application to, approval by, or order of the court, and without any duty to file with any court an accounting, may at any time resign from office as an independent Executor hereunder, with or without cause. No successor Executor shall be required to institute any suit or other court proceeding to require any predecessor Executor to redress a breach of trust or otherwise to account to such successor Executor unless requested, in writing, to do so by a beneficiary of my estate or by a guardian or other legal representative of a beneficiary of my estate. No successor Executor shall be liable for failure to verify, audit, or contest the accounts of any predecessor Executor. Each successor Executor may accept and act upon the annual accounting furnished by each predecessor Executor. Each respective successor independent Executor, upon acceptance of and succession to office hereunder, shall (without the necessity of any further act, and without the necessity of any conveyance from any predecessor independent Executor), succeed to the titles and estates of the succeeded independent Executor, and shall be entitled to possession of, and to receive from the succeeded independent Executor, all of the then probate estate and all records and files in connection therewith. Each and every successor independent Executor shall, promptly after acceptance of office hereunder, execute an appropriate written instrument (duly executed and acknowledged) accepting the office, and such instrument or instruments of acceptance shall be promptly filed by said successor and caused to be recorded in the Deed Records (or other appropriate records) of Rockwall County, Texas.

7.3 Bond. I direct that no bond shall be required of my Executor and that no action shall be had in the probate court in relation to the settlement of my estate other than the return of statutory inventory, appraisement, and list of claims of my estate. I also direct that the executorship of my estate be terminated as soon as practicable.

7.4 Compensation. Any Executor shall be entitled to reasonable and customary compensation commensurate with the services which it is performing.

ARTICLE VIII.

POWERS OF EXECUTOR

8.1 General Powers. In the administration of my estate and for the purposes of effecting a just, fair and equitable division thereof, my Executor shall have, and is hereby given, power and authority to sell, mortgage, encumber, lease or otherwise control, dispose of, convey, or deliver any portion of my estate as it may deem proper or advisable for such purposes, and shall have and enjoy all other powers granted to a Trustee under the Texas Trust Code (as same is now enacted and as same hereafter may be amended). No purchaser from my Executor shall be required to make inquiry with respect to the purpose of any sale or the purpose for which the money received therefor is to be used.

8.2 Distribution of Estate. I authorize my Executor to distribute my estate (in whole or in part) whenever after my death my Executor deems it advisable to do so, and my Executor is hereby authorized to make such distribution in cash or in kind, or partly in cash and partly in kind, and my Executor is further authorized to distribute my estate subject to any indebtedness incurred by me or my Executor, which, in the opinion of my Executor, need not first be paid, and subject to any and all mortgages, deeds of trust, or other liens created by me or my Executor; provided, however, that no such distribution shall be made until after payment, or provisions for payment, of all federal estate and state inheritance and estate taxes and other expenses of administration of my estate. In making distribution, my Executor may make a partial distribution or distributions to any devisee or legatee hereof, including the trusts hereby created, from time to time as my Executor may deem advisable, but any distribution from the corpus of my estate under the authority herein granted shall be treated as an advancement to the recipient beneficiary and shall be charged against the share or portion of the corpus of my estate to be thereafter distributed or held in trust for him or her.

8.3 Filing of Tax Returns. I authorize my Executor to prepare, execute and file with my wife or with her estate, a joint federal income tax return for any year or years for which I have not filed such return or returns prior to my death, and I further authorize my Executor to execute and file federal gift tax returns with my wife if any gift tax return is required of either of us for the year in which my death occurs or in years prior thereto and to consent therein that any gifts made therein be considered as having been made one-half (½) by me.

8.4 Election to Claim Expenses. I am cognizant of the fact that the provisions of the Federal Internal Revenue Code (and other applicable laws) in force at the time of my death and applicable to my estate may permit my Executor to elect to claim certain administration and other expenses as deductions, either in the income tax returns of my estate or in the estate tax return. It is my desire that my Executor elect to claim, from time to time, such expenses as deductions on the particular tax returns which, in my Executor's opinion, should result in the smallest combined taxes being paid, irrespective of whether such expenses may be payable from income or corpus and irrespective of the fact that such election may necessitate adjustments between income and corpus required by law or otherwise may substantially affect property interests passing to beneficiaries under my Will. I exonerate my Executor from all liability for any such election and direct that no beneficiary shall have any claim against my Executor or my estate by reason of the exercise of my Executor's judgment in this respect.

8.5 Payment of Expenses and Taxes. I direct that my Executor pay out of my residuary estate without contribution by any beneficiary under this Will or by any other recipient of any of my property as aforesaid, (I) all of my funeral expenses and the expenses of my last illness; (ii) the expenses of administration of my estate; and (iii) all estate, inheritance, legacy, or succession taxes imposed upon or assessed against my estate or made payable by reason of my death by the laws of the United States and any of the states, whether the property constituting my taxable estate passes under this Will, by contract, or otherwise, including any portion of such taxes that may be imposed or assessed because of the inclusion of the insurance on my life in the value of my estate for tax purposes, but excluding federal estate taxes attributable to the value of property includable in my gross estate by reason of Section 2044 of the Internal Revenue Code of 1986, as now enacted or as may be amended hereafter, to the extent the same are directed to be paid from said property by my wife's Last Will and Testament.

8.6 Appointment of Ancillary Executor. If at any time, or from time to time, my Executor shall not be authorized under or by virtue of the laws of the United States, the State of Texas, or any other state of the United States, or of any foreign country, or political subdivision thereof, having jurisdiction of any of the assets or properties comprising a part of my estate, to act as Executor or as sole Executor with reference to any particular property, transaction, matter, or thing in such jurisdiction having such limitation or prohibition, then, and in each such instance, to the extent permitted by the laws of such jurisdiction, my Executor, without the necessity of any application to or the approval of any court, may nominate and appoint one or more qualified persons, or corporations (with trust powers), to act as an auxiliary or ancillary Executor with my then acting Executor and to take all such action with respect to the assets and properties so situated as my then

acting Executor shall authorize from time to time or as may be desirable or necessary under the circumstances.

ARTICLE IX.

DEFINITIONS

9.1 Issue. As used herein, the term "issue" shall mean all legitimate descendants of whatever degree of the named ancestor, including descendants both by blood and adoption, provided such adoption is by court proceedings, the finality of which is not questioned by the adopting person. The terms "my children" or a "child of mine" shall mean Judy Kay Larson, Carolyn Gay Maynard, and James David Devoll and all children born of, or adopted during my marriage to Pat J. Devoll.

9.2 Gender. Except where otherwise required by the context of this Will, the masculine gender shall be deemed to include the feminine and the neuter, and the singular, the plural, and vice versa.

9.3 Executor. Wherever used in this Will, the term "Executor" includes the office of "Executrix" and any use of a male pronoun referring to "Executor" shall be construed to refer also to my "Executrix" serving in said office.

9.4 Basis of Property Distributed to Issue. Wherever in this Will property is directed to be distributed to or set aside for issue, the property shall be distributed to or set aside for such issue on a per stirpes basis.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 22nd day of November, 2004, to this, my Last Will and Testament, consisting of this and fourteen (14) preceding pages (each of which I am initialing for the purposes of identification), in the presence of Jodie Rose, Amanda LeDane, and Anita Richardson, who attest the same at my request and in my presence and in the presence of each other.

Jesse E. Devoll, Testator

On the 22nd day of November, 2004, Jesse E. Devoll declared to us, the undersigned, Jodie Rose, Amanda LeDane, and Anita Richardson, each being more than fourteen (14) years of age, that the foregoing was his last Will and Testament and he requested us to act as witnesses of the same and to his signature thereon. He thereupon signed said Will in our presence, we being present at the same time, and we now, at his request and in his presence and in the presence of each other, do hereunto subscribe our names as witnesses, and we and each of us declare that we believe said Jesse E. Devoll to be of sound mind and memory.

WITNESSES:

Jodie Rose
Jodie Rose

Amanda LeDane
Amanda LeDane

Anita Richardson
Anita Richardson

ADDRESSES:

451 Wilson Creek Blvd., #922
McKinney, Texas 75069

171 Dickson Circle
Sherman, Texas 75090

592 FM 272
Leonard, Texas 75452

THE STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared Jesse E. Devoll, Jodie Rose, Amanda LeDane, and Anita Richardson, known to me to be the Testator and the witnesses, respectively, whose names are subscribed to the annexed or foregoing instrument in their respective capacities, and all of said persons being by me duly sworn, the said Jesse E. Devoll, Testator, declared to me and to the said witnesses in my presence that said instrument is his Last Will and Testament and that he had willingly made and executed it as his free act and deed for the purposes therein expressed; and the said witnesses, each on his or her oath, stated to me, in the presence and hearing of said Testator, that the said Testator had declared to them that said instrument is his Last Will and Testament and that he executed same as such and wanted each of them to sign it as a witness; and upon their oaths, each witness stated further that they did sign the same as witnesses in the presence of said Testator and at his request; that he was at that time eighteen (18) years of age or over and was of sound mind; and that each of said witnesses was then at least fourteen (14) years of age.

Jesse E. Devoll, Testator

Jodie Rose
Jodie Rose, Witness

Amanda LeDane, Witness

Anita Richardson
Anita Richardson, Witness

SUBSCRIBED AND ACKNOWLEDGED BEFORE ME by the said Jesse E. Devoll, Testator, and SUBSCRIBED AND SWORN TO BEFORE ME by the said Jodie Rose, Amanda LeDane, and Anita Richardson, witnesses, on this the 22nd day of November, 2004.

JASON W. RICHARDSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 02/23/2008

Notary Public in and for
The State of Texas

LETTERS TESTAMENTARY

PR05-16

THE STATE OF TEXAS

COUNTY OF ROCKWALL

IN COUNTY COURT
AT LAW
ROCKWALL, TEXAS

I, Paulette Burks, Clerk of the County Court at Law of Rockwall County, Texas, do hereby certify that on the 20th day of March, 2006, Judy Kay Larson and James David Devoll were by said Court duly granted Letters Testamentary of the Estate of Jesse Everet Devoll, deceased, and that they have duly qualified as Independent Co-executors of Decedent's Will and Estate on the 20th day of March, 2006, as the law requires, and that said appointment is still in full force and effect.

Witness my hand and seal of said court, at Rockwall County Texas this 21st day of November, 2006.

Paulette Burks, County Clerk
Rockwall County, Texas

By: _____, Deputy

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No. PR06-16

IN THE ESTATE OF
JESSE EVERET DEVOLL,
DECEASED

§ IN THE PROBATE COURT
§
§ OF
§
§ ROCKWALL COUNTY, TEXAS

2006 MAR 20 PM 2:03

ORDER PROBATING WILL AND AUTHORIZING LETTERS TESTAMENTARY

On this day came on to be heard the Application filed herein by JUDY KAY LARSON and JAMES DAVID DEVOLL on February 21, 2006, for the probate of the Will of JESSE EVERET DEVOLL, hereinafter called Decedent, and for the issuance of Letters Testamentary.

The Court, after having heard and considered the evidence, finds that legal notices of the filing of said Application have been issued and posted in the manner and for the length of time required by law, and no one came to contest same; and it further appearing that said Will was executed on November 22, 2004 with the formalities and solemnities and under the circumstances required by law to make it a valid Will, was self-proved according to law during the lifetime of said Decedent; that such Will has not been revoked by Decedent; that Decedent died at 137 Liberty Lane, Rockwall, Rockwall County, Texas on January 22, 2006; that this Court has jurisdiction and venue over the estate because Decedent was domiciled in Texas and had a fixed place of residence in Rockwall County, Texas at the time of his death; that four years have not elapsed since the death of Decedent or prior to the said Application; that a necessity exists for the administration of this estate; that no state, governmental agency of the state, nor charitable organization is named by the Will as a devisee; that Decedent's Will named JUDY KAY LARSON and JAMES DAVID DEVOLL to serve as Independent Co-Executors to act independently without bond or other security, and the said JUDY KAY LARSON and JAMES DAVID DEVOLL are not disqualified by law from serving as such or from accepting Letters Testamentary, and would be entitled to such letters.

TRUE AND CORRECT COPY OF ORIGINAL RECORD FILED IN ROCKWALL COUNTY, TEXAS:
LISA CONSTANT, COUNTY CLERK
BY _____ DEPUTY

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT ON A 6.96-ACRE PARCEL OF LAND IDENTIFIED AS TRACT 26-2 OF THE E. M. ELLIOTT SURVEY, ABSTRACT NO. 77, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 556 FM-549 AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Dean Cathey on behalf of Judy K. Larson for a change in zoning from an AGRICULTURAL (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 6.96-acre parcel of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned AGRICULTURAL (AG) District, addressed as 556 FM-549 and more fully described in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an AGRICULTURAL (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family Estate 1.5 (SFE-1.5) District* as stipulated in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses"* and *Section 3.2, "Single-Family Estate 1.5 (SFE-1.5) District",* of *Article V, "District Development Standards",* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

PRELIMINARY ORDINANCE 03.04.2018

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF SEPTEMBER, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

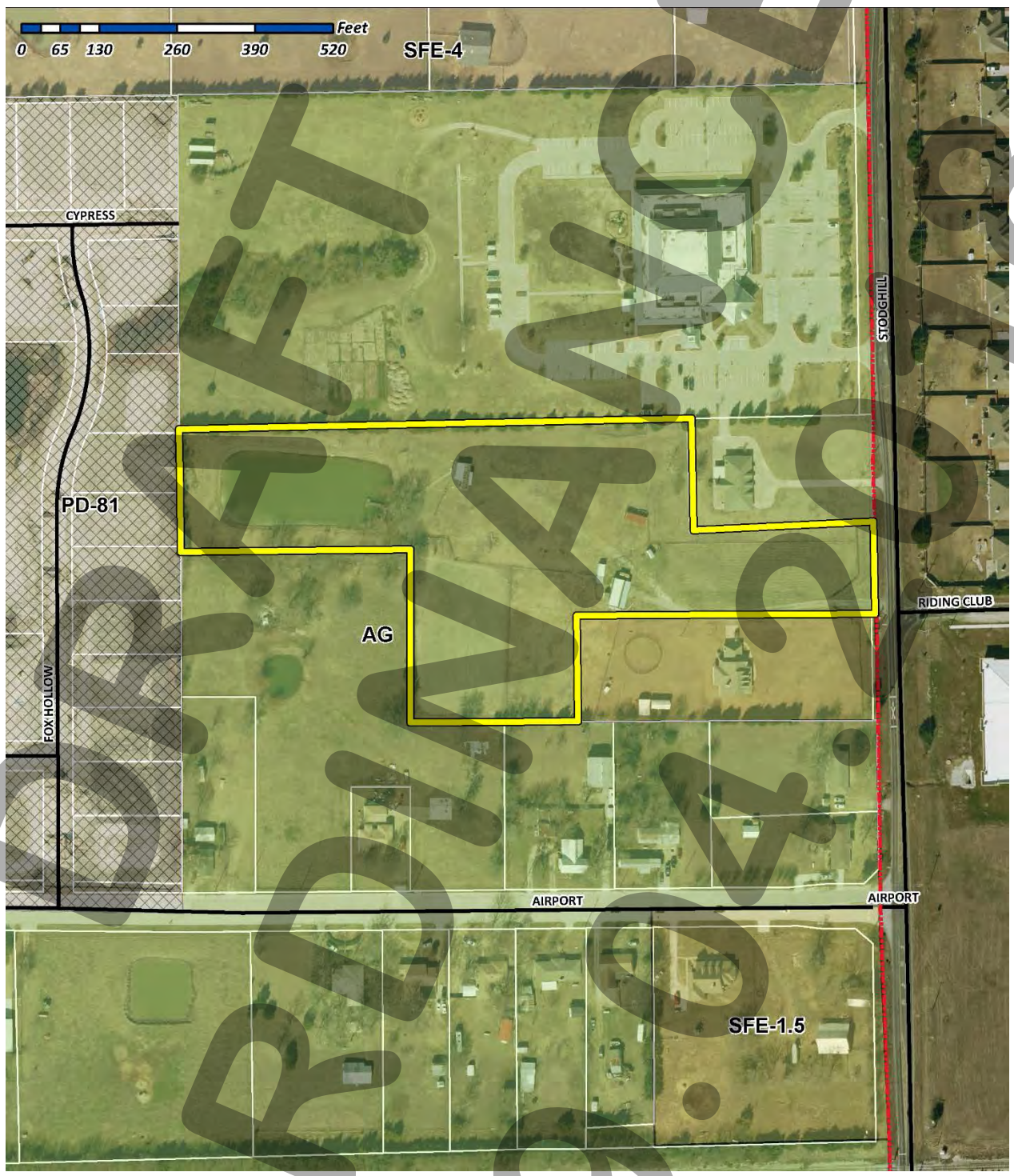
_____
Frank J. Garza, *City Attorney*

1st Reading: *August 20, 2018*

2nd Reading: *September 4, 2018*

DRAFT ORDINANCE 09.04.2018

Address: *556 FM-549*
Legal Description: *Tract 26-2 of the E. M. Elliot Survey, Abstract No. 77*



DRAFT ORDINANCE 09.04.19

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of that 9.033 acres tract as described in a Warranty deed from Cal Cary and Betty Cary to Jess Devoll and Pat J. Devoll, dated September 18, 2000 and being recorded in Volume 1967, Page 79 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the West right-of-way line of F.M. Highway 3549, said point being S. 00 deg. 28 min. 03 sec. W., 200.26 feet and N. 89 deg. 14 min. 03 sec. W., 24.69 from a 3/8" iron rod found for corner at the Northeast corner of a 10.33 acres tract of land as described in a Deed to Cal Cary, as recorded in Volume 957, Page 88 of the Real Property Records of Rockwall County, Texas;

THENCE in a southerly direction along a curve to the left having a central angle of 01 deg. 23 min. 29 sec, a radius of 5050.00 feet, a tangent of 61.32 feet, a chord of S. 00 deg. 43 min. 06 sec. E., 122.62 feet, along said right-of-way line, an arc distance of 122.63 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the north line of Lot 1, Block 1, Maynard Place, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 351 of the Plat Records of Rockwall County, Texas;

THENCE N. 89 deg. 14 min. 03 sec. W. a distance of 479.70 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 1, Block 1, Maynard Place;

THENCE S. 00 deg. 16 min. 26 sec. W. along the west line of said addition, a distance of 176.69 feet to a ½" iron rod found for corner at the southwest corner of same and in the south boundary line of said Devoll tract;

THENCE N. 89 deg. 17 min. 46 sec. W. along the south line of Devoll tract, a distance of 285.23 feet to a ½" iron rod found for corner;

THENCE N. 01 deg. 13 min. 24 sec. E. a distance of 285.38 feet to a 1/2" iron rod found for corner;

THENCE N. 88 deg. 55 min. 35 sec. W. a distance of 378.89 feet to a ½" iron rod found for corner at the west most southwest corner of Devoll tract;

THENCE N. 01 deg. 09 min. 28 sec. E. along the west line of Devoll tract, a distance of 212.62 feet to a 3/8" iron rod found for corner at the northwest corner of same;

THENCE S. 89 deg. 11 min. 50 sec. E. a distance of 778.01 feet to a ½" iron rod found for corner at the northwest corner the 1.70 aces save & except tract in Deed recorded in Volume 1967, Page 79 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 20 min. 27 sec. W. a distance of 199.93 feet to a ½" iron rod found for corner;

THENCE S. 89 deg. 14 min. 03 sec. E. a distance of 345.88 feet to the POINT OF BEGINNING and containing 6.96 acres of land.

DRAFT ORDINANCE 09.04.2018

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CITY OF ROCKWALL

ORDINANCE NO. 18-34

SPECIFIC USE PERMIT NO. S-194

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *CRAFT BREWERY, DISTILLERY AND/OR WINERY* ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1R OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, located north of the intersection of S. Goliad Street [*SH-205*] and Storrs Street, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Craft Brewery, Distillery and/or Winery* as stipulated by Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule,* of *Article IV, Permissible Uses,* and *Section 4.8, Downtown (DT) District,* and *Section 6.9, SH-66 Overlay (SH-66 OV) District,* of *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the

City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Craft Brewery, Distillery and/or Winery* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

2) The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.

3) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.

4) The *Subject Property* shall not be used as a winery (*a facility used for the manufacturing, bottling, labeling and packaging of wine*) or a distillery (*a facility used for manufacturing of distilled beverages*).

5) The *Subject Property* may be used for all permitted accessory uses as well as special event rentals.

6) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.

7) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.

8) In accordance with Section 12, *Brewer's Permit (B)*, of the Texas Alcoholic Beverage Commission's Alcoholic Beverage Code, retail package sales of on-site manufactured products (*i.e. beer, ale or malt beverages*) to the ultimate consumers for consumption off-premise of the *Subject Property* shall be prohibited.

9) In the event of the sale or other transfer of the *Subject Property*, or the transfer of a majority interest in the entity which owns the *Subject Property*, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (*a Tasting Room*) unless the City Council shall have approved the operation of such a *Tasting Room* by the new owner. Any application for operation of a *Tasting Room* by a future owner of the *Subject Property* may be reviewed by the City to ensure the new ownership of the *Subject Property* understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a *Tasting Room* and that any such *Tasting Room* be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, *Compliance*, of this ordinance. The

provisions of this *Section 9* shall not be applicable to a transfer of the *Subject Property* to Cory and/or Eva Cannon (*the Cannons*) or any entity controlled by the Cannons (*including without limitation Siren Rock Brewing Company, LLC*) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.

10) The brewery operated on the *Subject Property* shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the *Subject Property*. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF AUGUST, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: July 16, 2018

2nd Reading: August 6, 2018

Legal Description for Area 1

Being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

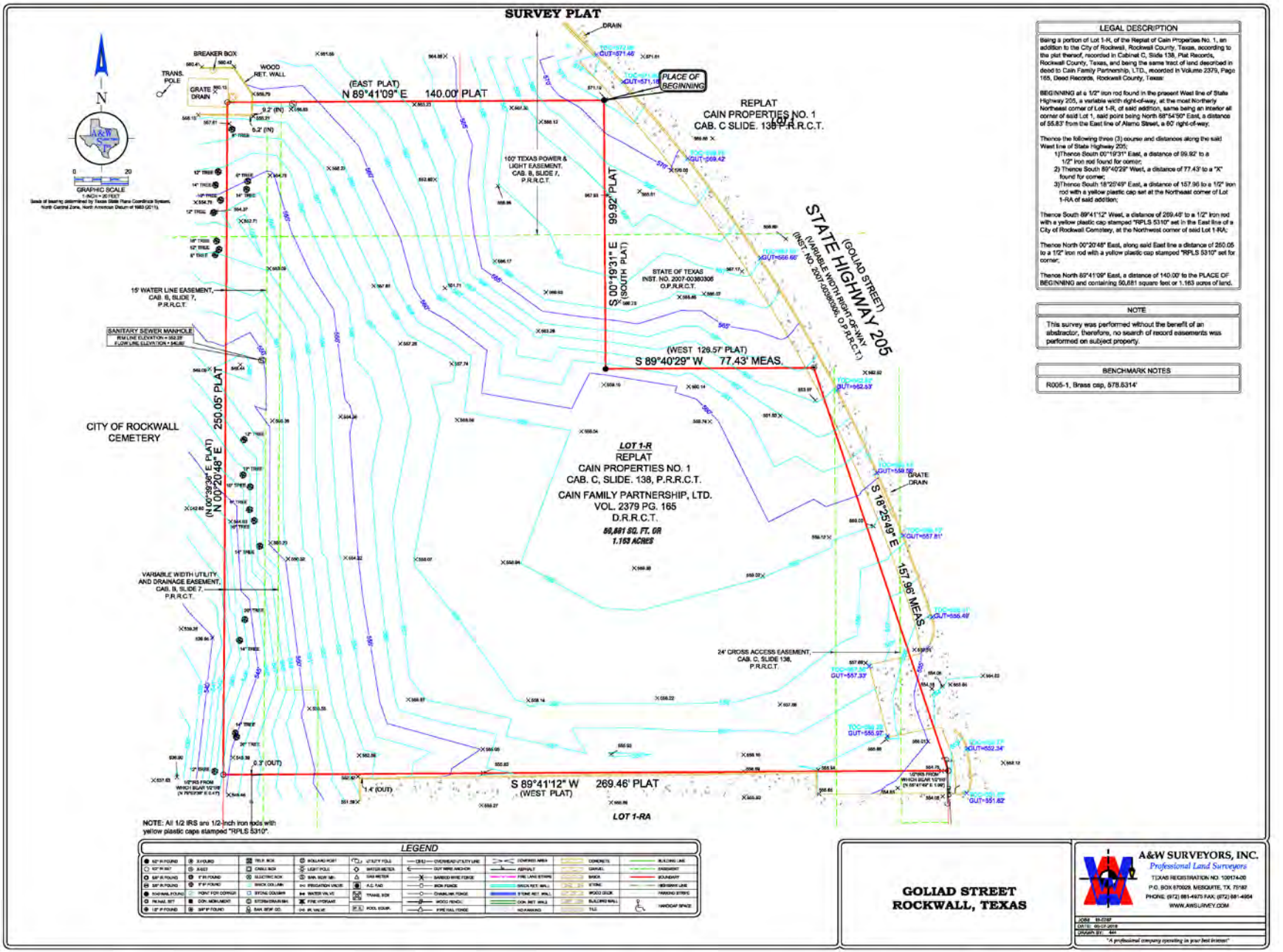
Thence the following three (3) course and distances along the said West line of State Highway 205;

1) Thence South 00°19'31" East, a distance of 99.92' to a 1/2" iron rod found for corner;
2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
3) Thence South 18°25'49" East, a distance of 157.96 to a 1/2" iron rod with a yellow plastic cap set at the Northeast corner of Lot 1-RA;

Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line a distance of 250.05 to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°41'09" East, a distance of 140.00' to the *PLACE OF BEGINNING* and containing 50,681 square feet or 1.163 acres of land.


SURVEY PLAT
LEGAL DESCRIPTION
Being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas:
BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 68°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;
Thence the following three (3) course and distances along the said West line of State Highway 205;
1)Thence South 00°19'31" East, a distance of 99.92' to a 1/2" iron rod found for corner;
2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
3)Thence South 18°25'49" East, a distance of 157.96 to a 1/2" iron rod with a yellow plastic cap set at the Northeast corner of Lot 1-RA of said addition;
Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;
Thence North 00°20'48" East, along said East line a distance of 250.05 to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;
Thence North 89°41'09" East, a distance of 140.00' to the PLACE OF BEGINNING and containing 50,881 square feet or 1.163 acres of land.
NOTE
This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.
BENCHMARK NOTES
R005-1, Brass cap, 578.6314'
BREAKER BOX
TRANS. POLE
GRATE DRAIN
WOOD RET. WALL
(EAST PLAT) N 89°41'09" E 140.00' PLAT
PLACE OF BEGINNING
REPLAT CAIN PROPERTIES NO. 1 CAB. C SLIDE. 138 P.R.R.C.T.
LOT 1
100' TEXAS POWER & LIGHT EASEMENT, CAB. B, SLIDE 7, P.R.R.C.T.
99.92' PLAT
S 00°19'31" E (SOUTH PLAT)
STATE OF TEXAS INST. NO. 2007-00380306 O.P.R.R.C.T.
STATE HIGHWAY 205 (GOLIAD STREET) (VARIABLE WIDTH RIGHT-OF-WAY) (INST. NO. 2007-00380306 O.P.R.R.C.T.)
15' WATER LINE EASEMENT, CAB. B, SLIDE 7, P.R.R.C.T.
SANITARY SEWER MANHOLE
RIM LINE ELEVATION = 564.28'
FLOW LINE ELEVATION = 545.86'
(WEST 129.57' PLAT) S 89°40'29" W 77.43' MEAS.
CITY OF ROCKWALL CEMETERY
250.05' PLAT (N 00°39'36" E PLAT) N 00°20'48" E
LOT 1-R
REPLAT
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138, P.R.R.C.T.
CAIN FAMILY PARTNERSHIP, LTD.
VOL. 2379 PG. 165
D.R.R.C.T.
50,881 SQ. FT. OR
1.163 ACRES
GRATE DRAIN
S 18°25'49" E 157.96' MEAS.
VARIABLE WIDTH UTILITY AND DRAINAGE EASEMENT, CAB. B, SLIDE 7, P.R.R.C.T.
24' CROSS ACCESS EASEMENT, CAB. C, SLIDE 138, P.R.R.C.T.
0.3' (OUT)
1.4' (OUT)
S 89°41'12" W 269.46' PLAT (WEST PLAT)
LOT 1-RA
NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
LEGEND
GOLIAD STREET
ROCKWALL, TEXAS
A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM
"A professional company operating in your best interest"

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Legal Description for Area 2

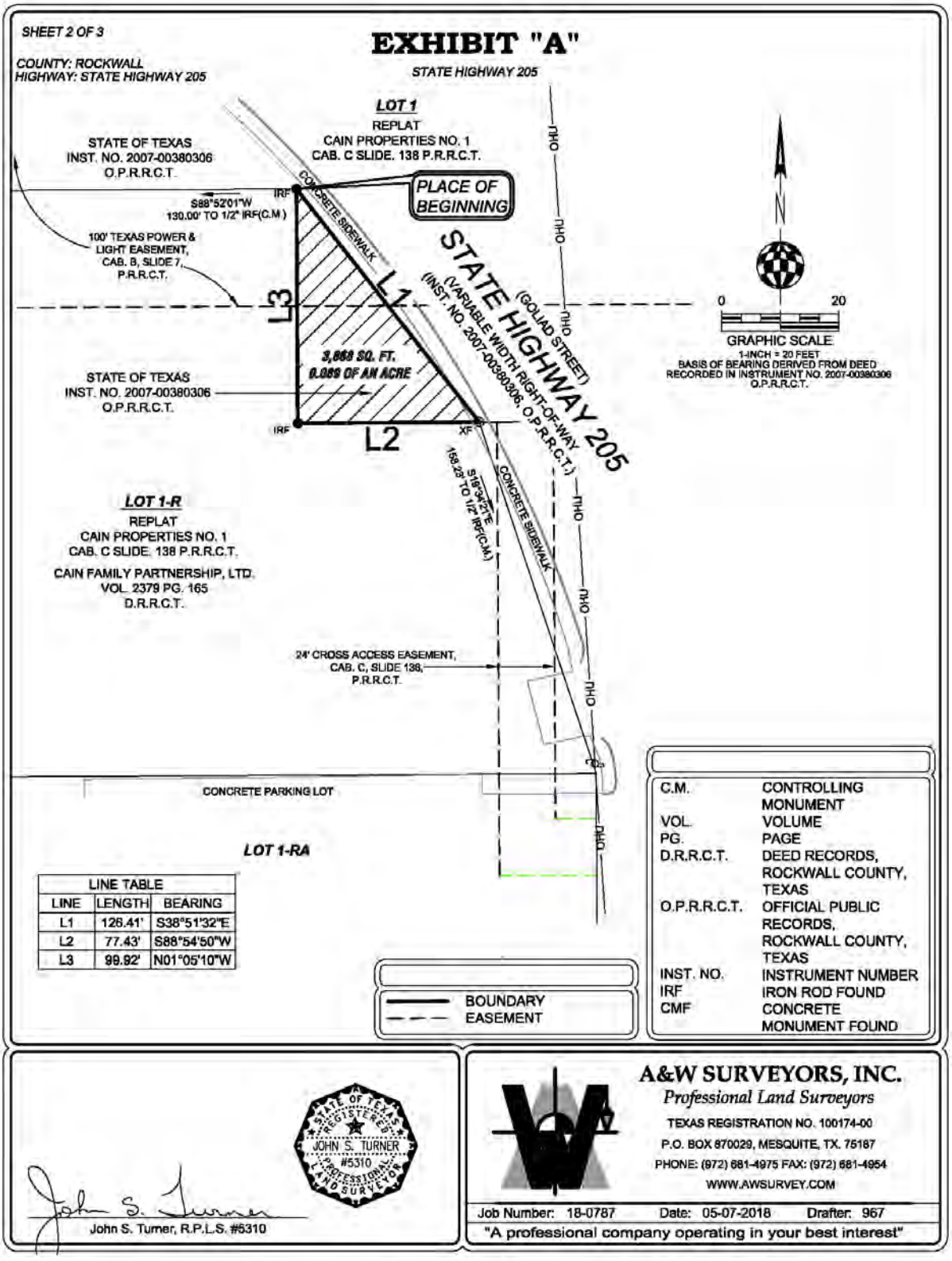
Being a portion of Lot 1, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being a portion of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence South 38°51 '32" East, cutting though said Lot 1 and said State of Texas tract, a distance of 126.41' to an "X" found on a concrete sidewalk, in the said West line of State Highway 205, at the present most Easterly Northeast corner of said Lot 1-R;

Thence South 88°54'50" West, a distance of 77.43' to a 1/2" iron rod found at the exterior ell corner of said Lot 1, same being an interior ell corner of said Lot 1-R;

Thence North 01°05'1 O" West, a distance of 99.92' to the *PLACE OF BEGINNING* and containing 3,868 square feet or 0.089 of an acre of land.


SHEET 2 OF 3
EXHIBIT "A"
COUNTY: ROCKWALL
HIGHWAY: STATE HIGHWAY 205
STATE HIGHWAY 205
LOT 1
REPLAT
CAIN PROPERTIES NO. 1
CAB. C SLIDE. 138 P.R.R.C.T.
STATE OF TEXAS
INST. NO. 2007-00380306
O.P.R.R.C.T.
PLACE OF BEGINNING
IRF
S88°52'01"W
130.00' TO 1/2" IRF(C.M.)
100' TEXAS POWER & LIGHT EASEMENT, CAB. B, SLIDE 7, P.R.R.C.T.
CONCRETE SIDEWALK
OHU
STATE HIGHWAY 205
(GOLIAD STREET)
(VARIABLE WIDTH RIGHT-OF-WAY
(INST. NO. 2007-00380306, O.P.R.R.C.T.)
L1
L2
L3
3,668 SQ. FT.
0.084 OF AN ACRE
STATE OF TEXAS
INST. NO. 2007-00380306
O.P.R.R.C.T.
IRF
XF
S19°34'21"E
158.23' TO 1/2" IRF(C.M.)
CONCRETE SIDEWALK
LOT 1-R
REPLAT
CAIN PROPERTIES NO. 1
CAB. C SLIDE. 138 P.R.R.C.T.
CAIN FAMILY PARTNERSHIP, LTD.
VOL. 2379 PG. 165
D.R.R.C.T.
24' CROSS ACCESS EASEMENT, CAB. C, SLIDE 138, P.R.R.C.T.
CONCRETE PARKING LOT
LOT 1-RA
N
0
20
GRAPHIC SCALE
1-INCH = 20 FEET
BASIS OF BEARING DERIVED FROM DEED RECORDED IN INSTRUMENT NO. 2007-00380306 O.P.R.R.C.T.
LINE TABLE
LINE | LENGTH | BEARING
L1 | 126.41' | S38°51'32"E
L2 | 77.43' | S88°54'50"W
L3 | 99.92' | N01°05'10"W
BOUNDARY
EASEMENT
C.M. CONTROLLING MONUMENT
VOL. VOLUME
PG. PAGE
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
IRF IRON ROD FOUND
CMF CONCRETE MONUMENT FOUND
STATE OF TEXAS REGISTERED JOHN S. TURNER #5310 PROFESSIONAL LAND SURVEYOR
John S. Turner, R.P.L.S. #5310
A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM
Job Number: 18-0787 Date: 05-07-2018 Drafter: 967
"A professional company operating in your best interest"

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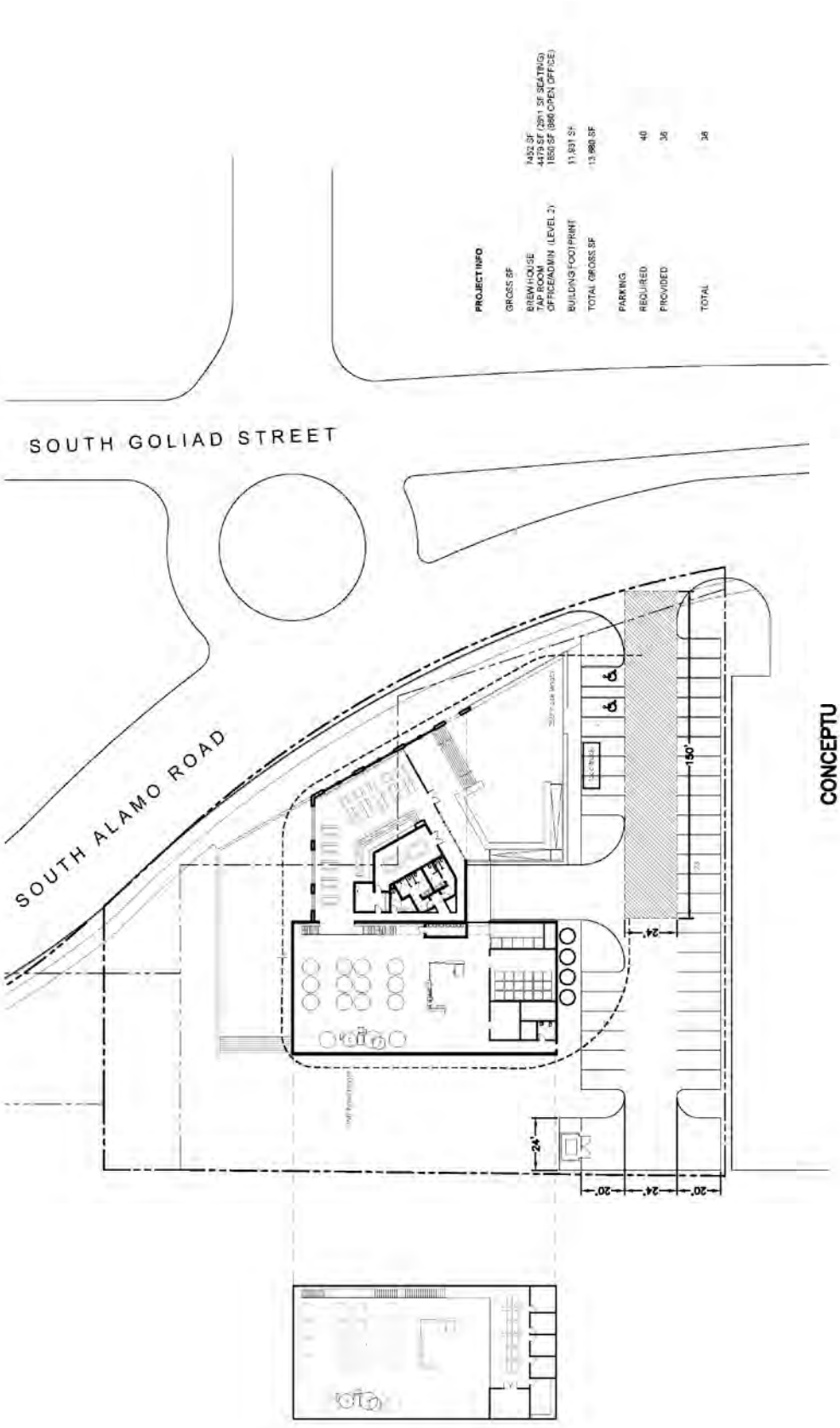
PROJECT INFO
GROSS SF
BREWHOUSE
TAP ROOM
OFFICE/ADMIN (LEVEL 2)
BUILDING FOOTPRINT
TOTAL GROSS SF
PARKING
REQUIRED
PROVIDED
TOTAL
SOUTH GOLIAD STREET
SOUTH ALAMO ROAD
CONCEPTU
1:40

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ALAMO STREET ELEVATION (EAST)



SOUTH ELEVATION

137



NORTH ELEVATION



SECTION THROUGH TAP ROOM

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: August 20, 2018

SUBJECT: Variance to the Distance Requirements for the Sale of Beer and Wine for Off-Premise Consumption in Conjunction with a Retail Store (*i.e. ALDI*)

On August 15, 2018, the applicant -- *Kyle Hill of Martin, Frost & Hill* -- submitted a letter requesting to withdraw the request from consideration. According to Section 5, *Application Withdrawal*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(o)nce an application for a … variance, special exception or appeal going before the City Council has been published in a newspaper or notifications of public hearing … have been mailed, such request for withdrawal must placed on the public hearing agenda and acted upon by the applicable body." Since this case does not require notification to be published in a newspaper or a public hearing, the City Council does ***not*** need to take action to withdraw the item.

3345 BEE CAVE ROAD, STE. 105
AUSTIN, TEXAS 78746

MFH
Martin Frost & Hill

TELEPHONE: 512.473.0300
MFHLIQUORLAW.COM

August 15, 2018

Via E-mail: RMiller@rockwall.com

Ryan C. Miller, AICP
Director of Planning and Zoning
City of Rockwall Planning and Zoning Department
385 S Goliad St.
Rockwall, TX 75087

Re: Request for Variance from Rockwall Unified Land Development Code
Article IV, Section 3.5(B)(2)

Dear Mr. Miller:

Please accept this letter as a request to Rockwall City Council to approve allowing ALDI (Texas), LLC to withdraw its pending application for a variance from the minimum distance restriction set forth in Article IV, Section 3.5(B)(2) of Rockwall's Unified Land Development Code for ALDI grocery store located at 3251 N. Goliad St.

Sincerely,

Kyle V. Hill

cc: Dr. John "JJ" Villarreal, Superintendent
Diana Chapman, Exec. Assistant to the Superintendent
Rockwall Independent School District
Via Email

Derek Russo, Dir. of Administration
ALDI Inc. Denton Division
Via Email

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: August 20, 2018

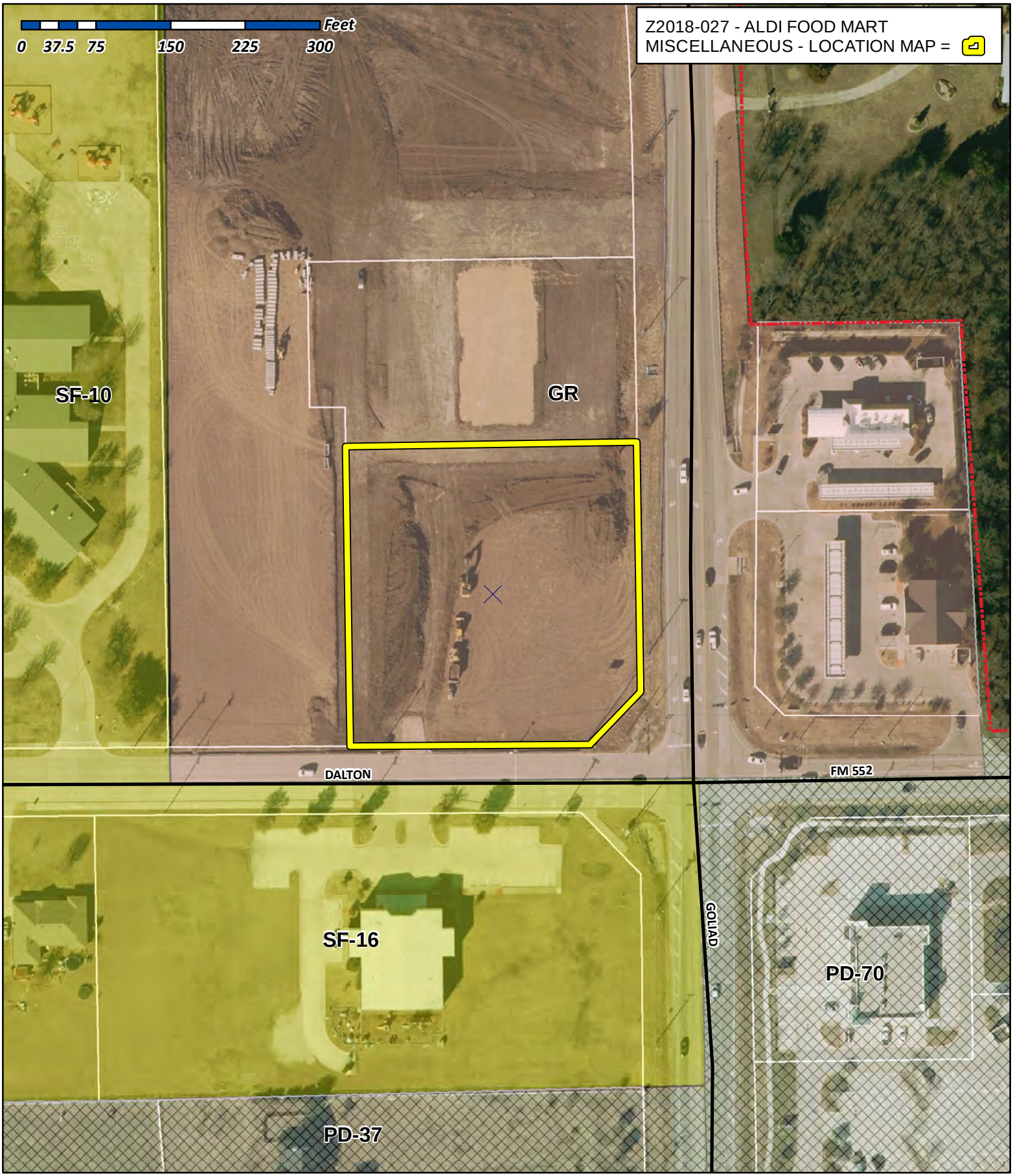
SUBJECT: Variance to the Distance Requirements for the Sale of Beer and Wine for Off-Premise Consumption in Conjunction with a Retail Store (*i.e. ALDI*)

The applicant, Kyle V. Hill of Martin Frost & Hill, is requesting that the City Council consider granting a variance to the proximity requirements for the sale of alcoholic beverages for off-premise consumption. The request is being made to allow the ALDI Grocery Store -- *located at the northwest corner of FM-552 and SH-205 (i.e. 3251 SH-205)* -- to establish package sales of beer and wine for off premise consumption. In accordance with the *Texas Alcoholic Beverage Code*, the City of Rockwall has adopted distance requirements that stipulate a minimum separation between businesses that sell alcohol, for on-site or off-site consumption, and schools, churches, and hospitals. Section 3.5, *Alcoholic Beverage Sales*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) states the following (*with pertinent information underlined*):

> *(B) Restaurants with alcoholic beverage sales.*
>
> *(1) Retail establishments may sell beer and wine for off-premises consumption by right if they are located on property that was within the city limits as of November 14, 2007, and are located in a zoning district allowing such use. Retail establishments located on property that was annexed after November 14, 2007, may not engage in the selling of beer and wine for off-premises consumption.*
>
> *(2) <u>Retail establishments engaged in the selling of beer and wine to the general public for off-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and must be located not less than 300 feet from a church, public school, private school (as defined by the Texas Alcoholic Beverage Code) or public hospital.</u> For a church or public hospital, the 300 feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. <u>For public schools or private schools, the measurement of distance shall be in direct line from the property line of the public school to the property line of the retail establishment and in a direct line across intersections.</u> If the permit or license holder is located on or above the fifth story of a multistory building, the measurement shall be in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.*

The city council may grant a variance to the distance regulations if the city council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste of inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the city council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

In this case, the property line of the ALDI Grocery Store is approximately 188-feet from the property line of Nebbie Williams Elementary as measured per the requirements of the *Texas Alcoholic Beverage Code* (*see the attached exhibit*). This means that the ALDI Grocery Store is approximately 112-feet out of compliance with the proximity requirements. It should be noted that according to a letter provided by the applicant, the same materials have been provided to the Rockwall Independent School District (RISD) for their review (*see attached letter*). On August 9, 2018, staff received a response from the RISD stating opposition to this case (*see attached letter*). The approval of the requested variance is a discretionary decision for the City Council. Staff and the applicant will be available at the City Council meeting on August 20th should the City Council have any questions.



City of Rockwall

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

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

3345 BEE CAVE ROAD, STE. 105
AUSTIN, TEXAS 78746

TELEPHONE: 512.473.0300
MFHLIQUORLAW.COM

Martin Frost & Hill
Texas Liquor Lawyers

July 5, 2018

Via Federal Express & E-mail: RMiller@rockwall.com

Ryan C. Miller, AICP
Director of Planning and Zoning
City of Rockwall Planning and Zoning Department
385 S Goliad St.
Rockwall, TX 75087

Re: Request for Variance from Rockwall Unified Land Development Code Article IV, Section 3.5(B)(2)

Dear Mr. Miller:

Please accept this letter and supporting documentation as application to Rockwall City Council for a variance from the minimum distance restriction set forth in Article IV, Section 3.5(B)(2) of Rockwall's Unified Land Development Code ("Development Code"), which, if granted, would enable the applicant, ALDI (Texas), LLC ("ALDI"), to hold a TABC Wine and Beer Retailer's Off-Premise Permit at the ALDI grocery store to be located at 3251 N. Goliad St. (the "Store"). ALDI requests placement of its variance request on the agenda for the City Council meeting scheduled for Monday, July 16, 2018, if possible.

Measured in a direct line from property line to property line, the Store is located within 300 feet of a parcel of property owned by Rockwall Independent School District ("RISD") where Nebbie Williams Elementary School (the "School") is located. Development Code Article IV, Section 3.5(B)(2) prohibits the sale of alcoholic beverages within 300 feet of a public school without variance approval by City Council. Per to the Development Code, a variance may be granted if Council determines the enforcement of the regulation in a particular instance is either:

- not in the best interest of the public,
- constitutes waste or inefficient use of land or other resources,
- creates undue hardship on an applicant for a license or permit,
- does not serve its intended purpose,
- is not effective or necessary, or
- for any other reason council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

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Enclosed for consideration please find an information sheet reviewing ALDI's alcoholic beverage operations, map detailing proximity of the Store to the School, and related materials supporting ALDI's request for a variance. I have reached out to and provided RISD staff with these same materials for review. ALDI's intent is to establish an open line of communication with RISD and is available for any questions or concerns about its proposed activities at the Store.

For the reasons set forth in enclosed materials, ALDI respectfully requests City Council grant it a variance from Rockwall's minimum distance regulations related to the sale of alcoholic beverages near a public school. Please let me know if you require any additional information for the variance application. I can be reached by phone at (512) 473-0300 or by e-mail at khill@mfhliquorlaw.com.

Sincerely,

Kyle V. Hill, Esq.

Enclosures

cc: Renae Murphy, Chief Communications Officer
Kassie Maxwell, Administrative Assistant
Rockwall Independent School District
Via Email
(w/enclosures)

Derek Russo, Dir. of Administration
ALDI Inc. Denton Division
Via Email

ALDI will operate a grocery store at 3251 N. Goliad St. in Rockwall (the "Store"), which is located within 300 feet of a parcel of property owned Rockwall Independent School District ("RISD") on which Nebbie Williams Elementary School (the "School") is located. Because of the proximity of the Store's property to RISD's property where the School is located, City of Rockwall's ordinances prohibit alcoholic beverage sales at the Store without variance approval from City Council. ALDI is requesting variance approval for this Store based upon the following information.

ALDI understands the purpose of restricting alcoholic beverage sales near schools is to reduce the likelihood of alcoholic beverage sales to minors, and ALDI takes its responsibilities as a good corporate citizen and TABC permittee seriously. ALDI's employees and managers receive training on responsible policies and procedures for selling alcoholic beverages to the public. The training focuses on preventing sales to minors, to already intoxicated customers, and on restricted hours for sales. As a result of this training and with thousands of daily alcoholic beverage sales transactions at its 100+ grocery stores in Texas, ALDI enjoys an exemplary TABC compliance record.

ALDI does not advertise alcoholic beverages or display alcoholic beverage signage on the exterior of its stores. Inside its stores, there is only one sign identifying the location of the beer and wine aisle. Except for this sign, ALDI does not display neon alcoholic beverage signs or similar signage inside its stores. Enclosed for reference is a floor plan of a typical ALDI store with beer and wine shelf space highlighted. The beer and wine shelf space comprises only a small fraction (16 feet) of the total shelf space in a store. Also enclosed is a picture of a typical beer and wine shelf space inside ALDI's stores.

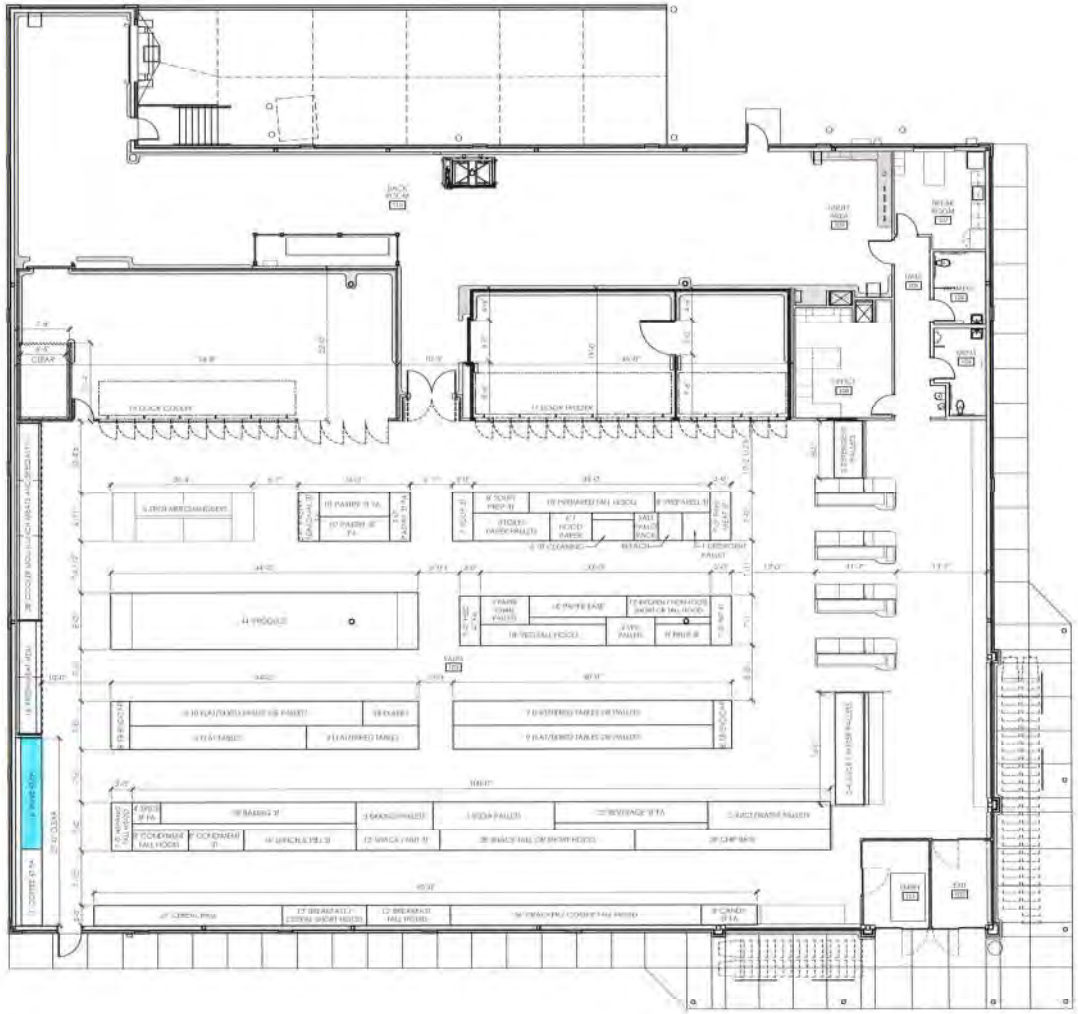
Beer and wine sales at ALDI account for only 1% to 2% of total sales at its stores; however, not being able to sell alcoholic beverages puts ALDI at a competitive disadvantage to similar businesses in the surrounding area, such as Tom Thumb, Kroger, and CVS, that are currently selling alcoholic beverages. Prohibiting beer and wine sales at this Store would result in lost sales to ALDI and lost sales tax revenue to the city. That result is bad for the city and unfair to ALDI.

For these reasons and given the practical proximity of the School to the Store (see enclosed maps), ALDI believes it is unnecessary to ban alcoholic beverage sales at the Store in order to prevent sales to minors and requests approval of a variance by Rockwall City Council. RISD and Rockwall City Council can be sure that ALDI will enforce the same exacting compliance standards at this store that are in place statewide.


SMART
$9.99
$5.99
$5.99
$8.99
$9.99
$5.99
$4.89
$4.99
$4.99
$4.99
$6
1839
1839
1839
Black Party
Black Party
Black Party

148

V4.0 PROTOTYPE - NOT FOR CONSTRUCTION



SB MERCHANDISING NOTES:
- PUSH SB TABLES TOGETHER LEAVING NO GAP IN MIDDLE. IN 7'-0" SB GONDOLA, 8'-0" SB ENDCAP WILL EXTEND PAST GONDOLA 6" ON EACH SIDE.
- ALLOW FOR ONE CUSTOMER WALKWAY TO IMPROVE ACCESS TO BOTH SIDES OF SB DISPLAY.
- THE WALKWAY IS INTENDED TO IMPROVE CUSTOMER ACCESS AND DOES NOT NECESSARILY DEFINE FOOD AND NON-FOOD BOUNDARIES.

BEER & WINE AREA

1 V4.0 Merchandising Plan With Alcohol

Issued:	Date:
A	
B	
C	
D	

Revisions:	Date:
1	
2	
3	
4	
5	

Seal | Seal

PROJECT ARCHITECT/DESIGNER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

Copyright © 2013

DO NOT SCALE PLANS

APD Engineering & Architecture, PLLC
615 Fishers Run
Victor, NY 14564

TALL = 49 3/4"
SHORT = 42 1/4"
FA = FULLY ADJUSTABLE

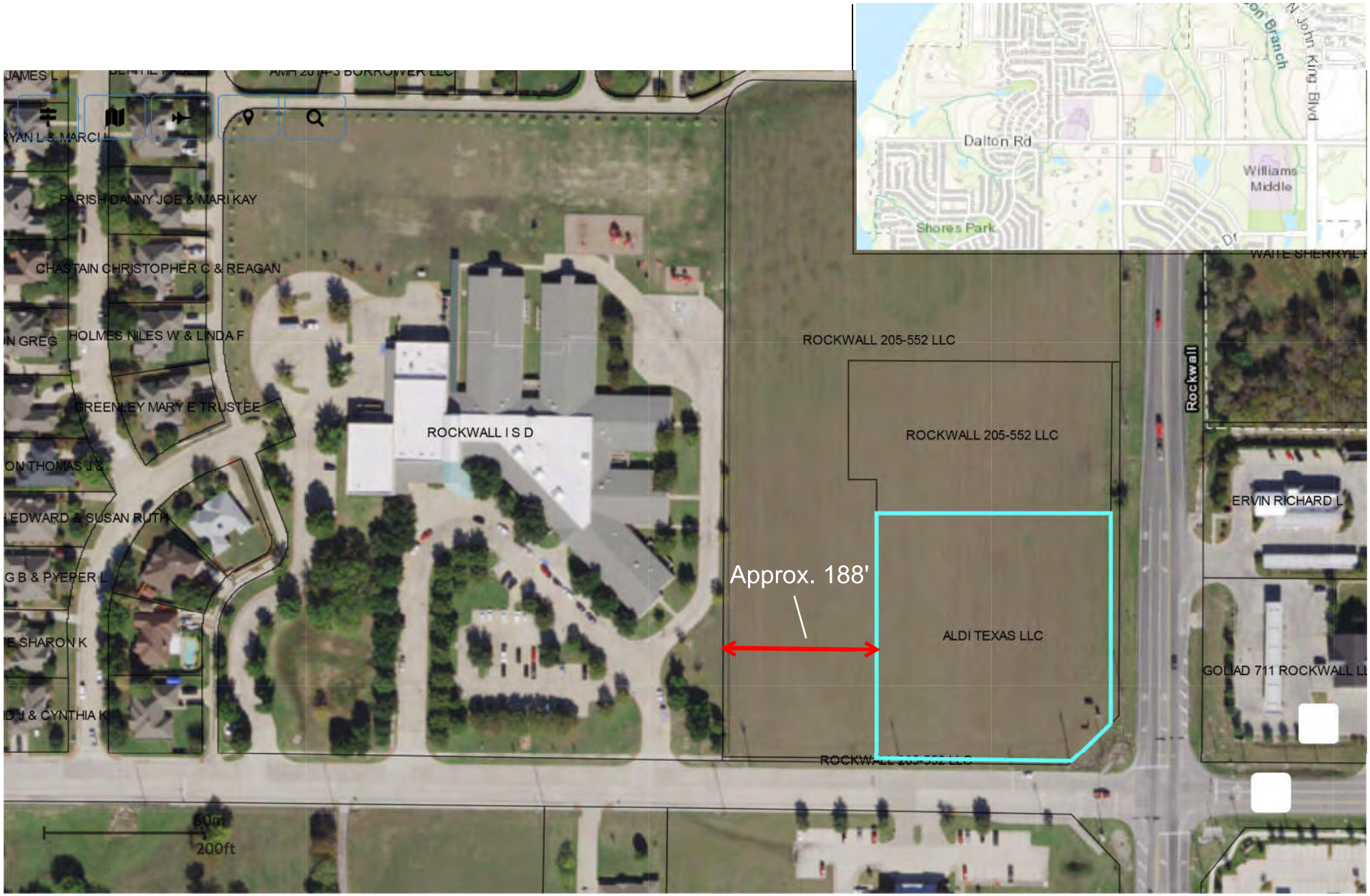
ALDI Inc.
Division Address
Division City, Division State, Zip

ALDI Inc.
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

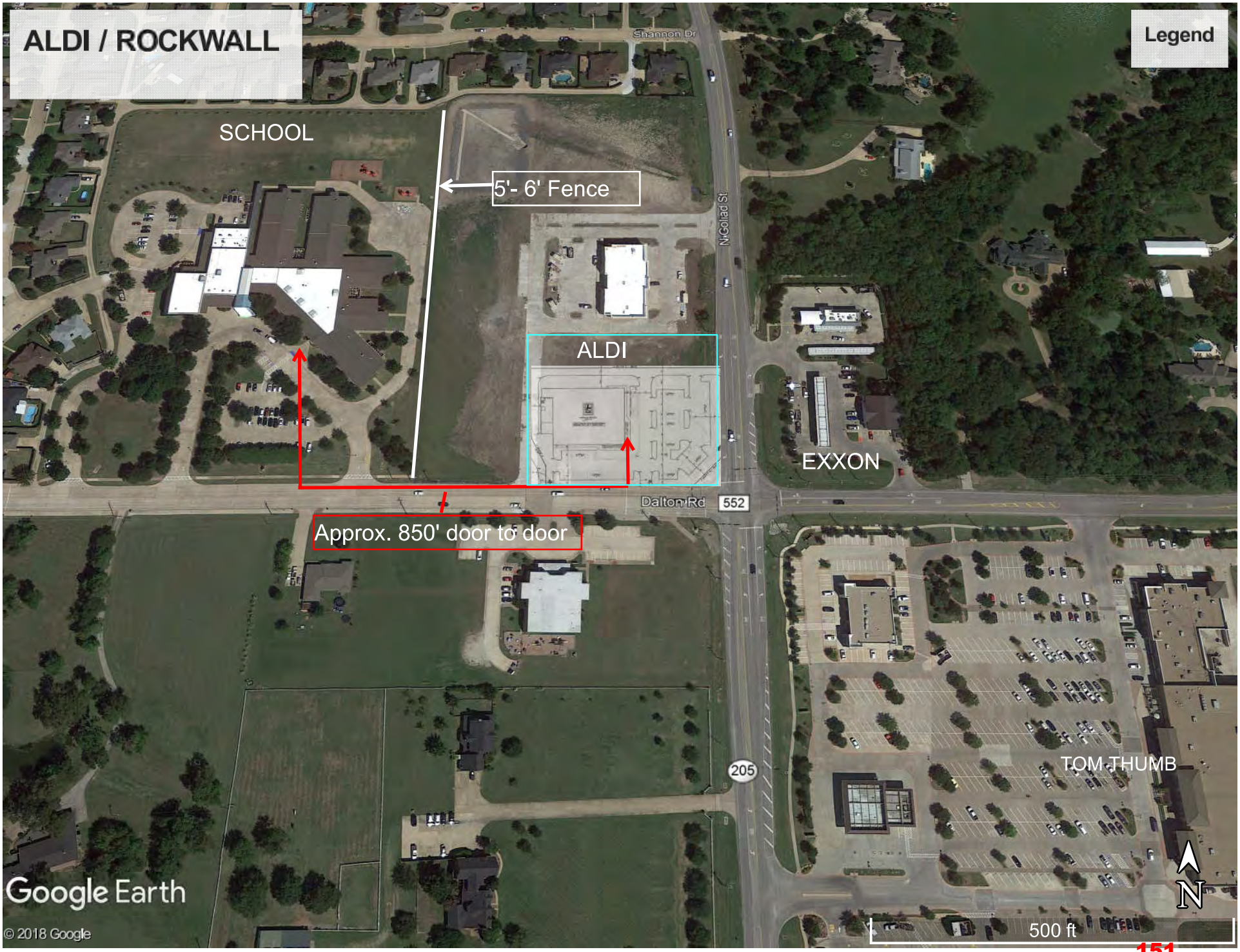
V4.0 Merchandising Plan with Alcohol
Drawing Name:

Date: Date	Project No. Proj. No.
Type: RHRD-V4	
Drawn By: JDB	A-132
Scale: As Noted	Drawing No:

PLOTTED: 9/10/2014 9:03:40 AM


Dalton Rd
Williams Middle
Shores Park
John King Blvd
Rockwall
PARISH DANNY JOE & MARI KAY
CHASTAIN CHRISTOPHER C & REAGAN
HOLMES NILES W & LINDA F
GREENLEY MARY E TRUSTEE
ROCKWALL I S D
ROCKWALL 205-552 LLC
ROCKWALL 205-552 LLC
ERVIN RICHARD L
Approx. 188'
ALDI TEXAS LLC
60ft
200ft

150


ALDI / ROCKWALL
Legend
SCHOOL
5'- 6' Fence
Shannon Dr
N Goliad St
ALDI
EXXON
Dalton Rd
552
Approx. 850' door to door
205
TOM THUMB
Google Earth
© 2018 Google
N
500 ft

Rockwall
INDEPENDENT SCHOOL DISTRICT

August 8, 2018

City of Rockwall
Rick Crowley
385 South Goliad
Rockwall, Texas 75087

To Whom It May Concern,

The District recognizes that our community continues to grow and at times, there may be a request(s) to grant variance of the minimum district regulation related to the sale of alcoholic beverages near a public school. According to section 38.007 of the Texas Education Code:

(b) The board of trustees of a school district shall attempt to provide a safe alcohol-free environment to students coming to or going from school. The board of trustees may cooperate with local law enforcement officials and the Texas Alcoholic Beverage Commission in attempting to provide this environment and in enforcing Sections 101.75, 109.33, and 109.59, Alcoholic Beverage Code.

Additionally, Section 3.5, *Alcoholic Beverage Sales*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) states the following:

Retail establishments engaged in the selling of beer and wine to the general public for off-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and must be located not less than 300 feet from a church, public school, private school (as defined by the Texas Alcoholic Beverage Code) or public hospital.

On behalf of Rockwall ISD and the Board of Trustees, I am requesting that you deny the request for a variance from the minimum distance regulations related to the sale of alcoholic beverages near a public school. While the District respectfully recognizes that the decision to grant a variance of the minimum district regulation is a decision made by City Council, section 38.007 of the Education Code does allow for a school district to provide a safe alcohol-free environment to students coming to or going from school. The approval of this variance may jeopardize our attempts to provide this environment for hundreds of students who go to school within 300 feet of the requesting store.

Thank you for your consideration.

Sincerely,

Dr. JJ Villarreal
Superintendent of Schools
Rockwall ISD

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 08/20/2018

APPLICANT: Pan Sribhen P.E. *of PSA Engineering*

AGENDA ITEM: **SP2018-024;** Site Plan; *Medical Office Building*

SUMMARY:

Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of variances to the articulation and overlay district requirements in conjunction with an approved site plan for a medical office building on a 1.003-acre tract of land identified as a portion of Lot 6, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, situated east of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of variances to the Scenic Overlay (SOV) District and the Unified Development Code (UDC) as outlined in this report. The request is in conjunction with an approved site plan for the purpose of constructing a single-story, 3,920 SF medical office building (MOB). The proposed MOB will be situated on a 1.003-acre parcel of land identified as a portion of Lot 6, Block A, La Jolla Pointe, Phase 2 Addition that is located east of the intersection of Carmel Circle and Laguna Drive, is within the IH-30 Overlay (*IH-30 OV*) and Scenic Overlay (*SOV*) Districts, and is zoned *Commercial* (C) *District*.

VARIANCE AND EXCEPTION REQUESTS:

The applicant is requesting variances to the requirements of the Scenic Overlay (SOV) District and the Unified Development Code (UDC) for the sections outlined below. It should be noted, that for the subject property some of these variance requests will require approval by a ¾ majority vote of those City Council members present due to the subject property being located within an established overlay district. The requests are as follows:

1) Section 4.1.C.1.b, of Article V, of the UDC requires all building facades not extend for a distance more than three (3) times the walls height without having an off-set vertically. The elevations depict the east and west facing façade do not meet this requirement. This will require approval by the City Council. [*Simple Majority Vote*]

2) Section 6.8.D.2, of Article V, of the Scenic Overlay (SOV) District requires buildings less than 6,000 SF be designed with a pitched roof. A variance for not meeting the pitched roof standard by allowing a flat roof design as depicted in the elevations require approval by the City Council. [3/4 *Majority Vote*]

3) Section 6.8.D.5, of Article V, of the Scenic Overlay (SOV) District requires a row of trees to be planted on the perimeter behind the building. A variance for not meeting this requirement requires approval by the City Council. [3/4 *Majority Vote*]

A request for a variance or exception as outlined above is a discretionary decision for the City Council.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On July 31, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning a thematic appearance amid all buildings within the Vora Addition took place between the board members and the applicant. The board reviewed the Coronado stone with the wood appearance and the additional elements associated with this buildings' design. The board made a motion to approve the elevations as presented, which included the request for variance to the articulation and roof design. The motion passed unanimously 7 to 0.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete the *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On August 14, 2018, the Planning and Zoning Commission's motion to approve the site plan with staff conditions passed by a vote of 5 to 1 with Commissioner Welch dissenting and Commissioner Fishman absent. Additionally, the motion included a recommendation of approval to the variances being requested, with the exception of the request for a variance to the required trees to be placed at the perimeter behind the building.



City of Rockwall

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

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



VICINITY MAP
N.T.S.

LOT INFORMATION

LOT 1 - PHASE I

AREA LOT	= 43,570 S.F. (1.002 AC.)
TOTAL BLDG. AREA	= 3,920 S.F.
PROPOSED	**= MEDICAL OFFICE BLDG.**

PARKING REQUIREMENTS

PARKING RATIO	= 1/200 S.F.
TOTAL PARKING REQUIRED	= 20 SP
TOTAL PARKING PROVIDED	= 20 SP
HANDICAP PARKING REQUIRED	= 2 SP
SURFACE PARKING PROVIDED	= 18 SP

CURVE TABLE						
CURVE	DELTA	R	T	L	CH	CHD
C1R	11°13'30"	62.00'	06.09'	12.15'	N45°28'45"W	12.13'

LEGEND

W	PROPOSED WTR. LINE
SS	PROPOSED S.S. LINE
	PROPERTY LINE
	EASEMENT LINE
	STROM SEWER LINE
1/2" IRS/IRF	IRON ROD
MH.	PROPOSED SANITARY MANHOLE
EX.MH.	EXISTING SANITARY MANHOLE
EX.FH.	EXISTING FIRE HYDRANT
FH.	PROPOSED FIRE HYDRANT
	PROPOSED SITE LIGHTING 20' HT. MAX.
1	INDICATE PARKING NO.
	INDICATE CURB INLET
RF	REBAR FOUND
CRS	CAPPED REBAR SET
IRF.	IRON ROD FOUND
IRS.	IRON ROD SET
UTIL.	UTILITY
ESMT.	EASEMENT
EX.	EXISTING
WTR.	WATER LINE
EX.MH.	EXISTING SANITARY SEWER MANHOLE
B.L.	BUILDING SETBACK LINE
R.O.B.	RIGHT OF WAY

SITE NOTE:
1 HANDICAP PARKING IS PROVIDED IN ACCORDANCE W/ADA STANDARDS
2 SITE PLAN IS FOR INFORMATIONAL PURPOSE ONLY, NOT FOR CONSTRUCTION DOCUMENT.
3 ALL PARKING STALLS SHALL BE 9'x20' AND HANDICAP STALLS SHALL BE 11'x20'. OTHER ACCESS AISLES ADJACENT TO HANDICAP PARKING SHALL BE 5' WIDE x 20'.
4 BUILDING OR PORTIONS OF BUILDINGS OR FACILITIES THREE OR MORE STORIES OR 30 FEET OR MORE IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED WITH A FIRE LANE A MINIMUM OF 15–FEET TO A MAXIMUM OF 30 FEET FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING

SITE PLAN NOTE:

1 FIRE LANE SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARD.
2 ALL SIGNAGE BY SEPARATE PERMIT.
3 ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL STD SPECIFICATIONS AND CONSTRUCTION STDS, AND STD PECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (LATEST REVISION).
4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
5 THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED SEE BLDG. PLANS.

FIRE LANE NOTE:

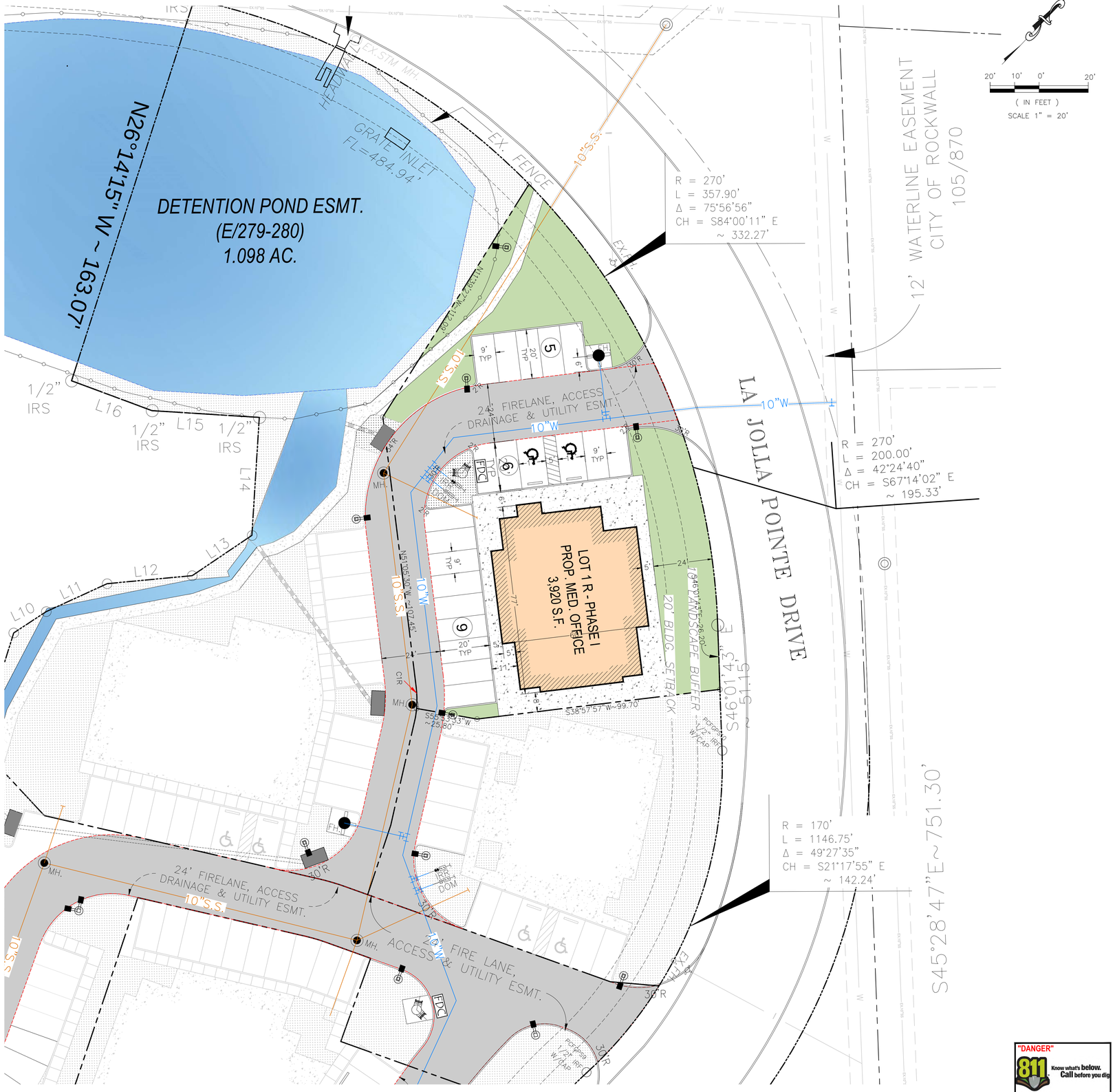
1 FIRE LANES WIDTH WILL BE MEASURED FACE OF CURB TO FACE OF CURB (FC–FC)
2 FIRE LANES SHALL HAVE;
a) WIDTH OF 24 FEET
b) FOR BUILDINGS LESS THAN 30–FEET AND LESS THAN 3–STORIES IN HEIGHT:
a) 20–feet (inside) for turns less than or equal to 90 degrees
b) 25–feet (inside) for turns greater than 90 degrees
c) A TURNING RADIUS OF 30–FEET FOR BUILDINGS 30–FEETS OR ABOVE IN HEIGHT AND/OR 3 OR MORE STORIES IN HEIGHT.
d) MINIMUM CLEAR VERTICAL HEIGHT CLEARANCE OF 14 FEET

NOTE:

LOCATION AND TYPES OF ALL SIGNS, INCLUDING LIGHTING AND HEIGHTS TO INDICATE THE REQUIREMENT FOR A SEPARATE SIGN PERMIT.

FLOOD PLAIN NOTE:

THIS PROPERTY DOES NOT APPEAR TO BE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100–YEAR FLOOD PLAIN MAP NUMBER 84397C0040L OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND EFFECTIVE ON SEPTEMBER 26, 2008.



"DANGER"
811 Know what's below. Call before you dig
(@ LEAST 72 HRS PRIOR TO DIGGING)

SITE PLANS SET

REVISION		
NO.	DATE	BY
1	18-08-07	PSS

REMARK:
REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.

SITE PLAN
FOR
DFW HOSPITALITY OF ROCKWALL LLC
CITY OF ROCKWALL, TEXAS

ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651
TX. T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

SCALE: AS SHOWN
DESIGNED: PSS
DRAWN: PSA
CHECKED: PSS

PROJECT NO. 21737.VPR

DATE: AUGUST 07, 2018

SHEET: C-01

C:\21737\21737.VPR\CURRENTSHEET SETS\F-01 SITE PLAN\SITEPLAN-01 - SITE PLAN.DWG, 8/7/2018 10:51:11 AM, DWG To PDF.pc3, ANSI full bleed D (24.00 x 36.00 Inches), 1:1.00000,



1 NORTH ELEVATION

SCALE 3/16" = 1'-0"



2 WEST ELEVATION

SCALE 3/16" = 1'-0"

3 SOUTH ELEVATION

SCALE 3/16" = 1'-0"

4 EAST ELEVATION

SCALE 3/16" = 1'-0"

MATERIALS CALCULATION TABLE - VORA CLINIC BUILDING

ITEM	DESCRIPTION	NORTH ELEVATION		WEST ELEVATION		SOUTH ELEVATION		EAST ELEVATION		GRAND TOTAL AREA	
		(S.F.)	%	(S.F.)	%	(S.F.)	%	(S.F.)	%	(S.F.)	%
1	TOTAL ELEVATION AREA	1,170	100%	1,315	100%	1,039	100%	1,100	100%	4,624	100%
2	GLAZING DOORS & WINDOWS	338	28.9%	263	20.0%	96	9.2%	96	8.7%	793	17.1%
3	NON-GLAZING DOORS&WINDOWS	832	71.1%	1,052	80.0%	943	90.8%	1,004	91.3%	3,831	82.9%
	3.1 TOTAL WALL AREA	789	N/A	786	N/A	899	N/A	853	N/A	3,327	N/A
	3.2 METAL COPING/ AWNING/ ROOF	43	N/A	266	N/A	44	N/A	151	N/A	504	N/A
3.1	STUCCO WALL & STUCCO BAND	48	6.1%	208	26.5%	76	8.5%	230	27.0%	562	16.9%
	BRICK *	276	35.0%	250	31.8%	373	41.5%	347	40.7%	1,246	37.5%
	AUSTIN STONE*	175	22.2%	437	55.6%	494	54.9%	314	36.8%	1,420	42.7%
	CORONADO STONE * (REFINED WOODSTONE)	333	42.2%	157	20.0%	-	0.0%	113	13.2%	603	18.1%
	MASONRY WALL NET AREA (*)	784	94.2%	844	80.2%	867	91.9%	774	77.1%	3,269	85.3%
	NON-MASONRY WALL NET AREA	48	5.8%	208	19.8%	76	8.1%	230	22.9%	562	14.7%
	TOTAL WALL AREA	*832*	***100%***	*1,052*	***100%***	*943*	***100%***	*1,004*	***100%***	3,831	***100%***

EXTERIOR MATERIALS & FINISH

- A1 = AWNING; FLAT METAL AWNING, COLOR "DARK GRAY"
- G1 = GLAZING; 1/2",1/2" INSULATED GLASS
- G2 = GALV. GUTTER & GALV. DOWN SPOUT; COLOR "P2"
- R1 = STANDING SEAM METAL ROOF; COLOR "CHARCOAL GREY"
- R2 = METAL COPING; COLOR "P1"
- R3 = ROOF LADDER; STEEL ROOF LADDER
- 5F = STOREFRONT; ALUM. STOREFRONT DOOR & WINDOW
- M1 = STUCCO WALL W/ DRYVIT FINISHES; COLOR "P3"
- M2 = BRICK VENEER; ACME BRICK MODULAR SIZE, MODEL "SMOOTH", COLOR " PEP166 - MARBLE GRAY"
- M3 = AUSTIN STONE; MODEL "COUNTRY RUBBLE, COLOR "CHALK"
- M4 = STUCCO WINDOW BAND; COLOR "P3"
- M5 = STUCCO W/ DRYVIT FINISHES COLOR "P3"
- M6 = CORONADO STONE; REFINED WOODSTONE COLOR " HONEY BLONDE"

EXTERIOR COLOR PAINT

- P1 = EXTERIOR COLOR PAINT (DARK GRAY); COLOR TO MATCH SHERWIN-WILLIAMS #7069 (IRON ORE)
- P2 = EXTERIOR COLOR PAINT (LIGHT GRAY); COLOR TO MATCH SHERWIN-WILLIAMS #7066 (MEDIUM GREY)
- P3 = EXTERIOR COLORED STUCCO (WHITE); OR COLOR TO MATCH SHERWIN-WILLIAMS #6154 (NACRE)

EXTERIOR LIGHT FIXTURE

- L1 = EXTERIOR WALL SCONE ; PROGRESS LIGHTING, BLACK CYLINDER 14" TALL
- L2 = EXTERIOR EMERGENCY LIGHT (BATTERY BACK UP)

SITE PLAN SET

REVISION

NO.	DATE	BY
0	Y-M-D	PSS

REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.

EXTERIOR ELEVATIONS

FOR

VORA CLINIC BUILDING

DFW HOSPITALITY OF ROCKWALL LLC
CITY OF ROCKWALL, TEXAS

OWNER / DEVELOPER

ENGINEER

PSA ENGINEERING
17819 DAVENPORT RD.,
SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651

R.T. CHANG, ARCHITECT,INC
ARCHITECTURAL AND PLANNING
5834 WINDMIER LANE
DALLAS, TEXAS 75252
(214) 663-4735

SCALE: AS SHOWN
DESIGNED: RC
DRAWN: PSA
CHECKED: RC

PROJECT NO. 21737.VPR

DATE: JULY 31, 2018

SHEET: A2.0
158

Z:\2017\21737.VPR\ARCH\03 MEDICAL BUILDING\CONCEPT\A-1.0 BLDG FLOOR PLAN 18-07-30.dwg, DWG To PDF.pc3



1 PERSPECTIVE (NORTHWEST)
NTS

SITE PLAN SET

REVISION

NO.	DATE	BY
0	Y-M-D	PSS

REMARK:
REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.

PERSPECTIVE - NORTHWEST

FOR

VORA CLINIC BUILDING

DFW HOSPITALITY OF ROCKWALL LLC
CITY OF ROCKWALL, TEXAS

OWNER / DEVELOPER

ENGINEER

PSA ENGINEERING
17819 DAVENPORT RD., SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651

R.T. CHANG, ARCHITECT, INC
ARCHITECTURAL AND PLANNING
5834 WINDMIER LANE
DALLAS, TEXAS 75252
(214) 663-4735

SCALE: AS SHOWN
DESIGNED: RC
DRAWN: PSA
CHECKED: RC

PROJECT NO. 21737.VPR

DATE: JULY 31, 2018

SHEET: A3.1
159

Z:\2017\21737.VPR\ARCH\03 MEDICAL BUILDING\CONCEPT\A-1.0 BLDG FLOOR PLAN 18-07-30.dwg, DWG To PDF.pc3



1 PERSPECTIVE (NORTHEAST)
NTS



2 PERSPECTIVE (NORTHWEST)
NTS



3 PERSPECTIVE (SOUTHWEST)
NTS



4 PERSPECTIVE (SOUTHEAST)
NTS

SITE PLAN SET

REVISION

NO.	DATE	BY
0	Y-M-D	PSS

REMARK:
REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.

PERSPECTIVE - SIDE & REAR

FOR

VORA CLINIC BUILDING

DFW HOSPITALITY OF ROCKWALL LLC
CITY OF ROCKWALL, TEXAS

OWNER / DEVELOPER

ENGINEER

PSA ENGINEERING
17819 DAVENPORT RD.,
SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651

R.T. CHANG, ARCHITECT, INC
ARCHITECTURAL AND PLANNING
5834 WINDMIER LANE
DALLAS, TEXAS 75252
(214) 663-4735

SCALE: AS SHOWN
DESIGNED: RC
DRAWN: PSA
CHECKED: RC

PROJECT NO. 21737.VPR

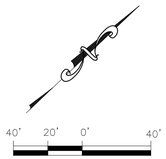
DATE: JULY 31, 2018

SHEET: A3.2
160

Z:\2017\21737.VPR\ARCH\03 MEDICAL BUILDING\CONCEPT\A-1.0 BLDG FLOOR PLAN 18-07-30.dwg, DWG To PDF.pc3



VICINITY MAP
N.T.S.

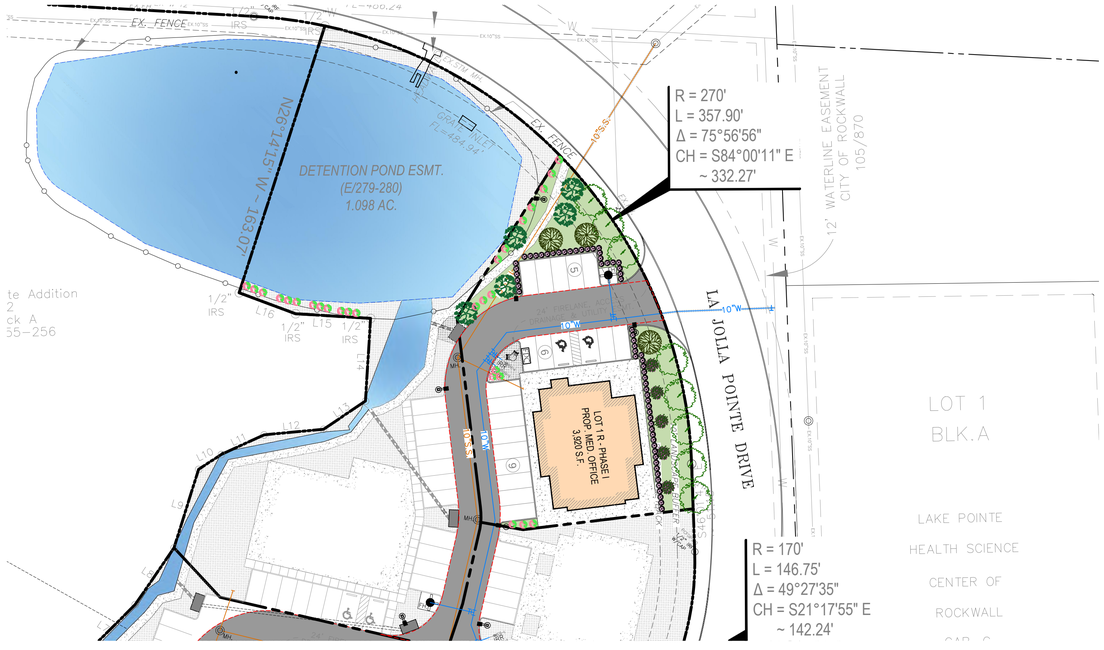


LEGENDS:

PROPERTY LINE	EXISTING TREE TO KEEP
EASEMENT LINE	
1/2" IRS/IRF IRON ROD	
EX.MH. EXISTING SANITARY MANHOLE	LITTLE GEM MAGNOLIA
MH. PROPOSED SANITARY MANHOLE	
EX.FH. EXISTING FIRE HYDRANT	
FH. PROPOSED FIRE HYDRANT	TEXAS RED OAK TREE (SHADE)
	EASTERN RED BUD (ORNAMENTAL)
	DWARF INDIAN HAWTHORN
	PAMPAS GRASS
	ERAGROSTIS CURVULA HYDROSEED

PLANT MATERIAL SCHEDULE :

QTY.	COMMON NAME	BOTANICAL NAME	SIZE
3	LITTLE GEM MAGNOLIA TREE	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	6" CAL.
5	TEXAS RED OAK TREE	QUERCUS BUCKLEYI	6" CAL.
5	EASTERN RED BUD	CERCIS CANADENSIS	3" CAL.
63	DWARF CRAPE MYRTLE 'CHERRY DAZZLE'	LAGERSTROMIA INDICA 'GAMAD I'	5 GALLONS
16	PAMPAS GRASS	CORTADERIA SELLOANA	5 GALLONS
5,868 SF.	WEEPING LOVE GRASS HYDROSEED	ERAGROSTIS CURVULA	

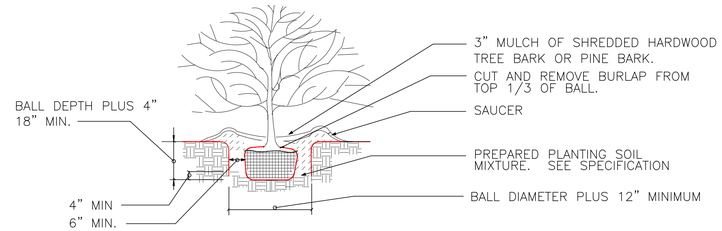


LANDSCAPE TABULATIONS:

	REQUIRED	PROVIDED
10 FT. LANDSCAPE BUFFER STRIP 1 TREE PER 50 FT. OF STREET FRONTAGE (227 FT.)	5 TREES	8 TREES
PARKING SPACE (20 SP) 1 TREE PER 10 REQ. PARKING SPACES (20 REQ. SPACES)	2 TREES	3 TREES
AMOUNT OF LANDSCAPING (TOTAL LOT AREA = 20,927 SF.) COMMERCIAL/ GENERAL RETAIL	3,139.05 SF. 15% OF LOT AREA	5,868 SF.

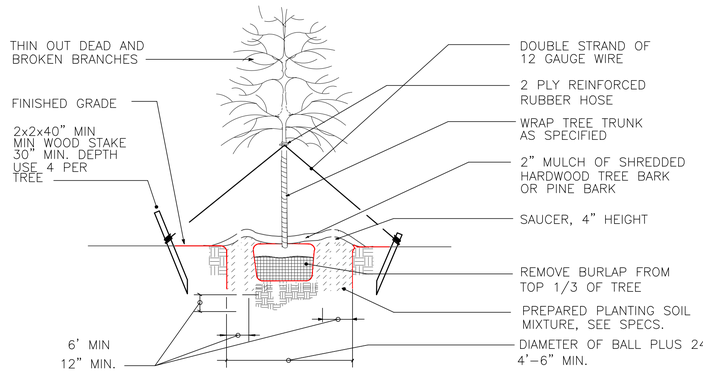
FLOOD PLAIN NOTE:

THIS PROPERTY DOES NOT APPEAR TO BE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PLAIN MAP NUMBER 84397C0040L OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND EFFECTIVE ON SEPTEMBER 26, 2008.



SHRUB PLANTING DETAIL

NOT TO SCALE



LARGE TREE STAKING DETAIL

NOT TO SCALE FOR TREES UNDER 3 1/2" CALIPER

LANDSCAPE NOTE:

1. ALL LANDSCAPE AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.
2. ALL BED AREAS MUST BE SEPERATED FROM TURF AREAS BY STEEL EDGING.
3. ALL AREAS TO BE HYDROSEEDED MUST BE FINE GRADED BEFORE SEEDING.
4. ALL BEDS AND TREE WELLS TO BE MULCHED WITH 4 TO 6 INCHES OF SHREDED HARDWOOD MULCH.
5. ALL HYDROSEEDED AREAS AND PLANTING BEDS TO HAVE BIOSOL FORTE 7-2-1 FERTILIZER APPLIED AT MANUFACTURER'S RECOMMENDED RATE.
6. THE PROPERTY OWNER MUST MAINTAIN ALL LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE PLAN APPROVED BY THE CITY PLAN COMMISSION.
7. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHT AND SPREAD ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED. ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
8. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
9. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
10. IT IS THE RESPONSEIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLAN.
11. ALL SHRUB AND GROUND COVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH OR APPROVED EQUAL.
12. LANDSCAPE EDGING SHALL BE OF TYPE AND LOCATION AS NOTES ON PLAN.
13. ALL PLANT MATERIAL SHALL CONFORM TO THE GUILDELINES ESTABLISHED BY THE CURRENT AMERICAN STAND FOR NURSERY STOCK, PLUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR LOCAL (TEXAS ASSOCIATION OF NURSERYMEM STANDARDS) EQUIVALENT.
14. TREES PLANTED ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF SLOPE.
15. ALL PLANT MATERIAL SHALL BE MATRAINED IN A HEALTY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
16. LANDSCAPE AREAS SHALL BE KEPT FREE OF REACH, LITTER AND WEEDS.
17. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. SPRAY OVER ON STREETS AND WALKS IS PROHIBITED.
18. QUANTITIES ON PLANS AND PLANT LIST ARE PROVIDED AS A CONVENIENCE FOR ESTIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANITY OF PLANTS
19. REQUIRED AT SPACING INDICATED FOR THE BED SIZE AND CONFIGURATION SHOWN REGARDLESS OF QUANTITIES SHOWN ON PLANS AND PLAN LIST. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
20. ALL LANDSCAPE PLANTINGS. TREES, SHRUBS, GROUND COVERS AND GRASSES, TO BE GUARANTEED FOR A PERIOD OF ONE YESR AFTER FINAL ACCEPTANCE.
21. ALL TREES TO BE PLANTED IN PITS TWICE THE DIAMETER OF THE TREE BALL AND NO DEEPER THAN THE DEPTH OF THE BALL. SCARIFY ALL TREE PITS SIDE PRIOR TO PLANTING. ALL TREES ARE TO BE PLANTED PLUMB AND AT OR SLIGHT ABOVE FINISHED GRADE. ALL TREE PITS TO HAVE A 3" WATERING SAUCER FORMED AROUND THE PERIMETER OF THE PIT. ALL TREE PITS ARE TO BE TOP-DRESSED WITH 3" LAYER OF SHREDDED HARDWOOD MULCH, OR APPROVED EQUAL. STAKE AND OR GUY TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT.
22. ROTOTILL THE EXISTIONG SOIL OF ALL PLANTING BEDS TO A MINIMUM DEPTH OF 6". ADD A 3" LAYER OF PREMIUM COMPOST AS SUPPLIED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL AND TILL INTO THE TOP 3" OF EXISTING SOIL. INSTALL ALL SHRUBS 1" AS PER MANUFACTURER'S RECOMMENDED RATE OF APPLICATION. TOP DRESS WITH A 2" LAYER OF SHREDDED HARDWOOD BARK MULCH, OR APPROVED EQUAL.
23. NO PLANTED MATERIAL SHALL BE INSTALLED UNTIL THE IRRIGATION SYSTEM HAS BEEN INSTALL AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREA.
24. INSTALL AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREA.
25. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE AND/OR REJECT LANDSCAPE MATERIAL ON SITE.

TREES MUST BE PLANTED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.

IRRIGATION PLANS AND DESIGN SHALL BE PART OF LANDSCAPING CONTRACT AND TO BE SUBMITTED WITH LANDSCAPE AND IRRIGATION PERMITS.

"DANGER"
811 Know what's below. Call before you dig
(@ LEAST 72 HRS PRIOR TO DIGGING)

SITE PLANS SET

REVISION

NO.	DATE	BY
1	18-08-07	PSS

REMARK:
REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.

LANDSCAPE PLAN

FOR
DFW HOSPITALITY OF ROCKWALL LLC
CITY OF ROCKWALL, TEXAS

PANDA SERBIN
REGISTERED LANDSCAPE ARCHITECT
2578
STATE OF TEXAS
8-9-18

ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9851
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # LA1543

SCALE: AS SHOWN
DESIGNED: PSS
DRAWN: PSA
CHECKED: PSS

PROJECT NO. 21737.VPR

DATE: AUGUST 07, 2018

SHEET: L-01

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 08/20/2018

APPLICANT: Pan Sribhen P.E. *of PSA Engineering*

AGENDA ITEM: **SP2018-025;** Site Plan; *Professional Office Building*

SUMMARY:

Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of variances to the articulation and parking requirements in conjunction with an approved site plan for an office building on a 1.174-acre tract of land identified as a portion of Lots 6 & 7, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated on the eastside of La Jolla Pointe Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of variances to the Unified Development Code (UDC) as outlined in this report. This request is in conjunction with an approved site plan for the purpose of constructing a three (3) story, 18,000 SF office building. The proposed office building will be situated on a 1.174-acre parcel of land identified as a portion of Lots 6 & 7, Block A, La Jolla Pointe Addition, Phase 2 that is located on the eastside of La Jolla Pointe Drive, is within the IH-30 Overlay (*IH-30 OV*) and Scenic Overlay (*SOV*) Districts, and is zoned *Commercial* (C) *District*.

VARIANCE AND EXCEPTION REQUESTS:

The applicant is requesting a variance to the requirements of the Unified Development Code (UDC) for the section outlined below. It should be noted, that for the subject property this variance request would require approval by a simple majority vote of those City Council members present. The request is as follows:

1) Section 4.1.C.1.b, of Article V, of the UDC require all building facades to not extend for a distance more than three (3) times the walls height without having an off-set vertically. The elevations depict the north and south facing façade do not meet this requirement. This will require approval by the City Council. [*Simple Majority Vote*]

2) Section 6.5, of Article V, of the UDC requires a minimum of 90 parking spaces for the proposed development. Currently, the site plan shows the provision of 84-parking spaces. The applicant is requesting a variance for the six (6) deficient parking spaces. This will require approval by the City Council. [*Simple Majority Vote*]

A request for a variance or exception as outlined above is a discretionary decision for the City Council.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On July 31, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning a thematic appearance amid all buildings within the Vora Addition took place between the board members and the applicant. The board requested the applicant incorporate the Coronado stone with the wood appearance on the large column at the main entrance. The board shared their concern for the lack of vertical and horizontal elements to provide relief for the building. The ARB will provide a

recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on August 14, 2018.

On August 14, 2018, the applicant provided elevations meeting the intent of the ARB's recommendations. After reviewing the revised elevations, the Architectural Review Board made a motion recommending approval of the elevations, which passed by a vote of 6 to 0 with Board Member Mitchell absent. This motion included a condition of approval that the applicant provide Austin Stone as depicted on the elevations and not a synthetic stone as was attached to the materials sample board. Additionally, the motion included a recommendation of approval of the variance being requested regarding vertical articulation.

RECOMMENDATIONS:

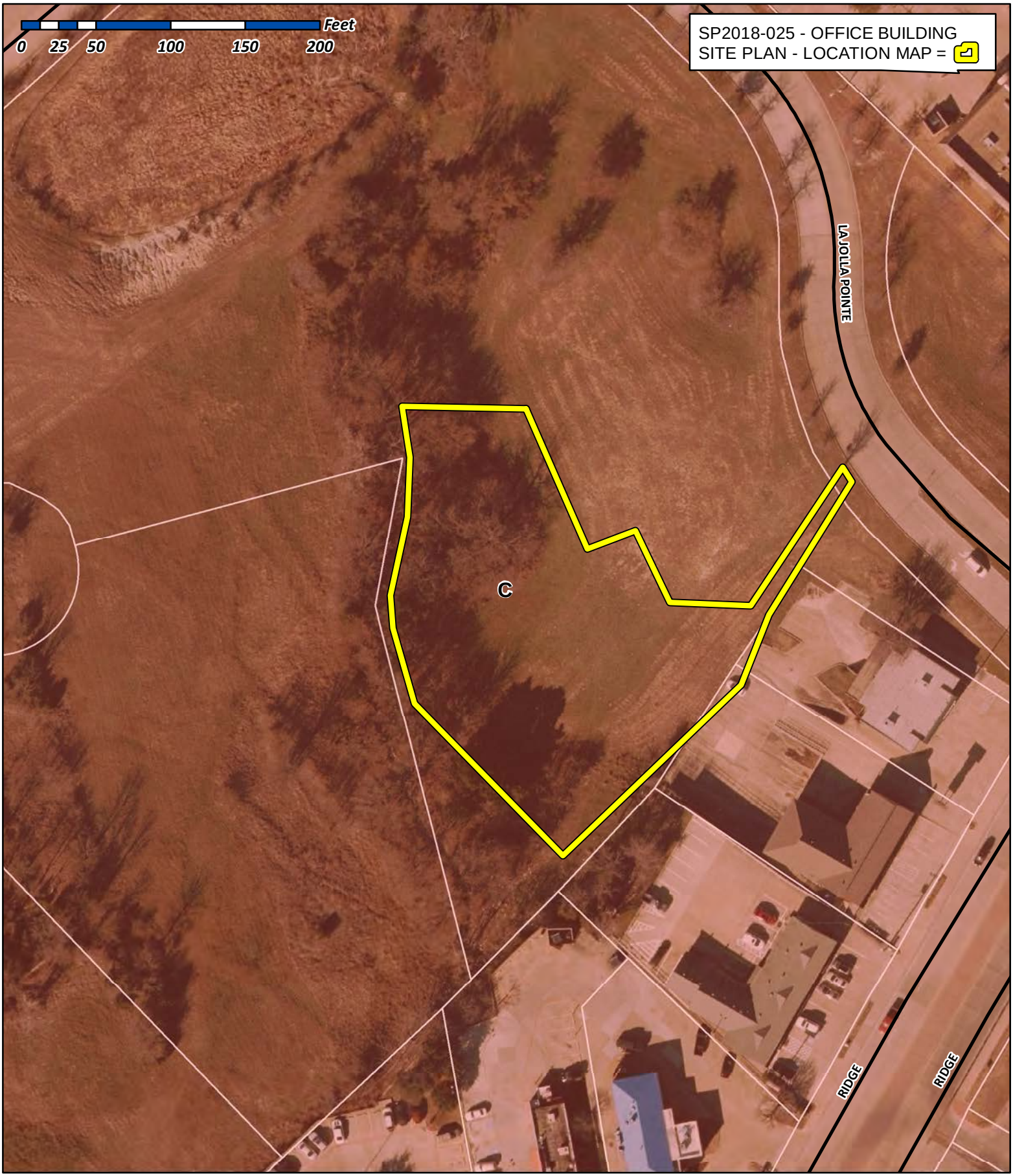
If the City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and

2) Any construction or building necessary to complete the *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On August 14, 2018, the Planning and Zoning Commission's motion to approve the site plan with staff conditions, and the Architectural Review Board's recommendations, which passed by a vote of 6 to 0 with Commissioner Fishman absent. Additionally, the motion included a recommendation of approval of the variances being requested.



City of Rockwall

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

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

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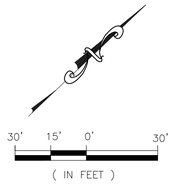
VICINITY MAP
N.T.S.



LEGEND

PROPOSED WTR. LINE	RF REBAR FOUND
PROPOSED S.S. LINE	CRS CAPPED REBAR SET
PROPERTY LINE	IRF. IRON ROD FOUND
EASEMENT LINE	IRS. IRON ROD SET
STROM SEWER LINE	UTIL. UTILITY
1/2" IRS/IRF IRON ROD	ESMT. EASEMENT
MH. PROPOSED SANITARY MANHOLE	EX. EXISTING
EX.MH. EXISTING SANITARY MANHOLE	WTR. WATER LINE
EX.FH. EXISTING FIRE HYDRANT	EX.MH. EXISTING SANITARY SEWER MANHOLE
FH. PROPOSED FIRE HYDRANT	B.L. BUILDING SETBACK LINE
PROPOSED SITE LIGHTING 20' HT. MAX.	R.O.B. RIGHT OF WAY
(1) INDICATE PARKING NO.	
INDICATE CURB INLET	

LINE TABLE-TRACT 1

LINE	LENGTH	BEARING
L1	16.55'	S31°45'06"W
L2	54.85'	S32°44'34"W
L3	21.02'	S46°35'35"E
L4	53.85'	N11°25'50"E
L5	39.79'	S02°17'03"E
L6	40.07'	N09°07'31"W
L7	47.21'	N25°33'01"W
L8	40.86'	N17°26'21"E
L9	39.60'	N38°12'59"E
L10	26.44'	N12°08'16"E

CURVE TABLE

CURVE	DELTA	R	T	L	CH	CHD
C8	06°46'28"	100.00'	5.92'	11.82'	N62°18'16"E	11.82'
C4R	06°46'28"	76.00'	4.50'	9.00'	N62°18'16"E	9.00'

LOT INFORMATION

LOT 6 - PHASE I

AREA LOT	= 51,149 S.F. (1.174 AC.)
TOTAL BLDG. AREA	= 18,000 S.F.
PROPOSED	= **PROFESSIONAL OFFICE BLDG. 3-STORY**
PARKING REQUIREMENTS	
PARKING RATIO	= 1/200 S.F.
TOTAL PARKING REQUIRED	= 90 SP
TOTAL PARKING PROVIDED	= 84 SP
HANDICAP PARKING REQUIRED	= 4 SP
SURFACE PARKING PROVIDED	= 53 SP
GARAGE PARKING PROVIDED	= 27 SP

SITE PLAN NOTE:

1 FIRE LANE SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARD.
2 ALL SIGNAGE BY SEPARATE PERMIT.
3 ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL STD SPECIFICATIONS AND CONSTRUCTION STDS, AND STD PECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (LATEST REVISION).
4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
5 THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED SEE BLDG. PLANS.

FIRE LANE NOTE:

1 FIRE LANES WIDTH WILL BE MEASURED FACE OF CURB TO FACE OF CURB (FC-FC)
2 FIRE LANES SHALL HAVE;
a) WIDTH OF 24 FEET
b) FOR BUILDINGS LESS THAN 30-FEET AND LESS THAN 3-STORIES IN HEIGHT:
a) 20-feet (inside) for turns less than or equal to 90 degrees
b) 25-feet (inside) for turns greater than 90 degrees
c) A TURNING RADIUS OF 30-FEET FOR BUILDINGS 30-FEETS OR ABOVE IN HEIGHT AND/OR 3 OR MORE STORIES IN HEIGHT.
d) MINIMUM CLEAR VERTICAL HEIGHT CLEARANCE OF 14 FEET

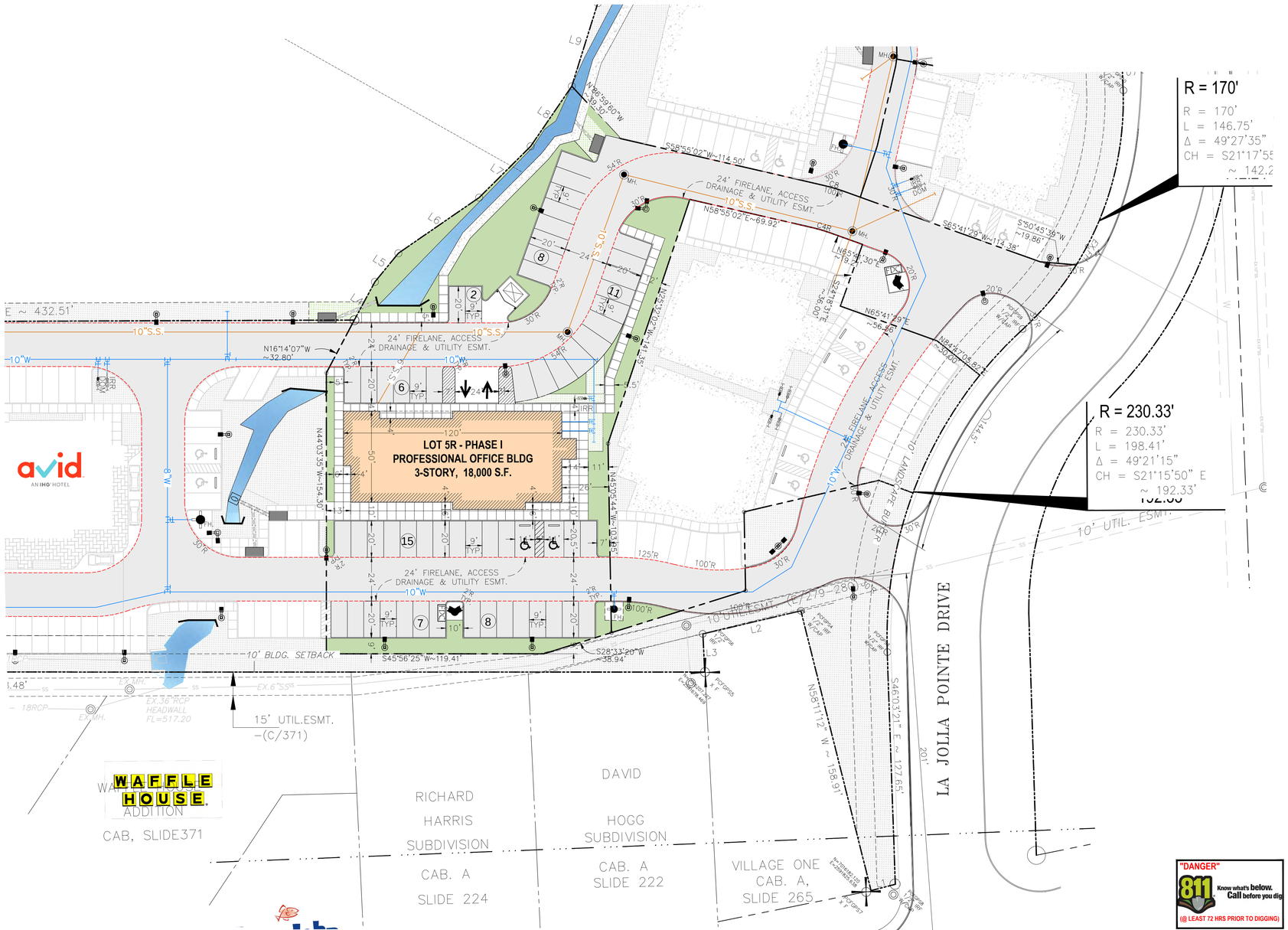
NOTE:

LOCATION AND TYPES OF ALL SIGNS, INCLUDING LIGHTING AND HEIGHTS TO INDICATE THE REQUIREMENT FOR A SEPARATE SIGN PERMIT

SITE NOTE:
1 HANDICAP PARKING IS PROVIDED IN ACCORDANCE W/ADA STANDARDS
2 SITE PLAN IS FOR INFORMATIONAL PURPOSE ONLY, NOT FOR CONSTRUCTION DOCUMENT.
3 ALL PARKING STALLS SHALL BE 9'x20' AND HANDICAP STALLS SHALL BE 11'x20'. OTHER ACCESS AISLES ADJACENT TO HANDICAP PARKING SHALL BE 5' WIDE x 20'.
4 BUILDING OR PORTIONS OF BUILDINGS OR FACILITIES THREE OR MORE STORIES OR 30 FEET OR MORE IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED WITH A FIRE LANE A MINIMUM OF 15-FEET TO A MAXIMUM OF 30 FEET FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING

FLOOD PLAIN NOTE:

THIS PROPERTY DOES NOT APPEAR TO BE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PLAIN MAP NUMBER 84397C0040L OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND EFFECTIVE ON SEPTEMBER 26, 2008



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SITE PLANS SET

REVISION

NO.	DATE	BY
1	18-08-07	PSS

REMARK:
REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.

SITE PLAN

FOR DFW HOSPITALITY OF ROCKWALL LLC
CITY OF ROCKWALL, TEXAS

ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651
TX. T.B.P.E REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

SCALE: AS SHOWN
DESIGNED: PSS
DRAWN: PSA
CHECKED: PSS

PROJECT NO. 21737.VPR

DATE: AUGUST 07, 2018

SHEET: C-01
166

Case No. SP2018-025

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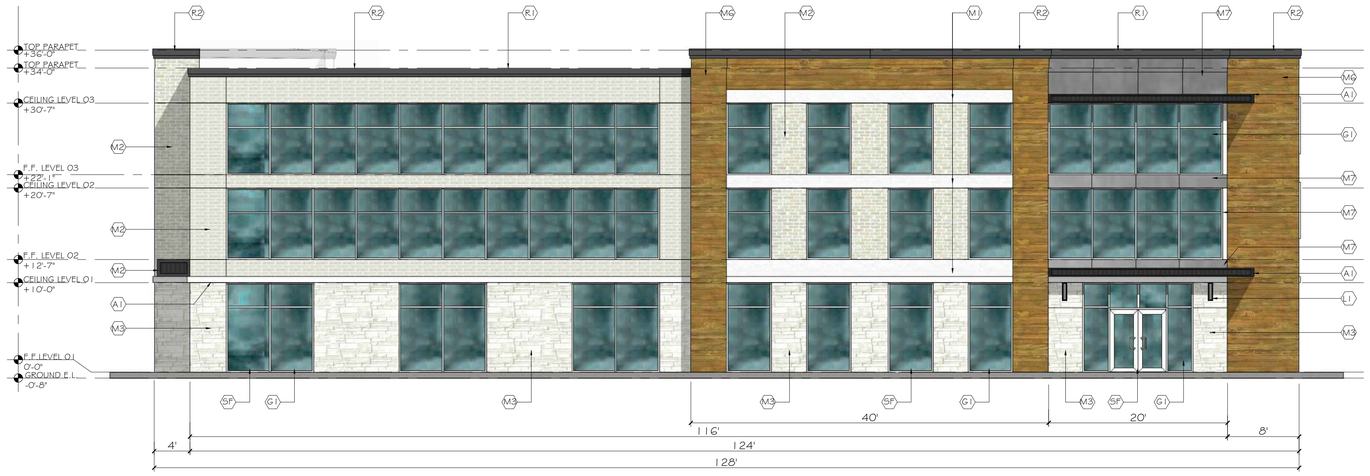


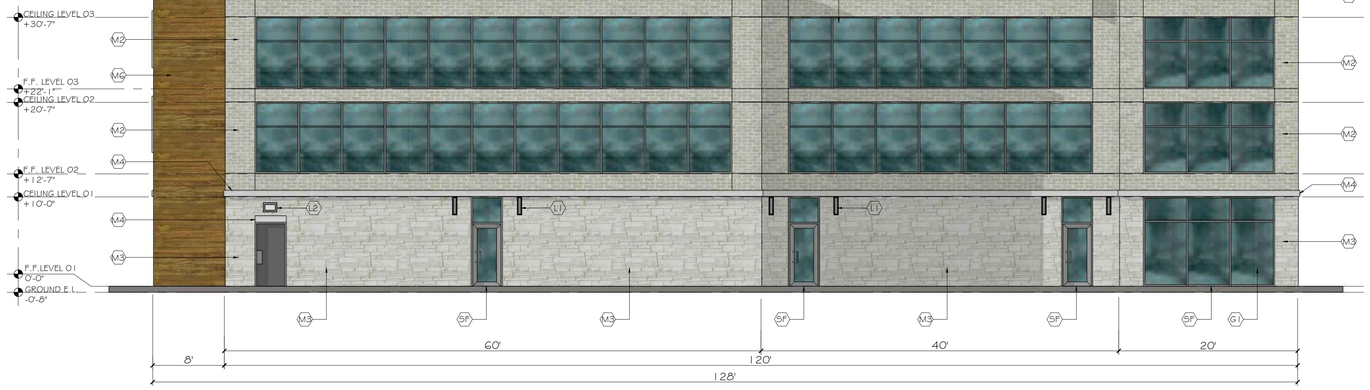
1 SOUTH ELEVATION (FRONT / MAIN ENTRY)

SCALE 1/8" = 1'-0"



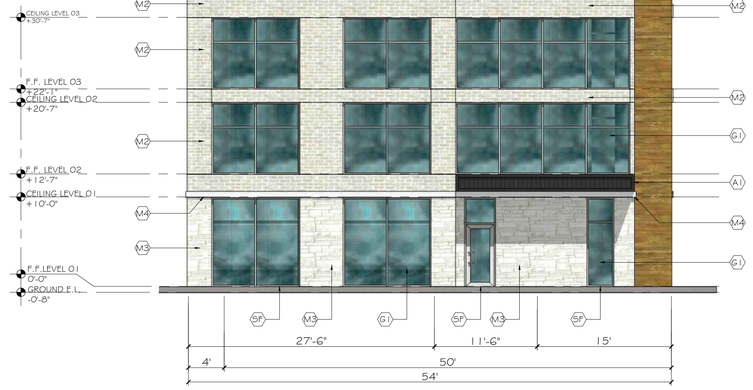
2 EAST ELEVATION

SCALE 1/8" = 1'-0"



3 NORTH ELEVATION

SCALE 1/8" = 1'-0"



4 WEST ELEVATION

SCALE 1/8" = 1'-0"

MATERIALS CALCULATION TABLE - VORA PROFESSIONAL OFFICE BUILDING

ITEM	DESCRIPTION	SOUTH ELEVATION		EAST ELEVATION		NORTH ELEVATION		WEST ELEVATION		GRAND TOTAL AREA	
		(S.F.)	%	(S.F.)	%	(S.F.)	%	(S.F.)	%	(S.F.)	%
1	TOTAL ELEVATION AREA	4,069	100%	1,528	100%	3,635	100%	1,853	100%	11,085	100%
2	GLAZING DOORS & WINDOWS	1,793	44.1%	389	25.5%	1,181	32.5%	845	45.6%	4,208	38.0%
3	NON-GLAZING DOORS&WINDOWS	2,276	55.9%	1,139	74.5%	2,454	67.5%	1,008	54.4%	6,877	62.0%
	3.1 TOTAL WALL AREA	2,087	N/A	1,032	N/A	2,357	N/A	915	N/A	6,391	N/A
	3.2 METAL COPING/ AWNING/ ROOF	189	N/A	107	N/A	97	N/A	93	N/A	486	N/A
3.1	STUCCO WALL & STUCCO BAND	216	10.3%	84	8.1%	82	3.5%	40	4.4%	422	6.6%
	METAL CLADING / METAL DOOR	206	9.9%	201	19.5%	25	1.1%	38	4.2%	206	3.2%
	BRICK *	582	27.9%	423	41.0%	1,128	47.9%	572	62.5%	2,705	42.3%
	AUSTIN STONE*	507	24.3%	355	34.4%	922	39.1%	238	26.0%	2,022	31.6%
	CORONADO STONE * (REFINED WOODSTONE)	765	36.7%	277	26.8%	322	13.7%	158	17.3%	1,522	23.8%
	MASONRY WALL NET AREA (*)	1,854	81.5%	1,055	92.6%	2,372	96.7%	968	96.0%	6,249	90.9%
	NON-MASONRY WALL NET AREA	422	18.5%	84	7.4%	82	3.3%	40	4.0%	628	9.1%
	TOTAL WALL AREA	*2,276*	***100%***	*1,139*	***100%***	*2,454*	***100%***	*1,008*	***100%***	6,877	***100%***

EXTERIOR MATERIALS & FINISHES

- A1 = AWNING; FLAT METAL AWNING, COLOR "DARK GRAY"
- G1 = GLAZING; 1/2", 1/2" INSULATED GLASS
- G2 = GALV. GUTTER & GALV. DOWN SPOUT; COLOR "P2"
- R1 = TPO ROOF
- R2 = METAL COPING; COLOR "P1"
- R3 = ROOF LADDER; STEEL ROOF LADDER
- SF = STOREFRONT; ALUM. STOREFRONT DOOR & WINDOW
- M1 = STUCCO WALL W/ DRYVIT FINISHES; COLOR "P3"
- M2 = BRICK VENEER; ACME BRICK MODULAR SIZE, MODEL "SMOOTH", COLOR " PEPPER - MARBLE GRAY"
- M3 = AUSTIN STONE: MODEL "COUNTRY RUBBLE, COLOR "CHALK"
- M4 = STUCCO BAND; COLOR "P3"
- M5 = STUCCO W/ DRYVIT FINISHES COLOR "P3"
- M6 = CORONADO STONE; REFINED WOODSTONE COLOR " HONEY BLONDE"
- M7 = METAL CLADDING; COLOR "P2"

EXTERIOR COLOR PAINT

- P1 = EXTERIOR COLOR PAINT (DARK GRAY); COLOR TO MATCH SHERWIN-WILLIAMS #7069 (IRON ORE)
- P2 = EXTERIOR COLOR PAINT (LIGHT GRAY); COLOR TO MATCH SHERWIN-WILLIAMS #7066 (MEDIUM GREY)
- P3 = EXTERIOR COLORED STUCCO (WHITE); OR COLOR TO MATCH SHERWIN-WILLIAMS #6154 (NACRE)

EXTERIOR LIGHT FIXTURE

- L1 = EXTERIOR WALL SCONE ; PROGRESS LIGHTING
- L2 = EXTERIOR EMERGENCY LIGHT (BATTERY BACK UP)

SITE PLAN SET

REVISION

NO.	DATE	BY
0	Y-M-D	PSS

REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.

BUILDING ELEVATIONS

FOR

VORA PROFESSIONAL OFFICE BUILDING

DFW HOSPITALITY OF ROCKWALL LLC
CITY OF ROCKWALL, TEXAS

OWNER / DEVELOPER

ENGINEER

PSA ENGINEERING
17819 DAVENPORT RD., SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651

R.T. CHANG, ARCHITECT, INC

ARCHITECTURAL AND PLANNING
5834 WINDMIER LANE
DALLAS, TEXAS 75252
(214) 663-4735

SCALE: AS SHOWN
DESIGNED: RC
DRAWN: PSA
CHECKED: RC

PROJECT NO. 21737.VPR

DATE: AUG 09, 2018

SHEET: A2.0
167

Z:\2017\21737.VPR\ARCH\02 OFFICE BUILDING\CONCEPT\A-2.0 BUILDING ELEVATIONS 18-08-09.dwg, DWG To PDF.pc3



1 PERSPECTIVE (SOUTHEAST)
SCALE : NTS

SITE PLAN SET

REVISION

NO.	DATE	BY
0	Y-M-D	PSS

REMARK:
REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.

PERSPECTIVE - SOUTHEAST

FOR

VORA PROFESSIONAL OFFICE BUILDING
DFW HOSPITALITY OF ROCKWALL LLC
CITY OF ROCKWALL, TEXAS

OWNER / DEVELOPER

ENGINEER

PSA ENGINEERING
17819 DAVENPORT RD., SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651

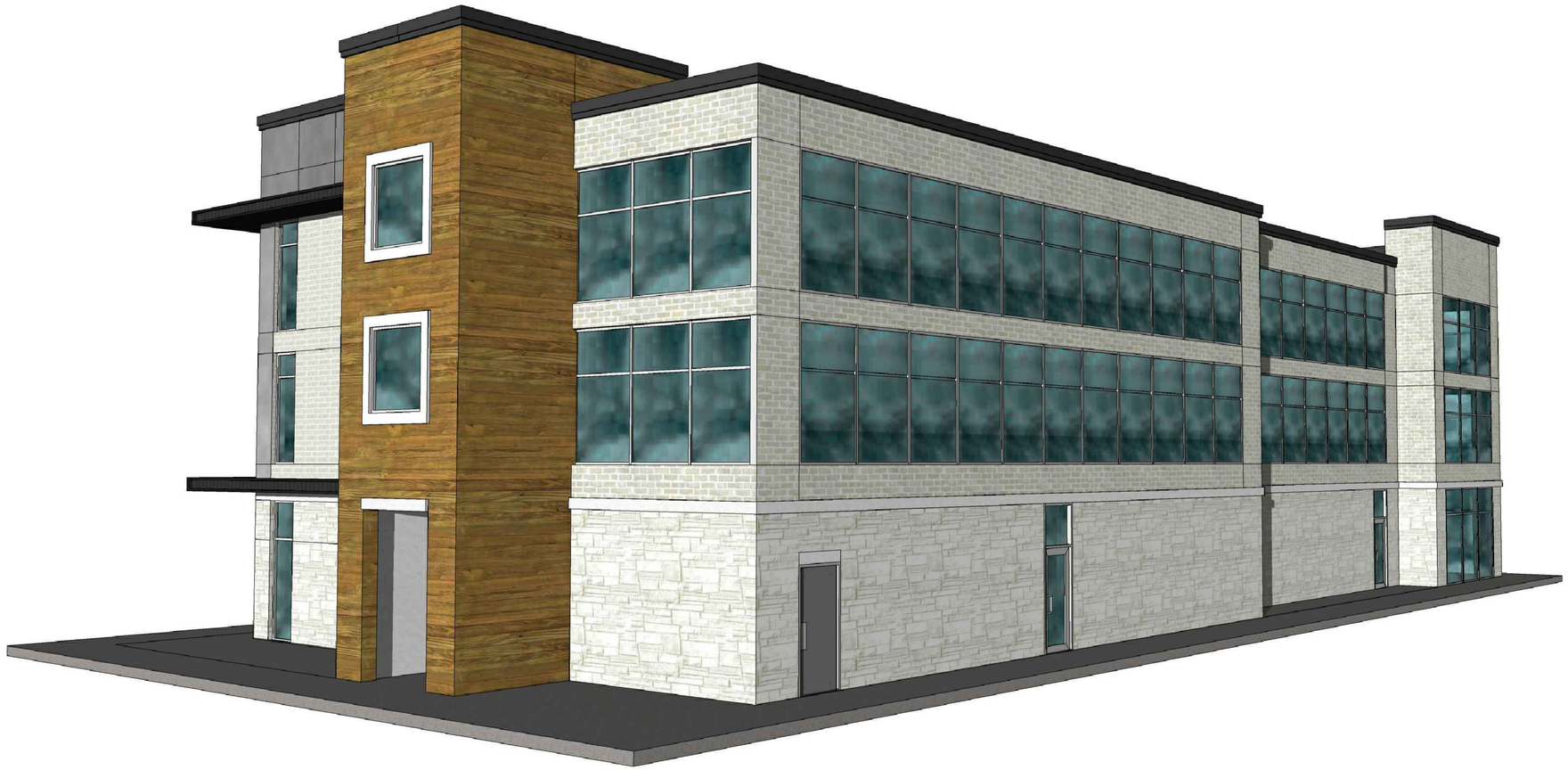
R.T. CHANG, ARCHITECT, INC
ARCHITECTURAL AND PLANNING
5834 WINDMIER LANE
DALLAS, TEXAS 75252
(214) 663-4735

SCALE: AS SHOWN
DESIGNED: RC
DRAWN: PSA
CHECKED: RC

PROJECT NO. 21737.VPR

DATE: AUG 09, 2018

SHEET: A3.1
168



1 PERSPECTIVE (NORTHWEST)
SCALE : NTS

SITE PLAN SET

REVISION

NO.	DATE	BY
0	Y-M-D	PSS

REMARK:
REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.

PERSPECTIVE - NORTHWEST

FOR

VORA PROFESSIONAL OFFICE BUILDING
DFW HOSPITALITY OF ROCKWALL LLC
CITY OF ROCKWALL, TEXAS

OWNER / DEVELOPER

ENGINEER

PSA ENGINEERING
17819 DAVENPORT RD.,
SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651

R.T. CHANG, ARCHITECT, INC
ARCHITECTURAL AND PLANNING
5834 WINDMIER LANE
DALLAS, TEXAS 75252
(214) 663-4735

SCALE: AS SHOWN
DESIGNED: RC
DRAWN: PSA
CHECKED: RC

PROJECT NO. 21737.VPR

DATE: AUG 09, 2018

SHEET: A3.2

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 08/20/2018

APPLICANT: Randall Eardley; *Wier & Associates, Inc.*

AGENDA ITEM: **SP2018-020**; Chick-Fil-A

SUMMARY:

Discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a variance to the pitched roof requirements in conjunction with an approved site plan for a Restaurant, 2,000 SF or More with Drive Through on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting a variance associated with an approved site plan for an ~4,800 SF restaurant with drive-through [*i.e. Chick-Fil-A]* on the subject property. The proposed restaurant will be situated on a 1.40-acre parcel of land [*i.e. Lot 2, Block A, Lakeshore Commons Addition*]. The subject property is zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N-SH-205 OV) District and is addressed as 1979 N. Goliad Street.

On January 3, 2006, the City Council adopted *Ordinance No. 06-02*, establishing the development requirements for Planned Development District 65 (PD-65), which allows a *restaurant with drive-through facilities* with a Specific Use Permit (SUP). Subsequently, the Planned Development District 65 (PD-65) ordinance was amended in 2008 and 2010. Lastly, the Planned Development District (PD-65) ordinance was amended in 2017, removing the North SH-205 Overlay (N-SH-205-OV) District standards from the ordinance, allowing variances to be granted to the North SH-205 Overlay (N-SH-205 OV) District Standards. Specifically, the pitched roof requirement on building less than 6,000 SF was removed, allowing variances to be granted rather than the Planned Development 65 (PD-65) District ordinance being amended. On March 5, 2018, the City Council approved a Specific Use Permit (SUP) [*Ordinance No 18-30*] allowing a restaurant with a drive-through on the subject property. According to the submitted site plan, the restaurant will be constructed utilizing a flat roof design. The purpose of this design is to match the existing retail strip center and proposed restaurants situated within the development.

VARIANCES:

Based on the applicant's submittal, staff has identified the following variance:

A) *North SH 205 Corridor Overlay (N SH-205 OV) District Standards.*

a. *Pitched Roof*. According to Subsection 2, *Roof Design Standards*, of Subsection C, *Architectural Standards*, of Section 6.11, *North SH 205 Corridor Overlay (N SH-205 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) structures having a footprint of 6,000

SF or less shall be constructed with a pitched roof system. In this case, the applicant is proposing to utilize a flat roof design to match the existing retail strip center located on the adjacent property. This request shall require a variance to be approved by the City Council.

Since the subject property is located in the North SH-205 Overlay (N SH-205 OV) District, this variance will require a ¾ *majority* vote of the City Council members present to be approved.

ARCHITECTURAL REVIEW BOARD

On July 31, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and request more vertical and horizontal articulation and revisions to the color of brick and to add stone to blend with the rest of the commercial development. In addition, the Architectural Review Board (ARB) expressed agreement with the requested variance to the pitched roof requirement. The Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the August 14, 2018 meeting.

On August 14, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations and the motion to approve the building elevations and recommend approval of the variance to the pitched roof requirements passed by a vote of 6-0 with Board Member Mitchell absent.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, Planned Development District 65 (PD-65), the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On August 14, 2018, the Planning and Zoning Commission's motion to approve the site plan and recommend approval of the variance to the pitched roof requirement passed by a vote of 6-0 with Commissioner Fishman absent.



City of Rockwall

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

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

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WIER & ASSOCIATES, INC.
ENGINEERS
SURVEYORS
LAND PLANNERS

July 13, 2018

PRINCIPALS
JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S., CFM
CARLO SILVESTRI, P.E.
GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES
PHILIP L. GRAHAM, P.E.
JAKE H. FEARS, P.E., LEED AP BD+C
RANDALL S. EARDLEY, P.E.

ASSOCIATES
TOBY W. RODGERS
CASEY D. YORK
PRIYA N. ACHARYA, P.E.

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

Re: Chick-fil-A # 03897 at the SWC of SH 205 & North Lakeshore Dr.
Variance Request

Dear Planning Department,

We are requesting the following variance to accompany our Site Plan for the proposed Chick-fil-A drive-thru restaurant at the southwest corner of SH 205 (Goliad Street) and North Lakeshore Drive:

Roof Design Standard
Section 6.11.C.2 of the Unified Land Development Code requires that structures with less than a 6,000-sf footprint be constructed with a pitched roof system.

The typical Chick-fil-A restaurant model prototype provides a flat roof as illustrated in the provided Building Elevations.

We request a variance to provide a flat roof system per the Chick-fil-A standard in lieu of the pitched roof system specified in Section 6.7.C.2 of the ULDC. The Chick-Fil-A identity and building design are best represented with the parapets as designed, and Chick-Fil-A respectfully requests to maintain their brand and prototype standard.

We appreciate your acceptance of our variance submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this variance. If you have any questions or comments, please feel free to contact me at 817-467-7700 or RandyE@WierAssociates.com.

Truly yours,

Randy Eardley, PE
Wier & Associates, Inc.
Texas Firm Registration No. F-2776

2201 E. LAMAR BLVD., SUITE 300E
ARLINGTON, TEXAS 76006-7440
(817) 467-7700
FAX (817) 467-7713

WWW.WIERASSOCIATES.COM

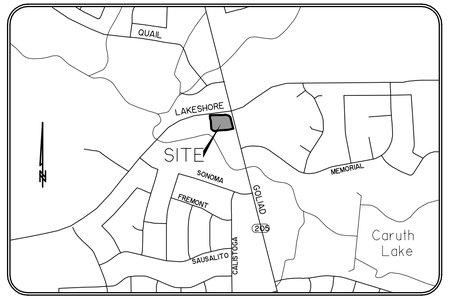
121 S. MAIN ST.
HENDERSON, TEXAS 75654-3559
(903) 722-9030
TOLL FREE FAX (844) 325-0445

SITE DATA	
SITE ADDRESS	ROCKWALL, TX 75087
ZONING/EXISTING LAND USE	"PD" - Planned Development, "GR" - General Retail, North SH 205 Corridor Overlay District; vacant
PROPOSED USE	Fast Food Restaurant
LOT AREA	1.401 Acres 61,014 Sq. Ft.
TOTAL BUILDING AREA	4,800 Sq. Ft.±
PERVIOUS AREA	14,577 Sq. Ft.± (24%)
IMPERVIOUS AREA	46,437 Sq. Ft.± (76%)
F.A.R. (BUILDING COVERAGE)	4,800/61,014=7.9%
TOTAL PARKING REQUIRED	48 (1 stall/100 sf)
TOTAL PARKING PROVIDED	50
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	3

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

0 20 40 60

SCALE: 1" = 20'



VICINITY MAP
N.T.S.

NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
9. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
10. BUILDING IS PARALLEL & PERPENDICULAR TO WEST PROPERTY LINE.

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

SITE LEGEND

- 5" - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT (6.5 SACK)
- 6" - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT (6.5 SACK)
- 7" - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT (6.5 SACK)
- SIDEWALK
- W — PROPOSED 12" OR SMALLER WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- SS — PROPOSED 12" OR SMALLER SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- SD — PROPOSED STORM SEWER
- GI PROPOSED GRATE INLET
- CI PROPOSED CURB INLET
- HANDICAP-ACCESSIBLE PARKING STALL
- BFR BARRIER FREE RAMP
- PROPERTY LINE
- LIGHT POLE
- XX' B/C MEASUREMENT TO BACK OF CURB

LAYOUT NOTES

1	ENCLOSED STORAGE
2	25'x10' DUMPSTER ENCLOSURES
3	OIL & WATER SEPARATOR FOR DUMPSTER
4	GREASE TRAP
5	ORDER POINT & MENU BOARD
6	COLUMN & FOOTING (TYPICAL)
7	PROP. UNDERGROUND DETENTION POND
8	CLEARANCE BAR
9	DRIVE-THRU WINDOW
10	MEAL DELIVERY CANOPY
11	DRIVE-THRU CANOPY
12	PROPOSED DOMESTIC METER
13	PROPOSED IRRIGATION METER
14	PROPOSED MONUMENT SIGN
15	EXISTING FIRE HYDRANT
16	DRIVE-THRU PAVEMENT STRIPING
17	PAVEMENT STRIPING
18	REMOVE EXISTING CONCRETE DRIVEWAY
19	FLAGPOLE
20	EXISTING TRANSFORMER AND PAD
21	WHEEL STOP
22	12'X12' DUMPSTER GRATE INLET
23	EX. WATER METER TO BE REMOVED
24	REMOTE FIRE DEPARTMENT CONNECTION

TOPOGRAPHIC LEGEND

BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL W/CONDUIT AND TRANSFORMER
SDMH	STORM DRAIN MANHOLE
SN "D"	SIGN
SNT "D"	UNDERGROUND TELEPHONE SIGN
SNG "D"	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE BACK OF CURB PI OF ACCESS DRIVE SOUTH OF LOT 2, LAKESHORE COMMONS, ±19' NORTHWEST OF DROP INLET AND ±40' NORTH OF STORM DRAIN MAN HOLE.

ELEVATION = 472.03'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE BACK OF CURB WEST SIDE OF ACCESS DRIVE WEST OF LOT 2, LAKESHORE COMMONS, ±3' EAST OF FIRE HYDRANT AND ±12 SOUTHWEST OF SANITARY SEWER MAN HOLE.

ELEVATION = 471.87'

SITE BENCHMARK NO. 3 AN "X" CUT IN PAVERS BRICK MEDIAN OF NORTH LAKESHORE DRIVE ±45' DIRECTLY EAST OF A LIGHT POLE ±176' WEST OF INTERSECTION WITH NORTH GOLIAD STREET.

ELEVATION = 472.68'

SITE PLAN
CHICK-FIL-A #03897

SOUTHWEST CORNER OF N. LAKESHORE DR. & GOLIAD ST.

LOT 2, BLOCK A
LAKESHORE COMMONS
CITY OF ROCKWALL, TEXAS

CASE # SP2018-020

SUBMITTAL DATE: 8/8/2018

OWNER:
MOORE WORTH INVESTMENTS, LLC
8446 FREEPORT PARKWAY, STE 175
DALLAS, TEXAS 75063

DEVELOPER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Randall Eardley, PE Texas Registration No. 104957 On Date Shown Below.

LOT 2, BLOCK A
LAKESHORE COMMONS
N. LAKESHORE DR. & HWY 205
ROCKWALL, TEXAS
STORE# 03897

STORE
SERIES
P12-LSR-LARGE

SHEET TITLE
CITY OF ROCKWALL SITE PLAN

☐For Permit
☐For Bid
☐For Construction

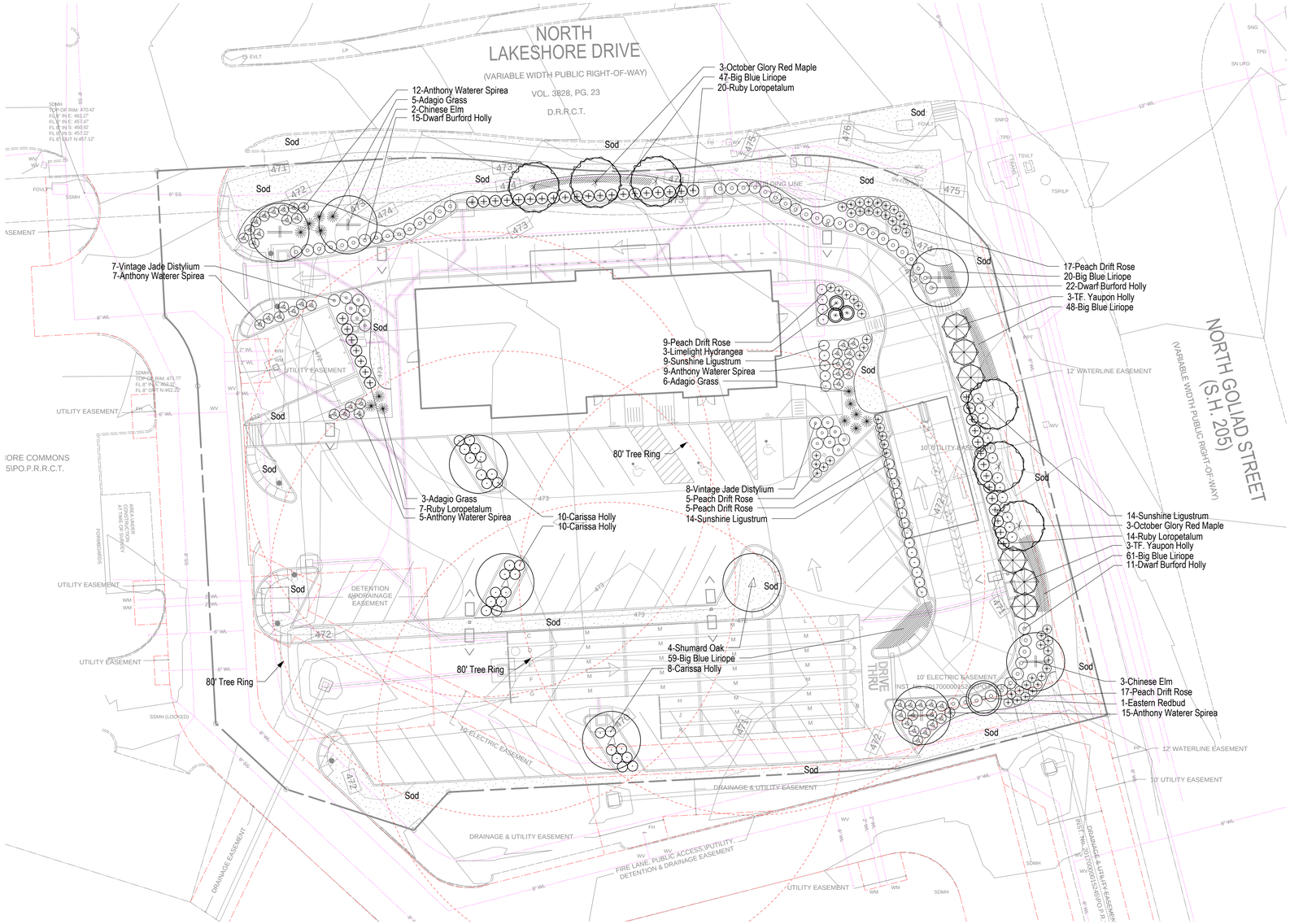
Job No.	:17144
Store	:#03897
Date	:8/8/2018
Drawn By	:MSG
Checked By	:RRW

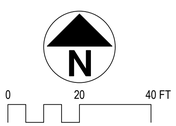
Sheet
C-3

PRINTED: 8/8/2018 STB FILE: WIER-PAVING.STB LAST SAVED: 8/8/2018 9:28 AM SAVED BY: RILEYC FILE: C-3 SITE PLAN 17144.DWG

NOTE:

1. **THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UDC; SEE SHEET L-200.**
2. **NO TREE SHALL BE PLANTED WITHIN 5' OF A UTILITY LINE.**





SITE DATA	
SITE ADDRESS	ROCKWALL, TX 75087
ZONING/EXISTING LAND USE	"PD" - Planned Development, "GR" - General Retail, North SH 205 Corridor Overlay District; vacant
PROPOSED USE	Fast Food Restaurant
LOT AREA	1.401 Acres
	61,014 Sq. Ft.
TOTAL BUILDING AREA	4,800 Sq. Ft.±
PERVIOUS AREA	14,577 Sq. Ft.± (24%)
IMPERVIOUS AREA	46,437 Sq. Ft.± (76%)
F.A.R. (BUILDING COVERAGE)	4,800/61,014=7.9%
TOTAL PARKING REQUIRED	48 (1 stall/100 sf)
TOTAL PARKING PROVIDED	50
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	3

LANDSCAPE NOTES

SOUTHWEST

1. Landscape Contractor to read and understand the Landscape Specifications (sheet L-102) prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
5. All tree protection areas to be protected from sedimentation.
6. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
7. No parking, storage or other construction activities are to occur within tree protection areas.
8. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
9. General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
10. In all parking lot islands, the Contractor is responsible to remove all debris, fracture/loosen subgrade to a min. 24" depth. Add topsoil to a 6"-8" berm height above island curbing; refer to landscape specifications and landscape island detail.
11. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
12. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
13. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
14. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
15. Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
16. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
17. All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of rock mulch.
18. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
19. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
20. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
21. Water thoroughly twice in first 24 hours and apply mulch immediately.
22. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
23. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
24. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-200 for design. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
25. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
26. Remove stakes and guying from all trees after one year from planting.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
6	Acer rubrum 'October Glory'	October Glory Red Maple	4" Cal; 12'-14' Hgt.	B & B; Single straight leader
1	Cercis canadensis	Eastern Redbud	1.5" Cal.	B & B; Good form, well branched
6	Ilex Vomitoria	Tree Form Yaupon Holly	6'-8' Hgt.	Multi-stem; tree form
4	Quercus shumardii	Shumard Oak	2" Cal. min 10' Hgt.	B & B; Single straight leader
5	Ulmus parvifolia 'Chinese'	Chinese Elm	4" Cal; 12'-14' Hgt.	B & B; Good form, well branched
	Shrubs			
15	Distylium 'Vintage Jade'	Vintage Jade Distylium	Min. 15" OA; 3 Gal.	
3	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	Min. 15" Hgt; 3 Gal.	
28	Ilex cornuta 'Carissa'	Carissa Holly	Min. 15" OA; 3 Gal.	
48	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	Min. 24" Hgt.	
37	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	Min. 15" Hgt; 3 Gal.	
41	Loropetalum chinense 'Ruby'	Ruby Loropetalum	Min. 24" Hgt.	
14	Miscanthus sinensis 'Adagio'	Adagio Grass	Min. 15" Hgt; 3 Gal.	
53	Rosa 'Meiggili'	Peach Drift Rose	Min. 15" OA; 3 Gal.	
48	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	Min. 15" Hgt; 3 Gal.	
	Groundcovers			
235	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.
8264	Cynodon dactylon	Hybrid Bermuda Grass	SF; Sod	
	Other			

LANDSCAPE REQUIREMENTS

A. SH 205 OVERLAY DISTRICY

REQUIRED

1. 20' buffer strip with 3 Canopy and 4 Accent Trees along street frontage.
   SH 205: 177 LF / 100 = 5 Canopy, 7 Accent Trees
2. Continuous screen hedge required along street frontage
3. Canopy trees min. 4" Cal; Accent trees min. 4' hgt
4. Deciduous shrubs min. 15" hgt, min. 2 gal.; Evergreen shrubs min. 12" hgt, min. 2 gal.

PROVIDED

1. 20" buffer strip provided along SH 205
   SH 205: 5 Canopy: 3 Maple, 2 Elm, 7 Accent: 6 TF Yaupon Holly, 1 Redbud
2. Mix of Dwarf Burford Holly and Loropetalum hedge provided
3. Buffer trees are 4" Cal; Accent trees are 5'-6' Hgt.
4. Screening shurbs are 24" Hgt. min; all other shrubs meet min. size.

B. FRONTAGE

REQUIRED

1. 10' Wide buffer-strip along N. Lakeshore Dr
2. 1 Large tree per 50 LF
   Lakeshore Dr: 236 LF/50 = 5 Canopy Trees

PROVIDED

1. 10' Wide buffer-strip along N. Lakeshore Dr.
2. 5 Canopy: 3 Maple, 2 Elm

B. PARKING LOT

REQUIRED

1. 1 Canpoy tree per 10 parking spaces
   37 spaces / 10 = 4 Trees
2. No parking space may be further than 80' from the trunk of a large canpy tree

PROVIDED

1. 4 Canopy trees: 4 Shumard Oak
2. All parking spaces are within 80' of the trunk of a large canopy trees; see 80' tree ring.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

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RICHARD MERCER
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STATE OF TEXAS

CHICK-FIL-A
Lakeshore
Hwy, 205 @ N. Lakeshore Drive
Rockwall, TX 75087

FSU# 03897

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	8/3/18	City Comments

MLD PROJECT #	**2018115**
PRINTED FOR	PERMIT
DATE	7.19.18
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SHEET

PERMIT

Landscape Plan

SHEET NUMBER

L-100

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION
Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System; see irrigation specifications (sheet L-2.2)

QUALITY ASSURANCE
Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING
Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS
Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY
Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE
Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES
Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS
Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
   a. No plants shall be loose in the container.
   b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
   a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
   a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
   b. Single stemmed or thin plants will not be accepted.
   c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
   d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES
Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. *Sod Areas:* Spread a minimum 4" layer of top soil and rake smooth.
2. *Planting bed areas:* Spread a minimum 4" layer of top soil and rake smooth.
3. *Landscape Islands/Medians:* Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
4. *Annual/Perennial bed areas:* Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on region and availability; see landscape plans for type of much to be used. Hold mulch 4" from tree trunks and shrub stems.

1. Hardwood: 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and ½" in width, free of wood chips and sawdust. Install minimum depth of 3".
2. Pine Straw: Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needles to be dry. Install minimum depth of 3".
3. Rived Rock: (color) light gray to buff to dark brown, washed river rock, 1" – 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
4. Mini Nuggets: Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

Guying/Staking:

1. Arbortie: Green (or white) staking and guying material to be flat, woven, polypropylene material, ¾" wide 900 lb. break strength. Arbortie shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION
Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION
Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION
Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" – 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
   a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
   b. Overlap ½ the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
   c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
   d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
   d. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. Staking/Guying:
   a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
   b. Stake deciduous trees 2" caliper and less. Stake evergreen trees under 7'-0" tall.
      1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
      2. Ties are attached to the tree, usually at the lowest branch.
   c. Guy deciduous trees over 2" caliper. Guy evergreen trees 7'-0" tall and over.
      1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
      2. Ties are attached to the tree as high as practical.
      3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
4. **Remove all guying and staking after one year from planting.**

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP
During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE
Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of ***1 year*** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS
All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS
Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING
The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

	Landscape Trees and Shrubs	Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
Magnesium (Mg)	100+lbs./acre	100+lbs./acre
Phosphorus (P2O5)	150+lbs./acre	150+lbs./acre
Potassium (K2O)	120+lbs./acre	120+lbs./acre
Soluble salts/ Conductivity	Not to exceed 900ppm/1.9 mmhos/cm in soil; not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix	Not to exceed 750ppm/0.75 mmhos/cm in soil; not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP
During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP
Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING
Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING
Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING
A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES
Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF
The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING
All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs**. If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
   A. Yews, junipers, hemlocks, arborvitae, and false-cypress may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
   B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
   C. Pines may be lightly pruned in early June by reducing candles.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.
9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on crepe myrtles, lilacs, viburnums, smoke bush,etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on abelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP
Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING
For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet; for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Ericaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING
Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING
All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insects that feed on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plan pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL
The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL
All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP
The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:

1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

Flower Rotation:

1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
   a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
   b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly; or mulch with compost 1" deep.
   c. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.

Perennials:

1. After initial installation, if a time-released fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.
2. The following year:
   a. Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or mulch perennials with compost 1" deep.
   b. Cut all deciduous perennials flush to the ground by March 1, if this was not done the previous fall, to allow new growth to develop freely.
   c. Mulch the perennial bed once in early spring at 1"-2" depth. If soil is bared in late fall, re-mulch lightly after ground is frozen to protect perennials.
   d. Inspect for insect or disease problems on perennials. Monitor and control slugs on hostas and ligularias. Powdery mildew on phlox, monardas, and asters can be prevented with properly timed fungicides or use of disease-resistant varieties.
   e. Weed perennial bed as specified in "WEEDING" above.
   f. Prune branching species to increase density. Cut only the flowering stems after blooming. Do not remove the foliage.
3. The following fall cut back deteriorating plant parts unless instructed to retain for winter interest, e.g. Sedum Autumn Joy and ornamental grasses.
4. Long-term Care:
   a. Divide plants that overcrowd the space provided. Divide according to the species. Some need frequent dividing, e.g. asters and yarrow every two years; other rarely, if ever, e.g. peonies, hostas, and astilbe.
   b. For detailed information regarding the care of specific perennials, refer to *All About Perennials* by Ortho; *Perennials: How to Select, Grow and Enjoy* by Pamela Harper and Frederick McGouty, Hp Books Publisher; *Herbaceous Perennial Plants: A Treatise on their Identification, Culture and Garden Attributes* by Allan Armitage, Stipes Pub LLC.

SUMMARY OF MAINTENANCE

LAWN MAINTENANCE

1. Soil analysis performed annually to determine pH. If pH does not fall within specified range, adjust according to soil test recommendations.
2. Maintain proper fertility and pH levels of the soil to provide an environment conducive to turf vitality for cool season grasses
3. Mow warm and cool season on a regular basis and as season and weather dictates. Remove no more than the top 1/3 of leaf blade. Clippings on paved and bed areas will be removed.
4. Aerate warm season turf areas to maintain high standards of turf appearance.
5. Apply pre-emergent to turf in two applications in early February and early April to extend barrier.
6. Apply post emergent as needed to control weeds.
7. Mechanically edge curbs and walks.
8. Apply non-selective herbicide, to mulched bed areas and pavement and remove excess runners to maintain clean defined beds.

TREE, GROUNDCOVER, AND SHRUB BED MAINTENANCE

1. Prune shrubs, trees and groundcover to encourage healthy growth and create a natural appearance.
2. Mulch to be applied in February/March with a half rate in late summer to top dress.
3. Apply pre-emergent herbicides in February and April.
4. Manual weed control to maintain clean bed appearance.
5. Apply fungicides and insecticides as needed to control insects and disease.
6. Ornamental shrubs, trees and groundcovers to be fertilized three (3) times per year with a balanced material (January/February, April/May, and October/November)
7. Edge all mulched beds.
8. Remove all litter and debris.

GENERAL MAINTENANCE

1. Remove all man-made debris, blow edges.
2. Inspect grounds on a monthly basis and schedule inspection with Unit Operator.

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CHICK-FIL-A
Lakeshore
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Rockwall, TX 75087

FSU# 03897

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

MLD PROJECT #	2018115
PRINTED FOR	Permit
DATE	7.12.18
DRAWN BY	ADN

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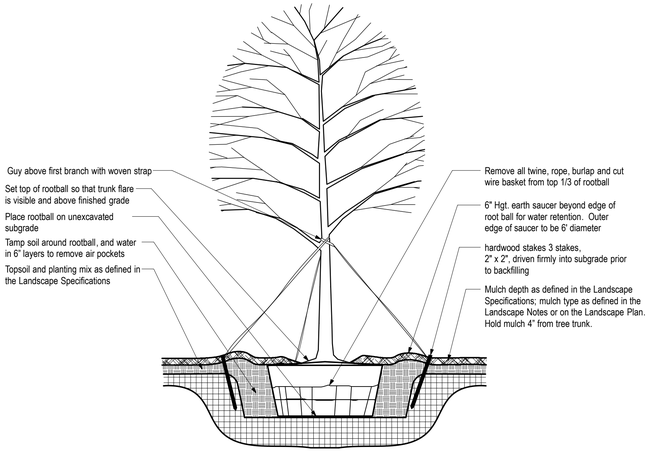
SHEET

Permit

Landscape & Maintenance Specifications

SHEET NUMBER

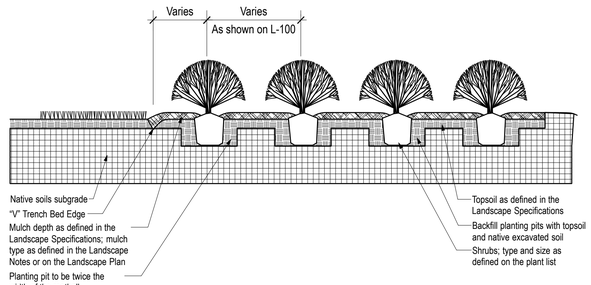
L-102



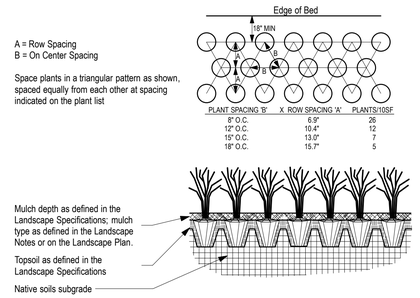
NOTE

1. Hole to be twice the width of the rootball.
2. Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
3. Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
4. Remove Guy Wires and Staking when warranty period has expired (after one year).

1 TREE PLANTING & STAKING
SCALE: NTS



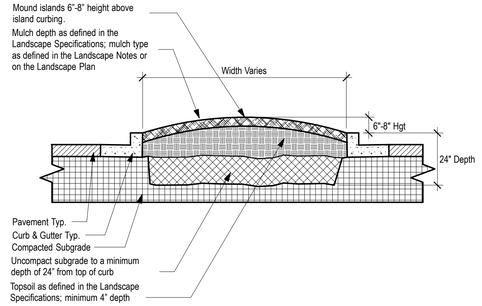
2 SHRUB BED PLANTING DETAIL
SCALE: NTS



NOTE

1. Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
2. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
3. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

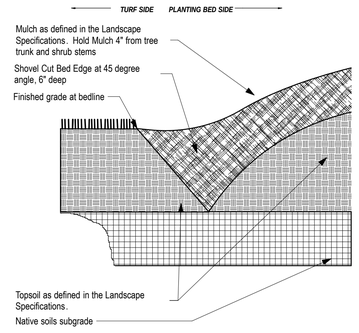
3 "V" TRENCH BED EDGING
SCALE: NTS



NOTE

1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
3. Island plant material as per the Landscape Plan.
4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landsacpe Specifications.
5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

4 PARKING ISLAND DETAIL
SCALE: NTS



5 GROUNDCOVER PLANTING DETAIL
SCALE: NTS

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FSU# 03897

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

MLD PROJECT #	2018115
PRINTED FOR	Permit
DATE	7.12.18
DRAWN BY	ADN

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SHEET

Permit

Landscape Details

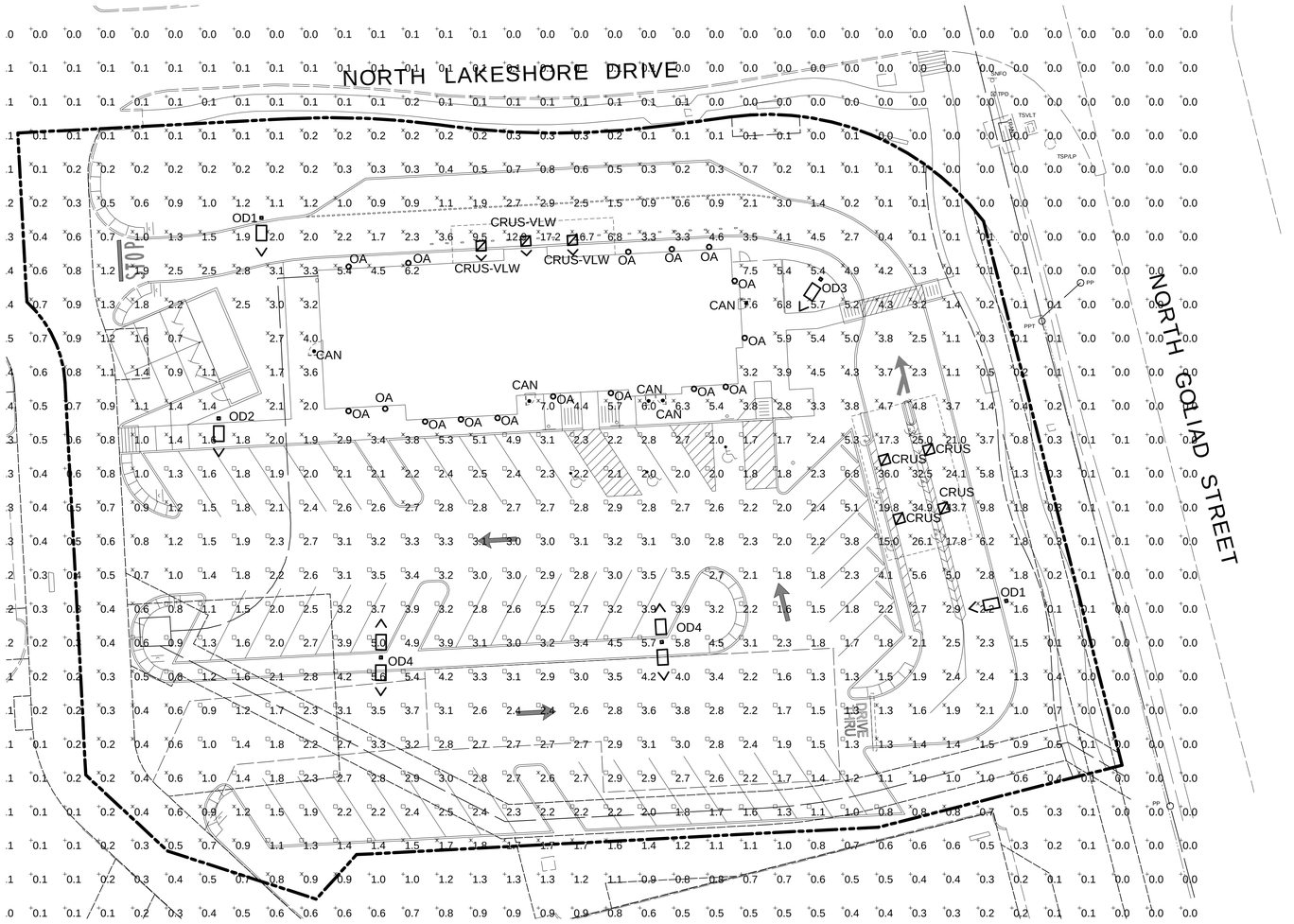
SHEET NUMBER

L-101

178

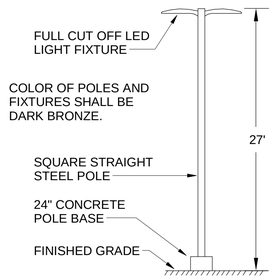
Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	OD1	2	Lithonia Lighting	DSX0 LED P5 40K BLC MVOLT	1	9576	0.95	89
	OD2	1	Lithonia Lighting	DSX0 LED P5 50K T5W MVOLT	1	12199	0.95	89
	OD3	1	Lithonia Lighting	DSX0 LED P6 50K T5VS MVOLT HS	1	14448	0.96	134
	OD4	2	Lithonia Lighting	DSX0 LED P7 40K TFTM MVOLT	1	18356	0.95	332
	CAN	5	EATON - HALO (FORMER COOPER LIGHTING)	SLD405830WH	1	750	0.96	12.2
	OA	16	ECLIPSE LIGHTING - LED SURFACE MOUNT LUMINAIRE	P5675-31 / P8799	1	690	0.95	24
	CRUS	4	LSI INDUSTRIES, INC	CRUS-SC-LED-LW-30	1	9966	0.95	73.5
	CRUS-VLW	3	LSI INDUSTRIES, INC	CRUS-AC-LED-VLW-30	1	7227	0.95	60.8
OD POLE SHALL BE A 25' STRAIGHT STEEL POLE BY LITHONIA, MODEL #SSS-25-4G-DM19/28AS-DDB.								

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.3 fc	43.7 fc	0.0 fc	N/A	N/A
Lot Summary	×	2.7 fc	43.7 fc	0.0 fc	N/A	N/A
Parking Lot Summary	□	2.6 fc	15.0 fc	0.6 fc	25.0:1	4.3:1



B1 PHOTOMETRIC PLAN

1" = 20'-0"



A4 SITE LIGHTING POLE DETAIL

N.T.S.

SITE DATA	
SITE ADDRESS	ROCKWALL, TX 75087
ZONING/EXISTING LAND USE	PD- Planned Development, "GR" – General Retail. North SH 205 Corridor Overlay District; Vacant
PROPOSED USE	Fast Food Restaurant
LOT AREA	1.401 Acres 61,014 Sq. Ft.
TOTAL BUILDING AREA	4,609 Sq. Ft ±
PERVIOUS AREA	14,577 Sq. Ft ± (24%)
IMPERVIOUS AREA	46,437 Sq. Ft ± (76%)
TOTAL PARKING REQUIRED	47 (1 stall/100 sf)
TOTAL PARKING PROVIDED	50
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIVLE PARKING PROVIDED	3

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TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NUMBER 10225

08/08/18

CHICK-FIL-A
HWY. 205 & N. LAKESHORE
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ROCKWALL, TX 75087

FSR# 03897

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

PRELIMINARY

CURRENT DESIGN NOTE APPLIED	2018
DISCIPLINE'S PROJECT NUMBER	17006.MA.S
PRINTED FOR	PRELIMINARY
DATE	08/08/2018
DRAWN BY	BTS

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SHEET
PHOTOMETRIC PLAN

SHEET NUMBER
E-102.

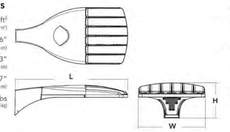


D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height: 7" (17.8 cm)
Weight (max): 16 lbs (7.25kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability†
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roamy Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short TSS Type V short TSM Type V medium TSW Type V wide BLC Backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT[4,5] 120[5] 208[5] 240[5] 277[5] 347[5,6] 480[5,6] SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[7] RPUMBA Round pole universal mounting adaptor[7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]	**Shipped included** PCR NEMA twist-lock receptacle only (control ordered separately)[9] PER5 Five-wire receptacle only (control ordered separately)[9,10] PER7 Seven-wire receptacle only (control ordered separately)[9,10] DMG 0-10V dimming extend out back of housing for external control (control ordered separately)[9] PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,12,13] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,12] PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12,13]

Control options	Other options	Finish (required)
Shipped installed PCR NEMA twist-lock receptacle only (control ordered separately)[9] PER5 Five-wire receptacle only (control ordered separately)[9,10] PER7 Seven-wire receptacle only (control ordered separately)[9,10] DMG 0-10V dimming extend out back of housing for external control (control ordered separately)[9] PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,12,13] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,12] PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12,13] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12,13] BL30 Bi-level switched dimming, 30%[14,15] BL50 Bi-level switched dimming, 50%[14,15] PIRHTDD3 Part night, dim till dawn[16] PIRHTD03 Part night, dim 3 hrs[16] PIRHTD05 Part night, dim 5 hrs[16] PIRHTD07 Part night, dim 7 hrs[16] FAO Field adjustable output[16]	**Shipped installed** HS House-side shield[17] SF Single fuse (120, 277, 347V)[5] DF Double fuse (208, 240, 480V)[5] L90 Left-rotated optics[1] R90 Right-rotated optics[1] DDL Diffused drop lens[18] **Order separately** BS Bird spikes EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

B3 FIXTURE 'OD'
NO SCALE

LED CANOPY LIGHT - LEGACY™ (CRUS)



AC distribution utilizes a reflector which alters the look from a standard S distribution

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

US & Int'l. patents pending.

HOUSING - Low profile, durable die-cast, aluminum construction, providing a reliable weather-tight seal.

LEDS - Features an array of select, mid-power, high brightness, high efficiency LED chips; 5000K color temperature, 70 CRI (nominal).

DRIVE CURRENT - Choice of Very Low Wattage (VLW), Low Wattage (LW), Super Saver (SS), High Output (HO) or Very High Output (VHO).

OPTICS / DISTRIBUTION - Choice of Symmetrical or Asymmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution of light to vertical and horizontal surfaces.

OPTICAL UNIT - Features an ultra-slim 7/8" profile die-cast housing, with a flat glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

PRESSURE STABILIZING VENT - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

HAZARDOUS LOCATION - Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 only when properly installed per LSI installation instructions (consult factory).

DRIVER - State-of-the-art driver technology superior energy efficiency and optimum light output. Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.

DRIVER HOUSING - Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and contributes to attaining the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.

OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +122°F)

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

FINISH - Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

INSTALLATION - One person installation. No additional sealant required. Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA, without having to relocate the conduit. Retro panels are available for existing Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

SHIPPING WEIGHT - 27 pounds (single pack), 48 pounds (double pack).

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

WARRANTY - Limited 5-year warranty.

LISTING - UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.

PHOTOMETRICS - Please visit our web site at **www.lsi-industries.com** for detailed photometric data..

Consult Factory

Class 1, Division 2 – Available on LW and SS

T5 Temperature Classification – The surface temperature of this product will not rise above 100°C., within a 40°C ambient.

Gas Groups A,B,C, and D – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

RoHS COMPLIANT · ETL Intertek wet location · IP67 · CE · cULus LISTED wet location · DLC

Project Name _____ Fixture Type _____ 08/28/17
Catalog # _____ © 2017 LSI INDUSTRIES INC.

B1 FIXTURE 'CRUS' & 'CRUS-VLW'
NO SCALE

LED CANOPY LIGHT - LEGACY™ (CRUS)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **CRUS SC LED HO 50 UE WHT**

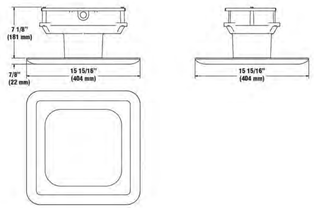
Prefix	Distribution[1]	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
CRUS	SC - Standard Symmetric AC - Asymmetric	LED	VLW - Very Low Watt LW - Low Watt SS - Super Saver HO - High Output VHO - Very High Output	50 - 5000K 30 - 3000K	UE - Universal Voltage (120-277V) 347 - 480V	WHT - White BRZ - Bronze BLK - Black	HL - Hazardous locations available on LW and SS

FOOTNOTES:
1- AC distribution utilizes a reflector which alters the look from a standard S distribution..

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
Retrofit Panels - EC / ECTA / SCF In CRU, for 16" Deck Panel	525946	Kit - Hole Plugs and Silicone (enough for 25 retrofits)[1]	1205540
Retrofit Panels - ECTA / SCF to CRU, for 12" Deck Panel	530281	1- Consists of (25) 7/8" hole plugs and (1) 10.3 oz tube of RTV	
Retrofit 2x2 Cover Panel Blank (no holes)	357282		
Retrofit NC Cover Panel Blank (no holes)	354732		

DIMENSIONS



LIGHT OUTPUT - CRUS

		Lumens		Watts	LPW	
		SC	AC	SC/AC	SC	AC
Cool White	VLW - Very Low Watt	9055	7632	61	148	125
	LW - Low Watt	10525	8884	74	142	120
	SS - Super Saver	13674	11595	98	140	118
	HO - High Output	18833	15145	132	141	115
	VHO - Very High Output	22418	17262	159	141	109

Project Name _____ Fixture Type _____ 08/28/17
Catalog # _____ © 2017 LSI INDUSTRIES INC.

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TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NUMBER 10225

STATE OF TEXAS · MARK THERON KURZYNSKE · 83106 · LICENSED · PROFESSIONAL ENGINEER

08/08/18

CHICK-FIL-A
HWY. 205 & N. LAKESHORE
N. GOLIADE ST.
ROCKWALL, TX 75087

FSR# 03897

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

PRELIMINARY

CURRENT DESIGN NOTE APPLIED	2018
DISCIPLINE'S PROJECT NUMBER	17006.MA.S
PRINTED FOR	PRELIMINARY
DATE	08/08/2018
DRAWN BY	BTS

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SHEET: LIGHTING DETAILS

SHEET NUMBER
E-103.

180



Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION
The Halo Surface LED Downlight (SLD) incorporates WaveStream™ technology to create an ultra-low profile surface mounting luminaire with the performance and look of a traditional downlight. SLD4 is designed for installation in many 3-1/2" and 4" round or octagon junction boxes. May also retrofit in 4" aperture IC and Non-IC recessed housings*. Dedicated LED wiring connector meets high-efficacy code requirement in recessed downlighting. Suitable for residential or commercial installations. Ideal for closets, storage areas, attics and basements. Compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(6).

SPECIFICATION FEATURES

CONSTRUCTION
- Die cast aluminum trim ring and die formed aluminum frame

OPTICS
- WaveStream™ technology provides uniform luminance from a low profile flat lens
- AccuAim™ optics provide directional control for the "cone-of-light" beam distribution of a traditional downlight
- Precision molded lens features high transmission polymer with UV stabilized protecting film

DESIGNER TRIMS
Accessories (sold separately)
SLD designer trims are accessory rings that attach to the SLD for a permanent finish. Refer to SLD accessories specification sheet for details.
- White (Paintable)
- Satin Nickel
- Tuscan Bronze

ELECTRICAL JUNCTION BOX MOUNTING
- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- Suitable for installation in many 3-1/2" and 4" octagon and round electrical junction boxes.
  Note: Driver consumes 3 cubic inches of junction box.
- Surface mounting in a fire-rated ceiling using an appropriate electrical box offers a cost-effective alternative to fire-rated recessed housings
  Note: Fire-rating is per the rating of the ceiling and applicable junction box, not the SLD.
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes.
- Proprietary Slot-N-Lock quick installation system for junction box installation
- T-bracket with Slot-N-Lock mounting tabs included.

RECESSED HOUSING MOUNTING
Friction Blade
- Pre-installed precision formed friction blades included
- Friction blade design allows the SLD to be installed in any position within the housing aperture (360 degrees)
- **Note:** Not for use in recessed housings in direct contact with spray foam insulation refer to NEMA LSD 57-2013

LED
- Trilateral linear LED assembly is integrated in trim perimeter.
- ColorTemperature: 2700K, 3000K, 3500K, 4000K.
- CRI options: 80 and 90
  - 90 CRI can be used to comply with California Title 24 High Efficacy requirements. Certified to California Appliance Efficiency Database under JA8
- L70 at 50,000 hours projected in accordance with TM-21

WARRANTY
Eaton provides a five year limited warranty on the SLD LED

LED CHROMATICITY
- A tight chromaticity specification ensures LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated Color Temperature (CCT) over the useful life of the LED
- LED chromaticity of 3 SDCM exceeds ENERGY STAR® color standards per ANSI C78.377-2008
- 90 CRI model features high color performance with R9 greater than 50
- Every Halo LED is quality tested, measured, and serialized in a permanent record to register lumens, wattage, CRI and CCT.
- Halo LED serialized testing and measurement ensures color and lumen consistency on a per-unit basis, and validates long-term product consistency over time

ELECTRICAL CONNECTIONS
Junction Box
- Compatible with many 3-1/2" x 2" and 4" x 1-1/2" round and octagon boxes (2-1/8" deep boxes recommended)
- Supply Wire Adapter with LED quick connector included

Recessed Housings
- LED connector is compatible with Halo 4" H995 and H245 Series LED Housings
- LED Connector meets California Title-24 high-efficacy luminaire standard as a non-screw base
- The included E26 Edison screw-base adapter provides capability for retrofit*
- LED connector is a non-screwbase luminaire disconnect for tool-less installation

LED DRIVER
- Driver is a 120V input high

SLD4058xxWH
80CRI
2700K, 3000K, 3500K, and 4000K

SLD4059xxWH
90CRI
2700K, 3000K, 3500K, and 4000K

4" Surface LED Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 4" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

ENERGY DATA

	80 CRI	90 CRI
Lumens (4000K models)	800	710
Input Voltage	120V	120V
Frequency	50/60 Hz	50/60 Hz
Input Current	0.10 A	0.10 A
Input Power	12.2 W	12 W
Efficiency (4000K models)	66 lm/W	59 lm/W
THD	≤ 20%	
Power Factor	≥ 0.90	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

NOMENCLATURE
SLD 405 8 30 WH
405 = 4" SLD
8 = >80 CRI
30 = 3000K
WH = Matte White

80 CRI nominal CCT 2700K 3000K 3500K 4000K · ENERGY STAR · IECC · RoHS · air2ess Silverdale
Refer to ENERGY STAR® Certified Products List.

90 CRI nominal CCT 2700K 3000K 3500K 4000K 5000K · ENERGY STAR · IECC · Title 24 Compliant T24 · RoHS · air2ess Silverdale
Refer to ENERGY STAR® Qualified Products List.
Can be used to comply with California Title 24 High Efficacy requirements. Certified to California Appliance Efficiency Database under JA8.
Indoor LED nominal CCT of 4000K or less.

EATON Powering Business Worldwide

*Non-California Product Only

TD518264EN 12/21/2017

NOTE:
CANOPY FIXTURE IS PROVIDED WITH CANOPY

A2 FIXTURE 'CAN'
NO SCALE

SLD405SExxWH
SLD405SWxxWH

efficiency, dimmable electronic power supply providing DC power to the LED array
- Driver features high power factor, low THD, and has integral thermal protection in the event of over temperature or internal failure.
- Driver is replaceable if it should be required

DIMMING
- Designed for continuous dimming capability to nominally 5% with many 120V Leading Edge (LE) and Trailing Edge (TE) phase control dimmers. Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note some dimmers require a neutral in the wallbox.)

COMPLIANCE
- cULus Listed ceiling and wall
- cULus Damp Location listed ceiling and wall
- cULus Wet Location Listed, ceiling only (shower rated)
- Suitable for use in closets, compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5)
- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- May be installed in IC recessed housings in direct contact with insulation (Not for use in recessed housings in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013)
- UL Classified when used in retrofit with listed housings (See Housing Compatibility)
- EMI/RFI: meets FCC 47CFR Part 15 Class B limits, and is suitable for use in residential and commercial installations
- Airtight certified per ASTM E283 (not exceeding 2.0 CFM under 57 Pascals pressure difference)
- 90 CRI: Can be used to comply with California Title 24 High Efficacy requirements.
- 80 CRI: Can be used to comply with California Title 24 Non-Residential Lighting Controls requirements as a LED luminaire.
- Can be used for International Energy Conservation Code (IECC)
- ENERGY STAR® Certified luminaire - consult ENERGY STAR® Certified Product List
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79
- Lumen maintenance projections in accordance with IES LM-80 and TM-21



SLD4058xxWH
80CRI
2700K, 3000K, 3500K, and 4000K

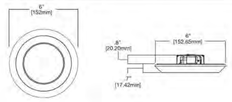
SLD4059xxWH
90CRI
2700K, 3000K, 3500K, and 4000K

4" Surface LED Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 4" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

DIMENSIONS



ORDERING INFORMATION

SAMPLE NUMBER: SLD405027WH SLD4TRMSN
Junction Box Installation: Order junction box separately, as supplied by others, to complete installation.
Recessed Installation: Order Halo recessed housing separately to complete installation.

Models	Color Rendering Index	Color Temperature (CCT)	Finish	Accessories
SLD405= 4" Surface LED Downlight, 120V California non-ECR Models: **SLD405027WH**-CA **SLD405030WH**-CA **SLD405040WH**-CA **SSLD405040WH**-CA	**8**=80 CRI **9**=90 CRI	**27**=2700K **30**=3000K **35**=3500K **40**=4000K	**WH**=White	Designer Trims Fit over the SLD4 for a designer finish **SLD4TRMSN**=4" SLD Satin Nickel **SLD4TRMTS2**=4" SLD Tuscan Bronze **SLD4TRMWH**=4" SLD White (paintable) J-Box Spacer Extension Ring Add 15/16" depth when SLD driver cannot fit into installed junction box. **SLDKEXT**=4" Surface LED J-Box Extender, 7.75" O.D. RAD Adapters When junction box is mounted flat on a ceiling or beam surface (not recessed in ceiling) **SLD4RAD**=4" SLD Round Surface J-Box Adapter, 6.15" O.D. (Fits 4-inch round or octagon junction boxes) Spare Parts **SLD4ACCKIT**=4" Accessory Parts Replacement Kit (flame/base adapter, torsion springs, friction blades) **SLD4BRKT**=4" Junction Box Bracket & Screws Refer to SLD Accessories specification sheet for further information.

EATON Powering Business Worldwide

NOTE: FIXTURE 'OA2" SHALL UTILIZE AN 8 WATT LED BULB SUPPLIED WITH FIXTURE.
FIXTURE SHALL BE DOWNLIGHT ONLY

A1 FIXTURE 'OA'
NO SCALE

PROGRESS LIGHTING

DATE: TYPE:
NAME:
PROJECT:

Halogen/incandescent

P5675-31

Cylinder

5" up/down cylinder with heavy duty aluminum construction and die cast wall bracket. Powder coated finish. Wet location listed when used with P8799 top cover lens

Category: Outdoor
Finish: Black (powdercoat)
Construction: Cast aluminum construction
metal shade



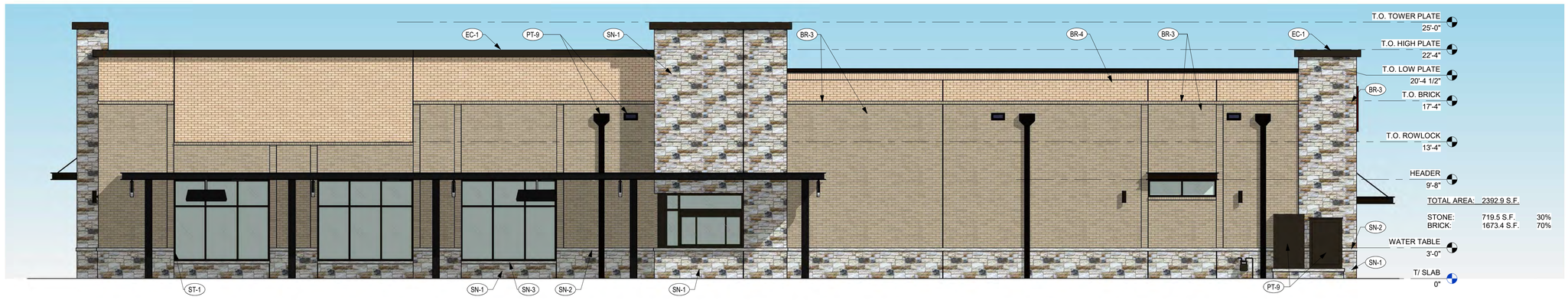
Width: 5"
Height: 14"
Depth: 7-7/8"
H/CTR: 7"

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included Back plate covers a standard 4" hexagonal recessed outlet box 4-1/2" sq.	Pre-wired 6" of wire supplied 120V	Quantity: 2 75W PAR-30 or BR-30 12W LED PAR-30 Medium base porcelain sockets	cCSAus Damp location listed location listed 1 year warranty Companion fixtures are available

701 Millennium Blvd. Greenville, South Carolina 29607 www.progresslighting.com Rev. 06/16



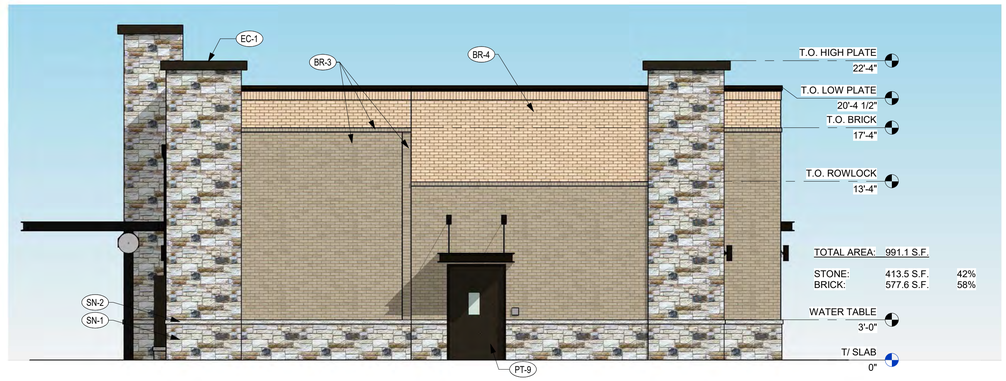
D4 SOUTH ELEVATION
3/16" = 1'-0"



C4 NORTH ELEVATION (FACING LAKESHORE)
3/16" = 1'-0"



B4 EAST ELEVATION (FACING N. GOLIAD)
3/16" = 1'-0"



B2 WEST ELEVATION
3/16" = 1'-0"

EXTERIOR FINISHES



BR-3
BRICK VENEER - ACME BRICK
COLOR: PALOMA GRAY
SIZE: MODULAR
MORTAR: ARGOS SAN TAN



BR-4
BRICK VENEER - ACME BRICK
COLOR: PALISADE
SIZE: MODULAR
MORTAR: ARGOS SAN TAN



SN-1
STONE VENEER - AGUADO STONE
COLOR: TEXAS MIX
CUT: SAW CUT CHOP
MORTAR: ARGOS SAN TAN



SN-2 / SN-3
STONE WATERTABLE / SILL - AGUADO STONE
COLOR: TEXAS MIX
CUT: SAW CUT CHOP
MORTAR: ARGOS SAN TAN

PT-9
EXTERIOR PAINT - SHERWIN WILLIAMS
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS

EC-1
PREFINISHED METAL COPING/
BREAK METAL -
EXCEPTIONAL METALS
COLOR: MIDNIGHT BRONZE

ST-1
STOREFRONT -
YKK YES 45
COLOR: DARK BRONZE

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

MAYSE & ASSOCIATES INC.
Architecture • Planning • Construction Management

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www.MayseAssociates.com

REGISTERED ARCHITECT GREGORY A. MAYSE 13282 STATE OF TEXAS

8/9/2018 4:32:32 PM

CHICK-FIL-A
Hwy 205 & N Lakeshore FSU
1979 N. Goliad St.
Rockwall, TX 75087

FSR# 03897
BUILDING TYPE / SIZE: P12 LSR LRG
RELEASE: v2_18.06

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

SITE PLAN REVIEW

CONSULTANT PROJECT # 18023
PRINTED FOR SITE PLAN REVIEW
DATE 08/08/2018
DRAWN BY Author

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SHEET
EXTERIOR RENDERINGS

SHEET NUMBER
A-303L

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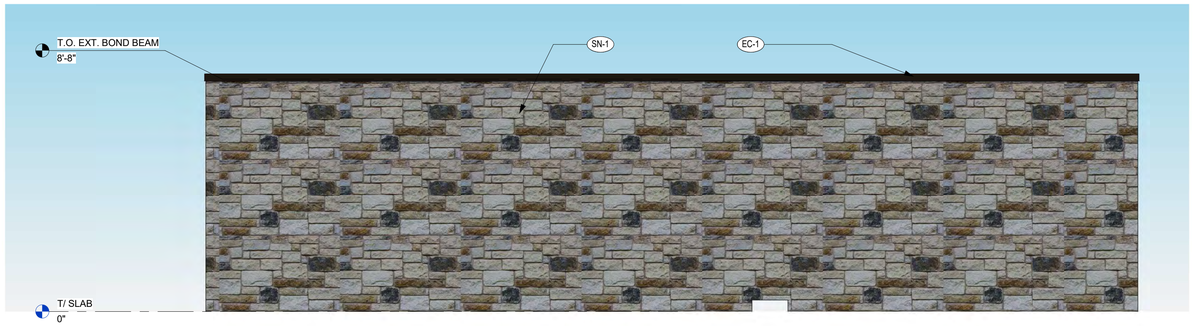
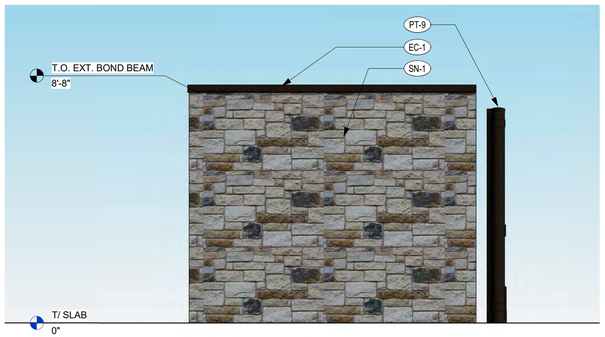
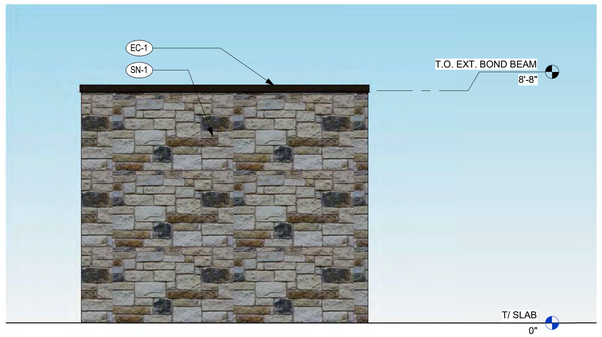
D4 WEST ELEVATION
3/8" = 1'-0"



C4 EAST ELEVATION
3/8" = 1'-0"



B4 NORTH ELEVATION
3/8" = 1'-0"



B3 SOUTH ELEVATION
3/8" = 1'-0"

EXTERIOR FINISHES



BR-3
BRICK VENEER - ACME BRICK
COLOR: PALOMA GRAY
SIZE: MODULAR
MORTAR: ARGOS SAN TAN



BR-4
BRICK VENEER - ACME BRICK
COLOR: PALISADE
SIZE: MODULAR
MORTAR: ARGOS SAN TAN



SN-1
STONE VENEER - AGUADO STONE
COLOR: TEXAS MIX
CUT: SAW CUT CHOP
MORTAR: ARGOS SAN TAN



SN-2 / SN-3
STONE WATERTABLE / SILL - AGUADO STONE
COLOR: TEXAS MIX
CUT: SAW CUT CHOP
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PT-9
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REGISTERED ARCHITECT GREGORY I. DAGEN 13261 STATE OF TEXAS

8/8/2018 3:21:07 PM

CHICK-FIL-A
Hwy 205 & N Lakeshore FSU
1979 N. Goliad St.
Rockwall, TX 75087

FSR# 03897

BUILDING TYPE / SIZE: P12 LSR LRG
RELEASE: v2_18.06

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

SITE PLAN REVIEW

CONSULTANT PROJECT #	18023
PRINTED FOR	SITE PLAN REVIEW
DATE	08/08/2018
DRAWN BY	Author

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SHEET
REFUSE ENCLOSURE ELEVATIONS

SHEET NUMBER
A-304L

182

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 08/20/2018

APPLICANT: Matilyn Vivo; *Rustic Warehouse*

AGENDA ITEM: **SP2018-022;** Rustic Warehouse

SUMMARY:

Discuss and consider a request by Matilyn Vivo of Rustic Warehouse for the approval of a variance in conjunction with a site plan to allow for outside sales and display on a 1.9175-acre parcel of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary.

PURPOSE AND BACKGROND:

The applicant is requesting approval of a variance associated with an approved site plan for the purpose of allowing *outside sales and display* at an existing retail store [*i.e. Rustic Warehouse*]. The retail store is situated on a 1.9175-acre parcel of land [*Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255*], is zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, and is addressed as 1411 S. Goliad Street [SH-205].

According to Section 2.1.7, *Commercial and Business Services*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), outside sales and display shall meet the following criteria:

- ☑ Outdoor sales and displays are permitted only in areas designated on the site plan filed with the city;

- ☑ Outdoor sales and display may not exceed five percent of the adjacent building floor area. Outdoor sales and display may occupy up to 30% of a covered sidewalk that is located within 20 feet of the building and shall not impede pedestrian use of the sidewalk and at least a six-foot passable distance shall be maintained;

- ☑ Any outside sales and display not located on a covered sidewalk must be screened from view of adjacent roadways, public areas and adjacent properties. Such screening must: 1) Be a minimum of eight feet high or one foot taller than the materials being displayed, whichever is greater. 2) Include minimum of 20 percent solid screening matching the material of the primary building. The remainder may be solid evergreen planting, or wrought iron, dark vinyl coated chain link or similar materials;

- ☑ Any outside sales and display not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure; and

- ☑ No outdoor sales and display may be located in any portion of a parking lot.

The submitted site plan conforms to the technical requirements contained within the Unified Development Code (UDC) with the exception of the variance listed in this memo. According to the submitted site plan, the proposed outside sales and display will not be fully covered on the existing sidewalk, however, the applicant is providing an approximately one (1)-foot roof

overhang with the remaining sidewalk uncovered. The Unified Development Code (UDC) requires outside sales and display to be screened from view of adjacent roadways, public areas, and adjacent properties, should the merchandise not be located under a covered sidewalk. In this case, the applicant states the purpose of the outside sales and display is to allow the displayed merchandise to be visible to people passing by to display examples of the merchandise being sold inside the retail store. Since the proposed outside sales and display will be visible, a variance is required.

VARIANCE:

Based on the applicant's submittal, staff has identified the following variance:

A) *Commercial and Business Services.*

a. *Outside Sales and Display*. According to Section 2.1.7, *Commercial and Business Services*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), outside sales and display not located under a covered sidewalk must be screened from view of adjacent roadways, public areas, and adjacent properties with a minimum 20% solid screening matching the material of the primary building. In this case, the applicant is proposing to not screen the outside sales and display. This request shall require a variance to be approved by the City Council.

RECOMMENDATIONS:

Should the City Council approve applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On August 14, 2018, the Planning and Zoning Commission's motion to approve the site plan and recommend approval of the variance to the screening requirement passed by a vote of 6-0 with Commissioner Fishman absent.



City of Rockwall

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

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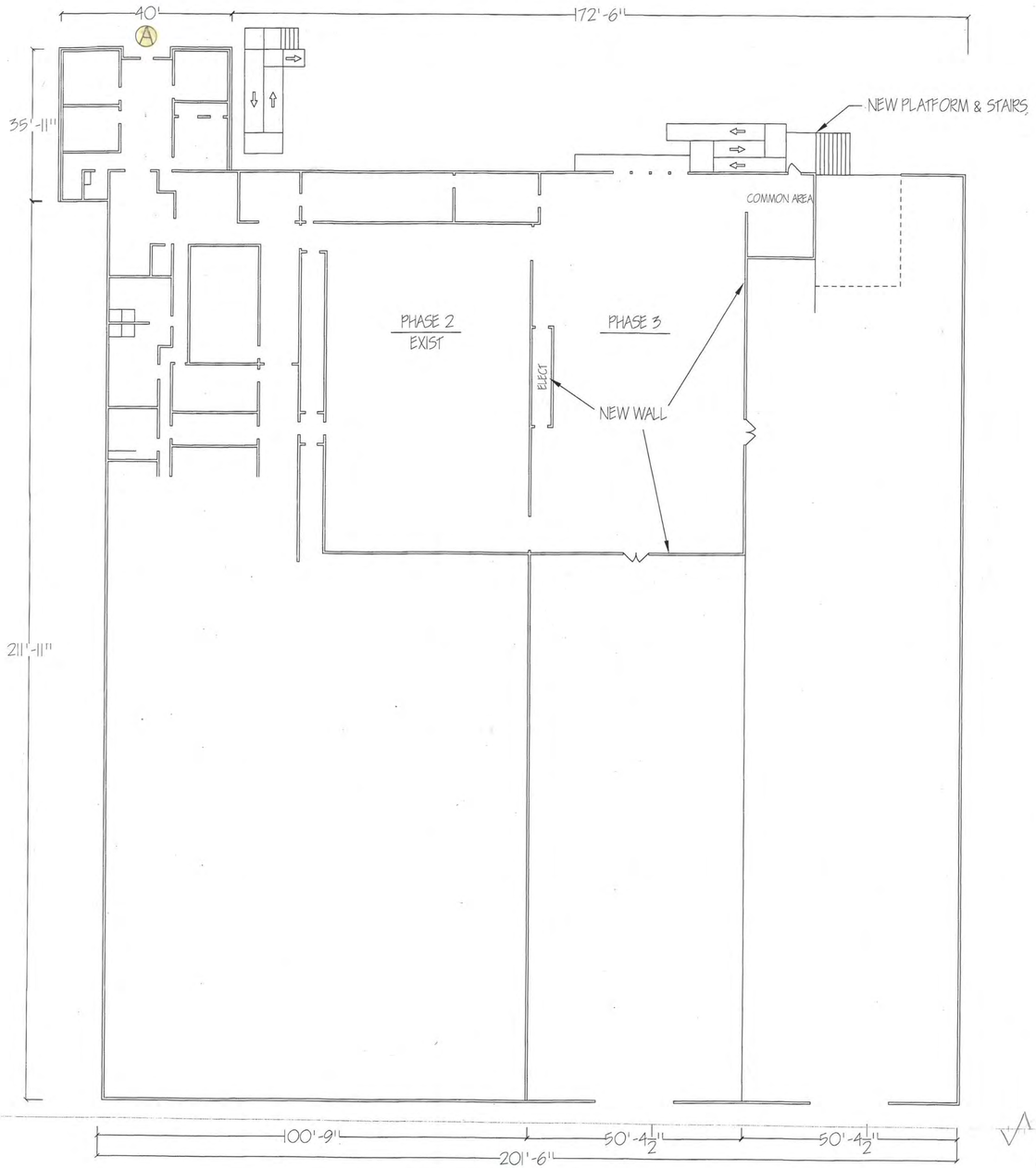
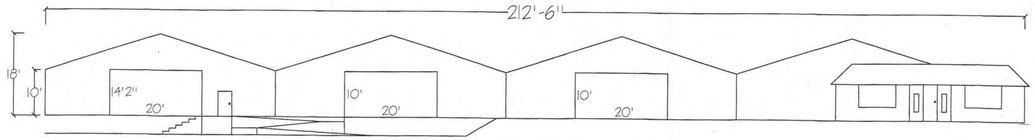


1/16" = 1' SCALE

FLOOR PLAN

EXPANSION

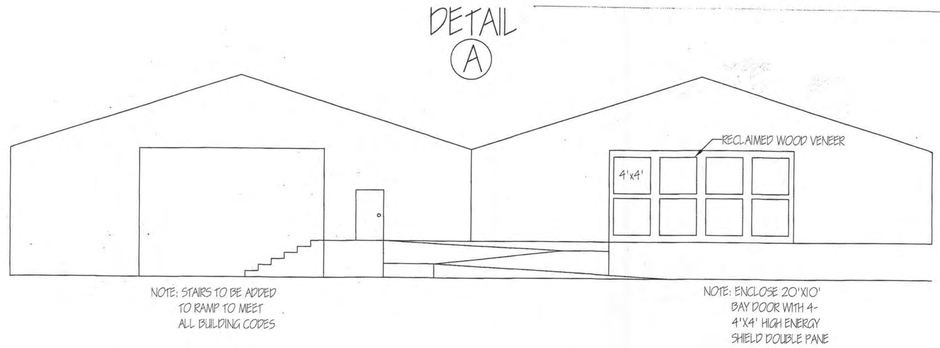


1/16" = 1' SCALE

FRONT ELEVATION

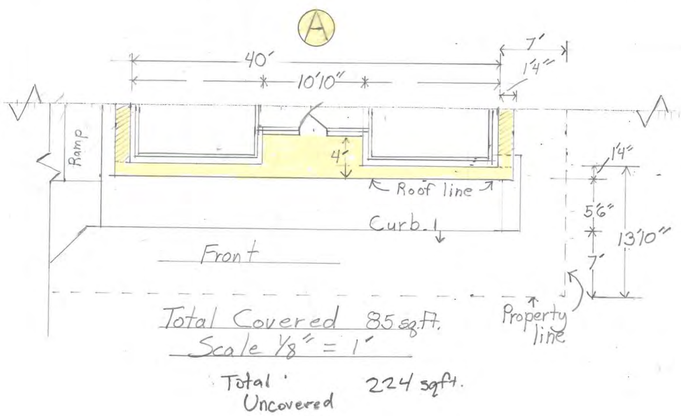
TOTAL AREA: 3725 SQ. FT.

DETAIL A



1/8" = 1' SCALE

DETAIL A



RUSTIC WAREHOUSE

FRONT ELEVATION & FLOOR PLAN

DRAWN BY: TYLER PASKELL

PAGE: 1

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **August 17, 2018**

SUBJECT: **Fiscal Year 2019 Ad Valorem Taxes and Proposed Budget**

The Council held the budget work session on August 7 and reviewed the Proposed FY19 Budget in detail. Following that discussion, staff was asked to make a few changes in the budget document related to the Fire Department.

The budget as proposed included three new full-time firefighter positions and twelve part-time firefighter positions. The twelve part-timers were expected to fill one shift year round and $131,400 was included for that purpose. By comparison, three full-time firefighters were included at $198,900 for salary and benefits. Council member Daniels asked staff to come back with an alternative to allow the part-time shifts to be covered by three additional full-time firefighters. We are able to accomplish that by appropriating the $31,750 that was not yet appropriated in another line item and then reducing fire operations overtime by the difference of $28,250. Chief Cullins has looked at staffing and is confident this reduction will not present a problem. The attached staffing breakdown prepared by Chief Cullins presents the manner in which the operations staff would be divided among the four stations.

The Proposed budget reflects tax revenues assuming adoption of the Effective Rate which is a 2.15 cent decrease from the current tax rate. The proposed rate is 40.21 cents per hundred dollars of assessed value. If the Council has any interest in adopting a rate above the effective rate we would have to have a record vote at this meeting and publish notice of two public hearings.

If the Council does not intend to increase the rate above the Effective Rate, prior to adoption of the budget, the Charter requires a public hearing which will be held on September 4th. The budget is based on the Effective Tax rate so additional public hearings are not required although the tax rate itself is certainly a subject that may be discussed during the Public Hearing.

If the Council has any changes to be made to the budget draft those can be discussed at this meeting and also following the Public Hearing with the final version of the budget to be considered for adoption at the September 17th meeting.

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Hold a work session to hear and discuss update regarding the Highland Drive Reconstruction Project from Bedford Falls Lane to Valley Drive.

Memo_Refer to WkSession Item 10

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Consider approval of the minutes from the August 20, 2018 regular city council meeting, and take any action necessary.

08/20 CC Mtg Mins 12

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Z2018-031 - Consider a request by Jessye Jean Woody for the approval of an ordinance for a zoning change from an Agricultural (AG) District to a Single Family Estate 1.5 (SFE-1.5) District for a 1.342-acre parcel of land identified as Lot 1, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 853 Zion Hills Circle, and take any action necessary (2nd Reading).

Ord#18-35 31

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Z2018-034 - Consider a request by Dean Cathey on behalf of Judy K. Larson for the approval of an ordinance for a zoning change from an Agricultural (AG) District to a Single Family Estate 1.5 (SFE-1.5) District for a 6.96-acre parcel of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 FM-549, and take any action necessary (2nd Reading).

Ord#18-36 36

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Consider awarding a bid to Tucker Roofing Systems and authorizing the City Manager to execute a contract for various building roof repairs in the amount of $101,848.99 to be funded out of the General Fund Internal Operations Budget, and take any action necessary.

memo 41

Contract 42

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P2018-024 - Consider a request by Kevin Osornio for the approval of a replat for Lot 2, Block K, Rockwall Lake Estates West Addition, being a 0.18-acre tract of land currently identified as Lots 911 & 912, Block E, Rockwall Lake Estates #1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 630 & 638 Trout Road, and take any action necessary.

P2018-024 50

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P2018-025 - Consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a replat for Lots 6 & 7, Block A, Lakeshore Commons Addition being a 1.693-acre tract of land currently identified as Lots 3 & 4, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located south of the southwest corner of Quail Run Road and N. Goliad Street (SH-205), and take any action necessary.

P2018-025 55

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P2018-026 - Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LLC for the approval of a final plat for Lot 1, Block A, Subaru Addition being a 4.848-acre tract of land identified as Tract 5 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1501 E. IH-30, and take any action necessary.

P2018-026 61

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P2018-028 - Consider a request by Larae Tucker of Verdad Real Estate for the approval of a final plat for Lots 1 & 2, Block A, Sixty Six Lakeshore Addition being a 2.1272--acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

P2018-028 69

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Consider awarding a bid to Lone Star Emergency Group and authorizing the City Manager to execute a Purchase Order for a new 2018 Fire Rescue Pumper totaling $626,458 to be funded with Contractual Obligations, and take any action necessary.

memo 76

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Z2018-032 - Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an ordinance for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary (1st Reading).

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Hold a public hearing to receive comments regarding the proposed FY 2019 City of Rockwall budget and tax rate, and take any action necessary.

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Discuss and consider the proposed City of Rockwall budget and tax rate for Fiscal Year 2019, and take any action necessary.

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Z2018-033 - Discuss and consider approval of an ordinance for a text amendment to the Use Standards contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of amending the land use conditions for the Craft/Micro Brewery, Distillery and/or Winery land use, and take any action necessary (2nd Reading).

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MIS2018-018 - Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Rockwall Rental Properties, LP for the approval of an Alternative Tree Mitigation Settlement Agreement for a 2.713-acre portion of a larger 6.536-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northeast corner of Greencrest Boulevard and the E. IH-30 Frontage Road, and take any action necessary.

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Discuss and consider a resolution approving a negotiated settlement between cities in the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the 2018 Rate Review Mechanism filings, adopting tariffs as part of the settlement, and take any necessary action.

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Discuss and consider approval of the proposed typical section and roadway schematics associated with the Highland Drive Reconstruction Project from Bedford Falls Lane to Valley Drive, and take any action necessary.

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Discuss and consider directing staff to amend Article V, District Development Standards, of the Unified Development Code (UDC), and take any action necessary.

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Discuss and consider appointments to the city's Youth Advisory Council (YAC) for the 2018-2019 school year, and take any action necessary.
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AGENDA
ROCKWALL CITY COUNCIL
Tuesday, September 04, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

p. 10 **1.** Hold a work session to hear and discuss update regarding the Highland Drive Reconstruction Project from Bedford Falls Lane to Valley Drive.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney).

2. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation).

3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).

4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

5. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (personnel matters)

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Tuesday, September 04, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRUITT

VIII. OPEN FORUM

IX. CONSENT AGENDA

p.12 **1.** Consider approval of the minutes from the August 20, 2018 regular city council meeting, and take any action necessary.

p.31 **2.** **Z2018-031** - Consider a request by Jessye Jean Woody for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Single Family Estate 1.5 (SFE-1.5) District for a 1.342-acre parcel of land identified as Lot 1, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 853 Zion Hills Circle, and take any action necessary **(2nd Reading).**

p.36 **3.** **Z2018-034** - Consider a request by Dean Cathey on behalf of Judy K. Larson for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Single Family Estate 1.5 (SFE-1.5) District for a 6.96-acre parcel of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 FM-549, and take any action necessary **(2nd Reading).**

p.41 **4.** Consider awarding a bid to Tucker Roofing Systems and authorizing the City Manager to execute a contract for various building roof repairs in the amount of $101,848.99 to be funded out of the General Fund Internal Operations Budget, and take any action necessary.

p.50 **5.** **P2018-024** - Consider a request by Kevin Osornio for the approval of a replat for Lot 2, Block K, Rockwall Lake Estates West Addition, being a 0.18-acre tract of land currently identified as Lots 911 & 912, Block E, Rockwall Lake Estates #1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 630 & 638 Trout Road, and take any action necessary.

p.55 **6.** **P2018-025** - Consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a replat for Lots 6 & 7, Block A, Lakeshore Commons Addition being a 1.693-acre tract of land currently identified as Lots 3 & 4, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the

North SH-205 Overlay (N. SH-205 OV) District, located south of the southwest corner of Quail Run Road and N. Goliad Street (SH-205), and take any action necessary.

p.61 **7.** **P2018-026** - Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LLC for the approval of a final plat for Lot 1, Block A, Subaru Addition being a 4.848-acre tract of land identified as Tract 5 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1501 E. IH-30, and take any action necessary.

p.69 **8.** **P2018-028** - Consider a request by Larae Tucker of Verdad Real Estate for the approval of a final plat for Lots 1 & 2, Block A, Sixty Six Lakeshore Addition being a 2.1272--acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

p.76 **9.** Consider awarding a bid to Lone Star Emergency Group and authorizing the City Manager to execute a Purchase Order for a new 2018 Fire Rescue Pumper totaling $626,458 to be funded with Contractual Obligations, and take any action necessary.

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

XI. PUBLIC HEARING ITEMS

p.78 **1.** **Z2018-032** - Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an **ordinance** for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary **(1st Reading).**

p.131 **2.** Hold a public hearing to receive comments regarding the proposed FY 2019 City of Rockwall budget and tax rate, and take any action necessary

XII. ACTION ITEMS

p.133 **1.** Discuss and consider the proposed City of Rockwall budget and tax rate for Fiscal Year 2019, and take any action necessary.

p.135 **2.** **Z2018-033** - Discuss and consider approval of an **ordinance** for a text amendment to the Use Standards contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of amending the land use conditions for the Craft/Micro Brewery, Distillery and/or Winery land use, and take any action necessary **(2nd Reading).**

p.140 **3.** **MIS2018-018** - Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Rockwall Rental Properties, LP for the approval of an Alternative Tree Mitigation Settlement Agreement for a 2.713-acre portion of a larger 6.536-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northeast corner of Greencrest Boulevard and the E. IH-30 Frontage Road, and take any action necessary.

p.144 **4.** Discuss and consider a resolution approving a negotiated settlement between cities in the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the 2018 Rate Review Mechanism filings, adopting tariffs as part of the settlement, and take any necessary action.

p.175 **5.** Discuss and consider approval of the proposed typical section and roadway schematics associated with the Highland Drive Reconstruction Project from Bedford Falls Lane to Valley Drive, and take any action necessary.

p.202 **6.** Discuss and consider directing staff to amend Article V, District Development Standards, of the Unified Development Code (UDC), and take any action necessary.

p.210 **7.** Discuss and consider appointments to the city's Youth Advisory Council (YAC) for the 2018-2019 school year,and take any action necessary.

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Report on status of the TxDoT IH-30 Improvement Project

2. Departmental Reports

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p.231 GIS Division Monthly Report - July 2018
p.233 Harbor PD Monthly Report - July 2018
p.235 Internal Operations Department Monthly Report - July 2018
p.239 Police Department Monthly Report - July 2018
p.242 Recreation Monthly Report - July 2018
p.248 Rockwall Animal Adoption Center Monthly Report - July 2018
p.251 STAR Transit Monthly Report - July 2018

3. City Manager's Report

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney).
2. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation).
3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)
5. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (personnel matters)

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.087 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 31st day of August, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and Council**

FROM: **Kristy Cole, City Secretary/Assistant to the City Manager**

DATE: **August 31, 2018**

SUBJECT: **Highland Dr. Reconstruction Project from Bedford Falls Ln. to Valley Dr.**

Regarding this Action Item, please refer to the attachments included under this afternoon's work session item.

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MINUTES
ROCKWALL CITY COUNCIL
Monday, August 20, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the meeting to order at 4:06 p.m. Present were Mayor Jim Pruitt, Council Members Patrick Trowbridge, John Hohenshelt, Bennie Daniels and Trace Johannesen. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs and City Attorney, Frank Garza. Councilmembers Kevin Fowler and Dana Macalik were absent from the meeting.

II. WORK SESSION

1. Hold a work session to discuss and consider a small business/real estate tool created by the GIS Division.

Planning Director Ryan Miller showed a detailed presentation to the Council pertaining to the new GIS tool (demographics software) created by the GIS Division. The department wanted to get feedback from the Council before releasing it to the general public. Mr. Miller presented several aspects of the tool on the screen to the City Council. Mr. Miller stated the tool is aimed at real estate brokers to advertise vacancies in shopping centers and also to potentially help small to mid-sized businesses who don't have access to the same demographics software that the City and larger retailers do. The tool displays the three trade areas with detailed information such as drive times, neighborhoods and the population of the City of Rockwall. Also it is a fairly easy tool for staff to manage.

Councilmember Trowbridge asked for clarification regarding why the tool doesn't reflect information pertaining to areas in cities such as Plano, Mesquite, or Garland. Mr. Miller generally explained how staff calculated the trade areas and associated models, clarifying that an effort was made to not skew the information. Councilmember Johannesen asked Mr. Miller to forward the Council a link so they can view the tool. Mayor Pruitt asked Mr. Miller is the area you are talking about putting the real estate things into specifically the City of Rockwall? Mr. Miller stated, yes. Mr. Miller confirmed that they have only included shopping centers in the City of Rockwall.

Councilmember Hohenshelt asked Mr. Miller who this tool will be used by. Mr. Miller stated it will be not only be available for real estate agents but also to small businesses looking to relocate here but can't afford to use expensive demographic software and for small businesses that want to move within the community to a more appropriate area pertaining to what they are selling. Mr. Miller also stated the demographic reports could be used by the Chamber of Commerce and potentially by the Rockwall Economic Development Corporation. Mr. Miller confirmed to Councilmember Trowbridge that they are using the most current GIS map. General discussion took place regarding utilizing the tool to advertise properties with vacant lease space availability, such as, for example, areas in the downtown.

Councilmember Trowbridge questioned the cost of the tool. Mr. Miller stated that the cost would only be related to staff time. It has been created so that updates may be run in bulk, so staff will only need to update the numbers annually. Essentially, it will be easy to update manually and maintain by staff. Following general discussion pertaining to anticipated costs and periodic updates, Council took no formal action as a result of this work session discussion.

Following the Work Session discussion item, Mayor Pruitt read the below listed discussion items into record before recessing the public meeting to go into Executive Session (at 4:21 p.m.).

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Economic Development incentives, procedures and possible projects pursuant to Section 551.087 (Economic Development)
2. Discussion regarding the purchase of real property in the vicinity of Harry Myers Park pursuant to Section §551.072 (Real Property).
3. Discussion regarding the purchase of real property in the vicinity of The Ralph M. Hall Municipal Airport pursuant to Section §551.072 (Real Property).
4. Discussion regarding (re)appointment of municipal court judge and associate judge, pursuant to Section 551.074 (Personnel Matters)
5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)
6. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (personnel matters)

IV. ADJOURN EXECUTIVE SESSION

Executive Session was recessed at 5:45 p.m., and it reconvened later on in the evening, after the close of the public meeting agenda.

V. RECONVENE PUBLIC MEETING

Mayor Pruitt reconvened the meeting at 6:00 p.m.

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

The Council took no action as a result of Executive Session.

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER HOHENSHELT

Councilmember Hohenshelt delivered the invocation and led the Pledge of Allegiance.

VIII. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak.

Jerry Lundy
909 Sunpoint Circle
Rockwall, TX 75087

Mr. Lundy came forth and also expressed great concern about the 7-11 convenience store that is set to go in near the intersection of SH-66 and Lakeshore Drive. He thanked the Council and staff for working with him on this item. Mr. Miller recently sent Mr. Lundy some additional information on this subject after the last council meeting. However, Mr. Lundy stated he still had an item that he would like to present. He went on to share with the Council the U.S. Supreme Court's definition of a "taking" and a "regulatory taking." He stated he is aware that he may be taking things out of context, but it seems to him that some of the items that are in the city's unified development code and ordinances allow the public to go back and re-review a PD when the property in question hasn't been built on for years. Furthermore, he believes that the public should have an opportunity to do so. He asked the Council and the City Attorney to dig a little bit deeper on the subject of "regulatory taking" and make certain that this would be considered a "regulatory taking" before the 7-11 convenience store begins to break ground, which he understands will be taking place soon. He stated that the Planning & Zoning Commission received their final plat this morning, so it has been submitted and accepted but has not been thru the final review yet. Mayor Pruitt responded back to Mr. Lundy and stated he has spoken with the City Attorney and will have a legal opinion for Mr. Lundy at the next Council meeting. He assured Mr. Lundy that he will know what that is before the City Council votes on the final plat.

There being no one else wishing to come forth and speak, Mayor Pruitt then closed Open Forum.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the August 6, 2018 regular city council meeting, and take any action necessary.
2. Consider approval of the minutes from the August 7, 2018 city council budget work session meeting, and take any action necessary.
3. **P2018-023** - Consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a preliminary plat for a 5.65-acre tract of land identified as a portion Lots 6 & 8 and all of Lot 7, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

Councilmember Hohenshelt made a motion to approve the entire Consent Agenda (#s 1, 2, and 3). Councilmember Trowbridge seconded the motion. The motion unanimously passed by a vote of 5 ayes to 0 nays, 2 absent (Fowler, Macalik).

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Chairman of the Planning & Zoning Commission, Johnny Lyons, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. The Council took no action as a result of Mr. Lyons' presentation.

XI. PUBLIC HEARING ITEMS

1. **Z2018-030** - Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. The subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on May 19, 1986. In 2016, the Texas Department of Transportation (TXDOT) established a staging area for the SH-205 improvements at the southwestern corner of the subject property (i.e. at the corner of Mims Road and S. Goliad Street). On March 16, 2018, an application was submitted requesting to rezone the property from Agricultural (AG), Heavy Commercial (HC), and Commercial (C) Districts to a Planned Development District for single-family, townhome and commercial land uses. Based on the concept plan, this would establish a horizontal mixed use development with commercial/retail at the northwest corner of S. Goliad Street and Mims Road, while transitioning to a 196 lot townhome (i.e. 22' x 75' min. lot size) development and continuing west to a 65 lot (i.e. 50' x 120' min. lot size) single-family development. The applicant submitted a similar zoning change request in October 2017. After postponing the public hearings on two (2) separate occasions -- one (1) meeting in which the Planning and Zoning Commission requested a traffic impact analysis -- the Planning and Zoning Commission ultimately denied the case on January 30, 2018. The applicant then requested that the City Council withdraw the case. Since the original case was withdrawn, the applicant was not restricted from submitting the same request.

The applicant then submitted a subsequent application in March of 2018 proposing the same zoning change that was requested in the prior case which had been withdrawn. This application was denied by the City Council on April 16, 2018. Since the request was denied without an indication of prejudice, the action was considered to be a "denial with prejudice" (§8.3.B, Article II). This motion restricts the ability of the

applicant to submit a zoning application for any portion of the subject property -- unless the application is for a more restrictive, less intense use or development (§8.3.B, Article II) -- for a period of one (1) year from the date of denial. In accordance with Section 8.3.D, Council Approval or Denial, of Article II, Authority and Administrative Procedures, of the Unified Development Code, the applicant submitted a subsequent request for a change of conditions on May 29, 2018. This request was denied by the Planning and Zoning Commission after a finding that the request did not represent a substantial change. A subsequent application was filed on proposing to eliminate the townhome use, decrease the amount of dwelling units from 263 units (i.e. townhome & single-family mix) to 123 units (i.e. single-family residential), and reduce the density from 4.13-du/ac to 2.10 du/ac. Based on this request, the Planning and Zoning Commission approved a motion to allow the applicant to submit an application requesting to rezone the property on June 26, 2018. On July 3, 2018, the applicant re-filed an application requesting a Planned Development District.

Along with the application, the applicant has submitted a concept plan and development standards outlining the proposed development. The concept plan shows that an approximately 5.30-acre tract of commercial/retail land will be situated at the hard corner of Mims Road and S. Goliad Street. Adjacent to and west of the commercial/retail portion is Tract 2 on the concept plan, which is composed of a 37.21-acre tract of land reserved for the construction of 123 single-family home lots that will measure 60' x 120'. A portion of this development will be located adjacent to the Highland Meadows Subdivision.

In addition, the concept plan shows that approximately 21.2-acres of open space will be provided; however, staff should note that the majority of this open space is situated within existing floodplain and would only count at a rate of ½-acre for every acre (i.e. 50%) of the 20% open space requirement. The floodplain totals 16.56-acres and will equate to 8.28-acres of total open space based on the 50% maximum allowed by the UDC; therefore, the adjusted acreage of open space for the development will equal to 12.92-acres (i.e. 20.28%), which meets the minimum 20% requirement stipulated by the Unified Development Code (UDC). Additionally, the applicant has indicated an amenity center will be constructed at the northeast quadrant of the property, and a proposed eight (8) foot hike and bike trail which will be situated along the outer edge of the development. This will provide access to SH-205 and Mims Road and is generally in conformance with the City Master Trail Plan.

Staff noted that the requested overall density for this development would equal 2.10-dwelling units per acre for the Single-Family Residential development. In addition, on Tract 1 the applicant is requesting limited General Retail (GR) District land uses. Specifically, the applicant is proposing to prohibit the following land uses, which are currently permitted by-right or by Specific Use Permit (SUP) within the General Retail (GR) District, with the exception of the following:

This property would be subject to the density and development standards for the General Retail (GR) District and the SH-205 Overlay (SH-205 OV) District. Based on consultation with the city's engineering consultant, an infrastructure study pertaining to water distribution and wastewater collection would need to be conducted for any zoning change proposing a more intense land use than what is depicted on the City's Future Land Use Plan because it could have implications for the City's existing infrastructure (i.e. streets, water, and wastewater) capacities. The applicant will also be responsible for

dedicating the ROW for this roadway and paving twenty- four (24) feet of the proposed roadway where the property abuts one portion of the roadway. The applicant will also be responsible for all of the right-of-way and the entire road section where the property abuts both sides of the roadway.

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's Standards of Design and Construction Manual in the following ways:

According to the Engineering Department's Standards of Design and Construction Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." In addition, the UDC requires all garages accessible from the street be configured in a J-Swing (Traditional Swing) or recessed garage format (i.e. the garage is setback a minimum of 20-feet from the front façade of the primary structure). Currently, the applicant is requesting to allow 40% Flat Front Entry garages even with the front façade of the primary structure in lieu of alleyways, and 60% J-Swing garage formats. By approving the proposed Planned Development District, the City Council is waiving this standard.

The subject property is zoned for Agricultural (AG), Commercial (C) and Heavy Commercial (HC) land uses. The Future Land Use Map, adopted with the Comprehensive Plan, designates the majority of the subject property for Commercial/Industrial land uses and a portion of Tract 2 (i.e. 2.21-acres) located east of Mims Road for Medium Density Residential land uses. The proposed zoning change would necessitate that the designation of Tract 1 be changed from a Commercial/Industrial designation to a Commercial designation and Tract 2 be changed from a Commercial/Industrial designation to a Low Density Residential designation and the 2.21-acre portion of Tract 2 from Medium Density Residential to the designation as Low Density Residential.

With regard to Tract 1, and according to the Comprehensive Plan, a Commercial land use is defined as an area "…where commercial is indicated at the intersection of major roadways and development have not occurred." The Comprehensive Plan goes on to state that "(z)oning should only be allowed where the commercial use is eminent and where it would be planned and integrated with the adjacent residential neighborhoods. Furthermore, the Comprehensive Plan states "(t)he amount of retail and the size of the area to be designated for commercial or mixed use development may be large or small depending on the service area it will serve and the style and quality of development." In this case, the proposed development is adjacent to heavy commercial and single-family residential land uses, which is east of the subject property and buffered by S. Goliad Street.

With regard to Tract 2, and according to the Comprehensive Plan, a Low Density Residential land use is defined as an area consisting of less than two (2) units per acre; however, a density up to two and one-half (i.e. 2 ½) per gross acre may be allowed within a residential Planned Development District that includes the dedication and/or development of additional amenities. In this case, the proposed density of the single-family lots being 2.10-dwelling units per gross acre, could qualify as Low Density Residential based on the amenities provided for the development, which includes a trail

system, amenity center, flood plain & open space dedication. The zoning proposal conforms to the majority of the residential policies and guidelines contained in the Comprehensive Plan for a single- family residential development and the Low Density Residential land use.

With regard to the overall development, it should be noted that the applicant's proposal would decrease the amount of land zoned Heavy Commercial (HC) District within the City of Rockwall. With this being said, the approval of any changes to the Future Land Use Map by allowing the zoning change would be a discretionary decision for the City Council. Should the City Council choose to approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the requested designations.

On August 1, 2018, staff mailed 156 notices to property owners and residents within 500-feet of the subject property. Staff also sent a notice to the Flagstone Estates, Lynden Park, Hickory Ridge, and Hickory Ridge East Homeowner's Association (HOA), which are the only HOA/Neighborhood Organizations located within 1,500 feet of the subject property. Additionally, staff posted a sign along S. Goliad Street -- adjacent to the subject property -- as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received two (2) notices in opposition and one (1) e-mail in support of the applicant's request.

If the City Council chooses to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District, Commercial (C) District, and Heavy Commercial (HC) District to a Planned Development District with limited General Retail (GR) District and Single-Family 7 (SF-7) District land uses, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the Planned Development District ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of Tract 1 from a Commercial/Industrial designation to a Commercial designation and Tract 2 from a Commercial/Industrial designation to a Low Density Residential designation, and a portion of Tract 2 (i.e. 2.21-acre) from a Medium Density Residential designation to a Low Density Residential designation;

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

On August 14, 2018, the Planning and Zoning Commission's motion to recommend approval of the zoning change from Agricultural (AG) District, Heavy Commercial (HC) District, and Commercial (C) District to a Planned Development District with limited General Retail (GR) District and Single-Family 7 (SF-7) land uses, and with staff conditions passed by a vote of 4 to 2 with Commissioners Chodun and Moeller dissenting, and Commissioner Fishman absent.

Mayor Pruitt opened the public hearing and invited the applicant forward to speak.

Pat Atkins
3076 Hays Lane
Rockwall TX

Mr. Atkins came forth and provided a very lengthy presentation to Council concerning this agenda item / request.

Councilmember Trowbridge asked the following question to Mr. Miller: Are we changing the land use map for something less intense i.e. residential land (is residential land less intense vs. commercial land)? Mr. Miler stated, yes. Councilmember had a question directed at Mr. Atkins. On the package you had 50 ft. lot sizes? Mr. Atkins clarified that they are 60 ft. lots with 40% of them having flat face garage entries.

Mayor Pruitt stated the following regarding this piece of property: What this Council is having to decide is do we want this area of town to remain industrial/heaving commercial, which it was always intended to be, or do we want to change this to become an all residential area? He continued to state that the City cannot go back to heavy industrial after a neighborhood moves in. If they try to do that then the neighbors will come back to the Council and question why that was allowed to take place. The Mayor stated he is not against it, but the Council as a whole needs to decide what the right decision should be. Councilmember Hohenshelt agreed with the Mayor, stating that a significant demand exists for products that are offered and require a heavy commercial designation. Councilman Hohenshelt wonders what percentage of heavy commercially zoned land would be left if this area were taken out of that zoning classification. Mr. Miller stated he does not have a breakdown of the new comp plan regarding heavy commercial because the update to the plan has not yet been approved. Councilmember Daniels inquired on why some of the Planning & Zoning board members said "no" to this request. Johnny Lyons, Chairman of the Planning & Zoning Commission stepped forward to answer Councilmember Daniels' question. He state that Commission Moeller had concerns regarding taking away from heavy commercial, similar to Councilmember Hohenshelt's concerns. Commissioner Chodun was more concerned about the traffic. He stated that 'residential' would be adding more traffic than the heavy commercial. Mr. Lyons voted for it. Mayor Pruitt asked about the property to the North - is it zoned heavy commercial? Mr. Atkins confirmed it is heavy commercial. The property on Mims is proposed for residential. Mr. Miller answered Councilmember Hohenshelt's previous question. Under the new comprehensive plan, there is about 126 acres (of 'heavy commercial') less the 40 acres that is currently being considered for rezoning, meaning it would drop the available "heavy commercial" available land down to about 80+ acres, (which is about a 32% reduction). Mr. Miller clarified for Councilmember Johannesen that the acreage stated is based on a draft of the updates to the city's comprehensive plan. There is no breakdown of the number of 'heavy commercial' zoned acres in the city within the current comprehensive plan.

Mayor Pruitt expressed concern, indicating that if he were moving into or living in this neighborhood, he would not like 'heavy commercially' zoned properties next door.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time.

Tracie Hibbs

911 Sun Circle
Rockwall TX

Ms. Hibbs stated she has lived in Rockwall all her life. She mentioned that when she was in high school, a young man drowned in the creek which is on this area's flood plain. She wants to make sure that public safety is the foremost concern with the Council concerning this vote. She also stated that this creek runs into Lake Rockwall Estates and asked the City Council to be mindful of residential flooding that occurs in that area.

Resident Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker mentioned that Pat is persistent and has done a wonderful job presenting and updating his plans. He mentioned the 60 ft. lots and restated that he hates full front garages. He acknowledged that Pat's plans included 25 ft. of driveway space, which is great. Mr. Atkins has met some of the future requirements for the new comprehensive plan. Mr. Wacker stated he has done some research since then and thinks the Council has a hard decision to make. Mr. Wacker generally expressed that he believes this is a bad area. With heavy traffic, construction on 276 and Mims being only a 2 lane gravel road heading into a sub-division, it will be risky to drive in that area. He also noted that there are currently 120 acres of heavy duty commercial in the area. He questions if the city should give up this heavy commercial opportunity and instead convert it to a residential area.

There being no one else wishing to come forth and speak at this time, Mayor Pruitt closed the public hearing.

Mayor Pruitt made a motion to approve Z2018-030. Councilmember Trowbridge seconded the motion. Following brief, additional comments by Council, the motion failed by a vote of 2 ayes to 3 nays (Hohenshelt, Johannesen, and Daniels) 2 absent (Fowler, Macalik).

2. **Z2018-031** - Hold a public hearing to discuss and consider a request by Jessye Jean Woody for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Single Family Estate 1.5 (SFE-1.5) District for a 1.342-acre parcel of land identified as Lot 1, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 853 Zion Hills Circle, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. According to Section 2.1, Agricultural (AG) District, of Article V, District Development Standards, of the Unified Development Code (UDC), a single-family dwelling is allowed on any Agricultural (AG) District zoned property that is more than ten (10) acres. Since the subject property is less than ten (10) acres and considered to be legally non-conforming, the applicant will need to rezone the property to make it conforming in order to add the guest quarters/secondary living unit. Comments pertaining to the adjacent land uses and roadways were briefly discussed, as was current district development standards contained within the UDC. Mr. Miller indicated that the Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for Low Density Residential land uses which is defined as

developments with two (2) units per acre or less. The applicant's request is in conformance with the Future Land Use Map.

On August 2, 2018, staff mailed 16 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received one (1) notice in favor of this request.

On August 14, 2018, the Planning and Zoning Commission's motion to recommend approval of the zoning change passed by a vote of 6-0 with Commissioner Fishman absent.

Mayor Pruitt opened the public hearing and asked if anyone would like to come forward to speak. There being no one indicating such, Mayor Pruitt closed the public hearing.

Councilmember Hohenshelt made a motion to approve Z2018-031. Councilmember Daniels seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT ON A 1.342-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ZION ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 853 ZION HILLS CIRCLE AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion unanimously passed a vote of 5 ayes to 0 nays, 2 absent (Fowler, Macalik)

3. **Z2018-032** - Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an **ordinance** for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary **(1st Reading) [Postponed to September 4, 2018].**

The above public hearing is being postponed till the September 4, 2018 Council Meeting. No action was taken by the City Council.

4. **Z2018-033** - Hold a public hearing to discuss and consider approval of an **ordinance** for a text amendment to the Use Standards contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of amending the land use conditions for the Craft/Micro Brewery, Distillery and/or Winery land use, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. At the July 16, 2018 City Council meeting, the City Council directed staff to make minor changes to Ordinance No. 18-27, which amended the Permissible Use Charts in the Unified Development Code (UDC) to add the Craft/Micro Brewery, Distillery and/or Winery land use and land use standards. Specifically, under the land use standards for this use, the current ordinance allows for the retail sales of "beer" for off-premise consumption; however, under the Texas Alcohol Beverage Commission's (TABC's) Alcoholic Beverage Code, Craft/Micro Breweries are not permitted to have on-site package sales available directly to the general public. The purpose of this section was to acknowledge that TABC's Alcoholic Beverage Code does permit wineries and distilleries the ability to have on-site package sales available directly to the general public, and the use of the word "beer" was incorporated erroneously. The proposed ordinance would replace the use of "beer" with "on-site manufactured product." For further clarification, staff has added a reference to the TABC's Alcoholic Beverage Code sections that deal with licenses for breweries, distilleries, and wineries. In addition, staff has made two (2) additional changes for grammar and clarification. A marked up copy of the changes is attached to staff's memorandum.

On August 14, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the amendment to the City Council by a vote of 6-0, with Commissioner Fishman absent. Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, Authority and Administrative Procedures, of the UDC.

Mayor Pruitt opened the public hearing and asked if anyone would like to come forward to speak. There being no one indicating such, Mayor Pruitt closed the public hearing.

Following some comments and clarifications regarding what is being voted on, Mayor Pruitt made a motion to approve Z2018-033. Councilmember Hohenshelt seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 3 ayes to 2 nays (Hohenshelt, Trowbridge), and 2 absent (Fowler, Macalik).

5. **Z2018-034** - Hold a public hearing to discuss and consider a request by Dean Cathey on behalf of Judy K. Larson for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Single Family Estate 1.5 (SFE-1.5) District for a 6.96-acre parcel of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 FM-549, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. The applicant is requesting a change in zoning for the purpose of constructing a single-family home. The subject property was annexed in 1998, is situated on a 6.96-acre parcel of land, zoned Agricultural (AG) District, and is addressed as 556 FM 549.

Mr. Miller indicated that on August 2, 2018, staff mailed 43 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff had not received any notices concerning this case. On August 14, 2018, the Planning and Zoning Commission's motion to recommend approval of the zoning change passed by a vote of 6-0 with Commission Fishman being absent.

Mayor Pruitt opened the public hearing and invited the applicant forward to speak.

Judy K Larson
1721 Briar Oaks Dr.
Flower Mound, TX

Ms. Larson stated that her father passed away 12 years ago, and he left this land to her and her twin her sister. Her sister has been in Rockwall for 9 years. She wants to move down to the City of Rockwall and live next door to her sister.

There being no one else wishing to come forth and speak at this time, Mayor Pruitt closed the public hearing.

Councilmember Hohenshelt made a motion to approve Z2018-034. Councilmember Johannesen seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT ON A 6.96-ACRE PARCEL OF LAND IDENTIFIED AS TRACT 26-2 OF THE E. M. ELLIOTT SURVEY, ABSTRACT NO. 77, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 556 FM-549

AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion unanimously passed by a vote of 5 ayes to 0 nays, 2 absent (Fowler, Macalik)

XII. ACTION ITEMS

1. **Z2018-029** - Discuss and consider a request by Doug Galloway on behalf of Corey Cannon for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary **(2nd Reading).**

Mr. Miller explained that this has been placed on Action Items (in lieu of a Consent Agenda item) due to it not having received a unanimous vote at the last Council meeting. Councilmember Hohenshelt then moved to approve Z2018-029, and Councilmember Johannesen seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-34
SPECIFIC USE PERMIT NO. S-194

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *CRAFT BREWERY, DISTILLERY AND/OR WINERY* ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1R OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 4 ayes, 1 nay (Daniels), and 2 absent (Fowler, Macalik).

2. **MIS2018-015** - Discuss and consider a request by Kyle Hill of Martin, Frost & Hill for the approval of a variance to Section 3.5, Alcoholic Beverage Sales, of Article IV, Permissible Uses, of the Unified Development Code to allow a retail establishment that does not meet the minimum distance requirements for beer and wine for off-premise consumption on a 1.972-acre parcel of land identified as Lot 1, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3251 N. Goliad Street [SH-205], and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item. On August 15, 2018, the applicant -- Kyle Hill of Martin, Frost & Hill -- submitted a letter requesting to withdraw the request from consideration. According to Section 5, Application Withdrawal, of Article II, Authority and Administrative Procedures, of the Unified Development Code (UDC), "(o)nce an application for a…variance, special exception or appeal going before the City Council has been published in a newspaper or notifications of public hearing have been mailed, such request for withdrawal must be placed on the public hearing agenda and acted upon by the applicable body." Since this case does not require notification to be published in a newspaper or a public hearing, the City Council does not need to take action to withdraw the item. Indication was given that a letter was received by the Rockwall ISD that essentially expressed that the school district does not support approval of this request for a variance.

Councilmember Hohenshelt made a motion to deny MIS2018-015, and Trowbridge seconded the motion. The motion passed by a vote of 5 ayes and 2 absent (Fowler, Macalik).

3. **SP2018-024** - Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of variances to the articulation and overlay district requirements in conjunction with an approved site plan for a medical office building on a 1.003-acre tract of land identified as a portion of Lot 6, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, situated east of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item. The request is in conjunction with an approved site plan for the purpose of constructing a single-story, 3,920 SF medical office building (MOB). The proposed MOB will be situated on a 1.003-acre parcel of land. The applicant is requesting variances to the requirements of the Scenic Overlay (SOV) District and the Unified Development Code (UDC). It was noted, that some of these variance requests will require approval by a ¾ majority vote of those City Council members present due to the subject property being located within an established overlay district. Mr. Miller went on to explain the nature of each variance request, one of which was pertaining to the building elevations, and one of which was pertaining to the roof pitch standards. He explained that approval of the variance requests is a discretionary decision for the Council.

On July 31, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the proposed appearance amid all buildings within the area took place between the board members and the applicant. The board reviewed the building materials and additional elements associated with this buildings' design. The board ultimately made a motion to approve the elevations as presented, which included the request for variance to the articulation and roof design. The motion passed unanimously 7 to 0.

On August 14, 2018, the Planning and Zoning Commission's motion to approve the site plan with staff conditions passed by a vote of 5 to 1 with Commissioner Welch dissenting and Commissioner Fishman absent. Additionally, the motion included a recommendation of approval to the variances being requested, with the exception of

the request for a variance to the required trees that would be placed at the perimeter behind the building.

Councilmember Daniels stated at the last Council meeting he voted for this item, and during the recess, he spoke to the engineering company's representative and stated he would support this if it had no variances, but now they are requesting variances. So because of this, Councilmember Daniels will be voting "no" on this item.

The applicant then came forth to speak.

Pan S. Sribhen
17819 Davenport Road

Mr. Sribhen came forth and briefly spoke. Councilmember Daniels indicated that a difference of opinion exists regarding the nature of what he and the applicant had previously discussed.

Councilmember Hohenshelt moved to approve SP2018-024. Mayor Pruitt seconded the motion. The motion passed by a vote of 4 ayes, 1 nay (Daniels), and 2 absent (Fowler, Macalik).

4. **SP2018-025** - Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of variances to the articulation and parking requirements in conjunction with an approved site plan for an office building on a 1.174-acre tract of land identified as a portion of Lots 6 & 7, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated on the eastside of La Jolla Pointe Drive, and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item. The applicant is requesting approval of variances to the (UDC) pertaining to constructing a three (3) story, 18,000 SF office building. Indication was given that the requested variances may be approved by a simple majority vote of those City Council members present. Mr. Miller went on to explain the nature of the variances being requested, which were essentially related to building elevations/facades and the minimum number of parking spaces required. Approval of the variances being requested is a discretionary decision for the City Council.

On July 31, 2018 and then again on August 14, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. After reviewing revised elevations, the ARB made a motion recommending approval of the elevations, which passed by a vote of 6 to 0 with Board Member Mitchell absent. This motion included a condition of approval that the applicant provide Austin Stone as depicted on the elevations and not a synthetic stone as was attached to the materials sample board. Additionally, the motion included a recommendation of approval of the variance being requested regarding vertical articulation.

On August 14, 2018, the Planning and Zoning Commission's motion to approve the site plan with staff conditions, and the Architectural Review Board's

recommendations, passed by a vote of 6 to 0 with Commissioner Fishman absent. Additionally, the motion included a recommendation of approval of the variances being requested.

Councilmember Trowbridge moved to approve the variance request pertaining to the building's vertical articulations. Councilmember Hohenshelt seconded the motion. The motion passed by a vote of 4 ayes, 1 nay (Daniels), and 2 absent (Fowler, Macalik).

Councilmember Trowbridge moved to deny the variance request pertaining to the parking requirements. Councilmember Daniels seconded the motion. The motion passed unanimously of those present (5 ayes to 0 nays, 2 absent (Fowler, Macalik)).

5. **SP2018-020** - Discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a variance to the pitched roof requirements in conjunction with an approved site plan for a Restaurant, 2,000 SF or More with Drive Through on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item. On March 5, 2018, the City Council approved a Specific Use Permit (SUP) allowing a restaurant with a drive-through on the subject property. Mr. Miller essentially explained that the city required a pitched roof. However, according to the submitted site plan, the restaurant will be constructed utilizing a flat roof design. The purpose of this design is to match the existing retail strip center and proposed restaurants situated within the development. Since the subject property is located in the North SH-205 Overlay District, this variance will require a ¾ majority vote of the City Council members present to be approved.

On July 31, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested more vertical and horizontal articulation and revisions to the color of brick and to add stone to blend with the rest of the commercial development. In addition, the ARB expressed agreement with the requested variance to the pitched roof requirement. On August 14, 2018, the Planning and Zoning Commission's motion to approve the site plan and recommend approval of the variance to the pitched roof requirement passed by a vote of 6- 0 with Commissioner Fishman absent.

Councilmember Johannesen moved to approve SP2018-020. Hohenshelt seconded the motion. The motion passed unanimously of those present - 5 ayes to 0 nays, 2 absent (Fowler, Macalik).

6. **SP2018-022** - Discuss and consider a request by Matilyn Vivo of Rustic Warehouse for the approval of a variance in conjunction with a site plan to allow for outside sales and display on a 1.9175-acre parcel of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item. The applicant is "The Rustic Warehouse." According to the applicant's submitted site plan, the proposed outside sales and display will not be fully covered on the existing sidewalk, however, the applicant is providing an approximately one (1)-foot roof overhang with the remaining sidewalk uncovered. The Unified Development Code (UDC) requires outside sales and display to be screened from view of adjacent roadways, public areas, and adjacent properties, should the merchandise not be located under a covered sidewalk. In this case, the applicant states the purpose of the outside sales and display is to allow the displayed merchandise to be visible to people passing by to display examples of the merchandise being sold inside the retail store. Since the proposed outside sales and display will be visible, a variance is required.

On August 14, 2018, the Planning and Zoning Commission's motion to approve the site plan and recommend approval of the variance to the screening requirement passed by a vote of 6-0 with Commissioner Fishman absent.

Mayor Pruitt showed a photograph and expressed concern about approving the variance to the screening requirement, especially since the city does not allow them at other retail locations located elsewhere in the city. Following brief comments, Councilmember Trowbridge made a motion move to deny SP2018-022. Councilmember Johannesen seconded the motion. The motion passed by a vote of 5 ayes to 0 nays, 2 absent (Fowler, Macalik)

7. Discuss and consider the proposed City of Rockwall budget and tax rate for Fiscal Year 2019, and take any action necessary.

Mr. Crowley inquired if the Council would like to exceed the effective tax rate, which was not something that was reflected in the budget proposal that has previously been presented to Council and recently discussed. Indication was given that none of the Council wishes to raise the taxes above the effective rate.

Mayor Pruitt adjourned the public portion of the meeting at 7:29 p.m. He then indicated that Council will go back into Executive Session to finish up discussions regarding item #5 listed below (Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (personnel matters).

XIII. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Economic Development incentives, procedures and possible projects pursuant to Section 551.087 (Economic Development)
2. Discussion regarding the purchase of real property in the vicinity of Harry Myers Park pursuant to Section §551.072 (Real Property).
3. Discussion regarding the purchase of real property in the vicinity of The Ralph M. Hall Municipal Airport pursuant to Section §551.072 (Real Property).
4. Discussion regarding (re)appointment of municipal court judge and associate judge, pursuant to Section 551.074 (Personnel Matters

5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

6. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (personnel matters)

XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Mayor Pruitt reconvened the public meeting at 8:03 p.m. and took no action as a result of the Executive Session discussion.

XV. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 8:03 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 4th DAY OF SEPTEMBER, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

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CITY OF ROCKWALL

ORDINANCE NO. 18-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT ON A 1.342-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ZION ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 853 ZION HILLS CIRCLE AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jessye Woody for a change in zoning from an AGRICULTURAL (AG) District to a Single-Family 1 (SF-1) District on a 1.342-acre parcel of land identified as Lot 1, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, zoned AGRICULTURAL (AG) District, and addressed as 853 Zion Hills Circle and more fully depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family 1 (SF-1) District* as stipulated in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses"* and *Section 3.2.1, "Single-Family 1 (SF-1) District",* of *Article V, "District Development Standards",* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF SEPTEMBER, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

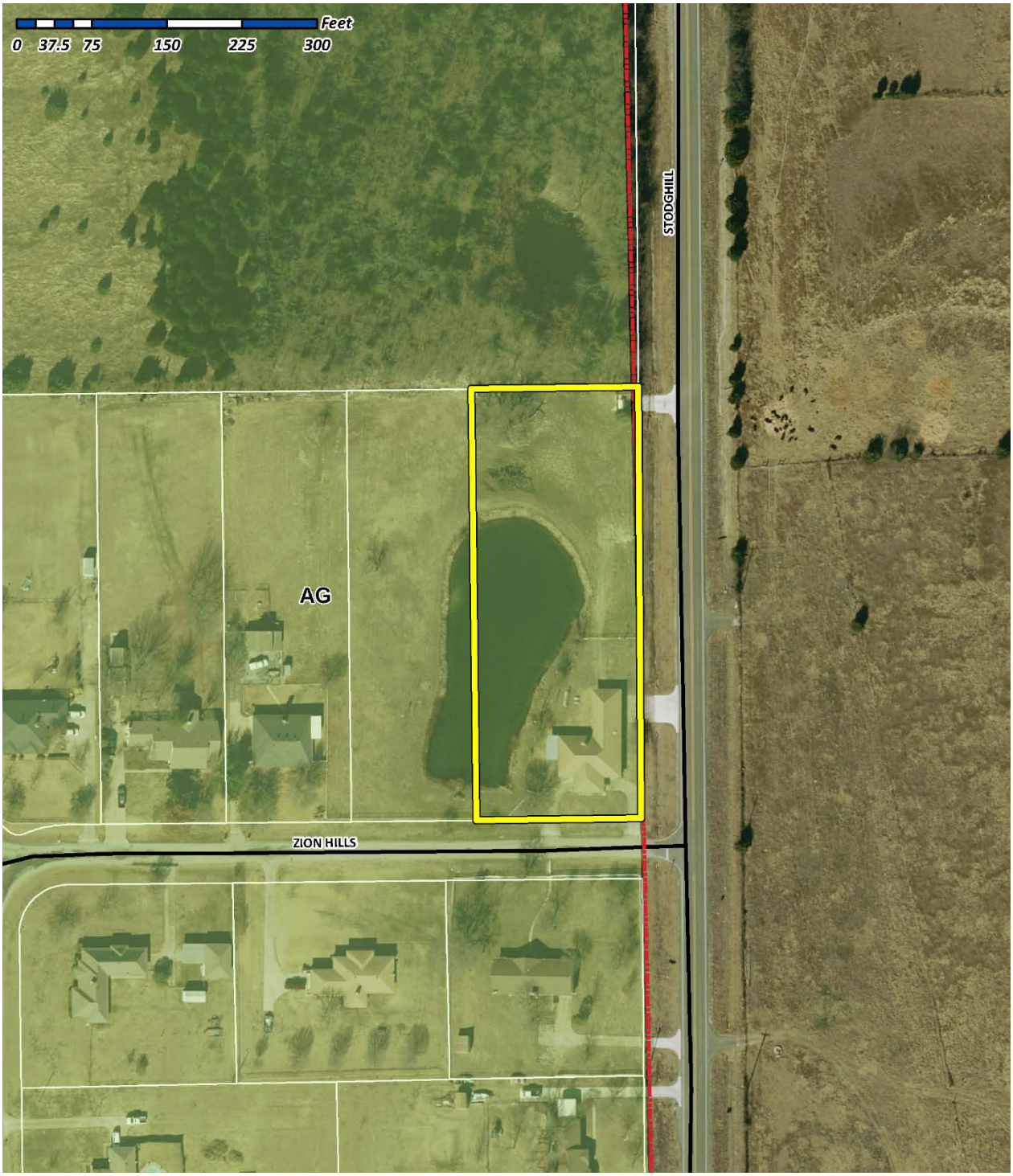
APPROVED AS TO FORM:

_____
Frank J. Garza, ***City Attorney***

1st Reading: *August 20, 2018*

2nd Reading: *September 4, 2018*

Address: *853 Zion Hills Circle*
Legal Description: *Lot 1, Block A, Zion Addition*



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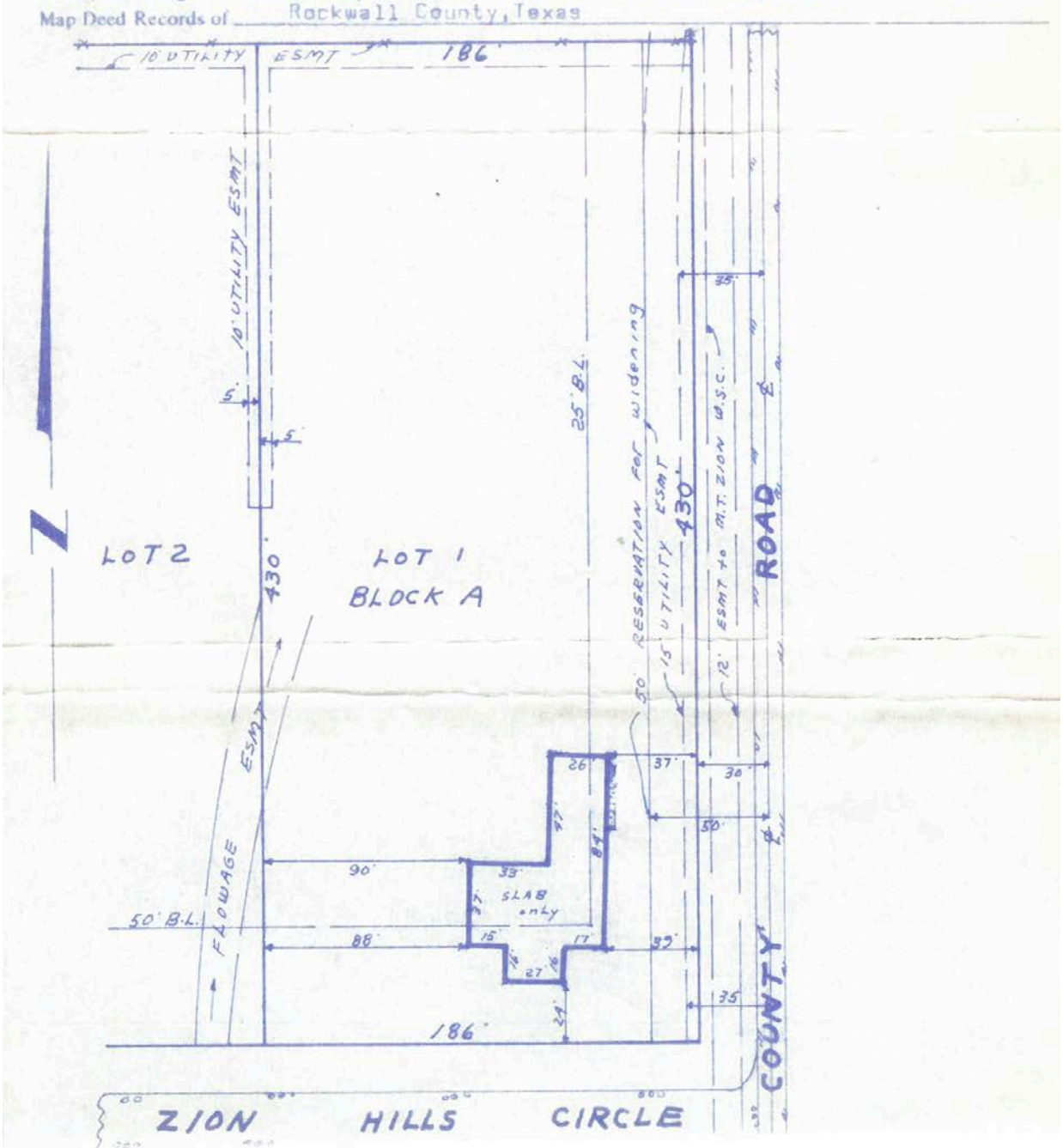
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have this day, made a careful and accurate survey on the ground of property located at No. Zion Hills Circle in the ~~City of~~ County of Rockwall, being described as follows:

Lot No. 1 Block No. A, City Block No. _____

of Zion Hill Estates, an addition to the ~~City of~~ County of Rockwall Texas, according to the Filed plat thereof recorded in Volume 5 at Page 23 of the Plat Map Deed Records of Rockwall County, Texas



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CITY OF ROCKWALL

ORDINANCE NO. 18-36

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT ON A 6.96-ACRE PARCEL OF LAND IDENTIFIED AS TRACT 26-2 OF THE E. M. ELLIOTT SURVEY, ABSTRACT NO. 77, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 556 FM-549 AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Dean Cathey on behalf of Judy K. Larson for a change in zoning from an AGRICULTURAL (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 6.96-acre parcel of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned AGRICULTURAL (AG) District, addressed as 556 FM-549 and more fully described in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an AGRICULTURAL (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family Estate 1.5 (SFE-1.5) District* as stipulated in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses"* and *Section 3.2, "Single-Family Estate 1.5 (SFE-1.5) District",* of *Article V, "District Development Standards",* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF SEPTEMBER, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

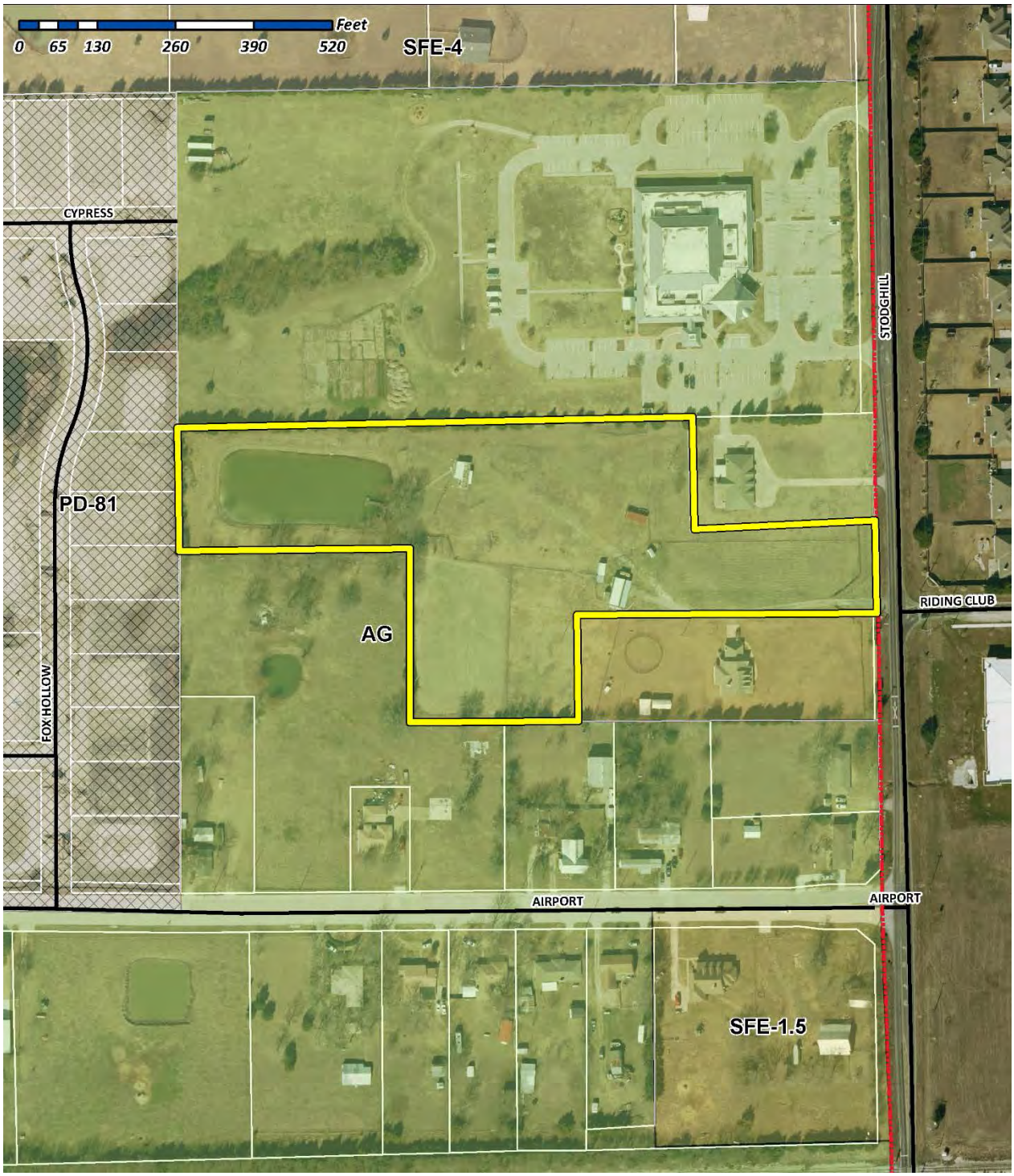
APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: August 20, 2018

2nd Reading: September 4, 2018

Address: *556 FM-549*
Legal Description: *Tract 26-2 of the E. M. Elliot Survey, Abstract No. 77*



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All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of that 9.033 acres tract as described in a Warranty deed from Cal Cary and Betty Cary to Jess Devoll and Pat J. Devoll, dated September 18, 2000 and being recorded in Volume 1967, Page 79 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the West right-of-way line of F.M. Highway 3549, said point being S. 00 deg. 28 min. 03 sec. W., 200.26 feet and N. 89 deg. 14 min. 03 sec. W., 24.69 from a 3/8" iron rod found for corner at the Northeast corner of a 10.33 acres tract of land as described in a Deed to Cal Cary, as recorded in Volume 957, Page 88 of the Real Property Records of Rockwall County, Texas;

THENCE in a southerly direction along a curve to the left having a central angle of 01 deg. 23 min. 29 sec, a radius of 5050.00 feet, a tangent of 61.32 feet, a chord of S. 00 deg. 43 min. 06 sec. E., 122.62 feet, along said right-of-way line, an arc distance of 122.63 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the north line of Lot 1, Block 1, Maynard Place, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 351 of the Plat Records of Rockwall County, Texas;

THENCE N. 89 deg. 14 min. 03 sec. W. a distance of 479.70 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 1, Block 1, Maynard Place;

THENCE S. 00 deg. 16 min. 26 sec. W. along the west line of said addition, a distance of 176.69 feet to a ½" iron rod found for corner at the southwest corner of same and in the south boundary line of said Devoll tract;

THENCE N. 89 deg. 17 min. 46 sec. W. along the south line of Devoll tract, a distance of 285.23 feet to a ½" iron rod found for corner;

THENCE N. 01 deg. 13 min. 24 sec. E. a distance of 285.38 feet to a 1/2" iron rod found for corner;

THENCE N. 88 deg. 55 min. 35 sec. W. a distance of 378.89 feet to a ½" iron rod found for corner at the west most southwest corner of Devoll tract;

THENCE N. 01 deg. 09 min. 28 sec. E. along the west line of Devoll tract, a distance of 212.62 feet to a 3/8" iron rod found for corner at the northwest corner of same;

THENCE S. 89 deg. 11 min. 50 sec. E. a distance of 778.01 feet to a ½" iron rod found for corner at the northwest corner the 1.70 aces save & except tract in Deed recorded in Volume 1967, Page 79 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 20 min. 27 sec. W. a distance of 199.93 feet to a ½" iron rod found for corner;

THENCE S. 89 deg. 14 min. 03 sec. E. a distance of 345.88 feet to the POINT OF BEGINNING and containing 6.96 acres of land.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **August 29, 2018**

SUBJECT: **Bid Award for Multiple Building Roof Repairs**

The City has received a TML insurance settlement of $121,311.18 to repair or replace hail-damaged roofs at the Police Department, Center, Myers Park Community Center, Fire Station 3 and City Hall buildings. These damages are a result of the May 2018 hailstorm. This TML settlement is the first payment and does not include any supplemental payments on the claim.

Sealed competitive roof repair and replacement bids were solicited. Six roofing companies attended the pre bid meeting and six bids were received on August 27th as follows:

Tucker Roofing Systems, Rockwall, TX	$ 101,848.99
D&G Quality Roofing, Burleson TX	108,270.00
Park Cities Commercial Roofing, Dallas TX	120,997.50
SL Nabors Roofing, Rockwall, TX	121,539.09
Crest Exteriors, Plano, TX	142,386.33
Denco Construction, Garland, TX	187,777.77

Tucker Roofing is the apparent low bidder. Staff has checked references and found them to be a sound company, great to work with providing quality work and supervision.

For Council consideration is the bid award to Tucker Roofing Systems for $101,848.99; authorize the City Manager to execute a contract for $101,848.99 and approve any insurance supplements for this roof repair and replacement project.

STATE OF TEXAS ♦
♦
COUNTY OF ROCKWALL ♦

PROFESSIONAL SERVICES CONTRACT

Project Name and Number: Facilities Roof Repairs and Replacement 2018

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and Tucker Roofing Systems, ("CONTRACTOR"), at 5425 Lakeview Pkwy, Rowlett Texas 75088, Contractor duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Contractor as an independent contractor to render certain technical and professional services necessary for performing:

Facilities Roof Repairs and Replacement

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work
Contractor to provide all Labor, Materials, Equipment and Supervision to make roof and gutter repairs and/or replacement as outlined in the Specifications. These roofs and gutters were damaged by a recent hailstorm. Attached is the City's insurance company adjustment services list of covered repairs as labeled Exhibit A

Contractor agrees to perform this Project as specifically defined in this Contract as Exhibit "A" the Request for Bid document and bid submittal and any drawings, plans attached hereto and as authorized by CITY. Specifically, Contractor shall perform Professional services as requested by CITY and detailed in Exhibit "A". The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other Contractor to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be an amount not to exceed the stated unit prices and billed as work progresses. Contractor is not authorized to perform any work beyond the "not to exceed amount" of $101,848.99 plus supplements without authorized written approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Exhibit A. In the event of termination, Contractor will assist the CITY in arranging a smooth transition process. However, Contractor's obligation to provide services to

the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Contractor its fees based on the presentation by Contractor to CITY of a correct statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses associated with work completed. CITY shall then pay Contractor its fee within thirty (30) days after presentation of the accurate monthly statement by Contractor to CITY. CITY is a State sales and use tax-exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Contractor for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4. Contractor's Standard of Care

Contractor shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Contractor under similar circumstances for a similar project. Contractor represents that it has the capability, experience, available personnel, equipment and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Contractor any unsatisfactory performance of Contractor personnel for appropriate corrective action. Contractor shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Contractor will seek written CITY approval to accept any contract or perform any services for any person, entity, or business that has an agreement or is in negotiations of an agreement with CITY. CITY may waive this conflict, but such waiver is at CITY’s sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Contractor for the professional services to be rendered under this Contract, Contractor agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bonds, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Contractor, will remain the property of the CITY. Contractor will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, and however, ownership of the underlying work product shall remain the intellectual property of the Contractor. Contractor shall have the right to use such work products for Contractor's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Contractor will be at re user’s sole risk and without liability or legal exposure to the Contractor, and CITY to the extent allowed by law, shall hold harmless the Contractor from all claims, damages, losses, expenses, and costs, including attorneys’ fees arising out of or

resulting from the reuse of said documents without the Contractor's consent. The granting of such consent will entitle the Contractor to further compensation at rates to be agreed upon by CITY and the Contractor. The above notwithstanding, Contractor shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. Contractor agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

Workmen's Compensation – Statutory
Employer's Liability – $100,000.00
Bodily Injury by Disease - $500,000 (policy limits)
Bodily Injury by Disease - $100,000 (each employee)

B. Contractor also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Contractor for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

$2,000,000.00 General aggregate limit

$1,000,000.00 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

$1,000,000.00 each occurrence sub-limit for Personal Injury and Advertising

C. Contractor shall add the CITY, as an additional insured on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Contractor shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

7. Indemnification

CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS,

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LOSSES, DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF CONTRACTOR OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

CONTRACTOR'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING CONTRACTOR'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL NOT EXCEED ONE MILLION DOLLARS ($1,000,000.00). Neither party to this Agreement shall be liable to the other party or any third party claiming through the other respective party, for any special, incidental, indirect, punitive, liquidated, delay or consequential damages of any kind including but not limited to lost profits or use of property, facilities or resources, that may result from this Agreement, or out of any goods or services furnished hereunder.

8. Addresses for Notices and Communications:

CITY
City Manager or Designee _____
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

CONTRACTOR

_____
Representative

_____
Address

All notices and communications under this Contract shall be mailed or delivered to CITY and Contractor at the above addresses.

9. Successors and Assigns

CITY and Contractor each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part

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of this Paragraph, neither CITY nor Contractor shall assign, sublet or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body, which is a party hereto.

10. Termination for Convenience of the Parties

Contractor and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Contractor as provided herein, Contractor will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Contractor, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of Contractor to be performed hereunder. Such changes, including any increase or decrease in the amount of Contractor's compensation, or time for performance, which are mutually agreed upon by and between CITY and Contractor, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment in writing executed by both CITY and Contractor.

12. Reports and Information

Contractor, at such times and in such forms as CITY may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish CITY periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

13. Entire Agreement

This Contract and its Exhibits and any future Contract Amendments constitute the entire agreement, and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

14. Waiver

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that

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party's rights to enforce such provision, or any other provision. Any waiver by any party herein of any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

15. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

16. Survival

Any and all representations, conditions and warranties made by Contractor under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

17. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

18. Attorney's Fees

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

19. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in duplicate originals on this _____ day of _____ 2018.

ATTEST:

_____

CONTRACTOR:

Tucker Roofing Systems LLC

By: _____
Name: _____
Title: _____

EXECUTED in duplicate originals on this _____ day of _____ 2018.

ATTEST:

_____

City of Rockwall, Texas

_____
Richard Crowley, City Manager

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/04/2018

APPLICANT: Kevin Osornio

AGENDA ITEM: **P2018-024;** *Lot 2, Block K, Rockwall Lake Estates West Addition*

SUMMARY:

Consider a request by Kevin Osornio for the approval of a replat for Lot 2, Block K, Rockwall Lake Estates West Addition, being a 0.18-acre tract of land currently identified as Lots 911 & 912, Block E, Rockwall Lake Estates #1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 630 & 638 Trout Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 0.18-acre tract of land (*i.e*. *Lots 911 & 912, Block E, Rockwall Lake Estates #1*) into one (1) parcel of land (*i.e*. *Lot 2, Block K, Rockwall Lakes Estates West Addition*) for the purpose of combining two (2) lots into one (1) lot to construct a single-family home.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

Should the City Council choose to approve the *replat* for *Lot 2 Block K, Rockwall Lake Estates West Addition,* staff would recommend the following conditions:

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

PLANNING AND ZONING COMMISSION:

On August 28, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat passed by a vote of 7-0.



City of Rockwall

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

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

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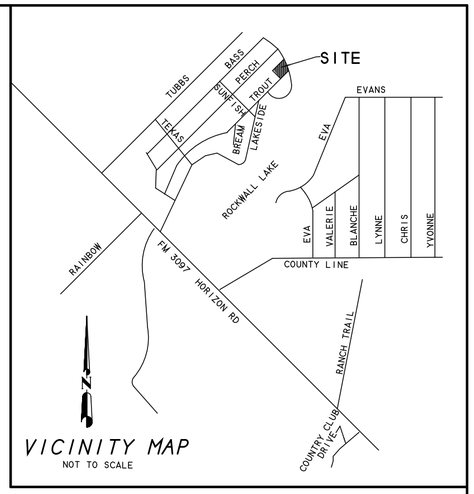
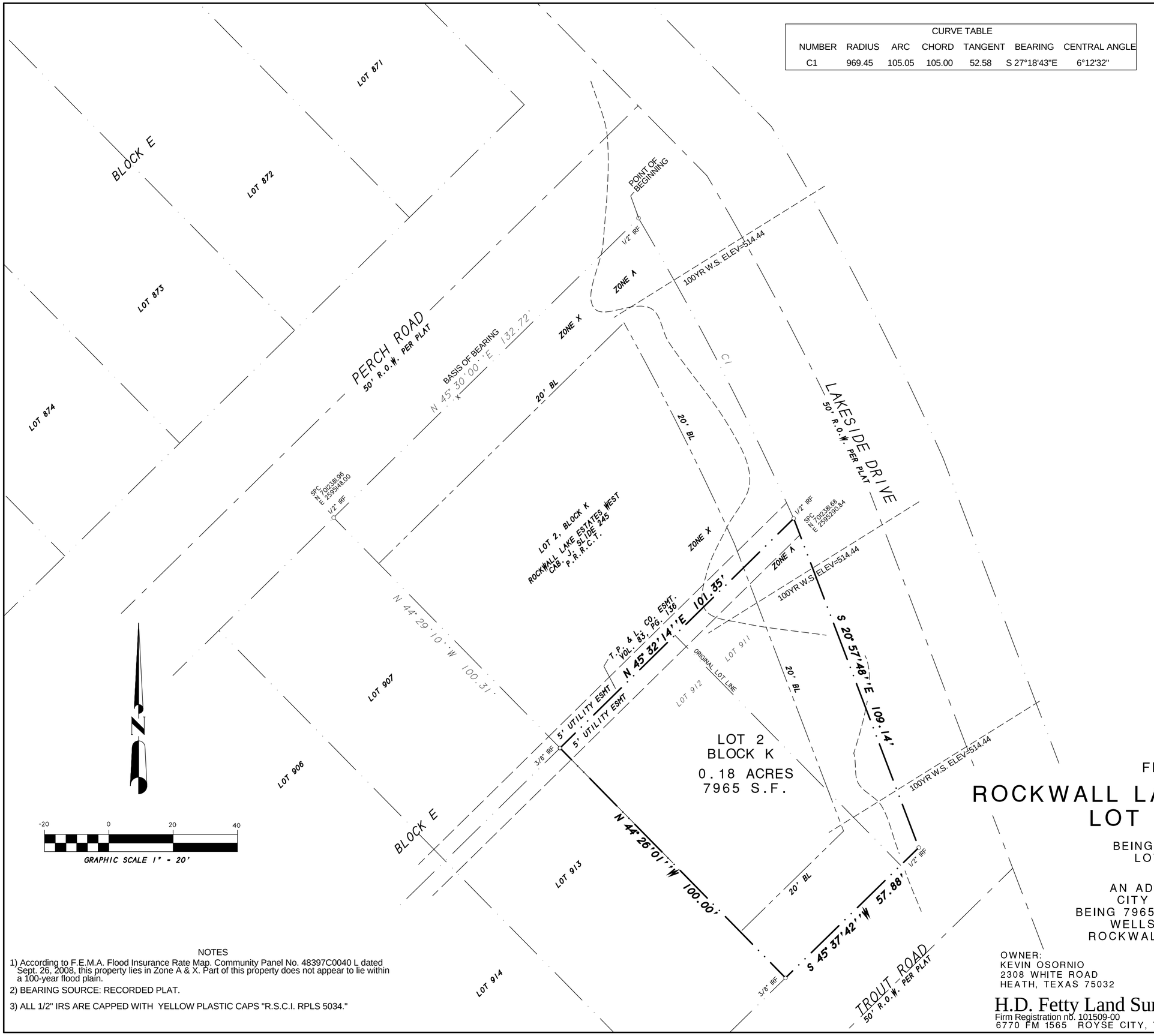
CURVE TABLE						
NUMBER	RADIUS	ARC	CHORD	TANGENT	BEARING	CENTRAL ANGLE
C1	969.45	105.05	105.00	52.58	S 27°18'43"E	6°12'32"



VICINITY MAP
NOT TO SCALE



N

-20 0 20 40

GRAPHIC SCALE 1" = 20'

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone A & X. Part of this property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

FINAL PLAT

ROCKWALL LAKE ESTATES WEST
LOT 2, BLOCK K

BEING A REPLAT OF
LOTS 911 & 912
BLOCK E

AN ADDITION TO THE
CITY OF ROCKWALL
BEING 7965 S.F. OR 0.18ACRES
WELLS SURVEY, A-219
ROCKWALL COUNTY, TEXAS

OWNER:
KEVIN OSORNIO
2308 WHITE ROAD
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SURVEY DATE JULY 30, 2018
SCALE 1" = 20' FILE # 20050147-RP
CLIENT OSORNIO

CITY CASE NO P2018-

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OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS , KEVIN OSORNIO, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING known as Lots 911 and Lot 912 in Block E, of ROCKWALL LAKE DEVELOPMENT NO. 1 formerly LAKE ECHO, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 29 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the North right-of-way of Trout Road (50' right-of-way) and at the southwest corner of Lot 912 and the southeast corner of Lot 913;

THENCE N. 44 deg. 26 min. 01 sec. W. along the common line between Lot 912 and Lot 913, a distance of 100.00 feet to a 3/8" iron rod found for corner at the west corner of Lot 912 and at the south corner of Lot 1, Block K, Rockwall Lake Estates West, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 32 min. 14 sec. E. along the southeast line of said Lot 1, Block K, a distance of 101.35 feet to a 1/2" iron rod found for corner in the southwest right-of-way of Lakeside Drive, a 50' right-of-way;

THENCE S. 20 deg. 57 min. 48 sec. E. along the southwest right-of-way line of said Lakeside Drive, a distance of 109.14 feet to a 1/2" iron found at the southeast corner of Lot 911 and at the intersection of said right-of-way with the north right-of-way line of Trout Road;

THENCE S. 45 deg. 30 min. 00 sec. W. along said right-of-way line of Trout Road, a distance of 57.88 feet to the POINT OF BEGINNING and containing 7,965 square feet or 0.18 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL LAKE ESTATES WEST, LOT 2, BLOCK K, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

_____
KEVIN OSORNIO

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KEVIN OSORNIO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

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

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

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Chairman, Planning and Zoning Commision Date

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL LAKE ESTATES WEST, LOT 2, BLOCK K, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

ROCKWALL LAKE ESTATES WEST
LOT 2, BLOCK K

BEING A REPLAT OF
LOTS 911 & 912
BLOCK E

AN ADDITION TO THE
CITY OF ROCKWALL
BEING 7965 S.F. OR 0.18ACRES
WELLS SURVEY, A-219
ROCKWALL COUNTY, TEXAS

OWNER:
KEVIN OSORNIO
2308 WHITE ROAD
HEATH, TEXAS 75032

SHEET 2 OF 2

SURVEY DATE JULY 30, 2018
SCALE 1" = 20' FILE # 20050147-RP
CLIENT OSORNIO

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2018-

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/04/2018

APPLICANT: Worth Williams; *Moore Worth Investments, LLC*

AGENDA ITEM: **P2018-025;** *Lots 6 & 7, Block A, Lakeshore Commons Addition*

SUMMARY:

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a replat for Lots 6 & 7, Block A, Lakeshore Commons Addition being a 1.693-acre tract of land currently identified as Lots 3 & 4, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located south of the southwest corner of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 1.693-acre tract of land (*i.e. Lots 3 & 4, Block A, Lakeshore Commons Addition*) into two (2) parcels of land (*i.e. Lots 6 & 7, Block A, Lakeshore Commons Addition*) for the purpose of establishing necessary public access, firelane, and drainage and utility easements necessary to construct two (2) restaurants (*i.e. Starbucks and ModPizza*).
- ☑ On April 10, 2018, the Planning and Zoning Commission approved a site plan for a restaurant (*i.e. Starbucks*) on Lot 6. On May 5, 2018, the Planning and Zoning Commission approved a site plan for a restaurant (*i.e. ModPizza*) on Lot 7.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

Should the City Council choose to approve the *replat* for *Lots 6 & 7, Block A, Lakeshore Commons Addition,* staff would recommend the following conditions:

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

PLANNING AND ZONING COMMISSION:

On August 28, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat passed by a vote of 7-0.



City of Rockwall

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

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LOT 5, BLOCK A

FINAL PLAT
LOT 5, BLOCK A
LAKESHORE COMMONS
CAB. J, SLIDE 333
P.R.R.C.T.

LOT 2
BLOCK A

LAKESHORE COMMONS ADDITION
CAB. J, SLIDE 185
P.R.H.C.T.

STATE PLANE COORDINATES
7034359.146
2593176.711

CUT "X" IN CONCRETE FOUND

30.0'

CUT "X" IN CONCRETE FOUND

1/2" IRF W/CAP "STOVALL & ASSOC."

1/2" IRF W/CAP "STOVALL & ASSOC."

ONCOR ELECTRIC DELIVERY COMPANY EASEMENT
DOC. NO. 20170000012674
O.P.R.H.C.T.

1/2" IRF W/CAP "STOVALL & ASSOC."

12' WATERLINE EASEMENT
VOL. 81, PG. 97
D.R.R.C.T.

25' B.L.

10' UTILITY EASEMENT
CAB. J, SLIDE 185
P.R.R.C.T.

L 1 L 2 L 3 L 4 L 5

N 86°59'47" E 154.50'

59.36'

28.11'

23.06'

2.56'

17.64'

10' UE

D&UE

24.0'

FL, PAE, UE & DDE
CAB. J, SLIDE 185
P.R.R.C.T.

15' UE

15' DRAINAGE EASEMENT
CAB. J, SLIDE 185
P.R.R.C.T.

CUT "X" IN WALL FOUND

N 56°32'05" W
71.85'

CUT "X" IN WALL FOUND

6.10'

15.33'

15' DE

90.74'

LOT 6
BLOCK A
0.814 ACRES
35,479 SQ. FT.
MIN. FINISHED FLOOR = 465.47'

S 75°42'46" W 223.43'

15' UE

D&DE

D,DE&UE

5' UE

10' UE

113.72'

S 14°17'14" E 456.33'

342.60'

24.0'

FEMA EFFECTIVE ELEVATION = 462.2'
FULLY DEVELOPED ELEVATION = 462.52'

LOT 7
BLOCK A
0.879 ACRES
38,274 SQ. FT.
MIN. FINISHED FLOOR = 468.50'

N 47°23'51" W
409.02'
499.76'

100 YR FLOOD PLAIN PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016

15' UTILITY EASEMENT
CAB. J, SLIDE 185
P.R.R.C.T.

UTILITY EASEMENT
CAB. J, SLIDE 185
P.R.R.C.T.

TRACT 1

ARKOMA DEVELOPMENT, L.L.C.
TO
CITY OF ROCKWALL, TEXAS
VOL. 5670, PG. 162
R.P.R.R.C.T.

STATE HIGHWAY NO. 205
(VARIABLE WIDTH RIGHT-OF-WAY)

FEMA EFFECTIVE ELEVATION = 465.8'
FULLY DEVELOPED ELEVATION = 464.73'

10' RIGHT-OF-WAY
DEDICATION
CAB. J, SLIDE 185
P.R.R.C.T.

10' UTILITY EASEMENT
CAB. J, SLIDE 185
P.R.R.C.T.

25' B.L.

EASEMENT & RIGHT-OF-WAY
ONCOR ELECTRIC DELIVERY COMPANY
VOL. 2563, PG. 37
D.R.R.C.T.

BEGINNING

1/2" IRF W/CAP
"STOVALL & ASSOC."

STATE PLANE COORDINATES
7033926.895
2593588.257

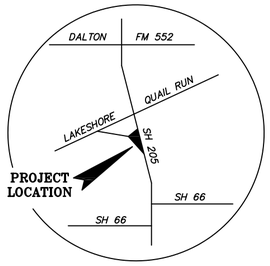
FEMA EFFECTIVE ELEVATION = 465.8'
FULLY DEVELOPED ELEVATION = 464.73'

OWNER: MOORE WORTH INVESTMENTS, LLC
8446 FREEPORT PARKWAY
SUITE 175
DALLAS, TX. 75063

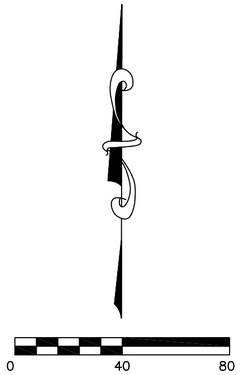
LEGEND

FL, PAE, UE & DDE = FIRE LANE, PUBLIC ACCESS, UTILITY, DETENTION & DRAINAGE EASEMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
D&UE = DRAINAGE & UTILITY EASEMENT
D&DE = DETENTION & DRAINAGE EASEMENT
D,DE&UE = DETENTION, DRAINAGE EASEMENT & UTILITY EASEMENT

= UTILITY EASEMENTS CREATED BY THIS PLAT



VICINITY MAP
NO SCALE



SCALE 1" = 40'

BOUNDARY LINE TABLE		
Course	Bearing	Distance
L 1	N 16°39'03" E	56.72'
L 2	S 47°14'05" E	22.78'
L 3	S 72°06'04" E	46.17'
L 4	N 42°07'52" E	17.76'
L 5	N 75°42'46" E	74.36'

UTILITY EASEMENT LINE TABLE		
Course	Bearing	Distance
UE-1	S 64°54'10" E	33.89'
UE-2	S 15°51'58" E	84.57'
UE-3	S 75°42'46" W	15.01'
UE-4	N 15°51'58" W	77.32'
UE-5	N 64°54'10" W	56.88'
UE-6	N 47°14'05" W	15.17'
UE-7	S 75°42'46" W	43.51'
UE-8	S 47°14'05" E	29.31'
UE-9	S 47°14'05" E	18.77'
UE-10	N 75°42'46" E	48.95'
UE-11	S 14°17'14" E	244.72'
UE-12	N 14°17'14" W	191.41'
UE-13	S 75°42'46" W	3.75'
UE-14	S 14°17'14" E	174.04'
UE-15	S 75°42'46" W	9.58'
UE-16	N 47°23'51" W	16.33'
UE-17	N 14°17'14" W	2.46'
UE-18	N 75°42'46" E	11.75'
UE-19	N 14°17'14" W	170.00'
UE-20	S 75°42'46" W	11.75'
UE-21	N 75°42'46" E	17.85'
UE-22	S 59°17'14" E	5.52'
UE-23	S 14°17'14" E	19.34'
UE-24	N 75°42'46" E	3.75'
UE-25	N 14°17'14" W	40.94'
UE-26	N 75°42'46" E	3.90'
UE-27	S 14°17'14" E	10.00'
UE-28	S 14°17'14" E	11.64'
UE-29	S 75°42'46" W	15.00'
UE-30	N 14°17'14" W	12.00'
UE-31	N 75°42'46" E	11.21'
UE-32	N 14°17'14" W	10.23'

DRAINAGE EASEMENT LINE TABLE		
Course	Bearing	Distance
DE-1	N 30°42'46" E	31.58'
DE-2	S 30°42'46" W	40.75'
DE-3	N 14°17'14" W	24.87'
DE-4	S 14°17'14" E	10.94'
DE-5	N 75°42'46" E	54.82'
DE-6	S 75°42'46" W	25.50'
DE-7	N 14°17'14" W	13.77'
DE-8	S 75°42'46" W	138.87'
DE-9	S 14°17'14" E	150.00'
DE-10	S 75°42'46" W	18.25'
DE-11	N 14°17'14" W	158.00'
DE-12	N 75°42'46" E	2.04'
DE-13	N 14°17'14" W	11.64'
DE-14	N 75°42'46" E	11.75'
DE-15	S 14°17'14" E	170.00'
DE-16	S 75°42'46" W	11.75'
DE-17	N 14°17'14" W	170.00'
DE-18	S 14°17'14" E	17.69'

DRAINAGE EASEMENT CURVE TABLE					
Curve	Arc Length	Radius	Delta Angle	Chord Bearing	Chord Length
CDE-1	16.25'	44.00'	21°09'38"	S 81°06'35" E	16.16'
CDE-2	27.60'	20.00'	79°04'36"	N 53°49'32" W	25.46'

UTILITY EASEMENT CURVE TABLE					
Curve	Arc Length	Radius	Delta Angle	Chord Bearing	Chord Length
CUE-1	43.81'	44.00'	57°03'12"	S 75°45'40" E	42.03'
CUE-2	19.92'	20.00'	57°03'09"	S 75°45'40" E	19.10'
CUE-3	5.55'	20.00'	15°53'44"	S 78°58'45" E	5.53'
CUE-4	11.56'	20.00'	33°06'37"	N 30°50'33" W	11.40'
CUE-5	3.81'	20.00'	10°55'24"	S 81°10'28" W	3.81'

NOTES

1) BEARING SOURCE: A SOUTH LINE OF THE FINAL PLAT OF NORTH LAKESHORE VALLEY PER PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.

2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

3) STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.

4) "C.M." = CONTROL MONUMENT

5) ALL DRAINAGE & DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.

6) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFOR ISSUED, NOR SHALL APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

7) 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.

8) SEE PAGE 2 OF 3 FOR EXISTING EASEMENTS TO BE ABANDONED BY THIS PLAT.

FINAL PLAT
LOTS 6 & 7, BLOCK A
LAKESHORE COMMONS ADDITION
BEING A REPLAT OF LOTS 3 & 4, BLOCK A LAKESHORE COMMONS ADDITION
BEING 1.693 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE, 2018
ZONED: GENERAL RETAIL (GR)

CASE NO. P2018-____
PAGE 1 OF 3

STOVALL & ASSOCIATES — SURVEYORS
FIRM LICENSE NO. 10079000

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com

LEGEND: GAS METER ● | ELEC ELECTRIC METER ▼ | O I.R.F. IRON ROD FOUND | ● I.R.S. IRON ROD SET | FENCE | E ELEC. SERVICE | BRICK WALL | CROSS TIE WALL | BOUNDARY LINE | ROCK WALL | CONCRETE | ASPHALT

SCALE: 1" = 40' DATE: JUNE, 2018
JOB NO. 150270-REPLAT-3_4
I.N.T. W.G.K. B.W.S.

LOT 5, BLOCK A

FINAL PLAT
LOT 5, BLOCK A
LAKESHORE COMMONS
CAB. J, SLIDE 333
P.R.R.C.T.

LOT 2
BLOCK A

LAKESHORE COMMONS ADDITION
CAB. J, SLIDE 185
P.R.H.C.T.

D&UE
CAB. J, SLIDE 185
P.R.R.C.T.

D&UE
CAB. J, SLIDE 185
P.R.H.C.T.

FL, PAE, UE & DDE
CAB. J, SLIDE 185
P.R.R.C.T.

15' UTILITY EASEMENT
CAB. J, SLIDE 185
P.R.R.C.T.

LOT 3
BLOCK A

LAKESHORE COMMONS ADDITION
CAB. J, SLIDE 185
P.R.H.C.T.

D&UE
CAB. J, SLIDE 185
P.R.R.C.T.

FL, PAE, UE & DDE
CAB. J, SLIDE 185
P.R.R.C.T.

UE
CAB. J, SLIDE 185
P.R.R.C.T.

(ORIGINAL LOT LINE)

D&DE
CAB. J, SLIDE 185
P.R.R.C.T.

D&DE
CAB. J, SLIDE 185
P.R.R.C.T.

TRACT 1

ARKOMA DEVELOPMENT, L.L.C.
TO
CITY OF ROCKWALL, TEXAS
VOL. 5670, PG. 162
R.P.R.R.C.T.

LOT 4
BLOCK A

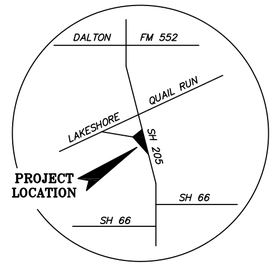
LAKESHORE COMMONS ADDITION
CAB. J, SLIDE 185
P.R.H.C.T.

STATE HIGHWAY NO. 205
(VARIABLE WIDTH RIGHT-OF-WAY)

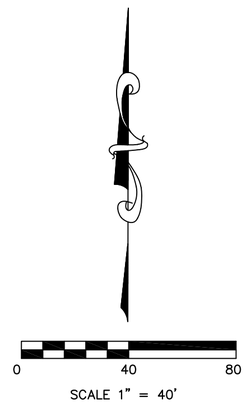
= EXISTING EASEMENTS ABANDONED BY THIS PLAT

LEGEND

FL, PAE, UE & DDE = FIRE LANE, PUBLIC ACCESS, UTILITY, DETENTION & DRAINAGE EASEMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
D&UE = DRAINAGE & UTILITY EASEMENT
D&DE = DETENTION & DRAINAGE EASEMENT



VICINITY MAP
NO SCALE



SCALE 1" = 40'

OWNER: MOORE WORTH INVESTMENTS, LLC
8446 FREEPORT PARKWAY
SUITE 175
DALLAS, TX. 75063

FINAL PLAT
LOTS 6 & 7, BLOCK A
LAKESHORE COMMONS ADDITION
BEING A REPLAT OF LOTS 3 & 4, BLOCK A LAKESHORE COMMONS ADDITION
BEING 1.693 ACRES
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JUNE, 2018
ZONED: GENERAL RETAIL (GR)

CASE NO. P2018-___
PAGE 2 OF 3

STOVALL & ASSOCIATES — SURVEYORS
FIRM LICENSE NO. 10079000

LEGEND
GAS METER | I.R.F. IRON ROD FOUND | FENCE | BRICK WALL | BOUNDARY LINE | CONCRETE
ELEC ELECTRIC METER | I.R.S. IRON ROD SET | E ELEC. SERVICE | CROSS TIE WALL | ROCK WALL | ASPHALT

SCALE: 1" = 40' DATE: JUNE, 2018
JOB NO. 150270-REPLAT-3_4
I.N.T. W.G.K. B.W.S.

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Moore Worth Investments, LLC, is the owner of a tract of land in the City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being known as Lot 3 and Lot 4, Block A of Lakeshore Commons Addition, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet J, Slide 185 of the Plat Records of Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Development, LLC, to Moore Worth Investments, LLC, as recorded in Document No. 20160000022877 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "STOVALL & ASSOC" found (hereinafter called 1/2" iron rod with cap found) for corner at the intersection of the West line of State Highway No. 205 with the Northeast line of that tract of land described as Tract 1 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5670, Page 162 of the Real Property Records of Rockwall County, Texas, said point also being the South corner of the above cited Lot 4;

THENCE in a Northwesterly direction with the Northeast line of said City of Rockwall tract the following:

N. 47 deg. 23 min. 51 sec. W. a distance of 499.76 feet to an "X" cut in wall found for corner;
N. 56 deg. 32 min. 05 sec. W. a distance of 71.85 feet to an "X" cut in wall found for corner at a West corner of the above cited Lot 3, said point also being a South corner of Lot 5, Block A of the Final Plat of Lot 5, Block A, Lakeshore Commons, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet J, Slide 333 of the Plat Records of Rockwall County, Texas;

THENCE N. 16 deg. 39 min. 03 sec. E. with a Northwest line of Lot 3 and a Southeast line of Lot 5 a distance of 56.72 feet to an "X" cut in concrete found for corner in a Southwest line of Lot 2 at a North corner of Lot 3, said point also being a corner of Lot 5;

THENCE in an Easterly direction with the North line of Lot 3 and the South line of Lot 2 the following:

S. 47 deg. 14 min. 05 sec. E. a distance of 22.78 feet to an "X" cut in concrete found for corner;
S. 72 deg. 06 min. 04 sec. E. a distance of 46.17 feet to a 1/2" iron rod with cap found for corner;
N. 42 deg. 07 min. 52 sec. E. a distance of 17.76 feet to a 1/2" iron rod with cap found for corner;
N. 86 deg. 59 min. 47 sec. E. a distance of 154.50 feet to a 1/2" iron rod with cap found for corner;
N. 75 deg. 42 min. 46 sec. E. a distance of 74.36 feet to a 1/2" iron rod with cap found for corner in the West line of State Highway No. 205 at the Northeast corner of Lot 3, said point also being the Southeast corner of Lot 2;

THENCE S. 14 deg. 17 min. 14 sec. E. with the West line of State Highway No. 205 a distance of 456.33 feet to the POINT OF BEGINNING and containing 1.693 acres or 73,752 square feet of land.

NOTES

1) BEARING SOURCE: A SOUTH LINE OF THE FINAL PLAT OF NORTH LAKESHORE VALLEY PER PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.

2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

3) STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.

4) "C.M." = CONTROL MONUMENT

5) ALL DRAINAGE & DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.

6) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFOR ISSUED, NOR SHALL APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

7) 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.

8) SEE PAGE 2 OF 3 FOR EXISTING EASEMENTS TO BE ABANDONED BY THIS PLAT.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as LOTS 6 & 7, BLOCK A, LAKESHORE COMMONS ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in LOTS 6 & 7, BLOCK A, LAKESHORE COMMONS ADDITION subdivision have been notified and signed this plat.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

_____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and he acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____,20__

_____
Notary Public

OWNER: MOORE WORTH INVESTMENTS, LLC
8446 FREEPORT PARKWAY
SUITE 175
DALLAS, TX. 75063

RECOMMENDED FOR FINAL APPROVAL

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DATE

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2018.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2018

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

I, Bobby W. Stovall, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed upon the ground, the lines and dimensions of said property being indicated by plat, the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge and belief.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"
_____
Bobby W. Stovall, R.P.L.S. No. 3703

FINAL PLAT
LOTS 6 & 7, BLOCK A
LAKESHORE COMMONS ADDITION
BEING A REPLAT OF LOTS 3 & 4, BLOCK A LAKESHORE COMMONS ADDITION
BEING 1.693 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE, 2018
ZONED: GENERAL RETAIL (GR)

CASE NO. P2018-___
PAGE 3 OF 3

STOVALL & ASSOCIATES SURVEYORS
FIRM LICENSE NO. 10079000

LEGEND

GAS METER	I.R.F. IRON ROD FOUND	FENCE	BRICK WALL	BOUNDARY LINE	CONCRETE
ELEC ELECTRIC METER	I.R.S. IRON ROD SET	ELEC. SERVICE	CROSS TIE WALL	ROCK WALL	ASPHALT

SCALE: N/A DATE: JUNE, 2018
JOB NO. 150270-REPLAT-3_4
I.N.T. W.G.K. B.W.S.

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/04/2018

APPLICANT: Cameron Slown of *FC Cuny Corporation*

AGENDA ITEM: **P2018-026;** *Final Plat: Lot 1, Block A*, *Subaru Addition*

SUMMARY:

Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LLC for the approval of a final plat for Lot 1, Block A, Subaru Addition being a 4.848-acre tract of land identified as Tract 5 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1501 E. IH-30, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat Lot 1, Block A, of the Subaru Addition for the purpose of constructing an approximate 29,756 SF new car dealership (*i.e. Subaru*), and to add the necessary right-of-way dedication, fire lane and utility easements for the development of this site. The subject property is a 4.848-acre tract of land identified as Tract 5 of the A. Hanna Survey, Abstract No. 99. The site is addressed as 1501 E. IH-30, situated within the IH-30 Overlay (IH-30 OV) District, and zoned Light Industrial (LI) District.

- ☑ The Master Thoroughfare Plan, adopted with the Comprehensive Plan, designates a portion of the property for a future M4U (*i.e. minor collector, four [4] lane undivided*) roadway, which requires a minimum 65-ft right-of-way. The applicant is responsible for dedicating a portion of the property (*i.e. 32.5-ft at the eastern boundary*) and constructing that portion to City standards. The applicant is requesting to provide an escrow payment equal to 115% of the cost of that portion required to be built, which includes a five (5)-foot sidewalk and a 12-inch water line that runs along the extent of this future roadway. The escrow payment requires approval of the City Council and is listed as a condition of approval for the final plat.

- ☑ A Specific Use Permit (*SUP No. S-166*) allowing the use for a *Motor Vehicle Dealership, New* (*Cars and Light Trucks*) was approved on May 15, 2017.

- ☑ A Site Plan [*i.e. SP2018-030*] for the new car dealership use was approved on October 10, 2017.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the City Council chooses to approve the final plat for the *Lot 1, Block A, Subaru Addition*, staff would recommend the following conditions:

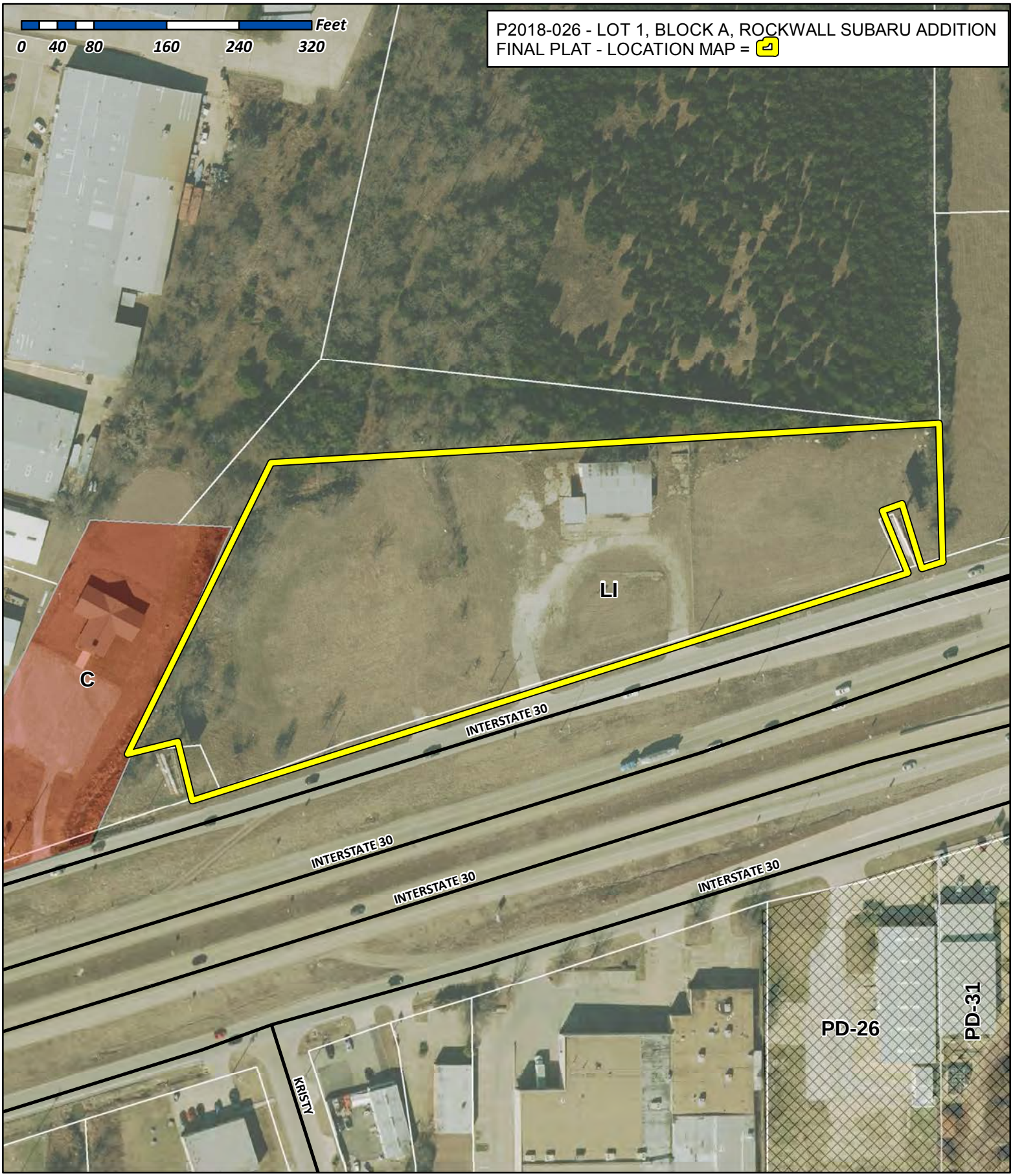
1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.

2) Approval by the City Council for an escrow payment of 115% of the total cost of the required roadway (*i.e. M4U*) as indicated on the City's Master Thoroughfare Plan, the required five (5)-foot sidewalk, and 12-inch water line, and in accordance with *Section 38-19, Street Improvements and Oversizing*, of the *Subdivision Ordinance*, of the Municipal Code of Ordinances.

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On August 28, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed a vote of 7 to 0.



City of Rockwall

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

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

F C Cuny Corporation
#2 Horizon Court. • Suite 500 • Heath, TX 75032
Tel: 469-402-7700 • Fax: 469-402-0700
email: crc@fccuny.com

August 16, 2018

Amy Williams
City of Rockwall
Engineering Department
385 S. Goliad St.
Rockwall, TX 75087

Dear Ms. Williams

I am writing this letter to request the option of supplying an escrow payment for the cost of half of the future road along the extents of the Subaru site, a 5 foot sidewalk that runs along the extents of the Subaru property adjacent to the future road and a 12 inch water line that runs along the future road adjacent to the Subaru site. This escrow payment will be for 115% of the normal rate as shown in the attached cost estimate.

If there are any questions or you need any additional information please feel free to call me.

Sincerely,

Cameron Slown, P.E.

FC Cuny Corporation

64

THE MORGAN GROUP
General Contractors
972.772.9089
1551 E IH 30 Suite 100
Rockwall, Texas 75087

Cost Estimate 201821-1

Invoice # 8/9/2018

Date

To: Cameron Slown
FC Cuny Corp.
No. 2 Horizon Court
Suite 500
Heath, TX 75032

Project Randall Noe Subaru - City Improvements
1501 W. I-H 30
Rockwall, TX 75087

Description **Amount**

Provide the necessary material, labor, tools & equipment to provide the following:

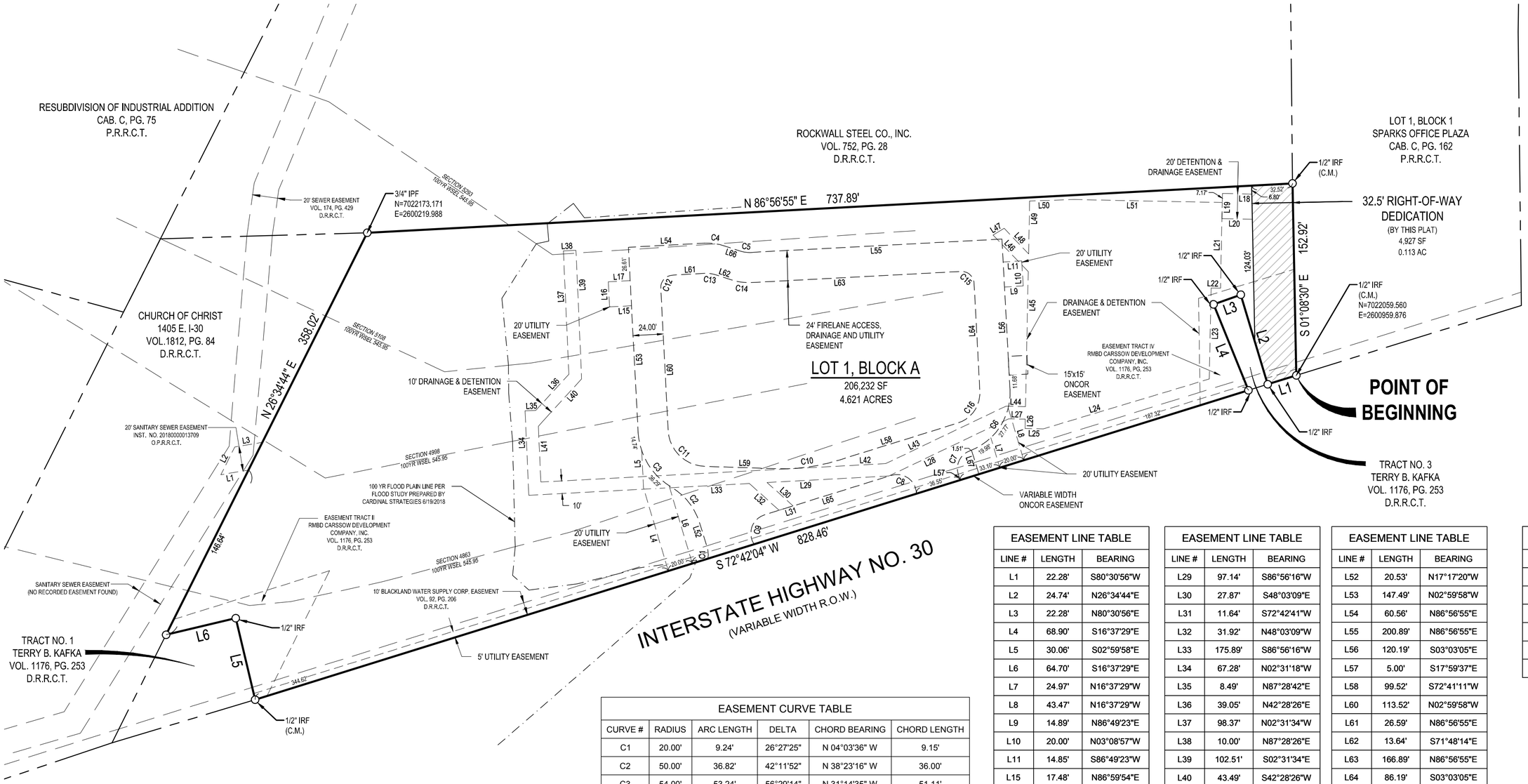
	QTY	UNIT	COST	EXT COST
165 feet of 6" thick 3600 psi road 22.5 feet wide	415	SY	35	$ 14,525.00
6" Lime Stabilization	460	SY	3.75	$ 1,725.00
Lime Material (28 lbs/SY)	6.44	TN	155	$ 998.20
177 feet of 5' sidewalk	885	SF	4.5	$ 3,982.50
10' curb inlet	1	EA	3100	$ 3,100.00
18" RCP storm pipe	23	LF	53	$ 1,219.00
165 feet – 12" water.	165	LF	24	$ 3,960.00
12"X16" tapping sleeve and valve assembly	1	EA	4500	$ 4,500.00
12" bend	1	EA	275	$ 275.00
12" cap	1	EA	150	$ 150.00

TOTAL	$ 34,434.70
O.H.&P. @ 10%	$ 3,443.47
Subtotal	$ 37,878.17

This estimate is based on current material & labor pricing

Thank you for the opportunity!

Sales Tax:	Included on material
Estimate Total:	$ 37,878.17



EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L1	22.28'	S80°30'56"W
L2	24.74'	N26°34'44"E
L3	22.28'	N80°30'56"E
L4	68.90'	S16°37'29"E
L5	30.06'	S02°59'58"E
L6	64.70'	S16°37'29"E
L7	24.97'	N16°37'29"W
L8	43.47'	N16°37'29"W
L9	14.89'	N86°49'23"E
L10	20.00'	N03°08'57"W
L11	14.85'	S86°49'23"W
L15	17.48'	N86°59'54"E
L16	20.00'	S03°05'50"E
L17	17.52'	S86°59'53"W
L18	23.47'	S88°50'59"E
L19	20.00'	N01°09'01"E
L20	24.27'	N88°50'59"W
L21	68.22'	S01°09'01"W
L22	7.50'	N88°50'59"W
L23	72.48'	S01°09'01"W
L24	138.04'	S73°17'16"W
L25	14.47'	N88°50'59"W
L26	7.42'	N01°09'01"E
L27	13.37'	N88°50'59"W
L28	105.58'	S64°26'55"W

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L29	97.14'	S86°56'16"W
L30	27.87'	S48°03'09"E
L31	11.64'	S72°42'41"W
L32	31.92'	N48°03'09"W
L33	175.89'	S86°56'16"W
L34	67.28'	N02°31'18"W
L35	8.49'	N87°28'42"E
L36	39.05'	N42°28'26"E
L37	98.37'	N02°31'34"W
L38	10.00'	N87°28'26"E
L39	102.51'	S02°31'34"E
L40	43.49'	S42°28'26"W
L41	44.55'	S02°31'18"E
L42	275.08'	N86°56'16"E
L43	105.96'	N64°26'55"E
L44	15.74'	S88°50'59"E
L45	107.54'	N01°09'01"E
L46	40.41'	N43°50'59"W
L47	10.25'	N58°54'54"E
L48	28.14'	S43°50'59"E
L49	42.06'	N01°09'01"E
L50	35.38'	N88°06'35"E
L51	118.03'	S88°50'59"E

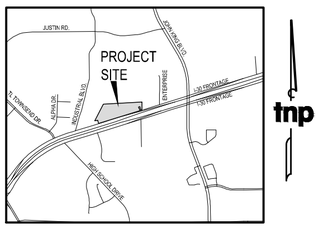
EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L52	20.53'	N17°17'20"W
L53	147.49'	N02°59'58"W
L54	60.56'	N86°56'55"E
L55	200.89'	N86°56'55"E
L56	120.19'	S03°03'05"E
L57	5.00'	S17°59'37"E
L58	99.52'	S72°41'11"W
L60	113.52'	N02°59'58"W
L61	26.59'	N86°56'55"E
L62	13.64'	S71°48'14"E
L63	166.89'	N86°56'55"E
L64	86.19'	S03°03'05"E
L65	106.20'	N72°42'41"E
L66	13.64'	S71°48'14"E

BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
L1	23.83'	S72°42'04"W
L2	74.51'	N16°43'58"W
L3	23.04'	S70°31'03"W
L4	73.88'	S22°04'14"E
L5	66.69'	N13°23'57"W
L6	57.02'	S76°36'03"W

EASEMENT CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	9.24'	26°27'25"	N 04°03'36" W	9.15'
C2	50.00'	36.82'	42°11'52"	N 38°23'16" W	36.00'
C3	54.00'	53.24'	56°29'14"	N 31°14'35" W	51.11'
C4	44.00'	16.32'	21°14'51"	S 82°25'40" E	16.22'
C5	20.00'	7.42'	21°14'51"	S 82°25'40" E	7.37'
C6	49.00'	62.34'	72°53'46"	S 33°23'48" W	58.22'
C7	15.00'	22.83'	87°11'53"	S 26°14'45" W	20.69'
C8	15.38'	28.56'	106°23'49"	S 53°23'41" E	24.63'
C9	15.44'	28.53'	105°54'09"	N 18°54'14" E	24.64'
C10	150.00'	50.14'	19°09'05"	S 82°15'43" W	49.90'
C11	30.00'	44.59'	85°09'46"	N 45°34'51" W	40.60'
C12	10.00'	15.70'	89°56'53"	N 41°58'28" E	14.14'
C13	20.00'	7.42'	21°14'51"	S 82°25'40" E	7.37'
C14	44.00'	16.32'	21°14'51"	S 82°25'40" E	16.22'
C15	10.00'	15.71'	90°00'00"	S 48°03'05" E	14.14'
C16	25.00'	33.05'	75°44'16"	S 34°49'03" W	30.69'

LEGEND

(C.M.) - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
IPF - IRON PIPE FOUND
NTS - NOT TO SCALE
R.O.W. - RIGHT OF WAY
INST. - INSTRUMENT
CAB. - CABINET
VOL. - VOLUME
NO. - NUMBER
PG. - PAGE
SF - SQUARE FEET
AC - ACRES
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS
ROCKWALL COUNTY TEXAS



VICINITY MAP
NTS

GENERAL NOTES:

1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND REFERENCED TO THE CITY OF ROCKWALL MONUMENT NETWORK.

2) ACCORDING TO THE FLOOD STUDY PREPARED BY CARDINAL STRATEGIES 6/19/2018, THIS PROPERTY IS LOCATED IN NON-SHADED ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "AE" , DEFINED AS AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BASE FLOOD ELEVATIONS ARE ESTABLISHED. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING AND FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FINAL PLAT
ROCKWALL SUBARU ADDITION
LOT 1, BLOCK A

211,159 SQUARE FEET
4.848 ACRES GROSS

206,232 SQUARE FEET
4.621 ACRES NET AFTER RIGHT OF WAY DEDICATION

SITUATED IN THE A. HANA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND TO ROCKWALL RENTAL PROPERTIES, LP AS RECORDED IN VOLUME 5067, PAGE 22 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

OWNER
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. BOX 818
Terrell, Texas 75160

PROJECT INFORMATION
Project No.: FCU 18243
Date: August 10, 2018
Drawn By: GS9
Scale: 1"=60'

SHEET 1 of 2

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Drawing: L:\Projects\FCU 18243 Randall Noe Subaru Ref-17-1813\Information_Sent\2018 08 14 Revised Final Plat to FC Cunny\2018 08 10 - FCU 18243_Subaru_Final Plat - 2010\2018 08 10 - FCU 18243_Subaru_Final Plat.dwg at Aug 14, 2018-5:16pm by gshaner

Drawing: L:\Projects\FCU 18243 Randall Noe Subaru Ref-17-1813\Information_Sent\2018 08 14 Revised Final Plat to FC Cunny\2018 08 10 - FCU 18243_Subaru_Final Plat - 2010\2018 08 10 - FCU 18243_Subaru_Final Plat.dwg at Aug 14, 2018-5:16pm by gshaner

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL SUBARU ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

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

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

ROCKWALL RENTAL PROPERTIES, LP

_____
Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Rockwall Rental Properties, LP. is the owner of a tract of land out of the A. Hanna Survey, Abstract No. 99, in the City of Rockwall, Rockwall County, Texas, Being all of a 4.862 acre tract of land to Rockwall Rental Properties, LP as recorded in Volume 5067, Page 22 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found lying on the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) at the southeast corner of said 4.862 acre tract and the southwest corner of Lot 1, Block 1, Sparks Office Plaza, an addition to The City of Rockwall as recorded in Cabinet C, Page 162 of the Plat Records of Rockwall, Texas;

THENCE South 72 degrees 42 minutes 04 seconds West along said north right-of-way line of Interstate Highway No. 30, a distance of 23.83 feet to a 1/2 inch iron rod found for corner at the southeast corner of a tract of land to Terry B. Kafka, called Tract 3 as recorded in Volume 1176, Page 253 of the Deed Records of Rockwall, Texas;

THENCE departing said north right-of-way line of Interstate Highway No. 30 and along the common line of said 4.862 acre tract and said Tract 3 the following courses and distances;

North 16 degrees 43 minutes 58 seconds West, a distance of 74.51 feet to a 1/2 inch iron rod found for corner;

South 70 degrees 31 minutes 03 seconds West, a distance of 23.04 feet to a 1/2 inch iron rod found for corner;

South 22 degrees 04 minutes 14 seconds East, a distance of 73.88 feet to a 1/2 inch iron rod found for corner lying on the previously mentioned north right-of-way line of Interstate Highway No. 30, same being the southwest corner of said Tract 3;

THENCE South 72 degrees 42 minutes 04 seconds West along said north right-of-way line of Interstate Highway No. 30, a distance of 828.46 feet to a 1/2 inch iron rod found for the southwest corner of said 4.862 acre tract, same being the southeast corner of a tract of land to Terry B. Kafka, called Tract 1 as recorded in Volume 1176, Page 253 of the Deed Records of Rockwall, Texas;

THENCE North 13 degrees 23 minutes 57 seconds West departing said north right-of-way line of Interstate Highway No. 30 and along the common line of said 4.862 acre tract and said Tract 1, a distance of 66.69 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 1;

THENCE South 76 degrees 36 minutes 03 seconds West continuing along the common line of said 4.862 acre tract and said Tract 1, a distance of 57.02 feet to a point in a creek lying on the east line of a tract of land to Church of Christ as recorded in Volume 1812, Page 84 of the Deed Records of Rockwall County, Texas, same being the west corner of said 4.862 acre tract;

THENCE North 26 degrees 34 minutes 44 seconds East along the common line of said Church of Christ tract and said 4.862 acre tract, a distance of 358.02 feet to a 3/4 inch iron pipe found for corner lying on the south line of a tract of land to Rockwall Steel Co. as recorded in Volume 752, Page 28 of the Deed Records of Rockwall County, Texas, said point also being the northwest corner of said 4.862 acre tract and the northeast corner of said Church of Christ Tract;

THENCE North 86 degrees 56 minutes 55 seconds East along the common line of said 4.862 acre tract and said Rockwall Steel tract, a distance of 737.89 feet to a 1/2 inch iron rod found for corner lying on the west line of aforementioned Lot 1, Block 1 Sparks Office Plaza, said point also being the northeast corner of said 4.862 acre tract;

THENCE South 01 degrees 08 minutes 30 seconds East along the common line of said 4.862 acre tract and said Lot 1, Block 1 Sparks Office Plaza, a distance of 152.92 feet to the POINT OF BEGINNING containing 211,159 square feet, or 4.848 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2018

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

_____ _____
Planning & Zoning Commission, Chairman *Date*

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

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

Witness our hands this the _____ day of _____, 2018.

_____ _____ _____
Mayor, City of Rockwall *City Secretary* *City Engineer*

FINAL PLAT
ROCKWALL SUBARU ADDITION
LOT 1, BLOCK A

211,159 SQUARE FEET
4.848 ACRES GROSS

206,232 SQUARE FEET
4.621 ACRES NET AFTER RIGHT OF WAY DEDICATION

SITUATED IN THE A. HANA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND TO ROCKWALL RENTAL PROPERTIES, LP AS RECORDED IN VOLUME 5067, PAGE 22 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

OWNER
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. BOX 818
Terrell, Texas 75160

PROJECT INFORMATION
Project No.: FCU 18243
Date: August 10, 2018
Drawn By: GS9
Scale: 1"=60'
SHEET 2 of 2

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/04/2018

APPLICANT: Larae Tucker; *Verdad Real Estate*

AGENDA ITEM: **P2018-028;** *Lots 1 & 2, Block A, Sixty Six Lakeshore Addition*

SUMMARY:

Discuss and consider a request by Larae Tucker of Verdad Real Estate for the approval of a final plat for Lots 1 & 2, Block A, Sixty Six Lakeshore Addition being a 2.1272-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a 2.1272-acre tract of land (*i.e. Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12*) into two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Sixty Six Lakeshore Addition*) for the purpose of establishing the necessary public access, firelane, and drainage and utility easements to construct a retail store with gasoline sales (*i.e. 7-Eleven*).
- ☑ On February 13, 2018, the Planning and Zoning Commission approved a site plan for a retail store with gasoline sales on Lot 1.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

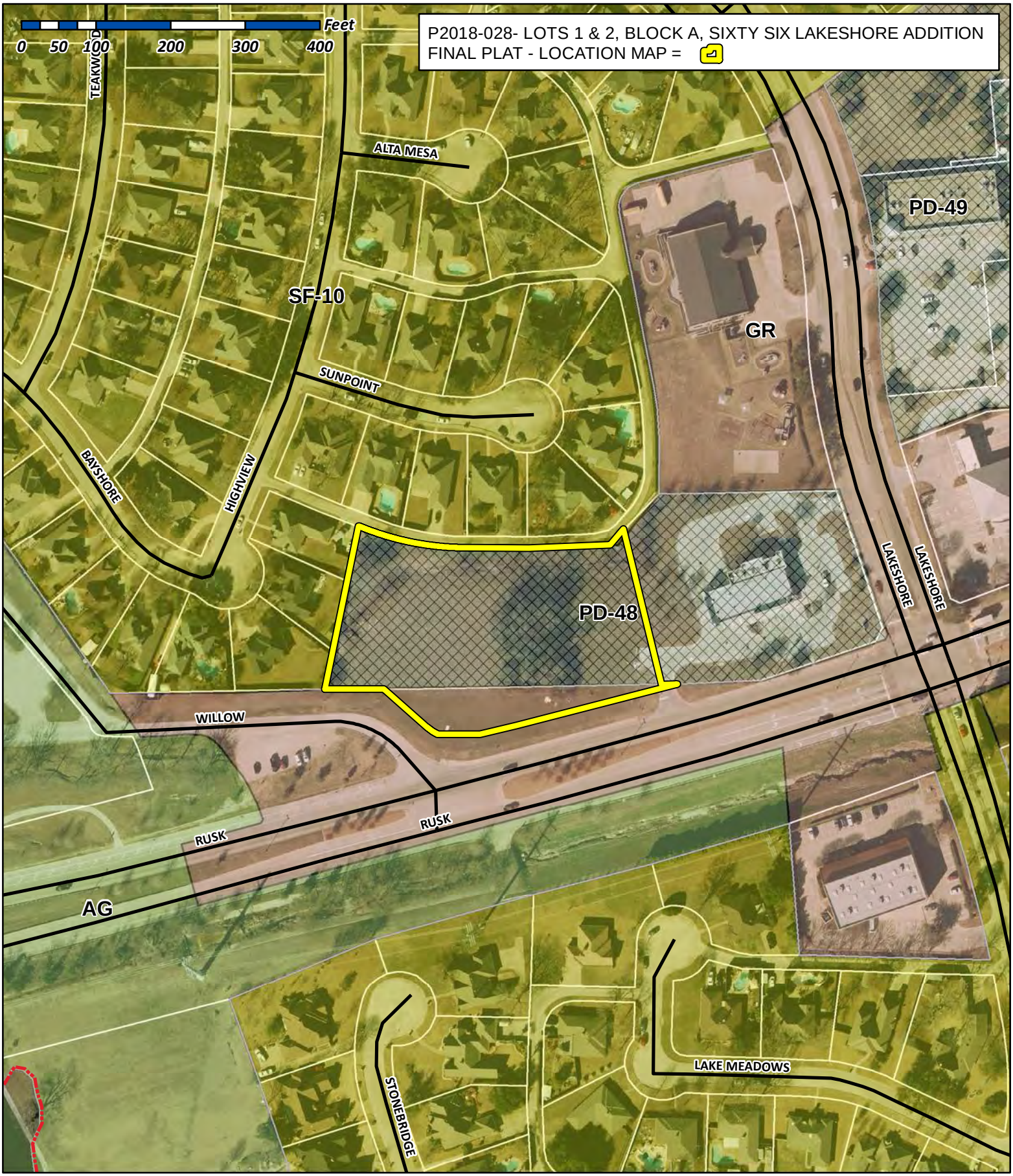
RECOMMENDATIONS:

Should the City Council choose to approve the *final plat* for *Lots 1 & 2, Block A, Sixty Six Lakeshore Addition,* staff would recommend the following conditions:

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

PLANNING AND ZONING COMMISSION:

On August 28, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat passed by a vote of 7-0.



City of Rockwall

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

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

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45 30 15 0 15 30 45

SCALE 1"=30'

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

BLOCK A

10' UTILITY EASEMENT CAB. C, SLIDE 2 P.R.R.C.T.

5' UTILITY EASEMENT CAB. C, SLIDE 2 P.R.R.C.T.

ZONING SF-10 NORTHSHORE PHASE 4 CAB. C, SLIDE 2 P.R.R.C.T.

42.39'

44.34'

131.47'

134.95'

137.73'

87.58'

7.49'

73.68'

110.00'

10.85'

77.58'

48.70'

134.35'

14.17'

12.57'

263.95'

62.85

CH=S78°29'10"E 146.32'

Δ=22°30'01"

L=147.26' R=375.00'

C15

20' ALLEY

S 89°44'10" E 85.00'

N 87°34'13" E 109.00'

N 40°11'21" E 27.57'

(PLAT= N 39°45'15" E 27.48')

(CM) 1/2" IRF

(CM) 5/8" IRF "BURY"

1/2" IRS "TXHS"

STORM MANHOLE

HEADWALL

N89°44'10"W 85.05'

N87°34'13"E 117.05'

41.86'

43.14'

WATER EASEMENT CAB. F, SLIDE 151 P.R.R.C.T.

8" WATER

42" RCP

48" RCP FL= 454.19

18" RCP

DRAINAGE EASEMENT CAB. F, SLIDE 151 P.R.R.C.T.

LOT 27

5' UTILITY EASEMENT CAB. C, SLIDE 2 P.R.R.C.T.

20' BUILDING SETBACK

C14

S89°44'10"E 85.52'

L32

N87°34'13"E 102.63'

S87°34'13"W 113.97'

20' BUILDING SETBACK

3.8' OFF

74.12'

153.29'

TRANSFORMER

10' X 10' TRANS EASEMENT CAB. C, SLIDE 2 P.R.R.C.T.

0.3' ON

N11°39'16"E 128.53'

S11°39'16"W 105.80'

20' DRAINAGE EASEMENT (BY THIS PLAT)

N87°34'13"E 134.69'

N46°39'37"E 53.61'

ZONING SF-10 NORTHSHORE PHASE 4 CAB. C, SLIDE 2 P.R.R.C.T.

LOT 28

BLOCK A

BASIS OF BEARINGS (PLAT= 222.94')

N 11°39'16" E 222.93'

99.77'

40' DRAINAGE & UTILITY EASEMENT VOL. 3821, PG. 148 D.R.R.C.T. (ABANDONED BY THIS PLAT)

SIXTY SIX LAKESHORE ADDITION

92,662 SQ. FT.

2.1272 ACRES

20' WATER EASEMENT (BY THIS PLAT)

L30

LOT 2

45,692 SQ. FT.

1.0489 ACRES

ZONING PD-48

CONNOR W. PATMAN, JR.

VOL. 1162, PG. 196

D.R.R.C.T.

LOT 1

46,970 SQ. FT.

1.0783 ACRES

ZONING PD-48

VRE LAKESHORE, LLC.,

INST. NO. _____

O.P.R.R.C.T.

LOT 2, BLOCK A BOWLES ADDITION CAB. F, SLIDE 151 P.R.R.C.T.

10' BUILDING SETBACK

S 13°42'39" E 214.63'

(PLAT= 214.52')

20' BUILDING LINE CAB. F, SLIDE 151 P.R.R.C.T.

L24

L25

L20

L21

L22

HEADWALL

48" RCP FL= 440.80'

48" RCP FL= 441.66'

15' DRAINAGE EASEMENT VOL. 3821, PG. 154 D.R.R.C.T.

42" RCP

10' UTILITY EASEMENT CAB. C, SLIDE 2 P.R.R.C.T.

139.54'

RECIPROCAL EASEMENT VOL. 3793, PG. 172 R.P.R.R.C.T.

FIRE LANE, ACCESS & UTILITY EASEMENT VOL. 3821, PG. 160 D.R.R.C.T. (HATCHED)

FIRE LANE, ACCESS & UTILITY EASEMENT CAB. F, SLIDE 151 P.R.R.C.T.

ACCESS EASEMENT INST. NO._____ O.P.R.R.C.T.

WATER VALVE

LOT 29

UTILITY EASEMENT CAB. C, SLIDE 2 P.R.R.C.T.

0.5' OFF

49.04'

20' LANDSCAPE BUFFER

15' BUILDING SETBACK

C6

C7

C4

C5

L6

L4

L5

(CM) 1/2" IRF

5/8" IRF "DC&A"

N 89°44'04" W 78.94'

SIGN

POINT OF BEGINNING

S 61°50'36" W 245.92'

24' FIRE LANE, AND DRAINAGE EASEMENT (BY THIS PLAT)

20' SANITARY SEWER EASEMENT (BY THIS PLAT)

S 05°04'40" W 250.85'

N 05°04'40" E 250.85'

S05°04'40"W 130.21'

N5°04'40"E 139.48'

10' BUILDING SETBACK

W.B. BOWLES SURVEY, ABSTRACT NO. 12

BENJAMIN F. BOYDSTUN SURVEY, ABSTRACT NO. 14

L31'

S89°44'04"E 74.97'

ZONING GR

C13

C8

C12

C3

C9

L15

N 48°41'46" W 77.10'

W.B. BOWLES SURVEY, ABSTRACT NO. 12

MIAL B. JONES SURVEY, ABSTRACT NO. 121

N89°44'04"W 80.06'

C2

CONNOR W. PATMAN, JR.

VOL. 3855, PG. 291

VOL. 3855, PG. 298

D.R.R.C.T.

N75°31'40"E 101.80'

N87°50'18"E 304.75'

GUY WIRE

S75°31'40"W 158.79'

TELE

8" SAN. SEW.

S87°50'18"W 252.81'

L17

L27

L34

L28

L26

L33

L18

L19

L29

L9

L10

L8

L12

L2

L13

L1

L16

L3

L14

C11

C10

C1

(CM) "X" FOUND

1/2" IRS "TXHS"

5/8" IRF "DC&A"

15' BUILDING LINE CAB. F, SLIDE 151 P.R.R.C.T.

SAN. SEW. MANHOLE

TOP OF RIM= 459.47' FL 8" IN (NE)= 452.67' FL 8" IN (E)= 452.67' FL 8" OUT (W)= 452.87'

TOP OF RIM= 463.18' FL 8" IN (E)= 457.58' FL 8" OUT (W)= 457.48'

306.00'± TO LAKESHORE DRIVE

SAN. SEW. MANHOLE

TOP OF RIM= 443.87' FL 8" IN (E)= 441.27' FL 8" IN (N)= 439.47' FL 8" OUT (S)= 439.37'

WILLOW BEND (VARIABLE WIDTH RIGHT-OF-WAY)

L=16.30' R=61.17'

Δ=15°15'57"

CH=N56°18'37"W 16.25'

5/8" IRF "DC&A"

N 89°44'04" W 57.24'

S 76°11'06" W 50.33'

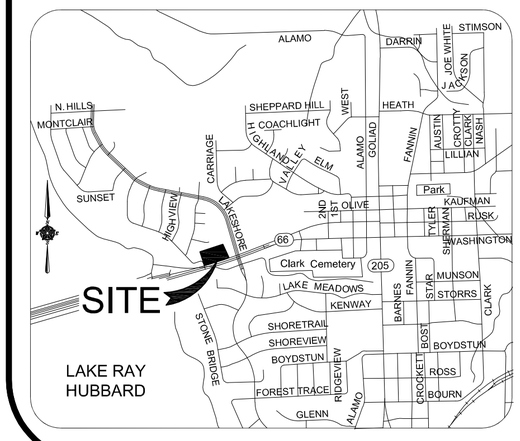
10' X 20' UTILITY EASEMENT (BY THIS PLAT)

S 75°31'40" W 222.40'

STATE HIGHWAY NO. 66 (VARIABLE WIDTH RIGHT-OF-WAY)

SIGN

VICINITY MAP - NOT TO SCALE



LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
VOL., PG.	VOLUME, PAGE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
PD-48	PLANNED DEVELOPMENT
SF-10	SINGLE FAMILY RESIDENTAL (MIN. 10,000 SF)
GR	GENERAL RETAIL

- IRON ROD FOUND
- IRON ROD SET "TXHS"
- IRON PIPE FOUND
- "X" FOUND / SET
- WOOD FENCE
- CONCRETE PAVING

- POWER POLE
- SSMH SANITARY SEWER MANHOLE COVER
- STMH STORM SEWER MANHOLE COVER
- TELE TELEPHONE
- RCP REINFORCED CONCRETE PIPES

- OES OVERHEAD ELECTRIC SERVICE
- OHP OVERHEAD POWER LINE
- SS SANITARY SEWER LINE
- W WATER LINE

ENGINEER
EVOLVING CIVIL ENGINEERING
420 THROCKMORTON, STE 620
FORT WORTH, TEXAS 76102

OWNER
CONNER W. PATMAN, JR.
5 N. BRISA FRESCA DRIVE,
SANTA FE, NEW MEXICO, 87506

OWNER
VRE LAKESHORE, LLC
1211 S. WHITE CHAPEL BOULEVARD
SOUTHLAKE, TEXAS 76092
attn: B. JASON KEEN

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (6/13/2018)

PRELIMINARY PLAT

SIXTY SIX LAKESHORE ADDITION
LOTS 1 & 2

BEING A TRACT OF LAND SITUATED IN THE W.B. BOWLES SURVEY, ABSTRACT NO. 12, MAIL B. JONES SURVEY, ABSTRACT NO. 121 AND BENJAMIN F. BOYDSTUN SURVEY NO. 14 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
LOT 1 & 2,
92,662 SQUARE FEET / 2.1272 ACRES
CASE NO._____

PAGE 1 OF 3

DATE: 05/04/2018 / JOB # 1703624-3 / SCALE= 1" = 30' / DRAWN: JWR

45 30 15 0 15 30 45

SCALE 1"=30'

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

ZONING SF-10
NORTHSHORE PHASE 4
CAB. C, SLIDE 2
P.R.R.C.T.

10' UTILITY EASEMENT
CAB. C, SLIDE 2
P.R.R.C.T.

5' UTILITY EASEMENT
CAB. C, SLIDE 2
P.R.R.C.T.

BLOCK A

42.39'
44.34'
137.73'
131.47'
134.95'
87.58'
7.49'
73.68'
110.00'
10.85'
77.58'
48.70'
134.35'
15.57'
14.17'
62.85'
263.95'

CH=S78°29'10"E 146.32'
Δ=22°30'01"
L=147.26' R=375.00'

20' ALLEY

S 89°44'10" E 85.00'

41.86'
43.14'

N 87°34'13" E 109.00'

N40°11'21" E 27.57'

(PLAT= N 39°35'15" E 27.48')

(CM) 1/2" IRF

(CM) 5/8" IRF "BURY"

1/2" IRS "TXHS"

STORM MANHOLE

7" ELM

9" ELM

WATER EASEMENT
CAB. F, SLIDE 151
P.R.R.C.T.

8" WATER

LOT 27

5' UTILITY EASEMENT
CAB. C, SLIDE 2
P.R.R.C.T.

20' BUILDING SETBACK

44" OAK
10" OAK
10" OAK

N89°44'10"W 85.05'

N87°34'13"E 117.05'

(4) 10" WILLOWS

18" HACKBERRY
6" HACKBERRY
5" HACKBERRY
4" HACKBERRY

10" HACKBERRY

(3) 6" WILLOWS

(2) 10" LIVEOAK

HEADWALL

42" RCP

3.8' OFF

12" ASH

TRANSFORMER

74.12'

C14

12" HACKBERRY

S89°44'10"E 85.52'

L32

N87°34'13"E 102.63'

20' BUILDING SETBACK

S87°34'13"W 113.97'

153.29'

10' X 10' TRANS EASEMENT
CAB. C, SLIDE 2
P.R.R.C.T.

0.3' ON

N11°39'16"E 128.53'

105.80'

3" HACKBERRY

20' DRAINAGE EASEMENT (BY THIS PLAT)

6" HACKBERRY

4" HACKBERRY

24" HACKBERRY

53.61'

N46°39'37"E

(4) 6" WILLOWS

7" WILLOWS

(7) 10" WILLOWS

N87°34'13"E 134.69'

48" RCP
FL= 454.19

18" RCP

DRAINAGE EASEMENT
CAB. F, SLIDE 151
P.R.R.C.T.

ZONING SF-10
NORTHSHORE PHASE 4
CAB. C, SLIDE 2
P.R.R.C.T.

LOT 28

BASIS OF BEARINGS
(PLAT= 222.94')

N11°39'16"E 222.93'

S11°39'16"W 98.71'

5" ASH

6" HACKBERRY

36" HACKBERRY

5" HACKBERRY

8" ASH

40' DRAINAGE & UTILITY EASEMENT
VOL. 3821, PG. 148
D.R.R.C.T.
(ABANDONED BY THIS PLAT)

SIXTY SIX LAKESHORE ADDITION
92,662 SQ. FT.
2.1272 ACRES

LOT 2
45,692 SQ. FT.
1.0489 ACRES
ZONING PD-48
CONNOR W. PATMAN, JR.
VOL. 1162, PG. 196
D.R.R.C.T.

LOT 1
46,970 SQ. FT.
1.0783 ACRES
ZONING PD-48
VRE LAKESHORE, LLC.,
INST. NO. _____
O.P.R.R.C.T.

8" OAK

4" OAK

15" OAK

24" HACKBERRY

5" WILLOW

(3) 16" WILLOWS

8" CEDAR

6" CEDAR

4" HACKBERRY

10" OAK

10" BUILDING SETBACK

10" ELM

8" ELM

6" ELM

20' WATER EASEMENT (BY THIS PLAT)

S13°42'39"E 214.63'

(PLAT= 214.92')

20' BUILDING LINE
CAB. F, SLIDE 151
P.R.R.C.T.

LOT 2, BLOCK A
BOWLES ADDITION
CAB. F, SLIDE 151
P.R.R.C.T.

10' UTILITY EASEMENT
CAB. C, SLIDE 2
P.R.R.C.T.

139.54'

48" RCP
FL= 440.80'

L24

L23

L20

L21

L22

HEADWALL

48" RCP
FL= 441.66'

15' DRAINAGE EASEMENT
VOL. 3821, PG. 154
D.R.R.C.T.

42" RCP

LOT 29

0.5' OFF

49.04'

20' LANDSCAPE BUFFER

15' BUILDING SETBACK

C7

C6

C5

C4

L6

L5

(CM) 1/2" IRF

5/8" IRF "DC&A"

N 89°44'04" W 78.94'

SIGN

POINT OF BEGINNING

S 61°50'38" W 245.92'

24' FIRE LANE, AND DRAINAGE EASEMENT (BY THIS PLAT)

N5°04'40"E 139.48'

S 05°04'40" W 250.85'

N 05°04'40" E 250.85'

130.21'

10' BUILDING SETBACK

W.B. BOWLES SURVEY, ABSTRACT NO. 12
BENJAMIN F. BOYDSTUN SURVEY, ABSTRACT NO. 14

36" OAK

14" OAK

12" OAK

16" CEDAR

8" HACKBERRY

20' SANITARY SEWER EASEMENT (BY THIS PLAT)

6" CEDAR

5" HACKBERRY

ACCESS EASEMENT
INST. NO. _____
O.P.R.R.C.T.

FIRE LANE, ACCESS & UTILITY EASEMENT
VOL. 3821, PG. 160
D.R.R.C.T.
(HATCHED)

RECIPROCAL EASEMENT
VOL. 3793, PG. 172
R.P.R.R.C.T.

FIRE LANE, ACCESS & UTILITY EASEMENT
CAB. F, SLIDE 151
P.R.R.C.T.

WATER VALVE

TOP OF RIM= 459.47'
FL 8" IN (NE)= 452.67'
FL 8" IN (E)= 452.67'
FL 8" OUT (W)= 452.87'

15' BUILDING LINE
CAB. F, SLIDE 151
P.R.R.C.T.

30" OAK

N75°31'40"E 101.80'

GUY WIRE

N87°50'18"E 304.75'

S75°31'40"W 158.79'

5" ASH

TELE

8" SAN. SEW.

(CM) "X" FOUND

5/8" IRF "DC&A"

1/2" IRS "TXHS"

L1

L2

L3

L12

L13

L14

SAN. SEW. MANHOLE

TOP OF RIM= 463.18'
FL 8" IN (E)= 457.58'
FL 8" OUT (W)= 457.48'

306.00'± TO LAKESHORE DRIVE

SIGN

ZONING GR

S89°44'04"E 74.97'

L31

C13

C8

C9

C12

C3

C2

L15

N 48°41'46" W 77.70'

W.B. BOWLES SURVEY, ABSTRACT NO. 12
MIAL B. JONES SURVEY, ABSTRACT NO. 121

N89°44'04"W 80.06'

CONNOR W. PATMAN, JR.
VOL. 3855, PG. 291
VOL. 3855, PG. 298
D.R.R.C.T.

S87°50'18"W 252.81'

10' X 20' UTILITY EASEMENT (BY THIS PLAT)

S 75°31'40" W 222.40'

WILLOW BEND
(VARIABLE WIDTH RIGHT-OF-WAY)

N 89°44'04" W 57.24'

S 76°11'06" W 50.33'

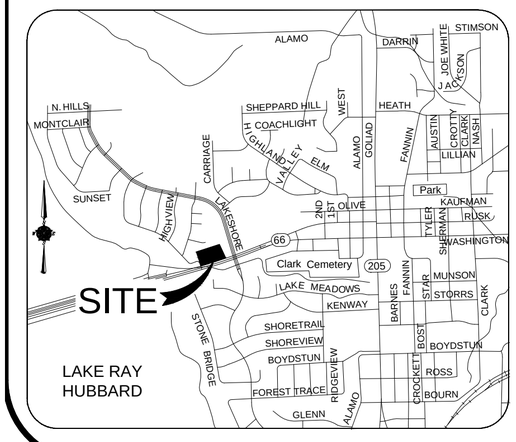
L=16.30' R=61.17'
=15°15'57"
CH=N56°18'37"W 16.25'

STATE HIGHWAY NO. 66
(VARIABLE WIDTH RIGHT-OF-WAY)

SAN. SEW. MANHOLE

TOP OF RIM= 443.87'
FL 8" IN (E)= 441.27'
FL 8" IN (N)= 439.47'
FL 8" OUT (S)= 439.37'

VICINITY MAP - NOT TO SCALE



LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
VOL., PG.	VOLUME, PAGE
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M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
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SF-10	SINGLE FAMILY RESIDENTAL (MIN. 10,000 SF)
GR	GENERAL RETAIL

- IRON ROD FOUND
- IRON ROD SET "TXHS"
- IRON PIPE FOUND
- "X" FOUND / SET
- WOOD FENCE
- CONCRETE PAVING

- POWER POLE
- SSMH SANITARY SEWER MANHOLE COVER
- STMH STORM SEWER MANHOLE COVER
- TELE TELEPHONE
- RCP REINFORCED CONCRETE PIPES

- OES OVERHEAD ELECTRIC SERVICE
- OHP OVERHEAD POWER LINE
- SS SANITARY SEWER LINE
- W WATER LINE

ENGINEER
EVOLVING CIVIL ENGINEERING
420 THROCKMORTON, STE 620
FORT WORTH, TEXAS 76102

OWNER
CONNER W. PATMAN, JR.
5 N. BRISA FRESCA DRIVE,
SANTA FE, NEW MEXICO, 87506

OWNER
VRE LAKESHORE, LLC
1211 S. WHITE CHAPEL BOULEVARD
SOUTHLAKE, TEXAS 76092
attn: B. JASON KEEN

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
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txheritage.com

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PRELIMINARY PLAT

SIXTY SIX LAKESHORE ADDITION
LOTS 1 & 2

BEING A TRACT OF LAND SITUATED IN THE
W.B. BOWLES SURVEY, ABSTRACT NO. 12,
MAIL B. JONES SURVEY, ABSTRACT NO. 121
AND BENJAMIN F. BOYDSTUN SURVEY NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
LOT 1 & 2,
92,662 SQUARE FEET / 2.1272 ACRES
CASE NO._____

PAGE 1 OF 3

DATE: 05/04/2018 / JOB # 1703624-3 / SCALE= 1" = 30' / DRAWN: JWR

72

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Conner W. Patman, Jr. BEING THE OWNER OF TWO TRACTS of land situated in the W.B. Bowles Survey, Abstract No. 12; Benjamin F. Boydstun Survey, Abstract No. 14 and Mial B. Jones Survey, Abstract No. 121, City of Rockwall, Rockwall County, Texas, and being a part of the same tract of land conveyed to Connor W. Patman, Jr., by Warranty Deed recorded in Volume 1162, Page 196, Deed Records, Rockwall County, Texas, less those tracts conveyed by Warranty Deeds recorded in Volume 1105, Page 130 and Volume 3793, Page 162, Real Property Records, Rockwall County, Texas, and including those same tracts of land conveyed to Connor W. Patman, Jr., by Quitclaim Deed recorded in Volume 3855, Page 291 and Volume 3855, Page 298, Deed Records, Rockwall County, Texas, and now being a portion of said Patman tracts being conveyed to VRE Lakeshore LLC, by _____Deed recorded in Volume _____, Page _____, Real Property Records, Rockwall County, Texas, and the overall remainder of said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found lying on the northerly right-of-way of Willow Bend (variable with right-of-way), and being the southeasterly corner of Lot 29, Block A, Northshore Phase 4, an addition to the City of Rockwall, recorded Cabinet C, Slide 2, Plat Records, Rockwall County, Texas and also being a southwesterly corner of the remainder of said Patman tract;

THENCE North 11 degrees 39 minutes 16 seconds East, along the westerly line of said Patman tract, common with a easterly line of said Northshore Phase 4, a distance of 222.93 feet to a 1/2 inch iron rod found lying on the southwesterly right-of-way line of a 20 foot alley and lying on a non-tangent curve to the left having a radius of 375.00 feet;

THENCE along said non-tangent curve to the left having a delta angle 22 degrees 30 minutes 01 seconds, a chord that bears South 78 degrees 29 minutes 10 seconds East, a chord distance of 146.32 feet, and an arc length of 147.26 feet to a 1/2 inch iron rod with cap stamped “TXHS” set at the end of said curve;

THENCE South 89 degrees 44 minutes 10 seconds East, along the northerly line of said Patman tract, passing at 41.86 feet to a 1/2 inch iron rod with cap stamped “TXHS” set for the northwesterly corner of said VRE Lakeshore tract, and continuing with a southerly line of said 20 foot alley, a total distance of 85.00 feet to a 1/2 inch iron rod with cap stamped “TXHS” set for corner;

THENCE North 87 degrees 34 minutes 13 seconds East, continuing along a northerly line of said VRE Lakeshore tract, common with a southerly line of said 20 foot alley, a distance of 109.00 feet to a 1/2 inch iron rod with a cap “TXHS” set for corner;

THENCE North 40 degrees 11 minutes 21 seconds East, continuing along a northwesterly line of said VRE Lakeshore tract, common with a southeasterly line of said 20 foot alley, a distance of 27.57 feet to a 5/8 inch iron rod with cap stamped “Bury” and also being the northwesterly corner of Lot 2, Block A, Bowles Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Slide 151, Plat Records, Rockwall County, Texas;

THENCE South 13 degrees 42 minutes 39 seconds East, along the easterly line of said VRE Lakeshore tract, common with the westerly line of said Lot 2, Block A, a distance of 214.63 feet to a “X” cut in concrete found for corner and also being the southwesterly corner of said Lot 2, Block A;

THENCE North 87 degrees 38 minutes 11 seconds East, along a northerly line of said VRE Lakeshore tract, common with the southerly line of said Lot 2, Block A, a distance of 18.60 feet to a 5/8 inch iron rod with cap stamped “DC&A” found for corner;

THENCE North 89 degrees 55 minutes 14 seconds East, continuing along the northerly line of said VRE Lakeshore tract, common with the southerly line of said Lot 2, Block A, as distance of 2.73 feet to a 1/2 inch iron rod with cap stamped “TXHS” set lying on the northerly right-of-way line of said State Highway No. 66 (variable width right-of-way);

THENCE South 75 degrees 31 minutes 40 seconds West, along a northwesterly right-of-way line of said State Highway No. 66, common with a southeasterly line of said VRE Lakeshore tract, a distance of 222.40 feet to a 5/8 inch iron rod with cap stamped “DC&A” found for corner;

THENCE South 76 degrees 11 minutes 06 seconds West, continuing along a northwesterly right-of-way line of said State Highway No. 66, common with a southeasterly line of said VRE Lakeshore tract, a distance of 50.33 feet to a 5/8 inch iron rod with cap stamped “DC&A” found for corner;

THENCE North 89 degrees 44 minutes 04 seconds West, continuing along the northerly right-of-way line of State Highway No. 66, common with a southerly line of said Patman tract, a distance of 57.24 feet to a 5/8 inch iron rod with cap stamped “DC&A” found for corner and lying on the northwesterly right-of-way line of said Willow Bend and said corner being the beginning of a non-tangent curve to the right having a radius of 61.17 feet;

THENCE along non-tangent curve to the right having a delta angle of 15 degrees 15 minutes 57 seconds, a chord that bears North 56 degrees 18 minutes 37 seconds West, a chord distance of 16.25 feet, and an arc length of 16.30 feet to a 5/8 inch iron rod with cap stamped “DC&A” found at the end of said curve;

THENCE North 48 degrees 41 minutes 46 seconds West, along the northeasterly right-of-way line of said Willow Bend, common with a southwesterly line of said Patman tract, a distance of 77.70 feet to a 5/8 inch iron rod with cap stamped “DC&A” found for corner;

THENCE North 89 degrees 44 minutes 04 seconds West, along the northerly right-of-way line of said Willow Bend, common with a southerly line of said Patman tract, a distance of 78.94 feet to the POINT OF BEGINNING and containing 92,662 square feet or 2.1272 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the SIXTY SIX LAKESHORE ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the SIXTY SIX LAKESHORE ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

GENERAL NOTES:

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

2) Bearings and elevations are based on NAD83, North American Datum of 1983.

3) The purpose of this plat is to create 2 Lots.

_____
Conner W. Patman, Jr., Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Conner W. Patman, Jr., Owner known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

_____
Notary Signature

VRE Lakeshore, LLC, a Texas limited liability company

_____
B. Jason Keen, Manager, VRE Lakeshore, a Texas limited liability company

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared B. Jason Keen, Manager, VRE Lakeshore, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

_____
Notary Signature

SURVEYORS CERTIFICATE:

I, Raul D. Reyes, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (6/13/2018)

_____
Raul D. Reyes, R.P.L.S. No. 5390
Approved:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2018.

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

WITNESS OUR HANDS, this _____ day of _____, 2018.

_____ _____
Mayor, City of Rockwall

_____ _____
City Secretary

_____ _____
City Engineer

PRELIMINARY PLAT
SIXTY SIX LAKESHORE ADDITION
LOTS 1 & 2
BEING A TRACT OF LAND SITUATED IN THE
W.B. BOWLES SURVEY, ABSTRACT NO. 12,
MAIL B. JONES SURVEY, ABSTRACT NO. 121
AND BENJAMIN F. BOYDSTUN SURVEY NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
LOT 1 & 2,
92,662 SQUARE FEET / 2.1272 ACRES
CASE NO._____

PAGE 2 OF 3

DATE: 05/04/2018 / JOB # 1703624-3 / SCALE= 1" = 30' / DRAWN: JWR

ENGINEER
EVOLVING CIVIL ENGINEERING
420 THROCKMORTON, STE 620
FORT WORTH, TEXAS 76102

OWNER
CONNER W. PATMAN, JR.
5 N. BRISA FRESCA DRIVE,
SANTA FE, NEW MEXICO, 87506

OWNER
VRE LAKESHORE, LLC
1211 S. WHITE CHAPEL BOULEVARD
SOUTHLAKE, TEXAS 76092
attn: B. JASON KEEN

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

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EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	44.16'	S75°31'40"W
L4	43.68'	N48°41'46"W
L5	37.91'	N89°44'04"W
L6	43.68'	S48°41'46"E
L8	38.95'	N14°28'21"W
L9	25.00'	N75°31'39"E
L10	31.02'	S14°28'21"E
L11	49.95'	S13°42'39"E
L12	18.60'	N87°38'11"E
L13	2.73'	N89°55'14"E
L14	75.78'	S75°31'40"W
L15	23.92'	N48°41'46"W
L16	3.89'	S13°42'39"E
L17	28.82'	S13°42'39"E
L18	23.44'	S13°42'39"E
L19	26.03'	N72°17'20"W
L20	5.09'	S76°01'53"E
L21	16.38'	N13°10'51"E
L22	15.72'	N80°55'29"W
L23	10.38'	N54°07'52"W

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.60'	N87°381'11"E
L2	2.73'	N89°55'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L24	13.85'	N13°10'51"E
L25	0.15'	S76°01'53"E
L26	17.36'	S72°17'20"E
L27	20.84'	S13°42'39"E
L28	15.77'	S13°42'39"E
L29	34.48'	S42°34'13"W
L30	36.43'	S46°39'37"W
L31	20.07'	N89°44'04"W
L32	29.66'	S89°44'10"E
L33	28.07'	N42°34'13"E
L34	9.73'	N87°34'13"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.42'	20.00'	90°00'00"	N59° 28' 20"W 28.28'
C2	11.32'	44.00'	14°44'16"	S82° 53' 48"W 11.29'
C3	31.52'	44.00'	41°02'18"	N69° 12' 55"W 30.85'
C4	28.35'	30.00'	54°09'06"	N89° 44' 35"E 27.31'
C5	15.91'	30.00'	30°22'52"	S47° 28' 36"W 15.72'
C6	106.95'	60.00'	102°07'50"	N69° 18' 48"E 93.34'
C7	106.95'	60.00'	102°07'50"	N69° 18' 48"E 93.34'
C8	14.33'	20.00'	41°02'18"	S69° 12' 55"E 14.02'
C9	7.46'	29.00'	14°44'16"	N82° 53' 48"E 7.44'
C10	29.85'	19.00'	90°00'01"	N30° 31' 39"E 26.87'
C11	21.12'	20.00'	60°29'50"	S44° 43' 16"E 20.15'
C12	37.54'	190.00'	11°19'13"	S82° 10' 41"W 37.48'
C13	55.30'	210.00'	15°05'13"	N80° 17' 41"E 55.14'
C14	131.34'	397.00'	18°57'17"	N80° 15' 32"W 130.74'
C15	147.66'	377.00'	22°26'26"	S78° 30' 57"E 146.72'

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (6/13/2018)

PRELIMINARY PLAT

SIXTY SIX LAKESHORE ADDITION
LOTS 1 & 2

BEING A TRACT OF LAND SITUATED IN THE
W.B. BOWLES SURVEY, ABSTRACT NO. 12,
MAIL B. JONES SURVEY, ABSTRACT NO. 121
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
LOT 1 & 2,
92,662 SQUARE FEET / 2.1272 ACRES
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DATE: 05/04/2018 / JOB # 1703624-3 / SCALE= 1" = 30' / DRAWN: JWR

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EVOLVING CIVIL ENGINEERING
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5 N. BRISA FRESCA DRIVE,
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SURVEYOR
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10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Richard Crowley, City Manager**
CC: **Kenneth Cullins, Fire Chief**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **August 21, 2018**

SUBJECT: **Purchase of New Fire Apparatus**

Discussed during the 2019 budget work session on August 7th was the purchase of another new 2018 Pumper and loose equipment funded through Contractual Obligations. Chief Cullins suggested to Council and Staff that if the purchase of this new Pumper was approved, that they consider purchasing it now versus waiting until October 1st to avoid a 4.5% price increase.

This new Pumper will replace the last 2007 pumper. Build time on the new 2018 pumper is concurrent and will take approximately 435 days or 15 months from now. Contractual Obligations would be issued when the City next issues debt later in 2018.

The 2018 apparatus has been competitively bid and available for purchase through the Houston-Galveston Area Council of Governments (H-GAC) Cooperative Purchasing Program. The City, as a member and participant in this cooperative program, has met all formal bidding requirements pertaining to the purchase of this new pumper. Cost of the new pumper is $626,458. In addition to the cost of this new truck, the loose equipment cost is approximately $100,000. Majority of the loose equipment (includes hoses, connectors, and tools) would be purchased through this same cooperative purchasing program if available. If necessary staff may solicit competitive sealed bids for this equipment, closer to the delivery date of the new pumper.

For Council consideration is the bid award for this new Pumper to Lone Star Emergency Group $626,458 as well as pre authorization to buy the loose equipment from various vendors and authorize the City Manager to execute purchase orders for this new apparatus and equipment.

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/04/2018

APPLICANT: Bill Bricker, *Columbia Development Company, LLC*

AGENDA ITEM: **Z2018-032**; *Zoning Change for Park Station (LI to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (*7.409-acres*) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

PURPOSE & BACKGROUND:

The subject property is a 16.26-acre tract of land, located on the south side of E. Washington Street, which was annexed on February 6, 1961 by *Ordinance No. 60-01*. According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least January 3, 1972. On July 14, 2000, a final plat for a portion of this property (*7.409-acres*) was incorporated into *Lot 1, Block 1, Indalloy Addition* by *Case No. PZ2000-055-01*. The subject property is currently vacant with the exception of a private driveway that connects the property south of the subject property to E. Washington Street.

On July 13, 2018, the applicant -- *Bill Bricker with Columbia Development Company, LLC* -- submitted an application requesting to establish a Planned Development District on the subject property. Specifically, the applicant was proposing to entitle the subject property for 12 townhomes on 2.02-acres, limited commercial land uses on 6.57-acres, and limited light industrial land uses on 7.67-acres. These areas would be subject to the requirements and land uses of the Single-Family 10 (SF-10), General Retail (GR), and Light Industrial (LI) Districts unless specifically indicated in the Planned Development District ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Washington Street, which also delineates the future alignment of SH-66. This roadway is identified as a TXDOT4D (*i.e. four [4] lane, divided highway, owned by the Texas Department of Transportation*) on the City's Master Thoroughfare Plan. North of this thoroughfare is a 67.036-acre public park (*i.e. Harry Myers Park*), which is zoned Light Industrial (LI) District. Beyond this is a 17.861-acre vacant tract of land that was platted as a 78-lot subdivision (*i.e. Oak Creek*) in 1984. This property is zoned Two Family (2F) District. Adjacent to this residentially zoned area is a 21.326-acre tract of land that is zoned Light Industrial (LI) District. This property has a school and administrative offices (*i.e. Rockwall Quest Academy/RISD Administrative Offices*) situated on it.

South: Directly south of the subject property is an 8.197-acre tract of land and a 14.53-acre parcel of land (*i.e. Lot 1-01, Block 1, Indalloy Addition*). Both of these properties are zoned Light Industrial (LI) District. Situated on these properties is a large industrial building and various other improvements. Beyond this is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*.

East: Directly east of the subject property is a 2.093-acre parcel of land (*i.e. Lot 1, Block A, Soroptimist Rockwall Children's Home*), a vacant 7.97-acre tract of land, and a vacant 11.3736-acre tract of land. All of these properties are zoned Light Industrial (LI) District. Beyond this are E. Washington Street, Airport Road, and Industrial Boulevard. These roadways are all identified as an M4U (*i.e. minor collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the subject property is *Phases 2 & 3* of the *Park Place Subdivision*, which currently contains 94 single-family residential lots. This property is zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) and Single-Family 7 (SF-7) District land uses.

CHARACTERISTICS OF THE REQUEST:

The applicant has submitted a concept plan and development standards for the proposed development. According to the concept plan, the subject property will be broken down into five (5) tracts of land that will include commercial, light industrial and townhome land uses. The characteristics and development standards for each of these tracts are as follows:

Tract 1: Townhomes (2.02-Acres)

The proposed townhome land use will be situated on *Tract 1*, which is located directly adjacent to *Phase 2* of the *Park Place Subdivision*. More specifically, the concept plan shows that the townhomes will face west towards the existing amenity center and be accessible via driveways located at the rear of the property facing on to a proposed public right-of-way (*i.e. Street 'A' on the concept plan*). This public right-of-way will end in a cul-de-sac and only serve the proposed townhomes. The concept plan currently shows the provision of ten (10) townhomes; however, the applicant has requested the ability to provide up to 12 townhomes through the Planned Development District ordinance. The applicant has stated that these residential units will be incorporated into the existing Park Place Homeowner's Association (HOA). Staff has included a requirement that an HOA be established regardless if they are incorporated into the existing HOA or put into a separate HOA.

This tract is subject to the Single Family 10 (SF-10) District land uses with the added townhome use; however, any accessory buildings, portable buildings or guest quarters have been prohibited through the Planned Development District ordinance. A summary of the proposed density and dimensional requirements for *Tract 1* is as follows:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Width [1]	*28-Feet*
Minimum Lot Depth	*115-Feet*
Minimum Lot Area	*3,000 SF*
Minimum Front Yard Setback [2] & [4]	*20-Feet*
Minimum Side Yard Setback	*0-Feet*
Minimum Distance Between Buildings	*10-Feet*
Minimum Length of Driveway Pavement	*20-Feet*
Maximum Height [3]	*36-Feet*
Minimum Rear Yard Setback [4]	*10-Feet*
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	*1,400 SF*
Garage Orientation	*Rear Entry*

Maximum Number of Attached Units Per Buildings	*5 Units*
Maximum Lot Coverage	*75%*

General Notes:
1: The minimum lot width shall be measured at the *Front Yard Building Setback*.
2: The location of the *Front Yard Building Setback* as measured from the front property line.
3: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
4: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front* and *Rear Yard Building Setbacks* by up to five (5) feet for any property; however, the encroachment shall not exceed three (3) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.

It should be noted that the applicant is proposing to match the design style of the Park Place Subdivision, which is constructed in a *Neo Traditional* architecture style (*e.g. the use of material blends heavy in cementitious siding, front porch elements, bay windows, etc.*). Due to this proposed design, the applicant is proposing to use up to 100% cementitious materials excluding stucco, which is prohibited. In addition, the townhomes will have varying front façades, and additional anti-monotony requirements are incorporated into the Planned Development District ordinance. An example of the type of design provided by the applicant has been included in the attached packet.

The applicant has stated that the purpose of the townhome land use is to provide a transition from the Park Place Subdivision to the limited light industrial land uses that are proposed on *Tracts 4 & 5*, which are located east of the subject property. Staff should point out that under the current zoning, light industrial land uses can be established in the area (i.e. *Tract 1*) without restriction.

Tracts 2 & 3: Limited General Retail (6.57-Acres)

Tracts 2 & 3 on the concept plan are dedicated for limited General Retail (GR) District land uses, and General Retail (GR) District density and dimensional requirements. A summary of the density and development requirements permitted in the General Retail (GR) District is as follows:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*6,000 SF*
Minimum Lot Width	*60-Feet*
Minimum Lot Depth	*100-Feet*
Minimum Front Yard Setback (1)	*15-Feet*
Minimum Rear Yard Setback (2)	*10-Feet (0-Feet w/ Fire Rated Wall)*
Minimum Rear Yard Setback Adjacent to Residential (2)	*20-Feet + (½ Height Greater than 36-Feet)*
Minimum Side Yard Setback (2)	*10-Feet (0-Feet w/ Fire Rated Wall)*
Minimum Side Yard Setback Adjacent to Residential (2)	*20-Feet + (½ Height Greater than 36-Feet)*
Maximum Height	*60-Feet (Greater Than 36-Feet Requires SUP)*
Max Lot Coverage	*40%*
Minimum Masonry Requirement	*90%*
Maximum Building Size	*26,000 SF*
Minimum Landscaping Percentage	*15%*
Maximum Impervious Coverage	*85-90%*

Notes
1: *Parking should not be located between the front façade and the property line.*
2: *In no case shall the setback exceed more than 50-feet.*

The applicant has stated that the purpose of *Tracts 2 & 3* are to screen the limited light industrial land uses from E. Washington Street and Harry Myers Park. In addition, the applicant has stated a desire to establish a two (2) story mixed office/neighborhood services development of *Tract 2* that can take advantage of views towards Harry Myers Park to the north. It should be noted that staff has limited the uses permitted on these tracts to ensure compatibility with the proposed and existing residential land uses to the west of *Tract 2*.

Tracts 4 & 5: Limited Light Industrial (7.67-Acres)

The concept plan shows that *Tracts 4 & 5* will remain subject to the land uses and density and dimensional requirements of the Light Industrial (LI) District; however, the applicant has consented to limit the land uses to ensure that no uses that would be incompatible with the adjacent residential and limited commercial land uses would be established. Specifically, the applicant has prohibited the majority of land uses that incorporate outside storage or that would create incompatibility. In addition, the applicant has agreed to put a Specific Use Permit (SUP) requirement on automotive and mini-warehouse land uses. Staff should point out that under the current zoning the applicant could establish any of the land uses that are being limited by the proposed zoning ordinance.

A summary of the density and dimensional requirements is as follows:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*12,500 SF*
Minimum Lot Width	*100-Feet*
Minimum Lot Depth	*125-Feet*
Minimum Front Yard Setback	*25-Feet*
Minimum Rear Yard Setback [1]	*10-feet (0-Feet w/ Fire Rated Wall)* [2]
Minimum Side Yard Setback [1]	*10-feet (0-Feet w/ Fire Rated Wall)* [2]
Maximum Height	*120-Feet (Greater Than 60-Feet Requires SUP)*
Max Lot Coverage	*60%*
Minimum Masonry Requirement	*90%*
Minimum Landscaping Percentage	*10%*
Maximum Impervious Coverage	*90-95%*

Notes
[1]: *In no case shall the setback exceed more than 50-feet.*
[2]: *When directly abutting a residentially zoned property the setback is 36-Feet + ½ Building Height Greater than 36-feet. This is not applicable in this case due to the separation of Tract 1 from Tract 4 by the roadway and detention pond.*

INFRASTRUCTURE:

Based on the applicant's submittal, staff is requiring an infrastructure study -- *at the applicant's expense* -- to be performed to ensure that all water and wastewater improvements necessary to serve the proposed developments are incorporated. With regard to streets, the City's Master Thoroughfare Plan depicts E. Washington Street as the future alignment of SH-66. The proposed alignment of this roadway begins at the western boundary of the subject property, dips down into the front of the subject property approximately 105-feet, and extends northward at the approximate mid-point of the subject property (*see attached exhibit*). The total area of the subject property affected by the proposed alignment of SH-66 is 1.18-acres. From the point that the alignment of the future SH-66 extends northward, the remainder of E. Washington is depicted as a M4U (*minor arterial, four [4] lane, undivided roadway*) according to the Master Thoroughfare Plan. The applicant has submitted a letter requesting this alignment be changed, and is requesting that the City Council waive the dedication for this roadway. This means that if the Planning and Zoning Commission and City Council choose to approve the applicant's request, the Master Thoroughfare Plan will need to be amended to show a revised alignment of SH-66. The new alignment will require coordination between the Texas Department of Transportation (TXDOT), the City of Rockwall, and any affected property owners. Staff has added this as a condition of approval for this case.

CONFORMANCE WITH THE CODES:

While the proposed Planned Development District does conform to many of the City's code requirements, it should be noted that the development standards contained within the Planned Development District ordinance for *Tract 1* deviate from the requirements of the Unified Development Code (UDC), Municipal Code of Ordinances and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ *Garages*. The proposed townhomes are intended to front towards the existing Park Place Subdivision, and the garages will front onto a public street (*i.e. Road 'A'*) at the rear of the property. Based on the current codes, it is debatable if this constitutes rear or front entry product; however, the current codes do not clarify this issue, and staff is of the opinion that this issue is best left up to the discretion of the Planning and Zoning Commission and City Council.

- ☑ *Sidewalks*. The Engineering Department's *Standards of Design and Construction* Manual and the Municipal Code of Ordinances require that a five (5) foot sidewalk be constructed adjacent to any public street. In this case, the applicant is proposing to run the sidewalk adjacent to *Road 'A'* from E. Washington Street southward, but break the adjacency to the roadway and run the sidewalk along the front side of the townhomes (*i.e. in between the townhome and the Park Place Subdivision*).

- ☑ *Masonry Requirements.* The minimum masonry requirement for residential properties stipulated by the UDC is 80% with a maximum of 50% of the masonry requirement being permitted to be cementaceous materials. In this case, the applicant is proposing to match the adjacent residential subdivision and is requesting to use up to 100% cementaceous materials. In addition, the applicant has stated that he will be using varying façades on the proposed townhomes and has prohibited the use of stucco.

- ☑ *Lot Size*. Currently, the Two Family (2F) and Downtown (DT) Districts are the only zoning district that allow townhomes in the City of Rockwall. In addition, there are no specific standards for townhomes contained in the UDC. This means that the City's smallest single-family lot size for a townhome is within the Two Family (2F) District and is 7,000 SF. This is not conducive to the development of a townhome product and the applicant is proposing a minimum lots size of 3,000 SF for *Tract 1*.

Tracts 2, 3, 4 & 5 conform to all applicable requirements of the Unified Development Code (UDC), Municipal Code of Ordinances and the Engineering Department's *Standards of Design and Construction* Manual. By approving the proposed Planned Development District, the City Council is waiving the standards for *Tract 1* as listed above.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained in the Comprehensive Plan designates the subject property for *Commercial/Industrial* land uses. According to the *Land Use* section of the Comprehensive Plan the *Commercial/Industrial* land use designation is appropriate for areas, "…where more industrial activities may occur. It is largely buffered from residential by roads and open space." Staff should point out that the property directly west of the subject property is currently designated *Medium Density Residential* and is developed with a single-family subdivision (*i.e. Park Place*). Currently, these properties share a common property line, with no roadways or open space intervening. The adjacency of these two (2) land use designation poses the potential for conflicting development (*e.g. residential directly adjacent to industrial*).

The residential density for *Tract 1* (*i.e. 5.94 dwelling units per acre*) falls within the *High Density Residential* land use designation, which according to the Comprehensive Plan, "…should be used as a transitional use from commercial (*or existing retail*) use, or where it will serve as a logical extension of an existing high density development." In this case, the applicant has stated that he would like to create a transition from the single-family subdivision to the west to the proposed limited light industrial land uses to the east. In addition, the applicant is proposing to screen the limited light industrial land uses from Harry Myer's Park -- *which is north of the subject property* -- with commercial/retail buildings that will be directly adjacent to E. Washington Street. This will necessitate that *Tracts 2 & 3* on the concept plan be changed to a *Commercial* designation. In accordance with the requirements of the Comprehensive Plan staff has requested that the applicant

make the retail areas pedestrian-oriented and easily accessible to the adjacent residential neighborhood. Finally, *Tracts 4 & 5* will be designated for limited light industrial land uses, which is better suited under the *Technology/Light Industrial* designation as opposed to the projected *Commercial/Industrial* land use designation.

Considering these proposed changes, any deviations from the Future Land Use Map or the Comprehensive Plan are discretionary to the City Council. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect this change.

NOTIFICATION:

On August 1, 2018, staff mailed 40 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Associations (HOA), which is the only HOA/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received seven (7) notices in support of the request, and one (1) in opposition.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to change the zoning of the subject property from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) An *Infrastructure Study* -- *at the applicant's expense* -- will be required to be submitted concurrently with the submission of a preliminary plat;

3) The Master Thoroughfare Plan contained in the Comprehensive Plan shall be amended to realign SH-66 or take other mitigating actions to account for the loss of right-of-way;

4) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of portions of the subject property from a *Commercial/Industrial* designation to *High Density Residential*, *Commercial*, and *Technology/Light Industrial* designations; and,

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

PLANNING AND ZONING COMMISSION:

On August 28, 2018, the Planning and Zoning Commission approved a motion to recommend denial of the applicant's request by a vote of 4-3, with Commissioners Moeller, Womble and Fishman dissenting.



City of Rockwall

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

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

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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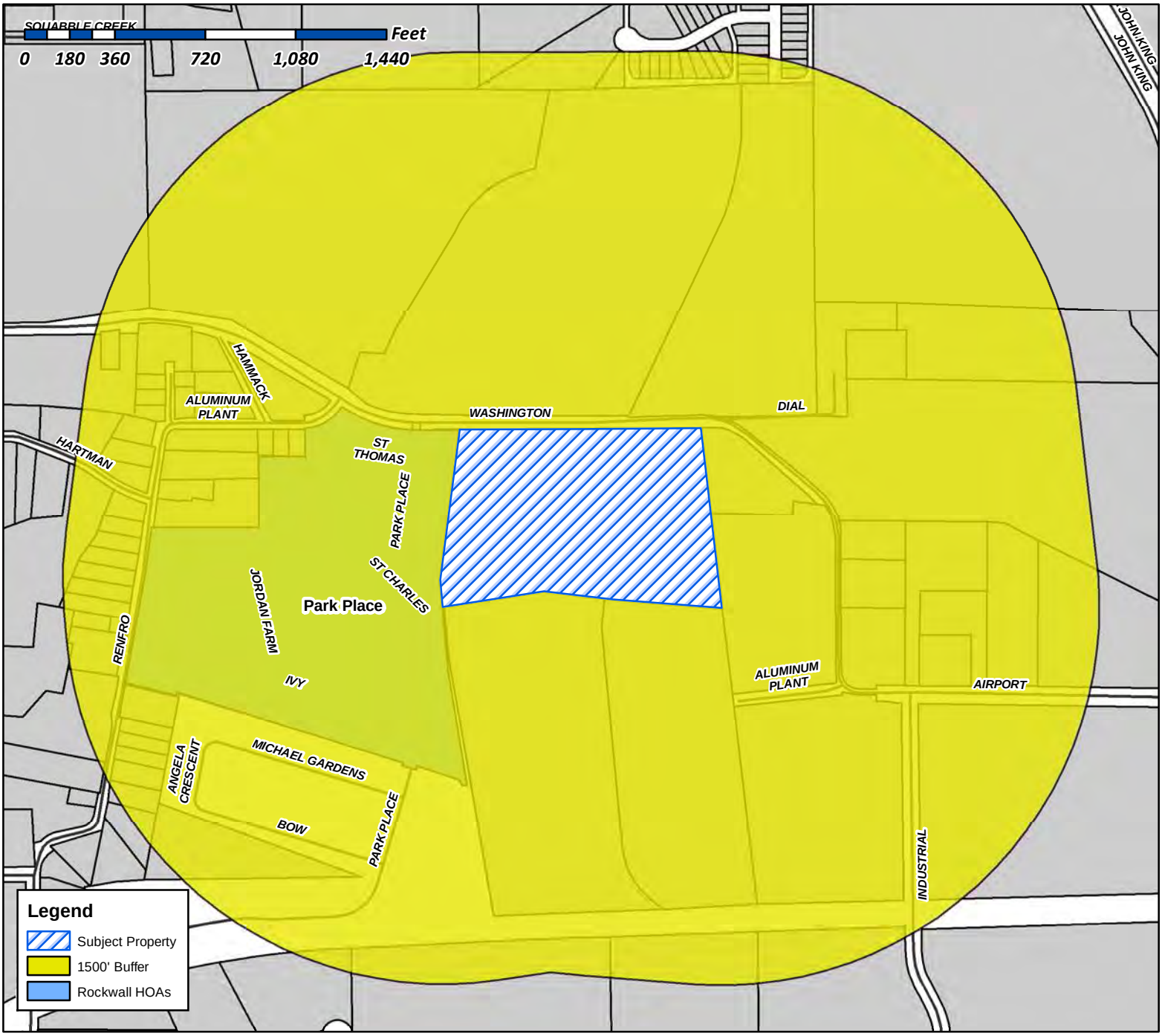
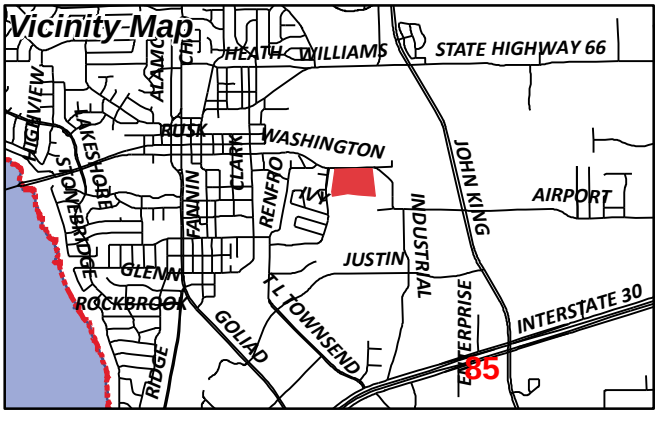


Case Number: Z2018-032
Case Name: Zoning Change (LI to PD)
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1100 & 1300 E. Washington Street

Date Created: *7/19/2018*
For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	"thomas.bedingfield@yahoo.com"; "bod@flagstonereek.org"; "hromatka@hotmail.com"; "s.gantt@sbbmanagement.com"; "dbmeyer@cmamanagement.com"; "Justini@ymail.com"; "makelkeintexas@sbcglobal.net"; "dbmeyer@cmamanagement.com"
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, August 01, 2018 1:19:25 PM
Attachments:	Z2018-030 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***July 20, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 8/14/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 8/20/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at
https://sites.google.com/site/rockwallplanning/development/development-cases

Z2018-030- Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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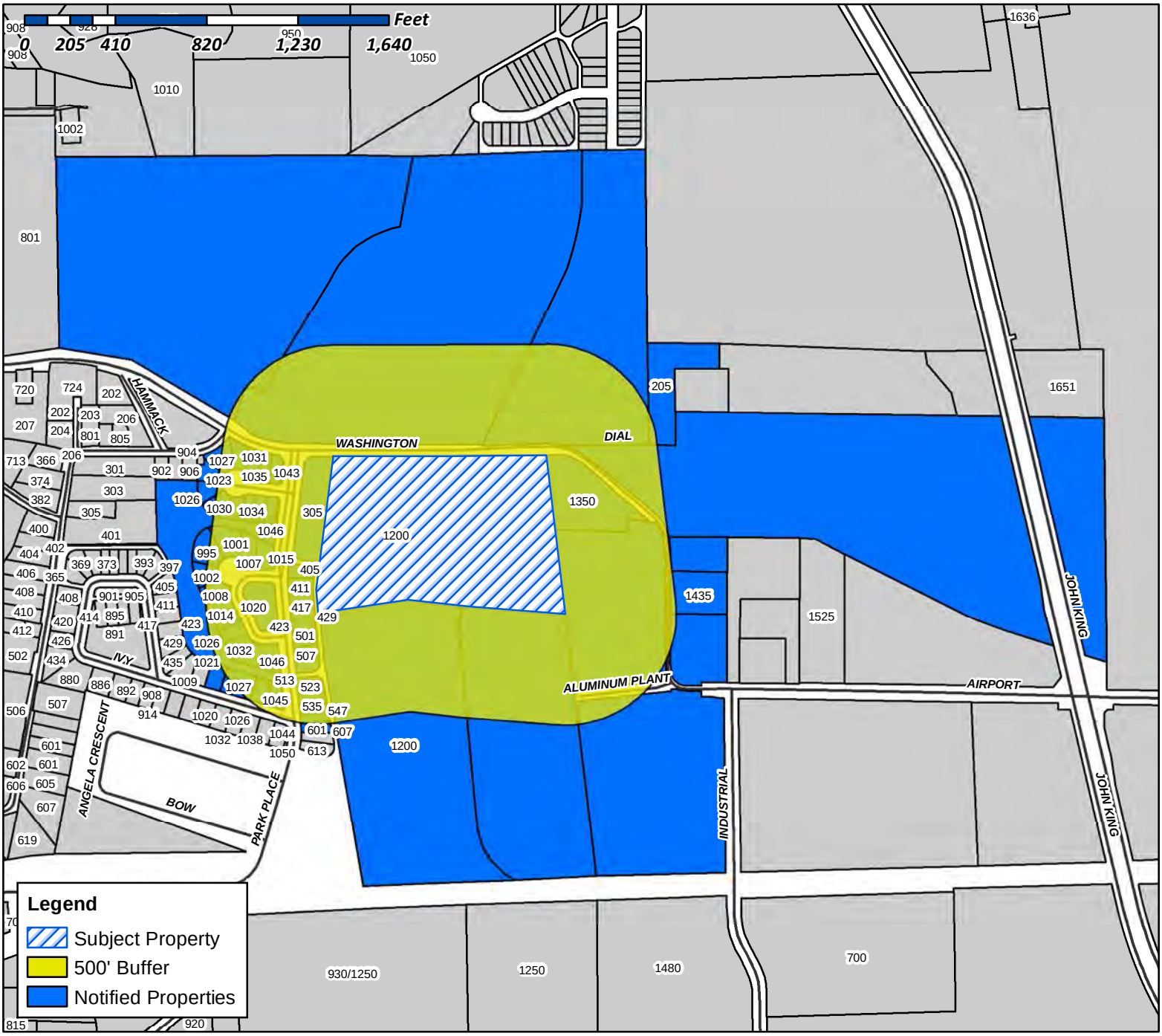

Case Number: Z2018-032
Case Name: Zoning Change (LI to PD)
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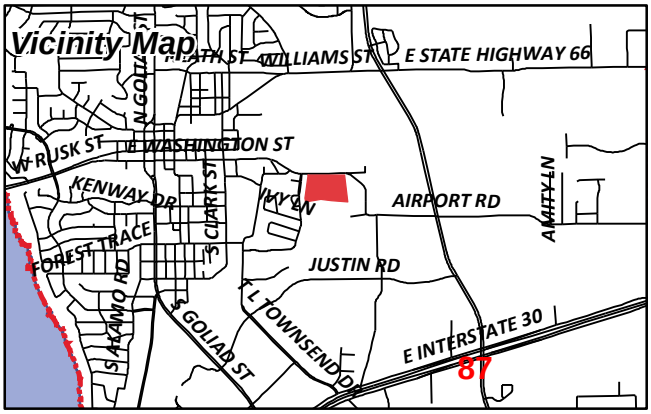

Date Created: 07/19/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1001 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 ST CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 ST CHARLES CT
ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A
1020 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 IVY LN
ROCKWALL, TX 75087

LEWIS WANDA C
1023 SAINT THOMAS CT
ROCKWALL, TX 75087

YOUNG PHIL & KATHY
1026 SAINT CHARLES COURT
ROCKWALL, TX 75087

IVEY BRUCE AND TINA
1026 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1027 IVY LN
ROCKWALL, TX 75087

FOX DENNIS AND KAREN
1027 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1030 ST THOMAS CT
ROCKWALL, TX 75087

CONFIDENTIAL
1031 SAINT THOMAS COURT
ROCKWALL, TX 75087

FIELDS SHAY AND JONI
1032 ST CHARLES COURT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
1034 ST THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
1034 ST THOMAS CT
ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO
1035 SAINT THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1038 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1039 IVY LN
ROCKWALL, TX 75087

BEER TERRY L AND
1039 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1040 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1042 ST THOMAS CT
ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY
1044 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1045 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST THOMAS CT
ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA
114 MISCHIEF LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD
131 COPTER LN
FATE, TX 75189

CURRENT RESIDENT
1350 E WASHINGTON
ROCKWALL, TX 75087

ARCHULETA JOSEPH AND KATHY
1403 ST THOMAS
ROCKWALL, TX 75087

CURRENT RESIDENT
1435 E WASHINGTON ST
ROCKWALL, TX 75087

ALVAPLAST US INC
1480 JUSTIN RD
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

VRANA MARK AND
1650 JOHN KING BLVD APT 3107
ROCKWALL, TX 75032

LAKEVIEW SUMMIT PROPERTIES LLC
1870 HILLCROFT DR
ROCKWALL, TX 75087

CURRENT RESIDENT
205 DIAL
ROCKWALL, TX 75087

P & P ENTERPRISES
230 MYERS RD
HEATH, TX 75032

SHERMAN JOCELYN D
233 WILLINGHAM DR
COPPELL, TX 75019

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

ROCKWALL PROPERTY CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

BARRON GARY S AND DELL S
405 PARK PLACE BLVD
ROCKWALL, TX 75087

JONES KENNETH AND CINDY
411 PARK PLACE BLVD
ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE
417 PARK PLACE BLVD
ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN
423 PARK PLACE BLVD
ROCKWALL, TX 75087

MORGAN WILBUR J AND NANCY F
429 PARK PLACE BLVD
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA
4505 LAKE HILL DR
ROWLETT, TX 75089

KRAEMER TERESA A
4525 COLE AVENUE
DALLAS, TX 75205

LOVOI JOSEPH J SR AND VELMA J
501 PARK PLACE BLVD
ROCKWALL, TX 75087

RASMUSSEN MICHAEL AND DELILA RASMUSSEN
507 PARK PLACE BLVD
ROCKWALL, TX 75087

GARCIA MELISSA P AND
513 PARK PLACE BLVD
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

CURRENT RESIDENT
535 PARK PLACE BLVD
ROCKWALL, TX 75087

HENRY PATRICIA A
541 PARK PLACE BLVD
ROCKWALL, TX 75087

BAYS JACOB M
5435 N GARLAND AVE
GARLAND, TX 75040

CURRENT RESIDENT
547 PARK PLACE BLVD
ROCKWALL, TX 75087

89

DUKE JERI L
5911 PINEY BIRCH COURT
KINGWOOD, TX 77345

CURRENT RESIDENT
601 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

FUNK JOSEPH
6623 ROYAL CREST DR
DALLAS, TX 75230

BENEDETTO MATT
907 W HOLIDAY RD
ROCKWALL, TX 75087

MOORE CONNIE JO
908 COUNTRY CLUB DR
HEATH, TX 75032

MARTIN CHARLES TED & RHONDA K
995 ST CHARLES CT
ROCKWALL, TX 75087

PODINA HERB AND LAURA
PO BOX 1586
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB
PO BOX 462311
GARLAND, TX 75046

90

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-032: Park Station (LI to PD)

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 8/14/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 8/20/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **8/20/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-032: Park Station (LI to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

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Case No. Z2018-032: Park Station (LI to PD)

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Good use of land, adds value to area

Name: Columbia Development Company, LLC Bill Bricker

Address: 305 Park Place Blvd

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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☐ I am opposed to the request for the reasons listed below.

Good use of land, adds value to area

Name: Columbia Extrusion Corporation — Bill Bricker
Address: 305 Park Place Blvd.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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☐ I am opposed to the request for the reasons listed below.

Good use of land, adds value to area

Name: Rockwall Property Corporation — Bill Bricker
Address: 305 Park Place Blvd.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Case No. Z2018-032: Park Station (LI to PD)

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 8/14/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 8/20/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **8/20/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-032: Park Station (LI to PD)

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Although we are in favor of this proposed, it is important to note that as the property owners to the south of the proposed development we will require access to said property via current (or alternate) access point (currently under easement) from the north (Washington St).

Name: Alveplast US Development (1200 Washington St)

Address: 1480 Justin Road 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From: Planning
To: Miller, Ryan
Subject: FW: Case No. Z2018-032: Park Station (LI to PD)
Date: Friday, August 17, 2018 4:50:22 PM

-----Original Message-----
From: Jocelyn Sherman [mailto:jocelyndsherman@yahoo.com]
Sent: Friday, August 17, 2018 11:15 AM
To: Planning
Subject: Case No. Z2018-032: Park Station (LI to PD)

To Whom It May Concern:

I am writing to say that I am opposed to the request for a zoning change because the proposed plan and build out do not closely resemble the current look and feel of the Park Place neighborhood. The plan also does not adequately minimize the flow of traffic from Harry Myers Park. I would like to see the plan changed to better resemble the the current neighborhood so that Park Place continues to be a community that draws people in and distinguishes Rockwall from other cities in the area.

Sincerely,
Jocelyn Sherman
547 Park Place
(233 Willingham Dr, Coppell, TX 75019)

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From: John Wardell
To: Miller, Ryan
Subject: In Favor of Z2018-032 Columbia Development PD
Date: Wednesday, August 22, 2018 6:21:49 PM

Ryan – My name is John Wardell and my wife Julie and I have lived in the Park Place Subdivision for over 10 years. We are the most deeply invested residents having restored the Jordan Farm House that has been the anchor of this property since the early 1900's. We wanted to express our approval of
Z2018-032 submitted by Bill Bricker for Columbia Development. When we purchased our lot and invested two years of our lives moving and restoring our home we knew the adjacent property was zoned Light Industrial but chose to invest in the area anyway. We believed the land that is the subject of this rezoning request would be developed for a higher purpose because of its proximity to Old Town, the parks, and to achieve greater value for the developer.

We believe the Planned Development should be approved for the following reasons:

1. The proposed Planned Development offers the best possible option for the homeowners of Park Place to have a visual break from the commercial and light industrial formed by the town homes.
2. The retail strip along Washington gives a fresh retail option to this area that is needed to service the visitors to the Park and area residents.
3. The Light Industrial sites are concealed on the north by retail and on the west by the town homes and provide a needed small footprint option.
4. Bill Bricker and Columbia have proven to be responsible developers that have given Rockwall one of its premier neighborhoods in Park Place and we believe this new development will be no exception.
5. By adding the townhomes to our HOA our Architectural Review Committee has the opportunity to exercise guidance on the exterior finishes.
6. The PD will bring more taxable commercial and residential real estate to our tax base. It will also provide possible growth in sales tax and personal property tax.

Some of our neighborhood members will email you in fear of parking problems with future public events at Myers Park. We share their parking concerns but it is not the responsibility of Columbia to provide parking for public events. If the city is going to host these events then parking solutions will have to be found in the future by the city.

Allow us to communicate also our strong opposition to Washington becoming State Highway 66 and being widened and rerouted adjacent to our neighborhood. We expressed our opposition to this reroute when it was originally proposed and we still stand in opposition to this misguided solution.

If you have questions you may return email to this address.

Thank you for your service.

From:	Michael Rasmussen
To:	Miller, Ryan; Planning
Cc:	Pruitt, Jim; Hohenshelt, John; Macalik, Dana; Fowler, Kevin; Johannesen, Trace; Daniels, Bennie
Subject:	Case # Z2018-032: Park Station
Date:	Thursday, August 23, 2018 4:32:03 PM

To Planning Commission and Mayor/ Council Members

I am in favor of the proposed Park Station development.

I have to raise concerns if the city does not prepare for all of the parking area that will be lost . During festivals such as Founders Day, disk golf championships, 4th of July, and other large events this land has generously been used to handle overflow Harry Meyers Parking.

We live in Park Place adjacent (WEST) to the proposed development and during these events we struggle to stop the multitude of non-resident cars in our neighbored. Some break the no parking rules, smoke/drink/ speed and basically cause hazards. In addition the foot traffic up and down Washington migrates to the middle of the street causing even more dangerous situations. There are no sidewalks adjacent to the Park and roadway.

The city needs to be pro-active to plan for these events and future lack of parking. Possibly city should prepare to shuttle overflow traffic to Harry Meyers from a remote location? (High School)? Post a police officer at our entrance to detour non-resident traffic. In addition, if you continue to project HWY 66 passing in front of the development the issue will only get worse.

What will the city do to protect Park Place owners when this property is developed?

Park Place is in the midst of a 2nd phase and the homes are beautiful. The Park Place development is a benchmark for other development both style and quality. If ever there was a role model to sell the Rockwall style for others to relocate—Park Place is it!!
Why tarnish it with these other issues. Please don't be short sighted in this decision.

Plan for the loss of this land.
Plan for possible negative effects of Hwy 66.

Maybe the city should purchase the land and extend the Harry Meyers Park facilities!!

Respectfully,

Michael and DeLila Rasmussen
507 Park Place Blvd
Rockwall TX 75087

H: 972-722-1090 C: 214-276-3123

99

From: Chris
To: Miller, Ryan
Subject: Z2018-032:Park Station (L1 to PD)
Date: Thursday, August 23, 2018 7:43:33 PM

We live in the Park Place neighborhood across from Harry Myers Park. We are writing with concern about the P & Z activity which addresses the development of the proposed Park Station by the Columbia Development LLC and the proposed route of Highway 66.
We are in a state of limbo not knowing how plat of land just north of the Aluminum plant will be developed. (with or without Hwy 66) We hope Columbia Development is granted their P & Z request. Rerouting Hwy 66 with a 4 lane divided highway along Harry Myers will absolutely ruin the aesthetics of the Park and interfere with the plan to develop the proposed Park Station.
Obviously, developing Park Station will have a huge impact on the loss of parking for events at Harry Myers . This will directly affect spectator parking encroaching and overflowing into our Park Place neighborhood. This is an issue the city at some point must address when the current vacant lot used for parking is no longer available.
Congestion in our neighborhood will be oppressive and possibly a hazard as far as ability for emergency vehicles accessing the interior of the Park Place neighborhood. The remedy for this could possibly be a shuttle system during major high volume events.
Harry Myers Park, a jewel in our city, should be protected from being marred by a 4 lane divided highway.
The area across the street (proposed Park Station) should be developed in a fluid pleasing manner that will allow our neighborhood to seamlessly blend with the adjacent property.
We would just like to know what we have to look forward to for our beautiful Park Place neighborhood. Please work with Columbia Development LLC in their vision to develop the plat of land in Z2018-032:Park Station (L1 to PD) We support it.

Respectfully
David and Christine David
1020 St Charles Ct

Sent from my iPad

100

COLUMBIA Columbia Development Company, L.L.C.

305 Park Place Blvd.
Rockwall, Texas 75087
Tel 972.722.2439
Cell 214.801.6157
bill@parkplacerockwall.com

July 13, 2018

City of Rockwall
385 S Goliad
Rockwall, TX 75087

Columbia Development is proposing to convert approximately 15.6 acres of Light Industrial property located at 1200 E Washington to Light Industrial planned development. This property has been zoned LI for many years and the expected use has been industrial based manufacturing, much as has been the case for the portion of the property located directly south of the subject property and now owned by Alvaplast US Development.

The City plan would reflect the future use of this property as LI. With the property rezoned to PD we would lessen the impact of the use on the surrounding area which is adjacent to Harry Myers Park and the Park Place West subdivision to the west. We feel that developing the land into several types of uses will buffer the industrial component of the property to adjacent uses.

We proposed to build approximately 10 townhouse units on the west property line facing the Park Place community center. This component would be annexed to the Park Place West HOA, be built to the same architectural standards as Park Place West and subject to the Park Place West ARC for approval of the facades. This would be an effective transition to the industrial buildings immediately to the east.

Along Washington we propose retail, commercial and restaurant space in buildings designed to convey a sense of Texas historic bus and rail stations. The first building is presented as a 22,000 sq ft two story structure with views of the park from all tenant spaces.

As the project develops additional buildings of various sizes and similar uses would be built as specs, leased space, build to suit or purchased for particular uses. These structures would be restricted to carrying forward the Park Station theme for all buildings facing Washington.

The interior of the project would remain based in LI uses with certain restrictions to limit uses that are not compatible with the surrounding townhomes, single family, and retail, restaurant and commercial activities.

Columbia feels this project will be appreciated by the City as one that removes the potential of large industrial use and provides a type of housing that is desirable for people who want a Park Place lifestyle with the convenience of a townhome. Additionally the retail/commercial aspect of the project will complement Harry Myers with uses that enjoy the view and proximity of the City's preeminent park. Limiting the potential for industrial and providing land for smaller businesses to lease or build their own space is a healthy benefit for the community.

CW Bricker

101



TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
FIRM No. 19244
tjones@tomden.com

PARK STATION - 16.26 ACRES

ROCKWALL, ROCKWALL COUNTY, TEXAS

AERIAL EXHIBIT

DRAWN BY:	DATE:	SCALE:	CODE:
JTP	07/13/2018	1" = 200'	611.009003.00

Dwg Name: P:\611.009 Tom Jones Support\003 Park Station\dwg\Eng\Exhibits\AERIAL EXHIBIT.dwg Updated By: JPyka 08:39

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, INDALLOY ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block 1, said point being in the south right-of-way line of E. Washington Street;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary line of Lot 1, a distance of 718.54 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 37 min. 16 sec. W. a distance of 435.64 feet to a 1/2" iron rod found for corner on the West boundary line of said Lot 1, Block 1;

THENCE N. 83 deg. 23 min. 14 sec. W. a distance of 274.94 feet to a 1/2" iron rod found for corner;

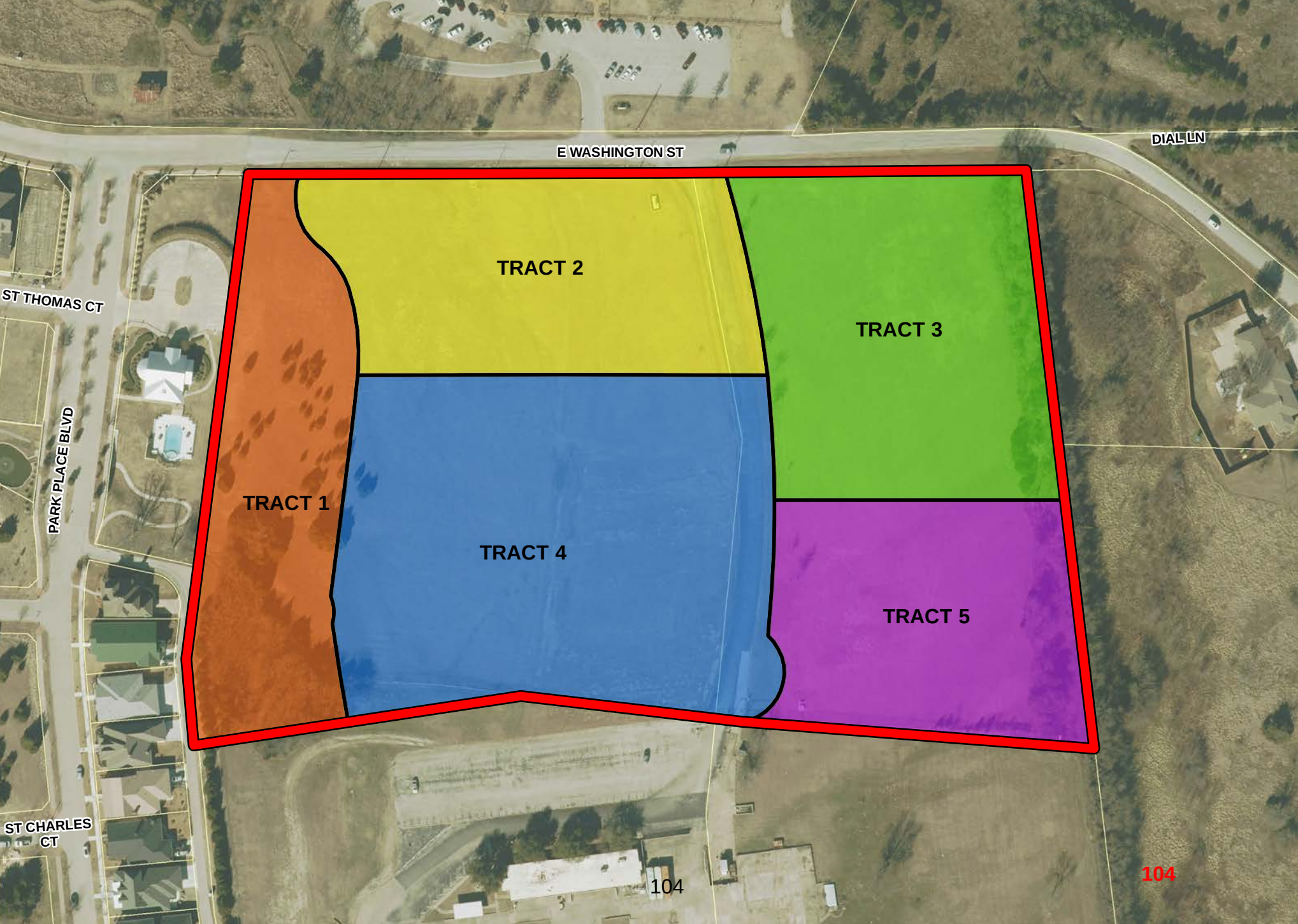
THENCE S. 81 deg. 27 min. 00 sec. W. a distance of 408.12 feet to a ½" iron rod found for corner in the east boundary line of PARK PLACE WEST II, according to the Amended plat thereof recorded in Cabinet G, Slide 100, of the Plat Records of Rockwall County, Texas;

THENCE N. 04 deg. 52 min. 54 sec. W. along said addition, a distance of 106.88 feet to a ½" iron rod found for corner;

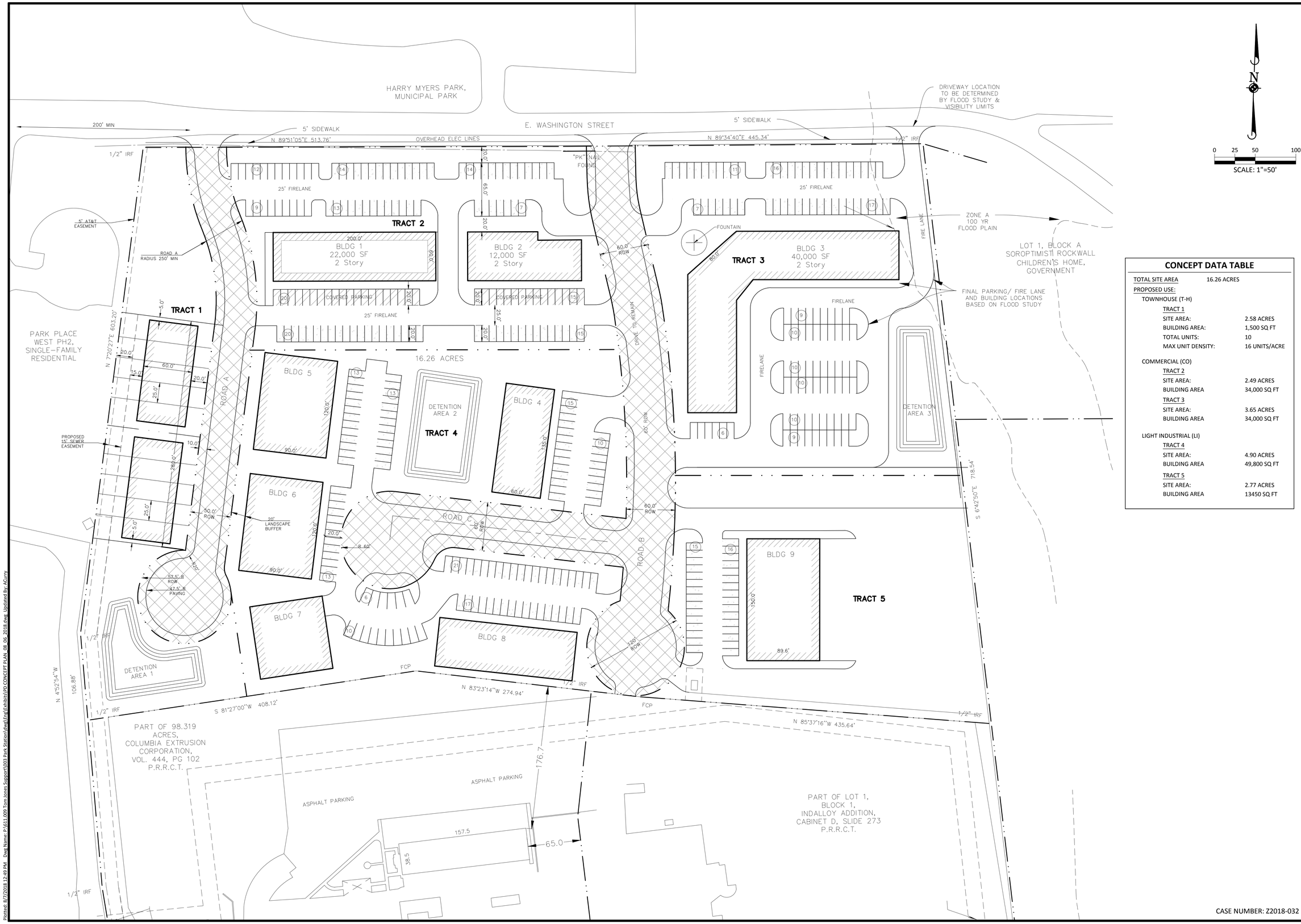
THENCE N. 07 deg. 20 min. 27 sec. E. along said addition, a distance of 603.20 feet to a ½" iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of said street, a distance of 513.76 feet to a P-K nail found for corner at the northwest corner of said Lot 1, Block 1;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of said street and north line of said Lot 1, a distance
Of 445.34 feet to the POINT OF BEGINNING and containing 16.26 acres of land.


E WASHINGTON ST
DIAL LN
ST THOMAS CT
PARK PLACE BLVD
ST CHARLES CT
TRACT 1
TRACT 2
TRACT 3
TRACT 4
TRACT 5

104



CONCEPT DATA TABLE

TOTAL SITE AREA	16.26 ACRES
PROPOSED USE:	
TOWNHOUSE (T-H)	
TRACT 1	
SITE AREA:	2.58 ACRES
BUILDING AREA:	1,500 SQ FT
TOTAL UNITS:	10
MAX UNIT DENSITY:	16 UNITS/ACRE
COMMERCIAL (CO)	
TRACT 2	
SITE AREA:	2.49 ACRES
BUILDING AREA	34,000 SQ FT
TRACT 3	
SITE AREA:	3.65 ACRES
BUILDING AREA	34,000 SQ FT
LIGHT INDUSTRIAL (LI)	
TRACT 4	
SITE AREA:	4.90 ACRES
BUILDING AREA	49,800 SQ FT
TRACT 5	
SITE AREA:	2.77 ACRES
BUILDING AREA	13450 SQ FT

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
214.679.1679
tjones@tomden.com
FIRM No. 19244

DRAWN BY | REVISIONS | DATE

PD CONCEPT PLAN
PARK STATION - 16.26 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJ. MGR.: JTP
PROJ. ASSOC.: ADC
DRAWN BY: ADC
DATE: 08/07/2018

SHEET 1 OF 1

CASE NUMBER: Z2018-032

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Plotted: 8/7/2018 12:49 PM Dwg Name: P:\611.009 Tom Jones Support\003 Park Station\dwg\Engr\Exhibits\PD CONCEPT PLAN_08_06_2018.dwg Updated By: ACurry

105

HARRY MYERS PARK,
MUNICIPAL PARK

E. WASHINGTON STREET

DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

200' MIN

5' SIDEWALK

N 89°51'05"E 513.76'

EX. 12" WATER

OVERHEAD ELEC LINES

1/2" IRF

"PK" NAIL FOUND

N 89°34'40"E 445.34'

12" WATER

1/2" IRF

5' SIDEWALK

FH

PROP. WATER

FIRE LANE

0 20 40 80

SCALE: 1"=40'

ZONE A
100 YR
FLOOD PLAIN

LOT 1, BLOCK
SOROPTIMIST ROC
CHILDREN'S HO
GOVERNMEN

FINAL PARKING/ FIRE LANE AND BUILDING LOCATIONS BASED ON FLOOD STUDY

PROP. LIFT STATION (PRIVATE)

5' AT&T EASEMENT

ROAD A
RADIUS 250' MIN

TRACT 1

TRACT 2

TRACT 3

TRACT 4

TRACT 5

BLDG 1
22,000 SF
2 Story

BLDG 2
12,000 SF
2 Story

BLDG 3
40,000 SF
2 Story

BLDG 4

BLDG 5

BLDG 6

BLDG 7

BLDG 8

BLDG 9

25' FIRELANE

COVERED PARKING

FOUNTAIN

DRIVE TO REMAIN

60' ROW

16.26 ACRES

LOT LINE

PROP. 8" S.S.

PROP. 4" FM

PROP. 8" WATER

DETENTION AREA 1

DETENTION AREA 2

DETENTION AREA 3

PROPOSED 15' SEWER EASEMENT

20' LANDSCAPE BUFFER

50.0' ROW

57.5' R ROW

47.5' R PAVING

R 60'

R 20'

EX. 8" S.S.

ROAD B

ROAD C

120' ROW

N 7°20'27"E 603.20

N 4°52'54"W 106.88'

S 6°42'50"E 718.54'

S 81°27'00"W 408.12'

N 83°23'14"W 274.94'

N 85°37'16"W 435.64'

1/2" IRF

FCP

PART OF 98.319 ACRES, COLUMBIA EXTRUSION CORPORATION, VOL. 444, PG 102 P.R.R.C.T.

PART OF LOT 1,

ASPHALT PARKING

176.7

CASE NUMBER: Z2018-032

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
214.679.1679
FIRM No. 19244 tjones@tomden.com

DRAWN BY:
REVISIONS
DATE

PRELIMINARY UTILITY SERVICE PLAN

PARK STATION - 16.26 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES

THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE:
June 29, 2018

PROJ. MGR.: JTP
PROJ. ASSOC.: ADC
DRAWN BY: ADC
DATE: 08/07/2018

SHEET 1 OF 1

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Plotted: 8/7/2018 12:51 PM Dwg Name: P:\611.009 Tom Jones Support\003 Park Station\dwg\Eng\Exhibits\Prelim Utility Exhibit.dwg Updated By: ACurry

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The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

HARRY MYERS PARK

925

945

PROPOSED TXDOT 2007 STATE HIGHWAY 66 ALTERNATIVE REALIGNMENT

PROPOSED TXDOT 2012 STATE HIGHWAY 66 REALIGNMENT

E WASHINGTON ST

DIAL LN

ST THOMAS CT

ST CHARLES CT

IVY LN

MICHAEL GARDENS

PARK PLACE ADDITION

PARK PLACE BLVD

1039 1043 1042 1046 1045 1044 1050 1047 1048 1046

305 405 411 417 423 429 501 507 513 523 529 535 541 547 601 607 613 701 707 713 719 725 731

1100 1300 1200 1200 100 1200 200 1200 210 1200 220 1200 300 1200 400

COLUMBIA EXTRUSION

BLDG 1 22,000 SF 2 Story
BLDG 2 14,000 SF 2 Story
BLDG 3 37,000 SF 2 Story
BLDG 4
BLDG 5
BLDG 6
BLDG 7
BLDG 8
BLDG 9
BLDG 10

COVERED PARKING
DRIVE THRU
FOUNTAIN
DRIVEWAY
FIRE LANE
LOT LINE
DRIVE TO REMAIN
60' ROW
20' ROW
DETENTION AREA
10 PARKS @ 22' X 9'

LS_E2B_001 LS

PRELIMINARY SITE PLAN - VERSION 4
PARK STATION
DRAWN BY: SH DATE: 5/31/18 SCALE: 1"=40'

Legend

- Subject Property
- TXDOT 2012 Proposed SH66 Realignment
- TXDOT 2007 Alternative SH66 Realignment
- Fire Hydrants
- Water Valves
- Water Lines
- Wastewater Clean Outs
- Lift Station
- Wastewater Man Hole
- Wastewater Lines
- Parcels
- Floodplain

City of Rockwall

0 25 50 100 150 Feet
1 inch = 150 feet
Date: 6/15/2018

PARK STATION SITE PLAN

WITH PROPOSED SH66 REALIGNMENT

Permitted Land Uses in a Single Family-10 (SF-10) District

Date: March 21, 2014

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P

Residential & Lodging	
Accessory Building [1]	P
Garage	A
Guest Quarters/ Secondary Living Unit [1]	A
Home Occupation [1]	P
Portable Building [1]	P
Single Family, Detached [1]	P
Swimming Pool, Private	A
Tennis Court Private	S

Institutional & Community Service	
Church/House of Worship [1]	S
Day Care (7 or More Children) [1]	S
Group or Community Home+	P
Public or Private School, Primary [1]	S
Public or Private School, Secondary [1]	S
Public or Private School Temporary Education Building [1]	S

Recreation, Entertainment & Amusement	
Community or Recreation Club, Public or Private (Accessory)	S
Country Club, Private	S
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	S

Retail & Personal Services	
Real Estate Sales Office, On-site, Temporary [1]	P

Commercial & Business Services	
Temporary On-site Construction Office [1]	P

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary [1]	P
Mining and Extraction (Sand, Gravel Oil & other) [1]	S

Utilities, Communications & Transportation	
Antenna, Accessory [1]	S
Antenna, Dish [1]	A
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Railroad Yard or Shop	S
Satellite Dish [1]	P
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel without Outside Pens	S
Animal Clinic for small animals, no outdoor pens [1]	P
Animal Hospital, Clinic	S
Urban Agriculture-Community Garden[1]	S
Urban Agriculture-Community Urban Farm[1]	S

Residential & Lodging	
Accessory Building [1]	P
Caretakers Quarters/Domestic or Security Unit	P
Convent or Monastery	P
Garage	A
Hotel or Motel	S
Hotel, Residence	S
Residential Care Facility	S

Institutional & Community Service	
Assisted Living Facility [1]	S
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship [1]	P
Convalescent Care Facility/Nursing Home [1]	P
Congregate Care Facility/Elderly Housing[1]	S
Day Care (7 or More Children) [1]	P
Emergency Ambulance Services, Ground	P
Group or Community Home [1]	P
Government Facility	P
Hospice	P
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel (Stand-Alone)	P
Post Office, Local Service	P
Public or Private School, Primary [1]	P
Public or Private School, Secondary [1]	P
Public or Private School Temporary Education Building [1]	S
Social Service Provider, except Rescue Mission or Homeless Shelter	S

Office & Professional	
Financial Institution with Drive-Through [1]	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary [1]	P
Commercial Amusement/ Recreation (Inside) [1]	S
Commercial Amusement/ Recreation (Outside)	S
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	S
Golf Driving Range	S

Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Gun Club, Skeet or Target Range (Indoor)	S
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	S
Theater	S

Retail & Personal Services	
Antique/Collectible Store	P
Astrologer, Hypnotist, or Psychic Art and Science	P
Banquet Facility	P
Beverage and/or Food Service Facility, Portable[1]	S
Business School	P
Catering Service	P
Christmas Tree Sales Lot & Similar Uses, Temporary [1]	P
Copy Center	P
Display, Incidental [1]	P
Garden Supply/Plant Nursery	P
General Personal Service	P
General Retail Store	P
Hair Salon, Manicurist	P
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Massage Therapist	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	S
Pet Shop	P
Private Club [1]	P
Real Estate Sales Office, On-site, Temporary [1]	P
Rental Store, w/o Outside Storage and Display	S
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in [1]	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in [1]	S
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub [1]	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	S
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Tailor, Clothing or Apparel Shop	P

Commercial & Business Services	
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Locksmith	P
Shoe and Boot Repair and Sales	P
Trade School	S
Temporary On-site Construction Office [1]	P

Auto & Marine-Related	
Auto Repair Garage, Minor [1]	S
Car Wash/Auto Detail [1]	S

Car Wash, Self Service	S
Parking Lot, non-commercial	P
Service Station [1]	P

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary [1]	P
Mining and Extraction (Sand, Gravel Oil & other) [1]	S

Utilities, Communications & Transportation	
Antenna, Accessory [1]	P
Antenna, Commercial [1]	S
Antenna, Amateur Radio[1]	P
Antenna, Dish [1]	P
Antenna, Commercial, Free-Standing [1]	S
Antenna, Commercial, Mounted [1]	S
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	S
Satellite Dish [1]	P
Solar Energy Collector Panels and Systems[1]	P
Transit Passenger Facility	S
TV Broadcasting & Other Communication Service	S
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel *without* Outside Pens	P
Animal Clinic for small animals, no outdoor pens [1]	P
Animal Hospital, Clinic	P
Animal Shelter	P
Urban Agriculture-Community Garden [1]	S
Urban Agriculture-Urban Farm [1]	S

Residential & Lodging	
Accessory Building [1]	P
Caretakers Quarters/Domestic or Security Unit	P
Garage	A
Hotel	S
Hotel, Full Service	S
Hotel, Residential	S
Motel	S

Institutional & Community Service	
Assisted Living Facility [1]	S
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship [1]	P
College, University, or Seminary	P
Convalescent Care Facility/Nursing Home [1]	S
Congregate Care Facility/Elderly Housing [1]	S
Crematorium (Stand Alone)	S
Day Care (7 or More Children) [1]	S
Emergency Ambulance Services, Ground	P
Government Facility	P
Hospice	S
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel	P
Post Office, Local Service	P
Post Office, Regional	P
Prison/Custodial Institution	P
Public or Private School, Primary [1]	P
Public or Private School, Secondary [1]	P
Rescue Mission or Shelter for the Homeless	P
Social Service Provider, except Rescue Mission or Homeless Shelter	P

Office & Professional	
Financial Institution with Drive-Through [1]	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary [1]	P
Commercial Amusement/ Recreation (Inside) [1]	P

Commercial Amusement/ Recreation (Outside)	S
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	P
Golf Driving Range	P
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Gun Club, Skeet or Target Range (Indoor)	P
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Private Sports Arena, Stadium or Track	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	P
Theater	P

Retail & Personal Services	
Beverage and/or Food Service Facility, Portable [1]	S
Business School	P
Catering Service	P
Christmas Tree Sales Lot & Similar Uses, Temporary [1]	P
Copy Center	P
Display, Incidental	P
Garden Supply/Plant Nursery	P
General Personal Service	S
General Retail Store	S
Hair Salon, Manicurist	S
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	S
Pawn Shop	P
Private Club [1]	P
Real Estate Sales Office, On-site, Temporary [1]	P
Rental Store, w/o Outside Storage and Display	P
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in [1]	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in [1]	P
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub [1]	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	P
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Taxidermist Shop	P
Winery [1]	P

Commercial & Business Services	
Bail Bond Service	P
Building & Landscape Material *with* Outside Storage	P
Building & Landscape Material *with Limited* Outside Storage [1]	P
Building Maintenance, Service & Sales *with* Outside Storage [1]	P
Building Maintenance, Service & Sales *without* Outside Storage	P
Cleaners, Commercial	P
Commercial, Other than Listed	P

Custom & Craft Work	P
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Feed Store, Ranch Supply	S
Food Processing	P
Furniture or Cabinet Repair	P
Furniture Upholstery, Refinishing or Resale	P
Gunsmith Repair and Sales	P
Heavy Machinery & Equipment (Rental, Sales & Service)	S
Locksmith	P
Machine Shop	P
Medical or Scientific Research Lab	P
Research & Technology / Light Assembly	P
Trade School	P
Temporary On-site Construction Office [1]	P

Auto & Marine-Related	
Auto Repair Garage, Major [1]	P
Auto Repair Garage, Minor [1]	P
Automobile Rental	S
Boat & Trailer Dealership (New and Used) [1]	S
Car Wash/Auto Detail [1]	P
Car Wash, Self Service	P
Indoor Motor Vehicle Dealership/Showroom. New and/or Used [1]	S
Motor Vehicle Dealership, New (Cars and Light Trucks) [1]	S
Motor Vehicle Dealership, Used (Cars and Light Trucks) [1]	A
Parking, Commercial	P
Parking Lot, non-commercial	P
Recreational Vehicle (RV) Sales and Service	S
Service Station [1]	P
Towing & Impound Yard	S
Towing Service, No Storage [1]	P
Truck Rental	S
Truck Stop with Fuel and Accessory Services [1]	S

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant [1]	S
Asphalt or Concrete Batch Plant, Temporary [1]	P
Bottle Works, Milk or Soft Drinks	P
Brewery, Distillery or Winery (Excluding Brew Pub)	P
Carpet and Rug Cleaning	P
Environmentally Hazardous Materials [1]	S
Food Processing (No Slaughtering)	P
Light Assembly & Fabrication	P
Manufacturing, Heavy	S
Manufacturing, Light	P
Metal Plating, Electro Plating	S
Mining and Extraction (Sand, Gravel Oil & other) [1]	S
Printing & Publishing	P
Salvage or Reclamation of Products (Indoors)	P
Salvage or Reclamation of Products (Outdoors)	S
Sheet Metal Shop	P
Tool, Dye, Gauge and Machine Shop	P

Welding Repair	P

Wholesale, Distribution & Storage	
Cold Storage Plant	P
Heavy Construction Trade Yard	P
Mini-warehouse [1]	P
Outside Storage and/or Outside Display [1]	P
Recycling Collection Center	P
Warehouse/ Distribution Center	P
Wholesale Showroom Facility	P

Utilities, Communications & Transportation	
Airport, Heliport or Landing Field	S
Antenna, Accessory [1]	P
Antenna, Commercial [1]	S
Antenna, Amateur Radio [1]	P
Antenna, Dish [1]	P
Antenna, Commercial, Free-Standing [1]	P
Antenna, Commercial, Mounted [1]	P
Bus Charter Service & Service Facility	P
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	P
Satellite Dish [1]	P
Solar Energy Collector Panels and Systems [1]	P
Transit Passenger Facility	S
Trucking Company	P
TV Broadcasting & Other Communication Service	P
Utilities Holding a Franchise from City of Rockwall	P
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR TOWNHOMES, COMMERCIAL/RETAIL, AND LIGHT INDUSTRIAL LAND USES ON THE SUBJECT PROPERTY, BEING A 16.26-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, INDALLOY ADDITION AND TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the applicant Bill Bricker on behalf of the owner, Columbia Development Company, LLC, for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for the purpose of establishing commercial/retail, light industrial, and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall be in accordance with the *Planned Development Concept Plan*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a preliminary plat for the entire *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance* -- shall be submitted prior to any other submittal for any portion of the *Subject Property*.

DRAFT ORDINANCE 09.04.18

SECTION 5. That development of *Tract 1* of the *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance* -- shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(d) below*], shall be the exclusive procedures applicable to the subdivision and platting of *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). If required, the City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Site Plan
(2) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of *Tract 1* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat Application* after engineering approval.

(d) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, for all of *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be submitted for approval.

SECTION 6. That development of *Tracts 2, 3, 4 & 5* of the *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance* -- shall be in conformance with the procedures set forth in the Unified Development Code [*Ordinance No. 04-38*];

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (*$2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF SEPTEMBER, 2018.

DRAFT ORDINANCE 08-47-2018

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *September 4, 2018*

2nd Reading: *September 17, 2018*

DRAFT
ORDINANCE
09.04.2018

All that certain lot, tract or parcel of land situated in the *R. BALLARD SURVEY, ABSTRACT NO. 29*, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, *INDALLOY ADDITION*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block 1, said point being in the south right-of-way line of E. Washington Street;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary line of Lot 1,a distance of 718.54 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 37 min. 16 sec. W .a distance of 435 .64 feet to a 1/2" iron rod found for corner on the West boundary line of said Lot 1, Block 1;

THENCE N. 83 deg. 23 min. 14 sec. W. a distance of 274.94 feet to a 1/2" iron rod found for corner;

THENCE S. 81 deg. 27 min. 00 sec. W. a distance of 408.12 feet to a Y," iron rod found for corner in the east boundary line of *PARK PLACE WEST II*, according to the Amended plat thereof recorded in Cabinet G, Slide 100, of the Plat Records of Rockwall County, Texas;

THENCE N. 04 deg. 52 min. 54 sec. W. along said addition, a distance of 106.88 feet to a W' iron rod found for corner;

THENCE N. 07 deg. 20 min. 27 sec. E. along said addition, a distance of 603.20 feet to a W' iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of said street, a distance of 513.76 feet to a P-K nail found for corner at the northwest corner of said Lot 1, Block 1;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of said street and north line of said Lot 1, a distance of 445.34 feet to the *POINT OF BEGINNING* and containing 16.26 acres of land.

DRAFT ORDINANCE 09.04.2018

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09.04.2018

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DRAFT 04.30.2018

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CONCEPT DATA TABLE
TOTAL SITE AREA 16.26 ACRES
PROPOSED USE
TOWNHOUSE (T-H)
TRACT 1
SITE AREA: 2.58 ACRES
BUILDING AREA: 1,500 SQ FT
TOTAL UNITS: 10
MAX UNIT DENSITY: 16 UNITS/ACRE
COMMERCIAL (CO)
TRACT 2
SITE AREA: 2.49 ACRES
BUILDING AREA 34,000 SQ FT
TRACT 3
SITE AREA: 3.65 ACRES
BUILDING AREA 34,000 SQ FT
LIGHT INDUSTRIAL (LI)
TRACT 4
SITE AREA: 4.90 ACRES
BUILDING AREA 49,800 SQ FT
TRACT 5
SITE AREA: 2.77 ACRES
BUILDING AREA 13450 SQ FT
SCALE: 1"=50'
0 25 50 100
N
DRIVEWAY LOCATION TO BE DETERMINED BY FLOODPLAIN & VISIBILITY LIMITS
LOT 1, BLOCK A SORPTIMIST ROCKWALL CHILDRENS HOME, GOVERNMENT
ZONE A 100 YR FLOOD PLAIN
FINAL PARKING / DRIVE LANE LOCATIONS TO BE DETERMINED BASED ON FLOOD STUDY
PIPE LINE
DETENTION AREA 3
TRACT 3
BLDG 3 40,000 SF 2 Story
TRACT 5
BLDG 9
PART OF LOT 1, BLOCK A, INDALLOY ADDITION, CABINET C, SLIDE 273 P.R.R.C.T.
E. WASHINGTON STREET
5' SIDEWALK
25' FIRELANE
BLDG 2 12,000 SF 2 Story
TRACT 2
BLDG 1 22,000 SF 2 Story
HARRY MYERS PARK, MUNICIPAL PARK
OVERHEAD ELEC. LINES
16.26 ACRES
DETENTION AREA 2
TRACT 4
BLDG 4
BLDG 8
BLDG 5
BLDG 6
BLDG 7
ASPHALT PARKING
TRACT 1
ROAD A RADIUS 250' MIN
PARK PLACE NICE FAMILY SINGLE FAMILY RESIDENTIAL
PART OF 98.319 ACRES COLUMBIA EXTRUSION CORPORATION, VOL. 4445, PG 102 P.R.R.C.T.
DRAFT
ORDINANCE
2018

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Tracts 1-5 (16.26-Acres): Development Standards for all Tracts

(1) *Landscaping Standards.*

(i) *Landscape Requirements.* Landscaping shall be reviewed and approved with a *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers (Streets A, B, & C).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of *Streets A, B & C* as depicted in *Exhibit 'D'* of this ordinance, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage unless otherwise specified in this ordinance.

(iii) *Landscape Buffer and Sidewalks (E. Washington Street)*. A minimum of a 20-foot landscape buffer shall be provided along E. Washington Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees shall be planted per 100-feet of linear frontage.

(iv) *Landscape Buffer (Adjacent to Residential).* A minimum of a 20-foot landscape buffer shall be provided along the western boundary of *Tracts 2 & 4* (*i.e. areas adjacent to residential land uses*). The landscape buffer shall incorporate a combination of shrubbery and ground cover along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency. *Tract 4* shall also incorporate a minimum of a six (6) foot wrought iron fence in the required landscape buffer.

(v) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(2) *Washington Street.* The applicant shall be proportionally responsible for upgrading E. Washington Street to a M4U (*major collector, four [4] lane, undivided roadway*) where adjacent to the *Subject Property*.

(3) *Buried Utilities.* New transmission and distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property* as long as these lines remain in their current pre-developed state. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(4) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to any provisions of this ordinance.

DRAFT
ORDINANCE
09.04.23

Tract 1: Townhomes (2.02-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Single Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be permitted on the *Tract 1* in addition to the land uses permitted in the Single Family 10 (SF-10) District:

☑ Townhomes

However, the following land uses shall be expressly prohibited on *Tract 1*:

☑ Accessory Building
☑ Guest Quarters/Secondary Living Unit
☑ Portable Buildings
☑ Church/House of Worship
☑ Day Care
☑ Private or Public School
☑ Railroad Yard or Shop

(2) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards for the Single Family 10 (SF-10) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. The maximum permissible density for the *Subject Property* shall not exceed *5.94* dwelling units per gross acre of land; however, in no case should the proposed development exceed *12* dwelling units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width [1]	28'
Minimum Lot Depth	115'
Minimum Lot Area	3,000 SF
Minimum Front Yard Setback [2] & [4]	20'
Minimum Side Yard Setback	0'
Minimum Distance Between Buildings	10'
Minimum Length of Driveway Pavement	20'
Maximum Height [3]	36'
Minimum Rear Yard Setback [4]	10'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	1,400 SF
Garage Orientation	*Rear Entry*
Maximum Number of Attached Units Per Buildings	5 Units
Maximum Lot Coverage	75%

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
[4]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front* and *Rear Yard Building Setbacks* by up to five (5) feet for any property; however, the encroachment shall not exceed three (3) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.

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(3) *Garage Orientation.* All garages are required to be rear entry and shall generally conform to the Concept Plan depicted in *Exhibit 'D'* of this ordinance (*i.e. the Townhomes will front towards the Park Place Subdivision*).

(4) *Building Standards.* The building elevations shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following building standards:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementaceous products may be used for up to *100%* of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

(ii) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

(iii) *Architectural Requirements.* All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions.* The development shall generally conform to development scheme portrayed in the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends and paint colors may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of the homes, backing to the public right-of-way (*i.e. Street A*), shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Sidewalks.* The sidewalk adjacent to *Road 'A'* as depicted in *Exhibit 'D'* of this ordinance shall be constructed adjacent to the roadway with the exception of the area directly adjacent to the townhomes. In this area the sidewalk may be deviated to run in between the western property line of the *Subject Property* and the front facades of the townhomes. Where the sidewalk is on private property it shall be in a *pedestrian access easement.*

DRAFT ORDINANCE 09.04.2018

(7) *Fence Standards.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(8) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. As an alternative -- *and pending the approval of an adjacent HOA* --, this property can be incorporated into an existing HOA. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadway, drive aisles and drive approaches for the subject property associated with this development.

Tracts 2 & 3: Commercial/Retail (6.57-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tracts 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the General (GR) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on *Tracts 2 & 3*:

- ☑ Convent or Monastery
- ☑ Hotel or Motel
- ☑ Residence Hotel
- ☑ Cemetery/Mausoleum
- ☑ Church/House of Worship
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Emergency Ambulance Services (*Ground*)
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Golf Driving Range
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Auto Repair Garage (*Minor*)
- ☑ Car Wash/Auto Detail
- ☑ Car Wash (*Self Service*)
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Density and Dimensional Requirements.* Any development on *Tracts 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a General Retail (GR) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

DRAFT 09.04.2018

Tracts 4 & 5: Light Industrial (7.67-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tracts 4 & 5* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Light Industrial (LI) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on the *Tracts 4 & 5*:

- ☑ Animal Shelter
- ☑ Hotel or Motel
- ☑ Residence Hotel
- ☑ Cemetery/Mausoleum
- ☑ Church/House of Worship
- ☑ Crematorium (*Stand Alone*)
- ☑ Emergency Ambulance Services (*Ground*)
- ☑ Mortuary or Funeral Chapel
- ☑ Prison/Custodial Institution
- ☑ Rescue Mission or Shelter for the Homeless
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Golf Driving Range
- ☑ Private Sports Arena, Stadium or Track
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash (*Self Service*)
- ☑ Building & Landscape Material with Outside Storage
- ☑ Building & Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service & Sales with Outside Storage
- ☑ Commercial Cleaners
- ☑ Food Processing
- ☑ Heavy Machinery & Equipment (Rental, Sales & Service)
- ☑ Motor Vehicle Dealership (*New or Used*)
- ☑ Recreation Vehicle Sales
- ☑ Service Station
- ☑ Towing & Impound Yard
- ☑ Truck Rental
- ☑ Truck Stop with Fuel and Accessory Services
- ☑ Asphalt or Concrete Batch Plant
- ☑ Environmentally Hazardous Materials
- ☑ Food Processing (*No Slaughtering*)
- ☑ Heavy Manufacturing
- ☑ Metal Plating/Electro Plating
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Salvage or Reclamation of Products (*Indoors or Outdoors*)
- ☑ Heavy Construction Trade Yard
- ☑ Outside Storage and/or Outside Display
- ☑ Bus Charter Service & Service Facility
- ☑ Airport, Heliport or Landing Field
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

DRAFT ORDINANCE 03.04.2018

The following land uses shall be permitted by Specific Use Permit (SUP) on the *Tracts 4 & 5*:

- ☑ Auto Repair Garage (*Minor*)
- ☑ Auto Repair Garage (*Major*)
- ☑ Mini-Warehouse

(2) *Density and Dimensional Requirements.* Any development on *Tracts 4 & 5* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Light Industrial (LI) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

DRAFT ORDINANCE 09.04.2018

DRAFT

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **August 31, 2018**

SUBJECT: **Fiscal Year 2019 Ad Valorem Taxes and Proposed Budget**

The Council held the budget work session on August 7 and reviewed the Proposed FY19 Budget in detail. The Proposed budget includes seven new positions in the Fire Department along with four related to the School Resource Officer program. In addition, funding has been increased for street maintenance projects.

The Proposed budget reflects tax revenues assuming adoption of the Effective Rate which is a 2.15 cent decrease from the current tax rate. The proposed rate is 40.21 cents per hundred dollars of assessed value.

Prior to adoption of the budget, the Charter requires a public hearing. The budget is based on the Effective Tax rate so additional public hearings are not required although the tax rate itself is certainly a subject that may be discussed during the Public Hearing.

If the Council has any changes to be made to the budget draft those can be discussed at this meeting and the final version of the budget will be considered for adoption at the September 17th meeting.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and Council**

FROM: **Rick Crowley, City Manager**

DATE: **August 31, 2018**

SUBJECT: **Proposed City of Rockwall budget and tax rate for Fiscal Year 2019**

The above action item is on the agenda in the event the Council desires to continue discussion of the proposed budget or tax rate.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: September 4, 2018

SUBJECT: *Z2018-033; Amendment to the Land Use Standards for a Craft/Micro Brewery, Winery, and/or Distillery as stipulated by Article IV, Permissible Uses, UDC*

At the August 20, 2018 City Council meeting, the City Council approved the proposed text amendment pending the *Distillery* land use be removed from the ordinance. This action was approved by a vote of 3-2, with Council Members Hohenshelt and Trowbridge dissenting and Council Members Macalik and Fowler absent. Staff has revised the ordinance in accordance with the City Council's motion and placed this case under the *Action Items* section of the September 4, 2018 agenda for *2nd Reading*.

CITY OF ROCKWALL

ORDINANCE NO. 18-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *PERMISSIBLE USES* FOR THE PURPOSE OF AMENDING THE LAND USE CONDITIONS FOR THE CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINERY LAND USE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

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

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

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

SECTION 4. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF SEPTEMBER, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: 08-20-2018

2nd Reading: 09-04-2018

Key:
Additions
~~*Deletions*~~

Section 2.1.6: Retail and Personal Service Use Conditions

Craft/Micro Brewery~~, Distillery~~ and/or Winery. Craft or micro-breweries~~, distilleries~~ and/or wineries are small scale manufacturing and retail operations that are less than 12,000 square feet in total building area, and where a maximum of 40% of the total floor area can be dedicated to the direct sale of ~~*the*~~ on-site manufactured product. A craft or micro-brewery~~, distillery~~ and/or winery may include the following accessory uses (*in accordance with any applicable land use standards and requirements*): (1) a tasting room to dispense beer*, and/or wine* for on premise consumption, (2) meeting/banquet facilities, (3) restaurants, and/or (4) retail *package* sales of ~~*beer*~~ *on-site manufactured product* for off-premise consumption *shall be permitted wineries, but prohibited for breweries, as permitted by Sections 12 & 16 the Texas Alcohol Beverage Commission's (TABC's) Alcoholic Beverage Code*. A facility that does not have a manufacturing component (*i.e. only provides tasting or retail sales of alcoholic beverages*) shall not be considered a craft or micro-brewery~~, distillery~~ and/or winery and shall be prohibited.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

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

FROM: David Gonzales, *Senior Planner*

DATE: September 4, 2018

SUBJECT: MIS2018-018; Rockwall Rental Properties – *Treescape Plan*

The applicant, Cameron Slown of FC Cuny Corporation, on behalf of Rockwall Rental Properties, LP has submitted a treescape plan for an approximate 2.713-acre tract of land that is a portion of a larger 6.536-acre tract of land. The *subject property* [*i.e. Rockwall Rental Properties*] is identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and is adjacent to and west of the *Texas Roadhouse* development, which is located at 912 E. Interstate 30. The purpose of the treescape plan is for the removal of trees for future development of the site. The treescape plan indicates a total of 146-caliper inches to be removed from the *subject property*. As a note, protected trees are any tree that have a diameter of four (4) caliper inches dbh or greater, with the exception of Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry. Hackberry and Cedar trees that have a dbh of less than 11-caliper inches are not considered protected trees. The applicant is removing 64-caliper inches of trees that are identified as Hackberry trees, which are mitigated at 50% of the total or 32-caliper inches of mitigation. When the 50% [*i.e. 32-inches*] is applied towards the 146-inches of removed trees, this leaves a total mitigation balance due of 114-inches. The applicant has indicated to staff that in order to satisfy the mitigation balance they intend to request an *Alternative Tree Mitigation Settlement Agreement.* Tree preservation credits are purchased at a rate of $200 per inch and would represent a total due of $22,800; however, this amount can be reduced by 50% to $100 per inch if the developer/owner plants a tree on the site. It should be noted that the applicant is preparing the site for future development and trees will be planted at the time of development. If approved, this reduction would represent a total due of $11,400 [*i.e. 114-inches x $100*] to be paid into the *City's Tree Mitigation Fund*.

According to Section 5.7, *Alternative Tree Mitigation Settlement Agreement*, of Article IX, *Tree Preservation,* of the Unified Development Code (UDC), in certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for the applicant. At the Planning and Zoning Commission meeting on August 28, 2018, the Planning and Zoning Commission approved a motion recommending the approval of the *Alternative Tree Mitigation Settlement Agreement.* The motion was approved by a vote of 7 to 0. Should the City Council approve an *Alternative Tree Mitigation Settlement Agreement,* these funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the City's parks, medians, street rights-of-way, or other similar areas as determined by the Parks and Recreation Department. Should the City Council have any questions staff will be available at the September 4, 2018 meeting.



City of Rockwall

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

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

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Tree Tag Number	Tree Type	Tree Diameter (inches)
289	OAK	8
290 *	HACKBERRY	12
291 *	HACKBERRY	16
292 *	HACKBERRY	18
293	CEDAR ELM	8
294	CEDAR ELM	6
295	CEDAR ELM	10
296	CEDAR ELM	6
297	CEDAR ELM	8
298	CEDAR ELM	6
299	CEDAR ELM	10
300 *	HACKBERRY	18
301	CEDAR ELM	10
320	CEDAR ELM	18
321	CEDAR ELM	18
322	CEDAR ELM	18
323	CEDAR ELM	22
324	OAK	10

* PER SECTION 6.F. OF THE TREE PRESERVATION ORDINANCE HACKBERRY AND CEDAR TREES THAT ARE 11 INCHES DBH OR LARGER, SHALL BE REPLACED AT 50% OF THE TOTAL CALIPER INCHES BEING REMOVED.

146 CALIPER INCHES TO BE REMOVED.
– 64 CALIPER INCHES (HACKBERRY) * 50%
114 CALIPER INCHES TO BE REPLACED.

LEGEND

PROPERTY LINE

TREES TO BE REMOVED

TREES TO REMAIN

N E S W

20 10 0 20 40
1" = 20'

S 45° 25'18" E 410.65'

EX. POND

S 45° 25'18" W 410.65'

S 45° 25'18" E 398.31'

FUTURE BLDG. PAD
F.F. 569.0

R 3719.71'
D 6°19'48"
L 410.94'
CB S 48°33'37" W
CL 410.74'

INTERSTATE 30
(CALLED 300' R.O.W.)
VOLUME 58, PAGE 226
D.R.R.C.T.

Revision	Date	Description

Owner:
Rockwall Rental Properties
PO Box 818 • Terrell, Texas 75060

Commercial Pad Site

I-30 ROCKWALL, TX

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F–7449

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER R. CUNY, P.E. 65642

STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED PROFESSIONAL ENGINEER

8-1-2018

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 05/18	Project No.: –

Sheet Title:
Tree Preservation Plan

Scale:	Sheet No.:
1"=20'	5 of 5

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City of Rockwall
The New Horizon

MEMORANDUM

TO: City Council

FROM: Joey Boyd, Director of Internal Operations

DATE: August 27, 2018

SUBJECT: Atmos Energy Settlement

BACKGROUND AND SUMMARY

The City, along with 171 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members earlier this year. On or about April 1, 2018, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2017, entitled it to additional system-wide revenues of $42.0 million. Application of the standards set forth in ACSC's RRM Tariff required Atmos to reduce its request to $27.4 million. After review of the consultants' report, the Company offered to settle for a system-wide increase of $25.9 million. Following further negotiations, ACSC's Executive Committee agreed to recommend a system-wide rate increase of $24.9 million. That increase when allocated to ACSC members results in an increase of $17.8 million. The Effective Date for new rates is October 1, 2018.

PROOF OF REVENUES

Atmos generated proof that the rate tariffs attached to the Resolution will generate $24.9 million in additional revenues on a system-wide basis. That proof is attached as Attachment 1 to this Staff Report. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

Given the fact that ACSC demanded that Atmos reflect reduced federal income taxes in its cost-of-service, as reflected in the RRM Tariff adopted earlier this year, Atmos reduced its rates in March. The rate increase associated with the Resolution is largely offset by the lowered federal income tax rates, such that out-of-pocket expense to consumers should be roughly the same under new rates as what was experienced by consumers last winter. A bill impact comparison is attached as Attachment 2.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

EXPLANATION OF "BE IT ORDAINED" PARAGRAPHS

1. This section approves all findings in the Resolution.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional $24.9 million on a system-wide basis. Settling Cities will be responsible for $17.8 million of the $24.9 million.
4. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
5. This section approves an exhibit to be used in future rate cases or RRM filings regarding recovery of regulatory liabilities, such as excess deferred income taxes.
6. This section requires the Company to reimburse the City for expenses associated with

review of the RRM filing, settlement discussions, and adoption of the Resolution approving new rate tariffs.
7. This section repeals any resolution or ordinance that is inconsistent with the Resolution.
8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution. This section further directs that the remaining provisions of the Resolution are to be interpreted as if the offending section or clause never existed.
10. This section provides for an effective date upon passage.
11. This section directs that a copy of the signed Resolution be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover $42 million in additional system-wide revenues, the RRM settlement at $24.9 million reflects savings of $17.1 million. ACSC's consultants produced a report indicating that Atmos had justified increased revenues of at least $21.7 million. Settlement at $24.9 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution before September 30, 2018. New rates become effective October 1, 2018.

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ATMOS ENERGY CORP., MID-TEX DIVISION
PROPOSED TARIFF STRUCTURE (BEFORE RATE CASE EXPENSE RECOVERY)
TEST YEAR ENDING DECEMBER 31, 2017

Line No.	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
1	Proposed Change In Rates:		$ 24,900,000		Schedule A						
2	Proposed Change In Rates without Revenue Related Taxes:		$ 23,357,466		Ln 1 divided by Tax factor on WP_F-5.1						
3											
4											
5											
6		Revenue Requirements	Allocations								
7	Residential	$ 338,431,486	77.95%		Per GUD 10170 Final Order						
8	Commercial	84,223,622	19.40%		Per GUD 10170 Final Order						
9	Industrial and Transportation	11,490,316	2.65%		Per GUD 10170 Final Order						
10	Net Revenue Requirements GUD No. 10170	$ 434,145,424	100.00%								
11											
12											
13											
14											
15											

Increase to Customer Classes per GUD 10170 Final Order:

16	17	18 Customer Charges	Current	Prospective	Revenues
19					
20		Residential Base Charge	$ 18.35	$ 0.50	$ 9,103,979
21		Residential Consumption Charge	$ 0.13734	$ 0.01118	9,103,979
22		Commercial Base Charge	$ 41.95	$ 1.54	2,265,658
23		Commercial Consumption Charge	$ 0.08746	$ 0.00421	2,265,658
24		I&T Base Charge	$ 752.00	$ 32.12	309,095
25		I&T Consumption Charge Tier 1 MMBTU	$ 0.3172	$ 0.0140	144,188
26		I&T Consumption Charge Tier 2 MMBTU	$ 0.2322	$ 0.0102	118,338
27		I&T Consumption Charge Tier 3 MMBTU	$ 0.0498	$ 0.0022	46,570
28		Total			$ 23,357,466
29					

Customer Charges Rounded Off and residential base charge increase for 2018 limited to $0.60 per RRM tariff:

Customer Charges	Proposed Change	Proposed Change In Revenues	Proposed Rates	Proposed Revenues
Residential Base Charge	$ 0.50	$ 9,156,798	$ 18.85	$ 345,211,285
Residential Consumption Charge	$ 0.01112	9,051,844	$ 0.14846	120,848,626
Commercial Base Charge	$ 1.55	2,278,481	$ 43.50	63,944,478
Commercial Consumption Charge	$ 0.00419	2,253,573	$ 0.09165	49,293,546
I&T Base Charge	$ 32.00	307,968	$ 784.00	7,545,216
I&T Consumption Charge Tier 1 MMBTU	$ 0.0140	144,244	$ 0.3312	3,412,408
I&T Consumption Charge Tier 2 MMBTU	$ 0.0103	118,980	$ 0.2425	2,801,237
I&T Consumption Charge Tier 3 MMBTU	$ 0.0022	46,631	$ 0.0520	1,102,180
Total		$ 23,358,519		$ 594,158,976

ATMOS ENERGY CORP., MID-TEX DIVISION
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2017

Line								October 1, 2018		
1	**Rate R @ 45 Ccf**						CURRENT	PROPOSED	CHANGE	
2	Customer charge						$ 18.35			
3	Consumption charge	45.0		CCF	X $ 0.13734	=	6.18			
4	Rider GCR Part A	45.0		CCF	X $ 0.28533	=	12.84			
5	Rider GCR Part B	45.0		CCF	X $ 0.30630	=	13.78			
6	Subtotal						$ 51.15			
7	Rider FF & Rider TAX		$	51.15	X 0.06604	=	3.38			
8	Total						$ 54.53			
9										
10	Customer charge							$ 18.85		
11	Consumption charge	45.0		CCF	X $ 0.14846	=		6.68		
12	Rider GCR Part A	45.0		CCF	X $ 0.28533	=		12.84		
13	Rider GCR Part B	45.0		CCF	X $ 0.30630	=		13.78		
14	Subtotal							$ 52.15		
15	Rider FF & Rider TAX		$	52.15	X 0.06604	=		3.44		
16	Total							$ 55.59	$	1.06
17										1.94%
18										
19	**Rate C @ 346.5 Ccf**						CURRENT	PROPOSED	CHANGE	
20	Customer charge						$ 41.95			
21	Consumption charge	346.5		CCF	X $ 0.08746	=	30.31			
22	Rider GCR Part A	346.5		CCF	X $ 0.28533	=	98.88			
23	Rider GCR Part B	346.5		CCF	X $ 0.22105	=	76.60			
24	Subtotal						$ 247.74			
25	Rider FF & Rider TAX		$	247.74	X 0.06604	=	16.36			
26	Total						$ 264.10			
27										
28	Customer charge							$ 43.50		
29	Consumption charge	346.5		CCF	X $ 0.09165	=		31.76		
30	Rider GCR Part A	346.5		CCF	X $ 0.28533	=		98.88		
31	Rider GCR Part B	346.5		CCF	X $ 0.22105	=		76.60		
32	Subtotal							$ 250.74		
33	Rider FF & Rider TAX		$	250.74	X 0.06604	=		16.56		
34	Total							$ 267.30	$	3.20
35										1.21%

							CURRENT	PROPOSED	CHANGE
36	**Rate I @ 3907 MMBTU**								
37	Customer charge						$ 752.00		
38	Consumption charge	1,500	MMBTU	X	$ 0.3172	=	475.80		
39	Consumption charge	2,407	MMBTU	X	$ 0.2322	=	558.79		
40	Consumption charge	0	MMBTU	X	$ 0.0498	=	-		
41	Rider GCR Part A	3,907	MMBTU	X	$ 0.2922	=	1,141.41		
42	Rider GCR Part B	3,907	MMBTU	X	$ 0.4881	=	1,906.68		
43	Subtotal						$ 4,834.68		
44	Rider FF & Rider TAX		$ 4,834.68	X	0.06604	=	319.28		
45	Total						$ 5,153.96		
46									
47	Customer charge							$ 784.00	
48	Consumption charge	1,500	MMBTU	X	$ 0.3312	=		496.80	
49	Consumption charge	2,407	MMBTU	X	$ 0.2425	=		583.58	
50	Consumption charge	0	MMBTU	X	$ 0.0520	=		-	
51	Rider GCR Part A	3,907	MMBTU	X	$ 0.2922	=		1,141.41	
52	Rider GCR Part B	3,907	MMBTU	X	$ 0.4881	=		1,906.68	
53	Subtotal							$ 4,912.47	
54	Rider FF & Rider TAX		$ 4,912.47	X	0.06604	=		324.42	
55	Total							$ 5,236.89	$ 82.93
56									1.61%
57	**Rate T @ 3907 MMBTU**						CURRENT	PROPOSED	CHANGE
58	Customer charge						$ 752.00		
59	Consumption charge	1,500	MMBTU	X	$ 0.3172	=	475.80		
60	Consumption charge	2,407	MMBTU	X	$ 0.2322	=	558.79		
61	Consumption charge	0	MMBTU	X	$ 0.0498	=	-		
62	Rider GCR Part B	3,907	MMBTU	X	$ 0.4881	=	1,906.68		
63	Subtotal						$ 3,693.27		
64	Rider FF & Rider TAX		$ 3,693.27	X	0.06604	=	243.90		
65	Total						$ 3,937.17		
66									
67	Customer charge							$ 784.00	
68	Consumption charge	1,500	MMBTU	X	$ 0.3312	=		496.80	
69	Consumption charge	2,407	MMBTU	X	$ 0.2425	=		583.58	
70	Consumption charge	0	MMBTU	X	$ 0.0520	=		-	
71	Rider GCR Part B	3,907	MMBTU	X	$ 0.4881	=		1,906.68	
72	Subtotal							$ 3,771.06	
73	Rider FF & Rider TAX		$ 3,771.06	X	0.06604	=		249.04	
74	Total							$ 4,020.10	$ 82.93
75									2.11%

CITY OF ROCKWALL

RESOLUTION NO. 18-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2018 RATE REVIEW MECHANISM FILINGS; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a new Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the RRM tariff was adopted by the City in a rate ordinance earlier this year; and

WHEREAS, on about April 1, 2018, Atmos Mid-Tex filed its 2018 RRM rate request with ACSC Cities based on a test year ending December 31, 2017; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2018 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $24.9 million on a system-wide basis ($17.8 million of which is applicable to ACSC members); and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the Exhibit A rate tariffs incorporate the federal income tax rates that became effective January 1, 2018; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability (Exhibit C); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That the City Council finds that the settled amount of an increase in revenues of $24.9 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2018 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $24.9 million in revenue on a system-wide basis over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 4. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Section 5. That amortization of regulatory liability shall be consistent with the schedule found in attached Exhibit C attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2018 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2018.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LJB Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

Section 12. That this Resolution shall become effective from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF SEPTEMBER, 2018.

ATTEST:

Jim Pruitt, Mayor

Kristy Cole, City Secretary

Exhibit A

Rate Tariffs Effective
October 1, 2018

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 12

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 18.85 per month
Rider CEE Surcharge	$ 0.03 per month[1]
Total Customer Charge	$ 18.88 per month
Commodity Charge – All Ccf	$0.14846 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2018

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 13

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 43.50 per month
Rider CEE Surcharge	$ (0.03) per month[1]
Total Customer Charge	$ 43.47 per month
Commodity Charge – All Ccf	$ 0.09165 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2018.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 14

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 784.00 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.3312 per MMBtu
Next 3,500 MMBtu	$ 0.2425 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0520 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 15

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 16

Exhibit A

The rates were effective for the following Cities on **3/15/2018**:

ABILENE
ADDISON
ALBANY
ALLEN
ALVARADO
ANGUS
ANNA
ARGYLE
ARLINGTON
AUBREY
AZLE
BEDFORD
BELLMEAD
BENBROOK
BEVERLY HILLS
BLOSSOM
BLUE RIDGE
BOWIE
BOYD
BRIDGEPORT
BROWNWOOD
BUFFALO
BURKBURNETT
BURLESON
CADDO MILLS
CANTON
CARROLLTON
CEDAR HILL
CELESTE
CELINA
CENTERVILLE
CISCO
CLARKSVILLE
CLEBURNE
CLYDE
COLLEGE STATION
COLLEYVILLE
COLORADO CITY
COMANCHE
COOLIDGE
COPPELL
CORINTH
CRANDALL
CROWLEY
DALWORTHINGTON GARDENS
DENISON
DENTON
DESOTO
DRAPER AKA CORRAL CITY
DUNCANVILLE
EASTLAND
EDGECLIFF VILLAGE
EMORY
ENNIS
EULESS
EVERMAN
FAIRVIEW
FARMERS BRANCH
FARMERSVILLE
FATE
FLOWER MOUND
FOREST HILL
FORNEY
FORT WORTH
FRISCO
FROST
GAINSVILLE
GARLAND
GARRETT
GRAND PARAIRIE
GRAPEVINE
GUNTER
HALTOM CITY
HARKER HEIGHTS
HASKELL
HASLET
HEWITT
HIGHLAND PARK
HIGHLAND VILLAGE
HONEY GROVE
HURST
IOWA PARK
IRVING
JUSTIN
KAUFMAN
KEENE
KELLER
KEMP
KENNEDALE
KERRVILLE
KILLEEN
KRUM
LAKE WORTH
LAKESIDE
LEWISVILLE
LINCOLN PARK (ANNEXED WITH LITTLE ELM)
LITTLE ELM
LORENA
MADISONVILLE
MALAKOFF
MANSFIELD
MCKINNEY
MELISSA
MESQUITE
MIDLOTHIAN
MURPHY
NEWARK
NOCONA
NORTH RICHLAND HILLS
NORTHLAKE
OAK LEAF
OVILLA
PALESTINE
PANTEGO
PARIS
PARKER
PECAN HILL
PETROLIA
PLANO
PONDER
POTTSBORO
PROSPER
QUITMAN
RED OAK
RENO (PARKER COUNTY)
RHOME
RICHARDSON
RICHLAND
RICHLAND HILLS
RIVER OAKS
ROANOKE
ROBINSON
ROCKWALL
ROSCOE
ROWLETT

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 17

Cities with Rate Effective 3/15/2018 (Continued)

ROYSE CITY
SACHSE
SAGINAW
SANSOM PARK
SEAGOVILLE
SHERMAN
SNYDER
SOUTHLAKE
SPRINGTOWN
STAMFORD
STEPHENVILLE
SULPHUR SPRINGS
SWEETWATER
TEMPLE
TERRELL
THE COLONY
TROPHY CLUB
TYLER
UNIVERSITY PARK
VENUS
VERNON
WACO
WATAUGA
WAXAHACHIE
WESTLAKE
WESTOVER HILLS
WHITE SETTLEMENT
WHITESBORO
WICHITA FALLS
WOODWAY
WYLIE

The rates were effective for the following Cities on **4/01/2018**:

ABBOTT
ALBA
ALMA
ALVORD
ANNONA
ANSON
ARCHER CITY
ATHENS
AURORA
AUSTIN
AVERY
BAIRD
BALCH SPRINGS
BALLINGER
BANDERA
BANGS
BARDWELL
BARRY
BARTLETT
BARTONVILLE
BELLEVUE
BELLS
BELTON
BENJAMIN
BERTRAM
BLACKWELL
BLANKET
BLOOMING GROVE
BLUE MOUND
BLUM
BOGATA
BONHAM
BREMOND
BRONTE
BROWNSBORO
BRUCEVILLE-EDDY
BRYAN
BUCKHOLTS
BUFFALO GAP
BURNET
BYERS
CALDWELL
CALVERT
CAMERON
CAMPBELL
CARBON
CASHION COMMUNITY
CEDAR PARK
CHANDLER
CHICO
CHILDRESS
CHILLICOTHE
CLIFTON
COCKRELL HILL
COLEMAN
COLLINSVILLE
COMMERCE
COMO
COOPER
COPPER CANYON
COPPERAS COVE
CORSICANA
COVINGTON
COYOTE FLATS
CRAWFORD
CROSS ROADS
CUMBY
DAWSON
DECATUR
DELEON
DEPORT
DETROIT
DODD CITY
DOUBLE OAK
DUBLIN
EARLY
ECTOR
EDOM
ELECTRA
EMHOUSE
EUSTACE
EVANT
FAIRFIELD
FERRIS
FRANKLIN
FRANKSTON
FREDERICKSBURG
GATESVILLE
GEORGETOWN
GLEN ROSE
GLENN HEIGHTS
GODLEY
GOLDTHWAITE
GOODLOW
GORDON
GOREE
GORMAN
GRANBURY
GRANDVIEW
GRANGER
GREENVILLE
GROESBECK
GUSTINE
HAMLIN
HAMILTON

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 18

Cities with Rate Effective 4/01/2018 (Continued)

HAWLEY
HEARNE
HEATH
HEBRON
HENRIETTA
HICKORY CREEK
HICO
HILLSBORO
HOLLAND
HOLLIDAY
HOWE
HUBBARD
HUTCHINS
HUTTO
IMPACT
IREDELL
ITALY
ITASCA
JEWETT
JOSEPHINE
JOSHUA
KERENS
KNOLLWOOD
KNOX CITY
KOSSE
KURTEN
LACY-LAKEVIEW
LADONIA
LAKE DALLAS
LAKEPORT
LAMPASAS
LANCASTER
LAVON
LAWN
LEANDER
LEONA
LEONARD
LEXINGTON
LINDSAY
LIPAN
LITTLE RIVER ACADEMY
LLANO
LOMETA
LONE OAK
LONGVIEW
LORAINE
LOTT
LUEDERS
MABANK
MALONE
MANOR
MARBLE FALLS
MARLIN
MART
MAYPEARL
MCGREGOR
MCLENDON-CHISHOLM
MEGARGEL
MERIDIAN
MERKEL
MEXIA
MIDWAY
MILES
MILFORD
MILLSAP
MOBILE CITY
MOODY
MORAN
MORGAN
MUENSTER
MUNDAY
MURCHISON
NEVADA
NEW CHAPEL HILL
NEWCASTLE
NOLANVILLE
NORMANGEE
NOVICE
OAK POINT
OAKWOOD
O'BRIEN CO-OP GIN
OGLESBY
OLNEY
PALMER
PARADISE
PECAN GAP
PENELOPE
PFLUGERVILLE
PILOT POINT
PLEASANT VALLEY
POINT
POST OAK BEND
POWELL
POYNOR
PRINCETON
PUTNAM
QUANAH
QUINLAN
RANGER
RAVENNA
RENO (LAMAR COUNTY)
RETREAT
RICE
RIESEL
RIO VISTA
ROBERT LEE
ROBY
ROCHESTER
ROCKDALE
ROGERS
ROSEBUD
ROSS
ROTAN
ROUND ROCK
ROXTON
RULE
RUNAWAY BAY
SADLER
SAINT JO
SAN ANGELO
SAN SABA
SANCTUARY
SANGER
SANTA ANNA
SAVOY
SCURRY
SEYMOUR
SHADY SHORES
SOMERVILLE
SOUTH MOUNTAIN
SOUTHMAYD
STAR HARBOR
STOCKTON BEND
STRAWN
STREETMAN
SUN VALLEY
SUNNYVALE
TALTY
TAYLOR
TEAGUE
TEHUACANA
THORNDALE
THORNTON
THRALL
THROCKMORTON
TIOGA
TOCO

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 19

Cities with Rate Effective 4/01/2018 (Continued)

TOM BEAN
TRENT
TRENTON
TRINIDAD
TROY
TUSCOLA
TYE
VALLEY MILLS
VALLEY VIEW
VAN ALSTYNE
WALNUT SPRINGS
WEINERT
WEST
WESTWORTH VILLAGE
WHITEHOUSE
WHITEWRIGHT
WHITNEY
WILMER
WINDOM
WINTERS
WIXON VALLEY
WOLFE CITY
WORTHAM
YANTIS

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 16

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 784.00 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.3312 per MMBtu
Next 3,500 MMBtu	$ 0.2425 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0520 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 17

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 18

Exhibit A

The rates were effective for the following Cities on **3/15/2018**:

ABILENE
ADDISON
ALBANY
ALLEN
ALVARADO
ANGUS
ANNA
ARGYLE
ARLINGTON
AUBREY
AZLE
BEDFORD
BELLMEAD
BENBROOK
BEVERLY HILLS
BLOSSOM
BLUE RIDGE
BOWIE
BOYD
BRIDGEPORT
BROWNWOOD
BUFFALO
BURKBURNETT
BURLESON
CADDO MILLS
CANTON
CARROLLTON
CEDAR HILL
CELESTE
CELINA
CENTERVILLE
CISCO
CLARKSVILLE
CLEBURNE
CLYDE
COLLEGE STATION
COLLEYVILLE
COLORADO CITY
COMANCHE
COOLIDGE
COPPELL
CORINTH
CRANDALL
CROWLEY
DALWORTHINGTON GARDENS
DENISON
DENTON
DESOTO
DRAPER AKA CORRAL CITY
DUNCANVILLE
EASTLAND
EDGECLIFF VILLAGE
EMORY
ENNIS
EULESS
EVERMAN
FAIRVIEW
FARMERS BRANCH
FARMERSVILLE
FATE
FLOWER MOUND
FOREST HILL
FORNEY
FORT WORTH
FRISCO
FROST
GAINSVILLE
GARLAND
GARRETT
GRAND PARAIRIE
GRAPEVINE
GUNTER
HALTOM CITY
HARKER HEIGHTS
HASKELL
HASLET
HEWITT
HIGHLAND PARK
HIGHLAND VILLAGE
HONEY GROVE
HURST
IOWA PARK
IRVING
JUSTIN
KAUFMAN
KEENE
KELLER
KEMP
KENNEDALE
KERRVILLE
KILLEEN
KRUM
LAKE WORTH
LAKESIDE
LEWISVILLE
LINCOLN PARK (ANNEXED WITH LITTLE ELM)
LITTLE ELM
LORENA
MADISONVILLE
MALAKOFF
MANSFIELD
MCKINNEY
MELISSA
MESQUITE
MIDLOTHIAN
MURPHY
NEWARK
NOCONA
NORTH RICHLAND HILLS
NORTHLAKE
OAK LEAF
OVILLA
PALESTINE
PANTEGO
PARIS
PARKER
PECAN HILL
PETROLIA
PLANO
PONDER
POTTSBORO
PROSPER
QUITMAN
RED OAK
RENO (PARKER COUNTY)
RHOME
RICHARDSON
RICHLAND
RICHLAND HILLS
RIVER OAKS
ROANOKE
ROBINSON
ROCKWALL
ROSCOE
ROWLETT

EXHIBIT A

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 19

Cities with Rate Effective 3/15/2018 (Continued)

ROYSE CITY
SACHSE
SAGINAW
SANSOM PARK
SEAGOVILLE
SHERMAN
SNYDER
SOUTHLAKE
SPRINGTOWN
STAMFORD
STEPHENVILLE
SULPHUR SPRINGS
SWEETWATER
TEMPLE
TERRELL
THE COLONY
TROPHY CLUB
TYLER
UNIVERSITY PARK
VENUS
VERNON
WACO
WATAUGA
WAXAHACHIE
WESTLAKE
WESTOVER HILLS
WHITE SETTLEMENT
WHITESBORO
WICHITA FALLS
WOODWAY
WYLIE

The rates were effective for the following Cities on **4/01/2018**:

ABBOTT
ALBA
ALMA
ALVORD
ANNONA
ANSON
ARCHER CITY
ATHENS
AURORA
AUSTIN
AVERY
BAIRD
BALCH SPRINGS
BALLINGER
BANDERA
BANGS
BARDWELL
BARRY
BARTLETT
BARTONVILLE
BELLEVUE
BELLS
BELTON
BENJAMIN
BERTRAM
BLACKWELL
BLANKET
BLOOMING GROVE
BLUE MOUND
BLUM
BOGATA
BONHAM
BREMOND
BRONTE
BROWNSBORO
BRUCEVILLE-EDDY
BRYAN
BUCKHOLTS
BUFFALO GAP
BURNET
BYERS
CALDWELL
CALVERT
CAMERON
CAMPBELL
CARBON
CASHION COMMUNITY
CEDAR PARK
CHANDLER
CHICO
CHILDRESS
CHILLICOTHE
CLIFTON
COCKRELL HILL
COLEMAN
COLLINSVILLE
COMMERCE
COMO
COOPER
COPPER CANYON
COPPERAS COVE
CORSICANA
COVINGTON
COYOTE FLATS
CRAWFORD
CROSS ROADS
CUMBY
DAWSON
DECATUR
DELEON
DEPORT
DETROIT
DODD CITY
DOUBLE OAK
DUBLIN
EARLY
ECTOR
EDOM
ELECTRA
EMHOUSE
EUSTACE
EVANT
FAIRFIELD
FERRIS
FRANKLIN
FRANKSTON
FREDERICKSBURG
GATESVILLE
GEORGETOWN
GLEN ROSE
GLENN HEIGHTS
GODLEY
GOLDTHWAITE
GOODLOW
GORDON
GOREE
GORMAN
GRANBURY
GRANDVIEW
GRANGER
GREENVILLE
GROESBECK
GUSTINE
HAMLIN
HAMILTON

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018**	**PAGE: 20**

Cities with Rate Effective 4/01/2018 (Continued)

HAWLEY
HEARNE
HEATH
HEBRON
HENRIETTA
HICKORY CREEK
HICO
HILLSBORO
HOLLAND
HOLLIDAY
HOWE
HUBBARD
HUTCHINS
HUTTO
IMPACT
IREDELL
ITALY
ITASCA
JEWETT
JOSEPHINE
JOSHUA
KERENS
KNOLLWOOD
KNOX CITY
KOSSE
KURTEN
LACY-LAKEVIEW
LADONIA
LAKE DALLAS
LAKEPORT
LAMPASAS
LANCASTER
LAVON
LAWN
LEANDER
LEONA
LEONARD
LEXINGTON
LINDSAY
LIPAN
LITTLE RIVER ACADEMY
LLANO
LOMETA
LONE OAK
LONGVIEW
LORAINE
LOTT
LUEDERS
MABANK
MALONE
MANOR
MARBLE FALLS
MARLIN
MART
MAYPEARL
MCGREGOR
MCLENDON-CHISHOLM
MEGARGEL
MERIDIAN
MERKEL
MEXIA
MIDWAY
MILES
MILFORD
MILLSAP
MOBILE CITY
MOODY
MORAN
MORGAN
MUENSTER
MUNDAY
MURCHISON
NEVADA
NEW CHAPEL HILL
NEWCASTLE
NOLANVILLE
NORMANGEE
NOVICE
OAK POINT
OAKWOOD
O'BRIEN CO-OP GIN
OGLESBY
OLNEY
PALMER
PARADISE
PECAN GAP
PENELOPE
PFLUGERVILLE
PILOT POINT
PLEASANT VALLEY
POINT
POST OAK BEND
POWELL
POYNOR
PRINCETON
PUTNAM
QUANAH
QUINLAN
RANGER
RAVENNA
RENO (LAMAR COUNTY)
RETREAT
RICE
RIESEL
RIO VISTA
ROBERT LEE
ROBY
ROCHESTER
ROCKDALE
ROGERS
ROSEBUD
ROSS
ROTAN
ROUND ROCK
ROXTON
RULE
RUNAWAY BAY
SADLER
SAINT JO
SAN ANGELO
SAN SABA
SANCTUARY
SANGER
SANTA ANNA
SAVOY
SCURRY
SEYMOUR
SHADY SHORES
SOMERVILLE
SOUTH MOUNTAIN
SOUTHMAYD
STAR HARBOR
STOCKTON BEND
STRAWN
STREETMAN
SUN VALLEY
SUNNYVALE
TALTY
TAYLOR
TEAGUE
TEHUACANA
THORNDALE
THORNTON
THRALL
THROCKMORTON
TIOGA
TOCO

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 21

Cities with Rate Effective 4/01/2018 (Continued)

TOM BEAN
TRENT
TRENTON
TRINIDAD
TROY
TUSCOLA
TYE
VALLEY MILLS
VALLEY VIEW
VAN ALSTYNE
WALNUT SPRINGS
WEINERT
WEST
WESTWORTH VILLAGE
WHITEHOUSE
WHITEWRIGHT
WHITNEY
WILMER
WINDOM
WINTERS
WIXON VALLEY
WOLFE CITY
WORTHAM
YANTIS

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 11/01/2018**	**PAGE:**

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD - ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the ith rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the ith schedule or classification.

HSF_i = heat sensitive factor for the ith schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BI_i = base load sales for the ith schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 11/01/2018	PAGE:

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	9.77	0.1201	99.33	0.5737
Austin	10.38	0.1493	201.46	0.8942
Dallas	13.17	0.2062	183.71	1.0046
Waco	9.26	0.1323	124.57	0.6398
Wichita Falls	11.62	0.1278	114.97	0.5226

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

Exhibit B

Pensions and Retiree Medical Benefits

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ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2017

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Supplemental Executive Benefit Plan	Post-Employment Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Fiscal Year 2018 Willis Towers Watson Report, as adjusted	$ 4,082,906	$ 2,703,898	$ 6,964,307	$ 188,360	$ 3,724,168	
2	Allocation to Mid-Tex	43.55%	43.55%	71.24%	100.00%	71.24%	
3	Fiscal Year 2018 Actuarially Determined Benefit Costs (Ln 1 x Ln 2)	$ 1,778,092	$ 1,177,539	$ 4,961,241	$ 188,360	$ 2,653,027	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Fiscal Year 2018 Willis Towers Watson Benefit Costs To Approve (Excluding Removed Cost Centers) (Ln 3 x Ln 4)	$ 1,778,092	$ 1,177,539	$ 4,961,241	$ 188,360	$ 2,653,027	$ 10,758,260
6							
7							
8	Summary of Costs to Approve (1):						
9							
10	O&M Expense Factor (WP_F-2.3, Ln 2)	80.15%	80.15%	40.05%	19.03%	40.05%	
11							
12							
13	Total Pension Account Plan	$ 1,425,108		$ 1,987,133			$ 3,412,241
14	Total Post-Employment Benefit Plan		$ 943,775			$ 1,062,621	2,006,396
15	Total Supplemental Executive Benefit Plan				$ 35,837		35,837
16	Total (Ln 13 + Ln 14 + Ln 15)	$ 1,425,108	$ 943,775	$ 1,987,133	$ 35,837	$ 1,062,621	$ 5,454,474
17							

18 Note:
19 1. Mid-Tex is proposing that the fiscal year 2018 Willis Towers Watson actuarial amounts shown on WP_F-2.3 and WP_F-2.3.1, be approved by the RRM Cities as the
20 benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The Company is requesting that the benchmark amount approved by the
21 RRM Cities for future periods include only the expense amount. The amount attributable to capital would continue to be recorded to utility plant through the overhead
22 process as described in the CAM.

EXHIBIT B

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Exhibit C

Amortization of Regulatory Liability

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ATMOS ENERGY CORP., MID-TEX DIVISION
RATE BASE ADJUSTMENTS
TEST YEAR ENDING DECEMBER 31, 2017
AMORTIZATION OF REGULATORY LIABILITY

Line No.	Year Ended Dec. 31	Beginning of Year Rate Base Adjustment Amount	Annual Amortization (1)	End of Year Rate Base Adjustment Amount	Balance as of December 31, 2017
	(a)	(b)	(c)	(d)	(e)
1	2017			$ 289,813,479	$ 289,813,479
2	2018	$ 289,813,479	$ 12,075,562	277,737,918	
3	2019	277,737,918	12,075,562	265,662,356	
4	2020	265,662,356	12,075,562	253,586,795	
5	2021	253,586,795	12,075,562	241,511,233	
6	2022	241,511,233	12,075,562	229,435,671	
7	2023	229,435,671	12,075,562	217,360,110	
8	2024	217,360,110	12,075,562	205,284,548	
9	2025	205,284,548	12,075,562	193,208,986	
10	2026	193,208,986	12,075,562	181,133,425	
11	2027	181,133,425	12,075,562	169,057,863	
12	2028	169,057,863	12,075,562	156,982,301	
13	2029	156,982,301	12,075,562	144,906,740	
14	2030	144,906,740	12,075,562	132,831,178	
15	2031	132,831,178	12,075,562	120,755,616	
16	2032	120,755,616	12,075,562	108,680,055	
17	2033	108,680,055	12,075,562	96,604,493	
18	2034	96,604,493	12,075,562	84,528,932	
19	2035	84,528,932	12,075,562	72,453,370	
20	2036	72,453,370	12,075,562	60,377,808	
21	2037	60,377,808	12,075,562	48,302,247	
22	2038	48,302,247	12,075,562	36,226,685	
23	2039	36,226,685	12,075,562	24,151,123	
24	2040	24,151,123	12,075,562	12,075,562	
25	2041	12,075,562	12,075,562	(0)	
26					
27	Note:				
28	1. The annual amortization of a 24 year recovery period is based on the				
29	Reverse South Georgia Method.				

EXHIBIT C

173

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Public Work Director/City Engineer**

DATE: **August 30, 2018**

SUBJECT: **Highland Drive Reconstruction Project (Bedford Falls Lane to Valley Drive)**

The Highland Drive Reconstruction Project is part of the 2018 Street Bond Program was approved by City Council to start engineering design services at the June 4, 2018 City Council meeting. The project has been broken up into two phases for construction but is being designed all together. Phase 1 is from Bedford Falls Lane to Driftwood Drive and Phase 2 is from Driftwood Drive to Valley Drive. The project design and public involvement has been expedited in order to line up the reconstruction of Phase 1 with the RISD timeline of rebuilding Reinhardt Elementary with is currently underway.

Engineering staff and our engineering consultant, Teague, Nall, and Perkins, Inc., have completed the roadway schematic design and the public input phase for the project. The following is a summary of the existing roadway configuration and the proposed schematic design for Highland Drive. The full roadway schematic with typical sections is attached.

Existing Highland Drive

- Street – 37 foot wide (back of curb to back of curb)
- Sidewalk – Only in front of Elementary School against the curb
- Right-of-Way – 60 foot

Proposed Highland Drive

- Street
  - **Phase 1** – Bedford Falls Lane to Driftwood Street (In front of Reinhardt Elementary and City Park)
    - 41 foot wide (back of curb to back of curb)
  - **Phase 2** – Driftwood Street to Valley Drive
    - 37 foot wide (back of curb to back of curb)
- Sidewalk – 5 foot wide (both sides of road, entire length and meandering to avoid trees)
- Right of Way – All proposed improvements within current 60-foot right of way.

Staff began public input phase for the project in June 2018. The public input phase involved a mailed *Public Input Survey* to adjacent property owners and residents, a public meeting with adjacent property owners on July 17, 2018, and another public meeting with the neighborhood on August 21, 2018. The following shows results from the public input process with comments and responses received from the survey and meetings.

Public Input Surveys

- 30 properties- Surveys sent out to property owners and residents adjacent to Highland Drive. (An example survey is attached in the memo)
- 8 - Surveys returned to date – (40%)
- Summary of results – (Detailed summary is attached) (Staff has individual surveys available for review)
    - Decreased lane widths in the spirit of slowing traffic.
      Yes (28.6%) No (71.4%)
    - Implementing other traffic calming techniques to slow or discourage cut-through traffic.
      Yes (57.17%) No (42.9%)
    - Implementing on-street bike lanes.
      Yes (37.5%) No (62.5%)
    - Implementing sidewalks.
      Yes (50.0%) No (50.0%)
    - Implementing storm drainage improvements to reduce localized flooding
      Yes (14.3%) No (85.7%)
    - Implementing more on-street parking opportunities;
      Yes (28.6%) No (71.4%)

Public Meeting – Adjacent Property Owners – July 17, 2018

- 7 - Property Owners Attended
- 0 - Comment Cards Returned to City

Public Meeting – Neighborhood – August 21, 2018

- 17 - Property Owners Attended
- 9 - Comment Cards Returned to City (3 – from the same property)
    - **Summary**
        - 1 - Adjacent property owner was in favor of sidewalks on just one side of the street
        - 3 – Comment Cards (from same property) – Adjacent property owner are not in favor of sidewalks and widening in front of Reinhardt Elementary.
        - 3 - Comment card received were in favor of sidewalks, they were all non-adjacent property owners.

Comment cards and emails received during the public input process have been included as attachments for your reference and review.

Staff is requesting for City Council to consider approval of the proposed typical section and roadway schematic. If the street section and schematic are approved, the Engineering Department would proceed with final engineering design, full construction plan preparation, and advertisement/bidding for the Highland Drive Reconstruction Project for Phase 1.

If you have any questions, please advise.

AJW:jmw

Attachments

Cc: Jeremy White, P.E., CFM, Civil Engineer
File

City of Rockwall
The New Horizon

tnp

TBPE Firm #F-230

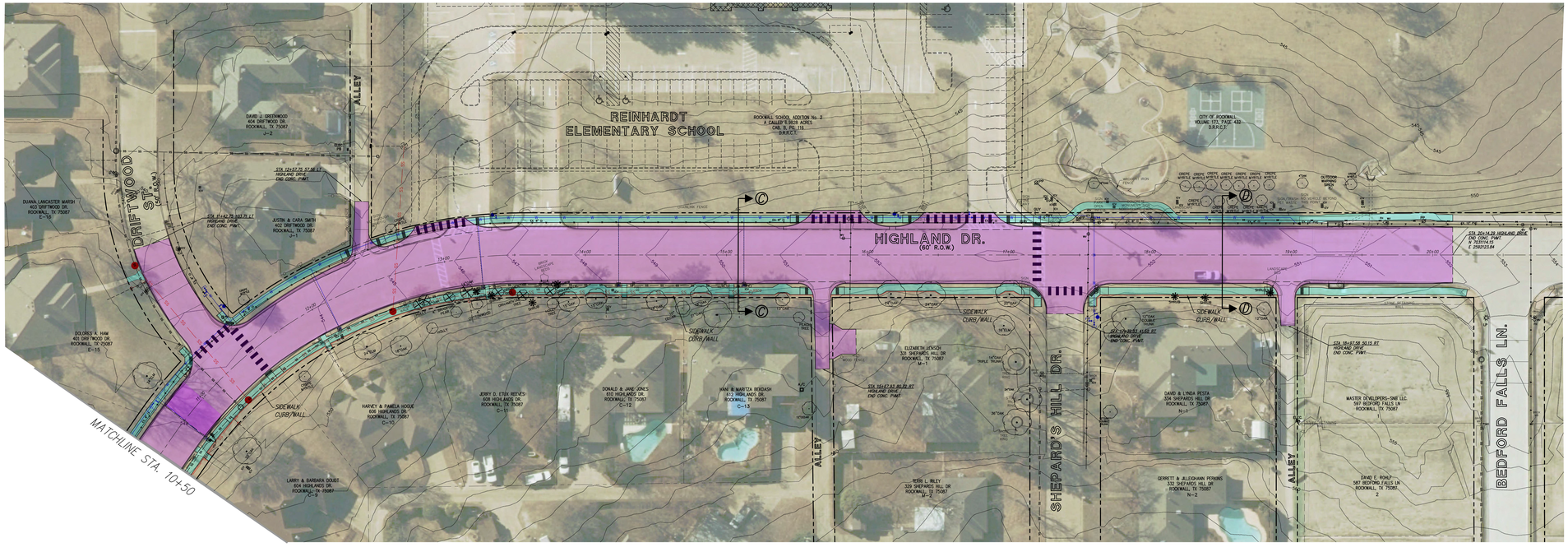
HIGHLAND DRIVE RECONSTRUCTION

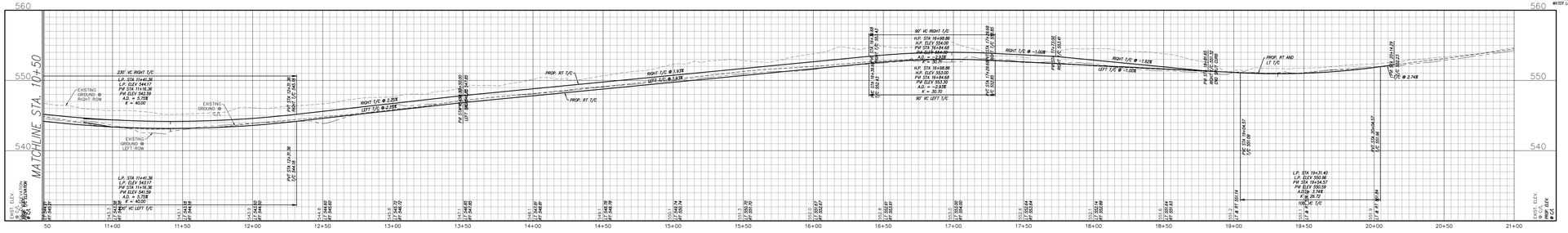
Preliminary Paving Plan

Valley Drive to Bedford Falls Lane

Rockwall, TX City of Rockwall Project # CIP-2018-001

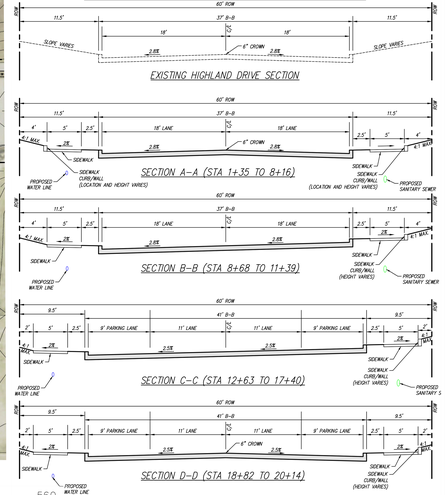
August 2018





LEGEND

- PROP. CONCRETE PAVEMENT
- PROP. CONCRETE SIDEWALK
- PROP. CENTERLINE
- PROP. SIDEWALK CURB/WALL
- PROP. 8" WATER LINE
- PROP. 8" SANITARY SEWER LINE
- EX. ROW
- EX. 8" WATER LINE
- EX. 8" SANITARY SEWER
- EX. OVERHEAD ELECTRIC LINES
- EX. STREET LIGHTS
- EX. POWER POLE
- PROP. TREE TO BE REMOVED



TYPICAL SECTIONS

City of Rockwall
The New Horizon

tnp

TBPE Firm #F-230

HIGHLAND DRIVE RECONSTRUCTION

Preliminary Paving Plan

Valley Drive to Bedford Falls Lane

Rockwall, TX City of Rockwall Project # CIP-2018-001

August 2018

Public Input Survey
Highland Drive Reconstruction Project
(from Bedford Falls Lane to Valley Drive)

The City of Rockwall is planning on reconstructing Highland Drive between Bedford Falls Lane to Valley Drive (see map next page). The Project is being planned to be constructed in two (2) phases from Bedford Falls Lane to Driftwood Street for Phase 1 and Driftwood Street to Valley Drive for Phase 2. Before the City begins designing the street improvements, we are interested in understanding resident's thoughts regarding the design of the new street. Your answers to the following questions will help us better understand your priorities.

Thank you for your thoughtful consideration and taking the time to respond to this survey. We look forward to sharing the survey results at the **Open House Public Meeting scheduled for July 17th, 2018 at 6:00 p.m. in the City Council Chambers**.

Resident's Name: _____

Resident's Address: _____

_____

Resident's Preferred Contact Information:

Phone: _____

Email: _____

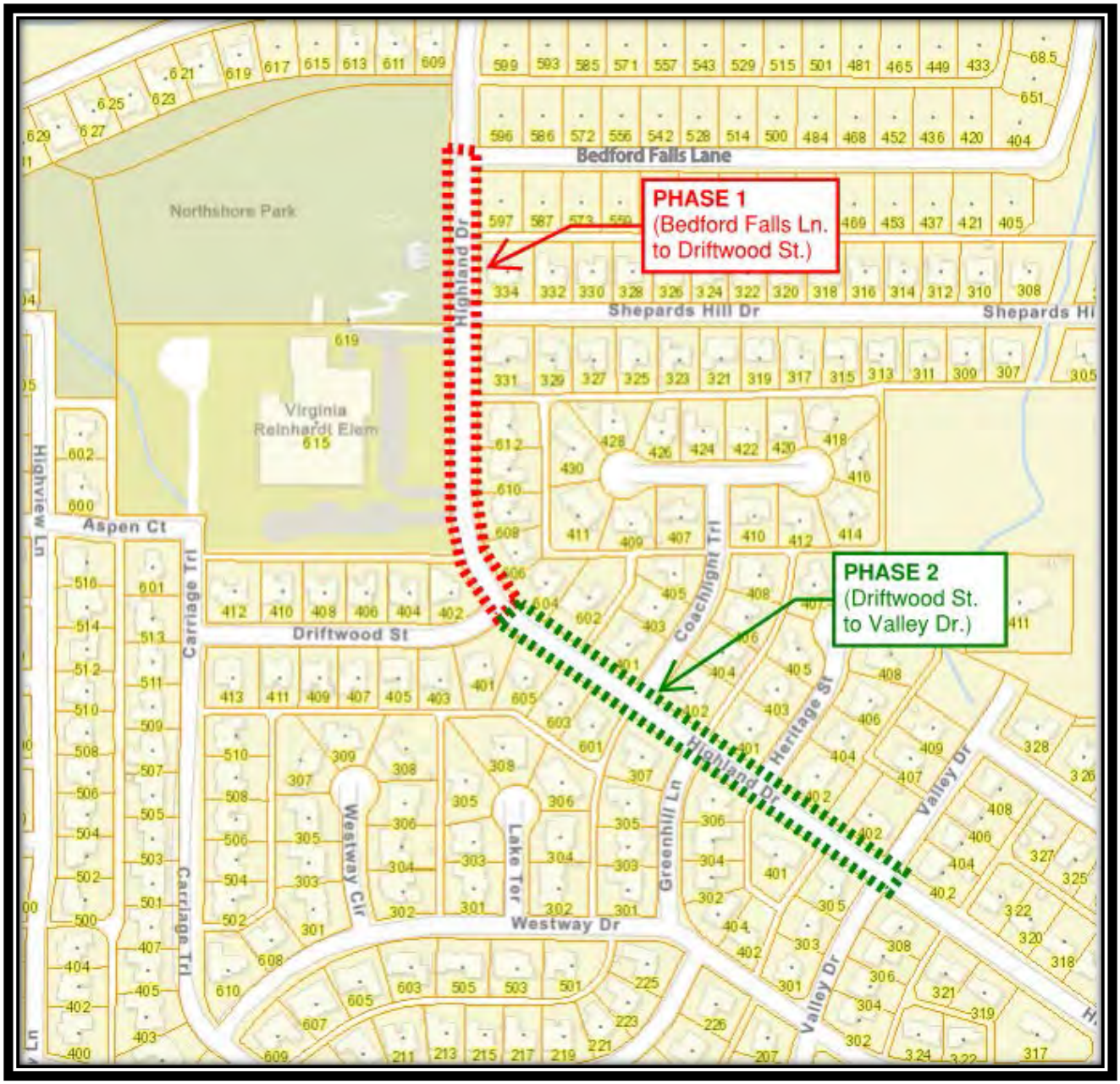
* Resident Contact Information will ONLY be used for future communication regarding the Highland Drive Reconstruction project.

City of Rockwall
Project Manager's Contact Information:

Jeremy White, P.E., CFM
City of Rockwall, Engineering Department
385 South Goliad Street
Rockwall, Texas 75087
jwhite@rockwall.com
(972) 771-7746

Please mail or email responses to the attention of Jeremy White at the City of Rockwall by July 3rd, 2018 at 5:00 p.m.

If you have any questions about the survey please contact Jeremy White.



Location Map

180

1. During a large rainfall event, how would you rate the current Drainage Facilities (i.e. Storm Drain Inlets, Flumes, etc.)?

   Poor Fair Good Excellent

   If not excellent, what improvements do you recommend?

   _____

2. How would you rate the driving experience as you travel along Highland Drive?

   Poor Fair Good Excellent

   Please rank the following improvements in order of preference that would provide the most improvement to your answer to Question 2. (1 – Most Important / 5 – Least Important)

   _____ Driving Lane Width
   Please circle one of the following:

   Narrower Wider OK as-is

   _____ Implementation of Traffic Calming Techniques (i.e. Narrower Lanes, traffic calming circles, etc.)
   _____ Implementation of On-Street Parking
   _____ Implementation of Bike Lanes
   _____ Implementation of Sidewalks

3. How would you rate your experience as a pedestrian/cyclist traveling along Highland Drive?

   Poor Fair Good Excellent

   Please rank the following improvements in order of preference that would provide the most improvement to your answer to Question 3. (1 – Most Important / 5 – Least Important)

   _____ Implementation of Sidewalks
   _____ Implementation of Bike Lanes
   _____ Vehicle Speed Limit
   Please circle one of the following:

   Faster Slower OK as-is

   _____ Implementation of Traffic Calming Techniques (i.e. Narrower Lanes, traffic calming circles, etc.)
   _____ Implementation of Pedestrian Crosswalks

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4. How would you rate the overall aesthetics of the Highland Drive neighborhood corridor?

Poor Fair Good Excellent

Please rank the following improvements in order of preference that would provide the most improvement to your answer to Question 6? (1 – Most Important / 4 – Least Important)

_____ Sidewalks
_____ Street Lighting
Please circle one of the following:

More Light Less Light

_____ Bike Lanes
_____ On-Street Parking

5. In summary, as a resident, would you be in favor of the following improvements?

(Please circle one of the following for each below)

Decreased Lane Widths in the spirit of slowing traffic

Yes No

Implementing other traffic calming techniques to slow or discourage cut-through traffic

Yes No If so, which one(s): _____

Implementing on-street bike lanes

Yes No

Implementing sidewalks

Yes No

Implementing storm drainage improvements to reduce localized flooding

Yes No

Implementing more on-street parking opportunities;

Yes No

Any other recommendations?

_____

6. Is there anything else you want the City to consider? Please provide comments below:

_____

_____

_____

Please mail, email or deliver your survey responses to the attention of Jeremy White at the City of Rockwall.

If you have any questions about the survey please contact Jeremy White.

City of Rockwall
The New Horizon

Note:
Survey Responses provided in COLOR

Public Input Survey

Highland Drive Reconstruction Project
(from Bedford Falls Lane to Valley Drive)

Questionnaire Statistics:

Number of Questionnaires Sent: **30**

(Sent to Adjacent Property Owners/Tenants of Highland Drive to the project)

Number of Responses: **8 (40%)**

Notes to Reviewer:

- Percentage may add up to less than 100% due to incomplete surveys received.
- Surveys mailed sent out to Adjacent Property Owners. Any "Returned to Sender" surveys where hand delivered to the property.
- Surveys where made avaible to attendees at Adjacent Property Owners Public Meeting – July 17th, 2018 and send to any adjacent property own who did not receive it.

City of Rockwall
The New Horizon

1. During a large rainfall event, how would you rate the current Drainage Facilities (i.e. Storm Drain Inlets, Flumes, etc.)?

   Poor (0%) Fair (12.5%) Good (12.5%) Excellent (75.0%)

   If not excellent, what improvements do you recommend?

   _____

2. How would you rate the driving experience as you travel along Highland Drive?

   Poor (12.5%) Fair (37.5%) Good (12.5%) Excellent (25.0%)

   Please rank the following improvements in order of preference that would provide the most improvement to your answer to Question 2. (1 – Most Important / 5 – Least Important)

   2 Implementation of Traffic Calming Techniques (i.e. Narrower Lanes, traffic calming circles, etc.)

   1 Driving Lane Width

   Please circle one of the following:

   Narrower (20%) Wider (0%) OK as-is (80%)

   4 Implementation of Bike Lanes

   3 Implementation of On-Street Parking

   3 Implementation of Sidewalks

3. How would you rate your experience as a pedestrian/cyclist traveling along Highland Drive?

   Poor (25.0%) Fair (12.5%) Good (12.5%) Excellent (25.0%)

   Please rank the following improvements in order of preference that would provide the most improvement to your answer to Question 3. (1 – Most Important / 5 – Least Important)

   2 Implementation of Sidewalks

   4 Implementation of Bike Lanes

   1 Vehicle Speed Limit

   Please circle one of the following:

City of Rockwall
The New Horizon

Faster (0%) Slower (71.43%) OK as-is (28.6%)

3 Implementation of Traffic Calming Techniques (i.e. Narrower Lanes, traffic calming circles, etc.)

3 Implementation of Pedestrian Crosswalks

4. How would you rate the overall aesthetics of the Highland Drive neighborhood corridor?

Poor (0%) Fair (37.5%) Good (37.5%) Excellent (25.0%)

Please rank the following improvements in order of preference that would provide the most improvement to your answer to Question 6? (1 – Most Important / 4 – Least Important)

2 Sidewalks

1 Street Lighting

Please circle one of the following:

More Light (80%) Less Light (20%)

3 Bike Lanes

4 On-Street Parking

5. In summary, as a resident, would you be in favor of the following improvements? (Please circle one of the following for each below)

Decreased Lane Widths in the spirit of slowing traffic

Yes (28.6%) No (71.4%)

Implementing other traffic calming techniques to slow or discourage cut-through traffic

Yes (57.17%) No (42.9%)

If so, which one(s): Speed Bumps & no Traffic Calming Circles

Implementing on-street bike lanes

Yes (37.5%) No (62.5%)

Implementing sidewalks

Yes (50.0%) No (50.0%)

Implementing storm drainage improvements to reduce localized flooding

Yes (14.3%) No (85.7%)

Implementing more on-street parking opportunities;

Yes (28.6%) No (71.4%)

Any other recommendations?

- Speed limit enforced
- Need to add parking at school hidden with landscape & trees
- Adding sidewalk for walkers & kids riding bikes (okay to narrow streets)

6. Is there anything else you want the City to consider? Please provide comments below:

- A lane for parents to pick up kids at school & does not block traffic
- Bury existing utility lines/cables near Bradford Falls
- Install road humps
- Slower speed needed on Highland Drive
- Install sidewalks
- Don't Feel Sidewalks will improve safety what so ever.

Please mail, email or deliver your survey responses to the attention of Jeremy White at the City of Rockwall.

If you have any questions about the survey please contact Jeremy White

Comment Cards
Adjacent Property Owners/Residents

July 21, 2018 Neighborhood Public Meeting

188

Highland Drive Reconstruction Project
Comment Card

Public Meeting - Aug. 21st, 2018, 6:00PM

Please check all that apply:
- ☐ I live along project.
- ☑ I own property along project.
- ☐ Other _____

Name: Hani Bekdash
Address: 612 Highland Dr.
Phone Number: [redacted]
E-mail Address: [redacted]
Primary Contact (Name, E-mail and Telephone): _____

Comments:

We are strongly opposed to side walks in our street area. You can use space and room from Rentwest Side. Please use the money to fix Curbs & Side walks everywhere and certainly Parking alleys as well. This is NOT going to increase Safety. We have been here well over 20 years and everything was fine. You can create more crossing points so people actually use the walkside. If you are going to implement this prepare yourselves for legal fees, insurance cost, ticketing + other expenses to pay for property lost.

Please consider all the above. We are the people most effected here. Thank you

Do you want to be on a contact list for this project? (Circle) Yes / No

---

Highland Drive Reconstruction Project
Comment Card

Public Meeting - Aug. 21st, 2018, 6:00PM

Please check all that apply:
- ☐ I live along project.
- ☑ I own property along project.
- ☐ Other _____

Name: Mariza Bekdash
Address: 612 Highland Drive
Phone Number: [redacted]
E-mail Address: [redacted]
Primary Contact (Name, E-mail and Telephone): _____

Comments:

We have lived at our house for over 20 years, and seen a lot of changes in our neighborhood. Some good, & some not as good. The sidewalk project on Highland is definitely one of the worst! We do not need sidewalks along our street. It has been very safe the way it is. The sidewalk all built on the side of the school, that's all we need. Not to mess up our front yards. We are strongly opposed to that!! Also, this street does not need to be wider. Traffic is already bad the way it is! That would make our neighborhood unsafe, NOT safer. We have yet to determine what happens to our property

Do you want to be on a contact list for this project? (Circle) Yes / No

189

Highland Drive Reconstruction Project
Comment Card

Public Meeting - Aug. 21st, 2018, 6:00PM

Please check all that apply:

- ☐ I live along project.
- ☑ I own property along project.
- ☐ Other _____

Name: Sami Bekdash
Address: 612 Highland Dr.
Phone Number: [redacted]
E-mail Address: [redacted]
Primary Contact (Name, E-mail and Telephone): [redacted]

Comments:

Just as Reinhardt needed not to be destroyed and redone, neither does Highland Dr. need a big face lift. We only need street surface issues and/or any major underground problems fixed. Most of this neighborhood, as you know, has been living there 20-30yrs or more. We are happy as is and don't need additional traffic with a larger street and don't need sidewalks. Larger streets and sidewalks actually invite more cars and speeding and even less safety - and at the large expense of the content, generally senior neighborhood. What has changed so drastically that safety now is more paramount than previous decades? I could understand new neighborhoods, like the portion of Highland just north of Reinhardt, when they're made, but not our portion and def. not for a 30 mi/hr. Street.

We stand starkly against this and think Rockwall could do much better with public funds - our own money. Also, finally, these sort of things should be brought up much earlier on, not in June when the decision is to be made in early Sept.

Do you want to be on a contact list for this project? (Circle) Yes / No

190

Highland Drive Reconstruction Project
Comment Card

Public Meeting - Aug. 21st, 2018, 6:00PM

Please check all that apply:

- ☒ I live along project.
- ☒ I own property along project.
- ☐ Other _____

Name: Christiana Voorhes
Address: 306 Greenhill Ln
Phone Number: [redacted]
E-mail Address: [redacted]
Primary Contact (Name, E-mail and Telephone): [redacted]

Comments:

We do not want this project to be through street. You are changing the dynamics of the neighborhood. Repairs need to be made to highland and many of our side streets. Along with the alleyways. This project is NOT taking the concerns of the citizens and doing what is best for our neighborhood. 5' sidewalks on both sides are NOT what we need or want. It may be city standard, but this is an older neighborhood.

While "your speed" test" is laughable, that is not accurate for a true representation of speed on street. That accounts for school zone hour lowering the set speed. When are repairs being made to Alleys?

Do you want to be on a contact list for this project? (Circle) Yes / No

Comment Cards
Non-Adjacent Property Owners/Residents(Neighborhood)

July 21, 2018 Neighborhood Public Meeting

192

Highland Drive Reconstruction Project
Comment Card
Public Meeting - Aug. 21st, 2018, 6:00PM

Please check all that apply:
- ☐ I live along project.
- ☐ I own property along project.
- ☒ Other Perpendicular to project

Name: Kent Baumann
Address: 412 Coach Light Trail
Phone Number: [redacted]
E-mail Address: [redacted]
Primary Contact (Name, E-mail and Telephone): [redacted]

Comments: Children need sidewalks all along highland to access Reinhardt. This is a need not want. I like the proposed recommendations.

Do you want to be on a contact list for this project? (Circle) Yes / No

Highland Drive Reconstruction Project
Comment Card
Public Meeting - Aug. 21st, 2018, 6:00PM

Please check all that apply:
- ☐ I live along project.
- ☐ I own property along project.
- ☒ Other Live on Coachlight Trl & own Property

Name: Patricia Howzell / David Howzell
Address: 414 E Coachlight Trail
Phone Number: [redacted]
E-mail Address: [redacted]
Primary Contact (Name, E-mail and Telephone): [redacted]

Comments:
I strongly believe that we need A sidewalk on Highland drive. It is unsafe to walk to the Elementary & Park. ~~The grade of the street~~
We definitely need A sidewalk!

Even if only on one side of the street would be Acceptable. If that is the case, then Crosswalks with the Flags & ~~Lights~~ Flashing lights as implemented down town would be appropriate & in several locations

Do you want to be on a contact list for this project? (Circle) Yes / No

193

Highland Drive Reconstruction Project
Comment Card
Public Meeting - Aug. 21st, 2018, 6:00PM

Please check all that apply:
- ☐ I live along project.
- ☑ I own property along project.
- ☐ Other _____

Name: Brett + Lora Merritt
Address: 409 Driftwood
Phone Number: [redacted]
E-mail Address: [redacted]
Primary Contact (Name, E-mail and Telephone): [redacted]

Comments:
① Is RISD going to instruct buses to travel on Highland when dropping students off each morning? Buses currently use Carriage Trail to Driftwood to Highland when dropping off students.

Do you want to be on a contact list for this project? (Circle) (Yes) No

Highland Drive Reconstruction Project
Comment Card
Public Meeting - Aug. 21st, 2018, 6:00PM

Please check all that apply:
- ☐ I live along project.
- ☐ I own property along project.
- ☒ Other on Coachlight

Name: Anna Smithey
Address: 405 Coachlight Trl
Phone Number: [redacted]
E-mail Address: [redacted]
Primary Contact (Name, E-mail and Telephone): [redacted]

Comments:
As a parent of students at Reinhardt and active in the neighborhood, I believe this a great plan for their safety. Throughout the day a walker on Highland can not walk beside the curb a very long distance without having to walk practically around a car which is a danger.

Do you want to be on a contact list for this project? (Circle) Yes / No

194

Highland Drive Reconstruction Project
Comment Card

Public Meeting - Aug. 21st, 2018, 6:00PM

Please check all that apply:

- [x] I live along project.
- [ ] I own property along project.
- [x] Other Driftwood

Name: Fred & Delila Ogden
Address: 408 Driftwood St
Phone Number: [redacted]
E-mail Address: [redacted]
Primary Contact (Name, E-mail and Telephone): [redacted]

Comments:

We are very concerned about traffic routing down Driftwood St and overflow traffic down the alley between school and Driftwood.

Do you want to be on a contact list for this project? (Circle) Yes / No

195

Comments Received by Email
Adjacent Property Owners/Residents

196

White, Jeremy

From: Don & Jane Jones [redacted]
Sent: Tuesday, August 21, 2018 4:10 PM
To: White, Jeremy
Cc: Williams, Amy
Subject: RE: !! Reminder !! - Highland Drive Reconstruction Project - Public Meeting

Importance: High

Jeremy,

Unfortunately we are unable to attend the public meeting tonight. To make our voices heard, we support:

- construction of sidewalks along Highland Drive. Sidewalks are a public safety issue.
- replacement of water and sewer lines.
- bike lanes along Highland Drive, which are optional but would contribute to public safety and health.

We oppose:

- widening of Highland Drive. Widening would encourage more traffic and higher speeds.
- any plan to use Highland Drive as a major thoroughfare as suggested in a flier that appeared on our door today.
- construction of a 7-11 near the boat ramp on highway 66. The entrance to Rockwall on 66 used to be very picturesque and inviting, suggesting the entrance to an upscale village on the shore of Lake Ray Hubbard, but the city council seems determined to sacrifice aesthetics and positive perception for corporate interests.

Speed control along the entire length of Highland Drive must be a priority for the city. Speed control is many years overdue, especially because of the elementary school and the city park, but also because this is a residential area. As noted in our survey, the one-mile stretch of Highland Drive from Kaufman to East Fork has no stop signs, no speed humps, nothing to slow down speeding motorists. Since Highland Drive was extended to East Fork, there has been has been a noticeable increase in traffic and speeders. Speed control must be addressed.

We look forward to hearing about the results of tonight's meeting.

Don & Jane Jones
610 Highland Drive
Rockwall, Texas 75087

From: White, Jeremy [mailto:JWhite@rockwall.com]
Sent: Monday, August 20, 2018 10:56 AM
To: Engineering Projects; White, Jeremy
Subject: !! Reminder !! - Highland Drive Reconstruction Project - Public Meeting

!! – Reminder - !!

Comments Received by Email
Non-Adjacent Property Owners/Residents
(Neighborhood)

198

White, Jeremy

From: Bob C [redacted]
Sent: Wednesday, August 22, 2018 11:33 PM
To: White, Jeremy
Cc: Smith, Mary; Crowley, Rick
Subject: Re: Highland Drive Reconstruction Project (Bedford Falls Lane to Valley Drive)

Follow Up Flag: Follow up
Flag Status: Flagged

Jeremy,

Thank you and the team for the presentation last evening.ï¿½ It was quite informative.ï¿½ I did take one of the comment cards, however if you will allow, I will submit my comments in this email response.ï¿½ First, let me say that I applaud the City for its foresight in this project.ï¿½ It is long overdue and sorely needed.ï¿½ That said, I will continue with my concerns:

- One of my major concerns is the amount of heavy truck traffic we are currently experiencing here along Driftwood Drive.ï¿½ We have already seen one street light leveled and the street itself is already showing signs of wear and tear ... and this after only 2-3 months of work.ï¿½ Driftwood was not constructed to handle this kind of load and it will only get worse when the traffic load is increased during the Highland Drive reconstruction.
- I share the concerns expressed by Fire Captain Brett Merritt about the additional traffic flow on Driftwood once all the construction is complete and school has reopened.ï¿½ We already have significant traffic build-up on Driftwood during the school year and that will only be magnified with the reorientation of traffic (bus traffic in particular) in and around the school.ï¿½ I realize that this is in the hands of RISD at the time but encourage the city to keep a watchful eye on this and help us protect the integrity of Driftwood Drive as the project moves forward.
- As I mentioned last evening, I am disappointed that the City decided to take this reconstruction project only down to Valley Drive.ï¿½ While I understand that budget drives a lot of decisions, this one makes no sense in the grand scheme.ï¿½ It would be only logical to take this reconstruction all the way down Highland, along the short stretch of West, and all the way to Kaufman.ï¿½ I would suggest that Phase II of this project be reconsidered to do just this.ï¿½ Better to spend a little more up front and do the job right, than to cut corners only to have to follow up years later at a greater cost.

I am certain that, as things progress, I will have additional concerns and comments.ï¿½ Hopefully you will be willing to accept and consider those.ï¿½ Again, I am delighted that the City is moving forward with this project and look forward to the positive results.

Thank you again for all you do for the City.

Bob Cotti, [redacted]

On 8/22/2018 10:56, White, Jeremy wrote:

> Thank you all who were able to attend last nightï¿½s Public Meeting on the Highland Drive Reconstruction Project from Bedford Falls Lane to Valley Drive.
> ï¿½
> The Presentation and Schematic will be posted online on the Cities Engineering Capital Improvements Webpage.ï¿½ http://www.rockwall.com/engr_cip.asp
> ï¿½
> As mentioned the proposed Roadway Typical Section and Schematic will be presented to City Council for Action and Approval on the Monday, September 4th, 2018 City Council Meeting.ï¿½ There will be a Work Session Item on the 4:00pm Work Session Agenda to go over the project with City Council and update them on the Project as well as Public Input received.ï¿½ At the beginning of the normal 6:00pm City Council Agenda there will be the Public Forum were all Rockwall Citizens are welcome to come and voice their opinion on the Highland Drive Project.ï¿½ All citizen and property owners are encouraged to voice their opinion to City Council weather for or against parts of the proposed project.ï¿½ï¿½ï¿½ During the normal Council Agenda there will be an action item for the Highland Drive Project to approve the proposed roadway typical section and schematic and proceed with advertisement and bidding for construction.
> ï¿½
> If you have any questions or comments please feel free to contact me.
> ï¿½
> ***Jeremy M. White, P.E., CFM***
> ***Civil Engineer***
> ***Public Works ï¿½ Engineering Division***
> ***City of Rockwall***
> ***385 S. Goliad***
> ***Rockwall, TX 75087***
> ***972-771-7746***
> ***972-771-7748 (fax)***
> ï¿½
> ï¿½
> ï¿½

--
Bob (a.k.a. r2d2)

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201

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: September 4, 2018

SUBJECT: *Amendment to Article V, District Development Standards, UDC*

At the August 20, 2018 City Council meeting, issues regarding the variance approval process were raised. Specifically, the City Council cited issues with the amount of variances relating to articulation, roof design, materials, and other technical requirements -- *typically associated with development in an overlay district* -- and the approval process for these variances. Taking this into consideration, the Planning and Zoning Department has prepared three (3) strategies/text amendments that the City Council could enact to [1] change the approval process for variances relating to technical requirements and [2] reduce the number of variances being requested. These strategies/text amendments include the following:

1) Changing the approval process for variances associated with technical requirements. Since the Planning and Zoning Commission is the body responsible for technical approvals (*i.e. approving site plans*), the City Council could choose to grant the Planning and Zoning Commission the ability to approve variances to technical requirements for overlay districts like materials, articulation, roof design, architectural features, and etcetera. Under this scenario, the only time the City Council would see variances to overlay district requirements would be if the Planning and Zoning Commission denies a variance, and an applicant chooses to appeal the decision to the City Council. An example of the language that could enact this change is as follows:

   SECTION 6._, VARIANCES TO THE OVERLAY DISTRICT REQUIREMENTS

   Unless otherwise specified in this section, an applicant may request the Planning and Zoning Commission grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship. If the Planning and Zoning Commission denies a variance request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the variance or variances being requested (i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements). Approval of any variance to the requirements of this section by the Planning and Zoning Commission or City Council shall require a supermajority vote (i.e. a three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval.

   This could also be expanded to variances to technical requirements for properties not within an overlay district should the City Council choose to do so.

2) Currently, the City's development standards (*which are contained in Article V, District Development Standards, of the UDC*) contain about 150-pages of text when exported from MuniCode. The majority of this text is overlay district requirements, which are essentially

the same development standards repeated for each individual overlay district. The length of this section can make it difficult for developers to find the exact requirements for a particular project. By reducing the amount of text in this section, clarifying the development standards, and simplifying the code the City could make it easier on developers to find the exact requirements for a particular development. Attached to the memorandum is an example of the City's overlay district requirements consolidated into one set of standards. This reduces the size of this article by ~60-pages.

3) The standards contained in the UDC have some inconsistencies that have added to the number of variance requests. These inconsistencies can be corrected through a reexamination of the City's development and performance standards. To achieve this the Planning and Zoning Commission and Architectural Review Board could work with staff to update these standards and correct any inconsistencies. Staff should note that due to the size of the UDC, this process would take some time to achieve.

Should the City Council choose to direct staff to implement any of these strategies, staff would commence the process of amending Article V, *District Development Standards*, in accordance with the procedures of the UDC.

A. *Applicability*. The *General Overlay District Standards* shall be applied to the following overlay districts:

- ☑ IH-30 Overlay (IH-30 OV) District
- ☑ SH-205 Overlay (SH-205 OV) District
- ☑ Scenic Overlay (SOV) District
- ☑ SH-66 Overlay (SH-66 OV) District
- ☑ SH-205 By-Pass Overlay (SH-205 BY OV) District
- ☑ North SH-205 Overlay (N. SH-205 OV) District
- ☑ East SH-66 Overlay (E. SH-66 OV) District
- ☑ FM-549 Overlay (FM-549 OV) District
- ☑ SH-276 Overlay (SH-276 OV) District

B. *Special Use Standards.* Development within the Scenic Overlay (SOV) District and the SH-66 Overlay (SH-66 OV) District shall comply with the *Land Use Schedule* contained in Article IV, *Permissible Uses*, of this Unified Development Code (UDC); however, the following land uses may be considered on a case-by-case basis through a Specific Use Permit.

(1) *Retail Store with Gasoline Sales* (*Any Amount of Dispensers or Vehicles*)
(2) Car Wash (*Any Type*)
(3) Structures Over 36-Feet in Height

C. *Architectural Standards.*

(1) *Materials and Masonry Composition*. Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials* -- *excluding doors and windows* -- as defined below.

(a) *Primary Materials*. *Primary Materials* shall include stone, brick, glass, glass block, tile, and custom Concrete Masonry Units (CMU) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*). Specific requirements for *Primary Materials* are as follows:

A. *Stone.* A minimum of 20% natural or quarried stone is required on all building façades; however, the Planning and Zoning Commission, upon recommendation from the Architectural Review Board, may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building. In making this determination, both the Architectural Review Board and the Planning and Zoning Commission should consider the shape, texture, size, quality and warranty of the product being proposed.

B. *Cementaceous Materials.* The use of cementaceous materials (*e.g. stucco, cementaceous lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade.

C. *Accent Brick and Stone.* Each building shall incorporate *Accent Brick or Stone* or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of primary brick or stone materials in an elevation.

(b) *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above. This includes materials like aluminum composite materials, metal panels, acrylic products (*i.e. EIFS products*) cast stone, cultured stone or other materials identified by the Director of Planning and Zoning or his/her designee.

(2) *Roof Design Standards*. All structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with

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lapped seam construction, bituminous built-up roofs, and flat membrane-type roofs that are visible from adjacent public right-of-way shall be prohibited.

(3) *Mechanical Equipment Screening*. All buildings shall be designed so that no HVAC, satellite dishes, appurtenances and/or any other mechanical equipment shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

(a) Screening of rooftop mechanical equipment and/or other rooftop appurtenances shall be accomplished by either the construction of [*1*] a roof system described in the *Roof Design Standards* above, or [*2*] an architectural feature that is integral to the building's design and ensures that such rooftop mechanical equipment is not visible from any direction. Fencing or the enclosing of individual mechanical units shall not be permitted.

(b) All rooftop mechanical equipment or architectural features shall be shown on the required building elevations and submitted along with the site plan for review by City Staff, the Architectural Review Board (ARB), and the Planning and Zoning Commission.

(4) *Required Architectural Elements.* All buildings that are less than 50,000 SF shall be designed to incorporate a minimum of four (4) architectural elements, buildings over 50,000 SF shall include a minimum of six (6) architectural elements, and buildings over 100,000 SF must include a minimum of seven (7) architectural elements. The accepted architectural elements for all buildings are as follows:

- ☑ Canopies, Awnings, or Porticos
- ☑ Recesses/Projections
- ☑ Arcades
- ☑ Peaked Roof Forms
- ☑ Arches
- ☑ Outdoor Patios
- ☑ Display Windows
- ☑ Architectural Details (*e.g. Tile Work and Moldings*) Integrated into the Building's Facade
- ☑ Articulated Ground Floor Levels or Bases
- ☑ Articulated Cornice Line
- ☑ Integrated Planters or Wing Walls that Incorporate Landscape and Sitting Areas
- ☑ Offsets, Reveals or Projecting Rib Expressing Architectural or Structural Bays
- ☑ Varied Roof Heights

NOTE: Other architectural features maybe approved by the Director of Planning and Zoning or his/her designee.

(5) *Four (4) Sided Architecture.* All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (*i.e. four [4] or more accent or canopy trees*) shall be planted along perimeter of the subject property to the rear of the building.

(6) *Windows.* The color of all windows shall be reviewed by the Architectural Review Board (ARB), and shall have a maximum visible exterior reflectivity of 20%.

(7) *Office Parks, Shopping Centers and Mixed Use Centers.* All buildings within a common retail, commercial or office development shall incorporate complementary architectural styles, materials, and colors. Staff may require a conceptual façade plan and/or sample boards for these types of developments to ensure consistency and compatibility for all buildings within a proposed development. Conceptual façade plans will be used only to ensure compliance to the minimum standards.

(8) *Corporate Identity.* A company's building corporate identity that conflicts with the *General Overlay District Standards* shall be reviewed case-by-case basis as a variance in accordance with the requirements of this section.

D. *Site Design Guidelines and Standards.*

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(1) *Building Setbacks*. The building setbacks adjacent to the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) shall be as follows:

(1) Scenic Overlay (SOV) District: 15-feet
(2) SH-66 Overlay (SH-66 OV) District: 15-feet
(3) IH-30 Overlay (IH-30 OV) District: 25-feet
(4) SH-205 Overlay (SH-205 OV) District: 25-feet
(5) North SH-205 Overlay (N. SH-205 OV) District: 25-feet
(6) SH-205 By-Pass Overlay (SH-205 BY OV) District:

- ☑ Residential Land Uses: *See Section 6.3.5, SH-205 By-Pass Overlay (SH-205 BY OV) District*
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(7) East SH-66 Overlay (E. SH-66 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(8) FM-549 Overlay (FM-549 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(9) SH-276 Overlay (SH-276 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

All other building setback regulations shall be the same as set forth in the underlying zoning district.

(2) *Parking Restrictions*. No more than one (1) full row of parking (*i.e. two rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*).

(3) *Access/Ingress/Egress*. In an effort to minimize potential vehicular and pedestrian conflicts, special attention must be given to the location of median breaks along major thoroughfares, the number and location of driveways providing ingress/egress, the design of driveways providing ingress/egress in relation to the parking areas and sight/visibility distances. Taking this into consideration it is important to review all site plans for the following guidelines:

(a) Driveways should be spaced a minimum of 100-feet from the intersection of any major thoroughfare.
(b) The ingress/egress driveways shall have a minimum radius of 30-feet;
(c) Driveways should maintain an appropriate visibility triangle at ingress/egress driveways.
(d) Main entrances should generally be located at median breaks that provide left turn access into the site.
(e) Main entrances should connect to a *straightaway* aisle that does not dead end or require an immediate turn to approach the main building.
(f) Aisles intersecting with entrance drives should be spaced at a minimum of 20-feet from the property line to provide for smooth turning movements.

(4) *Cross Access*. *Cross Access Easements* may be required by the Planning and Zoning Commission at the time of site plan approval to ensure access to future median breaks and to reduce the number of curb cuts needed along roadways.

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(5) *Shared Parking.* In all office parks, shopping centers and mixed use centers cross access and shared parking agreements may be required by the City Council along with final plat approval.

(6) *Loading and Service Areas*. All loading and service areas shall be located on the rear and side of buildings where possible. In the event that a loading or service area faces towards the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*), additional screening of the loading and service area may be required by the Architectural Review Board (ARB) and Planning and Zoning Commission. A minimum of a ten (10) foot masonry screening wall shall be required to screen the view of loading docks and loading spaces intended for tractor/semi-trailer delivery from any public right-of-way. This ten (10) foot masonry screening wall must screen the entire loading dock or loading space. Screening materials shall utilize similar masonry materials as the front façade of the primary building. The accommodation of adequate access for service delivery trucks shall be evaluated to determine the extent of screening required.

(7) *Trash/Recycling Receptacles and Dumpster Enclosures*. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing the landscaping and/or the building.

(8) *Play Structures*. Play structures shall not be placed between the primary building façade and a public right-of-way.

(9) *Plan Review*. In addition to the other processes and factors established by this Unified Development Code (UDC), all concept plans, development plans and site plans for property situated within an established overlay district shall be reviewed for the following:

(a) The conformance of the proposed site plan to the site design guidelines and standards.
(b) The conformance of the proposed landscape plan to the intent of the landscaping and screening requirements.
(c) The conformance of the building elevations to the intent of the architectural standards.
(d) The provision of sufficient cross access and circulation on the site plan.
(e) The provision of sufficient visibility triangles to avoid congestion at ingress/egress driveways.

E. *Landscape Standards*.

(1) *Landscape Buffers*. A minimum landscape buffer in accordance with the requirements of Appendix F, *Landscaping Guidelines and Requirements*, of this Unified Development Code shall be provided along the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) [*outside of and beyond any required right-of-way dedication*], and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the *Primary Roadway*. In the E. SH-66 Overlay (E SH-66 OV), FM-549 Overlay (FM-549 OV), and SH-205 By-Pass Overlay (SH-205 BY OV) Districts the required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the *Primary Roadway*.

(2) *Plant Material Sizes and Selection*. All canopy trees, accent trees, shrubs and ground cover proposed to be planted in any overlay district shall be in conformance to the tables depicted in Appendix F, *Landscaping Guidelines and Requirements*, of this Unified Development Code (UDC) and shall be subject to the following sizes:

(a) *Canopy Trees* shall be a minimum of four (4) caliper inches at DBH.
(b) *Accent Trees* shall be a minimum of four (4) feet in total height.
(c) *Deciduous Shrubs* shall be a minimum of two (2) gallons in size.
(d) *Evergreen Shrubs* shall be a minimum of two (2) gallons in size.

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(3) *Erosion Control/Retaining Walls.* Any slope embankments or retaining walls within the public right-of-way or within the required landscape buffer must be terraced every four (4) feet in height (maximum) with a minimum of a two (2) foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material, which matches the masonry materials used on the primary structure. The planting area must incorporate shrubs, ground cover and grasses.

F. *Signs.* All signage requirements and variances to these requirements shall conform to Chapter 32, *Signs*, of the Municipal Code of Ordinances; however, approval of any variance to the sign standards for property situated within an established overlay district shall require approval by the City Council by a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.

G. *Lighting Standards.* No light standard, light fixture, light pole, pole base or combination thereof shall exceed 20-feet in total height in any overlay district with the exception of the IH-30 Overlay (IH-30 OV) District, which shall be limited to a maximum height of 30-feet.

H. *Utility Placement.* All overhead utilities within any overlay district shall be placed underground.

I. *Residential Standards.* No screening walls shall be erected adjacent to the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) in conjunction with any residential development. In addition, *eyebrow drives* with clusters of lots (*i.e. 5 – 12 homes*) shall be utilized along the *Primary Roadway* for residential developments. In lieu of *eyebrow drives,* a 50-foot landscape buffer may be utilized as an alternative. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer. For residential developments within the SH-205 By-Pass Overlay (SH-205 BY OV) District, see *Section 6.3.5, SH-205 By-Pass Overlay (SH-205 BY OV) District*.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and Council**

FROM: **Kristy Cole, City Secretary/Assistant to the City Manager**

DATE: **August 31, 2018**

SUBJECT: **2018-2019 Youth Advisory Council (YAC) appointments**

The Youth Advisory Council has six vacancies to be filled this school year. We had four graduating seniors last school year, and two other YAC students have expressed that they are unable to participate this year. Existing students are shown below, and each of them has expressed a desire to be reappointed to the YAC. Interviews were held with ten applicants on Thurs., August 30, with Councilmembers Fowler and Trowbridge sitting in, as well as some of our existing YAC students (Mary Claire, Emily, Brenden, and Caleb). The interview panel is recommending that Council consider moving forward with appointing the following slate of students for the 2018-2019 school year:

	New or Reappt.	First Name	Last Name	Grade / School
1	Re-appointment	Mary Claire	Weible	Junior (HmSch)
2	Re-appointment	Caleb	Davis	Senior (HmSch)
3	Re-appointment	Parker	Yarbrough	Junior (HmSch)
4	Re-appointment	Emily	Williams	Senior (RHS)
5	Re-appointment	Addison	Schale	Senior (RHS)
6	Re-appointment	Brenden	Ivey	Senior (RHS)
7	***NEW*** appointment	Kendall	Braddock	Senior (RHS)
8	***NEW*** appointment	Susie	Wilson	Junior (RHS)
9	***NEW*** appointment	Mazie	Johnson	Freshman (RHS)
10	***NEW*** appointment	Kavya	Venugopalan	Junior (RHS)
11	***NEW*** appointment	Peyton	Nielsen	Freshman (RHS)
12	***NEW*** appointment	Nicholas	Alverson	Senior (RHS)

Please know that Caleb Davis (existing student), Parker Yarbrough (existing student), and Nicholas Alverson (new appointee) are all residents of Fate. I have reached out to the City of Fate to secure sponsorship of these students. I anticipate that Fate will agree to do so, as has been the case in the past. In addition, Brenden Ivey is a resident of Rowlett and was financially sponsored by Rowlett last year. I am working to secure his sponsorship again and do not anticipate any issues in that regard.

I am happy to answer any questions the council may have.

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City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

July 2018

Permits

Total Permits Issued: 467
Building Permits: 55 Contractor Permits: 412

Total Permit Values: $ 26,015,938.46
Building Permits: $20,647,672.00 Contractor Permits: $5,368,266.46

Total Fees Collected: $343,682.23
Building Permits: $314,591.43 Contractor Permits: $29,090.80

Board of Adjustment

Board of Adjustment Cases 0

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City of Rockwall

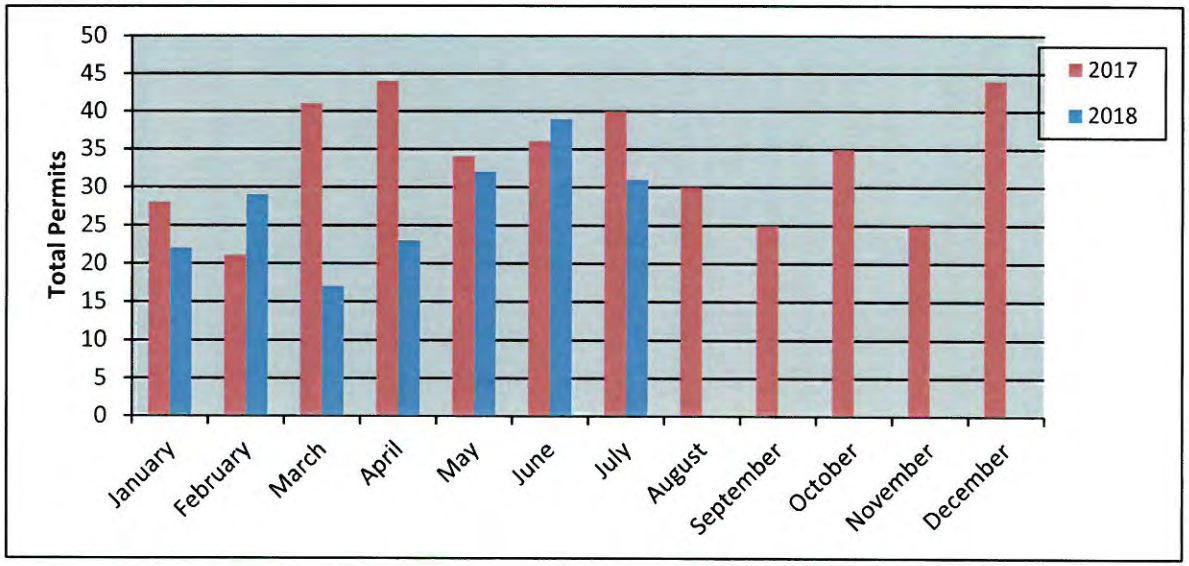
PERMITS ISSUED - Summary by Type and Subtype

For the Period 7/1/2018 thru 7/31/2018

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	1	$0.00	$50.00
30 DAY BANNER	1	$0.00	$50.00
CO	7	$0.00	$526.50
BUSINESS	2	$0.00	$150.00
INTERIOR	4	$0.00	$301.50
NEW CONSTRUCTION	1	$0.00	$75.00
COMM	34	$14,364,550.00	$138,622.13
	1	$38,940.00	$544.15
ALTERATION	1	$10,000.00	$192.75
CONCRETE	3	$255,000.00	$2,561.49
CONST TRAILER	1	$0.00	$102.00
ELECTRICAL	2	$11,500.00	$275.68
FENCE	1	$2,000.00	$35.00
INTERIOR COMP	1	$28,000.00	$433.05
IRRIGATION	5	$115,500.00	$855.94
MECHANICAL	2	$87,343.00	$1,086.31
NEW	3	$11,712,500.00	$124,948.79
PLUMBING	2	$11,000.00	$247.87
REMODEL	4	$985,000.00	$7,053.50
RETAINING WALL	1	$4,137.00	$35.70
ROOF	7	$1,103,630.00	$249.90
SIGNAGE	5	$11,000.00	$379.50
MONUMENT	1	$5,000.00	$75.00
WALL	4	$6,000.00	$304.50
SINGLE FAMILY	403	$11,640,388.46	$202,370.40
ACC BLDG	3	$27,695.00	$525.61
CARPORT	1	$3,000.00	$96.65
CONCRETE	13	$33,100.00	$1,095.18
DEMO	1	$5,500.00	$0.00
ELECTRICAL	6	$42,540.00	$866.92
FENCE	52	$267,865.83	$1,863.50
IRRIGATION	33	$61,100.00	$1,173.30
MECHANICAL	22	$238,900.00	$4,669.10
NEW	31	$7,660,917.00	$178,330.38
PATIO COVER	6	$72,060.00	$1,333.18
PERGOLA	3	$14,500.00	$369.87
PLUMBING	30	$54,011.00	$2,226.59
REMODEL	2	$134,000.00	$1,307.65
REPAIR	1	$1,100.00	$54.37
RETAINING WALL	7	$78,000.00	$247.10
ROOF	176	$2,449,626.12	$6,472.50
SEAWALL	1	$14,000.00	$51.00
SWIM POOL	10	$450,867.00	$1,509.00
WINDOWS	5	$31,606.51	$178.50
SPECIAL EVENT	13	$0.00	$515.70
	13	$0.00	$515.70
TCO	4	$0.00	$1,218.00
	4	$0.00	$1,218.00
Totals:	467	$26,015,938.46	$343,682.23

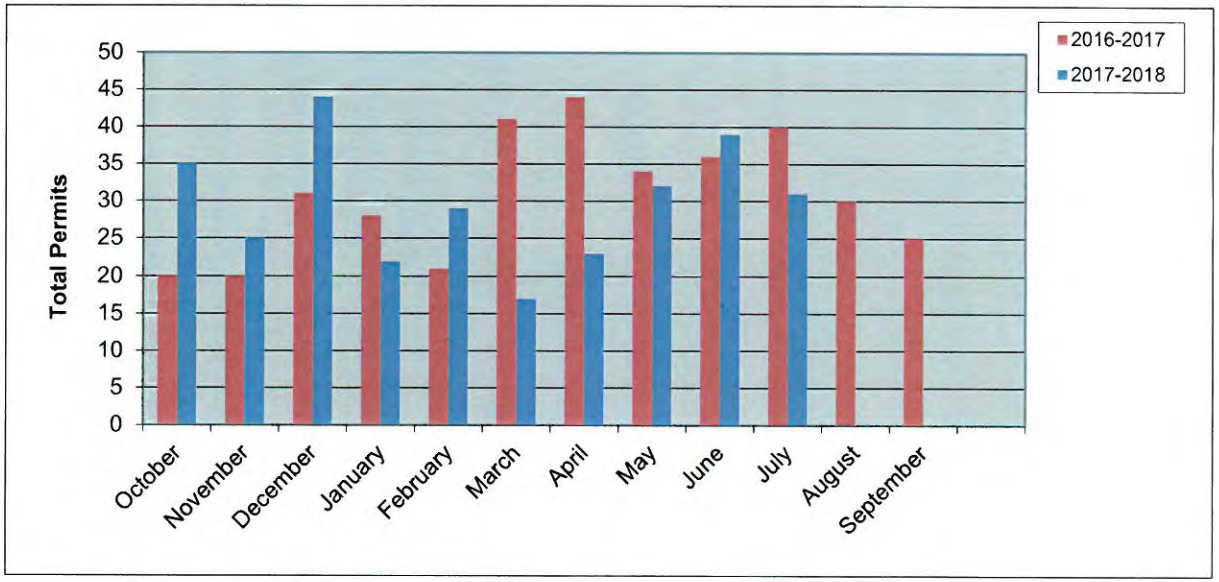
New Residential Permits Calendar Year

	Year	
	2017	**2018**
January	28	22
February	21	29
March	41	17
April	44	23
May	34	32
June	36	39
July	40	31
August	30	
September	25	
October	35	
November	25	
December	44	
Totals	**403**	193



New Residential Permits Fiscal Year

	Year	
	2016-2017	**2017-2018**
October	20	35
November	20	25
December	31	44
January	28	22
February	21	29
March	41	17
April	44	23
May	34	32
June	36	39
July	40	31
August	30	
September	25	
Totals	**370**	**297**



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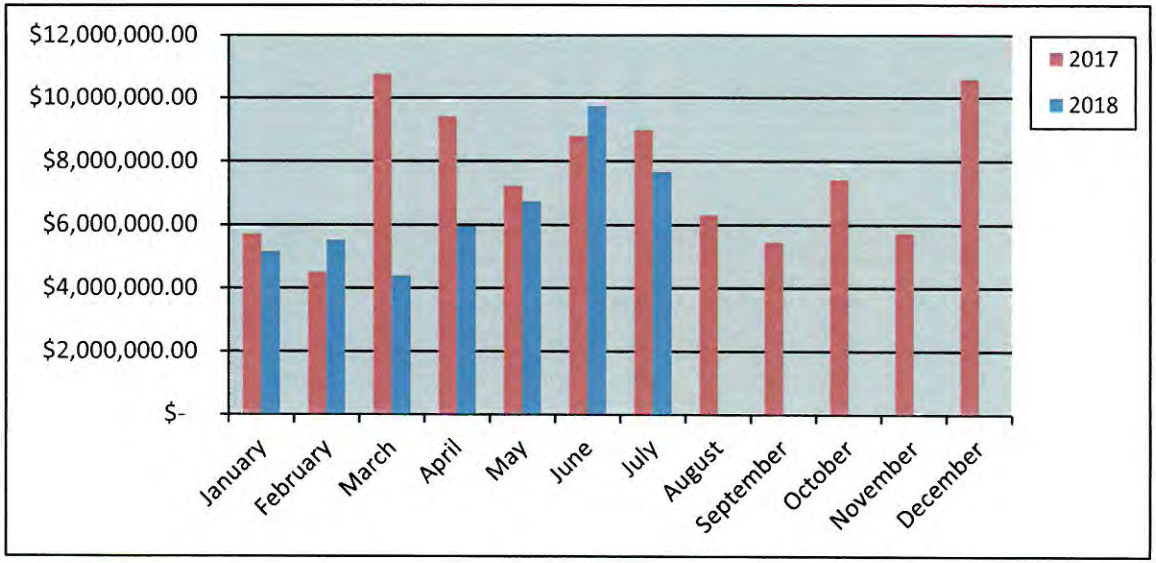
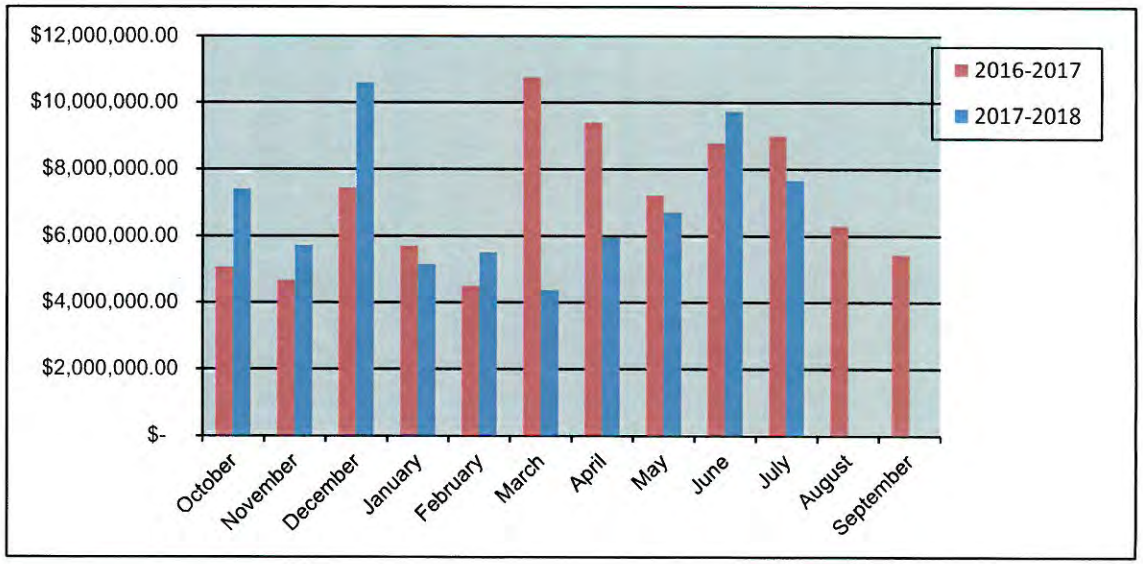
New Residential Value Calendar Year

Year	2017	2018
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,500.00	$ 5,505,704.00
March	$ 10,740,233.00	$ 4,374,886.00
April	$ 9,394,785.27	$ 5,946,813.00
May	$ 7,210,632.79	$ 6,706,301.00
June	$ 8,782,481.00	$ 9,728,069.00
July	$ 8,983,999.47	$ 7,660,917.00
August	$ 6,295,770.00	
September	$ 5,443,098.00	
October	$ 7,402,565.06	
November	$ 5,722,063.00	
December	$ 10,576,719.30	
Totals	**$ 90,748,277.89**	**$ 45,068,314.00**



New Residential Value Fiscal Year

Year	2016-2017	2017-2018
October	$ 5,060,392.34	$ 7,402,565.06
November	$ 4,672,329.53	$ 5,722,063.00
December	$ 7,447,114.15	$ 10,576,719.30
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,550.00	$ 5,505,704.00
March	$ 10,740,233.00	$ 4,374,886.00
April	$ 9,394,785.27	$ 5,946,813.00
May	$ 7,210,632.79	$ 6,706,301.00
June	$ 8,782,481.00	$ 9,728,069.00
July	$ 8,983,999.47	$ 7,660,917.00
August	$ 6,295,770.00	
September	$ 5,443,098.00	
Totals	**$84,226,816.55**	**$ 68,769,661.36**



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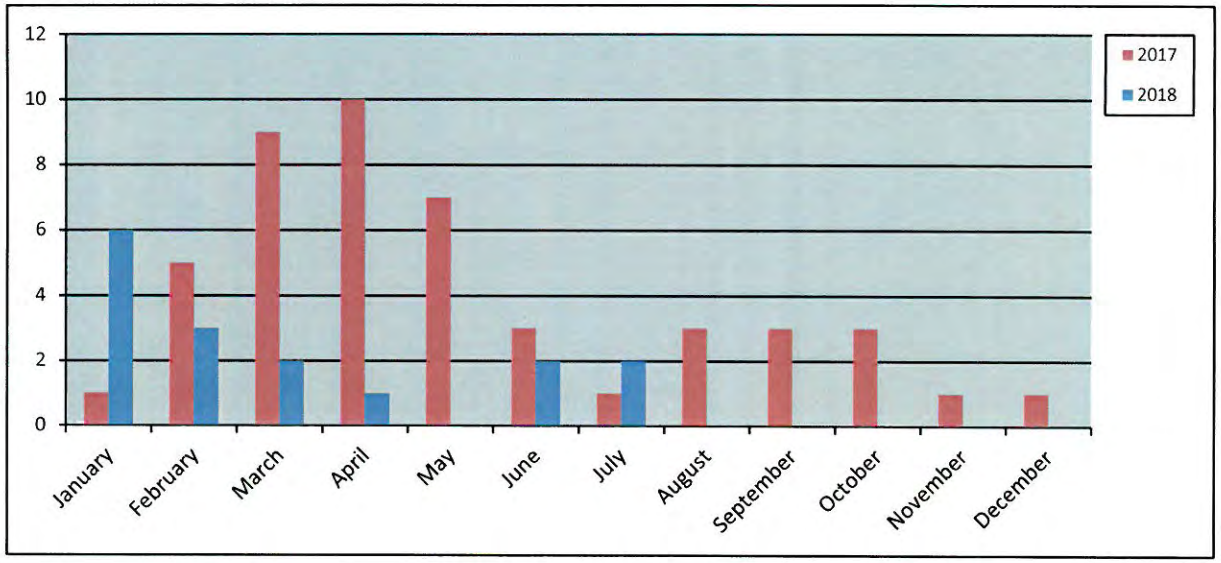
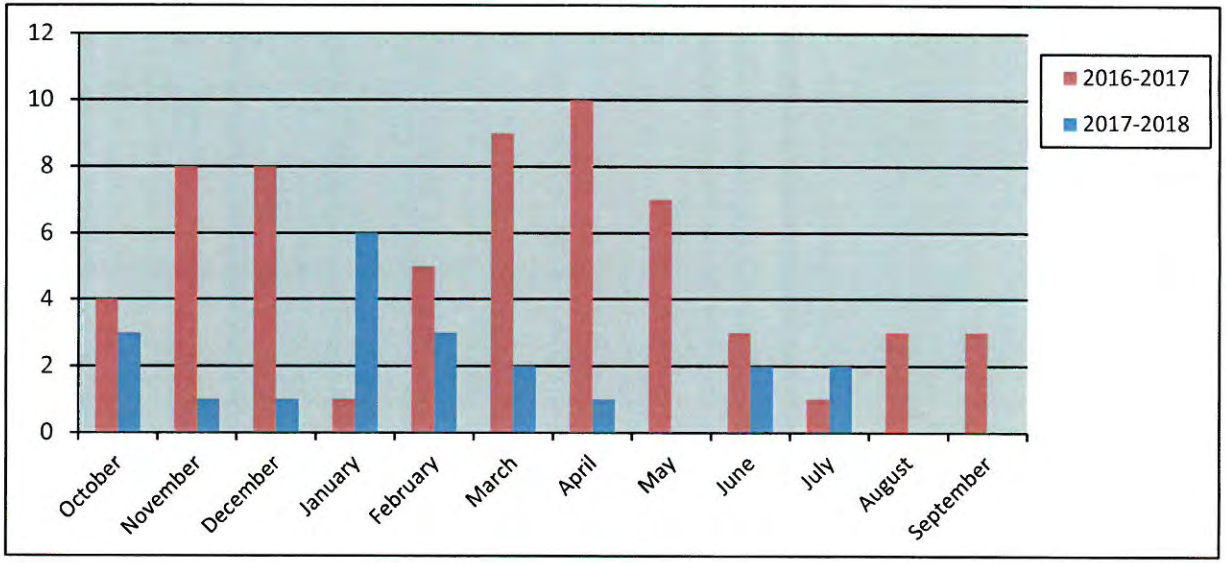
Residential Remodel Permits Calendar Year

	Year	
	2017	2018
January	1	6
February	5	3
March	9	2
April	10	1
May	7	0
June	3	2
July	1	2
August	3	
September	3	
October	3	
November	1	
December	1	
Totals	**47**	16



Residential Remodel Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	4	3
November	8	1
December	8	1
January	1	6
February	5	3
March	9	2
April	10	1
May	7	0
June	3	2
July	1	2
August	3	
September	3	
Totals	**62**	**21**



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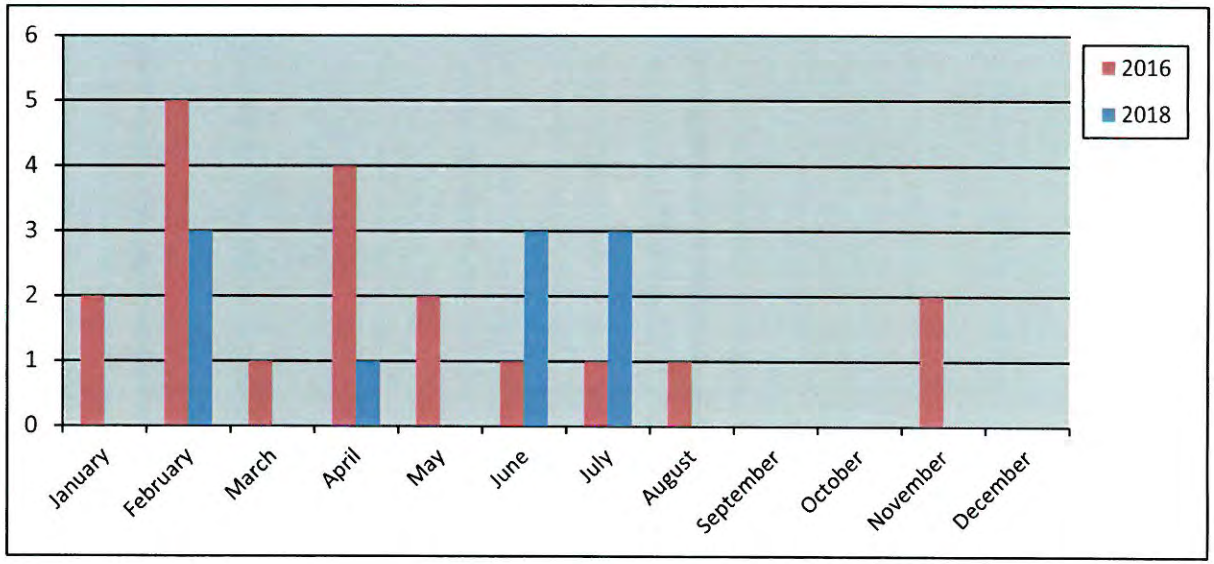
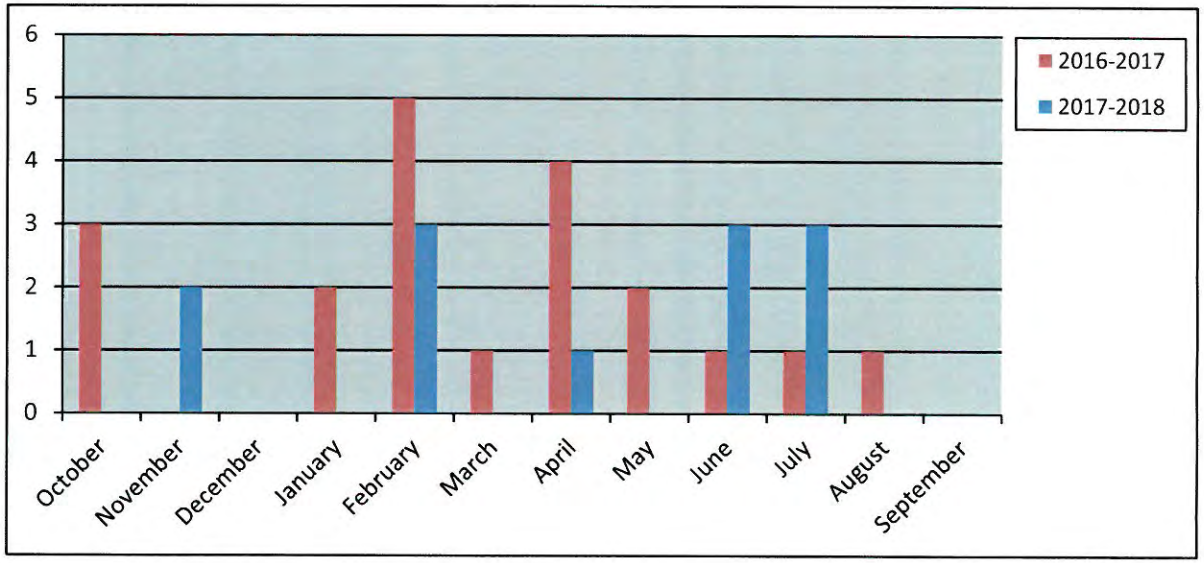
New Commercial Permits Calendar Year

Year		
	2016	2018
January	2	0
February	5	3
March	1	0
April	4	1
May	2	0
June	1	3
July	1	3
August	1	
September	0	
October	0	
November	2	
December	0	
Totals	**19**	**10**



New Commercial Permits Fiscal Year

Year		
	2016-2017	2017-2018
October	3	0
November	0	2
December	0	0
January	2	0
February	5	3
March	1	0
April	4	1
May	2	0
June	1	3
July	1	3
August	1	
September	0	
Totals	**20**	**12**



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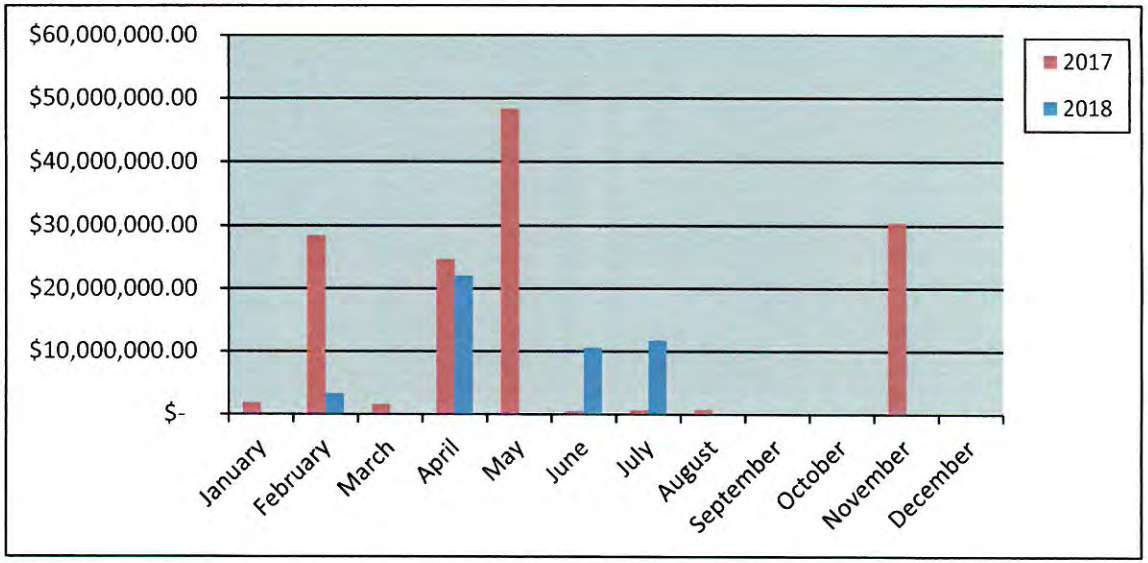
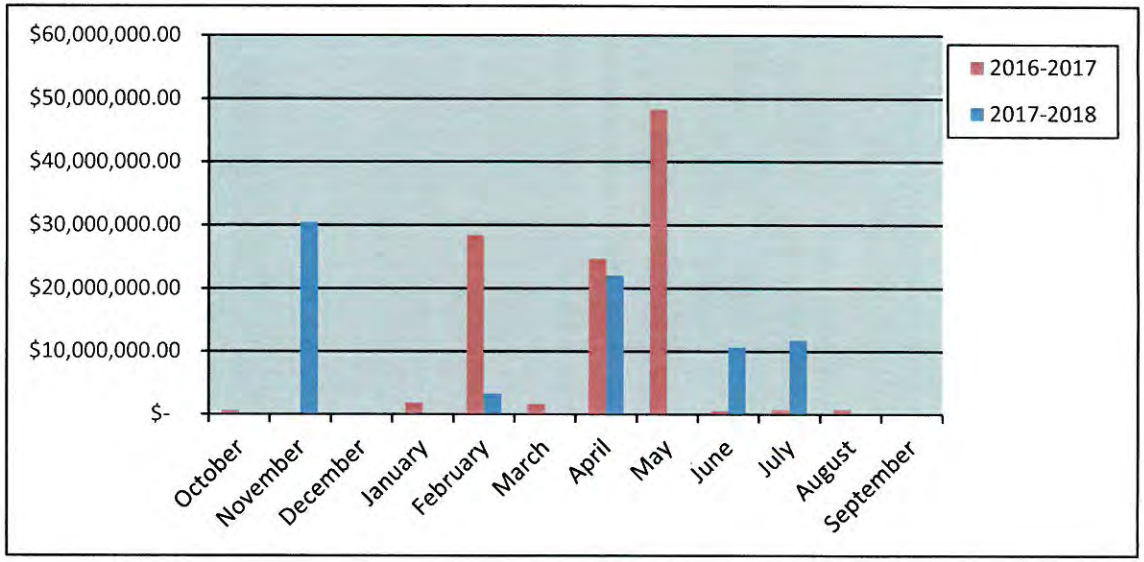
New Commercial Value Calendar Year

Year	2017	2018
January	$ 1,800,000.00	-
February	$ 28,400,000.00	$ 3,221,771.00
March	$ 1,599,026.00	-
April	$ 24,650,000.00	$ 22,000,000.00
May	$ 48,300,000.00	-
June	$ 569,400.00	$ 10,602,430.88
July	$ 700,000.00	$ 11,712,500.00
August	$ 726,506.00	
September	-	
October	-	
November	$ 30,390,000.00	
December	-	
Totals	**$ 137,134,932.00**	**$ 47,536,701.88**



New Commercial Value Fiscal Year

Year	2016-2017	2017-2018
October	$ 572,200.00	-
November	$ -	$ 30,390,000.00
December	$ -	-
January	$ 1,800,000.00	-
February	$ 28,400,000.00	$ 3,221,771.00
March	$ 1,599,026.00	-
April	$ 24,650,000.00	$ 22,000,000.00
May	$ 48,300,000.00	-
June	$ 569,400.00	$ 10,602,430.88
July	$ 700,000.00	$ 11,712,500.00
August	$ 726,506.00	
September	-	
Totals	**$ 107,317,132.00**	**$ 77,926,701.88**



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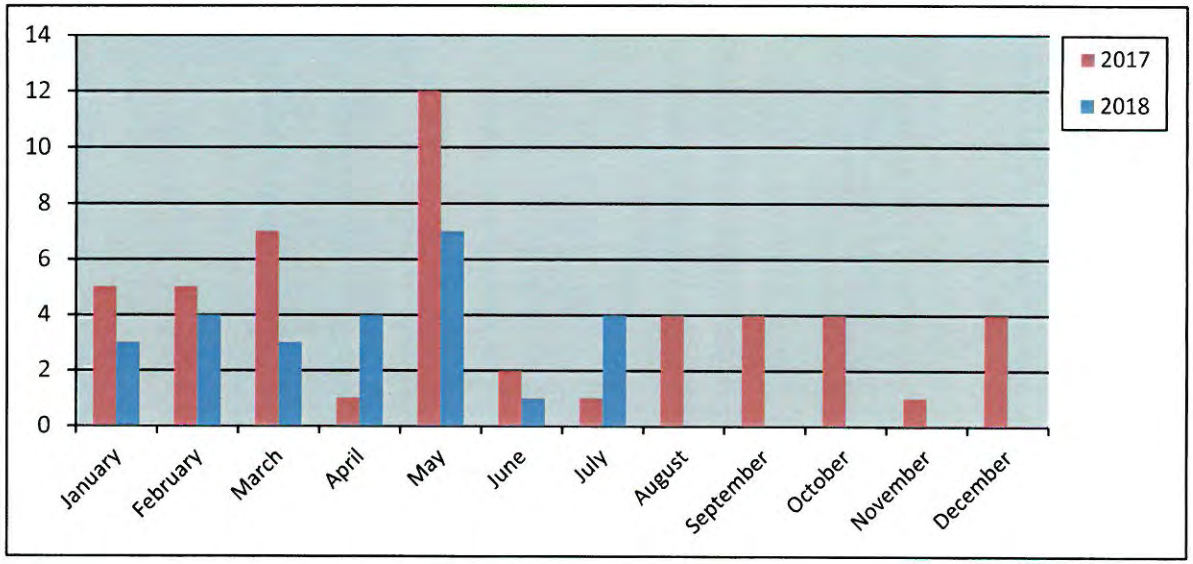
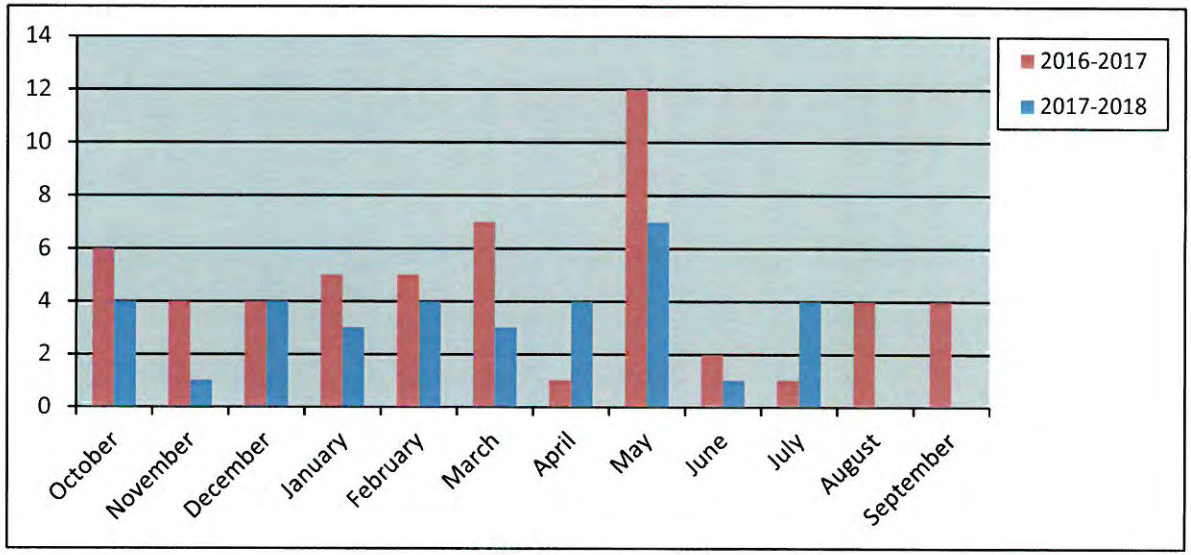
Commercial Remodel Permits Calendar Year

	Year	
	2017	2018
January	5	3
February	5	4
March	7	3
April	1	4
May	12	7
June	2	1
July	1	4
August	4	
September	4	
October	4	
November	1	
December	4	
Totals	**50**	**26**



Commercial Remodel Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	6	4
November	4	1
December	4	4
January	5	3
February	5	4
March	7	3
April	1	4
May	12	7
June	2	1
July	1	4
August	4	
September	4	
Totals	**55**	**35**



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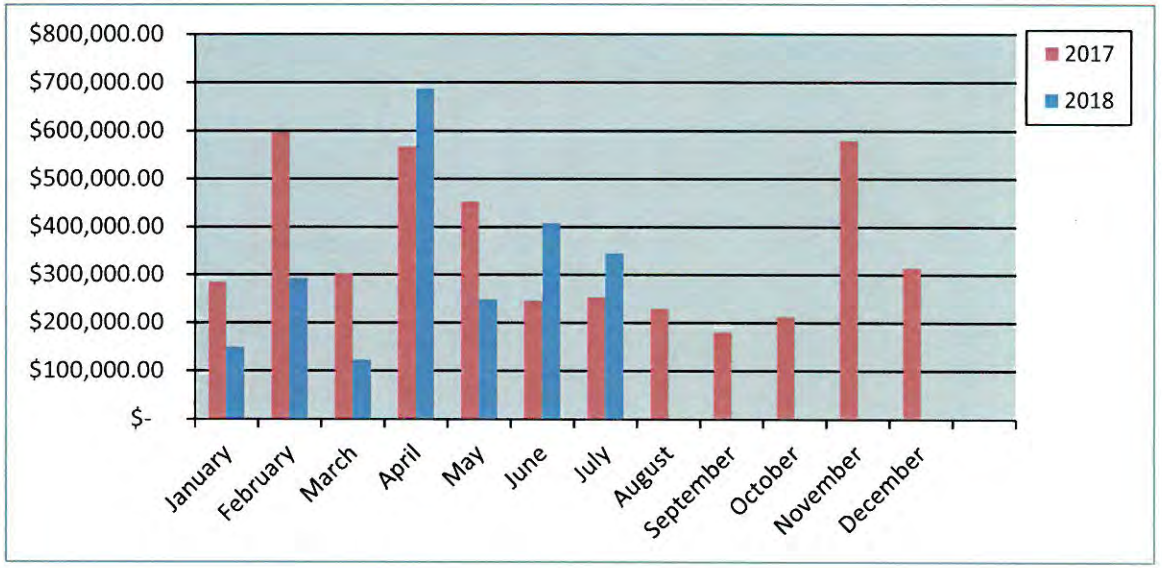
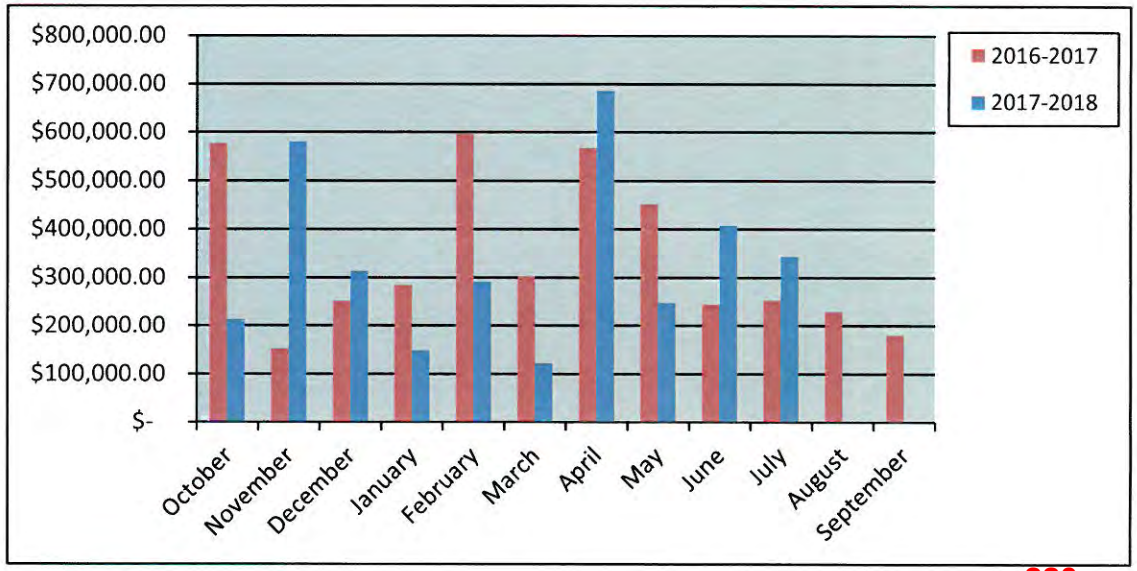
Total Fees Collected Calendar Year

Year	2017	2018
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	$ 291,324.78
March	$ 302,406.79	$ 122,271.28
April	$ 566,291.24	$ 686,154.89
May	$ 451,389.66	$ 247,465.55
June	$ 244,930.08	$ 406,799.91
July	$ 252,374.52	$ 343,682.23
August	$ 229,266.56	
September	$ 180,561.41	
October	$ 212,560.59	
November	$ 579,208.80	
December	$ 313,423.19	
Totals	**$ 4,213,035.44**	**$ 2,246,787.18**



Total Fees Collected Fiscal Year

Year	2016-2017	2017-2018
October	$ 576,222.20	$ 212,560.59
November	$ 152,701.44	$ 579,208.80
December	$ 251,265.83	$ 313,423.19
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	$ 291,324.78
March	$ 302,406.79	$ 122,271.28
April	$ 566,291.24	$ 686,154.89
May	$ 451,389.66	$ 247,465.55
June	$ 244,930.08	$ 406,799.91
July	$ 252,374.52	$ 343,682.23
August	$ 229,266.56	
September	$ 180,561.41	
Totals	**$ 4,088,032.33**	**$ 3,351,979.76**



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City of Rockwall
PERMITS ISSUED
For the Period 7/1/2018 thru 7/31/2018

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0044 04/11/2018 07/13/2018	CO NEW CONSTRUCTION Active	1635 Innovation Dr. 4816-000C-0005-00-0R Astrochef Inc.	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
BUS OWNER	James Zaferis & Evangelos A	PO Box 86404, Los Angeles, CA 90086	(213) 228-1895
OWNER	MLRP, 1635 INNOVATON L	, ITASCA, IL 60143	

CO2018-0064 06/01/2018 07/09/2018	CO BUSINESS Active	2825 Ridge Rd. 5067-000A-0007-00-0R Blizz Nail Bar	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Hawaiian Nail Bar, LLC	4621 Limerick Ln, Frisco, TX 75034	145292912
BUS OWNER	Blizz Nail Bar LLC	2825 Ridge Rd., Rockwall, TX 75032	145292912
INSP RPT EMAIL	Hawaiian Nail Bar, LLC	4621 Limerick Ln, Frisco, TX 75034	145292912
OWNER	STEGER, DUNHILL LLC	, DALLAS, TX 75205	

CO2018-0071 06/21/2018 07/05/2018	CO INTERIOR Active	2308 RIDGE RD B 4780-0000-0001-00-0R Spillman Family Dental	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	MedTech Construction, Inc.	P.O. Box 2497, Rockwall, TX 75087	(972) 226-3332
BUS OWNER	Travis Spillman	2308 Ridge Rd. B, Rockwall, TX 75087	(972) 771-9311
CONTRACTOR	MedTech Construction, Inc.	P.O. Box 2497, Rockwall, TX 75087	(972) 226-3332
INSP RPT EMAIL	MedTech Construction, Inc.	P.O. Box 2497, Rockwall, TX 75087	(972) 226-3332
OWNER	VANDERSLICE, ROBERT	, ROCKWALL, TX 75087	

CO2018-0073 06/25/2018 07/02/2018	CO INTERIOR Active	2135 RIDGE RD 101 5355-000A-0001-00-0R Nail Luxe	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Jason Le , Alina Vo	725 Lina Cour t, Murphy, TX 75094	(224) 600-1836
BUS OWNER	Jason Le , Alina Vo	2135 Ridge Rd. #101, Rockwall, TX 75087	(224) 600-1836
OWNER	IN, KYUNG H & JUNG OH	512 SUNSTONE DR, IRVING, TX 75060-6776	

CO2018-0076 07/06/2018 07/26/2018	CO INTERIOR Active	427 IH-30 3245-0000-0001-00-0R Gold Star Nails	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Quan T Nguyen	7218 Airline Dr, ROWLETT, TX 75089	(314) 520-9078
BUS OWNER	Quan T Nguyen	7218 Airline Dr, ROWLETT, TX 75089	(314) 520-9078
BUSINESS	Gold Star Nails	427 IH-30 E, ROCKWALL, TX 75087	(214) 771-0600
OWNER	Sabre Realty Management In	10475 Dallas Parkway #800, Addison, TX 75089	

City of Rockwall
PERMITS ISSUED
For the Period 7/1/2018 thru 7/31/2018

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0077 07/06/2018 07/17/2018	CO BUSINESS Active	1024 Ridge Rd 3722-000A-0001-00-0R Rockwall Counseling & wellness	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Lauren Coats	1601 N Hills Dr, ROCKWALL, TX 75087	(972) 742-7038
BUS OWNER	Lauren Coats	1024 Ridge Rd., Rockwall, TX 75087	(972) 742-7038
OWNER	Lauren Coats	1601 N Hills Dr, ROCKWALL, TX 75087	(972) 742-7038

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0080 07/12/2018 07/20/2018	CO INTERIOR Active	951 IH 30 109 4799-000A-0009-00-0R Expedia Cruiseship Centers	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Howard & Kelly Reed	1100 Brigham Dr., Forney, TX 75126	(469) 651-1110
BUS OWNER	Howard & Kelly Reed	951 IH 30 #109, Rockwall, TX 75087	(469) 651-1110
BUSINESS	Expedia Cruiseshipcenters	915 IH 30 Suite 109, ROCKWALL, TX 75087	(469) 651-1110
OWNER	Rockwall Crossing	2100 W 7TH ST, Fort Worth, TX 76107	

Total Valuation: **0.00**
Total Fees: **526.50**
Total Fees Paid: **526.50**

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ROCKWALL FIRE Department

Monthly Report

July 2018

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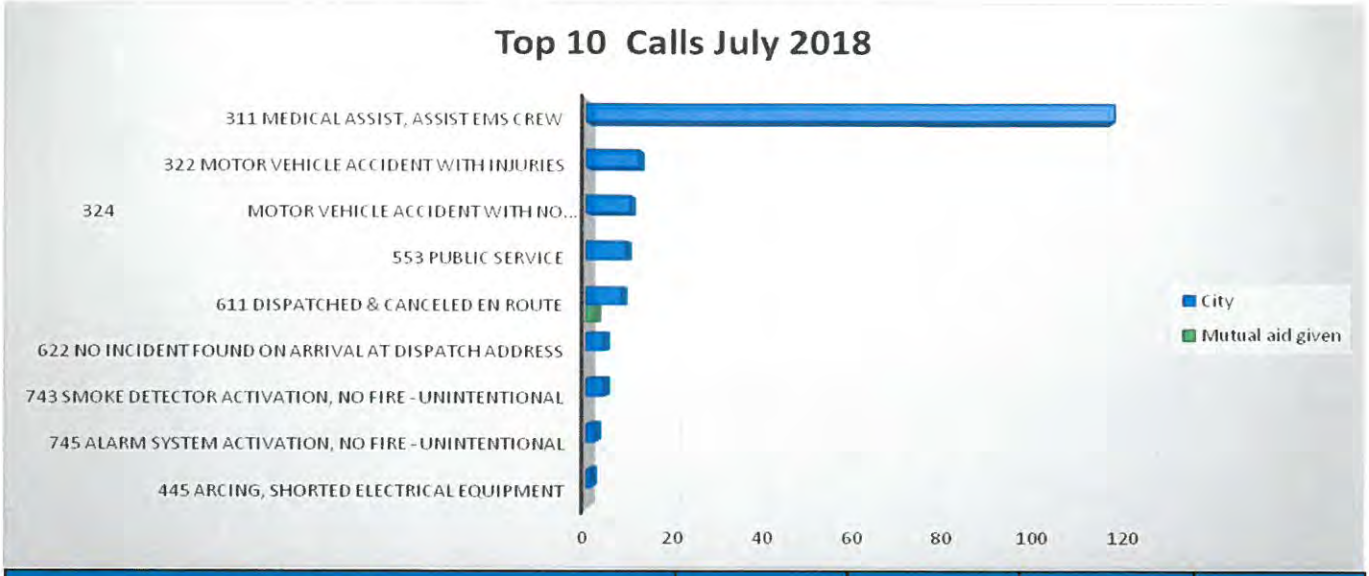


July 2018- All Calls				
Situation Type	Automatic aid given	Mutual aid given	Mutual aid received	City
111 Building fire	1	1		3
311 Medical assist, assist EMS crew				120
322 Motor vehicle accident with injuries				12
324Motor vehicle accident with no injuries.				10
412 Gas leak (natural gas or LPG)				11
442 Overheated motor				2
444 Power line down				2
445 Arcing, shorted electrical equipment				1
550 Public service assistance, other				6
553 Public service				10
611 Dispatched & canceled en route		2		8
622 No incident found on arrival at dispatch address				4
671 HazMat release investigation w/no HazMat				1
733 Smoke detector activation due to malfunction				9
735 Alarm system sounded due to malfunction				8
743 Smoke detector activation, no fire - unintentional				4
745 Alarm system activation, no fire - unintentional				2
411 Gasoline or other flammable liquid spill				2
113 Cooking fire, confined to container				2
142 Brush or brush-and-grass mixture fire				4
151 Outside rubbish, trash or waste fire				1
160 Special outside fire, other				4
361 Swimming/recreational water areas rescue		1		1
365 Watercraft rescue				1
131 Passenger vehicle fire (cars, pickups, SUV's)				3
137 Camper or recreational vehicle (RV) fire				1
143 Grass fire			1	1
150 OTHER Outside rubbish fire				2
243 Fireworks explosion (no fire)				2
462 Aircraft standby				2
511 Lock-out				1
522 Water or steam leak				1
653 Smoke from barbecue, tar kettle				1
710 Malicious, mischievous false call, other				1
730 System malfunction, other				1
740 Unintentional transmission of alarm, other				2
744 Detector activation, no fire - unintentional				1
Totals	**1**	**4**	**1**	**247**

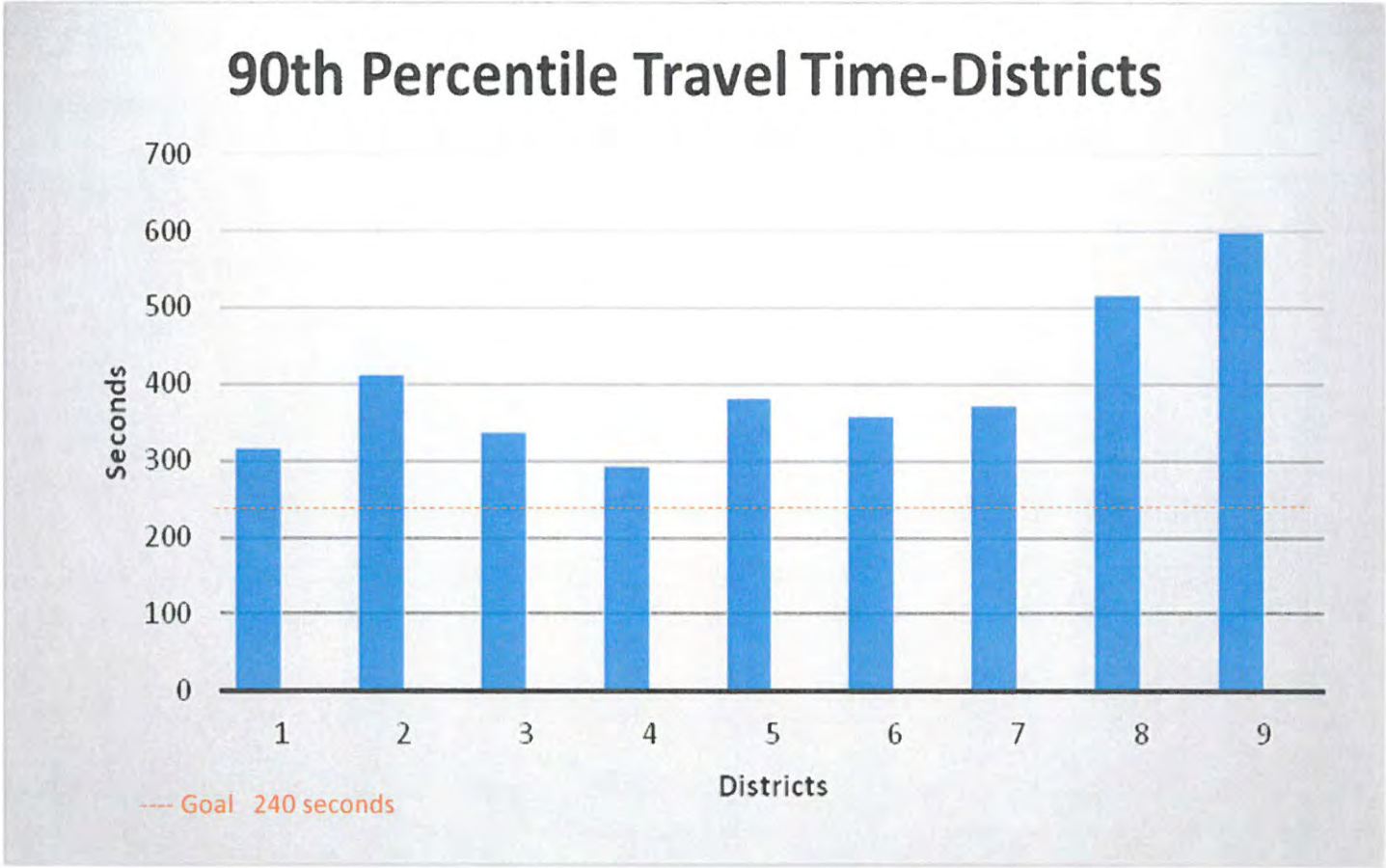
Total Calls 253

225

Travel Time By District

July 2018

Travel Time Analysis-*By District* (No Mutual Aid) % 4 min or less	All Code 3 calls including EMS, not including Cancelled EnRoute	Total Number of Calls	Average Drive Time Minutes	Percent of Runs per Station
	100s with Station 1			
74%	On Scene in 4.0 minutes or less	68	3.25	35.05%
	200s with Station 2			
66%	On Scene in 4.0 minutes or less	70	3.80	36.08%
	300s with Station 3			
55%	On Scene in 4.0 minutes or less	16	3.47	8.25%
	400s with Station 4			
67%	On Scene in 4.0 minutes or less	27	2.06	13.92%
	500s w/out Station			
80%	On Scene in 4.0 minutes or less	5	4.69	2.58%
	600s w/out Station			
0%	On Scene in 4.0 minutes or less	1	5.83	0.52%
	700s w/out Station			
91%	On Scene in 4.0 minutes or less	4	4.76	2.06%
	800s w/out Station			
0%	On Scene in 4.0 minutes or less	2	7.99	1.03%
	900s w/out Station			
100%	On Scene in 4.0 minutes or less	1	9.97	0.52%
	1000s w/out Station			
N/A	On Scene in 4.0 minutes or less			
	Total Calls	194		



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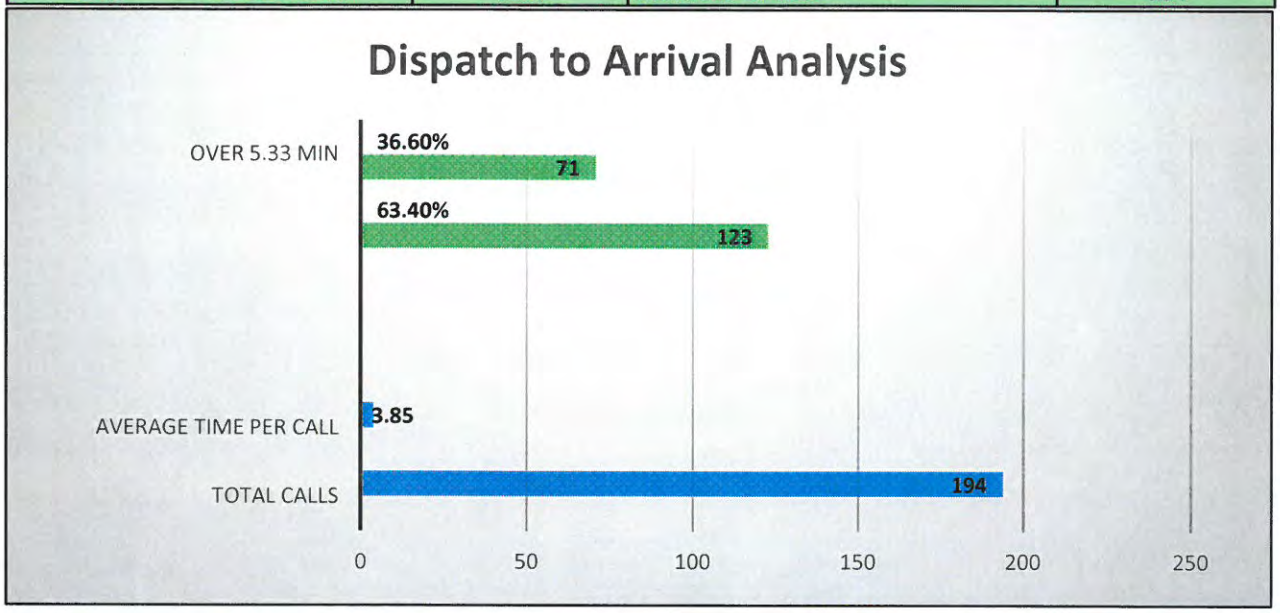
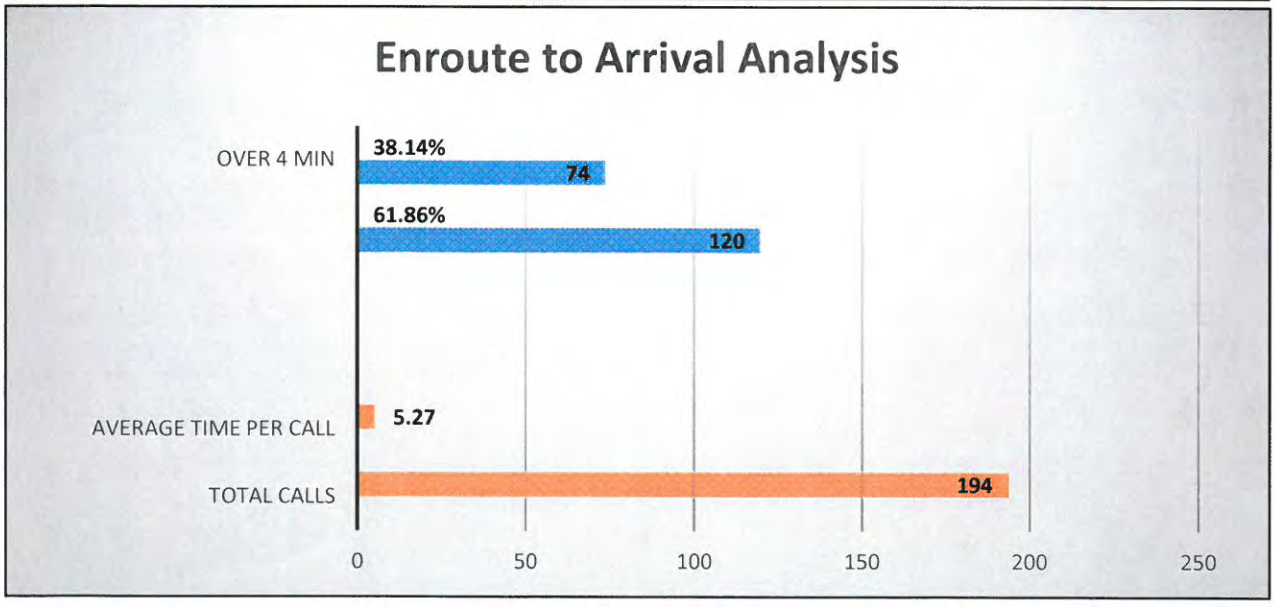
Dispatch to Arrival Analysis-All (No Mutual Aid)				Total Calls
58%	On Scene in	5.3	minutes or less	123
71%	On Scene in	6.0	minutes or less	145
80%	On Scene in	7.0	minutes or less	163
85%	On Scene in	8.0	minutes or less	175
89%	On Scene in	9.0	minutes or less	182
99%	On Scene in	22.0	minutes or less	194



Enroute to Arrival Analysis-All (No Mutual Aid)				Total Calls
62%	On Scene in	4.0	minutes or less	120
76%	On Scene in	5.0	minutes or less	148
84%	On Scene in	6.0	minutes or less	165
90%	On Scene in	7.0	minutes or less	176
93%	On Scene in	8.0	minutes or less	182
99%	On Scene in	22.0	minutes or less	194



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Total Dollar Losses

July 2018

City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 08/27/2018 11:47
Login ID: rck\sdean
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$21,878.00	$250,000.00	$0.00	$426,372.00	$230,920.68
Total Content Loss:	$10,439.00	$50,000.00	$0.00	$156,935.40	$136,605.82
Total Property Pre-Incident Value:	$323,020.00	$339,050.00	$0.00	$1,041,300.00	$1,152,379.15
Total Contents Pre-Incident Value	$1,000.00	$203,430.00	$0.00	$439,568.00	$646,811.49
Total Losses:	$32,317.00	$300,000.00	$.00	$583,307.40	$32,317.00
Total Value:	$324,020.00	$542,480.00	$.00	$1,480,868.00	$1,799,190.64

Fire Marshal Division

Monthly Report - July 2018

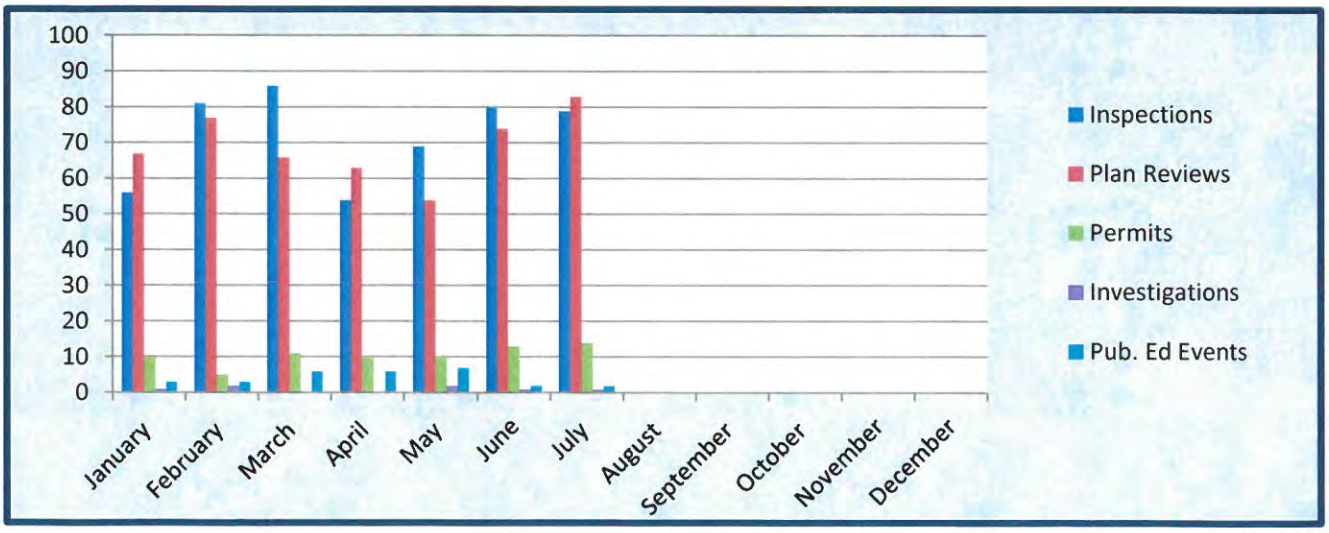
Inspection Status Report	
Finaled Inspections	36
Pending Inspections	43
Total for the Month	**79**

Fire Investigations Status Report	
Active Investigations	0
Closed Investigations	1
Pending Investigations	0
Total for the Month	**1**

Plan Review Report	
CO	11
COMM	42
Engineering	4
Multi Family	1
Plat	2
School	1
Signage	1
Single Family	1
Site Plan	9
Special Event	2
TCO	4
Zoning	5
Total for the Month	**83**

Fire Permit Report	
Fire Alarm	3
Fire Sprinkler	5
Doors-Access Control	2
Gates - Access Control	1
Kitchen Suppression	1
Underground Sprinkler	2
Total for the Month	**14**

Public Education Events	
Total for the Month	**2**



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Key Projects:

(1) **Asset Management System**. Service Center training, and second quarter maintenance / clean up

(2) **Outside Agencies / Citizens**. NCTCOG, Rockwall County

(3) **Engineering/Public Works**. Multi-family locations and counts, LIDAR data export, Impact Fee data for consultant, CIP Website update, Utility replacement maps, Storm sewer map books, Highland Dr mail-out

(4) **Building inspections**. Fannin St Property BOA Map

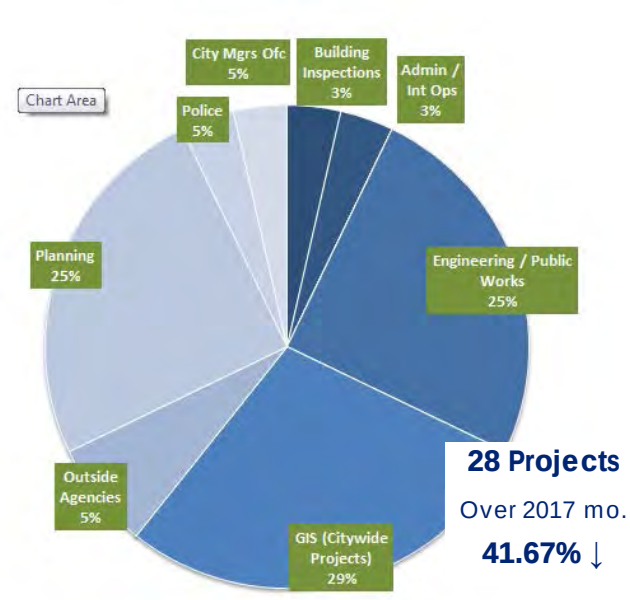
(5) **Planning Department**. Potential Development online map / map book, Marketing site research, Assist w/ planning cases, Historic brochure, PD32 update and renderings, Park station concept plan, Retail business analyst app.

(6) **GIS**. 911 Addressing, NCTCOG NG911, GIS Technician Interviews, Parcel updates, Girl Scout od America GPS training session, Cityworks clean-up, GPS field work.

(7) **Police.** NWS update and road centerline changes

(8) **Admin / CMO / Internal Ops.-** Site inquiries / map

Monthly Project Request by Department:



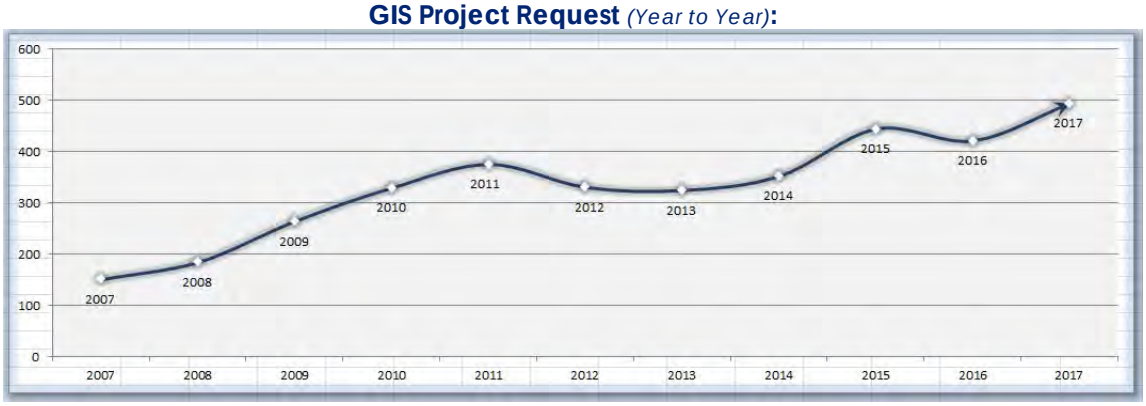
28 Projects

Over 2017 mo.

41.67% ↓

Admin / HR / Internal Ops	1
Building Inspections	1
Citizen Request	0
City Council	0
City Manager's Office	0
Neighborhood Improvement Services	0
Engineering / Public Works	7
Finance / Utility Billing	0
Fire Department	0
GIS (Citywide Projects)	8
IT	0
Main Street Program	0
Outside Agencies	2
Parks and Recreation	0
Planning	7
Police Department	1
REDC	1
Total	**28**

GIS Project Request *(Year to Year)*:



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Rockwall Police Department
Harbor District Call For Service
July 2018

Incident Number	Date	Time	Common Name	Incident Type	Incident CFS Disposition
2018-00021738	7/5/2018	10:16:51	Hilton	Assist Other Agency	Report
2018-00021959	7/6/2018	23:26:13	Cinemark Movies 12	Disturbance	No Report
2018-00023354	7/19/2018	18:58:46	Cinemark Movies 12	Disturbance	No Report
2018-00022660	7/13/2018	21:52:16	The Harbor	Disturbance	No Report
2018-00021838	7/6/2018	1:16:21	Hilton	Intoxicated	No Report
2018-00021841	7/6/2018	3:46:46	Hilton	Intoxicated	No Report
2018-00023590	7/21/2018	21:19:09	Sideways BBQ	Intoxicated	Arrest
2018-00023702	7/23/2018	0:16:22	Hilton	Missing Person	No Report
2018-00023586	7/21/2018	20:08:26	The Harbor	Motor Vehicle Theft	Report
2018-00022642	7/13/2018	20:08:59	Cinemark Movies 12	Open Door	No Report
2018-00022465	7/12/2018	2:45:26	The Harbor	Ordinance Violation	No Report
2018-00022708	7/14/2018	4:05:35	The Harbor	Ordinance Violation	No Report
2018-00021674	7/4/2018	23:13:15	The Harbor	Ordinance Violation	Arrest
2018-00023683	7/22/2018	22:18:40	Hilton	Suspicious Activity	No Report
2018-00022322	7/10/2018	17:33:40	The Harbor	Suspicious Activity	No Report
2018-00024208	7/27/2018	23:18:58	Twisty Treats	Suspicious Activity	No Report
2018-00023885	7/24/2018	23:57:30	The Harbor	Suspicious Activity	Arrest
2018-00021834	7/6/2018	0:51:29	Cinemark Movies 12	Suspicious Activity	No Report
2018-00022252	7/10/2018	0:14:55	The Harbor	Suspicious Activity	No Report

Common Name	
Cinemark Movies 12	4
Hilton	5
The Harbor	8
Sideways BBQ	1
Twisty Treats	1
Total	**19**

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
FACILITY MAINTENANCE REQUESTS FOR SERVICE
JULY 2018

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	10	10	0	100%
ADMINISTRATIVE SERVICES	1	1	0	100%
AIRPORT	2	2	0	100%
ANIMAL SERVICES	12	12	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	2	2	0	100%
ENGINEERING	3	3	0	100%
FINANCE	14	14	0	100%
FIRE DEPARTMENT	11	10	1	91%
INTERNAL OPERATIONS	126	126	0	100%
MUNICIPAL COURT	7	7	0	100%
PARKS & RECREATION	32	32	0	100%
PLANNING & ZONING	1	1	0	100%
POLICE DEPARTMENT	63	63	0	100%
PUBLIC WORKS	5	5	0	100%
UTILITY BILLING	0	0	0	0%
TOTAL	289	288	1	99%

F46 Ralph M Hall Rockwall Municipal Airport

Operations Report JULY 2018

Fuel Sales

	Gallons Sold	Gross Sales
Jet - A Sales	387	$1,470.60
Av-Gas Sales	2378.9	$10,229.27
Total Fuel Sales	2765.9	$11,699.87

Hangar Rental Revenue

Overnight Tiedown	$0.00
Covered Overnight Tiedown	$0.00
Open T Hangar	$3,060.00
Enclosed Hangar	$120.00
Community Hangar	$580.00
Total Hangar Rentals	$3,760

Hangar Occupancy

	Total Hangars	Qty Rentable	Quantity Leased	Occupancy Rate
Open T Hangars	46	43	40	87%
Enclosed Hangars	2	1	1	50%
Community Hangar	1	1	1	100%
Total Hangar Occupancy				79%

City Revenue	Fee Rate	Hangar Rental	Fuel Flowage	Total Due
Fuel Sales (Gallons Sold)	$0.10		2,378.90	$237.89
Hangars	5.00%	$3,760.00		$188.00
Total Fees Due				$425.89

2018

July

Day		Piston			Turbo Prop			JET	
		Single Engine	Multi-Engine	Helicopter	Single Engine	Multi-Engine	Helicopter		
SUN	1	8							
Mon	2	6		29					
Tues	3	7		19	1				
Wed	4	2							
THur	5	9						1	
Fri	6	6		8					
SAT	7	10		2					
SUN	8	25		1					
Mon	9	X							runway closed
Tues	10	X							runway closed
Wed	11	2							
THur	12	X						1	runway closed
Fri	13	X							runway closed
SAT	14	14	1						
SUN	15	36			1		1		
Mon	16	1		3					
Tues	17	8		9					
Wed	18	5							
THur	19	26	1				1	1	
Fri	20	32		16	1		1		
SAT	21	21		7	1				
SUN	22								
Mon	23	14		18					
Tues	24	10		15					
Wed	25	24		19	1				
THur	26	23		17	2				
Fri	27	35		24	2				
SAT	28	26			2				
SUN	29	4							
Mon	30	9		7	1			1	thunderstorms
Tues	31	29		26					
TOTALS:		392	2	220	12	0	3	4	

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Rockwall Police Department

Monthly Activity Report

July-2018

ACTIVITY	CURRENT MONTH JULY	PREVIOUS MONTH JUNE	YTD 2018	YTD 2017	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	0	1	0	**100.00%**
Sexual Assault	0	1	5	5	**0.00%**
Robbery	1	1	5	4	**25.00%**
Aggravated Assault	0	1	8	15	**-46.67%**
Burglary	1	3	20	46	**-56.52%**
Larceny	49	65	391	340	**15.00%**
Motor Vehicle Theft	5	5	30	27	**11.11%**
TOTAL PART I	**56**	**76**	**460**	**437**	**5.26%**
TOTAL PART II	**140**	**134**	**1054**	**1130**	**-6.73%**
TOTAL OFFENSES	**196**	**210**	**1514**	**1567**	**-3.38%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	19	24	115	130	**-11.54%**
D.W.I.	21	25	143	118	**21.19%**
ARRESTS					
FELONY	26	29	211	215	**-1.86%**
MISDEMEANOR	71	82	509	557	**-8.62%**
WARRANT ARREST	13	9	84	118	**-28.81%**
JUVENILE	0	2	33	57	**-42.11%**
TOTAL ARRESTS	**110**	**122**	**837**	**947**	**-11.62%**
DISPATCH					
CALLS FOR SERVICE	1460	1492	9600	10677	**-10.09%**
ACCIDENTS					
INJURY	3	14	82	115	**-28.70%**
NON-INJURY	45	59	360	378	**-4.76%**
FATALITY	1	0	2	4	**-50.00%**
TOTAL	**49**	**73**	**444**	**497**	**-10.66%**

ROCKWALL NARCOTICS UNIT

Number of Cases	**1**
Arrests	**3**
Arrest Warrants	**2**
Search Warrants	**1**
Seized	
Heroin	512 Grams
Marijuana	13 Pounds
Methamphetamine	21 Kilograms

Rockwall Police Department

Dispatch and Response Times

July 2018

Police Department

	Average Response Time		
Priority 1		Number of Calls	**104**
Call to Dispatch	0:01:36		
Call to Arrival	0:06:55		
% over 7 minutes	40%		

	Average Response Time		
Priority 2		Number of Calls	**260**
Call to Dispatch	0:03:49		
Call to Arrival	0:09:53		
% over 7 minutes	58%		

	Average Response Time		
Priority 3		Number of Calls	**61**
Call to Dispatch	0:07:33		
Call to Arrival	0:14:10		
% over 7 minutes	61%		

Average dispatch response time goals are as follows:

Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

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PARTICIPATION



4TH OF JULY PARADE & FIREWORKS CELEBRATION
WEDNESDAY, JULY 4:
5000+ IN ATTENDENCE FOR FIREWORKS



SNAP SWIM @ HARRY MYERS POOL:
60 PARTICIPANTS



FAMILY FUN FRIDAY- MYERS JULY 20:
500 PARTICPANTS

MONTHLY OVERVIEW	*JUL '18*
Part Time Labor Hours	**1570.5**
Program Offerings	**30**
Program Participants	**380**
Resident Participants	**235**
Non-Resident Participants	**145**
Programs that Made	**26**
Cancelled Programs	**4**
% of Programs Cancelled	**11%**

FEE BASED RESIDENT VS NON-RESIDENT

26 programs

62%	38%

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ANIMAL SERVICES



TOTAL # OF CALLS

# OF CALLS ROCKWALL	129
# OF CALLS HEATH	28

157



HMCC	JUL '18
Time Blocks Rented	86
Monthly Revenue	**$3440**

HMCC RENTAL ACTIVITY BY TIME BLOCK

86 Rentals

6 - 11 AM | 11 AM - 5 PM | 5 - 11 PM





PAVILIONS	JUL '18
Time Blocks Rented	33
Monthly Revenue	**$1320**

PAVILION RENTAL ACTIVITY BY TIME BLOCK

33 Rentals

6 AM - 3 PM | 3 - 11 PM



PARKS



FACILITY MANAGEMENT:

Flagstone installation at entrance and around benches at Myers Dog Park to combat compaction and turfgrass wear.



HARBOR MAINTENANCE:

Lighting repair and lamp replacement, stone tile repair and replacement along the fountain edge, pump repair and basin cleaning.



SAFETY AND FACILITY MAINTENANCE:

Install of 100 cubic yards of Fibar fall zone material at Myers Kidzone for safety

Parking lot painting of all parking lots in park inventory city wide



MARKETING

FACEBOOK PAGE LIKES

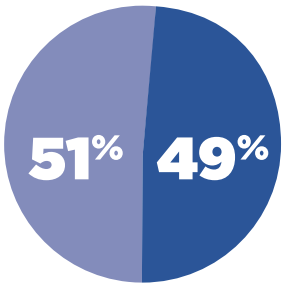
	GAIN OR LOSS
JUN	+345
JUL	+415

TOTAL LIKES THRU 7/31/2018

Like **11,503**

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

	ACCOUNTS	GAIN OR LOSS
JUN	6444	+63
JUL	6598	+154



RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

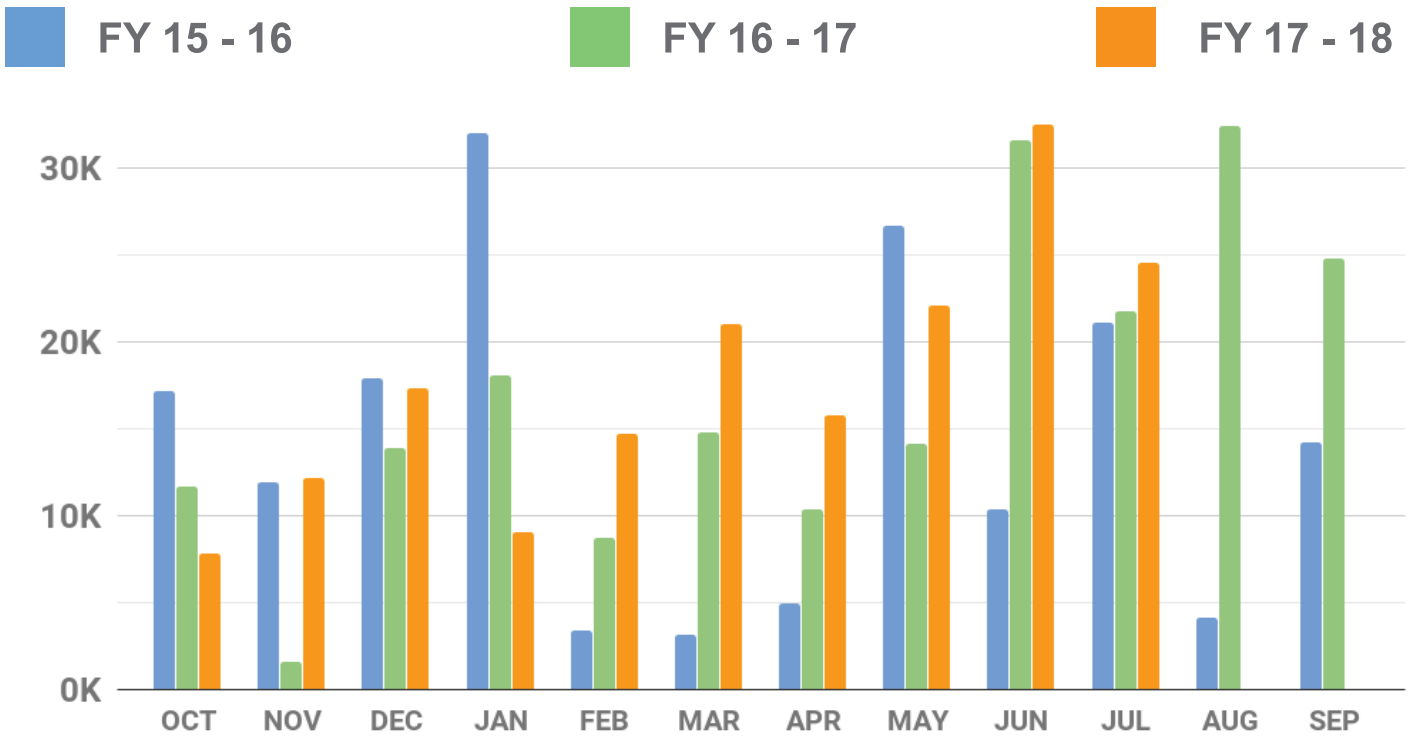
PLAYROCKWALL.COM

PAGEVIEWS Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of July 2018.	123,400
SESSIONS Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com	31,910
USERS Visitors to playrockwall.com	22,545

REVENUE

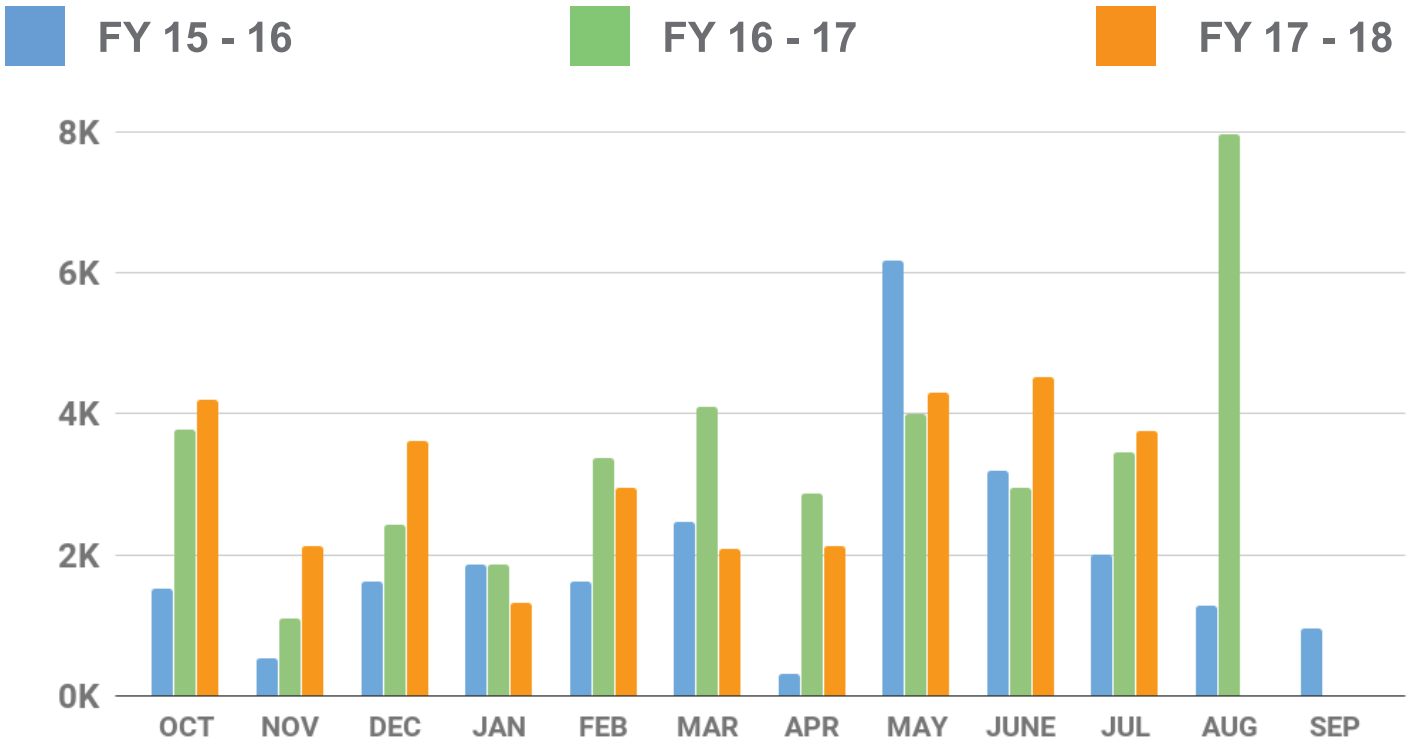
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



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Rockwall Adoption Center

2018 Animal Statistics

	ADOPTIONS	RESCUED	RETURN TO OWNER	EUTHANIZED	1045*	INTAKES	DISPOSITIONS	LIVE
	Total—Average	Total-Average	Total—Average	Total—Average	Total-Average			OUTCOME
Jan '18	75-78%	7-7%	11-12%	0-0%	0-0%	112	95	**97%**
Feb '18	90-69%	15-12%	23-18%	2-1%	0-0%	121	130	**99%**
March '18	63-56%	15-13%	28-25%	3-3%	3-3%	110	112	**94%**
April '18	52-60%	8-1%	22-25%	4-1%	0-0%	90	87	**86%**
May '18	80-63%	20-16%	19-15%	2-2%	6-5%	137	127	**94%**
June '18	75-58%	20-16%	21-16%	4-3%	9-7%	128	129	**90%**
July '18	83-65%	17-13%	27-21%	0-0%	1-1%	150	128	**99%**
August '18								
September '18								
October '18								
November '18								
December '18								

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Rockwall Animal Adoption Center

PROFIT AND LOSS

July 2018

	TOTAL
Income	
4100 - Adoption Fee	
4111 Adoption Fee - Dog	3,585.00
4112 Adoption Fee - Cat	2,720.00
Total 4100 - Adoption Fee	**6,305.00**
4200 - Impound Fee	463.00
4300 - Owner Surrender	1,010.00
4350 - Quarantine Fee	530.00
4650 - Medical	1,658.00
4700 - General Donations	4,336.75
Total Income	**$14,302.75**
GROSS PROFIT	**$14,302.75**
Expenses	
5200 - Shelter Expense	
5201 - Canine Food	175.28
5202 - Micro Chip	1,248.75
5203 - Medication	6,396.62
5209 - Shelter Supplies	1,331.26
5211 - Repair & Maint.	2,742.50
5220 - Truck Maintenance	273.71
5230 - Misc	103.60
Total 5200 - Shelter Expense	**12,271.72**
5300 - Veterinary Expense	6,353.88
5400 - Professional Services	2,239.59
60900 Business Expenses	1,450.89
65000 5000 - Administative Expense	
5004 - Paypal/Intuit fee	392.38
5005 - Postage	18.15
5006 - Bank Fees	141.63
5040 - Retirement srvs - 401K	254.00
5050 - Payroll	25,094.48
5055 - Payroll Tax	7,346.37
5056 - 401K Employer/Healthcare	4,315.67
5099 - Misc	1,240.09
65010 5065 - Books, Subscriptions	107.17
65040 5001 - Supplies	519.35
65050 5060 -Telephone, Telecomm	240.00
Total 65000 5000 - Administative Expense	**39,669.29**
68300 Travel and Meetings	798.60
Total Expenses	**$62,783.97**
NET OPERATING INCOME	**$ -48,481.22**
NET INCOME	**$ -48,481.22**

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STAR TRANSIT
Phone: 877-631-5278 | **Fax:** 972-563-0048 | **Website:** STARtransit.org
PO Box 703 | Terrell | TX 75160

August 2, 2018

To: City of Rockwall

From: Ashley Ando, Grant Director

Re: July 2018 Demand and Response Ridership Report

TRIP INFORMATION:

MONTH	NO. OF SERVICE DAYS	TRIPS
JULY	21	1,545

Non-Service Days: July 4th

NO. OF TRIPS	PURPOSE
2	Education
2	Government
59	Medicaid
220	Medical
35	Nutrition (Senior Center)
996	Other (adult-day care, beauty salon, friend's homes, etc.)
86	Shopping
145	Work

JULY UNDUPLICATED PASSENGERS
115
YEAR TO DATE UNDUPLICATED PASSENGERS
413

Adjusted Trip Total	775

*Trip Totals without Contracts or Medicaid

> = 60	390
DIS >60	141
	534
% E & D Trip Total	69%

FY 2018 TOTAL DEMAND AND RESPONSE TRIPS TO DATE: **18,197**
(FY 2018-SEPTEMBER 1, 2017 -AUGUST 31, 2018)

PRIOR YEAR: JULY 2017 TRIP TOTAL= 699 (121% INCREASE)

ROCKWALL CITY	1Q	2Q	3Q	4Q	*PURPOSE TOTALS*
CONTRACT	2,622	1,460	2,858	1,474	*8,414*
EDU	14	2	24	6	*46*
GOV	6	2	2	4	*14*
MDE	215	254	249	137	*855*
MED	752	489	782	506	*2,529*
NUT	152	71	89	72	*384*
OTH	961	902	742	325	*2,930*
SHP	405	161	514	217	*1,297*
WORK	576	413	446	293	*1,728*
	5,703	3,754	5,706	3,034	*18,197*

ROCKWALL CITY	**Sep-17**	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**
(UPT) Unlinked Passenger Trips	1,970	2,146	1,587	1,145	1,335	1,274	2,060	1,762	1,884	1,489	1,545		**18,197**
CONTRACT	894	1,052	676	417	550	493	1,166	818	874	625	849		**8,414**
EDU	7	6	1	0	2	0	8	13	3	4	2		**46**
GOV	4	0	2	2	0	0	2	0	0	2	2		**14**
MDE	69	78	68	91	71	92	72	68	109	78	59		**855**
MED	267	267	218	139	174	176	242	258	282	286	220		**2,529**
NUT	33	74	45	22	26	23	26	40	23	37	35		**384**
OTH	311	313	337	282	313	307	299	247	196	178	147		**2,930**
SHP	159	162	84	72	46	43	117	172	225	131	86		**1,297**
WORK	226	194	156	120	153	140	128	146	172	148	145		**1,728**
TOTAL DR TRIPS	**1,970**	**2,146**	**1,587**	**1,145**	**1,335**	**1,274**	**2,060**	**1,762**	**1,884**	**1,489**	**1,545**	**0**	18,197
												0	

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**
Medicaid	69	78	68	91	71	92	72	68	109	78	59	0	**855**
Lakepointe Church Contract	894	1,052	676	417	550	493	1,166	818	874	625	711		**8,276**
Nursing Home Contracts	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Charters	0	0	0	0	0	0	0	0	0	0	0	0	
	963	*1,130*	*744*	*508*	*621*	*585*	*1,238*	*886*	*983*	*703*	*770*	*0*	***9,131***

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**
Adjusted Trip Total	1,007	1,016	843	637	714	689	822	876	901	786	775	0	**9,066**
	*Trip Totals without Contracts or Medicaid												

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**
> = 60	550	645	491	309	338	350	457	480	502	462	390		**4,974**
DIS <60	231	256	214	181	229	170	169	201	164	141	144		**2,100**
	781	*901*	*705*	*490*	*567*	*520*	*626*	*681*	*666*	*603*	*534*	*0*	***7,074***
% of Adjusted Trip Total	78%	89%	84%	77%	79%	75%	76%	78%	74%	77%	69%	#DIV/0!	

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**TOTALS**
GENERAL PUBLIC	226	115	138	147	147	169	196	195	235	183	241	0	**1,992**
% of Adjusted Total	22%	11%	16%	23%	21%	25%	24%	22%	26%	23%	31%	#DIV/0!	

	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-17**	**TOTALS**
DOS	20	22	20	19	22	19	21	21	22	21	21		228
NoShow/Cancel	504	600	709	565	673	519	566	585	617	577	602	565	7082
UNDUPLICATED M2M	122	132	115	98	101	114	116	111	120	104	115		1248
UNDUPLICATED YTD	-	168	195	227	254	280	308	333	364	385	413		2927
			27	*32*	*27*	*26*	*28*	*25*	*31*	*21*	*28*	*-413*	
	Sep-17	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-17**	**TOTALS**
Subscription Trips	**394**	**449**	**354**	**372**	**430**	**404**	**397**	**462**	**495**	**376**			**4133**
Percent Subs of Total Trips	**20%**	**21%**	**22%**	**32%**	**32%**	**32%**	**19%**	**26%**	**26%**	**25%**	**0%**	**#DIV/0!**	
SUBS Can/NoShow	**104**	**101**	**187**	**209**	**229**	**12**	**201**	**165**	**193**	**249**			**1650**
Total Monthly Subs													**0**

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Hold a work session to discuss the 2018 Comprehensive Plan update.
Work Session Packet 12
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American Legion Recognition Day
Proc 32
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Constitution Week
Proclamation 34
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Hispanic Heritage Month
Proclamation 36
Blank Page 37
Consider approval of the minutes from the September 4, 2018 regular city council meeting, and take any action necessary
09/04 CC Mtg Mins 38
Blank Page 50
Consider authorizing the City Manager to enter into contracts with paintless dent and body repair companies in the amount of $344,518.14 related to damage to the City fleet as a result of the April 2018 hail storm to be funded by insurance proceeds and take any action necessary.
Hail Damage 51
Blank Page 52
P2018-027 - Consider a request by John Delin of Integrity Group, LLC for the approval of a preliminary plat for Lot 1, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.
P2018-027 53
Blank Page 77
Z2018-035 - Hold a public hearing to discuss and consider a request by Gregory S. Braden for the approval of an ordinance for a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 3.02-acre tract of land identified as Lot 7R of the Lofland Lake Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, addressed as 2914 S. FM-549, and take any action necessary [1st Reading].
Z2018-035 78
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Z2018-036 - Hold a public hearing to discuss and consider a request by Reubin E. Harle for the approval of an ordinance for a zoning change from an Agricultural (AG) District to a Single Family 1 (SF-1) District for a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle, and take any action necessary [1st Reading].

Z2018-036 97

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Z2018-038 - Hold a public hearing to discuss and consider a request by Scott A. Simonts on behalf of Ridgeview Church for the approval of an ordinance for a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, and take any action necessary [1st Reading].

Z2018-038 112

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Z2018-039 - Hold a public hearing to discuss and consider a request by Brandon Waldrum of CEI Engineering Associates, Inc. on behalf of Kelly Cannell of Murphy Road, LTD for the approval of an ordinance for a Specific Use Permit (SUP) for a carwash in conjunction with an existing retail store with gasoline sales on a 0.996-acre tract of land being identified as a portion of Lot 2 and all of Lot 1, Block B, Horizon Ridge Center Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3520 Horizon Road [FM-3097], and take any action necessary [1st Reading].

Z2018-039 132

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Z2018-040 - Hold a public hearing to discuss and consider a request by John David of Express Oil Change, LLC for the approval of an ordinance for a Specific Use Permit (SUP) for a Minor Auto Repair Garage (i.e. Brakes Plus) on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary [1st Reading].

Z2018-040 161

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Z2018-041 - Hold a public hearing to discuss and consider a request by Michael McDonald of Pavilion Development Company on behalf of Jay Homan of Rockwall 205-552, LLC for the approval of an ordinance for a Specific Use Permit (SUP) for a Minor Auto Repair Garage (i.e. Firestone Complete Auto Care) on a 1.17-acre portion of a larger 5.683-acre parcel of land identified as Lot 2, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3255 Dalton Road and take any action necessary [1st Reading].

Z2018-041 180
Blank Page 213
Z2018-025 - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an ordinance amending Planned Development District 32 (PD-32) [Ordinance No. 17-22] for the purpose of increasing the number of Urban Residential Units permitted within the district being a ~78.89-acre tract of land identified as the Harbor District, being zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, located at the southwest corner of Horizon Road [FM-3097] and IH-30, and take any action necessary [1st Reading].
Z2018-025 214
Blank Page 310
Discuss and consider the bid for purchase of city-owned land in PD-32, and take any action necessary.
Memo 311
blank page 312
Discuss and consider directing the city staff to propose amendments to change the requirements for conducting and submitting traffic impact analysis studies in relation to zoning requests and site plans and take any action necessary.
Memo 313
blank page 314
Discuss and consider the difference between apartments and condominiums under the City's present zoning ordinance and applicable law, and take any action necessary.
Memo 315
blank page 316
SP2018-017 - Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill of Summer Lee Rockwall, LLC for the approval of variances, waivers and exceptions in conjunction with an approved site plan for a hotel on a 2.12-acre tract of land identified as portions of Lot 2A, Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior, Horizon/Summer Lee and Residential Subdistricts of Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.
SP2018-017 317
Blank Page 340

Z2018-032 - Discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an ordinance for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary (1st Reading).

Z2018-032 . . . 341
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Discuss and consider a resolution approving a negotiated settlement between cities in the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the 2018 Rate Review Mechanism filings, adopting tariffs as part of the settlement, and take any necessary action.

Atmos . . . 394
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Discuss and consider approval of the Rockwall Economic Development Corporation (REDC) budget for fiscal year 2019 and amended budget for fiscal year 2018, and take any action necessary

Staff memo . . . 427
Board Cover memo . . . 428
Fiscal year 2018 accomplishments . . . 430
Budget Worksheets . . . 431
2019 Work plan . . . 439
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Discuss and consider approval of the Rockwall Technology Park Association budget for fiscal year 2018 and amended budget for fiscal year 2017, and take any action necessary.

Staff memo . . . 444
TPA Cover memo . . . 445
Budget Worksheets . . . 446
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Discuss and consider the Hotel Tax Subcommittee recommendations for funding allocations in fiscal year 2019, including authorizing the City Manager to execute associated funding agreements, and take any action necessary.

Staff Memo . . . 452
Recommendations list . . . 454
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Discuss and consider approval of an ordinance amending the budget for fiscal year 2018, and take any action necessary.

Staff memo . . . 456
Amending Ordinance . . . 457
Blank page . . . 458

Discuss and consider approval of an ordinance adopting the proposed budget for fiscal year 2019, and take any action necessary.

Staff memo . . . 459
Budget Ordinance . . . 460
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Discuss and consider approval of an ordinance levying ad valorem taxes for the tax year 2018, and take any action necessary.
Staff memo . . . 462
Tax Rate Adoption Ordinance . . . 463
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Discuss and consider directing staff to proceed with the 2018 Comprehensive Plan amendment and take any action necessary.
Memorandum . . . 466
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Discuss and consider the official ballot for the election of Places 11 - 14 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool, and take any action necessary.
Memo . . . 468
TML Election . . . 470
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AGENDA
ROCKWALL CITY COUNCIL
Monday, September 17, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

p.12 **1.** Hold work session to hear report from the city's consultant regarding water / wastewater rates.

2. Hold work session to hear from Republic Waste concerning the city's recycling program.

3. Hold a work session to discuss the 2018 Comprehensive Plan update**.**

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible sale or lease of real property / land in the vicinity of County Line Road pursuant to Section §551.072 (Real Property).

2. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney).

3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).

4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, September 17, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRO TEM FOWLER

VIII. PROCLAMATIONS / AWARDS

p.32 **1.** American Legion Recognition Day

p.34 **2.** Constitution Week

p.36 **3.** Hispanic Heritage Month

IX. OPEN FORUM

X. CONSENT AGENDA

p.38 **1.** Consider approval of the minutes from the September 4, 2018 regular city council meeting, and take any action necessary

p.51 **2.** Consider authorizing the City Manager to enter into contracts with paintless dent and body repair companies in the amount of $344,518.14 related to damage to the City fleet as a result of the April 2018 hail storm to be funded by insurance proceeds and take any action necessary.

p.53 **3.** **P2018-027** - Consider a request by John Delin of Integrity Group, LLC for the approval of a preliminary plat for Lot 1, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

XII. PUBLIC HEARING ITEMS

p.78 **1.** **Z2018-035** - Hold a public hearing to discuss and consider a request by Gregory S. Braden for the approval of an **ordinance** for a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 3.02-acre tract of land identified as Lot 7R of the Lofland Lake Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, addressed as 2914 S. FM-549, and take any action necessary **[1st Reading].**

p.97 **2.** **Z2018-036** - Hold a public hearing to discuss and consider a request by Reubin E. Harle for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Single Family 1 (SF-1) District for a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle, and take any action necessary **[1st Reading].**

p.112 **3.** **Z2018-038** - Hold a public hearing to discuss and consider a request by Scott A. Simonts on behalf of Ridgeview Church for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, and take any action necessary **[1st Reading].**

p.132 **4.** **Z2018-039** - Hold a public hearing to discuss and consider a request by Brandon Waldrum of CEI Engineering Associates, Inc. on behalf of Kelly Cannell of Murphy Road, LTD for the approval of an **ordinance** for a Specific Use Permit (SUP) for a carwash in conjunction with an existing retail store with gasoline sales on a 0.996-acre tract of land being identified as a portion of Lot 2 and all of Lot 1, Block B, Horizon Ridge Center Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3520 Horizon Road [FM-3097], and take any action necessary **[1st Reading].**

p.161 **5.** **Z2018-040** - Hold a public hearing to discuss and consider a request by John David of Express Oil Change, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Minor Auto Repair Garage (i.e. Brakes Plus) on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary **[1st Reading].**

p.180 **6.** **Z2018-041** - Hold a public hearing to discuss and consider a request by Michael McDonald of Pavilion Development Company on behalf of Jay Homan of Rockwall 205-552, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Minor Auto Repair Garage (i.e. Firestone Complete Auto Care) on a 1.17-acre portion of a larger 5.683-acre parcel of land identified as Lot 2, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District,

situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3255 Dalton Road and take any action necessary **[1st Reading].**

p.214 **7.** **Z2018-025** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** amending Planned Development District 32 (PD-32) [Ordinance No. 17-22] for the purpose of increasing the number of Urban Residential Units permitted within the district being a ~78.89-acre tract of land identified as the Harbor District, being zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, located at the southwest corner of Horizon Road [FM-3097] and IH-30, and take any action necessary **[1st Reading].**

XIII. ACTION ITEMS

p.311 **1.** Discuss and consider the bid for purchase of city-owned land in PD-32, and take any action necessary.

p.313 **2.** Discuss and consider directing the city staff to propose amendments to change the requirements for conducting and submitting traffic impact analysis studies in relation to zoning requests and site plans and take any action necessary.

p.315 **3.** Discuss and consider the difference between apartments and condominiums under the City's present zoning ordinance and applicable law, and take any action necessary.

p.317 **4.** **SP2018-017** - Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill of Summer Lee Rockwall, LLC for the approval of variances, waivers and exceptions in conjunction with an approved site plan for a hotel on a 2.12-acre tract of land identified as portions of Lot 2A, Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior, Horizon/Summer Lee and Residential Subdistricts of Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

p.341 **5.** **Z2018-032** - Discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an **ordinance** for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary **(1st Reading)**.

p.394 **6.** Discuss and consider a resolution approving a negotiated settlement between cities in the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the 2018 Rate Review

Mechanism filings, adopting tariffs as part of the settlement, and take any necessary action.

p.427 **7.** Discuss and consider approval of the Rockwall Economic Development Corporation (REDC) budget for fiscal year 2019 and amended budget for fiscal year 2018, and take any action necessary

p.444 **8.** Discuss and consider approval of the Rockwall Technology Park Association budget for fiscal year 2018 and amended budget for fiscal year 2017, and take any action necessary.

p.452 **9.** Discuss and consider the Hotel Tax Subcommittee recommendations for funding allocations in fiscal year 2019, including authorizing the City Manager to execute associated funding agreements, and take any action necessary.

p.456 **10.** Discuss and consider approval of an **ordinance** amending the budget for fiscal year 2018, and take any action necessary.

p.459 **11.** Discuss and consider approval of an **ordinance** adopting the proposed budget for fiscal year 2019, and take any action necessary.

p.462 **12.** Discuss and consider approval of an **ordinance** levying ad valorem taxes for the tax year 2018, and take any action necessary.

p.466 **13.** Discuss and consider directing staff to proceed with the 2018 Comprehensive Plan amendment and take any action necessary.

p.468 **14.** Discuss and consider the official ballot for the election of Places 11 - 14 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool, and take any action necessary.

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible sale or lease of real property / land in the vicinity of County Line Road pursuant to Section §551.072 (Real Property).
2. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney).
3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.087 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 14th day of September, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Mary Smith, *Assistant City Manager*

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

DATE: September 17, 2018

SUBJECT: Comprehensive Plan Update

In October of 2016, the City Council directed staff to update the Comprehensive Plan for the purpose of accounting for the growth experienced by the community since the original adoption of *Hometown 2000 Comprehensive Plan*. As part of this process the City Council appointed a seven (7) member committee (*i.e. the Comprehensive Plan Advisory Committee [CPAC]*), which held monthly meetings starting on February 13, 2017. Through these meetings, the CPAC reviewed the current *Hometown 2000 Comprehensive Plan*, and adapted the vision of this plan to meet the future needs of the City. The result of this endeavor is the proposed *OURHometown Vision 2040 Comprehensive Plan*. Staff should note that after meeting with the City Manager on July 18, 2018, the CPAC unanimously voted to accept the City Manager's recommendations and forward the plan to the City Council. This plan has been provided in the attached packet for the City Council's review.

The following is a summary of the major changes, departures and goals that the CPAC intended address with this new plan:

Community Profile, Demographics, Vision and Plan

This section was added to the plan for the purpose of better conveying the composition and demographics of the community. A summary of the City's history was also provided to give context and background to the community. In addition, it was important for the Comprehensive Plan to contain language about the purpose, intent and use of a Comprehensive Plan, and its overall effects on the community.

Land Use Plan

One of the most important aspects of the Comprehensive Plan is the land use plan, which is intended to convey an image of the desired land use patterns of the community at buildout. To achieve this the CPAC understood that the land use plan needed to allow the City's decision makers the flexibility to make changes based on the approved land uses and growth patterns, and to provide a simple way of conveying the uniqueness of different areas of the City. To achieve this, the City was broken down into districts that utilize policies tailored to each unique geographic area. These also show the desired land use percentage goals for each area, and the current/buildout numbers for homes, population and commercial businesses in each district. In addition, the CPAC increased the number of land use categories to include *Live/Work*, *Commercial/Retail* and *Business Centers*. This was done to acknowledge the difference in these designations, which were all previously under the *Commercial* designation.

The *Medium Density Residential* land use designation was changed to remove the density overlap contained in the *Hometown 2000 Comprehensive Plan*. This plan had *Low Density*

Residential overlapping with *Medium Density Residential*, which had the propensity to create confusion for the developer and the general public on controversial zoning cases. To correct this issue the CPAC adopted a new *Medium Density Residential* standard that was structured in the same manner as the current *Low Density Residential* designation (*i.e. it incorporates a density justification that is discretionary to the City Council*). Under this proposed *Medium Density Residential* designation, a given density of 2.5-3.0 dwelling units per acre is granted with the ability for the City Council to grant up to 3.5 dwelling units per acre if increased amenity is provided. The CPAC also put a condition that any *High Density Residential* designation being proposed would need to justify the proposed density with increased amenity. Prior to this, there was not a density justification for *Medium* and *High Density Residential* proposals. This new provision was incorporated into the plan to incentivize developers to provide additional amenities, parks, open space, and etcetera; with the ability of City Council to make a determination of if the developer was providing sufficient amenity to warrant the requested density.

Land Use Policies

The land use policies contained in the Comprehensive Plan Update represent a more comprehensive list of guidelines for each land use designation type. In addition, the proposed Comprehensive Plan Update includes growth management strategies intended to provide an 80/20 mix of residential to commercial land uses. This change is intended to meet the City's strategic plan objective of ensuring a diversified tax base of 67% residential value to 33% commercial value. The current Comprehensive Plan does not address growth management or the future growth of the City.

Environment and Ecology

The *Environment and Ecology* section of the Comprehensive Plan Update represents a new section comprised of guidelines and goals contained in the previous *Land Use* section and other various sections of the *Hometown 2000 Comprehensive Plan*. The CPAC was of the opinion that these policies were better served to be grouped in a standalone section.

Parks, Open Space and Trails

The policies relating to the provision of public parks, open space and trails were updated to reflect the City's goals with regard to providing additional recreational amenities to the community. This also included exploring the idea of developing *Community Park Districts* that could be utilized to provide developer driven funding for community parks. This would be in addition to the neighborhood parks already required in each district.

Infrastructure

One of the major objectives identified by the CPAC was infrastructure. The CPAC was of the opinion that the current plan did not look comprehensively enough at the City's infrastructure, and that the issue of infrastructure would be one of the most important issues for the City moving forward. To achieve this goal, the *Transportation* section of the previous plan was expanded to include the City's water and wastewater facilities in addition to streets. These policies targeted the long-term maintenance of these facilities and developed implementation strategies aimed at enacting these policies. Through this endeavor, the CPAC also took the opportunity to update the City's street cross sections and provide clearer exhibits that better conveyed how the City's roadways should be designed in the future.

Public Health, Services and Safety

In the CPAC's attempt to make the Comprehensive Plan Update more comprehensive in nature a section addressing public health, code enforcement, building inspections, police and fire was added. Many of the policies contained in these sections mirror or compliment objectives

identified by the City's strategic planning efforts. This section also acknowledges the role that public services plays in planning, developing and shaping the community.

Economic Development

The *Hometown 2000 Comprehensive Plan* failed to address the economics of land use and the importance of how economic development policy efforts are in shaping a City. To correct this, the CPAC incorporated an economic development section that creates policies intended to support the City's business recruitment/retention efforts, workforce development, small business assistance and the diversification of the City's economy and tax base.

Community Character

This section was previously entitled *Urban Design Framework*, however, the CPAC felt that the title *Community Character* was more suited to describing the intent of this section. The policies contained in this section remain largely unchanged from the *Hometown 2000 Comprehensive Plan*, with the exception of minor revisions to address changes in the community.

Residential

The *Residential* section was created from the policies contained in *Exhibit 'C'* of the *Hometown 2000 Comprehensive Plan*. While many of the policies were carried over from the previous plan, the CPAC did make minor revisions to these policies to address changes in the market that have been observed since the original residential policies were adopted in 2007. This also included rearranging the policies into sections intended to make it easier for developers and the general public to reference the document.

One major change that was incorporated into the proposed plan was the addition of standards for townhomes and multi-family. The previous plan did not address these land uses and did not provide policies that conveyed the high quality of development expected by the City. To correct this, the CPAC assembled policies that included guidelines concerning the provision of structured parking, the increased amenity necessary for the establishment of these land uses, and acceptable locations for these types of land uses in the future.

Non-Residential

The *Non-Residential* section was created from the *Urban Design Development* section of the *Hometown 2000 Comprehensive Plan*. This section was updated to include new screening and buffering standards and to ensure the City of Rockwall continues to demand high quality non-residential development.

Implementation

The *Hometown 2000 Comprehensive Plan's* implementation plan included a list 13 objectives, but failed to layout timelines, review schedules or provide for any accountability for progress and implementation of these objectives. For the update, the CPAC wanted to create a system of accountability that could lead to measurable successes for the community. To achieve this goal, the CPAC created a series of implementation schedules that sorted the implementation strategies, established in each of the sections, into categories (*e.g. regulations, policies and actions, guidelines*). Then each implementation strategy was assigned a *Department Lead* (*i.e. the City department responsible for implementing the strategy*) a priority, and a timeline for completion. To create the accountability desired by the CPAC, an action plan was created chronicling when and how the plan would be reviewed in the future, and the necessary actions required to implement the implementation schedules. Another vital part of this implementation plan is the appointment of a standing CPAC that can review staff's progress and make recommendations to the Planning and Zoning Commission and City Council on an annual basis.

In addition to this memorandum, the City Manager has provided a list of recommendations and notes for the City Council to review in accordance with the requirements of the City's Charter. Staff has also provided the City Council with the community comments that were provided through the City's Comprehensive Plan Update website, along with a summary of the web traffic statistics showing the number of views this website received during the update process. Should the City Council choose to direct staff to bring the *OURHometown Vision 2040 Comprehensive Plan* forward for adoption, staff has put together the following schedule for all required work sessions, public hearings and the final adoption of the document:

Work Session with the Planning and Zoning Commission:	September 25, 2018
Planning and Zoning Commission Public Hearing:	October 9, 2018
City Council Public Hearing and First Reading of the Ordinance:	October 15, 2018
City Council Second Reading of the Ordinance:	November 5, 2018

If the City Council has any questions concerning the *OURHometown Vision 2040 Comprehensive Plan*, Committee Chairman Jerry Welch and Committee Vice-Chairman Bob Wacker along with City staff will be available at the September 17, 2018 work session.

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

FROM: Rick Crowley, *City Manager*

DATE: August 6, 2018

SUBJECT: City Manager's Recommendations for the Comprehensive Plan Update

The City Council appointed a Comprehensive Plan Advisory Committee (CPAC) to review and update the City of Rockwall Comprehensive Master Plan. As Rockwall residents, the Committee is in a unique position to examine the future of the City. The City Charter calls on the City Manager to review the proposed changes recommended by the CPAC and forward them, along with any recommendations, to the City Council. The following memorandum outlines the City Manager's recommendations. Any observations or recommendations made are offered with the greatest respect for both the many hours of work that has been done on this project and with great respect for the unique position from which the CPAC, as Rockwall residents, has accomplished the completion of its recommendations to the Mayor and City Council.

The committee and supportive Planning Department Staff have worked diligently over the last months to conduct a comprehensive review and provide recommendations for completing the plan update which was the charge given to them by the City Council. The result of that work is the development of an excellent document, which clearly puts forward for the consideration by the Mayor and Council numerous clarifications of and changes from the current Comprehensive Plan. The document is offered as Our Hometown Vision 2040, Comprehensive Plan and serves as a replacement to the current document Hometown 2000 (which was last updated in 2011).

I have had an opportunity to review with the Staff the work of the committee at numerous points of the documents development, and I have now completed my final review of the committee-proposed document as required by the Charter. The following are the observations and recommendations I have identified for the City Council's consideration. Respecting the many hours of work contributed by the CPAC, I reviewed the content of this memorandum with the CPAC before providing it to the City Council.

The Comprehensive Plan is often quoted during the course of current planning cases as if every word, phrase, and concept with which the plan outlines is ordained by law. While the Comprehensive Plan does have important legal implications, it is not "the law" as is often implied during the course of issues that come before the Planning and Zoning Commission and City Council. On the other hand, the hope is that the Comprehensive Plan is material to current planning cases and worthy of reference. To clarify the legal implications of the Comprehensive Plan, I have suggested that the City Attorney prepare a section for inclusion in the plan which addresses this. This section has been prepared by the City Attorney and is included in the document.

As I have reviewed the various drafts of the CPAC-proposed document, a number of recommendations have been made through the Staff for consideration. These observations and recommendations generally fall into two categories:

(1) *Reference*. Inclusion or references to words, phrases, and concepts which might result in the "sending" of unintended messages to users of the plan (Developers, Planning Department Staff, Planning and Zoning Commission, City Council, and Citizen).

Among these have been uses of words, phrases, and concepts commonly used in the Planning profession but which often are seen to convey a broader message that may create misunderstanding on the part of some plan users. Responses to these points of concern have generally been dealt with along the way by selecting alternative language that more clearly conveys the desired message, or by formal definition of the meaning and the context in which certain words are used. Similarly, because the CPAC and Staff have been quite comprehensive in the development of the update, they have used various aspects and references to the City's Strategic Planning efforts, and have provided references to this document throughout the update. Reference issues have been corrected as work has been done on the update and have been dealt with as deemed appropriate and are, therefore, not enumerated in this memorandum.

(2) *Departure.* Changes in policy or direction from the existing plan and/or practices of the City.

A number of changes in policy and direction from those in the existing plan have been included in the proposed plan update. Because a number of CPAC members and Staff members have been involved in current planning, they are familiar with both changes in standards and practices that have occurred since the existing plan was developed and last updated. Several other changes are also contemplated in the CPAC's recommendations. "Departure" issues are enumerated below but should be construed as informational rather than critical.

In pointing out "Reference" and "Departure" issues, I have made every effort to respect the fact that the CPAC does not need "approval" from the City Manager as relates to their recommendations to the City Council.

"Departure" items include:

Chapter 1 –Land Use; 05.01 Land Use Plan Designations; 01.01 Residential

One of the discussion items at the CPAC interim report to the City Council involved definitions of high, medium, and low density single-family residential development. The changes proposed at that time involved increasing the density of the Medium Density Residential and High Density Residential designations by ½-unit per acre to build in a mechanism to require increased amenity. This would change Medium Density Residential to be between 2.5-3.5 dwelling units per acre with anything over 3.0 requiring additional amenity as approved by the City Council. This also means that High Density Residential would be anything greater than 3.5 dwelling units per acre. A provision that all High Density Residential would require additional amenity was also added. Previously Medium Density Residential was 2.5-3.0 units per acre and High Density Residential was anything greater than 3.0 dwelling units per acre. In this plan there was nothing requiring increased amenity for Medium or High Density Residential. This proposal by the CPAC remains as was previously discussed at the interim report.

Chapter 4 -Infrastructure; 02.02 Water, Wastewater, Drainage and Detention; Goal 5, Policy 2

This section suggests the possibility of the city creating a "Drainage Utility District" to address drainage system problems that were recognized by the CPAC as it considered various aspects

for planning of infrastructure. Such a district amounts to funding a separate "utility" by adoption of the requisite policies and ordinances that would add a fee (usually billed monthly with water, wastewater, and garbage billings) to be reserved for that purpose. In cities that have established such a utility, proceeds from these billings are dedicated to a separate fund restricted for use in operation of the cities' drainage systems and to making improvements needed in their drainage systems. Drainage utilities have proven to be an effective way to pay for both operation of and improvements to drainage systems in the cities where they have been created. It should, be noted however, that while the circumstances of Rockwall's past consideration of establishing a drainage utility may not mirror current circumstances should this option be pursued by the City today, the reaction to that proposal when it was considered on several occasions in Rockwall has been quite negative. Arguments were made that adopting a fee constituted taxation that should be included in the annual budget process or included as a bond proposition for voters to consider. Former Councils were convinced by significant citizen input not to establish the utility and not to impose drainage fees.

Chapter 5 – Public Health, Services, and Safety; 02.03.02 Public Safety: Fire; Goal 1, Policy 1

This section expresses the need to ensure Fire Department operation personnel, equipment, and facilities sized to the City's population and financial ability. Certainly the ideas expressed by this section are critically important and are recognized as a reasonable statement of need. Since the CPAC met with the Fire Chief and thereafter drafted this policy, long-standing work on the development of a Strategic Plan for the Fire Department has been completed and presented to the City Council. This plan includes population as one consideration but also includes a number of other important factors and indicators. Based on the current status of Fire Department Strategic Planning, recognition of and reference to that planning effort should be considered as an alternative to the language currently used in this section.

Chapter 8 – Residential; 02.01 Existing Residential Developments; Goal 1, Policy 3

This section recognizes the changes in both recent practices of the Planning and Zoning Commission and Council (and adopted in recent ordinance amendments), which favor requiring separation and landscape screen between existing single-family subdivisions and new adjacent non-residential development over masonry wall screening. As indicated this seeks to provide a more "natural transition". The section provides that masonry walls should be used when the "natural transition" is not possible. The current plan favors masonry wall screening, but the current proposal is consistent with both subsequent ordinance changes and practices that have occurred after the current plan was adopted. Berms and landscape transitions typically require more separation space between the two land uses.

Chapter 8 – Residential; 02.02 General Residential/Master Planned Communities; Goal 1, Policy 3

This section is a 'carry-over' from the current plan that has been further specified and defined much more specifically in the recommendation than is the case in the current plan. The section indicates that large residential developments (master planned) should include ten (10) percent housing "that is suitable for young persons, empty nesters, and the elderly". The section, as now specified, provides definitions of housing types related to the 10 percent and it is recommended for consideration by the Mayor and Council as the Comprehensive Plan is considered. While I cannot recall an instance where the 10 percent benchmark established in the current plan has been referred to in a Master Planned community proposal, it could be in the future. The specificity of the currently proposed plan is a vast improvement but makes it even more important that the Council agree with the overall policy recommendation.

Chapter 8 – Residential; 02.03 Single-Family/Suburban Residential; Goal 3, Policies 2, 3, & 4

Sections 2 and 3 deal with cases involving front entry garages and alley requirements and warrant consideration since current planning cases have recently often involved related requests. Policy 2 suggests requiring rear entry garages (and thus alleys) on lots of 55 feet or less in width and suggests requiring J-swing or recessed front entry garages (and thus no alleys) for all lots greater than 55 feet in width. Current requirements include the necessity to secure specific approval to waive alley requirements – which have been somewhat routinely granted. This is likely an attempt to conform the updated plan to current practice. Alleyways significantly increase the City's cost for long-term maintenance of public rights-of-way. Policy 3 under the same goal establishes guidance for those cases where an allowance front entry garage is applicable:

> No more than 20% flat front entry garages should be incorporated in a development flat front entry garages should have a minimum 25-foot front yard building setback to allow vehicles to park in the driveway without overhanging public right-of way.

Section 4 proposes increasing the minimum side yard building setback from five to six feet, which would increase the distance between homes from 10' to 12' in the interest of making neighborhoods "feel" more spacious. This change is likely to accomplish that more spacious "feel" – especially in areas where lots of lesser width are approved.

Chapter 8 – Residential; 02.05 Condominiums and Apartments; Goal 1, Policies 1-7

This Goal includes some language "carried over' from the current Comprehensive Plan but is designed to add additional, more specific quality standards (that are lacking in the current plan) to guide future decisions related to multi-family (condominiums and apartments) that may be proposed in the future. These proposed added standards would provide a directive to plan users to address such matters as location, adjacency, design, parking, amenities, and screening and buffering. I do not read the CPAC recommendation as an endorsement or encouragement of such development but, rather, a recognition that such proposals will come before the City for consideration from time to time and as providing numerous quality issues that should be considered when such proposals are received.
In short:

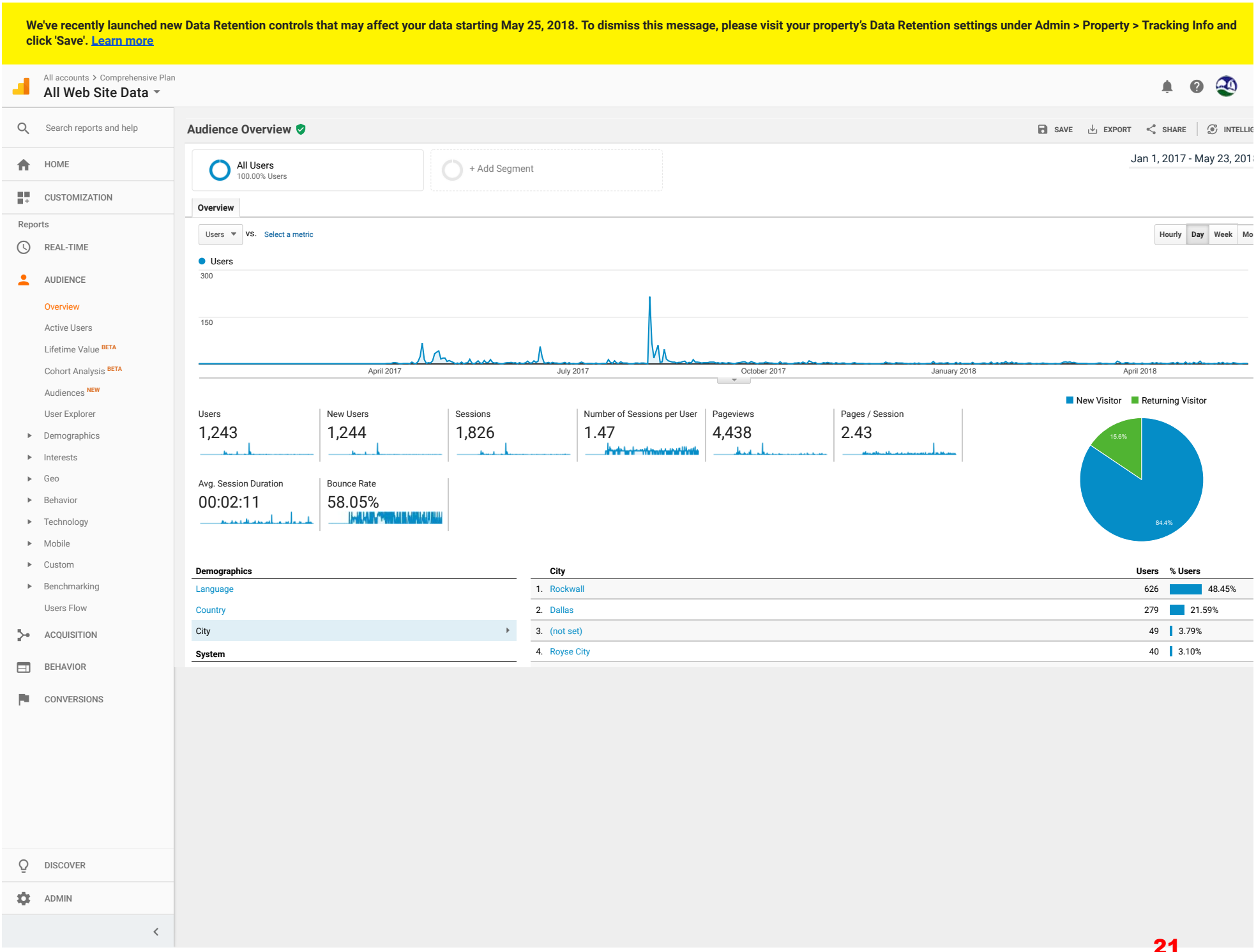
- **Policy 1** addresses adjacency considerations, design standards, architectural review
- **Policy 2** addresses locational and roadway infrastructural guidelines as well as defining consideration of areas of possible consideration such as "typically away from existing single family" and "east of John King Blvd adjacent to commercial and office uses".
- **Policy 3** adds significantly to development quality by indicating that "high-density developments that incorporate more than ten (10) units per gross acre should incorporate structured parking that is visually screened from public view on all sides of the development" and indicating that surface parking should be "reserved to accommodate visitors, office staff, and perspective residents".
- **Policy 4** provides an alternative to structured parking such that each unit should provide dedicated garage parking.
- **Policies 5, 6, and 7** indicate the amenities that should be provided.

Language in Goal 2 which immediately follows establishes an annual review of standards related to Goal 1 (above) and suggests implementation strategies for accomplishing the proposed annual review.

Chapter 10 – Implementation, 03 Action Plan

This section provides for a standing Comprehensive Plan Advisory Committee (CPAC) that would meet annually to (1) review changes in land use due to development (2) to review changes requested by the City Council (3) to review timelines set out in the Implementation Plan and recommend necessary adjustments. This recommendation provides an admirable mechanism for continuing "maintenance" of the Comprehensive Plan. A cautious detailed implementation of this provision is advised to ensure that users of the Comprehensive Plan do not see this as an opportunity to manipulate current planning cases and that the role of the Planning and Zoning Commission in current planning and zoning cases is not diminished. It is worth noting that regardless of the standing CPAC's annual review and recommendations, the City Council will ultimately be responsible for adopting any update, and that the Comprehensive Plan updates would require the review and recommendation of the Planning and Zoning Commission.

I want to again thank the members of the CPAC for their dedicated work on the proposed plan. I would also like to thank Planning and Zoning Director Ryan Miller and the entire Planning Department Staff for their hard work and willingness to accept the plan update as an "in-house" project. The proposed plan is much more tailored specifically to meet Rockwall's needs as a result of the efforts of both groups.


We've recently launched new Data Retention controls that may affect your data starting May 25, 2018. To dismiss this message, please visit your property's Data Retention settings under Admin > Property > Tracking Info and click 'Save'. Learn more
All accounts > Comprehensive Plan
All Web Site Data
Search reports and help
HOME
CUSTOMIZATION
Reports
REAL-TIME
AUDIENCE
Overview
Active Users
Lifetime Value BETA
Cohort Analysis BETA
Audiences NEW
User Explorer
Demographics
Interests
Geo
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Technology
Mobile
Custom
Benchmarking
Users Flow
ACQUISITION
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CONVERSIONS
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ADMIN
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SAVE
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All Users
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Jan 1, 2017 - May 23, 201
Overview
Users
vs.
Select a metric
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April 2017
July 2017
October 2017
January 2018
April 2018
Users
1,243
New Users
1,244
Sessions
1,826
Number of Sessions per User
1.47
Pageviews
4,438
Pages / Session
2.43
Avg. Session Duration
00:02:11
Bounce Rate
58.05%
New Visitor
Returning Visitor
15.6%
84.4%
Demographics
Language
Country
City
System
City
Users
% Users
1. Rockwall 626 48.45%
2. Dallas 279 21.59%
3. (not set) 49 3.79%
4. Royse City 40 3.10%

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CONTACT US

TIME: 4/28/2017 15:17:43
NAME: Betty Jean Hoaglund
EMAIL: messages-noreply@linkedin.com
ADDRESS: 203 yacht club drive
SUBJECT: our home town

RESPONSE: I see a lot of categories as to what our hometown is and they match other home towns. Where we are the exception...There is NO mention of Art. Other home towns have a cultural art center. Rockwall does not.PAC doesn't count as it is cost prohibitive to art organizations.With our growing demographics, a cultural arts center is a necessity.

TIME: 5/20/2017 13:22:22
NAME: Marcia Carroll
EMAIL: burzair1@msn.com
ADDRESS: 2175 Arrowhead Court
SUBJECT: Questions

RESPONSE: I sent this email to the planning department after calling over the course of a week and never getting a person to answer; I also left a voicemail for Laura Morales...I received a generic email back from Laura Morales who chose not to answer any of my questions and directed me here... so I am recopying my email here in the hopes that someone will respectfully respond. I think I'm worth five to ten minutes for someone to answer a few inquiries... don't you? Thank you:

Hello,

I am a resident of Rockwall County and have lived here since 2001. I would love to know the strategy behind, what appears to be, the current frenzied development occurring in our county. While some of it is positive--downtown is coming along beautifully and we love the new restaurant Standard Service offering farm to table cuisine--but the majority of changes we are witnessing are not so positive.

I have included several points below, and would appreciate if you could answer them via email as I have tried calling (I left one message) several times and am never connected to an individual.

1) Why would road construction be scheduled on every major thoroughfare in town (549, 205, Horizon, Ridge) at the same time? It doesn't appear that the convenience and welfare of area citizens is very high on the list of considerations when such major setbacks are put into action simultaneously.
2) Secondly, I wanted to inquire about what future stores are coming our way. Right now, the area is teeming with chain establishments of a varying nature.... any chance we can work to entice some stores that will support the needs of a growing population in a positive, healthy way like Whole Foods or Trader Joe's? And instead of subpar department stores like Belk, why don't we pursue Nordstrom, Neimans or Dillards?
3) What about the debacle down at the Harbor? What is the update with that?
4) Has your department ever sent out a questionnaire asking local citizens what's important to them?
5) Lastly, it has always been our hope, and the hope of most of the people I know who live here, that Rockwall/Heath would strive to be the next South Lake and unfortunately, it seems as though we are going more in the direction of another Plano... any words of encouragement toward that end?

I appreciate your time and consideration and look forward to hearing back from someone in your office.

Thank you, Marcia Carroll/burzair1@msn.com

TIME: 9/12/2017 15:52:29
NAME: Brenda Malave
EMAIL: Brend.malave@yahoo.com
ADDRESS: 1006 Sam Houston St Rockwall TX
SUBJECT: Bicycle Racks

RESPONSE: Hello. I'm looking for information on getting Rockwall to be more bicycle friendly. I'm trying to figure out where to start. I think we should have bicycle racks at schools, libraries, shopping centers, parks, etc. However I don't know how to get started or who to contact. Would you be able to direct me please? The system is not letting me input my phone number. It is 469-682-7300.

Thank you, Brenda Malave

TIME: 8/7/2017 11:35:19
NAME: Joe D Nelson
ADDRESS: 1910 Murifield Ave Rockwall 75087

RESPONSE: Widen 205 (Goliad) from downtown to Hwy 78. More high end restaurants needed not more pizza places. Big rig trucks do not need to go through the square it completely slows traffic. Make them take other routs not through down town. As we grow as a city add more police and fire personnel.

TIME: 8/10/2017 12:04:42
NAME: SuLaine Callaway
ADDRESS: 517 Cellars Ct

RESPONSE: Zoning changes relative to Agricultural and Commercial (along the I-30 corridor) are specifically addressed, stating current zoning should remain in place until development is eminent. This should be applicable to all zoning changes. Example - land at Ridge Rd and Yellow Jacket Ln. where mature pecan tree grove was bulldozed and dirt brought in, only to set vacant with a "land available" sign prominent on the site. By the way, did the current land owner have to replace all those trees that were removed with trees elsewhere within the city?

TIME: 8/10/2017 18:04:31
NAME: Whitney Miller
ADDRESS: 832 Cedarbluff Drive

RESPONSE: Pleeeeaaaassse! Add more lanes between 205 downtown and north 205 John King before approving more new home sites to be built. Traffic is unbearable up here! Please limit the added subdivisions and pizza/dental places. North 205 could use more drive thru restaurants or a car wash. No more grocery stores. No low income housing or apartments. We love our city and moved here for our schools and safety. The on and off ramps to John King are saving us, so thank you for whoever did that! But 205 is a nightmare.....awful.....it should be a major safety concern. There are too many people for a two lane road. Coming home 78 isn't an option either. We feel like it's not even worth leaving our house sometimes! We are trapped! Please help us!!!

TIME: 8/14/2017 22:43:07
NAME: Annie Purcell
ADDRESS: 1022 Catterick Dr.

RESPONSE: Stop developing every scrap of grass in Rockwall. There will be no trees left by the time yall are done. There is not room on the roadways for the thousands more homes developers are building.

TIME: 8/15/2017 8:55:29
NAME: Madison Lovett
ADDRESS: South Rockwall

RESPONSE: Rockwall needs an Arts & Cultural Center

TIME: 8/16/2017 8:08:44
NAME: karen Campbell
ADDRESS: 2029 chisholm Trl

RESPONSE: SAVE SOME GREEN SPACES AND TREES!!

TIME: 8/26/2017 23:02:35
NAME: Sue Varner
ADDRESS: 5086 White Pine Dr,. Royse City, Tx75189

RESPONSE: Would love to see a cultural arts center, a home building to promote art, art education, working art space. We have lots of wonderful concerts at the Harbour & San Jacinto Plaza, really enjoy them. But Rockwall & Rockwall County, citizens and students could benefit so much if we had a public place for the visual arts. We are so close to Dallas & all the art scenes, imagine the people that would come just a short distance and bring revenue to our city.

TIME: 8/10/2017 12:07:55
ADDRESS: 517 Cellars Ct

RESPONSE: What happened to the proposed park and nature preserve at the west terminus of Dalton Rd? Also what became of the proposed nature sanctuary collaboration with the City of Dallas for the far northern shoreline. Please do not erase the proposed park/nature trail along the shoreline at Dalton Rd.

TIME: 4/28/2017 12:19:45
NAME: Shirley Smith
ADDRESS: 609 Amherst Drive

RESPONSE: Please establish the Historical Rockwall Rock Wall Park at the original tourist trap located on the old Bankhead Highway (now HWY 66). This historical property is located next to Walmart which makes it a short distance from both the lake and downtown. Back in the day, tourist traveling down the Bankhead Highway would stop and pay money to walk through a man made stone arch (which still stands) and walk down to exposed (now covered for protection) rock wall. This significant part of Rockwall's history needs to be preserved. It would be even more awesome if a walking path could connect this historical location to the square. Another path could connect it to the lake. This park would be historical, informative, enjoyable, and a reaffirmation of Rockwall's desire to preserve its history and hometown destination status. Interviews with people who can recall the details of this historical location should be completed while we have access to these people. Please preserve this wonderful piece of Rockwall's history before it is lost to commercial development.

TIME: 8/8/2017 16:12:52
NAME: Blake Hinson
ADDRESS: 2919 Painted Pony Lane

RESPONSE: Would like to see a community water park comparable to Frisco's new water park

TIME: 8/16/2017 8:09:20
NAME: karen Campbell
ADDRESS: 2029 chisholm trl

RESPONSE: Save some trees and open spaces!!

TIME: 8/7/2017 11:26:12
NAME: janet Cantrell
ADDRESS: 932 Williams

RESPONSE: Feel top priority needs to be put on rerouting 66 around the square, sharp curve at Williams and fannin is unsafe for drivers not familiar with the turn.

TIME: 8/7/2017 11:35:04
NAME: janet Cantrell
ADDRESS: 932 williams st

RESPONSE: people daily are walking down 66 from the area of helping hands to the square. children riding their bikes or walking their bikes , families pushing strollers and walking dogs. not sure if this is out of necessity or what but it is not at all safe. side walk in this area would be wonderful, even if it was just on one side of the road. at least it would get them off of 66 the road.

TIME: 8/7/2017 11:55:19
NAME: PEG PANNELL SMITH
ADDRESS: 1102 ASPEN COURT, ROCKWALL 75087

RESPONSE: I DO NOT BELIEVE THE PROPOSED FEEDER ROAD (BETWEEN SECURITY LN & JOHN KING) FROM JUSTIN ROAD TO I-30 ACROSS MULTIPLE PROPERTY OWNERS' LAND IS APPROPRIATE. IT WILL FEED TO I-30 SERVICE ROAD WHERE NEW I-30 EXIT OFF-RAMP IS BEING BUILT. I BELIEVE THIS WOULD MAKE TRAFFIC WORSE; NOT BETTER. THANK YOU.

TIME: 8/8/2017 11:07:46
NAME: Hope Collins
ADDRESS: 806 Calm Crest Drive

RESPONSE: SIDEWALKS need to be top priority - too many middle schoolers walking down side of Dalton/552. Is there a grant that can be won for a safe route to school, specifically at JW Williams?
Rockwall has a connectivity problem - residents should be able to safely go to school, jobs, and friends' houses on bikes or walking -- that would alleviate some of the traffic, too.

TIME: 8/13/2017 11:56:41
NAME: Alexis Casazza
ADDRESS: 1496 Brittany Way

RESPONSE:
1) Is it possible to put a moratorium on building until the infrastructure has caught up?
2) Two more housing developments and another retail area will be using the intersection at 205 and Lake Shore/Quail Run soon. It is getting very difficult to turn left from Quail Run onto 205 during heavy traffic . The light is present for left turns but not activated. Is it possible to activate the left turn signals trying to access 205 South from Quail Run?

TIME: 8/14/2017 22:45:31
NAME: Annie Purcell
ADDRESS: 1022 Catterick Dr

RESPONSE: I know some people are making a stink about John King becoming 205, but it is necessary. It needs to happen soon. As someone who has lived on both Goliad and now John King, I fully back moving 205 to John King ASAP. We need those trucks off that one way street

TIME: 8/15/2017 9:32:39
NAME: Miranda Garza
ADDRESS: 246 E.Golden Oaks Payne Springs Texas

RESPONSE: Teach Parent Alienation to school staff pediatricians and psychologist. Know the signs. Start at WIC offices and post signs that shared parenting prevents child psychological abuse called PA.

TIME: 8/16/2017 8:11:19
NAME: karen Campbell
ADDRESS: 2029 cisholm trl

RESPONSE: IMO we have enough hotels/motels for this size community. With too many visitors will make it continusly too crowded. Focus on business that serve the people who live here, not passing through.

TIME: 8/15/2017 9:33:47
EMAIL: bettyjean.hoaglund@gmail.com
ADDRESS: 203 Yacht Club Drive /Rockwall 75032

RESPONSE: So Many Artists and No Place To Go
My Paint ofView/ BettyJean Hoaglund

You may have noticed in the last few years that the number of art events in and around Rockwall have increased dramatically. The RCAA, Rockwall County Arts Alliance has an overflowing calendar every month listing the performing arts and the Rockwall Art League venues. The list does not stop there as the Rockwall Boys and Girls Club has a new art room and the RISD students have put on wonderful exhibits themselves. It is no small wonder that Rockwall finally has a Fine Arts Cultural Director Chris Kosterman. Downtown Rockwall is evolving into its own Norman Roockwell scene emerging from the construction. Shop owners are exhibiting their talents with their window designs.. The only thing missing in this art scenario is a central place for artists of every kind. Rockwall needs a Cultural Arts Center.

What is a Cultural Arts center and how would our burgeoning town benefit from one?Would just the artists benefit.? First of all,imagine a center where you or your family could go for lessons in art or music or dance or acting. A place to learn audio/visual design.A constant and rotating display of visual art to see at any time.Imagine Art Walks during the warmer weather where artists paint in Plein Air,musicians perform and maybe have poetry readings. Real Artisans that make their craft from scratch. Imagine a place to spend your weekends enjoying the arts,the shops and the wonderful restaurants we now have. Rockwall has the ambiance,we just need the center.

If you have ever gone to McKinney,you can enjoy all the things i just mentioned. McKinney like many Texas towns converted their historic courthouse into a cultural center. Now there's an idea.. From an aesthetic viewpoint, an Art Community has charm. From an economic viewpoint, people from out of town would make Rockwall a tourist destination. One of the first things people do when they visit a town is to go see the art. Maybe its art in public places or a show or concert or galleries. The art attracts tourists and tourists shop, eat and stay in hotels and motels.If you have an Arts center you can bring in artists from out of town to do workshops and exhibits and they in turn attract their following to come to Rockwall.

The advantage of having a permanent and central arts center is that you can actually advertise well in advance. A big problem the art league has is that they cannot have a month long juried art show like our neighbors in Plano for example because they would have to rent space not readily available and it is cost prohibitive.A show like that brings out of town artists and they attract their fans and everyone spends money in Rockwall.Its a win for the artist,the community and the city.

perhaps you haven't noticed the lack of an art center because all the organizations have done a great job of making do with temporary space. But they have so much more they are willing to give.Why should anyone have to go to Dallas for a gallery walk or other performances when we can have it all right here. We know Rockwall's got talent. Now let's have a place for them to display it.Imagine learning painting,pottery,textiles,guitar making,guitar playing,piano,quilting,dance,stage design and the list goes on and on. It is all possible with a central building.

I watched a movie recently about the great art that was stolen during WWII. There was a line that said when you destroy a country's art, you destroy their culture and make it as if they did not exist. Rockwall has the art and it does exist and now we need to make it possible for all to see it, hear it, feel it and share it. The art in Rockwallis a reason to be thankful.

Bettyjean Hoaglund is co owner of Artists' Gallery on the Square,board member to Rockwall County Arts Alliance and Rockwall Art League. She can be contacted at bettyjean.hoaglund@gmail.com

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TIME: 8/7/2017 12:04:05
NAME: Donna Orr
ADDRESS: 2625 Rolling Meadows Drive

RESPONSE: In section 1.2.2 Residential, G.2.2, P.2.2.3 the green area/buffer etc should be at least 20 ft from the existing development. 10ft has been used behind our development and that is barely enough room for a row of trees as a buffer and definitely the development is not equal us in lot size. I alos would have liked to have been chosen to be on this committee.

TIME: 8/7/2017 21:48:32
NAME: Christopher Smithey
ADDRESS: 405 coachlight trl

RESPONSE: It seems that the objective is to continue residential growth in Rockwall and since space is limited, I expect that will mean apartments are in the future. I am strongly against this. I came from a city (Mesquite) that went this route and destroyed the city. Rockwall has grown, but I believe it is time to let that growth subside.

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Rockwall, Texas

Proclamation

Whereas, the American Legion was chartered by Congress on September 16, 1919 as a wartime veterans organization based on the four pillars of Veterans Affairs & Rehabilitation; National Security; Americanism; and Children & Youth; and

Whereas, over the years, the American Legion has become a preeminent community-service organization which now numbers more than 2.5 million members -- men and women -- in over 14,000 American Legion posts worldwide, working a variety of programs that support the four pillars and benefit our nation's veterans, its service members, their families, the youth of America and our citizens; and

Whereas, American Legion members are dedicated to upholding the ideals of freedom and democracy while working to make a difference in the lives of fellow Americans; and

Whereas, the Terry Fisher American Legion Post #117 contributes greatly to our community by assisting and advocating for veterans; developing an understanding of the principles of citizenship and leadership in our youth; and ensuring we embrace our history, never forgetting the sacrifices of those who've faithfully served our nation; and

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim September 17, 2018 as

AMERICAN LEGION RECOGNITION DAY

in the City of Rockwall and urge all citizens to applaud and recognize all Legionnaires for their many contributions to the City of Rockwall and our local community.

In Witness Whereof, I hereunto set my hand and official seal this 17th day of September, 2018.

Jim Pruitt, Mayor

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Rockwall, Texas

Proclamation

Whereas, the Constitution of the United States of America, the guardian of our liberties, embodies the principal of limited government in a Republic dedicated to rule by law; and

Whereas, September 17, 2018 marks the two hundred thirtieth anniversary of the framing of the Constitution by the Constitutional Convention; and

Whereas, it is fitting and proper to officially recognize this magnificent document and its memorable anniversary and to recognize the patriotic celebrations which will commemorate the occasion; and

Whereas, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America, annually designating one week in September as "Constitution Week."

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, by virtue of the authority vested in me, do hereby proclaim September 17 through September 23, 2018 as

CONSTITUTION WEEK

in the City of Rockwall, and urge all citizens to reaffirm the ideals that the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

In Witness Whereof, I hereunto set my hand and official seal this 17th day of September, 2018.

Jim Pruitt, Mayor

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Rockwall, Texas

Proclamation

Whereas, from the earliest days of American existence, Hispanic Americans have written essential chapters in our nation's collective story; and

Whereas, Hispanic Americans are diverse and represent many cultures, enriching American communities and sharing the dream of equality and vast opportunity toward a perfect Union; and

Whereas, Hispanics have virtuously defended our nation in war and helped build prosperity during times of peace; and

Whereas, the City of Rockwall recognizes the importance of the contributions of the Latino culture and people to the robust history and economic prosperity of our community; and

Whereas, it is noteworthy that on September 16, 2017, Mexico and Latinos celebrate the 208th anniversary of the beginning of Mexico's struggle for independence from Spain.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim the month of September 15 – October 15, 2018 as

HISPANIC HERITAGE MONTH

in the City of Rockwall and encourage all citizens to celebrate the history and heritage of the Hispanic people and recognize their lasting contributions to the growth and development of our community, state and country.

In Witness Whereof, I hereunto set my hand and official seal this 17th day of September, 2018.

Jim Pruitt, Mayor

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MINUTES
ROCKWALL CITY COUNCIL
Tuesday, September 04, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the public meeting to order at 4:05 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Kevin Fowler, and Councilmembers Patrick Trowbridge, Dana Macalik, John Hohenshelt, Bennie Daniels and Trace Johannesen. Also present were City Manager Rick Crowley, Assistant City Manager Brad Griggs, and the city's legal counsel, Richard Lindner.

II. WORK SESSION

1. Hold a work session to hear and discuss update regarding the Highland Drive Reconstruction Project from Bedford Falls Lane to Valley Drive.

Mrs. Williams, City Engineer, came forth and briefed Council on this work session item. She indicated that a public meeting was held with residents and property owners along this roadway back in July. Also, a survey was sent out to those individuals. The results are included in Council's information packet. She mentioned that there is a '50/50 split' on certain items within the survey results. She shared that staff has asked the Police Department to increase its presence on this street since speed has been expressed as a large concern. A subsequent resident/property owner meeting was held on August 21, and about seventeen residents attended. Also, the school district submitted a letter expressing support for the installation of sidewalks, specifically in the interest of child safety. Clarification was given that Highland Drive is already a 'through street.' Mrs. Williams shared that this is a 'fast track' project, with bids anticipated to open in November and award of the bid to take place in December.

Mayor Pruitt read the below listed discussion items into the record before recessing the public meeting to go into Executive Session at 4:13 p.m.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney).
2. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation).
3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas

Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

5. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (personnel matters)

IV. ADJOURN EXECUTIVE SESSION

Executive Session adjourned at 5:59 p.m.

V. RECONVENE PUBLIC MEETING

Mayor Pruitt reconvened the public meeting at 6:02 p.m. with all seven council members being present.

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

No action was taken as a result of Executive Session.

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRUITT

Mayor Pruitt delivered the invocation and led the Pledge of Allegiance. Mayor Pruitt recognized County Judge David Sweet who was present in the audience.

VIII. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time.

Tracy Hibbs
911 Sunpoint Circle
Rockwall, TX

Mrs. Hibbs shared that she recently met with representatives of 7-11 who indicated that they are doing their best to keep up with maintenance, landscaping and upkeep of their stores within the city. They further shared with her that they are trying to be more like a QT (QuickTrip) or a Racetrac in this regard. She pointed out that there are a lot of convenience stores on this side of town already. She generally expressed concerns about the 7-11 that is set to be built near the intersection on SH-66 and Lakeshore Drive, as she is opposed to it.

Jerry Lundy
909 Sunpoint Circle
Rockwall, TX 75087

Mr. Lundy came forth to express concern related to the 7-11 convenience store that is slated to go in near SH-66 and Lakeshore Drive. He went on to share that he has read over some of the Supreme Court cases that pertain to "takings" (of property), and he went on to share some of the specific content pertaining to said cases. He pointed out that last month, he urged the Council to consider going back over past PDs and past zoning to revisit them and determine if those zoning designations still make sense. He pointed out that the municipality can place a time limit on how long a developer has to

move forward with building after a zoning change has been granted. He clarified that all economic, viable options on the property have to have been totally diminished in order for it to be considered a governmental 'taking.' He asked for everyone in the audience who is present pertaining to the 7-11 store to please stand up. Several members of the audience did so. He commented that the city attorney's opinion that was recently shared with some of the concerned residents was not sufficient. He is opposed to the 7-11 store being constructed at this location.

Christiana Voorhes
306 Greenhill Lane
Rockwall, TX 75087

Mrs. Voorhes came forth and indicated that she has a special needs child. She is generally not in favor of a sidewalk being built on both sides of Highland Drive during the upcoming reconstruction. She pointed out that half the residents want sidewalks installed, and half do not want them. So, she urged the Council to only install them on one side of the road. She has concerns about traffic speeding down this street, and she does not believe that a "police presence" on the part of the city has been increased. She has concerns about alleyways not being fixed with past bond monies, and she believes that public dollars are being misspent.

Hani & Maritza Bekdash
612 Highland Drive
Rockwall, TX

Mr. and Mrs. Bekdash came forth and expressed that they are not in favor of sidewalks being installed as part of the reconstruction of Highland Drive.

Mrs. Marilyn King
511 Sunset Hill Drive
Rockwall, TX 75087

Mrs. King came forth and thanked the Council and staff for all the assistance they have given to concerned citizens regarding the 7-11 convenience store (to be placed off SH-66). She believes that The Harbor is a very beautiful feature at the IH-30 entryway to the city on that side of town. However, if this 7-11 is built at the entryway to the city located on SH-66, it will not be as aesthetically pleasing. She is generally in opposition to the 7-11 going in at this location.

Michelle Case
902 Alta Mesa Circle
Rockwall, TX

Mrs. Case thanked the Planning Director, Ryan Miller, for meeting with concerned citizens pertaining to the 7-11 store. She does not believe that an additional gas station is needed, and she has concerns about this store going in at the entryway to the city. She does not believe that a commercial gas station fits well at this location. She believes that fuel tanks being placed underground will also pose an environmental concern. She also has concerns about increased traffic that will accompany this gas station. She is opposed to it being built.

Ben Weible
215 Trout Street
Rockwall, TX

Mr. Weible expressed concern about the city becoming involved in private property transactions. He shared that he would not like the city to go looking for more and more ways to interfere with two parties who aim to conduct a private transaction (i.e. a property owner selling his land to a developer). He pointed out that a convenience store/ gas station was built several years ago outside of the neighborhood in which he lives, and no one has been hit by a car, it is utilized by drivers, and it seems to be going okay. He generally has no concerns about the new 7-11 store that is slated to go in on SH-66.

There being no one else wishing to come forth and speak, Mayor Pruitt then closed Open Forum.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the August 20, 2018 regular city council meeting, and take any action necessary.

2. **Z2018-031** - Consider a request by Jessye Jean Woody for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Single Family Estate 1.5 (SFE-1.5) District for a 1.342-acre parcel of land identified as Lot 1, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 853 Zion Hills Circle, and take any action necessary **(2nd Reading).**

3. **Z2018-034** - Consider a request by Dean Cathey on behalf of Judy K. Larson for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Single Family Estate 1.5 (SFE-1.5) District for a 6.96-acre parcel of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 FM-549, and take any action necessary **(2nd Reading).**

4. Consider awarding a bid to Tucker Roofing Systems and authorizing the City Manager to execute a contract for various building roof repairs in the amount of $101,848.99 to be funded out of the General Fund Internal Operations Budget, and take any action necessary.

5. **P2018-024** - Consider a request by Kevin Osornio for the approval of a replat for Lot 2, Block K, Rockwall Lake Estates West Addition, being a 0.18-acre tract of land currently identified as Lots 911 & 912, Block E, Rockwall Lake Estates #1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 630 & 638 Trout Road, and take any action necessary.

6. **P2018-025** - Consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a replat for Lots 6 & 7, Block A, Lakeshore Commons Addition being a 1.693-acre tract of land currently identified as Lots 3 & 4, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located south of the southwest corner of Quail Run Road and N. Goliad Street (SH-205), and take any action necessary.

7. **P2018-026** - Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LLC for the approval of a final plat for Lot 1, Block A, Subaru Addition being a 4.848-acre tract of land identified as Tract 5 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1501 E. IH-30, and take any action necessary.

8. **P2018-028** - Consider a request by Larae Tucker of Verdad Real Estate for the approval of a final plat for Lots 1 & 2, Block A, Sixty Six Lakeshore Addition being a 2.1272--acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

9. Consider awarding a bid to Lone Star Emergency Group and authorizing the City Manager to execute a Purchase Order for a new 2018 Fire Rescue Pumper totaling $626,458 to be funded with Contractual Obligations, and take any action necessary.

Mayor Pruitt pulled item #8 to discuss it separately. Councilmember Hohenshelt then moved to approve the remainder of the Consent Agenda (#1, 2, 3, 4, 5, 6, 7, and 9). Mayor Pro Tem Fowler seconded the motion.

Mayor Pruitt shared that he was the city attorney in Sunnyvale, TX when the case that Mr. Lundy referenced made its way all the way to the Supreme Court for review. It ended up costing tax payers in that city almost $1 million. So, he is very familiar with the case. He pointed out that prior city councils took certain actions that the current council may not necessarily agree with. He went on to share that he does not believe that disapproving the final plat for this 7-11 convenience store would be in the city's best interest. He believes that doing so would be putting the city in the position of fighting what would very likely end up being a losing battle.

Councilmember Macalik shared that she lives behind this proposed 7-11, and she does not necessarily want it to be built at this location either. However, she has had extensive discussions with the city attorney pertaining to this topic. She generally explained her understanding that, legally, the city would be compromising itself if it did not approve this plat.

Following brief, additional comments, Mayor Pruitt stated that he will entertain a motion pertaining to Consent Agenda item #8. There being no one (initially) making a motion, he then stated that he would move on to "Appointment Items." However, Councilmember Fowler then spoke up, asking what the result of Consent Agenda item #8 will be if the Council takes no action on it at all.

Mayor Pruitt again entertained the making of a motion. Councilmember Hohenshelt moved to approve Consent Agenda item #8. Councilmember Trowbridge seconded the motion.

The city's legal counsel, Mr. Richard Lindner provided clarification, generally indicating that if the Council takes no action at all on this proposed final plat (Consent Agenda item #8), then it would effectively be denied. Following the brief clarification, the motion to approve Consent Agenda item #8 passed by a vote of 7 ayes to 0 nays.

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Johnny Lyons, Chairman of the Planning & Zoning Commission, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Following brief questions and answers between Mr. Lyons and the Council, no action was taken as a result of this particular appointment item.

XI. PUBLIC HEARING ITEMS

1. **Z2018-032** - Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an **ordinance** for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller indicated that the applicant has asked to postpone this item until the September 17 city council meeting. It was pointed out that this item was recommended for denial by the Planning & Zoning Commission.

Mayor Pruitt then opened the public hearing, asking if anyone would like to come forth and speak pertaining to this item.

John P. Wardell
880 Ivy Lane
Rockwall, TX

Mr. Wardell came forth to speak, generally expressing support for the Council's approval of this proposed zoning change. He believes that this will be the best possible use of this land for the Park Place neighborhood. He is concerned that if this is denied, as the P&Z Commission has recommended, then it would potentially end up being developed as "light industrial." That would result in less property values and taxes for the City. He is in favor of the Council approving this zoning change request.

Mr. Weible
215 Trout Street
Rockwall, TX

Mr. Weible came forth and generally expressed support for the Council approving this zoning change request. He believes this is an opportunity for the city to not step in and get involved in preventing the private market to move forward and for the city to be able to continue to develop and grow organically.

Jerry Lundy
909 Sunpoint Circle
Rockwall, TX

Mr. Lundy came forth and generally expressed opposition to this zoning change request. He urged the Council to consider the aesthetics of the city. He pointed out his belief that the applicant currently financially benefits from use of the property when he charges drivers a fee to utilize the land for parking during certain special events that take place at Harry Meyers Park. He believes this zoning change will result in increased traffic on that section of SH-66, and it will adversely impact the city's Harry Myers Park.

Mike Rasmussen
507 Park Place
Rockwall, TX

Mr. Rasmussen came forth and shared that he currently lives in the Park Place neighborhood. He generally expressed support for this zoning change and the proposed development of this piece of property. He believes it will be an 'eloquent solution' for use of this property.

Mike Mishler
1009 Ivy Lane
Rockwall, TX

Mr. Mishler came forth and shared that he also currently lives in the Park Place subdivision. He asked the city to go back and review the thoroughfare plan and analyze current and future traffic projections. He expressed that he hopes SH-66 does not end up expanding to be a four-lane highway through this area, especially since Harry Meyers Park is located along this stretch of roadway.

Bill Bricker (the applicant) came forth and expressed that he had to leave town and work on a different project right after the Planning & Zoning Commission meeting transpired. As a result of his obligations in that regard, unfortunately, he has personally been unable to prepare some additional information to present to the city council prior to it taking action on this item. He was shocked at some of the concerns expressed at the P&Z Commission meeting. In part, he went on to share that every amount of money that has been collected for parking (at July 4 and other city sponsored events) has been donated to charity (100%). However, he pointed out that it is not a private property owner's obligation to provide public parking for public events.

Mayor Pruitt then made a motion to continue the public hearing until the September 17, 2018 city council meeting. Councilman Trowbridge seconded the motion, which passed by a vote of 7 ayes to 0 nays.

2. Hold a public hearing to receive comments regarding the proposed FY 2019 City of Rockwall budget and tax rate, and take any action necessary

Mayor Pruitt opened up the public hearing, asking if anyone would like to come forth and speak at this time.

Ben Weible
215 Trout Street
Rockwall,TX

Mr. Weible expressed his understanding that Council is proposing to stay with the current 'effective tax rate' if not back down from it just a little bit. The Council affirmed

Mr. Weible's understanding of the proposed tax rate. Therefore, he generally expressed that he is not in opposition to the proposed budget and tax rate.

There being no one else wishing to come forth and speak, Mayor Pruitt closed the public hearing. He indicated that Council will take action to approve the budget and tax rate at the next city council meeting (on Sept. 17).

XII. ACTION ITEMS

1. Discuss and consider the proposed City of Rockwall budget and tax rate for Fiscal Year 2019, and take any action necessary.

Mayor Pruitt shared that Council will take action to approve the budget and tax rate at the next city council meeting (on Sept. 17). No action was taken at this time.

2. **Z2018-033** - Discuss and consider approval of an **ordinance** for a text amendment to the Use Standards contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of amending the land use conditions for the Craft/Micro Brewery, Distillery and/or Winery land use, and take any action necessary **(2nd Reading).**

Mr. Miller, Planning Director, generally explained that this item has been placed as an "Action Item" this evening since it did not receive unanimous approval at the last city council meeting. Following some brief clarifications, Councilmember Daniels moved to approve Z2018-033. Mayor Pruitt seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *PERMISSIBLE USES* FOR THE PURPOSE OF AMENDING THE LAND USE CONDITIONS FOR THE CRAFT/MICRO BREWERY, AND/OR WINERY LAND USE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion failed by a vote of 3 ayes with 4 nays (Trowbridge, Macalik, Hohenshelt, and Johannesen).

Councilmember Trowbridge moved to approve Z2018-033 but unstrike ("add back") the word "distillery" in the draft ordinance (so that the city would have the ability to have a distillery only when Council has had a chance to review any proposed distillery through an SUP process). Councilmember Hohenshelt seconded the motion.

Mayor Pruitt generally expressed concern about the word 'distillery' not being struck from the draft ordinance language. Councilmember Johannesen pointed out that a distillery could only exist if it meets TABC's regulations and the city council grants an SUP to approve a proposed distillery. Brief comments were made related to clarification

of state law. Mayor Pruitt shared that he can never imagine having a 'hard liquor' distillery near downtown Rockwall.

Mayor Pruitt asked for clarification concerning if this reading of the ordinance will be considered to be a "first reading" or a "second reading." The city's legal counsel generally clarified that since this topic has previously been discussed (in addition to the discussion that has transpired this evening), then this 'reading' can in fact be considered a "second reading." The ordinance was then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *PERMISSIBLE USES* FOR THE PURPOSE OF AMENDING THE LAND USE CONDITIONS FOR THE CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINERY LAND USE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 4 ayes with 3 nays (Pruitt, Fowler, and Daniels).

3. **MIS2018-018** - Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Rockwall Rental Properties, LP for the approval of an Alternative Tree Mitigation Settlement Agreement for a 2.713-acre portion of a larger 6.536-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northeast corner of Greencrest Boulevard and the E. IH-30 Frontage Road, and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item. The applicant is requesting to amend its tree mitigation plan. At the Planning and Zoning Commission meeting on August 28, 2018, the Planning and Zoning Commission approved a motion recommending the approval of the Alternative Tree Mitigation Settlement Agreement by a vote of 7 to 0. Mayor Pruitt asked several clarifying questions concerning this request and the city's tree mitigation requirements.

Chris Cuny of C.F. Cuny Corporation
2 Horizon Court
Heath, TX

Mr. Cuny came forth on behalf of the applicant. He explained that this land is located adjacent to where the TX Roadhouse restaurant is slated to be built. Two separate restaurants are looking at this piece of property at this time. He went on to explain the reasoning behind putting forth this request.

Following Mr. Cuny's comments, Mayor Pruitt moved to approve MIS2018-018 and the associated, proposed Alternative Tree Mitigation Settlement Agreement. Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. Discuss and consider a resolution approving a negotiated settlement between cities in the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the 2018 Rate Review Mechanism filings, adopting tariffs as part of the settlement, and take any necessary action.

Director of Internal Operations, Joey Boyd, briefed the Council on this item. Mayor Pruitt asked for clarification concerning what happens if the City of Rockwall (or other cities) do not approve the resolution. Mr. Boyd shared that staff will be happy to seek clarification on this answer. He also pointed out that the Council has the option to postpone this item until the next city council meeting if it prefers. Mayor Pruitt shared that he would like for the legal firm that represents Rockwall and the other cities to be invited to the September 17 council meeting to address the Council concerning this agenda item. Rochel Ditmore, Public Affairs Specialist with Atmos Energy, stood up, pointing out that she is present and would be happy to try and answer any questions the Council may have. Mayor Pruitt indicated that Council does not necessarily have questions of Atmos but rather of the legal firm that represents the City (and other cities). Council took no action pertaining to this item at this time, with indication given that it will be placed back on the September 17 agenda for consideration at that time, and staff will invite the legal firm to attend the meeting.

5. Discuss and consider approval of the proposed typical section and roadway schematics associated with the Highland Drive Reconstruction Project from Bedford Falls Lane to Valley Drive, and take any action necessary.

Amy Williams, City Engineer, provided comments pertaining to this agenda item. Mr. Crowley shared that the Council needs to decide if it will or won't support installation of sidewalks associated with this reconstruction project. Also, he clarified that city bond proceeds do allow for monies to be utilized for this purpose. General discussion took place pertaining to what the city does or does not require pertaining to installation of sidewalks.

Councilmember Johannesen indicated that he believes the installation of sidewalks will be in the best interest of the city and its citizens twenty or thirty years from now in the future. He wonders if not moving forward with installing sidewalks here would potentially set an undesirable precedence. Following brief comments, Councilmember Trowbridge moved to approve this agenda item. Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

6. Discuss and consider directing staff to amend Article V, District Development Standards, of the Unified Development Code (UDC), and take any action necessary.

The city's Planning Director, Mr. Miller, provided background information pertaining to this agenda item.

7. Discuss and consider appointments to the city's Youth Advisory Council (YAC) for the 2018-2019 school year, and take any action necessary.

Councilmember Kevin Fowler provided brief comments pertaining to this agenda item. He shared that several of the existing YAC students led the interviews of the student applicants. He pointed out that this a student run council, and the students are the ones

who have chosen to recommend these students for appointment. He clarified that the City of Fate has agreed to sponsor the students that live in its city. Councilmember Fowler then moved to accept the recommended slate of students (for YAC for the 2018-2019 school year). Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays. The slate of students includes the following:

	New or Reappt.	First Name	Last Name	Grade / School
1	Re-appointment	Mary Claire	Weible	Junior (HmSch)
2	Re-appointment	Caleb	Davis	Senior (HmSch)
3	Re-appointment	Parker	Yarbrough	Junior (HmSch)
4	Re-appointment	Emily	Williams	Senior (RHS)
5	Re-appointment	Addison	Schale	Senior (RHS)
6	Re-appointment	Brenden	Ivey	Senior (RHS)
7	***NEW*** appointment	Kendall	Braddock	Senior (RHS)
8	***NEW*** appointment	Susie	Wilson	Junior (RHS)
9	***NEW*** appointment	Mazie	Johnson	Freshman (RHS)
10	***NEW*** appointment	Kavya	Venugopalan	Junior (RHS)
11	***NEW*** appointment	Peyton	Nielsen	Freshman (RHS)
12	***NEW*** appointment	Nicholas	Alverson	Senior (RHS)

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Report on status of the TxDoT IH-30 Improvement Project

City Manager Rick Crowley shared that the mayor and he recently learned good news regarding this project. TxDOT is close enough to secure funding for all three phases of the project in Rockwall County, so the 'letting' of the contract will be in 2021 or 2022 or perhaps some in each year. This will be the largest public works investment in the county and in the city's history. It will result in additional capacity to accommodate traffic on IH-30 with three additional access roads across the lake, additional access lanes within the city and additional main lanes on this portion of IH-30. He clarified that TxDOT anticipating 2021 and 2022 dates is actually "very quick" in "TxDOT terms." He generally expressed positivity concerning this news update and also pointed out that it is uncertain at this point how long the project will take once it gets started. It is a large project that spans the entirety of IH-30 that runs through Rockwall County, so it will definitely take several years to complete. Mr. Crowley shared that the city will work with TxDOT and the businesses that will be affected along the road construction project in an effort to minimize the adverse impacts.

2. Departmental Reports
Building Inspections Monthly Report - July 2018
Fire Department Monthly Report - July 2018
GIS Division Monthly Report - July 2018
Harbor PD Monthly Report - July 2018
Internal Operations Department Monthly Report - July 2018

Police Department Monthly Report - July 2018
Recreation Monthly Report - July 2018
Rockwall Animal Adoption Center Monthly Report - July 2018
STAR Transit Monthly Report - July 2018

3. City Manager's Report

There was no further discussion pertaining to departmental or city manager's reports.

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney).
2. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation).
3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)
5. Discussion regarding City Manager performance evaluation pursuant to Section 551.074 (personnel matters)

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not reconvene in Executive Session following the close of the public meeting agenda.

XVI. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 7:41 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 17th DAY OF SEPTEMBER, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **City Council**

FROM: **Joey Boyd, Director of Internal Operations**

DATE: **September 12, 2018**

SUBJECT: **Hail Damage Repair to City Fleet**

On April 6, 2018, a storm that produced significant hail moved through Rockwall damaging 127 City vehicles and trailers. The City is insured through the Texas Municipal League Intergovernmental Risk Pool. The vehicles and trailers were assessed by the adjusters with damage totaling $344,518.14.

The City issued a Request for Qualifications and interviewed eight companies that specialize in paintless dent and/or body repair. In order to proceed with the repairs in a timely manner, it is recommended that the work be divided and given to multiple companies. The companies selected to perform the work are: Woods Quality Collision, Texas Dents, DFW Storm Solutions, Best Little Body Shop, Elite Hail Operations, and Dallas Dent Team. All repairs are being funded by the City's insurance provider less an aggregate $10,000 deductible.

There are 17 vehicles that are being either replaced in the upcoming budget or due to the age of the vehicle and number of miles are not recommended for repair. Many of these vehicles will go to auction later this year. The City Council is asked to consider authorizing the City Manager to enter into agreements with the repair companies selected and for the following amounts, not including supplements:

Woods Quality Collision	$100,161.15
Texas Dents	$56,470.40
DFW Storm Solutions	$19,418.85
Best Little Body Shop	$40,169.85
Dallas Dent Team	$79,198.45
Elite Hail Operations	$49,099.44

There will likely be supplements to the initial assessments once the vehicles are in the shop. The agreements will include the adjuster's scope of work plus any other damage found by the contractors which will then be covered by TML as well.

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/17/2018

APPLICANT: John Delin *of Integrity Group, LLC*

AGENDA ITEM: **P2018-027**; *Preliminary Plat for the Ladera Rockwall Addition*

SUMMARY:

Discuss and consider a request by John Delin of Integrity Group, LLC for the approval of a preliminary plat for Lot 1, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

PRELIMINARY PLAT INFORMATION:

- ✓ The purpose of the applicant's submittal is to *preliminary plat* the *Ladera Rockwall Subdivision*. The *Ladera Rockwall Subdivision* is a master planned community that will be composed of 122 single-family residential homes on an approximately 37.8-acre parcel of land. The proposed subdivision will be constructed in one (1) phase. The development will consist of five (5) artificial lot sizes as indicated in the *Unit Composition and Layout, Density and Dimensional, and Internal Artificial Lot Requirement* tables below. The development will be setup in a condominium regime in accordance with *Chapter 38* of the *Texas Property Code*. Additionally, the development will consist of 9.8-acres of open space (*or ~26% of total land area*). A summary of the proposed density and dimensional requirements is as follows:

Unit Composition and Layout.

Unit Type	*Unit Dimensions*	*Minimum Unit Size (SF)*	*Dwelling Units (#)*	*Dwelling Units*
1	*44.5' x 80'*	*1,600 SF*	*20*	*15.48%*
2 & 3	*42' x 77'*	*1,600 SF*	*31*	*59.52%*
4	*54' x 60'*	*1,600 SF*	*41*	*16.67%*
5	*64' x 50'*	*2,100 SF*	*6*	*08.33%*
		Total Units:	*122*	

Lot Dimensional Requirements.

Minimum Lot Width	*1,500'*
Minimum Lot Depth	*490'*
Minimum Lot Area	*37.8-Acres*
Minimum Setback Adjacent to John King Boulevard	*95'*
Minimum Setback Adjacent to SH-66	*20'*
Minimum Setback Adjacent to the Eastern & Northern Property Lines	*10'*

Internal Artificial Lot Requirements.

Minimum Setback from a Private Street [1] [2] [3]	*15'*
Minimum Side Yard Distance Between Units	*6'*
Minimum Side Yard Setback from a Private Street [1] [2]	*10'*
Minimum Rear Yard Distance Between Units	*20'*
Maximum Height	*35'*

General Notes:

[1]: *This setback shall be measured from the back of curb.*

[2]: *Variances of up to five (5) feet may be granted by the Director of Planning and Zoning on a case-by-case basis for artificial lots on curve-linear streets.*

[3]: *The minimum length of a driveway shall be 20-feet as measured from the edge of the approach to the garage door.*

✓ The purpose of the *preliminary plat* is to provide sufficient information to evaluate and review the general design of the development to ensure compliance with the comprehensive plan, the Unified Development Code, the Master Thoroughfare Plan, and the requirements of the Municipal Code of Ordinances. The preliminary plat is in general conformance with all applicable codes and to the concept plan approved with Planned Development District 85 (PD-85). The PD was approved by the City Council on August 6, 2018 under *Case No. Z2018-027* [*Ordinance No. 18-32*].

✓ On September 5, 2018, the Parks Board reviewed the proposed preliminary plat which has property located within *Park District No. 8* and made a recommendation to approve the plat with the following conditions:

1) According to trail master plan, a ten (10) foot concrete trail is required along east side of John King Boulevard and a six (6) foot concrete trail is required along SH-66.
2) Cash-in-lieu of land fees are required in the amount of $51,972.00 [*i.e. 122 Lots @ $426.00 per lot*]. These fees are due at the time of final plat and are subject to change.
3) Pro-rata equipment fees are required in the amount of $63,806.00 [*i.e. 122 Lots @ $523.00 per lot*]. These fees are due at the time of final plat and are subject to change.

✓ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *preliminary plats* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

✓ Conditional approval of this *preliminary plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

If the City Council chooses to approve the *preliminary plat* for the *Ladera Rockwall Subdivision* staff would recommend the following conditions of approval:

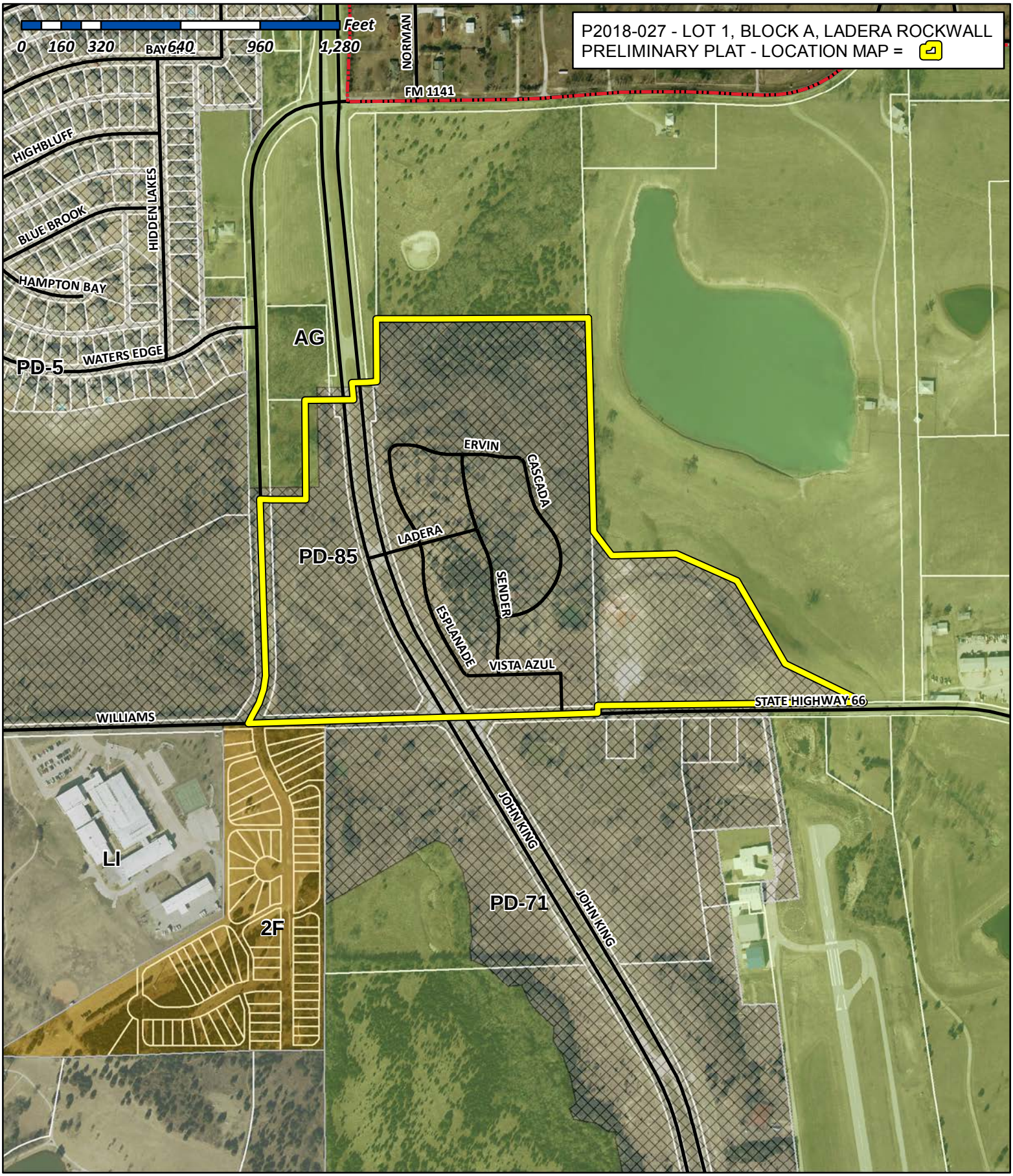
1) The *preliminary plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) The applicant shall adhere to the recommendations made by the Parks Board; and,

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On September 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the preliminary plat with staff conditions passed by a vote of 5 to 0 with Commissioners Lyons and Moeller absent.



City of Rockwall

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

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

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	100.00'	33°18'20"	58.13'	N 71°39'10" E, 57.31'
C2	100.00'	33°18'20"	58.13'	N 18°20'50" W, 57.31'
C3	39.50'	56°41'40"	39.09'	N 63°20'50" W, 37.51'
C4	100.00'	49°21'32"	86.15'	S 63°37'34" W, 83.51'
C5	100.00'	40°38'28"	70.93'	S 18°37'34" W, 69.45'
C6	200.00'	20°05'16"	70.12'	S 78°15'42" W, 69.76'
C7	200.00'	20°05'16"	70.12'	N 78°15'42" E, 69.76'
C8	35.50'	61°01'45"	37.81'	S 61°10'48" E, 36.05'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C9	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'
C10	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C11	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
C12	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C13	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C14	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'
C15	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C16	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C17	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C18	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C19	350.00'	10°27'46"	63.91'	S 84°46'07" E, 63.82'
C20	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C21	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C22	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C23	514.50'	6°07'37"	55.02'	N 38°07'09" E, 54.99'
C24	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'

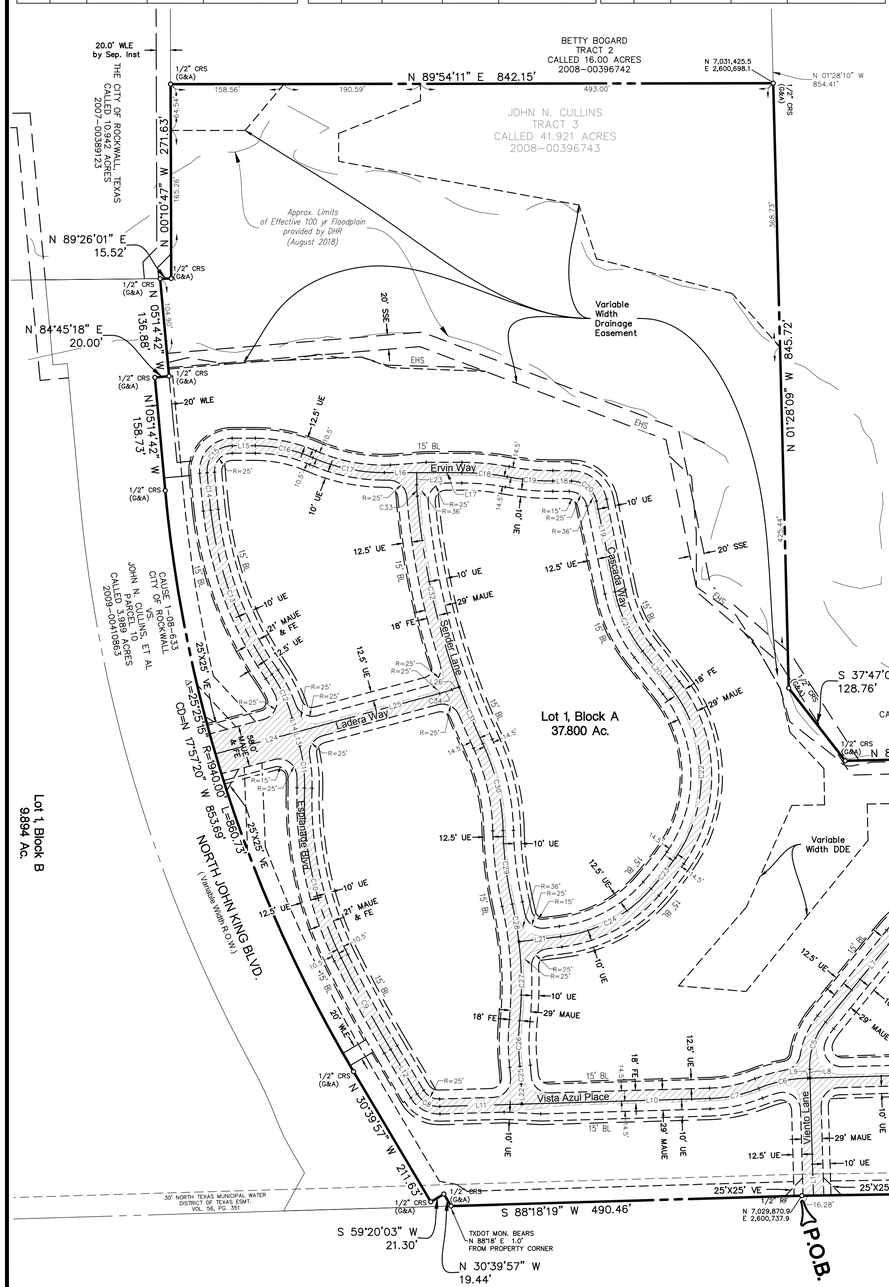
CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C25	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C26	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C27	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C28	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C29	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C30	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C31	1000.00'	4°55'30"	85.96'	S 22°41'45" E, 85.93'
C32	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C33	200.00'	4°32'34"	15.86'	S 02°16'17" E, 15.85'
C34	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°41'40" E	164.11'
L2	N 88°18'20" E	457.65'
L3	N 55°00'00" E	20.09'
L4	S 01°41'40" E	33.34'
L5	S 35°00'00" E	274.89'
L6	N 88°18'20" E	175.59'
L7	N 38°56'48" E	153.58'
L8	S 01°41'40" E	12.46'
L9	N 88°18'20" E	3.35'
L10	S 88°18'20" W	262.85'

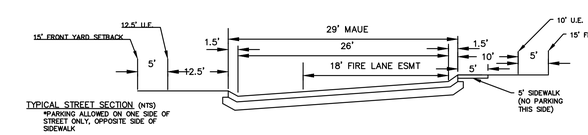
LINE TABLE		
LINE	BEARING	DISTANCE
L11	S 88°18'20" W	114.67'
L12	N 30°39'55" W	72.41'
L13	N 15°04'30" W	20.00'
L14	N 15°04'30" W	20.00'
L15	N 90°00'00" E	32.61'
L16	N 90°00'00" E	45.27'
L17	N 90°00'00" E	62.99'
L18	N 90°00'00" E	26.24'
L19	S 11°39'10" E	129.43'
L20	S 37°59'40" E	64.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S 83°05'06" W	58.72'
L22	S 01°41'40" E	27.92'
L23	S 00°00'00" E	16.98'
L24	N 74°55'30" E	116.59'
L25	N 74°55'30" E	207.70'
L26	N 69°46'00" E	10.99'



LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
MAE	=	MUTUAL ACCESS EASEMENT
MAUE	=	MUTUAL ACCESS & UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
LS	=	LANDSCAPE
DDE	=	DRAINAGE & DETENTION EASEMENT
ESB	=	EROSION HAZADROUS SETBACK



TYPICAL STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are expressed in NAD83 North Central Tx 4202.
3. This survey was prepared in connection with the real estate transaction related to Republic Title, G.F. No, 1002-225611-RTT, and G.F. No. 1002-225512-RTT effective October 25, 2017. Any other use thereof is prohibited.
4. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
5. No flood zone area analysis has been performed on the subject property G&A Consultants.
6. All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.
7. Refer to Typical Street Section for fire lane information.
8. HOA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
9. HOA is to maintain flood plain/ drainage easement.

Case No. P2018-027

LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS We, RW Ladera, LLC, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Preliminary Plat designating the same as Ladera Rockwall, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 2018.

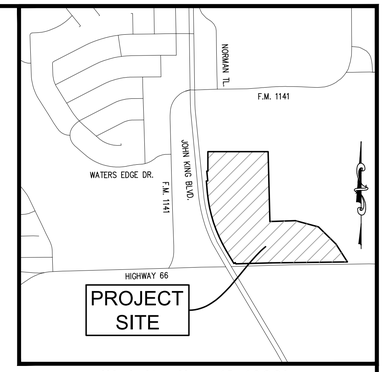
_____
John Delin, Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared Pat O'Brien, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

_____
Notary Public

My commission expires the _____ day of _____, 2018.



Vicinity Map 1"=1000'

100 0 100 200 300 Feet
SCALE: 1"=100'

Recommended for Preliminary Approval

_____ _____
Chairman, Planning & Zoning Commission Date

Approved for preparation of Final Plat

_____ _____
Mayor, City of Rockwall, Texas Date

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 9/4/18

W. Thad Murley III, RPLS
Texas Registration No. 5802

PRELIMINARY PLAT
Lot 1, Block A
LADERA ROCKWALL
37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
VALUE SURVEY, ABSTRACT NO. Value
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Revisions:
09/04/2018

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: MD DATE: 08/17/2018 SCALE: 1"=100' JOB. No. 18193

OWNER/DEVELOPER
RW LADERA, LLC.
381 W. BYRON NELSON BLVD. STE. 104
ROANAKE, TX 76262
Ph. 817.430.3318
Contact: JOHN DELIN

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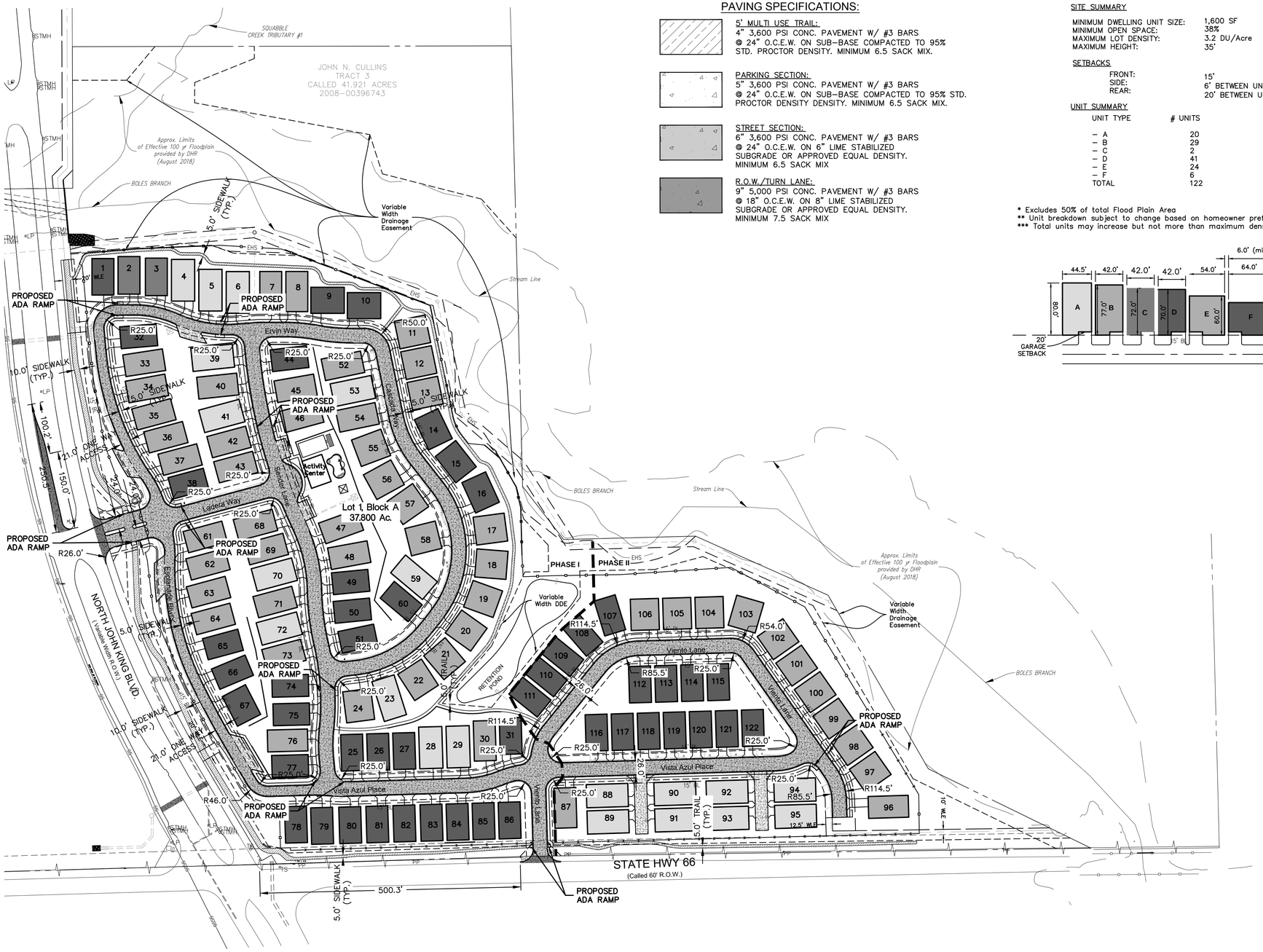


PAVING SPECIFICATIONS:

5' MULTI USE TRAIL:
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY. MINIMUM 6.5 SACK MIX.

PARKING SECTION:
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY DENSITY. MINIMUM 6.5 SACK MIX.

STREET SECTION:
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE OR APPROVED EQUAL DENSITY. MINIMUM 6.5 SACK MIX

R.O.W./TURN LANE:
9" 5,000 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 8" LIME STABILIZED SUBGRADE OR APPROVED EQUAL DENSITY. MINIMUM 7.5 SACK MIX

SITE SUMMARY

MINIMUM DWELLING UNIT SIZE:	1,600 SF
MINIMUM OPEN SPACE:	38%
MAXIMUM LOT DENSITY:	3.2 DU/Acre
MAXIMUM HEIGHT:	35'

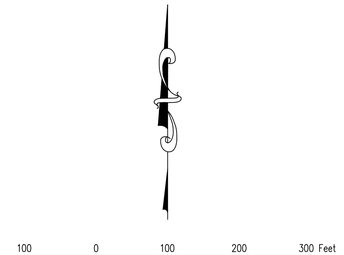
SETBACKS

FRONT:	15'
SIDE:	6' BETWEEN UNITS
REAR:	20' BETWEEN UNITS

UNIT SUMMARY

UNIT TYPE	# UNITS
- A	20
- B	29
- C	2
- D	41
- E	24
- F	6
TOTAL	122

* Excludes 50% of total Flood Plain Area
** Unit breakdown subject to change based on homeowner preference
*** Total units may increase but not more than maximum density allows.



GENERAL NOTES

1. LADERA ROCKWALL SHALL BE COMPLETED IN TWO PHASES.
2. THE LADERA HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL YARDS, OPEN SPACE, LANDSCAPE, DRAINAGE AND PAVING.
3. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. ALL PARKING SPOTS ARE 9' WIDE AND 20' DEPTH UNLESS OTHERWISE NOTED. PARALEL PARKING IS 9' WIDE AND 22' DEEP.
5. TxDOT PERMIT REQUIRED FOR WORK IN TxDOT R.O.W.
6. FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE EFFECTIVE 100 YR FLOODPLAIN REFER TO STUDY BY DHR, AUGUST 2018.
7. OPEN SPACE IS TO BE MAINTAINED BY OWNER/HOA.

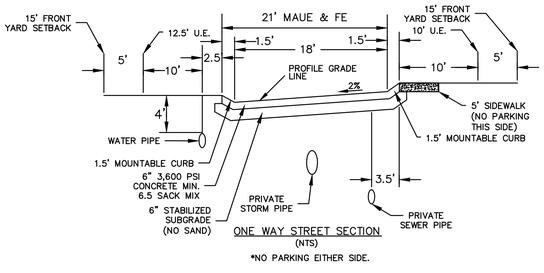
LEGEND

ABBREVIATIONS:

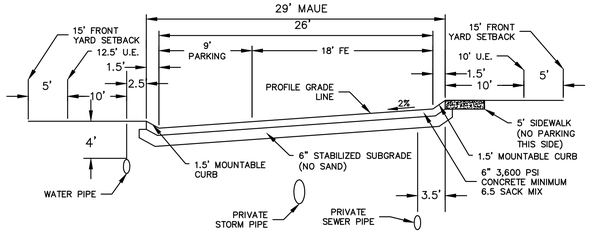
CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAUE	Mutual Access & Utility Easement
RW	Grade at Retaining Wall	SSE	Sanitary Sewer Easement
TG	Grade at Top of Grate	FE	Firelane Easement

LINES & SYMBOLS:

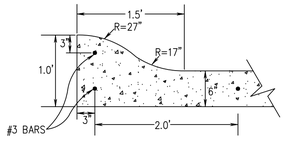
Existing:		Proposed:
500 501	Contours	500
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
	Waterline	
	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
	Buried Power	
	Gas Line	
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	



ONE WAY STREET SECTION (NTS)
*NO PARKING EITHER SIDE.



PROPOSED STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK



MOUNTABLE CURB & GUTTER

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANAKE, TX 76262
Ph. 817.430.3318
Contact: JOHN DELIN

Case No. P2018-027

The John R. McAdams Company, Inc.
(DBA G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacom.com
www.mcadamsco.com

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY SITE PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 9/4/2018

Drawn By:	HH
Date:	08/17/2018
Scale:	1" = 100'
Revisions:	
	09/04/2018

18193

P2

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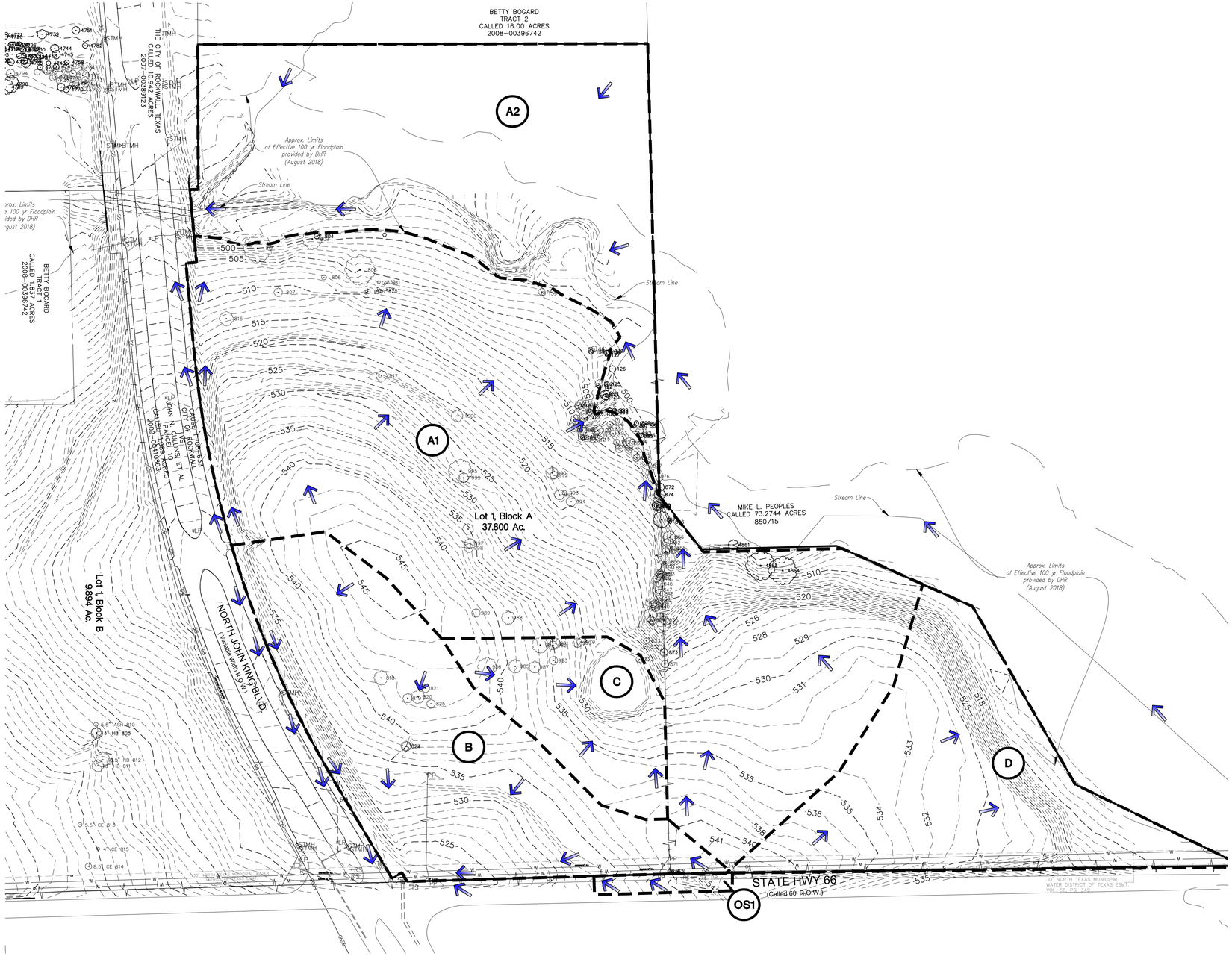

GENERAL NOTES

1. ALL EXISTING STRUCTURES AND PAVEMENT TO BE REMOVED PRIOR TO CONSTRUCTION.

EXISTNG DRAINAGE AREA

Area	Acreage	C	C*A	T_C	I_2	I_5	I_{10}	I_{25}	I_{50}	I_{100}	Q_5	Q_{10}	Q_{25}	Q_{50}	Q_{100}	Comments
A1	16.82	0.35	5.89	20	3.90	4.90	5.90	6.60	7.50	8.30	28.85	34.73	38.85	44.15	48.86	Sheet flows to existing floodplain
A2	8.39	0.35	2.94	20	3.90	4.90	5.90	6.60	7.50	8.30	14.39	17.33	19.38	22.02	24.37	Sheet flows to existing floodplain
B	5.87	0.35	2.05	20	3.90	4.90	5.90	6.60	7.50	8.30	10.07	12.12	13.56	15.41	17.05	Sheet flows to existing grate inlet
C	1.97	0.35	0.69	20	3.90	4.90	5.90	6.60	7.50	8.30	3.38	4.07	4.55	5.17	5.72	Sheet flows to existing pond
D	4.75	0.35	1.66	20	3.90	4.90	5.90	6.60	7.50	8.30	8.15	9.81	10.97	12.47	13.80	Sheet flows to existing floodplain
OS1	0.20	0.90	0.18	20	3.90	4.90	5.90	6.60	7.50	8.30	0.88	1.06	1.19	1.35	1.49	Sheet flows to existing grate inlet
Totals	38.00										65.71	79.12	88.51	100.58	111.3	

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE 104
ROANAKE, TX 16262
Ph. 817.430.3318
Contact: JOHN DELIN

Case No. P2018-027

The John R. McAdams Company, Inc.
(DBA G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Rockwall, Texas 75032
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacom.com
www.mcadams.com

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY EXISTING DRAINAGE AREA MAP

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 9/4/2018

Drawn By: HH
Date: 08/17/2018
Scale: 1"=100'
Revisions:
09/04/2018

18193

P9

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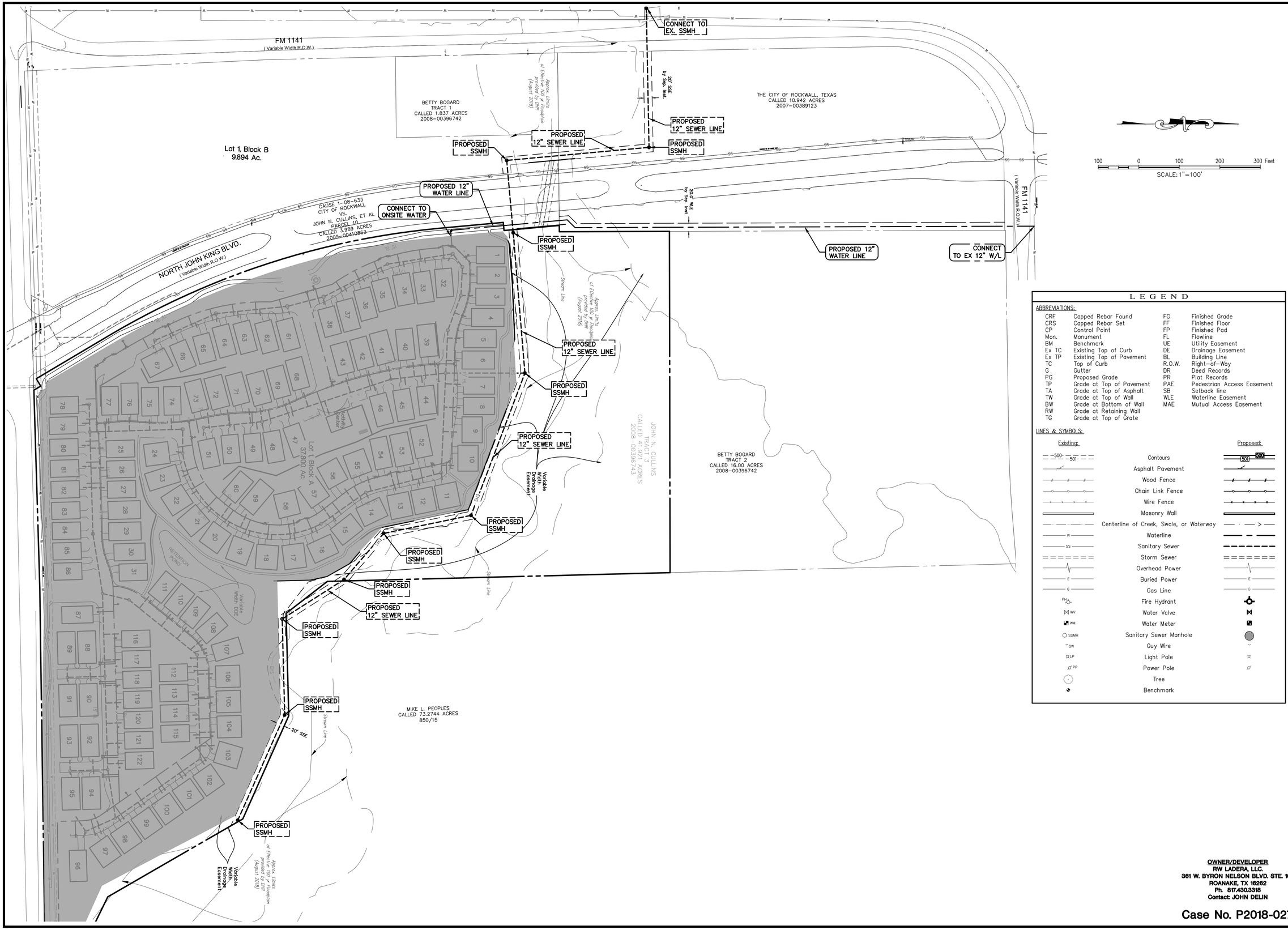

LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		

LINES & SYMBOLS:

Existing:		Proposed:
500 501	Contours	501 500
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
FH	Fire Hydrant	
WV	Water Valve	
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SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	

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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY OFFSITE UTILITY PLAN

PRELIMINARY PLANS

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G&A I MCADAMS,
TBPE: 19762
ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 9/4/2018

Drawn By: HH
Date: 08/17/2018
Scale: 1"=100'
Revisions:
09/04/2018

18193

P6

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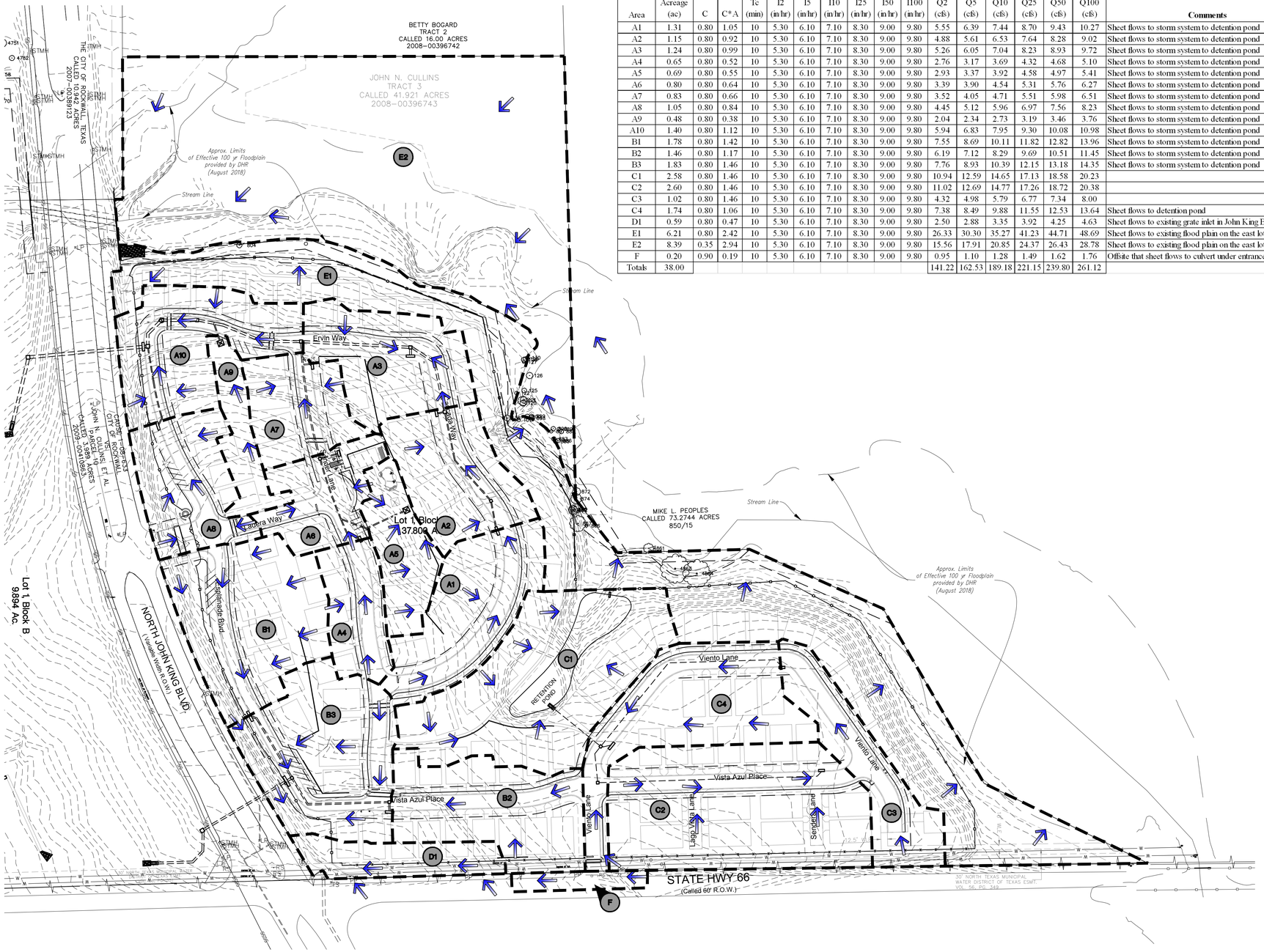

PROPOSED DRAINAGE AREA																	Q=C*A*I
Area	Acreage (ac)	C	C*A	Tc (min)	I2 (in/hr)	I5 (in/hr)	I10 (in/hr)	I25 (in/hr)	I50 (in/hr)	I100 (in/hr)	Q2 (cfs)	Q5 (cfs)	Q10 (cfs)	Q25 (cfs)	Q50 (cfs)	Q100 (cfs)	Comments
A1	1.31	0.80	1.05	10	5.30	6.10	7.10	8.30	9.00	9.80	5.55	6.39	7.44	8.70	9.43	10.27	Sheet flows to storm system to detention pond
A2	1.15	0.80	0.92	10	5.30	6.10	7.10	8.30	9.00	9.80	4.88	5.61	6.53	7.64	8.28	9.02	Sheet flows to storm system to detention pond
A3	1.24	0.80	0.99	10	5.30	6.10	7.10	8.30	9.00	9.80	5.26	6.05	7.04	8.23	8.93	9.72	Sheet flows to storm system to detention pond
A4	0.65	0.80	0.52	10	5.30	6.10	7.10	8.30	9.00	9.80	2.76	3.17	3.69	4.32	4.68	5.10	Sheet flows to storm system to detention pond
A5	0.69	0.80	0.55	10	5.30	6.10	7.10	8.30	9.00	9.80	2.93	3.37	3.92	4.58	4.97	5.41	Sheet flows to storm system to detention pond
A6	0.80	0.80	0.64	10	5.30	6.10	7.10	8.30	9.00	9.80	3.39	3.90	4.54	5.31	5.76	6.27	Sheet flows to storm system to detention pond
A7	0.83	0.80	0.66	10	5.30	6.10	7.10	8.30	9.00	9.80	3.52	4.05	4.71	5.51	5.98	6.51	Sheet flows to storm system to detention pond
A8	1.05	0.80	0.84	10	5.30	6.10	7.10	8.30	9.00	9.80	4.45	5.12	5.96	6.97	7.56	8.23	Sheet flows to storm system to detention pond
A9	0.48	0.80	0.38	10	5.30	6.10	7.10	8.30	9.00	9.80	2.04	2.34	2.73	3.19	3.46	3.76	Sheet flows to storm system to detention pond
A10	1.40	0.80	1.12	10	5.30	6.10	7.10	8.30	9.00	9.80	5.94	6.83	7.95	9.30	10.08	10.98	Sheet flows to storm system to detention pond
B1	1.78	0.80	1.42	10	5.30	6.10	7.10	8.30	9.00	9.80	7.55	8.69	10.11	11.82	12.82	13.96	Sheet flows to storm system to detention pond
B2	1.46	0.80	1.17	10	5.30	6.10	7.10	8.30	9.00	9.80	6.19	7.12	8.29	9.69	10.51	11.45	Sheet flows to storm system to detention pond
B3	1.83	0.80	1.46	10	5.30	6.10	7.10	8.30	9.00	9.80	7.76	8.93	10.39	12.15	13.18	14.35	Sheet flows to storm system to detention pond
C1	2.58	0.80	1.46	10	5.30	6.10	7.10	8.30	9.00	9.80	10.94	12.59	14.65	17.13	18.58	20.23	
C2	2.60	0.80	1.46	10	5.30	6.10	7.10	8.30	9.00	9.80	11.02	12.69	14.77	17.26	18.72	20.38	
C3	1.02	0.80	1.46	10	5.30	6.10	7.10	8.30	9.00	9.80	4.32	4.98	5.79	6.77	7.34	8.00	
C4	1.74	0.80	1.06	10	5.30	6.10	7.10	8.30	9.00	9.80	7.38	8.49	9.88	11.55	12.53	13.64	Sheet flows to detention pond
D1	0.59	0.80	0.47	10	5.30	6.10	7.10	8.30	9.00	9.80	2.50	2.88	3.35	3.92	4.25	4.63	Sheet flows to existing grate inlet in John King Bypass
E1	6.21	0.80	2.42	10	5.30	6.10	7.10	8.30	9.00	9.80	26.33	30.30	35.27	41.23	44.71	48.69	Sheet flows to existing flood plain on the east lot
E2	8.39	0.35	2.94	10	5.30	6.10	7.10	8.30	9.00	9.80	15.56	17.91	20.85	24.37	26.43	28.78	Sheet flows to existing flood plain on the east lot
F	0.20	0.90	0.19	10	5.30	6.10	7.10	8.30	9.00	9.80	0.95	1.10	1.28	1.49	1.62	1.76	Offsite that sheet flows to culvert under entrance
Totals	38.00										141.22	162.53	189.18	221.15	239.80	261.12	

100 0 100 200 300 Feet

SCALE: 1"=100'

GENERAL NOTES

1. ALL EXISTING STRUCTURES AND PAVEMENT TO BE REMOVED PRIOR TO CONSTRUCTION.

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANAKE, TX 16262
Ph. 817.430.3318
Contact: JOHN DELIN

Case No. P2018-027

The John R. McAdams Company, Inc.
(DBA: G&A I McAdams)
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Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
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TBPE: 19762 TBPLS: 10194440
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LADERA ROCKWALL

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37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY PROPOSED DRAINAGE AREA MAP

PRELIMINARY PLANS

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G&A I MCADAMS,
TBPE: 19762
ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 9/4/2018

Drawn By: HH
Date: 08/17/2018
Scale: 1"=100'
Revisions:
09/04/2018

18193

P10

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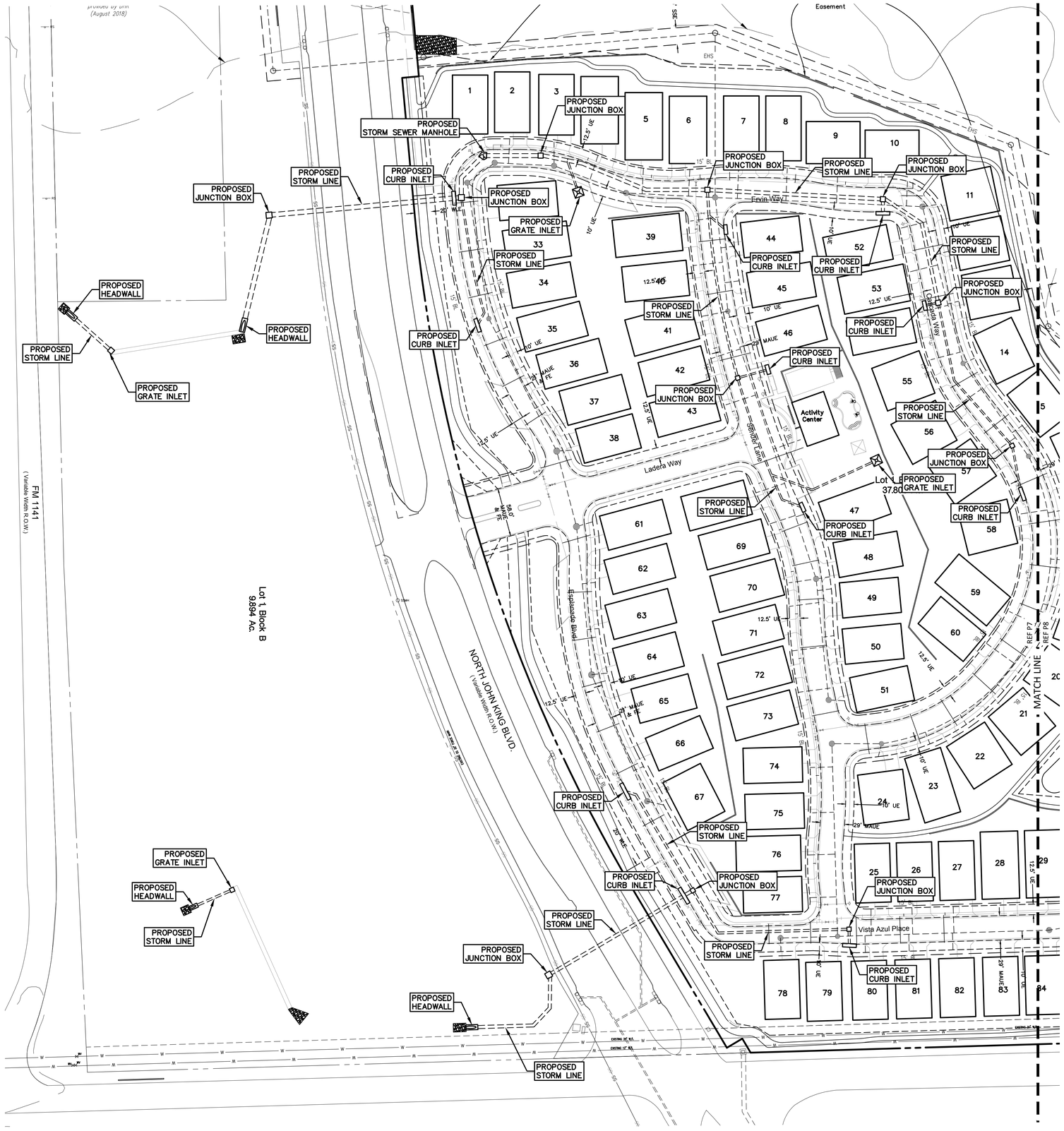
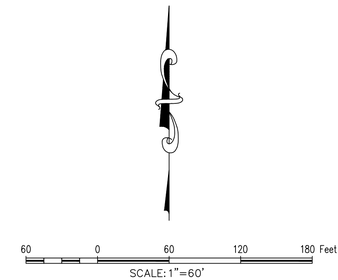




LEGEND

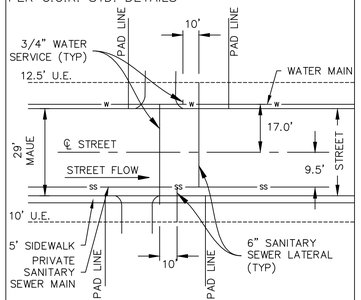
ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		

LINES & SYMBOLS:

Existing:		Proposed:
500 / 501	Contours	501 / 500
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	

WATER SERVICES & SEWER LATERALS SHALL BE INSTALLED PER C.O.R. STD. DETAILS



TYPICAL WATER & SANITARY SEWER MAIN LAYOUT & WATER SERVICE & SANITARY SEWER LATERAL LAYOUT DETAIL
N.T.S.

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANAKE, TX 16262
Ph. 817.430.3318
Contact: JOHN DELIN

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LADERA ROCKWALL

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M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY STORM SEWER PLAN

PRELIMINARY PLANS

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G&A | MCADAMS,
TBPE: 19762
ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 9/4/2018

Drawn By:	HH
Date:	08/17/2018
Scale:	1"=60'
Revisions:	
	09/04/2018

18193

P7

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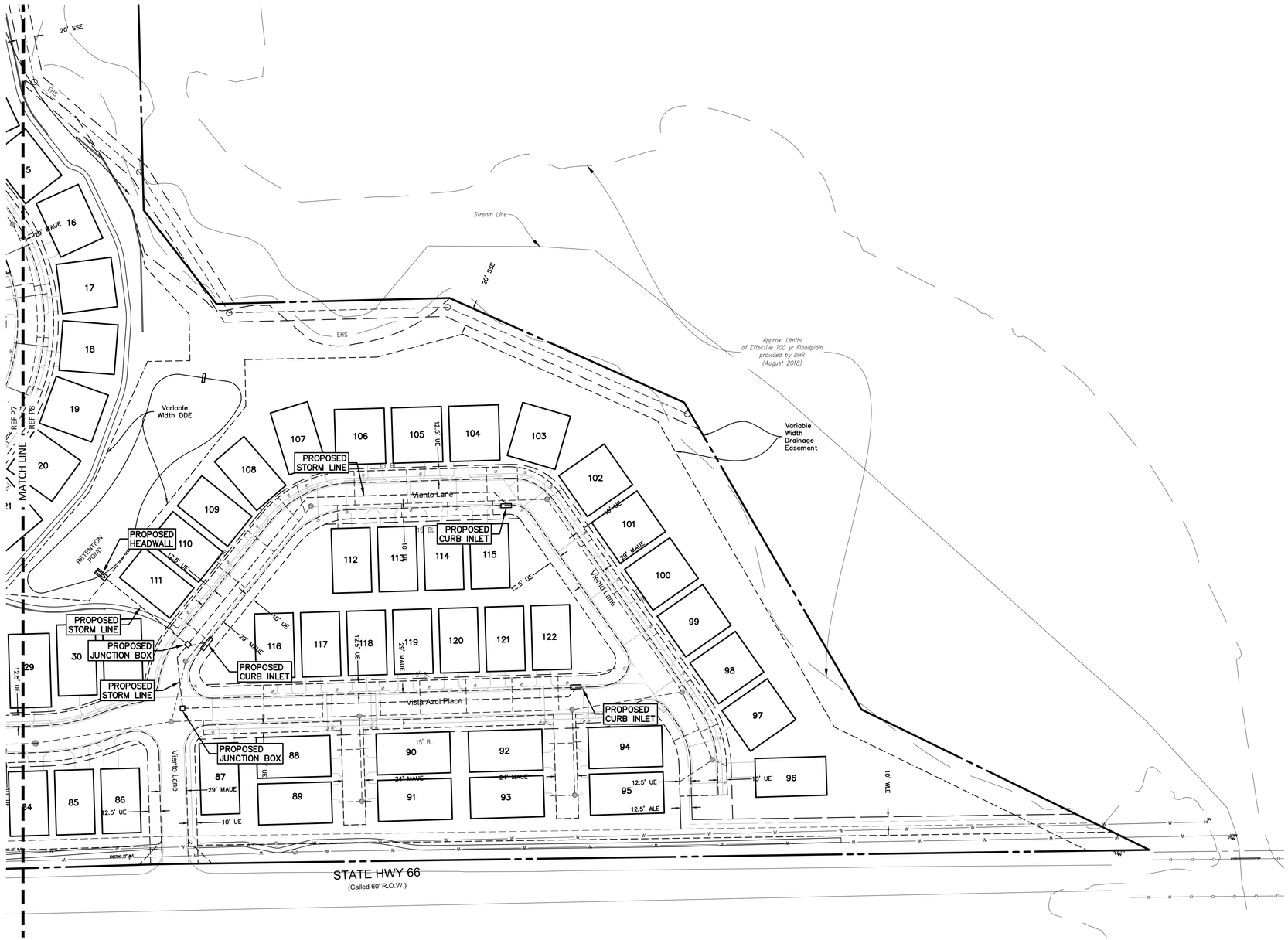

60 0 60 120 180 Feet

SCALE: 1"=60'

LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
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RW	Grade at Retaining Wall		
TG	Grade at Top of Grade		

LINES & SYMBOLS:

Existing:		Proposed:
500 501	Contours	501 500
	Asphalt Pavement	
	Wood Fence	
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	Wire Fence	
	Masonry Wall	
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SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	

OWNER/DEVELOPER
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PRELIMINARY STORM SEWER PLAN

PRELIMINARY PLANS

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ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 9/4/2018

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Scale:	1"=60'
Revisions:	
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18193

P8

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40 0 40 80 120 Feet

SCALE: 1"=40'

LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
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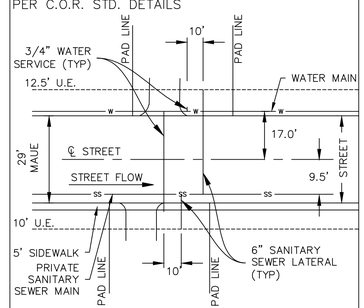
WATER SERVICES & SEWER LATERALS SHALL BE INSTALLED PER C.O.R. STD. DETAILS



TYPICAL WATER & SANITARY SEWER MAIN LAYOUT & WATER SERVICE & SANITARY SEWER LATERAL LAYOUT DETAIL
N.T.S.

OWNER/DEVELOPER
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ROCKWALL COUNTY, TEXAS

PRELIMINARY WATER & SANITARY SEWER PLAN

PRELIMINARY PLANS

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ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 9/4/2018

Drawn By:	HH
Date:	08/17/2018
Scale:	1"=40'
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18193

P3

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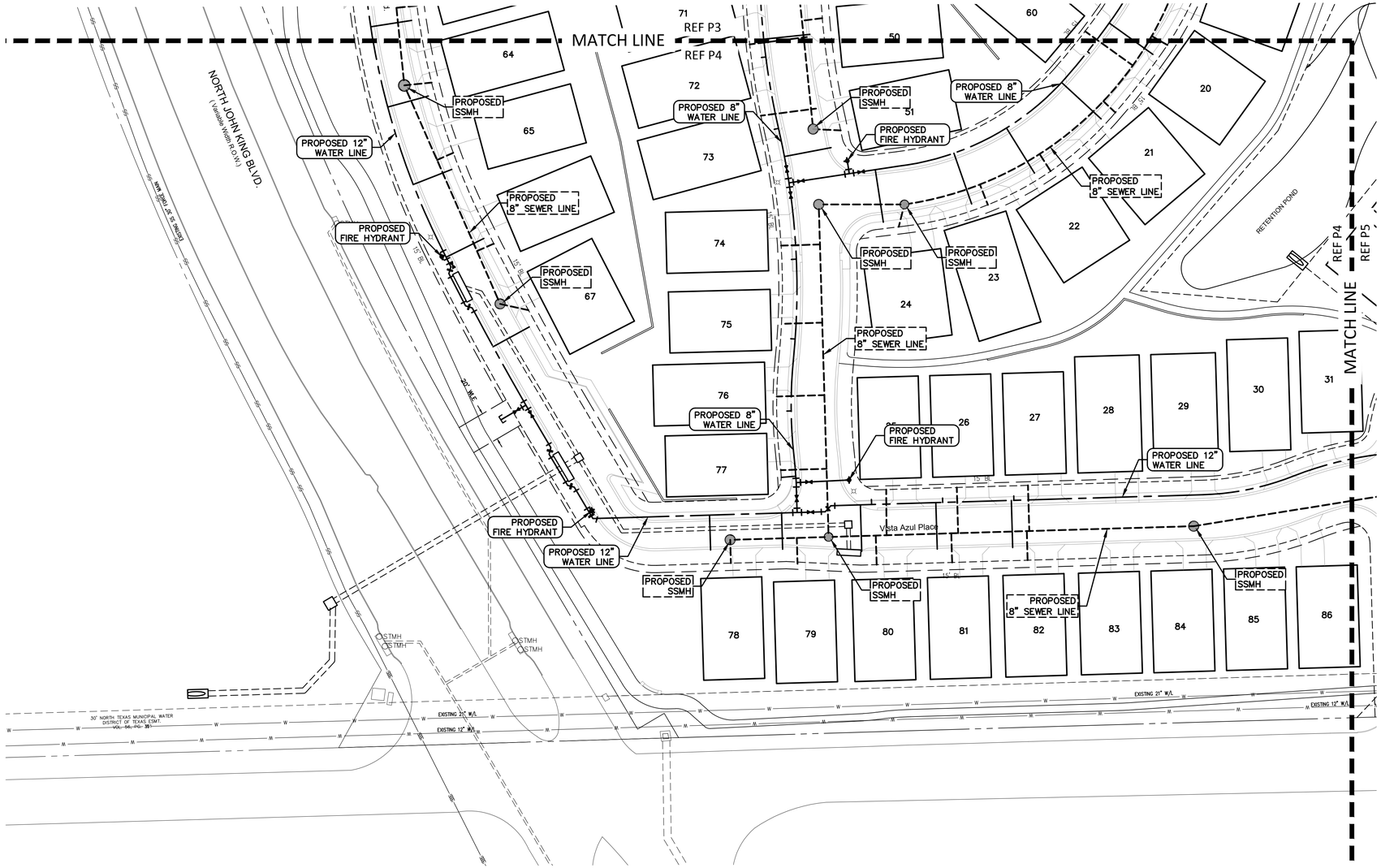


40 0 40 80 120 Feet

SCALE: 1"=40'

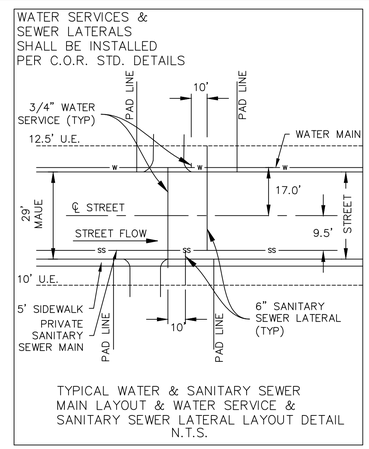
LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		

LINES & SYMBOLS:

Existing:		Proposed:
500 501	Contours	501 500
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	



TYPICAL WATER & SANITARY SEWER MAIN LAYOUT & WATER SERVICE & SANITARY SEWER LATERAL LAYOUT DETAIL
N.T.S.

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANAKE, TX 76262
Ph. 817.430.3318
Contact: JOHN DELIN

Case No. P2018-027

The John R. McAdams Company, Inc.
(DBA. G&A I McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacom.com
www.mcadamsco.com

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY WATER & SANITARY SEWER PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A I MCADAMS,
TBPE: 19762
ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 9/4/2018

Drawn By: HH
Date: 08/17/2018
Scale: 1"=40'
Revisions:
09/04/2018

18193

P4

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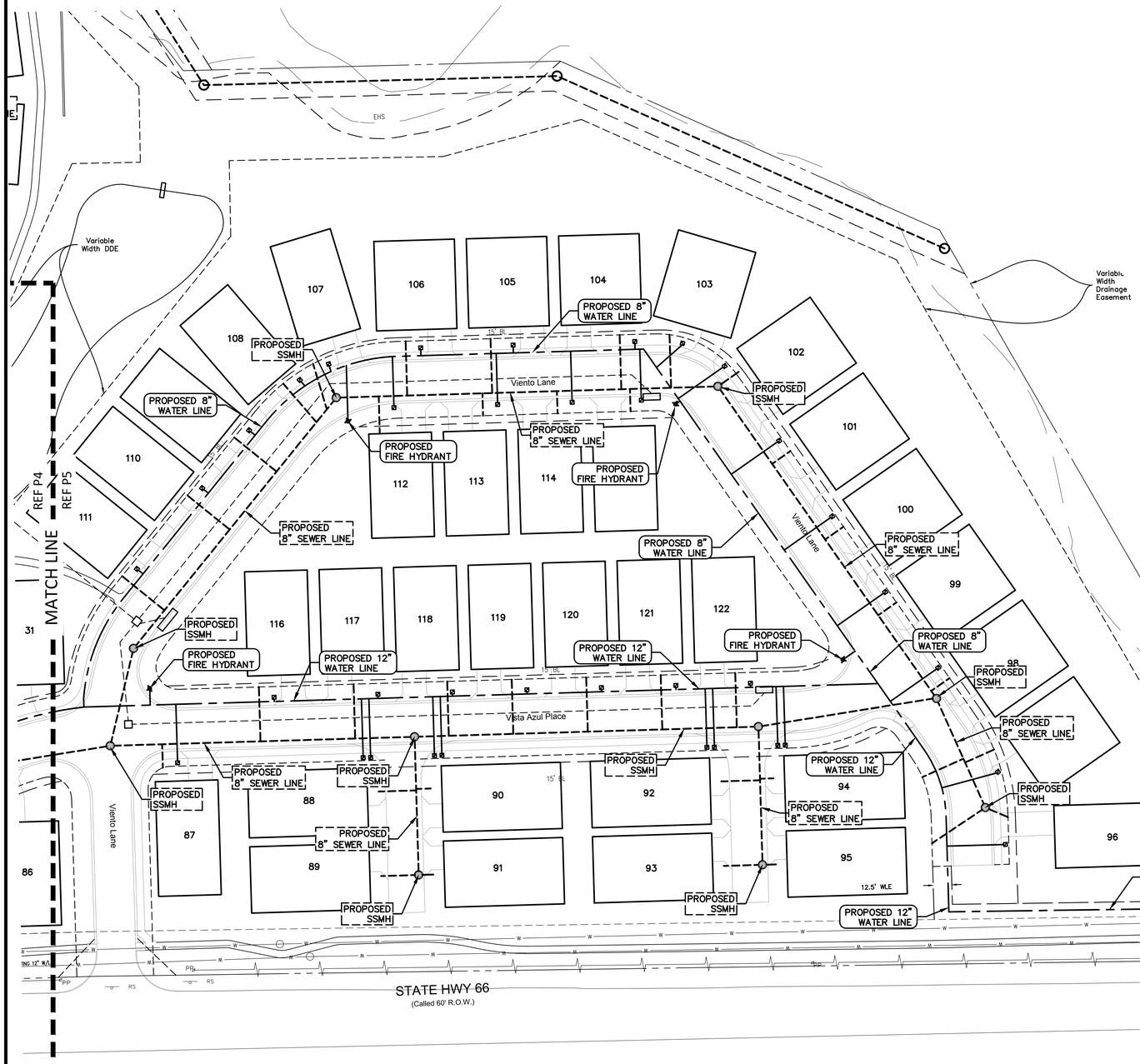
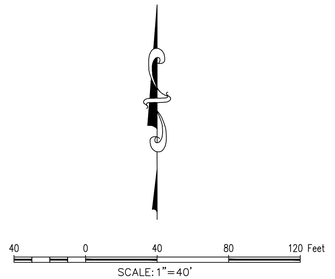
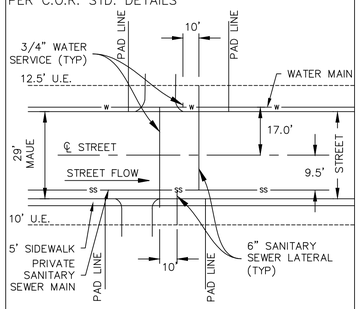




WATER SERVICES & SEWER LATERALS SHALL BE INSTALLED PER C.O.R. STD. DETAILS



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N.T.S.

LEGEND

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G&A | MCADAMS,
TBPE: 19762
ROBERT JOHN DOLLAK, JR.,
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DATE 9/4/2018

Drawn By: HH
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Scale: 1"=40'
Revisions:
09/04/2018

18193

P5

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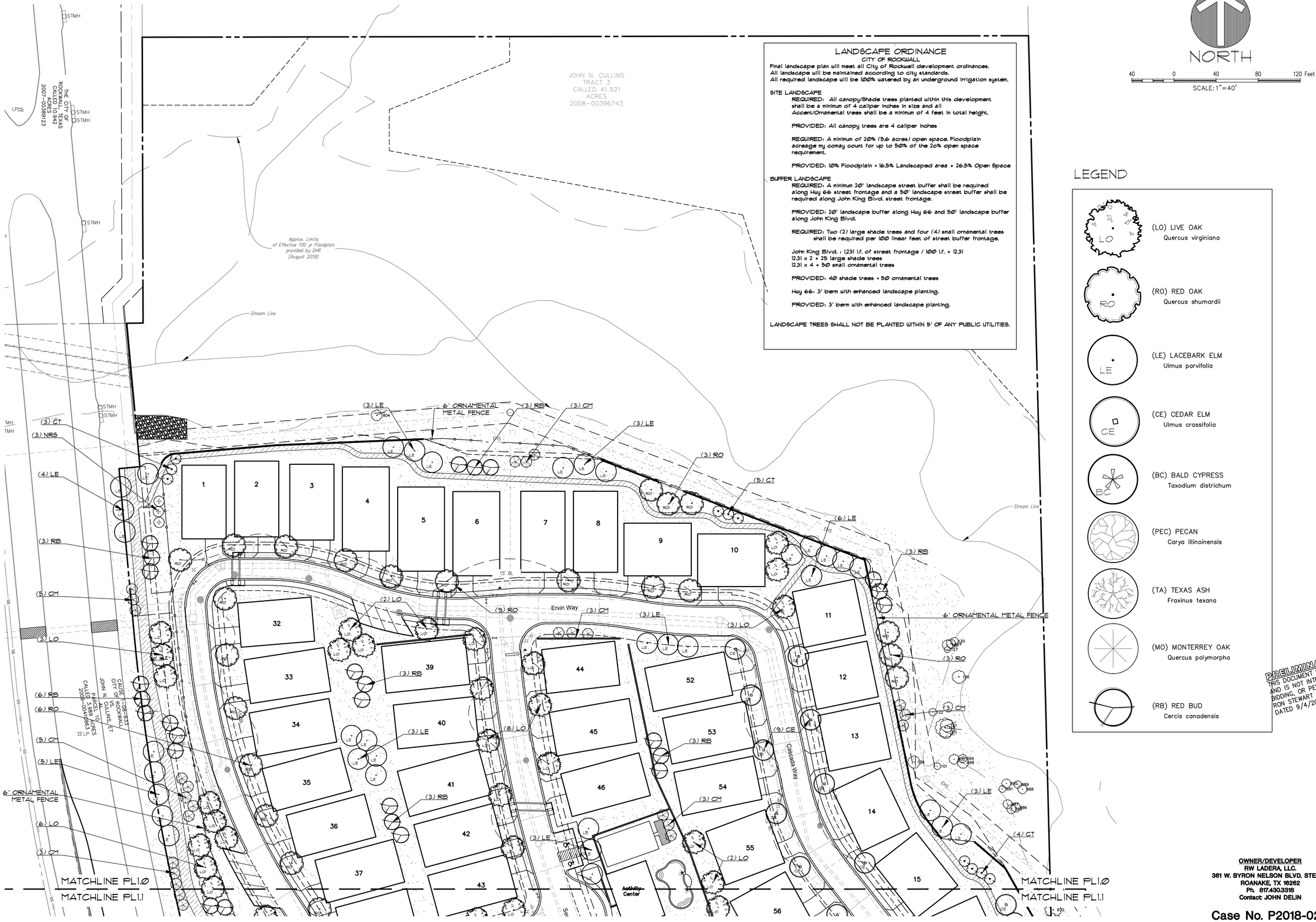

LANDSCAPE ORDINANCE

CITY OF ROCKWALL

Final landscape plan will meet all City of Rockwall development ordinances.
All landscape will be maintained according to city standards.
All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE

REQUIRED: All canopy/Shade trees planted within this development shall be a minimum of 4 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.

PROVIDED: All canopy trees are 4 caliper inches

REQUIRED: A minimum of 20% (5.6 acres) open space. Floodplain acreage may comay count for up to 50% of the 20% open space requirement.

PROVIDED: 10% Floodplain + 16.5% Landscaped area = 26.5% Open Space

BUFFER LANDSCAPE

REQUIRED: A minimum 20' landscape street buffer shall be required along Hwy 66 street frontage and a 50' landscape street buffer shall be required along John King Blvd. street frontage.

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John King Blvd. : 1,231 l.f. of street frontage / 100 l.f. = 12.31
12.31 x 2 = 25 large shade trees
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PROVIDED: 40 shade trees + 50 ornamental trees

Hwy 66: 3' berm with enhanced landscape planting.

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LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.

NORTH

40 0 40 80 120 Feet

SCALE: 1"=40'

LEGEND

- (LO) LIVE OAK — Quercus virginiana
- (RO) RED OAK — Quercus shumardii
- (LE) LACEBARK ELM — Ulmus parvifolia
- (CE) CEDAR ELM — Ulmus crassifolia
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PRELIMINARY PLANS
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RON STEWART LANDSCAPE ARCHITECT
DATED 9/4/2018

RONALD K. STEWART 791 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANAKE, TX 16262
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Drawn By: --
Date: 08/17/2018
Scale: 1"=40'
Revisions:
09/04/2018

18193

PL1.0

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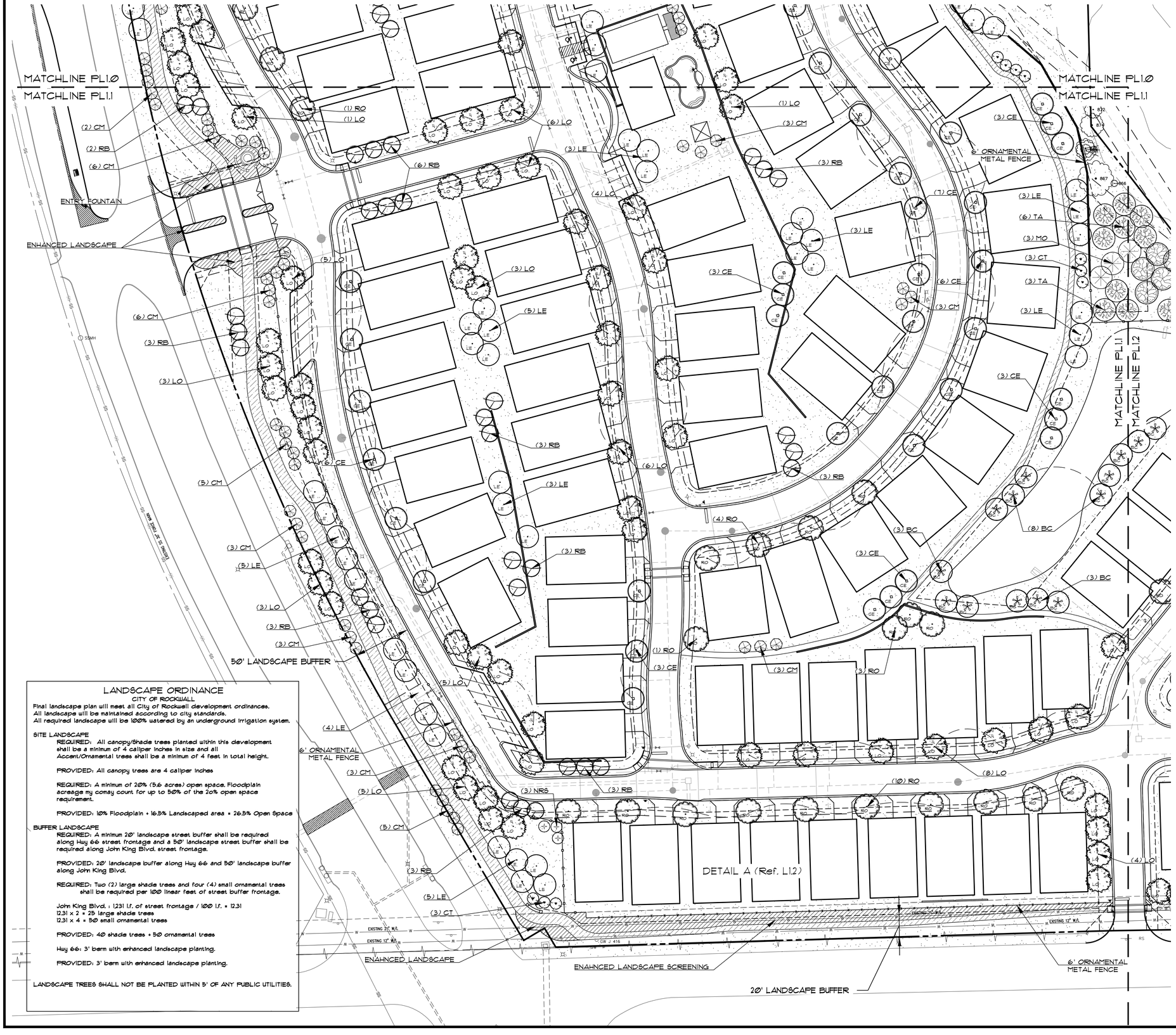

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McADAMS

LADERA ROCKWALL

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Lot 1, Block A
37.800 Acres
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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Drawn By: VC
Date: 08/17/2018
Scale: 1"=40'
Revisions:
09/04/2018

18193

PL1.1

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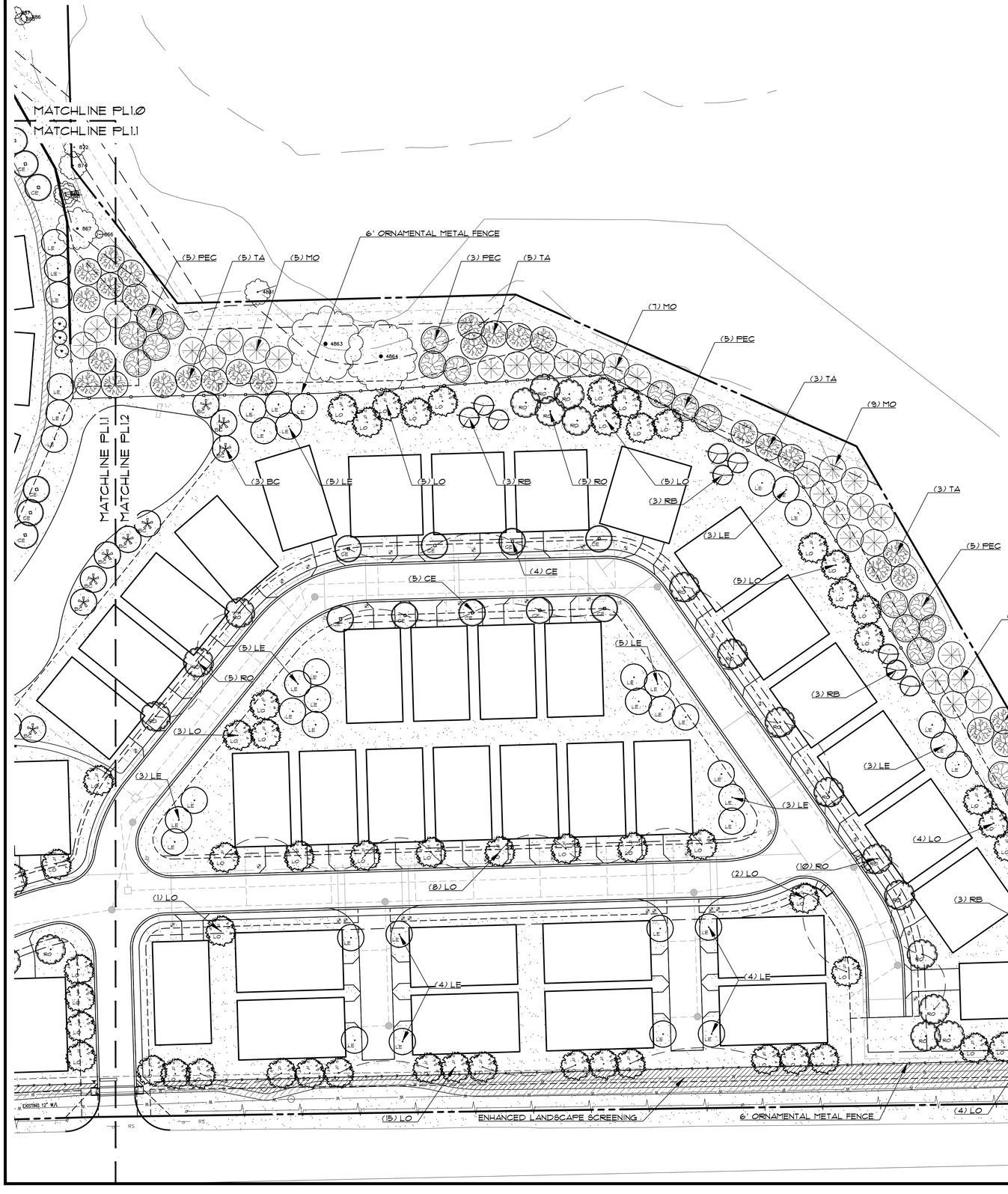

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RON STEWART LANDSCA
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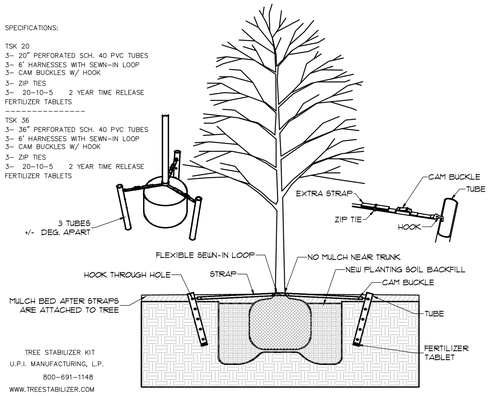
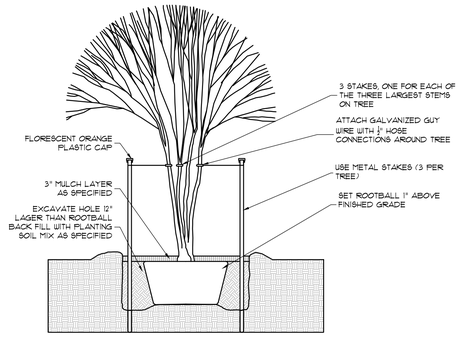
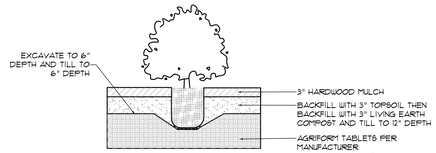


1. TREE STAKING
NOT TO SCALE

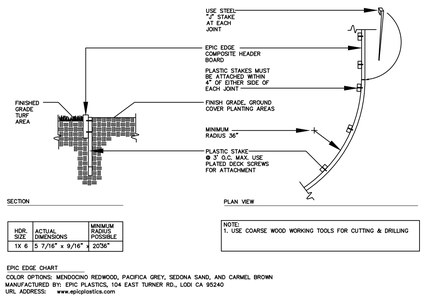


NOTE: ALL THORNLESS MESQUITE TREES TO BE STAKED AS ORNAMENTAL OR MULTI TRUNK TREES.

2. ORNAMENTAL TREE STAKING
NOT TO SCALE



3. SHRUB DETAIL
NOT TO SCALE

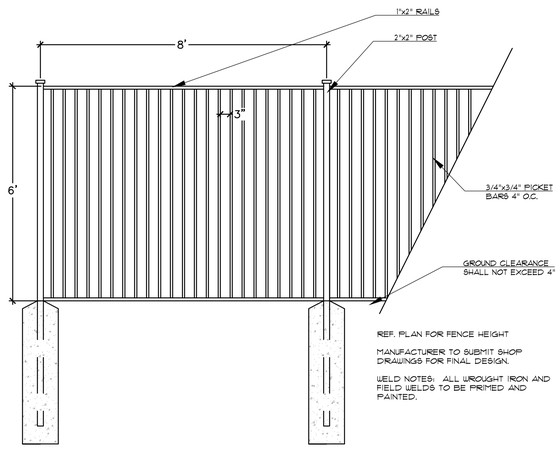


HDR. SIZE	ACTUAL DIMENSIONS	MINIMUM RADIUS POSSIBLE
1X 6	5 7/16" x 9/16"	20'36"

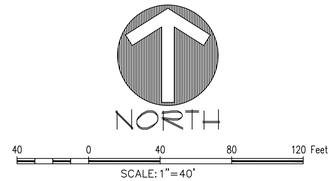
NOTE:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING

EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 EAST TURNER RD., LODI CA 95240
URL ADDRESS: www.epicplastics.com

5. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
NOT TO SCALE



6. ORNAMENTAL METAL FENCE
1/2"=1'



LANDSCAPE NOTES:
1) Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
2) Contractor is responsible for verifying location of all underground utilities prior to construction.
3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
5) Landscape edging shall be located as noted on plan.
6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
8) A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
9) All plant material shall be maintained in a healthy and growing condition,and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
10) Landscape areas shall be kept free of trash, litter and weeds.
11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
12) Irrigation Controller to have a Rain and Freeze Stat.
13) All landscape is to be greater than 8 feet from all underground utilities.
14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
133	LIVE OAK	Quercus virginiana	3"	10'-12'	Per Plan	Single Trunk
58	RED OAK	Quercus shumardii	3"	10'-12'	Per Plan	Single Trunk
106	LACEBARK ELM	Ulmus parvifolia	3"	10'-12'	Per Plan	Single Trunk
52	CEDAR ELM	Ulmus crassifolia	3"	10'-12'	Per Plan	Single Trunk
17	BALD CYPRESS	Taxodium distichum	3"	10'-12'	Per Plan	Single Trunk
32	PECAN	Carya illinoinensis	3"	10'-12'	Per Plan	Single Trunk
43	TEXAS ASH	Fraxinus texana	3"	10'-12'	Per Plan	Single Trunk
41	MONTERREY OAK	Quercus polymorpha	3"	10'-12'	Per Plan	Single Trunk
74	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Single Trunk
69	CRAPEMYRTLE	Lagerstroemia indica	30gal.	7'-8'	Per Plan	Multitrunk
18	CHASTE TREE	Vitex agnus-castus	30gal.	7'-8'	Per Plan	Multitrunk
6	NELLIE R. STEVENS HOLLY	Ilex x 'Nellie R. Stevens'	30gal.	5'-6'	Per Plan	Full

Total Mitigation Required*: 1,443.25 in
Total Mitigation Provided: 1,446 in
*Ref. T1.0 TREE SURVEY

The John R. McAdams Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacom.com
www.mcadams.com

McADAMS

LADERA ROCKWALL

LADERA ROCKWALL
LADERA ROCKWALL
Lot 1, Block A
37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRLIMINARY LANDSCAPE DETAILS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RON STEWART LANDSCAPE ARCHITECT
DATED 9/4/2018

REGISTERED LANDSCAPE ARCHITECT
RON K. STEWART
791
STATE OF TEXAS

Drawn By: VC
Date: 08/17/2018
Scale: 1"=40'
Revisions:
09/04/2018

18193

PL1.3

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANAKE, TX 76262
Ph. 817.430.3318
Contact: JOHN DELIN

Case No. P2018-027

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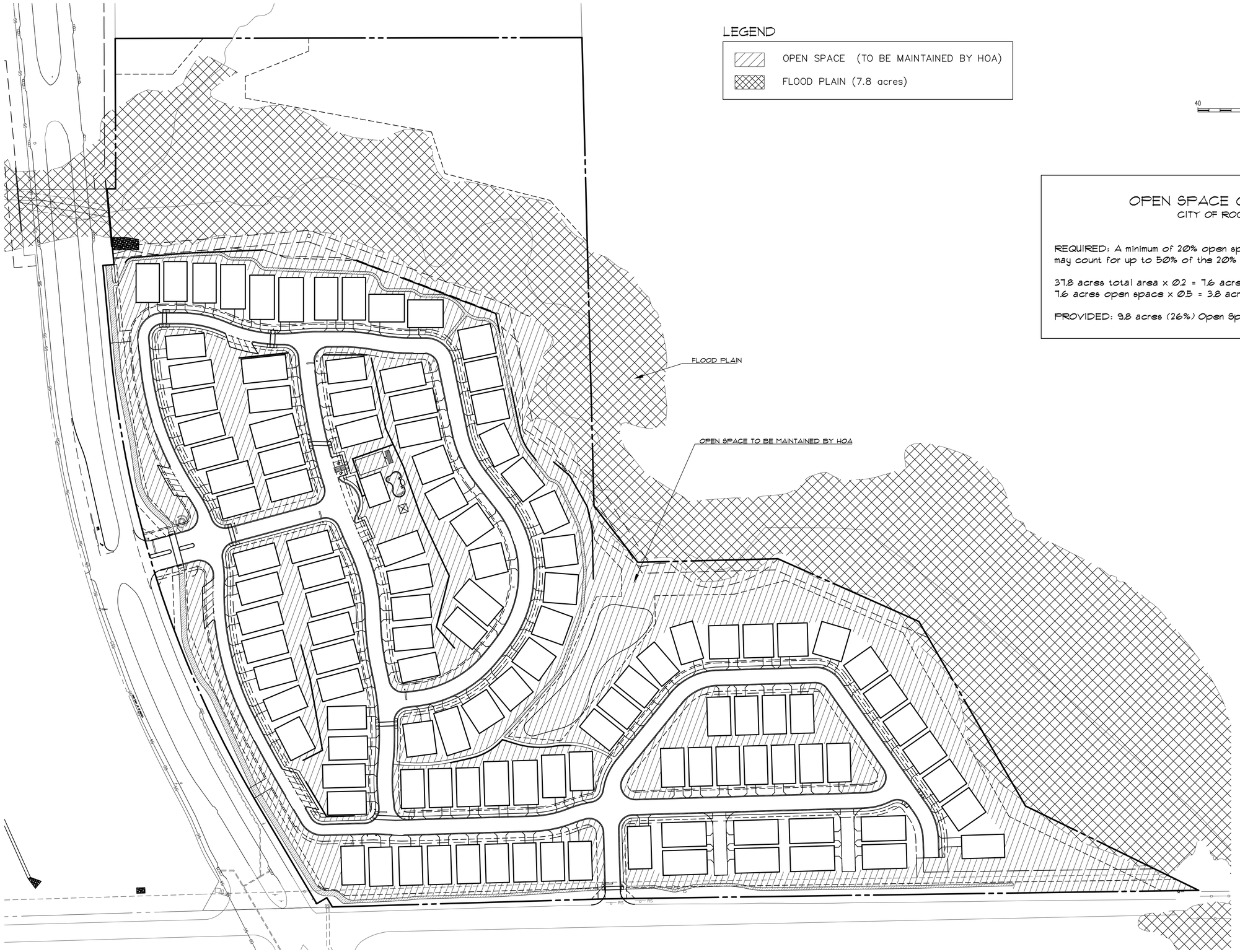

LEGEND

- OPEN SPACE (TO BE MAINTAINED BY HOA)
- FLOOD PLAIN (7.8 acres)

NORTH

40 0 40 80 120 Feet

SCALE: 1"=40'

OPEN SPACE ORDINANCE
CITY OF ROCKWALL

REQUIRED: A minimum of 20% open space. Floodplain acreage may count for up to 50% of the 20% open space requirement.

37.8 acres total area x 0.2 = 7.6 acres open space
7.6 acres open space x 0.5 = 3.8 acres flood plain

PROVIDED: 9.8 acres (26%) Open Space

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www.mcadamsco.com

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ROCKWALL COUNTY, TEXAS

PRELIMINARY OPEN SPACE PLAN

PRELIMINARY PLANS
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RON STEWART LANDSCAPE ARCHITECT
DATED 9/4/2018

REGISTERED LANDSCAPE ARCHITECT
RON K. STEWART
791
STATE OF TEXAS

Drawn By: ---
Date: 08/17/2018
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Revisions:
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18193

PL2.0

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LEGEND

- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- TREE PROTECTION FENCING (TPF)

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE
1) Comply with applicable Federal, state, county and local regulations governing landscape work.
2) employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS
1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures

C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the the number of inches of trunk diameter.
2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.

E. PRE-CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
(i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
(ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
(iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
(iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
4) No more than 20 percent of live foliage shall be removed from any tree.
5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.

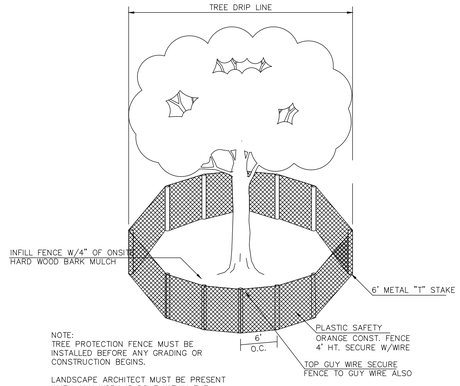
F. TREE REMOVAL
1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION
1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlines.
2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken, Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

NORTH

80 0 80 160 240 Feet

SCALE: 1"=80'



TREE PROTECTION

MITIGATION TOTALS:

NORTHWEST:	248.5
SOUTHWEST:	53.75
CENTRAL:	1141
SOUTHEAST:	0
TOTAL:	1443.25 inches

TOTAL WITHIN SS EASEMENT: 318.5 inches

CURRENT MITIGATION PROVIDED: 1446 inches
(482 3" caliper trees)

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LADERA ROCKWALL

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Lot 1, Block A
37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY TREE SURVEY - CENTRAL

PRELIMINARY PLANS
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RON STEWART LANDSCAPE ARCHITECT
DATED 9/4/2018

RON A. STEWART 791 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

Drawn By: VC
Date: 08/17/2018
Scale: 1"=80'
Revisions:
09/04/2018

OWNER/DEVELOPER
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381 W. BYRON NELSON BLVD. STE. 104
ROANAKE, TX 16262
Ph. 817.430.3318
Contact: JOHN DELIN

Case No. P2018-027

18193

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TREE CHART

TREE #	CALIPER (")	COMMON NAME	*BOTANICAL NAME*	PROTECTED	REMOVED	MITIGATION	REMARKS
101	4.5	HICKORY	*Carya texana*	Yes	No		
102	14	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	14	
103	5.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	5.5	
104	4.5	HICKORY	*Carya texana*	Yes	Yes	4.5	
105	5.5	HICKORY	*Carya texana*	Yes	Yes	5.5	
106	5.5	HICKORY	*Carya texana*	Yes	Yes	5.5	
107	4	HICKORY	*Carya texana*	Yes	Yes	4	
108	12.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	12.5	
109	6.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	6.5	
110	13	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	13	
111	8.5	HICKORY	*Carya texana*	Yes	Yes	8.5	
112	7.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	7.5	
113	12.5	HACKBERRY	*Celtis occidentalis*	Yes	No		
114	12.5	HICKORY	*Carya texana*	Yes	Yes	12.5	
115	21	HICKORY	*Carya texana*	Yes	Yes	21	
116	20	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	20	
117	5.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	5.5	
118	8.5	PECAN	*Carya illinoinensis*	Yes	Yes	8.5	
119	8	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	8	SS ESMT
120	8.5	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
121	8.5	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
122	5	HICKORY	*Carya texana*	Yes	No		
123	5	HICKORY	*Carya texana*	Yes	Yes	5	
124	10	HICKORY	*Carya texana*	Yes	Yes	10	
125	6.5	HICKORY	*Carya texana*	Yes	No		
126	8.5	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
127	4	HICKORY	*Carya texana*	Yes	No		
128	7	HICKORY	*Carya texana*	Yes	No		
129	6	HICKORY	*Carya texana*	Yes	No		
130	5	HICKORY	*Carya texana*	Yes	No		
131	7	HICKORY	*Carya texana*	Yes	Yes	7	
132	6	PECAN	*Carya illinoinensis*	Yes	Yes	6	
133	6	PECAN	*Carya illinoinensis*	Yes	Yes	6	
134	6	PECAN	*Carya illinoinensis*	Yes	Yes	6	
135	6	PECAN	*Carya illinoinensis*	Yes	Yes	6	
136	8	HICKORY	*Carya texana*	Yes	No		
137	7	HICKORY	*Carya texana*	Yes	Yes	7	
138	7	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	7	
139	5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	5	SS ESMT
140	9	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9	SS ESMT
801	36	PECAN	*Carya illinoinensis*	Yes	Yes	72	SS ESMT, feature tree
803	25	PECAN	*Carya illinoinensis*	Yes	Yes	25	SS ESMT
804	7	PECAN	*Carya illinoinensis*	Yes	No		
805	6.5	PECAN	*Carya illinoinensis*	Yes	Yes	6.5	
806	38	PECAN	*Carya illinoinensis*	Yes	Yes	76	feature tree
807	11	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.5	
816	18	HACKBERRY	*Celtis occidentalis*	Yes	Yes	9	
817	14	RED CEDAR	*Juniperus virginiana*	Yes	Yes	7	
818	18	RED CEDAR	*Juniperus virginiana*	Yes	Yes	9	

TREE #	CALIPER (")	COMMON NAME	*BOTANICAL NAME*	PROTECTED	REMOVED	MITIGATION	REMARKS
819	12	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6	
820	17	RED CEDAR	*Juniperus virginiana*	Yes	Yes	8.5	
821	11	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.5	
822	13, 13	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.5	
823	9	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9	
824	11.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.75	
825	11	CATALPA	*Catalpa bignonioides*	Yes	Yes	11	
826	6	SILVER MAPLE	*Acer saccharinum*	Yes	Yes	6	
827	5	SILVER MAPLE	*Acer saccharinum*	Yes	Yes	5	
828	4.5	BUR OAK	*Quercus macrocarpa*	Yes	Yes	4.5	
829	8	PECAN	*Carya illinoinensis*	Yes	Yes	8	
830	4	PECAN	*Carya illinoinensis*	Yes	Yes	4	
831	5.5	PECAN	*Carya illinoinensis*	Yes	Yes	5.5	
832	6	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	6	
833	7.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	7.5	
834	18	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
835	11	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
836	9.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9.5	
837	9.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9.5	
838	17	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	17	
839	7	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	7	
840	12	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	12	
841	7	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	7	
842	10	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	10	
845	7	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	7	
844	4	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	4	
843	5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	5	
846	12.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	12.5	
847	9	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9	
848	9	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9	
849	9.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9.5	
850	11	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	11	
851	9	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9	
852	11	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	11	
853	8	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	8	
854	8	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	8	
855	4.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	4.5	
856	4	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	4	
857	14	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	14	
858	4	HICKORY	*Carya texana*	Yes	Yes	4	
859	10	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	10	
860	10	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	10	
861	11	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	11	
862	10	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	10	
864	16.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	16.5	
865	8.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	8.5	
866	4	HICKORY	*Carya texana*	Yes	No		
867	21	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
868	12	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
869	6	CEDAR ELM	*Ulmus crassifolia*	Yes	No		

TREE #	CALIPER (")	COMMON NAME	*BOTANICAL NAME*	PROTECTED	REMOVED	MITIGATION	REMARKS
870	11.5	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
871	9.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9.5	
872	10.5	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
873	9.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9.5	
874	14	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
876	19.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	19.5	SS ESMT
877	11	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	11	SS ESMT
878	9.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9.5	SS ESMT
879	15	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	15	SS ESMT
880	10	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	10	
881	6	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	6	SS ESMT
882	8	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	8	
883	15	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	15	SS ESMT
884	7	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	7	
885	6	HICKORY	*Carya texana*	Yes	No		
886	6	HICKORY	*Carya texana*	Yes	No		
887	6	HICKORY	*Carya texana*	Yes	No		
888	6	HICKORY	*Carya texana*	Yes	No		
889	5	HICKORY	*Carya texana*	Yes	No		
890	6	HICKORY	*Carya texana*	Yes	No		
891	4.5	HICKORY	*Carya texana*	Yes	No		
892	9	HICKORY	*Carya texana*	Yes	Yes	9	
893	7.5	HICKORY	*Carya texana*	Yes	Yes	7.5	SS ESMT
894	6	HICKORY	*Carya texana*	Yes	Yes	6	SS ESMT
896	8	HICKORY	*Carya texana*	Yes	Yes	8	
897	5.5	HICKORY	*Carya texana*	Yes	Yes	5.5	
898	7.5	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
899	5.5	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
900	6.5	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
979	11	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.5	
980	12	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6	
981	13	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.5	
982	11.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.75	
983	11	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.5	
984	20.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	10.25	
985	17	HACKBERRY	*Celtis occidentalis*	Yes	Yes	8.5	
986	24	HACKBERRY	*Celtis occidentalis*	Yes	Yes	12	
987	15	HACKBERRY	*Celtis occidentalis*	Yes	Yes	7.5	
988	17	HACKBERRY	*Celtis occidentalis*	Yes	Yes	8.5	
989	11	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.5	
990	15.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	7.75	
991	13	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.5	
992	10	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	10	
993	6	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	6	
994	13	AMERICAN ELM	*Ulmus americana*	Yes	Yes	13	
995	30	HACKBERRY	*Celtis occidentalis*	Yes	Yes	15	
996	13.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.75	
997	12.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.25	
998	11.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.75	
999	12.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.25	
1000	15	HACKBERRY	*Celtis occidentalis*	Yes	Yes	7.5	
					MITIGATION INCHES:	1141	
					MITIGATION PROVIDED:	627	

PRELIMINARY PLANS
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RON STEWART LANDSCAPE ARCHITECT
DATED 9/4/2018

RON A. STEWART 791 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

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Ph. 817.430.3318
Contact: JOHN DELIN

Case No. P2018-027

The John R. McAdams Company, Inc.
(DBA. G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19702 TBPLS: 10194440
www.gaconn.com
www.mcadams.com

LADERA ROCKWALL

LADERA ROCKWALL
LADERA ROCKWALL
Lot 1, Block A
37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY TREE SURVEY - CENTRAL TREE CHART

Drawn By: VC
Date: 08/17/2018
Scale: ######
Revisions:
09/04/2018

18193

PT1.1

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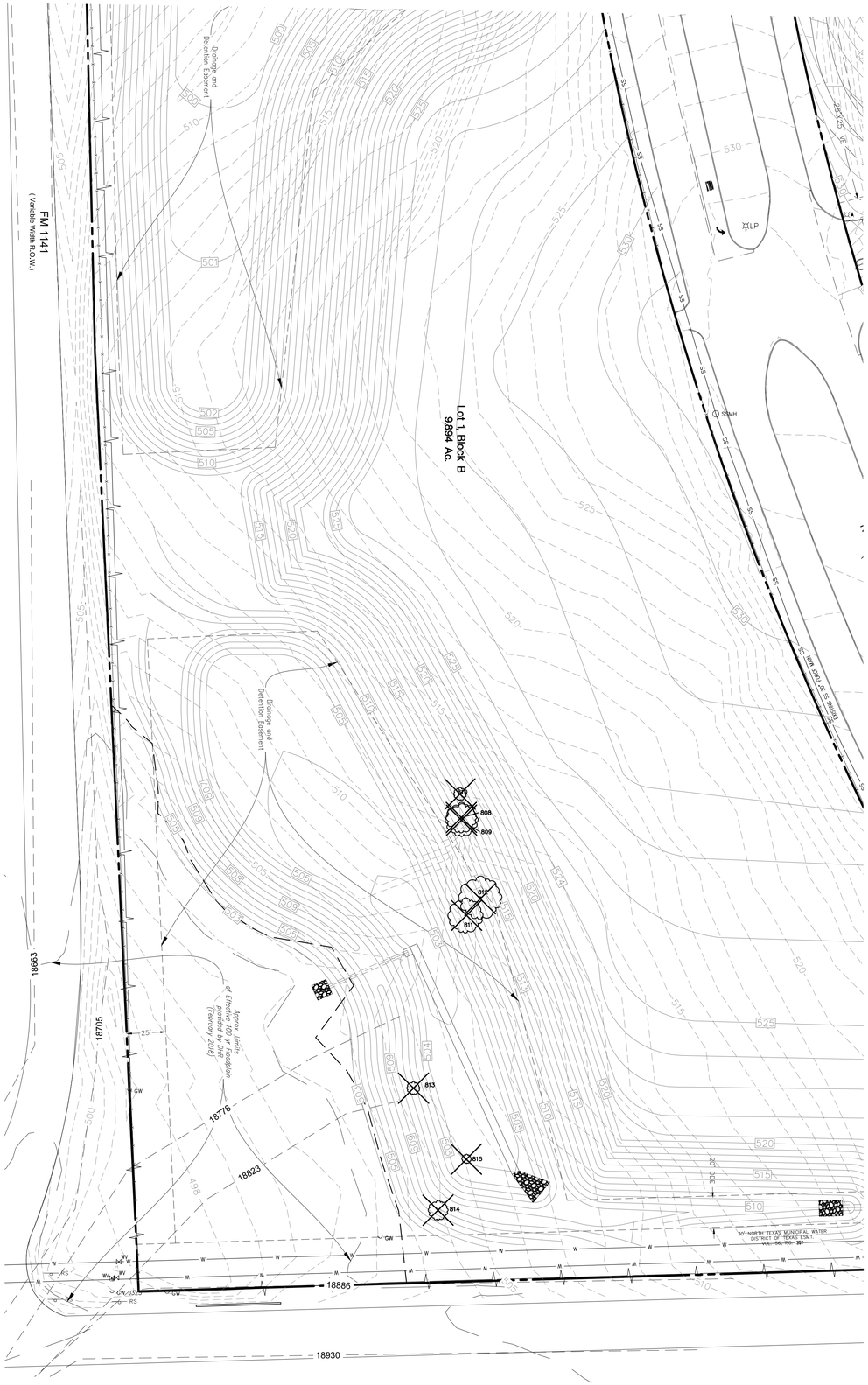
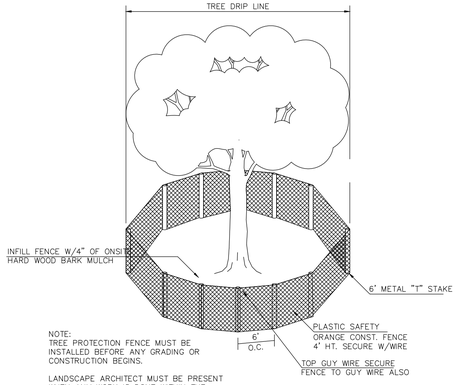


LEGEND

- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- TREE PROTECTION FENCING (TPF)



TREE PROTECTION



TREE CHART

TREE #	CALIPER (")	COMMON NAME	*BOTANICAL NAME*	PROTECTED	REMOVED	MITIGATION
811	15	HACKBERRY	*Celtis occidentalis*	Yes	Yes	7.5
812	18.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	9.25
809	14	HACKBERRY	*Celtis occidentalis*	Yes	Yes	7
808	13	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.5
810	5.5	TEXAS ASH	*Fraxinus texensis*	Yes	Yes	5.5
813	5.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	5.5
815	4	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	4
814	8.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	8.5
					MITIGATION INCHES:	53.75

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE
1) Comply with applicable Federal, state, county and local regulations governing landscape work.
2) employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS
1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures

C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the the number of inches of trunk diameter.
2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.

E. PRE-CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
(i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
(ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
(iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
(iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
4) No more than 20 percent of live foliage shall be removed from any tree.
5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.

F. TREE REMOVAL
1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION
1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlines.
2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed of "T" stakes and orange web fence material
4) All trees to be preserved shall have 4 inches of hardwood mulch applied within the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken, Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANAKE, TX 16262
Ph. 817.430.3318
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McADAMS

LADERA ROCKWALL

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Lot 1, Block A
37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY TREE SURVEY - SOUTHWEST

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RON STEWART LANDSCAPE ARCHITECT
DATED 9/4/2018

RON A. STEWART 791 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

Drawn By: VC
Date: 08/17/2018
Scale: 1"=40'
Revisions:
09/04/2018

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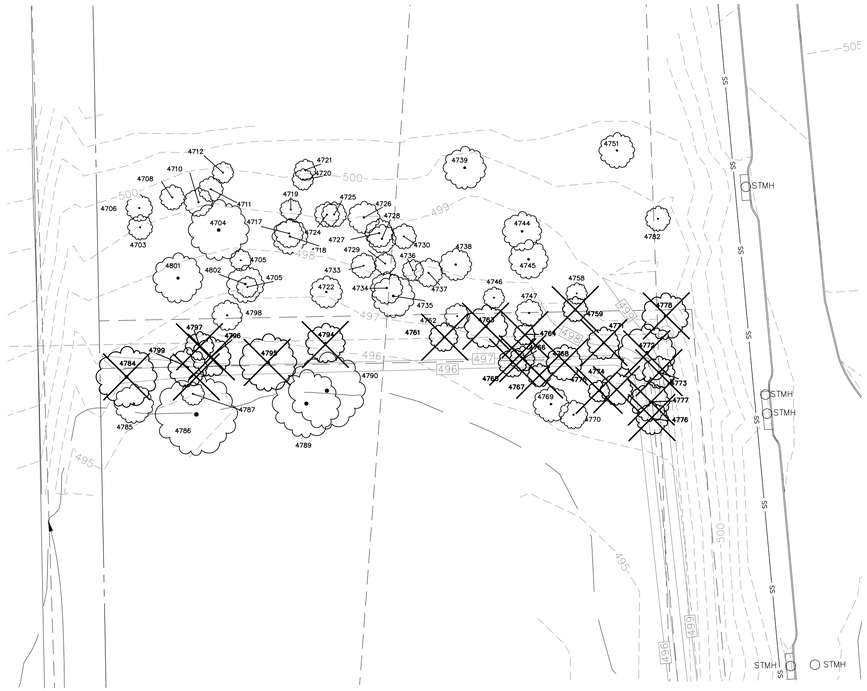
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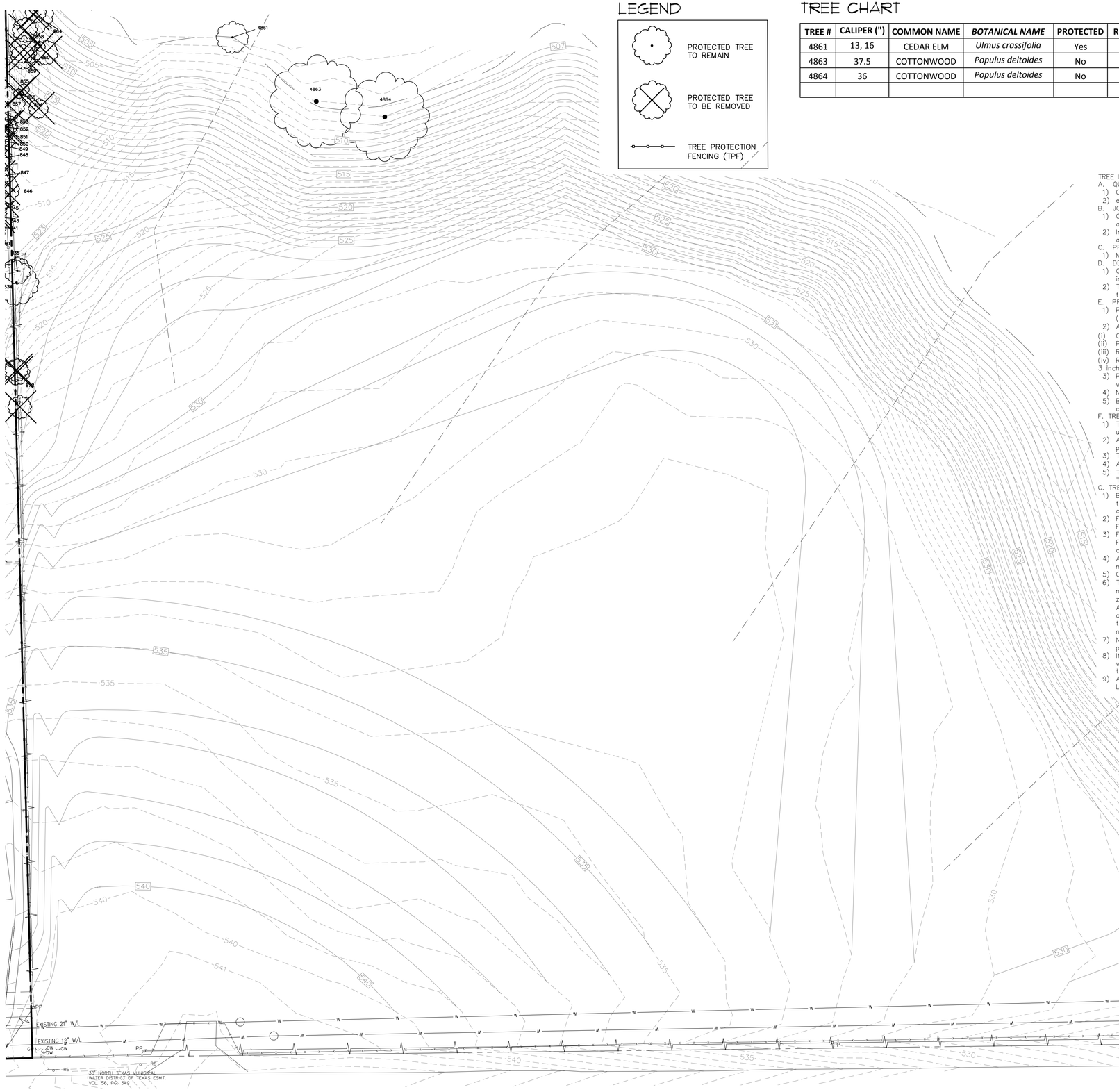

LEGEND

PROTECTED TREE TO REMAIN

PROTECTED TREE TO BE REMOVED

TREE PROTECTION FENCING (TPF)

TREE CHART

TREE #	CALIPER (")	COMMON NAME	*BOTANICAL NAME*	PROTECTED	REMOVED
4861	13, 16	CEDAR ELM	*Ulmus crassifolia*	Yes	No
4863	37.5	COTTONWOOD	*Populus deltoides*	No	No
4864	36	COTTONWOOD	*Populus deltoides*	No	No

NORTH

30 0 30 60 90 Feet

SCALE: 1"=30'

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

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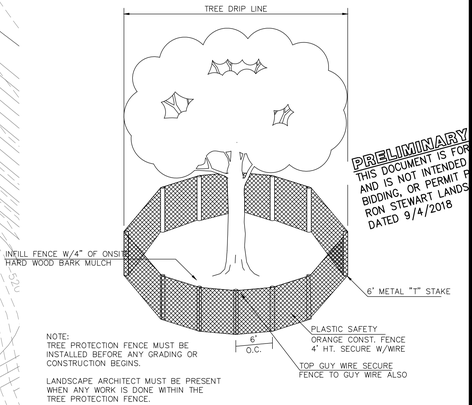

NOTE:
TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.

LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

TREE PROTECTION

OWNER/DEVELOPER
RW LADERA, LLC.
381 W. BYRON NELSON BLVD. STE. 104
ROANAKE, TX 16262
Ph. 817.430.3318
Contact: JOHN DELIN

Case No. P2018-027

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW, AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 9/4/2018

REGISTERED LANDSCAPE ARCHITECT RONN A. STEWART 791 STATE OF TEXAS

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M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY TREE SURVEY - SOUTHEAST

Drawn By: VC
Date: 08/17/2018
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PT1.4

File: J:\2018\18193\Drawings\Prelim Plat\SHEETS\18193 PP TS
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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/17/2018

APPLICANT: Gregory S. Braden

AGENDA ITEM: **Z2018-035;** *SUP for an Accessory Building at 2914 S. FM-549*

SUMMARY:

Hold a public hearing to discuss and consider a request by Gregory S. Braden for the approval of a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 3.02-acre tract of land identified as Lot 7R of the Lofland Lake Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, addressed as 2914 S. FM-549, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant Gregory S. Braden is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of an accessory building that does not meet the requirements stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC). The ~1,200 SF (*i.e. 30' x 40'*) structure will stand approximately 17-feet in height, and have a roll-up door. According to the submitted site plan, the accessory building will be situated to the northeast side of the primary structure, adjacent to the existing driveway. The accessory building will be more than 100-feet from the front and side property lines. According to the applicant, the accessory building will be utilized to store equipment (*e.g. lawnmower, garden tools, etc.*) and will not be used for commercial land uses. The subject property is an estate lot and there are similar structures on adjacent estate lots.

According to Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a single accessory building no larger than 1,500 SF is permitted in a Single-Family Estate 2.0 (SFE-2.0) District, provided the exterior cladding contains materials found on the main structure. In this case, the proposed accessory building conforms to the maximum size requirements for accessory buildings as stipulated by the Unified Development Code (UDC); however, since the applicant is proposing to clad the accessory building with metal and exceed the maximum height of 15-feet (*i.e. the proposed building will be ~17-feet in height*), a Specific Use Permit (SUP) is required. Staff should note similar requests have previously been approved on adjacent properties; however, this is a discretionary decision for the Planning and Zoning Commission and the City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several single-family homes, which are part of the Lofland Lake Estates, Phase 2 Subdivision, and zoned Single-Family Estate 2.0 (SFE-2.0) District. Beyond this are several single-family homes that are part of Lofland Lake Estates, Phase 1 Subdivision. This area is zoned Single-Family Estate 4.0 (SFE-4.0) District.

South: Directly south of the subject property is FM-549, which is identified as a TxDOT 4D (*TxDOT four [4] lane roadway*) on the City's Master Thoroughfare Plan. Beyond this is a large vacant tract of land that is zoned Commercial (C) District.

East: Directly east of the subject property is S. FM-549, which is identified as a TxDOT 4D (*TxDOT four [4] lane roadway*) on the City's Master Thoroughfare Plan. Beyond this is a large vacant tract of land that is zoned Agricultural (AG) District.

West: Directly west of the subject property is a vacant tract of land zoned Agricultural (AG) District, and a single-family home zoned Single-Family Estate 2.0 (SFE-2.0) District. Beyond this is a single-family residential subdivision (*i.e. Somerset Park Phase 1*) zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses.

NOTIFICATION:

On August 31, 2018, staff mailed 14 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) email in opposition of this request.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request, staff would offer the following conditions of approval:

1) The accessory building shall be subject to the following operational conditions, which are contained in the SUP ordinance:

    a) The accessory building shall generally conform to the building elevations and site plan depicted in *Exhibits 'B' & 'C*' of the attached ordinance.

    b) The accessory building shall not exceed a maximum size of 1,500 SF.

    c) The subject property shall not have more than one (1) accessory building.

    d) The accessory building shall not exceed a maximum overall height of 17-feet.

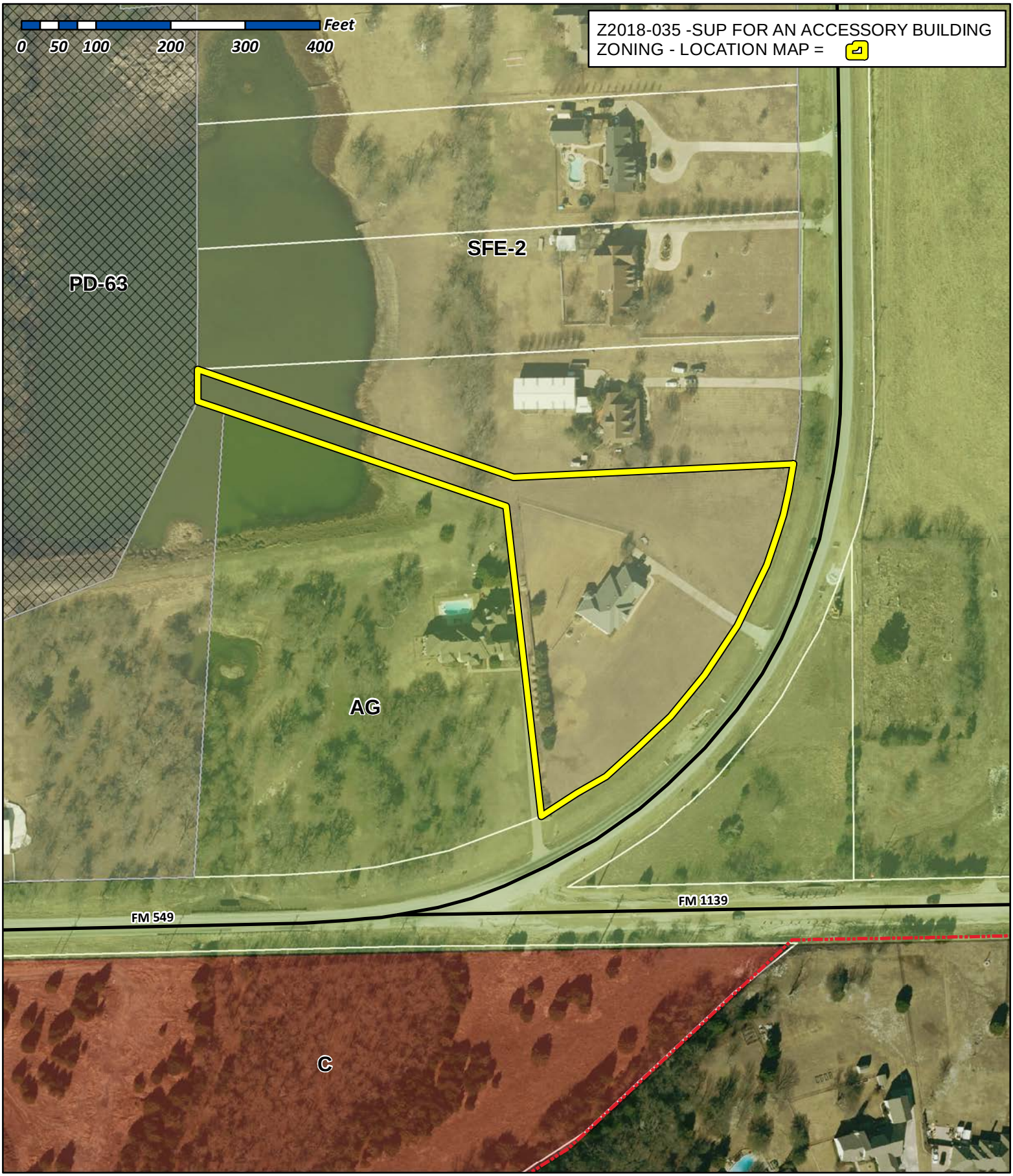
    e) The accessory building shall not be operated as a commercial use.

    f) The accessory building is subject to administrative review in the event that the Subject Property is sold, conveyed, or altered in any manner.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On September 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the applicant's request failed for lack of a second. The Commission's motion to recommend denial of the applicant's request passed by a vote of 3-0 with Commissioners Chodun and Welch dissenting and Chairman Lyons and Commissioner Moeller absent.



City of Rockwall

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

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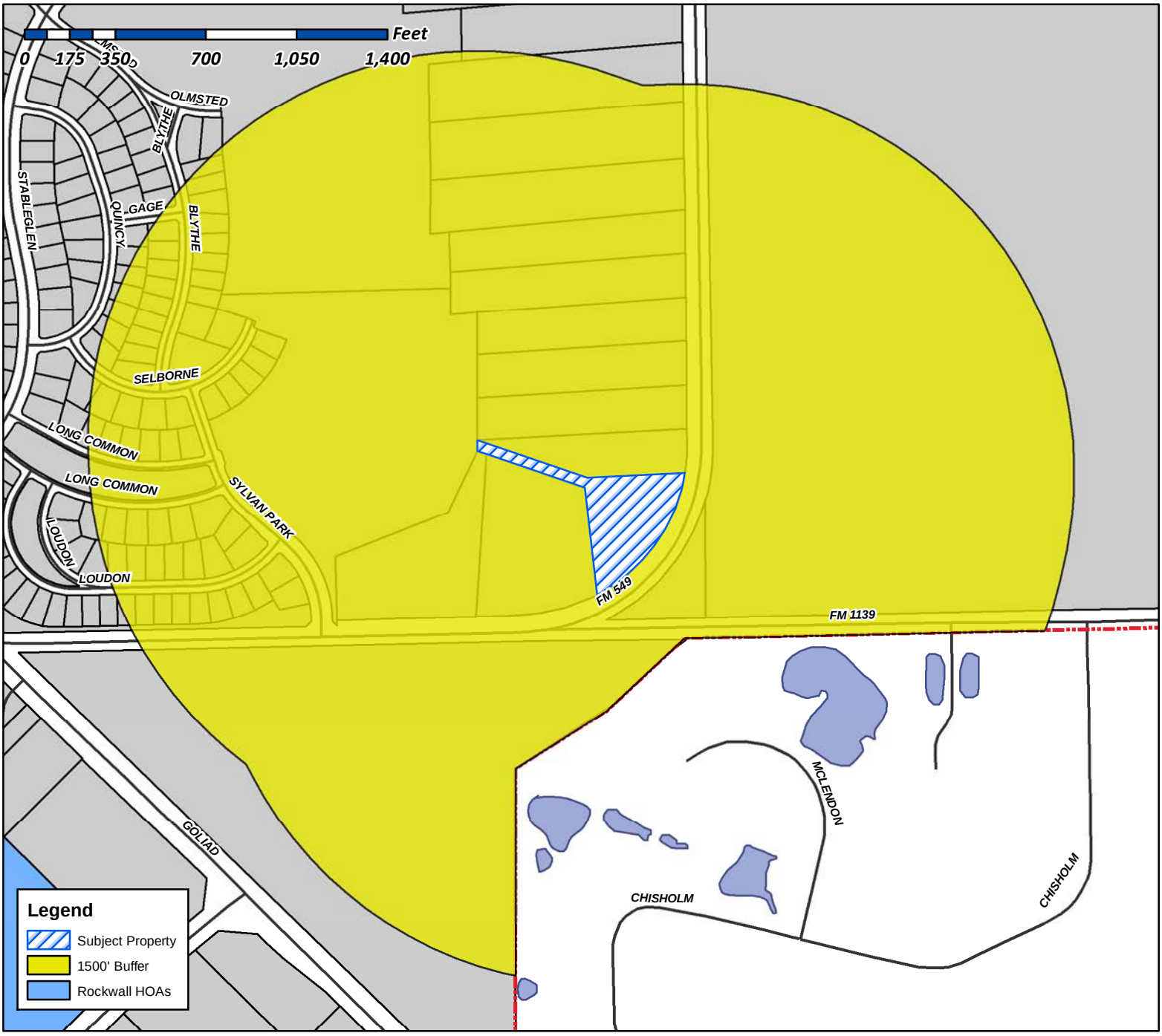
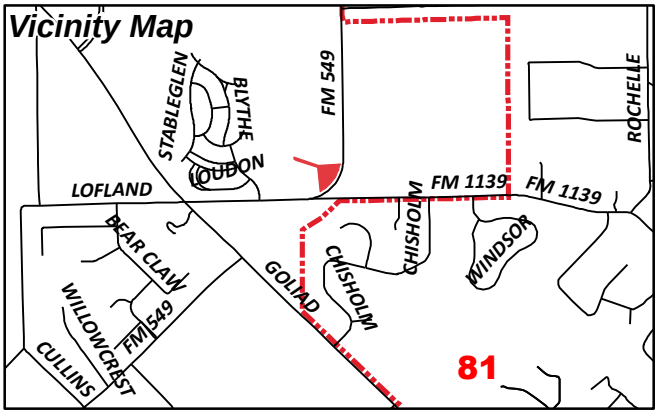


Case Number: Z2018-035
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family Estate 2 (SFE-2) District
Case Address: 2914 S. FM-549

Date Created: ***8/21/2018***
For Questions on this Case Call (972) 771-7745



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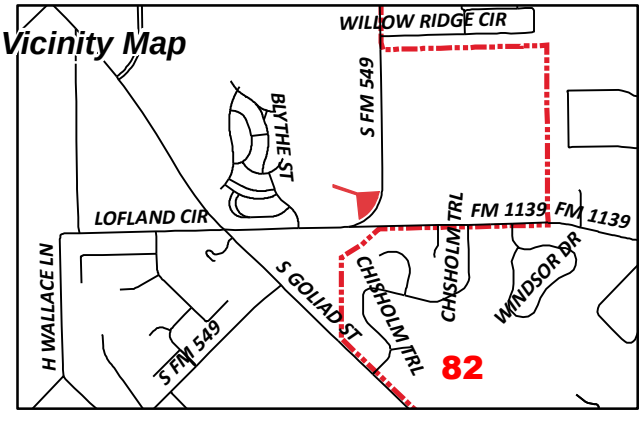
Case Number: Z2018-035
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family Estates 2 (SFE-2) District
Case Address: 2914 S. FM-549

Date Created: *08/14/2018*
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
FM549
ROCKWALL, TX 75087

CURRENT RESIDENT
FM549
ROCKWALL, TX 75087

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

ROCKWALL 205 INVESTORS LLC
2701 SUNSET RIDGE SUITE 607
ROCKWALL, TX 75032

OHMANN THOMAS J & CAROL J
2744 S FM 549
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

HERRERA AARON J AND JENNIFER R AND
FOREHAND DALE A AND AMELIA A
2816 FM 549
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE
2844 S FM 549
ROCKWALL, TX 75032

PETTIFORD SEAN AND BRANDI
2884 FM 549
ROCKWALL, TX 75032

COTTEN DAVID R & DELORES J
2914 S FM 549
ROCKWALL, TX 75032

JONES DOUGLAS A
2994 FM 549
ROCKWALL, TX 75032

CURRENT RESIDENT
2994 S FM549
ROCKWALL, TX 75087

ANDREW MARIA DEL CARMEN
3401 FM 549
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

From:	Greg Hollon
To:	Brooks, Korey
Subject:	SUP - 2914 S FM 549
Date:	Monday, September 10, 2018 9:55:28 AM

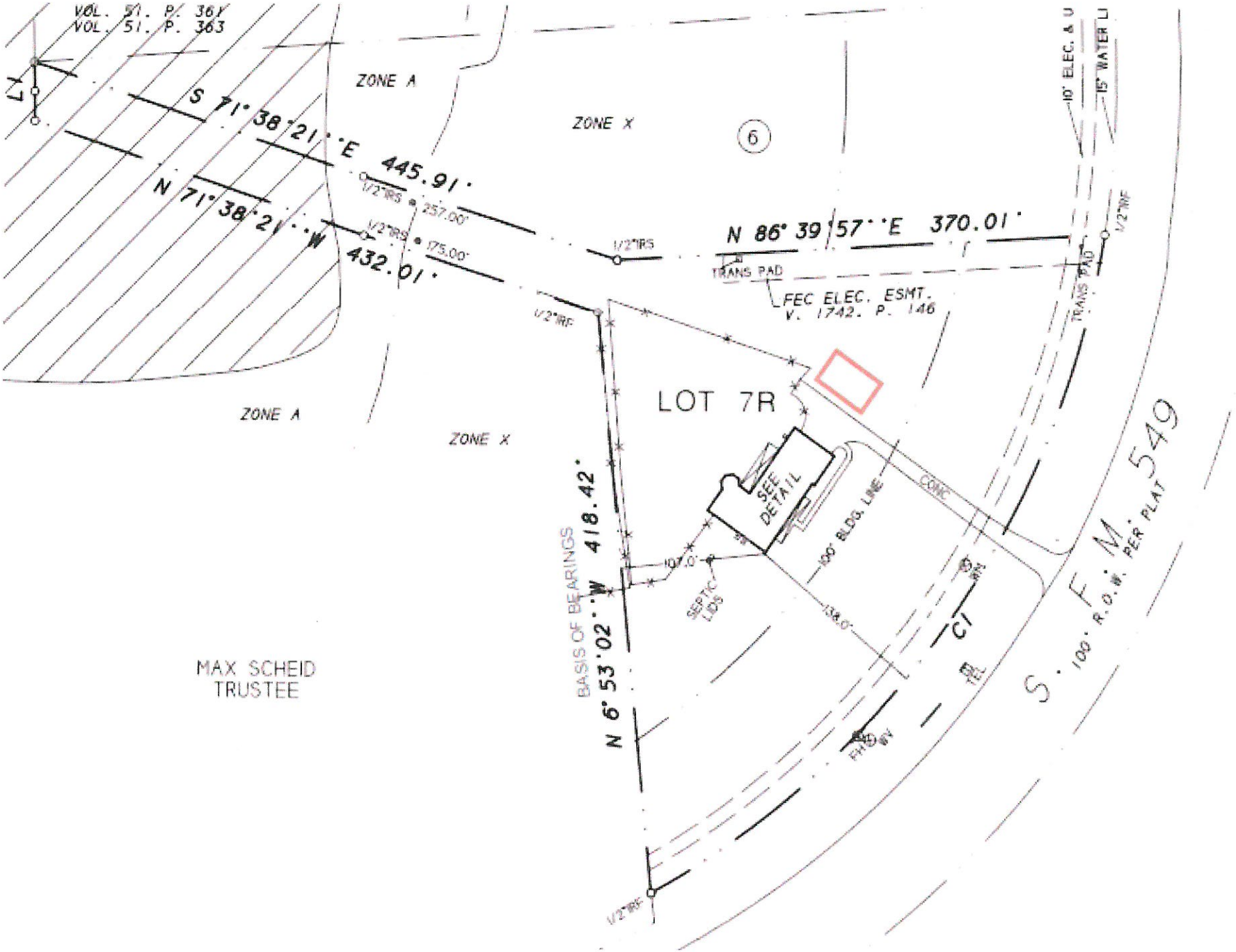
Since I can not attend the meeting on 9-11, I wanted to express my concern for the proposed metal building and recommend another type.

I am not against someone having a workshop type metal building as long as it is hidden behind a house and with tasteful tree and lawnscap cover to help hide it. My concerns are these

1. I do not like a metal building sitting on the side of the house next to his driveway where it is in direct eyesite of the road.
2. The size of this is too tall and large as it would appear to be a "warehouse" vs a workshop. NOW, if built to look like the house, it would look fine at the 30 x 40 size.
3. Even if it was behind the house, no neighborhood should have a large warehouse like what has been built twice already in defiance of the agree upon area when we purchased it. These are overwhelming too large for any residents area. Two families did it anyway which caused lots of ill feeling among the neighbors that still lingers today. A backyard building should be a low profile and reasonable overall size that would resemble a three car garage type. 25 x 30 by 12 tall.

I would love to see them build a brick/masonite with matching roof and architeture that matches the house. This will cost more but they will appreciate it later when it adds massive value to their home. A proper structure is the ONLY WAY TO PROCEED. To build a cheaper metal building will only decrease his home value, and it will decrease all the others as well. No one wants to loose home value. I hope they can appreciate the spirit in which this is intended.

Greg Hollon


VOL. 51. P. 361
VOL. 51. P. 363
ZONE A
ZONE X
6
10' ELEC. & U
15" WATER LI
S 71° 38' 21" E 445.91'
N 71° 38' 21" W 432.01'
1/2"IRS
257.00'
175.00'
N 86° 39' 57" E 370.01'
TRANS PAD
FEC ELEC. ESMT.
V. 1742. P. 146
1/2"IRF
LOT 7R
SEE DETAIL
100' BLDG. LINE
CONC
SEPTIC LIDS
BASIS OF BEARINGS
N 6° 53' 02" W 418.42'
MAX SCHEID
TRUSTEE
C1
FND 1/2"
S. F. M. 549
100' R.O.W. PER PLAT

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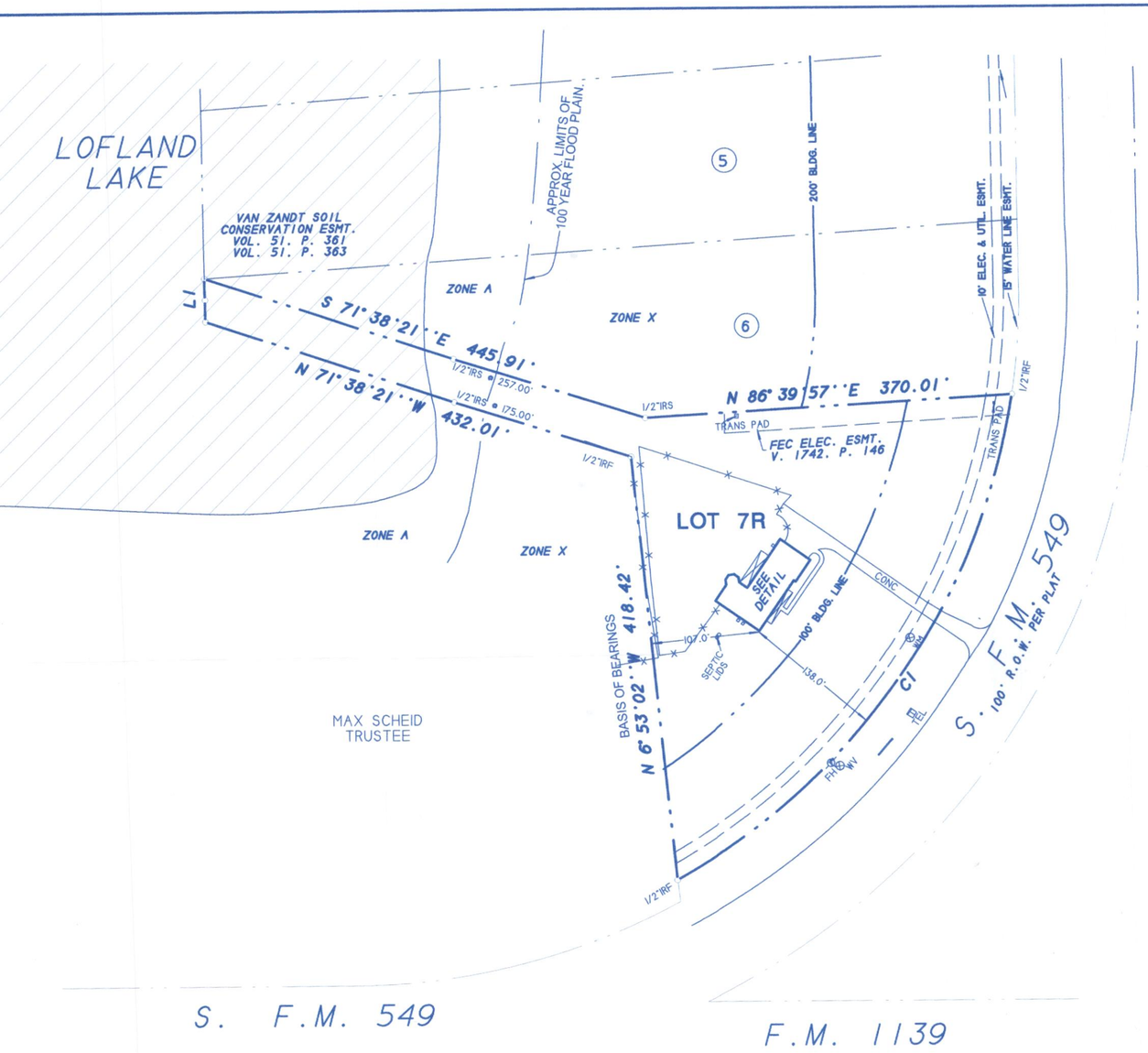

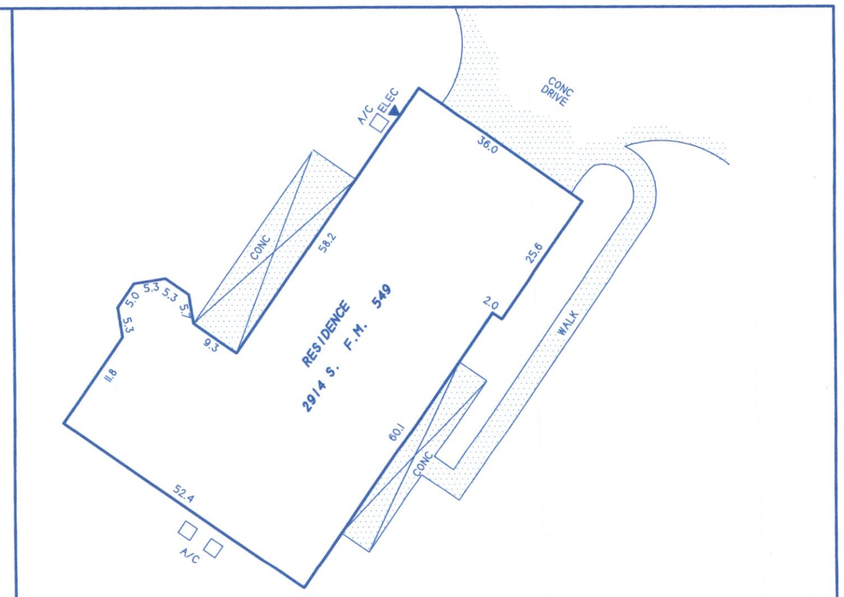

HOUSE DETAIL
SCALE 1" = 20'



DESCRIPTION

LOT 7R, OF THE LOFLAND LAKE ESTATES NO. 2, ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 127, MAP RECORDS, ROCKWALL COUNTY, TEXAS.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CAPITAL TITLE COMPANY, QUICKEN LOANS, INC., GREGORY BRADEN and VERONICA BRADEN at 2914 S. F.M. 549, ROCKWALL, ROCKWALL County,Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 13th day of July, 2018.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WV WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	BASEMENT LINE		A/C A/C COND. UNIT	PROPANE TANK

SURVEY ACCEPTED BY:

DATE

DATE

SURVEY DATE JULY 13, 2018
SCALE 1" = 100' FILE # 20011506-4F
CLIENT BRADEN GF # 18-367036-RW

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

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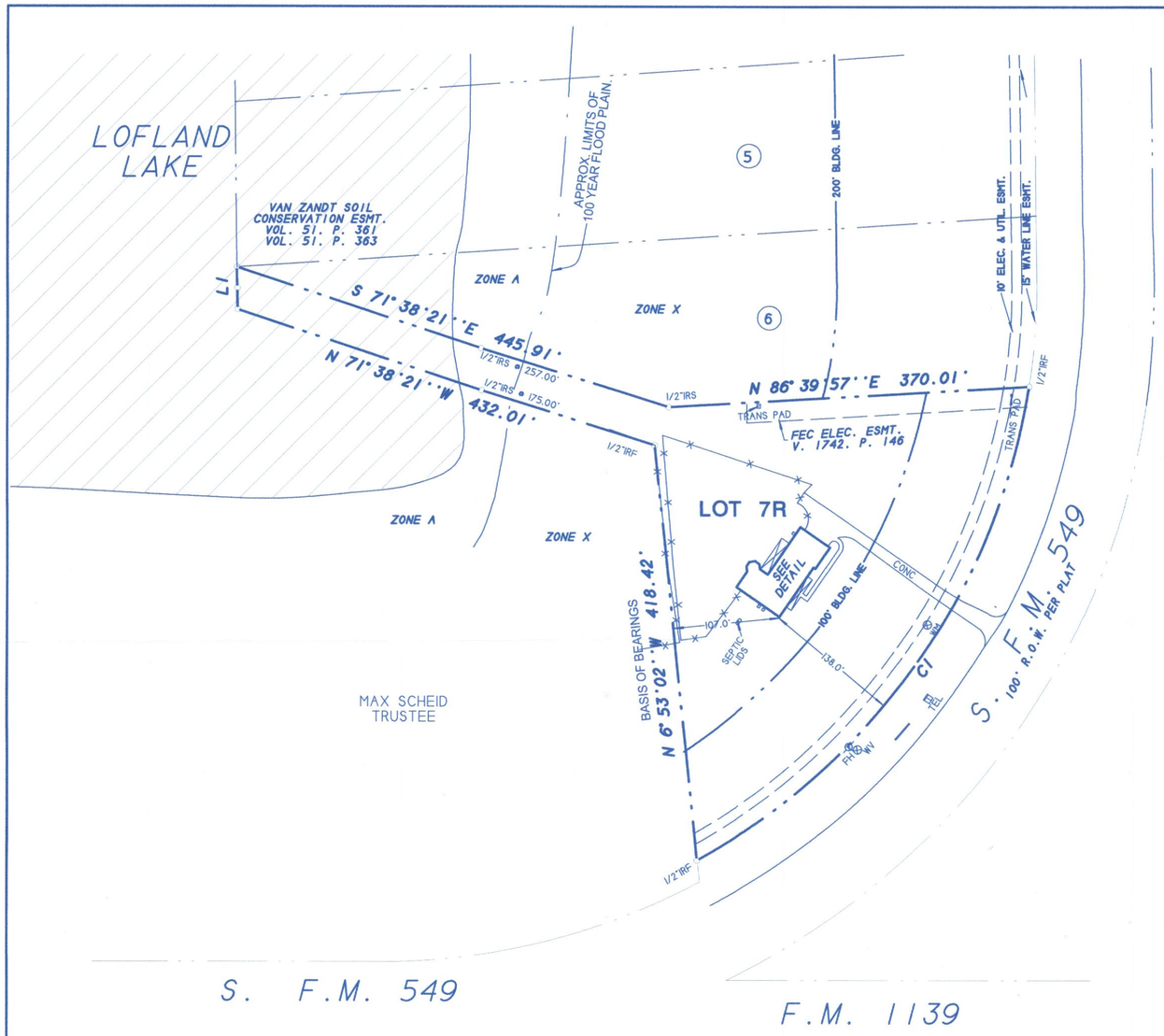

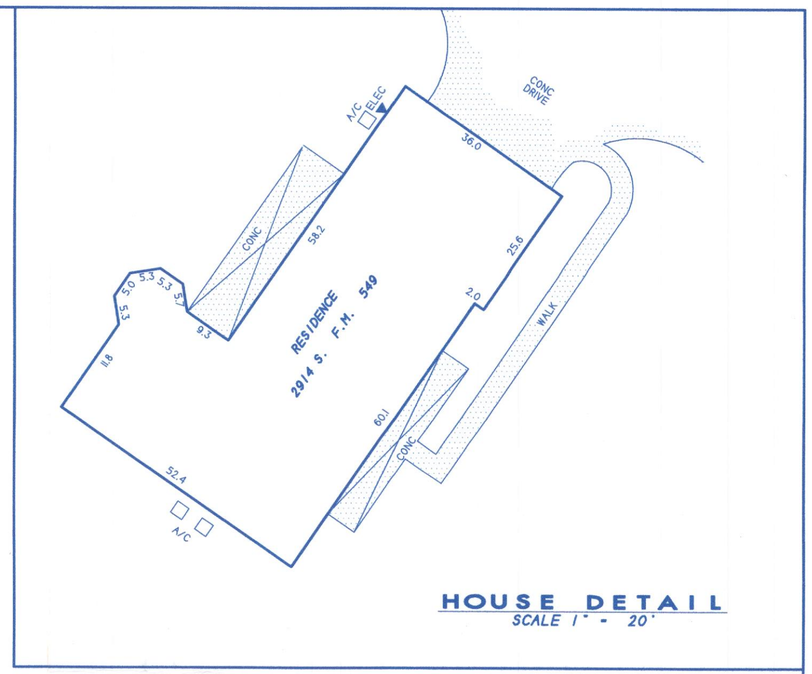

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Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

SURVEY ACCEPTED BY:

DATE

DATE

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FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE JULY 13, 2018
SCALE 1" = 100' FILE # 20011506-4F
CLIENT BRADEN GF # 18-367036-RW

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING ON A 3.02-ACRE TRACT OF LAND ZONED SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT AND IDENTIFIED AS LOT 7R, LOFLAND LAKE ESTATES NO. 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Gregory S. Braden for the approval of a Specific Use Permit (SUP) for the purpose of constructing an accessory building that does not meet the masonry requirements stipulated by the Unified Development Code (UDC), situated on a 3.02-acre tract of land, zoned Single Family Estate 2.0 (SFE-2.0) District, and being identified as Lot 7R, Lofland Lake Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, addressed as 2914 S. FM-549, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the construction of a metal accessory building that does not conform to the minimum masonry requirements for accessory buildings in a Single Family Estate 2.0 (SFE-2.0) District as stipulated by Article IV*, Permissible Uses,* and Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 3.2*, Single Family Estate 2.0 (SFE-2.0) District,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as

DRAFT ORDINANCE 09.17.2018

heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an accessory building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The accessory building shall generally conform to the building elevations and site plan depicted in *Exhibits 'B'* & *'C'* of this ordinance.

2) The accessory building shall not exceed a maximum size of 1,500 SF;

3) The subject property shall not have more than one (1) accessory building;

4) The accessory building shall not exceed a maximum overall height of 17-feet;

5) The accessory building shall not be operated as a commercial use; and,

6) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] will require compliance to the following:

1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC) [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

DRAFT ORDINANCE 09.17.2018

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF OCTOBER, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

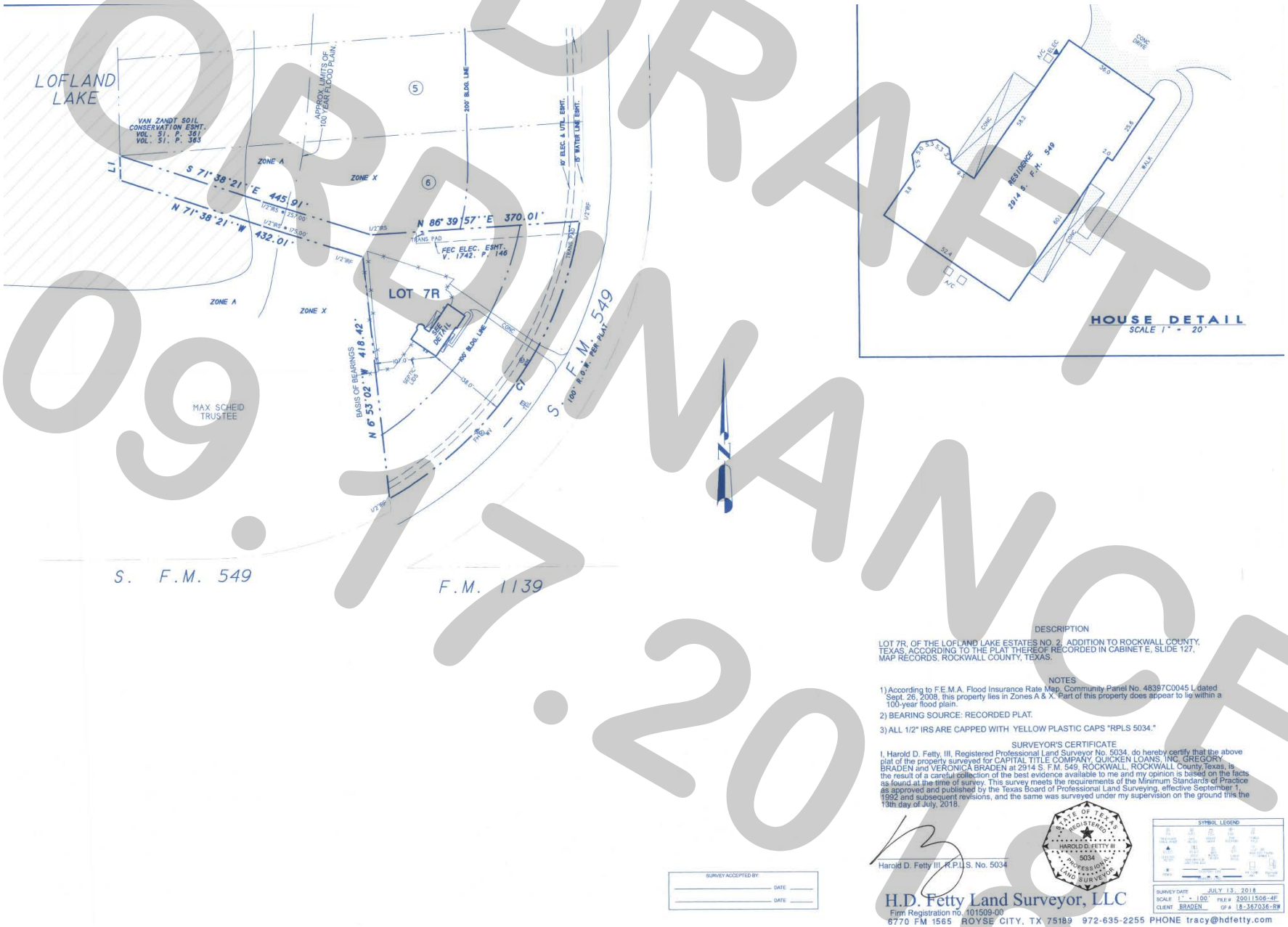
APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 17, 2018*

2nd Reading: *October 1, 2018*

DRAFT ORDINANCE 09.17.2018



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Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS REGISTERED HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

SURVEY ACCEPTED BY:

DATE

DATE

SYMBOL LEGEND

SURVEY DATE JULY 13, 2018
SCALE 1" = 100' FILE # 20011506-4F
CLIENT BRADEN GF # 18-367036-RFF

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/17/2018

APPLICANT: Ruebin E. Harle

AGENDA ITEM: **Z2018-036;** *Zoning Change (AG to SF-1)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Reubin E. Harle for the approval of a zoning change from an Agricultural (AG) District to a Single Family One (SF-1) District for a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle, and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The applicant is requesting a change in zoning from an Agricultural (AG) District to a Single-Family One (SF-1) District for the purpose of constructing an accessory building on the subject property. In 1977, the Zion Hills Estates Subdivision was platted and the subject property existed as three (3) lots (*i.e. Lots 4, 5, & 6*). Subsequently, in 1992 Lots 4, 5, & 6 were combined to its current configuration (*i.e. Lot 5R*). The subject property was later annexed in 2010 and is situated on a 4.632-acre parcel of land, zoned Agricultural (AG) District that is addressed as 825 Zion Hills Circle. According to Section 2.1, *Agricultural (AG) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), a single-family dwelling is allowed on any Agricultural (AG) District zoned property that is more than ten (10) acres. Since the subject property is less than ten (10) acres and is considered legally non-conforming, the applicant will need to rezone the property to make it conforming in order to construct an accessory building. Staff should note, that if approved, a Specific Use Permit (SUP) may be required should the proposed accessory building not meet the requirements stipulated in the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) single-family homes, which are zoned Single-Family Estate 4.0 (SFE-4.0) District and Agricultural (AG) District. Beyond this is Cornelius Road, which is identified as an M4-U (*major collector, four (4) lane, undivided roadway*) according to the City's Master Thoroughfare Plan. This roadway delineates the city limits of Rockwall.

South: Directly south of the subject property are several single-family homes within the Zion Hills Estates Subdivision and a church (*i.e. Lake Ray Hubbard Church*). Beyond this is SH-66, which is identified as a TxDOT 4D (*TxDOT four [4] lane roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Agricultural (AG) District.

East: Directly east of the subject property are several single-family homes within the Zion Hills Estates Subdivision that are zoned Agricultural (AG) District. Beyond this is FM-3549 [*Stodgehill Road*], which is identified as a TxDOT 4D (*TxDOT four [4] lane roadway*), and delineates the city limits of Rockwall.

West: Directly west of the subject property is a landscaping business (*i.e. Landscape Source*) followed by a funeral home (*i.e. Rest Haven Funeral Home*). These areas are zoned Agricultural (AG) District.

UNIFIED DEVELOPMENT CODE:

According to the purpose statements stipulated in Section 3.2-1, *Single-Family One (SF-1) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family One (SF-1) District is for "…large lot developments with an emphasis on conservation of open space…" and to be composed of "…single-family dwellings together with public, denominational, and private schools, churches and public parks essential to create basic neighborhood units…". The following is a summary of the minimum development standards for a property within a Single-Family One (SF-1) District:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*8,400 SF*
Minimum Lot Width	*70-Feet*
Minimum Lot Depth	*100-Feet*
Minimum Front Yard Setback	*20-Feet*
Minimum Rear Yard Setback	*10-Feet*
Minimum Side Yard Setback	*10-Feet*
Maximum Height	*36-Feet*
Minimum Masonry Requirement	*80%*
Minimum Dwelling SF	*2,500*
Maximum Building Coverage	*45%*
Minimum Length of Driveway	*20-Feet*

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Low Density Residential* land uses, which is defined as developments with two (2) units per acre or less. The applicant's request is in conformance with this designation.

STAFF ANALYSIS:

When analyzing the applicant's request (*i.e. to rezone the subject property for the purpose of constructing an accessory building*) and the size of the subject property (*i.e. four [4]-acres*), the Single-Family Estate 4.0 (SFE-4.0) District would be an appropriate zoning district in this case, however, another property within the Zion Hills Estates Subdivision has been rezoned to Single-Family One (SF-1) District, which established the zoning pattern for this area. Given its current configuration and acreage, the subject property could be subdivided into three (3) lots (as originally platted), should the applicant request, to replat this property into three (3) lots, it should not negatively affect adjacent properties.

NOTIFICATION:

On August 31, 2018, staff mailed 30 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any notices concerning this case.

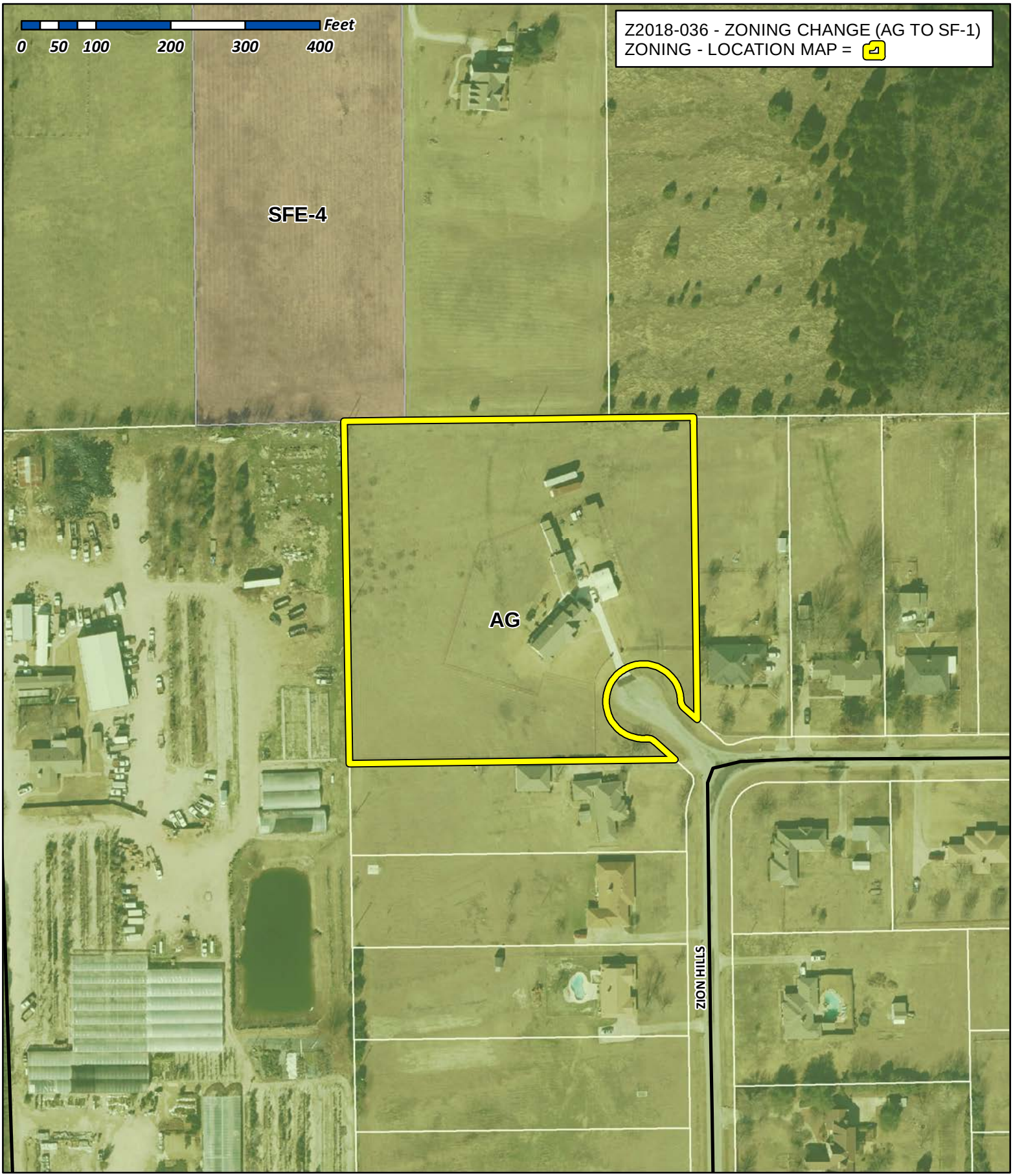
RECOMMENDATIONS:

Should the City Council choose to approve the change in zoning, staff would recommend the following conditions of approval:

1) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On September 11, 2018, the Planning and Zoning Commission's motion to recommend approval in the change in zoning passed by a vote of 5-0 with Chairman Lyons and Commissioner Moeller absent.



City of Rockwall

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

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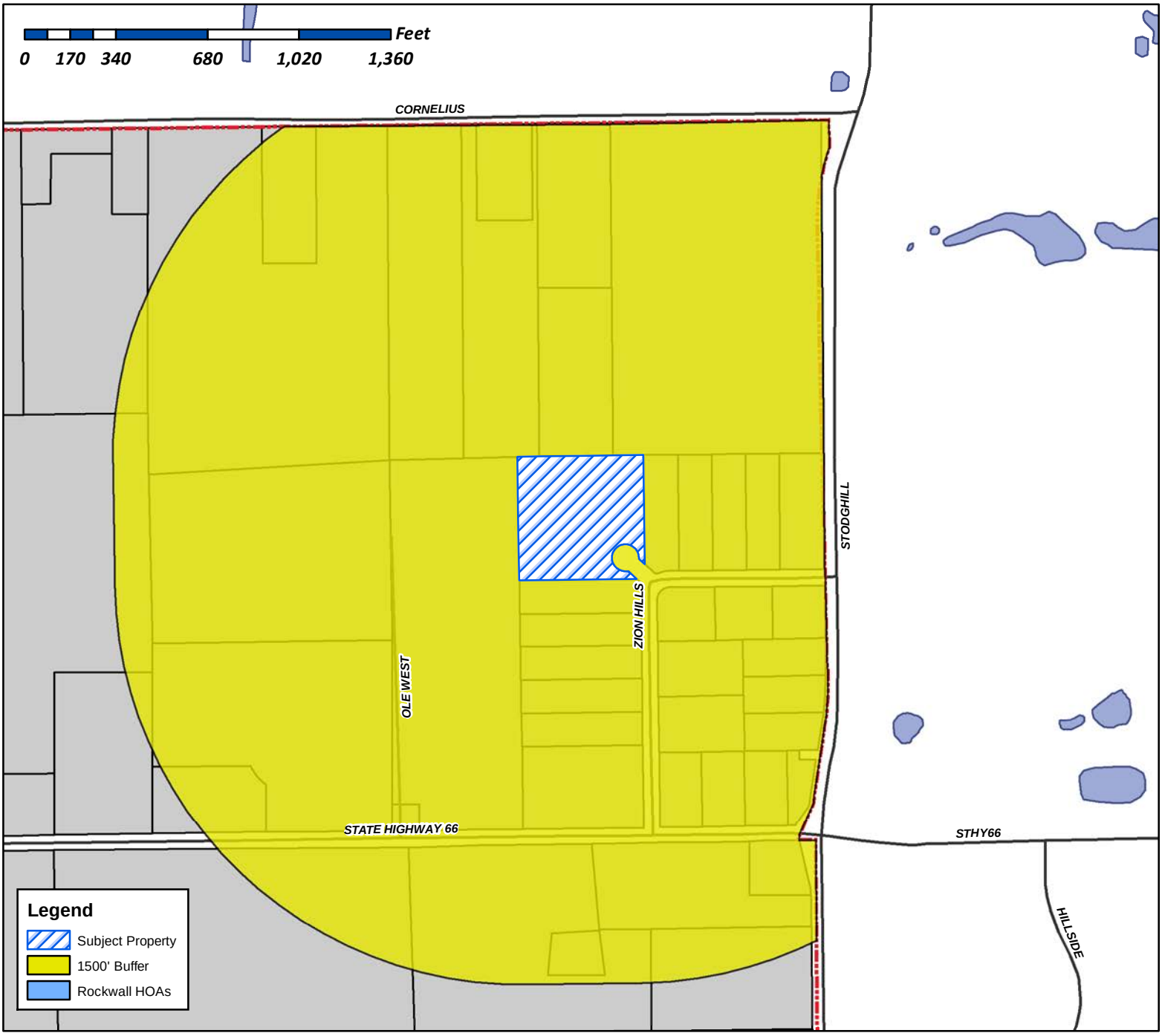
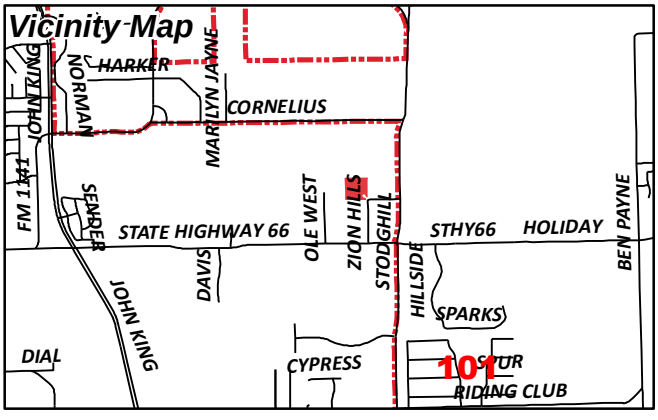


Case Number: Z2018-036
Case Name: Zoning Change (AG to SF-1)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 825 Zion Hill Circle

Date Created: ***8/21/2018***

For Questions on this Case Call (972) 771-7745



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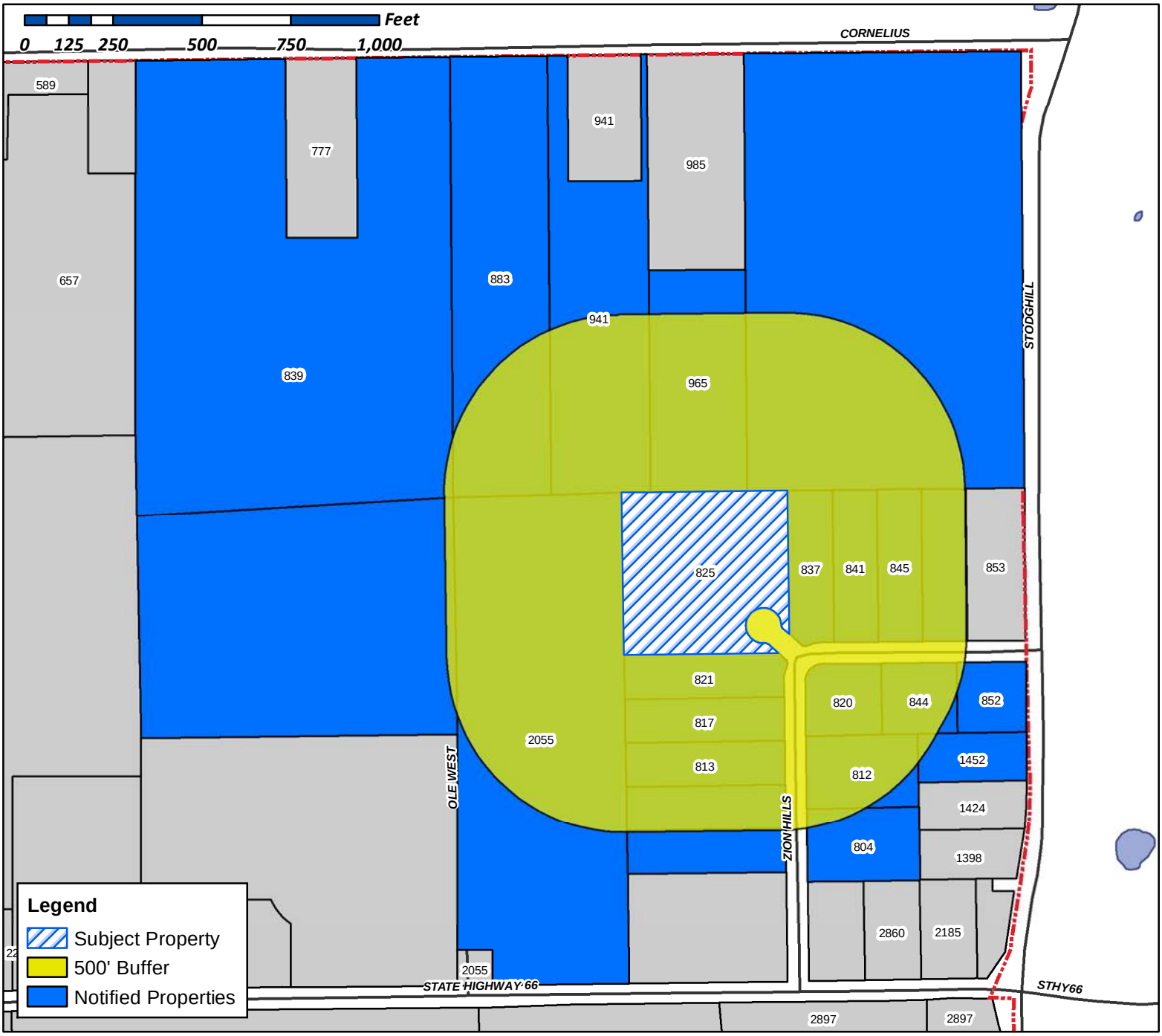

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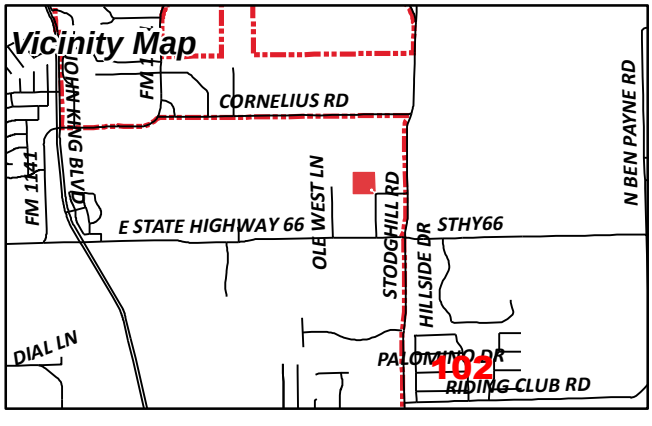


Date Created: 08/14/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1452 FM3549 STODGHILL RD
ROCKWALL, TX 75087

BROWN JEFFREY C & LISA
1452 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

BRIMELOW TIM
2055 WILLIAMS ST
ROCKWALL, TX 75087

E V S R (D) LLC
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CODY OLIVIA L & STEPHEN H
3424 SPRUCE ST
ROYSE CITY, TX 75189

WILLIAMS ERSKINE JR ETAL
4501 EDMONDSON AVE
DALLAS, TX 75205

KEMP MARY CAYCE ERSKINE WILLIAMS
4501 EDMONDSON AVE
DALLAS, TX 75205

WILLIAMS MARY MARNIE WARRINER
4501 EDMONDSON AVE
DALLAS, TX 75205

LAKE RAY HUBBARD BIBLE CHURCH
801 ZION HILL CIR
ROCKWALL, TX 75087

ROCKWALL BIBLE CHURCH
801 ZION HILL CIR
ROCKWALL, TX 75087

WHITE CHRISTOPHER AND CLAUDIA
804 ZION HILL CIR
ROCKWALL, TX 75087

KIRK JEREMY C AND STEPHANIE A
812 ZION HILL CIR
ROCKWALL, TX 75087

LE THAO THI PHUONG HONG
813 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
817 ZION HILL CIR
ROCKWALL, TX 75087

FITZPATRICK ORAL L & BARBARA
820 ZION HILL CIR
ROCKWALL, TX 75087

MILLER CHARLES E & BETTY M
821 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
825 ZION HILL CIR
ROCKWALL, TX 75087

MURPHY ROCKY SR & DEBRA J
837 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
839 CORNELIUS RD
ROCKWALL, TX 75087

HOLCOMB FRED G & CAROL
841 ZION HILL CIR
ROCKWALL, TX 75087

CHOATE DAVID E ET UX
844 ZION HILL CIR
ROCKWALL, TX 75087

AKARD DANNY ETUX
845 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
852 ZION HILL CIR
ROCKWALL, TX 75087

BROWN DAVID C & LINDA K
852 ZION HILL CIR
ROCKWALL, TX 75087

HAMMOND SCOTT H SR & DEBORAH
883 CORNELIUS RD
ROCKWALL, TX 75087

OLLOM GREGORY D
941 CORNELIUS RD
ROCKWALL, TX 75087

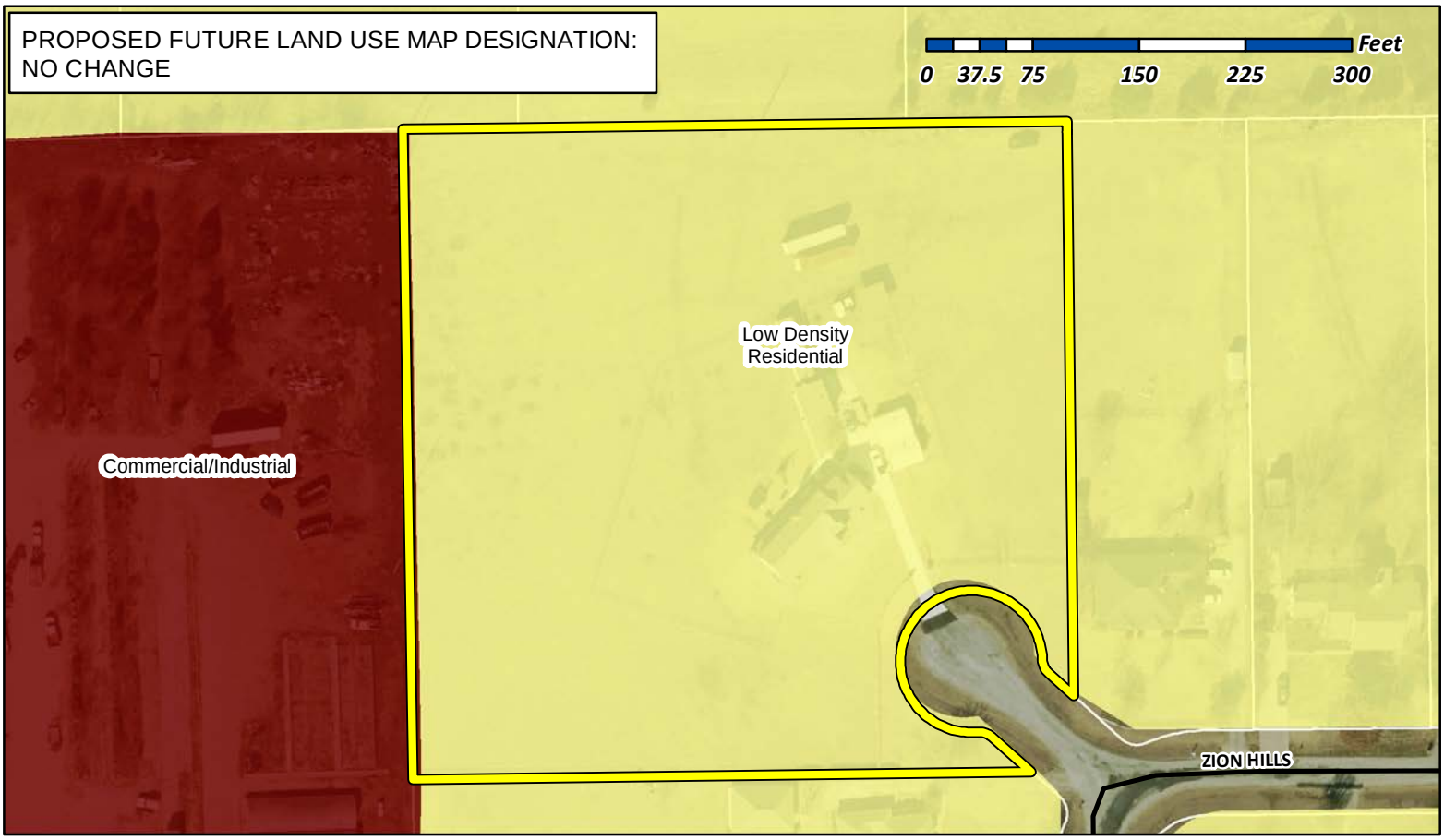
BRIZENDINE MICHAEL LEE
965 CORNELIUS ROAD
ROCKWALL, TX 75087

CAIN CEMETERY CORP
PO BOX 1119
ROCKWALL, TX 75087

WOODY TOMMIE J
PO BOX 315
FATE, TX 75132

HARLE REUBIN E
PO BOX 912
ROCKWALL, TX 75087





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

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

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10 August 2018

City of Rockwall
385 S. Goliad
Rockwall, Texas 75087

Attention: Mr. Korey Brooks, ACIP

Dear Mr. Korey:

By way of background, I am a resident of Rockwall of some 44 years, my wife and family having moved from Dallas in 1974 to enjoy small town country living and quality school education for our children. At the time of our move we were securely in the county with only county services. The City has now annexed our property with the value added services you provide, for which we appreciate.

For many years we had anticipated building what we referred to as "our barn" on our property to house our growing collection of vintage automobiles and serve as general storage for all the things one collects over a lifetime.

In order to now achieve this, we understand it is necessary for us to first make application for and change our agricultural zoning to residential zoning and thereafter apply for a Special Use Permit (SUP) in order to apply for a building permit to construct our barn.

Therefore, the purpose of this application is to comply with the zoning regulations of the City of Rockwall with the end purpose being to construct our barn. The barn will be a 50ft x 60ft professionally built metal building manufactured by Mueller or of similar quality.

We will engage a reputable contractor licensed in Rockwall to construct the barn. I am just retired from Houston based real estate developer Hines, having spent my career as project construction manager building many of their buildings, most recently a 60-story office tower in Shanghai China, and feel I have the expertise to oversee the construction of our barn to ensure compliance with the building codes and achieve the quality of construction we seek.

We are mindful of the appearance of the barn and our property and plan to use materials and colors that will complement our house. At present we have some storage buildings that we will demolish and consolidate the stored contents in the new barn, thus "cleaning-up" the appearance of our property.

It would be our hope you will favorably consider both our rezoning and SUP application in order that we may realize our dream.

Kindest regards,

Reubin E. Harle, Sr.
825 Zion Hill Circle
Rockwall, Texas 75087
Home: 972 771-8426
Mobile: 214 808-5769

NOW OR FORMERLY
DENNIS R. AND
SARAH J. LUCKEY
VOL. 813, PG. 296
D.R.R.C.T.

NOW OR FORMERLY
MICHAEL AND LORI BEZENDINE
VOL. 1230, PG. 1
D.R.R.C.T.

NOW OR FORMERLY
ERKSTINE
WILLIAMS, JR, et al
VOL. 1122, PG. 15
D.R.R.C.T.

3/8" IRF

0.8'

3/8" IRF

N 89°40'18" E 468.40'

1/2" IRF

0.9'±

10' UTILITY ESMT.

5' UTILITY ESMT.

LOT 5-R, BLOCK A
4.63 ACRES

NEW BARN
50'x60'x16'

50'

60'

EXTEND DRIVEWAY

EXISTING 2-CAR GARAGE

SEE DETAIL

168.2'

EXISTING DRIVEWAY

75' BLDG. LINE

145.3'

2-STORY HOUSE

622.3'

SEE DETAIL

404.72'

454.70'

250.00'

UNDERGROUND TELEPHONE BOX

S 73°17'46" E 200.00

5.0'

5.0'

10' UTILITY ESMT. (CAB. A, SLIDE 271)

NOW OR FORMERLY
GARY L. HARTIS & JAMIE A. HARTIS
VOL. 180, PG. 62
D.R.R.C.T.

N 00°00'42" W

10' UTILITY ESMT.

132.9'

R = 50.00'
L = 249.80'

N 46°23'37" W 45.23'

ZION HILLS CIRCLE

S 46°23'37" E 28.0'

60.32'

S 00°23'54" W

1/2" IRF

N 89°48'59" W 435.25'

73.07'

10' UTILITY ESMT. (CAB A, SLIDE 271)

LOT 9

3.7'

5/8" IRF

3.4'

5/3" IRF

5/8" IRF

2.3'

LOT 6

5/8" IRF

2.6'

TWO STORY BRICK
LOT 5-R, BLOCK A
825 ZION HILLS CIRCLE

4.4' 3.2' 2.4' 2.1' 23.0' 32.2' 27.5' 2.1' 2.4' 3.2' 2.5' 6.8' 3.9' 4.2' 50.0' 34.9' 35.0'

HOUSE DETAIL
N.T.S.

GARAGE DETAIL
N.T.S.

12.0' 12.4' 37.0' 24.3' 20.4'

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 825 ZION HILLS CIRCLE in the County of ROCKWALL, Texas, described as follows:

BEING LOT 5-R, BLOCK A, OF ZION HILLS ESTATES, AN ADDITION TO THE COUNTY OF ROCKWALL, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN CABINET C, SLIDE 151, MAP OR PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF ROCKWALL COUNTY UNINCORPORATED AREAS COMMUNITY PANEL NO. 480543 035 B, MAP DATED 9/17/80 (ZONE "C").

TO THE BEST OF MY KNOWLEDGE THE FOLLOWING EASEMENTS ARE BLANKET EASEMENTS:
1) VOLUME 126, PAGE 101, R.R.R.C.T.
2) VOLUME 76, PAGE 460, R.R.R.C.T.
3) VOLUME 68, PAGE 395, R.R.R.C.T.

TO THE BEST OF MY KNOWLEDGE THE FOLLOWING EASEMENTS DO NOT AFFECT THIS PROPERTY:
1) VOLUME 16, PAGE 86, R.R.R.C.T.
2) VOLUME 54, PAGE 243, R.R.R.C.T.

BEARINGS BASED ON PLAT.
THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTUSIONS, EXCEPT AS SHOWN.
The plat hereon is a representation of an on the ground survey as dated thereabove, the lines and dimensions of said property being indicated, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, all easements and other matters of record of which I have been advised are as shown hereon. This survey was performed in connection with the transaction described in G.F. No. 200301091 of ROCKWALL CO. ABSTRACT Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible to any others for any loss resulting therefrom.

Registered Professional Land Surveyor

Daniel A. Smith, R.P.L.S. No. 4645

STATE OF TEXAS
REGISTERED
DANIEL A. SMITH
4645
PROFESSIONAL
LAND SURVEYOR

Monuments as shown found or set are references to the recorded Plat corners.

LEGEND

IRF= IRON ROD FND.
IRS= IRON ROD SET
IPF= IRON PIPE FND.
= POWER POLE
= GAS METER
= SURFACE ELECTRIC BOX
(W) = WATER METER
CHAIN-LINK FENCE
WOOD FENCE
BARBED-WIRE FENCE
IRON FENCE
OVERHEAD ELECTRIC LINE(S)

Daniel A. Smith Land Surveying, Inc.
309 N. Galloway, Suite 107
Mesquite, Texas 75149
(972) 216-3334 fax (972) 216-9922

©

Job No. 7166 Scale: 1" = 60'
Date: 2/7/03 Drawn by: JWR

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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT ON A 4.623-ACRE PARCEL OF LAND IDENTIFIED AS LOT 5R, BLOCK A, ZION ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 825 ZION HILLS CIRCLE AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ruebin E. Harle for a change in zoning from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 4.623-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle and more fully depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1 (SF-1) District as stipulated in Section 1.1*, Use of Land and Buildings,* of Article IV*, Permissible Uses* and Section 3.2.1*, Single-Family 1 (SF-1) District,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

DRAFT ORDINANCE 03.19.2018

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF OCTOBER, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

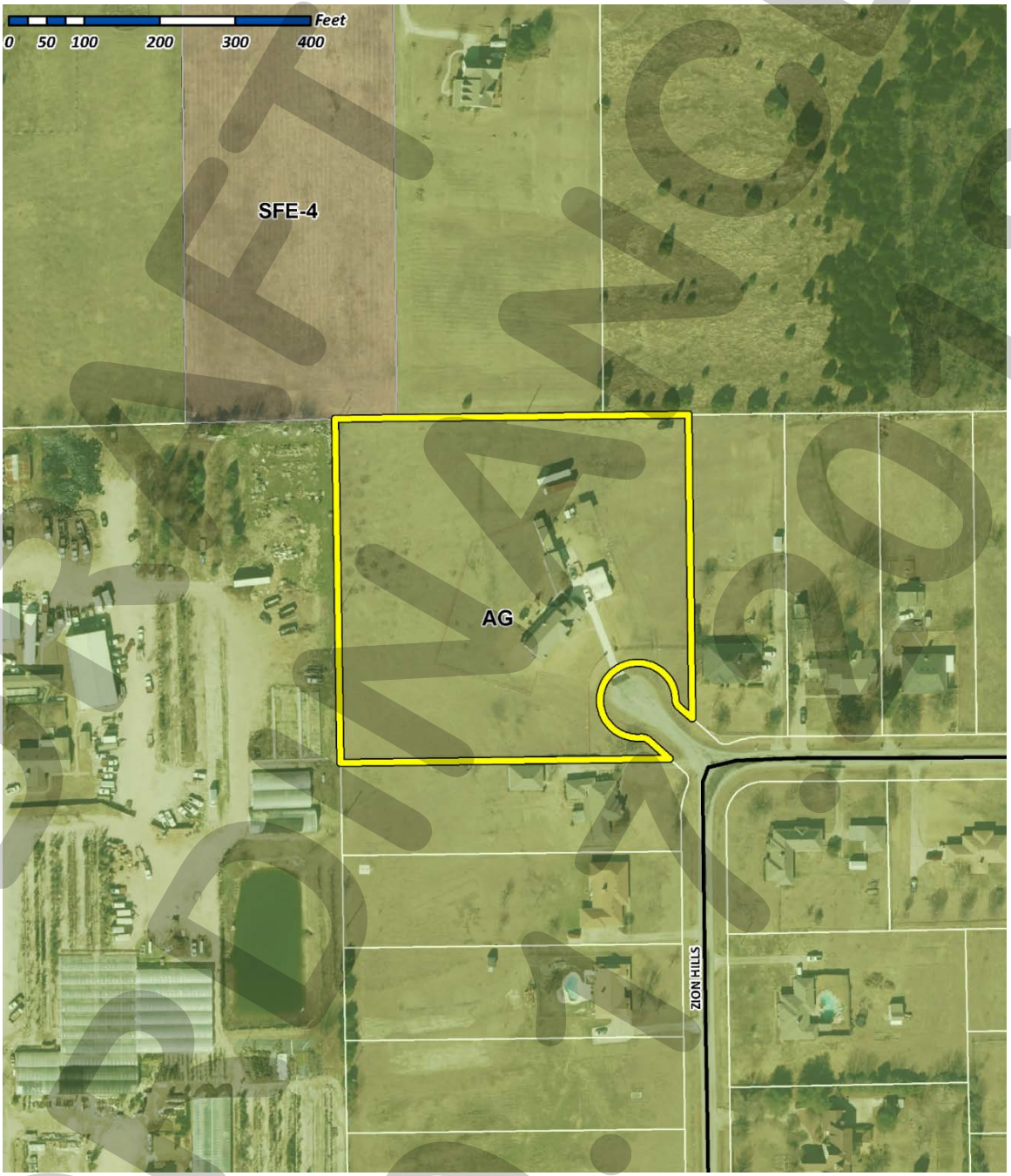
_____
Frank J. Garza, *City Attorney*

1st Reading: *September 17, 2018*

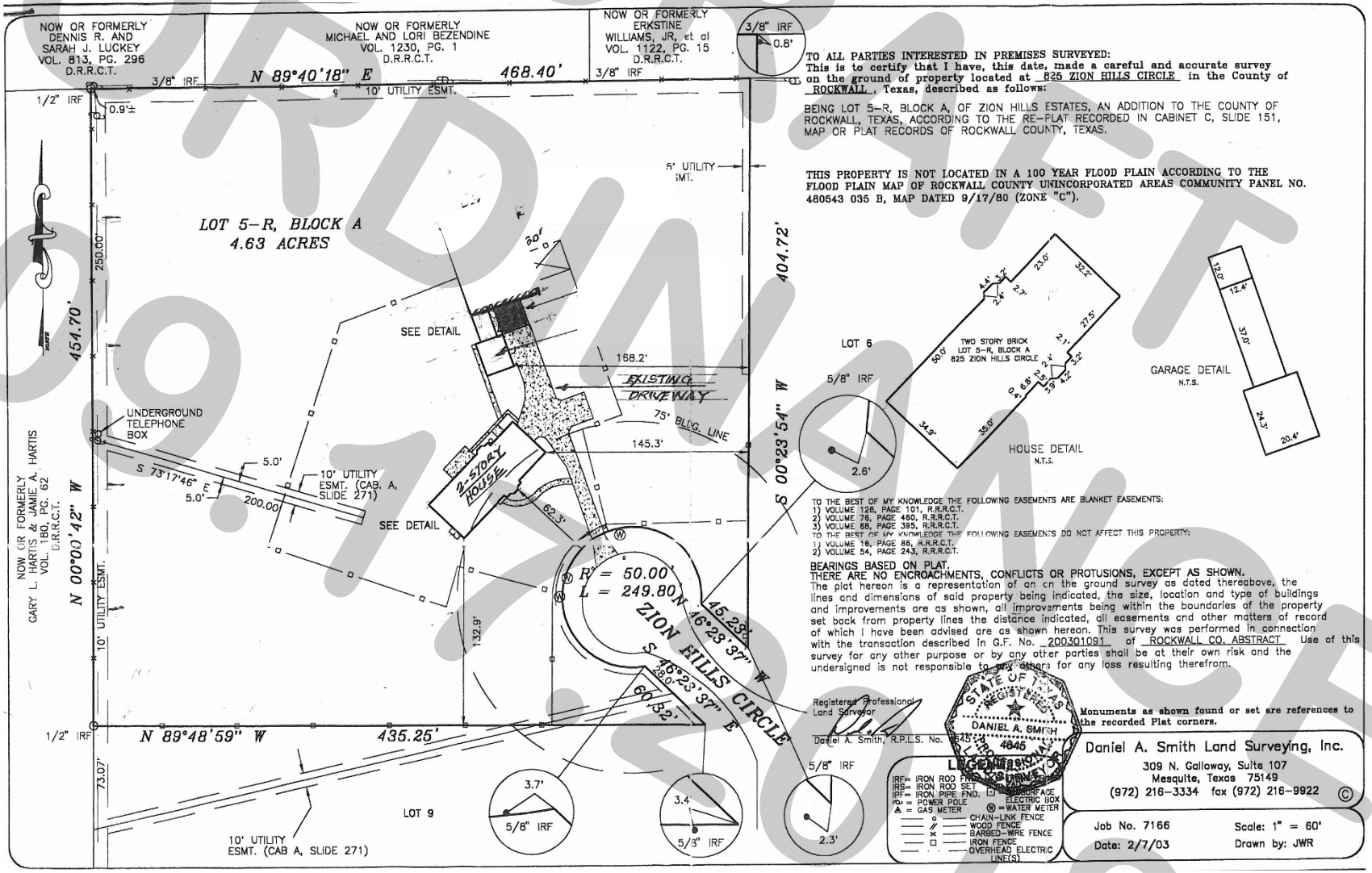
2nd Reading: *October 1, 2018*

DRAFT ORDINANCE 09.17.2018

Address: *825 Zion Hills Circle*
Legal Description: *Lot 5R, Block A, Zion Addition*



DRAFT
09.18.18



TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 825 ZION HILLS CIRCLE in the County of ROCKWALL, Texas, described as follows:

BEING LOT 5-R, BLOCK A, OF ZION HILLS ESTATES, AN ADDITION TO THE COUNTY OF ROCKWALL, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN CABINET C, SLIDE 151, MAP OR PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF ROCKWALL COUNTY UNINCORPORATED AREAS COMMUNITY PANEL NO. 480543 035 B, MAP DATED 9/17/80 (ZONE "C").

TO THE BEST OF MY KNOWLEDGE THE FOLLOWING EASEMENTS ARE BLANKET EASEMENTS:
1) VOLUME 126, PAGE 101, R.R.R.C.T.
2) VOLUME 76, PAGE 450, R.R.R.C.T.
3) VOLUME 68, PAGE 395, R.R.R.C.T.

TO THE BEST OF MY KNOWLEDGE THE FOLLOWING EASEMENTS DO NOT AFFECT THIS PROPERTY:
1) VOLUME 16, PAGE 85, R.R.R.C.T.
2) VOLUME 54, PAGE 243, R.R.R.C.T.

BEARINGS BASED ON PLAT.
THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTUSIONS, EXCEPT AS SHOWN.
The plat hereon is a representation of an on the ground survey as dated thereabove, the lines and dimensions of said property being indicated, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, all easements and other matters of record of which I have been advised are as shown hereon. This survey was performed in connection with the transaction described in G.F. No. 200301091 of ROCKWALL CO. ABSTRACT Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible to any others for any loss resulting therefrom.

Registered Professional Land Surveyor

Daniel A. Smith, R.P.L.S. No. 4846

STATE OF TEXAS
REGISTERED
DANIEL A. SMITH
4846
LAND SURVEYOR

Monuments as shown found or set are references to the recorded Plat corners.

Daniel A. Smith Land Surveying, Inc.
309 N. Galloway, Suite 107
Mesquite, Texas 75149
(972) 216-3334 fax (972) 216-9922
©

Job No. 7166 Scale: 1" = 60'
Date: 2/7/03 Drawn by: JWR

DRAFT ORDINANCE 09-18 EXHIBIT

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/17/2018

APPLICANT: Scott A. Simants; *Ridgeview Church*

AGENDA ITEM: **Z2018-038**; Zoning Change (*AG to GR)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Scott A. Simants on behalf of Ridgeview Church for the approval of a zoning change from an Agricultural (AG) District to a General Retail (GR) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting to rezone the property from an Agricultural (AG) District to a General Retail (GR) District for the purpose of expanding the church facility [*i.e. Ridgeview Church*]. The expansion will generally consist of an addition to the existing building and/or the addition of an accessory structure for storage. The original request was to rezone to a Commercial (C) District; however, after the work session with the Planning and Zoning Commission the applicant has decided to request a General Retail (GR) District, which is considered to be less intense and would create a transition to the adjacet residential properties.

On July 16, 2012, the *subject property* was annexed into the corporate limits of the City by *Ordinance No. 12-17* [*Case No. A2012-001*]. On October 15, 2012, the City Council approved a replat [*Case No. P2012-031*] of four (4) parcels of land into one (1) parcel of land [*i.e. Lot 28, Skyview Country Estates No. 3 Addition*]. According to Subsection 4.4, *General Retail (GR) District*, of Section 4, *Commercial Districts*, of *Article V, District Development Standards*, a *Church or House of Worship* is a by-right land use that is permitted within the General Retail (GR) District.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property is a residential development [*i.e. Skyview Country Estates #2 Addition*] that is within the City's extraterritorial jurisdiction (ETJ).

South: Directly south of the subject property is FM-552, which is designated on the City's Master Thoroughfare Plan as an M4U [*i.e. major collector, four (4) lane, undivided roadway*]. Beyond FM-552 is a residential development [*i.e. Windmill Valley Addition*] that is within the City's extraterritorial jurisdiction (ETJ).

East: Directly east of the subject property is a residential development [*i.e. Skyview Country Estates #3 Addition*] that is within the City's extraterritorial jurisdiction (ETJ).

West: Directly west of the subject property is the Breezy Hill Subdivision, which is zoned Planned Development District 74 (PD-74) for Single-Family Residential (SF-10) District land uses.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The *subject property* is zoned for Agricultural (AG) District. The Future Land Use Map, adopted with the Comprehensive Plan, designates the *subject property* for *Quasi-Public Uses* (*i.e. eastern portion of property*) and *Low Density Residential* land uses (*i.e. western portion of property*). The proposed zoning change would necessitate that the designation of western portion of the property be changed from *Low Density Residential* to a *Quasi-Public Uses* designation. The eastern portion of the property currently has this designation. It should be noted that the *Quasi-Public Use* means a use operated by a private non-profit, educational, religious, recreational, charitable, or medical institutions having the purpose primarily of serving the general public, and includes uses such as churches; therefore, the *Quasi-Public Uses* designation would be considered appropriate for the subject property.

With this being said, the approval of any changes to the Future Land Use Map by allowing the zoning change would be a discretionary decision for the City Council. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect the requested designation.

NOTIFICATION:

On August 30, 2018, staff sent 38 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Stoney Hollow and Breezy Hill Homeowner's Associations (HOA's) which are the only HOA's/Neighborhood Associations within 1,500 feet. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice opposed and one (1) notice in favor of the zoning request.

RECOMMENDATIONS:

Should the City Council choose to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a General Retail (GR) District then staff would propose the following conditions of approval:

1) An approved site plan shall be required for an expansion of the existing facility.

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the western portion of the property from a *Low Density Residential* designation to a *Quasi-Public Uses* designation.

3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire

codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On September 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the zoning change from Agricultural (AG) District to General Retail (GR) District with staff conditions passed by a vote of 5 to 0 with Commissioners Lyons and Moeller absent.



City of Rockwall

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

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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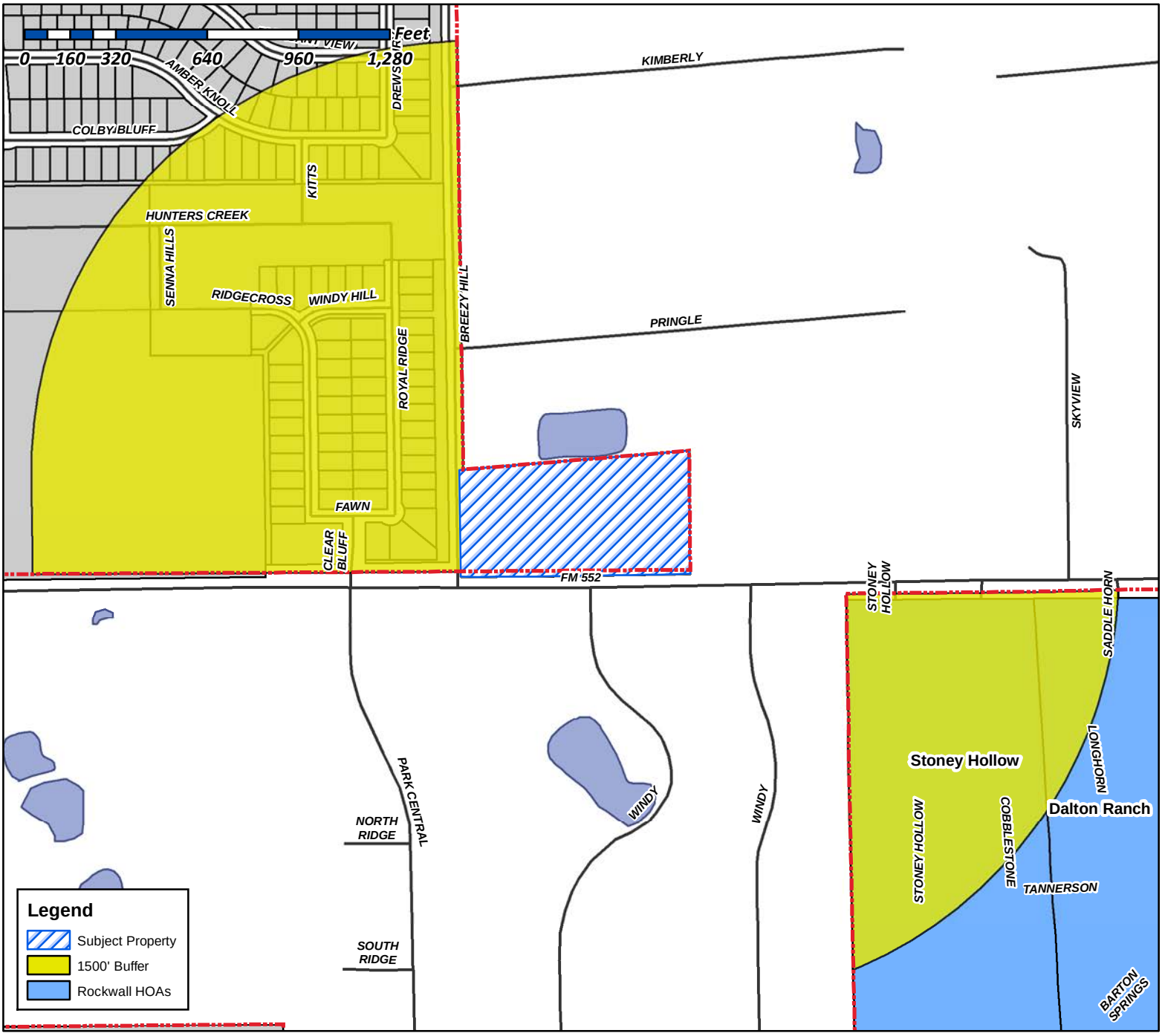
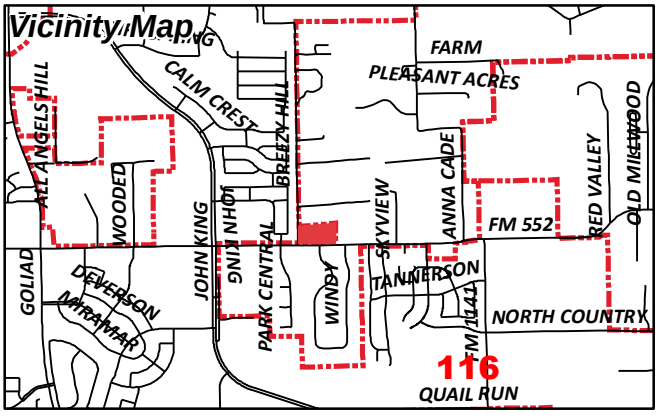


Case Number: Z2018-038
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 1362 E. FM-552

Date Created: ***8/16/2018***

For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Friday, September 7, 2018 2:25 PM
To: Gonzales, David
Subject: FW: Neighborhood Noification Program: Notice of zoning request
Attachments: Z2018-038 HOA Map.pdf

From: Morales, Laura
Sent: Tuesday, September 04, 2018 1:18 PM
To: [redacted]; [redacted]
Subject: Neighborhood Noification Program: Notice of zoning request

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***August 24, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 9/11/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 9/17/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2018-038-Hold a public hearing to discuss and consider a request by Scott A. Simonts on behalf of Ridgeview Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

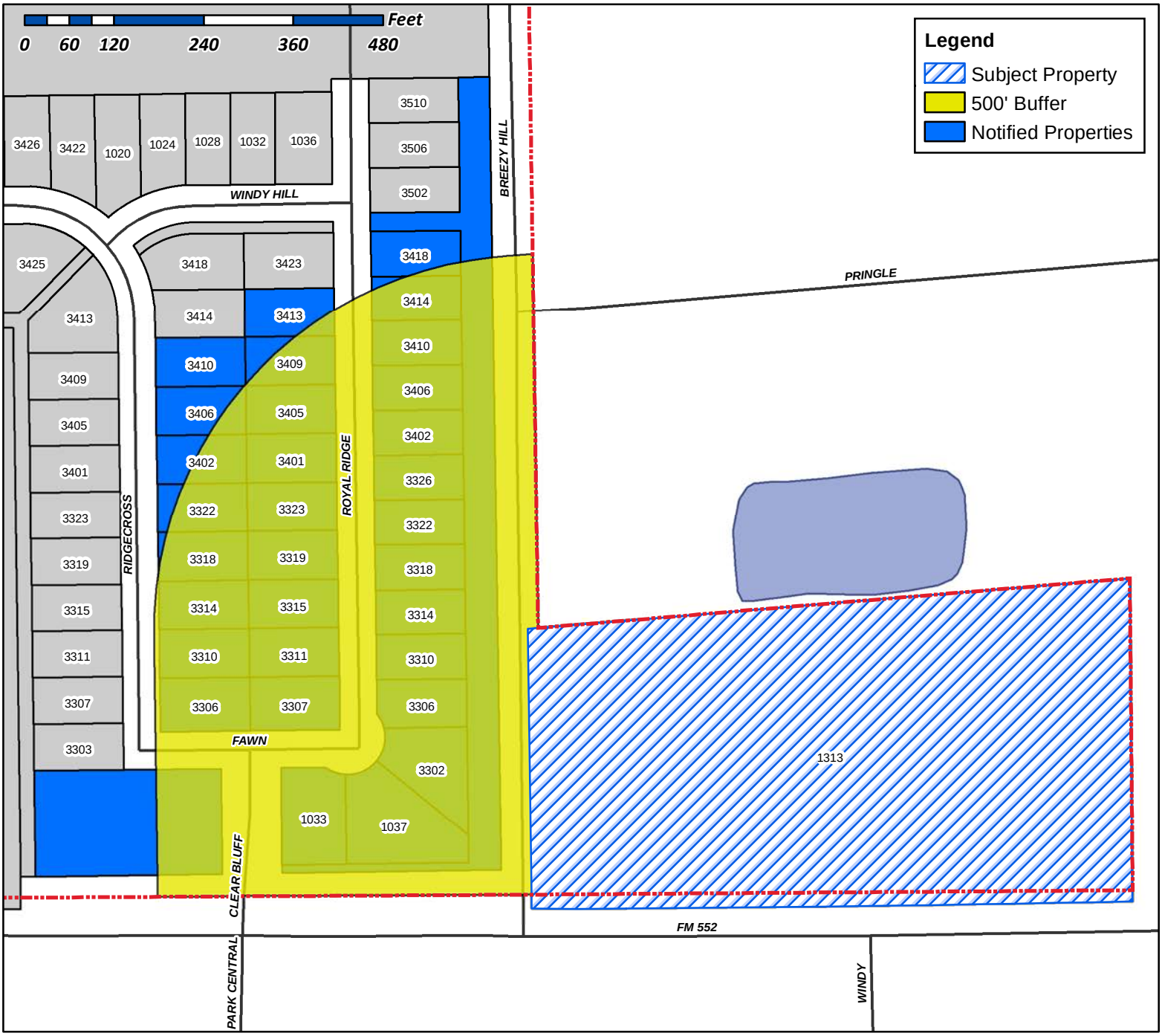
Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com/planning/

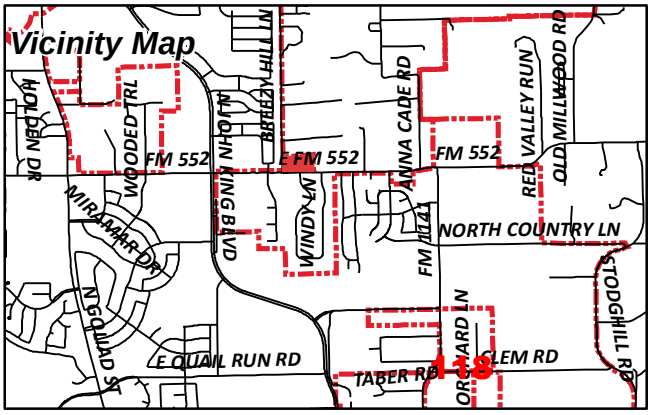
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2018-038
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1362 E. FM-552



Date Created: 08/16/2018
For Questions on this Case Call (972) 771-7745

BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

CURRENT RESIDENT
1033 FAWN TRAIL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

MEGATEL HOMES INC
1800 VALLEY VIEW LANE SUITE 400
FARMERS BRANCH, TX 75234

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 RIDGECROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 ROYAL RIDGE DR
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO
3318 RIDGECROSS DRIVE
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL WAYNE
3318 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3319 ROYAL RIDGE DR
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN
3322 RIDGECROSS DRIVE
ROCKWALL, TX 75087

FLYNN JASON HAROLD & KENNY RAY WENTWORTH
3322 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 RIDGECROSS DR
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 RIDGECROSS DR
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 ROYAL RIDGE DR
ROCKWALL, TX 75087

119

CURRENT RESIDENT
3410 RIDGECROSS DR
ROCKWALL, TX 75087

SMITH ELOISE & JAMES
3410 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

DOOLEY MARINA K
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP
6225 N HWY 161 #150
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 STE 150
IRVING, TX 75038

BH 60'S POD LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

120

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-038: 1362 E. FM-552 (AG to C)

Hold a public hearing to discuss and consider a request by Scott A. Simants on behalf of Ridgeview Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/11/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 9/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-038: 1362 E. FM-552 (AG to C)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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Case No. Z2018-038: 1362 E. FM-552 (AG to C)

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-038: 1362 E. FM-552 (AG to C)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Mid-Block Commercial up against residential does not help residential property values for Breezy Hills Estates.

Name: BH 60's Pod, Ltd

Address: 8214 Westchester Drive, Suite 710, Dallas TX 75225

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-038: 1362 E. FM-552 (AG to C)

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

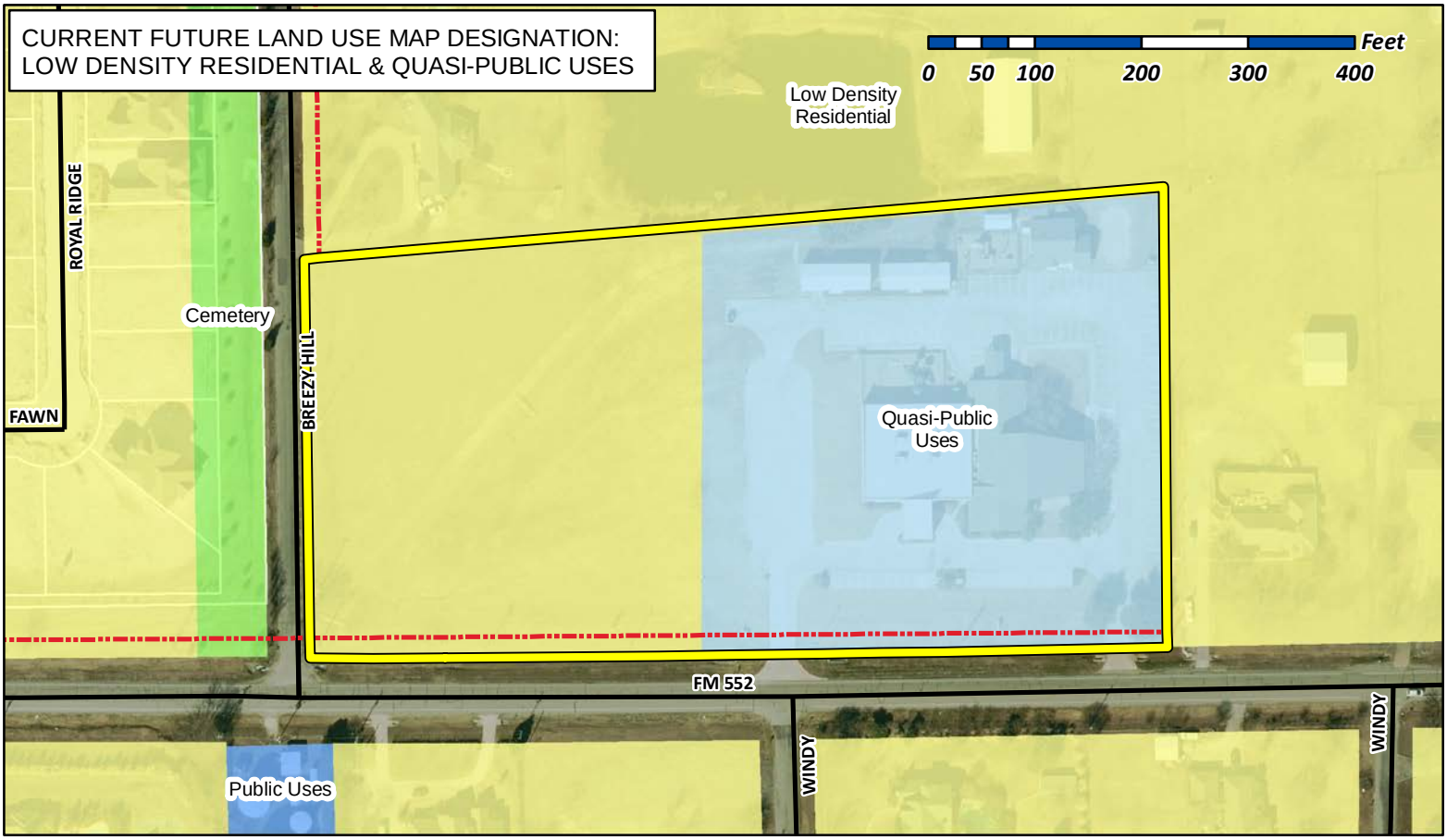
I SPOKE W/CHURCH OFFICIALS & BELIEVE THEY HAVE THE RIGHT TO BE ABLE TO BUILD ON THEIR PROPERTY WHAT THEY NEED TO ~~MAKE~~ MAKE THEIR CHURCH MOVE FORWARD.

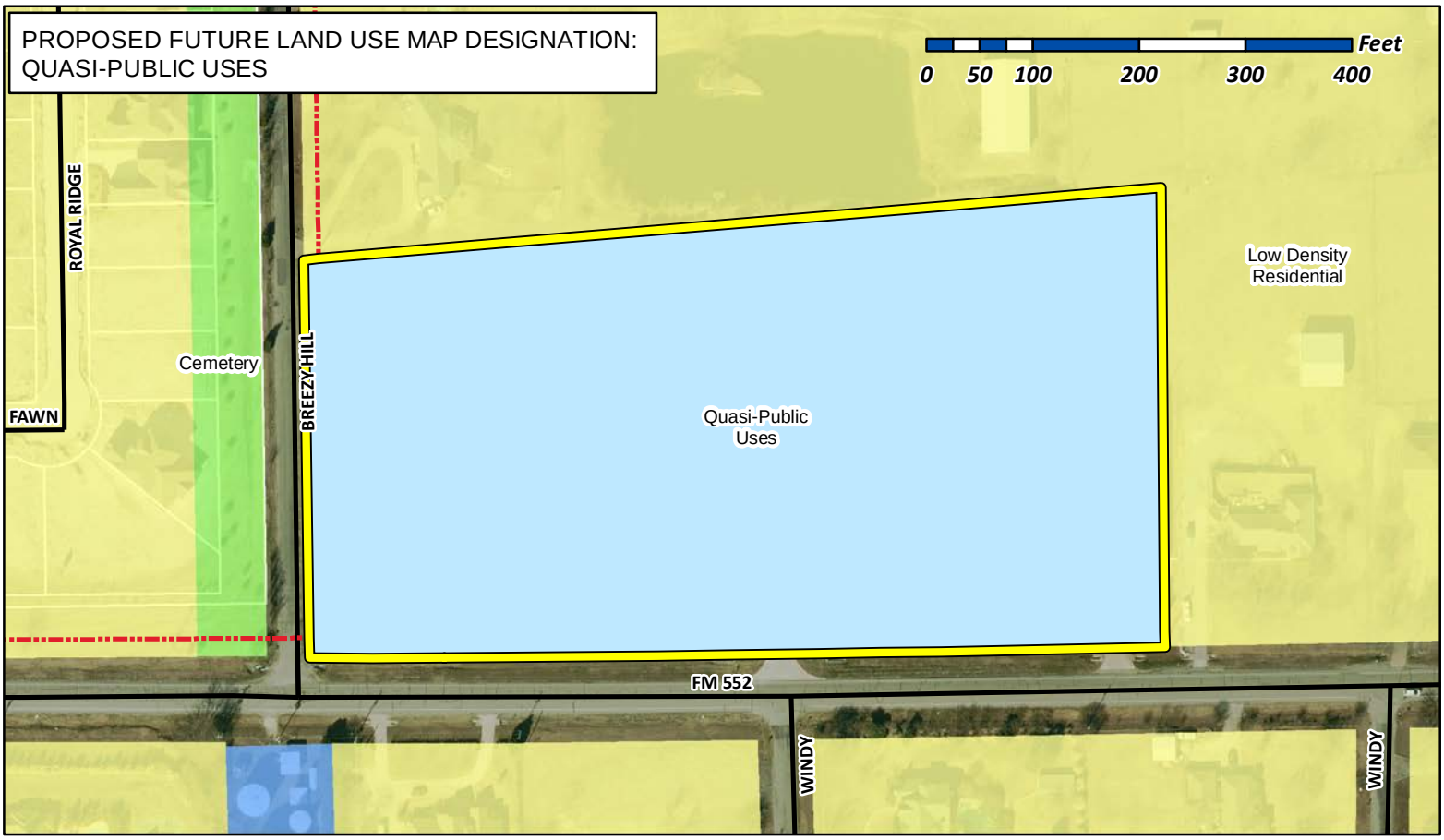
Name: CORY LIEBRUM

Address: 3406 ROYAL RIDGE ROCKWALL TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE





City of Rockwall

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

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124

RIDGEVIEW CHURCH
WIN | DISCIPLE | SEND

July 13, 2018

City of Rockwall
Planning and Development
385 S. Goliad, Rockwall, Texas 75087

Dear City of Rockwall:

I, Scott A. Simants, on behalf of Ridgeview Church, located at 1362 East F.M 552, Rockwall, Tx 75087, at the intersection of Breezy Hill Lane and F.M. 552, Skyview Country Estates, Lots 19-22. The church sits on 7.67 acres and is currently zoned for Agriculture.

We are requesting that the property be re-zoned to Commercial for future addition to the existing building and/or new storage facilities.

Sincerely,

Scott A. Simants
214) 538-0314

Sasimants@msn.com

Gonzales, David

From: Scott Simants <[redacted]>
Sent: Tuesday, September 4, 2018 4:09 PM
To: Gonzales, David
Subject: Re: Ridgeview Church - Zoning Change Request

Thanks David,
We would like to go with General Retail.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Tuesday, September 4, 2018 8:55 PM
To: [redacted]
Subject: Ridgeview Church - Zoning Change Request

Good afternoon Scott,

I was following up regarding our conversation last week concerning the zoning request for the church. As you know, currently the request is for Commercial; however, after our discussion, you thought that it may be best to go to a General Retail district, which is a less intense use. Have you had an opportunity to consider this or are you continuing to move forward with the Commercial District classification.

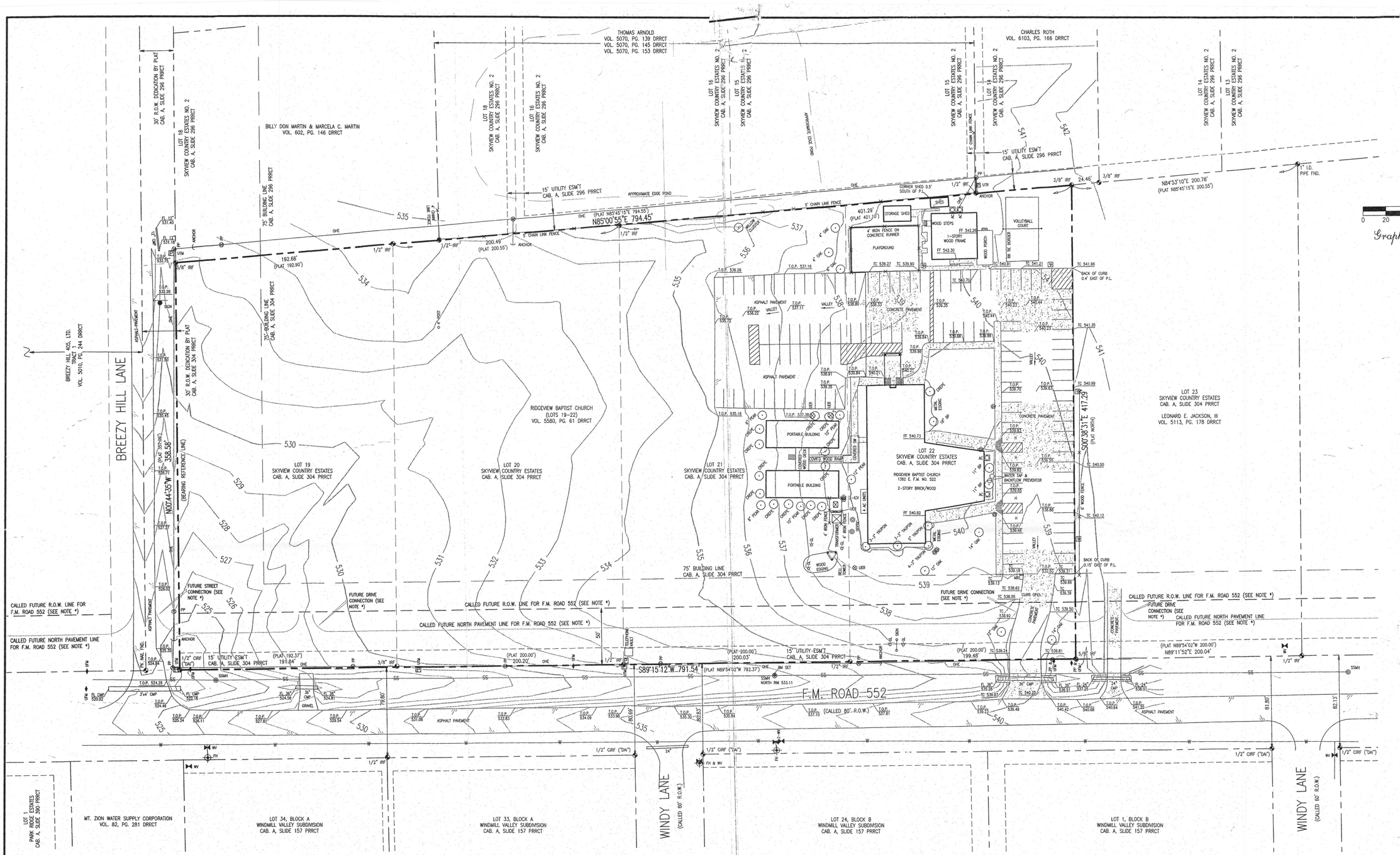
The reason I'm asking is I am currently working on staff's report and wanted to be sure that this would reflect the zoning you've chosen.

Let me know if you have any questions.

Thank you,

DAVID GONZALES, AICP
SENIOR PLANNER • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
GONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION



LEGEND

IRF	IRON ROD FOUND	RCP	REINFORCED CONCRETE PIPE	◊	SPRINKLER HEAD (SH)
CIRF	CAPPED IRON ROD FOUND	CMP	CORRUGATED METAL PIPE	⊸	SIGN
IPF	IRON PIPE FOUND	FL	FLOWLINE	□	MAIL BOX (MB)
IRS	1/2" IRON ROD SET WITH "DISCIULLO & TERRY" PLASTIC CAP	P.L.	PROPERTY LINE	⊠	AIR CONDITIONER (AC)
PRRCT	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS	◒	GAS MANHOLE	CREPE	CREPE MYRTLE
DRRCT	DEED RECORDS OF ROCKWALL COUNTY, TEXAS	⊹	GAS METER (GM)	BP	BRADFORD PEAR
OHE	OVERHEAD ELECTRIC LINE	⊡	WATER METER (WM)	PVMT	PAVEMENT
OHT	OVERHEAD TELEPHONE LINE	△	TELEPHONE TERMINAL BOX		
OHTV	OVERHEAD CABLE TELEVISION LINE	⊞	LIGHT POLE (LP)		
UGE	UNDERGROUND ELECTRIC LINE	☼	GROUND LIGHT (GL)		
BC	BACK OF CURB	⊗	POWER POLE (PP) / ELECTRIC RISER (UER)		
TC	TOP OF CURB	▣	UNDERGROUND TELEPHONE MARKER (UTM)		
T.O.P.	TOP OF PAVEMENT	⊧	UNDERGROUND FIBER OPTIC CABLE MARKER (UFM)		
C&G	CURB & GUTTER	⊠	UNDERGROUND GAS MARKER (UGM)		
ASPH	ASPHALT	◎	SANITARY SEWER MANHOLE (SSMH)		
CONC	CONCRETE	○	CLEANOUT (SSCO)		
W	WATER LINE	⋈	WATER VALVE (WV)		
SS	SANITARY SEWER MAIN	⊕	FIRE HYDRANT (FH)		
		⊛	IRRIGATION CONTROL VALVE (ICV)		

NOTES:

Coordinates and bearings recited hereon are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202 (reference line ~ monumented east right-of-way line of Breezy Hill Lane along subject property N00°44'35"W).

Location of underground utilities is approximate. Locations and sizes shown are taken from plans and are adjusted to fit visible objects shown. All underground utilities must be exposed prior to construction to verify location and size.

Only trees 4" in trunk diameter and larger are shown.

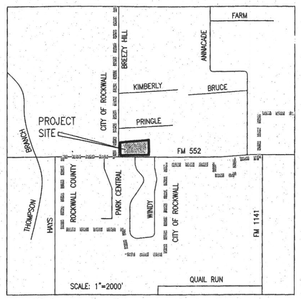
* Future right-of-way & pavement lines shown plotted hereon are according to TXDOT Draft Preferred Alignment & Access Plan for FM 552 (CSJ: 1017-01-015 ~ From SH 205 to FM 1141) dated June 2011.

Easements shown plotted hereon are according to plats for subject & adjoining properties. No additional easement research was performed.

BENCH MARK:

BM No. 1 (Set): North rim of sanitary sewer manhole located on north side of FM Road 552, approximately 220 feet west of drive entrance to Ridgeview Church and approximately 95 feet north of west intersection of Windy Lane.

ELEVATION: 533.11



VICINITY MAP

SURVEYED ON THE GROUND DURING JUNE 2011

TOPOGRAPHIC SURVEY

RIDGEVIEW BAPTIST CHURCH

1362 E. F.M. NO. 522

ROCKWALL COUNTY, TEXAS

JOHN SIMMONS SURVEY ~ ABSTRACT NO. 190

DATE: JULY 2011 SCALE: 1"=40' FILE: P:\GHLA\RIDGEVIEW CHURCH-ROCKWALL TOP

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
FIRM #615 ESTABLISHED, 1953
401-A WEST ABRAM STREET * P.O. BOX 506
ARLINGTON, TEXAS 76010 * 817-275-3361

©DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2011

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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 7.67-ACRE PARCEL OF LAND IDENTIFIED AS LOT 28, SKYVIEW COUNTRY ESTATES NO.3 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DEPICTED IN EXHIBIT *'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Scott A. Simants of Ridgeview Church for the approval of a change in zoning from an Agricultural (AG) District to a General Retail (GR) District for a 7.67-acre parcel of land identified as Lot 28, Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, and more specifically depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a General Retail (GR) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated by Subsection 4.4, *General Retail (GR) District,* of Section 4, *Commercial Districts,* of Article V, *District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 1st DAY OF OCTOBER, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

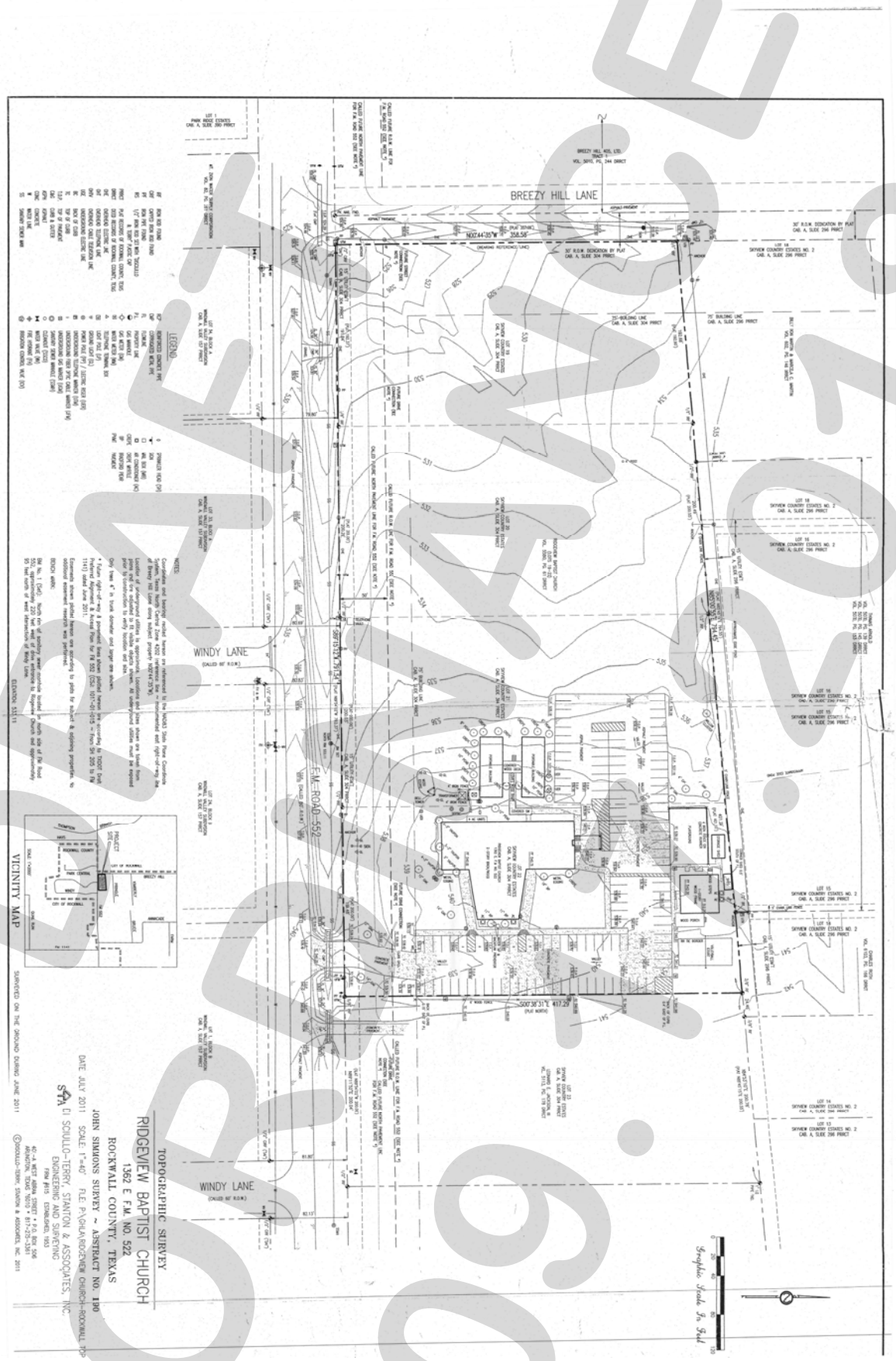
_____
Frank J. Garza, *City Attorney*

1st Reading: *September 17, 2018*

2nd Reading: *October 1, 2018*

DRAFT ORDINANCE 09.17.2018

Exhibit 'A'
Zoning Exhibit



DRAFT
09.17.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/17/2018

APPLICANT: Brandon Waldrum, *CEI Engineering Associates, Inc.*

AGENDA ITEM: **Z2018-039;** *SUP for a Carwash*

SUMMARY:

Hold a public hearing to discuss and consider a request by Brandon Waldrum of CEI Engineering Associates, Inc. on behalf of Kelly Cannell of Murphy Road, LTD for the approval of a Specific Use Permit (SUP) for a carwash in conjunction with an existing retail store with gasoline sales on a 0.996-acre tract of land being identified as a portion of Lot 2 and all of Lot 1, Block B, Horizon Ridge Center Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3520 Horizon Road [FM-3097], and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Brandon Waldrum of CEI Engineering Associates, Inc. is requesting the approval of a Specific Use Permit (SUP) to allow a *carwash* in conjunction with an existing retail store with gasoline sales (*i.e. 7-Eleven*) in a General Retail (GR) District. The proposed carwash will be approximately 966 SF and be situated on a 0.996-acre tract of land (*i.e. a portion of Lot 2 and all of Lot 1, Block B, Horizon Ridge Center Addition*), zoned General Retail (GR) District, and addressed as 3520 Horizon Road [FM-3097]. The proposed carwash will be a drive-through facility that will be located southeast of the existing retail store on the subject property.

In 2010, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 10-09*] to allow a retail store with more than two (2) gasoline pumps (which was constructed in 2011) on the subject property. At that time, the Specific Use Permit (SUP) required that the development "…*strictly adhere…*" to the site plan and building elevations contained in the SUP ordinance. Additionally, the Specific Use Permit (SUP) required that the dumpster be oriented so that it did not face a public street. According to the submitted concept plan, the proposed carwash and new dumpster location do not conform to the site plan and building elevations contained in the existing SUP ordinance. A carwash is permitted in a General Retail (GR) District by Specific Use Permit (SUP). These proposed changes require the existing Specific Use Permit (SUP) be amended.

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a carwash is permitted in a General Retail (GR) District with a Specific Use Permit (SUP). The Unified Development Code (UDC) goes on the state that "…the entrances and exits of the carwash shall not directly face any public street…" and that "…on corner sites, car wash entrances and exits shall not open toward the street with the highest traffic volume…" In this case, the subject property is a corner lot (*i.e. located at the corner of Horizon Road [FM-3097] and Tubbs Road*) and both roadways are identified as an M4-D (*major collector, four [4] lane, divided roadway*). With that being said, Horizon Road [FM-3097] serves as a major arterial roadway and has higher traffic volume than Tubbs Road; however, the applicant is proposing to orient the carwash so that it faces Horizon Road [FM-3097]. In addition, the concept plan shows existing dumpster being relocated to face onto Tubbs Road. According to the applicant, the proposed orientation of the carwash and dumpster is necessary due to the current configuration of the existing structures on the subject property. To mitigate for this, the applicant is proposing to provide landscape screening (*e.g. trees, pampas grass,*

etc.) to limit visibility of the carwash and dumpster from the public streets (*i.e. Horizon Road [FM-3097] and Tubbs Road*). These have been made conditions of approval in the Specific Use Permit (SUP) ordinance; however, approval of this request is discretionary to the Planning and Zoning Commission and the City Council. Approving this request effectively supersedes Specific Use Permit (SUP) No. S-072 [*Ordinance No. 10-09*] and the applicant would be required to submit an amended site plan to be approved by the Architectural Review Board (ARB), the Planning and Zoning Commission, and the City Council (if necessary). Additionally, since the concept plan shows the proposed drive through lane of the carwash encroaching the adjacent property (*i.e. the property located to the southwest*), the subject property will need to be replatted to combine this area with the existing lot.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Tubbs Road, which is identified as an M4D (*major collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan. Beyond this is a hospital (*i.e. Presbyterian Hospital*), which is zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

South: Directly south of the subject property is a large vacant tract of land followed by a medical office facility (*i.e. Broadmore Medical Lodge*) and an assisted living facility (*i.e. Arbor House*). These areas are zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

East: Directly east of the subject property is Horizon Road [FM-3097], which is identified as an M4-D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a single-family residential subdivision (*i.e. Lake Rockwall Estates Subdivision*) zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is Tubbs Road which, is identified as an M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a medical office building (*i.e. Lakeside Surgery*). This area is zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

NOTIFICATION:

On August 30, 2018, staff mailed 279 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Hunter's Glenn North, Benton Woods, and Rainbow Lakes Homeowner's Associations (HOA's), which are the only HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received two (2) notices in favor of the request and two (2) notices in opposition of the request.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request, staff would offer the following conditions of approval:

1) The carwash shall be subject to the following operational conditions, which are contained in the attached SUP ordinance:

a) The carwash shall generally conform to the concept plan depicted in Exhibit 'B' of the attached ordinance.

b) No outside display of merchandise or outside storage shall be allowed on the subject property, with the exception of the following items: ice machine, propane case, and DVD rental kiosk. The location of these items shall be indicated on the site plan.

c) The carwash shall be constructed of the same exterior materials as the existing retail store with gasoline sales (*i.e. 7-Eleven*).

d) The tunnels of the carwash shall be screened from Horizon Road [FM-3097] utilizing landscape screening (*e.g. trees, pampas grass, etc.*).

e) The carwash shall be screened from the adjacent properties to the southeast and southwest utilizing landscape screening (*e.g. pampas grass*).

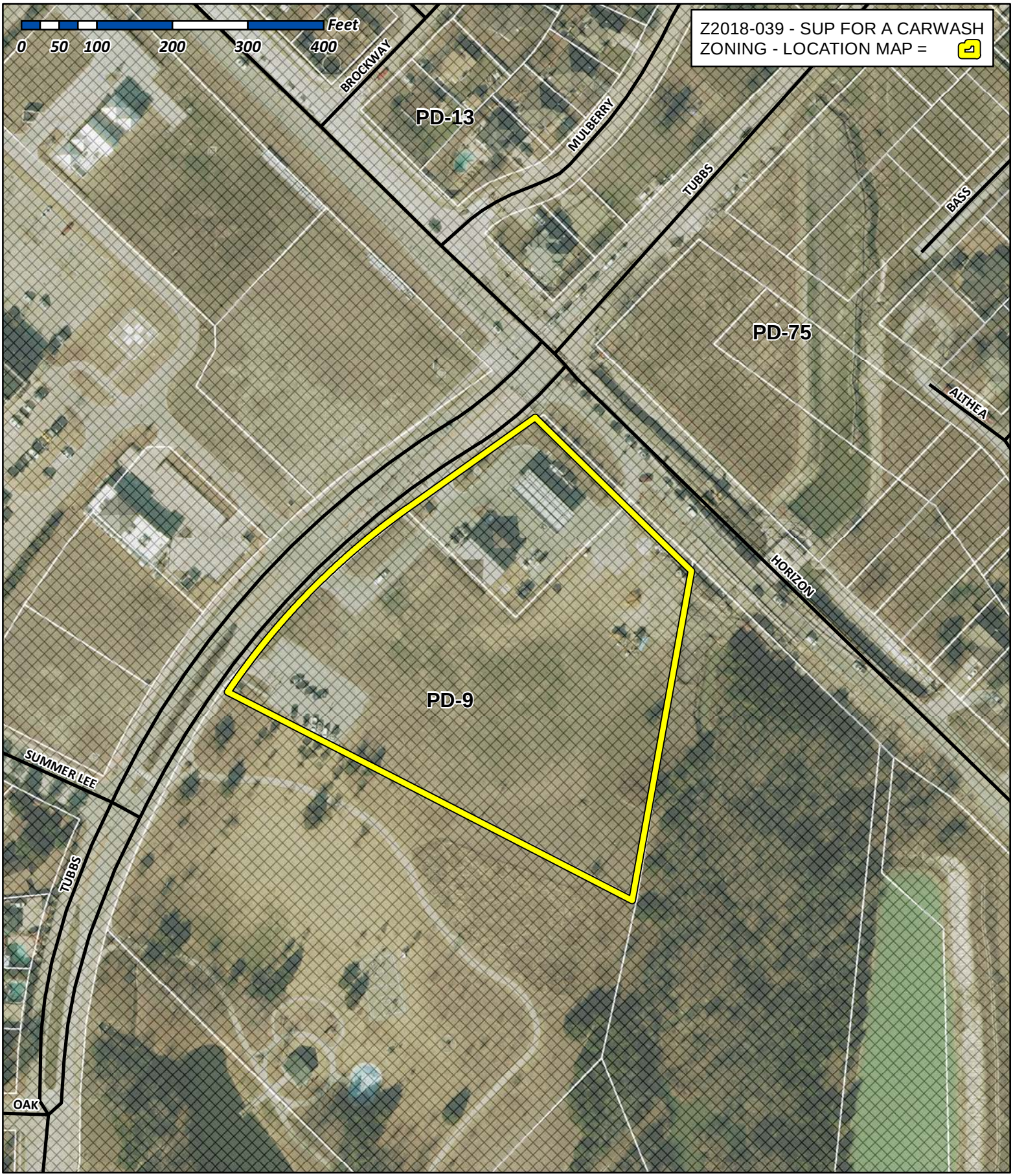
f) The dumpster enclosure shall by screened from Tubbs Road utilizing landscape screening (*e.g. trees, pampas grass, etc*.).

g) No additional drive approaches on Tubbs Road shall be permitted.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On September 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) for a carwash in conjunction with an existing retail store with gasoline sales passed by a vote of 5-0 with Chairman Lyons and Commissioner Moeller absent.



City of Rockwall

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

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

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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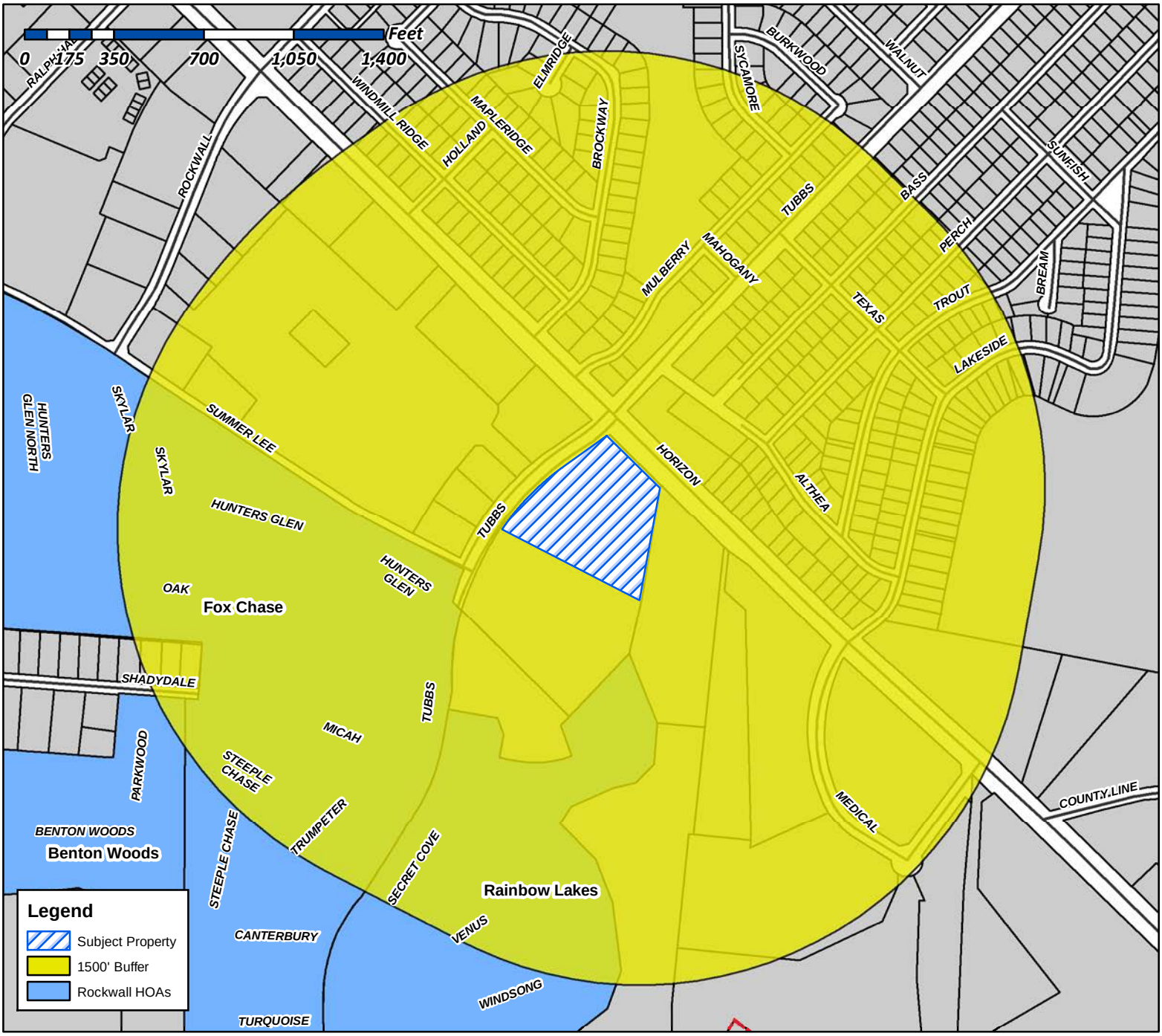
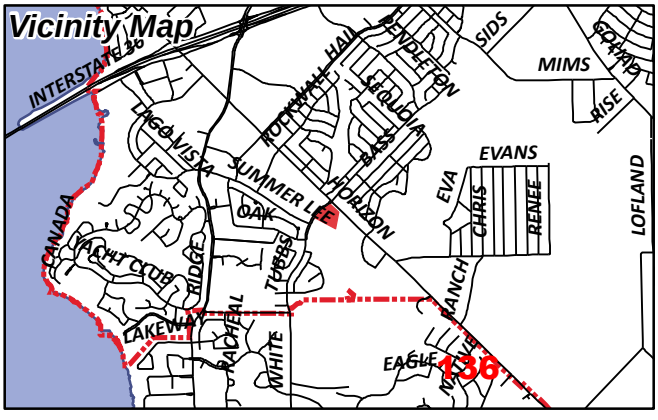


Case Number: Z2018-039
Case Name: SUP for a Carwash
Case Type: Zoning
Zoning: PD-9
Case Address: 3520 Horizon Road

Date Created: ***8/21/2018***
For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	"gthornley@att.net"; "kathleen.zavatti@goodwintx.com"
Cc:	Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Friday, September 07, 2018 2:35:46 PM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***August 24, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 9/11/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 9/17/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2018-039-Hold a public hearing to discuss and consider a request by Brandon Waldrum of CEI Engineering Associates, Inc. on behalf of Kelly Cannell of Murphy Road, LTD for the approval of a Specific Use Permit (SUP) for a carwash in conjunction with an existing retail store with gasoline sales on a 0.996-acre tract of land being identified as a portion of Lot 2 and all of Lot 1, Block B, Horizon Ridge Center Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3520 Horizon Road [*FM-3097*], and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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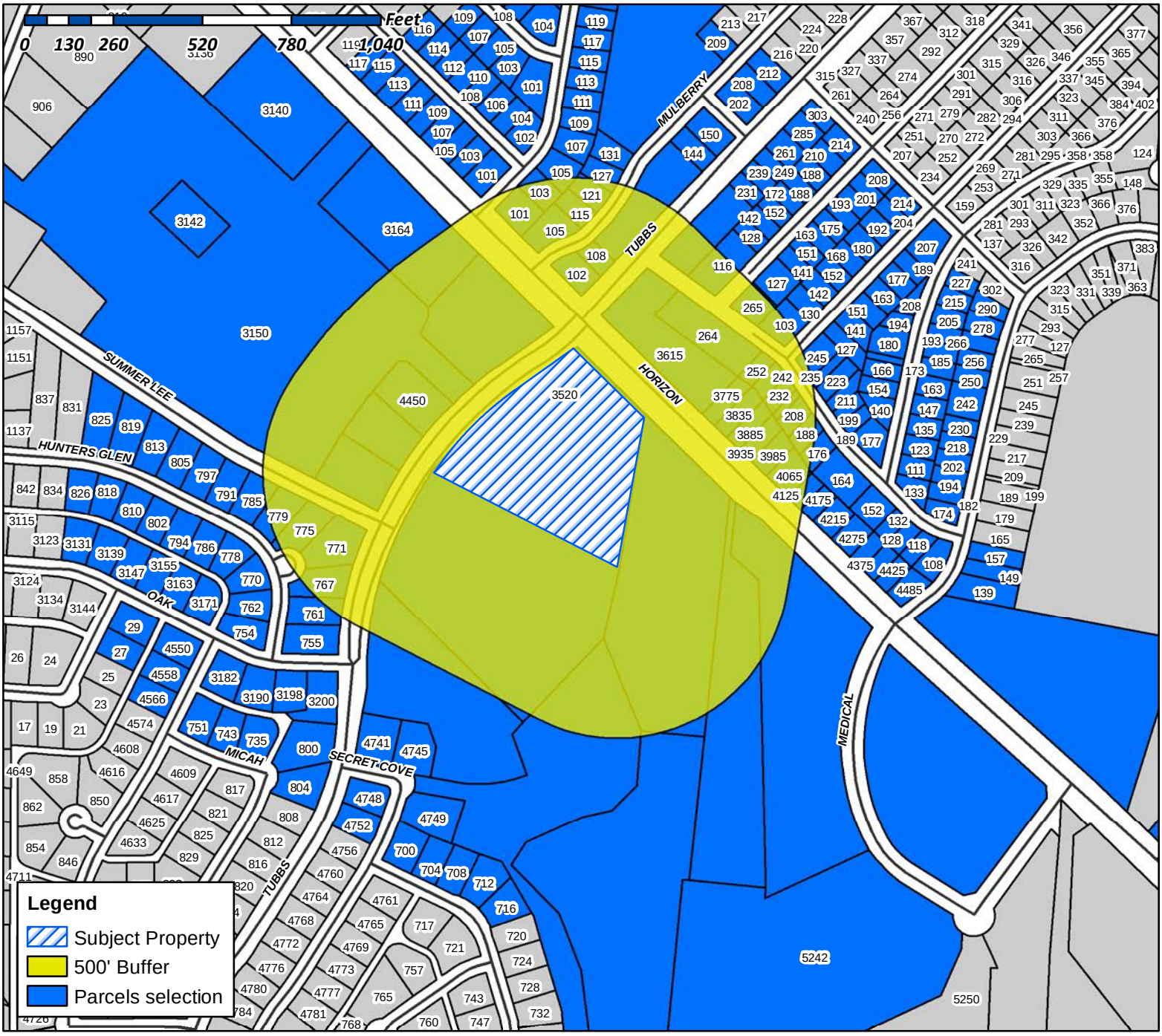

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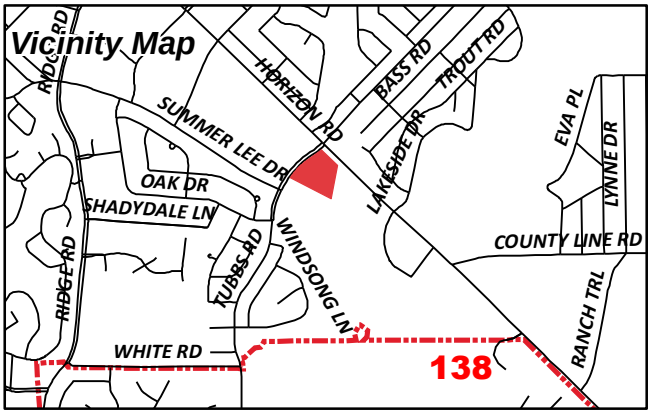

Date Created: ***08/17/2018***
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
101 BROCKWAY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
101 MAPLERIDGE DR
ROCKWALL, TX 75032

MOULTON JENNIFER DEE
101 WINDMILL RIDGE DR
ROCKWALL, TX 75032

FUENTES MARIA E
102 MULBERRY LN
ROCKWALL, TX 75032

FUENTES MARIA E
102 MULBERRY LN
ROCKWALL, TX 75032

TRI NGOC VU &
LE THI THU VU
102 WINDMILL RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
103 ALTHEA RD
ROCKWALL, TX 75032

CURRENT RESIDENT
103 MAPLERIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
103 WINDMILL RIDGE DR
ROCKWALL, TX 75032

PARNELL TOMMY
103 BROCKWAY DR
ROCKWALL, TX 75032

TREJO NICOLAS & MINDY
104 MAPLERIDGE DR
ROCKWALL, TX 75032

FLEMING EDWARD MACK
104 WINDMILL RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
105 BROCKWAY DR
ROCKWALL, TX 75032

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105 MAPLERIDGE DR
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CURRENT RESIDENT
105 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RYDER MICHAEL B
105 MULBERRY LN
ROCKWALL, TX 75032

TRIEM TERRY N & TAMMY G
106 MAPLERIDGE DR
ROCKWALL, TX 75032

ALLEN DONNA A
106 WINDMILL RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
107 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ORTIZ ADAN AND ANA
107 BROCKWAY DR
ROCKWALL, TX 75032

VALDEZ EULOGIO & JESUSA A
107 MAPLERIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
108 MULBERRY LN
ROCKWALL, TX 75032

SHARING SMILES LLC
108 ALTHEA RD
ROCKWALL, TX 75032

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108 WINDMILL RIDGE DR
ROCKWALL, TX 75032

WEDDLE JOHN
109 BROCKWAY DR
ROCKWALL, TX 75032

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109 MAPLERIDGE DR
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TULLOH DAVID AUSTIN
109 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

MILLER AUSTIN B
110 WINDMILL RIDGE DR
ROCKWALL, TX 75032

KERR NICHOLAS H &
THOMAS C KERR
111 BROCKWAY DR
ROCKWALL, TX 75032

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

139

MISKIN RYAN & VANESSA
112 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

MUNOZ LOURDES
1120 SILVERTHORN CT
MESQUITE, TX 75150

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113 WINDMILL RIDGE DR
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HEFFERNAN JOHN R
113 BROCKWAY DR
ROCKWALL, TX 75032

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115 MULBERRY LN
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115 WINDMILL RIDGE DR
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WALLACE MARCUS
115 BROCKWAY DR
ROCKWALL, TX 75032

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115 LARRY DR
HEATH, TX 75032

MODERN PYRAMIDS INC
11551 FOREST CENTRAL DRIVE #230
DALLAS, TX 75243

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116 BASS RD
ROCKWALL, TX 75032

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116 WINDMILL RIDGE DR
ROCKWALL, TX 75032

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117 BROCKWAY DR
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117 WINDMILL RIDGE DR
ROCKWALL, TX 75032

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118 ALTHEA RD
ROCKWALL, TX 75032

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119 BROCKWAY DR
ROCKWALL, TX 75032

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121 BROCKWAY DR
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121 MULBERRY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
122 BROCKWAY DR
ROCKWALL, TX 75032

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123 TROUT RD
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127 BASS RD
ROCKWALL, TX 75032

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127 MULBERRY LN
ROCKWALL, TX 75032

HERNANDEZ SESAR M & MARTA P
127 PERCH RD
ROCKWALL, TX 75032

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128 BASS RD
ROCKWALL, TX 75032

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128 ALTHEA RD
ROCKWALL, TX 75032

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TERESA HAYNES
130 PERCH RD
ROCKWALL, TX 75032

YU JINWEN
131 MULBERRY LANE
ROCKWALL, TX 75032

SALAZAR JOSE & MARIA E
132 ALTHEA RD
ROCKWALL, TX 75032

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133 ALTHEA RD
ROCKWALL, TX 75032

PALMER CHRIS
135 TROUT STREET
ROCKWALL, TX 75032

NUNEZ LUZ ISELA
13660 MONTFORT DRIVE 0
DALLAS, TX 75240

140

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139 LAKESIDE DR
ROCKWALL, TX 75032

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14 LEE CIRCLE
HEATH, TX 75032

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140 TROUT RD
ROCKWALL, TX 75032

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C/O USDA RURAL DEV
1406 E NORTH MCDONALD
MCKINNEY, TX 75071

SANCHEZ NANCY C AND VIDAL SANCHEZ-CRUZ
141 BASS RD
ROCKWALL, TX 75032

TAYLOR MARGOE
141 PERCH RD
ROCKWALL, TX 75032

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142 BASS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
142 PERCH RD
ROCKWALL, TX 75032

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142 ALTHEA RD
ROCKWALL, TX 75032

KNIGHT DALE
14251 N 3RD
SCURRY, TX 75158

CURRENT RESIDENT
144 MULBERRY LN
ROCKWALL, TX 75032

FEDERAL NATIONAL MORTGAGE ASSOCIATION
A/K/A FANNIE MAE
14523 SW MILLIKAN WAY 0
BEAVERTON, OR 97005

VASQUEZ THOMAS J AND
LORENA ALVARADO
147 TROUT ST
ROCKWALL, TX 75032

CURRENT RESIDENT
149 LAKESIDE DR
ROCKWALL, TX 75032

ALLEN VIRGINIA D
150 MULBERRY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
151 BASS RD
ROCKWALL, TX 75032

CASTILLO ARTURO & VICTORIA
151 PERCH RD
ROCKWALL, TX 75032

CURRENT RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75032

CURRENT RESIDENT
152 BASS RD
ROCKWALL, TX 75032

PEREZ JOSE D & MARIA M
152 PERCH RD
ROCKWALL, TX 75032

WILSON FAMILY TRUST
15297 BOHLMAN RD
SARATOGA, CA 95070

AMGBT OAK LLC
1530 P B LANE 0
WICHITA FALLS, TX 76302

ALVARADO JOSE A
154 TROUT ST
ROCKWALL, TX 75032

KUTI EMMANUEL AND ESE
157 LAKESIDE DRIVE
ROCKWALL, TX 75032

AGUILLON JOSE L & ARTEMISA
163 BASS RD
ROCKWALL, TX 75032

AGUILLON JOSE LUIS
163 BASS RD
ROCKWALL, TX 75032

BAUTISTA FRANCISCO GAMEZ AND MARIA DE
LOS ANGELES ELIAS-GAMEZ
163 PERCH ST
ROCKWALL, TX 75032

JARAMILLO VERONICA
163 TROUT ST
ROCKWALL, TX 75032

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164 ALTHEA RD
ROCKWALL, TX 75032

CURRENT RESIDENT
166 TROUT RD
ROCKWALL, TX 75032

141

PEDRAZA FRANCISCO JAVIER AND
LUZ MARIA GARCIA
168 PERCH RD
ROCKWALL, TX 75032

CURRENT RESIDENT
172 BASS RD
ROCKWALL, TX 75032

BAMFO GEORGE A & DONNA
173 TROUT ST
ROCKWALL, TX 75032

CURRENT RESIDENT
174 TROUT DR
ROCKWALL, TX 75032

ESPINOSA DAVID
174 LAKESIDE DR
ROCKWALL, TX 75032

AGUILLON JOSE SANTOS ETUX
175 BASS RD
ROCKWALL, TX 75032

MCCREARY LARRY &
SHIRLEY WINGO
176 ALTHEA RD
ROCKWALL, TX 75032

DAY J F ETUX
177 ALTHEA RD
ROCKWALL, TX 75032

BROWN BILLY F ET UX
177 PERCH RD
ROCKWALL, TX 75032

HP TEXAS I LLC
DBA HPA TX LLC
180 N STETSON AVE 0
CHICAGO, IL 60601

RODRIGUEZ GREGORIO & MARIA
180 PERCH RD
ROCKWALL, TX 75032

ALCALA GUADALUPE R
180 TROUT
ROCKWALL, TX 75032

CURRENT RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
183 BASS RD
ROCKWALL, TX 75032

RODRIGUEZ EDUARDO S & CONSUELO
185 TROUT ST
ROCKWALL, TX 75032

CURRENT RESIDENT
188 ALTHEA RD
ROCKWALL, TX 75032

TAMEZ JAVIER A & CLARA
188 BASS RD
ROCKWALL, TX 75032

TAMEZ JAVIER A & CLARA I
188 BASS ROAD
ROCKWALL, TX 75032

CURRENT RESIDENT
189 ALTHEA RD
ROCKWALL, TX 75032

OLIVAS MARIA DEL CONSUELO RAZCON
189 PERCH RD
ROCKWALL, TX 75032

CURRENT RESIDENT
192 PERCH RD
ROCKWALL, TX 75032

FAEC HOLDINGS (ROCKWALL) LLC
C/O HCP INC
1920 MAIN ST 0
IRVINE, CA 92614

CURRENT RESIDENT
193 TROUT RD
ROCKWALL, TX 75032

PIERCE RICHARD A
193 BASS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
194 TROUT RD
ROCKWALL, TX 75032

RAMIREZ MIGUEL
194 LAKESIDE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
199 ALTHEA RD
ROCKWALL, TX 75032

CURRENT RESIDENT
201 BASS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
202 LAKESIDE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
202 MULBERRY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
204 PERCH RD
ROCKWALL, TX 75032

CURRENT RESIDENT
205 TROUT RD
ROCKWALL, TX 75032

RICKERSON CHARLES & VIRGINIA
206 LAKEHILL DRIVE
ROCKWALL, TX 75087

VASQUEZ SEVERINO V & M CRISTINA
207 PERCH RD
ROCKWALL, TX 75032

VASQUEZ SEVERINO V & M CRISTINA
207 PERCH RD
ROCKWALL, TX 75032

CURRENT RESIDENT
208 ALTHEA RD
ROCKWALL, TX 75032

SLAYTON TODD
208 MULBERRY LN
ROCKWALL, TX 75032

LOPEZ JOSE & MARIA
208 TEXAS AVE
ROCKWALL, TX 75032

BLACKWELL GRACILU
208 TROUT STREET
ROCKWALL, TX 75032

TAJI ARASH AND
ANITA WHATLEY
209 MULBERRY LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
210 BASS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
211 ALTHEA RD
ROCKWALL, TX 75032

GERANT NANCY
212 MULBERRY LN
ROCKWALL, TX 75032

HINCE MARCELLA A REVOCABLE LIVING TRUST
214 BASS RD
ROCKWALL, TX 75032

FOSTER EDWARD
214 CODY PL
ROCKWALL, TX 75087

RAMIREZ ARACELI & GABRIEL
214 PERCH RD
ROCKWALL, TX 75032

CURRENT RESIDENT
215 TROUT RD
ROCKWALL, TX 75032

ANDERSON DEREK & JENNIFER
218 CULLINS RD
ROCKWALL, TX 75032

CAMACHO JOEL MEJIA AND
EMMA HERRERA LUNA
218 LAKESIDE DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
220 ALTHEA RD
ROCKWALL, TX 75032

PAIGE RYAN PROPERTIES LLC
2205 VICKSBURG DR
SACHSE, TX 75048

CURRENT RESIDENT
223 ALTHEA RD
ROCKWALL, TX 75032

WHITE LILA P
C/O PETRONILO VIDACA ACOSTA
227 TROUT ST
ROCKWALL, TX 75032

MALETIC PAUL ROBERT
230 LAKESIDE DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
231 TUBBS RD
ROCKWALL, TX 75032

DICKINSON JIMMY AND BARBARA
2317 FAIRWAY CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
232 ALTHEA RD
ROCKWALL, TX 75032

CURRENT RESIDENT
235 ALTHEA RD
ROCKWALL, TX 75032

CURRENT RESIDENT
239 TUBBS RD
ROCKWALL, TX 75032

GAMEZ BRIGIDO & MARIA NATALIA
240 BASS RD
ROCKWALL, TX 75032

143

CURRENT RESIDENT
242 ALTHEA RD
ROCKWALL, TX 75032

REED JENNIFER LATRICE
242 LAKESIDE DRIVE
ROCKWALL, TX 75032

TOVAR LUISIHNO
245 ALTHEA RD
ROCKWALL, TX 75032

CURRENT RESIDENT
249 TUBBS RD
ROCKWALL, TX 75032

NOE SIDNEY SCOTT
2497 ASHBURY CIRCLE
CAPE CORAL, FL 33991

ESCOBAR AGUSTIN CESAR
250 LAKESIDE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
252 ALTHEA RD
ROCKWALL, TX 75032

GUIDRY CHRISTOPHER MARK
2540 WINCREST DR
ROCKWALL, TX 75032

FLORES MARIA ELVA
256 LAKESIDE
ROCKWALL, TX 75032

CHANTACA MAURICIO & IRMA
261 TUBBS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
264 ALTHEA RD
ROCKWALL, TX 75032

CURRENT RESIDENT
265 ALTHEA RD
ROCKWALL, TX 75032

CURRENT RESIDENT
266 LAKESIDE DR
ROCKWALL, TX 75032

MAENLE AMANDA R
266 LAKESIDE DR
ROCKWALL, TX 75032

PARVIN DON & RHONDA
27 SHADY DALE LANE
ROCKWALL, TX 75032

WHITWORTH LEAH
278 LAKESIDE DR
ROCKWALL, TX 75032

MARTINEZ JOSE & ANA
285 TUBBS RD
ROCKWALL, TX 75032

HUFFMAN JAMES D & STEPHANIE L
29 SHADY DALE LN
ROCKWALL, TX 75032

ESPINOZA LUCIA O
290 LAKESIDE DR
ROCKWALL, TX 75032

HAYES GABRIELLE LOHELANI
303 TUBBS RD
ROCKWALL, TX 75032

MISHLER JEREMY & CHRISTI
3131 OAK DR
ROCKWALL, TX 75032

DODSON GERELDENE
3139 OAK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3140 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3142 HORIZON
ROCKWALL, TX 75032

STANLEY RONALD ALAN & JENNIFER J
3147 OAK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3150 HORIZON RD
ROCKWALL, TX 75032

HOWELL RANDALL R & DANA L
3155 OAK DR
ROCKWALL, TX 75032

PEADEN SPURGEON T & WANDA J
3163 OAK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3164 HORIZON RD
ROCKWALL, TX 75032

PIKE MARTIN E & JANET L
3171 OAK DRIVE
ROCKWALL, TX 75032

144

WEICHEL JAMES D & KRISTEN E
3182 OAK DR
ROCKWALL, TX 75032

BALLI NOE III & LYNN E
3190 OAK DR
ROCKWALL, TX 75032

CULLISON LLOYD AND REBECCA
3198 OAK DR
ROCKWALL, TX 75032

BILLY CHEERIE & DAVID JOHN
3200 OAK DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3520 HORIZON
ROCKWALL, TX 75032

CURRENT RESIDENT
3615 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
3775 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
3835 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
3885 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
3935 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
3985 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
4065 FM3097
ROCKWALL, TX 75032

CASTILLO SILVIA
4125 FM 3097
ROCKWALL, TX 75032

CURRENT RESIDENT
4175 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
4215 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
4275 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
4325 FM3097
ROCKWALL, TX 75032

RAMOS JAIME & JUDITH
4375 FM 3097
ROCKWALL, TX 75032

RAMOS JAIME & JUDITH
4375 FM 3097
ROCKWALL, TX 75032

LAKESIDE SURGERY LAND HOLDINGS LLC
4450 TUBBS RD
ROCKWALL, TX 75032

CULEBRO EDGAR HAMED AND
CLAUDIA ELVIRA JUAREZ VALDEZ
4480 CHAHA RD 0
GARLAND, TX 75043

CURRENT RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75032

CAMBRIDGE ROCKWALL LTD
C/O WELLTOWER
4500 DORR ST
TOLEDO, OH 43615

HERNANDEZ ANDRES & MISTY
4550 STEEPLE CHASE LN
ROCKWALL, TX 75032

HARRIS GERALD T & SHERRI K
4558 STEEPLE CHASE LN
ROCKWALL, TX 75032

KIRK MARGIE
4566 STEEPLE CHASE LN
ROCKWALL, TX 75032

GAGNON STEVEN C ETUX SUZANNE
459 WINDING RIDGE LN
ROCKWALL, TX 75032

WANDA REALTY LLC
SERIES 151 BASS RD
4708 ABBOTT AVE #207
HIGHLAND PARK, TX 75205

JENNINGS CHARLES R & NITA MARIE
4741 SECRET CV
ROCKWALL, TX 75032

HUNT ZACHARY AND REBECCA KENNEDY-HUNT
4745 SECRET COVE LN
ROCKWALL, TX 75032

145

TUCKER JOHN & ALEXIS
4748 SECRET COVE
ROCKWALL, TX 75032

HOLLEMAN MICHAEL S AND ELIZABETH D
4749 SECRET COVE LN
ROCKWALL, TX 75032

WALLER BENJAMIN E IV
4752 SECRET CV
ROCKWALL, TX 75032

VANDERGRIFFT IRA E & MARY L
4975 HORIZON RD
ROCKWALL, TX 75032

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

LEJ PARTNERS LTD
5100 ELDORADO PKWY 0
MCKINNEY, TX 75070

LOPEZ RICARDO C
519 E I 30 0
ROCKWALL, TX 75087

CURRENT RESIDENT
5242 MEDICAL DR
ROCKWALL, TX 75032

LEATHERS TIMOTHY M & HARRIET F
5335 COUNTY RD 597
FARMERSVILLE, TX 75442

M & M ROCKWALL PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

GEMINI VL LLC &
ROCKWALL LAKE PROP LLC
5713 SECREST CT
GOLDEN, CO 80403

MURPHY ROAD LTD
ATTN: GEORGE SCHULER
5900 S LAKE FOREST DR 0
MCKINNEY, TX 75070

JWS LAND LTD
5900 S LAKE FOREST DR 0
MCKINNEY, TX 75070

JWS LAND LTD
5900 S LAKE FOREST DR 0
MCKINNEY, TX 75070

BALDERAS VICTORIO AND
SUSAN GAMEZ
602 LAWRENCE
HEATH, TX 75032

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD 0
ARLINGTON, TX 76011

CURRENT RESIDENT
700 WINDSONG LN
ROCKWALL, TX 75032

DOTSON DANIEL A & KARA
704 WINDSONG LANE
ROCKWALL, TX 75032

R. C. AND I. K. ANDERSON LIVING TRUST
R.C. AND INA KAY ANDERSON
708 WINDSONG LANE
ROCKWALL, TX 75032

ADAMS RAYMOND J JR & CINDI F
712 WINDSONG LN
ROCKWALL, TX 75032

HOHENSHELT JOHN S & KELLIE J
716 WINDSONG LN
ROCKWALL, TX 75032

VAVRIK LUCIA E & ROBERT A
735 MICAH DR
ROCKWALL, TX 75032

PERRY CHRISTOPHER A
743 MICAH DRIVE
ROCKWALL, TX 75032

SWART TAGGART TRUST
JAMES STEPHEN SWART AND ANNETTE M
TAGGART CO TRUSTEES
751 MICAH DR
ROCKWALL, TX 75032

BENNETT FAMILY LIVING TRUST
WILLIAM THOMAS AND JUDY M BENNETT
TRUSTEES
754 HUNTERS GLN
ROCKWALL, TX 75032

MARKS DONALD W
PAMELA A MARKS
755 HUNTERS GLN
ROCKWALL, TX 75032

SAVAGE CLIFFORD & JEANA
761 HUNTERS GLN
ROCKWALL, TX 75032

KUEHL LESLIE LEE AND SUSAN BINDEWALD
762 HUNTERS GLEN
ROCKWALL, TX 75032

JENKINS SHEILA KAREN REVOCABLE LIVING
TRUST
SHEILA KAREN JENKINS TRUSTEE
767 HUNTERS GLEN
ROCKWALL, TX 75032

BROWN SANDRA MARIE
770 HUNTERS GLEN
ROCKWALL, TX 75032

GADSDEN CURTIS & MARSHA
771 HUNTERS GLN
ROCKWALL, TX 75032

BAGUR ALBERT W & LINDA R
775 HUNTERS GLN
ROCKWALL, TX 75032

SHERROD ROBERT T & AMY
778 HUNTERS GLN
ROCKWALL, TX 75032

HOVENDEN DANETTE & DAVID
779 HUNTERS GLEN
ROCKWALL, TX 75032

JOHNSTON BRENT ALAN AND DALLAS
785 HUNTER GLEN
ROCKWALL, TX 75032

CURRENT RESIDENT
786 HUNTERS GLEN
ROCKWALL, TX 75032

QUAN MICHAEL T
791 HUNTERS GLN
ROCKWALL, TX 75032

HONG TAE SU & SUNSIL
794 HUNTERS GLN
ROCKWALL, TX 75032

CASTEEL GERALD & CATHERINE
797 HUNTERS GLEN
ROCKWALL, TX 75032

LANG WILLIAM ALLYN & MELANIE L
800 TRUMPETER WAY
ROCKWALL, TX 75032

STANFORD STEVEN R AND KIRSTEN L
802 HUNTERS GLEN
ROCKWALL, TX 75032

NUGENT MATHEW AND BREEAN
804 TRUMPETER WAY
ROCKWALL, TX 75032

MOORE ROBERT W & DIANE B
805 HUNTERS GLN
ROCKWALL, TX 75032

STARKWEATHER WAYNE D & JOAN D
810 HUNTERS GLN
ROCKWALL, TX 75032

CRUMP VERNON R & NANCY J
813 HUNTERS GLN
ROCKWALL, TX 75032

NGUYEN TAMMY
818 HUNTER GLEN
ROCKWALL, TX 75032

NGUYEN TAMMY
818 HUNTERS GLN
ROCKWALL, TX 75032

JOSEPH MATHEW CORBETE AND SARAH KATHRYN
819 HUNTERS GLEN
ROCKWALL, TX 75032

GIELOW JOHN L & LISA LEE
825 HUNTERS GLN
ROCKWALL, TX 75032

CLARK CHRISTY W & PAIGE L
826 HUNTER GLEN
ROCKWALL, TX 75032

US BANK NATIONAL ASSOCIATION AS TRUSTEE
C/O SPECIALIZED LOAN SERVICING LLC
8742 LUCENT BLVD 0
HIGHLANDS RANCH, CO 80129

SALDANA FLOR
8820 COUNTY RD 136
TERRELL, TX 75161

CTR PARTNERSHIP LP
905 CALLE AMANACER 0
SAN CLEMENTE, CA 92673

NELSON SANDRA
908 BRIDLE PATH CT
HEATH, TX 75032

TAYLOR DAVID JERRY AND MARY ANN
935 NATURE DR
DUNCANVILLE, TX 75116

GREEN MAUREEN
945 BREEZY HILL LN
ROCKWALL, TX 75087

MURPHY ROAD LTD
SILVER OAK ADVISORS LLC
ATTN JEFF TARLTON 0
ATLANTA, GA 30308

HIGGINS DELANNE M
P O BOX 1784
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1803
ROCKWALL, TX 75087

147

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

FOX CHASE DEVELOPMENT CORP
PO BOX 369
ROCKWALL, TX 75087

PROPERTY OWNER 3, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

PROPERTY OWNER 3, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

LIBERTY TRUST COMPANY LTD
CUSTODIAN FBO MARY JO SHELTON IRA
#TX001211T
PO BOX 432
FARMERSVILLE, TX 75442

YANDELL TRUE & DAVID
PO BOX 477
ROCKWALL, TX 75087

ROCKWALL CONTROLS COMPANY
PO BOX 836
ROCKWALL, TX 75087

GRUBBS DAVID G
PO BOX 852
ROCKWALL, TX 75087

WALTER LYNN D
PO BOX 892
MARY ESTHER, FL 32569

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-039: SUP for 7-11

Hold a public hearing to discuss and consider a request by Brandon Waldrum of CEI Engineering Associates, Inc on behalf of Kelly Cannell of Murphy Road, LTD the approval of a Specific Use Permit (SUP) for a carwash in conjunction with an existing retail store with gasoline sales on a 0.996-acre tract of land being identified as a portion of Lot 2 and all of Lot 1, Block B, Horizon Ridge Center Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3520 Horizon Road [FM-3097], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/11/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 9/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-039: SUP for 7-11

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

MAKE sense to have a carwash with gas nearby. convenient & no harm.

Name: AL BAGLE

Address: 775 Hunters GLN Rockwall 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2018-039: SUP for 7-11

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ We am opposed to the request for the reasons listed below.

There are already car washes on Horizon and 205; we don't need another one in this area! There are also enough (too many) service stations in the area. To bring in either one will lower our property's value.

Name: M/M Curtis Gadsden

Address: Fox Chase - 771 Hunters Glen

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

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Case No. Z2018-039: SUP for 7-11

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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-039: SUP for 7-11

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

ADDS A CONVENIENCE TO NEIGHBORHOOD HOMES

Name: MIKE QUAN

Address: 791 HUNTERS GLEN, ROCKWALL TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2018-039: SUP for 7-11

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

1) There are two(2) CAR Washes within ½ mile
2) There are four(4) car washes within 2 miles for a total of six (
3) Consideration of water use should be made by Planning/Zoning
4) Already plenty of Car Wash Choices in Rockwall

Name: William Thomas & Judy Bennett & Judy Bennett

Address: 154 Hunters Glen

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ENGINEERS ■ SURVEYORS ■ PLANNERS
LANDSCAPE ARCHITECTS ■ ENVIRONMENTAL SCIENTISTS

TriWest Plaza, 3030 LBJ Freeway, Suite 100
Dallas, TX 75234
(972) 488-3737 Fax (972) 488-6732

www.ceieng.com

August 17, 2018

City of Rockwall
Attn: Planning Department & Zoning Department
385 S Goliad St,
Rockwall, TX 75087
972.771.7700

Re: 7-Eleven 3520 Horizon Rd Car Wash Expansion - SUP Application – Letter of Explanation

City of Rockwall,

The required development application to apply for an Special Use Permit for the above referenced project has been respectfully submitted. In accordance with the requirements set forth by the City of Rockwall's development guide, below is the Letter of Explanation

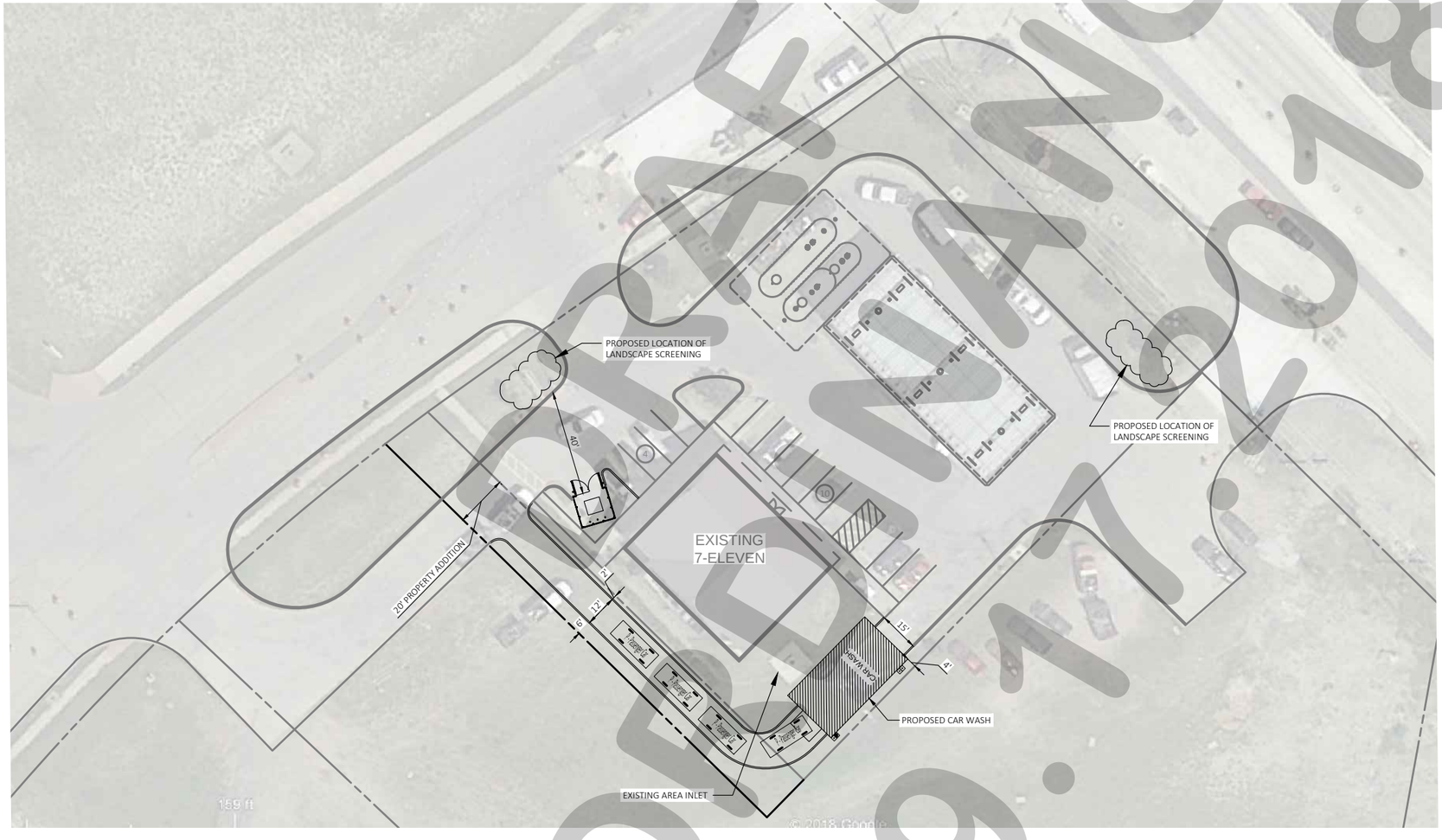
7-Eleven – Car Wash Expansion
Horizon Ridge Center Addition Lot 1, Block B
3520 Horizon Rd Rockwall, TX 75087

Project includes adding approximately 4,043 sf to the exiting Horizon Ridge Center Addition Lot 1 along the south west property line. In addition, construction will include a drive lane and a 966 square foot freestanding car wash building, with all required onsite improvements. On-site grading, drainage, and utilities will be designed and constructed to accommodate the proposed car wash structure. Per the City of Rockwall's zoning requirements car wash facilities require a Special Use Permit. Therefore, the proposed 7-Eleven Car Wash Expansion development has applied for requested Special Use Permit.

Respectfully,

Brandon Waldrum
Assistant Project Manager
CEI Engineering Associates, Inc
972) 488-3737
bwaldrum@ceieng.com
Firm: F-7524

David Tipton
Project Manager
CEI Engineering Associates, Inc
972) 488-3737
dtipton@ceieng.com
Firm: F-7524



N

0 50' 75' 100'

SCALE IN FEET

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS; DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

SITE SUMMARY

LAND AREA	±4,043 S.F. / ± 0.093 ACRE
BUILDING SIZE	966 S.F. (CAR WASH)
PARKING REQUIRED	TBD
PARKING PROVIDED	TBD
ZONING	PD - "PLANNED DEVELOPMENT"

DRAFT
ORDINANCE
09.17.2018

CSP	8/11/18	ADS	DMT	BMW	BMW
CEI PROJECT NO.	DATE	DPOR	PM	DES	DRW

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3030 LBJ Freeway, Suite 100 (972)488-3737
Dallas, TX 75234 FAX (972)488-6732

7-ELEVEN

3520 HORIZON RD.
ROCKWALL TEXAS

CONCEPTUAL SITE PLAN

REV DATE	SHEET NO.
7/19/18 REV-0	C1

© 2018 CEI ENGINEERING ASSOCIATES, INC.

JOB # CSP DRAWING: 7-11 Rockwall, TX 3520 Horizon Rd..dwg LAST SAVED BY: BWALDRUM

154

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING SPECIFIC USE PERMIT NO. S-072 [ORDINANCE NO. 10-09] AND THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CARWASH IN CONJUNCTION WITH AN EXISTING RETAIL STORE WITH GASOLINE SALES IN A GENERAL RETAIL (GR) DISTRICT, ON A 0.996-ACRE TRACT OF LAND. IDENTIFIED AS A PORTION OF LOT 2 AND ALL OF LOT 1, BLOCK B, HORIZON RIDGE CENTER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Brandon Waldrum of CEI Engineering Associates, Inc. for the approval of a Specific Use Permit (SUP) to allow for a *carwash* in conjunction with an existing retail store with gasoline sales in a General Retail (GR) District on a 0.996-acre tract of land being described as a portion of Lot 2, and all of Lot 1, Block B, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3520 Horizon Road [*FM-3097*], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Planned Development District 9 (PD-9) [*Ordinance No. 88-20*], Specific Use Permit (SUP) No. S-072 [*Ordinance No. 10-09*], and the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 10-09*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *carwash* in conjunction with an existing retail store with gasoline sales as stipulated by Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the

DRAFT ORDINANCE 09.17.2018

Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4*, General Retail (GR) District,* of Section 4*, Commercial Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] and Planned Development District 9 (PD-9) [*Ordinance No. 88-20*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *carwash* on the *Subject Property* and conformance to these stipulations is required for continued operations:

1) The carwash shall generally conform to the concept plan depicted in Exhibit 'B' of the attached ordinance.

2) No outside display of merchandise or outside storage shall be allowed on the subject property, with the exception of the following items: ice machine, propane case, and DVD rental kiosk. The location of these items shall be indicated on the site plan.

3) The carwash shall be constructed of the same exterior materials as the existing retail store with gasoline sales (i.e. 7-Eleven).

4) The tunnels of the carwash shall be screened from Horizon Road [FM-3097] utilizing landscape screening (e.g. trees, pampas grass, etc.).

5) The carwash shall be screened from the adjacent properties to the southeast and southwest utilizing landscape screening (e.g. pampas grass).

6) The dumpster enclosure shall by screened from Tubbs Road utilizing landscape screening (e.g. trees, pampas grass, etc.).

7) No additional drive approaches on Tubbs Road shall be permitted.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

DRAFT ORDINANCE 03.17.2018

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF OCTOBER, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

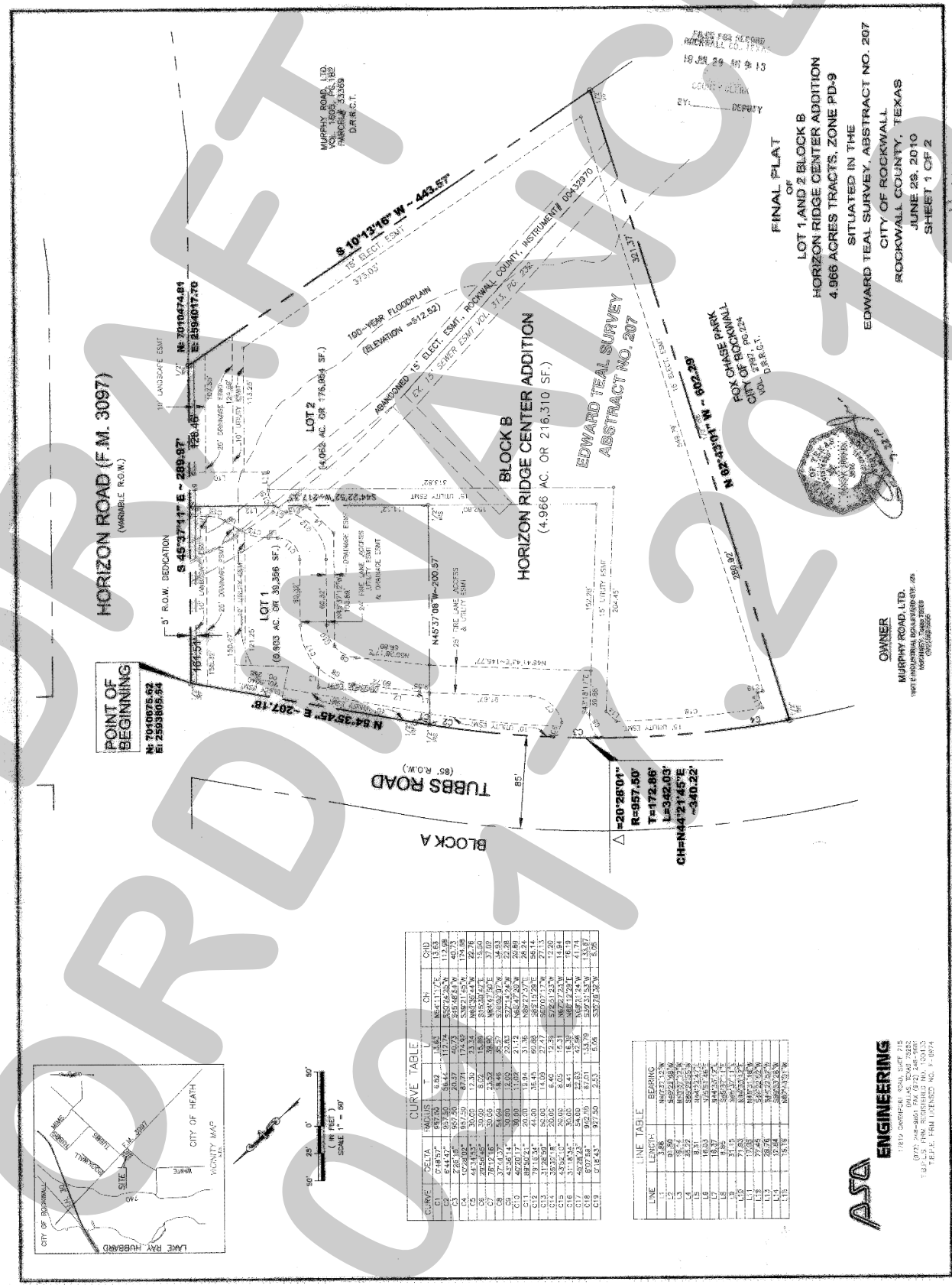
_____
Frank J. Garza, *City Attorney*

1st Reading: *September 17, 2018*

2nd Reading: *October 1, 2018*

DRAFT ORDINANCE 09.17.2018

Exhibit 'A':
Plat



DRAFT
ORDINANCE
09-18

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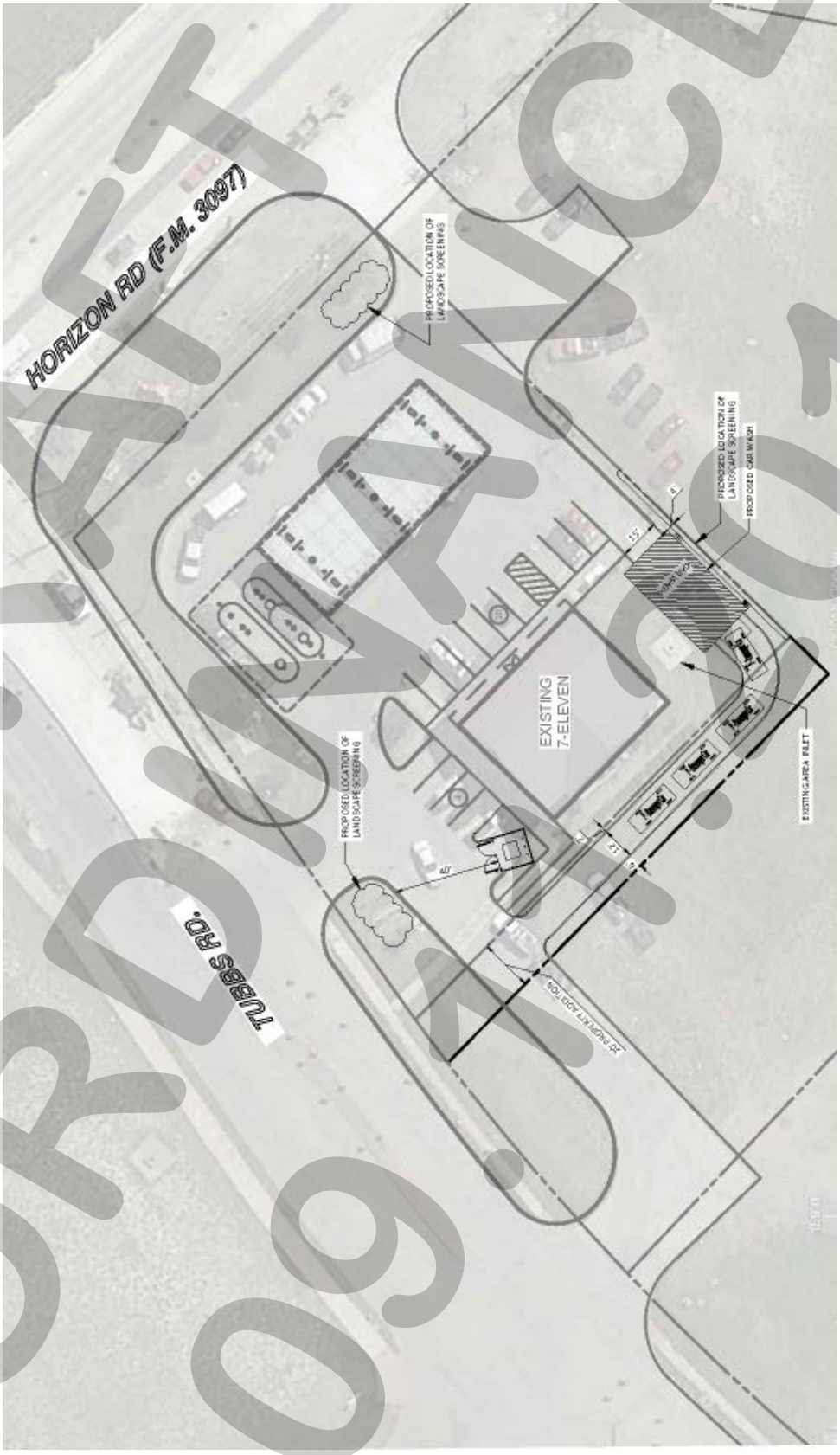
Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 09.17.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/17/2018

APPLICANT: John David, *Express Oil Change, LLC*

AGENDA ITEM: **Z2018-040;** *SUP for a Minor Auto Repair Garage*

SUMMARY:

Hold a public hearing to discuss and consider a request by John David of Express Oil Change, LLC for the approval of a Specific Use Permit (SUP) for a Minor Auto Repair Garage (i.e. Brakes Plus) on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, John David of Express Oil Change, LLC is requesting the approval of a Specific Use Permit (SUP) to allow a *minor auto repair garage* (*i.e. Brakes Plus*) in a General Retail (GR) District. The proposed minor auto repair garage will be approximately 4,924 SF and situated on a 0.656-acre tract of land (*i.e. Lots 1 & 2, Block A, Billy Peoples #1 Addition*), zoned General Retail (GR) District, and addressed as 1902 and 2000 S. Goliad Street [SH-205].

Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) defines minor auto repair as "…the replacement of any part or repair that does not require removal of the either the engine head or pan, transmission or differential and incidental body or fender work, minor painting and upholstering, or quick lube services for passenger vehicles 7,000 pounds and below…" According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a minor auto repair garage is permitted as a stand-alone use in a General Retail (GR) District with a Specific Use Permit (SUP). The Unified Development Code (UDC) goes on the state that "…the garage doors or bays shall not face a public street or a residential lot…" The applicant has provided a concept plan showing the garage bays facing west toward the existing shopping center (*i.e. facing away from S. Goliad Street [SH-205] and the residential development north of the subject property*). Additionally, the Unified Development Code (UDC) states that "…no vehicles, equipment, parts, and/or inventory shall be stored outside overnight…" and "…all work must be completed in an enclosed building…" These have been made conditions of approval in the SUP ordinance. Based on the submitted concept plan, the applicant does appear to be in conformance with the requirements for a minor auto repair garage within a General Retail (GR) District; however, approval of a Specific Use Permit (SUP) is a discretionary decision for the Planning and Zoning Commission and the City Council. Should this request be approved, this will be the first minor auto repair garage in a General Retail (GR) District. Additionally, the applicant would be required to submit a site plan for approval by the Architectural Review Board (ARB), the Planning and Zoning Commission, and if necessary the City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: North of the subject property is Yellow Jacket Lane, which is identified as an M4-D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) restaurants (*i.e. Braum's and Chicken Express*). This area is zoned General Retail (GR) District.

South: South of the subject property is a restaurant (*i.e. Luigi's*) and a retail strip center

containing several retail stores and restaurants (*e.g. Hobby Lobby, Subway, T-Mobile, etc.*). Beyond this is a retail store with gasoline sales (*i.e. QuikTrip*) followed by Interstate 30 [IH-30]. This area is zoned General Retail (GR) District.

East: East of the subject property is S. Goliad Street [SH-205], which is identified as a P6-D (*principal arterial, six [6] lane, divided highway*) on the City's Master Thoroughfare Plan. Beyond this is a retail strip center with several retail businesses, as well as a floral shop (*i.e. Sabrina's Flowers*). This area is zoned Commercial (C) District.

West: West of the subject property is an office building (*i.e. Texas Department of Family and Protective Services*) and a car wash (*i.e. Auto Clean*) followed by Yellow Jacket Lane, which is identified as an M4-D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are three (3) multi-family residential complexes (*i.e. Pebblebrook, Canyon Ridge and Sonoma Courts*). These areas are zoned Multi-Family 14 (MF-14) District and Planned Development District 39 (PD-39) for Multi-Family 14 (MF-14) District land uses.

NOTIFICATION:

On August 30, 2018, staff mailed 39 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Waterstone Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice in opposition of this request.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request, staff would offer the following conditions of approval:

1) The minor auto repair garage shall be subject to the following operational conditions which are contained in the attached SUP ordinance:

    a) The auto repair garage shall generally conform to the concept plan shown in *Exhibit 'B'* of the attached SUP ordinance.

    b) The garage door or bays shall not face a public street or toward the residential development north of the subject property.

    c) Vehicles, equipment, parts, and/or inventory shall not be stored outside overnight.

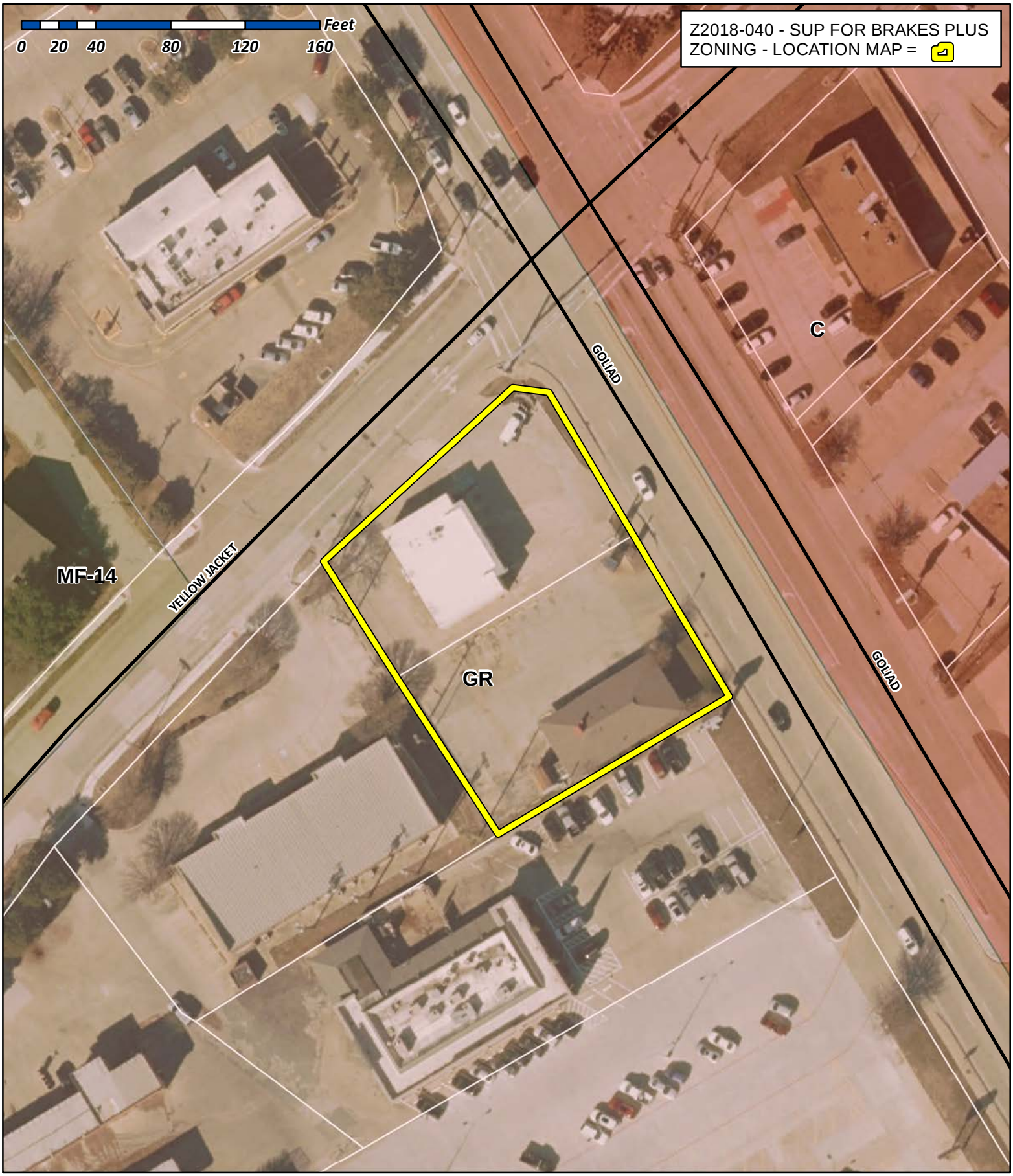
    d) All work must be performed within an enclosed building.

    e) The dumpster enclosure shall be screened from S. Goliad Street [SH-205] utilizing landscape screening (*e.g. trees, pampas grass, etc.*).

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On September 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) for a minor auto repair garage in a General Retail (GR) District passed by a vote of 4-1 with Commissioner Fishman dissenting and Chairman Lyons and Commissioner Moeller absent.



City of Rockwall

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

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

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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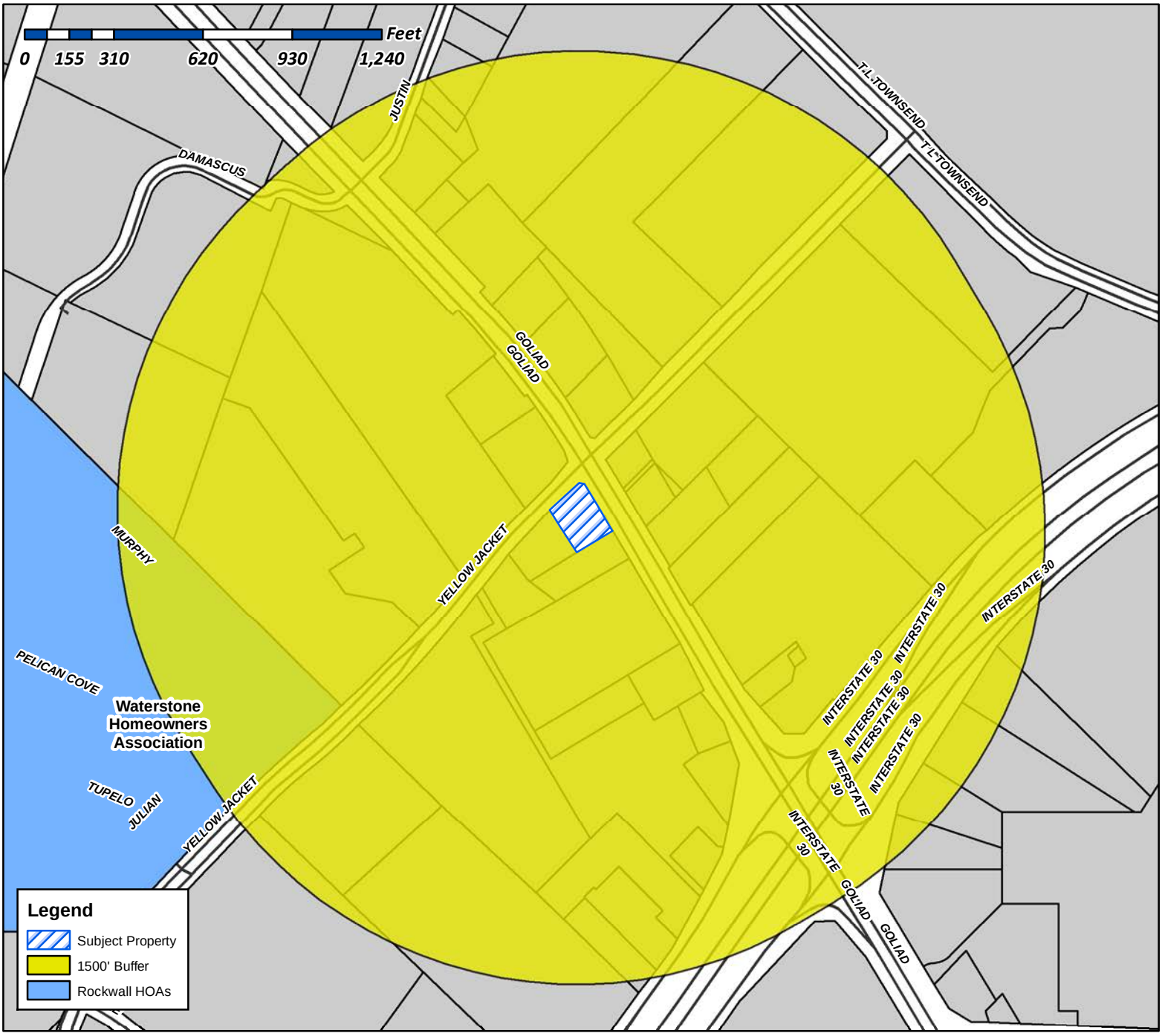
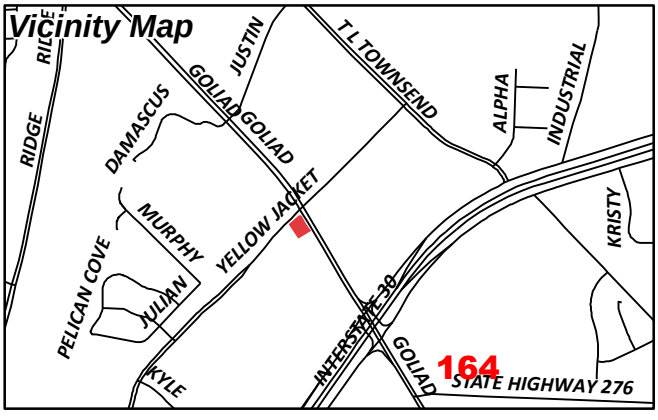


Case Number: Z2018-040
Case Name: SUP for Brakes Plus
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 1902 & 2000 S. Goliad Street



Date Created: ***8/17/2018***
For Questions on this Case Call (972) 771-7745

From: Morales, Laura
To: "whoarockwall@gmail.com"
Cc: Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request
Date: Friday, September 07, 2018 2:24:18 PM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***August 24, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 9/11/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 9/17/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2018-040-Hold a public hearing to discuss and consider a request by John David of Express Oil Change, LLC for the approval of a Specific Use Permit (SUP) for a *Minor Auto Repair Garage* (*i.e. Brakes Plus*) on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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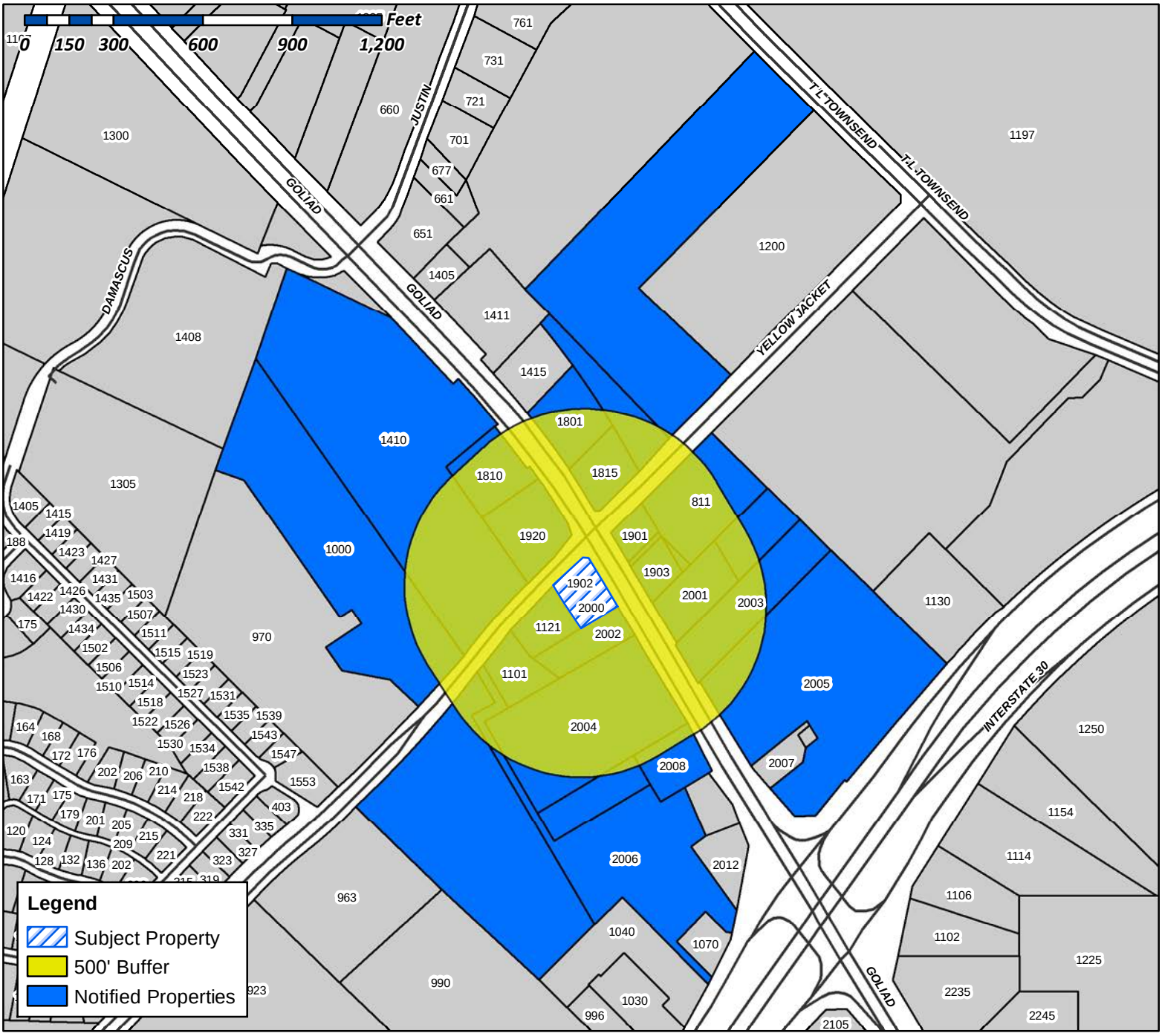
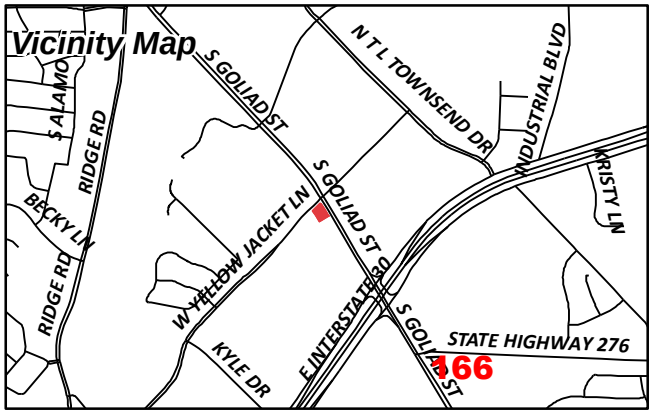


Case Number: Z2018-040
Case Name: SUP for Brakes Plus
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 1902 & 2000 S. Goliad Street



Date Created: 08/17/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1000 YELLOW JACKET LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1101 YELLOW JACKET LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1121 YELLOW JACKET LN
ROCKWALL, TX 75032

FIRST UNITED METHODIST CHURCH
FINANCE OFFICE
1200 E YELLOW JACKET LN
ROCKWALL, TX 75087

B5HP ROCKWALL LLC
1300 E HWY 199
SPRINGTOWN, TX 76082

WDC PEBBLEBROOK APARTMENTS LLC
13400 BISHOP'S LANE SUITE 270
BROOKFIELD, WI 53005

CURRENT RESIDENT
1410 S GOLIAD
ROCKWALL, TX 75032

SMAJLI ISMET & DYLDYL
1422 MURPHY DR
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS
1610 SHORES BLVD
ROCKWALL, TX 75087

ROCKWALL CENTRAL SHOP/CNTR JV
16475 DALLAS PKWY STE 800
ADDISON, TX 75001

CURRENT RESIDENT
1801 S GOLIAD
ROCKWALL, TX 75032

LONE STAR CHICKEN LP
1810 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1815 S GOLIAD
ROCKWALL, TX 75032

CURRENT RESIDENT
1901 S GOLIAD
ROCKWALL, TX 75032

CURRENT RESIDENT
1902 S GOLIAD
ROCKWALL, TX 75032

UHLIG JANET KAY &
JEFFERY DAVID JOLLEY
1903 S GOLIAD ST
ROCKWALL, TX 75087

UHLIG JANET KAY &
JEFFERY DAVID JOLLEY
1903 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1920 S GOLIAD
ROCKWALL, TX 75032

CURRENT RESIDENT
2000 S GOLIAD
ROCKWALL, TX 75032

ROCKWALL VET CLINIC
C/O JOE LOFTIS
2001 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
2002 S GOLIAD
ROCKWALL, TX 75032

CURRENT RESIDENT
2003 S GOLIAD ST
ROCKWALL, TX 75032

CURRENT RESIDENT
2004 S GOLIAD
ROCKWALL, TX 75032

CURRENT RESIDENT
2005 S GOLIAD
ROCKWALL, TX 75032

CURRENT RESIDENT
2006 S GOLIAD
ROCKWALL, TX 75032

CURRENT RESIDENT
2008 S GOLIAD
ROCKWALL, TX 75032

LANDLOW LLC
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

COOPER RESIDENTIAL LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

RETAIL BUILDERS INC
3000 NE 63RD ST
OKLAHOMA CITY, OK 73121

ROCK HOB LP
3305 BUCHANAN ST
WICHITA FALLS, TX 76308

167

WDOP SUB I LP
C/O THE MILESTONE GROUP LLC
5429 LBJ FREEWAY SUITE 800
DALLAS, TX 75240

JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

CARMEL CAR WASH ROCKWALL LLC
6140 MOCKINGBIRD LN
DALLAS, TX 75214

RHOADS RHOADS AND COX
6905 ELLSWORTH AVE
DALLAS, TX 75214

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

CURRENT RESIDENT
811 YELLOW JACKET
ROCKWALL, TX 75032

E Z MART #77
PO BOX 1426
TEXARKANA, TX 75504

ROCKWALL ICE CREAM HOLDINGS LLC
PO BOX 852
WAXAHACHIE, TX 75168

BOOMPA LTD
PO BOX 999
ROCKWALL, TX 75087

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Case No. Z2018-040: SUP for Brakes Plus

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Do not wants the smells of a mechanic shop. We do not want accidental spills of a mechanic shop to get into water system

Name:

Address: 2000 S Goliad Suite 230 Rockwall TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

brakes plus

Letter of Explanation
For a
Special Use Permit

Submitted by:
Express Oil Change, LLC
1800 Southpark Dr.
Birmingham, AL 35244
John Davis
VP – Engineering & Permitting

Submitted to:

The City of Rockwall, Texas
385 S. Goliad St.
Rockwall, TX 75087

August 17, 2018

Express Oil Change, LLC is pleased to submit this Letter of Explanation statement along with our application to The City of Rockwall in support of a Special Use Permit request. This application, if approved, will allow for the development of a high-end Brakes Plus auto service center, located at southwest corner of S. Goliad St. and Yellow Jacket Lane.

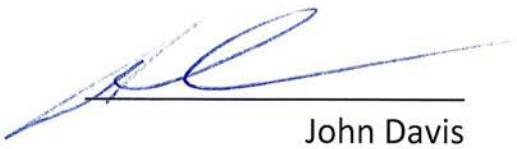
The project parcel is currently zoned GR- General Retail. Per The City of Rockwall Unified Development Code, a minor auto repair garage use is only permitted with a Special Use Permit. All adjacent properties are also zoned GR, so the proposed use will be compatible with the adjacent properties. Previous use of the site included an auto fueling station and a restaurant. Based on those previous uses, the proposed minor auto repair station shall have minimal impact on the adjacent parcels and surrounding area.

With an approved Special Use Permit, the proposed Brakes Plus will stimulate a busy street corner on S. Goliad St and provide an updated look. The site has been vacant since early 2016. The existing buildings are not aesthetically pleasing, and the site offers very little landscaping. Proposed improvements will offer the demolition of the existing buildings, a newly constructed building, and improved landscaping and site features. Existing driveways from S. Goliad St. and Yellow Jacket Ln. will also be modified - driveways closest to the intersection of S. Goliad and Yellow Jacket will be removed. Proposed driveways will be further from the intersection in an effort to avoid traffic congestion from the signalized intersection, further improving the existing functionality and safety for the site. With the proposed minor auto service garage only generating approximately 25 vehicles per day, the site does not present any traffic concerns.

The proposed improvements follow all GR zoning regulations and no variances are being sought. In addition, improvements abide by special design standards applied to minor auto service garages, and no service bays face a Public Right-of-Way. The use is designed to meet the intentions of the GR Zoning District in its entirety. The proposed improvements also comply with regulations of the SH 205 Overlay District. An increased building setback and landscape buffer, per overlay standards, are accounted for in the design of the project site.

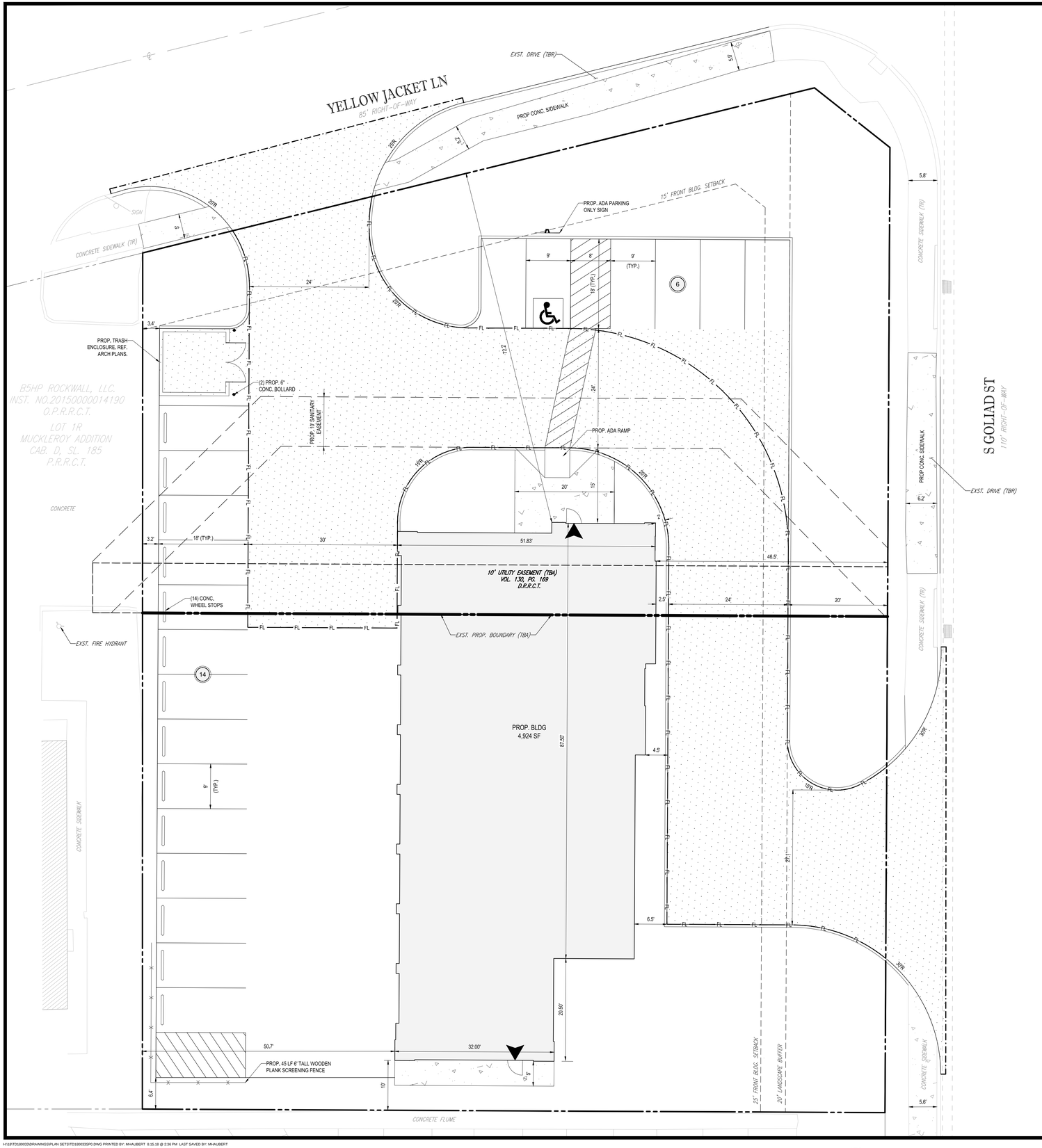
This proposed Special Use Permit will allow a high-end auto service business to be a staple along the S. Goliad corridor and provide Rockwall residents with a quality option for their car service needs. As outlined previously, the existing site conditions are not aesthetically pleasing. We believe the Brakes Plus improvements will greatly enhance this intersection with a quality, financially stable commercial client who will be part of the community for years to come.

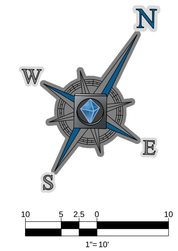
The entire development team looks forward to working with The City of Rockwall to make this vision for the parcel a reality and respectfully request support of this Special Use Permit application.



John Davis

171






SITE
205
S Goliad St
Ridge Rd
30
Bobby Hamby Pkwy
Dalrymple Rd
Dalrymple Pkwy
Dalrymple Dr
Dalrymple Ln
Dalrymple Ct
Dalrymple Cir
Dalrymple Trl
Dalrymple Way
Dalrymple Pl
Dalrymple Sq
Dalrymple Ter
Dalrymple Blvd
Dalrymple Aly
Dalrymple Path
Dalrymple Row
Dalrymple Loop
Dalrymple Run
Dalrymple Creek
Dalrymple Hill
Dalrymple Valley
Dalrymple Ridge
Dalrymple Meadow
Dalrymple Forest
Dalrymple Grove
Dalrymple Park
Dalrymple Garden
Dalrymple Orchard
Dalrymple Vineyard
Dalrymple Farm
Dalrymple Ranch
Dalrymple Estate
Dalrymple Manor
Dalrymple Castle
Dalrymple Fortress
Dalrymple Citadel
Dalrymple Palace
Dalrymple Mansion
Dalrymple Villa
Dalrymple Cottage
Dalrymple Cabin
Dalrymple Shack
Dalrymple Hut
Dalrymple Tent
Dalrymple Camp
Dalrymple Campground
Dalrymple Campsite
Dalrymple Campfire



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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MINOR AUTO REPAIR GARAGE IN A GENERAL RETAIL (GR) DISTRICT, ON A 0.656-ACRE TRACT OF LAND BEING IDENTIFIED AS LOTS 1 & 2, BLOCK A, BILLY PEOPLES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from John David of Express Oil Change, LLC for the approval of a Specific Use Permit (SUP) to allow for a *minor auto repair garage* in a General Retail (GR) District on a 0.656-acre tract of land being described as a Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [*SH-205*], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *minor auto repair garage* as stipulated by Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4*, General Retail (GR) District,* of Section 4*, Commercial Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

ORDINANCE 04-38

2.1 PERMITTED USE DEFINITIONS

Automobile Repair, Minor. Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil spark plugs, and filter changing; tire alignment; tune-ups, emergency road service; replacement of starters, alternators, hoses, brake parts, mufflers; performing state inspections and making minor repairs necessary to pass said inspection; servicing of air-conditioning systems, and similar minor services for motor vehicles except heavy land vehicles, but not including any operation named under *Automobile Repair, Major* (*e.g. major repair, rebuilding or reconditioning of engines, transmissions, or other major components for motor vehicles; collision services including body, frame, or fender straightening or repair; customizing; overall painting or paint shop; automotive glass and upholstery, etcetera*), or any other similar use. All work must be performed within an enclosed building.

2.2 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *minor auto repair garage* on the *Subject Property* and conformance to these stipulations is required for continued operations:

1) The auto repair garage shall generally conform to the concept plan shown in Exhibit 'B' of the attached SUP ordinance.

2) The garage door or bays shall not face a public street or toward the residential development north of the subject property.

3) Vehicles, equipment, parts, and/or inventory shall not be stored outside overnight.

4) All work must be performed within an enclosed building.

5) The dumpster enclosure shall be screened from S. Goliad Street [SH-205] utilizing landscape screening (e.g. trees, pampas grass, etc.).

2.3 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

DRAFT ORDINANCE 09.17.2018

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF OCTOBER, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 17, 2018*

2nd Reading: *October 1, 2018*

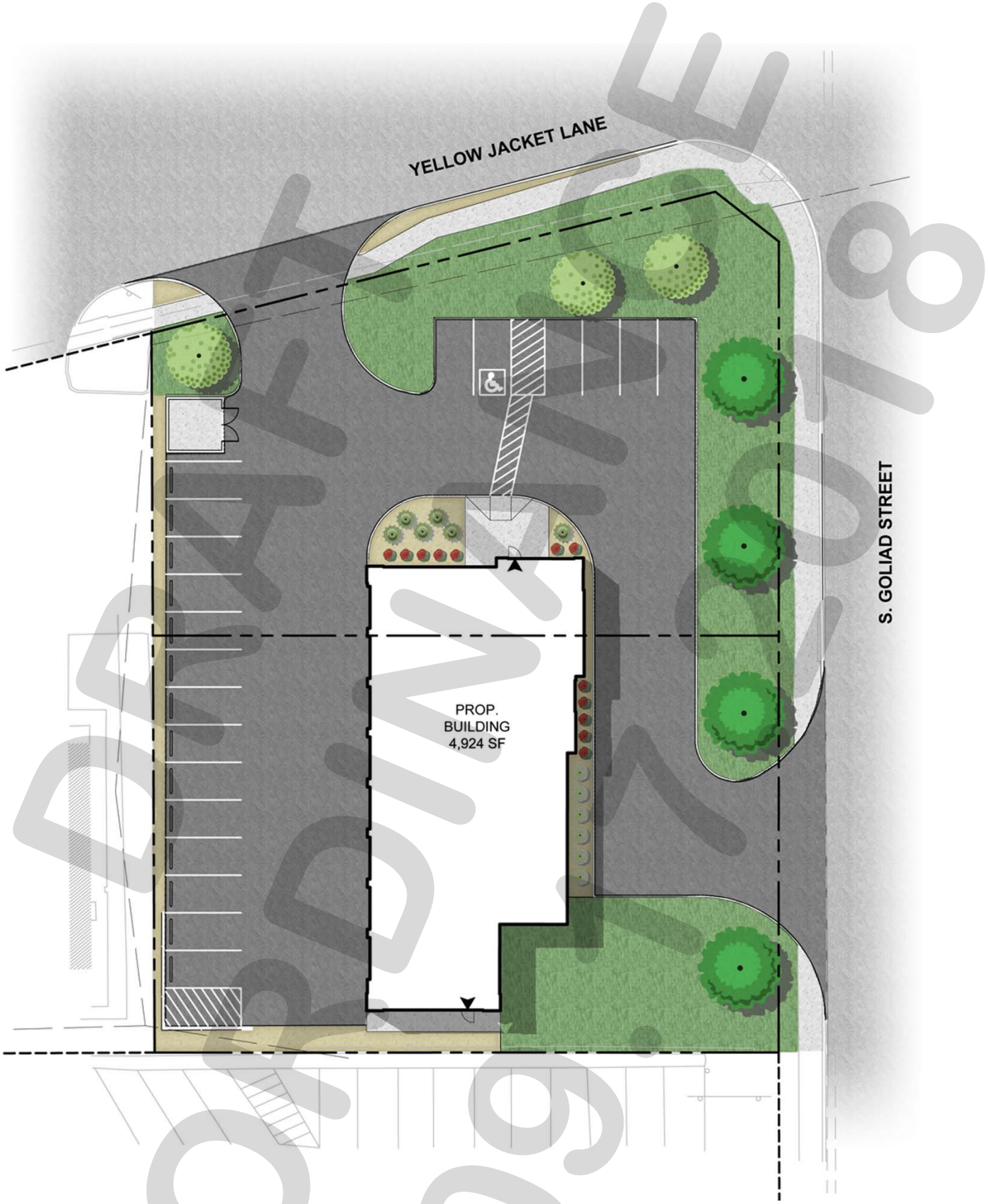
DRAFT ORDINANCE 09.17.2018

Address: *1902 & 2000 S. Goliad Street [SH-205]*
Legal Description: *Lots 1 & 2, Block A, Billy Peoples #1 Addition*



DRAFT 09.23.25

177



DRAFT
09.27.2018

178

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179

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/17/2018

APPLICANT: Michael McDonald of *Pavilion Development Company*

AGENDA ITEM: **Z2018-041**; *SUP for a Minor Auto Repair Garage – 3255 Dalton Road*

SUMMARY:

Hold a public hearing to discuss and consider a request by Michael McDonald of Pavilion Development Company on behalf of Jay Homan of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for a *Minor Auto Repair Garage* (*i.e. Firestone Complete Auto Care*) on a 1.17-acre portion of a larger 5.683-acre parcel of land identified as Lot 2, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3255 Dalton Road and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Michael McDonald of Pavilion Development Company, on behalf of Jay Homan of Rockwall 205-553, LLC is requesting the approval of a Specific Use Permit (SUP) to allow a *minor auto repair garage* (*i.e. Firestone Complete Auto Care*) in a General Retail (GR) District. The proposed minor auto repair garage will be approximately 6,623 SF and situated on a 1.17-acre portion of a larger 5.683-acre parcel of land (*i.e. Lot 2, Block A, Dalton-Goliad Addition*), zoned General Retail (GR) District, and addressed as 3255 North Goliad Street [SH-205].

According to *Section 2.1.8, Auto and Marine-Related Use Conditions*, of *Article IV, Permissible Uses*, of the *Unified Development Code* (UDC) minor auto repair is defined as "…the replacement of any part or repair that does not require removal of either the engine head or pan, transmission or differential and incidental body or fender work, minor painting and upholstering, or quick lube services for passenger vehicles 7,000 pounds and below…" According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a minor auto repair garage is permitted as a stand-alone use in a General Retail (GR) District with a Specific Use Permit (SUP). The Unified Development Code (UDC) goes on the state that "…the garage doors or bays shall not face a public street or a residential lot…" The applicant has provided a concept plan showing the garage bays facing east toward the proposed Aldi Grocery Store that is currently under construction. Once the Aldi Grocery Store has been built, the bay doors would be screened from the public rights-of-way. Additionally, the Unified Development Code (UDC) states that "…no vehicles, equipment, parts, and/or inventory shall be stored outside overnight…" and "…all work must be completed in an enclosed building…" These have been made conditions of approval in the SUP ordinance.

According to Section *5.6.A, Screening from Residential Uses*, of Article VII, *Landscape Standards*, of the Unified Development Code (UDC), "Any commercial…use…that has a side or rear contiguous to any residential district…shall be screened with a masonry fence (*tilt wall or concrete block are prohibited; however, precast walls may be approved by the planning and zoning commission*), six feet in height. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet

the screening requirements if the Planning and Zoning Commission determines that the proposed alternative will provide sufficient screening." The applicant has provided a landscape plan indicating screening with assorted canopy trees, accent trees, and shrubs from the adjacent Nebbie Williams Elementary School, which is zoned Single-Family 10 (SF-10) District. The proposed landscape screening includes the addition of a three (3) foot high berm.

Finally, the applicant has provided a *Tire Shop Facility Noise* report for the Planning and Zoning Commission's review. This report provides details regarding building design & orientation, measurement equipment, noise events, and other measurements. As you may recall, the applicant had indicated this report would be provided to the Commission since there was a question regarding the noise level of this type of operation and its adjacency to the Nebbie Williams Elementary School.

The applicant's request conforms to all applicable requirements regarding a Specific Use Permit (SUP) for a minor auto repair garage within a General Retail (GR) District; however, if approved this would be the first SUP allowing for this use within the General Retail (GR) District. Granting a SUP remains a discretionary act of the City Council. If approved, the applicant will be required to submit a site plan and replat. Contained in the attached packet is a copy of the applicant's letter, a concept plan, a conceptual building elevation, and draft ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north and adjacent to the subject property is a single-family residential development known as the Harlan Park Phase 2 Addition. The subdivision is zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property the Free Methodist Church that is located at the intersection of Dalton Road and North Goliad Street. The property is zoned Single-Family 16 (SF-16) District.

East: Directly east of the subject property are parcels of land associated with the Dalton Goliad Addition. Adjacent to the proposed minor auto repair garage is the Aldi Grocery Store that is currently under construction. North of the Aldi location and within the Dalton Goliad Addition includes a strip center with restaurant, nail salon, and health studio uses. The property is zoned General Retail (GR) District.

West: Directly west of the subject property is the Nebbie Williams Elementary School. This property is zoned Single-Family 10 (SF-10) District.

NOTIFICATION:

On August 30, 2018, staff mailed 17 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Shores/Ray Hubbard and Stone Creek Homeowner's Associations (*HOA's*), which are the only HOA's located within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Herald Banner as required by the UDC. At the time this case memo was drafted staff had received six (6) e-mails opposed to and one (1) notice in favor of the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to allow a *Minor Auto Repair Garage* use on the s*ubject property* then staff would recommend the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

    1) All development must generally conform to the *Concept Plan* as depicted in *Exhibit 'A'* of the draft SUP ordinance.

    2) The outside storage of vehicles, equipment, parts and/or inventory shall be prohibited.

    3) Garage doors or overhead doors shall not face onto a public right-of-way.

    4) All work shall be performed within an enclosed building.

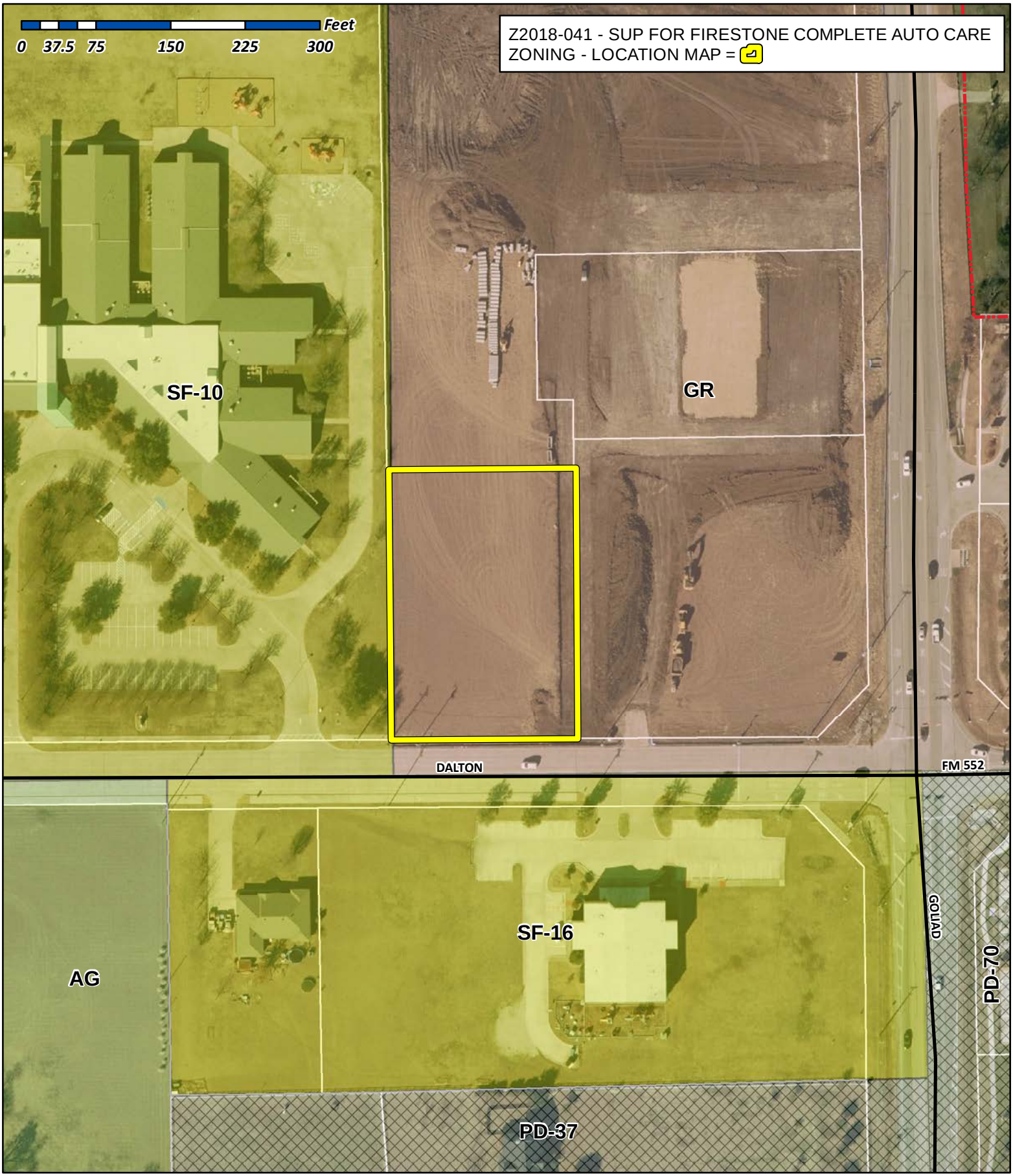
    5) All testing of vehicles shall be performed within an enclosed building.

2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan.

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On September 11, 2018, the Planning and Zoning Commission approved a motion to deny the Specific Use Permit (SUP) by a vote of 3-2 with Commissioners Chodun and Welch dissenting, and Commissioners Lyon and Moeller absent. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(i)f such change [*zoning change*] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths (¾) of all eligible member of the City Council."



City of Rockwall

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

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

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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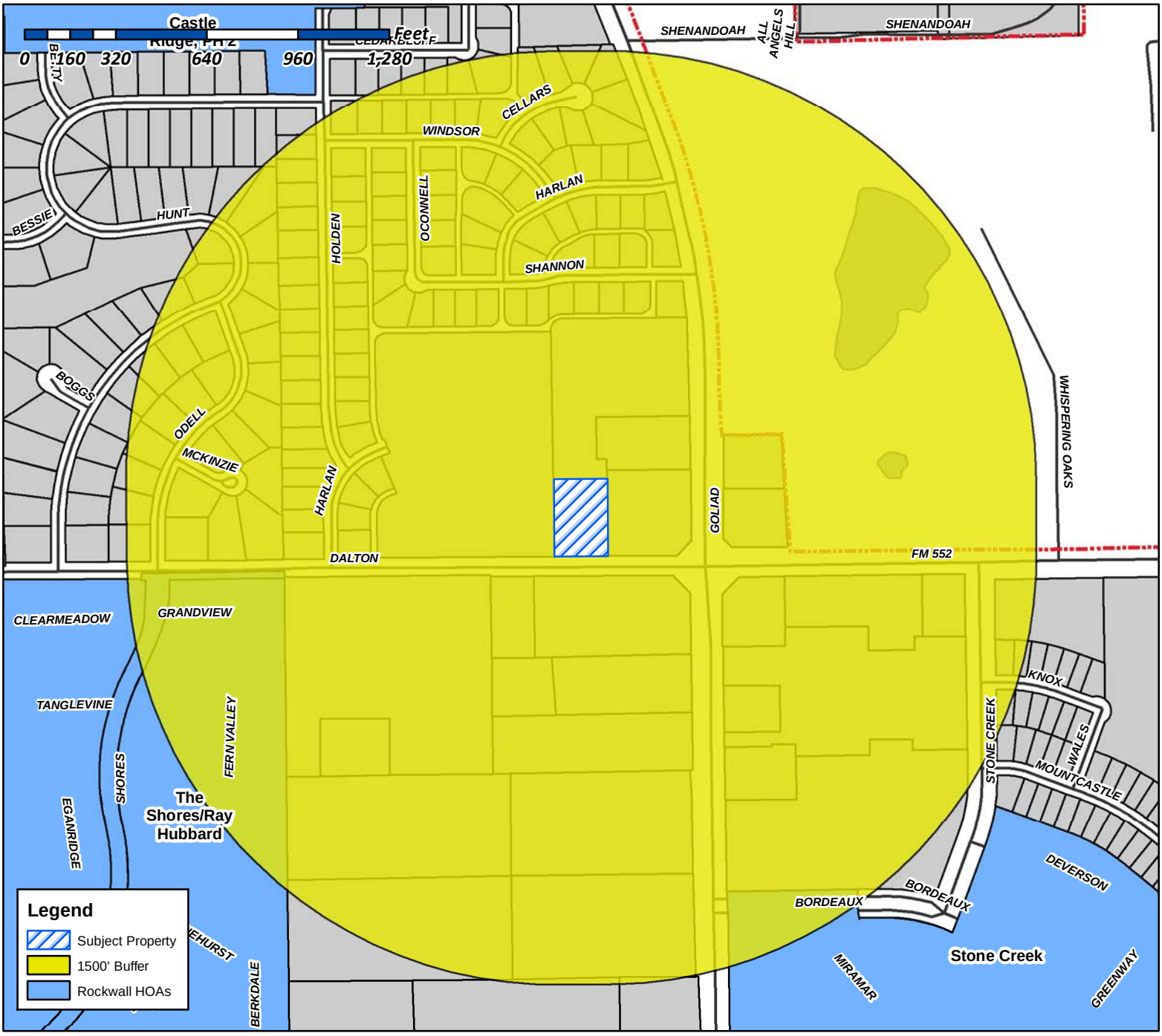
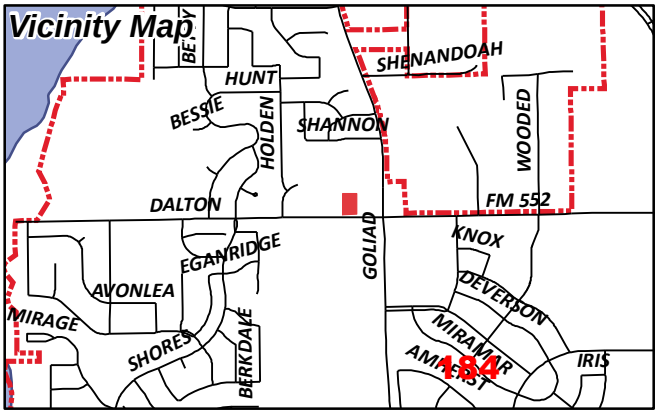


Case Number: Z2018-041
Case Name: SUP for Firestone Complete Auto Care
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 3255 Dalton Road



Date Created: *8/21/2018*
For Questions on this Case Call (972) 771-7745

Gonzales, David

From: Morales, Laura
Sent: Friday, September 7, 2018 2:25 PM
To: Gonzales, David
Subject: FW: Neighborhood Noification Program: Notice of zoning request
Attachments: Z2018-041 HOA Map.pdf

From: Morales, Laura
Sent: Tuesday, September 04, 2018 1:26 PM
To: [redacted]; [redacted]; [redacted]; [redacted]
Subject: Neighborhood Noification Program: Notice of zoning request

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***August 24, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 9/11/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 9/17/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2018-041-Hold a public hearing to discuss and consider a request by Michael McDonald of Pavilion Development Company on behalf of Jay Homan of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for a *Minor Auto Repair Garage* (*i.e. Firestone Complete Auto Care*) on a 1.17-acre portion of a larger 5.683-acre parcel of land identified as Lot 2, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3255 Dalton Road and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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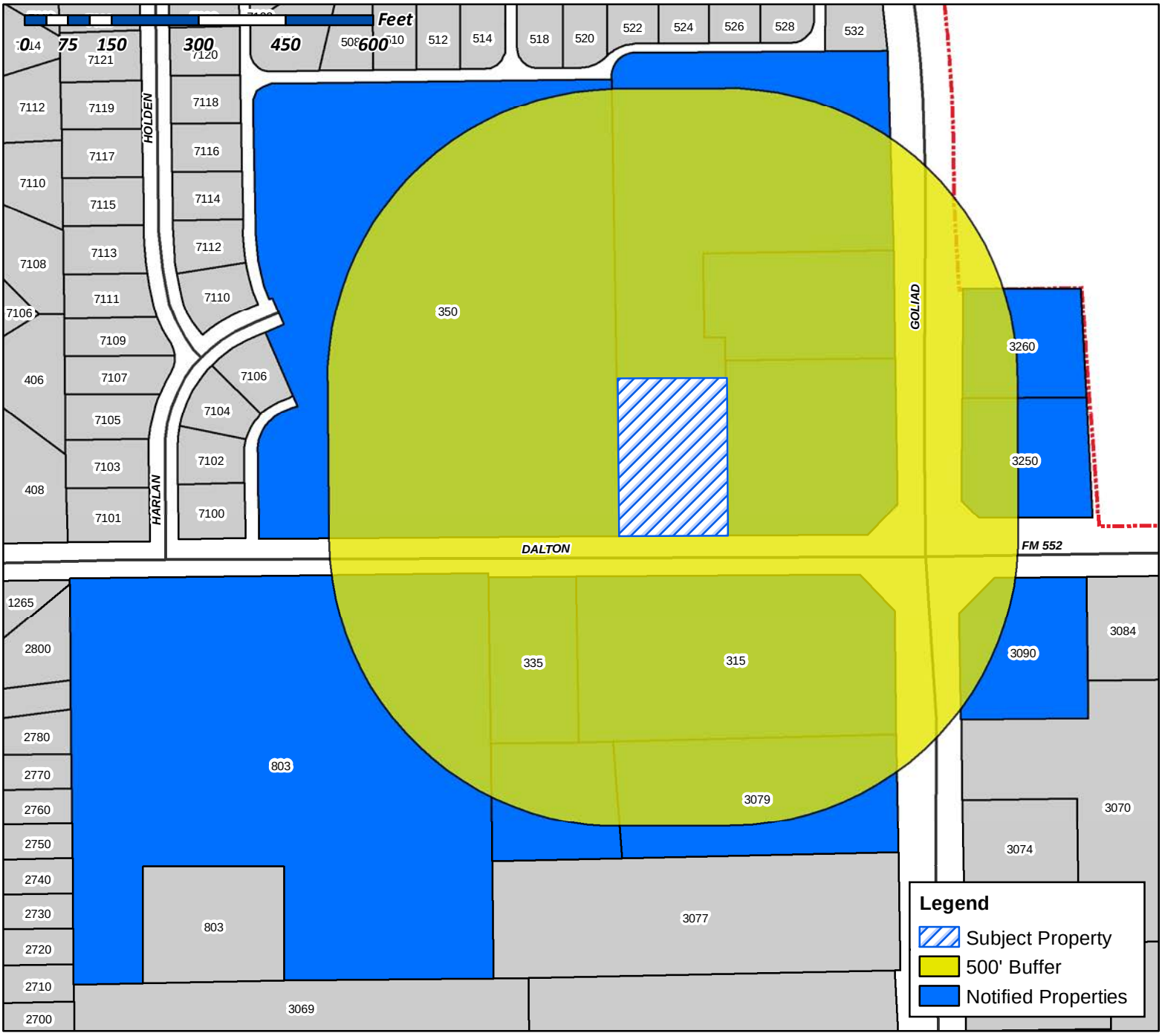

Case Number: Z2018-041
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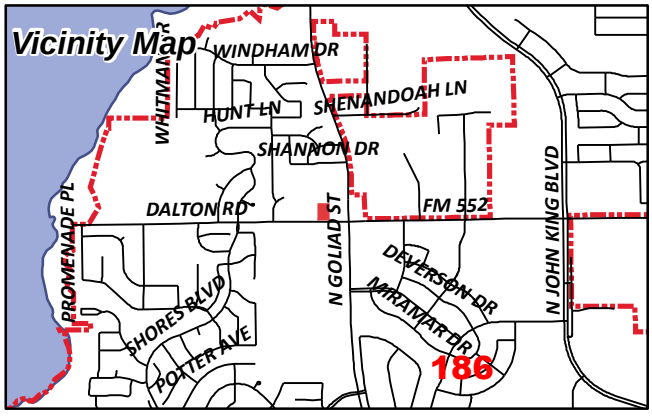

Date Created: 08/17/2018
For Questions on this Case Call (972) 771-7745

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-041: SUP for Firestone Complete Auto Care

Hold a public hearing to discuss and consider a request by Michael McDonald of Pavilion Development Company on behalf of Jay Homan of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for a Minor Auto Repair Garage (i.e. Firestone Complete Auto Care) on a 1.10-acre portion of a larger 5.683-acre parcel of land identified as Lot 2, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3255 Dalton Road and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/11/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 9/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-041: SUP for Firestone Complete Auto Care

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

ROCKWALL 205-552 LLC
14801 QUORUM DR SUITE 160
DALLAS, TX 75254

ROCKWALL 205-552 LLC
14801 QUORUM DR SUITE 160
DALLAS, TX 75254

METROPLEX ACQUISITION FUND, LP
1717 WOODSTEAD CT STE 207
THE WOODLANDS, TX 77380

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

FREE METHODIST CHURCH
OF NORTH AMERICA
302 N GOLIAD ST
ROCKWALL, TX 75087

DIRKSE RICHARD & TAMERA
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
3090 N GOLIAD
ROCKWALL, TX 75032

CURRENT RESIDENT
315 DALTON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3250 N GOLIAD
ROCKWALL, TX 75032

CURRENT RESIDENT
3260 N GOLIAD
ROCKWALL, TX 75032

CURRENT RESIDENT
335 DALTON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
350 DALTON ROAD
ROCKWALL, TX 75032

CURRENT RESIDENT
803 DALTON RD
ROCKWALL, TX 75032

PETERSEN SANDRA E
803 DALTON RD
ROCKWALL, TX 75087

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE
1630 RIVIERA AVE
WALNUT CREEK, CA 94596

188

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-041: SUP for Firestone Complete Auto Care

Hold a public hearing to discuss and consider a request by Michael McDonald of Pavilion Development Company on behalf of Jay Homan of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for a Minor Auto Repair Garage (i.e. Firestone Complete Auto Care) on a 1.10-acre portion of a larger 5.683-acre parcel of land identified as Lot 2, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3255 Dalton Road and take any action necessary.

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David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-041: SUP for Firestone Complete Auto Care

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

We are in favor of the intended use as it will work well with the existing Retail Development at this intersection of Dalton / Goliad

Name: Rockwall 205-552 LLC

Address: 14801 Quorum #160 Dallas, TX 75254

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Gonzales, David

From: Miller, Ryan
Sent: Wednesday, September 12, 2018 8:12 PM
To: Gonzales, David
Subject: Fwd: case Z2018-041

See below.

Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

------ Original message------
From: Clint Tate
Date: Wed, Sep 12, 2018 8:10 PM
To: Miller, Ryan;
Cc:
Subject:case Z2018-041

Mr. Miller,

I live in the neighborhood next to the proposed Firestone location and my kids go to the school next door to the proposed site. I am very much against Firestone building there and do not see any benefit for our community.

Thank you,
Clint Tate
3917 Betty St
Rockwall TX 75087

Gonzales, David

From: Miller, Ryan
Sent: Wednesday, September 12, 2018 6:34 PM
To: Gonzales, David
Subject: Fwd: Case # Z2018-041

See below.

Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

------ Original message------
From: Jenni McCorstin
Date: Wed, Sep 12, 2018 6:19 PM
To: Miller, Ryan;
Cc:
Subject: Case # Z2018-041

Hello,

I am the mother of two children that attend Nebbie Williams elementary. As l am in favor of making business more convenient for the residents of Rockwall, I highly disagree with putting ANY business closer to a school than Aldi already is, let alone a Firestone that adds pollution and air quality concerns for these small children.

Furthermore, I am not comfortable with the amount of adults that would be extremely close to the children at recess.

I do not agree that this is a smart decision for our city or our city's budding future.

I plan on attending the meeting on 9/17 to strongly oppose Firestone anywhere near our school, but if for some reason I cannot attend, please use this as my opposition.

Thank you,
Jenni McCorstin
214-668-7773
Sent from my iPhone

Gonzales, David

From: Miller, Ryan
Sent: Wednesday, September 12, 2018 6:47 PM
To: Gonzales, David
Subject: Fwd: Firestone Z2018-041

See below.

Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

------ Original message------
From: Burkart, Kara
Date: Wed, Sep 12, 2018 6:46 PM
To: Miller, Ryan;
Cc:
Subject: Firestone Z2018-041

I wish to vote that I am not in favor of Firestone being right next to Nebbie Williams Elementary.

A Nebbie mom,
Kara Burkart
469-247-5340

Gonzales, David

From: Miller, Ryan
Sent: Wednesday, September 12, 2018 8:05 PM
To: Gonzales, David
Subject: Fwd: case Z2018-041

See below.

Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

------ Original message------
From: Lesley Tate
Date: Wed, Sep 12, 2018 8:04 PM
To: Miller, Ryan;
Cc:
Subject:case Z2018-041

To Whom It May Concern,
I am unable to attend the City Council meeting on September 17. Please make note that I am very much opposed to building Firestone Auto beside an elemetary school, Nebbie Williams Elementary.

Thank you for helping keep Rockwall beautiful!
Lesley Tate
3917 Betty Street
Rockwall, TX 75087

Gonzales, David

From: Miller, Ryan
Sent: Wednesday, September 12, 2018 8:50 PM
To: Gonzales, David
Subject: Fwd: case Z2018-041

See below.

Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

------ Original message------
From: Shannon Danner
Date: Wed, Sep 12, 2018 8:30 PM
To: Miller, Ryan;
Cc:
Subject:case Z2018-041

This email is in reference to case Z2018-04. I am a resident of the neighborhood next to Nebbie Williams Elementary and have 2 children (soon to be 3 children) who attend this elementary.

I am against putting the Firestone in this area. I have concerns regarding my children's safety and traffic safety with the number of children in and out of this area going to and from school.
Thank you,
Shannon Danner

Sent from Yahoo Mail on Android

From: Brian Knoff
To: Miller, Ryan
Subject: Firestone near Nebbie Williams School
Date: Thursday, September 13, 2018 8:29:13 AM

Rockwall does not another Firestone to rip off its citizens. The one bear I30 is note than enough to dish out shoddy work, create false reports and steal from the elderly. Simply speaking with almost any repair place in town about Firestone's poor ethics and you'll find we do bit need them there. They told my father he needed complete fluid change, new brake lines and master cylinder, plugs and wires and more. Both the Chevy dealer and Goodyear said Firestone was full of it and nothing needed to be done. Last week I heard from a shop that they charged $3000 for front end work they in turn messed up and to remove their shoddy work and do the job correctly only cost $2000 other places.

Firestone is a cancer in Rockwall and I hope the city does not authorize any permits, waivers, or zoning changes to allow them to build more. Vote no on Firestone, please.

Sent from my iPhone

195

CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
(479) 273-9472 Fax (479) 273-0844
www.ceieng.com

August 16, 2018

Firestone Complete Auto Care - Project Narrative

The project is a proposed 7,700 SF Firestone Complete Auto Care store on a 1.17 acre site located in the Dalton Goliad Addition. The proposed building is a tire and minor automobile repair facility with a mercantile showroom for sales and incidental storage area for new and used inventory. There will be no servicing of vehicles occurring outside the building. There will also be no inventory storage outside of the building. Site improvements include paving for pedestrian and vehicular circulation, an exterior trash enclosure, site lighting, landscaping, irrigation, and utility service connections. This proposed building will have an automatic fire sprinkler system.

The property is a vacant out-lot located north of Dalton Road near State Highway 205. The north boundary is an undeveloped parcel. The west boundary is an existing school. The south boundary is Dalton Road. The east boundary is currently being developed.

Please contact us if any additional information is required. Thank you for your time.

Jeff W. Smith, RLA, ASLA
Assistant Project Manager

Mike Fann @ Associates
Consultants in Noise and Vibration

Tire Shop
Facility Noise
Euless, Texas

Prepared for:

Pavilion Development Co.
5605 Carnegie Blvd, Suite 110
Charlotte, NC 28209

Prepared by:

Mike Fann, P.E.
Mike Fann & Associates
2132 Brookgate
Grapevine, TX 76051

Executive Summary

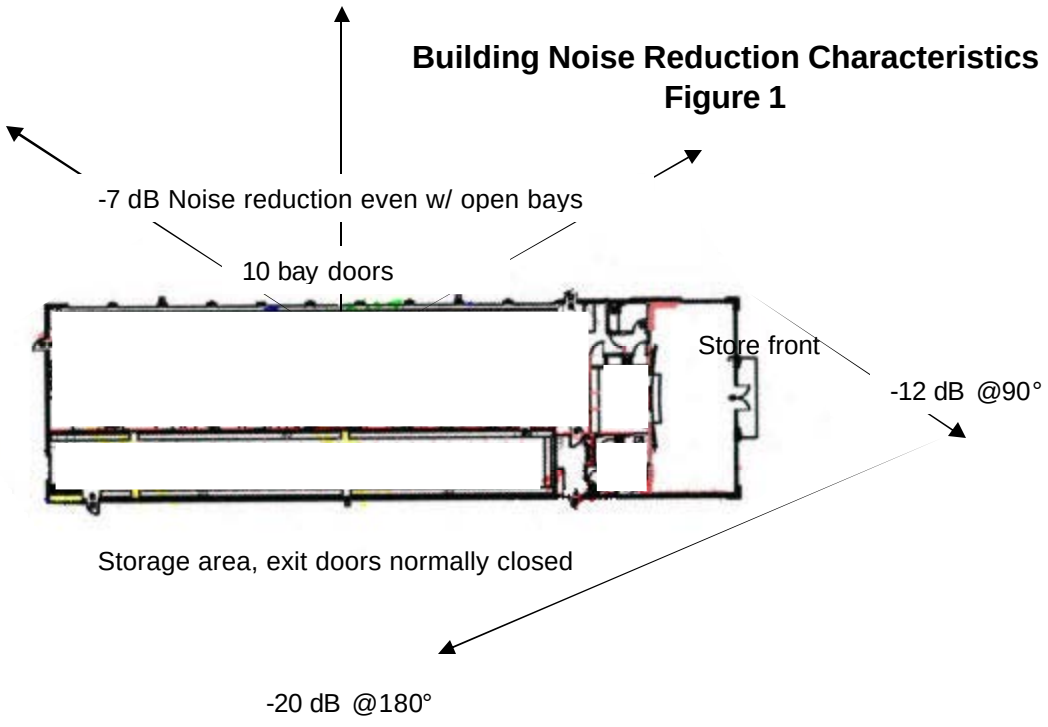
A noise measurement effort at the same store configuration as the Euless application and is specifically intended to measure directly the average noise of tire changing activity over a 15 minutes regulatory duration. This effort changed in focus to measure the level of individual events because the background noise although moderate, was too high not to overwhelming influence the result, and the individual events too low to dominant the measure.

The calculation of the 15 minute average from individual events is straight forward.

Building Design & Orientation

There are several noise reduction features that are inherent in the building design. The tire removal and installation produces several individual noise events inside the building. There is a noise reduction that occurs when the sound travels out the front, even if all the doors are open. Sound has a physical form in air similar to the water vibration when a pebble is dropped. This wavefront must negotiate outside through the open doors which have a smaller percentage area than the total wall surface area. This reduction was measured at the Irving store by using a car horn as a steady repeatable source with many frequencies. A measurement was first made inside the bay doors, then just outside and then at an increased distance of 45'. The noise reduction from inside to just outside is 7 dB. Another way to think of this is that a lot of the reverberant noise bouncing inside the building did not make it outside, even through open doors.

Building Noise Reduction Characteristics
Figure 1



**Interior configuration has been redacted to protect confidentiality*

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The sound volume reduces another 8 dB from just outside the doors to a 45' distance, which was at the customer lot curb. The storage area on the back side of the building blocks noise from impinging directly on that wall, acting as a buffer. As a result, the sound coming out the front, must bend around two corners either to the side or vertical over the roof. It was necessary to move the car horn outside the building to measure the noise reduction associated with sound making this turn. The sound was not audible at the ends of the building when the car was inside the building. There is a 12 dB noise reduction compared to measuring directly in front of the open doors at a 45' distance. The car horn was never audible on the back side of the building, even with it placed outdoors. The background noise of IH635 at 750' prevented this audibility or measure. The noise reduction is at least 20 dB, simply subtracting the measure in front from the background noise in the back, and likely is more.

Measurement Equipment

The equipment used to measure onsite sound levels were a Type 1 Larson Davis Model 820 sound level meter that provided the AC output signal to a Rion Model SA 77 frequency analyzer. The microphone and signal conditioning is field calibrated with a Quest Model QA20 piston phone. This technique allows direct measurement of individual frequency components for evaluation. The frequency characteristics of traffic noise are fairly constant and predictable. As a result, this measurement technique is useful in capturing individual events with readout observation that the event is distinctly different than background influences.

Individual Noise Events

The reoccurring noise events associated with tire sales are the air wrench used to remove and install wheel lug nuts, the tire stand operation removing and installing the tire from the wheel, and the use of a car horn when exiting the open bay to warn nearby pedestrians. Table 1 provides a list of these events and the associated noise and duration observed at a reference distance, 45' in front of the open bays.

Event	Duration	dBA @45' front	Duration for one vehicle
Air wrench	1 sec each nut	70 dBA	*5 lug nuts * 4 tires*both on and off=40 sec
Tire stand	10 sec each tire	66 dBA	*4 tires*both off and on=80 seconds
Car horn	2 seconds	69 dBA	2 seconds coming out

The noise measures listed are averages. Individual events vary up and down by 1-3 dB. The duration of a single lug nut removal is 1 sec, and 10 seconds for tire removal off the wheel.

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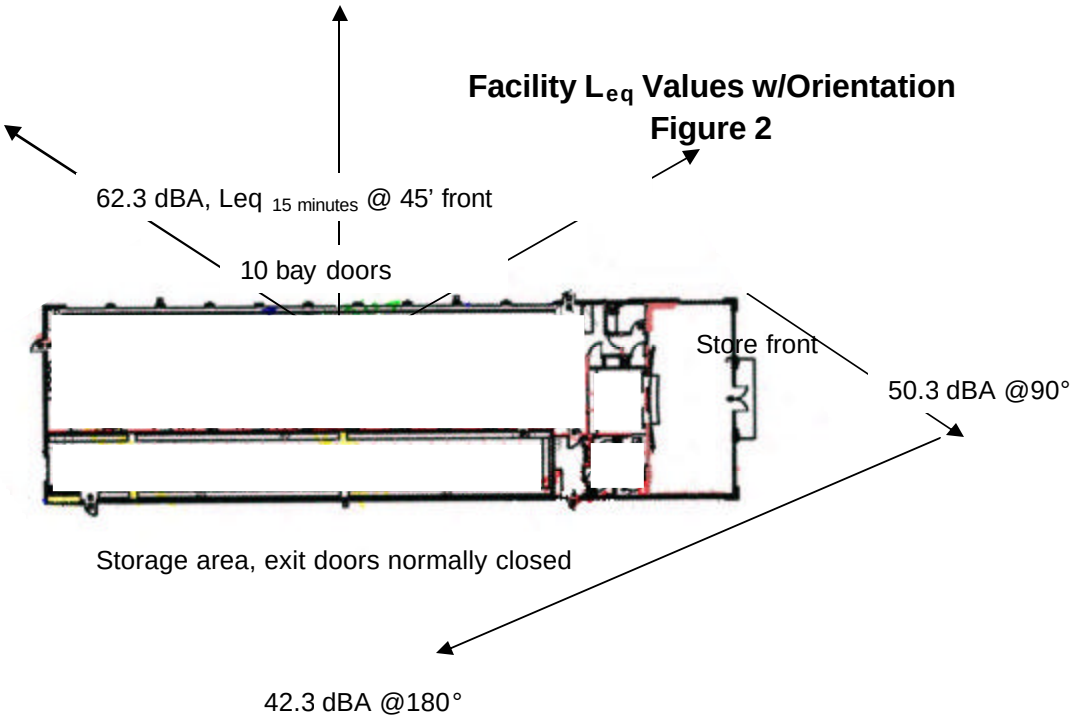
A typical store has 10 bays, but only 6 employees on duty, which limits the number of cars worked on to 6 at one time. A truck normally requires 45 minutes for a set of four tires and a car, 30 minutes. The worst case scenario for the loudest 15 minutes is probably if all 6 employees start at the same time, take the tires off the car and then the tires from the wheel. This produces 20 sec each for 6 cars, or 120 seconds of air wrench activity (lug nuts) and 40 seconds for each car on the tire stand, and 240 seconds total for 6 cars (tire removal off wheels).

15 minute Leq

Leq is an average of all noises over the time period. In this case the ordinance specifies 15 minutes. As a result, any one second event reduces in Leq over the 900 seconds in 15 minutes by 29.5 dB (10*log (1/900)). The accumulative noise of all air wrench activity is 10*log (total number of events) greater than the volume of just one event. The 120 seconds of air wrench activity have an accumulated noise level of 61.3 dBA, [70 dB + 10* log(120) -29.5]. The 80 seconds of removing the tire from the stand has a Leq of 55.5 dBA. These two contributions add together (logarithmically, see attachment) to produce a total of 62.3 dBA at 45' in front of the open bays.

The time average is a common regulatory scheme, recognizing that noise fluctuates up and down. The maximum value limit of +20 dB ensures that any one event is reasonable.

Facility L_{eq} Values w/Orientation
Figure 2



**Interior configuration has been redacted to protect confidentiality*

Figure 2 shows the 62.3 dBA at the front and uses the Figure 1 notations to find 50.3 dBA on the end and less than 42.3 dBA on the back side adjacent to residential lots.

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Conclusions

The store visit to Irving did not produce any audible awareness of tire changing activity at the back of the store. The noise was lost in a background noise of 60-66 dBA.

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APPENDIX A
Acoustics Terminology

Taken from "Protective Noise Levels - Condensed Version of EPA Levels Document" EPA Report No. 550/9-79-100, November 1978

ABOUT SOUND

The sound occurs when the air vibrates. The vibration produces alternating bands of relatively dense and sparse particles of air, spreading outward from the source in the same way as ripples do on water after a stone is thrown into it. The result of the movement of the particles is a fluctuation in the normal atmospheric pressure, or sound waves. These waves radiate in all directions from the source and may be reflected and scattered or, like other wave actions, may turn corners. When the source stops vibrating, the sound waves disappear almost instantaneously, and the sound ceases. The ear is extremely sensitive to sound pressure fluctuations, which are converted into auditory sensations.

Sound may be described in terms of three variables:

1. Amplitude (perceived as loudness)
2. Frequency (perceived as pitch)
3. Time pattern

Amplitude

Sound pressure is the amplitude or measure of the difference between atmospheric pressure (with no sound present) and the total pressure (with sound present). Although there are other measures of sound amplitude, sound pressure is the fundamental measure and is the basic ingredient of the various measurement descriptors in the next section, "Measurement of Environmental Noise."

The unit of sound pressure is the decibel dB. The decibel scale is a logarithmic scale, not a linear one, such as the scale of length. The logarithmic scale is used because the range of sound intensities is so great, that it is convenient to compress the scale to encompass all of the sounds that need to be measured. The human ear has an extremely wide range of response to sound amplitude. Sharply painful sound is 10 million times greater in sound pressure than the least audible sound. In decibels, this 10 million to 1 ratio is simplified logarithmically to 140 dB.

Another unusual property of the decibel scale is that the sound pressure levels of two separate sounds are not directly (that is, arithmetically) additive. For example, if a sound of 70 dB is added to another sound of 70 dB, the total is only a 3-decibel increase (to 73 dB), not a doubling to 140 dB. Furthermore, if two sounds are of different levels, the lower level adds less to the higher as this difference increases. If the difference is as much as 10 dB, the lower level adds almost nothing to the higher level. In other words, adding a 60 decibel sound to a 70 decibel sound only increases the total sound pressure level less than one-half decibel.

Frequency

The rate at which a sound source makes the air vibrate determines frequency. The unit of time is usually one second and the term "Hertz" (after an early investigator of the physics of sound) is used to designate the number of cycles per second.

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The human ear and that of most animals has a wide range of response. Humans can identify sounds with frequencies from about 16 Hz (Hertz) to 20,000 Hz. Because pure tones are relatively rare in real life situations, most sounds consist instead of a complex mixture of many frequencies.

Time Pattern

The temporal nature of sound may be described in terms of its pattern of time and level: continuity, fluctuation, impulsiveness, intermittency. Continuous sounds are produced for relatively long periods at a constant level, such as the noise of a waterfall. Intermittent sounds are those which are produced for short periods, such as the ringing of a telephone or aircraft take-offs and landings. Impulse noises are sounds which are produced in an extremely short span of time, such as a pistol shot or a hand clap. Fluctuating sounds vary in level over time, such as the loudness of traffic sounds at a busy intersection.

MEASUREMENT OF ENVIRONMENTAL NOISE: SOUND DESCRIPTORS

EPA has adopted a system of four "sound descriptors" to summarize how people hear sound and to determine the impact of environmental noise on public health and welfare. These four descriptors are: the A-weighted Sound Level, A-weighted Sound Exposure Level, Equivalent Sound Level, and Day-Night Sound Level. They are related, but each is most useful for a particular type of measurement. The descriptions and some examples of their uses are described below.

A-Weighted Sound Level

One's ability to hear a sound depends greatly on the frequency composition of the sound. People hear sounds most readily, when the predominant sound energy occurs at frequencies between 1000 to 6000 Hertz (cycles per second). Sounds at frequencies above 10,000 Hertz (such as high-pitched hissing) are much more difficult to hear, as are sounds at frequencies below about 100 Hz (such as a low rumble). To measure sound on a scale that approximates the way it is heard by people, more weight must be given to the frequencies that people hear more easily.

A method for weighting the frequency spectrum to mimic the human ear has been sought for years. Many different scales of sound measurement, including A-weighted sound level (and also B, C, D, and E-weighted sound levels) have evolved in this search. A-weighting was recommended by EPA to describe environmental noise because it is convenient to use, accurate for most purposes, and is used extensively throughout the world.

The A-weighting of frequency is also used in the three descriptors discussed below. When used by itself, an A-weighted decibel value denotes either a sound level at a given instant, a maximum level, or a steady-state level. The following three descriptors are used to summarize those levels which vary over time.

Sound Exposure Level

Since the levels of many sounds change from moment to moment, this variation must also be accounted for when measuring environmental noise. One method for measuring the changing magnitude of sound levels is to trace a line on a sheet of moving paper, so that the movement of the pen is proportional to the sound level in decibels. This Figure illustrates such a recording.

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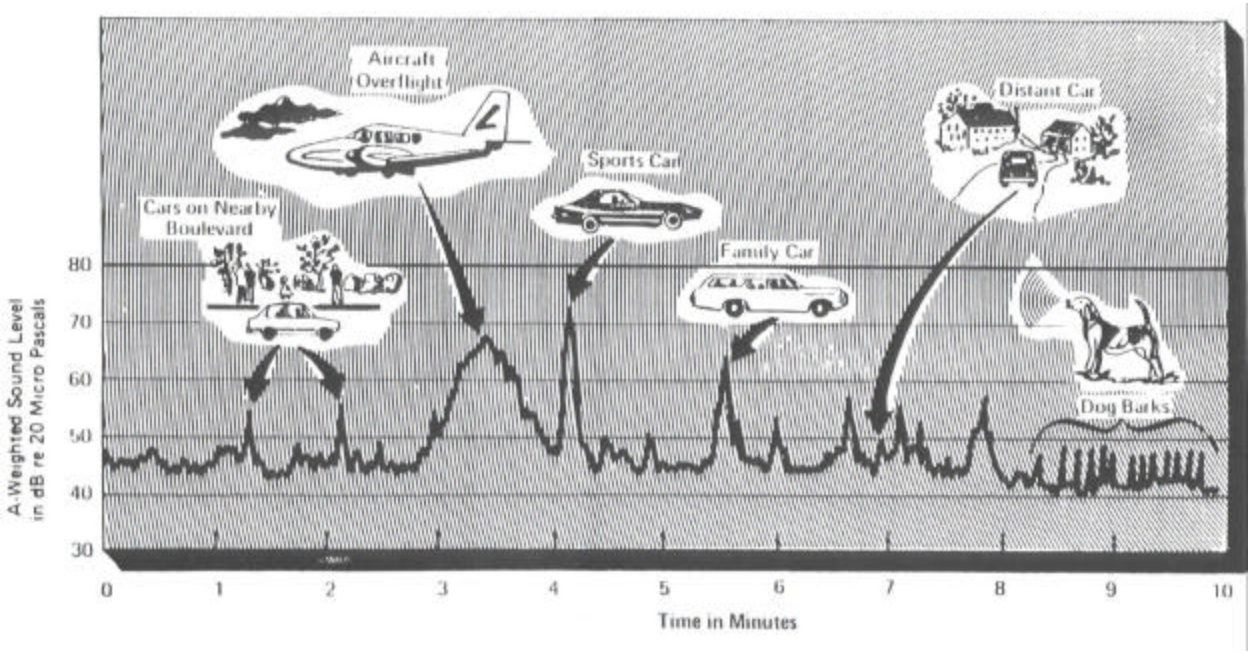
Several features are noteworthy. First, the sound level varies with time over a 30 dB range. Second, the sound appears to be characterized by a fairly steady lower level, and individual events which cause intermittent changes. This fairly constant lower level is often called the background ambient sound level.



Each single event may be partially characterized by its maximum level. It may also be partially characterized by its time pattern. In the example, the sound level of the aircraft is above that of the background ambient level for about a minute, whereas the sound levels from cars are above the background level for much less time.

The duration of sounds with levels that vary from moment to moment is more difficult to characterize. One way is to combine the maximum sound level with the length of time during which the sound level is greater than a certain number of decibels. For example, the number of seconds that the sound rises above the 10 dB down (below maximum) value, determines the sound energy. The total energy of the sound divided by the duration determines the second measurement descriptor, *sound exposure level* (L_S), referred to in the Levels Document as the single event noise exposure level (SENEL). This value represents the total sound energy that is normalized to one second duration.

Equivalent Sound Level (Leq)

Yet another method of quantifying the noise environment is to determine the value of steady-state sound which has the same A-weighted sound energy as that contained in the time-varying sound. This is the third measurement descriptor, termed the Equivalent Sound Level (L_{eq}). The Equivalent Sound Level is a single value of sound level for any desired duration, which includes *all* of the time-varying sound energy in the measurement period. In the Figure, for example, the L_{eq} equals about 58 dB, indicating that the amount of sound energy in all the peaks and valleys in the figure is equivalent to the energy in a continuous sound of 58 dB.

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The major virtue of the Equivalent Sound Level is that it correlates reasonably well with the effects of noise on people, even for wide variations in environmental sound levels and time patterns.

Day-Night Sound Level

The Day-Night Sound Level is the A-weighted equivalent sound level for a 24-hour period with an additional 10 dB weighting imposed on the equivalent sound levels occurring during nighttime hours (10 pm to 7 am). Hence, an environment that has a measured daytime equivalent sound level of 60 dB and a measured nighttime equivalent sound level of 50 dB can be said to have a weighted nighttime sound level of 60 dB (50+10) and an L_{dn} of 60 dB.

Exceedance Levels

The Highway Department often favors controlling noise thresholds. For example, they set permissible thresholds that can not be exceeded 90% of the time. However, the same threshold provides a 10% allowance that has no limiting value. In essence, it allows the louder trucks to operate without noise limit, 10% of the time. This exceedance threshold is L_{10} and the DOT guidelines allow an L_{10}=70 dBA at the property line. In contrast, L_{90} is often used to examine the background or ambient level. This is the lower noise threshold that is exceeded 90% of the time. Other exceedance values range from 1 to 99. The L_1 provides a more reasonable statistical value for the highest maximum values.

Table A1 provides some general reference for common noise sources and their levels in dBA.

Common Noise Source and Their Sound Levels
Table A1

Source	Sound Level (dBA)
Near large jet at takeoff	140
Air raid siren	130
Threshold of pain	120
Thunder of sonic boom	110
Garbage or trailer truck at roadside	100
Power lawn mower at 5’	90
Alarm clock or vacuum cleaner	80
Freeway traffic at 50’	70
Conversational speech	60
Average residence	50
Bedroom	40
Soft whisper at 15’	30
Rustle of leaves	20
Breathing	10
Threshold of hearing	0
Adapted from NBS Handbook 119	

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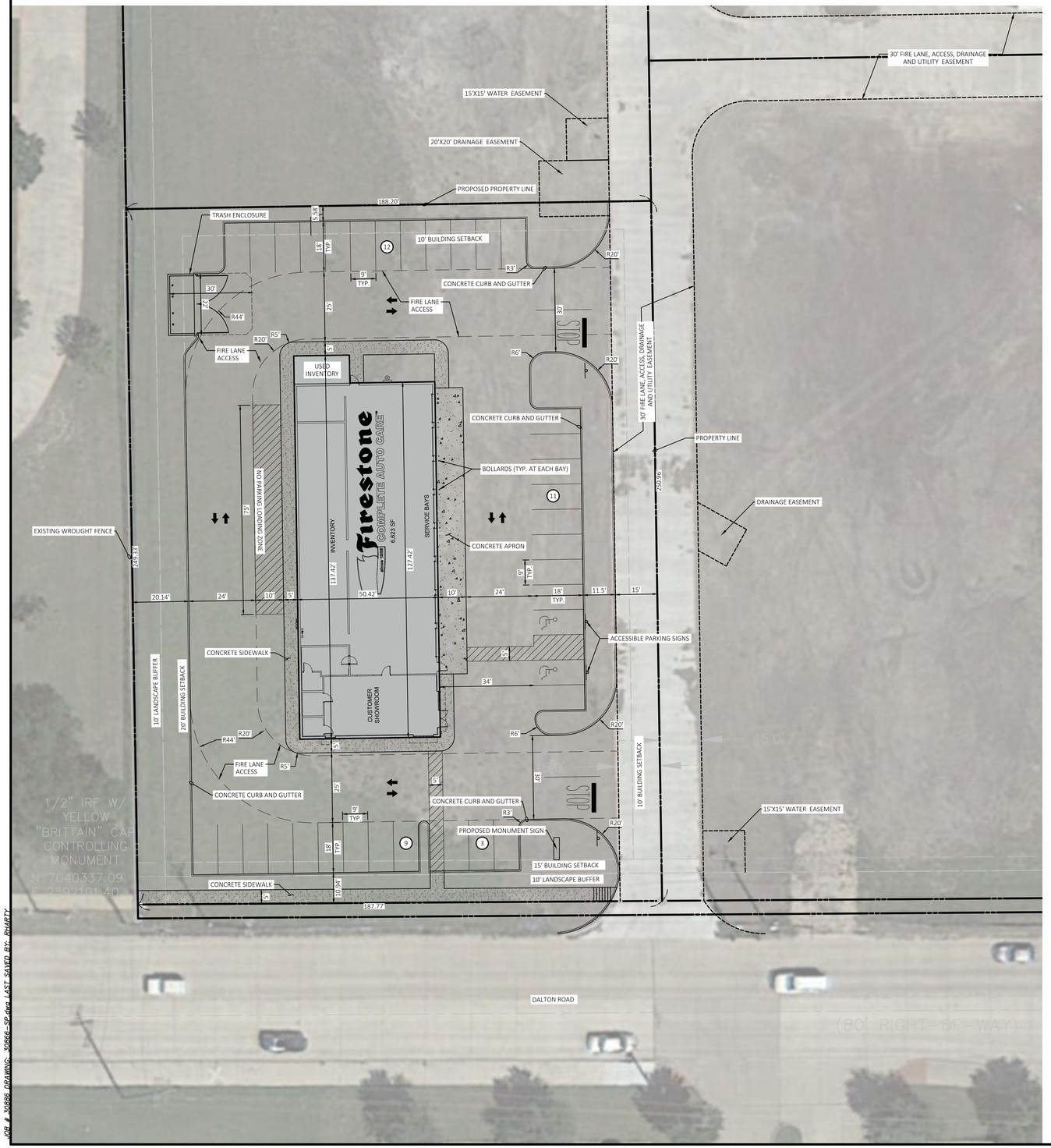

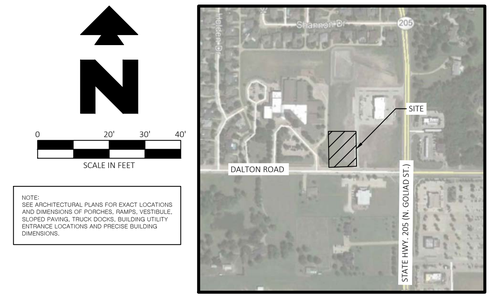

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

Vicinity Map

Not to Scale

PROPERTY INFO		
PROPERTY AREA	47,044.84 SF	1.08 ACRES
BUILDING AREA	6,623 SF	.15 ACRES
BUILDING COVERAGE	14.1%	
IMPERVIOUS AREA	36,973.15 SQ FT	.85 ACRES (79%)
OPEN SPACE	10,071.69 SQ FT	.23 ACRES (21%)
SETBACKS	BUILDING	LANDSCAPE
NORTH	10 FEET	0 FEET
SOUTH	15 FEET	0 FEET
EAST	10 FEET	0 FEET
WEST	20 FEET	10 FEET
PARKING RATIO		
	REQUIRED	PROVIDED
	2 SPACES PER SERVICE BAY	
STANDARD PARKING	15 SPACES	33 SPACES
ACCESSIBLE PARKING	1 SPACES	2 SPACES
TOTAL	16 SPACES	35 SPACES

CASE NUMBER: Z2018-041

PRELIMINARY – NOT FOR CONSTRUCTION

Engineering Associates, Inc.
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NEW FCAC STORE

DALTON ROAD NEAR N. GOLIAD STREET
ROCKWALL
TEXAS

STATE OF TEXAS
ANDREW SUTER
104217
LICENSED PROFESSIONAL ENGINEER
09/04/2018

FILE NAME: 30866-SP.dwg
CEI PROJECT NUMBER: 30886
REVISION: REV-1 DATE: 08/31/18

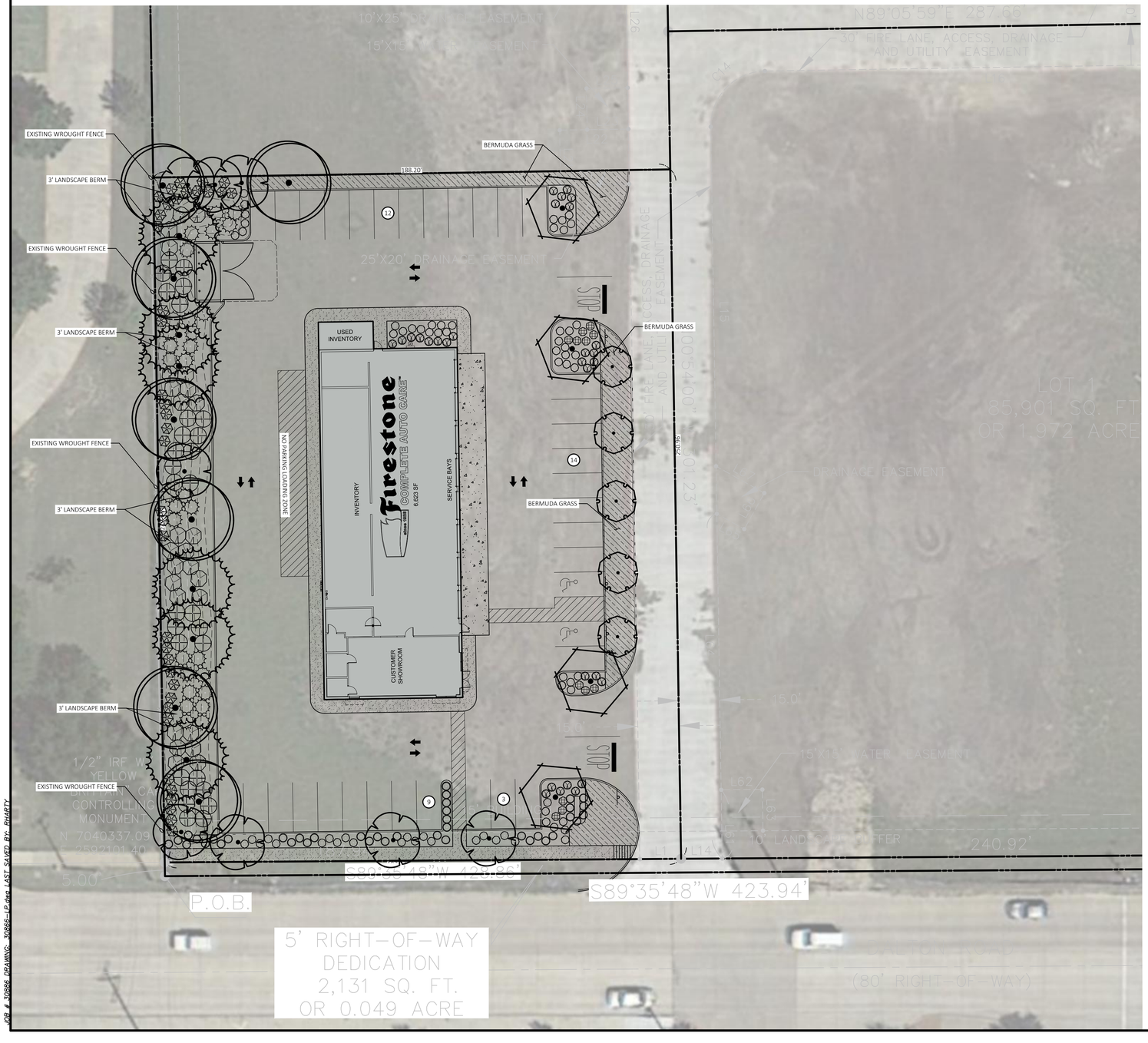
F-7524

SHEET TITLE:
SITE PLAN

CEI JOB NUMBER
30866

SHEET NUMBER:
C1.1

JOB # 30886 DRAWING: 30866-SP.dwg LAST SAVED BY: RHARTY



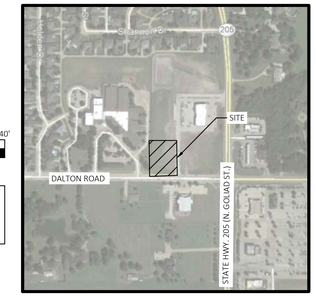
JOB # 30886 DRAWING: 30886-LP.dwg LAST SAVED BY: RHARTY

N

0 20' 30' 40'

SCALE IN FEET

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



Vicinity Map

Not to Scale

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	DETAIL	QTY
	Acer truncatum / Shantung Maple	B & B	3"Cal		50A	4
	Chilopsis linearis / Desert Willow	B & B		6' Height	50A	5
	Magnolia grandiflora `Little Gem` / Dwarf Southern Magnolia	B & B	3"Cal		50A	8
	Quercus virginiana / Southern Live Oak	B & B	3"Cal		50A	7
	x Cupressocyparis leylandii / Leylandi Cypress	B & B	3"Cal		50A	6

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	DETAIL	FIELD3	QTY
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	3 gal	50B		12
	Hibiscus syriacus `Minerva` / Minerva Rose of Sharon	5 gal	50B	36" HT	26
	Ilex vomitoria `Nana` / Dwarf Yaupon	3 gal	50B		40
	Ilex x `Nellie R Stevens` / Nellie Stevens Holly	5 gal	50B	36" HT	29
	Loropetalum chinense `Purple Pixie` / Purple Pixie Loropetalum	3 gal	50B		66
	Miscanthus sinensis `Gracillimus` / Maiden Grass	5 gal	50B		38
	Muhlenbergia rigens / Deer Grass	3 gal	50B		29
	Rhus virens / Evergreen Sumac	5 gal	50B	36" HT	30

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
	Cynodon dactylon / Bermuda Grass	sod				2,735 sf

LANDSCAPE REQUIREMENTS: PER CITY OF ROCKWALL, TX ZONING ORDINANCE

	REQUIRED	PROVIDED
STREET LANDSCAPING		
PROVIDE A 10' BUFFER-STRIP WITH 1 TREE PER EVERY 50' OF COLLECTOR OR MAJOR ARTERIAL STREET FRONTAGE.	DALTON ROAD = 188' 188 / 50 = 4 TREES	4 TREES
MINIMUM SQUARE FOOTAGE REQUIREMENTS		
MINIMUM SF OF LANDSCAPING SHALL BE 15% FOR GENERAL RETAIL.	PROPERTY AREA = 50,997.34 SF 50997.34 X .15 = 7,650 SF	PROVIDED = 11,824.18 SF
MINIMUM OF 50% REQUIRED LANDSCAPE SHALL BE IN FRONT AND SIDE OF BUILDING FACING RIGHT OF WAY.	7,605 X .5 = 3,780 SF	4,046 SF
PARKING LOT LANDSCAPE		
ANY PARKING LOT CONTAINING MORE THEN 2 ROWS OF PARKING SHALL PROVIDE, MINIMUM OF 5% OR 200 SF INTERIOR GREEN SPACE	31,474 x .05 = 1574 SF	1,816 SF
IF PARKING A MANEUVERING SPACE EXCEEDS 20,000 SF ONE LARGE CANOPY TREE PER 10 SPACES.	35 SPACES / 10 = 4 TREES	4 TREES
1.NO REQUIRED PARKING SPACE SHALL BE LOCATED MORE THAN 80' FROM THE TRUNK OF A CANOPY TREE. 2.NO TREE MAY BE PLANTED CLOSER THAN 2 1/2' TO PAVEMENT 3.ALL THREES MUST BE INTERNAL TO THE PARKING LOT.	YES	YES
SCREENING FROM RESIDENTIAL USE		
A BERM IN CONJUNCTION WITH A MINIMUM OF 6' WROUGHT FENCE AND A COMBINATION OF TREES AND SHRUBS CAN BE UTILIZED TO MEET THE SCREENING REQUIREMENTS	YES	YES

CASE NUMBER: Z2018-041

PRELIMINARY– NOT FOR CONSTRUCTION

Engineering Associates, Inc.
Civil Engineers • Surveyors • Landscape Architects
2000 Ross Avenue, Suite 200 • Dallas, Texas 75201 • 214.871.8326

Firestone COMPLETE AUTO CARE

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NEW FCAC STORE

DALTON ROAD NEAR N. GOLIAD STREET

ROCKWALL

TEXAS



FILE NAME: 30886-LP.dwg
CEI PROJECT NUMBER: 30886
REVISION: REV-1 DATE: 08/31/18

BR347

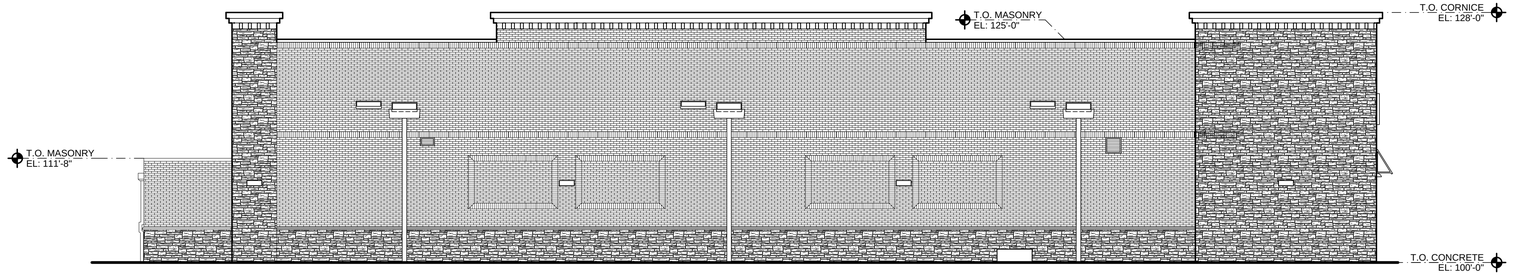
SHEET TITLE:

LANDSCAPE PLAN

CEI JOB NUMBER 30886

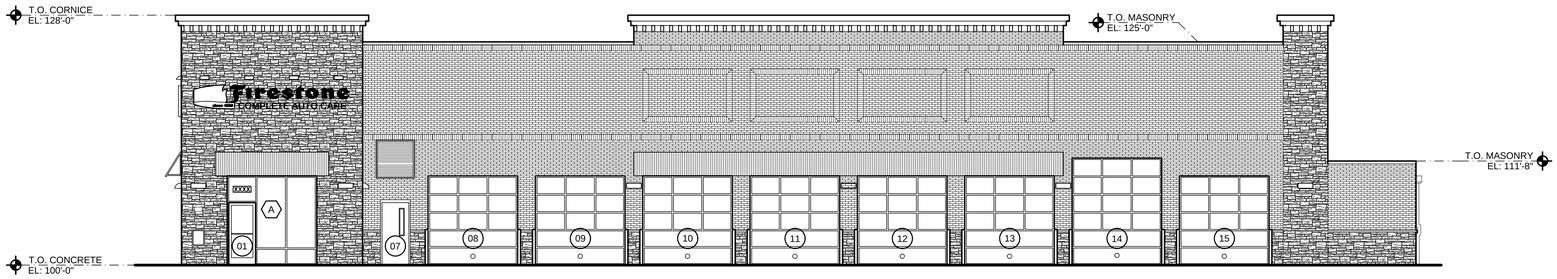
SHEET NUMBER:

C2



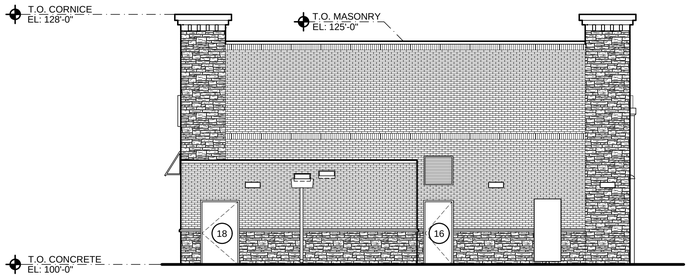
1 A4 (WEST) ELEVATION

SCALE: 1/8"=1'-0"



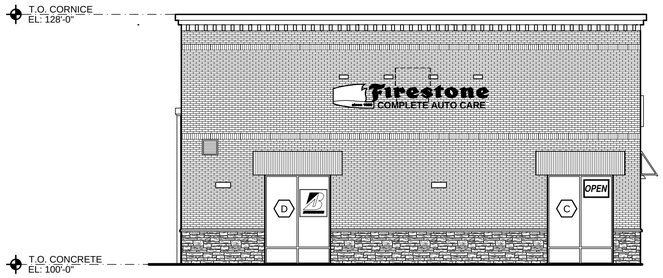
6 A4 (EAST) ELEVATION

SCALE: 1/8"=1'-0"



11 A4 (NORTH) ELEVATION

SCALE: 1/8"=1'-0"



16 A4 (SOUTH) ELEVATION

SCALE: 1/8"=1'-0"

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON LUCERNEX AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM THE CLIENTS DOCUMENTS; DESIGN MAY VARY.

PROJECT CONTACTS: PHONE #:

ARCHITECT: KRISTINE PAGANO, AIA (918) 587-8602

SGA DESIGN GROUP

ENGINEER: JEFF SMITH (479) 254-1467

CEI ENGINEERING

PROTOTYPE: SMALL ER (ATTACHED TIRE ENCLOSURE)

ZONE APPROVAL (BY/DATE):

VP.

CONT.

RM.

CM.

ENTITY ID: XXXXXXX
SITE ID: XXXX
LEGACY ID: NA

Firestone since 1928 COMPLETE AUTO CARE™

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE USED IN ANY WAY DELETERIOUS TO THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITION AND AS ADMISSION TO THE EXCLUSIVE OWNERSHIP IN AND TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC.

DALTON ROAD & HWY NO 205
ROCKWALL, TX

SGA Design Group, P.C.
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119.3609
p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

SHEET TITLE: EXTERIOR ELEVATIONS & DETAILS

SHEET NUMBER: PA4

Aug 31, 2018 – 3:09pm – USER: jeffd
P:\BSRO\Projects\Rockwall, TX – 1855819 – Pavilion\B – Drawings & Design\Building Drawings\09_FCAC_ER–A04.dwg

208

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR AN AUTO REPAIR GARAGE, MINOR, ON A 1.17-ACRE PORTION OF A LARGER 5.683-ACRE PARCEL OF LAND, IDENTIFED AS LOT 2, BLOCK A, DALTON-GOLIAD ADDITION, ZONED GENERAL RETAIL (GR) DISTRICT, LOCATED WITHIN THE NORTH SH-205 OVERLAY (N. SH-205 OV) DISTRICT, ADDRESSED AS 3255 DALTON ROAD, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFIALLY DEPTICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Michael McDonald of Pavilion Development Company, on behalf of Jay Holman of Rockwall 205-552, LLC for a Specific Use Permit (SUP) allowing for an *Auto Repair Garage, Minor* on a 1.17-acre portion of a larger 5.683-acre parcel of land zoned General Retail (GR) District, located within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1780 E. IH-30, City of Rockwall, Rockwall County, Texas and more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for an *Auto Repair Garage, Minor* within a General Retail (GR) District located within the North SH-205 Overlay (N. SH-205 OV) District on the *Subject Property*; and

SECTION 2. That the Subject Property shall be used only in the manner and for the purposes described in the Specific Use Permit (SUP) and specifically set forth in *Section 2.1.8, Auto and Marine-Related Use Conditions, of Article IV, Permissible Uses; Section 4.4, General Retail*

DRAFT 08.07.2018

(GR) District, and Section 6.11, North SH-205 Overlay (N. SH-205 OV) District, of *Article V, District Development Standards,* of the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

2.1 PERMITTED USE DEFINITIONS

Automobile Repair, Minor. Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil spark plugs, and filter changing; tire alignment; tune-ups, emergency road service; replacement of starters, alternators, hoses, brake parts, mufflers; performing state inspections and making minor repairs necessary to pass said inspection; servicing of air-conditioning systems, and similar minor services for motor vehicles except heavy land vehicles, *but not including* any operation named under *Automobile Repair, Major* (*e.g. major repair, rebuilding or reconditioning of engines, transmissions, or other major components for motor vehicles; collision services including body, frame, or fender straightening or repair; customizing; overall painting or paint shop; automotive glass and upholstery, etcetera*), or any other similar use.

2.2 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Auto Repair Garage (Minor)* on the *subject property* and conformance to these operation conditions are required for continued operations:

1) All development must generally conform to the *Concept Plan* depicted in *Exhibit 'A'* of this ordinance, which shall be incorporated herein by reference.

2) All operations on the s*ubject property* shall conform to the definition contained within Section 2.1, Permitted Use Definitions, of this ordinance.

3) The outside storage of vehicles, equipment, parts and/or inventory shall be prohibited.

4) Garage doors or overhead doors shall not face onto a public right-of-way.

5) All work shall be performed within an enclosed building.

6) All testing of vehicles shall be performed within an enclosed building.

7) The operation of this site shall conform to all federal, state and local standards and comply with the requirements of Section 2.3, *Compliance Standards*, of this ordinance.

2.3 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use

DRAFT ORDINANCE 09.17.2018

Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF OCTOBER, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

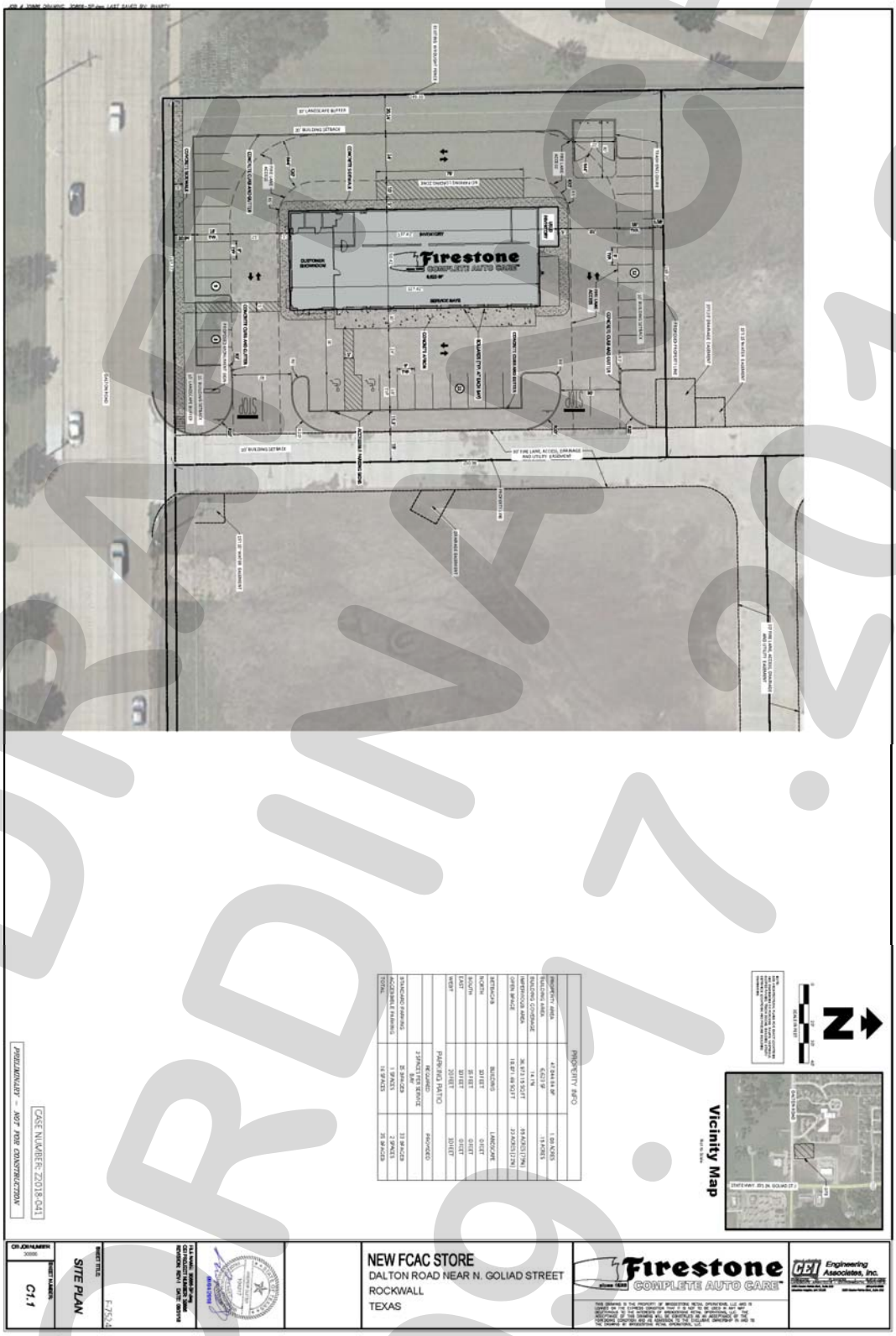
Frank J. Garza, *City Attorney*

1st Reading: *September 17, 2018*

2nd Reading: *October 1, 2018*

DRAFT ORDINANCE 09.17.2018

Exhibit 'A'
Conceptual Site Plan



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ORDINANCE
09.17.2018

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: September 17, 2018

SUBJECT: Z2018-025; *Amendment to Planned Development District 32 (PD-32)*

On February 4, 2008, the City Council adopted *Ordinance No. 08-11* increasing the boundaries of Planned Development District 32 (PD-32) from 18.6-acres to 62.62-acres, and establishing a set of land uses for the district that included *Urban Residential (Condominium Units Only)*. While this use was called out as an allowed *by-right* land use, no density level was indicated in *Ordinance No. 08-11*. Shortly after this approval, the City hired a consultant, Tally Associates, to study the area and create a plan that could be implemented to provide a long-term vision for the Harbor. This planning effort led to the adoption of *Ordinance No. 10-21* on September 20, 2010. This new ordinance expanded the district to 78.89-acres and established a maximum of 1,161 *Urban Residential Units -- defined as townhome or condominium units only* --, which were in a pool (*i.e. unallocated to any single property in the district*) that could be allocated by the City Council on a *first-come-first-serve* basis through a PD Development Plan. Prior to this approval, the City's consultant presented three (3) land use scenarios that proposed three (3) different land use mixes (*i.e. high, medium and low intensity*). The high intensity land use scenario included 2,100 *Urban Residential Units*, which equated to 26.6 units/acre. The second land use scenario proposed 1,847 *Urban Residential Units*, which equated to 23.41 units/acre. The low intensity land use scenario -- *and the one ultimately adopted by the then City Council* -- incorporated 1,161 *Urban Residential Units*, which equated to 14.71 units/acre.

Since the adoption of *Ordinance No. 10-21*, the City Council has allocated 985 units for the following projects:

Marina Village:	450
Harbor Urban Condominiums:	228
Harbor Urban Townhomes:	42
Harbor Heights Condominiums:	265
TOTAL:	985

This leaves 176 unallocated units remaining in the district.

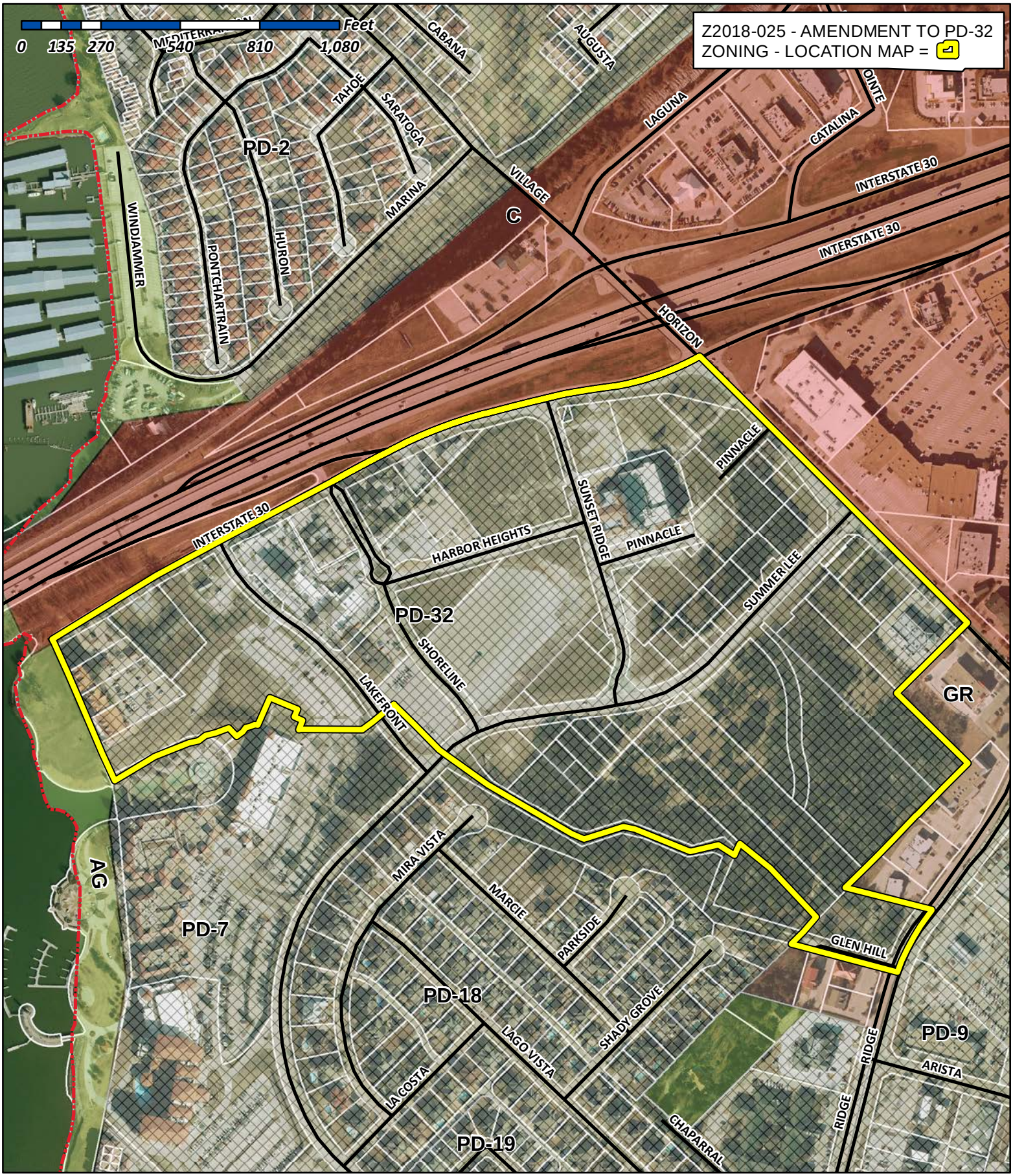
At the City Council meeting on August 6, 2018, the City Council directed staff to prepare an ordinance amendment showing an additional 400 *Urban Residential Units* being allocated to the City parcel of land. This property is bounded by Harbor Heights Drive, Shoreline Trail, Sunset Ridge Drive, and Summer Lee Drive, and is currently located within the *Hillside Mixed-Use Subdistrict*. This Subdistrict does allow *Urban Residential Units* under the current Planned Development District 32 (PD-32) ordinance (*i.e. Ordinance No 17-22*). In the attached packet staff has provided a draft ordinance making the change requested by the City Council. If

approved, the additional 400 *Urban Residential Units* would increase the total number of units permitted in the district to 1,561 units or 20.57 units/acre (i.e. *Ordinance No. 17-11 reduced the overall acreage of the district to 75.87-acres)*.

To assist the City Council in making this decision staff has provided an updated concept plan, district maps, and roadway cross sections that include all subsequent changes and amendments adopted for the district. These have been incorporated into the attached draft ordinance. In the future staff intends to update these concept plans with each PD Development Plan approval to show how the district is evolving.

This being an amendment to an existing Planned Development District, staff sent a notice of public hearing to all residents and property owners inside Planned Development District 32 (PD-32), and within 500-feet of the PD's boundaries. Of the 210 notices mailed on August 31, 2018 staff has received one (1) notice in favor of the request, ten (10) notices from five (5) property owners in opposition to the request, three (3) emails in opposition to the request, and one (1) email stating concern but no opposition to the request. In addition, staff emailed notices to the Lago Vista, Lakeside Village, Water's Edge, Signal Ridge, Fox Chase and Chandler's Landing Homeowner's Associations (HOA's), which are the only HOA's within 1,500-feet of the boundaries of the PD. Staff also posted a zoning notice in the Harold Banner as required by the Unified Development Code (UDC) and the *Texas Local Government Code*.

On September 11, 2018, the Planning and Zoning Commission approved a motion to deny the applicant's request by a vote of 5-0, with Commissioners Lyons and Moeller absent. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(i)f such change [*zoning change*] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths (¾) of all eligible member of the City Council." Should the City Council have any questions concerning this request, staff will be available at the City Council Public Hearing on *September 17, 2018*.



City of Rockwall

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

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

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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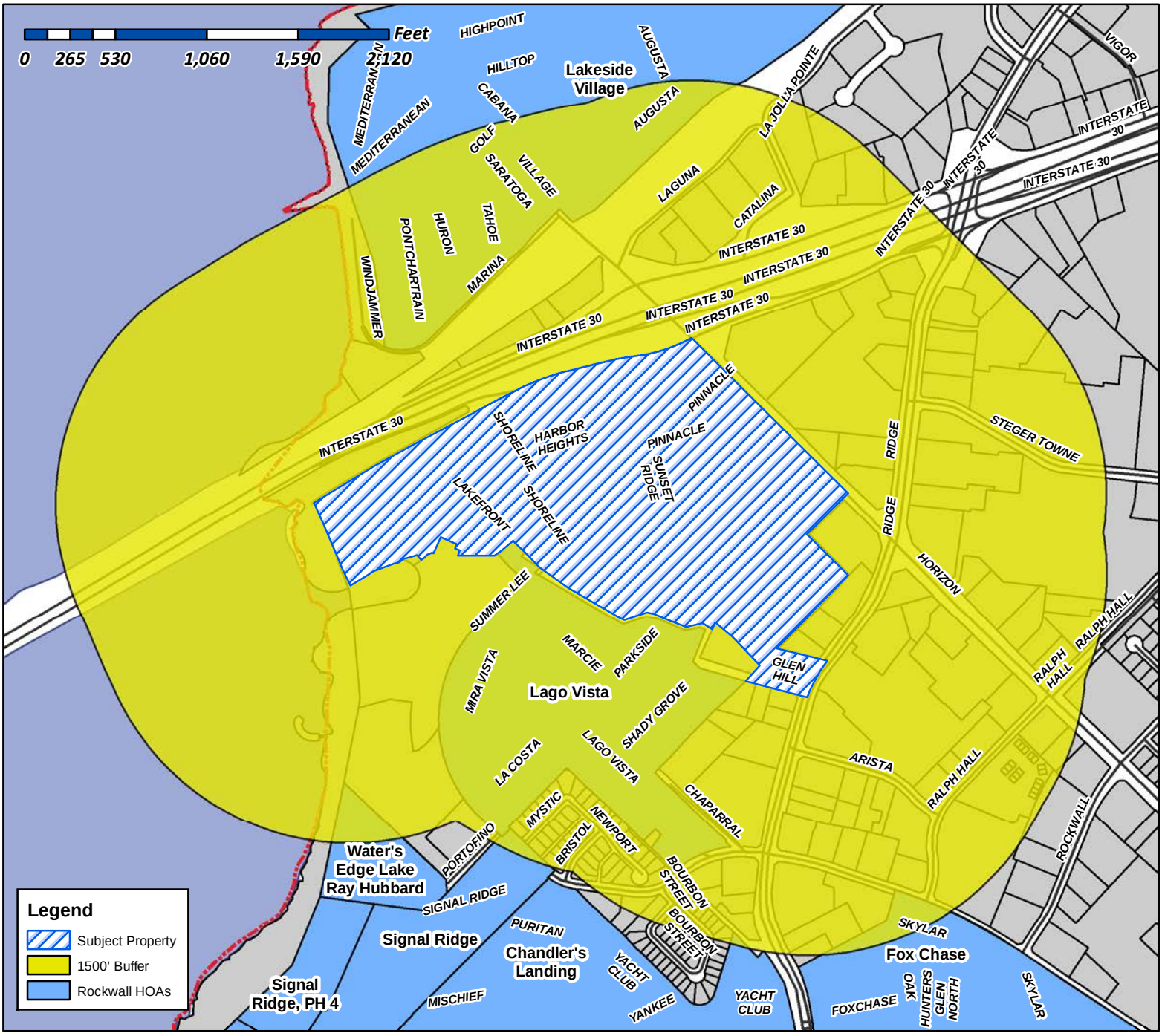
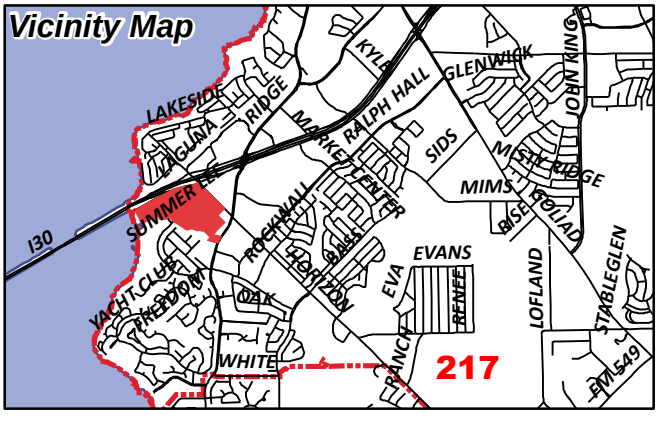


Case Number: Z2018-025
Case Name: Amendment to PD-32
Case Type: Zoning
Zoning: PD-32
Case Address: PD-32



Date Created: ***6/15/2018***
For Questions on this Case Call (972) 771-7745

From: Morales, Laura
To: [redacted]
Subject: Neighborhood Noification Program: Notice of zoning request
Date: Tuesday, September 04, 2018 11:54:45 AM
Attachments: Z2018-025 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***August 24, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 9/11/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 9/17/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2018-025-Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a zoning amendment to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] for the purpose of increasing the number of Urban Residential Units permitted within the district being a ~78.89-acre tract of land identified as the Harbor District, being zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, located at the southwest corner of Horizon Road [FM-3097] and IH-30, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
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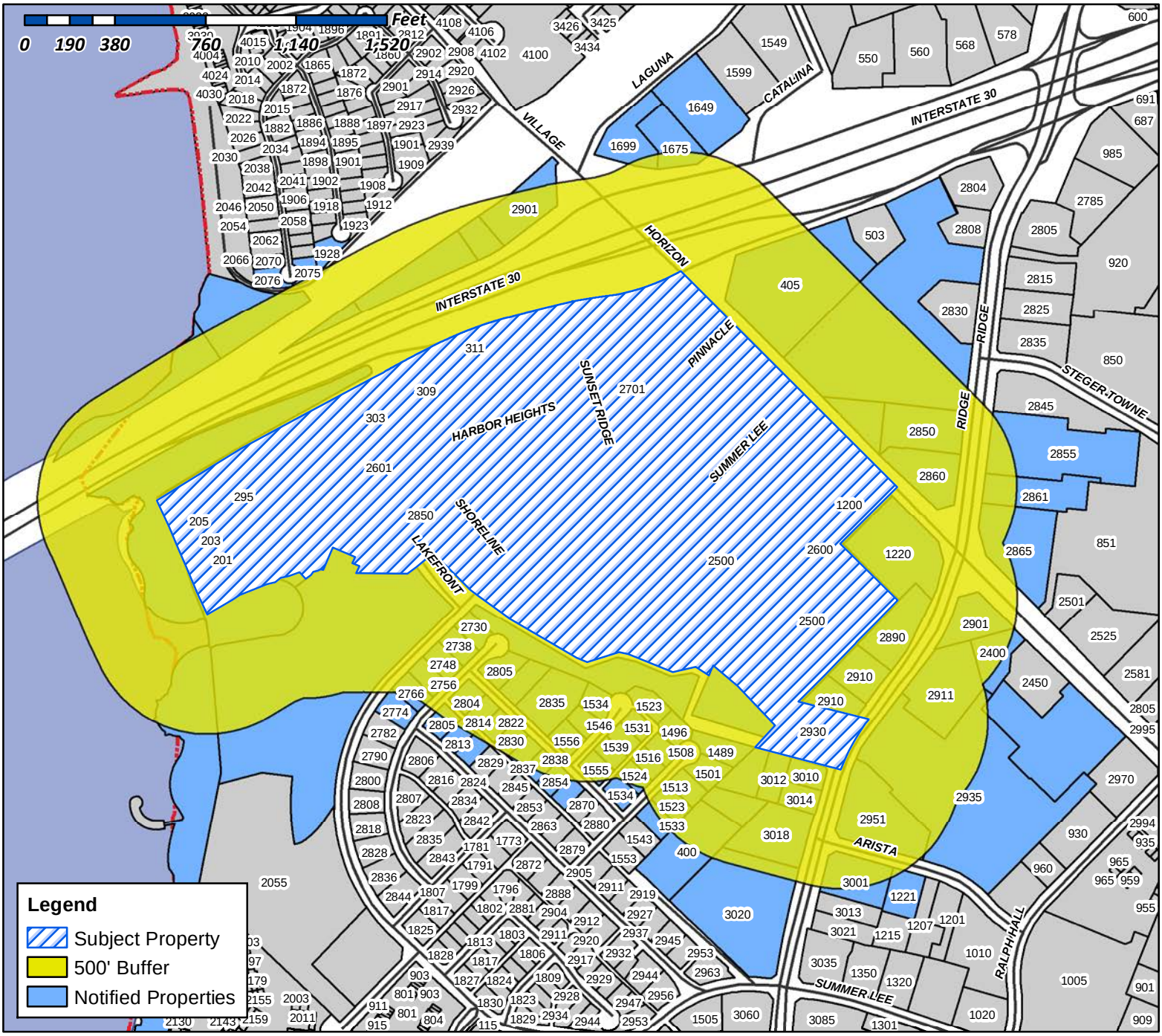

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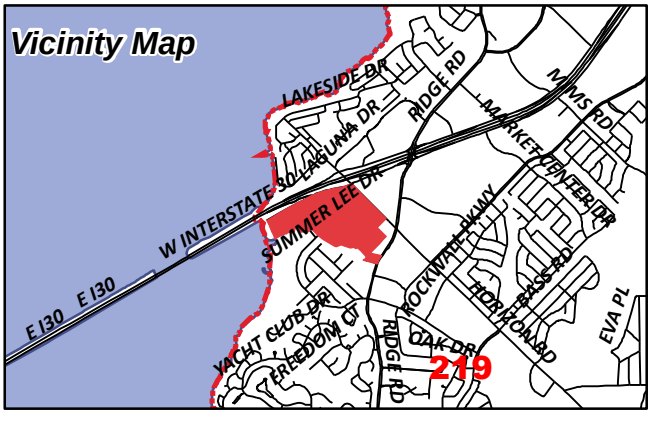

Date Created: 06/14/2018
For Questions on this Case Call (972) 771-7745

FRIEDEL JOHN M & SANDRA G
1 KEAHOLE PLACE APT 1204
HONOLULU, HI 96825

LAKEFRONT TRAIL ROCKWALL HOTEL LP
10000 N CENTRAL EXPRESSWAY SUITE 400
DALLAS, TX 75231

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

SUN T ENTERPRISES LLC
1221 ARISTA RD
ROCKWALL, TX 75032

WATERFALL LLC
1270 HARBOR COURT
HOLLYWOOD, FL 33019

CN ROCKWALL INVESTORS LLC
12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

LONG MINDI N & HAMILTON P
1489 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

FW 1508 LLC
14951 DALLAS PARKWAY SUITE 400
DALLAS, TX 75254

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

YAYINE BERRE Z
1501 SHADY GROVE CIRCLE
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY
1508 SHADY GROVE CIR
ROCKWALL, TX 75032

LANDRY'S RESTAURANTS INC
1510 WEST LOOP S
HOUSTON, TX 77027

KUGLE MITCHELL H AND JANIS D
1516 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

CARROLL PAUL E AND JULIE H
1523 SHADY GROVE CIR
ROCKWALL, TX 75032

BURGUM JILL
1524 SHADY GROVE CIR
ROCKWALL, TX 75032

LYON TERENCE A AND LINDA E
1533 SHADY GROVE CIR
ROCKWALL, TX 75032

JORDAN JAY A & COURTNEY L
1534 PARKSIDE CIR
ROCKWALL, TX 75032

CONFIDENTIAL
1534 SHADY GROVE CIR
ROCKWALL, TX 75032

CLIFTON LINDA J
1539 PARKSIDE CIR
ROCKWALL, TX 75032

JEMISON ROBERT L & KAY F
1546 PARKSIDE CIR
ROCKWALL, TX 75032

GOUCHER STEVE AND LISA
1547 PARKSIDE CIR
ROCKWALL, TX 75032

LOVERN RONALD AND NANCY
1555 PARKSIDE CIR
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R
1556 PARKSIDE CIR
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

CFT DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

CURRENT RESIDENT
1699 LAGUNA DR
ROCKWALL, TX 75032

220

CURRENT RESIDENT
1700 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1701 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1702 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1703 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1704 LAGUNA DR
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CURRENT RESIDENT
1713 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1714 LAGUNA DR
ROCKWALL, TX 75032

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
1714 MARCELLA LN
ROWLETT, TX 75089

CURRENT RESIDENT
1715 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1716 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1717 LAGUNA DR
ROCKWALL, TX 75032

WANG LIN YU
1717 ALA WAI BLVD 3104
HONOLULU, HI 96815

CURRENT RESIDENT
1718 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1719 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1720 LAGUNA DR
ROCKWALL, TX 75032

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CURRENT RESIDENT
1727 LAGUNA DR
ROCKWALL, TX 75032

221

CURRENT RESIDENT
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1737 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1738 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1739 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1740 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
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CURRENT RESIDENT
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ROCKWALL, TX 75032

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ROCKWALL, TX 75032

CURRENT RESIDENT
1798 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1799 LAGUNA DR
ROCKWALL, TX 75032

HPA BORROWER 2016-1 LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

CURRENT RESIDENT
1800 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1801 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1802 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1803 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1804 LAGUNA DR
ROCKWALL, TX 75032

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ROCKWALL, TX 75032

CURRENT RESIDENT
1814 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1815 LAGUNA DR
ROCKWALL, TX 75032

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY, SUITE 1100
DALLAS, TX 75201

224

WARMACK BOB & LINDA
1928 HURON DR
ROCKWALL, TX 75087

ARKOMA REALTY LTD
203 E INTERSTATE 30
ROCKWALL, TX 75087

ARKOMA REALTY LTD
203 EAST INTERSTATE 30
ROCKWALL, TX 75032

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F
2076 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

WHITE MICHAEL AND
2304 W WHEATLAND RD
DALLAS, TX 75232

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

ATKINS VIOLA M AND CHRISTOPHER A
2748 MIRA VISTAL LN
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

HEDGPETH JAMES L & JANIE M
2821 LAGO VISTA LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

ROSS BRITT & PATRICIA E
2830 MARCIE LN
ROCKWALL, TX 75032

NOYORI MITSUE
2835 MARCIE LN
ROCKWALL, TX 75032

MANI KARTHICK
2838 MARCIE LN
ROCKWALL, TX 75032

225

WINDSOR TODD M AND BRITTANY KLAASSEN
2846 MARCIE LN
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA
2854 MARCIE LN
ROCKWALL, TX 75032

POTTER MICHELLE
2862 MARCIE LN
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

3012 RIDGE ROAD LLC
3012 RIDGE RD SUITE 202
ROCKWALL, TX 75032

ATTAWAY LISA K
3014 RIDGE RD
ROCKWALL, TX 75032

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

MOTON ETHEL REED
3419 LILY LN
ROWLETT, TX 75089

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

DRZW HOLDINGS LTD
4515 DORSET RD
DALLAS, TX 75229

AJ SQUARED LLC
5 TERRABELLA LN
HEATH, TX 75032

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

SUMMER LEE TOWNHOMES LLC
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240

ATTICUS HARBOR VILLAGE LLC
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

STEGER TOWNE CROSSING LP
580 DECKER DR STE 203
IRVING, TX 75062

STEGER TOWNE CROSSING II LP
580 DECKER DR STE 203
IRVING, TX 75062

EMERIROCK LLC
6737 W WASHINGTON ST STE 2300
MILWAUKEE, WI 53214

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

HP ROCKWALL 740 LTD
7557 RAMBLER ROAD, SUITE 980
DALLAS, TX 75231

HUGHES ROBERT J & PATRICK HUGHES &
8030 SAN LEANDRO DR
DALLAS, TX 75218

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

WAY BILL AND JERRY FAMILY TRUST
8441 S FM 549
HEATH, TX 75032

BUILDERS ASSOCIATES #3
9595 WILSHIRE BLVD STE 700
BEVERLY HILLS, CA 90212

M & S MCGRATH TRUST AND MARY P MCGRATH TRUST
C/O FAUSSET NEELY INC 199 FIGUEROA ST
THIRD FLOOR
VENTURA, CA 93001

GLEN HILLS CEMETERY
C/O INEZ GIBSON 512 COOL MEADOW COURT
DESOTO, TX 75115

226

1220 HORIZON ROAD LLC
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

KRUGER KARIN
P O BOX 1388
ROCKWALL, TX 75087

EXODUS TRUST
PO BOX 12263
DALLAS, TX 75225

BRANCH BANKING AND TRUST COMPANY
PO BOX 167
WINSTON SALEM, NC 27102

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

SPATEX GROUP PARTNERSHIP
PO BOX 190569
DALLAS, TX 75219

CULPEPPER /SPATEX JV
PO BOX 190569
DALLAS, TX 75219

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

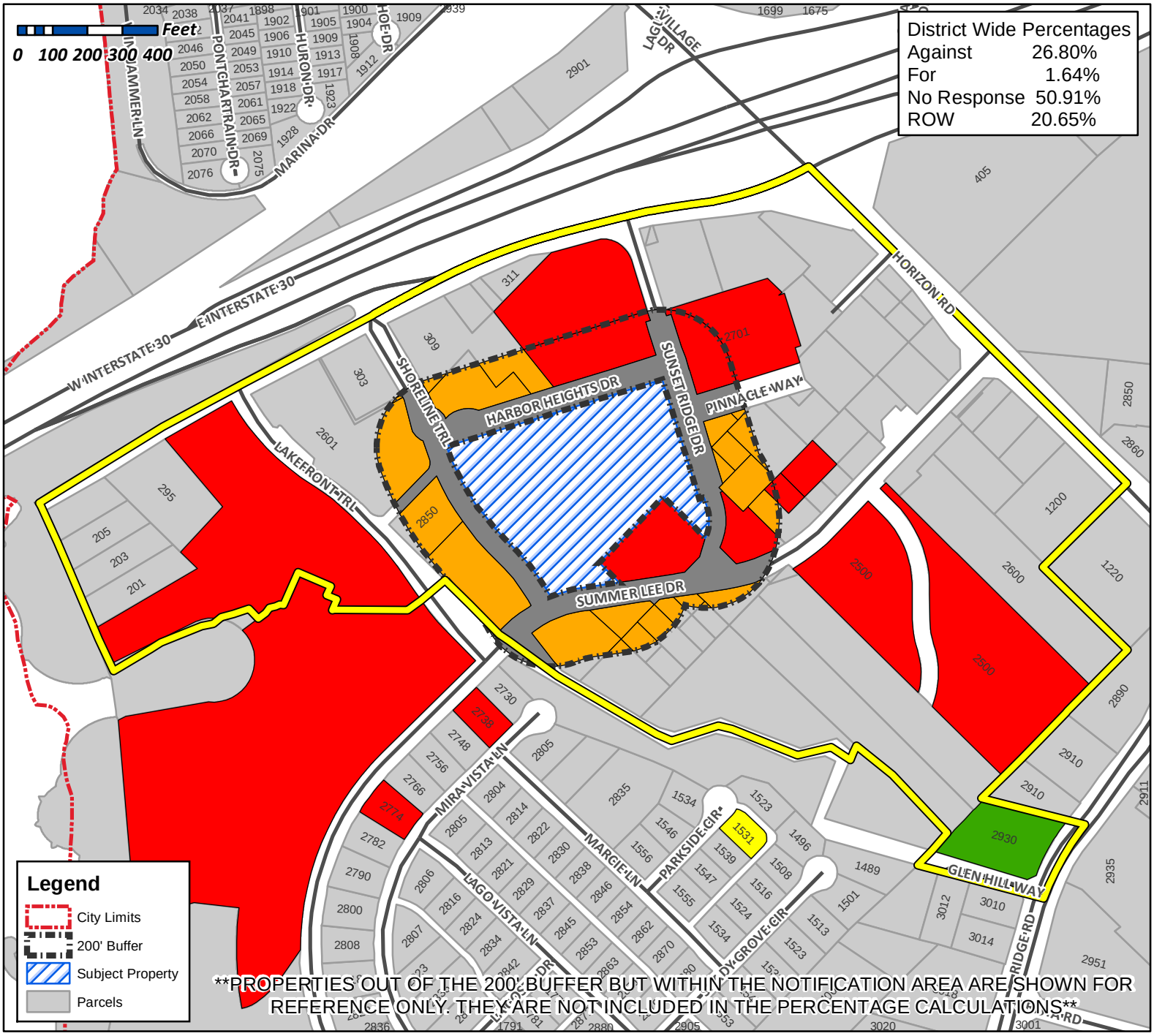
ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

227

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

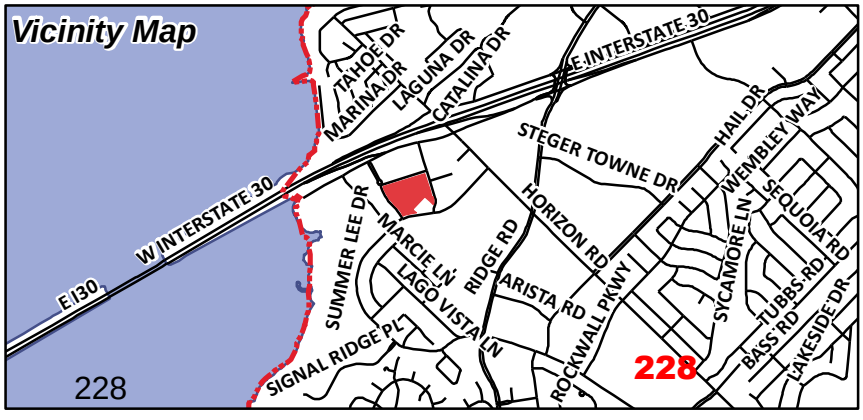
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Z2018-025 - Amendment to PD-32

FORAGAINST

- AGAINST 22.29%
- FOR 0.00%
- NEUTRAL 0.00%
- NO RESPONSE 39.15%
- ROW 38.56 %



Date Created: 9/12/2018

For Questions on this Case Call (972) 771-7745

From:	Planning
To:	Miller, Ryan
Subject:	FW: Z2018-025
Date:	Monday, September 10, 2018 2:05:05 PM

From: stephaniebaca [redacted]
Sent: Monday, September 10, 2018 1:35 PM
To: Planning
Subject: Z2018-025

Hello, I live in Lakeside Village and will be unable to attend the meeting tomorrow. I would like to express my opinion of not approving the rezoning of the following land below. Please we do not need any more residential units in our area we are overcrowding and the traffic is getting worse. We already are in need of more stoplights and expanded roads. Thank you for considering.

> **Z2018-025-Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a zoning amendment to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] for the purpose of increasing the number of Urban Residential Units permitted within the district being a ~78.89-acre tract of land identified as the Harbor District, being zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, located at the southwest corner of Horizon Road [FM-3097] and IH-30, and take any action necessary.**

Stephanie Baca

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-025: Amendment to PD-32

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a zoning amendment to Planned Development District 32 (PD-32) [Ordinance No. 17-22] for the purpose of increasing the number of Urban Residential Units permitted within the district being a ~78.89-acre tract of land identified as the Harbor District, being zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, located at the southwest corner of Horizon Road [FM-3097] and IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-025: Amendment to PD-32

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

More parking for the public and residents compliments of the City of Rockwall.

Name: Robert T, Patrick W & Hughes, Sandra Ferguson

Address: 8030 Fan Meadow Dr. Dallas, TX 75248

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From:	Planning
To:	Miller, Ryan
Subject:	FW: Case No. Z2018-025: amendment to PD-32
Date:	Tuesday, September 11, 2018 1:10:02 PM

From: Friedel, John M [redacted]
Sent: Tuesday, September 11, 2018 12:38 PM
To: Planning
Cc: [redacted]
Subject: Case No. Z2018-025: amendment to PD-32

To Whom It May Concern:

My name is John M. Friedel. Our property address is 1531 Parkside Circle, Rockwall, Texas. I am sending this email to comment on the subject proposed amendment to the PD. My comments are as follows:

1. Although I am not opposed to the proposed amendment, I do have concerns regarding the density of the proposed project In my opinion, any multi-family developments between single family and commercial uses, should be properly buffered from nonresidential land uses and traffic, or from pollution and/or environmental hazards. Further, medium density multi-family development should not exceed 15 units per acre.

2. The maximum height allowance for the development must not exceed the height limit specified in zoning Ordinance. I was not able to fine the specific height limit in Ordinance No. 83-23, but my previous experience with zoning regulations and Planned Development, it would seem to me that the development should not exceed 40 feet.

Should you have any questions, please feel free to call me at (808) 228-6145 or email me at home, [redacted]

Sincerely,
John M. (Mike) Friedel

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-025: Amendment to PD-32

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For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/11/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 9/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-025: Amendment to PD-32

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

The proposed garage that will be built with the sales proceeds does not add any additional parking to the Harbor District and only reconfigures what already exists, in a slightly less convenient format. The new garage should be planned and incorporated into any development so as to not be an unsightly free standing concrete structure out in front of any new development

Name: James Ziegler for PA Harbor Retail LLC

Address: 8222 Douglas Ave Ste 390
Dallas TX 75225

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2018-025: Amendment to PD-32

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

AS AN OWNER / DEVELOPER ACTIVE IN THE EXISTING PUD, CHANGING THE RULES "ON THE FLY" IS AN UNFAIR BUSINESS PRACTICE DETRIMENTAL TO THOSE ALREADY THERE.

Name: JASON LENTZ

Address: 5339 ALPHA RD #300 DALLAS, TX 75240

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2018-025: Amendment to PD-32

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

AS A DEVELOPER WITH AN ONGOING PROJECT WITHIN PD-32 AS DICTATED BY THE EXISTING RULES, I DON'T BELIEVE THAT THE CHANGE BENEFITS ANYONE AT ALL.

Name: JASON LENTZ

Address: 5339 ALPHA RD #300, DALLAS, TX 75240

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-025: Amendment to PD-32

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

AS A DEVELOPER OF EXISTING UNITS, WE WERE FORCED TO ADHERE TO THE EXISTING RULES AND DON'T FEEL THAT "CONTRACT ZONING" IS IN THE BEST INTEREST OF THE OVERALL PD-32

Name: JASON LANTZ

Address: 5339 ALPHA RD #300 DALLAS, TX 75240

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From:	Gena Bailey
To:	Miller, Ryan
Subject:	Harbor residential expansion
Date:	Monday, September 10, 2018 12:09:16 PM
Importance:	High

I live in the zoning area and received a letter to increase the residential units for the Harbor town homes/apartments.

WE ARE STRONGLY OPPOSED TO ANY INCREASE IN DENSITY!

The traffic is so bad now around our neighborhood. Noise awful. Speeding awful. Summer Lee is a battle zone. Attempting to get on Horizon or I30 service road to have access to I30 is a joke now. With ANY further development will be an absolute nightmare beyond comprehension.

Why would you subject your tax paying residents to this? VOTE NO!

Gena and Ricky Bailey
2774 Mira Vista Lane
Rockwall 75032

PLEASE RETURN THE BELOW FORM

Case No. Z2018-025: Amendment to PD-32

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below. – Strongly opposed –

Too condensed for what is proposed - Will create a traffic nightmare - It is hard enough to get around this area in morning, noon and night - This should be relieved first before further consideration - Will also add to noise and potential crime - The Harbor is bad enough - parking on Summer Lee rather than parking lot, cars spinning out late at night, out of town trouble makers) -

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Thank You -
Lago Vista
Resident -

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-025: Amendment to PD-32

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a zoning amendment to Planned Development District 32 (PD-32) [Ordinance No. 17-22] for the purpose of increasing the number of Urban Residential Units permitted within the district being a ~78.89-acre tract of land identified as the Harbor District, being zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, located at the southwest corner of Horizon Road [FM-3097] and IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/11/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 9/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

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☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

ALREADY TOO MANY APTS. FOR CURRENT STREETS AND INFRASTRUCTURE

Name: DW BOBST

Address: 2701 SUNSET RIDGE ROCKWALL

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ALREADY TOO MUCH FOR CURRENT STREETS

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From:	Planning
To:	Miller, Ryan
Subject:	FW: Case No. Z2018-025 : Amendment to PD-32
Date:	Tuesday, September 11, 2018 4:55:06 PM

From: Marvin McKinney [redacted]
Sent: Tuesday, September 11, 2018 3:43 PM
To: Planning
Subject: Case No. Z2018-025 : Amendment to PD-32

I vigorously oppose this proposal as it is not good for the neighborhood nor is it good for the City, it will increase traffic in the neighborhood adjoining the Harbor and I have no doubt lower property values of said neighborhood. Nothing about the proposal has the citizens and property owners interest at heart. Again strongly oppose this!!!!
Regards
Marvin McKinney
2738 Mira Vista Lane
Rockwall, Texas 75032
Home Ph. (972) 771-1080
Cell Ph. (214) 707-8209

242

NOTICE OF PUBLIC HEARING
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PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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Case No. Z2018-025: Amendment to PD-32

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Travel All Roads 11.00 Units

Name: Rhonda H Woo

Address: 2601 Waterfront Trail Rockwall

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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30
E. INTERSTATE 30
HORIZON RD
HARBOR HEIGHTS DR
PINNACLE WAY
SUNSET RIDGE DR
LAKEFRONT TR
SHORELINE TR
SUMMER LEE DR
GLEN HILL WAY
RIDGE RD
244

(5) Hillside Mixed Use Sub-District
(6) Summit Office Sub-District
(7) Horizon/Summer Lee Sub-District
(8) Interior Sub-District
(9) Residential Sub-District
(10) Ridge Road Retail Sub-District

SECTION 4. *Master Plan.* That all development within Planned Development District 32 (PD-32) shall conform to the following *Master Plans*:

(1) *Utility Master Plans for Water, Wastewater and Drainage*, as set forth in *Exhibits 'C-1', 'C-2' & 'C-3'*, which are attached hereto and incorporated herein by reference herein;

(2) *Streetscape Plan*, as set forth in *Exhibit 'C-4'*, which is attached hereto and incorporated by reference herein, and as may be more particularly described in individual *Sub-District Plans*;

(3) *Master Grading Plan*, as set forth in *Exhibit 'C-5'*, which is attached hereto and incorporated by reference herein, and as may be more particularly described in individual *Sub-District Plans*;

(4) *Master Tree Planting Plan*, as set forth in *Exhibit 'C-6'*, which is attached hereto and incorporated by reference herein;

SECTION 5. *Land Use*. That use of the property in Planned Development District 32 (PD-32) shall be limited to those uses set forth by Sub-District in the *Land Use Chart* attached hereto as *Exhibit 'D'* and incorporated herein by reference. Uses listed as *'S'* in *Exhibit 'D'* shall require approval of a Specific Use Permit (SUP) by the City Council, following a public hearing, and upon the report of the Planning and Zoning Commission. A *PD Site Plan* shall be required to accompany such use. Unless expressly provided to the contrary, a use granted by SUP shall be subject to all standards within the *Sub-District* in which the use is to be located.

SECTION 6. *Residential Density*. That no more than 1,561 *Urban Residential Units* shall be allowed in Planned Development District 32 (PD-32), which may include condominium and/or townhouse units. These units shall be allocated as depicted in *Exhibit 'E'* of this ordinance and be as follows:

(1) *Harbor Heights Condominiums [Exhibit 'E-8']:* 265 Condominium Units (*Subject to the requirements SP2015-004*).
(2) *Marina Village [Exhibit 'E-2'].* 450 Condominium Units (*Subject to the requirements of Ordinance No. 17-64 and Case No. Z2017-055*).
(3) *Harbor Urban Condominiums [Exhibit 'E-8']:* 228 Condominium Units (*Subject to the requirements of Ordinance No. 18-16 and Case No. Z2018-001*).
(4) *Harbor Urban Townhomes [Exhibit 'E-8']:* 42 Townhomes (*Subject to the requirements of Ordinance No. 18-16 and Case No. Z2018-001*).
(5) *Hillside Condominiums [Exhibit 'E-5']*. 400 Condominium Units (*Subject to the requirements of this Ordinance*).
(6) *Remaining Unclaimed Units*. 176 *Urban Residential Units* (*Subject to the requirements of this Ordinance*).

SECTION 7. *Sub-District Development Standards*. That all development within each *Sub-District* shall conform to the standards depicted and set forth in each *Sub-District Plan* for building placement, use of ground and upper floors, height, encroachments and parking standards, as more particularly described in *Exhibits 'E-1'* through *Exhibit 'E-10'* attached hereto and incorporated by reference herein.

SECTION 8. *District-Wide Development Standards*. That the following additional standards and requirements shall apply to development in Planned Development District 32 (PD-32):

(1) *Parking Standards*, as set forth in *Exhibit 'F-1' -- which is attached hereto and incorporated by reference herein* --, shall apply;

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND *ORDINANCE NO. 17-22* TO INCREASE THE NUMBER OF *URBAN RESIDENTIAL UNITS* ALLOWED WITHIN THE DISTRICT BEING A ~75.87-ACRE TRACT OF LAND SITUATED WITHIN THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11; E. TEAL SURVEY, ABSTRACT NO. 207; J. SMITH SURVEY, ABSTRACT NO. 200; AND W. BLEVINS SURVEY, ABSTRACT NO. 9, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for the purpose of increasing the number of *Urban Residential Units* permitted within the district, codifying all development plans, and to update *Exhibits 'A' – 'F'* for a ~75.87-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; E. Teal Survey, Abstract No. 207; J. Smith Survey, Abstract No. 200; and W. Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 32 (PD-32), and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. *Zoning Ordinance Amendments*. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-22*;

SECTION 2. *District Boundaries*. That the boundaries of Planned Development District 32 (PD-32) shall be as described and depicted in *Exhibit 'A'* of this ordinance.

SECTION 3. *Concept Plan*. That the *Concept Plan* for Planned Development District 32 (PD-32) shall be as depicted in *Exhibit 'B'* of this ordinance and divided into *Exhibit 'B-1'*, *General Land Use Plan*, and *Exhibit 'B-2'*, *Sub-Districts Plan,* attached hereto and incorporated by reference as *Exhibits 'B-1'* & *'B-2'*, and consist of the following Sub-Districts:

(1) Harbor Residential Sub-District
(2) Freeway Frontage Sub-District
(3) Harbor Link Mixed Use Sub-District
(4) Hillside Sub-District

DRAFT ORDINANCE 09.17.2018

(5) Hillside Mixed Use Sub-District
(6) Summit Office Sub-District
(7) Horizon/Summer Lee Sub-District
(8) Interior Sub-District
(9) Residential Sub-District
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SECTION 8. *District-Wide Development Standards*. That the following additional standards and requirements shall apply to development in Planned Development District 32 (PD-32):

(1) *Parking Standards*, as set forth in *Exhibit 'F-1' -- which is attached hereto and incorporated by reference herein* --, shall apply;

DRAFT ORDINANCE 05-17-18

(2) *Retaining Wall Standards*, as set forth in *Exhibit 'F-2' -- which is attached hereto and incorporated by reference herein* --, shall apply;

(3) All streetscape elements proposed for a development within Planned Development District 32 (PD-32) shall comply with the requirements set forth in *Exhibit 'C-4" -- which is attached here to and incorporated by reference here in* --, shall be included in a *Streetscape Plan*, and shall be approved by the Planning and Zoning Commission along with the site plan. The required *Streetscape Plan* shall include cut sheets and product specifications sheets indicating the proposed products, and a site plan indicating the location of all products.

(4) Prior to the development of any property within Planned Development District 32 (PD-32), adequate access necessary to serve that development in conformance with the streetscape plan for the *Sub-District* or with *Exhibit 'C-4'* shall be constructed;

(5) All development within Planned Development District 32 (PD-32) shall be subject to Architectural Review by the Architectural Review Board (ARB) as prescribed by the Unified Development Code [*Ordinance No. 04-38*];

(6) *Pedestrian Ways* or *Mews* shall be utilized to link the *Freeway Frontage Sub-District* parking areas and block-interiors to the public street frontage. The maximum cross slope within a *Pedestrian Way* or *Mew* shall be two (2) percent;

(7) Parking garages must meet the following standards:

(a) Garages must have guardrail height, precast spandrel panels with enhanced detailing on exposed facades to screen parked cars.

(b) A minimum of 25% of an exposed garage façade must be screened with vines on a *greenscreen* or cable type system.

(c) Exposed slab and cable guardrails are not permitted on exposed garage façades.

(d) Parking garages may contain other permitted uses above the parking level provided the maximum building height of the *Sub-District* is not exceeded.

(8) Unless otherwise provided for by this ordinance, all development within Planned Development District 32 (PD-32) shall be subject to the procedures and standards in Article X, *Planned Development Regulations*, of the Unified Development Code [*Ordinance No. 10-21*], unless such standards or procedures are clearly in conflict with the provisions of this ordinance, in which case the provisions of this ordinance shall prevail.

(9) Open space shall be provided in accordance with Article X, *Planned Development Regulations*, pf the Unified Development Code [*Ordinance No. 10-21*] and the subdivision regulations of the City of Rockwall. The open space configuration shown on the *PD Concept Plan* or *Sub-District Plans* may be reconfigured for a proposed development that otherwise meets the intent of the *PD District* or *Sub-District* and the open space standards for the *District*.

SECTION 9. *Procedures*. That the following additional standards and requirements shall apply to development in Planned Development District 32 (PD-32):

(1) *Development Plans*. A development plan shall be required if a proposed development within any *Sub-District* that does not meet the intent of the *PD Concept Plan* or the *Sub-District Plan*, or requires waivers not provided for in *Section 9.3.* of this ordinance. The Commission, upon the recommendation of the Director of Planning and Zoning, may deny a proposed *PD Site Plan* if it determines that a development plan is required under this section. If a development plan is required it shall be submitted and approved in accordance with Article X, *Planned Development Regulations*, of the Unified Development Code [*Ordinance No. 04-38*] and incorporated into this ordinance.

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(2) *Site Plans*. A *PD Site Plan* is mandatory for all uses permitted under *Exhibit 'D'*, and shall be submitted and approved in accordance with Article X, *Planned Development Regulations*, of the Unified Development Code [*Ordinance No. 04-38*], unless the proposed use requires approval by Specific Use Permit (SUP), in which case the *PD Site Plan* shall be decided with the application for the SUP.

(3) *Waivers of Design Standards*. In order to provide flexibility and create high quality projects, an applicant for development within the *PD District* may request a waiver of the following *District* or *Sub-District* standards:

(a) Building Placement;
(b) Landscape Standards;
(c) Parking Requirements;
(d) Parking Garage Design Standards; and
(e) Increased Building Height.

All other proposed changes must be processed as an amendment to this ordinance. Requests for waivers shall not be subject to review or decision by the Board of Adjustments (BOA). A waiver request may only be made in conjunction with an application for a *PD Development Plan* or *PD Site Plan*. Waivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission. In order to approve a waiver, the City Council must find that the waiver:

(a) Meets the general intent of *PD District* or *Sub-District* that the property is located; and,
(b) Will result in an improved project which will be an attractive contribution to the *PD District* or *Sub-District*; and
(c) Will not prevent the implementation of the intent of this *PD District*.

The City Council may impose conditions on granting any waiver to mitigate negative impacts to neighboring properties or public streets or open space, or to implement the intent of the *District* or *Sub-District*.

SECTION 10. *Design Guidelines.* That in conjunction with the adoption of this amendatory ordinance, the City shall promulgate a set of design guidelines to be known as the *Harbor District Design Guidelines* [*i.e. Resolution No. 10-40*], which are intended to be used as a guide by the City of Rockwall, developers of individual parcels, and their consultants for use in the design, construction, and maintenance of all developments and properties within the *Harbor District*. These guidelines, which may be adopted and amended from time to time by resolution, may include but are not limited to the following development features: green initiatives, pedestrian ways and mews, site access controls, orientation of buildings, landscaping, outdoor dining, service areas, interior courtyards, pocket parks and open space, parking garages, architectural styles, landmark building locations, signage, construction activities and maintenance.

SECTION 11. *Penalty.* That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars *($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 12. *Severability.* That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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SECTION 13. *Conflicts.* The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 14. *Effective Date.* That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF OCTOBER, 2018.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: September 17, 2018

2nd Reading: October 1, 2018

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BEING approximately 75.87 acres of land located in the M.J. Barksdale (Abstract 11) and E. Teal (Abstract 207) Surveys of the City of Rockwall, Rockwall County, Texas to be known as the Amended PD-32 Zoning Boundary and being more particularly described as follows:

BEGINNING at a point in intersection of Horizon Rd and the south service road of Interstate Highway 30 (GPS Coordinates N2589965.033 E7014570.874);

THENCE S45-3-43E along the centerline of Horizon Rd for a distance of 359.75 feet to a point;
THENCE S45-9-15E continuing along said centerline for a distance of 922.798 feet to a point;
THENCE S45-7-2W along the western boundary of the Eckerd Addition for a distance of 338.85 feet to a point;
THENCE S45-31-32E along the southern boundary of the Eckerd Addition for a distance of 339.158 feet to a point;
THENCE S44-34-41W along the southeastern boundary of the Isaac Brown Addition for a distance of 594.34 feet to a point;
THENCE S75-48-35E along the northern boundary of Lakeridge Estates, Lot 26 for a distance of 304.035 feet to a point;
THENCE S34-45-14W for a distance of 85.563 feet to a point;
THENCE S28-45-41W for a distance of 78.959 feet to a point;
THENCE S23-0-35W for a distance of 78.959 feet to a point;
THENCE N75-6-11W along the north boundary of the Willis-Sealock Addition for a distance of 371.56 feet to a point;
THENCE N42-41-6E for a distance of 124.594 feet to a point;
THENCE N43-28-45W along the southwestern boundary of the Isaac Brown Addition for a distance of 228.343 feet to a point;
THENCE N50-43-21W for a distance of 132.929 feet to a point;
THENCE S23-32-21W for a distance of 65.722 feet to a point;
THENCE N64-32-23W for a distance of 69.271 feet to a point;
THENCE S78-40-26W following along the northern boundary of the Lago Vista Addition for a distance of for a distance of 90.8 feet to a point;
THENCE N66-47-33W continuing along said boundary for a distance of 159.22 feet to a point;
THENCE N75-45-16W for a distance of 80.21 feet to a point;
THENCE S72-39-11W for a distance of 143.44 feet to a point;
THENCE N59-46-23W for a distance of 374.78 feet to a point;
THENCE N54-11-40W for a distance of 170.03 feet to a point;
THENCE N54-11-40W a distance of 33.69 feet;
THENCE N44-49-24W a distance of 120.37 feet;
THENCE N45-30-58W a distance of 88.12 feet;
THENCE N45-30-59W a distance of 9.98 feet;
THENCE S47-07-33W a distance of 28.04 feet;
THENCE S47-07-32W a distance of 28.41 feet;
THENCE S47-07-33W a distance of 19.73 feet;
THENCE S53-29-07W a distance of 12.42 feet;
THENCE S53-28-50W a distance of 0.35 feet;
THENCE S53-29-08W a distance of 27.65 feet;
THENCE S51-37-56W a distance of 40.58 feet;
THENCE N89-03-25W a distance of 49.53 feet;
THENCE continue westerly along northern parcel line, Lot 5 of The Harbor Rockwall Addition, a distance of 135.00 feet;
THENCE S71-33-50W a distance of 5.49 feet;
THENCE N22-05-15E a distance of 32.32 feet;
THENCE N62-42-00W a distance of 30.28 feet;
THENCE N22-08-08E a distance of 27.65 feet;
THENCE N67-01-29W a distance of 102.30 feet;
THENCE S23-31-05W a distance of 102.24 feet;
THENCE N85-54-51W a distance of 12.18 feet;
THENCE S71-52-41W a distance of 25.12 feet;

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THENCE S33-18-38W a distance of 5.52 feet;
THENCE N84-59-27W a distance of 1.42 feet;
THENCE S70-10-05W a distance of 24.56 feet;
THENCE S35-56-32W a distance of 18.71 feet;
THENCE N43-41-21W a distance of 53.11 feet;
THENCE S70-37-33W a distance of 47.15 feet;
THENCE S76-11-06W a distance of 35.34 feet;
THENCE S51-10-10W a distance of 9.91 feet;
THENCE S51-10-15W a distance of 19.70 feet;
THENCE S76-39-04W a distance of 34.12 feet;
THENCE S68-43-23W a distance of 114.46 feet;
THENCE S63-41-36W a distance of 18.23 feet;
THENCE S55-55-46W a distance of 27.30 feet;
THENCE S59-12-14W a distance of 122.84 feet;
THENCE N2-50-21E for a distance of 126.02 feet to a point;
THENCE N24-40-2W along the western boundary of the Rockwall Harbor Phase 1 Addition for a distance of 125.683 feet to a point;
THENCE N22-55-59W continuing along said boundary for a distance of 368.32 feet to a point;
THENCE N22-55-59W for a distance of 32.765 feet to a point;
THENCE N58-47-23E following along the centerline of the south service road of Interstate Highway 30 for a distance of 190.81 feet to a point;
THENCE N58-58-59E continuing along said centerline for a distance of 212.916 feet to a point;
THENCE N61-2-53E for a distance of 271.157 feet to a point;
THENCE N62-2-17E for a distance of 412.293 feet to a point;
THENCE N61-44-10E for a distance of 183.797 feet to a point;
THENCE N64-7-43E for a distance of 151.311 feet to a point;
THENCE N68-43-57E for a distance of 118.858 feet to a point;
THENCE N72-59-9E for a distance of 118.858 feet to a point;
THENCE N76-2-6E for a distance of 279.139 feet to a point;
THENCE N81-22-36E for a distance of 181.597 feet to a point;
THENCE N76-12-48E for a distance of 97.497 feet to a point;
THENCE N70-6-13E for a distance of 97.497 feet to a point;
THENCE N63-59-38E for a distance of 97.497 feet to the *POINT OF BEGINNING*, Containing approximately 75.87 acres (3,304,897.2square feet) of land, more or less.

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E INTERSTATE 30
30
HARBOR HEIGHTS DR
SUNSET RIDGE DR
PINNACLE WAY
HORIZON RD
LAKEFRONT TR
SHORELINE TR
SUMMER LEE DR
GLEN HILL WAY
RIDGE RD

253



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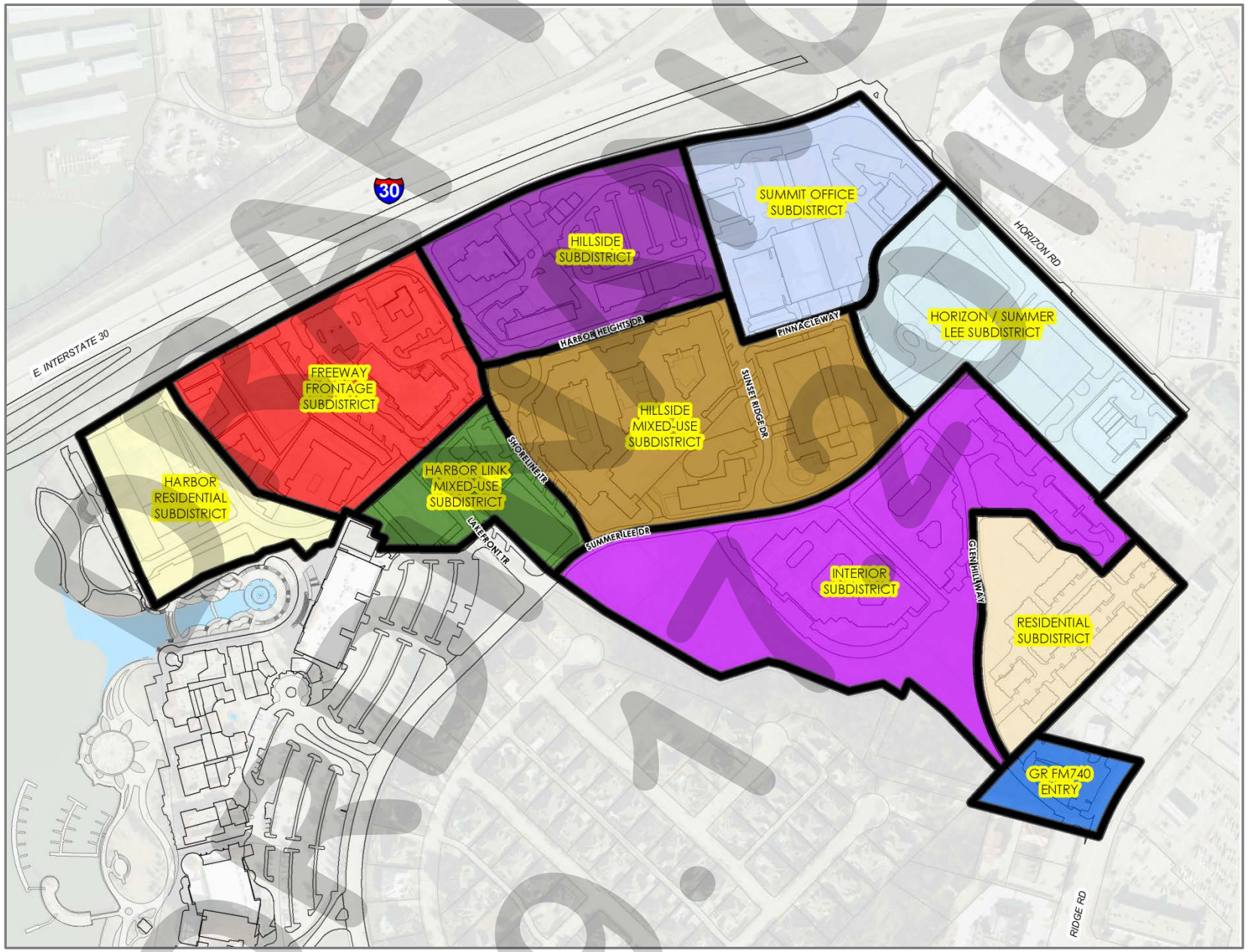

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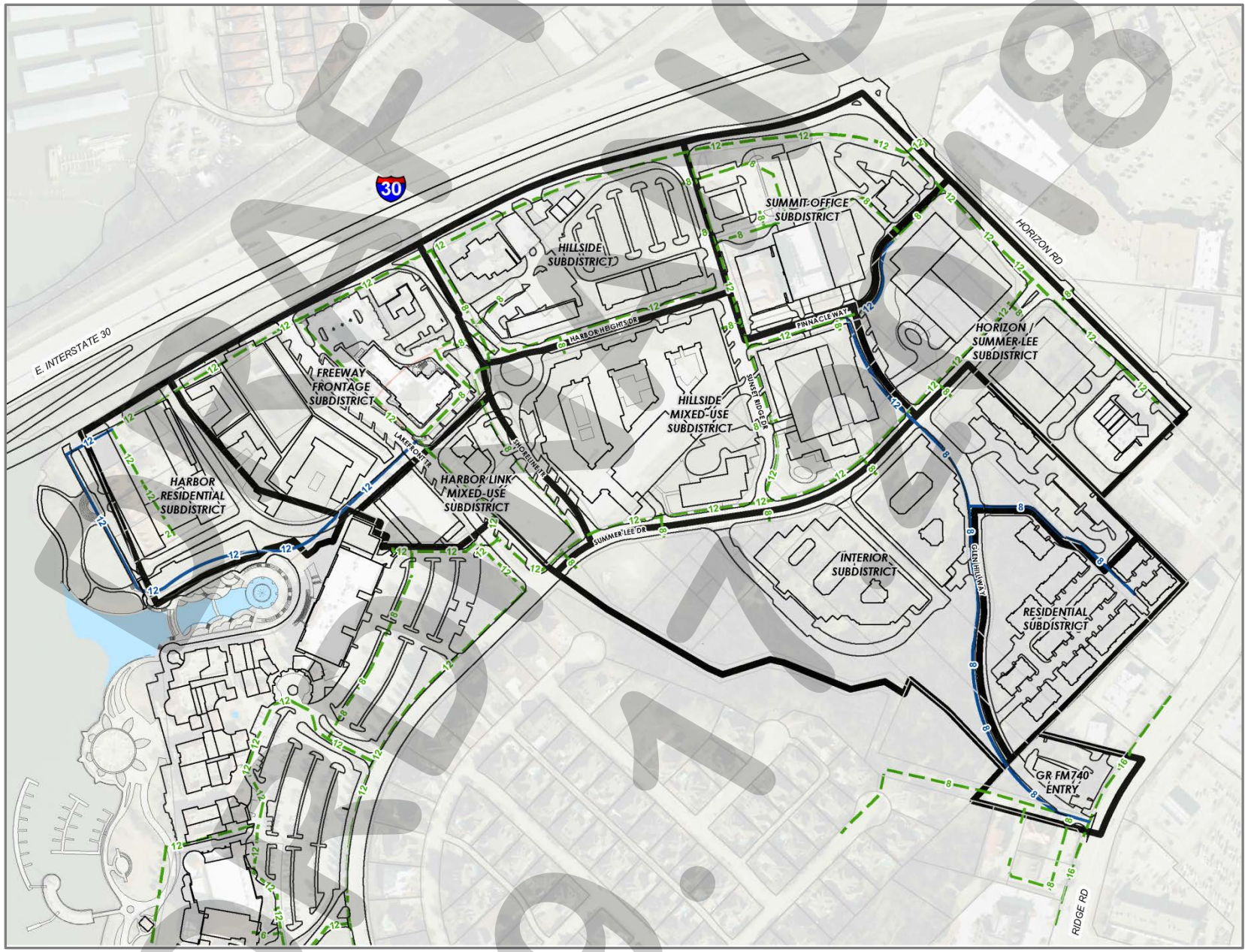

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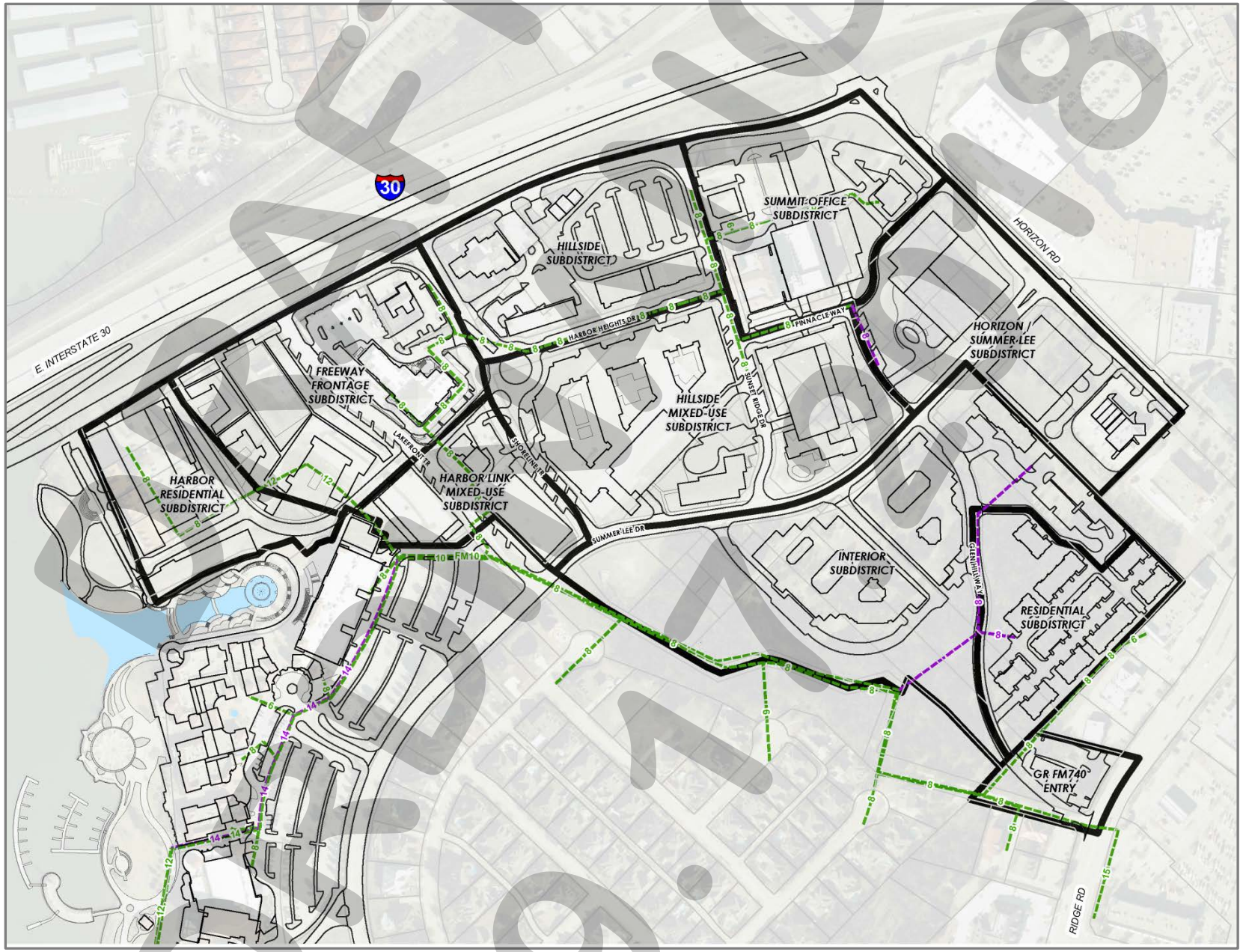

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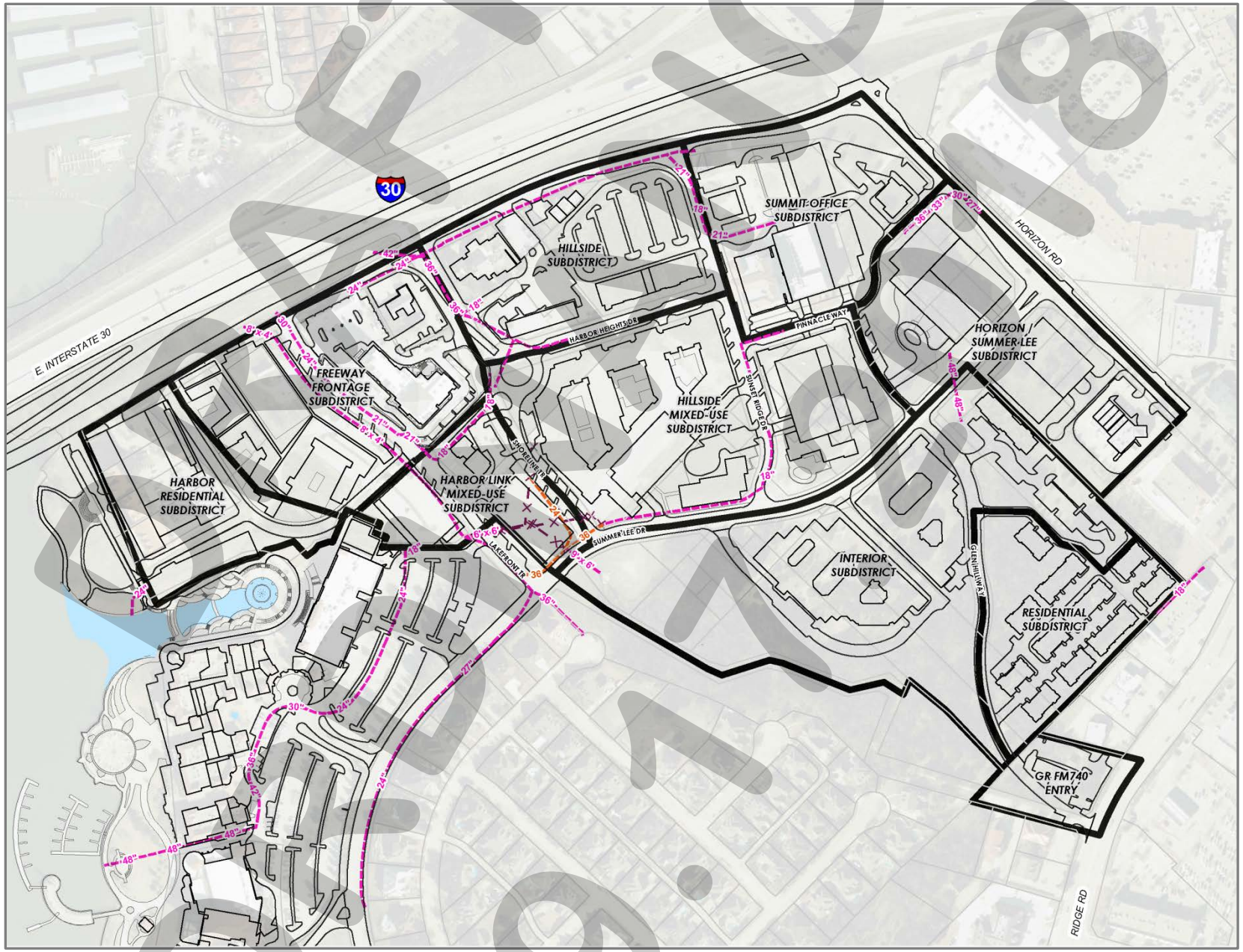

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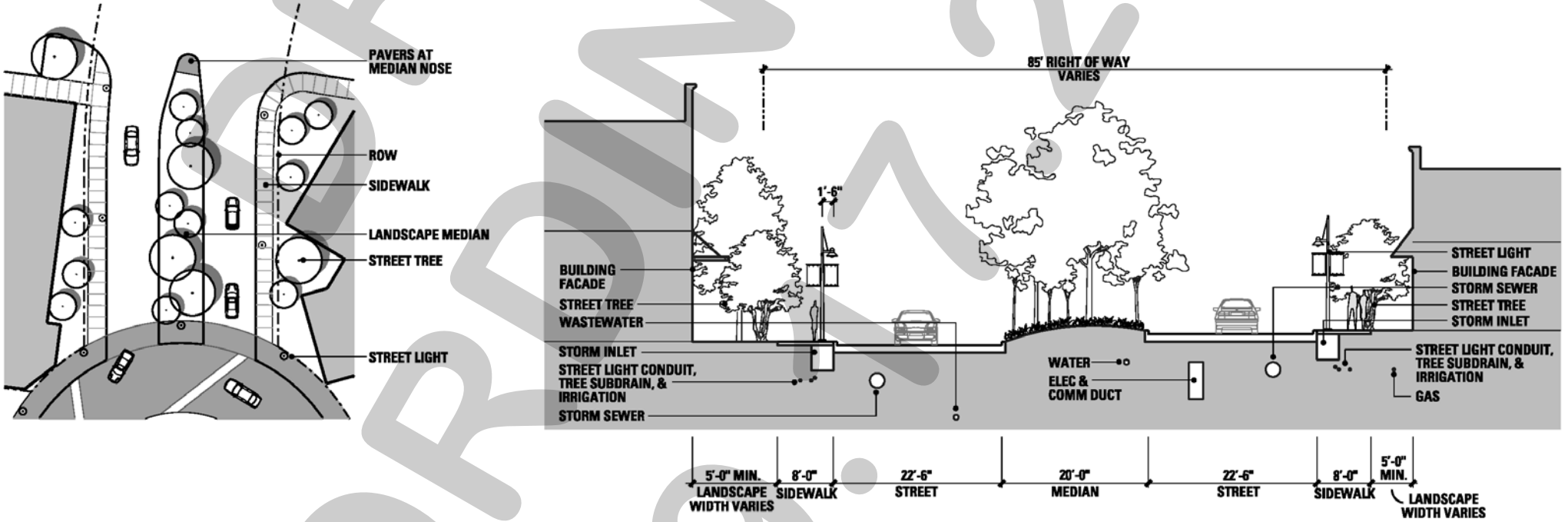
STREET TYPE 'A'

Street Type 'A' serves as a primary entry into the *Harbor District* from the eastbound IH-30 off ramp. The street type consists of two (2) 22-foot wide one-way streets divided by a 20-foot landscape median within a variable width right-of-way. A mix of canopy and ornamental trees are provided in natural groupings within the right-of-way. Sidewalks may be provided at 60-foot OC. Longitudinal slopes on this street type range from one (1) percent to ten (10) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.



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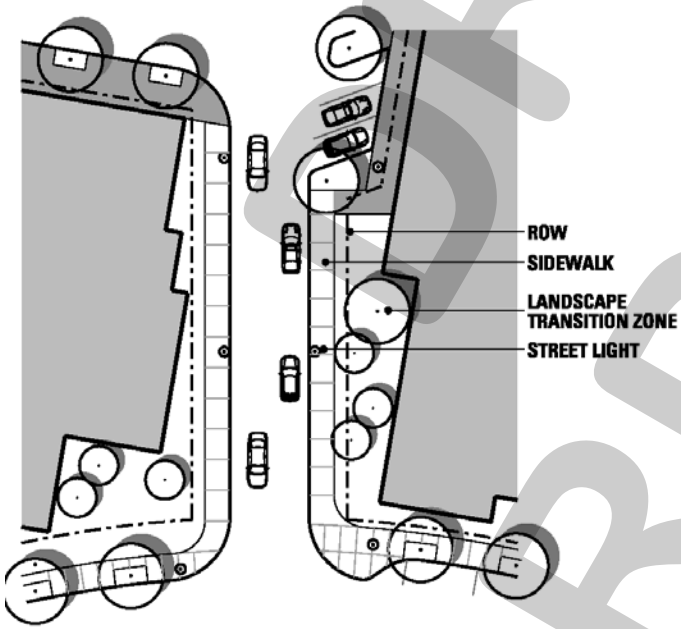
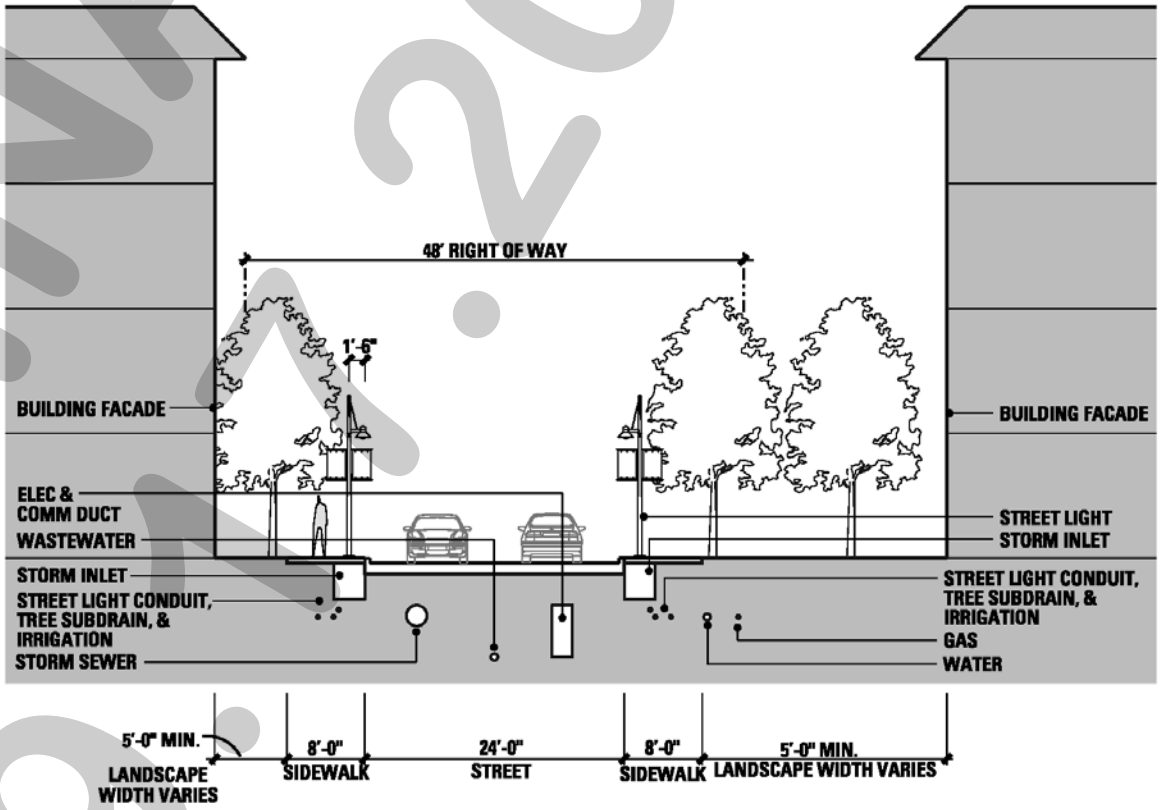
STREET TYPE 'B'

Street Type 'B' consists of a 24-foot wide street within a 48-foot right-of-way. An eight (8) foot wide sidewalk may be provided on portions of the street. Street trees may be provided in either five (5) foot x ten (10) foot leave outs spaced at 30-foot OC or in natural groupings within the right of way. Pedestrian scale street lights are provided at 60-foot OC. Longitudinal slopes on this street type range from one (1) percent to ten (10) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.





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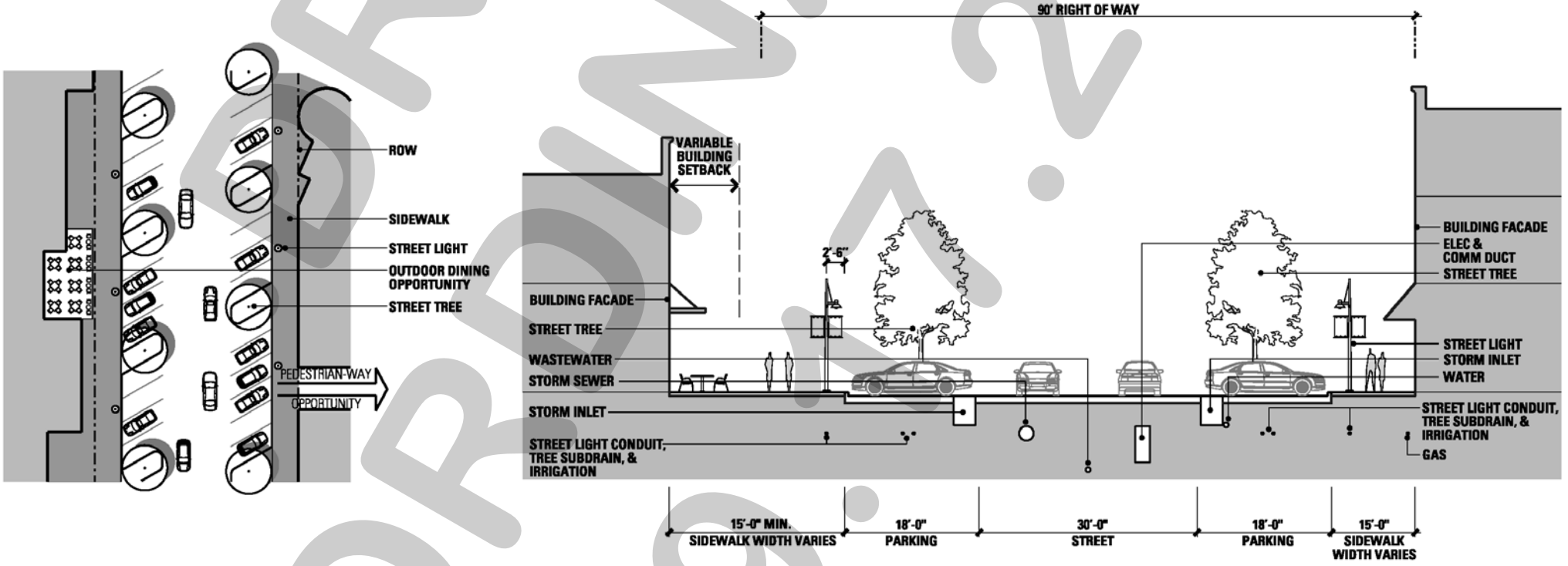
STREET TYPE 'C'

Street Type 'C' serves as a primary connector to the existing Harbor development and is a primary street frontage for retail and mixed-use development within adjacent districts. This street type consists of angled head-in parking on both sides of a 30-foot wide street within a 90-foot right-of-way. An 11½-foot wide sidewalk is provided on both sides of the street with street trees located in parking islands at approximately 52-foot OC and pedestrian scale light fixtures spaced at 52-foot OC. The pedestrian paving material is concrete pavers. Longitudinal slopes on this street type are between one (1) percent and five (5) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.



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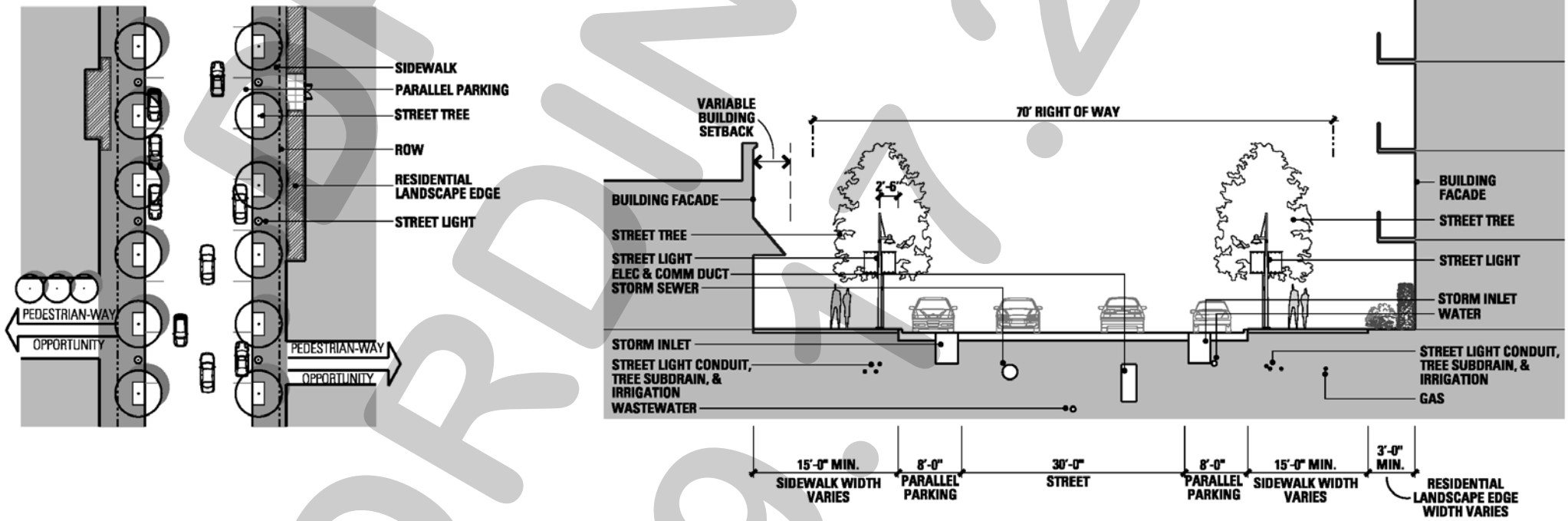
STREET TYPE 'D'

Street Type 'D' serves as a primary connector to the existing Harbor development and is a primary street frontage for retail, residential, and mixed-use development within adjacent *Sub-Districts*. This street type consists of parallel parking on both sides of a 30-foot wide street within a 70-foot right-of-way. An 11½-foot wide sidewalk is provided on both sides of the street with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street light fixtures spaced at 60-foot OC. The pedestrian paving material is concrete pavers. Longitudinal slopes on this street type are generally ten (10) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.



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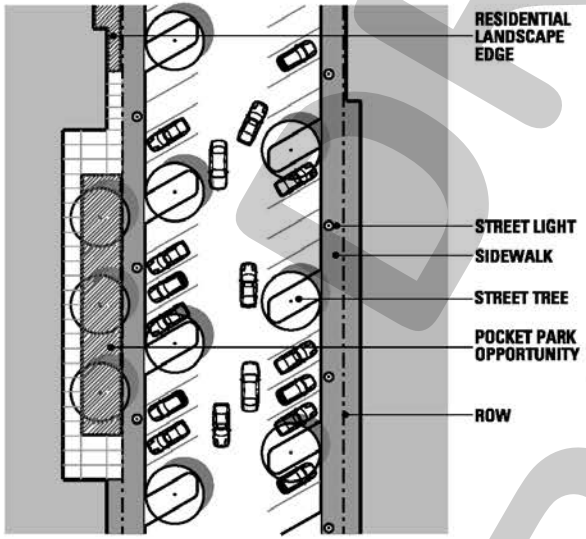
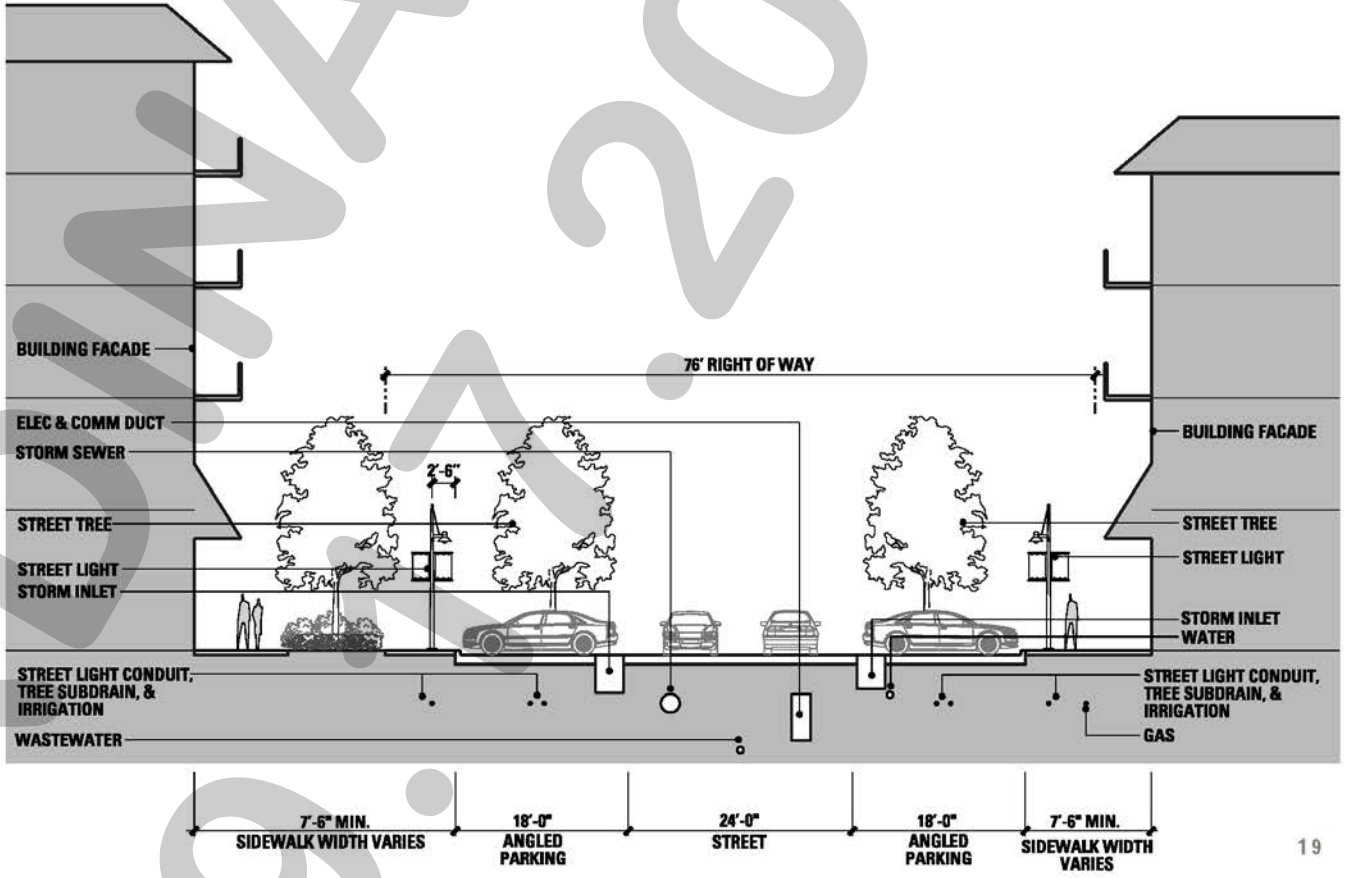
STREET TYPE 'E'

Street type 'E' serves as a primary street frontage for retail, residential, and mixed-use development within adjacent districts. This street type consists of angled head-in parking on both sides of a 24-foot wide street within a 76-foot right-of-way. A 7½-foot wide sidewalk is provided on both sides of the street with street trees located in parking islands at approximately 52-foot OC and pedestrian scale light fixtures spaced at 52-foot OC. Pedestrian paving materials may be a mix of concrete pavers and concrete. Longitudinal slopes on this street type are limited to five (5) percent maximum. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.





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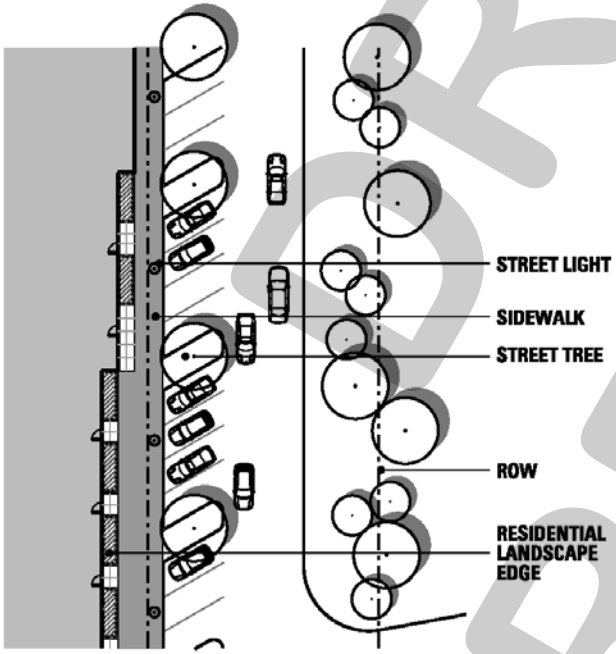
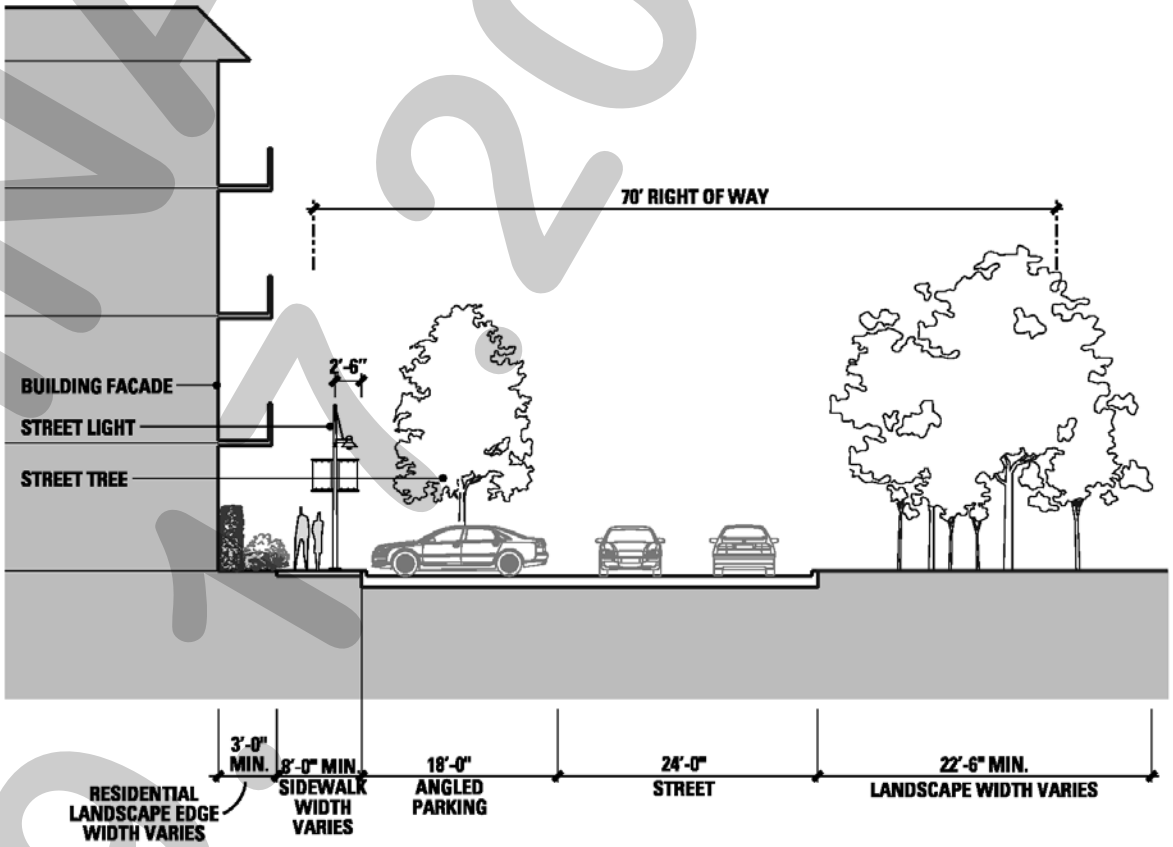
STREET TYPE 'F'

Street type 'F' serves as a primary street frontage for mixed-use development within adjacent districts. This street type consists of angled head-in parking on one side of a 24-foot wide street within a 70-foot right-of-way. A 4½-foot wide sidewalk is provided on one side of the street with street trees located in parking islands at approximately 52-foot OC and pedestrian scale light fixtures spaced at 52-foot OC. Pedestrian paving materials may be a mix of concrete pavers and concrete. Longitudinal slopes on this street type are limited to five (5) percent maximum. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.





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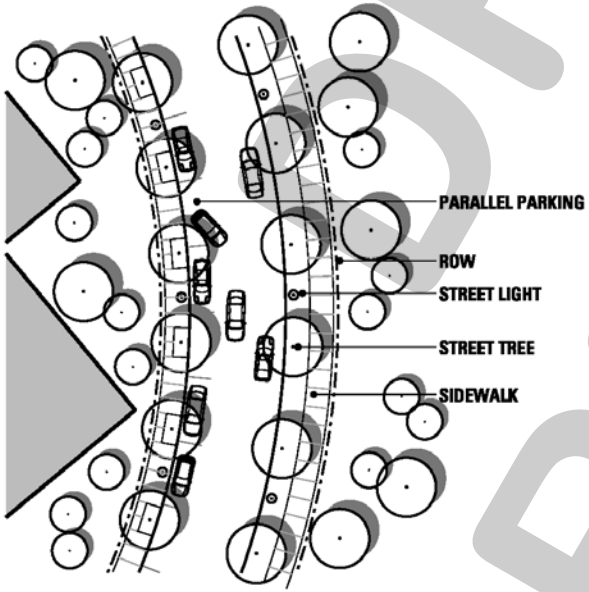
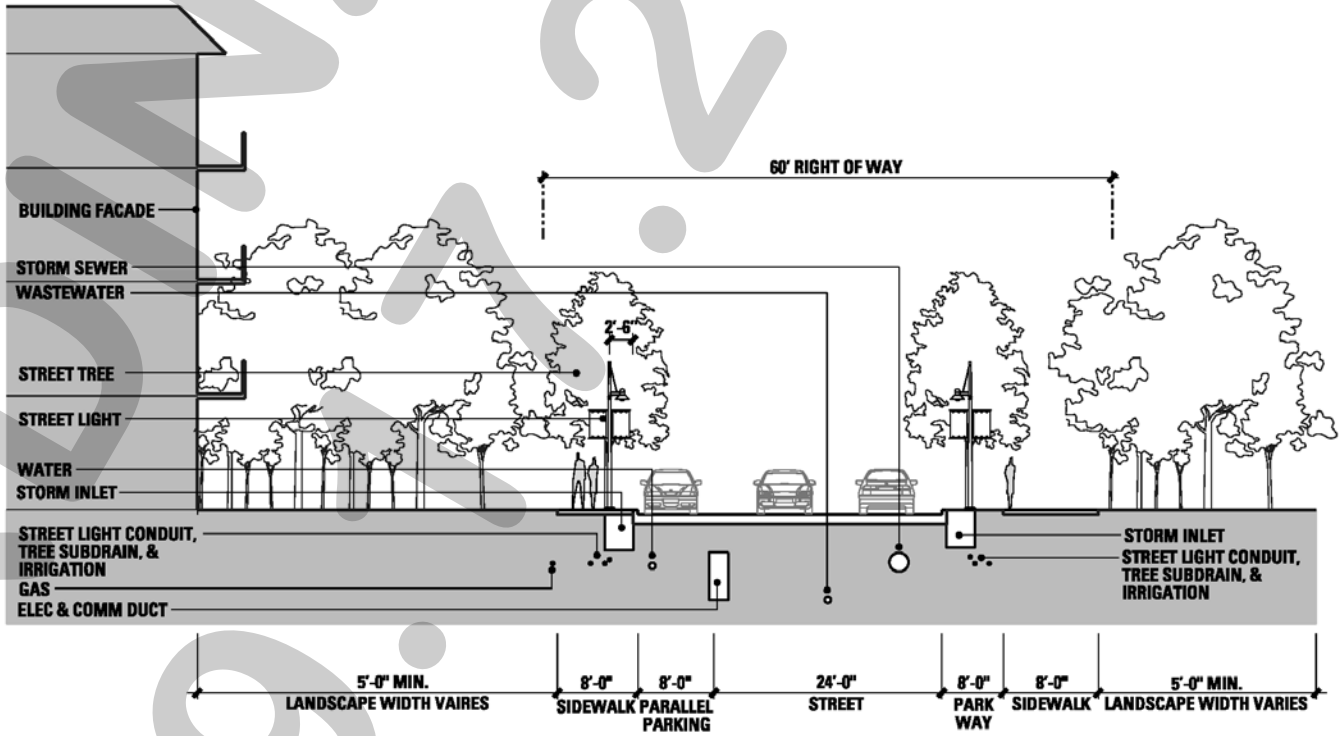
STREET TYPE 'G'

Street Type 'G' serves as an edge to the open space *Sub-District*. This street type consists of parallel parking designated on one side of a 24-foot wide street within a 60-foot right-of-way. An eight (8) foot wide concrete sidewalk with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street lights spaced at 60-foot OC is provided on the parallel parking side of the street. An eight (8) foot wide concrete sidewalk is provided on the open space side of the street with street trees spaced at 30-foot OC and pedestrian scale light fixtures spaced at 60-foot OC within an eight (8) foot wide parkway. Existing trees may be preserved within the right of way when possible. Longitudinal slopes on this street type are between one (1) percent and ten (10) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.





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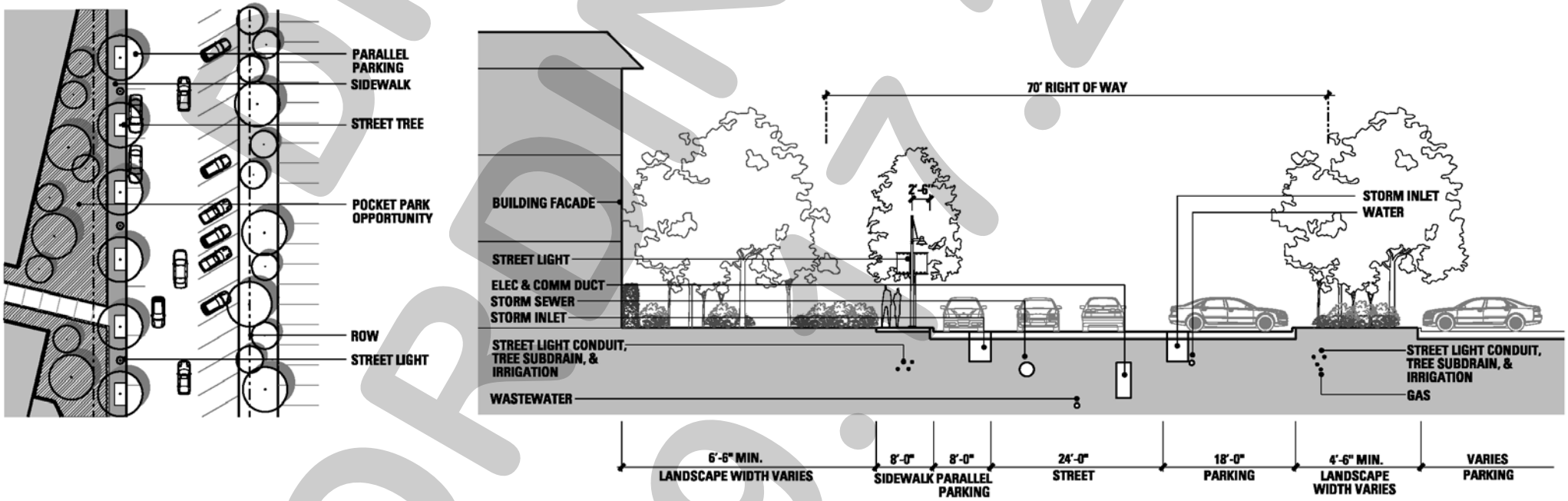
STREET TYPE 'H'

Street Type 'H' serves as a transition between the *Harbor Residential Sub-District* and the *Freeway Frontage Sub-District*. This street type consists of a 24-foot wide street within a 70-foot right-of-way. Parallel parking serves the *Harbor Residential* side with an eight (8) foot wide concrete sidewalk and street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street lights spaced at 60-foot OC. Angled head-in parking serves the *Freeway Frontage Sub-District* side with canopy and understory trees provided in natural groupings.



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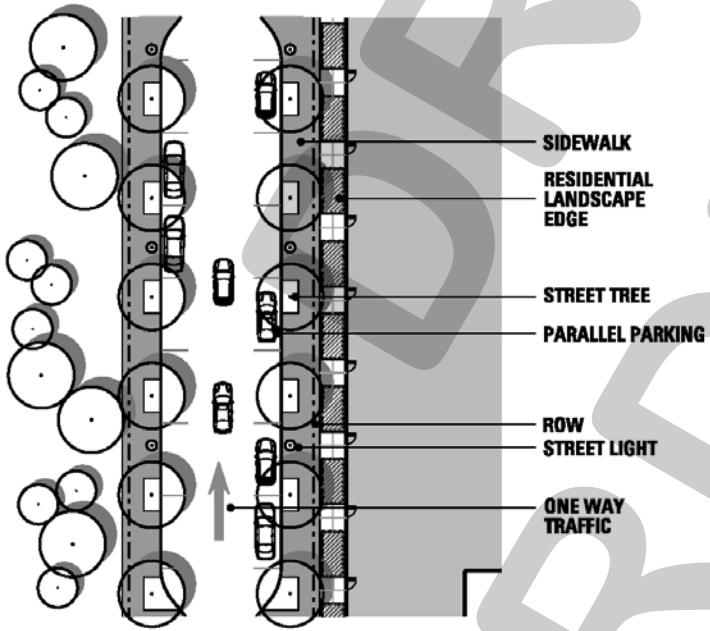
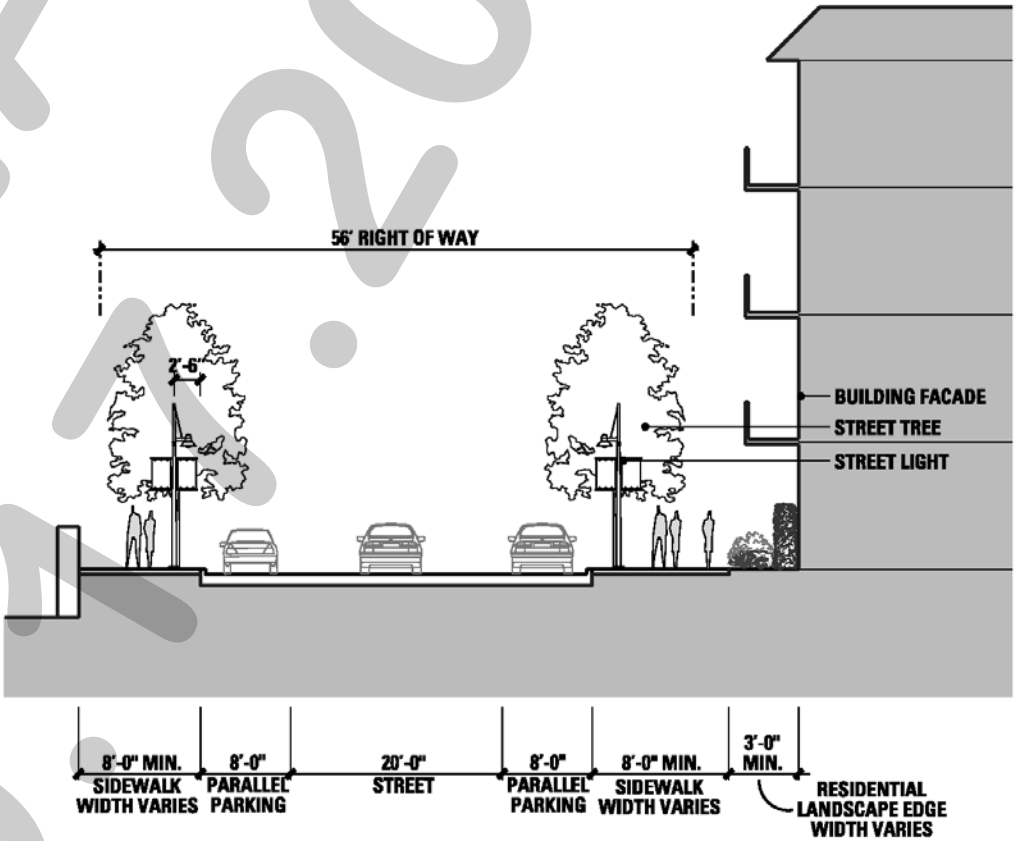
STREET TYPE 'I'

Street Type 'I' serves as the primary frontage for the *Harbor Residential Sub-District*. This street type consists of parallel parking provided on both sides of a 20' wide one-way street within a 56-foot right-of-way. A 9½-foot wide sidewalk with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC. and pedestrian scale street lights spaced at 60-foot OC is provided on both sides of the street. Pedestrian paving materials may be a mix of concrete pavers and concrete. Longitudinal slopes on this street type are limited to five (5) percent maximum. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.





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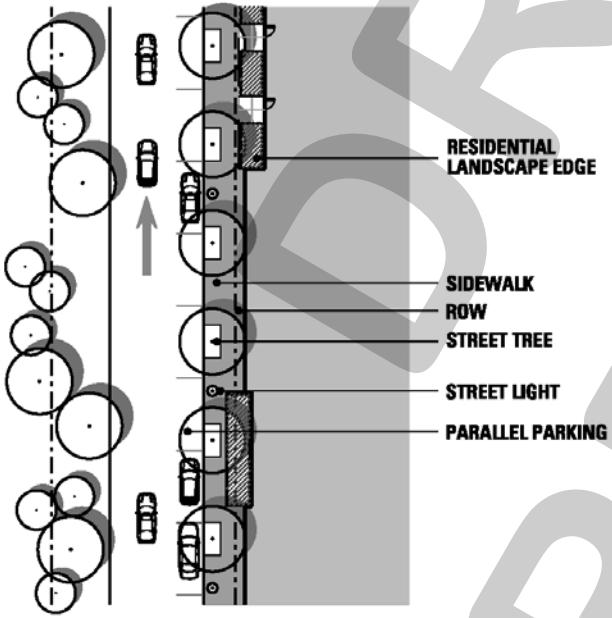
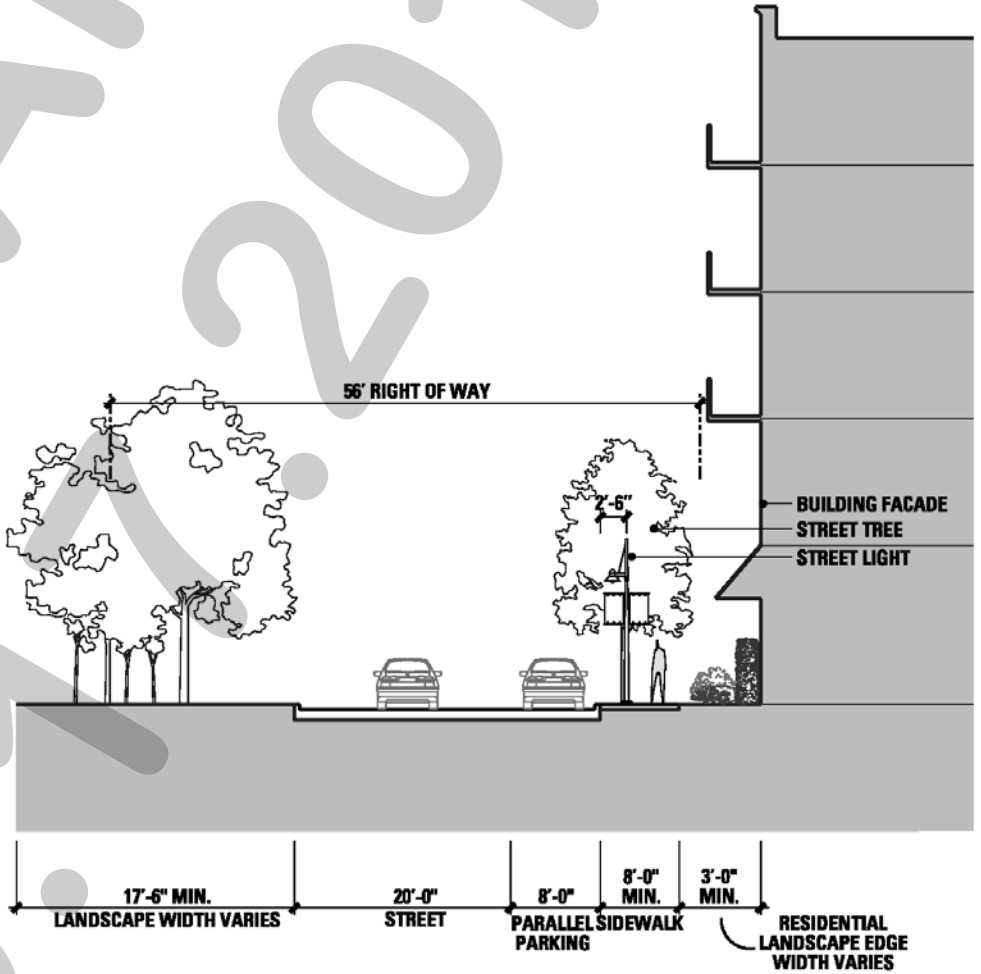
STREET TYPE 'J'

Street Type 'J' serves as the primary frontage for the *Harbor Residential Sub-District*. This street type consists of parallel parking provided on one side of a 20-foot wide one-way street within a 56-foot right-of-way. An eight (8) foot wide sidewalk with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street lights spaced at 60-foot OC is provided on both sides of the street. Pedestrian paving materials may be a mix of concrete pavers and concrete. Longitudinal slopes on this street type are limited to five (5) foot maximum. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.





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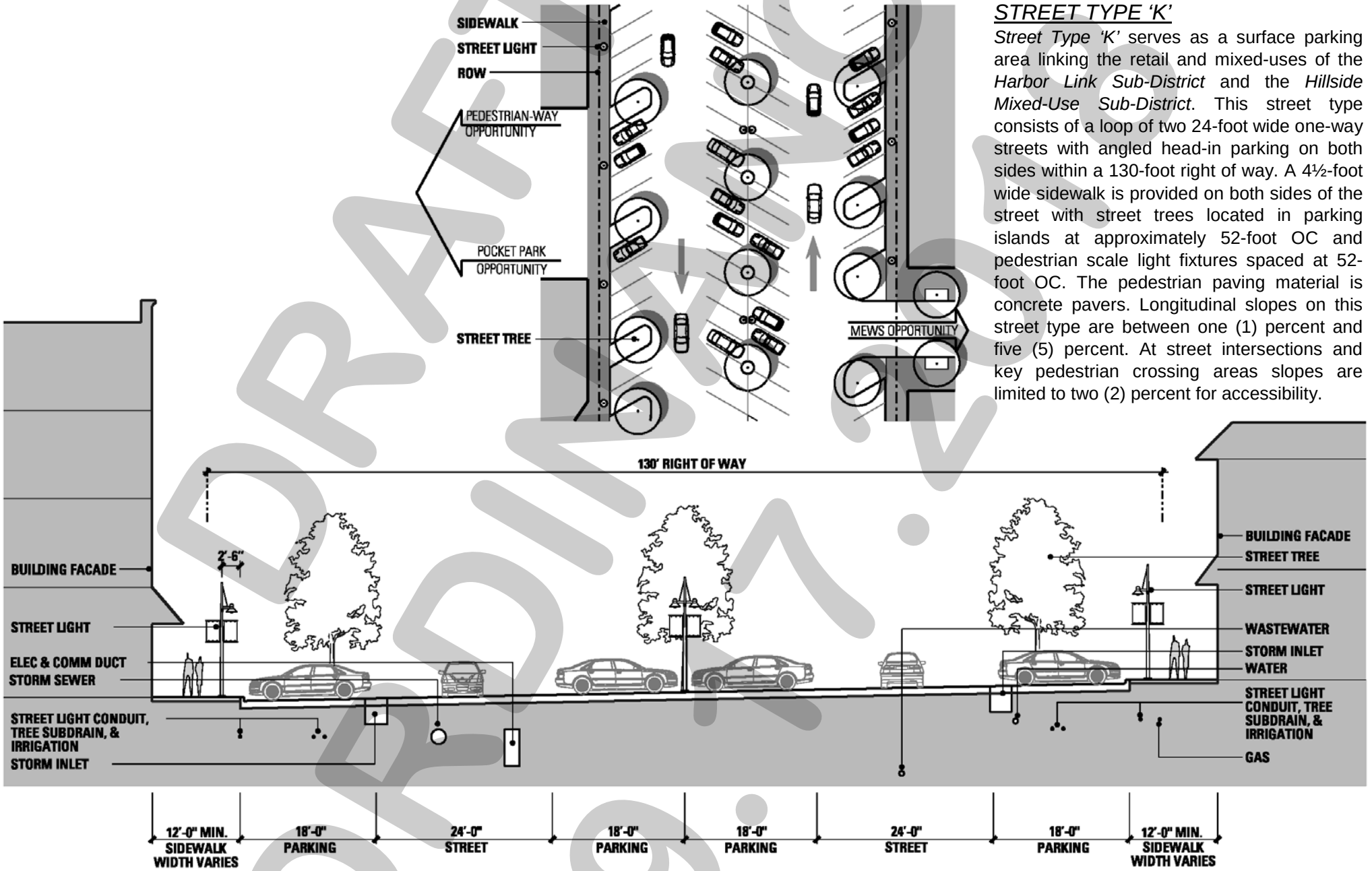

STREET TYPE 'K'

Street Type 'K' serves as a surface parking area linking the retail and mixed-uses of the *Harbor Link Sub-District* and the *Hillside Mixed-Use Sub-District*. This street type consists of a loop of two 24-foot wide one-way streets with angled head-in parking on both sides within a 130-foot right of way. A 4½-foot wide sidewalk is provided on both sides of the street with street trees located in parking islands at approximately 52-foot OC and pedestrian scale light fixtures spaced at 52-foot OC. The pedestrian paving material is concrete pavers. Longitudinal slopes on this street type are between one (1) percent and five (5) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

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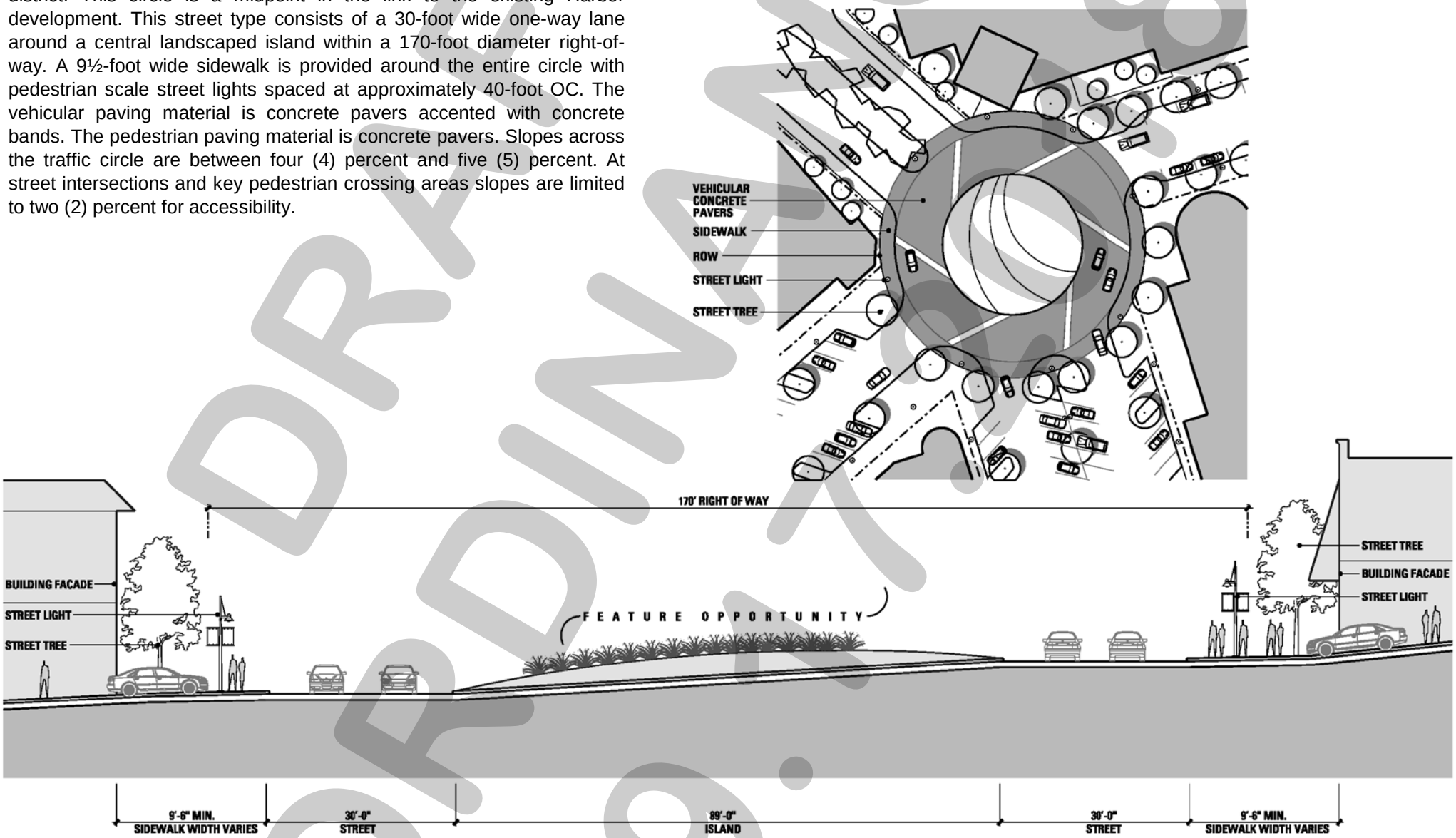
STREET TYPE 'L'

Street Type 'L' is a traffic circle that serves as a central point of the district. This circle is a midpoint in the link to the existing Harbor development. This street type consists of a 30-foot wide one-way lane around a central landscaped island within a 170-foot diameter right-of-way. A 9½-foot wide sidewalk is provided around the entire circle with pedestrian scale street lights spaced at approximately 40-foot OC. The vehicular paving material is concrete pavers accented with concrete bands. The pedestrian paving material is concrete pavers. Slopes across the traffic circle are between four (4) percent and five (5) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.



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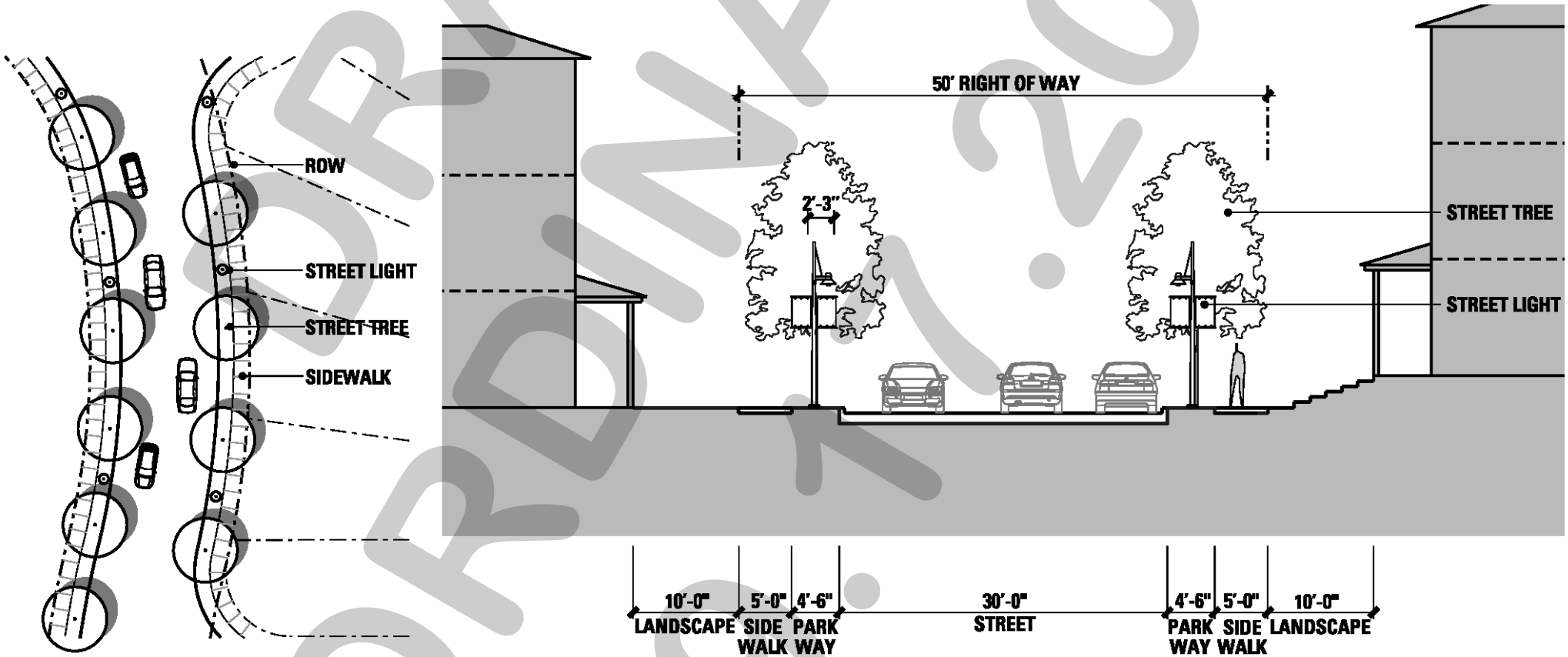
STREET TYPE 'M'

Street Type 'M' serves as the primary single-family residential neighborhood street. This street type consists of a 30-foot wide street within a 50-foot right-of-way. On street parking is permitted on this street type. Street trees are spaced at 30-foot OC within a 4½-foot wide parkway with pedestrian scale street lights spaced at 60-foot OC. A five (5) foot wide concrete sidewalk is provided on both sides of the street. This street type may include features such as eyebrows or landscape islands and medians.



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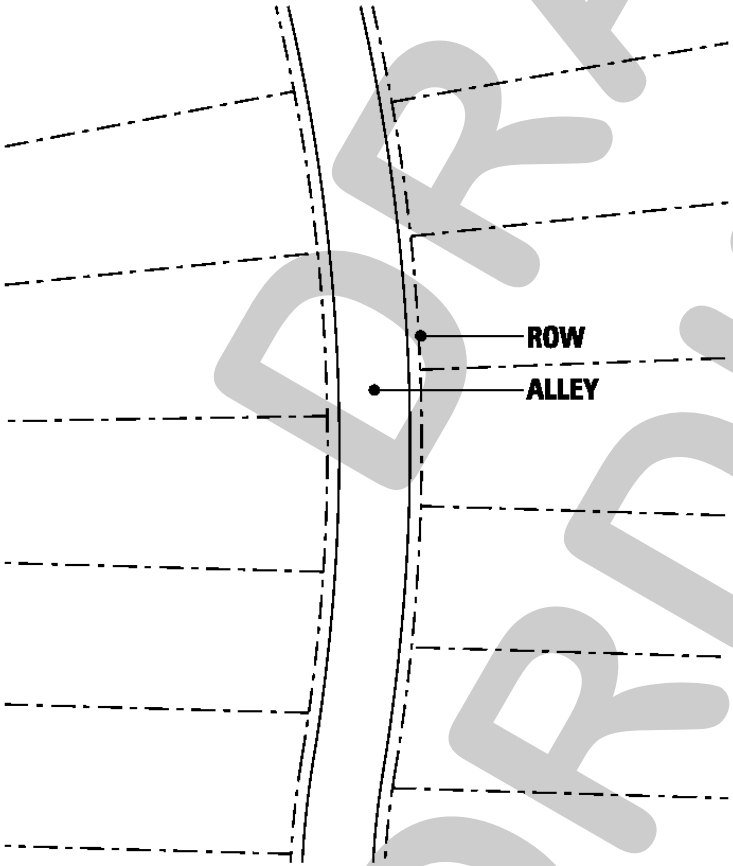
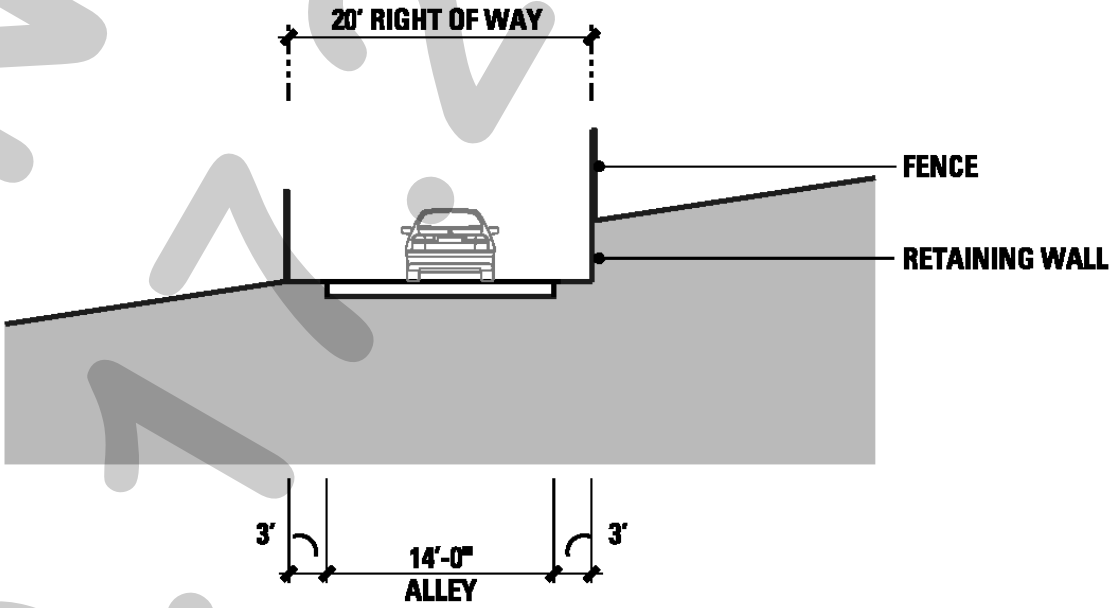
STREET TYPE 'N'

Street Type 'N' serves as an alley within the single-family residential neighborhood. This street type consists of a 15-foot wide alley within a 20-foot right-of-way. No street trees, light fixtures, or sidewalks are provided in this street type.





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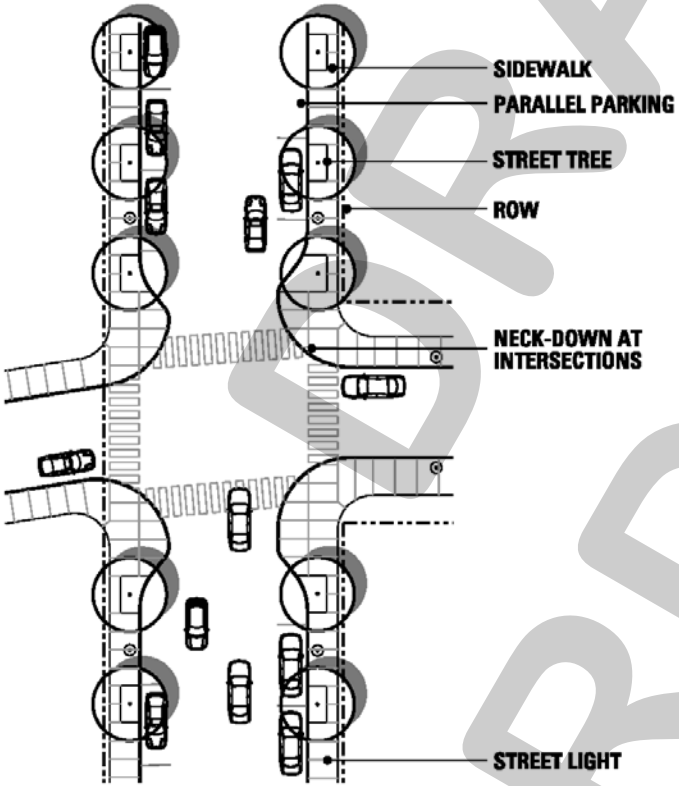
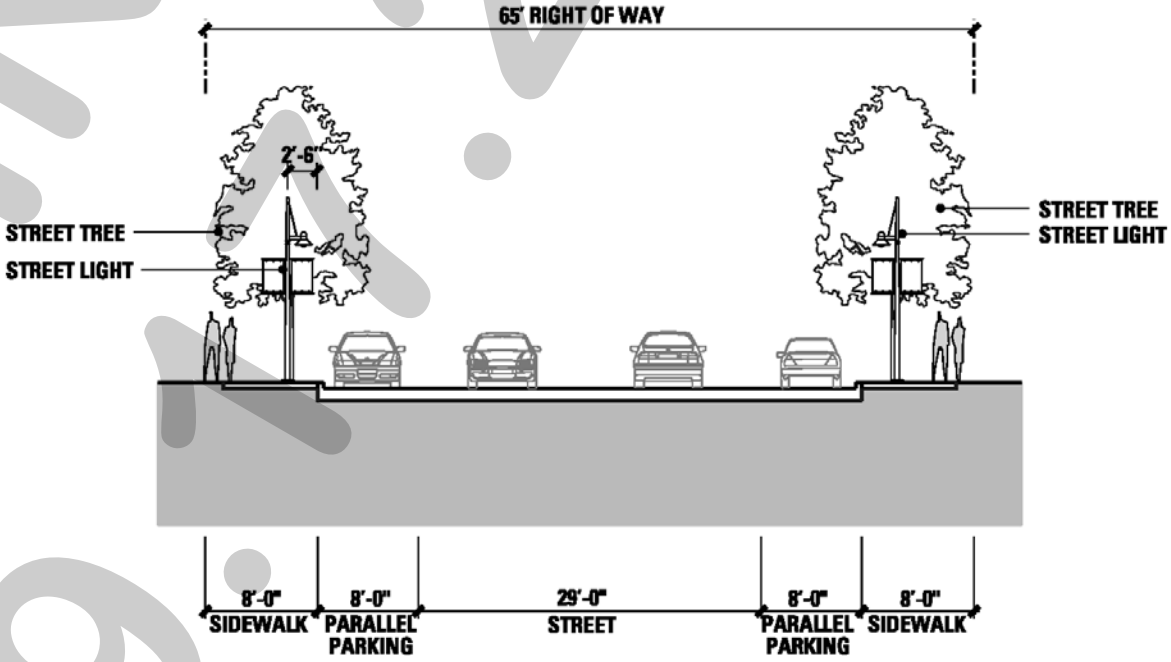
STREET TYPE 'O' (I.E. SUMMER LEE DRIVE)

Street Type 'O' consists of streetscape improvements and parallel parking dedication on both sides of an existing 29-foot wide street within the existing 65-foot Summer Lee Drive right-of-way. An eight (8) foot wide sidewalk is provided on both sides of the street with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street light fixtures spaced at 60-foot OC. Neck downs are provided at intersections to provide a clearly defined pedestrian space. The pedestrian paving material is concrete sidewalk. Longitudinal slopes on this street type are range from 1½% to seven (7) percent. At street intersections, pedestrian walkway slopes are limited to two (2) percent for accessibility.





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STREETSCAPE ELEMENTS

PEDESTRIAN PAVING MATERIALS

CONCRETE PAVING
All concrete pedestrian walkways shall be an upgraded pedestrian concrete paving with integral color matching Scofield Chromix C-24 Charcoal or C-15 Coachella Sand), light sandblast finish, and sawcut control joints.

CONCRETE PAVERS
Concrete pavers shall be similar to Holland 98 Parkway Provencial, Antique Terra Cotta colored, and six (6) cm thickness. Pavers shall be placed in a running bond pattern perpendicular to the street curb.

VEHICULAR PAVING MATERIALS

CONCRETE PAVING
The standard vehicular paving material shall be concrete in accordance with City of Rockwall standards.

CONCRETE PAVERS
Upgraded vehicular paving shall be concrete pavers. Concrete pavers shall be similar to Holland 98 Parkway Provencial, Antique Terra Cotta colored, eight (8) cm thickness. Pavers shall be placed in a herringbone bond pattern.



STREET FURNISHINGS

BENCH
Benches shall be similar to Landscape Forms: Scarborough backed horizontal strap bench, powdercoat color RAL #7003 Moss Grey.

TRASH RECEPTACLE
Trash receptacles shall be similar to Landscape Forms: Scarborough side opening with vertical straps, powdercoat color RAL #7003 Moss.



BIKE RACK
Bike racks shall be similar to Forms + Surfaces: Trio Bike Rack, powdercoat color RAL #7003 Moss Grey.



BOLLARD
Bollards shall be similar to Hess - Paris 1100 Type 'A' fixed bollard, powdercoat color RAL #7003 Moss Grey.



SEAT WALL
Cast-in-place concrete seat wall with architectural finish.



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STREETSCAPE ELEMENTS

LIGHTING

PEDESTRIAN SCALE STREET LIGHT

Pedestrian scale street lights shall be similar to the Bega 9701 MH 100W Metal Halide fixture on Bega 1108 HR 11'-8" tapered round pole with integral banner arms, powder coat color RAL #7003 Moss Grey.

PARKING LOT LIGHT FIXTURE

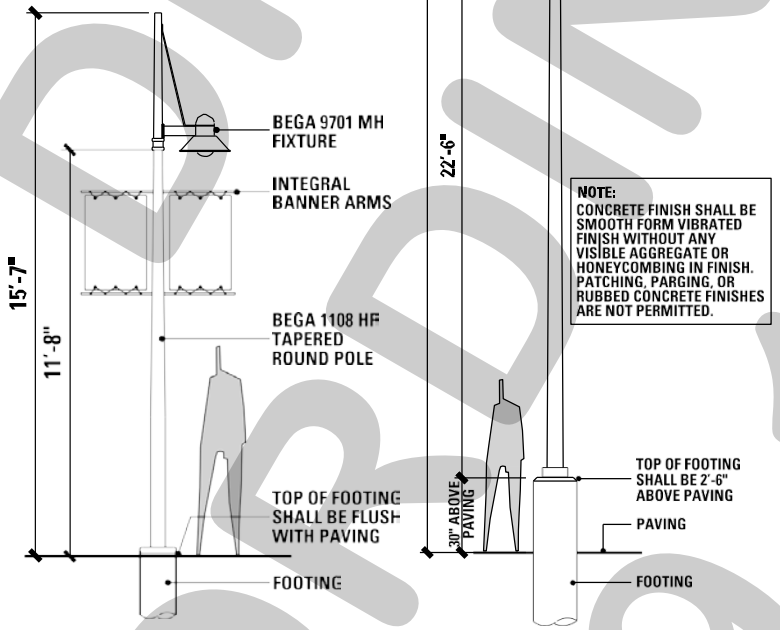
Parking lot light fixtures shall be similar to the Gardco Gullwing G18-2-3XL-400MH-XXX-SC on KW RTSP 22.5-6.60-11-LNA-DM2180-BC powder coat color RAL #7003 Moss Grey

Parking lots shall be illuminated to an average sustained level of 1.5 - 2 Foot Candles.

TREE UP-LIGHT

All street trees within the right of way shall be uplight with B-K HP2-PAR2020-TR-59-SAP-11-xxx-AH/CPC or a smilar light fixture.









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STREETSCAPE ELEMENTS

LANDSCAPE

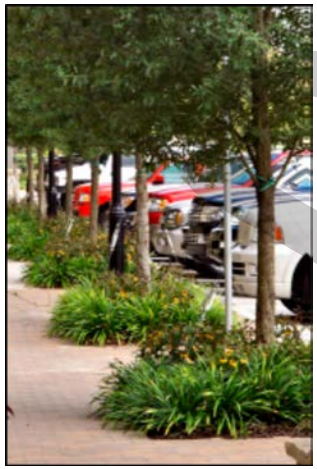
TREE LEAVE-OUTS

Paving leave-outs for street trees shall be five (5) feet by ten (10) feet adjacent to the back of the street curb. All street trees in tree leave-outs or in head-in parking islands shall have tree sub-drainage tied to the storm drain system. In addition to the street tree, all leave outs shall contain one of the following:

Option A: A mix of shrub, perennial, ornamental grass, and groundcover planting. Plant materials shall provide a mix of height, color, texture, and evergreen structure.

Option B: Mexican Beach Stone pebbles.

A consistent treatment must be provided for a continuous block length.



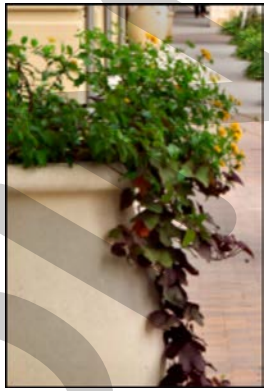


DECORATIVE POTS

Use decorative pots to accent the streetscape environment. Decorative pots must be compatible with the surrounding architectural styles. Decorative pots must be an appropriate pedestrian scale. All decorative pots shall be irrigated and have drainage tied to the storm drain system.

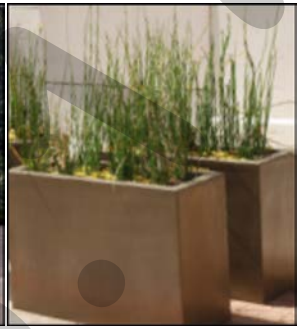
Recommended decorative pots:

- ☑ Stonewear Zena series, SB 32 Finish
- ☑ Stonewear Grecian series, SB 32 Finish
- ☑ Rectangular Metal Planters









GRADING

The maximum cross slope on all pedestrian walkways shall be two (2) percent. The maximum longitudinal slope on all pedestrian walkways shall be five (5) percent, except where the longitudinal slope of the street exceeds five (5) percent.

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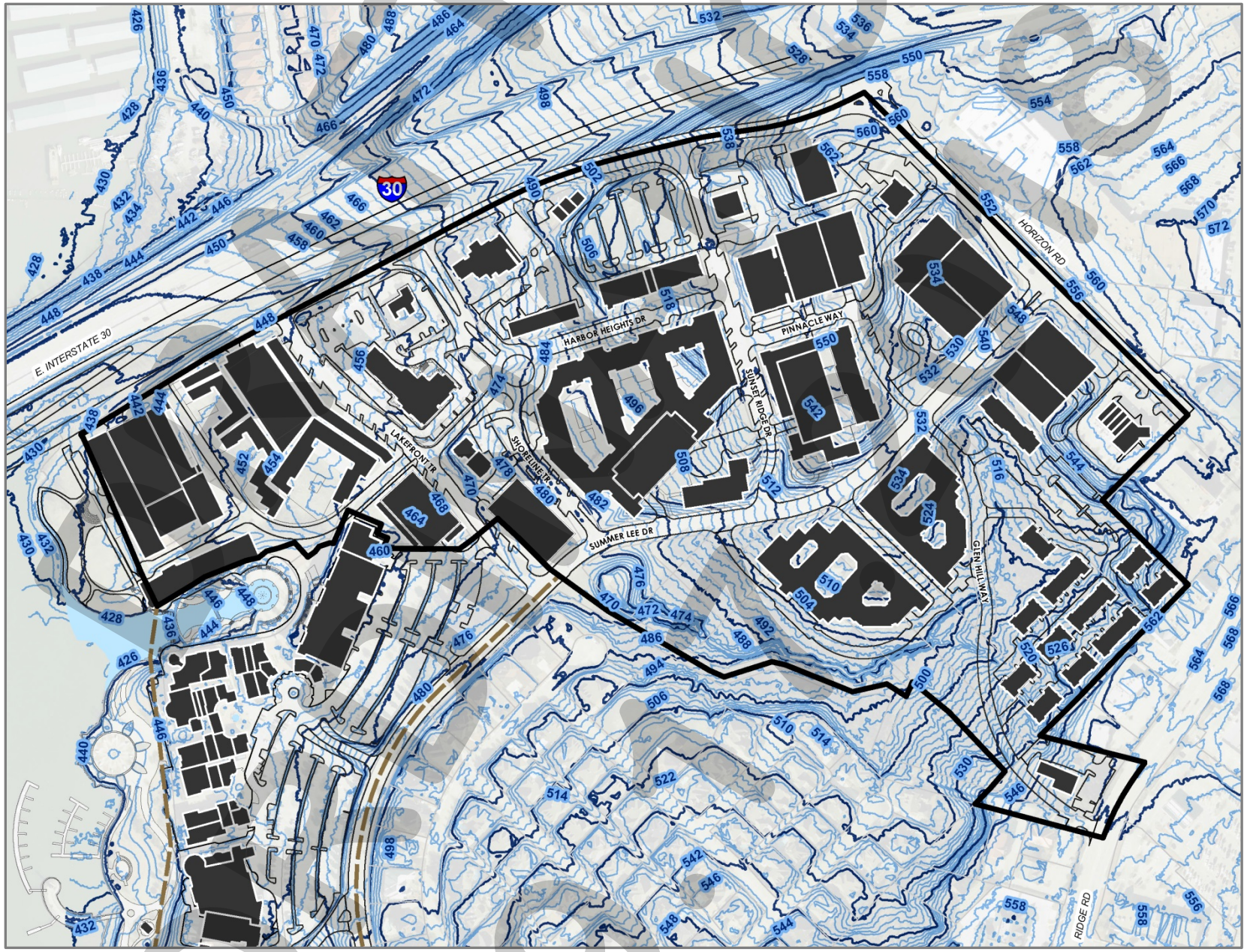
E. INTERSTATE 30
HARBOR HEIGHTS DR
PINNACLE WAY
HORIZON RD
SUNSET RIDGE DR
LAKEFRONT TR
SHORELINE DR
SUMMER LEE DR
GLEN HILL WAY
RIDGE RD
30

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LEGEND

= A mix of any of the following canopy and ornamental trees in natural groupings. Live Oak, Cedar Elm, Red Oak, Burr Oak, Chinquapin Oak, Bald Cypress, Pond Cypress, Mexican Plum, Desert Willow, Chinese Pistache, Yaupon Holly, Red Bud, Crape Myrtle, Vitex, Eve's Necklace

= Cedar Elms

= Bald Cypress

= Live Oak

= Red Oak

A Master Tree Planting plan has been established for the Harbor District to ensure unifying street tree planting within the right of way and unifying tree planting within private development parcels. The following species of trees must be planted as the dominant street or parking lot tree according to the master tree planting plan. Additional landscaping and accent trees may also be used within each *Sub-District.* All street trees in tree leave-outs or in head-in parking islands, shall have tree sub-drainage tied to the storm drain system.

Street trees within the right of way shall be the following sizes:

(1) Street trees in tree wells at 30-foot OC shall be four (4) inch caliper, 100 gallon

(2) Street trees in parking islands at 52-feet OC shall be eight (8) inches caliper

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Residential Land Uses **Residential Land Uses**	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/ Summer Lee	Interior	Residential	Ridge Road Retail
Accessory Building [1]									*P*	
Home Occupation [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*
Hotel	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Hotel (*Full Service*)	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Hotel (*Residence*)	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Motel	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Single-Family, Zero-Lot-Line									*P*	
Townhouse	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*	*S*	*S*
Urban Residential (Condominium Units Only) [1]	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*	*S*	*S*

Office Land Uses	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/ Summer Lee	Interior	Residential	Ridge Road Retail
Animal Clinic for Small Animals (No Outdoor Pens) [1]	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Church/House of Worship [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Day Care (7 or More Children) [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Financial Institution (Without Drive-Through)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Financial Institution (With Drive-Through)										*P*
Government Facility	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Library, Art Gallery or Museum (Public)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Office (General)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Office Building (Less Than 5,000 SF)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Office Building (More Than 5,000 SF)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Post Office (Local Service)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Research/Technology/Light Assembly	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Trade School	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*

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Retail & Restaurant Land Uses	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/ Summer Lee	Interior	Residential	Ridge Road Retail
Antique/Collectable Sales	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Automobile Rental	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Banquet Facility	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Business School	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Catering Service	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Commercial Amusement/Recreation (Indoor) [1]	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Community or Recreation Club, Public or Private (Accessory)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Copy Center	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Display (Incidental) [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Electrical, Watch, Clock, Jewelry and/or Similar Repair	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Garden Supply/Plant Nursery	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
General Personal Service	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Hair Salon/Manicurist	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Health Club	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Laundry (Drop-Off/Pickup)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Locksmith	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Message Therapist	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Museum or Art Gallery (Private)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Night Club, Discothèque or Dance Hall	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Pet Shop	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Private Club [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Private Club for a Lodge or Fraternal Organization	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Restaurant (Less Than 2,000 SF, Without Drive-Through or Drive-In)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Restaurant (2,000 SF or More, Without Drive-Through or Drive-In)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*

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Retail & Restaurant Land Uses	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/ Summer Lee	Interior	Residential	Ridge Road Retail
Restaurant With Accessory Private Club or Brew Pub [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Retail Store With Gasoline Product Sales *(Limited to Area 3 ONLY -- As Shown in Exhibit A)*						*P*				
Shoe and Boot Repair and Sales	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Studio: Art, Photography and/or Music	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Tailor, Clothing or Apparel Shop	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Theater	*S*	*P*	*S*	*P*	*S*	*P*	*S*	*S*	*S*	*S*
Wholesale Showroom Facility	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*

P: Permitted By-Right; A: Accessory Use; S: Specific Use Permit (SUP); [1]: Permitted w/ Conditions (See Article IV, Permissible Uses, of the Unified Development Code, as amended, For Each Conditional Use)

Note: All listed uses above shall be further regulated and/or limited within the specific *Sub-District* standards contained in *Ordinance No. 10-21; Exhibit 'C-2' through Exhibit 'C11'*, with the exception of the *Other Uses* category which shall be permitted by right or allowed with a Specific Use Permit (SUP) as outlined, regardless of *Sub-District*.

Other Uses

The following Uses Shall be Permitted By-Right in all Sub-Districts:

Antenna (Accessory)
Antenna (Amateur Radio)
Antenna (Dish)
Asphalt or Concrete Batch Plan (Temporary)
Fund Raising Event by Non-Profit (Indoor/Outdoor -- Temporary)
Garage (Accessory Use)
Municipally Owned and/or Controlled Facilities (Utilities and Uses)
Parking (Commercial)
Parking Lot (Non-Commercial)
Public Park or Playground
Radio Broadcasting
Real Estate Sales Office (On-Site -- Temporary)
Recording Studio
Satellite Dish
Swimming Pool (Private -- Accessory Use)
Temporary On-Site Construction Office

The Following Uses Shall be Permitted By SUP in all Sub-Districts:

Antenna (Commercial)
Antenna (Commercial -- Free-Standing)
Antenna (Commercial -- Mounted)
Helipad
Private Streets
Tennis Courts (Not Accessory to a Public or Private Club)
Transit Passenger Facility
TV Broadcasting & Other Communication Service
Utilities Holding a Franchise Agreement from the City of Rockwall
Utility Installation (Other Than Listed)
Utility/Transmission Lines
Wireless Communication Tower

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HARBOR RESIDENTIAL SUB-DISTRICT

The primary intent of the *Harbor Residential Sub-District* is to provide a counter part to the existing Harbor development which will create a vibrant atmosphere surrounding the existing central fountain feature. Ground floor retail spaces are intended to link the Harbor District with the existing Harbor development. The addition of residential units will capitalize on the views and adjacencies to Lake Ray Hubbard. Existing slopes within this *Sub-District* are in the three (3) percent to eight (8) percent range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type I	10'
Street Type E	7'
Street Type J	5'
Street Type H	0'

BUILDING FORM	
Each block face must have a minimum of 80% of its length defined by a building façade.	
Street Type I Min. Façade Built to BTL	45%
Street Type E Min. Façade Built to BTL	45%
Street Type J Min. Façade Built to BTL	45%
Street Type H Min. Façade Built to BTL	45%
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	80%

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	Retail, Restaurant & Residential
Upper Floors	Residential & Office

HEIGHT	STORIES	HEIGHT
Maximum Building Height	2	45'
Maximum Building Height (Adjacent to Existing Cinemark Theater)	2	35'
Minimum 1st Floor Commercial Height (with Other Uses Above)		15'

ENCROACHMENTS	
Street Type I	5'
Street Type E	5'
Street Type J	5'
Street Type I	5'

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

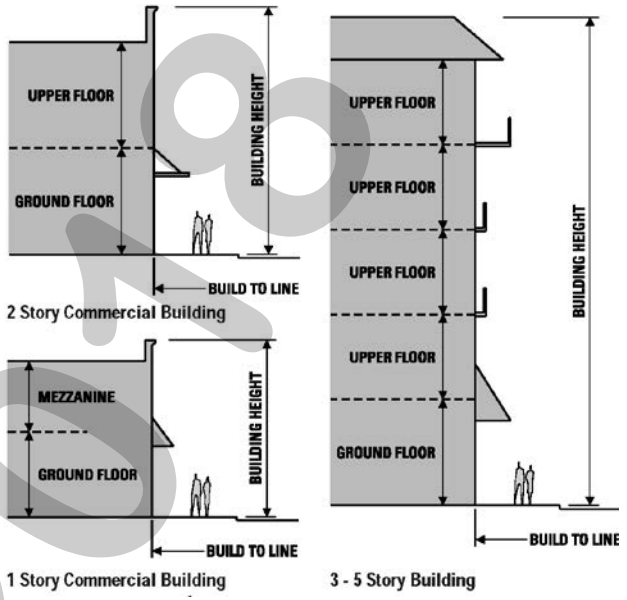
PARKING

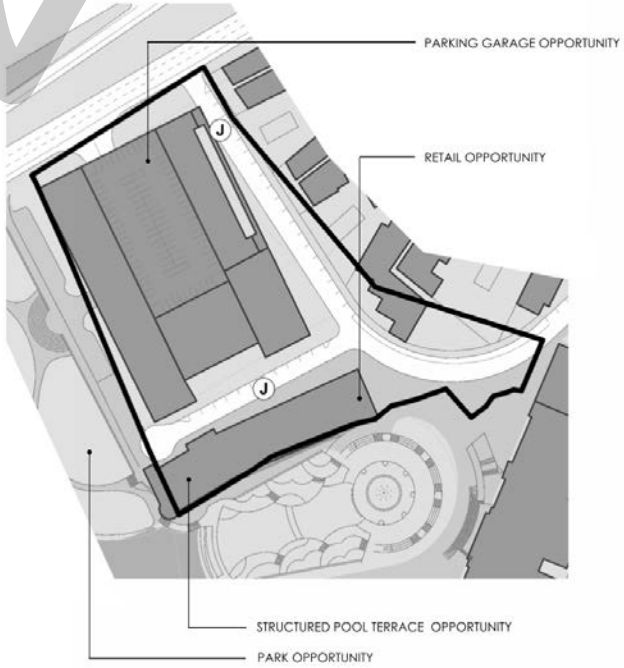
SURFACE PARKING SETBACK FROM ROW LINE	
Street Type I	10'
Street Type E	10'
Street Type J	10'
Street Type H	10'

SURFACE PARKING LOTS
A maximum of 10% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Street Type I	1
Street Type E, H	2
Street Type J	2

PEDESTRIAN WAYS/MEWS (MIN. NUM. PER BLOCK FACE)	
Street Type I	1
Street Type E, H	1
Street Type J	0





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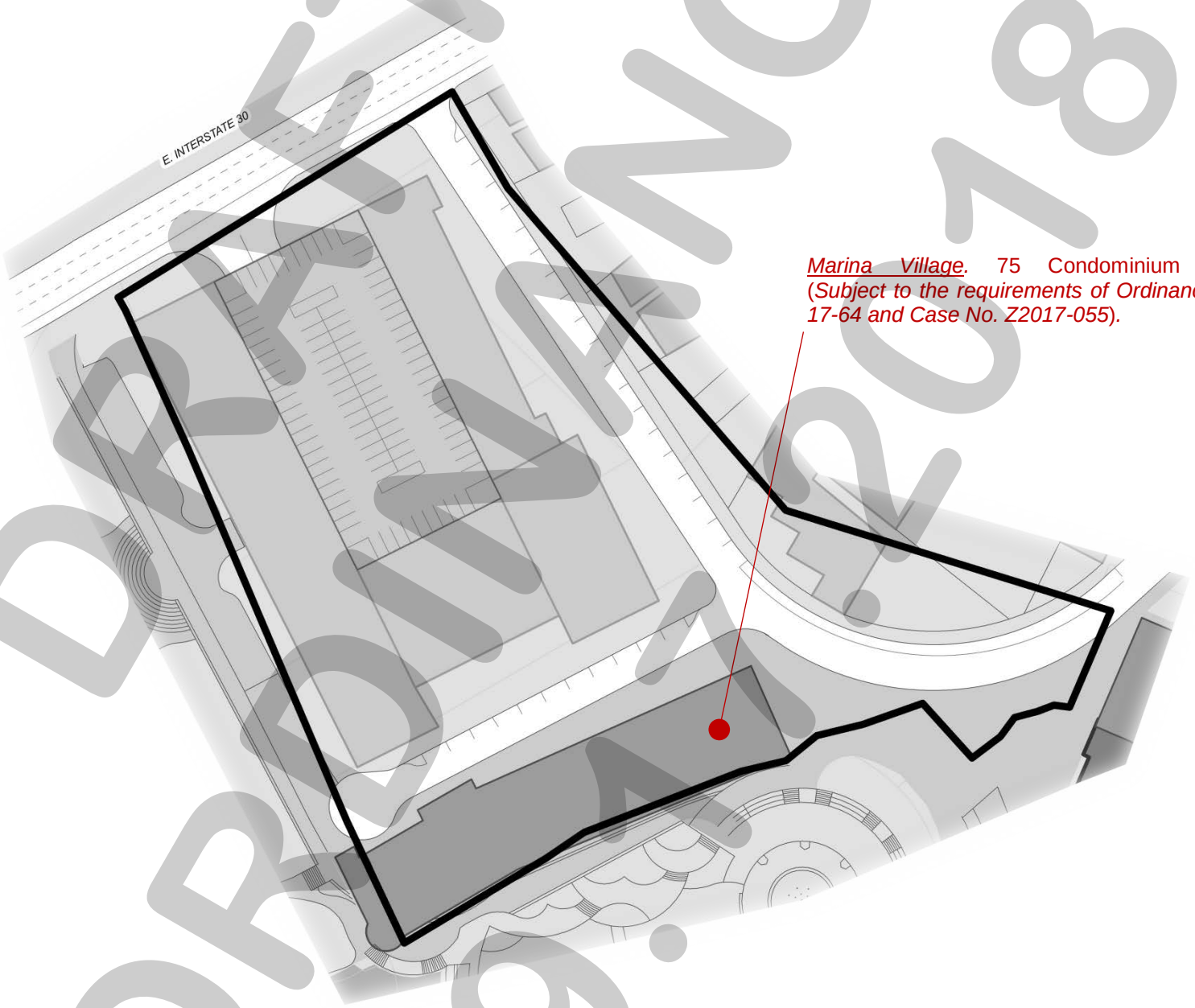

Marina Village. 75 Condominium Units (*Subject to the requirements of Ordinance No. 17-64 and Case No. Z2017-055*).

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FREEWAY FRONTAGE SUB-DISTRICT

The intent of the *Freeway Frontage Sub-District* is to provide mid-size retail anchors with high visibility that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District and the existing Harbor development. Prime views and access from IH-30 combined with storefront presence along the main pedestrian and vehicular corridor within the district make this *Sub-District* an ideal location for retail anchors. Existing slopes within this *Sub-District* are in the three (3) to six (6) percent range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type C	*3'*
Street Type E	*7'*

SETBACK (DISTANCE FROM ROW LINE)	
IH-30 Frontage Road	*250'*
Street Type A	*5'*
Street Type H	*10'*

BUILDING FORM	
Street Type C block face must have a minimum of 90% of its length defined by a building façade.	
Street Type E block face must have a minimum of 80% of its length defined by a building façade.	
Street Type C Min. Façade Built to BTL	*45%*
Street Type E Min. Façade Built to BTL	*45%*
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	*30%*

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	*Retail & Restaurant*
Upper Floors	*Retail, Restaurant & Office*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height (See Note)	*2*	*45'*
Min. 1st Floor Commercial Height (w/ Uses Above)		*15'*
Minimum 1st Floor Commercial Height		*25'*

NOTE: One (1) additional story may be added for upper floors for office use only.

ENCROACHMENTS	
IH-30 Frontage Road	*5'*
Street Type C	*5'*
Street Type E	*5'*
Street Type A	*5'*
Street Type H	*5'*

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

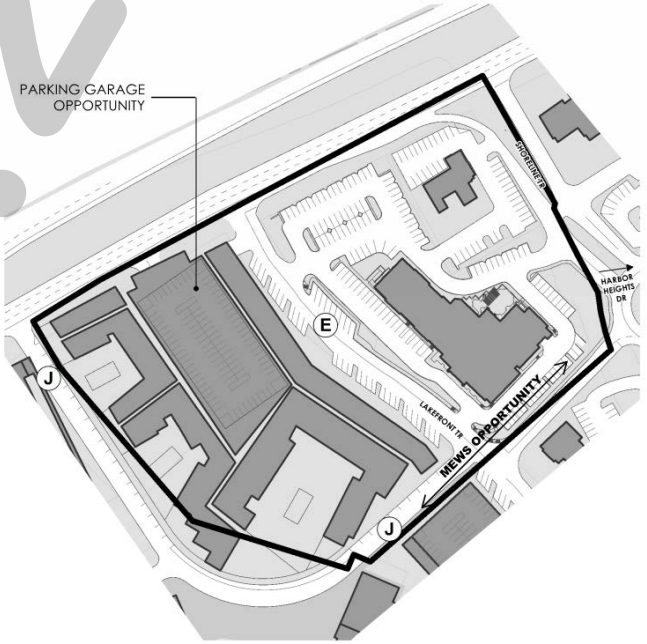
PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
IH-30 Frontage Road	*20'*
Street Type C	*10'*
Street Type E	*10'*
Street Type A	*10'*
Street Type H	*10'*

SURFACE PARKING LOTS
A maximum of 100% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
IH-30 Frontage Road	*0*
Street Type C	*0*
Street Type E, H	*2*
Street Type A	*2*

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)	
Street Type C	*1*



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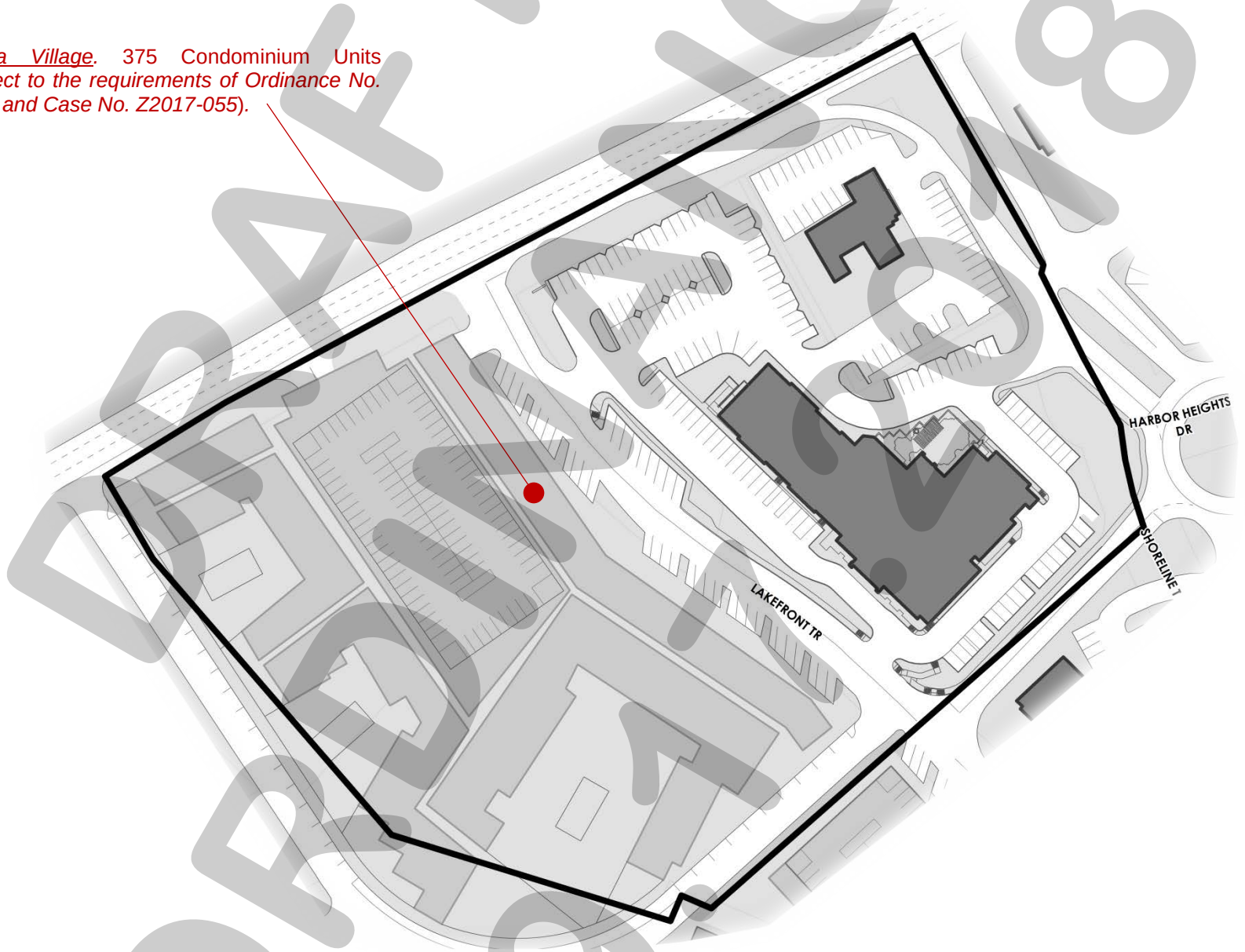
Marina Village. 375 Condominium Units (*Subject to the requirements of Ordinance No. 17-64 and Case No. Z2017-055*).



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HARBOR LINK MIXED-USE SUB-DISTRICT

The primary intent of the *Harbor Link Mixed-Use Sub-District* is to provide a mix of retail and residential uses in close proximity to the existing Harbor development that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District and the existing Harbor development. Existing slopes within this *Sub-District* are in the 3½% to six (6) percent range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type C	10'
Street Type K	7½'
Street Type E	0'
Street Type F	0'

SETBACK (DISTANCE FROM ROW LINE)	
Summer Lee Drive	5'
Street Type B	3'

BUILDING FORM	
Each block face must have a minimum of 75% of its length defined by a building façade.	
Street Type C Min. Façade Built to BTL	45%
Street Type K Min. Façade Built to BTL	45%
Street Type E Min. Façade Built to BTL	45%
Street Type F Min. Façade Built to BTL	45%
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	80%

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	Retail, Restaurant & Residential
Upper Floors	Residential & Office

HEIGHT	STORIES	HEIGHT
Maximum Building Height	5	75'
Min. 1st Floor Commercial Height (w/ Uses Above)		15'
Minimum 1st Floor Commercial Height		25'

ENCROACHMENTS	
Summer Lee Drive	5'
Street Type C	5'
Street Type K	5'
Street Type E	5'
Street Type F	5'
Street Type B	5'

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

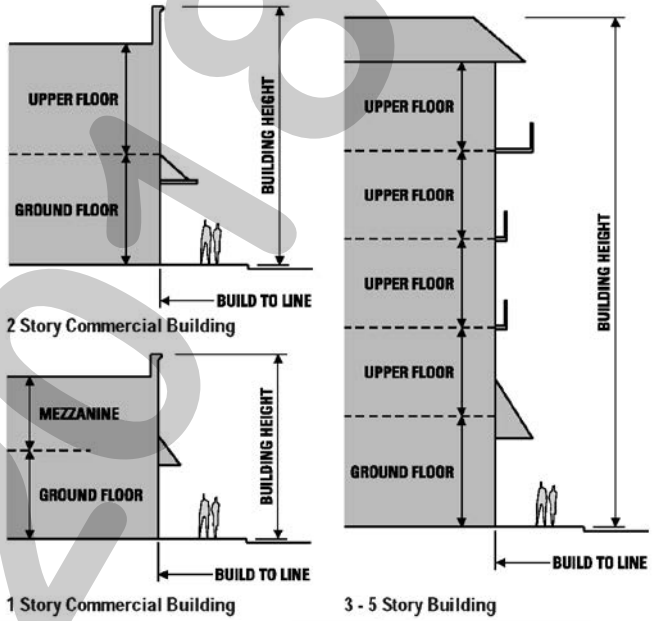
PARKING

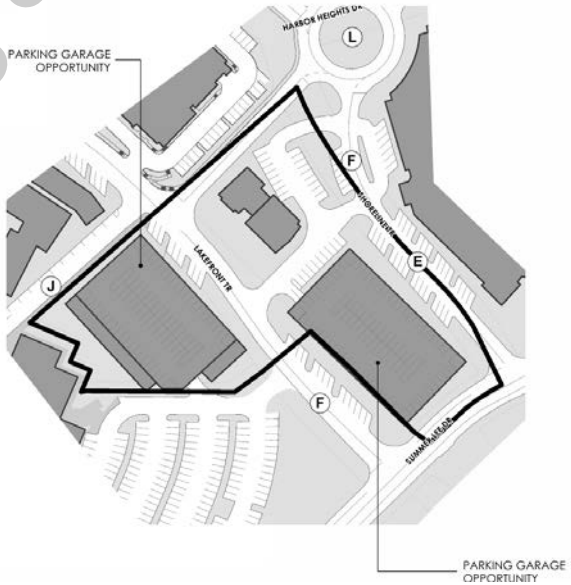
SURFACE PARKING SETBACK FROM ROW LINE	
Summer Lee Drive	15'
Street Type C	10'
Street Type K	10'
Street Type E	10'
Street Type F	10'
Street Type B	10'

SURFACE PARKING LOTS
A maximum of 5% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Street Type C	1
Street Type K, B	1
Street Type E, F	1
Summer Lee Drive	0

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)	
Street Type C	1
Street Type K, B	1
Street Type E, F	1





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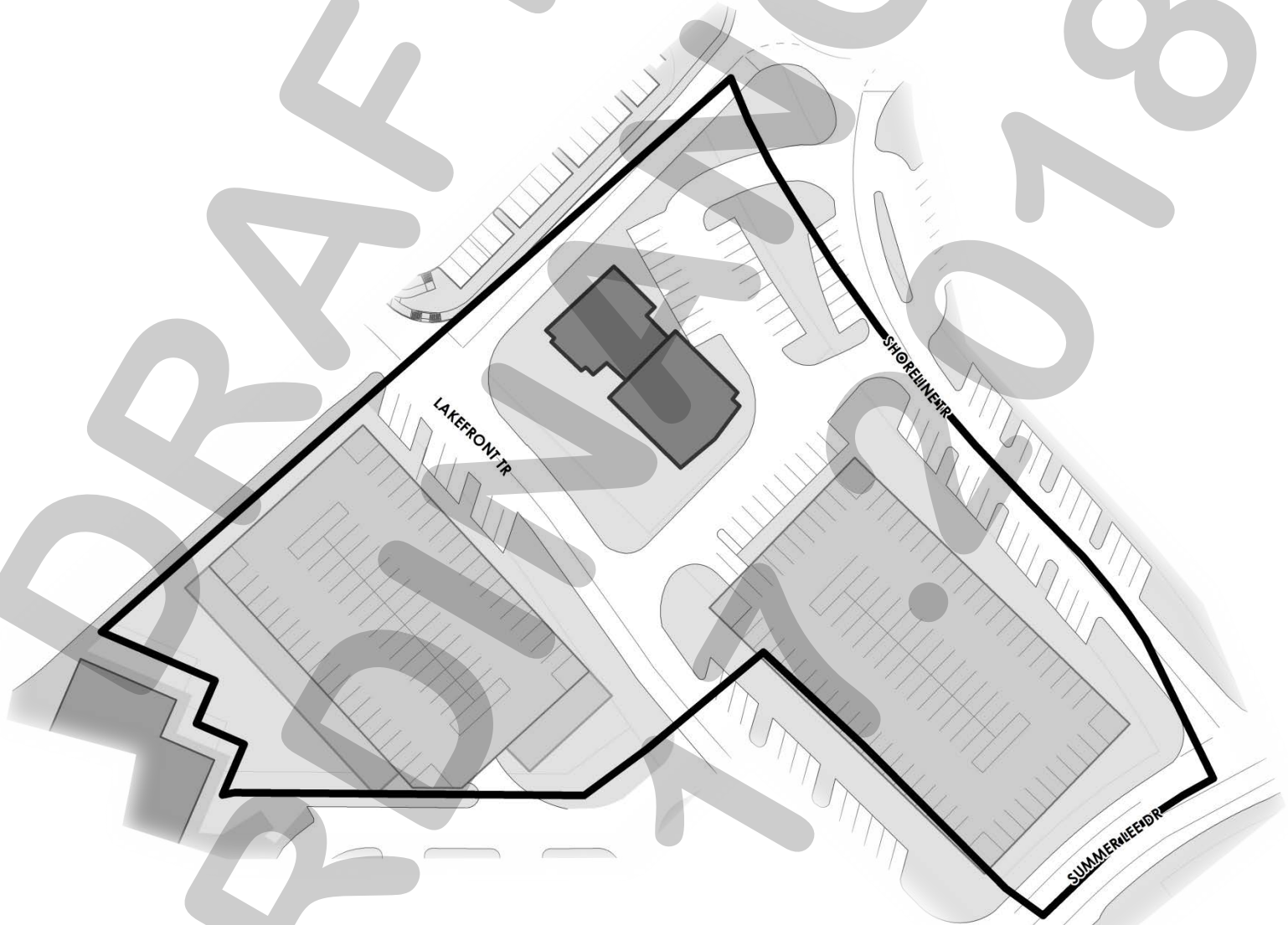

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HILLSIDE SUB-DISTRICT

The intent of the *Hillside Sub-District* is to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District. Existing slopes within this *Sub-District* are in the eight (8) percent to 12% range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type D	8'
Street Type E	4'

SETBACK (DISTANCE FROM ROW LINE)	
IH-30 Frontage Road	250'
Street Type A	5'
Street Type B	5'

BUILDING FORM	
Street Type D block face must have a minimum of 85% of its length defined by a building façade.	
Street Type E block face must have a minimum of 100% of its length defined by a building façade.	
Street Type D Min. Façade Built to BTL	45%
Street Type E Min. Façade Built to BTL	45%
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	30%

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	Retail & Restaurant
Upper Floors	Retail, Restaurant & Office

HEIGHT	STORIES	HEIGHT
Maximum Building Height (See Note)	2	35'
Min. 1st Floor Commercial Height (w/ Uses Above)		20'
Minimum 1st Floor Commercial Height		15'

NOTE: One (1) additional story may be added for upper floors for office use only.

ENCROACHMENTS	
IH-30 Frontage Road	5'
Street Type D	5'
Street Type E	5'
Street Type A	5'
Street Type B	5'

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

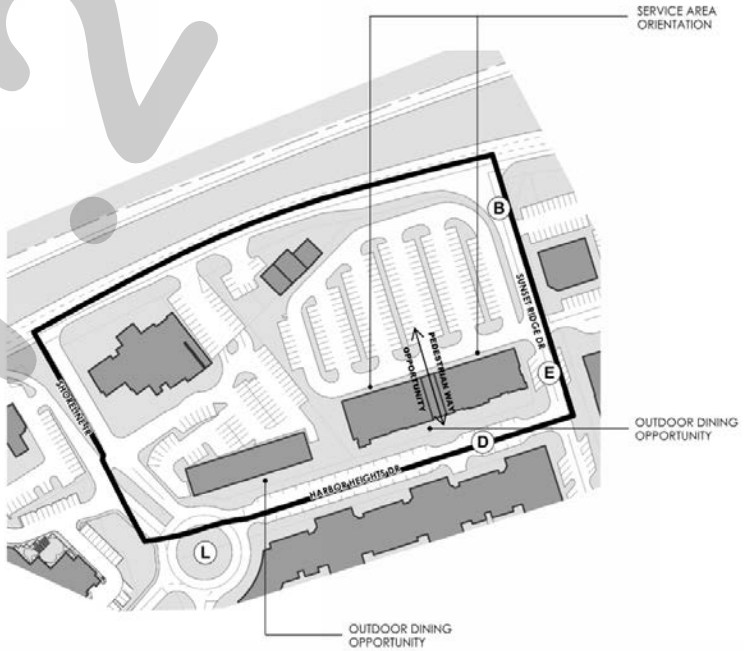
PARKING

SURFACE PARKING SETBACK FROM ROW LI
IH-30 Frontage Road
Street Type D
Street Type E
Street Type A
Street Type B

SURFACE PARKING LOTS
A maximum of 100% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)
IH-30 Frontage Road
Street Type D
Street Type E, B
Street Type A

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FA
Street Type D



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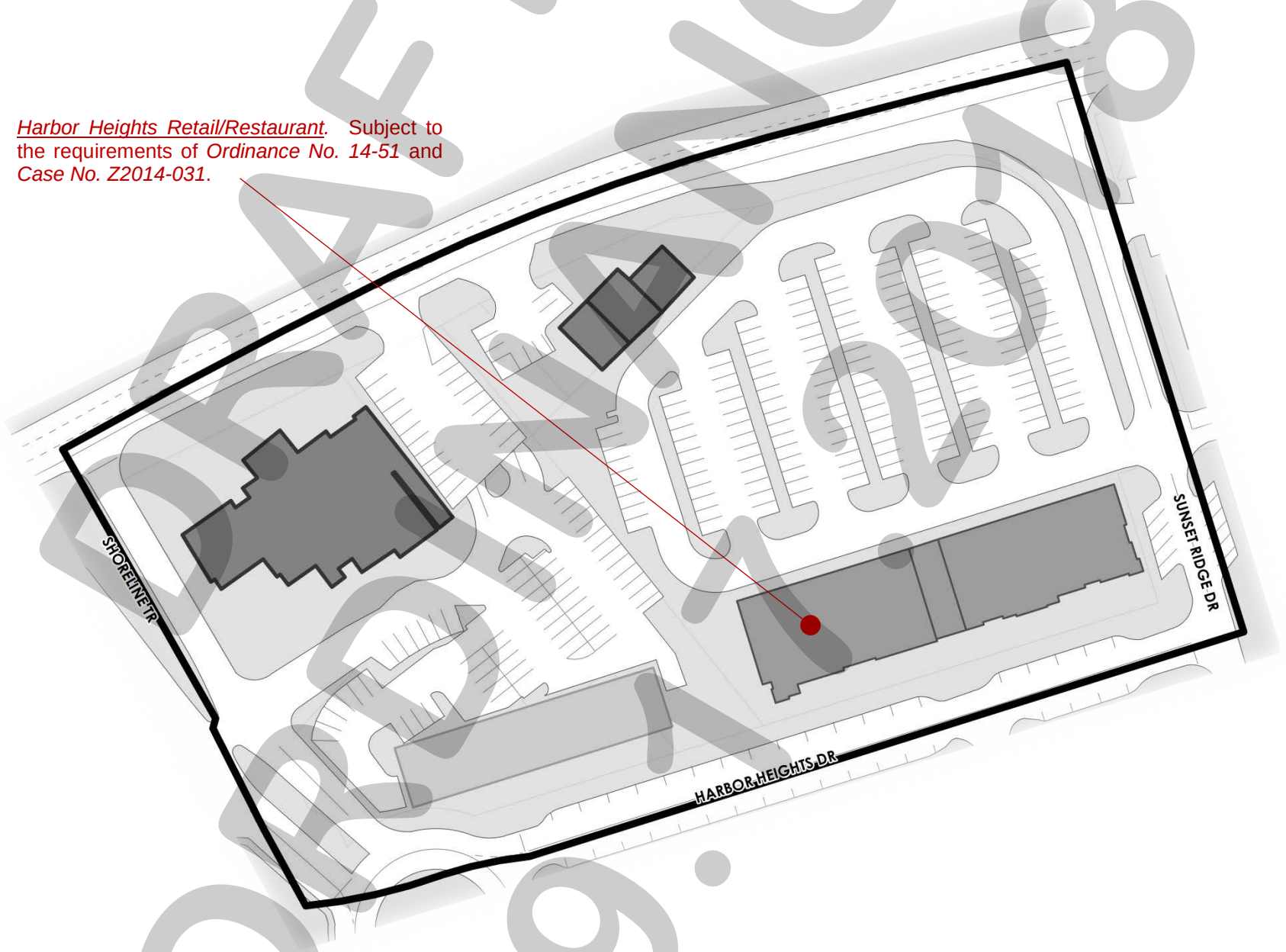
Harbor Heights Retail/Restaurant. Subject to the requirements of *Ordinance No. 14-51* and *Case No. Z2014-031*.



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HILLSIDE MIXED-USE SUB-DISTRICT

The primary intent of the *Hillside Mixed-Use Sub-District* is to provide a mix of retail and residential uses along the main pedestrian and vehicular corridor within the district. A high quantity of residential units within this *Sub-District* will contribute to the overall density of the district. Existing slopes within this *Sub-District* are in the eight (8) percent to 12% range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type D	3'
Street Type K	7½'
Street Type E	4'
Street Type F	7'

SETBACK (DISTANCE FROM ROW LINE)	
Summer Lee Drive	5'
Street Type B	5'

BUILDING FORM	
Each block face must have a minimum of 85% of its length defined by a building façade.	
Street Type D Min. Façade Built to BTL	45%
Street Type K Min. Façade Built to BTL	45%
Street Type E Min. Façade Built to BTL	45%
Street Type F Min. Façade Built to BTL	45%
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	80%

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	Retail, Restaurant & Residential
Upper Floors	Residential & Office

HEIGHT	STORIES	HEIGHT
Maximum Building Height	5	75'
Min. 1st Floor Commercial Height (w/ Uses Above)		15'
Minimum 1st Floor Commercial Height		25'

ENCROACHMENTS	
Summer Lee Drive	5'
Street Type D	5'
Street Type K	5'
Street Type E	5'
Street Type F	5'
Street Type B	5'

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

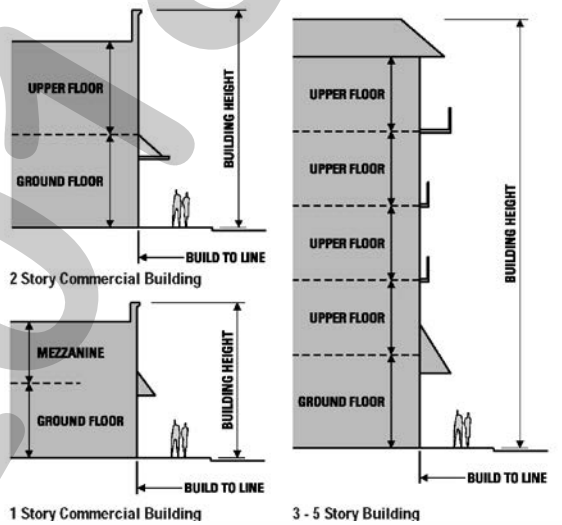
PARKING

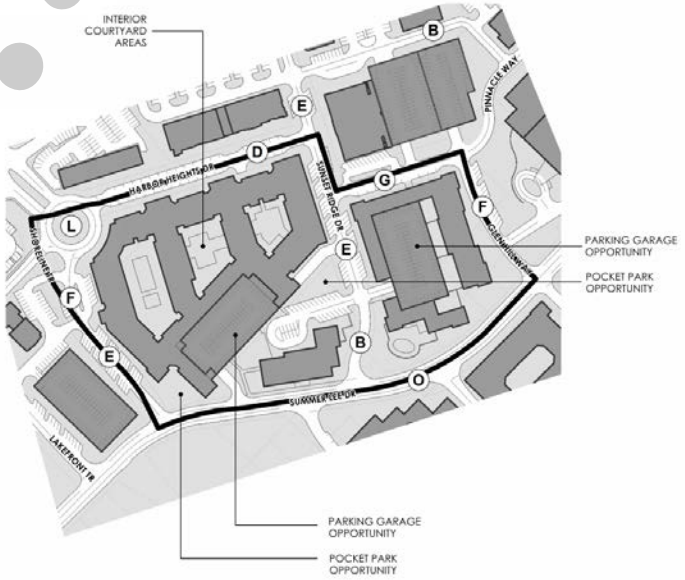
SURFACE PARKING SETBACK FROM ROW LINE	
Summer Lee Drive	15'
Street Type D	10'
Street Type K	10'
Street Type E	10'
Street Type F	10'
Street Type B	10'

SURFACE PARKING LOTS
A maximum of 20% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Street Type D	1
Street Type K, B	1
Street Type E	1
Street Type E, B	2
Street Type F, B	1
Summer Lee Drive	2

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)	
Street Type C	1
Street Type K, B	1
Street Type E	1
Street Type E, B	2





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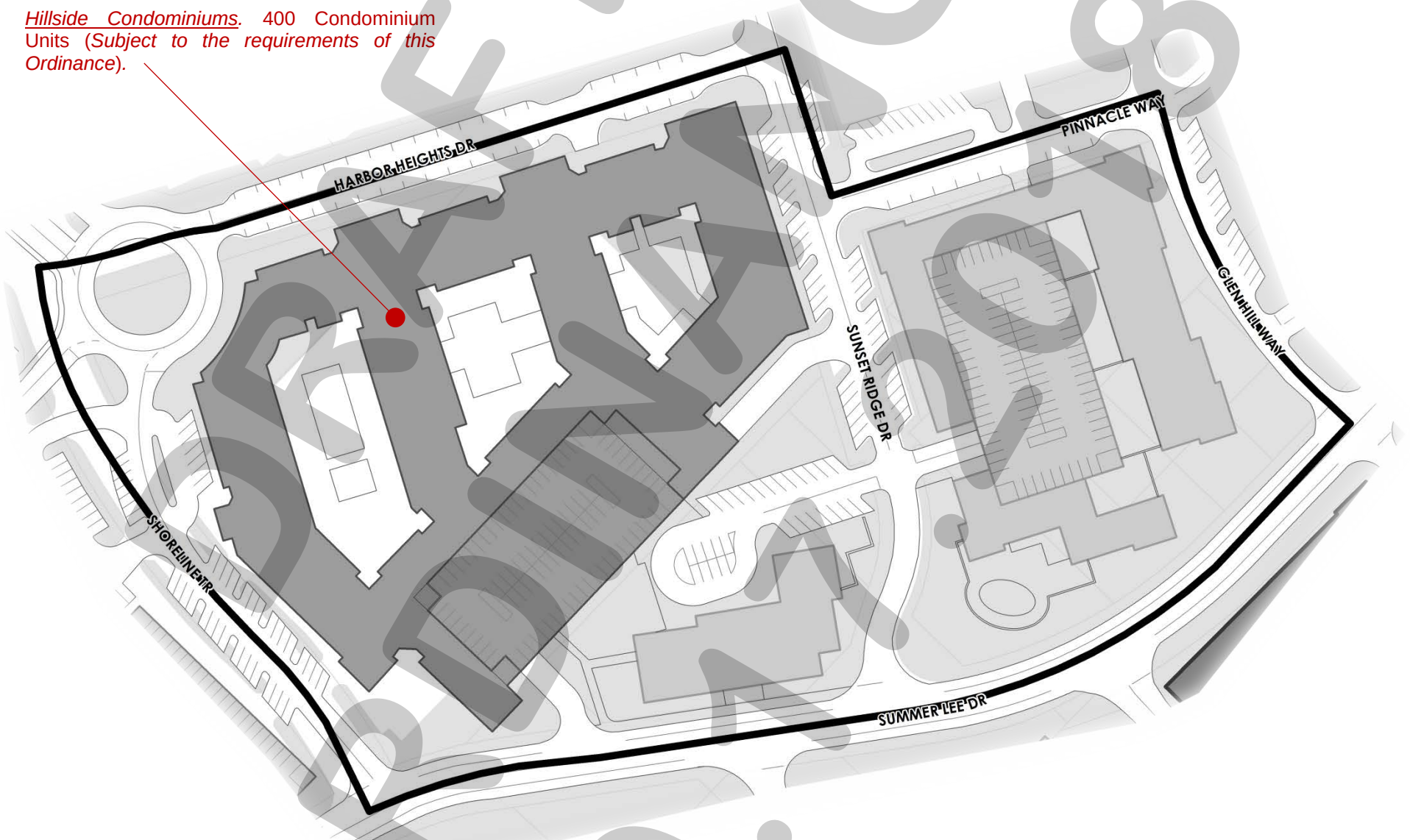
Hillside Condominiums. 400 Condominium Units (*Subject to the requirements of this Ordinance*).



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293

SUMMIT OFFICE SUB-DISTRICT

The primary intent of the *Summit Office Sub-District* is to capitalize on the superior views of Lake Ray Hubbard by providing mid-rise office buildings. Key characteristics of this *Sub-District* include good visibility and ease of access from Interstate 30 and Horizon Road. Existing slopes within this *Sub-District* are in the eight (8) percent to 12% range. Significant massing of existing trees are also present within this *Sub-District* which should be preserved where possible.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type E	25'
Street Type B	10'

SETBACK (DISTANCE FROM ROW LINE)	
IH-30 Frontage Road	50'
Horizon Road	150'
Street Type B	5'

BUILDING FORM	
Street Type E (IH-30 connection) block face must have a minimum of 80% of its length defined by a building façade.	
Street Type E (Horizon connection) block face must have a minimum of 20% of its length defined by a building façade.	
Street Type E (IH-30) Façade Built to BTL	45%
Street Type E (IH-30) Façade Built to BTL	45%
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	60%

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	Office, Retail & Restaurant
Upper Floors	Office

HEIGHT	STORIES	HEIGHT
Maximum Building Height	8	120'
Maximum Mechanical Screen Height		20'

ENCROACHMENTS	
IH-30 Frontage Road	5'
Horizon Road	5'
Street Type E	5'
Street Type B	5'

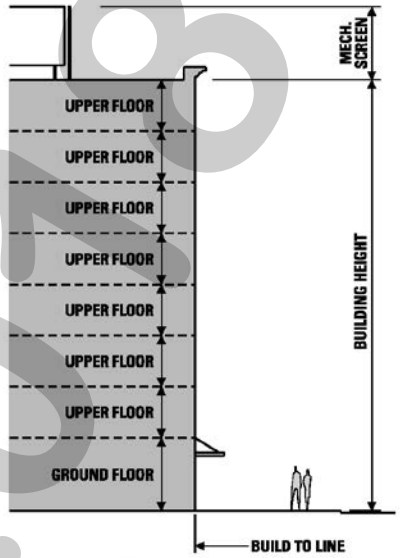
NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
IH-30 Frontage Road	20'
Horizon Road	30'
Street Type E	10'
Street Type B	10'

SURFACE PARKING LOTS
A maximum of 20% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
IH-30 Frontage Road	0
Horizon Road	0
Street Type E, B (Horizon Road)	2
Street Type E, B (IH-30)	2



8 Story Office Building

DRAFT ORDINANCE 09.17.2018

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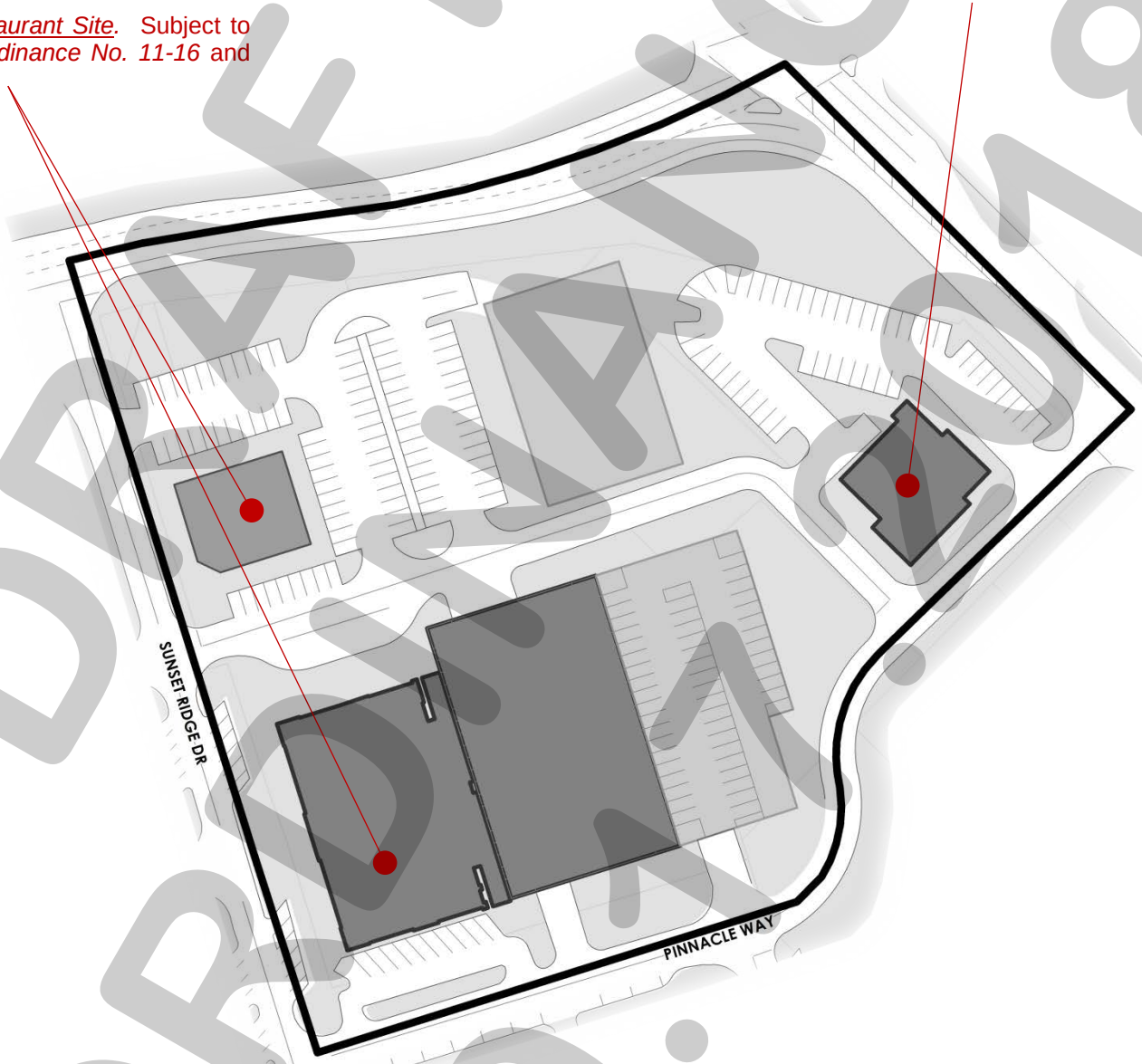
Trend Tower and Restaurant Site. Subject to the requirements of *Ordinance No. 11-16* and *Case No. Z2011-007*.

Care Now (Summit Office Park). Subject to the requirements of *Ordinance No. 16-28* and *Case No. Z2016-010*.



DRAFT ORDINANCE 09-CB-2018

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HORIZON SUMMER LEE SUB-DISTRICT

The primary intent of the *Horizon / Summer Lee Sub-District* is to provide development that will serve as a gateway into the Harbor District. Mid-rise office buildings will capitalize on superior views of Lake Ray Hubbard. Existing slopes within this *Sub-District* are in the six (6) percent to 15% range. Significant massing of existing trees within a natural drainage corridor are also present within this *Sub-District* which should be preserved where possible.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Summer Lee Drive	*30'*

SETBACK (DISTANCE FROM ROW LINE)	
Horizon Road	*40'*
Street Type F	*50'*
Street Type B	*30'*
Street Type G	*50'*

BUILDING FORM	
Summer Lee Drive block must have a minimum of 50% of its length defined by building facade	
Summer Lee Drive Min. Façade Built to BTL	*45%*
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	*60%*

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	*Office, Retail & Restaurant*
Upper Floors	*Office*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	8	120'
Maximum Mechanical Screen Height		20'

ENCROACHMENTS	
Summer Lee	*5'*
Horizon Road	*5'*
Street Type F	*5'*
Street Type B	*5'*
Street Type G	*5'*

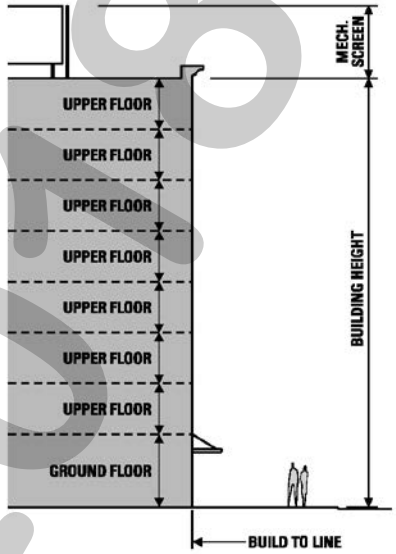
NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
Summer Lee	*30'*
Horizon Road	*30'*
Street Type F	*10'*
Street Type B	*10'*
Street Type G	*10'*

SURFACE PARKING LOTS
A maximum of 20% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Summer Lee	*2*
Horizon Road	*0*
Street Type F, B	*1*
Street Type B	*1*
Street Type G	*0*



8 Story Office Building

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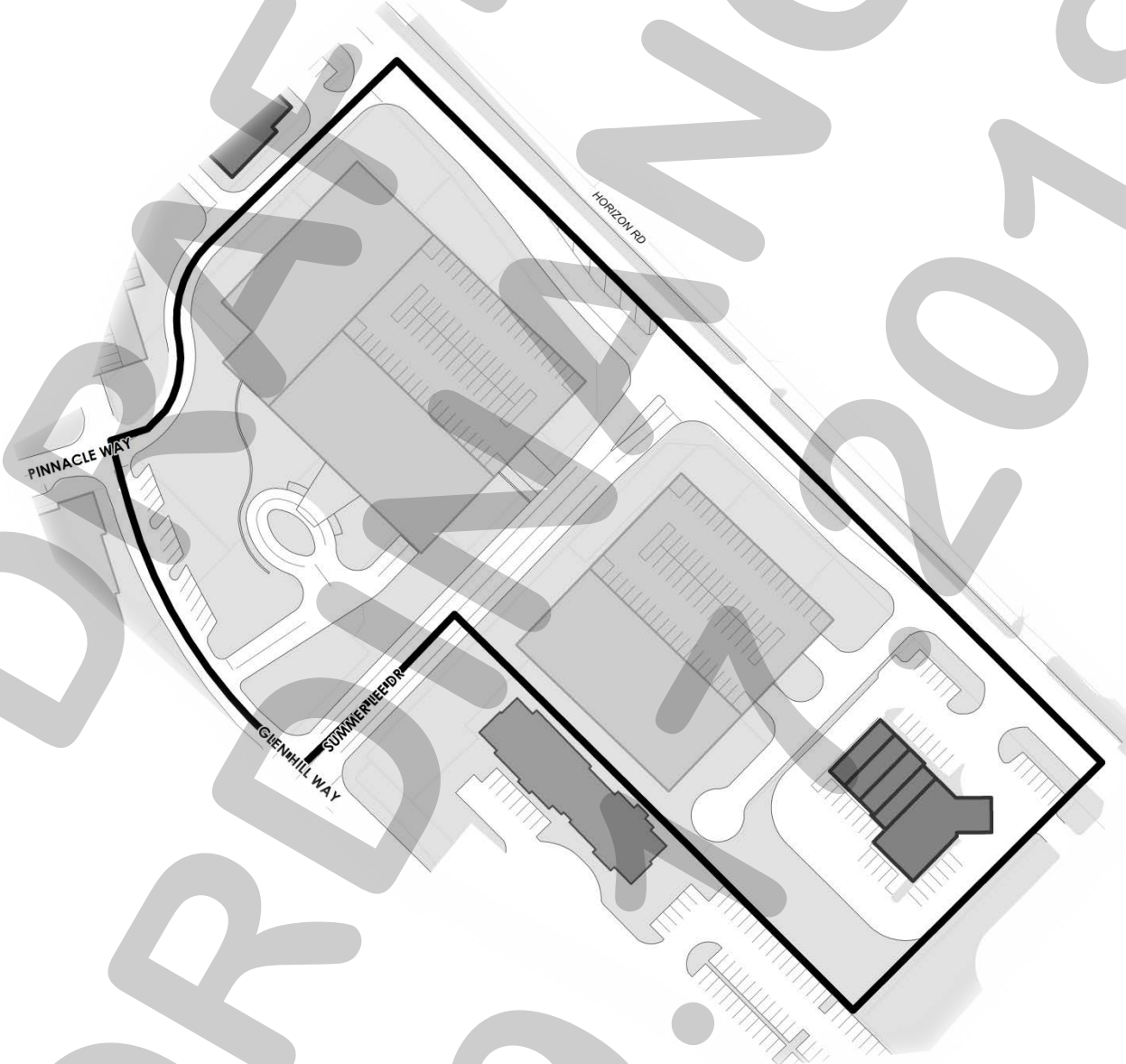

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INTERIOR SUB-DISTRICT

The primary intent of the *Interior Sub-district* is to provide an area that can function as either office, residential, or senior living use. Key characteristics of this *Sub-district* include good views of Lake Ray Hubbard and adjacency to open space. Existing slopes within this *Sub-district* are in the six (6) to ten (10) percent range. Significant massing of existing trees are also present within this *Sub-district* which should be preserved where possible.

BUILDING PLACEMENT

SETBACK (DISTANCE FROM ROW LINE)	
Summer Lee Drive	*10'*
Street Type G	*Minimum: 5'* *Minimum Average: 20'*

BUILDING FORM	
Each building must have a minimum of 30% of the length of its façade fronting on Summer Lee Drive located on the 20' setback line.	
Maximum Lot Coverage	*60%*

NOTE: When an abutting property with an existing building has windows facing to the side, any new building shall provide at least 10 feet of separation.

USE	
Ground Floor	*Office, Senior Living and/or Residential*
Upper Floors	*Office, Senior Living and/or Residential*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	5	75'
Minimum One (1) Story Commercial Height		15'

ENCROACHMENTS	
Summer Lee Drive	*5'*
Street Type G	*5'*

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

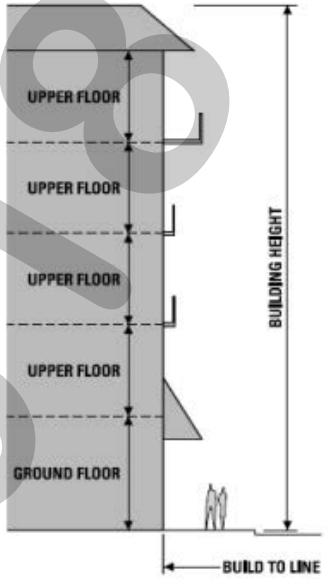
PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
Summer Lee Drive	*10'*
Street Type G	*10'*

SURFACE PARKING LOTS
A maximum of ten (10) percent of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Summer Lee Drive	*3*
Street Type G	*2*

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)	
Summer Lee Drive	*1*
Street Type G	*1*



3 - 5 Story Building

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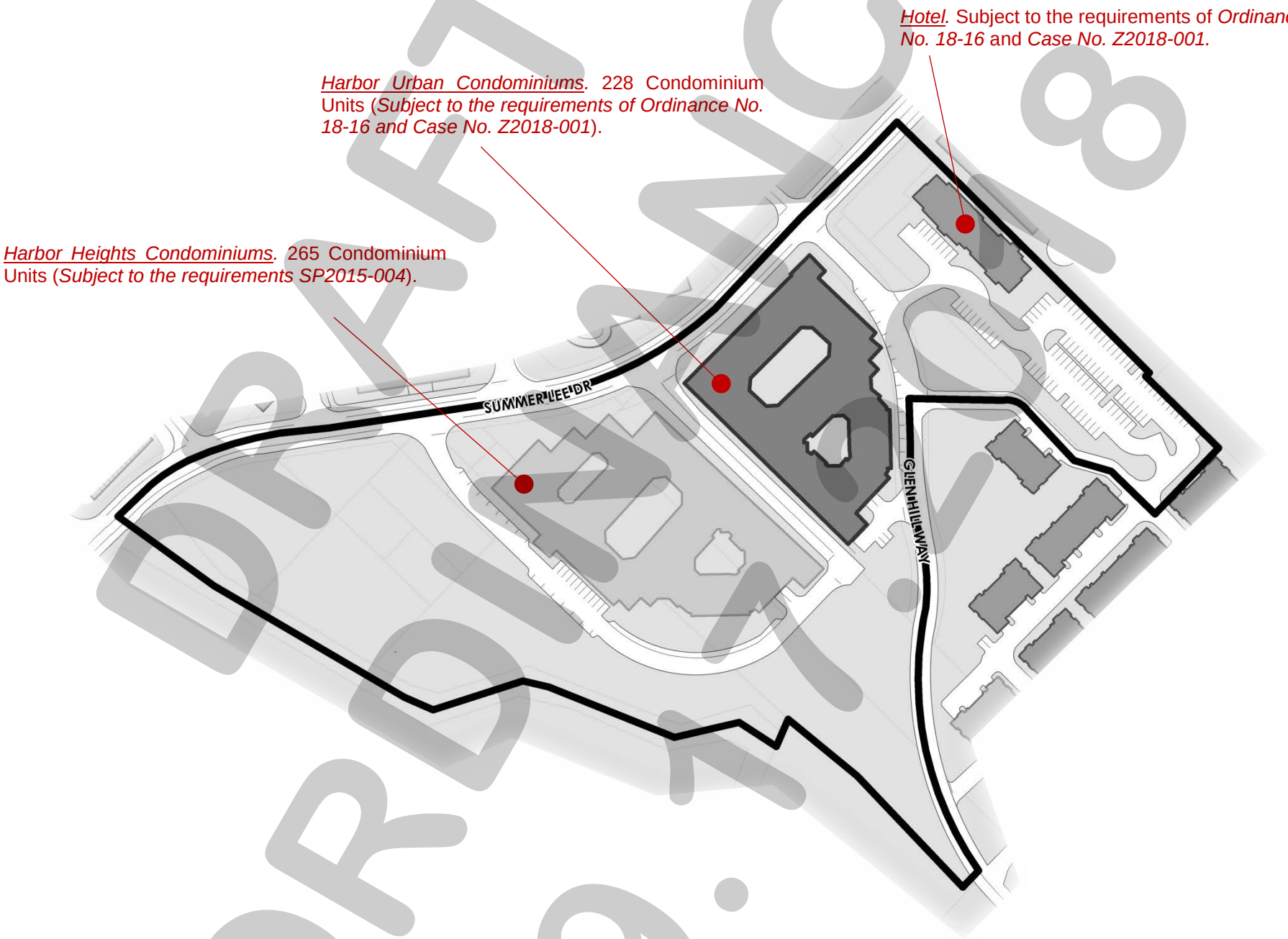
298



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299

RESIDENTIAL SUB-DISTRICT

The *Residential Sub-District* is reserved for zero lot line single-family residential housing. A lower volume of traffic in this area of the Harbor District make this *Sub-District* ideal for single family use. Key characteristics of this *Sub-District* include adjacency to open space and steep slopes that offer views of the surrounding area. Existing slopes within this *Sub-District* are in the six (6) percent to 16% range. This *Sub-District* is predominately vegetated by massing of existing trees that should be preserved when possible.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type M	*10'*

BUILDING FORM	
Street Type N	*5'*
Side	*8'*
Zero Lot Line	*0'*

NOTE: A minimum of 50% of the boundary with the Open Space *Sub-District* along *Street Type G* must be a public street (*i.e. Street Type M*).

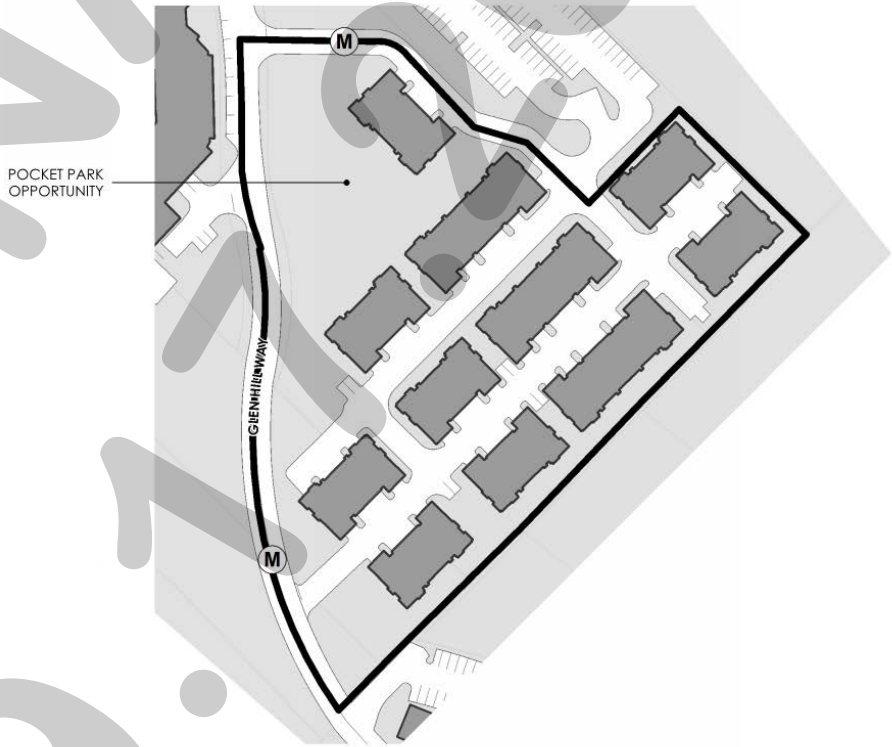
BUILDING FORM	
Street Type M Min. Façade Built to BTL	*65%*
Maximum Lot Coverage	*61%*
Minimum Lot Size	*30' x 90'*

USE	
Ground Floor	Residential
Upper Floors	Residential

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	3	36'

ENCROACHMENTS	
Front	5'

NOTE: Steps, stoops, and roof overhangs may encroach over the BTL as shown in the table above.



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300



Harbor Urban Townhomes. 42 Townhomes (*Subject to the requirements of Ordinance No. 18-16 and Case No. Z2018-001*).

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ORDINANCE
09.17.2018

301

RESIDENTIAL SUB-DISTRICT

FLOOR PLAN/ELEVATION REPETITION

To avoid repetition and a monotonous look to the *Sub-District* environment, the following guidelines apply regarding the repetition of floor plans and elevations:

CASE 1
When building a house having the same floor plan and the same elevation, whether on the same or opposite side of the street, four (4) full lots must be skipped. Different paint color must be used. *See Figure A.*

CASE 2
When building a house having the same floor plan and a different elevation on the same side of the street, three (3) full lots must be skipped. Different paint color must be used. *See Figure B.*

CASE 3
When building a house having the same floor plan and a different elevation on the opposite side of the street, two (2) full lots must be skipped. Different paint color must be used. *See Figure B.*

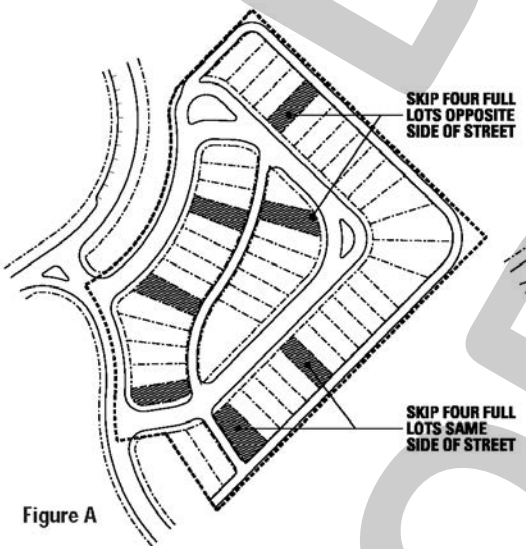


Figure A

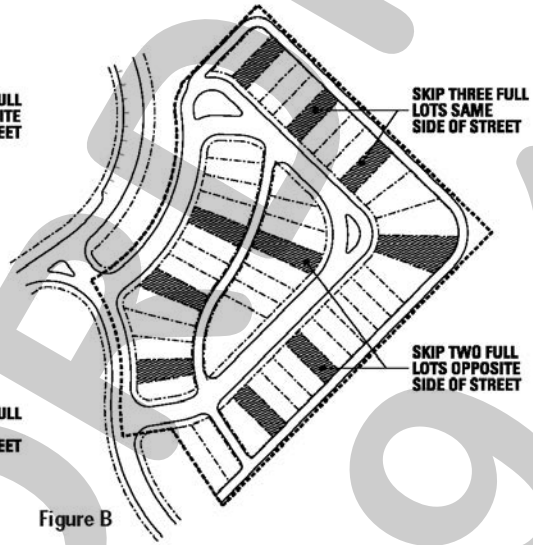
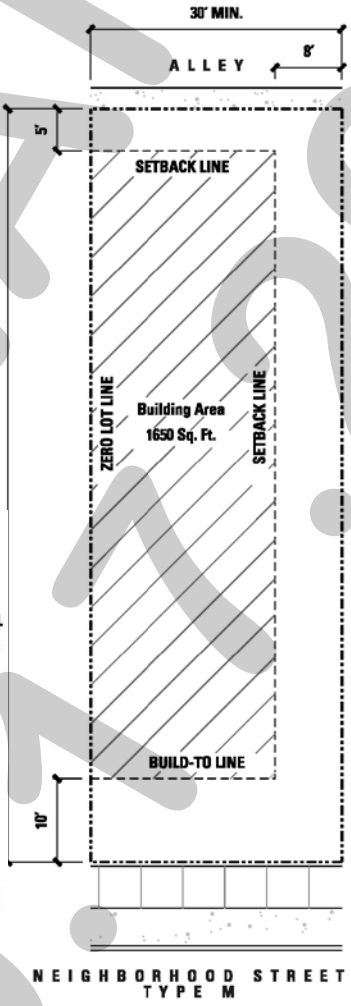
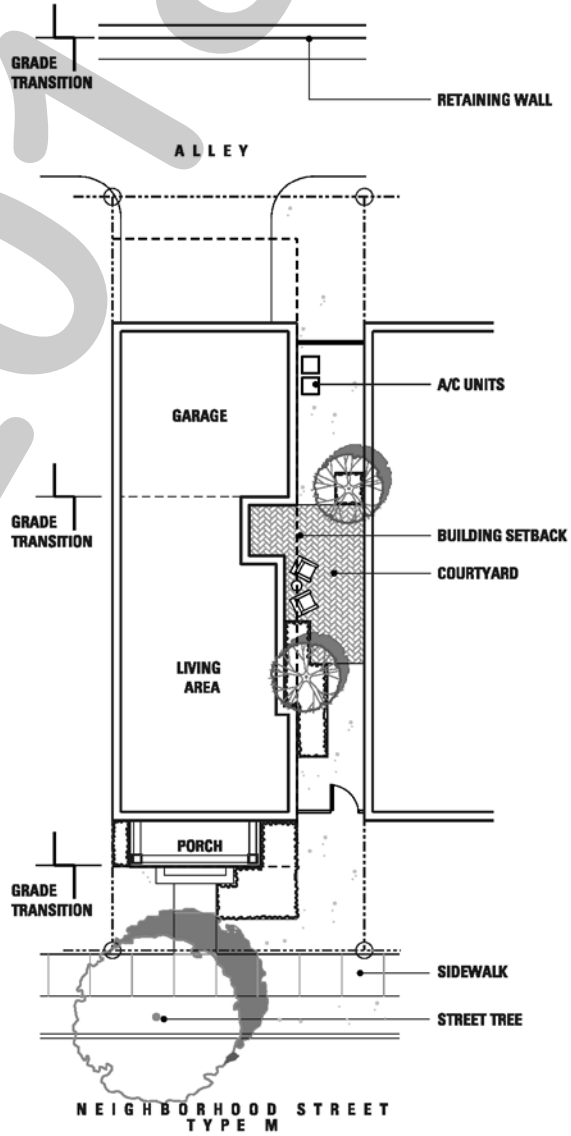


Figure B





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302

RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

SITE LAYOUT, GRADING AND DRAINAGE

(1) Runoff onto adjacent properties is prohibited.
(2) Finished floor elevations shall be set in order to provide positive drainage away from all buildings.
(3) Create smooth slope transitions, blending with natural grades, with maximum slopes in lawn areas being 4:1.
(4) Do not run drainage swales from planting areas across paved areas.

LANDSCAPE STRUCTURES

(1) Basketball goals, play structures, swing sets and similar elements may only be located in side or rear yards.
(2) All vertical construction including garages, gazebos, arbors, barbeques and fireplaces must comply with front, side and rear setbacks.
(3) Use materials, forms, styles and colors which match or are complementary to the architectural style and detailing of the house.

POOLS AND WATER FEATURES

(1) Swimming pools, spas and water features must comply with front, side and rear setbacks. Above grade pools or spas are not permitted.
(2) Fencing or design solutions which provide enclosures in accordance with local ordinances and regulations must be provided.
(3) Mechanical equipment for pools and spas must be located so as to not be visible from adjacent properties or the street. Locate or enclose equipment to minimize noise intrusion.

LIGHTING, UTILITIES AND SERVICE

(1) Exterior ornamental and accent lighting may be used in moderation to complement landscape and architectural features. Light fixtures shall have appropriate light cutoff shields to prevent unwanted glare to neighboring properties and streets.
(2) Post mounted light fixtures and bollard lighting are not permitted. Pathway lighting may be used, limited to 18-inches in height.
(3) Colored, fluorescent and neon lighting is prohibited. Obtrusive HID security lighting fixtures are prohibited.
(4) Exposed exterior floodlights or wall packs are not permitted.
(5) All site utilities shall be underground. Transformers, meters and other utility equipment shall be screened by planting or by architectural means. Avoid clipped hedges around utility boxes.

IRRIGATION DESIGN

(1) Irrigation is required for all home sites and shall be an automatic, underground system with rain and freeze sensors.
(2) Design irrigation systems to separately circuit irrigation zones for plant materials having different watering requirements, such as lawns and shrubs.
(3) Prevent overspray onto streets, pedestrian walks, driveways and buildings.

DRIVEWAYS

(1) Driveways shall be paved with concrete, pavers, or integrally colored concrete with charcoal grey color. Chemical staining enhancements are not permitted. Driveways may not be painted with an opaque coating.

GARAGES

(1) Garages must be rear loaded from an alley.
(2) All garages must hold a minimum of one and a maximum of two cars. Guest parking spaces shall be on street.

BUILDING MASSING

(1) The house footprint shall be composed of squares and rectangles placed at right angles to one another. The geometry of each of these shapes shall be uninterrupted by adjacent shapes.
(2) All building footprints shall be at right angles to the property lines. Compose house forms to create exterior space.
(3) Massing may be either symmetrical or asymmetrical. The dominant architectural mass shall be located near the center of the composition.

ROOFS

(1) The individual shapes which compose the house footprint shall each be roofed by a symmetrical gable, hip, or a simple roof form.
(2) The geometry of each roof form shall be uninterrupted by adjacent roof forms. Valleys are discouraged, except for dormers.

WALL MATERIALS

(1) Exterior wall materials shall be any of the following:
   A. Fiber cement board siding and shingles, primed and painted, “Hardie” type boards. Siding shall be installed horizontally only, lapped clap board style with narrow lap exposures preferred over wide exposures.
   B. Portland cement stucco with integral color
   C. Brick masonry
   D. Stone masonry
   E. Cast stone masonry
   F. Fireplace masses and chimneys shall be clad in noncombustible materials to match exterior house materials.
   G. Aluminum, masonite, and vinyl siding are not permitted.

(2) Exterior wall materials may change at a vertical line which delineates a change in building form, or along horizontal lines.

EXTERIOR FINISHES

(1) All wood and composite surfaces shall be finished with paint, applied over an appropriate primer. Opaque and semi-opaque stain may be used.

TRIM

(1) All trim, where used, shall be cement fiber board, cedar, or quality wood products. Trim shall be a minimum ¾-inch thick with flat surfaces. Built up assemblies, shaped profiles, and ornamental embellishments are to be avoided.

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RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

DOORS

(1) All exterior doors shall be wood or metal, hinged, of rail and stile construction, with one (1) to six (6) panels. Dormers above doors are encouraged. Panels shall be glazed or flat wood (not raised panels). Doors shall be painted.

(2) Exterior doors shall be swing type, of solid wood or wood veneer, and shall be painted, or clad in pre-finished metal.

SCREEN DOORS

(1) Screen doors are allowed. Screen doors shall be of wood rail and stile construction, with one (1) to six (6) panels. All panels shall be screened. Screen doors shall be painted.

(2) Storm doors are not permitted at the front door but are allowed at side and rear doors.

GARAGE DOORS

(1) Garage doors shall be overhead roll-up construction with horizontal insulated metal panels.

(2) Garages may have maximum 18-foot wide doors.

EXTERIOR DOOR HARDWARE

(1) Oversize or overly ornamented door hardware or escutcheon trim plates are not permitted on the front door.

WINDOWS

(1) Windows shall be casements, awnings, or double or single hung. Each window shall be glazed by a single panel of insulated glass, or may be divided into no more than four (4) panels. Fake mullions are discouraged.

(2) Windows may be of wood, thermally broken aluminum or aluminum-clad wood construction. Vinyl or vinyl-clad construction is not permitted.

(3) All operable windows shall be equipped with insect screens.

(4) Bay windows shall be glazed a minimum of 80% of their width.

EXTERIOR WINDOW SHUTTERS

(1) Window shutters are permitted provided they are proportioned to fully cover the windows they would protect. Shutters may be wood or synthetic.

AWNINGS

(1) Window awnings are not permitted, with the exception of shutter awnings.

GLAZING

(1) Window and door glazing shall be clear, insulated, double-pane, low-emissivity glass. Applied window films are not permitted.

ROOFS

(1) Roofs may be covered in composite asphalt shingles. Composition shingles must be minimum 25-year dimensional, laminated type. Flat, three (3) tab shingles will not be permitted. An example of approved roof shingle type is Tamko “Heritage 30.” Standing seam metal roofing and other metal roof types may be used.

(2) All roof penetrations, other than chimneys, shall be grouped as far from frontages as possible, shall not be visible from the street and shall be painted as needed to match roof. Skylights shall not be visible from the street.

(3) All soffit venting shall be 2-inch continuous venting or perforated “Hardisoffit” panels. No box vents shall be used. No vinyl material may be used.

(4) Dormers shall be appropriately proportioned, hip or gable, with a minimum 6:12 pitch. They shall be glazed a minimum of 90% of their face and must be open to the interior roof area beyond.

(5) Roof ventilation dormers are permitted only on the side and rear elevations and must be vented a minimum of 90% of their face.

(6) Dormers shall have minimum overhangs and eaves. Stucco or “Hardi” Siding or Panels are recommended in dormer gables.

(7) All exposed metal flashing shall be unpainted galvalume, paint-grip or galvanized steel.

(8) Roof attic vents shall be continuous ridge vents such as “Cool Ridge.” Powered attic vents are not allowed. Turbine vents may be allowed by variance, but must not be visible from the street.

(9) Satellite dishes and roof antennae shall not be visible from the street.

CHIMNEYS

(1) All chimneys must be fitted with a galvanized metal chimney cap with a ‘roof’ that is the same size and shape as the chimney it covers. The roof form may be flat or hipped.

(2) The chimney cap must include metal mesh, screen or grid to prevent animals from entering the chimney.

(3) Acceptable finishes are natural ‘paint-grip’ galvanized or painted galvanized.

RAIN GUTTERS

(1) Rain gutters and downspouts may be of any profile compatible with the style of the house and roof. Gutters and downspouts shall be located in a way as to not draw attention to themselves.

(2) Gutters and downspouts shall be unpainted galvalume, “paint-grip” steel or zinc finishes, although prefinished metal finishes may be permitted.

(3) Downspouts shall terminate at splash blocks, gravel, brick or concrete.

PAINT

(1) All exterior finish coat paint shall be acrylic latex or latex enamel.

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RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

PORCH CONSTRUCTION

(1) Porch columns shall be wood posts, minimum six (6) inch by six (6) inch, painted and free of ornamentation.
(2) Porches shall have wood railings. Railing details must be included with plan submissions for approval.
(3) Porch floors shall be concrete, stone or brick. Porch construction shall be concrete slab foundation, built as part of the house.
(4) Porches and covered balconies may be screened at the rear of the homes only.

ELEMENTS NOT PERMITTED

The following list of elements are not permitted in the development:

- ☑ Window A/C Units
- ☑ Exterior Fluorescent Lighting
- ☑ Solar Powered Landscape Lighting
- ☑ Soffit/Cornice Lighting Visible from a Public ROW
- ☑ Skylights Visible from a Public ROW
- ☑ Antennas or Satellite Dishes Greater Than 18-inch Diameter
- ☑ Decorative Flags - Properly Displayed American Flags are Allowed
- ☑ Concrete Statuary Visible from Public ROW
- ☑ Plastic Furniture or Artificial Plants Visible from a Public ROW
- ☑ Asphalt or Gravel Drives



ARCHITECTURAL DETAIL CHARACTER



RESIDENTIAL STREET EDGE CONDITION



RESIDENTIAL STREET CHARACTER



RESIDENTIAL STREET EDGE CONDITION

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305

RIDGE ROAD RETAIL SUB-DISTRICT

The intent of the *Ridge Road Retail Sub-district* is to provide retail or restaurant use with Ridge Rd frontage. Key characteristics of this *Sub-district* include high visibility and frontage on Ridge Road. Existing slopes within this *Sub-district* are in the three (3) percent to 16% range. This *Sub-district* contains massing of existing trees which should be preserved when possible.

BUILDING PLACEMENT

SETBACK (DISTANCE FROM ROW LINE)	
Street Type M	*10'*
Side	*5'*
Rear	*25'*
Ridge Road Frontage	*15'*

BUILDING FORM	
Maximum Lot Coverage	*40%*

NOTE: When an abutting property with an existing building has windows facing to the side, any new building shall provide at least 10 feet of separation.

USE	
Ground Floor	*Retail and/or Restaurant*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	1	35'
Minimum One (1) Story Commercial Height		20'

ENCROACHMENTS	
Street Type M	*5'*
Side	*5'*
Rear	*5'*
Ridge Road Frontage	*5'*

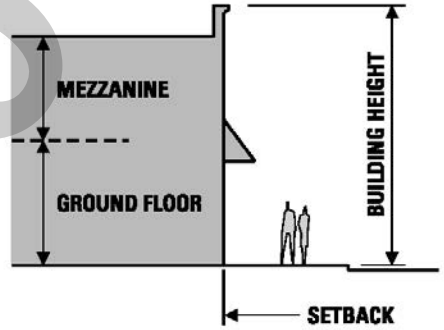
NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

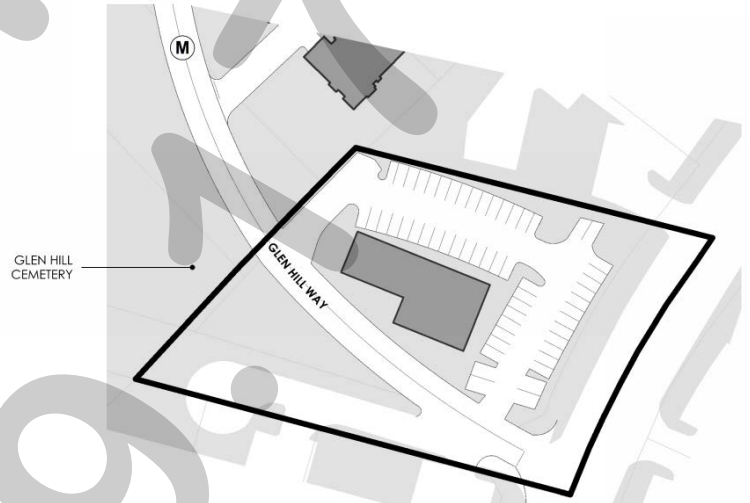
SURFACE PARKING SETBACK FROM ROW LINE	
Street Type M	*10'*
Side	*5'*
Rear	*10'*
Ridge Road Frontage	*10'*

SURFACE PARKING LOTS
All parking for this Sub-District shall be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Street Type M	*2*
Side	*1*
Rear	*0*
Ridge Road Frontage	*1*



1 Story Commercial Building



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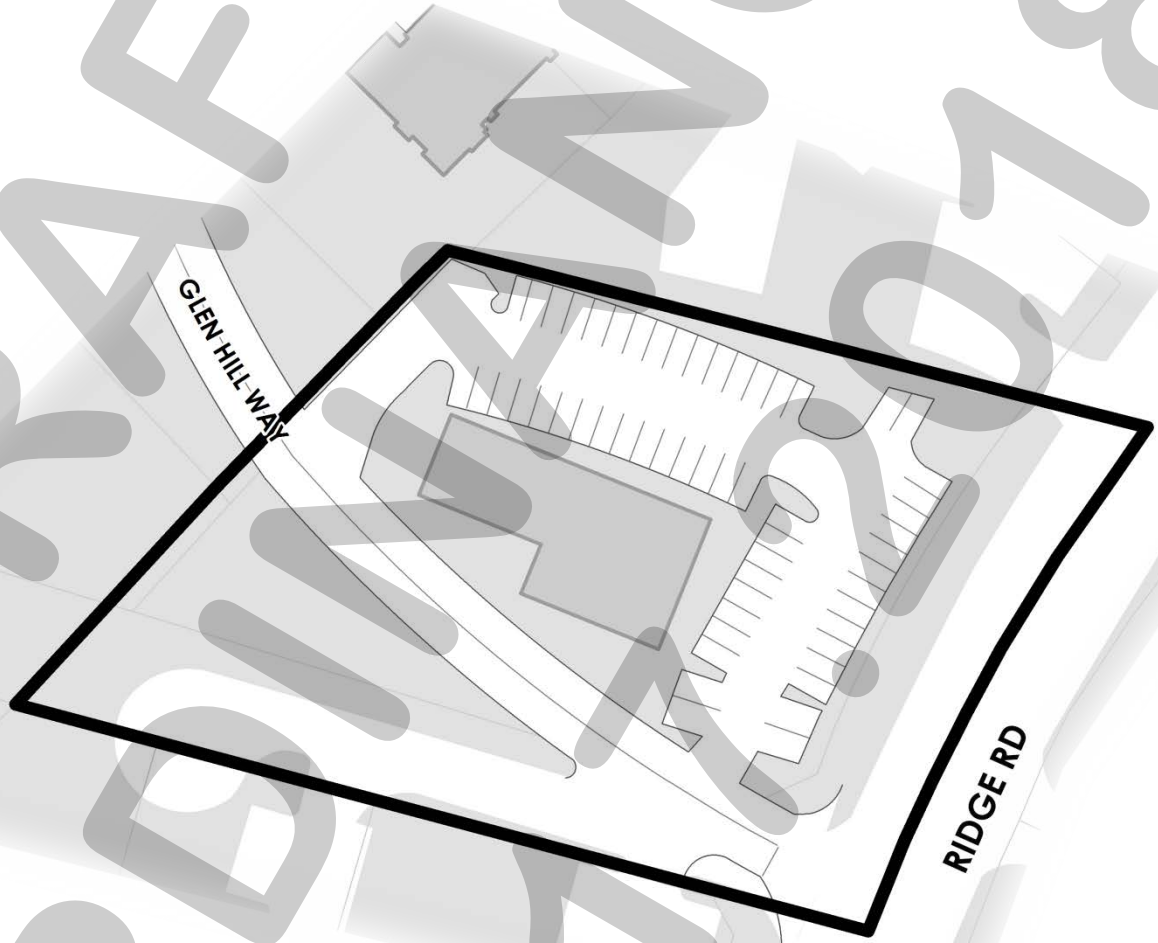

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307

PARKING LOTS

ORIENTATION AND DESIGN OF PARKING LOTS

(1) Parking lot location and design shall minimize conflicts between vehicular and pedestrian circulation. Drive aisles may be oriented either parallel or perpendicular to the face of building. Where drive aisles are parallel to the face of building, provide islands in the parking lots with pedestrian walks linking the parking lot to the main building entry.

(2) To the maximum extent practicable, off-street parking spaces must be located within buildings or behind buildings so that buildings can screen parking areas from public streets.

(3) Parking lot layout shall minimize impact to the site conditions.

(4) Parking lot grades may not exceed three (3) percent slope. All accessible parking spaces and aisles must not exceed two (2) percent slope in any direction. Slope transition driveways linking cells of parking may *have transition slopes no greater than 12%.*

PARKING SPACES REQUIRED BY USE

(1) Parking spaces must be provided for each parcel according to the following table:

Land Use	*Requirement*
Restaurant	*1/100 SF*
Retail	*1/250 SF*
Office	*1/300 SF*
Medical Office	*1/200 SF*
Residential	*1½/Unit*
Senior Living	*1/Unit*

(2) An additional 500 parking spaces must be provided within the Harbor District to serve as overflow parking for the existing Harbor development. The additional spaces must be in excess of the parking required by this code and may be provided as surface or structured parking. Allocation of the additional 500 parking spaces must be divided between the *Harbor Residential*, *Harbor Link Mixed-Use*, and *Hillside Mixed-Use Sub-Districts*, with each of these *Sub-Districts* providing a minimum of 167 spaces towards the additional 500. Additionally, on street parking will be provided along portions of Summer Lee Drive within the Harbor District.

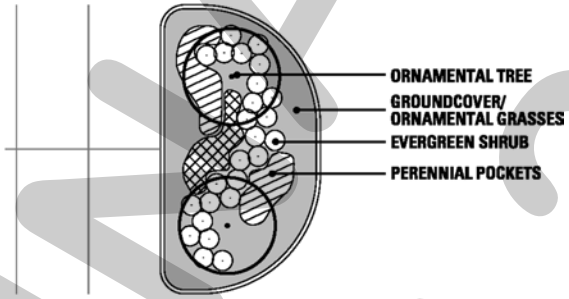
(3) Joint use parking adjustments may be allowed according to Article VI, Parking and Loading, Section 3 'General Provisions', subsection 3.3, B of the City of Rockwall Unified Development Code (*Zoning Ordinance*).

LANDSCAPING REQUIREMENTS

(1) One (1), three (3) inch caliper 65 gallon canopy tree must be provided for every 8 surface parking spaces provided. Canopy trees may be provided in five (5) foot by five (5) foot diamond planters or in island planters.

(2) Island planters provided on ends of a parking row shall consist of a mix of ornamental trees with shrub, perennial, ornamental grass, or ground cover. The plant palette shall consist of Desert Willow, Soft Leaf Yucca, Red Yucca, Autum Sage, Texas Sage, Gulf Muhly, Lindheimer Muhly, Weeping Love Grass or similar plant material.

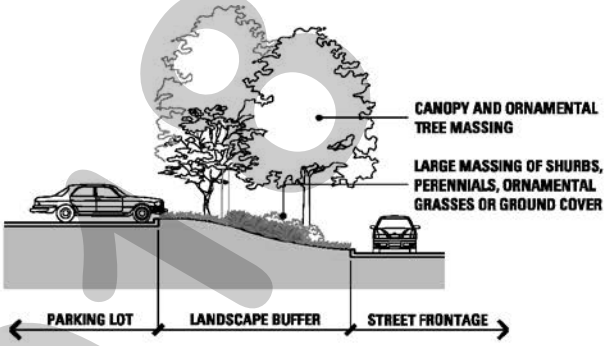
(3) Parking areas adjacent to public streets shall have a landscape buffer consisting of a mix of canopy and ornamental trees and shrub, perennial, and/or ornamental grasses arranged in natural groupings.



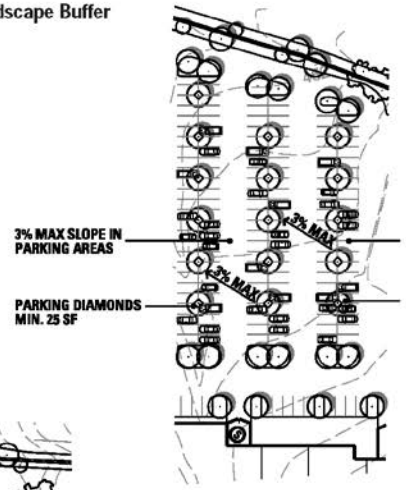
TYPICAL PARKING LOT ISLAND PLANTING PLAN



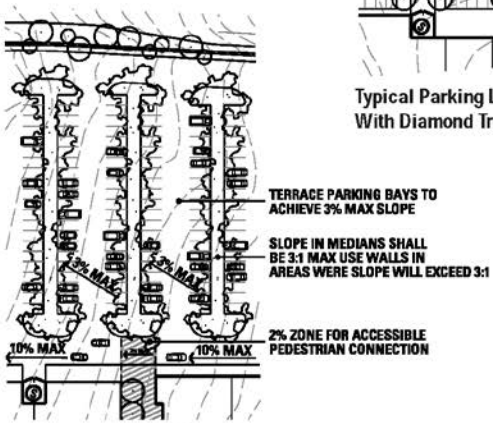
EXAMPLE OF PARKING LOT ISLAND PLANTING



Typical Parking Lot Landscape Buffer



Typical Parking Lot With Diamond Tree Planters



Typical Parking Lot On Steep Slope With Terraced Parking Bays

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RETAINING WALLS

Retaining walls must be one of the following types: stone slab retaining wall, brick or stone veneer on concrete retaining wall, architecturally finished concrete retaining wall. Retaining walls must step with grade, the tops of retaining walls may not be sloped. Retaining wall drainage may not daylight through face of wall via weeps, tie all retaining wall sub drainage to storm drain lines.

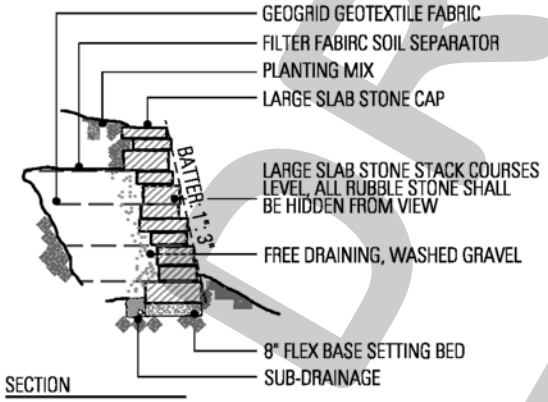
TYPE 1

STONE SLAB GRAVITY RETAINING WALL

Stone material shall be leuders limestone comprised of alternating coursing of the following:

- ☑ 8” thick x 2’-3’ width x 4’-8’ random lengths
- ☑ 10” -12” thick x 2’-3’ width x 4’-8’ random lengths

All stone material shall have a natural stone finish on exposed surfaces and edges. all stone shall be set plumb and level. staggering of each course should vary to create significant relief across the face of the wall.



STONE SLAB RETAINING WALL DETAIL



STONE SLAB RETAINING WALL

TYPE 2

BRICK OR STONE VENEER ON CONCRETE RETAINING WALL

Brick or stone veneer must be compatible with adjacent architectural style. Use local stone materials.



BRICK VENEER RETAINING WALL



STONE VENEER RETAINING WALL

TYPE 3

ARCHITECTURALLY FINISHED CONCRETE RETAINING WALL

Concrete retaining walls shall be form finish with exposed tie-backs or board form finish. Rubbed finish concrete walls are not permitted.



FORM FINISHED CONCRETE WALL W/ EXPOSED TIE-BACK PATTERN



BOARD FORM FINISHED RETAINING WALL

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and Council**
FROM: **Kristy Cole, City Secretary/Assistant to the City Manager**
DATE: **September 14, 2018**
SUBJECT: **Agenda Item-Bid for Purchase of City-owned land in PD-32**

Mayor Pruitt has requested the above action item on the agenda to formally consider the bid on the City's property in PD32.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and Council**

FROM: **Kristy Cole, City Secretary/Assistant to the City Manager**

DATE: **September 14, 2018**

SUBJECT: **Agenda Item-Traffic Analysis Studies in Relation To Zoning Requests and Site Plans**

Mayor Pruitt has requested the above action item on the agenda concerning the traffic impact analysis studies in relation to zoning requests and site plans.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and Council**

FROM: **Kristy Cole, City Secretary/Assistant to the City Manager**

DATE: **September 14, 2018**

SUBJECT: **Agenda Item-Difference between Apartments and condominiums Under the City's Present Zoning Ordinance and Applicable Law**

Mayor Pruitt has requested the above action item to discuss and consider the difference between apartments and condominiums under the City's present zoning ordinance and applicable law.

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council**

FROM: **Kristy Cole, City Secretary**

SUBJECT: **Item to be added Friday**

Supplemental information for this item will be added to the packet this Friday.

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/17/2018

APPLICANT: Cameron Slown; *FC Cuny Corporation*

AGENDA ITEM: **SP2018-017**; *Tru Hotel*

SUMMARY:

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill of Summer Lee Rockwall, LLC for the approval of a site plan for a hotel on a 2.12-acre tract of land identified as portions of Lot 2A, Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the *Interior, Horizon/Summer Lee* and *Residential Subdistricts* of Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

On March 5, 2018, the City Council approved *Ordinance No. 18-16* [*Case No. Z2018-001*] granting a *PD Development Plan* for a hotel on the 2.12-acre subject property. This ordinance also granted the hotel the ability to extend the height of the structure above the 36-foot height restriction stipulated by the Scenic Overlay (SOV) District; however, the ordinance also obligated the property to meet the requirements of Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] at the time of site plan. In accordance with this approval, the applicant submitted a site plan for a four (4) story, ~45,900 SF hotel on June 15, 2018. The submitted plan showed that the hotel will incorporate 98 traditional hotel rooms (*i.e. not extended stay*), and be located at the northwest corner of Summer Lee Drive and Glenn Hill Way. On September 11, 2018, the Planning and Zoning Commission approved the site plan.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the subject property is located within the *Interior, Horizon/Summer Lee* and *Residential Subdistricts*. All of these *Subdistricts* require a Specific Use Permit (SUP) for a *Hotel* land use, and on January 2, 2018, the City Council approved a SUP [*Ordinance No. 18-07*] for the TRU Hotel. This SUP ordinance was later amended and superseded by the *PD Development Plan* [*Ordinance No. 18-16*].

The majority of the subject property is situated within the *Horizon/Summer Lee Subdistrict*; however, due to the incorporation of the hotel into *Ordinance No. 18-16,* the application of the *Interior Subdistricts* requirements where applied to this property. This was also due to the realignment of Glen Hill Way (*i.e. Street Type 'G'*). Based on the submitted site plan package the proposed case is in conformance with all applicable requirements of *Ordinance No.'s 17-22 & 18-16, Resolution No. 10-40*, and the Unified Development Code (UDC) with the exception of the items listed in the *Variance/Waivers/Exceptions* section of this case memo. A summary of the applicable requirements for this case are as follows:

Ordinance Provisions	*Interior Subdistrict Standards*	*Conformance to the Standards*
Setback Distance from ROW (Summer Lee Drive)	*10-Feet*	*67' 11"; In Conformance*
Setback Distance from ROW (Glen Hill Way)	*Minimum: 5-Feet Average: 20-Feet*	*Minimum: 72' 6"/Average: x>72' 6"; Wavier Requested*
Building Form	*30% Building Façade Fronting Summer Lee Drive (i.e. ~17' – 18')*	*~28-Feet; In Conformance*
Ground Floor Land Uses	*Office, Senior Living and/or Residential*	*Hotel; Approved by Ordinance No. 18-16*
Upper Floor Land Uses	*Office, Senior Living and/or Residential*	*Hotel; Approved by Ordinance No. 18-16*
Maximum Building Height	*5-Stories or 75-Feet*	*4-Stories or ~52' 7"; In Conformance*
First Floor Minimum Commercial Height	*15-Feet*	*13' 4"; Waiver Requested*
Encroachments to Street	*5-Feet*	*0-Feet; In Conformance*
Surface Parking Setbacks from ROW	*10-Feet*	*37' 3"; In Conformance*
Maximum Surface Parking Requirement	*10% Surface Parking*	*100%; Waiver Requested*
Minimum Number of Pedestrian Ways	*1 Per Block Face*	*1; In Conformance*
Minimum Masonry Percentage	*90%*	*x<90%; Variance Requested*
Minimum Stone Requirement	*20% Each Façade*	*x<20%; Variance Requested*
Minimum Landscaping Percentage	*N/A; Need to Incorporate All Street Elements*	*Need a Streetscape Plan*
Maximum Lot Coverage	*60%*	*12.4%; In Conformance*

VARIANCES/WAIVERS/EXCEPTIONS:

Based on the applicant's submittal staff has identified the following variances and exceptions to the requirements of the Unified Development Code (UDC):

1) *Building Material Variances*.

a) *Stone Requirements.* According to Section 6.8, *Scenic Overlay (SOV) District*, of the UDC each exterior wall should incorporate a minimum of 20% natural or quarried stone. In this case, the applicant's building elevations indicate the use of *NevilStone*, which is a simulated manufactured stone product replicating Austin Stone; however, the applicant indicated to the Architectural Review Board (ARB) that the project would utilize the same stone approved on the adjacent condominium building (*i.e. the Harbor Urban Condominiums*). As a result, staff included the use of *Tuscan Villa Florentine* by *Coronado Stone Products* as the stone to be used on this building. The use of this simulated stone product was approved by the Planning and Zoning Commission on September 11, 2018; however, the building elevations submitted by the applicant show the north elevation fails to provide 20% stone. This elevation only incorporates 17.1% stone, and will require a variance from the City Council. *This variance will require a ¾-majority vote of all City Council members present.*

b) *Masonry Material Requirements.* According to Section 6.8, *Scenic Overlay (SOV) District*, of the UDC exterior walls should be constructed utilizing a minimum of 90% masonry materials. The applicant is requesting a variance to this standard for the purpose of utilizing *Dryvit* (*i.e. an acrylic material similar to EFIS*). The *Dryvit* being proposed is similar to the *StoTherm NExT Insulated Wall Cladding* used on the Hilton and SpringHill Suites hotels and requires the same three (3) part application system that was used to install the *Dryvit Stucco* on the Trend Tower. *This variance will require a ¾-majority vote of all City Council members present.*

c) *Secondary Material Requirements.* According to Section 6.8, *Scenic Overlay (SOV) District*, of the UDC exterior walls should not incorporate more than 10% secondary

materials. EFIS or similar materials are considered to be secondary materials. *This variance will require a ¾-majority vote of all City Council members present.*

2) *Lighting Variances*.

a) *Light at Residential Property Line.* According to Section 3, *Outdoor Lighting for Non-Residential Properties*, of the UDC, the maximum allowable light intensity measured at the property line of a residentially zoned property shall be 0.2 of one (1) foot candle. The property directly south and west of the subject property (i.e. the Harbor Urban Townhomes) is entitled for 42 individually owned townhomes. According to the submitted photometric plan, the lighting values in these areas range from 0.2 FC to 0.5 FC. This will require a variance from the City Council. *This variance will require a simple majority vote.*

According to the Unified Development Code (UDC), the approval of any variances is discretionary to the City Council pending a recommendation from the Planning and Zoning Commission. Staff should point out that the variances relating to materials have been granted to other buildings within the Harbor District; however, variances are to be considered on a *case-by-case* basis by the City Council.

According to *Ordinance No. 17-22*, "(i)n order to provide flexibility and create high quality projects, an applicant for development within the PD District [*PD*-32] may request a waiver of the following District or Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict." Based on the applicant's submittal staff has identified the following waivers to the requirements of *Ordinance No. 17-22*:

1) <u>*Building Form and Placement Requirements*.</u>

i. *Build-To-Lines and Building Setbacks.* According to the *Interior Subdistrict* all buildings should be setback a minimum of five (5) feet from the Glen Hill Way right-of-way line, but have an average setback of 20-feet. In this case, the proposed hotel does meet the minimum setback, but is exceeding the average setback by more than 72-feet. The applicant is requesting a waiver to this requirement.

ii. *Building Height.* According to the *Interior Subdistrict* all buildings should incorporate a first floor that is built to a commercial height with a minimum first floor height of 15-feet. The proposed building incorporates a ~13'-4" first floor height. This will require the City Council to grant a waiver.

2) <u>*Landscaping Requirements.*</u>

i. *Street Planting Requirements.* The revised street cross section for Glen Hill Way that was approved with *Ordinance No. 18-16* depicts street trees incorporated into tree wells in the sidewalk. The applicant is proposing to move these trees off of the right-of-way line and on to the subject property. This will require the City Council to grant a waiver to allow the revised streetscape.

3) <u>*Parking Requirements*</u>

i. *Surface Parking Setbacks.* According to the *Interior Subdistrict* a maximum of 10% of the total parking for this district may be surface parking. In this case, the applicant is requesting a waiver for 100% surface parking.

4) <u>*Streetscape Plan*</u>

ii. Streetscape Plan. According to Planned Development District 32 (PD-32) a streetscape plan showing elements contained in *Exhibit 'C-4'* of *Ordinance No. 17-22* shall be provided with the site plan. In this case the applicant has not submitted a streetscape plan showing the provision of any street furnishings or enhanced paving. The landscape plan submitted by the applicant does show tree leave-outs, but fails to show a detail of what these leave-outs will look like. In addition, the lighting plan does not show the pedestrian scale street standard or the locations where this standard will be provided. *Staff has included this as a condition of approval for this case.*

With regard to granting waivers, *Ordinance No. 17-22* states that "… (w)aivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission … [and] In order to approve a waiver, the City Council must find that the waiver:

1) Meets the general intent of the PD District or Subdistrict in which the property is located; and,
2) Will result in an improved project which will be an attractive contribution to the PD District or Subdistrict; and,
3) Will not prevent the implementation of the intent of this PD District."

In this case, the proposed project does appear to meet the general intent of the *Interior Subdistrict*; however, granting any waivers to the requirements of *Ordinance No. 17-22* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff should point out, with the majority of the *Interior Subdistrict* being built out and taking into account the remaining parcel layout in the *Horizon/Summer Lee Subdistrict*, the approval of this project would not prevent the implementation or intent of this Planned Development District. *The waivers for this case require a simple majority vote for approval.*

In addition to Planned Development District (PD-32) and the UDC, *Resolution 10-40* was adopted by the City Council with the purpose of acting as a guide for the design and architecture of the district. Contained in this resolution are recommendations concerning *Landmark Building Opportunities*, which designate this corner as an area that should incorporate "…special forms, roof forms, materials, accent lighting, and additional height allowances as approved by the Architectural Review Board." In this case, the applicant is proposing -- *at the recommendation of staff* -- to provide an enhanced streetscape along Summer Lee Drive. Staff originally recommended that the applicant provide a pocket park in the right-of-way as a compensatory measure for the requested variances and waivers, which deal with building materials and building placement; however, the applicant has chosen to incorporate a wider sidewalk with an extra row of trees in lieu of a pocket park. The City Council will have the discretion to decide if this proposal sufficiently offsets the requested variances and waivers.

ARCHITECTURAL REVIEW BOARD (ARB):

On June 26, 2018 and August 28, 21018, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB found that the architectural style being proposed for the hotel did not match the styles contained in *Resolution No. 10-40*, and requested the applicant change the elevations to match either the project approved to the south of the subject property (*i.e. the Harbor Urban Condos/Townhomes*) or the styles stipulated by *Resolution No. 10-40*. On September 11, 2018, the ARB reviewed the revised building elevations and approved a motion to recommend approval of the elevations pending the proposed roof top mechanical screening incorporated an architecturally integrated system that match the building color. This motion passed by a vote of 7-0.

PLANNING AND ZONING COMMISSION

On September 11, 2018, the Planning and Zoning Commission approved a motion to approve the site plan and recommend approval of all associated variances, waivers and exceptions by a vote of 5-0, with Commissioners Lyons and Moeller absent.

321



City of Rockwall

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

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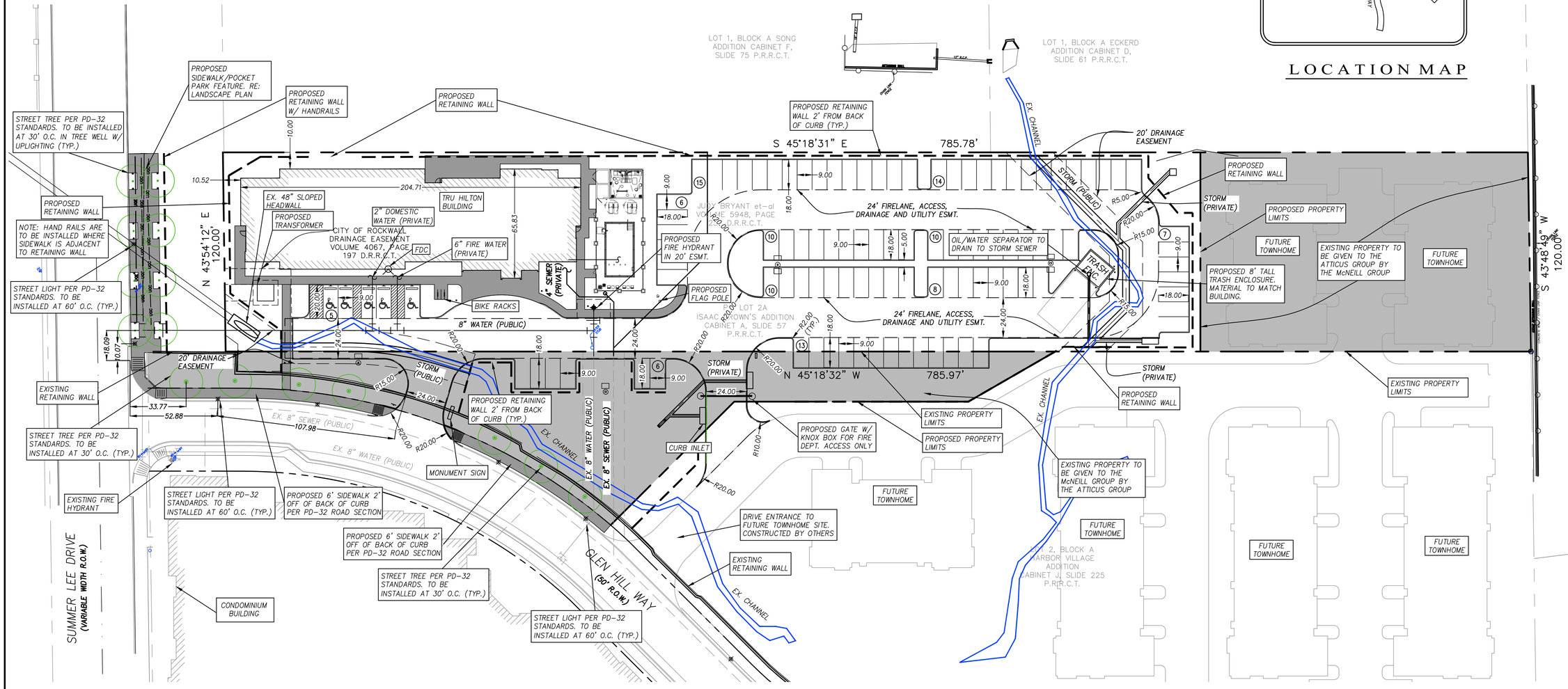
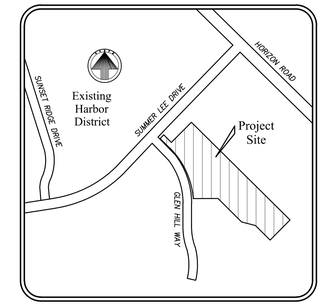
322





LOCATION MAP

LAND SWAP TABLE

LAND AREA GIVEN TO ATTICUS GROUP	23,770 S.F. (0.55 AC.)
LAND AREA GIVEN TO McNEILL GROUP	21,976 S.F. (0.50 AC.)

SITE INFORMATION

LAND AREA:	2.12 ACRES (92,500 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	HOTEL
BUILDING AREA (4 FLOORS):	±45,900 S.F. (11,472 1st FLOOR FOOTPRINT)
BUILDING HEIGHT:	46'-4"
BUILDING TO LOT COVERAGE:	11,472/92,500=.124 -> 12.4%
BUILDING REQUIRED PARKING:	HOTEL: 1/ROOM=98 SPACES
BUILDING PARKING PROVIDED:	104 TOTAL (INCLUDES 5 HANDICAP SPACES)
IMPERVIOUS AREA:	62,012 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	30,448 S.F.

GBA
architecture | design
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru by HILTON

Engineer:
F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1468 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	C.A.S.
DATE:	6/15/18
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

CASE NO. SP 2018-017

SITE PLAN

C4.0

GBA
architecture | design
2248 DEMING WAY. SUITE. 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

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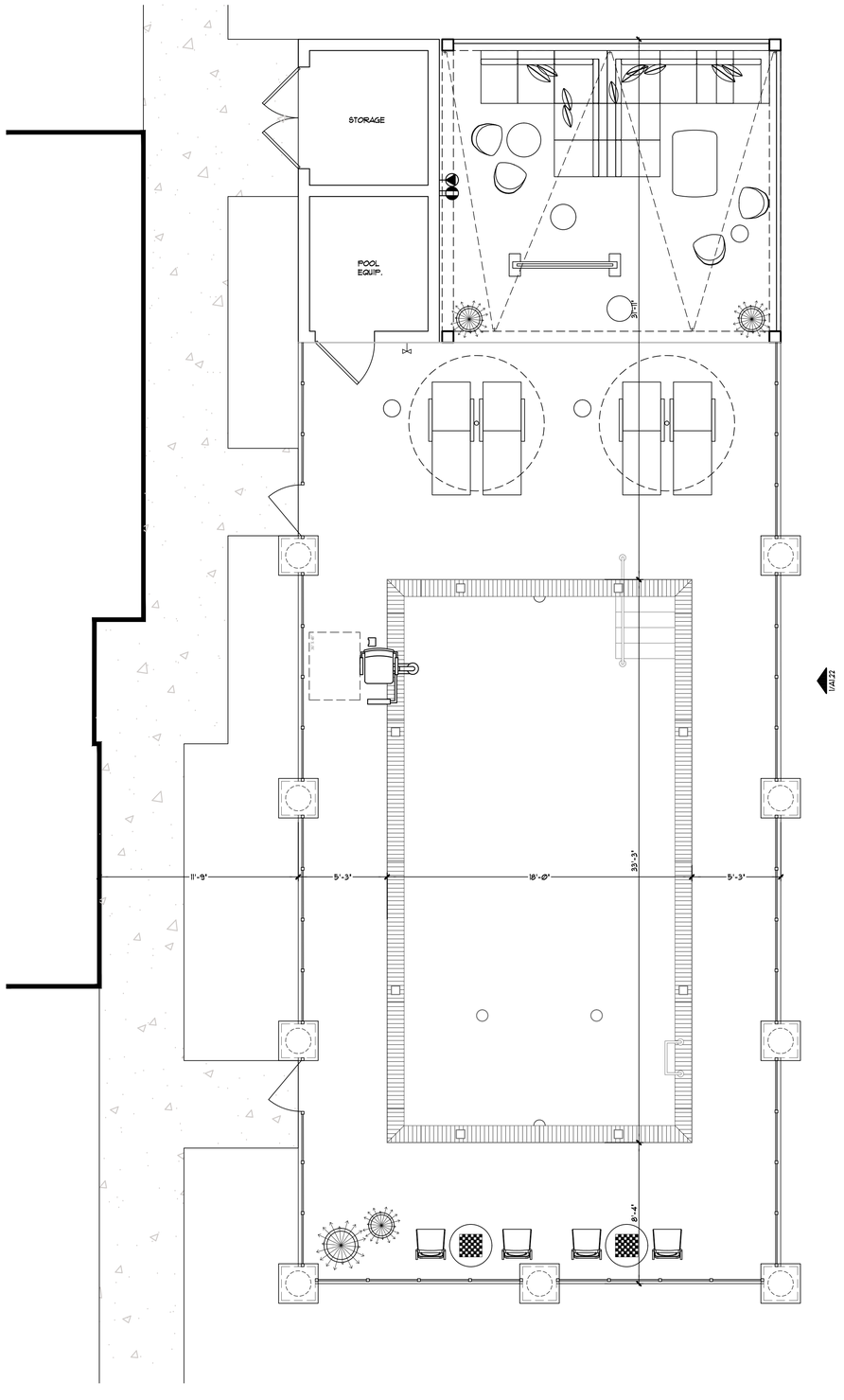
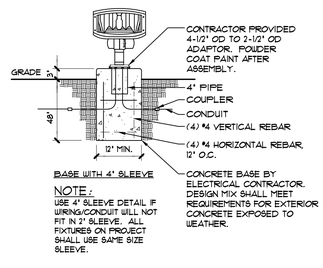


6 ENLARGED POOL PLAN
SCALE: 1/4"=1'-0"



5 ENLARGED PATIO PLAN
SCALE: 1/4"=1'-0"



4 DETAIL - GROUND MOUNTED FIXTURE
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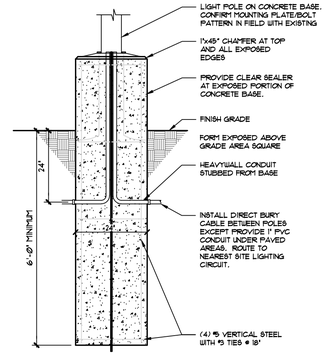

3 DETAIL - LIGHT POLE
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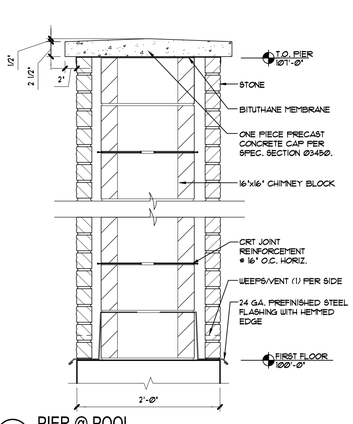
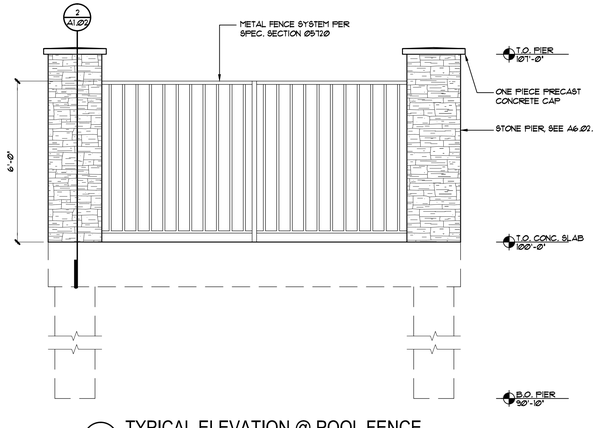


2 PIER @ POOL
1"=1'-0"



1 TYPICAL ELEVATION @ POOL FENCE
SCALE: 1/4"=1'-0"

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1468 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED

Site Plan Submittal 03/06/2018

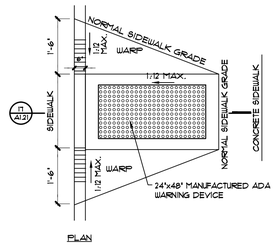
CASE NO.

SITE DETAILS

A1.22

GBA
architecture | design
2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru by HILTON



17 CURB RAMP DETAIL
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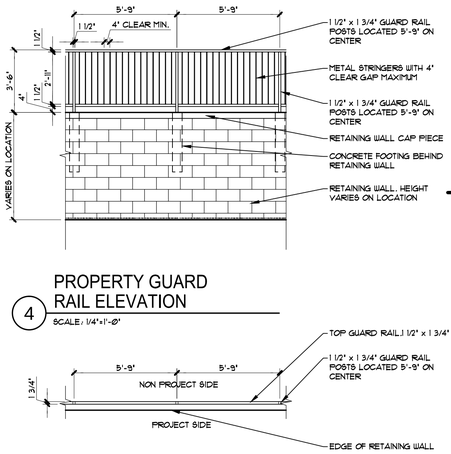
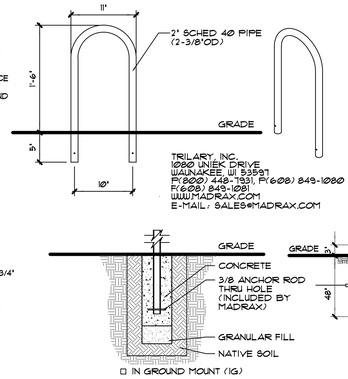
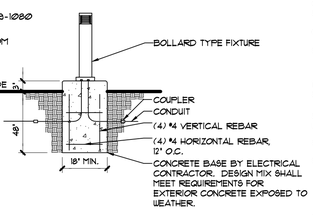


4 PROPERTY GUARD RAIL ELEVATION
SCALE: 1/4"=1'-0"

16 PROPERTY GUARD RAIL PLAN
SCALE: 1/4"=1'-0"



15 DETAIL - TYPICAL BIKE RACK
SCALE: NONE



14 ILLUMINATED BOLLARD AT MAIN ENTRY
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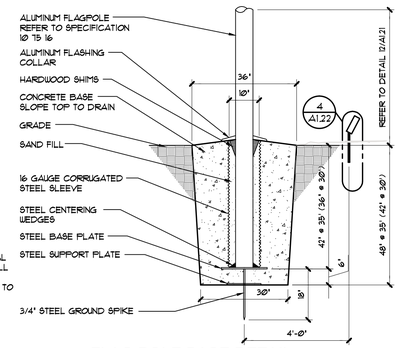
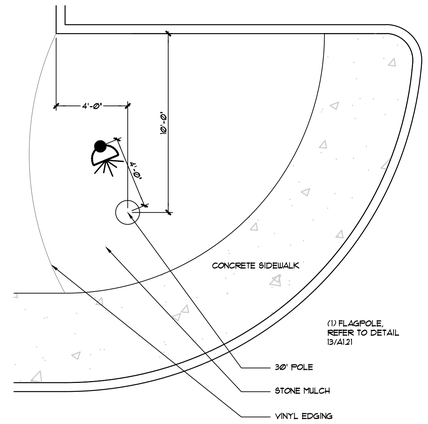


13 FLAG POLE BASE DETAIL
SCALE: N.T.S.



12 FLAG POLE LAYOUT
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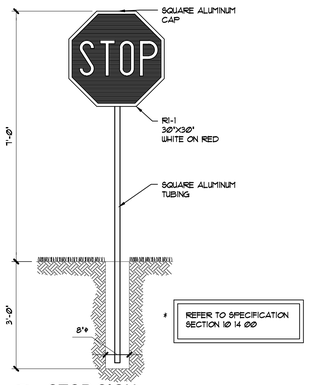

11 STOP SIGN
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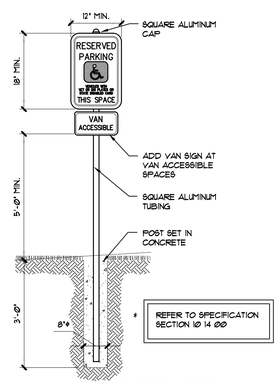

10 HANDICAP SIGN DETAIL
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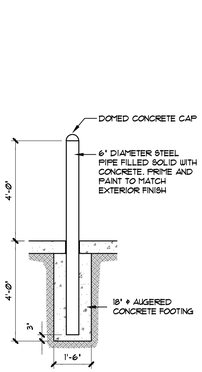
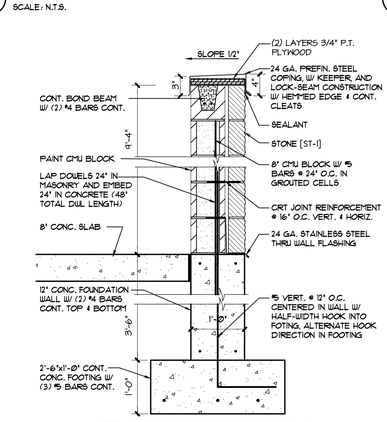


9 TYPICAL BOLLARD
SCALE: N.T.S.



8 GATE POST DETAIL
SCALE: 1 1/2"=1'-0"



7 TRASH ENCLOSURE WALL
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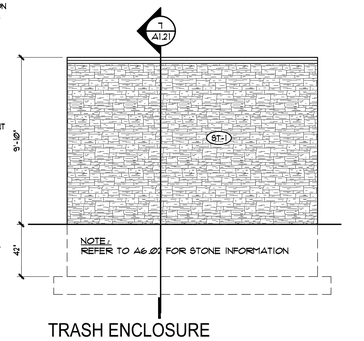

6 TRASH ENCLOSURE NORTH
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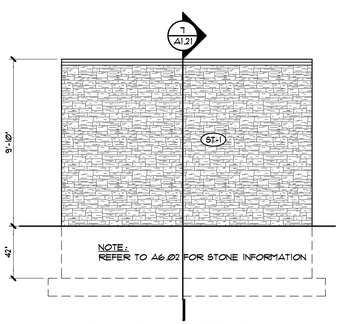

5 REFUSE ENCLOSURE SOUTH ELEVATION
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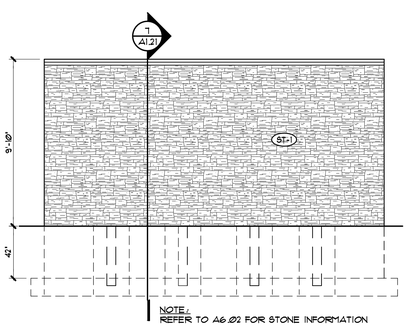
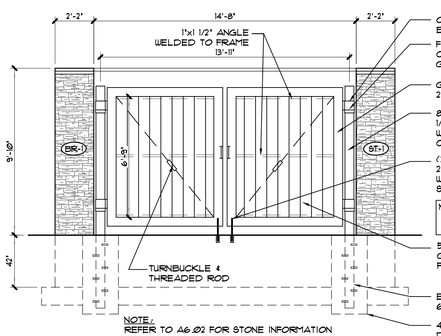


4 REFUSE ENCLOSURE - EAST ELEVATION
SCALE: 1/4"=1'-0"



3 REFUSE ENCLOSURE - WEST ELEVATION
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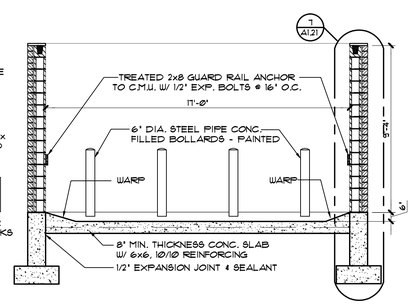

2 SECTION THRU REFUSE ENCLOSURE
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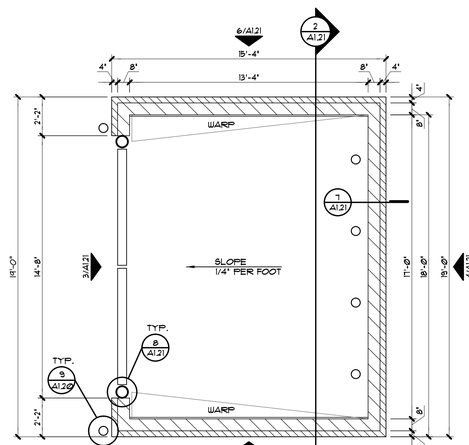

1 REFUSE/RECYCLING ENCLOSURE PLAN
SCALE: 1/4"=1'-0"

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1468 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED
Site Plan Submittal	03/06/2018

CASE NO.

SITE DETAILS

A1.21

GBA
architecture | design
2248 DEMING WAY. SUITE. 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru by HILTON™



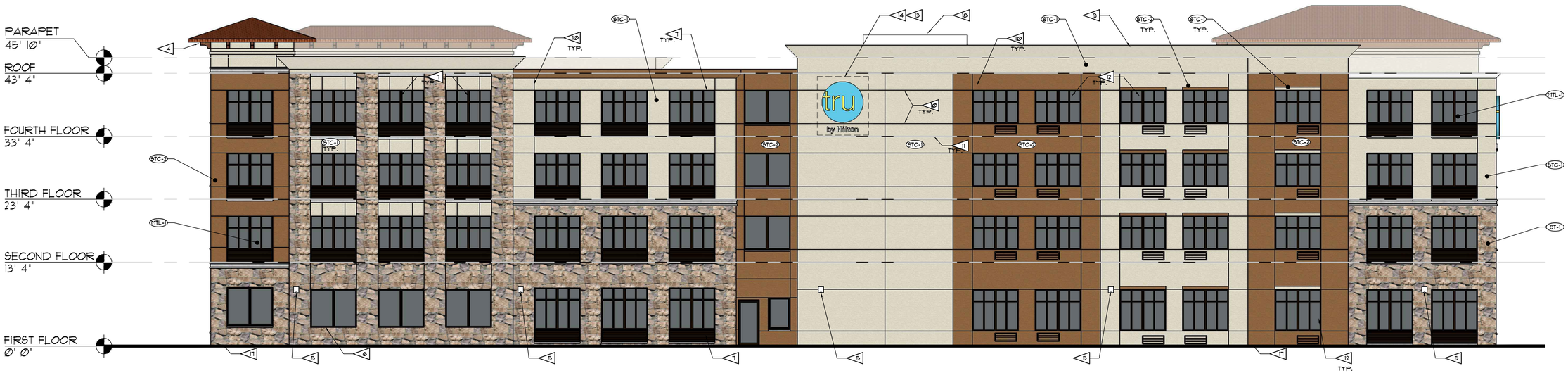
2 SOUTH ELEVATION
1/8"=1'-0"

AUSTIN STONE AZURE
2,963 SF 31.2%

DRYVIT CRAFT PAPER SW 6125
1394 SF 14.7%

MANUFACTURER: DRYVIT
1,934 SF 20.4%

WINDOW
3,208 SF 33.7%



1 NORTH ELEVATION
1/8"=1'-0"

AUSTIN STONE AZURE
1,584 SF 17.1%

DRYVIT CRAFT PAPER SW 6125
1689 SF 18.2%

MANUFACTURER: DRYVIT
2,863 SF 31.4%

WINDOW
3,082 SF 33.3%

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1468 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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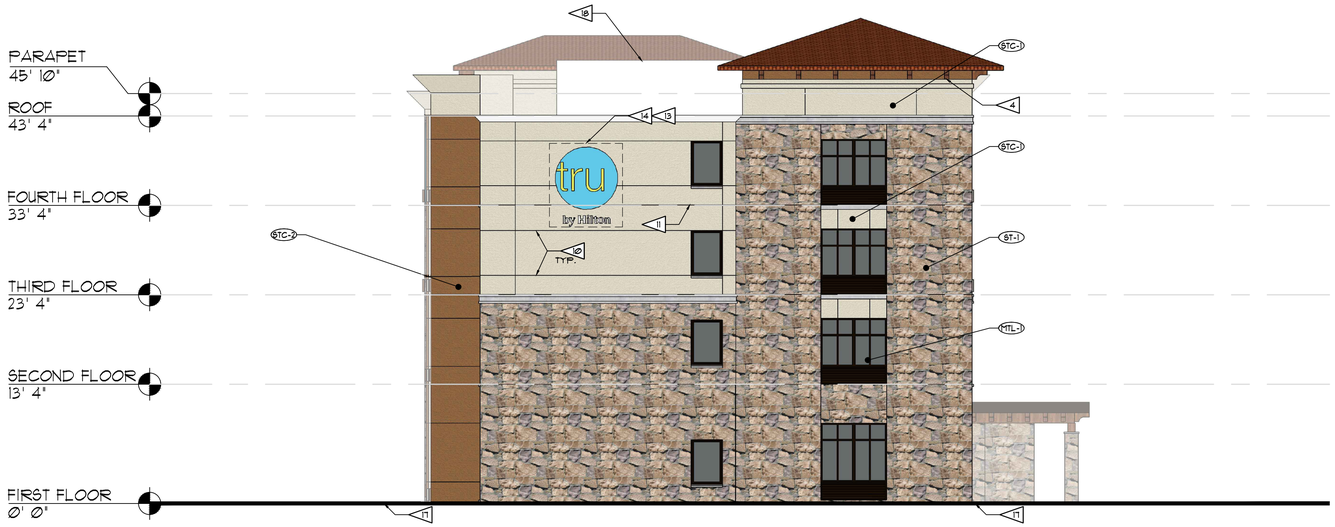
PROJECT: 201709
DRAWN BY:
DATE:
SCALE: AS NOTED

Site Plan Submittal 09/06/2018

CASE NO.

ELEVATION

A6.01



2 WEST ELEVATION

1/8"=1'-0"

AUSTIN STONE AZURE 1,466 SF 52.7%	DRYVIT CRAFT PAPER SW 6125 301 SF 10.8%
MANUFACTURER: DRYVIT 700 SF 25.4%	WINDOW 305 SF 11.1%



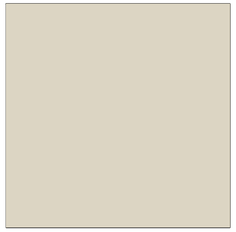
1 EAST ELEVATION

1/8"=1'-0"

AUSTIN STONE AZURE 1,094 SF 38.6%	DRYVIT CRAFT PAPER SW 6125 923 SF 32.6%
MANUFACTURER: DRYVIT 720 SF 25.4%	WINDOW 98 SF 3.4%



MANUFACTURER: NEVILSTONE: AUSTIN STONE
COLOR: AZURE



MANUFACTURER: DRYVIT
COLOR: TAPESTRY BEIGE BM OC-32



MANUFACTURER: DRYVIT
COLOR: CRAFT PAPER SW 6125



MANUFACTURER: FIRESTONE BUILDING PRODUCTS
COLOR: DARK BRONZE

MATERIAL DESCRIPTION
STONE-01: ST-1 MANUFACTURER: NEVILSTONE: AUSTIN STONE COLOR: AZURE
STUCCO-02: STC-1 MANUFACTURER: DRYVIT COLOR: TAPESTRY BEIGE BM 0C-32
STUCCO-01: STC-2 MANUFACTURER: DRYVIT COLOR: CRAFT PAPER SW 6125
METAL-01: MTL-1 MANUFACTURER: FIRESTONE BUILDING PRODUCTS COLOR: DARK BRONZE

EXTERIOR ELEVATION KEY NOTES

1. EXTERIOR WALL-MOUNTED UPLIGHTS - SOUTH ELEVATIONS ONLY. MOUNTED 2' ABOVE FINISHED FLOOR
2. EXTERIOR WALL-MOUNTED AREA LIGHTING. MOUNTED A 11'-0" ABOVE FINISHED FLOOR.
3. HORIZONTAL LED STRIP LIGHTING. RECESSED LED STRIP LIGHT INTO PRE-FORMED ALUMINUM TROUGH - DASHED LINE REPRESENTS ROUTING / EXTENT.
4. DECORATIVE MOUNTED WOOD
5. EXTERIOR WALL-MOUNTED SECURITY WALL PACK LIGHTS. MOUNTED AT 8'-8" A.F.F. TO TOP OF FIXTURE.
6. SPANDREL GLASS WITHIN WINDOW TYPE.
7. FIXED ALUMINUM GUESTROOM WINDOW SYSTEM WITH INTEGRAL PRE-FINISHED ALUMINUM PTAC LOUVER (TYPICAL).
8. PRE-FINISHED STEEL (OR ALUMINUM) FASCIA
9. PRE-FINISHED STEEL (OR ALUMINUM) COPING
10. 3/4" DEEP V-JOINT IN E.I.F.S. (V.J.)
11. E.I.F.S. CONTROL JOIN (C.J.) TYPICAL AT HORIZONTAL FLOOR LINES.
12. FIXED ALUMINUM GUESTROOM WINDOW SYSTEM.
13. 3/4" PLYWOOD BEHIND FINISH MATERIAL AT SIGN FIELD (AREA SHOWN DASHED, V.I.F.) OWNER WILL PROVIDE SIGN TEMPLATE.
14. INTERNALLY-ILLUMINATED BUILDING SIGNAGE. BUILDING SIGN TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. CONTRACTOR TO PROVIDE POWER TO J-BOX.
15. SLIDING GLASS ENTRY DOOR.
16. ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM.
17. APROXIMATE LINE OF GRADE. REFER TO CIVIL DRAWINGS.
18. ROOFTOP SCREEN

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SCALE: AS NOTED

Site Plan Submittal 09/06/2018

CASE NO.

ELEVATION

A6.02

ROOF ASSEMBLY LEGEND

ROOF ASSEMBLY NO. 1: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 4" EXPANDED POLYSTYRENE (EPS) INSULATION BOARD OVER 3/4" T & G OSB ROOF SHEATHING (TAPERED WHERE INDICATED) OVER FRAMING / TRUSSES.

ROOF ASSEMBLY NO. 2: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER ROOF DECK OVER SLOPED STEEL BEAMS PER STRUCTURAL DRAWINGS.

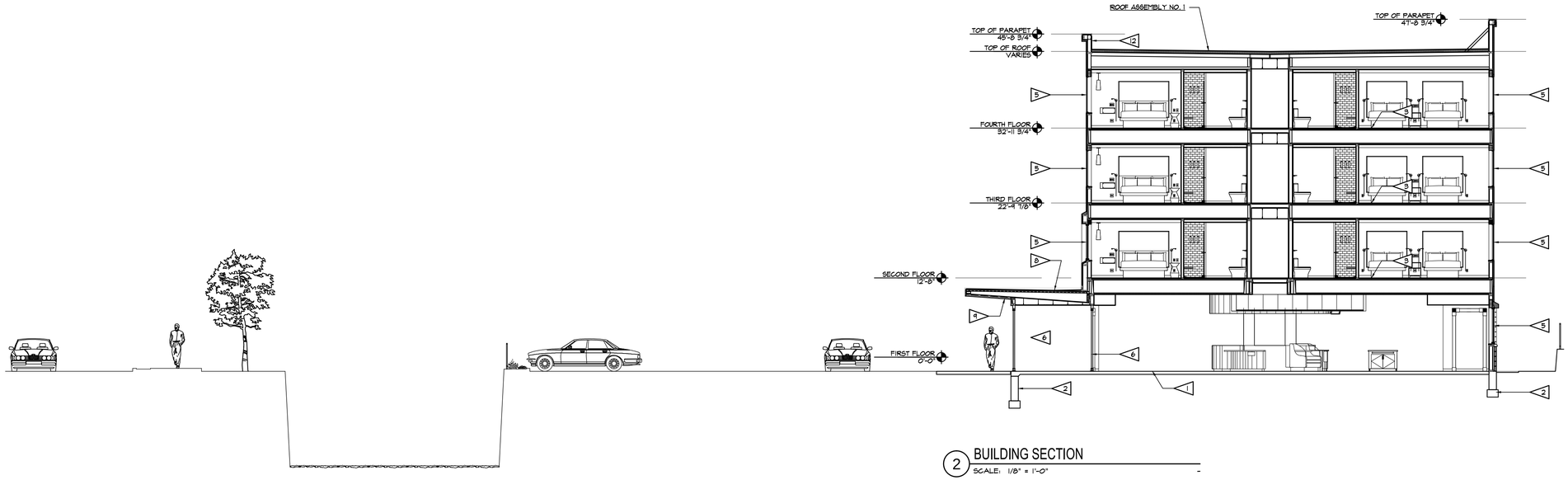
ROOF ASSEMBLY NO. 3: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER 3/4" T & G OSB ROOF SHEATHING OVER WOOD FRAMING MEMBERS (PER STRUCTURAL / DETAILS INDICATED.

GENERAL NOTES:

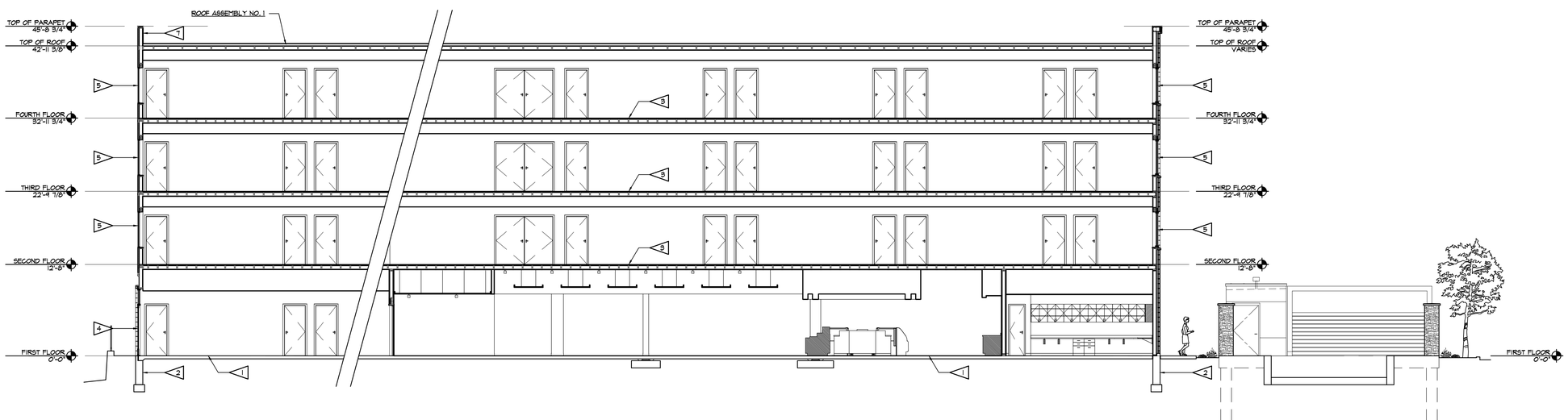
1. REFER TO EXTERIOR ELEVATIONS SHEETS A6.01 THROUGH A6.03 FOR ADDITIONAL DETAIL CALLOUTS NOT IDENTIFIED HEREIN.
2. REFER TO WALL SECTIONS SHEETS A7.11 THOUGH A7.15 FOR ADDITIONAL INFORMATION AND DETAILS NOT SPECIFICALLY IDENTIFIED.

KEY NOTES

1. FLOOR CONSTRUCTION (FIRST FLOOR): 5" CONCRETE SLAB-ON-GRADE WITH 6 x 6 - W2.1 x W2.1 WWF (OR FIBER MESH) ON 6" FREELY DRAINING SUB-BASE WITH 10 MIL VAPOR BARRIER - REFER TO STRUCTURAL DRAWINGS.
2. CONCRETE FOUNDATION WALL AND SPREAD FOOTING, REFER TO STRUCTURAL DRAWINGS.
3. FLOOR CONSTRUCTION (UPPER FLOORS TYP.): 1-1/4" GYPCRETE TOPPING ON 3/4" APA RATED SHEATHING WOOD FLOOR JOISTS. - REFER TO STRUCTURAL DRAWINGS.
4. PRE-FINISHED ALUMINUM STOREFRONT WINDOW SYSTEM WITH THERMALLY-BROKEN FRAME AND INSULATED GLAZING. REFER TO DRAWING SHEET A8.01 & A8.02 AND SPECIFICATION SECTION 08 41 13
5. PRE-FINISHED FIXED ALUMINUM WINDOW SYSTEM (AT GUESTROOMS). REFER TO DRAWING SHEET A8.01 & A8.02 AND SPECIFICATION SECTION 08 51 13
6. SLIDING / BI-PARTING ALUMINUM DOORS. REFER TO SPECIFICATION SECTION 08 42 29.
7. RUN ROOF MEMBRANE UP AND OVER BACKSIDE OF PARAPET WALL, OVER GYPSUM ROOF PROTECTION BOARD.
8. ENTRY CANOPY - REFER TO ROOF PLAN A2.02 FOR ADDITIONAL INFORMATION.
9. ALUMINUM COMPOSITE METAL (ACM) SOFFIT PANEL SYSTEM OVER 5/8" FIBER-FACED GYPSUM SOFFIT BOARD OVER G90 SUSPENDED CEILING SYSTEM WITH MONEL 400 HANGER WIRE. REFER TO SPECIFICATION SECTION 07 42 43.



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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PROJECT:	201709
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Site Plan Submittal 05/06/2018

CASE NO.

BUILDING SECTIONS

A7.01
328



1 NORTHEAST PERSPECTIVE



2 NORTHWEST PERSPECTIVE



3 SOUTHEAST PERSPECTIVE



4 SOUTHWEST PERSPECTIVE

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PROJECT: 201709
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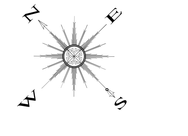
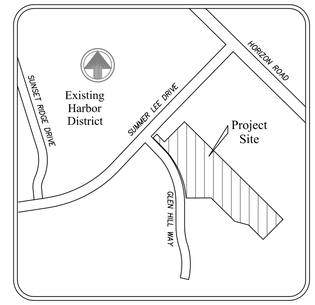
Site Plan Submittal 09/06/2018

CASE NO.

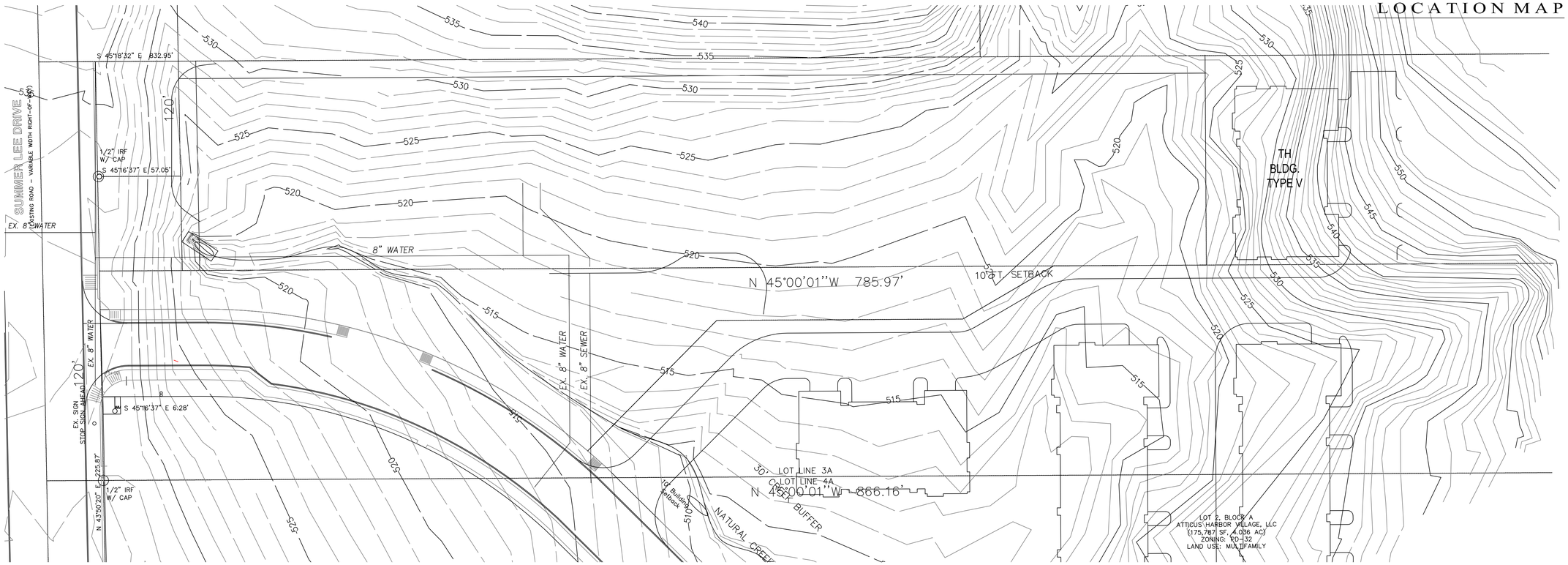
PERSPECTIVES

A6.03

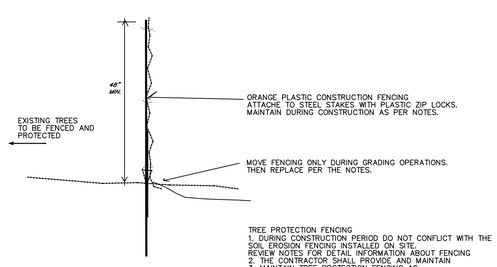




LOCATION MAP

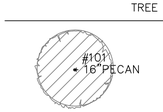


TREE SURVEY IS IN PROGRESS
ON SITE AT THIS TIME

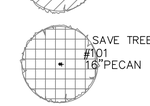


1 TREE PROTECTION FENCE DETAIL
NOT TO SCALE

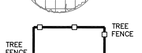
TREE PRESERVATION SYMBOLS



EXISTING SITE TREES NOTED TO BE REMOVED AND MITIGATED ON THE SITE, IF PROTECTED TREES.
SEE NOTES THIS SHEET L1-02 FOR CHARTS
CITY PERMIT REQUIRED FOR ANY TREE REMOVAL.



EXISTING SITE TREES TO REMAIN ON THE SITE, IF PROTECTED TREES OR NOT FOR HOME SITE.
SEE NOTES THIS SHEET L1-02 FOR CHARTS
TREE TO BE PROTECTED AS PER PLAN. WITH FENCING AND SIGNAGE.



TREE PROTECTIVE FENCING SEE DETAIL 1, L1-01
SEE PLAN FOR LOCATION. INSTALL AT DRIP LINES OF THE TREES
ALSO INSTALL ON ALL TREES WITHIN 50 FEET OF CONSTRUCTION ZONE.

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T.H. PRITCHETT TLA NO. 2113 ON 06/30/18

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PROJECT:	201709
DRAWN BY:	T.H.P.
DATE:	9/06/18
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

CASE NO.

TREESCAPE-PLAN

L1-02

PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 204, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

GRASS NOTES FOR BIDDING

1. BASE BID ALL SOD IS TO BE COMMON BERMUDA GRASS.
2. ADD ALTERNATE #1 GRASS ALL FOR A CHANGE TO ZOYZIA SUN AND SHADE TOLERANT GRASS. INSTALL BE SOIL AMENDMENT NOTES.
3. REMOVE ALL EXISTING GRASSES FROM SITE PRIOR TO INSTALLATION.

COLOR AS NOTED

1. BASE BID ALL COLOR BEDS TO INCLUDE (4) FOUR 4" POTS PER SQ FT. INSTALLED IN 6" PREPARED SOIL FOR FOR FLOWERING PLANTS.
2. INCLUDE COLOR STAR FERTILIZER.
3. BEDS TO BE RAISED 3-4" HIGH AND SLOPED TO DRAIN.
4. OPTIONS FOR COLOR ARE AS FOLLOWS.
   BASE BID,
   1. BEGONIA, GREEN WITH WHITE FLOWERS,
   OPTIONAL PLANT MATERIALS: PRINCE FOR OWNER REVIEW
   1. DWARF REILLA WHITE, 4" POTS. 2 PER SQ FOOT.
   2. MEXICAN FEATHER GRASS, 1 GAL., (1) ONE PER SQ FT.

SOIL AMENDMENT NOTES(LISTED FOR BASE BID)

INCLUDE SOIL NOTES BELOW AND LANDSCAPE SPECIFICATIONS ON SHEET L2-02

SOIL PREPARATION FOR GRASS AREAS ON SITE.
1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. FINE GRADE SOIL AFTER SITE CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. SW-2 CONTRACTOR HAS THE PLAN ON FILE, OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES AND RAKE SMOOTH FOR FINISHED GRADES FOR THE SITE.
6. INSTALL SOD SOD GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD. DO NO LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER SODDING IF GAPS REMAIN.
7. WATER AND ROLL THE SOD TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 8" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 6" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 16" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
1. SEE TREE PLANTING ON L4-2.

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AT (972)869-3535. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH GENERAL CONTRACTOR AND SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
4. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
5. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER. LOCATIONS TO CONFORM TO THE SITE AESTHETIC STANDARDS.
7. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. SEE SPECIFICATIONS FOR OBSERVATION SCHEDULES
8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SHRUB AND GROUND COVER AREA IN A WEED-FREE, DEBRIS-FREE, AND BERMUDA-FREE CONDITION. ALL BERMUDA SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM THE SITE.
9. PLANTING AREA SHALL SLOPE AWAY FROM BUILDINGS TOWARDS THE AREA DRAINS AT ADEMINIMUM SLOPE.
10. FINISH GRADE SHALL BE 1" BELOW FINISH PAVING SURFACE IN ADJACENT LAWN AREA AND 2" IN SHRUB AREAS. SOME SOIL EXCAVATION MAY BE REQUIRED TO ACCOMPLISH FINISH GRADE. (SEE SOIL PREPARATION SPECIFICATIONS.)
11. CROWN OF ALL PLANT ROOT SYSTEMS SHALL BE SLIGHTLY HIGHER AFTER SETTLING ADJACENT SOIL.
12. TREE STAKING AND GUYING METHODS, TO CONFORM TO SITE AESTHETIC STANDARDS.
RESPONSIBLE FOR THE TREE'S STABILITY FOR THE DURATION OF THE MAINTENANCE PERIOD.
13. SHRUBS, GROUND COVERS, AND SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPAN SHOWN ON PLANT LIST AND SHALL RECEIVE A 2" LAYER OF LAYER OF MULCH.
14. ALL GROUND COVERS TO BE HELD BACK 12" FROM EDGE OF SHRUB PLANTING AREAS AND 6" FROM EDGE OF PAVING. ALL PLANTING BEDS TO BE DIVIDED FROM SOD WITH STEEL EDGING, TYPICAL.
15. SEASONAL COLOR WILL BE SELECTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION TIME. SELECT COLOR FOR EACH SEASON TO FOLLOW.
16. ALL TREES SHALL BE LOCATED A MINIMUM OF 5' FEET FROM WALLS, HEADERS, WALKS, AND OTHER TREES WITHIN THE PROJECT AND CONFORM TO THE SITE AESTHETIC STANDARDS. IF CONFLICTS THEN CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR LIABILITY TO RELOCATE THE MATERIALS.
17. SLOPES GREATER THAN 3:1 MAKE PLANTING INSTALLED UNTIL ALL GULLIES TO RUTS HAVE BEEN FILLED IN WITH CONSENT OF LANDSCAPE ARCHITECT.
18. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED +/- 10 OF 1' OF FINISHED GRADE.
19. IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PEST OR PLANT DISEASE. IT IS THE CONTRACTORS OBLIGATION TO WARRANTY ALL PLANT MATERIAL FOR 365 DAYS FROM FINAL COMPLETION DATE.
20. STEEL EDGING SEE NOTES THIS SHEET.

NOTE
1. STEEL EDGING IS REQUIRED TO BE INSTALLED SO THAT THE HEIGHT OF THE STEEL EDGING IS NO GREATER THAN THE HEIGHT OF ADJACENT FRESHLY MOWED GRASS. (EDGING IS NOT INTENDED TO BE A VISUAL COMPONENT OF THE LANDSCAPE NOR TO HOLD BACK PLANTING BEDS BUT TO SEPARATE LAWN AREAS FROM PLATING BEDS FOR THE PURPOSE OF PREVENTING, E.G. BY REGULAR WEEDEATER TRIMMING, GRASS FROM ENTERING THE PLANTING BED.) AS A RULE OF THUMB, EDGING SHOULD BE INSTALLED PRIOR TO SODDING AT A HEIGHT NO GREATER THAN TWO INCHES (2") ABOVE FINISHED UNSODDED GRADE.

LANDSCAPE IRRIGATION WARRANTEE

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

IRRIGATION AFFIDAVIT

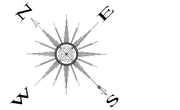
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

CITY OF ROCKWALL MAINTENANCE NOTE;

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

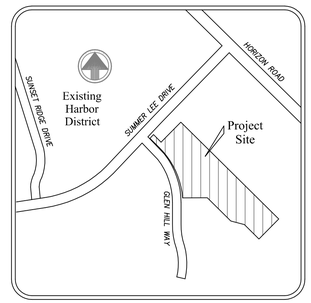
ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC., CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY, INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1' ABOVE GRADE.

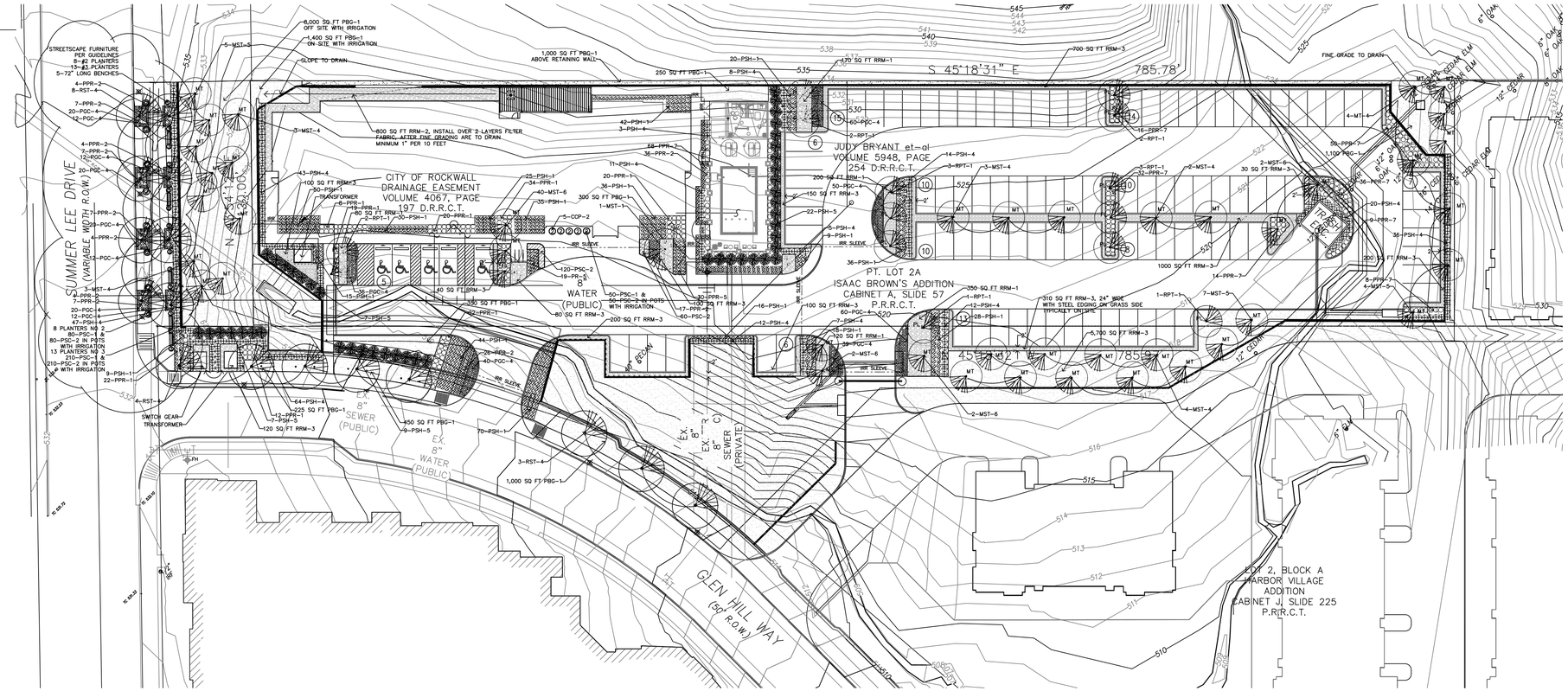


30 15 0 30 60

1" = 30'



LOCATION MAP



THE HARBOR PLANT SYMBOLS

- 4.0" CALIPER — REQUIRED STREETSCAPE TREES
- PL 3.0" CALIPER — REQUIRED PARKING LOT TREES
- MT 4.0" CALIPER / MT 6.0" CALIPER — MITIGATION SITE CANOPY TREES
- 4.0" CALIPER — MITIGATION SITE ORNAMENTAL TREE
- 5'-6" — LARGE SCREENING SHRUB
- EVERGREEN SHRUBS
- EVERGREEN FLOWERING SHRUBS
- COLORFUL FLOWERING SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- VINES, WIRE TO WALL OR FENCE
- SEASONAL COLOR BEDS, 8" DEEP MIRACLE GROW SOIL
- RIVER ROCK MULCH — SEE PLANT LIST LEGEND FOR KEY
- DECOMPOSED GRANITE — SEE PLANT LIST LEGEND FOR KEY
- BERMUDA GRASS, SOLID SOD, SEE GRASS NOTES

LANDSCAPE PLAN LEGEND

- QUANTITY / 1-PGC-1 / SYMBOL KEY TO PLANT LIST
- IRR SLEEVE — IRRIGATION SLEEVE: IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

TREE PRESERVATION NOTES

SEE TREE SURVEY CHART ON L1-01 SITE TREE SURVEY CHART DATA AND L2-01 FOR TREE PROTECTION FENCING DETAILS.
THE SUMMARY OF THE CHART OUTLINES EACH TREE AND CALIPER SIZE AND TYPE TO BE REMOVED FROM THE SITE OR PROTECTED AS OFF SITE TREES.

THE TREE REMOVAL PERMIT IS REQUIRED FOR THE PROTECTED TREE CALIPER TOTAL OF 302 INCHES OF TREES TO BE REMOVED FROM SITE.

THE LANDSCAPE PLAN L2-01 ILLUSTRATES INSTALLING THE MITIGATION SITE TREES LISTED IN THE HARBOR SELECTED PLANT LIST. THE TOTAL FOR EACH TREE IS LISTED IN THE PLANT LIST AND ON L2-01 AND THE CALIPER INCHES MITIGATED BY THE TREES IS CALCULATED ON THE TREE SURVEY CHART ON L1-01. THE MITIGATION TREES SHOWN ON THE LANDSCAPE PLAN MEET THE REQUIRED MITIGATION OF 302 CALIPER INCHES ON THE MARRIOTT HOTEL SITE.

THE HARBOR FREEWAY FRONTAGE DISTRICT CRITERIA

SHORELINE TRAIL
STREETSCAPE "A" MIX OF TREES, STREET LIGHT POLES @ 60 FEET SPACING

24' PUBLIC ROAD
STREETSCAPE "C" LIVE TREES SPACED @ 52 FEET, STREET LIGHT POLES @ 52 FEET SPACING

LAKESHORE TRAIL
STREETSCAPE "E" LIVE TREES SPACED @ 52 FEET, STREET LIGHT POLES @ 52 FEET SPACING

INTERSTATE HIGHWAY 30 EDGE
STREETSCAPE MIX OF TREES

PARKING LOT TREES 1 PER 8 PARKING SPACES, 108 SPACES REQUIRES 14 TREES

THE HARBOR SELECTED PLANT LIST

NOTE: NOT ALL OF PLANTS LISTED ARE USED ON THE PLANTING PLAN

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
		REQUIRED STREETSCAPE TREES:		
	RST-1	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	200 GAL. 8.0"-8.5" CALIPER, SINGLE TRUNK
	RST-2	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK
	RST-3	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
	RST-4	CEDAR ELM	ULMAS CRASSIFOLIA	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
		REQUIRED PARKING LOT TREES		
	RPT-1	CREPEMYRTLE NATCHEZ WHITE	LAGERSTROMIA INDICA, (W) WHITE	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 4 FEET
	RPT-2	NEXT GENERATION	CHILOPSIS LINEARIS	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 2 FEET
	RPT-3	LITTLE GEM MAGNOLIA	MAGNOLIA LITTLE GEM	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 3 FEET
	RPT-4	YAUPON HOLLY , MULTI TRUNK	ILEX VOMITORIA	65 GAL. 3.0"-3.5" CAL. MULTI TRUNK
		QUANTITY MITIGATION TREES ON SITE		
1	MST-1	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	100 GAL. 6.0"-6.5" CAL. SINGLE TRUNK
0	MST-2	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
0	MST-3	OCTOBER GLORY MAPLE	ACER RUBRUM, OCTOBER GLORY	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
15	MST-4	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
14	MST-5	CEDAR ELM	ULMAS CRASSIFOLIA	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
4	MST-6	CREPEMYRTLE NATCHEZ WHITE	LAGERSTROMIA INDICA, (W) WHITE	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
0	MST-7	DESERT WILLOW	CHILOPSIS LINEARIS	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
0	MST-8	LITTLE GEM MAGNOLIA	MAGNOLIA LITTLE GEM	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
0	MST-9	YAUPON HOLLY , MULTI TRUNK	ILEX VOMITORIA, TREE FORM	65 GAL. 4.0"-4.5" CAL. MULTI TRUNK, FULL HEAD
0	MST-10	SAVANNAH HOLLY, TREE FORM	ILEX ATTENUATA 'SAVANNAH'	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK, FULL HEAD
TOTAL 34				

KEY	COMMON NAME	BOTANICAL NAME	SIZE
	SHRUBS, HEDGES		
PSH-1	DWARF YAUPON HOLLY	ILEX VOMITORIA, NANA	3 GAL.
PSH-2	INDIAN HAWTHORN, PINK	RAPHELOPSIS INDICA	3 GAL. (W) WHITE (P) PINK
PSH-3	SOFT LEAF YUCCA, GREEN	YECCA RECURVIFOLIA	3 GAL.
PSH-4	DWARF BURFORD HOLLY	ILEX CORNUTA, BURFORDII	3 GAL.
PSH-5	NELLIE R. STEVENS	LEX OPACA, N.STEVENS	25 GAL.
PSH-6	TEXAS MOUNTAIN LAUREL	DERMTOPHILUM SECUNDIFLORUM	25 GAL. PURPLE
	GROUND COVERS		
PGC-1	MONDO GRASS	OPHIOPOGON JAPONICUS	4" POTS
PGC-2	PURPLE WINTER CREEPER	EUONYMUS FORTUNEI	4" POTS, ADD ALTERNATE #LA1 1 GAL.
PGC-3	MOSS VERBENA CHERRY	VERBENA TENUISECTA	4" POTS
PGC-4	MEXICAN FEATHER GRASS	STIPA TENUISSIMA "PONYTAIL"	1 GAL ADD ALTERNATE #LA2 3 GAL.
	PERENNIALS		
PPR-1	TEXAS RED YUCCA	HESPERALOE PARVIFOLIA	3 GAL QR BB WITH SPIKE
PPR-2	CHERRY SAGE	SALVA GREGGII	3 GAL (R) RED, (C) CORAL
PPR-3	DAYLILIES EVERGREEN	HEMEROCALLIS, YELLOW	1 GAL.
PPR-4	DWARF FOUNTAIN GRASS	PENNISETUM ORIENTALE	1 GAL.
PPR-5	LANTANA TRAILING, PURPLE	LANTANA MONTEVIDES	1 GAL.(P) PURPLE
PPR-6	LANTANA TRAILING, WHITE	LANTANA MONTEVIDES	1 GAL.(W) WHITE
PPR-7	PURPLE MUHLY GRASS	MUHLY FILIPES	1 GAL.

KEY	COMMON NAME	BOTANICAL NAME	SIZE
	VINES		
PVN-1	CLEMATIS, WHITE	CLEMATIS, MONTANA, WHITE	1 GAL.ON STAKE
PVN-2	CLEMATIS, DEEP VIOLET	CLEMATIS, JACKMANII, QUEEN, DEEP VIOLET	1 GAL.ON STAKE
PVN-3	ORIGIS VINE	BURMONNA CAPREOLATA	1 GAL.ON STAKE
PVN-4	CONFEDERATE JASMINE	MELETTIS TRICOLOR	1 GAL.ON STAKE
PVN-5	FICUS VINE	FICUS POMILA	1 GAL.ON STAKE
	SEASONAL COLOR NOTES FOR PLANTING SHEET		
PSC-1	SPRING SEASONAL COLOR	TO BE SELECTED AT TIME OF PLANTING	4" POTS
PSC-2	SEASONAL COLOR	TO BE SELECTED AT TIME OF PLANTING	4" POTS
	GRASS		
PBG-1	75' BERMUDA GRASS	BERMUDA SPECIES, 419 TIFF	SOLID SOD
	ROCK MULCH BEDS		
RRM-1	ROUND RIVER ROCK, MULTI COLOR FULL COLOR RANGES, 3"-4" RIVER ROCKS		
RRM-2	ROUND RIVER ROCK, MULTI COLOR FULL COLOR RANGES, 1"-2" RIVER ROCKS		
RRM-3	DECOMPOSED GRANITE, LARGEST 0.6" LESS FINES. INSTALL COMPACTED		
	CERAMIC PLANTERS		
CP-1	30" WIDE, 30" HIGH , ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		
CP-2	36" WIDE 24" HIGH , ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		
CP-3	24" WIDE 24" HIGH , ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		

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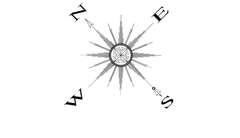
PROJECT:	201709
DRAWN BY:	T.H.P.
DATE:	9/06/18
SCALE:	AS NOTED

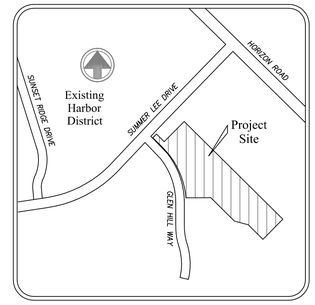
Site Plan Submittal 09/06/2018

CASE NO.

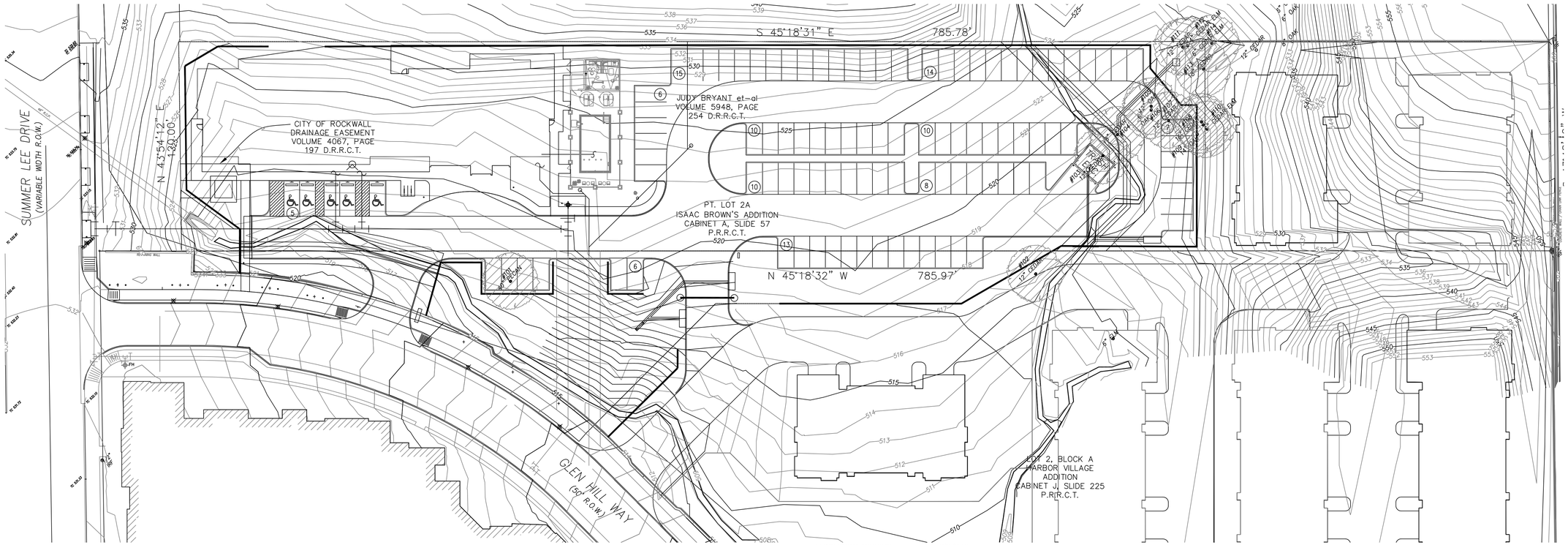
LANDSCAPE-PLAN

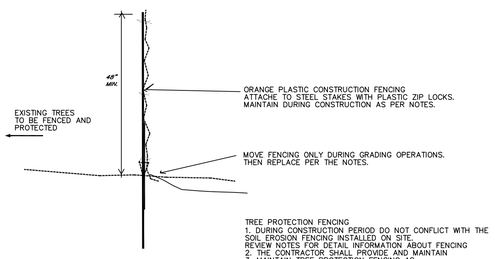
L1-01





LOCATION MAP





1 TREE PROTECTION FENCE DETAIL
NOT TO SCALE

HARBOR TRU HILTON HOTEL **8/18/2018**

TREE SURVE DATE PROVIDED BY OTHERS

TREE NO	TYPE TYPE	TOTAL CALIPER	PROTECTED TREES CALIPER	PROTECTED FEATURE TREES	MITIGATION CALCUATION	REPLACEMENT INCHES REQUIRED
101	PECAN	40	40	YES	2 TIMES	80
102	RED CEDAR	12	12		0.5 TIMES	6
103	RED CEDAR	12	12		0.5 TIMES	6
104	RED CEDAR	8	8		1 TIMES	8
105	LIVE OAK	12	12		0.5 TIMES	6
106	LIVE OAK	6	6		1 TIMES	6
107	RED CEDAR	12	12		0.5 TIMES	6
108	RED CEDAR	16	16		0.5 TIMES	8
109	LIVE OAK	14	14		1 TIMES	14
110	CEDAR ELM	6	6		1 TIMES	3
111	RED CEDAR	12	12		0.5 TIMES	6
112	RED CEDAR	14	14		0.5 TIMES	7
113	RED CEDAR	18	18		0.5 TIMES	9
114	CEDAR ELM	6	6		1 TIMES	6
	TOTAL CALIPER INCHES	188				
	TOTAL PROTECTES INCHES		188			
	TOTAL REPLACEMENT CALIPER INCHES REQUIRED					171
	PRESERVATION CREDITS		NO TREES SAVED ON SITE			0

REPLACEMENT TREES TO BE INSTALLED PER LANDSCAPE PLAN

QUANTITY		CALIPER	TOTAL INCHES
1	LIVE OAK	6	6
0	LIVE OAK	4	0
0	OCTOBER GLORY	4	0
15	BALD CYPRESS	4	60
14	CEDAR ELM	4	56
4	CREPEMYRTLE	4	16
0	LITTLE GEM MAGNOLIA	4	0
0	YAUPON HOLLY	4	0
0	SAVANNAH HOLLY	4	0
TOTAL REPLACEMENT CALIPER INCHES PROVIDED ON THE PLAN			138 81%
TOTAL REPLACEMENT CALIPER INCHES REQUIRED FOR TREE FUND			33 19%

PURCHASE CREDITS REQUIRED
PAYMENT TO BE MADE TO CITY OF ROCKWALL TREE FUND **200.00 PER INCH $ 6,600.00**

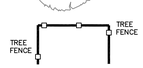
TREE PRESERVATION SYMBOLS



EXISTING SITE TREES NOTED TO BE REMOVED AND MITIGATED ON THE SITE, IF PROTECTED TREES.
SEE NOTES THIS SHEET L1-02 FOR CHARTS
CITY PERMIT REQUIRED FOR ANY TREE REMOVAL.



EXISTING SITE TREES TO REMAIN ON THE SITE, IF PROTECTED TREES OR NOT FOR HOME SITE.
SEE NOTES THIS SHEET L1-02 FOR CHARTS
TREE TO BE PROTECTED AS PER PLAN. WITH FENCING AND SIGNAGE.



TREE PROTECTIVE FENCING SEE DETAIL 1, L1-01
SEE PLAN FOR LOCATION. INSTALL AT DRIP LINES OF THE TREES
ALSO INSTALL ON ALL TREES WITHIN 50 FEET OF CONSTRUCTION ZONE.

TREE MITIGATION NOTES

1. SEE CHART ON THIS SHEET NOTING, TREE NUMBER, TYPE AND CALIPER.
2. EACH TREE IS RATED BY SIZE AND REQUIRED MITIGATION REQUIRED PER TREE IN INCHES.
3. THE TREES ARE SHOWN ON THE LANDSCAPE PLANTING PLAN AS MST IN EACH SYMBOL AND NOTED BY TYPE AND CALIPER TO BE INSTALLED IN THE PLANT LIST.
4. THE TOTAL MITIGATION TREES ARE SHOWN AND THE AMOUNT CALCULATED FOR THE ROCKWALL TREE FUND IS SHOWN.

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T.H. PRITCHETT ON 8/18/18

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CLIENT:
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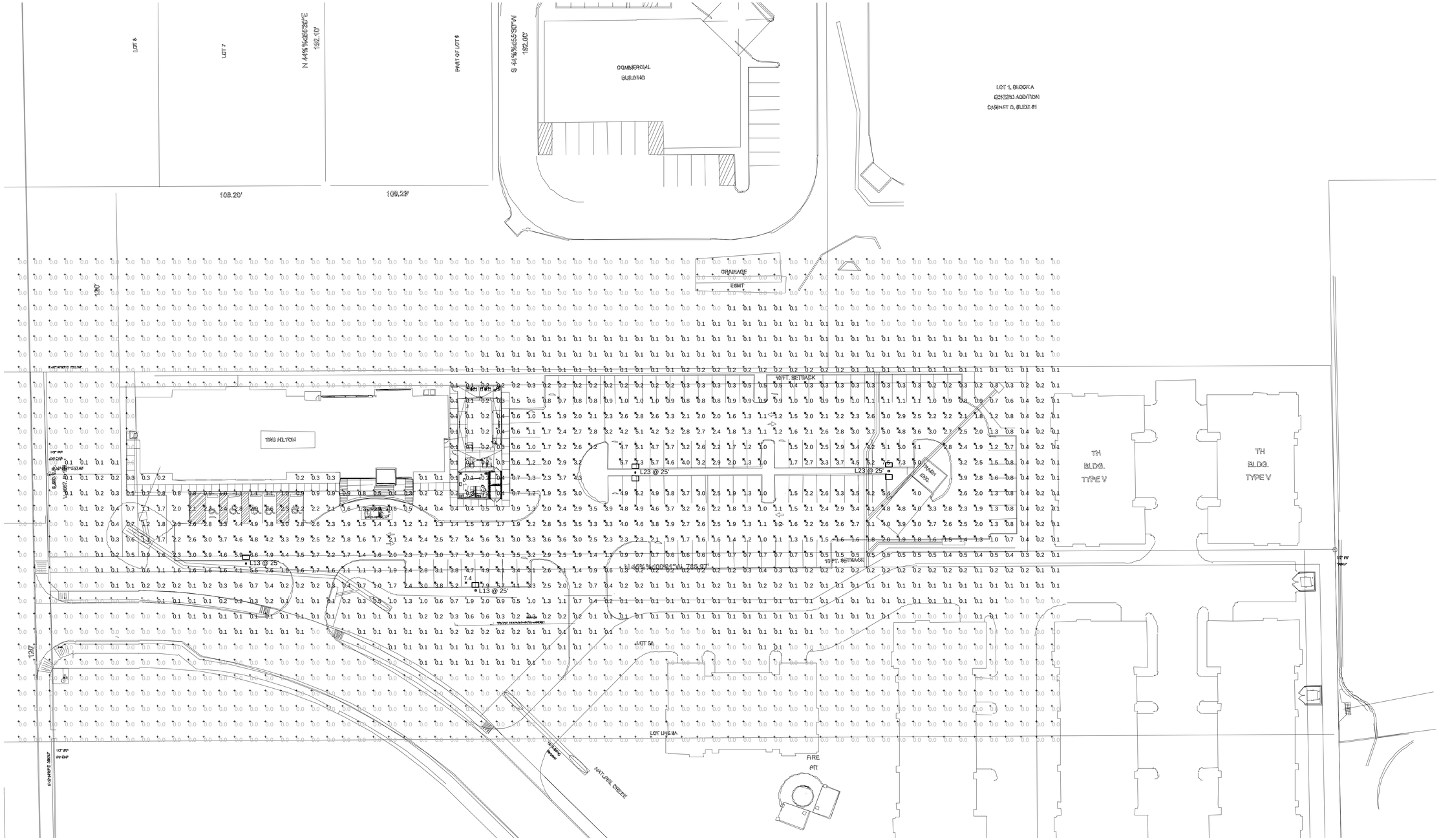
PROJECT:	201709
DRAWN BY:	T.H.P.
DATE:	8/18/18
SCALE:	AS NOTED

Site Plan Submittal 08/18/2018

CASE NO.

TREESCAPE-PLAN

L1-02



NORTH

SITE PLAN - PHOTOMETRIC

SCALE: 1" = 30'

30' 0 30' 60'

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	L13	2	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-05-LED-E1-SL3-7050	GALLEON AREA AND ROADWAY LUMINAIRE (5) 70 CRI, 5000K	80	372	0.8	279
	L23	2	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-05-LED-E1-SL3-7050	GALLEON AREA AND ROADWAY LUMINAIRE (5) 70 CRI, 5000K	80	372	0.8	558

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	7.9 fc	0.0 fc	N/A	N/A
PARKING LOT	X	2.4 fc	7.9 fc	0.2 fc	39.5:1	12.0:1

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PROJECT INFORMATION

PROJECT NUMBER 1810700

PROPOSED PROJECT

TRU BY HILTON

SUMMER LEE DRIVE • ROCKWALL, TEXAS

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 30, 2018

NOT FOR CONSTRUCTION

SHEET INFORMATION

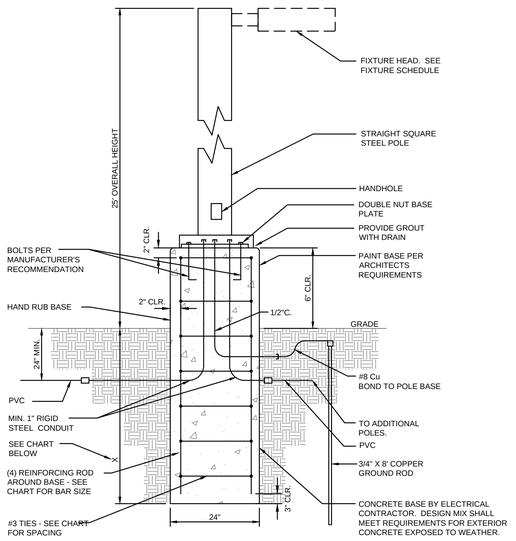
SITE PLAN - ELECTRICAL

SHEET NUMBER

PXP1

2018 © EXCEL ENGINEERING, INC.

333

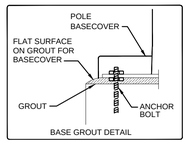


NOTES:
A DRILLED 2'-0" DIA. HOLE SHALL BE USED AS THE FORM FOR THE CONCRETE BASE IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL.

BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL.

DESIGN BASED ON IBC-2009: 100 MPH WIND SPEED, EXPOXURE C, 150 PSF/FT LATERAL SOIL PRESSURE, OCCUPANCY CATEGORY II, IMPORTANCE FACTOR 1.0.

POLE HEIGHT	X	REBAR SIZE	#3 TIE SPACING
10'-0" - 20'-0"	73" (INCHES)	#5	10"
21'-0" - 35'-0"	103" (INCHES)	#5	10"
36'-0" - 45'-0"	120" (INCHES)	#6	12"
46'-0" - 50'-0"	130" (INCHES)	#6	12"



LIGHT POLE DETAIL

NO SCALE

"L13" & "L23"

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,280
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,755	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

"L13" & "L23"

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

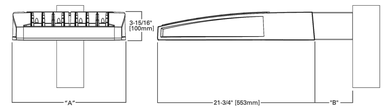


GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



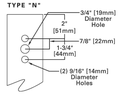
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family [1,2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AF**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 [4] **06**=6 **07**=7 [4] **08**=8 [4] **09**=9 [4] **10**=10 [4]	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [5] **480**=480V [5,6]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [7] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm [Standard Length] [11] **QMEA**=Quick Mount Arm (Extended Length) [12]

Options (Add as Suffix)

7030=70 CRI 3000K [13]
8030=80 CRI 3000K [14]
7050=70 CRI 5000K [13]
7060=70 CRI 6000K [13]
600=Drive Current Factory Set to Nominal 600mA [15]
800=Drive Current Factory Set to Nominal 800mA [15]
1200=Drive Current Factory Set to Nominal 1200mA [15,16]
F=Single Fuse (120, 277 or 347V. Must Specify Voltage)
FF=Double Fuse (208, 240 or 480V. Must Specify Voltage)
2L=Two Circuits [17,18]
DIM=External 0-10V Dimming Leads [19,20]
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Volatage) [21]
PERT=NEMA 7-PIN Twistlock Photocontrol Receptacle [21]
R=NEMA Twistlock Photocontrol Receptacle [21]
AHD145=After Hours Dim, 5 Hours [22]
AHD245=After Hours Dim, 6 Hours [22]
AHD255=After Hours Dim, 7 Hours [22]
AHD355=After Hours Dim, 8 Hours [22]
HA=50°C High Ambient [23]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [24,25]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24,26]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24,26]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [24,38]
MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height [24,26,28]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24,26,28]
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height [24,27,28]
MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [24,38,28]
MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [24,28]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [24,28]
MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24,27]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [24,38]
LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [29]
LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [30]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
TH=Tool-less Door Hardware
LCF=Light Square Trim Plate Painted to Match Housing [31]
HSS=Factory Installed House Side Shield [32]
CE=CE Marking [33]

Accessories (Order Separately)

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1038-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=@180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1193-XX=@60° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1039-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=@120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=@60° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=@90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [34]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
GLEON-QM=Quick Mount Arm Kit [9]
GLEON-QMEA=Quick Mount Extended Arm Kit [9]
LS/HSS=Field Installed House Side Shield [32,34]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. Actual performance may vary. Values are for reference only. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Standard 4000K CCT and minimum 70 CRI.
4. Not compatible with MS/4-LXX or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. Only for use with 480Y Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase Corner Grounded Delta systems).
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 6 light squares.
13. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
14. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
15. Use dedicated, corresponding IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
16. Not available with HA option.
17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
18. Not available with LumaWatt Pro wireless sensors.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture.
21. Requires the use of a 7-pin twistlock photocontrol. Sensor has an integral photocell.
22. Requires the use of 7-pin photocontrol or the PERT or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
23. 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
25. Approximately 22' detection diameter at 8' mounting height.
26. Approximately 40' detection diameter at 20' mounting height.
27. Approximately 80' detection diameter at 40' mounting height.
28. Replace X with number of Light Squares for quantity ordering.
29. Replace X with number of Light Squares operating in low output mode.
30. LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoEB in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information.
31. Not available with house side shield (HSS).
32. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
33. CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PERT options. Available in 120-277V only.
34. One required for each Light Square.

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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FOND DU LAC, WI 54935
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WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1810700

PROPOSED PROJECT
TRU BY HILTON
SUMMER LEE DRIVE • ROCKWALL, TEXAS

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 30, 2018

NOT FOR CONSTRUCTION

SHEET INFORMATION

SITE PLAN - ELECTRICAL

SHEET NUMBER

PXP2

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architecture | design
2248 DEMING WAY, SUITE. 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

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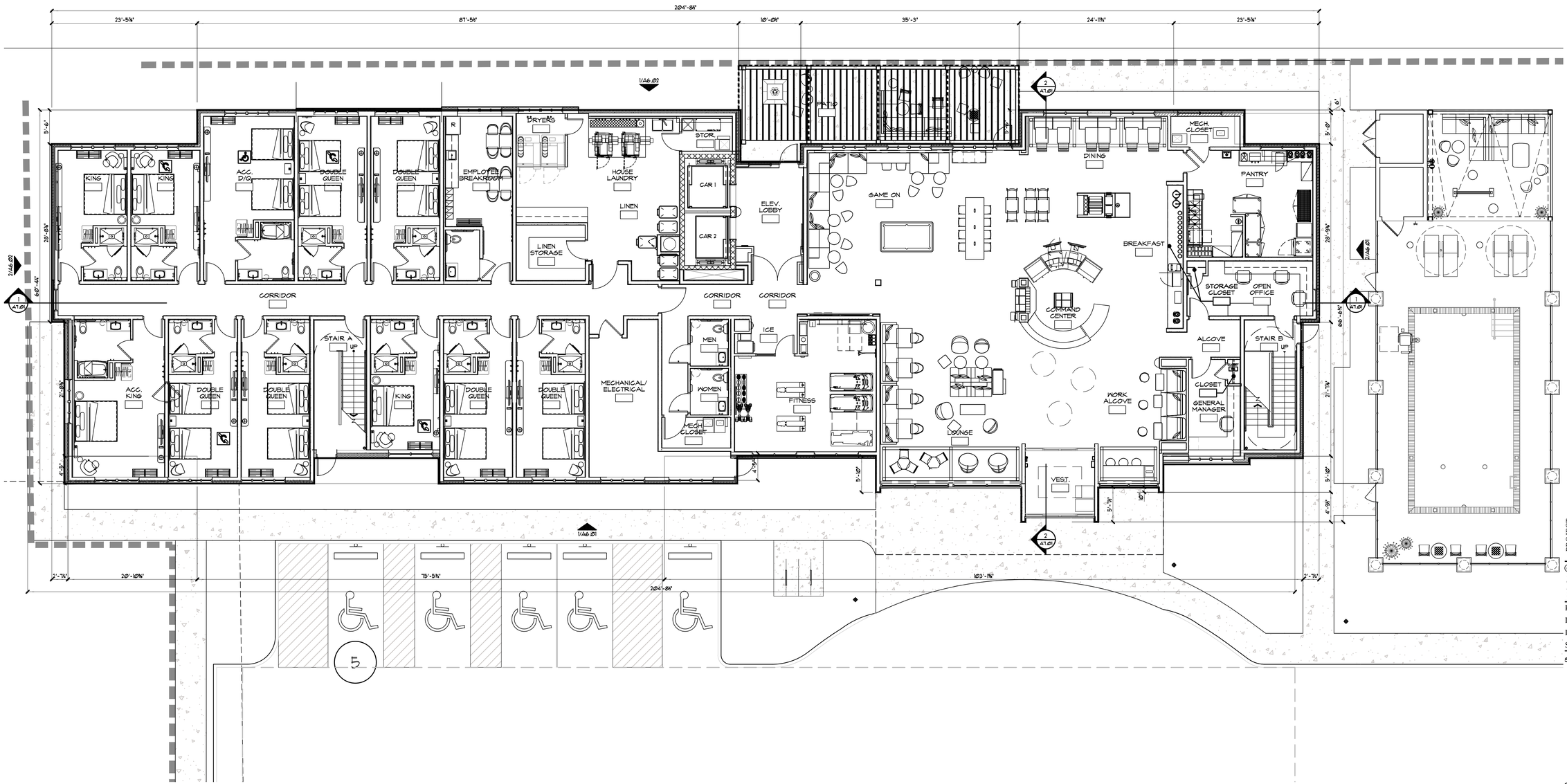
by HILTON™



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O KIMBERLY HOTEL COMPANY
1460 RIVERBEND ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED

Site Plan Submittal 09/06/2018

CASE NO.

FIRST FLOOR PLAN

A2.01

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architecture | design

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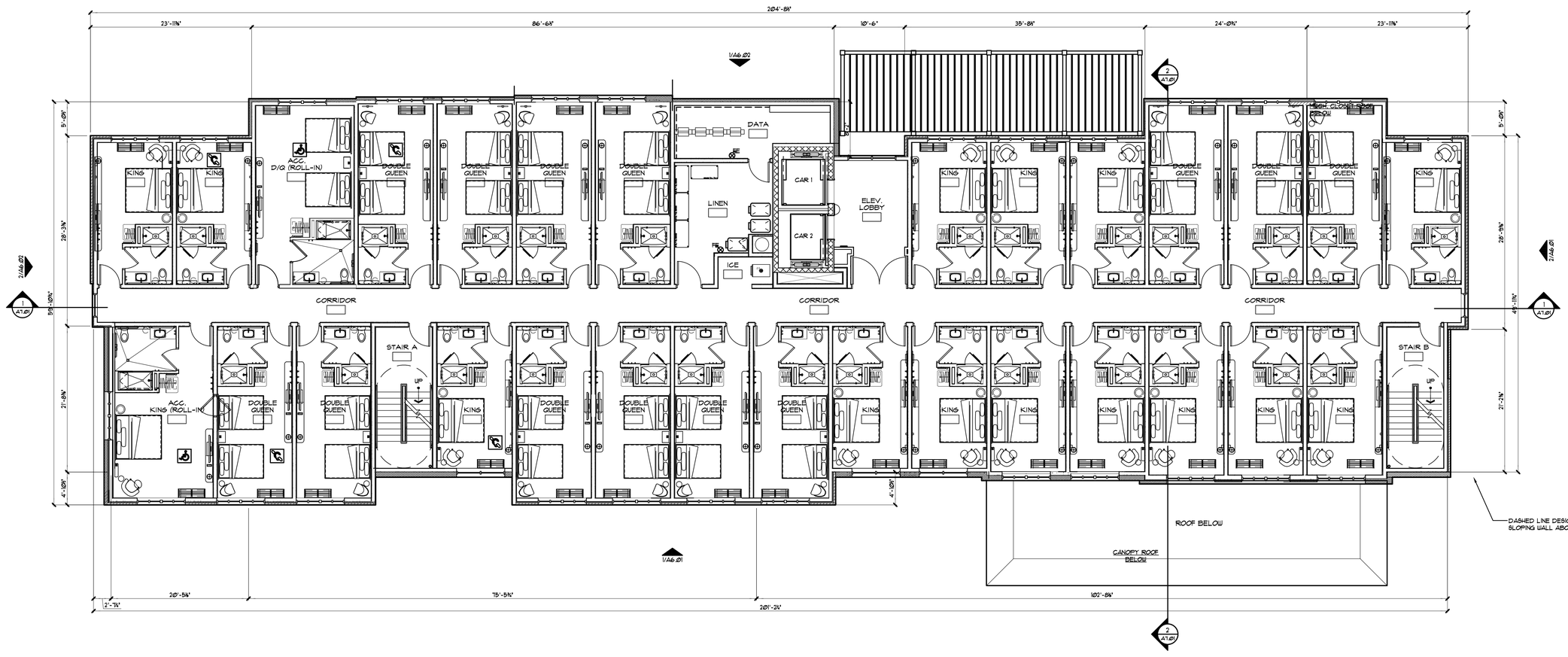

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O KIMBELL HOTEL COMPANY
1440 KIMBELL PLACE, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED
Site Plan Submittal	09/06/2018

CASE NO.

SECOND FLOOR PLAN

A2.02

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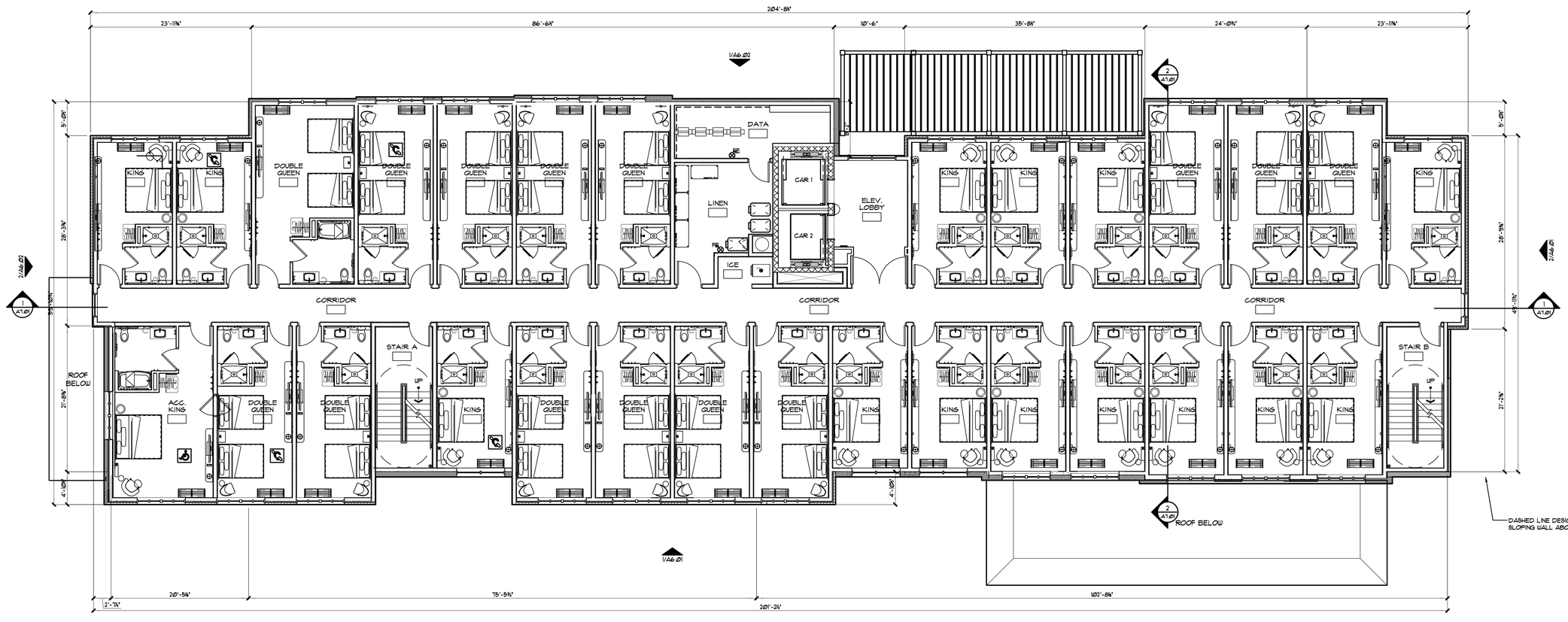

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O KIMBELL HOTEL COMPANY
1440 KIMBELL HOTEL DRIVE, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED
Site Plan Submittal	09/06/2018

CASE NO.

THIRD
FLOOR PLAN

A2.03

GBA
architecture | design

2248 DEMING WAY, SUITE. 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

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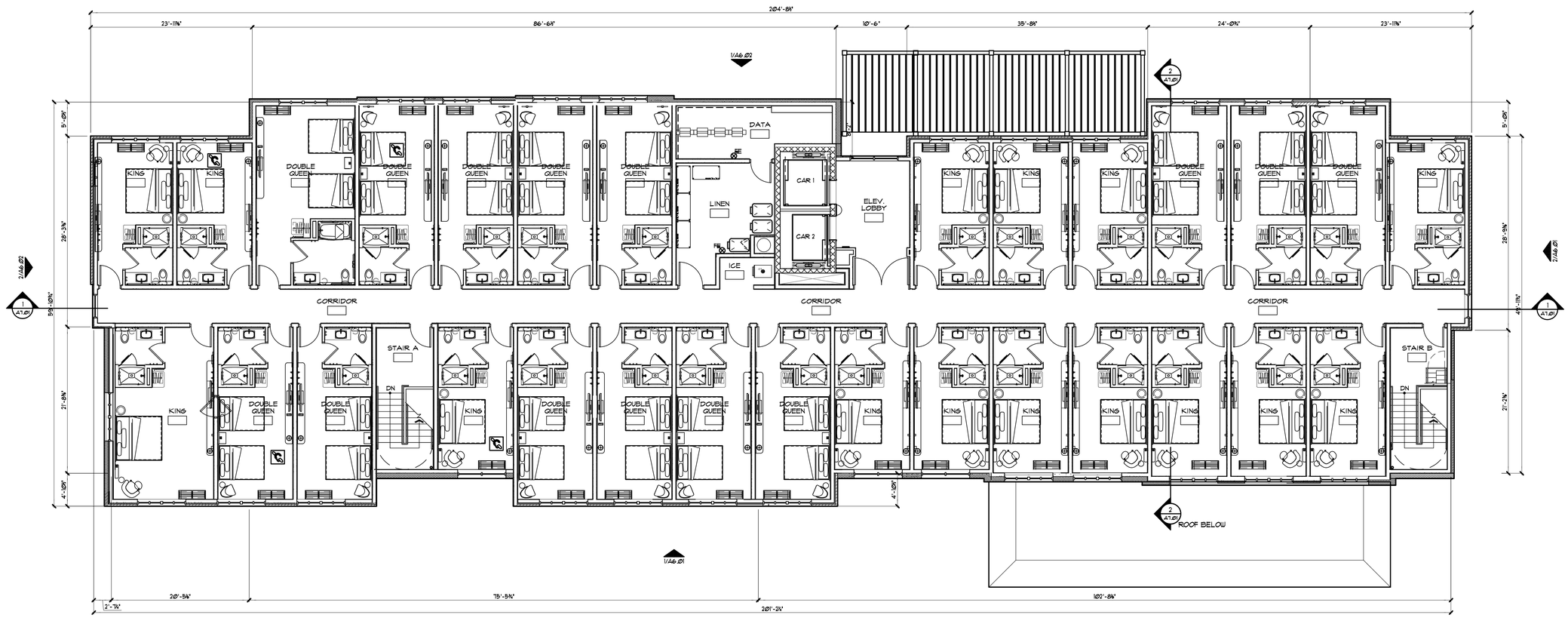

FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O KIMBELL HOTEL COMPANY
1400 KIMBELL HOTEL DRIVE, SUITE 103
GERMANTOWN, TENNESSEE 38138

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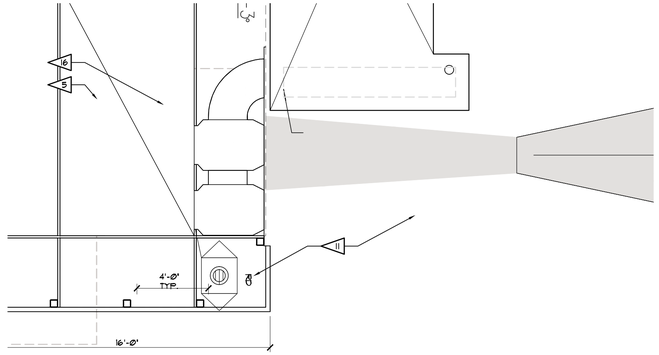
PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED
Site Plan Submittal	09/06/2018

CASE NO.

FOURTH
FLOOR PLAN

A2.04



1 ROOF TOP / EQUIPMENT SCREEN PLAN
Scale: 1/4"=1'-0"

FLOOR PLAN KEY NOTES

1. "SPILL-OUT" SCUPPER / OVERFLOW / SECONDARY ROOF DRAINAGE. REFER TO DETAIL 11A/A7.61.
2. PRE-FINISHED STEEL (OR ALUMINUM) COPING
3. PRE-FINISHED STEEL (OR ALUMINUM) GRAVEL STOP. REFER TO DETAIL 9/A7.31
4. ROOF SCUTTLE / PERSONNEL ROOF ACCESS HATCH AND ALTERNATING TREAD LADDER. REFER TO DETAIL(S) 12/A7.61.
5. APPROXIMATE ROUTING OF WALKWAY PAD(S). PADS TO BE IN CONTRASTING COLOR TO ROOF SURFACE. REFER TO DETAIL 13/A7.61.
6. ROOF KITES (BUILD UP UTILIZING TAPERED INSULATION BOARD TO ACHIEVE 1/4" RESULTANT SLOPE).
7. ELEVATOR OVERRUN.
8. SHADED AREA INDICATES TAPERED INSULATION REQUIRED TO MAINTAIN POSITIVE SLOPE TO DRAINS.
9. ROOF DRAIN, REFER TO DETAIL(S) 1 & 5/A7.61.
10. TOILET EXHAUST FAN ON CURB, TYPICAL. REFER TO MECHANICAL DRAWINGS AND DETAIL(S) 3/A7.61.
11. MAKE-UP AIR UNIT ON CONCRETE CURB. REFER TO MECHANICAL DRAWINGS AND DETAIL(S) 7/A7.61.
12. MECHANICAL / CONDENSING UNIT, REFER TO MECHANICAL DRAWINGS AND DETAIL(S) 2/A7.61.
13. PRE-FABRICATED ROOF SUMP, TAPERED INSULATION BOARD, ROOF DRAIN (R.D.) AND ASSEMBLY. REFER TO DETAIL(S) 1/A7.61.
14. ELEVATOR RELIEF LOUVERS OUT SIDE WALL. REFER TO MECHANICAL DRAWINGS.
15. HOSE BIBB AT ROOF. REFER TO DETAIL 10/A7.61.
16. EQUIPMENT SCREEN, REFER TO SPECIFICATION SECTION 10 24 00, AND DETAIL 1/A2.05

GENERAL ROOF NOTES

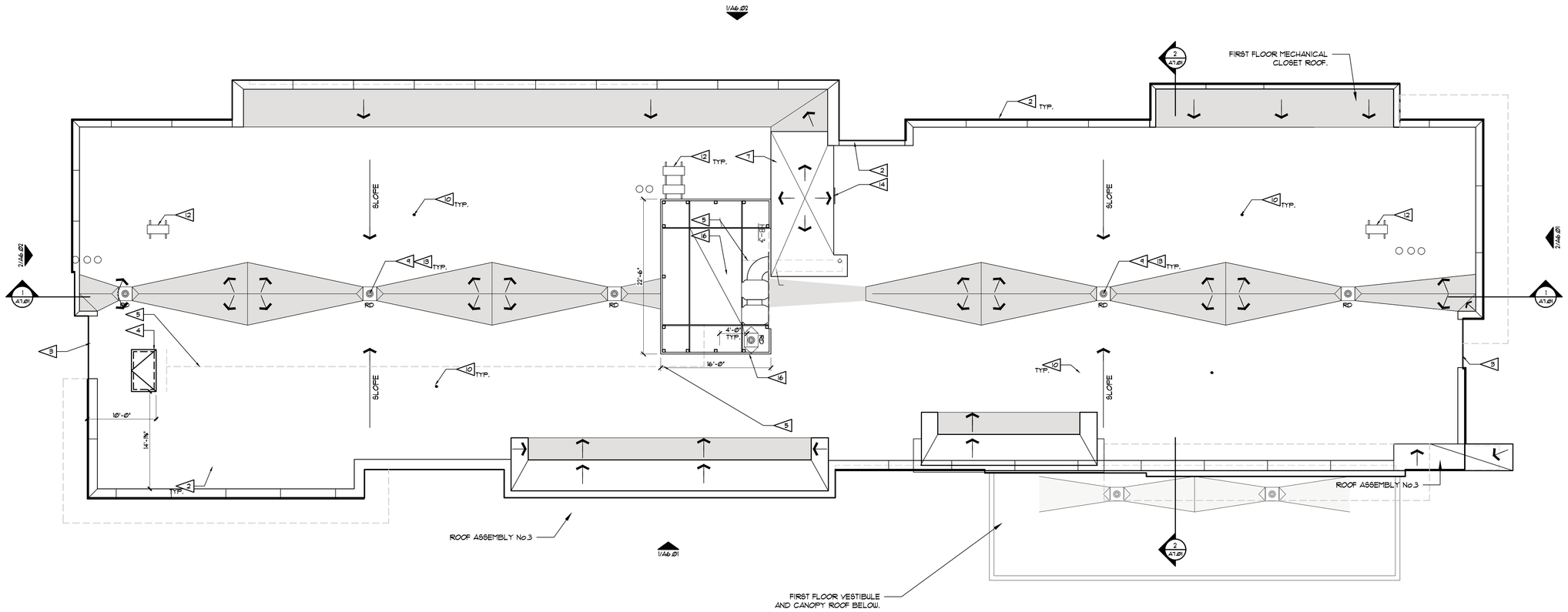
A. ARROWS ON ROOF PLAN DESIGNATE INTENDED DIRECTION OF WATER SURFACE DRAINAGE AND / OR PITCH OF SLOPED STRUCTURE.
B. ROOF SLOPE TO BE ¼" PER FT. SLOPE, MINIMUM. PROVIDE TAPERED INSULATION AS REQUIRED WITH A ½" PER FT SLOPE, MINIMUM SO THAT RESULTANT SLOPE EQUALS ¼" PER FT.
C. UNLESS NOTED OR SHOWN OTHERWISE, MAIN ROOF SURFACES HAVE SLOPE OR PITCHED STRUCTURE. SLOPE TO DRAINS ARE ACCOMPLISHED BY ADDITIONAL TAPERED INSULATION.
D. REFER TO PLUMBING AND MECHANICAL DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS AND ROOFING DETAILS NOT SHOWN. (INCLUDING PLUMBING VENTS)
E. REFER TO EXTERIOR ELEVATIONS FOR DOWNSPOUT LOCATIONS (WHERE APPLICABLE).
F. PROVIDE CRICKETS / SADDLES AT HIGH SIDE OF ALL MECHANICAL EQUIPMENT TO PROVIDE POSITIVE DRAINAGE TO ROOF DRAINS.
G. REFER TO FLOOR PLANS / DRAWING(S) A2.02 FOR ADDITIONAL INFORMATION ON LOWER ROOF AREA AND HIDDEN ROOF SURFACES / AREAS.
H. ROOFING CONTRACTOR TO PROVIDE BALLAST MATERIAL (OR CONCRETE PAD) FOR ALL ROOFTOP EQUIPMENT CURBS.
I. REFER TO A7.61 FOR TYPICAL DETAILS NOT SPECIFICALLY REFERENCED (SUCH AS ROOF CURB, ROOF DRAIN, ETC.)
J. MINIMUM ROOF COVERING CLASSIFICATION: CLASS B, PER TABLE 1505.1 IBC 2009
K. FALL PROTECTION DEVICES ARE TO BE DESIGNED AND PROVIDED BY GENERAL CONTRACTOR (AT THEIR EXPENSE) IF NEEDED DURING CONSTRUCTION.
L. PROVIDE DOWNSPOUT (D.S.) AND CONCRETE SPLASH BLOCK (AT LOWER ROOF OR GRADE) AT AREAS SHOWN TO HAVE GUTTERS.
M. PROVIDE ADDITIONAL LAYER OF ROOFING MEMBRANE (3'-0", MINIMUM) AROUND ALL RTU's AND AHU's FOR PROTECTION.
N. PROVIDE 24" WIDE CONTINUOUS WALKWAY PAD / ROUTE FROM STAIR TOWER / ROOF SCUTTLE TO ALL ROOF TOP EQUIPMENT / UNITS. (SHOWN AS DASHED LINE ON PLAN)
O. ALL ROOFTOP EQUIPMENT REQUIRING SERVICING (OR AS REQUIRED BY CODE) SHALL BE PLACED A MINIMUM OF 10'-0" FROM EDGE OF ROOF, UNLESS ROOF EDGE / TOP OF PARAPET IS A MINIMUM OF 42" ABOVE ROOF DECK / SURFACE.

ROOF ASSEMBLY LEGEND

ROOF ASSEMBLY NO. 1: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 4" EXPANDED POLYSTYRENE (EPS) INSULATION BOARD OVER 3/4" T & G OSB ROOF SHEATHING (TAPERED WHERE INDICATED) OVER FRAMING / TRUSSES.

ROOF ASSEMBLY NO. 2: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER ROOF DECK OVER SLOPED STEEL BEAMS PER STRUCTURAL DRAWINGS.

ROOF ASSEMBLY NO. 3: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER 3/4" T & G OSB ROOF SHEATHING OVER WOOD FRAMING MEMBERS (PER STRUCTURAL / DETAILS INDICATED.



ROOF PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

GBA
architecture | design
2248 DEMING WAY, SUITE. 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru by HILTON™

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O KIMBELL HOTEL COMPANY
1468 KIMBELL LIGHT DRIVE, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED

Site Plan Submittal 09/06/2018

CASE NO.

ROOF PLAN

A2.05

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/17/2018

APPLICANT: Bill Bricker, *Columbia Development Company, LLC*

AGENDA ITEM: **Z2018-032**; *Zoning Change for Park Station (LI to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (*7.409-acres*) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

PURPOSE & BACKGROUND:

The subject property is a 16.26-acre tract of land, located on the south side of E. Washington Street, which was annexed on February 6, 1961 by *Ordinance No. 60-01*. According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least January 3, 1972. On July 14, 2000, a final plat for a portion of this property (*7.409-acres*) was incorporated into *Lot 1, Block 1, Indalloy Addition* by *Case No. PZ2000-055-01*. The subject property is currently vacant with the exception of a private driveway that connects the property south of the subject property to E. Washington Street.

On July 13, 2018, the applicant -- *Bill Bricker with Columbia Development Company, LLC* -- submitted an application requesting to establish a Planned Development District on the subject property. Specifically, the applicant was proposing to entitle the subject property for 12 townhomes on 2.02-acres, limited commercial land uses on 6.57-acres, and limited light industrial land uses on 7.67-acres. These areas would be subject to the requirements and land uses of the Single-Family 10 (SF-10), General Retail (GR), and Light Industrial (LI) Districts unless specifically indicated in the Planned Development District ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Washington Street, which also delineates the future alignment of SH-66. This roadway is identified as a TXDOT4D (*i.e. four [4] lane, divided highway, owned by the Texas Department of Transportation*) on the City's Master Thoroughfare Plan. North of this thoroughfare is a 67.036-acre public park (*i.e. Harry Myers Park*), which is zoned Light Industrial (LI) District. Beyond this is a 17.861-acre vacant tract of land that was platted as a 78-lot subdivision (*i.e. Oak Creek*) in 1984. This property is zoned Two Family (2F) District. Adjacent to this residentially zoned area is a 21.326-acre tract of land that is zoned Light Industrial (LI) District. This property has a school and administrative offices (*i.e. Rockwall Quest Academy/RISD Administrative Offices*) situated on it.

South: Directly south of the subject property is an 8.197-acre tract of land and a 14.53-acre parcel of land (*i.e. Lot 1-01, Block 1, Indalloy Addition*). Both of these properties are zoned Light Industrial (LI) District. Situated on these properties is a large industrial building and various other improvements. Beyond this is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*.

East: Directly east of the subject property is a 2.093-acre parcel of land (*i.e. Lot 1, Block A, Soroptimist Rockwall Children's Home*), a vacant 7.97-acre tract of land, and a vacant 11.3736-acre tract of land. All of these properties are zoned Light Industrial (LI) District. Beyond this are E. Washington Street, Airport Road, and Industrial Boulevard. These roadways are all identified as an M4U (*i.e. minor collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the subject property is *Phases 2 & 3* of the *Park Place Subdivision*, which currently contains 94 single-family residential lots. This property is zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) and Single-Family 7 (SF-7) District land uses.

CHARACTERISTICS OF THE REQUEST:

The applicant has submitted a concept plan and development standards for the proposed development. According to the concept plan, the subject property will be broken down into five (5) tracts of land that will include commercial, light industrial and townhome land uses. The characteristics and development standards for each of these tracts are as follows:

Tract 1: Townhomes (2.02-Acres)

The proposed townhome land use will be situated on *Tract 1*, which is located directly adjacent to *Phase 2* of the *Park Place Subdivision*. More specifically, the concept plan shows that the townhomes will face west towards the existing amenity center and be accessible via driveways located at the rear of the property facing on to a proposed public right-of-way (*i.e. Street 'A' on the concept plan*). This public right-of-way will end in a cul-de-sac and only serve the proposed townhomes. The concept plan currently shows the provision of ten (10) townhomes; however, the applicant has requested the ability to provide up to 12 townhomes through the Planned Development District ordinance. The applicant has stated that these residential units will be incorporated into the existing Park Place Homeowner's Association (HOA). Staff has included a requirement that an HOA be established regardless if they are incorporated into the existing HOA or put into a separate HOA.

This tract is subject to the Single Family 10 (SF-10) District land uses with the added townhome use; however, any accessory buildings, portable buildings or guest quarters have been prohibited through the Planned Development District ordinance. A summary of the proposed density and dimensional requirements for *Tract 1* is as follows:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Width [1]	*28-Feet*
Minimum Lot Depth	*115-Feet*
Minimum Lot Area	*3,000 SF*
Minimum Front Yard Setback [2] & [4]	*20-Feet*
Minimum Side Yard Setback	*0-Feet*
Minimum Distance Between Buildings	*10-Feet*
Minimum Length of Driveway Pavement	*20-Feet*
Maximum Height [3]	*36-Feet*
Minimum Rear Yard Setback [4]	*10-Feet*
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	*1,400 SF*
Garage Orientation	*Rear Entry*

Maximum Number of Attached Units Per Buildings	*5 Units*
Maximum Lot Coverage	*75%*

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
[4]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front* and *Rear Yard Building Setbacks* by up to five (5) feet for any property; however, the encroachment shall not exceed three (3) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.

It should be noted that the applicant is proposing to match the design style of the Park Place Subdivision, which is constructed in a *Neo Traditional* architecture style (*e.g. the use of material blends heavy in cementitious siding, front porch elements, bay windows, etc.*). Due to this proposed design, the applicant is proposing to use up to 100% cementitious materials excluding stucco, which is prohibited. In addition, the townhomes will have varying front façades, and additional anti-monotony requirements are incorporated into the Planned Development District ordinance. An example of the type of design provided by the applicant has been included in the attached packet.

The applicant has stated that the purpose of the townhome land use is to provide a transition from the Park Place Subdivision to the limited light industrial land uses that are proposed on *Tracts 4 & 5*, which are located east of the subject property. Staff should point out that under the current zoning, light industrial land uses can be established in the area (i.e. *Tract 1*) without restriction.

Tracts 2 & 3: Limited General Retail (6.57-Acres)

Tracts 2 & 3 on the concept plan are dedicated for limited General Retail (GR) District land uses, and General Retail (GR) District density and dimensional requirements. A summary of the density and development requirements permitted in the General Retail (GR) District is as follows:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*6,000 SF*
Minimum Lot Width	*60-Feet*
Minimum Lot Depth	*100-Feet*
Minimum Front Yard Setback [1]	*15-Feet*
Minimum Rear Yard Setback [2]	*10-Feet (0-Feet w/ Fire Rated Wall)*
Minimum Rear Yard Setback Adjacent to Residential [2]	*20-Feet + (½ Height Greater than 36-Feet)*
Minimum Side Yard Setback [2]	*10-Feet (0-Feet w/ Fire Rated Wall)*
Minimum Side Yard Setback Adjacent to Residential [2]	*20-Feet + (½ Height Greater than 36-Feet)*
Maximum Height	*60-Feet (Greater Than 36-Feet Requires SUP)*
Max Lot Coverage	*40%*
Minimum Masonry Requirement	*90%*
Maximum Building Size	*26,000 SF*
Minimum Landscaping Percentage	*15%*
Maximum Impervious Coverage	*85-90%*

Notes
[1]: *Parking should not be located between the front façade and the property line.*
[2]: *In no case shall the setback exceed more than 50-feet.*

The applicant has stated that the purpose of *Tracts 2 & 3* are to screen the limited light industrial land uses from E. Washington Street and Harry Myers Park. In addition, the applicant has stated a desire to establish a two (2) story mixed office/neighborhood services development of *Tract 2* that can take advantage of views towards Harry Myers Park to the north. It should be noted that staff has limited the uses permitted on these tracts to ensure compatibility with the proposed and existing residential land uses to the west of *Tract 2*.

Tracts 4 & 5: Limited Light Industrial (7.67-Acres)

The concept plan shows that *Tracts 4 & 5* will remain subject to the land uses and density and dimensional requirements of the Light Industrial (LI) District; however, the applicant has consented to limit the land uses to ensure that no uses that would be incompatible with the adjacent residential and limited commercial land uses would be established. Specifically, the applicant has prohibited the majority of land uses that incorporate outside storage or that would create incompatibility. In addition, the applicant has agreed to put a Specific Use Permit (SUP) requirement on automotive and mini-warehouse land uses. Staff should point out that under the current zoning the applicant could establish any of the land uses that are being limited by the proposed zoning ordinance.

A summary of the density and dimensional requirements is as follows:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*12,500 SF*
Minimum Lot Width	*100-Feet*
Minimum Lot Depth	*125-Feet*
Minimum Front Yard Setback	*25-Feet*
Minimum Rear Yard Setback [1]	*10-feet (0-Feet w/ Fire Rated Wall)* [2]
Minimum Side Yard Setback [1]	*10-feet (0-Feet w/ Fire Rated Wall)* [2]
Maximum Height	*120-Feet (Greater Than 60-Feet Requires SUP)*
Max Lot Coverage	*60%*
Minimum Masonry Requirement	*90%*
Minimum Landscaping Percentage	*10%*
Maximum Impervious Coverage	*90-95%*

Notes
1: *In no case shall the setback exceed more than 50-feet.*
2: *When directly abutting a residentially zoned property the setback is 36-Feet + ½ Building Height Greater than 36-feet. This is not applicable in this case due to the separation of Tract 1 from Tract 4 by the roadway and detention pond.*

INFRASTRUCTURE:

Based on the applicant's submittal, staff is requiring an infrastructure study -- *at the applicant's expense* -- to be performed to ensure that all water and wastewater improvements necessary to serve the proposed developments are incorporated. With regard to streets, the City's Master Thoroughfare Plan depicts E. Washington Street as the future alignment of SH-66. The proposed alignment of this roadway begins at the western boundary of the subject property, dips down into the front of the subject property approximately 105-feet, and extends northward at the approximate mid-point of the subject property (*see attached exhibit*). The total area of the subject property affected by the proposed alignment of SH-66 is 1.18-acres. From the point that the alignment of the future SH-66 extends northward, the remainder of E. Washington is depicted as a M4U (*minor arterial, four [4] lane, undivided roadway*) according to the Master Thoroughfare Plan. The applicant has submitted a letter requesting this alignment be changed, and is requesting that the City Council waive the dedication for this roadway. This means that if the Planning and Zoning Commission and City Council choose to approve the applicant's request, the Master Thoroughfare Plan will need to be amended to show a revised alignment of SH-66. The new alignment will require coordination between the Texas Department of Transportation (TXDOT), the City of Rockwall, and any affected property owners. Staff has added this as a condition of approval for this case.

CONFORMANCE WITH THE CODES:

While the proposed Planned Development District does conform to many of the City's code requirements, it should be noted that the development standards contained within the Planned Development District ordinance for *Tract 1* deviate from the requirements of the Unified Development Code (UDC), Municipal Code of Ordinances and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ *Garages*. The proposed townhomes are intended to front towards the existing Park Place Subdivision, and the garages will front onto a public street (*i.e. Road 'A'*) at the rear of the property. Based on the current codes, it is debatable if this constitutes rear or front entry product; however, the current codes do not clarify this issue, and staff is of the opinion that this issue is best left up to the discretion of the Planning and Zoning Commission and City Council.

- ☑ *Sidewalks*. The Engineering Department's *Standards of Design and Construction* Manual and the Municipal Code of Ordinances require that a five (5) foot sidewalk be constructed adjacent to any public street. In this case, the applicant is proposing to run the sidewalk adjacent to *Road 'A'* from E. Washington Street southward, but break the adjacency to the roadway and run the sidewalk along the front side of the townhomes (*i.e. in between the townhome and the Park Place Subdivision*).

- ☑ *Masonry Requirements.* The minimum masonry requirement for residential properties stipulated by the UDC is 80% with a maximum of 50% of the masonry requirement being permitted to be cementaceous materials. In this case, the applicant is proposing to match the adjacent residential subdivision and is requesting to use up to 100% cementaceous materials. In addition, the applicant has stated that he will be using varying façades on the proposed townhomes and has prohibited the use of stucco.

- ☑ *Lot Size*. Currently, the Two Family (2F) and Downtown (DT) Districts are the only zoning district that allow townhomes in the City of Rockwall. In addition, there are no specific standards for townhomes contained in the UDC. This means that the City's smallest single-family lot size for a townhome is within the Two Family (2F) District and is 7,000 SF. This is not conducive to the development of a townhome product and the applicant is proposing a minimum lots size of 3,000 SF for *Tract 1*.

Tracts 2, 3, 4 & 5 conform to all applicable requirements of the Unified Development Code (UDC), Municipal Code of Ordinances and the Engineering Department's *Standards of Design and Construction* Manual. By approving the proposed Planned Development District, the City Council is waiving the standards for *Tract 1* as listed above.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained in the Comprehensive Plan designates the subject property for *Commercial/Industrial* land uses. According to the *Land Use* section of the Comprehensive Plan the *Commercial/Industrial* land use designation is appropriate for areas, "…where more industrial activities may occur. It is largely buffered from residential by roads and open space." Staff should point out that the property directly west of the subject property is currently designated *Medium Density Residential* and is developed with a single-family subdivision (*i.e. Park Place*). Currently, these properties share a common property line, with no roadways or open space intervening. The adjacency of these two (2) land use designation poses the potential for conflicting development (*e.g. residential directly adjacent to industrial*).

The residential density for *Tract 1* (*i.e. 5.94 dwelling units per acre*) falls within the *High Density Residential* land use designation, which according to the Comprehensive Plan, "…should be used as a transitional use from commercial (*or existing retail*) use, or where it will serve as a logical extension of an existing high density development." In this case, the applicant has stated that he would like to create a transition from the single-family subdivision to the west to the proposed limited light industrial land uses to the east. In addition, the applicant is proposing to screen the limited light industrial land uses from Harry Myer's Park -- *which is north of the subject property* -- with commercial/retail buildings that will be directly adjacent to E. Washington Street. This will necessitate that *Tracts 2 & 3* on the concept plan be changed to a *Commercial* designation. In accordance with the requirements of the Comprehensive Plan staff has requested that the applicant

make the retail areas pedestrian-oriented and easily accessible to the adjacent residential neighborhood. Finally, *Tracts 4 & 5* will be designated for limited light industrial land uses, which is better suited under the *Technology/Light Industrial* designation as opposed to the projected *Commercial/Industrial* land use designation.

Considering these proposed changes, any deviations from the Future Land Use Map or the Comprehensive Plan are discretionary to the City Council. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect this change.

NOTIFICATION:

On August 1, 2018, staff mailed 40 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Associations (HOA), which is the only HOA/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received seven (7) notices in support of the request, and one (1) in opposition.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to change the zoning of the subject property from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) An *Infrastructure Study* -- *at the applicant's expense* -- will be required to be submitted concurrently with the submission of a preliminary plat;

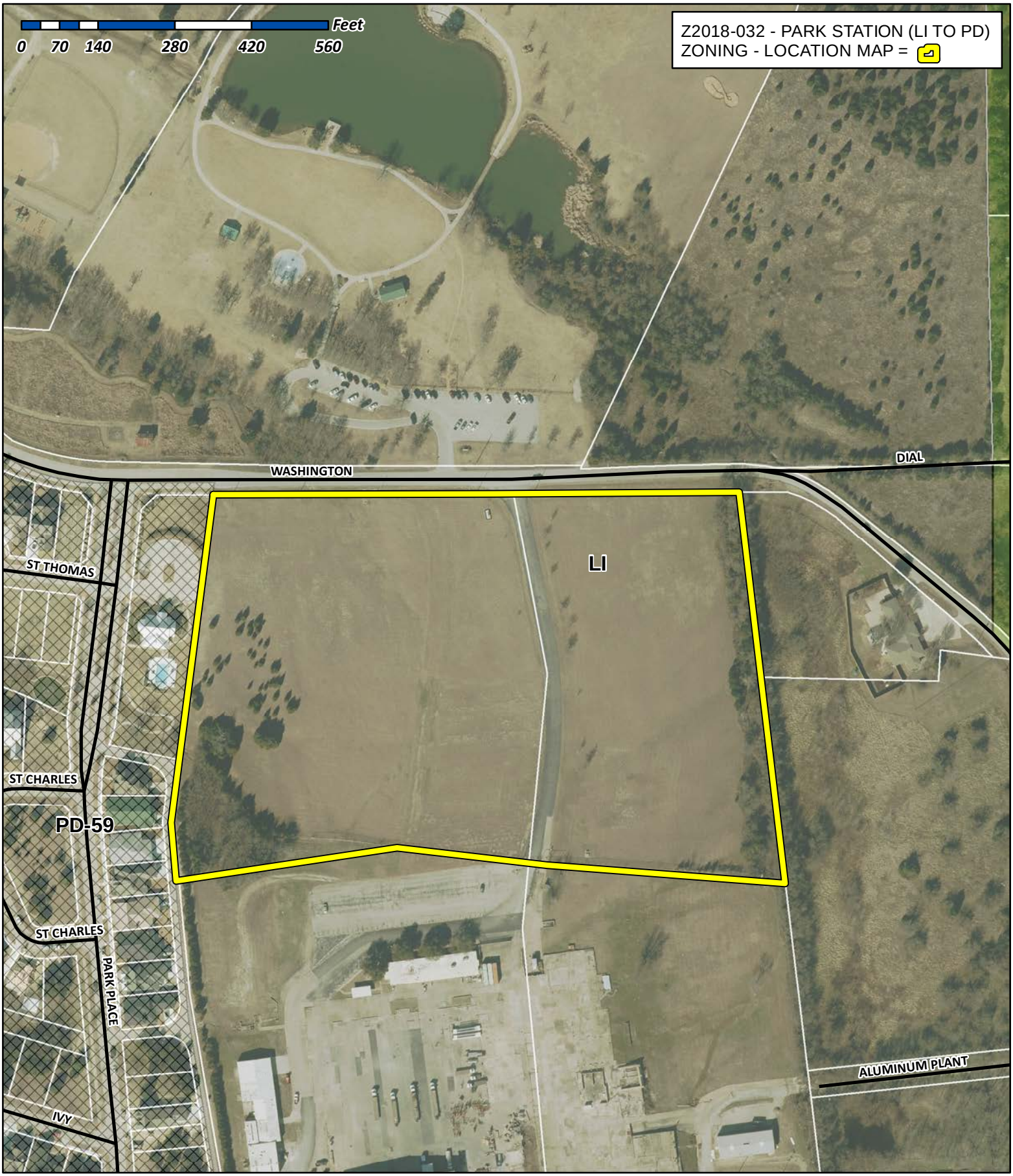
3) The Master Thoroughfare Plan contained in the Comprehensive Plan shall be amended to realign SH-66 or take other mitigating actions to account for the loss of right-of-way;

4) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of portions of the subject property from a *Commercial/Industrial* designation to *High Density Residential*, *Commercial*, and *Technology/Light Industrial* designations; and,

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

PLANNING AND ZONING COMMISSION:

On August 28, 2018, the Planning and Zoning Commission approved a motion to recommend denial of the applicant's request by a vote of 4-3, with Commissioners Welch, Womble and Fishman dissenting.



City of Rockwall

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

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

347

City of Rockwall

Planning & Zoning Department
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(P): (972) 771-7745
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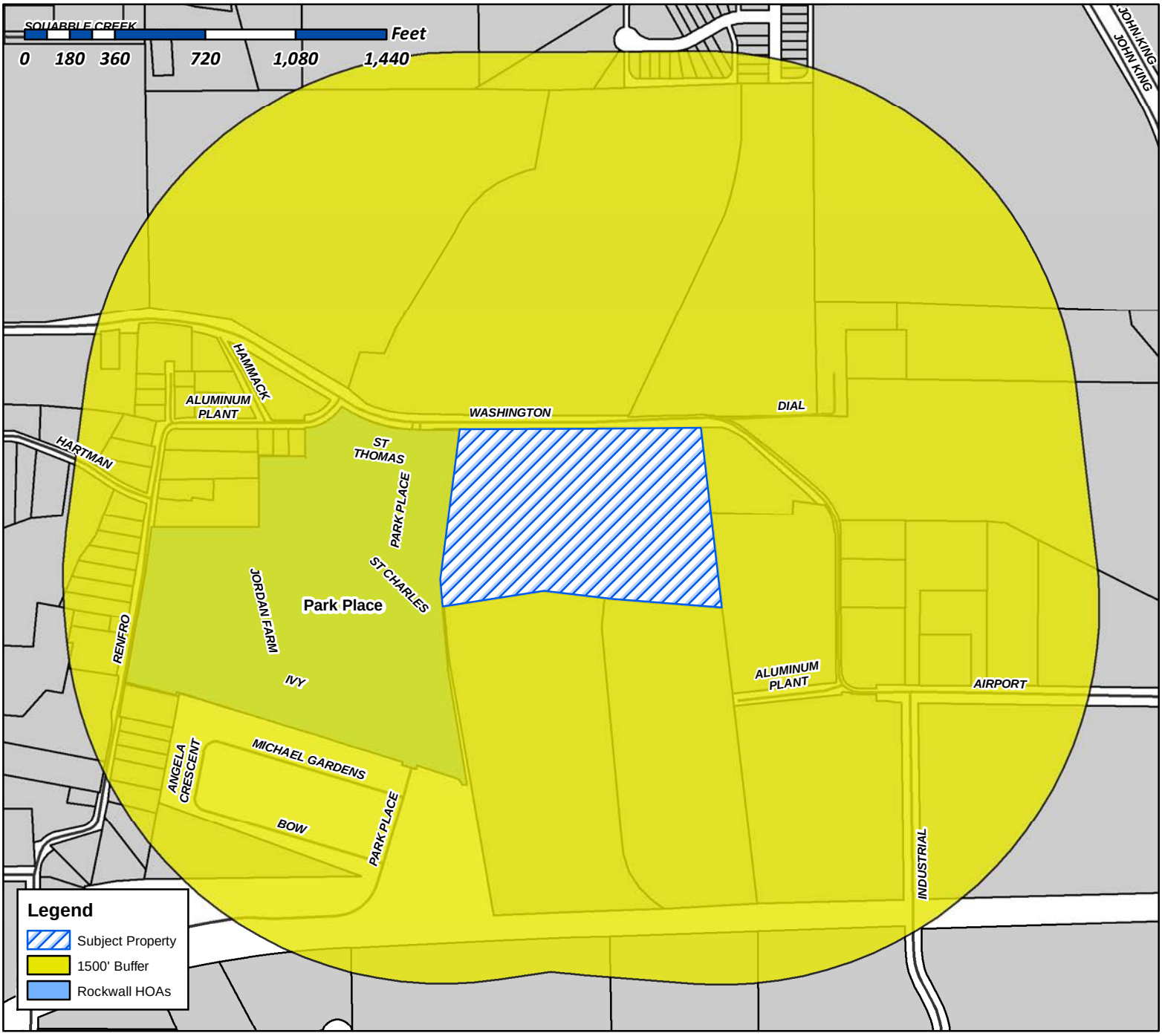
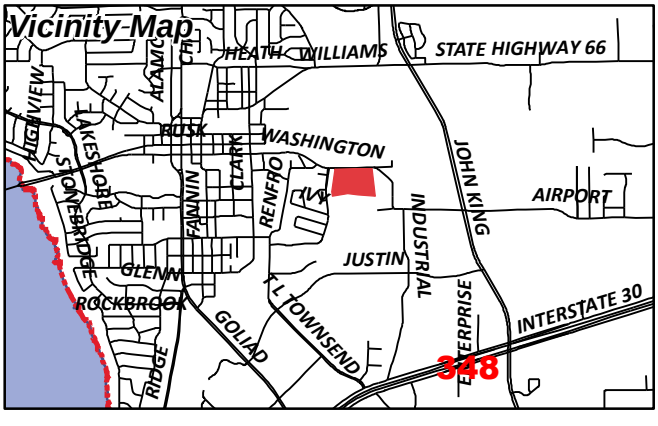


Case Number: Z2018-032
Case Name: Zoning Change (LI to PD)
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1100 & 1300 E. Washington Street



Date Created: ***7/19/2018***
For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	"thomas.bedingfield@yahoo.com"; "bod@flagstonereek.org"; "hromatka@hotmail.com"; "s.gantt@sbbmanagement.com"; "dbmeyer@cmamanagement.com"; "Justini@ymail.com"; "makelkeintexas@sbcglobal.net"; "dbmeyer@cmamanagement.com"
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, August 01, 2018 1:19:25 PM
Attachments:	Z2018-030 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***July 20, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 8/14/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 8/20/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at
https://sites.google.com/site/rockwallplanning/development/development-cases

Z2018-030- Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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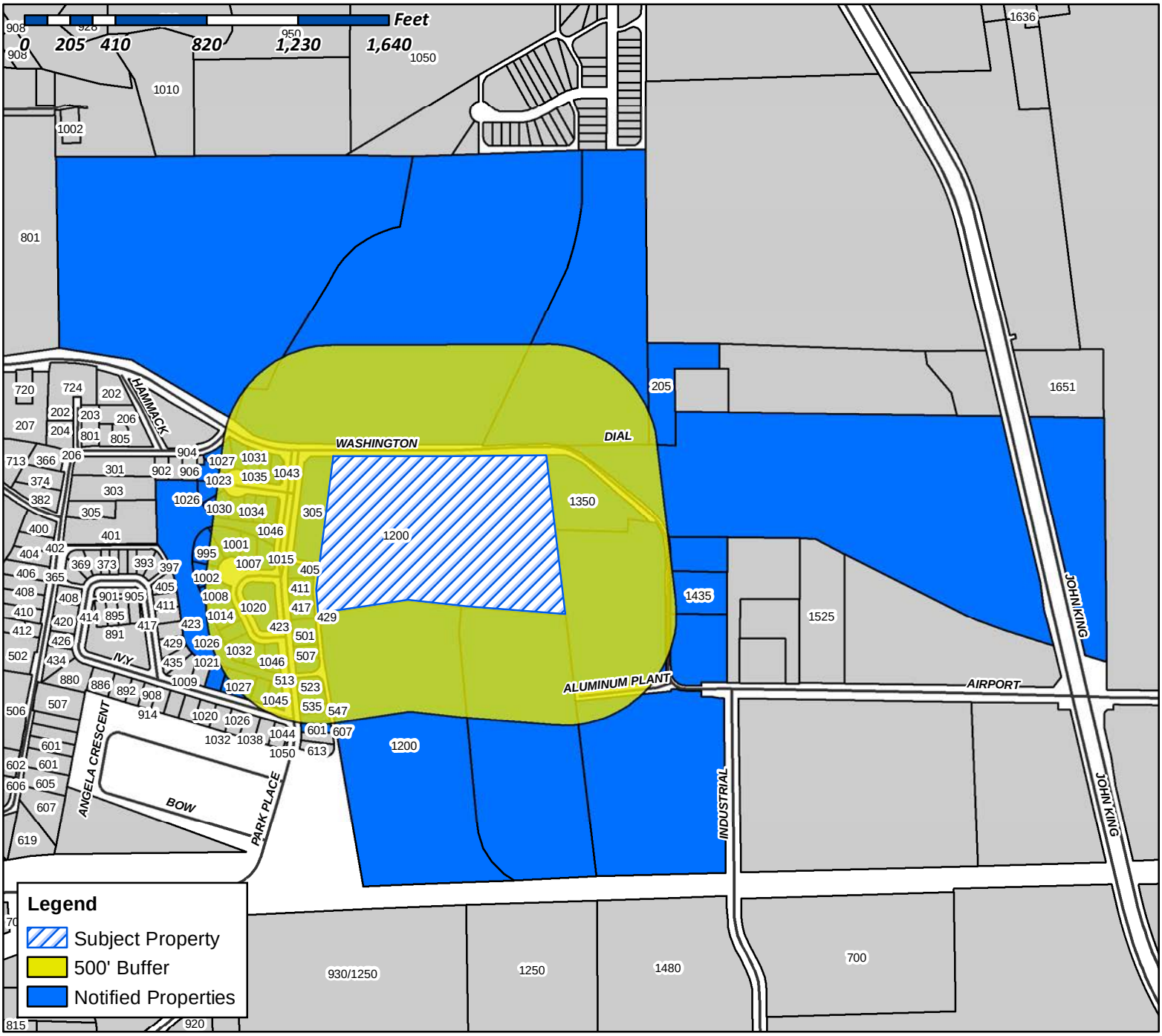
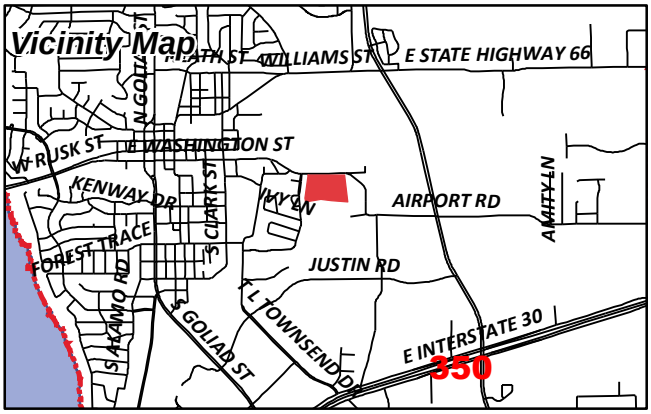


Case Number: Z2018-032
Case Name: Zoning Change (LI to PD)
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1100 & 1300 E. Washington Street



Date Created: 07/19/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1001 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 ST CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 ST CHARLES CT
ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A
1020 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 IVY LN
ROCKWALL, TX 75087

LEWIS WANDA C
1023 SAINT THOMAS CT
ROCKWALL, TX 75087

YOUNG PHIL & KATHY
1026 SAINT CHARLES COURT
ROCKWALL, TX 75087

IVEY BRUCE AND TINA
1026 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1027 IVY LN
ROCKWALL, TX 75087

FOX DENNIS AND KAREN
1027 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1030 ST THOMAS CT
ROCKWALL, TX 75087

CONFIDENTIAL
1031 SAINT THOMAS COURT
ROCKWALL, TX 75087

FIELDS SHAY AND JONI
1032 ST CHARLES COURT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
1034 ST THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
1034 ST THOMAS CT
ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO
1035 SAINT THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1038 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1039 IVY LN
ROCKWALL, TX 75087

BEER TERRY L AND
1039 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1040 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1042 ST THOMAS CT
ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY
1044 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1045 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST THOMAS CT
ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA
114 MISCHIEF LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

351

SOMMER RICHELLE AND RICHARD
131 COPTER LN
FATE, TX 75189

CURRENT RESIDENT
1350 E WASHINGTON
ROCKWALL, TX 75087

ARCHULETA JOSEPH AND KATHY
1403 ST THOMAS
ROCKWALL, TX 75087

CURRENT RESIDENT
1435 E WASHINGTON ST
ROCKWALL, TX 75087

ALVAPLAST US INC
1480 JUSTIN RD
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

VRANA MARK AND
1650 JOHN KING BLVD APT 3107
ROCKWALL, TX 75032

LAKEVIEW SUMMIT PROPERTIES LLC
1870 HILLCROFT DR
ROCKWALL, TX 75087

CURRENT RESIDENT
205 DIAL
ROCKWALL, TX 75087

P & P ENTERPRISES
230 MYERS RD
HEATH, TX 75032

SHERMAN JOCELYN D
233 WILLINGHAM DR
COPPELL, TX 75019

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

ROCKWALL PROPERTY CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

BARRON GARY S AND DELL S
405 PARK PLACE BLVD
ROCKWALL, TX 75087

JONES KENNETH AND CINDY
411 PARK PLACE BLVD
ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE
417 PARK PLACE BLVD
ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN
423 PARK PLACE BLVD
ROCKWALL, TX 75087

MORGAN WILBUR J AND NANCY F
429 PARK PLACE BLVD
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA
4505 LAKE HILL DR
ROWLETT, TX 75089

KRAEMER TERESA A
4525 COLE AVENUE
DALLAS, TX 75205

LOVOI JOSEPH J SR AND VELMA J
501 PARK PLACE BLVD
ROCKWALL, TX 75087

RASMUSSEN MICHAEL AND DELILA RASMUSSEN
507 PARK PLACE BLVD
ROCKWALL, TX 75087

GARCIA MELISSA P AND
513 PARK PLACE BLVD
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

CURRENT RESIDENT
535 PARK PLACE BLVD
ROCKWALL, TX 75087

HENRY PATRICIA A
541 PARK PLACE BLVD
ROCKWALL, TX 75087

BAYS JACOB M
5435 N GARLAND AVE
GARLAND, TX 75040

CURRENT RESIDENT
547 PARK PLACE BLVD
ROCKWALL, TX 75087

352

DUKE JERI L
5911 PINEY BIRCH COURT
KINGWOOD, TX 77345

CURRENT RESIDENT
601 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

FUNK JOSEPH
6623 ROYAL CREST DR
DALLAS, TX 75230

BENEDETTO MATT
907 W HOLIDAY RD
ROCKWALL, TX 75087

MOORE CONNIE JO
908 COUNTRY CLUB DR
HEATH, TX 75032

MARTIN CHARLES TED & RHONDA K
995 ST CHARLES CT
ROCKWALL, TX 75087

PODINA HERB AND LAURA
PO BOX 1586
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB
PO BOX 462311
GARLAND, TX 75046

353

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-032: Park Station (LI to PD)

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 8/14/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 8/20/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **8/20/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-032: Park Station (LI to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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Case No. Z2018-032: Park Station (LI to PD)

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Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Good use of land, adds value to area

Name: Columbia Development Company, LLC Bill Bricker

Address: 305 Park Place Blvd

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-032: Park Station (LI to PD)

Please place a check mark on the appropriate line below:

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☐ I am opposed to the request for the reasons listed below.

Good use of land, adds value to area

Name: Columbia Extrusion Corporation — Bill Bricker
Address: 305 Park Place Blvd.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-032: Park Station (LI to PD)

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Good use of land, adds value to area

Name: Rockwall Property Corporation — Bill Bricker

Address: 305 Park Place Blvd.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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

To Whom It May Concern:

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Case No. Z2018-032: Park Station (LI to PD)

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

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Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-032: Park Station (LI to PD)

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Although we are in favor of this proposal, it is important to note that as the property owners to the south of the proposed development we will require access to said property via current (or alternate) access point (currently under easement) from the north (Washington St).

Name: Alveplast US Development (1200 Washington St)

Address: 1480 Justin Road 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From: Planning
To: Miller, Ryan
Subject: FW: Case No. Z2018-032: Park Station (LI to PD)
Date: Friday, August 17, 2018 4:50:22 PM

-----Original Message-----
From: Jocelyn Sherman [mailto:jocelyndsherman@yahoo.com]
Sent: Friday, August 17, 2018 11:15 AM
To: Planning
Subject: Case No. Z2018-032: Park Station (LI to PD)

To Whom It May Concern:

I am writing to say that I am opposed to the request for a zoning change because the proposed plan and build out do not closely resemble the current look and feel of the Park Place neighborhood. The plan also does not adequately minimize the flow of traffic from Harry Myers Park. I would like to see the plan changed to better resemble the the current neighborhood so that Park Place continues to be a community that draws people in and distinguishes Rockwall from other cities in the area.

Sincerely,
Jocelyn Sherman
547 Park Place
(233 Willingham Dr, Coppell, TX 75019)

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From: John Wardell
To: Miller, Ryan
Subject: In Favor of Z2018-032 Columbia Development PD
Date: Wednesday, August 22, 2018 6:21:49 PM

Ryan – My name is John Wardell and my wife Julie and I have lived in the Park Place Subdivision for over 10 years. We are the most deeply invested residents having restored the Jordan Farm House that has been the anchor of this property since the early 1900's. We wanted to express our approval of
Z2018-032 submitted by Bill Bricker for Columbia Development. When we purchased our lot and invested two years of our lives moving and restoring our home we knew the adjacent property was zoned Light Industrial but chose to invest in the area anyway. We believed the land that is the subject of this rezoning request would be developed for a higher purpose because of its proximity to Old Town, the parks, and to achieve greater value for the developer.

We believe the Planned Development should be approved for the following reasons:

1. The proposed Planned Development offers the best possible option for the homeowners of Park Place to have a visual break from the commercial and light industrial formed by the town homes.
2. The retail strip along Washington gives a fresh retail option to this area that is needed to service the visitors to the Park and area residents.
3. The Light Industrial sites are concealed on the north by retail and on the west by the town homes and provide a needed small footprint option.
4. Bill Bricker and Columbia have proven to be responsible developers that have given Rockwall one of its premier neighborhoods in Park Place and we believe this new development will be no exception.
5. By adding the townhomes to our HOA our Architectural Review Committee has the opportunity to exercise guidance on the exterior finishes.
6. The PD will bring more taxable commercial and residential real estate to our tax base. It will also provide possible growth in sales tax and personal property tax.

Some of our neighborhood members will email you in fear of parking problems with future public events at Myers Park. We share their parking concerns but it is not the responsibility of Columbia to provide parking for public events. If the city is going to host these events then parking solutions will have to be found in the future by the city.

Allow us to communicate also our strong opposition to Washington becoming State Highway 66 and being widened and rerouted adjacent to our neighborhood. We expressed our opposition to this reroute when it was originally proposed and we still stand in opposition to this misguided solution.

If you have questions you may return email to this address.

Thank you for your service.

360

From:	Michael Rasmussen
To:	Miller, Ryan; Planning
Cc:	Pruitt, Jim; Hohenshelt, John; Macalik, Dana; Fowler, Kevin; Johannesen, Trace; Daniels, Bennie
Subject:	Case # Z2018-032: Park Station
Date:	Thursday, August 23, 2018 4:32:03 PM

To Planning Commission and Mayor/ Council Members

I am in favor of the proposed Park Station development.

I have to raise concerns if the city does not prepare for all of the parking area that will be lost . During festivals such as Founders Day, disk golf championships, 4th of July, and other large events this land has generously been used to handle overflow Harry Meyers Parking.

We live in Park Place adjacent (WEST) to the proposed development and during these events we struggle to stop the multitude of non-resident cars in our neighbored. Some break the no parking rules, smoke/drink/ speed and basically cause hazards. In addition the foot traffic up and down Washington migrates to the middle of the street causing even more dangerous situations. There are no sidewalks adjacent to the Park and roadway.

The city needs to be pro-active to plan for these events and future lack of parking. Possibly city should prepare to shuttle overflow traffic to Harry Meyers from a remote location? (High School)? Post a police officer at our entrance to detour non-resident traffic. In addition, if you continue to project HWY 66 passing in front of the development the issue will only get worse.

What will the city do to protect Park Place owners when this property is developed?

361

Park Place is in the midst of a 2nd phase and the homes are beautiful. The Park Place development is a benchmark for other development both style and quality. If ever there was a role model to sell the Rockwall style for others to relocate—Park Place is it!!
Why tarnish it with these other issues. Please don't be short sighted in this decision.

Plan for the loss of this land.
Plan for possible negative effects of Hwy 66.

Maybe the city should purchase the land and extend the Harry Meyers Park facilities!!

Respectfully,

Michael and DeLila Rasmussen
507 Park Place Blvd
Rockwall TX 75087

H: 972-722-1090 C: 214-276-3123

362

From: Chris
To: Miller, Ryan
Subject: Z2018-032:Park Station (L1 to PD)
Date: Thursday, August 23, 2018 7:43:33 PM

We live in the Park Place neighborhood across from Harry Myers Park. We are writing with concern about the P & Z activity which addresses the development of the proposed Park Station by the Columbia Development LLC and the proposed route of Highway 66.
We are in a state of limbo not knowing how plat of land just north of the Aluminum plant will be developed. (with or without Hwy 66) We hope Columbia Development is granted their P & Z request. Rerouting Hwy 66 with a 4 lane divided highway along Harry Myers will absolutely ruin the aesthetics of the Park and interfere with the plan to develop the proposed Park Station.
Obviously, developing Park Station will have a huge impact on the loss of parking for events at Harry Myers . This will directly affect spectator parking encroaching and overflowing into our Park Place neighborhood. This is an issue the city at some point must address when the current vacant lot used for parking is no longer available.
Congestion in our neighborhood will be oppressive and possibly a hazard as far as ability for emergency vehicles accessing the interior of the Park Place neighborhood. The remedy for this could possibly be a shuttle system during major high volume events.
Harry Myers Park, a jewel in our city, should be protected from being marred by a 4 lane divided highway.
The area across the street (proposed Park Station) should be developed in a fluid pleasing manner that will allow our neighborhood to seamlessly blend with the adjacent property.
We would just like to know what we have to look forward to for our beautiful Park Place neighborhood. Please work with Columbia Development LLC in their vision to develop the plat of land in Z2018-032:Park Station (L1 to PD) We support it.

Respectfully
David and Christine David
1020 St Charles Ct

Sent from my iPad

363

Columbia Development Company, L.L.C.

305 Park Place Blvd.
Rockwall, Texas 75087
Tel 972.722.2439
Cell 214.801.6157
bill@parkplacerockwall.com

July 13, 2018

City of Rockwall
385 S Goliad
Rockwall, TX 75087

Columbia Development is proposing to convert approximately 15.6 acres of Light Industrial property located at 1200 E Washington to Light Industrial planned development. This property has been zoned LI for many years and the expected use has been industrial based manufacturing, much as has been the case for the portion of the property located directly south of the subject property and now owned by Alvaplast US Development.

The City plan would reflect the future use of this property as LI. With the property rezoned to PD we would lessen the impact of the use on the surrounding area which is adjacent to Harry Myers Park and the Park Place West subdivision to the west. We feel that developing the land into several types of uses will buffer the industrial component of the property to adjacent uses.

We proposed to build approximately 10 townhouse units on the west property line facing the Park Place community center. This component would be annexed to the Park Place West HOA, be built to the same architectural standards as Park Place West and subject to the Park Place West ARC for approval of the facades. This would be an effective transition to the industrial buildings immediately to the east.

Along Washington we propose retail, commercial and restaurant space in buildings designed to convey a sense of Texas historic bus and rail stations. The first building is presented as a 22,000 sq ft two story structure with views of the park from all tenant spaces.

As the project develops additional buildings of various sizes and similar uses would be built as specs, leased space, build to suit or purchased for particular uses. These structures would be restricted to carrying forward the Park Station theme for all buildings facing Washington.

The interior of the project would remain based in LI uses with certain restrictions to limit uses that are not compatible with the surrounding townhomes, single family, and retail, restaurant and commercial activities.

Columbia feels this project will be appreciated by the City as one that removes the potential of large industrial use and provides a type of housing that is desirable for people who want a Park Place lifestyle with the convenience of a townhome. Additionally the retail/commercial aspect of the project will complement Harry Myers with uses that enjoy the view and proximity of the City's preeminent park. Limiting the potential for industrial and providing land for smaller businesses to lease or build their own space is a healthy benefit for the community.

CW Bricker



TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
FIRM No. 19244
tjones@tomden.com

PARK STATION - 16.26 ACRES

ROCKWALL, ROCKWALL COUNTY, TEXAS

AERIAL EXHIBIT

DRAWN BY:	DATE:	SCALE:	CODE:
JTP	07/13/2018	1" = 200'	611.009003.00

Dwg Name: P:\611.009 Tom Jones Support\003 Park Station\dwg\Eng\Exhibits\AERIAL EXHIBIT.dwg Updated By: JPyka 08:39

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, INDALLOY ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block 1, said point being in the south right-of-way line of E. Washington Street;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary line of Lot 1, a distance of 718.54 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 37 min. 16 sec. W. a distance of 435.64 feet to a 1/2" iron rod found for corner on the West boundary line of said Lot 1, Block 1;

THENCE N. 83 deg. 23 min. 14 sec. W. a distance of 274.94 feet to a 1/2" iron rod found for corner;

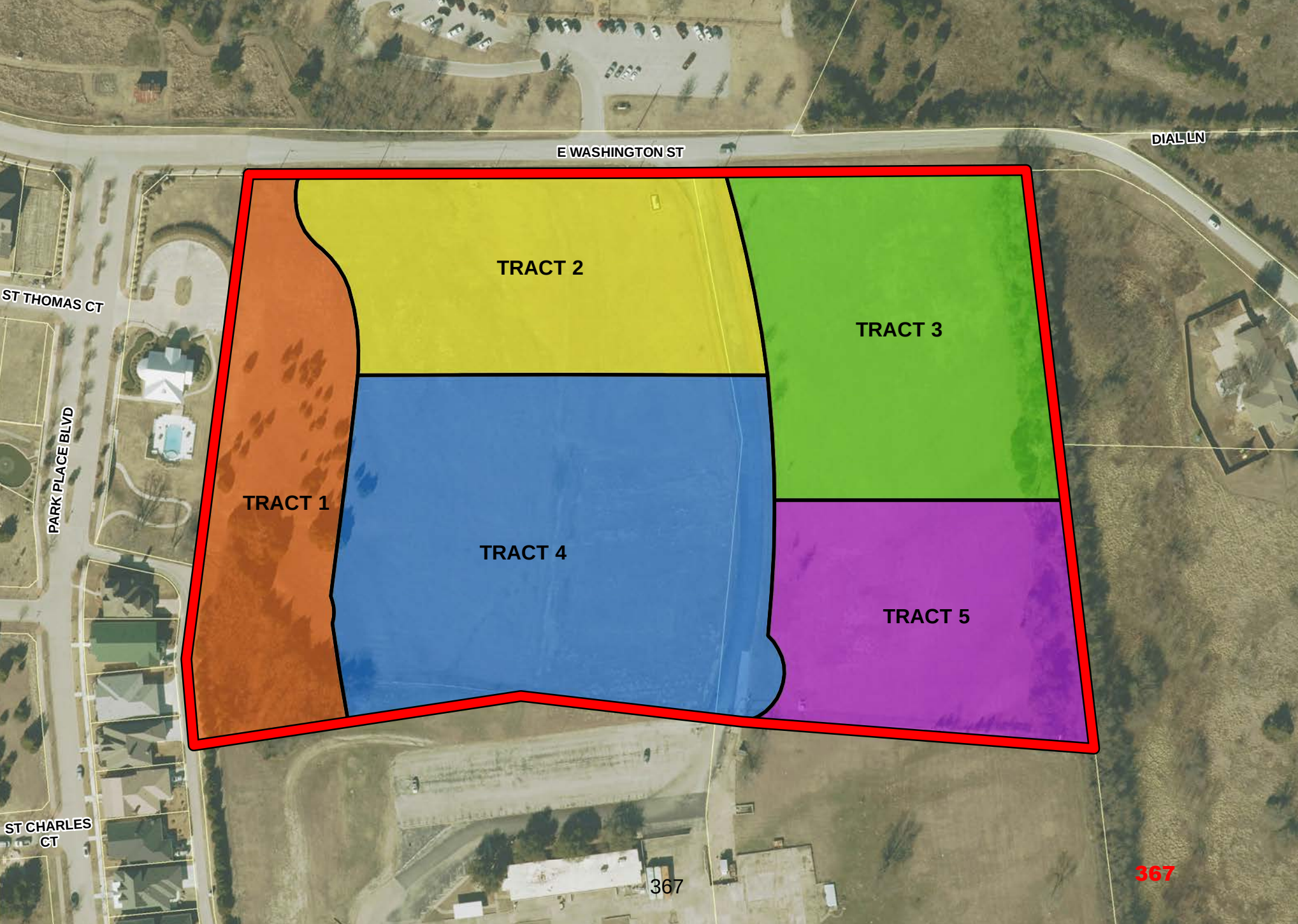
THENCE S. 81 deg. 27 min. 00 sec. W. a distance of 408.12 feet to a ½" iron rod found for corner in the east boundary line of PARK PLACE WEST II, according to the Amended plat thereof recorded in Cabinet G, Slide 100, of the Plat Records of Rockwall County, Texas;

THENCE N. 04 deg. 52 min. 54 sec. W. along said addition, a distance of 106.88 feet to a ½" iron rod found for corner;

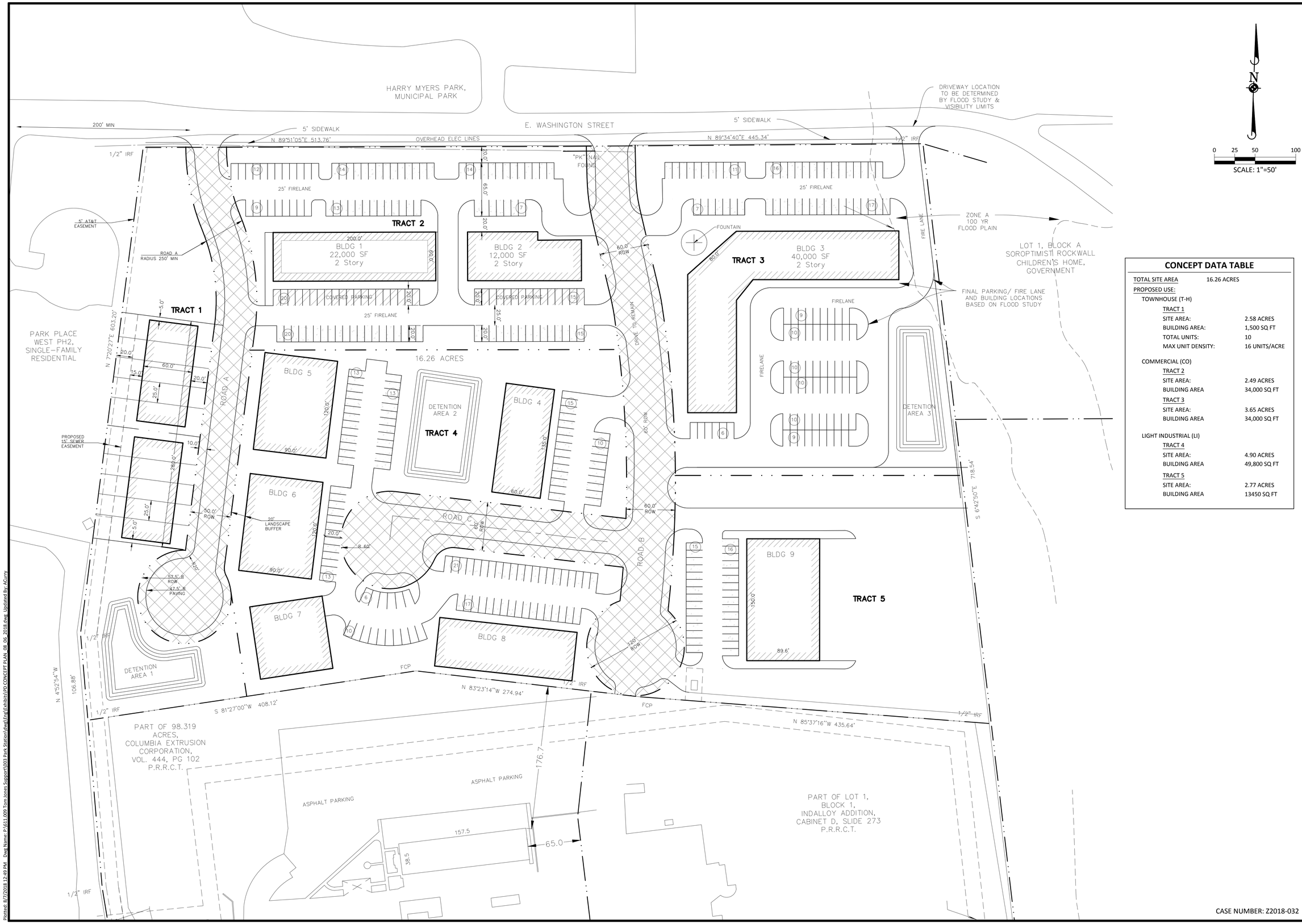
THENCE N. 07 deg. 20 min. 27 sec. E. along said addition, a distance of 603.20 feet to a ½" iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of said street, a distance of 513.76 feet to a P-K nail found for corner at the northwest corner of said Lot 1, Block 1;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of said street and north line of said Lot 1, a distance
Of 445.34 feet to the POINT OF BEGINNING and containing 16.26 acres of land.


E WASHINGTON ST
DIAL LN
ST THOMAS CT
PARK PLACE BLVD
ST CHARLES CT
TRACT 1
TRACT 2
TRACT 3
TRACT 4
TRACT 5

367



CONCEPT DATA TABLE

TOTAL SITE AREA	16.26 ACRES
PROPOSED USE:	
TOWNHOUSE (T-H)	
TRACT 1	
SITE AREA:	2.58 ACRES
BUILDING AREA:	1,500 SQ FT
TOTAL UNITS:	10
MAX UNIT DENSITY:	16 UNITS/ACRE
COMMERCIAL (CO)	
TRACT 2	
SITE AREA:	2.49 ACRES
BUILDING AREA	34,000 SQ FT
TRACT 3	
SITE AREA:	3.65 ACRES
BUILDING AREA	34,000 SQ FT
LIGHT INDUSTRIAL (LI)	
TRACT 4	
SITE AREA:	4.90 ACRES
BUILDING AREA	49,800 SQ FT
TRACT 5	
SITE AREA:	2.77 ACRES
BUILDING AREA	13450 SQ FT

CASE NUMBER: Z2018-032

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
214.679.1679
FIRM No. 19244
tjones@tomden.com

DRAWN BY | REVISIONS | DATE

PD CONCEPT PLAN
PARK STATION - 16.26 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJ. MGR.: JTP
PROJ. ASSOC.: ADC
DRAWN BY: ADC
DATE: 08/07/2018

SHEET 1 OF 1

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Plotted: 8/7/2018 12:49 PM Dwg Name: P:\611.009 Tom Jones Support\003 Park Station\dwg\Engr\Exhibits\PD CONCEPT PLAN_08_06_2018.dwg Updated By: ACurry

HARRY MYERS PARK,
MUNICIPAL PARK

E. WASHINGTON STREET

DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

200' MIN

5' SIDEWALK

N 89°51'05"E 513.76'

EX. 12" WATER

OVERHEAD ELEC LINES

1/2" IRF

"PK" NAIL FOUND

N 89°34'40"E 445.34'

12" WATER

1/2" IRF

5' SIDEWALK

FH

PROP. 8" WATER

FIRE LANE

0 20 40 80

SCALE: 1"=40'

ZONE A
100 YR
FLOOD PLAIN

LOT 1, BLOCK
SOROPTIMIST ROC
CHILDREN'S HO
GOVERNMEN

FINAL PARKING/ FIRE LANE AND BUILDING LOCATIONS BASED ON FLOOD STUDY

PROP. LIFT STATION (PRIVATE)

25' FIRELANE

FOUNTAIN

5' AT&T EASEMENT

ROAD A
RADIUS 250' MIN

TRACT 2

BLDG 1
22,000 SF
2 Story

200.0'

90.0'

BLDG 2
12,000 SF
2 Story

COVERED PARKING

TRACT 3

BLDG 3
40,000 SF
2 Story

80.0'

60.0'

TRACT 1

PROP. 8" S.S.

PROP. 4" FM

FIRELANE

DRIVE TO REMAIN

60' ROW

170.0'

ARK PLACE
VEST PH2,
GLE-FAMILY
ESIDENTIAL

N 7°20'27"E 603.20'

5.0'

200'

60.0'

15.0'

20.0'

25.0'

16.26 ACRES

LOT LINE

10.0'

BLDG 5

120.0'

90.0'

ROAD A

DETENTION AREA 2

TRACT 4

BLDG 4

135.0'

60.0'

DETENTION AREA 3

PROPOSED 15' SEWER EASEMENT

288.0'

10.0'

25.0'

PROP. 8" WATER

BLDG 6

20' LANDSCAPE BUFFER

50.0' ROW

ROAD C

60' ROW

R 60'

R 20'

57.5' R ROW

47.5' R PAVING

BLDG 7

BLDG 8

BLDG 9

150.0'

89.6'

TRACT 5

ROAD B

120' ROW

60.0' ROW

EX. 8" S.S.

1/2" IRF

DETENTION AREA 1

N 4°52'54"W 106.88'

S 81°27'00"W 408.12'

FCP

N 83°23'14"W 274.94'

1/2" IRF

N 85°37'16"W 435.64'

1/2" IRF

S 6°42'50"E 718.54'

PART OF 98.319 ACRES,
COLUMBIA EXTRUSION CORPORATION,
VOL. 444, PG 102
P.R.R.C.T.

ASPHALT PARKING

176.7

PART OF LOT 1,

CASE NUMBER: Z2018-032

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
214.679.1679
tjones@tomden.com
FIRM No. 19244

DRAWN BY
REVISIONS
DATE

PRELIMINARY UTILITY SERVICE PLAN

PARK STATION - 16.26 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES

THOMAS P. JONES, P.E.

TEXAS P.E. No. 58887

ISSUED THIS DATE:
June 29, 2018

PROJ. MGR.:	JTP
PROJ. ASSOC.:	ADC
DRAWN BY:	ADC
DATE:	08/07/2018

SHEET
1 OF 1

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Plotted: 8/7/2018 12:51 PM Dwg Name: P:\611.009 Tom Jones Support\003 Park Station\dwg\Eng\Exhibits\Prelim Utility Exhibit.dwg Updated By: ACurry

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

HARRY MYERS PARK

925

945

PROPOSED TXDOT 2007 STATE HIGHWAY 66 ALTERNATIVE REALIGNMENT

PROPOSED TXDOT 2012 STATE HIGHWAY 66 REALIGNMENT

E WASHINGTON ST

DIAL LN

ST THOMAS CT

ST CHARLES CT

IVY LN

MICHAEL GARDENS

PARK PLACE ADDITION

PARK PLACE BLVD

1039 1043 1042 1046 1045 1044 1050 1047 1048 1046

305 405 411 417 423 429 501 507 513 523 529 535 541 547 601 607 613 701 707 713 719 725 731

1100 1300 1200 1200 100 1200 200 1200 210 1200 220 1200 300 1200 400

COLUMBIA EXTRUSION

BLDG 1 22,000 SF 2 Story
BLDG 2 14,000 SF 2 Story
BLDG 3 37,000 SF 2 Story
BLDG 4
BLDG 5
BLDG 6
BLDG 7
BLDG 8
BLDG 9
BLDG 10
COVERED PARKING
DRIVE THRU
FOUNTAIN
DRIVEWAY
FIRELANE
LOT LINE
DRIVE TO REMAIN
60' ROW
20' ROW
DETENTION AREA
10 PARKS @ 22' X 9'

LS_E2B_001 LS

N 7°20'27"E 603.20'
S 81°27'00"W 408.12
N 83°23'14"W 274.94
N 85°37'16"W 435.64
S 6°42'30"E 718.54'
N 4°57'54"W 106.88'

PRELIMINARY SITE PLAN - VERSION 4
PARK STATION
SH | 5/31/18 | 1" = 40'

Legend

- Subject Property
- TXDOT 2012 Proposed SH66 Realignment
- TXDOT 2007 Alternative SH66 Realignment
- Fire Hydrants
- Water Valves
- Water Lines
- Wastewater Clean Outs
- Lift Station
- Wastewater Man Hole
- Wastewater Lines
- Parcels
- Floodplain

City of Rockwall

0 25 50 100 150 Feet
1 inch = 150 feet
Date: 6/15/2018

PARK STATION SITE PLAN

WITH PROPOSED SH66 REALIGNMENT

Permitted Land Uses in a Single Family-10 (SF-10) District

Date: March 21, 2014

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P

Residential & Lodging	
Accessory Building [1]	P
Garage	A
Guest Quarters/ Secondary Living Unit [1]	A
Home Occupation [1]	P
Portable Building [1]	P
Single Family, Detached [1]	P
Swimming Pool, Private	A
Tennis Court Private	S

Institutional & Community Service	
Church/House of Worship [1]	S
Day Care (7 or More Children) [1]	S
Group or Community Home+	P
Public or Private School, Primary [1]	S
Public or Private School, Secondary [1]	S
Public or Private School Temporary Education Building [1]	S

Recreation, Entertainment & Amusement	
Community or Recreation Club, Public or Private (Accessory)	S
Country Club, Private	S
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	S

Retail & Personal Services	
Real Estate Sales Office, On-site, Temporary [1]	P

Commercial & Business Services	
Temporary On-site Construction Office [1]	P

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary [1]	P
Mining and Extraction (Sand, Gravel Oil & other) [1]	S

Utilities, Communications & Transportation	
Antenna, Accessory [1]	S
Antenna, Dish [1]	A
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Railroad Yard or Shop	S
Satellite Dish [1]	P
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel without Outside Pens	S
Animal Clinic for small animals, no outdoor pens [1]	P
Animal Hospital, Clinic	S
Urban Agriculture-Community Garden[1]	S
Urban Agriculture-Community Urban Farm[1]	S

Residential & Lodging	
Accessory Building [1]	P
Caretakers Quarters/Domestic or Security Unit	P
Convent or Monastery	P
Garage	A
Hotel or Motel	S
Hotel, Residence	S
Residential Care Facility	S

Institutional & Community Service	
Assisted Living Facility [1]	S
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship [1]	P
Convalescent Care Facility/Nursing Home [1]	P
Congregate Care Facility/Elderly Housing[1]	S
Day Care (7 or More Children) [1]	P
Emergency Ambulance Services, Ground	P
Group or Community Home [1]	P
Government Facility	P
Hospice	P
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel (Stand-Alone)	P
Post Office, Local Service	P
Public or Private School, Primary [1]	P
Public or Private School, Secondary [1]	P
Public or Private School Temporary Education Building [1]	S
Social Service Provider, except Rescue Mission or Homeless Shelter	S

Office & Professional	
Financial Institution with Drive-Through [1]	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary [1]	P
Commercial Amusement/ Recreation (Inside) [1]	S
Commercial Amusement/ Recreation (Outside)	S
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	S
Golf Driving Range	S

Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Gun Club, Skeet or Target Range (Indoor)	S
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	S
Theater	S

Retail & Personal Services	
Antique/Collectible Store	P
Astrologer, Hypnotist, or Psychic Art and Science	P
Banquet Facility	P
Beverage and/or Food Service Facility, Portable[1]	S
Business School	P
Catering Service	P
Christmas Tree Sales Lot & Similar Uses, Temporary [1]	P
Copy Center	P
Display, Incidental [1]	P
Garden Supply/Plant Nursery	P
General Personal Service	P
General Retail Store	P
Hair Salon, Manicurist	P
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Massage Therapist	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	S
Pet Shop	P
Private Club [1]	P
Real Estate Sales Office, On-site, Temporary [1]	P
Rental Store, w/o Outside Storage and Display	S
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in [1]	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in [1]	S
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub [1]	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	S
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Tailor, Clothing or Apparel Shop	P

Commercial & Business Services	
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Locksmith	P
Shoe and Boot Repair and Sales	P
Trade School	S
Temporary On-site Construction Office [1]	P

Auto & Marine-Related	
Auto Repair Garage, Minor [1]	S
Car Wash/Auto Detail [1]	S

Car Wash, Self Service	S
Parking Lot, non-commercial	P
Service Station [1]	P

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary [1]	P
Mining and Extraction (Sand, Gravel Oil & other) [1]	S

Utilities, Communications & Transportation	
Antenna, Accessory [1]	P
Antenna, Commercial [1]	S
Antenna, Amateur Radio[1]	P
Antenna, Dish [1]	P
Antenna, Commercial, Free-Standing [1]	S
Antenna, Commercial, Mounted [1]	S
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	S
Satellite Dish [1]	P
Solar Energy Collector Panels and Systems[1]	P
Transit Passenger Facility	S
TV Broadcasting & Other Communication Service	S
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel *without* Outside Pens	P
Animal Clinic for small animals, no outdoor pens [1]	P
Animal Hospital, Clinic	P
Animal Shelter	P
Urban Agriculture-Community Garden [1]	S
Urban Agriculture-Urban Farm [1]	S

Residential & Lodging	
Accessory Building [1]	P
Caretakers Quarters/Domestic or Security Unit	P
Garage	A
Hotel	S
Hotel, Full Service	S
Hotel, Residential	S
Motel	S

Institutional & Community Service	
Assisted Living Facility [1]	S
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship [1]	P
College, University, or Seminary	P
Convalescent Care Facility/Nursing Home [1]	S
Congregate Care Facility/Elderly Housing [1]	S
Crematorium (Stand Alone)	S
Day Care (7 or More Children) [1]	S
Emergency Ambulance Services, Ground	P
Government Facility	P
Hospice	S
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel	P
Post Office, Local Service	P
Post Office, Regional	P
Prison/Custodial Institution	P
Public or Private School, Primary [1]	P
Public or Private School, Secondary [1]	P
Rescue Mission or Shelter for the Homeless	P
Social Service Provider, except Rescue Mission or Homeless Shelter	P

Office & Professional	
Financial Institution with Drive-Through [1]	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary [1]	P
Commercial Amusement/ Recreation (Inside) [1]	P

Commercial Amusement/ Recreation (Outside)	S
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	P
Golf Driving Range	P
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Gun Club, Skeet or Target Range (Indoor)	P
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Private Sports Arena, Stadium or Track	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	P
Theater	P

Retail & Personal Services	
Beverage and/or Food Service Facility, Portable [1]	S
Business School	P
Catering Service	P
Christmas Tree Sales Lot & Similar Uses, Temporary [1]	P
Copy Center	P
Display, Incidental	P
Garden Supply/Plant Nursery	P
General Personal Service	S
General Retail Store	S
Hair Salon, Manicurist	S
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	S
Pawn Shop	P
Private Club [1]	P
Real Estate Sales Office, On-site, Temporary [1]	P
Rental Store, w/o Outside Storage and Display	P
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in [1]	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in [1]	P
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub [1]	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	P
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Taxidermist Shop	P
Winery [1]	P

Commercial & Business Services	
Bail Bond Service	P
Building & Landscape Material *with* Outside Storage	P
Building & Landscape Material *with Limited* Outside Storage [1]	P
Building Maintenance, Service & Sales *with* Outside Storage [1]	P
Building Maintenance, Service & Sales *without* Outside Storage	P
Cleaners, Commercial	P
Commercial, Other than Listed	P

Custom & Craft Work	P
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Feed Store, Ranch Supply	S
Food Processing	P
Furniture or Cabinet Repair	P
Furniture Upholstery, Refinishing or Resale	P
Gunsmith Repair and Sales	P
Heavy Machinery & Equipment (Rental, Sales & Service)	S
Locksmith	P
Machine Shop	P
Medical or Scientific Research Lab	P
Research & Technology / Light Assembly	P
Trade School	P
Temporary On-site Construction Office [1]	P

Auto & Marine-Related	
Auto Repair Garage, Major [1]	P
Auto Repair Garage, Minor [1]	P
Automobile Rental	S
Boat & Trailer Dealership (New and Used) [1]	S
Car Wash/Auto Detail [1]	P
Car Wash, Self Service	P
Indoor Motor Vehicle Dealership/Showroom. New and/or Used [1]	S
Motor Vehicle Dealership, New (Cars and Light Trucks) [1]	S
Motor Vehicle Dealership, Used (Cars and Light Trucks) [1]	A
Parking, Commercial	P
Parking Lot, non-commercial	P
Recreational Vehicle (RV) Sales and Service	S
Service Station [1]	P
Towing & Impound Yard	S
Towing Service, No Storage [1]	P
Truck Rental	S
Truck Stop with Fuel and Accessory Services [1]	S

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant [1]	S
Asphalt or Concrete Batch Plant, Temporary [1]	P
Bottle Works, Milk or Soft Drinks	P
Brewery, Distillery or Winery (Excluding Brew Pub)	P
Carpet and Rug Cleaning	P
Environmentally Hazardous Materials [1]	S
Food Processing (No Slaughtering)	P
Light Assembly & Fabrication	P
Manufacturing, Heavy	S
Manufacturing, Light	P
Metal Plating, Electro Plating	S
Mining and Extraction (Sand, Gravel Oil & other) [1]	S
Printing & Publishing	P
Salvage or Reclamation of Products (Indoors)	P
Salvage or Reclamation of Products (Outdoors)	S
Sheet Metal Shop	P
Tool, Dye, Gauge and Machine Shop	P

Welding Repair	P

Wholesale, Distribution & Storage	
Cold Storage Plant	P
Heavy Construction Trade Yard	P
Mini-warehouse [1]	P
Outside Storage and/or Outside Display [1]	P
Recycling Collection Center	P
Warehouse/ Distribution Center	P
Wholesale Showroom Facility	P

Utilities, Communications & Transportation	
Airport, Heliport or Landing Field	S
Antenna, Accessory [1]	P
Antenna, Commercial [1]	S
Antenna, Amateur Radio [1]	P
Antenna, Dish [1]	P
Antenna, Commercial, Free-Standing [1]	P
Antenna, Commercial, Mounted [1]	P
Bus Charter Service & Service Facility	P
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	P
Satellite Dish [1]	P
Solar Energy Collector Panels and Systems [1]	P
Transit Passenger Facility	S
Trucking Company	P
TV Broadcasting & Other Communication Service	P
Utilities Holding a Franchise from City of Rockwall	P
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR TOWNHOMES, COMMERCIAL/RETAIL, AND LIGHT INDUSTRIAL LAND USES ON THE SUBJECT PROPERTY, BEING A 16.26-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, INDALLOY ADDITION AND TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the applicant Bill Bricker on behalf of the owner, Columbia Development Company, LLC, for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for the purpose of establishing commercial/retail, light industrial, and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall be in accordance with the *Planned Development Concept Plan*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a preliminary plat for the entire *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance* -- shall be submitted prior to any other submittal for any portion of the *Subject Property*.

DRAFT ORD 04-38

SECTION 5. That development of *Tract 1* of the *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance* -- shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(d) below*], shall be the exclusive procedures applicable to the subdivision and platting of *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). If required, the City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Site Plan
(2) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of *Tract 1* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat Application* after engineering approval.

(d) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, for all of *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be submitted for approval.

SECTION 6. That development of *Tracts 2, 3, 4 & 5* of the *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance* -- shall be in conformance with the procedures set forth in the Unified Development Code [*Ordinance No. 04-38*];

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (*$2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF SEPTEMBER, 2018.

DRAFT ORDINANCE 08-04-2018

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *September 4, 2018*

2nd Reading: *September 17, 2018*

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All that certain lot, tract or parcel of land situated in the *R. BALLARD SURVEY, ABSTRACT NO. 29*, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, *INDALLOY ADDITION*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block 1, said point being in the south right-of-way line of E. Washington Street;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary line of Lot 1,a distance of 718.54 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 37 min. 16 sec. W .a distance of 435 .64 feet to a 1/2" iron rod found for corner on the West boundary line of said Lot 1, Block 1;

THENCE N. 83 deg. 23 min. 14 sec. W. a distance of 274.94 feet to a 1/2" iron rod found for corner;

THENCE S. 81 deg. 27 min. 00 sec. W. a distance of 408.12 feet to a Y," iron rod found for corner in the east boundary line of *PARK PLACE WEST II*, according to the Amended plat thereof recorded in Cabinet G, Slide 100, of the Plat Records of Rockwall County, Texas;

THENCE N. 04 deg. 52 min. 54 sec. W. along said addition, a distance of 106.88 feet to a W' iron rod found for corner;

THENCE N. 07 deg. 20 min. 27 sec. E. along said addition, a distance of 603.20 feet to a W' iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of said street, a distance of 513.76 feet to a P-K nail found for corner at the northwest corner of said Lot 1, Block 1;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of said street and north line of said Lot 1, a distance of 445.34 feet to the *POINT OF BEGINNING* and containing 16.26 acres of land.

DRAFT ORDINANCE 09.04.2018



TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
FIRM No. 19244
tjones@tomden.com

PARK STATION - 16.26 ACRES			
ROCKWALL, ROCKWALL COUNTY, TEXAS			
AERIAL EXHIBIT			
DRAWN BY: JTP	DATE: 07/13/2018	SCALE: 1" = 200'	CODE: 611.009003.00

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DRAFT 04.30.2018

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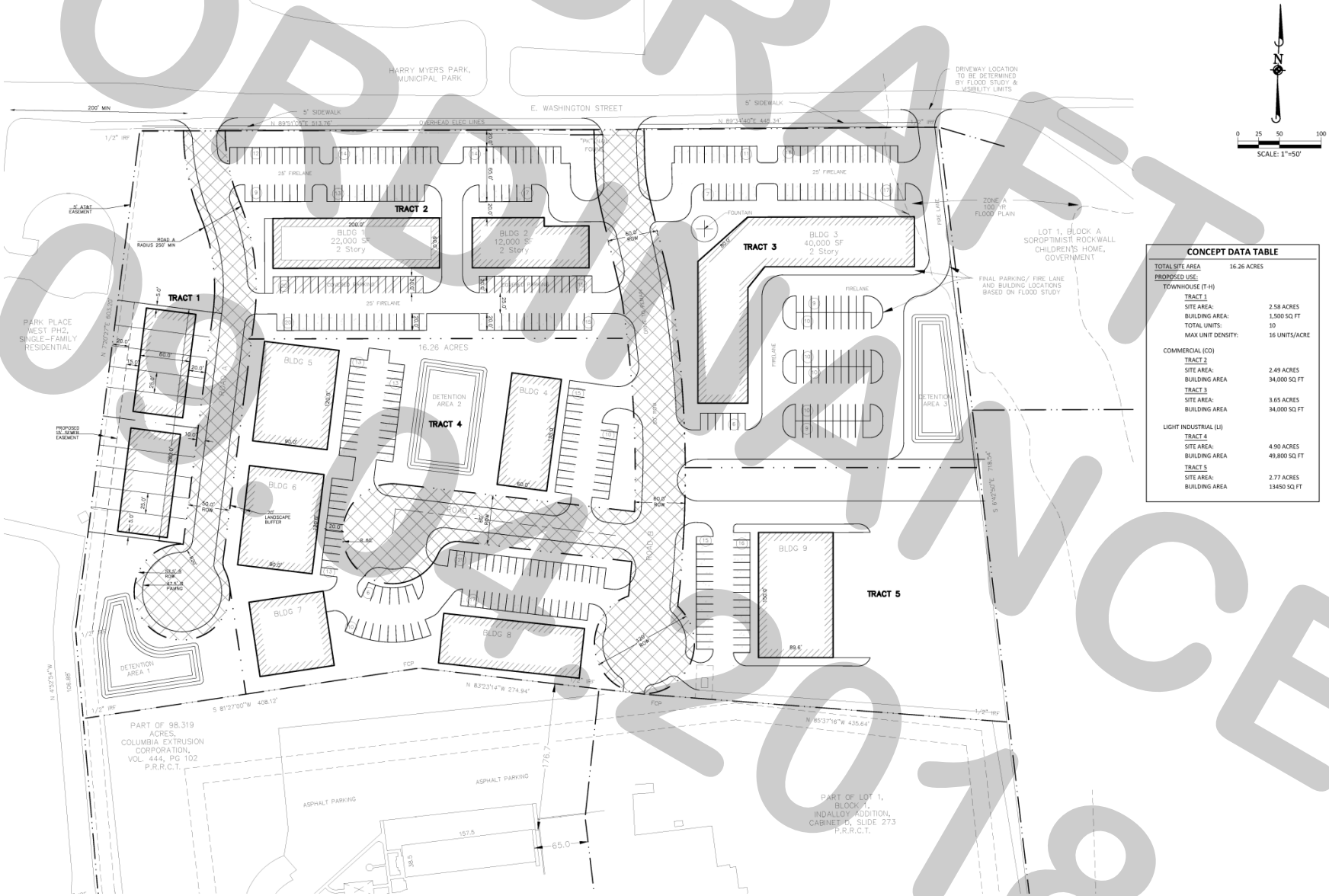

CONCEPT DATA TABLE

TOTAL SITE AREA	16.26 ACRES
PROPOSED USE:	
TOWNHOUSE (T-H)	
TRACT 1	
SITE AREA:	2.58 ACRES
BUILDING AREA:	1,500 SQ FT
TOTAL UNITS:	10
MAX UNIT DENSITY:	16 UNITS/ACRE
COMMERCIAL (CO)	
TRACT 2	
SITE AREA:	2.49 ACRES
BUILDING AREA	34,000 SQ FT
TRACT 3	
SITE AREA:	3.65 ACRES
BUILDING AREA	34,000 SQ FT
LIGHT INDUSTRIAL (LI)	
TRACT 4	
SITE AREA:	4.90 ACRES
BUILDING AREA	49,800 SQ FT
TRACT 5	
SITE AREA:	2.77 ACRES
BUILDING AREA	13450 SQ FT

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Tracts 1-5 (16.26-Acres): Development Standards for all Tracts

(1) *Landscaping Standards.*

(i) *Landscape Requirements.* Landscaping shall be reviewed and approved with a *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers (Streets A, B, & C).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of *Streets A, B & C* as depicted in *Exhibit 'D'* of this ordinance, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage unless otherwise specified in this ordinance.

(iii) *Landscape Buffer and Sidewalks (E. Washington Street)*. A minimum of a 20-foot landscape buffer shall be provided along E. Washington Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees shall be planted per 100-feet of linear frontage.

(iv) *Landscape Buffer (Adjacent to Residential).* A minimum of a 20-foot landscape buffer shall be provided along the western boundary of *Tracts 2 & 4* (*i.e. areas adjacent to residential land uses*). The landscape buffer shall incorporate a combination of shrubbery and ground cover along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency. *Tract 4* shall also incorporate a minimum of a six (6) foot wrought iron fence in the required landscape buffer.

(v) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(2) *Washington Street.* The applicant shall be proportionally responsible for upgrading E. Washington Street to a M4U (*major collector, four [4] lane, undivided roadway*) where adjacent to the *Subject Property*.

(3) *Buried Utilities.* New transmission and distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property* as long as these lines remain in their current pre-developed state. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(4) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to any provisions of this ordinance.

DRAFT ORDINANCE 09.04.23

Tract 1: Townhomes (2.02-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Single Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be permitted on the *Tract 1* in addition to the land uses permitted in the Single Family 10 (SF-10) District:

☑ Townhomes

However, the following land uses shall be expressly prohibited on *Tract 1*:

☑ Accessory Building
☑ Guest Quarters/Secondary Living Unit
☑ Portable Buildings
☑ Church/House of Worship
☑ Day Care
☑ Private or Public School
☑ Railroad Yard or Shop

(2) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards for the Single Family 10 (SF-10) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. The maximum permissible density for the *Subject Property* shall not exceed *5.94* dwelling units per gross acre of land; however, in no case should the proposed development exceed *12* dwelling units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width [1]	28'
Minimum Lot Depth	115'
Minimum Lot Area	3,000 SF
Minimum Front Yard Setback [2] & [4]	20'
Minimum Side Yard Setback	0'
Minimum Distance Between Buildings	10'
Minimum Length of Driveway Pavement	20'
Maximum Height [3]	36'
Minimum Rear Yard Setback [4]	10'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	1,400 SF
Garage Orientation	*Rear Entry*
Maximum Number of Attached Units Per Buildings	5 Units
Maximum Lot Coverage	75%

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front* and *Rear Yard Building Setbacks* by up to five (5) feet for any property; however, the encroachment shall not exceed three (3) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.

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(3) *Garage Orientation.* All garages are required to be rear entry and shall generally conform to the Concept Plan depicted in *Exhibit 'D'* of this ordinance (*i.e. the Townhomes will front towards the Park Place Subdivision*).

(4) *Building Standards.* The building elevations shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following building standards:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementaceous products may be used for up to *100%* of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

(ii) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

(iii) *Architectural Requirements.* All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions.* The development shall generally conform to development scheme portrayed in the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends and paint colors may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of the homes, backing to the public right-of-way (*i.e. Street A*), shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Sidewalks.* The sidewalk adjacent to *Road 'A'* as depicted in *Exhibit 'D'* of this ordinance shall be constructed adjacent to the roadway with the exception of the area directly adjacent to the townhomes. In this area the sidewalk may be deviated to run in between the western property line of the *Subject Property* and the front facades of the townhomes. Where the sidewalk is on private property it shall be in a *pedestrian access easement.*

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(7) *Fence Standards.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(8) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. As an alternative -- *and pending the approval of an adjacent HOA* --, this property can be incorporated into an existing HOA. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadway, drive aisles and drive approaches for the subject property associated with this development.

Tracts 2 & 3: Commercial/Retail (6.57-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tracts 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the General (GR) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on *Tracts 2 & 3*:

- ☑ Convent or Monastery
- ☑ Hotel or Motel
- ☑ Residence Hotel
- ☑ Cemetery/Mausoleum
- ☑ Church/House of Worship
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Emergency Ambulance Services (*Ground*)
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Golf Driving Range
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Auto Repair Garage (*Minor*)
- ☑ Car Wash/Auto Detail
- ☑ Car Wash (*Self Service*)
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Density and Dimensional Requirements.* Any development on *Tracts 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a General Retail (GR) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

DRAFT 09.04.2018

Tracts 4 & 5: Light Industrial (7.67-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tracts 4 & 5* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Light Industrial (LI) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on the *Tracts 4 & 5*:

- ☑ Animal Shelter
- ☑ Hotel or Motel
- ☑ Residence Hotel
- ☑ Cemetery/Mausoleum
- ☑ Church/House of Worship
- ☑ Crematorium (*Stand Alone*)
- ☑ Emergency Ambulance Services (*Ground*)
- ☑ Mortuary or Funeral Chapel
- ☑ Prison/Custodial Institution
- ☑ Rescue Mission or Shelter for the Homeless
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Golf Driving Range
- ☑ Private Sports Arena, Stadium or Track
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash (*Self Service*)
- ☑ Building & Landscape Material with Outside Storage
- ☑ Building & Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service & Sales with Outside Storage
- ☑ Commercial Cleaners
- ☑ Food Processing
- ☑ Heavy Machinery & Equipment (Rental, Sales & Service)
- ☑ Motor Vehicle Dealership (*New or Used*)
- ☑ Recreation Vehicle Sales
- ☑ Service Station
- ☑ Towing & Impound Yard
- ☑ Truck Rental
- ☑ Truck Stop with Fuel and Accessory Services
- ☑ Asphalt or Concrete Batch Plant
- ☑ Environmentally Hazardous Materials
- ☑ Food Processing (*No Slaughtering*)
- ☑ Heavy Manufacturing
- ☑ Metal Plating/Electro Plating
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Salvage or Reclamation of Products (*Indoors or Outdoors*)
- ☑ Heavy Construction Trade Yard
- ☑ Outside Storage and/or Outside Display
- ☑ Bus Charter Service & Service Facility
- ☑ Airport, Heliport or Landing Field
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

DRAFT ORDINANCE 03.04.2018

The following land uses shall be permitted by Specific Use Permit (SUP) on the *Tracts 4 & 5*:

- ☑ Auto Repair Garage (*Minor*)
- ☑ Auto Repair Garage (*Major*)
- ☑ Mini-Warehouse

(2) *Density and Dimensional Requirements.* Any development on *Tracts 4 & 5* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Light Industrial (LI) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

DRAFT ORDINANCE 09.04.2018

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **City Council**

FROM: **Joey Boyd, Director of Internal Operations**

DATE: **September 12, 2018**

SUBJECT: **Atmos Energy Corp, Mid-Tex Division Rate Review Mechanism**

On Tuesday, September 4th, the City Council considered a Resolution related to a negotiated settlement with Atmos Energy Corporation, Mid-Tex Division. The City Council requested additional information regarding the amount of attorney's fees collected and who pays for those fees. Georgia Crump with Lloyd Gosselink provided that the total amount charged by the law firm to date for the 2018 rate filing is $9,438 (through July). The consultants have billed $884 through that same date. There will be more charges for the firm in August and September for preparation of documentation under consideration.

The law firm sends invoices to the treasurer for Atmos Cities Steering Committee who then passes them along to Atmos. Atmos pays ACSC, who then pays Lloyd Gosselink law firm. According to Ms. Crump, the amount of the rate case expenses is surcharged to the customers within the 174 ACSC cities for a period of 12 months (which is the time period between the rate filings). As a result of the 2017 rate filing, each residential customer in each of the 174 cities paid a total of 12 cents in rate case expenses for the 2017 RRM review and action. Lloyd Gosselink invoiced legal fees in the amount of $19,162; consultants (ReSolved Energy) invoiced $22,839.50 totaling $42,001.50. Georgia Crump with Lloyd Gosselink law firm will be at the meeting on Monday, September 17th to address any questions the City Council might have regarding fees or the proposed settlement.

The surcharge rates are not established yet for the 2018 rate case, but for the 2017 filing, the rate case expenses recovered by Atmos from the customers were as follows:

Residential	$0.01 per bill
Commercial	$0.03 per bill
I&T	$0.61 per bill

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These charges were billed once a month for 12 months. It's anticipated that the 2018 rate case expenses will be similar according to Ms. Crump.

Staff also asked Ms. Crump to explain what the result would be if the City did not take action on the settlement or if the City denied the settlement adopting the new rates. Ms. Crump indicated that if the City denies the negotiated rate, then the original rate requested by Atmos will go into effect while Atmos appeals the City's denial to the Railroad Commission. Once it has been appealed, the City will have to defend its action at the Railroad Commission. Since the Atmos Cities Steering Committee negotiated and recommended the settlement, ACSC would not be participating in the appeal of Rockwall's action.

If the City does nothing, its inaction will be construed by Atmos as approval of its filed rate. The RRM tariff provides: "No action on the part of the regulatory authority shall be required to allow the rate adjustment(s) to become effective on October 1. To the extent that the regulatory authority does not take action on the Company's RRM filing by September 30, the rates proposed in the Company's filing shall be deemed approved effective October 1."

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City of Rockwall
The New Horizon

MEMORANDUM

TO: City Council

FROM: Joey Boyd, Director of Internal Operations

DATE: August 27, 2018

SUBJECT: Atmos Energy Settlement

BACKGROUND AND SUMMARY

The City, along with 171 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members earlier this year. On or about April 1, 2018, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2017, entitled it to additional system-wide revenues of $42.0 million. Application of the standards set forth in ACSC's RRM Tariff required Atmos to reduce its request to $27.4 million. After review of the consultants' report, the Company offered to settle for a system-wide increase of $25.9 million. Following further negotiations, ACSC's Executive Committee agreed to recommend a system-wide rate increase of $24.9 million. That increase when allocated to ACSC members results in an increase of $17.8 million. The Effective Date for new rates is October 1, 2018.

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PROOF OF REVENUES

Atmos generated proof that the rate tariffs attached to the Resolution will generate $24.9 million in additional revenues on a system-wide basis. That proof is attached as Attachment 1 to this Staff Report. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

Given the fact that ACSC demanded that Atmos reflect reduced federal income taxes in its cost-of-service, as reflected in the RRM Tariff adopted earlier this year, Atmos reduced its rates in March. The rate increase associated with the Resolution is largely offset by the lowered federal income tax rates, such that out-of-pocket expense to consumers should be roughly the same under new rates as what was experienced by consumers last winter. A bill impact comparison is attached as Attachment 2.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

EXPLANATION OF "BE IT ORDAINED" PARAGRAPHS

1. This section approves all findings in the Resolution.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional $24.9 million on a system-wide basis. Settling Cities will be responsible for $17.8 million of the $24.9 million.
4. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
5. This section approves an exhibit to be used in future rate cases or RRM filings regarding recovery of regulatory liabilities, such as excess deferred income taxes.
6. This section requires the Company to reimburse the City for expenses associated with

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review of the RRM filing, settlement discussions, and adoption of the Resolution approving new rate tariffs.
7. This section repeals any resolution or ordinance that is inconsistent with the Resolution.
8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution. This section further directs that the remaining provisions of the Resolution are to be interpreted as if the offending section or clause never existed.
10. This section provides for an effective date upon passage.
11. This section directs that a copy of the signed Resolution be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover $42 million in additional system-wide revenues, the RRM settlement at $24.9 million reflects savings of $17.1 million. ACSC's consultants produced a report indicating that Atmos had justified increased revenues of at least $21.7 million. Settlement at $24.9 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution before September 30, 2018. New rates become effective October 1, 2018.

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ATMOS ENERGY CORP., MID-TEX DIVISION
PROPOSED TARIFF STRUCTURE (BEFORE RATE CASE EXPENSE RECOVERY)
TEST YEAR ENDING DECEMBER 31, 2017

Line No.	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
1	Proposed Change In Rates:		$ 24,900,000		Schedule A						
2	Proposed Change In Rates without Revenue Related Taxes:		$ 23,357,466		Ln 1 divided by Tax factor on WP_F-5.1						
3											
4											
5											
6		Revenue Requirements	Allocations								
7	Residential	$ 338,431,486	77.95%		Per GUD 10170 Final Order						
8	Commercial	84,223,622	19.40%		Per GUD 10170 Final Order						
9	Industrial and Transportation	11,490,316	2.65%		Per GUD 10170 Final Order						
10	Net Revenue Requirements GUD No. 10170	$ 434,145,424	100.00%								
11											
12											
13											
14											
15											
16	Increase to Customer Classes per GUD 10170 Final Order:										
17											
18	Customer Charges	Current	Prospective		Revenues						
19											
20	Residential Base Charge	$ 18.35	$ 0.50		$ 9,103,979						
21	Residential Consumption Charge	$ 0.13734	$ 0.01118		9,103,979						
22	Commercial Base Charge	$ 41.95	$ 1.54		2,265,658						
23	Commercial Consumption Charge	$ 0.08746	$ 0.00421		2,265,658						
24	I&T Base Charge	$ 752.00	$ 32.12		309,095						
25	I&T Consumption Charge Tier 1 MMBTU	$ 0.3172	$ 0.0140		144,188						
26	I&T Consumption Charge Tier 2 MMBTU	$ 0.2322	$ 0.0102		118,338						
27	I&T Consumption Charge Tier 3 MMBTU	$ 0.0498	$ 0.0022		46,570						
28	Total				$ 23,357,466						
29											

Customer Charges Rounded Off and residential base charge increase for 2018 limited to $0.60 per RRM tariff:					
Customer Charges	Proposed Change	Proposed Change In Revenues	Proposed Rates	Proposed Revenues	
Residential Base Charge	$ 0.50	$ 9,156,798	$ 18.85	$ 345,211,285	
Residential Consumption Charge	$ 0.01112	9,051,844	$ 0.14846	120,848,626	
Commercial Base Charge	$ 1.55	2,278,481	$ 43.50	63,944,478	
Commercial Consumption Charge	$ 0.00419	2,253,573	$ 0.09165	49,293,546	
I&T Base Charge	$ 32.00	307,968	$ 784.00	7,545,216	
I&T Consumption Charge Tier 1 MMBTU	$ 0.0140	144,244	$ 0.3312	3,412,408	
I&T Consumption Charge Tier 2 MMBTU	$ 0.0103	118,980	$ 0.2425	2,801,237	
I&T Consumption Charge Tier 3 MMBTU	$ 0.0022	46,631	$ 0.0520	1,102,180	
Total		$ 23,358,519		$ 594,158,976	

ATMOS ENERGY CORP., MID-TEX DIVISION
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2017

Line							CURRENT	October 1, 2018 PROPOSED	CHANGE	
1	**Rate R @ 45 Ccf**									
2	Customer charge						$ 18.35			
3	Consumption charge	45.0	CCF	X	$ 0.13734	=	6.18			
4	Rider GCR Part A	45.0	CCF	X	$ 0.28533	=	12.84			
5	Rider GCR Part B	45.0	CCF	X	$ 0.30630	=	13.78			
6	Subtotal						$ 51.15			
7	Rider FF & Rider TAX		$ 51.15	X	0.06604	=	3.38			
8	Total						$ 54.53			
9										
10	Customer charge							$ 18.85		
11	Consumption charge	45.0	CCF	X	$ 0.14846	=		6.68		
12	Rider GCR Part A	45.0	CCF	X	$ 0.28533	=		12.84		
13	Rider GCR Part B	45.0	CCF	X	$ 0.30630	=		13.78		
14	Subtotal							$ 52.15		
15	Rider FF & Rider TAX		$ 52.15	X	0.06604	=		3.44		
16	Total							$ 55.59	$	1.06
17										1.94%
18										
19	**Rate C @ 346.5 Ccf**						CURRENT	PROPOSED	CHANGE	
20	Customer charge						$ 41.95			
21	Consumption charge	346.5	CCF	X	$ 0.08746	=	30.31			
22	Rider GCR Part A	346.5	CCF	X	$ 0.28533	=	98.88			
23	Rider GCR Part B	346.5	CCF	X	$ 0.22105	=	76.60			
24	Subtotal						$ 247.74			
25	Rider FF & Rider TAX		$ 247.74	X	0.06604	=	16.36			
26	Total						$ 264.10			
27										
28	Customer charge							$ 43.50		
29	Consumption charge	346.5	CCF	X	$ 0.09165	=		31.76		
30	Rider GCR Part A	346.5	CCF	X	$ 0.28533	=		98.88		
31	Rider GCR Part B	346.5	CCF	X	$ 0.22105	=		76.60		
32	Subtotal							$ 250.74		
33	Rider FF & Rider TAX		$ 250.74	X	0.06604	=		16.56		
34	Total							$ 267.30	$	3.20
35										1.21%

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							CURRENT	PROPOSED	CHANGE	
36	**Rate I @ 3907 MMBTU**									
37	Customer charge						$ 752.00			
38	Consumption charge	1,500	MMBTU	X	$	0.3172	= 475.80			
39	Consumption charge	2,407	MMBTU	X	$	0.2322	= 558.79			
40	Consumption charge	0	MMBTU	X	$	0.0498	= -			
41	Rider GCR Part A	3,907	MMBTU	X	$	0.2922	= 1,141.41			
42	Rider GCR Part B	3,907	MMBTU	X	$	0.4881	= 1,906.68			
43	Subtotal						$ 4,834.68			
44	Rider FF & Rider TAX		$ 4,834.68	X	0.06604		= 319.28			
45	Total						$ 5,153.96			
46										
47	Customer charge							$ 784.00		
48	Consumption charge	1,500	MMBTU	X	$	0.3312	=	496.80		
49	Consumption charge	2,407	MMBTU	X	$	0.2425	=	583.58		
50	Consumption charge	0	MMBTU	X	$	0.0520	=	-		
51	Rider GCR Part A	3,907	MMBTU	X	$	0.2922	=	1,141.41		
52	Rider GCR Part B	3,907	MMBTU	X	$	0.4881	=	1,906.68		
53	Subtotal							$ 4,912.47		
54	Rider FF & Rider TAX		$ 4,912.47	X	0.06604		=	324.42		
55	Total							$ 5,236.89	$ 82.93	
56										1.61%
57	**Rate T @ 3907 MMBTU**						CURRENT	PROPOSED	CHANGE	
58	Customer charge						$ 752.00			
59	Consumption charge	1,500	MMBTU	X	$	0.3172	= 475.80			
60	Consumption charge	2,407	MMBTU	X	$	0.2322	= 558.79			
61	Consumption charge	0	MMBTU	X	$	0.0498	= -			
62	Rider GCR Part B	3,907	MMBTU	X	$	0.4881	= 1,906.68			
63	Subtotal						$ 3,693.27			
64	Rider FF & Rider TAX		$ 3,693.27	X	0.06604		= 243.90			
65	Total						$ 3,937.17			
66										
67	Customer charge							$ 784.00		
68	Consumption charge	1,500	MMBTU	X	$	0.3312	=	496.80		
69	Consumption charge	2,407	MMBTU	X	$	0.2425	=	583.58		
70	Consumption charge	0	MMBTU	X	$	0.0520	=	-		
71	Rider GCR Part B	3,907	MMBTU	X	$	0.4881	=	1,906.68		
72	Subtotal							$ 3,771.06		
73	Rider FF & Rider TAX		$ 3,771.06	X	0.06604		=	249.04		
74	Total							$ 4,020.10	$ 82.93	
75										2.11%

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CITY OF ROCKWALL

RESOLUTION NO. 18-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2018 RATE REVIEW MECHANISM FILINGS; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a new Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the RRM tariff was adopted by the City in a rate ordinance earlier this year; and

WHEREAS, on about April 1, 2018, Atmos Mid-Tex filed its 2018 RRM rate request with ACSC Cities based on a test year ending December 31, 2017; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2018 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $24.9 million on a system-wide basis ($17.8 million of which is applicable to ACSC members); and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the Exhibit A rate tariffs incorporate the federal income tax rates that became effective January 1, 2018; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability (Exhibit C); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That the City Council finds that the settled amount of an increase in revenues of $24.9 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2018 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $24.9 million in revenue on a system-wide basis over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 4. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Section 5. That amortization of regulatory liability shall be consistent with the schedule found in attached Exhibit C attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2018 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2018.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LJB Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

Section 12. That this Resolution shall become effective from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 17th DAY OF SEPTEMBER, 2018.

ATTEST:

Jim Pruitt, Mayor

Kristy Cole, City Secretary

Exhibit A

Rate Tariffs Effective
October 1, 2018

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MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 12

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 18.85 per month
Rider CEE Surcharge	$ 0.03 per month[1]
Total Customer Charge	$ 18.88 per month
Commodity Charge – All Ccf	$0.14846 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2018.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 13

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 43.50 per month
Rider CEE Surcharge	$ (0.03) per month[1]
Total Customer Charge	$ 43.47 per month
Commodity Charge – All Ccf	$ 0.09165 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2018.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 14

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 784.00 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.3312 per MMBtu
Next 3,500 MMBtu	$ 0.2425 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0520 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 15

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 16

Exhibit A

The rates were effective for the following Cities on **3/15/2018**:

ABILENE
ADDISON
ALBANY
ALLEN
ALVARADO
ANGUS
ANNA
ARGYLE
ARLINGTON
AUBREY
AZLE
BEDFORD
BELLMEAD
BENBROOK
BEVERLY HILLS
BLOSSOM
BLUE RIDGE
BOWIE
BOYD
BRIDGEPORT
BROWNWOOD
BUFFALO
BURKBURNETT
BURLESON
CADDO MILLS
CANTON
CARROLLTON
CEDAR HILL
CELESTE
CELINA
CENTERVILLE
CISCO
CLARKSVILLE
CLEBURNE
CLYDE
COLLEGE STATION
COLLEYVILLE
COLORADO CITY
COMANCHE
COOLIDGE
COPPELL
CORINTH
CRANDALL
CROWLEY
DALWORTHINGTON GARDENS
DENISON
DENTON
DESOTO
DRAPER AKA CORRAL CITY
DUNCANVILLE
EASTLAND
EDGECLIFF VILLAGE
EMORY
ENNIS
EULESS
EVERMAN
FAIRVIEW
FARMERS BRANCH
FARMERSVILLE
FATE
FLOWER MOUND
FOREST HILL
FORNEY
FORT WORTH
FRISCO
FROST
GAINSVILLE
GARLAND
GARRETT
GRAND PARAIRIE
GRAPEVINE
GUNTER
HALTOM CITY
HARKER HEIGHTS
HASKELL
HASLET
HEWITT
HIGHLAND PARK
HIGHLAND VILLAGE
HONEY GROVE
HURST
IOWA PARK
IRVING
JUSTIN
KAUFMAN
KEENE
KELLER
KEMP
KENNEDALE
KERRVILLE
KILLEEN
KRUM
LAKE WORTH
LAKESIDE
LEWISVILLE
LINCOLN PARK (ANNEXED WITH LITTLE ELM)
LITTLE ELM
LORENA
MADISONVILLE
MALAKOFF
MANSFIELD
MCKINNEY
MELISSA
MESQUITE
MIDLOTHIAN
MURPHY
NEWARK
NOCONA
NORTH RICHLAND HILLS
NORTHLAKE
OAK LEAF
OVILLA
PALESTINE
PANTEGO
PARIS
PARKER
PECAN HILL
PETROLIA
PLANO
PONDER
POTTSBORO
PROSPER
QUITMAN
RED OAK
RENO (PARKER COUNTY)
RHOME
RICHARDSON
RICHLAND
RICHLAND HILLS
RIVER OAKS
ROANOKE
ROBINSON
ROCKWALL
ROSCOE
ROWLETT

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 17

Cities with Rate Effective 3/15/2018 (Continued)

ROYSE CITY
SACHSE
SAGINAW
SANSOM PARK
SEAGOVILLE
SHERMAN
SNYDER
SOUTHLAKE
SPRINGTOWN
STAMFORD
STEPHENVILLE
SULPHUR SPRINGS
SWEETWATER
TEMPLE
TERRELL
THE COLONY
TROPHY CLUB
TYLER
UNIVERSITY PARK
VENUS
VERNON
WACO
WATAUGA
WAXAHACHIE
WESTLAKE
WESTOVER HILLS
WHITE SETTLEMENT
WHITESBORO
WICHITA FALLS
WOODWAY
WYLIE

The rates were effective for the following Cities on **4/01/2018**:

ABBOTT
ALBA
ALMA
ALVORD
ANNONA
ANSON
ARCHER CITY
ATHENS
AURORA
AUSTIN
AVERY
BAIRD
BALCH SPRINGS
BALLINGER
BANDERA
BANGS
BARDWELL
BARRY
BARTLETT
BARTONVILLE
BELLEVUE
BELLS
BELTON
BENJAMIN
BERTRAM
BLACKWELL
BLANKET
BLOOMING GROVE
BLUE MOUND
BLUM
BOGATA
BONHAM
BREMOND
BRONTE
BROWNSBORO
BRUCEVILLE-EDDY
BRYAN
BUCKHOLTS
BUFFALO GAP
BURNET
BYERS
CALDWELL
CALVERT
CAMERON
CAMPBELL
CARBON
CASHION COMMUNITY
CEDAR PARK
CHANDLER
CHICO
CHILDRESS
CHILLICOTHE
CLIFTON
COCKRELL HILL
COLEMAN
COLLINSVILLE
COMMERCE
COMO
COOPER
COPPER CANYON
COPPERAS COVE
CORSICANA
COVINGTON
COYOTE FLATS
CRAWFORD
CROSS ROADS
CUMBY
DAWSON
DECATUR
DELEON
DEPORT
DETROIT
DODD CITY
DOUBLE OAK
DUBLIN
EARLY
ECTOR
EDOM
ELECTRA
EMHOUSE
EUSTACE
EVANT
FAIRFIELD
FERRIS
FRANKLIN
FRANKSTON
FREDERICKSBURG
GATESVILLE
GEORGETOWN
GLEN ROSE
GLENN HEIGHTS
GODLEY
GOLDTHWAITE
GOODLOW
GORDON
GOREE
GORMAN
GRANBURY
GRANDVIEW
GRANGER
GREENVILLE
GROESBECK
GUSTINE
HAMLIN
HAMILTON

411

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 18

Cities with Rate Effective 4/01/2018 (Continued)

HAWLEY
HEARNE
HEATH
HEBRON
HENRIETTA
HICKORY CREEK
HICO
HILLSBORO
HOLLAND
HOLLIDAY
HOWE
HUBBARD
HUTCHINS
HUTTO
IMPACT
IREDELL
ITALY
ITASCA
JEWETT
JOSEPHINE
JOSHUA
KERENS
KNOLLWOOD
KNOX CITY
KOSSE
KURTEN
LACY-LAKEVIEW
LADONIA
LAKE DALLAS
LAKEPORT
LAMPASAS
LANCASTER
LAVON
LAWN
LEANDER
LEONA
LEONARD
LEXINGTON
LINDSAY
LIPAN
LITTLE RIVER ACADEMY
LLANO
LOMETA
LONE OAK
LONGVIEW
LORAINE
LOTT
LUEDERS
MABANK
MALONE
MANOR
MARBLE FALLS
MARLIN
MART
MAYPEARL
MCGREGOR
MCLENDON-CHISHOLM
MEGARGEL
MERIDIAN
MERKEL
MEXIA
MIDWAY
MILES
MILFORD
MILLSAP
MOBILE CITY
MOODY
MORAN
MORGAN
MUENSTER
MUNDAY
MURCHISON
NEVADA
NEW CHAPEL HILL
NEWCASTLE
NOLANVILLE
NORMANGEE
NOVICE
OAK POINT
OAKWOOD
O'BRIEN CO-OP GIN
OGLESBY
OLNEY
PALMER
PARADISE
PECAN GAP
PENELOPE
PFLUGERVILLE
PILOT POINT
PLEASANT VALLEY
POINT
POST OAK BEND
POWELL
POYNOR
PRINCETON
PUTNAM
QUANAH
QUINLAN
RANGER
RAVENNA
RENO (LAMAR COUNTY)
RETREAT
RICE
RIESEL
RIO VISTA
ROBERT LEE
ROBY
ROCHESTER
ROCKDALE
ROGERS
ROSEBUD
ROSS
ROTAN
ROUND ROCK
ROXTON
RULE
RUNAWAY BAY
SADLER
SAINT JO
SAN ANGELO
SAN SABA
SANCTUARY
SANGER
SANTA ANNA
SAVOY
SCURRY
SEYMOUR
SHADY SHORES
SOMERVILLE
SOUTH MOUNTAIN
SOUTHMAYD
STAR HARBOR
STOCKTON BEND
STRAWN
STREETMAN
SUN VALLEY
SUNNYVALE
TALTY
TAYLOR
TEAGUE
TEHUACANA
THORNDALE
THORNTON
THRALL
THROCKMORTON
TIOGA
TOCO

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 19

Cities with Rate Effective 4/01/2018 (Continued)

TOM BEAN
TRENT
TRENTON
TRINIDAD
TROY
TUSCOLA
TYE
VALLEY MILLS
VALLEY VIEW
VAN ALSTYNE
WALNUT SPRINGS
WEINERT
WEST
WESTWORTH VILLAGE
WHITEHOUSE
WHITEWRIGHT
WHITNEY
WILMER
WINDOM
WINTERS
WIXON VALLEY
WOLFE CITY
WORTHAM
YANTIS

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 16

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 784.00 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.3312 per MMBtu
Next 3,500 MMBtu	$ 0.2425 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0520 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 17

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 18

Exhibit A

The rates were effective for the following Cities on **3/15/2018**:

ABILENE
ADDISON
ALBANY
ALLEN
ALVARADO
ANGUS
ANNA
ARGYLE
ARLINGTON
AUBREY
AZLE
BEDFORD
BELLMEAD
BENBROOK
BEVERLY HILLS
BLOSSOM
BLUE RIDGE
BOWIE
BOYD
BRIDGEPORT
BROWNWOOD
BUFFALO
BURKBURNETT
BURLESON
CADDO MILLS
CANTON
CARROLLTON
CEDAR HILL
CELESTE
CELINA
CENTERVILLE
CISCO
CLARKSVILLE
CLEBURNE
CLYDE
COLLEGE STATION
COLLEYVILLE
COLORADO CITY
COMANCHE
COOLIDGE
COPPELL
CORINTH
CRANDALL
CROWLEY
DALWORTHINGTON GARDENS
DENISON
DENTON
DESOTO
DRAPER AKA CORRAL CITY
DUNCANVILLE
EASTLAND
EDGECLIFF VILLAGE
EMORY
ENNIS
EULESS
EVERMAN
FAIRVIEW
FARMERS BRANCH
FARMERSVILLE
FATE
FLOWER MOUND
FOREST HILL
FORNEY
FORT WORTH
FRISCO
FROST
GAINSVILLE
GARLAND
GARRETT
GRAND PARAIRIE
GRAPEVINE
GUNTER
HALTOM CITY
HARKER HEIGHTS
HASKELL
HASLET
HEWITT
HIGHLAND PARK
HIGHLAND VILLAGE
HONEY GROVE
HURST
IOWA PARK
IRVING
JUSTIN
KAUFMAN
KEENE
KELLER
KEMP
KENNEDALE
KERRVILLE
KILLEEN
KRUM
LAKE WORTH
LAKESIDE
LEWISVILLE
LINCOLN PARK (ANNEXED WITH LITTLE ELM)
LITTLE ELM
LORENA
MADISONVILLE
MALAKOFF
MANSFIELD
MCKINNEY
MELISSA
MESQUITE
MIDLOTHIAN
MURPHY
NEWARK
NOCONA
NORTH RICHLAND HILLS
NORTHLAKE
OAK LEAF
OVILLA
PALESTINE
PANTEGO
PARIS
PARKER
PECAN HILL
PETROLIA
PLANO
PONDER
POTTSBORO
PROSPER
QUITMAN
RED OAK
RENO (PARKER COUNTY)
RHOME
RICHARDSON
RICHLAND
RICHLAND HILLS
RIVER OAKS
ROANOKE
ROBINSON
ROCKWALL
ROSCOE
ROWLETT

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 19

Cities with Rate Effective 3/15/2018 (Continued)

ROYSE CITY
SACHSE
SAGINAW
SANSOM PARK
SEAGOVILLE
SHERMAN
SNYDER
SOUTHLAKE
SPRINGTOWN
STAMFORD
STEPHENVILLE
SULPHUR SPRINGS
SWEETWATER
TEMPLE
TERRELL
THE COLONY
TROPHY CLUB
TYLER
UNIVERSITY PARK
VENUS
VERNON
WACO
WATAUGA
WAXAHACHIE
WESTLAKE
WESTOVER HILLS
WHITE SETTLEMENT
WHITESBORO
WICHITA FALLS
WOODWAY
WYLIE

The rates were effective for the following Cities on **4/01/2018**:

ABBOTT
ALBA
ALMA
ALVORD
ANNONA
ANSON
ARCHER CITY
ATHENS
AURORA
AUSTIN
AVERY
BAIRD
BALCH SPRINGS
BALLINGER
BANDERA
BANGS
BARDWELL
BARRY
BARTLETT
BARTONVILLE
BELLEVUE
BELLS
BELTON
BENJAMIN
BERTRAM
BLACKWELL
BLANKET
BLOOMING GROVE
BLUE MOUND
BLUM
BOGATA
BONHAM
BREMOND
BRONTE
BROWNSBORO
BRUCEVILLE-EDDY
BRYAN
BUCKHOLTS
BUFFALO GAP
BURNET
BYERS
CALDWELL
CALVERT
CAMERON
CAMPBELL
CARBON
CASHION COMMUNITY
CEDAR PARK
CHANDLER
CHICO
CHILDRESS
CHILLICOTHE
CLIFTON
COCKRELL HILL
COLEMAN
COLLINSVILLE
COMMERCE
COMO
COOPER
COPPER CANYON
COPPERAS COVE
CORSICANA
COVINGTON
COYOTE FLATS
CRAWFORD
CROSS ROADS
CUMBY
DAWSON
DECATUR
DELEON
DEPORT
DETROIT
DODD CITY
DOUBLE OAK
DUBLIN
EARLY
ECTOR
EDOM
ELECTRA
EMHOUSE
EUSTACE
EVANT
FAIRFIELD
FERRIS
FRANKLIN
FRANKSTON
FREDERICKSBURG
GATESVILLE
GEORGETOWN
GLEN ROSE
GLENN HEIGHTS
GODLEY
GOLDTHWAITE
GOODLOW
GORDON
GOREE
GORMAN
GRANBURY
GRANDVIEW
GRANGER
GREENVILLE
GROESBECK
GUSTINE
HAMLIN
HAMILTON

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 20

Cities with Rate Effective 4/01/2018 (Continued)

HAWLEY
HEARNE
HEATH
HEBRON
HENRIETTA
HICKORY CREEK
HICO
HILLSBORO
HOLLAND
HOLLIDAY
HOWE
HUBBARD
HUTCHINS
HUTTO
IMPACT
IREDELL
ITALY
ITASCA
JEWETT
JOSEPHINE
JOSHUA
KERENS
KNOLLWOOD
KNOX CITY
KOSSE
KURTEN
LACY-LAKEVIEW
LADONIA
LAKE DALLAS
LAKEPORT
LAMPASAS
LANCASTER
LAVON
LAWN
LEANDER
LEONA
LEONARD
LEXINGTON
LINDSAY
LIPAN
LITTLE RIVER ACADEMY
LLANO
LOMETA
LONE OAK
LONGVIEW
LORAINE
LOTT
LUEDERS
MABANK
MALONE
MANOR
MARBLE FALLS
MARLIN
MART
MAYPEARL
MCGREGOR
MCLENDON-CHISHOLM
MEGARGEL
MERIDIAN
MERKEL
MEXIA
MIDWAY
MILES
MILFORD
MILLSAP
MOBILE CITY
MOODY
MORAN
MORGAN
MUENSTER
MUNDAY
MURCHISON
NEVADA
NEW CHAPEL HILL
NEWCASTLE
NOLANVILLE
NORMANGEE
NOVICE
OAK POINT
OAKWOOD
O'BRIEN CO-OP GIN
OGLESBY
OLNEY
PALMER
PARADISE
PECAN GAP
PENELOPE
PFLUGERVILLE
PILOT POINT
PLEASANT VALLEY
POINT
POST OAK BEND
POWELL
POYNOR
PRINCETON
PUTNAM
QUANAH
QUINLAN
RANGER
RAVENNA
RENO (LAMAR COUNTY)
RETREAT
RICE
RIESEL
RIO VISTA
ROBERT LEE
ROBY
ROCHESTER
ROCKDALE
ROGERS
ROSEBUD
ROSS
ROTAN
ROUND ROCK
ROXTON
RULE
RUNAWAY BAY
SADLER
SAINT JO
SAN ANGELO
SAN SABA
SANCTUARY
SANGER
SANTA ANNA
SAVOY
SCURRY
SEYMOUR
SHADY SHORES
SOMERVILLE
SOUTH MOUNTAIN
SOUTHMAYD
STAR HARBOR
STOCKTON BEND
STRAWN
STREETMAN
SUN VALLEY
SUNNYVALE
TALTY
TAYLOR
TEAGUE
TEHUACANA
THORNDALE
THORNTON
THRALL
THROCKMORTON
TIOGA
TOCO

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018	PAGE: 21

Cities with Rate Effective 4/01/2018 (Continued)

TOM BEAN	VALLEY VIEW	WHITNEY
TRENT	VAN ALSTYNE	WILMER
TRENTON	WALNUT SPRINGS	WINDOM
TRINIDAD	WEINERT	WINTERS
TROY	WEST	WIXON VALLEY
TUSCOLA	WESTWORTH VILLAGE	WOLFE CITY
TYE	WHITEHOUSE	WORTHAM
VALLEY MILLS	WHITEWRIGHT	YANTIS

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 11/01/2018**	**PAGE:**

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the ith rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the ith schedule or classification.

HSF_i = heat sensitive factor for the ith schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BI_i = base load sales for the ith schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 11/01/2018**	**PAGE:**

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	9.77	0.1201	99.33	0.5737
Austin	10.38	0.1493	201.46	0.8942
Dallas	13.17	0.2062	183.71	1.0046
Waco	9.26	0.1323	124.57	0.6398
Wichita Falls	11.62	0.1278	114.97	0.5226

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

Exhibit B

Pensions and Retiree Medical Benefits

ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2017

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Supplemental Executive Benefit Plan	Post-Employment Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Fiscal Year 2018 Willis Towers Watson Report, as adjusted	$ 4,082,906	$ 2,703,898	$ 6,964,307	$ 188,360	$ 3,724,168	
2	Allocation to Mid-Tex	43.55%	43.55%	71.24%	100.00%	71.24%	
3	Fiscal Year 2018 Actuarially Determined Benefit Costs (Ln 1 x Ln 2)	$ 1,778,092	$ 1,177,539	$ 4,961,241	$ 188,360	$ 2,653,027	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Fiscal Year 2018 Willis Towers Watson Benefit Costs To Approve (Excluding Removed Cost Centers) (Ln 3 x Ln 4)	$ 1,778,092	$ 1,177,539	$ 4,961,241	$ 188,360	$ 2,653,027	$ 10,758,260
6							
7							
8	Summary of Costs to Approve (1):						
9							
10	O&M Expense Factor (WP_F-2.3, Ln 2)	80.15%	80.15%	40.05%	19.03%	40.05%	
11							
12							
13	Total Pension Account Plan	$ 1,425,108		$ 1,987,133			$ 3,412,241
14	Total Post-Employment Benefit Plan		$ 943,775			$ 1,062,621	2,006,396
15	Total Supplemental Executive Benefit Plan				$ 35,837		35,837
16	Total (Ln 13 + Ln 14 + Ln 15)	$ 1,425,108	$ 943,775	$ 1,987,133	$ 35,837	$ 1,062,621	$ 5,454,474
17							

18 Note:
19 1. Mid-Tex is proposing that the fiscal year 2018 Willis Towers Watson actuarial amounts shown on WP_F-2.3 and WP_F-2.3.1, be approved by the RRM Cities as the
20 benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The Company is requesting that the benchmark amount approved by the
21 RRM Cities for future periods include only the expense amount. The amount attributable to capital would continue to be recorded to utility plant through the overhead
22 process as described in the CAM.

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Exhibit C

Amortization of Regulatory Liability

ATMOS ENERGY CORP., MID-TEX DIVISION
RATE BASE ADJUSTMENTS
TEST YEAR ENDING DECEMBER 31, 2017
AMORTIZATION OF REGULATORY LIABILITY

Line No.	Year Ended Dec. 31	Beginning of Year Rate Base Adjustment Amount	Annual Amortization (1)	End of Year Rate Base Adjustment Amount	Balance as of December 31, 2017
	(a)	(b)	(c)	(d)	(e)
1	2017			$ 289,813,479	$ 289,813,479
2	2018	$ 289,813,479	$ 12,075,562	277,737,918	
3	2019	277,737,918	12,075,562	265,662,356	
4	2020	265,662,356	12,075,562	253,586,795	
5	2021	253,586,795	12,075,562	241,511,233	
6	2022	241,511,233	12,075,562	229,435,671	
7	2023	229,435,671	12,075,562	217,360,110	
8	2024	217,360,110	12,075,562	205,284,548	
9	2025	205,284,548	12,075,562	193,208,986	
10	2026	193,208,986	12,075,562	181,133,425	
11	2027	181,133,425	12,075,562	169,057,863	
12	2028	169,057,863	12,075,562	156,982,301	
13	2029	156,982,301	12,075,562	144,906,740	
14	2030	144,906,740	12,075,562	132,831,178	
15	2031	132,831,178	12,075,562	120,755,616	
16	2032	120,755,616	12,075,562	108,680,055	
17	2033	108,680,055	12,075,562	96,604,493	
18	2034	96,604,493	12,075,562	84,528,932	
19	2035	84,528,932	12,075,562	72,453,370	
20	2036	72,453,370	12,075,562	60,377,808	
21	2037	60,377,808	12,075,562	48,302,247	
22	2038	48,302,247	12,075,562	36,226,685	
23	2039	36,226,685	12,075,562	24,151,123	
24	2040	24,151,123	12,075,562	12,075,562	
25	2041	12,075,562	12,075,562	(0)	
26					
27	Note:				
28	1. The annual amortization of a 24 year recovery period is based on the				
29	Reverse South Georgia Method.				

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **September 14, 2018**

SUBJECT: **REDC Budget**

The Rockwall Economic Development Corporation Board approved the attached budget at their Board meeting on September 13, 2018.

The operating budget is largely unchanged from this fiscal year's budget. The EDC may forward with infrastructure improvements in another phase of the Park and the design is being finalized now. The Board is evaluating the issuance of about $6.7million in debt in order to fund the improvements during FY19. A number of previously contracted incentives are due to be paid in fiscal year 2019.

REDC President, Phil Wagner, will be available at the Council meeting to present aspects of the budget and answer any questions.

Memo

To: REDC Board of Directors

From: Phil Wagner, President

cc: Mary Smith, Assistant City Manager

REDC Staff

Date: September 6, 2018

Re: Fiscal Year 2019 Budget

The attached documents represent the proposed Fiscal Year 2019 budget for the Rockwall Economic Development Corporation. Mary Smith, Assistant City Manager for the City of Rockwall, will go over the proposed budget during the meeting in detail. However there are some operational changes that have been proposed by staff that are worth noting. The following significant changes have been noted for your understanding and consideration:

- **Salaries – Wages & Incentives ($410,000):** The marketing position has been retained in the budget until a more holistic consideration of the program can be given. The line item includes a 4% merit increased aligned with the City of Rockwall, as well as a 10% bonus pool for each employee.

- **Marketing Expenses ($195,000):** While a large portion of the $180,000 in FY18 went unspent, this may be attributable to a year of transition in the REDC leadership. This recommendation assumes increased activity in this area in order to pursue the potential utilization of a marketing agency, as well as an additional $15,000 for various information services, including real-estate data bases and customer relationship management software for the REDC business retention/expansion program.

- **Building Lease ($75,000):** This increase from $56,500 generally aligns with the current market in Rockwall for an annual office space to meet the needs of the REDC. This increase may be needed if the REDC is required to find a new office location.

- **Building Repairs ($25,000):** This line item has increased from $3,000 for the potential modification of office space. In the REDC's current space at 2610 Observation Trail, funding could be used for the removal of a wall for expanded meeting space, an improved entrance, new carpet and new electrical connections.

- **Office Furniture ($20,000):** A new line item has been proposed to improve office furniture. A significant portion of this line item would be for the consideration of a larger conference table that could more adequately serve the Board. Additional expenses may be needed for dated office chairs and desks.

- **Travel ($30,000):** This total has been increased from $15,000 to more aggressively pursue prospects, as well as to ensure the REDC staff can attend appropriate professional development opportunities. Staff is exploring opportunities to partner with state officials or agencies at marketing conferences, where registration will be paid by other entities. As such, the marketing conferences line item will be held flat at $15,000.

- **Prospect Visits ($15,000):** This total has decreased from $30,000.

- **Computer Equipment ($6,000):** This amount has increased from $3,000 for the potential utilization of new audio/visual equipment in the REDC conference room.

The Fiscal Year 2019 budget was discussed by the Executive Committee on September 4 with a recommendation for Board approval. The budget will then be taken to the City Council for approval on September 17.

attachments

Fiscal Year 2018 List of Accomplishments

- Closed a 34-acre land sale to Lollicup USA in the Rockwall Technology Park.
  - Construction is underway on a 650,000 square foot office/production/warehouse facility, with shell completion scheduled for EOY 2018.
  - The project will add $50,000,000 in new taxable value and 200+ new jobs.

- Signed an agreement with SPR Packaging for the expansion and full utilization of their Justin Road facility.
  - The project will add $48,000,000 in new taxable value and 50 new jobs.

- Closed an 11-acre land sale to Interstate Wire in the Rockwall Technology Park.
  - Construction is underway on a 243,000 square foot HQ/production/warehouse facility, with completion scheduled for mid-2019.
  - The project will add $25,000,000 in new taxable value and 75 relocated jobs.

- Pegasus Foods began production on their first product line at their renovated facility in the Rockwall Technology Park.

- The infrastructure design (roads & utilities) for the next 90-acre phase of the Rockwall Technology Park was completed and is on stand-by for the bid process.

- Responded to six qualified RFIs/RFPs for major national relocations.

- Hosted the first Rockwall Job Fair in December 2017 in response to the needs of Rockwall's primary employers.
  - Eleven companies participated and over 450 job seekers attended.
  - The 2018 Rockwall Job Fair is scheduled for September 14, 2018.

- Assisted three primary employers with their workforce training needs and connected them with the Texas Workforce Commission to offer training grants.

- The REDC hired Phil Wagner as the organization's new President.

SUMMARY OF OPERATIONS

Fund
21 Economic Development

	Actual 16-17	Budgeted 17-18	Amended 17-18	Proposed 18-19
Total Revenues	5,489,640	8,613,900	8,913,350	6,008,300
Total Expenditures	7,016,220	14,272,850	5,405,850	13,140,050
Excess Revenues Over (Under) Expenditures	(1,526,580)	(5,658,950)	3,507,500	(7,131,750)
Net Other Financing Sources (Uses)	-	7,700,000	-	6,700,000
Net Gain (Loss)	(1,526,580)	2,041,050	3,507,500	(431,750)
Fund Balance - Beginning	4,989,818	4,306,698	3,463,238	6,970,738
Fund Balance - Ending	3,463,238	6,347,748	6,970,738	6,538,988

SUMMARY OF REVENUES

Fund

21 Economic Development 71 EDC Administration

Account	Description	Actual 16-17	Budgeted 17-18	Amended 17-18	Proposed 18-19
4150	Sales Tax	5,454,154	5,535,000	5,794,450	5,968,300
4001	Interest Earnings	21,646	7,000	35,000	35,000
4019	Misc. Revenue	6,010	500	5,000	-
4020	Interest/Reserve Fund	7,830	500	8,000	5,000
4450	Technology Park Sales	-	3,070,900	3,070,900	-
	Total Revenues	5,489,640	8,613,900	8,913,350	6,008,300

SUMMARY OF OTHER FINANCING SOURCES (USES)

Fund

21 Economic Development

	Actual 16-17	Budgeted 17-18	Amended 17-18	Proposed 18-19
Other Financing Sources (Uses)				
Bond Proceeds	-	7,700,000	-	6,700,000
Total Other Financing Sources	-	7,700,000	-	6,700,000
Total Other Financing Uses	-	-	-	-
Net Other Financing Sources (Uses)	-	7,700,000	-	6,700,000

SUMMARY OF EXPENDITURES

Fund

21 Economic Development

	Actual 16-17	Budgeted 17-18	Amended 17-18	Proposed 18-19
REDC Administration	925,984	976,350	762,500	971,050
Promotions & Marketing	200,784	240,000	240,000	255,000
Incentives	1,831,351	2,433,750	1,480,600	2,348,750
Capital Projects	1,488,731	7,703,000	3,000	6,726,000
Debt Service	2,569,370	2,919,750	2,919,750	2,839,250
Total Expenditures	7,016,220	14,272,850	5,405,850	13,140,050

DIVISION SUMMARY

Fund	Department	Division
21 Economic Development	70 Economic Development	71 Economic Develop.

Expenditure Summary

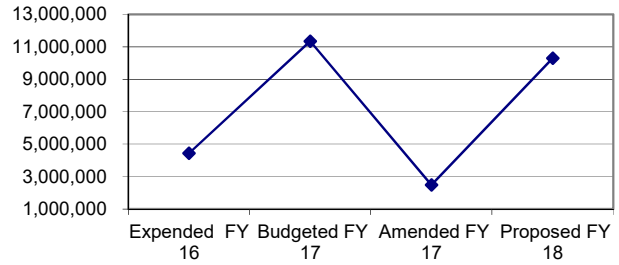
	Actual 16-17	Budgeted 17-18	Amended 17-18	Proposed 18-19
Personnel	664,909	593,700	379,850	538,900
Contractual	299,322	394,150	394,150	459,600
Supplies	5,615	8,300	8,300	9,000
Operational	151,966	208,600	208,600	203,600
Utilities	4,956	9,600	9,600	12,950
Capital	1,488,731	7,703,000	3,000	6,726,000
Incentive Grants	1,831,351	2,435,750	1,482,600	2,350,750
				-
Total	4,446,850	11,353,100	2,486,100	10,300,800

Personnel Schedule

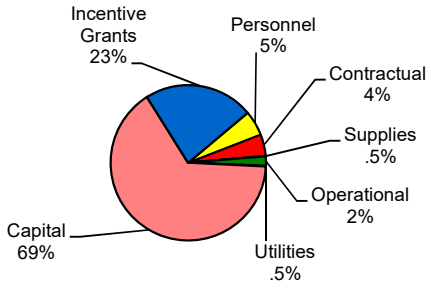
Position	FY 17 Approved	FY 18 Proposed
Economic Development Corporation President	1	1
Director of Project Development	1	1
Vacant Position	1	1
Executive Assistant	1	1

Activity Trends

Financial History



FY 2018 Expenditures by Category



ECONOMIC DEVELOPMENT

Fund	Department	Division
21 Economic Development	70 Economic Develop.	71 Economic Develop.

Account Description	Actual 16-17	Budgeted 17-18	Amended 17-18	Proposed 18-19
Personnel				
Salaries - Wages & Incentives	521,727	454,150	281,700	410,000
Total Salaries - Wages Incentives	521,727	454,150	281,700	410,000
120 FICA & Medicare	25,990	34,750	21,550	31,350
122 Retirement	85,207	74,300	46,100	67,050
128 Ins. Unemployment	3,485	2,000	2,000	2,000
224 Workers Comp.	500	500	500	500
230 Health Insurance	28,000	28,000	28,000	28,000
				-
Total Benefits	143,182	139,550	98,150	128,900
				-
Total Personnel Costs	664,909	593,700	379,850	538,900
Contractual				
210 Auditing	1,500	1,500	1,500	1,500
211 Legal	29,565	50,000	50,000	50,000
213 Consulting Fees	26,559	60,000	60,000	70,000
217 IT Services	17,986	15,000	15,000	15,000
223 Insurance - Blanket Surety Bond	100	100	100	100
227 Insurance - Property	1,800	1,800	1,800	1,800
229 Insurance - Liability	500	500	500	500
232 Temporary Labor	293	5,200	5,200	5,200
234 Marketing Expenses	165,473	180,000	180,000	195,000
242 Equipment Rental & Lease	6,038	8,500	8,500	8,500
243 Building Lease	37,508	56,550	56,550	75,000
244 Building Repairs	-	3,000	3,000	25,000
299 Administrative Services	12,000	12,000	12,000	12,000
Total Contractual	299,322	394,150	394,150	459,600

Annual Budget, Economic Development Cont'd

Account	Description	Actual 16-17	Budgeted 17-18	Amended 17-18	Proposed 18-19
Supplies					
301	Office Supplies	3,530	5,000	5,000	5,000
307	Postage	894	1,000	1,000	1,000
310	Printing & Binding	1,191	2,000	2,000	2,000
347	Gen. Maint. Supplies	-	300	300	1,000
	Total Supplies	5,615	8,300	8,300	9,000
Operational					
410	Dues & Subscriptions	1,485	2,000	2,000	2,000
428	Meeting Expenses - Other	4,719	7,000	7,000	7,000
430	Tuition & Training	5,451	7,000	7,000	5,000
436	Travel	9,697	15,000	15,000	30,000
437	Marketing Conferences	6,155	15,000	15,000	15,000
438	Prospect Visits	19,459	30,000	30,000	15,000
439	Common Area Maintenance-Park	105,000	132,600	132,600	129,600
	Total Operational	151,966	208,600	208,600	203,600
Utilities					
501	Electricity	-	5,600	5,600	6,600
507	Telephone	4,956	4,000	4,000	6,350
	Total Utilities	4,956	9,600	9,600	12,950
Capital					
610	Furniture & Fixtures	-	-	-	20,000
612	Computer Equipment	-	3,000	3,000	6,000
678	Phase III Eng/Construction	1,429,614	6,700,000	-	6,700,000
696	Office Eng/Construction	-	1,000,000	-	-
698	Justin Rd. Extension	59,117	-	-	-
	Total Capital	1,488,731	7,703,000	3,000	6,726,000
Incentives					
660	Due Diligence	-	2,000	2,000	2,000
661	Contracted Incentives	1,831,351	2,433,750	1,480,600	2,348,750
	Total Incentives	1,831,351	2,435,750	1,482,600	2,350,750
Division Total		4,446,850	11,353,100	2,486,100	10,300,800

ECONOMIC DEVELOPMENT

Fund	Department	Division
21 Economic Development	70 Economic Develop.	71 Economic Develop.

Account	Description	Actual 16-17	Budgeted 17-18	Amended 17-18	Proposed 18-19
Debt Service					
750	Administration Fees	4,500	4,500	4,500	4,500
752	Principal - Bonds	1,590,000	1,940,000	1,940,000	2,030,000
754	Interest - Bonds	974,870	975,250	975,250	804,750
Total Debt Service		2,569,370	2,919,750	2,919,750	2,839,250

Detail	Principal	Interest
2012-Ref. Bonds (1999)	365,000	7,300
2013- Infrastructure	310,000	251,757
2013 Land Purchase	180,000	195,550
2015 Ref Bonds (2006)	330,000	50,568
2016 Ref Bonds (2008	280,000	157,825
2016 Sales Tax Bonds	265,000	90,750
2019 Proposed Debt	300,000	51,000
	2,030,000	804,750

-

Fiscal Year 2019 Annual Work Plan

Goal 1: Expand and Diversify Tax Base

- Objective 1: Support continued community growth of new taxable improvements

  Benchmark: Achieve $150M in new taxable improvements (January 1, 2019 values)

- Objective 2: Pursue development agreements at the Rockwall Technology Park

  Benchmark: Execution of at least one land development agreement per year

- Objective 3: Further develop land in the Rockwall Technology Park for additional business growth

  Benchmark: Infrastructure work completed, or ongoing, for Phase III expansion, at the Board's direction

- Objective 4: Completion and Board approval of land acquisition strategy for both light industrial and office purposes, in accordance with goals of City's comprehensive/land use plans

  Benchmark: Completion and approval of plan

- Objective 5: Ensure all REDC agreements and incentives are offered with appropriate clawbacks/protections and acceptable payback periods to safeguard the interest of the Rockwall taxpayer

  Benchmark: Establish incentive guidelines and ensure that the Board is aware of all rate of return calculations

Goal 2: Retain & Expand Existing Business

- Objective 1: Encourage growth of existing primary employers in Rockwall

  Benchmark: Facilitate or incentivize at least one business expansion per year

- Objective 2: Develop business retention database by meeting with primary employers and conducting business retention interviews, asking standardized questions related to their opportunities and challenges associated with their business

  Benchmark: Meet or attempt to meet with every primary employer to establish database; proactively respond to any issues or concerns that may arise

- Objective 3: Continually serve as advocate for existing primary employers by serving as a liaison between company and local governments on regulatory issues

Benchmark: Respond to all requests within two business days; proactively anticipate business concerns when appropriate

- Objective 4: Host one event annually recognizing the employees of primary sector employers in the community; develop and implement award program as part of the effort.

  Benchmark: Host the event and receive positive feedback from participants

- Objective 5: Host one event annually recognizing the executives and management of primary sector employers in the community; develop award program as part of effort

  Benchmark: Host the event and receive positive feedback from participants

- Objective 6: Create opportunities to develop connections with existing businesses between both the REDC staff and Board members, including utilizing events and promotions to further build relationships

  Benchmark: Pursue opportunities as they are available

Goal 3: Attract New Business & Investment

- Objective 1: REDC facilitation or incentivizing of direct commercial investment

  Benchmark: Facilitate or incentivize at least $30M in private investment

- Objective 2: Development and execution of recruitment strategy, including utilization of local and regional partnerships, responding to leads, hosting familiarization tours, attendance at trade shows and recruitment missions, and direct communication

  Benchmark: Develop plan and execute various events, establishing at least three qualified prospects for recruitment consideration

- Objective 3: Secure services of marketing firm that can assist with brand strategy, market research, media relations, creative production for broadcast and print, media planning and buying, website and social media content creation and maintenance

  Benchmark: Hire firm and revitalize website, marketing collateral, and media placement

- Objective 4: Maintain updated information and vital statistics on community profile

  Benchmark: Ensure all online and marketing collateral is updated annually, at a minimum

- Objective 5: Develop web-based tool that allows prospective companies, brokers, and site selectors to search for available commercial property in Rockwall

  Benchmark: Establish tool on Rockwalledc.com

- Objective 6: Explore necessary studies (such as office market study or laborshed study) to gain valuable information for targeted recruitment purposes

  Benchmark: Develop as necessary

Goal 4: Enhance Existing Job Opportunities and Create New Ones

- Objective 1: Realize growth in median household income in Rockwall

  Benchmark: Increase median household income by at least 2% from previous year ($89,173 per census.gov in August 2018)

- Objective 2: REDC facilitation or incentivizing of high quality jobs within Rockwall

  Benchmark: Facilitate or incentivize at least 50 jobs with annual salary greater than half of median household income ($44,586 per job)

- Objective 3: Continue to host and grow Rockwall job fair

  Benchmark: Grow employer and/or attendee participation by 25% from previous year

- *Objective 4:* Develop workforce database by meeting with primary employers to identify workforce development challenges, and meeting with area community colleges and school district officials to ascertain programs or educational opportunities that exist, or can be developed, that will allow those challenges to be met

  Benchmark: Develop database and meet with all primary employers, and area educational institutions; facilitate partnerships between entities where applicable

Goal 5: Ensure all Business of the Rockwall Economic Development Corporation is Conducted

- Objective 1: Meet all requirements of organizational bylaws and policies

  Benchmark: Achieve 100% compliance with bylaws and REDC policies

- Objective 2: Administer all board meetings and committee meetings of the REDC, timely publishing agendas and filing of all minutes

  Benchmark: Conduct all regularly scheduled meetings unless directed otherwise by the Board of Directors

- Objective 3: Maintain a detailed and accurate budget, and ensure that all expenditures are appropriately processed and Technology Park assessments are billed in an accurate and timely fashion

  Benchmark: Adhere and maintain compliance with annual budget

- Objective 4: Secure the organization's office space needs for the mid to long-term

Benchmark: Execute lease for office space for a minimum of three years; improve space as necessary to fit the needs of the organization

- Objective 5: Ensure the REDC is an attractive and competitive employer for talented staff

  Benchmark: Achieve 100% retention of staff, with all appropriate professional development opportunities being met

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **September 14, 2018**

SUBJECT: **REDC Budget**

The Rockwall Economic Development Corporation Board approved the attached budget at their Board meeting on September 13, 2018.

The operating budget is largely unchanged from this fiscal year's budget. The EDC intends to may forward with infrastructure improvements in another phase of the Park which is in design now. The Board is evaluating the issuance of about $6.7million in debt in order to fund the improvements during FY19. A number of previously contracted incentives are due to be paid in fiscal year 2019.

REDC President, Phil Wagner, will be available at the Council meeting to present aspects of the budget and answer any questions.

Memo

To: Rockwall Technology Park Association

From: Phil Wagner, President

cc: Mary Smith, Assistant City Manager

REDC Staff

Date: September 6, 2018

Re: Fiscal Year 2019 Budget for the Rockwall Technology Park Association Budget

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The attached documents represent the proposed Fiscal Year 2019 budget for the Rockwall Technology Park Association Budget. Mary Smith, Assistant City Manager for the City of Rockwall, will go over the proposed budget during the meeting in detail. However the following expenditures are noted for your understanding and consideration:

- **Grounds and Irrigation Maintenance Contract ($139,721):** As a result of recently received bids, staff is recommending moving forward with Metro Lawn Care to continue the mowing, grounds and irrigation work for both the common area maintenance in the Rockwall Technology Park, as well as land owned by the REDC in the Technology Park and along Justin Road. The common area maintenance that will be shared with the tenants of the Technology Park totals $112,361. The maintenance of the REDC owned land totals $27,360.

- **Additional Improvements ($28,000):** Staff is recommending budgeting for several non-annual improvements. This line item assumes that some work will take place in FY19 on detention pond clean-out, rock border and new plantings in the Discovery Boulevard median in Phase II, improvements to the landscaping at the corners of the Discovery Boulevard and Innovation Drive intersection, and making repairs at Highway 276 and Innovation Drive entry.

The REDC Executive Committee recommended approval of the RTPA budget on September 4. Staff recommends consideration and approval of the Fiscal Year 2019 Rockwall Technology Park Association budget as proposed.

attachments

SUMMARY OF OPERATIONS

Fund
22 Tech Park Association

	Actual 16-17	Budgeted 17-18	Amended 17-18	Adopted 18-19
Total Revenues	176,272	215,100	215,100	232,400
Total Expenditures	183,982	215,100	215,100	232,400
Excess Revenues Over (Under) Expenditures	(7,710)	-	-	-
Net Other Financing Sources (Uses)	-	-	-	-
Net Gain (Loss)	(7,710)	-	-	-
Fund Balance - Beginning	47,321	37,415	34,298	34,298
Fund Balance - Ending	34,298	37,415	34,298	34,298

SUMMARY OF REVENUES

Fund

22 Tech Park Association RTPA

Account	Description	Actual 16-17	Budgeted 17-18	Amended 17-18	Adopted 18-19
4470	RTP Dues - Tenants	71,272	82,500	82,500	102,800
	REDC Cam Dues	105,000	132,600	132,600	129,600
	Total Revenues	176,272	215,100	215,100	232,400

DIVISION SUMMARY

Fund	Department	Division
22 Tech Park Association	70 Economic Development	RTPA

Expenditure Summary

	Actual 16-17	Budgeted 17-18	Amended 17-18	Adopted 18-19
Contractual	142,798	171,300	171,300	185,600
Supplies	7,041	10,300	10,300	10,300
Utilities	34,143	33,500	33,500	36,500
Total	183,982	215,100	215,100	232,400

ECONOMIC DEVELOPMENT

Fund	Department	Division 75
22 Tech Park Association	70 Economic Develop.	RTPA Developed Phases

= Account	Description	Actual 16-17	Budgeted 17-18	Amended 17-18	Adopted 18-19
Contractual					
210	Auditing	500	500	500	500
227	Insurance - Property	900	900	900	900
247	Landscape/Irrig Maint	114,971	132,000	132,000	140,400
299	Administrative Svcs	2,000	2,000	2,000	2,000
	Total Contractual	118,371	135,400	135,400	143,800
Supplies					
329	Flag Replacements	7,041	9,000	9,000	9,000
347	Gen. Maint. Supplies	-	1,000	1,000	1,000
	Total Supplies	7,041	10,000	10,000	10,000
Utilities					
501	Electric	333	3,500	3,500	3,500
513	Water	19,166	30,000	30,000	33,000
	Total Utilities	19,499	33,500	33,500	36,500
Division Total		144,911	178,900	178,900	190,300

ECONOMIC DEVELOPMENT

Fund	Department	Division 77
22 Tech Park Association	70 Economic Develop.	RTPA Undeveloped Phases

Account	Description	Actual 16-17	Budgeted 17-18	Amended 17-18	Adopted 18-19
Contractual					
227	Insurance - Property	900	900	900	900
247	Landscape/Irrig Main	23,527	35,000	35,000	40,900
	incl. mowing EDC owned lots, Justin Road, Discovery Median				
	Total Contractual	24,427	35,900	35,900	41,800
Supplies					
347	Gen. Maint. Supplies	-	300	300	300
	Total Supplies	-	300	300	300
Utilities					
501	Electric	2,982	-	-	-
513	Water	11,662	-	-	-
	Total Utilities	14,644	-	-	-
Division Total		39,071	36,200	36,200	42,100

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Councilmembers**

FROM: **Mary Smith, Assistant City Manager**

DATE: **September 14, 2018**

SUBJECT: **Hotel/Motel Funding Recommendation**

The Hotel / Motel subcommittee comprised of Mayor Pro Tem Fowler and Council members Daniels, and Macalik met to discuss funding requests for budget year 2018-2019. The Council received a notebook including the organization's requests along with their required reporting for this year's funded events. Attached is a summary of the requests with the previous year's allocations to the organizations. This summary also includes the subcommittee recommendations for funding.

Revenues and Fund Balance

Staff continues to be conservative in the projection of revenues. For 2019, we are budgeting about $25,000 less from the hotels who currently pay taxes than this year due to trends seen in actual payments this year. The Hilton rebate agreement ends December 31 and their first payment will be due mid-April so we are budgeting for 3 quarters of occupancy tax from the Hilton. They have calculated and filed the occupancy tax each quarter during the rebate period so we have a good history to work with in making this projection. As previously stated, the revenues from the current hotels remitting taxes have not increased as significantly this year as in year's past. We are therefore lowering our fund balance projection to $24,453.

Funding Levels

Funding requests for fiscal year 2019 totaled $669,330 which is a slight increase from the 2018 requests. Each specific application was discussed and whether they met our stated purposes and the state statute's requirement for "heads in beds". The subcommittee's recommendations for funding are attached. The subcommittee chose funding levels as revenues allowed with most organizations receiving less than they requested. The subcommittee's goal was to allocate the current hotels revenues and retain much of the Hilton revenues in reserve as decisions are made regarding the City's strategic initiative for these funds. Specific items which were not funded are noted on the attached spreadsheet as well.

The Subcommittee discussed the City's requests at length and agreed that further discussion should be held over the next few months regarding the funding for things like the Concerts on the Lake and Founder's Day.

Contract Language/Documentation

Each organization will continue to be required to provide documentation such as a log, guestbook, registration list or other documentation that specifically notes if each person is spending the night in a hotel establishment. We are going to strongly recommend that more effort needs to be put into documenting hotel stays through use of a hotel code or question on registration form by which the organizations could better nail down hotel occupancy. It is imperative for the organizations to put in the effort to document hotel stays. Efforts in this regard will be noted as a condition for consideration of future funding.

The subcommittee Staff will be available at the Council meeting to answer any questions.

Hotel Occupancy Tax Funding Requests for FY 2019

	2017 Actual	2018 Budget	2019 Request	2019 Event	Council Subcommittee Recommendation	
Tourism						
American Legion	-	2,400	-	WWI 100th Anniversary	-	
Art League	4,300	3,500	6,000	Fine Art Show	**3,000**	
Aspasians	-	2,000	6,000	Market Place (April & Oct)	**2,000**	
Building Officials of TX	25,575	-	-	Conference	-	
Chamber of Commerce	122,196	123,380	129,455	CVB staff & directory/map	**119,455**	No funding - Conference Acquisition
Disc Golf	5,000	5,000	7,500	Myers Park Tournament	**7,500**	
Downtown Association	11,315	15,000	33,000	Christmas/Cinco de Mayo/Web site	**23,000**	
Duck Regatta	25,000	20,000	20,000	Rubber Duck Race B&G Club	**20,000**	
Fire Fighters Ball	15,000	20,000	25,000	Colbert Project	**20,000**	
Friends of the Library	comp space	comp space	1,500	Christmas Luncheon	**comp space**	
Helping Hands	5,000	7,000	11,500	Festival of Trees	**9,000**	
HHS Hawk Booster Club	-	15,000	-	State Gymnastics Meet	-	
Hilton	1,485	-	-	Convention (transportation only)	-	
Kiwanis	9,500	9,500	11,000	Tri-Rock Triathlon	**11,000**	
Lone Star CASA	6,500	7,500	20,000	Car Show	**7,500**	
Pacific Sports	8,000	20,000	-	US Open Triathlon	-	
Rotary Noon	11,000	11,000	12,000	Hot Rocks Bike Race	**12,000**	
Sail with Scott	-	7,500	15,000	Dallas Race Week - funding app to come later in Sept.	-	Application not Submitted
Soroptimist	3,000	5,000	-	Mystery Site Dinner ('17 event moved to '18)	-	
Starr Commonwealth	-	12,000	35,000	Conference	**12,000**	
Texas Crime Prevention	30,000	-	-	Conference	-	
TrendHR	5,000	2,500	5,000	Conference	**2,000**	
SubTotal	287,871	288,280	337,955		**248,455**	
Cultural						
Community Playhouse	5,000	5,000	13,575	Various Productions	**3,500**	
Music Fest	13,000	10,000	26,000	Concerts	**8,000**	
Summer Musicals	4,000	3,500	10,000	Musical Productions	**5,000**	
SubTotal	22,000	18,500	49,575		**16,500**	
Historical						
Historical Foundation		6,650	13,800	Advertising/Brochures	**7,500**	
Historical Foundation	40,500	-	55,800	Restoration	**25,000**	
SubTotal	40,500	6,650	69,600		**32,500**	
City						
Main Street	35,091	28,000	23,500	Downtown music San Jacinto	**23,500**	
Main Street	15,812	9,700	16,700	Advertising	**16,700**	
Main Street	-	-	4,000	Destination Rockwall	**4,000**	
Concert by the Lake	35,091	38,000	42,000	Harbor concerts	**42,000**	
Founders Day	101,156	100,000	100,000	Concert	**100,000**	
Memorial Day	3,609	5,000	5,000	Concert	**5,000**	
Rib Rub	11,420	15,000	15,000	BBQ contest and 5K	**15,000**	
TRAPS			6,000	Conference	**6,000**	
SubTotal	151,276	195,700	212,200		**212,200**	
Totals	501,647	509,130	669,330		**509,655**	

Fund Summary

Fund Balance 10-01-18	**24,453**	
Projected Revenue FY19		
Hotel Taxes	**425,000**	
Hilton Taxes	**408,000**	
Less Cultural		**16,500**
Less City Events		**212,200**
Less Tourism/Historical		**280,955**
Sub Total		**509,655**
Fund Balance 09-30-19		**323,345**

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **September 12, 2018**

SUBJECT: **Amending the Fiscal Year 2018 Budget**

The final General fund budget summary sheets for the fiscal year 2018 amended and fiscal year 2019 proposed budget are included in the Council packet with the budget adoption agenda item. The amended budget was not changed during budget discussions.

CITY OF ROCKWALL, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE BUDGET OF THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2017 THROUGH SEPTEMBER 30, 2018; PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That the budget of the City Council of the City of Rockwall for the fiscal year October 1, 2017, through September 30, 2018, be and the same is hereby amended and such amendments are indicated and shown on **Exhibit "A"** attached hereto and made a part hereof for all purposes.

Section 2. This ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 17th day of September, 2018.

ATTEST: **Jim Pruitt, Mayor**

Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **September 12, 2018**

SUBJECT: **Adopting the Fiscal Year 2019 Budget**

Notebook. It is included by reference only, rather than presented again in its entirety.

General Fund

The General Fund as adopted will anticipate tax collections based on a 40.21 cent tax rate with expenditures adjusted as discussed at the Council worksession and subsequent discussion. If further discussion of any specific appropriation is needed it should take place prior to the vote on the budget ordinance.

Water – Sewer Fund

The budget as proposed reflects increased sales revenue from a rate increase. The associated rate resolution will be presented to Council shortly with the new rates to be effective on January 1st.

Budget Cover Wording

Senate Bill 656 effective for budgets adopted after September 1, 2013 requires specific wording is included in the adopted budget document. The following statement will appear on the cover of the document and be published on the City's website for one year:

"This budget will raise the same amount of revenue from property taxes as last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $797,243."

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CITY OF ROCKWALL

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2018, THROUGH SEPTEMBER 30, 2019; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH THE SAID BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Manager of the City of Rockwall, Texas has heretofore filed with the City Secretary a proposed General Budget for the City covering the fiscal year aforesaid, and

WHEREAS, the governing body of the City has concluded its public hearing on said budget,

WHEREAS, in accordance with Section 7.06 of the City Charter, the budget for fiscal year 2018-19 is being adopted in a timely manner,

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

Section 1. That said budget for the fiscal year October 1, 2018, through September 30, 2019, be and the same is hereby attached to this ordinance and made a part hereof for all purposes and marked **"Exhibit A".**

Section 2. That said budget attached hereto and marked **"Exhibit A"** be, and the same hereby is, approved and adopted by the City Council as the official budget for the City for the fiscal year aforesaid.

Section 3. That expenditures during the fiscal year shall be made in accordance with the budget approved by this ordinance unless otherwise amended by a duly enacted ordinance of the city.

Section 4. This ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 17th day of September, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **September 12, 2018**

SUBJECT: **Tax Rate Adoption**

The Council agenda for Monday September 17, 2018 includes the ordinance to adopt the Ad Valorem tax rate of 40.21 cents per one hundred dollars of assessed value. Specific language in the motion is not required this year since we are adopting slightly less than the Effective tax rate.

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CITY OF ROCKWALL, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE YEAR 2018 AT A RATE OF $.4021 PER ONE HUNDRED DOLLARS ($100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2018 TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT EXPENSES AND TO PROVIDE AN INTEREST AND SINKING FUND ON ALL OUTSTANDING DEBTS OF THE CITY; PROVIDING FOR DUE AND DELINQUENT DATES, TOGETHER WITH PENALTIES AND INTEREST; APPROVING THE 2018 TAX ROLL; PROVIDING FOR EXEMPTIONS OF PERSONS OVER SIXTY-FIVE (65) YEARS; PROVIDING AN EFFECTIVE DATE.

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

Section 1. That there be and is hereby levied for the year 2018 on all taxable property, real, personal and mixed, situated within the limits of the City of Rockwall, Texas, and not exempt by the Constitution of the state and valid State Laws, a tax of $.4021 on each **ONE HUNDRED DOLLARS** ($100.00) assessed value of taxable property and shall be apportioned and distributed as follows:

a. For the purpose of defraying the current expenses of municipal government of the City, a tax of $.2229 each ONE HUNDRED DOLLARS ($100.00) assessed value of all taxable property.

b. For the purpose of creating a sinking fund to pay the interest and principal on all outstanding bonds of the City not otherwise provided for, a tax of $.1792 each ONE HUNDRED DOLLARS ($100.00) assessed value of all taxable property, within the city which shall be applied to the payment of such interest and maturities of all outstanding bonds.

Section 2. That all ad valorem taxes shall become due and payable on October 1, 2018, and all ad valorem taxes for the year shall become delinquent after January 31, 2019. If any person fails to pay the ad valorem taxes on or before the 31st of January, 2019, the following penalties shall be payable thereon, to wit:

During the month of February, six percent (6%); during the month of March, seven percent (7%); during the month of April, eight percent (8%); during the month of May, nine percent (9%); during the month of June, ten percent (10%); and on or after the first day of July, twelve percent (12%).

Section 3. Taxes are payable in Rockwall, Texas, at the office of the designated Tax Collector. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

Section 4. All delinquent taxes shall bear the maximum rate of interest per annum as provided by law, in addition to the penalties provided herein.

Section 5. All taxes for the year 2018 which remain delinquent on July 1, 2019 shall incur an additional penalty of twenty percent (20%) of the amount of taxes, penalty and interest due to defray cost of collection.

Section 6. That pursuant to Article VIII-1b of the Constitution of Texas, $60,000 of the appraised value of residence homesteads of any married or unmarried persons, including those living alone, who were sixty-five (65) years of age or older on January 1, 2005, shall be exempt from ad valorem taxes.

Section 7. This ordinance is enacted in order to authorize the collection of ad valorem taxes for the year 2018 and shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 17th day of September, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Mary Smith, *Assistant City Manager*

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

DATE: September 17, 2018

SUBJECT: Comprehensive Plan Update

This item is intended to give the City Council the option of directing staff to proceed with the update of the Comprehensive Plan. Should the City Council choose to direct staff to bring the *OURHometown Vision 2040 Comprehensive Plan* forward for adoption, staff has put together the following schedule for all required work sessions, public hearings and the final adoption of the document:

Work Session with the Planning and Zoning Commission:	September 25, 2018
Planning and Zoning Commission Public Hearing:	October 9, 2018
City Council Public Hearing and First Reading of the Ordinance:	October 15, 2018
City Council Second Reading of the Ordinance:	November 5, 2018

If the City Council has any questions concerning this process staff will be available at the *September 17, 2018* City Council meeting.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council**

FROM: **Rick Crowley, City Manager**

DATE: **September 13, 2018**

SUBJECT: **Casting Votes for TML Risk Pool Board Members**

As a member of the Texas Municipal League Intergovernmental Risk Pool, the City of Rockwall is eligible to cast votes in the Board of Trustees election for the pool. Attached please find a copy of the official ballot that has been provided.

Generally, unless Council members or staff know of reasons to otherwise cast the city's ballot, our position has been that the City would give preference in voting to:

1. Candidates associated with cities
2. Candidates representing cities that share common characteristics with Rockwall
3. Candidates from cities located in this region
4. Incumbents that have served on the board

The Council may choose, however, to cast its ballot in any way that the Council deems appropriate. In fact, the Council may choose not to cast a ballot.

Recognizing that all of the nominees are likely well qualified, the nominees for each of the open positions on the Board are:

Place 11

- Dietrich von Biedenfeld, Alderman, the City of West Columbia (Region 14)
- Randy Criswell, City Manager, City of Canyon (Region 2)
- Rick Schroder, City Administrator, City of Helotes (Region 7)

(Note: Randy Criswell is the incumbent. Rockwall previously cast a vote for him. We have actually had several positive interactions with the City of Canyon over the years with the last one being a visit from a delegation from Canyon to look at the downtown improvements and talk about our experiences downtown.)

Place 12

- Bert Lumbreras, City Manager, City of San Marcos (Region 10)
- Kimberly Meismer, Executive Director of General Operations, City of Kerrville (Region 7)
- Jana Traxler, HR Director and Risk Manager, City of Murphy (Region 13)
- Robert Wilson, Jr., Board of Directors, Post Oak Savannah Ground Conservation District, (Region 10)

(Note: There is no incumbent in this race. Bert Lumbreras is a long-time leader in City Management. Jana Traxler is from Murphy which is in our region; however, I do not know her.)

Place 13

- Byron Black, Chair, Central Appraisal District, Johnson County (Region 8)
- Mike Jones, Chief Appraiser/Chief Administrator, Fannin County Appraisal district (Region 13)

(Note: Byron Black is the incumbent. Byron has a long history of involvement as Mayor of Burleson and as a member of the BISD school board. Mike Jones is the Chief Appraiser in Fannin County, and I do not know him. The City voted for Byron Black the last time he was on the ballot.)

Place 14

- Bert Echterling, Mayor, City of Robinson (Region 9)
- David Harris, City Administrator, City of Balcones Heights (Region 7)
- David Rutledge, Mayor, Bridge City (Region 16)

(Note: There is no incumbent in this race. I know David Harris as he is the immediate past president of the Texas City Management Association. I don't know the other two, but I'm sure they are also qualified. None are from our Region.)

By all means the Council should cast votes in whatever manner you choose, but I have asked that the ballot be prepared to indicate votes for:

- Randy Criswell
- Bert Lumbreras
- Byron Black
- David Harris

There may be a better way for you to determine for whom to vote. It is an easy change if the Council votes for others than those listed above. A motion to cast votes for the candidates for whom the Council selects is all that is needed.

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OFFICIAL BALLOT

Texas Municipal League Intergovernmental Risk Pool
Board of Trustees Election

This is the official ballot for the election of Places 11 – 14 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool. Each Member of the Pool is entitled to vote for Board of Trustee members. Please record your organization's choices by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You can only vote for one candidate for each place.

The officials listed on this ballot have been nominated to serve a six-year term on the TML Intergovernmental Risk Pool (Workers' Compensation, Property and Liability) Board of Trustees. The names of the candidates for each Place on the Board of Trustees are listed in alphabetical order on this ballot.

Ballots must reach the office of David Reagan, Secretary of the Board, no later than September 30, 2018. Ballots received after September 30, 2018, cannot be counted. **The ballot must be properly signed and all pages of the ballot must be mailed to: Trustee Election, David Reagan, Secretary of the Board, P.O. Box 149194, Austin, Texas 78714-9194. If the ballot is not signed, it will not be counted.**

PLACE 11

☐ **Dietrich von Biedenfeld**. Alderman for the City of West Columbia (Region 14) since May 2012. Mr. Biedenfeld teaches at the Marilyn Davies College of Business at the University of Houston – Downtown and is a VA-accredited attorney. He serves as Chair of the Dispute Resolution Committee and past Chair of the Public Contract Law Committee for the American Bar Association Young Lawyer Division. He is also President of the Brazoria County Cities Association. Mr. Biedenfeld is a member of the International Association of Emergency Managers, Federal Bar Association, NIGP: The Institute for Public Procurement, and U.S. Green Building Council. He is also a member of the Columbia Historical and Brazoria County Heritage Museums.

☐ **Randy Criswell** (Incumbent). City Manager for the City of Canyon (Region 2) since 2008. Mr. Criswell has served on the TML Risk Pool Board of Trustees since 2015 and currently serves as Chair of the Underwriting and Claims Committee. He has been in public service for 28 years, with nearly 24 years as an employee of the City of Canyon. Mr. Criswell has a Bachelor of Science degree from Texas Tech University, is an active member of TCMA, having served multiple terms on the Board of Directors and Committees. He has served as the TCMA Affiliate Representative on the TML Board of Directors, is a member of ICMA, and is a Certified Public Manager.

☐ **Rick A. Schroder**. City Administrator for the City of Helotes (Region 7) since September 2008. Mr. Schroder also serves as the Executive Director for the Helotes Economic Development Corporation (EDC). Prior to his tenure as City Administrator, Rick was employed by the EDC as the Economic Development Specialist from 2006 to 2008. He graduated Magna Cum Laude from Trinity University in 2004 with a degree in Political Science, and he earned a Master of Public Service and Administration in 2006 from the George H.W. Bush School of Government and Public Service at Texas A&M University. During his coursework, he worked for a variety of public and private organizations, primarily focused on public service and government relations.

WRITE IN CANDIDATE:

_____

PLACE 12

☐ **Bert Lumbreras**. City Manager for the City of San Marcos, Texas (Region 10). Bert Lumbreras has 37 years of experience as a City Manager or an Assistant City Manager in seven Texas communities, including Austin and Waco. He currently serves as the International City/County Management Association Mountain Plains Vice President and previously served on the Board of Directors of the Texas City Management Association from 2010-2014, including President in 2012. He has a Bachelor's Degree in Political Science, with a concentration in Public Administration, and a minor in Geography and Urban Planning from Southwest Texas State University.

☐ **Kimberly Meismer**. Executive Director of General Operations for the City of Kerrville (Region 7), overseeing Human Resources, Municipal Court, Public Library, and Public Information. Ms. Meismer has over 21 years of public service, which includes serving the Cities of Kerrville and La Porte. She earned a Master's degree in Public Administration from U.T.–Arlington and a Bachelor's degree in Human Resource Management from Columbia Southern University. She is a member of the TCMA, International Public Management Association for Human Resources (IPMA-HR), Society for Human Resource Management (SHRM), San Antonio Human Resource Management Association, and is a former President of the Bay Area Human Resource Management Association. She is an IPMA-HR Senior Certified Professional and a SHRM Certified Professional.

☐ **Jana Traxler**. Human Resources Director and Risk Manager for the City of Murphy, Texas (Region 13). Jana Traxler is a municipal Human Resources Executive who is committed to being a strategic partner in municipal management, an employee advocate and a change agent. She has experience working in both local and state governments as well as experience working under a state funded contract with Hewlett Packard Enterprise Services. Prior to relocating to Murphy, Texas, she held the position of the Human Resources Labor Relations Officer for Shawnee County, Kansas. She is a graduate of the Villanova University Masters in Human Resource Development program and holds the Senior Professional in Human Resources designation.

☐ **Robert D. Wilson, Jr.** Board of Directors of the Post Oak Savannah Ground Conservation District in Milano, Texas (Region 10) for the last four years. Robert Wilson has also served on the Board of Directors for the Southwest Milam Water Supply Corporation for the past 13 years, and currently is the President. Mr. Wilson graduated from the University of Minnesota, majoring in mathematics. He was a Captain in the US Army, 1964-1968, and served in Viet Nam. He spent over 40 years in Commercial Banking, with the last 15 as Branch President of Citizens National Bank in Rockdale, Texas. Mr. Wilson has served on numerous local boards and organizations, volunteering his time to assist and improve the quality of life in Rockdale over the past 15 years. He is active in his church as a Sunday School Teacher, Deacon, and Treasurer.

WRITE IN CANDIDATE:

_____

PLACE 13

☐ **Byron Black**. (Incumbent). Board Chair, Central Appraisal District of Johnson County (Region 8). He served as Mayor of Burleson from 1998-2004, previously serving as mayor pro tem and as a Councilmember. He currently serves as Chair of the Impact Fee Committee for the City of Burleson. Mr. Black is a past board member of the Area Metro Ambulance Authority Board. He was a member of the Burleson Independent School District Board for 12 years, nine as President, and served as president of TASB. Mr. Black has served as a Board member of the TML Intergovernmental Risk Pool since 2000, serving as Vice-Chair and Chair.

☐ **Mike Jones**. Chief Appraiser/Chief Administrator of the Fannin Central Appraisal District in Bonham, Texas (Region 13). His service in the property tax profession began in February, 2006 after serving a 20-year career in the United States Air Force. He holds a Bachelor of Science in Occupational Education from Wayland Baptist University. His professional credentials include the Registered Professional Appraiser and Registered Texas Assessor/Collector Designations, a Certified Tax Administrator from the Institute of Certified Tax Administrators and a Certified Chief Appraiser from the Texas Association of Appraisal Districts and the Texas Association of Assessing Officers.

WRITE IN CANDIDATE:

_____

PLACE 14

☐ **Bert Echterling**. Mayor for the City of Robinson (Region 9) since 2015. Mr. Echterling has served as a council member for Robinson since 2006. He serves on the McLennan County Park Committee and on the Robinson Campus Improvement Committee. He is a past Board Member for the Robinson Economic Development Committee and the Robinson Chamber of Commerce. He was born and raised in Robinson, graduated from Robinson High School, and attended McLennan Community College. In 1996, he joined the family business, Echterling Builders, which he has owned since.

☐ **David J. Harris**. City Administrator for the City of Balcones Heights (Region 7) since 2014. Mr. Harris began his local government career in 1996 at Bexar County and has served 18 years in leadership of the cities of Hill Country Village (City Administrator), Schertz (Assistant City Manager), and Alamo Heights (Interim Director). He serves as Immediate Past President and on the Board of the Texas City Management Association, Secretary of TML Region 7, President of Alamo Heights Rotary Club. Mr. Harris received his BA in American Studies from Whitworth University and a MS in Urban Administration from Trinity University. He is an ICMA Credentialed Manager and a member of TCMA and ICMA.

☐ **David Rutledge**. Mayor of Bridge City (Region 16) since 2016, re-elected to a second term this past May, previously served as council member from 2005-2010 (term-limited), again in 2015, and is a representative on the Southeast Texas Regional Planning Commission (COG). Active in TML, he has been recognized as a Certified Municipal Official (CMO) the previous three years, is Vice President of TML Region 16, and serves on the TML Municipal Advocacy Committee and the Municipal Policy Summit. A mechanical engineer by profession from Lamar University in Beaumont, he serves on that university's Mechanical Engineering Advisory Council.

WRITE IN CANDIDATE:

_____

Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the public entity named below.

Witness my hand, this _____ day of _____, 2018.

_____ _____

Signature of Authorized Official Title

_____

Printed Name of Authorized Official

_____

Printed Name of Political Entity

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Hold a work session to discuss providing TxDOT a local preferred option of having a continuous left turn lane on the proposed section of FM 549 from FM 1139 to Haymaker Drive rather than a raised curbed median.

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Z2018-036 - Consider a request by Reubin E. Harle for the approval of an ordinance for a zoning change from an Agricultural (AG) District to a Single Family 1 (SF-1) District for a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle, and take any action necessary [2nd Reading].

- Ord #18-42 49
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Z2018-035 - Consider a request by Gregory S. Braden for the approval of an ordinance for a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 3.02-acre tract of land identified as Lot 7R of the Lofland Lake Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, addressed as 2914 S. FM-549, and take any action necessary [2nd Reading].

- Ord #18-41 54
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- Ord# 18-43 61

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Z2018-039 - Consider a request by Brandon Waldrum of CEI Engineering Associates, Inc. on behalf of Kelly Cannell of Murphy Road, LTD for the approval of an ordinance for a Specific Use Permit (SUP) for a carwash in conjunction with an existing retail store with gasoline sales on a 0.996-acre tract of land being identified as a portion of Lot 2 and all of Lot 1, Block B, Horizon Ridge Center Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3520 Horizon Road [FM-3097], and take any action necessary [2nd Reading].

Ord #18-44 65

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Z2018-040 - Consider a request by John David of Express Oil Change, LLC for the approval of an ordinance for a Specific Use Permit (SUP) for a Minor Auto Repair Garage (i.e. Brakes Plus) on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary [2nd Reading].

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Consider authorizing the City Manger to execute a professional engineering services contract with Binkley & Barfield, Inc. to perform the engineering design services and specifications for the South Lakeshore Drive Reconstruction Project from Summit Ridge Drive to Tanya Drive in an amount not to exceed $508,770.00, to be funded by 2018 Street Bond funds and water/wastewater funds, and take any action necessary.

Memo 77

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Consider awarding a bid to Caldwell Country Chevrolet and authorizing the City Manager to execute a Purchase Order for a new 2019 Animal Services truck totaling $56,546 to be funded out of General Fund Reserves, and take any action necessary.

Memo 103

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Consider awarding bids to Caldwell Country Chevrolet, Kubota Tractor and Quality Turf Renovation and authorizing the City Manager to execute Purchase Orders for Parks Department vehicles and equipment totaling $140,820.96 to be funded out of General Fund Reserves, and take any action necessary.

memo 105

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Consider entering into a cooperative purchasing agreement with the City of Rowlett and awarding a bid to American Pavement Solutions for pavement crack sealing services; authorizing the City Manager to execute the Cooperative Purchasing agreement and contract totaling $100,000 funded out of the Streets and Drainage department operating budget , and take any action necessary.

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Consider approval of the Engineering Services Agreement with HydroLogical Support Services, L.L.P. to provide general engineering services for flood plain impacts in the City of Rockwall, to be funded by the 2018-2019 Engineering Consulting budget and developer reimbursement, and take any action necessary.

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Consider awarding bids to Caldwell Country Chevrolet and Grapevine Dodge and authorizing the City Manager to execute Purchase Orders for three new 2019 model vehicles totaling $74,022 for Police CID to be funded out of General Fund Reserves, and take any action necessary.

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Consider authorizing the City Manager to execute a contract with the Texas Department of Transportation, Aviation Division for participation in the Routine Airport Maintenance Program (RAMP) at the Ralph M. Hall / Rockwall Municipal Airport, with matching funds for the grant to be provided by the Airport Operating Budget, and take any action necessary.

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Consider authorizing the City Manager to execute a contract between the City of Rockwall and STAR Transit for transportation services for fiscal year 2019 in the amount of $99,960 to be funded by the Administration Department Operating Budget, and take any action necessary.

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Consider authorizing the City Manager to execute a contract with Meals on Wheels Senior Services for certain nutritional and senior service programs for fiscal year 2019 in the amount of $35,000 to be funded from the Administration Department Operating Budget, and take any action necessary.

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AGENDA
ROCKWALL CITY COUNCIL
Monday, October 01, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

p.11 **1.** Hold a work session to discuss providing TxDOT a local preferred option of having a continuous left turn lane on the proposed section of FM 549 from FM 1139 to Haymaker Drive rather than a raised curbed median.

2. Hold a work session with Kent Donahue of Donahue Development Corporation to discuss a potential Public Improvement District (PID).

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Breezy Hill Road pursuant to Section §551.071 (Consultation with Attorney).

2. Discussion regarding possible lease of real property on city owned land at Yellowjacket Park pursuant to Section §551.072 (Real Property).

3. Discussion regarding possible sale or lease of real property / land in the vicinity of County Line Road pursuant to Section §551.072 (Real Property).

4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, October 01, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER DANIELS

VIII. PROCLAMATIONS / AWARDS

1. Presentation by Lakeshore Composite Squadron of Civil Air Patrol

p.22 **2.** Domestic Violence Awareness Month

3. Presentation by Rockwall Firefighters Association

p.24 **4.** Fire Prevention Month

IX. OPEN FORUM

X. CONSENT AGENDA

p.26 **1.** Consider approval of the minutes from the September 17, 2018 regular city council meeting, and take any action necessary

p.49 **2.** **Z2018-036** - Consider a request by Reubin E. Harle for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Single Family 1 (SF-1) District for a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle, and take any action necessary **[2nd Reading].**

p.54 **3.** **Z2018-035** - Consider a request by Gregory S. Braden for the approval of an **ordinance** for a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 3.02-acre tract of land identified as Lot 7R of the Lofland Lake Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, addressed as 2914 S. FM-549, and take any action necessary **[2nd Reading].**

p.61 **4.** **Z2018-038** - Consider a request by Scott A. Simonts on behalf of Ridgeview Church for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, and take any action necessary **[2nd Reading].**

p.65 **5.** **Z2018-039** - Consider a request by Brandon Waldrum of CEI Engineering Associates, Inc. on behalf of Kelly Cannell of Murphy Road, LTD for the approval of an **ordinance** for a Specific Use Permit (SUP) for a carwash in conjunction with an existing retail store with gasoline sales on a 0.996-acre tract of land being identified as a portion of Lot 2 and all of Lot 1, Block B, Horizon Ridge Center Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3520 Horizon Road [FM-3097], and take any action necessary **[2nd Reading].**

p.71 **6.** **Z2018-040** - Consider a request by John David of Express Oil Change, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Minor Auto Repair Garage (i.e. Brakes Plus) on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary **[2nd Reading].**

p.77 **7.** Consider authorizing the City Manager to execute a professional engineering services contract with Binkley & Barfield, Inc. to perform the engineering design services and specifications for the South Lakeshore Drive Reconstruction Project from Summit Ridge Drive to Tanya Drive in an amount not to exceed $508,770.00, to be funded by 2018 Street Bond funds and water/wastewater funds, and take any action necessary.

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p.109 **11.** Consider entering into a cooperative purchasing agreement with the City of Rowlett and awarding a bid to American Pavement Solutions for pavement crack sealing services; authorizing the City Manager to execute the Cooperative Purchasing agreement and contract totaling $100,000 funded out of the Streets and Drainage department operating budget , and take any action necessary.

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p.127 **13.** Consider awarding bids to Caldwell Country Chevrolet and Grapevine Dodge and authorizing the City Manager to execute Purchase Orders for three new 2019 model vehicles totaling $74,022 for Police CID to be funded out of General Fund Reserves, and take any action necessary.

p.129 **14.** Consider authorizing the City Manager to execute a contract with the Texas Department of Transportation, Aviation Division for participation in the Routine Airport Maintenance Program (RAMP) at the Ralph M. Hall / Rockwall Municipal Airport, with matching funds for the grant to be provided by the Airport Operating Budget, and take any action necessary.

p.143 **15.** Consider authorizing the City Manager to execute a contract between the City of Rockwall and STAR Transit for transportation services for fiscal year 2019 in the amount of $99,960 to be funded by the Administration Department Operating Budget, and take any action necessary.

p.157 **16.** Consider authorizing the City Manager to execute a contract with Meals on Wheels Senior Services for certain nutritional and senior service programs for fiscal year 2019 in the amount of $35,000 to be funded from the Administration Department Operating Budget, and take any action necessary.

p.165 **17.** Consider awarding a bid to My Computer Guy for purchase, installation, and support of information technology data backup and storage solutions in the amount of $62,925 to be funded by the Internal Operations Department operating budget, authorizing the City Manager to execute a contract on the City's behalf, and take any action necessary.

XI. ACTION ITEMS

p.167 **1.** Discuss and consider approval of a resolution creating a Regional Emergency Communication District and consider acting on the Emergency Communication District Questionnaire, and take any action necessary.

p.176 **2.** **SP2018-023** - Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a variance to the vertical articulation requirements in conjunction with an approved site plan for a hotel on a 2.111-acre tract of land identified as a portion of Lots 7 & 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

p.187 **3.** **A2018-004** – Discuss and consider a request by Pat Atkins on behalf of the owner C.D.T. Rockwall/2017 LLC for the voluntary annexation of a 15.0-acre tract of land identified as Tracts 1-03 of the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and take any action necessary.

p.193 **4.** Discuss and consider establishing a policy regarding Traffic Impact Analysis (TIA) requirements in Planned Development District 32 (PD-32), and take any action necessary.

p.195 **5.** Discuss and consider providing TxDOT a local preferred option of having a continuous left turn lane on the proposed section of FM 549 from FM 1139 to Haymaker Drive rather than a raised curbed median, and take any action necessary.

XII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports

p.206 Building Inspections Monthly Report - August 2018
p.220 Fire Department Monthly Report - August 2018
p.227 GIS Division Monthly Report - August 2018
p.229 Harbor PD Monthly Report - August 2018
p.231 Internal Operations Department Monthly Report - August 2018
p.234 Police Department Monthly Report - August 2018
p.237 Recreation Monthly Report - August 2018
p.243 Rockwall Animal Adoption Center Monthly Report - August 2018

2. City Manager's Report

XIII. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Breezy Hill Road pursuant to Section §551.071 (Consultation with Attorney).

2. Discussion regarding possible lease of real property on city owned land at Yellowjacket Park pursuant to Section §551.072 (Real Property).

3. Discussion regarding possible sale or lease of real property / land in the vicinity of County Line Road pursuant to Section §551.072 (Real Property).

4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XV. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.
The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.087 (Economic Development)
I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 28th day of September, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **September 25, 2018**

SUBJECT: **FM 549 (SH 205 to SH 276) – Preferred Median Option**

TxDOT held a public meeting on June, 26, 2018 for the purpose of soliciting comments on the proposed roadway improvements to FM 549 from SH 205 to SH 276. The proposed improvements call for widening FM 549 to a four-lane divided roadway with a raised median. From the public meeting TxDOT received several request to get rid of the proposed raised median due to the larger amount of single family estate lots that front FM 549. TxDOT's Engineer, Dannenbaum Engineering, has reached out to the City to obtain a local preferred option of having or not having the raised median. The Engineer's recommendation is get rid of the raised median and provide a continuous left turn lane from FM 1139 to Haymaker Drive. A raised median would still be proposed from SH 205 to FM 1139 and Haymaker Drive to SH 276. The current TxDOT 95% Schematic that has raised medians the whole length, at comment response matrix from the public meeting is attached. Also attached is the proposed Schematic with the continuous left turn lane.

Staff requests City Council consider providing TxDOT a local preferred option of having a continuous left turn lane on the proposed section of FM 549 from FM 1139 to Haymaker Drive rather than a raised curbed median, and take any action necessary.

AW:jw

Attachments

Cc: Jeremy White, P.E., CFM, Civil Engineer
File

ROCKWALL COUNTY

PRELIMINARY DESIGN SCHEMATIC

Texas Department of Transportation

(Link to Texas Department of Transportation's (TxDOT) Districts' Website)

MESQUITE DISTRICT
DISTRICT ENGINEER

FM 549

FROM SH 205 TO SH 276
CSJ NOS. 1015-01-024

MOWMA = 14,780 ft (= 2.8 mi) W
MOWMA = 14,780 ft (= 2.8 mi) W
NET LENGTH OF IMPROVEMENT = 14,780 ft (= 2.800 mi)

FM 549	
FUNCTIONAL CLASS:	MINOR ARTERIAL
DESIGN SPEED:	45 MPH
PROJECTED ADT (2041):	9,100
TRUCK PERCENTAGE:	5.0%
PROJECTED TRAFFIC YEAR BEGIN FEBRUARY 5, 2019	
DRAFTING: MAR	
ENGINEER: MAR	
ACCOUNTING: MAR	



HORIZONTAL AND VERTICAL CONTROL SYSTEM

PROJECT
HORIZONTAL: TX SPC
VERTICAL: NAVD 88 (GEOID 12A)
HORIZONTAL AND VERTICAL UNITS: FEET
SECTION: SECOND TIER

SCALE

HORIZONTAL: 1" = 100'
SCALE SHOWN DETAIL 1" = 100'

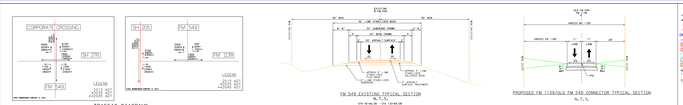
VERTICAL: 1" = 10'

DANNENBAUM
ENGINEERING COMPANY | DALLAS, LLC
TEXAS REGISTERED ENGINEERING FIRM F-2144
8350 N. CENTRAL EXPWY. SUITE 1100, DALLAS, TEXAS 75206 (214) 369-0030
8350 NORTH CENTRAL EXPRESSWAY, SUITE 1100, DALLAS, TEXAS 75206 (214) 369-0030

PRELIMINARY SUBJECT TO CHANGE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARK A. RUSSELL, P.E. 108777 ON 12/20/2017. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. IT IS NOT FOR RECORDING.

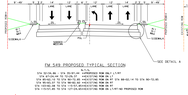
ROLL 1 OF 1

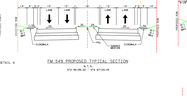


TRAFFIC DIAGRAMS
SCALE: NTS

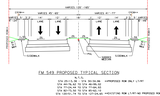


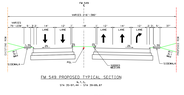




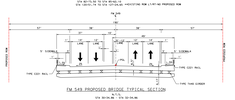




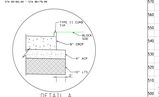


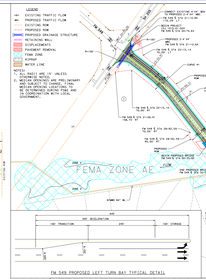


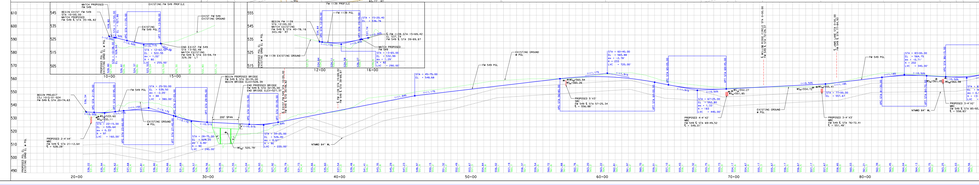


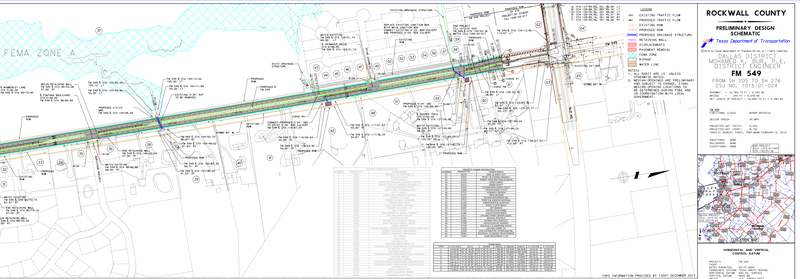












TOPO INFORMATION PROVIDED BY TXDOT DECEMBER 2017

ROCKWALL COUNTY

PRELIMINARY DESIGN SCHEMATIC

Texas Department of Transportation

(Link to Texas Department of Transportation's (TxDOT) Districts' Website)

MESQUITE DISTRICT
DISTRICT ENGINEER

FM 549

FROM SH 205 TO SH 276
CSJ NOS. 1015-01-024

MOWMA = 14,780 ft (= 2.8 mi) W
MOWMA = 14,780 ft (= 2.8 mi) W
NET LENGTH OF IMPROVEMENT = 14,780 ft (= 2.800 mi)

FM 549
FUNCTIONAL CLASS: MINOR ARTERIAL
DESIGN SPEED: 45 MPH
PROJECTED ADT (2041): 9,100
TRUCK PERCENTAGE: 5.0%
PROJECTED TRAFFIC YEAR BEGIN FEBRUARY 5, 2019
DRAFTING: MAR
ENGINEER: MAR
ACCOUNTING: MAR

HORIZONTAL AND VERTICAL CONTROL SYSTEM

PROJECT
HORIZONTAL: TX SPC
VERTICAL: NAVD 88 (GEOID 12A)
HORIZONTAL AND VERTICAL UNITS: FEET
SECTION: SECOND TIER

SCALE

HORIZONTAL: 1" = 100'
SCALE SHOWN DETAIL 1" = 100'

VERTICAL: 1" = 10'

DANNENBAUM
ENGINEERING COMPANY | DALLAS, LLC
TEXAS REGISTERED ENGINEERING FIRM F-2144
8350 N. CENTRAL EXPWY. SUITE 1100, DALLAS, TEXAS 75206 (214) 369-0030
8350 NORTH CENTRAL EXPRESSWAY, SUITE 1100, DALLAS, TEXAS 75206 (214) 369-0030

PRELIMINARY SUBJECT TO CHANGE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARK A. RUSSELL, P.E. 108777 ON 12/20/2017. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. IT IS NOT FOR RECORDING.

ROLL 1 OF 1

Section A. Comment Response Matrix for FM 549 Public Meeting

Documents
Table of General Topics and Topic Codes
Comment/response matrix

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Resource Category	Topic	Code
Project Design		D
Raised Medians	Project opposition for raised medians between Willow Ridge Road and FM 1139.	D1
Raised Medians with Suggestion	Project opposition for raised median between Willow Ridge Road and FM 1139 and suggests median breaks, continuous left turn lane, or median landscaping.	D2
Sidewalks	Project opposition for sidewalks.	D3
General Project Design	Project support for the general project design.	D4
Drainage	Project concern over culvert.	D5
Tree Removal	Tree removal opposition.	D6
Road Lighting	Interest in proposed road lighting	D7
ROW	Concern over location of ROW or displacement of structure.	D8
Driveway	Concern of driveway design.	D9
Construction		C
Communication	Concern for communication	C1
Safety	Concern for property owners and driver's safety during construction.	C2
Construction Material		M
Pavement	Project concern over the weight of vehicles causing wear and tear on the road.	M1

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Comment Number	Commenter Name	Date Received	Source	Comment Topic	Resource Category	Code	Response
1	Duggan, Sherri	6/26/2018	Written Comment	1) Property 16 & 17 – center median has no breaks from Willow Ridge to 1139. It needs at least two more breaks to allow for trucks on the west to be able to travel east on 549. Having only one break at 1139 makes that area a dangerous & congested mess - - especially due to increased traffic from the Somerset subdivision being built at 205 & 549.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				2) No need for sidewalks - - no commercial. This is a country setting w/home, on acreage.	Project Design	D3	Comment noted. Per the TxDOT Environmental Affairs Division Bicycle and Pedestrian Accommodation Environmental Handbook (2014), it is TxDOT's policy to proactively plan, design, and construct facilities to safely accommodate bicyclists and pedestrians. All transportation projects are required to address pedestrian and bicycle accommodations within the project limits.
2	Hall, Maryann	6/26/2018	Written Comment	Looks like a very good design.	Project Design	D4	Comment noted.
				My only concern is that the weight of all the trucks – semi-trailers – that will be using the road is taken into consideration. This improved road will be quite the draw for the trucks to cut through from I 30 to 205.	Construction Material	M1	Comment noted. The pavement type will follow the current guidance of the TxDOT Pavement Manual, revised July 2018.
3	McCann, Kevin	6/26/2018	Written Comment	Currently property 13 (2676 FM 549) has some serious drainage issues from the current culvert installed by the driveway entrance. Just since this spring my driveway has washed out twice requiring costly repairs. I am fearful of the "new" culvert and possibly additional runoff causing additional damage from water runoff. I would like this issue addressed so I don't have continual problems moving forward.	Project Design	D5	Comment noted. The design will be according to the current TxDOT Hydraulic Design Manual, July 2016.
4	Pettiford, Brandi	6/26/2018	Written Comment	Please do not put in medians. This would make getting home or leaving much more difficult. Also, we pull trailers, and having to do a U-turn if there were a median does not seem safe.	Project Design	D1	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				Please keep our tree line in front of our house. This serves as a great sound barrier and beautiful scenery.	Project Design	D6	Comment noted.
				Please have good communication during construction. Let us know if we will be delayed getting out of our driveway or down the street.	Construction	C1	Comment noted.
5	Schwalje, Lesley	6/26/2018	Written Comment	There needs to be another median break opportunity for U-turns between 1139 and Willow Ridge or consider a continuous turn lane. I am concerned with the development of Somerset and whatever happens development wise with Klutts Farm. The traffic will make the necessary U-turns caused by the raised median difficult to execute.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
6	Welch, Catharine "Katie"	6/26/2018	Written Comment	First, I'd like to thank everyone involved in the Rockwall County Consortium for reducing the number of lanes on FM 549 between SH 276 and SH 205 from six to four based on the feedback received from the last public meeting on the project. As is documented in the letter I submitted at that meeting, this was our top priority. We appreciate that all those involved did the right and reasonable thing by making the project compatible in scale to other Rockwall county planned projects. I continue to be impressed by the responsiveness and professionalism of the Rockwall city employees, TxDOT representatives, and Dannenbaum Engineering. The general attitude among many of those who live on FM 549 has shifted in recent months, and I sense that we are by and large more accepting of this project. That being said, I continue to have concerns about several items-medians, sidewalks, and construction safety-each of which I detail below.	Project Design	D4	Comment noted.

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Comment Number	Commenter Name	Date Received	Source	Comment Topic	Resource Category	Code	Response
				Medians I understand from the schematics and from conversations with Dannenbaum that the plan continues for FM 549 to be divided via medians. My top request would be that this plan be reconsidered for the portion of road between Willow Ridge Road and FM 1139. In this stretch of land, there are 16 lots in a row with homes that all exit directly onto FM 549. With medians planned in this stretch of road, the majority of homeowners will be forced to make U-turns in order to l) access their driveway or 2) to head leftwards. This not only creates a safety risk to drivers, but also greatly impacts the accessibility to our homes and our overall quality of life. Given that most of these lots are multi-acre estates with workshops, many of these homeowners own large trailers that they pull behind trucks and other vehicles, making a U-turn all the more problematic. If you were to remove the medians from Willow Ridge Road to FM 1139, it would allow these homeowners greater travel freedom and driveway access. If this is not possible and the medians must remain, then we respectfully request that they be landscaped in a style commensurate with the large estates in the area. Not only does significant research exist indicating that landscaped medians are safer and lead to reduced driver speeds, it will also be an aesthetic improvement. My personal property has over 50 crepe myrtle trees (a few of which will be removed due to this project), and we would like to see lush, colorful, well-maintained landscaping that is similar in style to the adjacent properties. Also, just practically speaking, landscaping will help prevent "curb jumpers" which I fear will be very tempting alternative to a U-turn. We also request that the speed limit be restricted so that we are not being forced to make U-turns into 55+-mph oncoming traffic. Additionally, because there is an inherent inequity in which driveways will be blocked by the median and which will have a direct turn-in opportunities, we request that additional compensation be given to homes that have the median in front of them. This compensation will help offset the extra gas that will be needed to travel to the turnaround locations.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				Sidewalks According to the current schematics, sidewalks are still planned for this project. While I believe it might make sense to have sidewalks closer to the retail on the 276-portion of the road, the rural nature of the homes on the south portion does not lend itself to pedestrian access. It is a very rare occurrence that we ever have any pedestrians travel in front of our homes, and when we do it is very suspicious, as there is no retail nearby that would warrant their presence. Maintaining multi-acre lots requires that most homeowners have expensive tractors, trailers, and yard implements, and because we do not have the density of homes to provide the "safety in numbers", our homes and assets are more vulnerable than those living in traditional neighborhoods. Allowing additional foot traffic will put us at unnecessary risk.	Project Design	D3	Comment noted. Per the TxDOT Environmental Affairs Division Bicycle and Pedestrian Accommodation Environmental Handbook (2014), it is TxDOT's policy to proactively plan, design, and construct facilities to safely accommodate bicyclists and pedestrians. All transportation projects are required to address pedestrian and bicycle accommodations within the project limits.

Comment Number	Commenter Name	Date Received	Source	Comment Topic	Resource Category	Code	Response
				Construction Safety In the summer of 2017, we had a foretaste of what construction would be like when FM 549 was repaved. My final request is that when construction of the road-widening project actually starts, that Dannenbaum stay in close communication with homeowners regarding project logistics. Unfortunately, the company hired to do the recent repaving failed to communicate well with homeowners and implemented highly unsafe procedures throughout the process. I ultimately contacted the city, who in turn contacted TxDOT, who in tum discovered some gross safety violations. In my immediate family, we had at least four drivers who on multiple occasions turned directly into oncoming traffic because of lack of signage and personnel letting us know which way traffic was flowing at that time. Additionally, after being told that homeowners would be contacted before their driveways were made inaccessible, many arrived home to unwelcome, uncommunicated surprises. My goal here is not to detail the long list of grievances we have against that company, but instead request that Dannenbaum and any subcontractors it hires adhere to best practices in the industry. Please keep in mind the families whose lives are impacted by your presence and remember that, at the end of the day, we just want to be well-informed and out of harm's way. Thank you for soliciting public input and for listening to the needs of the residents of the homes that will be most impacted by your work.	Construction	C1, C2	Comment noted.
7	Welch, Katie	6/26/2018	Written Comment	We would like additional information about the lighting plan in the medians.	Project Design	D7	Comment noted. The lighting plan will be determined during PS&E and in coordination with local government.
				We would also like to discuss ROW for 2844 FM 549, Rockwall as the Dannenbaum schematics indicate that we may have existing structures in the current ROW & no additional acquisition is expected.	Project Design	D8	Comment noted.
8	Ohmann, Thomas and Carol	7/11/2018	Written Comment	We live at 2744 S FM 549 in Rockwall, TX. We attended the meeting at the Rockwall County Courthouse on June 26, and offer the following comments in response to the information presented at that meeting. 1. All of our homes access FM549 thru individual driveways and with the plan presented we wouldn't have access to the northbound lanes from our property. As a group we request that from Willow Bend Road to FM 1139 that the raised median be eliminated to allow for access to our driveways. This to be replaced with a continuous left turn lane with double yellow lines, and turn arrows at property driveways. This access would allow those residents with large trailers or RV's to turn into their property without having to negotiate a U-turn. It would also allow immediate access to the property for emergency vehicles, fire, police and ambulance from the Northbound lanes. Large firetrucks would have a difficult time making a U-turn to access our property and would probably have to take a longer route to get to our property extending the response time.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				2. My Wife and I work in Terrell and Forney respectively and we head South on FM 549 each morning and North home after work. We understand that the median is proposed for safety reasons, but having people making U-turns into on-coming traffic each day to get to their properties is also a major safety concern. Since the roadway is not to be a lighted road, U-turns at night or early morning would be an inherently dangerous road maneuver for all of the homeowners in this area.	Project Design	D1	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.

Comment Number	Commenter Name	Date Received	Source	Comment Topic	Resource Category	Code	Response
				3. Eliminating the center median in this area would have a cost savings benefit due to the reduction in initial cost, plus a reduction in overall future maintenance, by not having to plant, mow or water.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				4. If the median will be installed we specifically request a turn into our driveway at 2744 S FM 549, Rockwall, TX from the northbound lanes.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				5. I understand there are length limitations to each turn lane and if each home cannot have a dedicated turn lane, we would request a turn in for every other driveway to reduce U-Turns, which are an inherently dangerous road maneuver.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				6. If there are a few areas where every other home could not have a turn in due to length limitations, then a minimum of every 3rd home would be tolerable and would reduce U-turns.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				7. The current property line locations of the proposed road are acceptable.	Project Design	D4	Comment noted.
				We also request that the trees currently on our property lines be saved from removal. I thank you for your consideration of these comments and hope that these items can be worked out to the satisfaction of all homeowners in the area.	Project Design	D6	Comment noted.
9	Powers, Dwaine and Annette	7/11/2018	Written Comment	If a double curbed medium is placed in between the North and the South bound lanes with no turn lanes this would propose a safety hazard. There is over 150 acres of undeveloped land on the east side of FM 549. This would cause everyone on the eastbound side of FM 549 to have to go north and do a U-turn at Willow Ridge Circle which would propose a safety hazard. On the west side of FM 549 you have 14 houses that could only go south on FM 549 which also causes a safety hazard. This would delay fire protection and police protection due to there being no turn lanes and a hard medium causing someone to have to do U-turns at each end of the road. We would suggest either putting in a suicide lane or turn lanes in this area for Public Safety. This same situation has happened on Highway 276 east of FM 549. TXDOT is now addressing this issue and are putting in turn lanes and in some cases may end up putting in a suicide Lane. Included a Google Earth Map.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
10	Lee, Gloria	7/9/2018	Written Comment	1. The current property line locations of the proposed road are acceptable. It is requested that the trees currently on our property lines be saved from removal.	Project Design	D4, D6	Comment noted.

Comment Number	Commenter Name	Date Received	Source	Comment Topic	Resource Category	Code	Response
				2. Each individual home accessing FM 549 is a neighborhood unto itself. To allow access to our driveways, it is requested that the raised median be eliminated from Willow Bend Road to FM 1139. **Suggest that it be replaced with a continuous left turn lane with double yellow lines and turn arrows.** a) This type of access would allow residents with large trailers or RVs to turn into their property easier. Otherwise, it would require negotiating a U-Turn making it very difficult. b) It would allow immediate access to the property for emergency vehicles (fire, police, ambulance) from the North-bound lanes. c) Access stated above in (2.) above would allow large firetrucks to access the property without making a U-Turn. Otherwise, they may need to take a longer route to get to the property which would extend the response time.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				3. The road is now planned to NOT be lighted. With the U-turn maneuver at night or early morning, it would make the road very dangerous for all homeowners.	Project Design	D1, D7	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT. The lighting plan will be determined during PS&E and in coordination with local government.
				4. There would definitely be a cost savings in eliminating the center median in this area due to a reduction of overall maintenance by not needing to plant, mow, or water.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				5. If the median will be installed, we request a turn into our driveway from the North-bound lanes.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				6. If each home cannot have a turn-in due to length limitations, we would request a turn-in for every other driveway to reduce U-turns, which are a very dangerous road maneuver. a) If there are a few areas where this is not possible due to length limitations, then a minimum of every 3rd home would be acceptable.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				7. Due to the raising and/or lowering of the roadbed, request that a minimum length of concrete or asphalt (depending on homeowner's driveway material) be regraded and a replacement that would allow a gradual change in the slope from land to road (not an abrupt change). Thank you for your consideration to all of our neighborhood concerns.	Project Design	D9	Comment noted.
11	Jones, Douglas A.	9/6/2018	Written Comment	My question is about what happens to the land that is existing DOT land where FM 549 and FM 1139 meet that is going to have pavement removed? Will adjacent property owners have opportunity to purchase the land and what happens to the land if they do not purchase it.	Project Design	D8	The property will continue to be part of the TxDOT Right of Way (ROW).
				Also are the existing culverts going to be moved to stay alongside the new road? My house fronts to the area of the intersection that will be moved further away from my house. Thank you.	Project Design	D5	Currently, the roadside drainage ditches are included with the design.

ROCKWALL COUNTY

PRELIMINARY DESIGN SCHEMATIC

Texas Department of Transportation

CSJ NO.: 1015-01-024

DALLAS DISTRICT
MOHAMED A. BUHL, P.E.
DISTRICT ENGINEER

FM 549

FROM SH 205 TO SH 276
CSJ NO.: 1015-01-024

DESIGN SPEED = 45 MPH
ADT = 7,700 (YR 2019)
ADT = 12,000 (YR 2039)
ADT (OPEN AT PROJECT) = 10,000 (YR 2021)

FM 549
FUNCTIONAL CLASS: MINOR ARTERIAL

DESIGN SPEED: 45 MPH

PROJECTED ADT (2021): 9,100
PROJECTED ADT (2041): 12,000
TRAFFIC SURVEY TAKEN: TUES, THUR (FEBRUARY 5, 2019)

STARTING: NONE
INTERMEDIATE: NONE
ENDING: NONE

VICINITY MAP
NOT TO SCALE

HORIZONTAL AND VERTICAL CONTROL SYSTEM

PROJECT:
HORIZONTAL DATUM: NAD 83 (2011)
HORIZONTAL CONTROL: GLOBAL POSITIONING SYSTEM (GPS)
VERTICAL DATUM: NAVD 88
VERTICAL CONTROL: GPS

SCALE
0" 1" 2"
SCALE: HORIZONTAL 1"= 200'
0' 200' 400'
SCALE: VERTICAL 1"= 200'

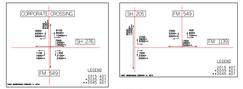
DANNENBAUM
ENGINEERING COMPANY, DALLAS LLC
TBPE FIRM REGISTRATION NO. F-14,709
3605 INWOOD RD STE 226 DALLAS, TX 75209-5934

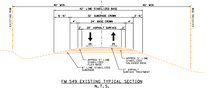
PRELIMINARY
SUBJECT TO CHANGE

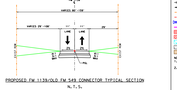
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MOHAMED A. BUHL, P.E. ON 2/5/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

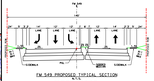
ROLL 1 OF 1

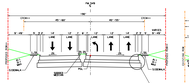
TRAFFIC DIAGRAMS
SCALES: NTS

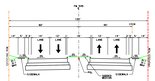


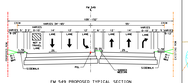


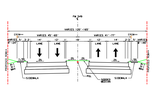


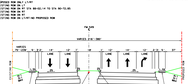


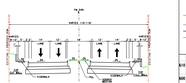


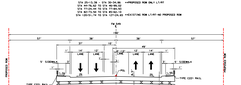


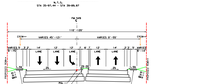


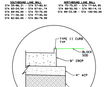




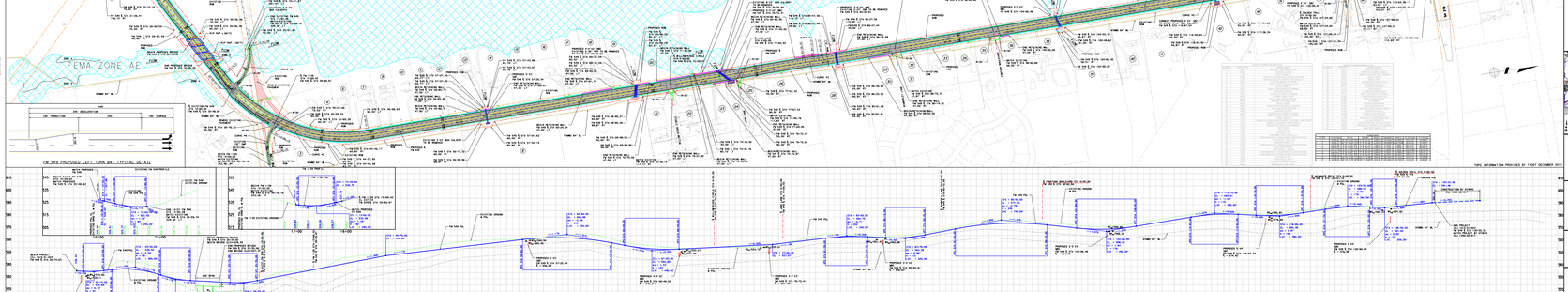












ROCKWALL COUNTY

PRELIMINARY DESIGN SCHEMATIC

Texas Department of Transportation

CSJ NO.: 1015-01-024

DALLAS DISTRICT
MOHAMED A. BUHL, P.E.
DISTRICT ENGINEER

FM 549

FROM SH 205 TO SH 276
CSJ NO.: 1015-01-024

DESIGN SPEED = 45 MPH
ADT = 7,700 (YR 2019)
ADT = 12,000 (YR 2039)
ADT (OPEN AT PROJECT) = 10,000 (YR 2021)

FM 549
FUNCTIONAL CLASS: MINOR ARTERIAL

DESIGN SPEED: 45 MPH

PROJECTED ADT (2021): 9,100
PROJECTED ADT (2041): 12,000
TRAFFIC SURVEY TAKEN: TUES, THUR (FEBRUARY 5, 2019)

STARTING: NONE
INTERMEDIATE: NONE
ENDING: NONE

VICINITY MAP
NOT TO SCALE

HORIZONTAL AND VERTICAL CONTROL SYSTEM

PROJECT:
HORIZONTAL DATUM: NAD 83 (2011)
HORIZONTAL CONTROL: GLOBAL POSITIONING SYSTEM (GPS)
VERTICAL DATUM: NAVD 88
VERTICAL CONTROL: GPS

SCALE
0" 1" 2"
SCALE: HORIZONTAL 1"= 200'
0' 200' 400'
SCALE: VERTICAL 1"= 200'

DANNENBAUM
ENGINEERING COMPANY, DALLAS LLC
TBPE FIRM REGISTRATION NO. F-14,709
3605 INWOOD RD STE 226 DALLAS, TX 75209-5934

PRELIMINARY
SUBJECT TO CHANGE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MOHAMED A. BUHL, P.E. ON 2/5/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

ROLL 1 OF 1

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Rockwall, Texas

Proclamation

Whereas, according to the National Coalition Against Domestic Violence:

- A woman is assaulted or beaten every 9 seconds in the U.S., an average of 20 people are physically abused by intimate partners every minute, and there are more than 10 million abuse victims annually.
- One in 3 women and 1 in 4 men has been physically abused by an intimate partner with 1 in 5 women and 1 in 7 men having been severely physically abused.
- On a typical day, domestic violence hotlines, nationwide, receive about 20,000 calls.
- Twenty-one to 60% of victims lose their job due to reasons stemming from abuse; and

Whereas, domestic violence is prevalent in every community, affecting people regardless of age, socioeconomic status, sexual orientation, gender, race or nationality; and

Whereas, those who are abused often do not leave the abusive relationship for many reasons, such as fear that the abuser's violent behavior will escalate if he or she tries to leave; the belief or hope that the abuser may change; the victim is financially dependent on the abuser; or religious or cultural beliefs prevent the person from leaving; and

Whereas, domestic violence can result in physical injury, mental trauma, and even death, with children often becoming victimized as well.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim the month of **October** as **Domestic Violence Awareness Month** in the City of Rockwall and declare **Thursday, October 25, 2018 as "Wear Purple for Domestic Violence Awareness Day,"** encouraging all citizens to help raise awareness about domestic violence in our community and support organizations that aim to eradicate this crime and assist those who are affected.

In Witness Whereof, I hereunto set my hand and official seal this 1st day of October, 2018.

Jim Pruitt, Mayor

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Rockwall, Texas

Proclamation

Whereas, the city of Rockwall, Texas is committed to ensuring the safety and security of all those living in and visiting Rockwall; and

Whereas, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

Whereas, Rockwall's residents should identify places in their home where fires can start and eliminate those hazards and should install smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home; and

Whereas, Rockwall's residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

Whereas, Rockwall's Fire Department is dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

Whereas, Rockwall's residents are responsive to public education measures and are able to take action to increase their safety from fire, especially in their homes; and

Whereas, the 2018 Fire Prevention theme, **"Look. Listen. Learn. Be aware – fire can happen anywhere"** serves to remind residents to take personal steps to increase their safety from fire.

Now, Therefore I, Jim Pruitt, Mayor of the City of Rockwall do hereby proclaim **October 2018** as **Fire Prevention Month** in the City of Rockwall and urge all residents to be aware of their surroundings, look for available ways out in the event of a fire or other emergency, respond when the smoke alarm sounds by exiting the building immediately, and to support the many public safety activities and efforts of the Rockwall Fire Department during Fire Prevention Month 2018.

In Witness Whereof, I hereunto set my hand and seal this 1st day of October, 2018.

Jim Pruitt, Mayor

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MINUTES
ROCKWALL CITY COUNCIL
Monday, September 17, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the public meeting to order at 4:02 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Kevin Fowler and City Council Member Patrick Trowbridge, Dana Macalik, John Hohenshelt, Bennie Daniels and Trace Johannesen. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs, and City Attorney Frank Garza.

II. WORK SESSION

1. Hold work session to hear report from the city's consultant regarding water / wastewater rates.

The city's Assistant City Manager, Mary Smith, introduced Mr. Dan Jackson and Dan Lanning with Willdan Financial Services, the city's longtime rate consultant. Mr. Jackson then came forth and provided a lengthy presentation related to the city's current water / wastewater rates and future projected rates. Council took no action following the presentation.

2. Hold work session to hear from Republic Waste concerning the city's recycling program.

Rick Bernas with Republic Waste came forth and provided a presentation to Council concerning recycling. He shared details of a lot of changes that have been recently occurring pertaining to recycling, generally indicating that demand for recycled products is not as high as it used to be, and the process to recycle has become quite expensive. He suggested that Council may wish to consider working with Republic to review and modify the city's current recycling program. Council took no action following Mr. Burnis' presentation.

3. Hold a work session to discuss the 2018 Comprehensive Plan update**.**

Following brief introductory comments from City Manager Rick Crowley, Jerry Welch and Bob Wacker, volunteers serving on the city's Comprehensive Plan Advisory Committee came forth and addressed the Council concerning updates to the comp. plan. General discussion took place pertaining to "density" related topics in the draft plan update. The possibility of scheduling a joint meeting with members of the city council and of the advisory committee was also briefly discussed. Mayor Pruitt expressed a desire to have additional clarification provided pertaining to potential, future "high density" residential areas. He went on to express concern that oftentimes citizens and developers seem to characterize the city's Comp Plan as a "contract" rather than as a "guiding document." The possibility of a subcommittee of Council meeting with the Comp Plan Advisory Committee was also discussed. Council took no action pertaining to this work session item at this time.

Mayor Pruitt read the below listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:20 p.m.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible sale or lease of real property / land in the vicinity of County Line Road pursuant to Section §551.072 (Real Property).
2. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney).
3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)
5. **From Public Meeting Agenda: Action Item #6 -** Discuss and consider a resolution approving a negotiated settlement between cities in the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the 2018 Rate Review Mechanism filings, adopting tariffs as part of the settlement, and take any necessary action. (Pursuant to §Section 551.071 (Consultation with Attorney))

IV. ADJOURN EXECUTIVE SESSION

Executive Session was adjourned at 5:48 p.m.

V. RECONVENE PUBLIC MEETING

Mayor Pruitt reconvened the public meeting at 6:02 p.m. with all seven members of Council being present.

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Fowler made a motion to authorize the right-of-way purchase for County Line Road on Parcel 8. Councilmember Trowbridge seconded the motion, which passed by a vote of 7 ayes to 0 nays.

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRO TEM FOWLER

Mayor Pro Tem Fowler delivered the invocation and led the Pledge of Allegiance.

VIII. PROCLAMATIONS / AWARDS

1. American Legion Recognition Day
2. Constitution Week

3. Hispanic Heritage Month

Mayor Pruitt called forth various representatives who were in attendance for each of the above listed proclamations. He then read and presented each of these proclamations.

IX. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time.

Paul Johnson
P.O. Box 543
Rockwall, TX 75087

Mr. Johnson, Vice President of the Rockwall Police Officers Association, came forth and provided Council with a brief description of this organization. He went on to encourage the Council to pay close attention to this upcoming year's budget and future budgets, particularly pertaining to compensation, not just for police employees, but for all city employees. He provided positive comments about all city employees, including their professionalism and how hard they work in their respective positions. He explained that employees in Rockwall are not paid "average pay," but, rather, they are consistently paid lower than average. He indicated that there are fifteen positions within the city that have not had the pay adjusted in over ten years. The police department currently has ten open positions, which he believes is a big number. He urged Council to help overcome the struggle of recruitment and retention that has been resulting, in part, from "lower than average" employee pay.

There being no one else wishing to come forth and speak, Mayor Pruitt then closed Open Forum

X. CONSENT AGENDA

1. Consider approval of the minutes from the September 4, 2018 regular city council meeting, and take any action necessary
2. Consider authorizing the City Manager to enter into contracts with paintless dent and body repair companies in the amount of $344,518.14 related to damage to the City fleet as a result of the April 2018 hail storm to be funded by insurance proceeds and take any action necessary.
3. **P2018-027** - Consider a request by John Delin of Integrity Group, LLC for the approval of a preliminary plat for Lot 1, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Councilmember Trowbridge moved to approve the entire Consent Agenda (#s 1, 2 and 3). Councilmember Macalik seconded the motion, which passed unanimously of Council (7 ayes to 0 nays).

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Vice Chairman of the Planning & Zoning Commission, Eric Chodun, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Council took no action following Mr. Chodun's comments.

XII. PUBLIC HEARING ITEMS

1. **Z2018-035** - Hold a public hearing to discuss and consider a request by Gregory S. Braden for the approval of an **ordinance** for a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 3.02-acre tract of land identified as Lot 7R of the Lofland Lake Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, addressed as 2914 S. FM-549, and take any action necessary **[1st Reading].**

Planning Director Ryan Miller provided background information pertaining to this agenda item. On August 31, 2018, staff mailed 14 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Organizations that are within 1,500- feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) email in opposition of this request. On September 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the applicant's request failed for lack of a second. The Commission's motion to recommend denial of the applicant's request passed by a vote of 3-0 with Commissioners Chodun and Welch dissenting and Chairman Lyons and Commissioner Moeller absent.

Gregory S. Braden
2914 S. FM 549
Rockwall, TX

Mr. Braden, the applicant, came forth and provided some brief clarification concerning his request for this accessory building.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time.

Sean Pettiford
2884 S. FM-549
Rockwall, TX

Mr. Pettiford came forth and stated that he lives directly next to Mr. Braden's property, and he has no problem with this request.

There being no one else wishing to come forth and speak, Mayor Pruitt closed the public hearing. Following brief comments, Councilmember Daniels moved to approve Z2018-035. Councilmember Trowbridge seconded the motion. Councilmember Hohenshelt expressed strong concern for having these regulations in place if the city is just going to keep on approving variances. Following his comments, the ordinance was then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-__
SPECIFIC USE PERMIT NO. S-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING ON A 3.02-ACRE TRACT OF LAND ZONED SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT AND IDENTIFIED AS LOT 7R, LOFLAND LAKE ESTATES NO. 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

2. **Z2018-036** - Hold a public hearing to discuss and consider a request by Reubin E. Harle for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Single Family 1 (SF-1) District for a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle, and take any action necessary **[1st Reading].**

Planning Director Ryan Miller provided background information pertaining to this agenda item. The applicant is requesting a change in zoning from an Agricultural (AG) District to a Single-Family One (SF-1) District for the purpose of constructing an accessory building on the subject property. On August 31, 2018, staff mailed 30 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any notices concerning this case. On September 11, 2018, the Planning and Zoning Commission's motion to recommend approval in the change in zoning passed by a vote of 5-0 with Chairman Lyons and Commissioner Moeller absent.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one wishing to speak, he then closed the public hearing. Councilmember Johannesen moved to approve Z2018-036. Councilmember Hohenshelt seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE

CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT ON A 4.623-ACRE PARCEL OF LAND IDENTIFIED AS LOT 5R, BLOCK A, ZION ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 825 ZION HILLS CIRCLE AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

3. **Z2018-038** - Hold a public hearing to discuss and consider a request by Scott A. Simonts on behalf of Ridgeview Church for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, and take any action necessary **[1st Reading].**

Planning Director Ryan Miller provided background information pertaining to this agenda item. On August 30, 2018, staff sent 38 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Stoney Hollow and Breezy Hill Homeowner's Associations (HOA's) which are the only HOA's/Neighborhood Associations within 1,500 feet. Additionally, staff posted a sign on the subject property as required by the UDC. Staff has received three notices in favor and one notice in opposition of the request. In addition, On September 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the zoning change from Agricultural (AG) District to General Retail (GR) District with staff conditions passed by a vote of 5 to 0 with Commissioners Lyons and Moeller absent.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one wishing to come forth and speak, he then closed the public hearing. Following brief comments, Mayor Pro Tem Fowler moved to approve Z2018-038. Councilmember Trowbridge seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 7.67-ACRE PARCEL OF LAND IDENTIFIED AS LOT 28, SKYVIEW COUNTRY ESTATES NO.3 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DEPICTED IN EXHIBIT *'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

4. **Z2018-039** - Hold a public hearing to discuss and consider a request by Brandon Waldrum of CEI Engineering Associates, Inc. on behalf of Kelly Cannell of Murphy Road, LTD for the approval of an **ordinance** for a Specific Use Permit (SUP) for a carwash in conjunction with an existing retail store with gasoline sales on a 0.996-acre tract of land being identified as a portion of Lot 2 and all of Lot 1, Block B, Horizon Ridge Center Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3520 Horizon Road [FM-3097], and take any action necessary **[1st Reading].**

Planning Director Ryan Miller provided background information pertaining to this agenda item. On August 30, 2018, staff mailed 279 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Hunter's Glenn North, Benton Woods, and Rainbow Lakes Homeowner's Associations (HOA's), which are the only HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the city's Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received two (2) notices in favor of the request and two (2) notices in opposition of the request. On September 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) for a carwash in conjunction with an existing retail store with gasoline sales passed by a vote of 5-0 with Chairman Lyons and Commissioner Moeller absent.

Mayor Pruitt asked what is currently located on the corner next door. Mr. Miller indicated that it is an existing 7-11 convenience store.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time.

Jan Morchower
134 Westwood
Rockwall, TX

She has opposition to the dumpster being located so close to the park and the nearby medical district.

Ben Weible
215 Trout Street
Rockwall, TX 75032

Mr. Weible came forth and shared that he feels it is ironic that the city is recognizing "Constitution Week" and our associated liberties while also getting involved in a private property business transaction via apparent 'democracy.' He believes that the existing 7-11 has provided a valuable market and has been a 'good neighbor.' Also, they provided access to the adjacent park, which has made the kids safer. He is in favor of approval of this request this evening.

Michael Hampton
1828 Tumbleweed Circle
Rockwall, TX

Mr. Hampton came forth and shared that he is present this evening to represent 7-11 in this request. He expressed that they prefer to not move the proposed dumpster location. Also, he believes that development of the adjacent property will eventually hide most of the store anyway.

There being no one else wishing to come forth and speak, Mayor Pruitt closed the public hearing. Councilmember Hohenshelt moved to approve Z2018-039. Councilmember Johannesen seconded the motion. The ordinance was then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING SPECIFIC USE PERMIT NO. S-072 [ORDINANCE NO. 10-09] AND THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CARWASH IN CONJUNCTION WITH AN EXISTING RETAIL STORE WITH GASOLINE SALES IN A GENERAL RETAIL (GR) DISTRICT, ON A 0.996-ACRE TRACT OF LAND. IDENTIFIED AS A PORTION OF LOT 2 AND ALL OF LOT 1, BLOCK B, HORIZON RIDGE CENTER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

Following brief comments, the motion passed by a vote of 7 ayes to 0 nays.

Mayor Pruitt then reordered the agenda to address Public Hearing item #6 next.

5. **Z2018-040** - Hold a public hearing to discuss and consider a request by John David of Express Oil Change, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Minor Auto Repair Garage (i.e. Brakes Plus) on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary **[1st Reading].**

Planning Director Ryan Miller provided background information pertaining to this agenda item, explaining that a minor auto repair garage is permitted as a stand-alone use in a General Retail (GR) District with a Specific Use Permit (SUP). The Unified Development Code (UDC) goes on the state that "…the garage doors or bays shall not face a public street or a residential lot…" The applicant has provided a concept plan showing the garage bays facing west toward the existing shopping center (*i.e. facing away from S. Goliad Street [SH-205] and the residential development north of the subject property*). Additionally, the Unified Development Code (UDC) states that "…no vehicles, equipment, parts, and/or inventory shall be stored outside overnight…" and "…all work must be completed in an enclosed building…" These have been made conditions of approval in the SUP ordinance. Based on the submitted concept plan, the applicant does appear to

be in conformance with the requirements for a minor auto repair garage within a General Retail (GR) District; however, approval of a Specific Use Permit (SUP) is a discretionary decision for the Planning and Zoning Commission and the City Council. Should this request be approved, this will be the first minor auto repair garage in a General Retail (GR) District. Additionally, the applicant would be required to submit a site plan for approval by the Architectural Review Board (ARB), the Planning and Zoning Commission, and if necessary the City Council. On August 30, 2018, staff mailed 39 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Waterstone Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice in opposition of this request. On September 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) for a minor auto repair garage in a General Retail (GR) District passed by a vote of 4-1 with Commissioner Fishman dissenting and Chairman Lyons and Commissioner Moeller absent.

Mayor Pruitt then called the applicant forward to speak.

George Gonzales
Bohler Engineering
6017 Main Street
Frisco, TX

Mr. Gonzales came forth and indicated that this proposed "Brakes Plus" will be situated on the corner of Yellow Jacket and Goliad. He shared that only about twenty-five customers per day are anticipated. Also, they are looking to clean up the driveways in this area by pulling them back away from the intersection. He explained that Brakes Plus uses 'low impact' tools, and their staff members don't have to wear ear protection. So noise shouldn't be a problem. Also, their employees are drug tested. He believes this will be an aesthetically pleasing building.

Mayor Pruitt then opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing.

Councilmember Trowbridge clarified that this location is the same location where a previously proposed Chick Fil A drive-thru restaurant was voted down. He also sought clarification on which direction the garages will be facing. Mr. Miller indicated that they will face the state office facility.

Councilmember Macalik moved to approve Z2018-040. Councilmember Daniels seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-__
SPECIFIC USE PERMIT NO. S-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT

(SUP) TO ALLOW FOR A MINOR AUTO REPAIR GARAGE IN A GENERAL RETAIL (GR) DISTRICT, ON A 0.656-ACRE TRACT OF LAND BEING IDENTIFIED AS LOTS 1 & 2, BLOCK A, BILLY PEOPLES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

The motion passed by a vote of 7 ayes to 0 nays.

6. **Z2018-041** - Hold a public hearing to discuss and consider a request by Michael McDonald of Pavilion Development Company on behalf of Jay Homan of Rockwall 205-552, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Minor Auto Repair Garage (i.e. Firestone Complete Auto Care) on a 1.17-acre portion of a larger 5.683-acre parcel of land identified as Lot 2, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3255 Dalton Road and take any action necessary **[1st Reading].**

Planning Director, Ryan Miller, shared that the applicant requested this afternoon to postpone this item. Mayor Pruitt, however, indicated a desire to open the public hearing and hear from those who may be present this evening to speak concerning this agenda item. Mr. Miller then proceeded to provide background information pertaining to this request. On August 30, 2018, staff mailed 17 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Shores/Ray Hubbard and Stone Creek Homeowner's Associations (*HOA's*), which are the only HOA's located within 1,500-feet of the subject property participating in the city's notification program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required. As of this evening, staff has received two notices back in favor and thirty-four notices in opposition of the request. On September 11, 2018, the Planning and Zoning Commission approved a motion to deny the Specific Use Permit (SUP) by a vote of 3-2 with Commissioners Chodun and Welch dissenting, and Commissioners Lyon and Moeller absent. Therefore, approval of this request will require a ¾ majority vote of Council this evening.

Laura Hoffman
2728 N. Harwood Street
Dallas, TX

Ms. Hoffman came forth and explained that she is speaking on behalf of the applicant. She further shared that the reason the applicant has requested to postpone the public hearing and associated vote is to allow time for the applicant to meet with the school district and some of the concerned residents in order to try and address a lot of the concerns that have been expressed by both members of the public and the school/PTA. She believes there may be some misunderstandings pertaining to the traffic, noise and some of the site design. She has tried to schedule a meeting but has not yet received a reply back from the PTA or others at this point.

Following Ms. Hoffman's brief comments, Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time.

Mr. Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and expressed that this business is a 'much needed' one up north in this area of town. He does not believe that anymore hair or nail salons or more donut shops are needed. He observes that this is a very busy intersection. In general, he seemed to speak in favor of approval of this item.

Megan Trevino
2041 Glencoe Drive
Rockwall, TX

Ms. Trevino indicated that she moved to The Shores neighborhood specifically so that her children can attend Nebbie Williams Elementary School. She pointed out that a lot of kids at the school have sensory issues that are impacted by noise, and she does believe this will post a problem.

Jen Neuhring
1215 Islemere Drive
Rockwall, TX

Ms. Neuhring came forth and shared that she and her family recently moved here from Florida. She spoke in opposition to this request.

Lori Turley
838 Cedarbluff
Rockwall, TX

Ms. Turley shared that she has worked in education for the past nineteen years. She does not believe that placing this proposed Firestone at this location would be what is 'best for kids.' She believes it will put the kids at danger, the noise and traffic will be negative factors. She also has concerns about water and air pollution. She is overall opposed to approval of this request.

Dennis Dayman
519 Cellars Court
Rockwall, TX

Mr. Dayman came forth and generally expressed opposition to approval of this request.

Ryan Phelan
782 Bordeaux Drive
Rockwall, TX 75087

Mr. Phelan came forth and shared that he believes approval of this request would really bring the value of the area down. He is generally opposed to the request.

Brent Dunklau
2070 Belfrey Court
Rockwall, TX

Mr. Dunklau shared that he has two autistic boys, and he believes noise will be of concern. He generally spoke in opposition to this request.

Jason Dugdale
828 Windham Road
Rockwall, TX

Mr. Dugdale came forth and shared that he is opposed to approval of this Firestone.

Shawn Hughes
2631 Nova Park Court
Rockwall, TX

Mr. Hughes came forth and expressed strong opposition to approval of this request.

Tim Greenawalt
335 Dalton Road
Rockwall, TX

Mr. Greenawalt came forth and shared that he has done business at Firestone before; however, he does have issues with a Firestone being built at this particular, proposed location. He does not believe this is a good fit at this location. He expressed opposition to this request.

Amy Binns
2651 Nova Park Court
Rockwall, TX

Ms. Binns shared that she believes noise will be a problem for the neighboring elementary school. She generally expressed opposition to this request.

Todd White
1735 Plummer Drive
Rockwall, TX

Mr. White came forth and shared that he has lived here for forty-one years. He expressed that he is not aware of any noise study conducted for this particular location. He believes it would not be desirable to have garage doors facing a major thoroughfare. In addition, he believes the screening requirement is not met. Overall, he does not believe that this proposed Firestone is not ideal at this particular location, especially being that it would be located next door to Nebbie Williams (school).

Ben Weible
215 Trout Street
Rockwall, TX

Mr. Weible came forth and shared that he has concerns about the government potentially dictating what will be approved to go in at this location. He pointed out that no noise study has been conducted, so it is truly not known if noise would in fact be a factor. Also, he does not believe that who Firestone hires is of anyone's concern. Overall, he

does not believe the government should get involved with any business that wishes to locate at this location.

Annie Fishman
915 Chestnut Lane
Rockwall, TX

Ms. Fishman shared that she is a member of the city's Planning & Zoning Commission; however, this evening she is coming forth – not as a member of the Commission – but as a concerned resident and parent. She went on to share various reasons why she is opposed to approval of this request.

Amanda Pospisil
3906 Betty Street
Rockwall, TX 75087

Ms. Pospisil shared that she lives in Castle Ridge, but she was not notified. She and several of those present this evening found out thru Facebook. Also, the school district was not notified. Mr. Miller pointed out that Castle Ridge HOA has not registered with the city, so that is why the HOA did not receive notification from the city. She is generally opposed to this request being approved.

There being no one else wishing to come forth and speak, Mayor Pruitt then closed the public hearing.

Councilmember Johannesen then moved to deny Z2018-041. Councilmember Trowbridge seconded the motion. Following additional comments by several council members, including Councilmember Hohenshelt making it abundantly clear that there are a lot of other types of businesses that could potentially go in at this location "by right," and the Council would have no input on those (if an SUP associated with said potential business was not being requested). Following Hohenshelts comments, the motion to deny the request passed by a vote of 7 ayes to 0 nays.

7. **Z2018-025** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** amending Planned Development District 32 (PD-32) [Ordinance No. 17-22] for the purpose of increasing the number of Urban Residential Units permitted within the district being a ~78.89-acre tract of land identified as the Harbor District, being zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, located at the southwest corner of Horizon Road [FM-3097] and IH-30, and take any action necessary **[1st Reading].**

Mayor Pruitt shared that Councilmember Hohenshelt will be abstaining from this agenda item. Mayor Pruitt then moved to withdraw this request. Councilmember Daniels seconded the motion, which passed by a vote of 6 ayes with 1 abstention (Hohenshelt).

XIII. ACTION ITEMS

1. Discuss and consider the bid for purchase of city-owned land in PD-32, and take any action necessary.

Mayor Pruitt then indicated that he will address Action Items # 1, 2, and 3 together all at once. Councilmember Hohenshelt will recuse himself from said discussions. Pruitt then moved to formally reject the bid that was put forth to purchase the city's property in PD-32. Councilmember Trowbridge seconded the motion, which passed by a vote of 6 ayes with 1 abstention (Hohenshelt).

The mayor went on to explain that the next two agenda items resulted from the last Planning & Zoning Commission meeting. He explained that plans were in the works before he ever even got on the city council for the city to build a parking garage for the retail customers at The Harbor to utilize. He explained that at the recent Planning & Zoning Commission Meeting, Mr. Hickman conveyed that parking is no longer an issue and that they are controlling it effectively with their valet service. He indicated that the city council will be further discussing this piece of city owned property because he does not believe the city should be holding land that could otherwise be developed and result in taxable property.

The other topic the mayor discussed had to do with possible time limits and a phased approach to the future development that will occur in The Harbor area. He asked the city attorney if the city is able to place time limits on when developments there should occur within future granted Special Use Permits (SUPs). The mayor went on to share the definition of "condominiums" contained within the city's ordinance, indicating that he disagrees with Mr. Hickman characterizing "condominiums" as "apartments."

Regarding Atticus Real Estate, which is the company developing up on the hill above The Harbor, the mayor pointed out that several citizens have sent him screen shots of how the company is advertising the housing units at that location, which are described as "Harbor Urban Center Apartments and Condos." He went on to convey that such characterization ("apartments") is absolutely against the city's zoning ordinance regulations. He shared that he went and pulled the building-related applications that each of the developers (Mr. Hickman, Mr. Phillips and for the Atticus project). He further conveyed that each of those documents reflects "condominiums" – NOT "apartments." He went on to share that he believes that these individuals misled the Rockwall City Council because when each of them came before the Council, they all said they planned to build "condominiums" – not "apartments." He went on to share that he submitted an Open Records Request to the (Department of) Housing and Urban Development to see what each of these developers conveyed would be built when they submitted for their financing. He indicated that HUD does not extend financing to build apartments, but rather to build condominiums. The mayor went on to give indication that the City will likely respond to its citizens' concerns by having these developers perform traffic studies pertaining to their zoning / their projects.

2. Discuss and consider directing the city staff to propose amendments to change the requirements for conducting and submitting traffic impact analysis studies in relation to zoning requests and site plans and take any action necessary.

See Action Item #1 above.

3. Discuss and consider the difference between apartments and condominiums under the City's present zoning ordinance and applicable law, and take any action necessary.

See Action Item #1 above.

Council recessed the public meeting, calling for a break at 7:52 p.m. Mayor Pro Tem Fowler then called the meeting back to order at 8:00 p.m. He indicated that Mayor Pruitt had to briefly leave the meeting; however, he will return to the meeting shortly.

4. **SP2018-017** - Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill of Summer Lee Rockwall, LLC for the approval of variances, waivers and exceptions in conjunction with an approved site plan for a hotel on a 2.12-acre tract of land identified as portions of Lot 2A, Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior, Horizon/Summer Lee and Residential Subdistricts of Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

Mr. Miller, Planning Director, provided background information pertaining to this agenda item, indicating that the Planning & Zoning Commission approved a site plan for this property back on Sept. 11, 2018 that reflected a four (4) story, ~45,900 SF hotel that will incorporate 98 traditional hotel rooms (*not extended stay*) and will be located at the northwest corner of Summer Lee Drive and Glenn Hill Way. Council had granted an SUP for this hotel back on Jan. 2, 2018. The applicant is now seeking variances or waivers on the following - Building Material Variances on the stone and masonry material requirements, including secondary material requirements; a lighting variance; waivers related to the building form and placement ('build to lines,' setbacks and height); and waivers pertaining to landscaping, parking and streetscaping.

Mayor Pruitt returned and rejoined the meeting at this time.

The architect / interior designer on the project came forth and briefly answered some questions on behalf of the applicant pertaining to the requested lighting variance. He generally indicated that the lighting will minimize the impact(s) on the adjacent neighbors.

Councilmember Hohenshelt moved to approve the building material variances including stone requirements, masonry material requirements and secondary material requirements, which all require ¾ majority vote for approval. Mayor Pro Tem Fowler seconded the motion, which failed by a vote of 5 ayes with 2 nays (Pruitt and Trowbridge).

Councilmember Hohenshelt then moved to approve the variance pertaining to lighting. Mayor Pro Tem Fowler seconded the motion. Following brief comments from the applicant, the motion passed by a vote of 4 ayes with 3 nays (Trowbridge, Macalik, Pruitt).

Councilmember Hohenshelt moved to approve all of the waiver requests, including the building form and placement requirements, landscaping requirements, parking requirements and the streetscape plan. Mayor Pro Tem Fowler seconded the motion,

which, after brief discussion, passed by a vote 5 ayes with 2 nays (Trowbridge and Pruitt).

5. **Z2018-032** - Discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an **ordinance** for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary **(1st Reading)**.

Planning Director Ryan Miller provided background information pertaining to this agenda item. The applicant is proposing to entitle the subject property for 12 townhomes on 2.02-acres, limited commercial land uses on 6.57-acres, and limited light industrial land uses on 7.67-acres. These areas would be subject to the requirements and land uses of the Single-Family 10 (SF-10), General Retail (GR), and Light Industrial (LI) Districts unless specifically indicated in the Planned Development District ordinance. The applicant has submitted a concept plan and development standards for the proposed development. According to the concept plan, the subject property will be broken down into five (5) tracts of land that will include commercial, light industrial and townhome land uses. The applicant would need to perform an infrastructure study - at the applicant's expense -- to ensure that all water and wastewater improvements necessary to serve the proposed developments are incorporated. Furthermore, if City Council choose to approve the applicant's request, the Master Thoroughfare Plan will need to be amended to show a revised alignment of SH-66. The new alignment will require coordination between the Texas Department of Transportation (TXDOT), the City of Rockwall, and any affected property owners. Staff has added this as a condition of approval for this case.

On August 1, 2018, staff mailed 40 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Associations (HOA), which is the only HOA/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received seven (7) notices in support of the request, and one (1) in opposition. Furthermore, on August 28, 2018, the Planning and Zoning Commission approved a motion to recommend denial of the applicant's request by a vote of 4-3, with Commissioners Welch, Womble and Fishman dissenting.

Mayor Pruitt reopened the public hearing, asking if anyone who didn't speak last time would like to come forth and speak at this time.

Mr. Chad Cain
P.O. Box 2345
Rowlett, TX

This speaker indicated that he owns the property at 404 E. Rusk, which is alongside the proposed realignment of SH-66. He went on to express that he currently likes the proposed realignment of SH-66, and he does not believe an additional, different

realignment of the roadway is necessary. He is concerned about the number of variances that are being requested related to this proposed development. Also, he believes that several people in Park Place are opposed to this, especially since it is proposed to be such high density. He is in opposition of this request.

Cynthia Olson
1039 St. Thomas Court
Rockwall, TX

Mrs. Olson came forth and shared that she lives in the Park Place Subdivision. She has concerns pertaining to the realignment of SH-66. She asked the Council to reconsider the proposed realignment, especially pertaining to the impact it will have on citizens who live nearby and utilize Harry Myers Park.

Michael Rasmussen
507 Park Place
Rockwall, TX

Mr. Rasmussen came forth and indicated that he lives in the Park Place subdivision. He went on to share several photographs with the Council, mainly of the adjacent, main roadways and associated traffic. He is generally in support of what is being proposed with this request, as he believes that it very well could be much better than other things which might otherwise be placed / developed there.

Cassi Marietti
5505 Vagas Drive
Rockwall, TX 75087

She indicated that she and her sister own a childcare center in this area (at 305 E. Rusk), and they purchased it twenty-three years ago. She went on to express that they are opposed to SH-66 being realigned to be situated nearer to her business. She generally has concerns about traffic and safety.

Mayor Pruitt clarified for the citizens that the Council is not specifically considering a future realignment plan for SH-66 this evening. The discussions will only pertain to Mr. Bricker's zoning change request. There being no one else wishing to come forth and speak, Mayor Pruitt then closed the public hearing.

Councilmember Hohenshelt left the meeting at this time (8:37 p.m.) for the duration of the meeting.

Councilmember Trowbridge also generally expressed concern about a potential, future realignment of SH-66 and how that may affect the proposed "general retail" portion of Mr. Bricker's request. He also has concerns because he does not want to adversely impact the city's park.

Mayor Pruitt called forth the applicant at this time.

Mr. Bill Bricker came forth and shared that, although the city prepared its Master Thoroughfare Plan in good faith, its content is in error. All of the data indicates that there will not be a need for the realignment of SH-66 between and at least the year 2044.

Part of his request is that the city revisit and reevaluate the Master Thoroughfare Plan. He then went on to provide a detailed presentation to Council pertaining to his proposal(s).

Tom Jones
5815 Meadowcrest
Dallas, TX

Mr. Jones, Mr. Bricker's engineer consultant, then came forth and provided comments to Council pertaining to the future, proposed SH-66 realignment. He provided 2010 and 2014 daily and hourly traffic counts that he obtained from the City of Rockwall. He generally expressed the belief that the need for a four-lane highway is not supported by the traffic counts. He believes that FM-549 and John King Boulevard both absorb a lot of the traffic that might otherwise travel along SH-66. Mayor Pruitt pointed out that TXDOT has already agreed to turn John King into the future SH-205. So, he questions the belief that drivers will not utilize SH-66 to get across the bridge/lake into Rowlett once that change occurs. Mayor Pruitt clarified that the traffic study numbers that Mr. Jones has referred to in his presentation are not the traffic counts that he and others have been seeing as part of the countywide traffic consortium / planning forum of which he and others are a part. Mr. Jones went on to propose a new, secondary access point to John King by realigning and extending E Washington Street through property owned by Columbia (as a four-lane, undivided road). This would take out the potentially dangerous curve near the park and solve several other concerns.

Lengthy discussion ensued pertaining to future traffic counts and future roadway plans in and around this area.

Councilmember Trowbridge expressed that he really likes and wants this proposed project. Councilmember Daniels generally expressed that he is in support of this proposal as well. He has concerns that it may be quite a number of years before any roadway changes are made to SH-66. He feels that what may or may not happen with SH-66 in the future is, in essence, holding this landowner hostage as far as Mr. Bricker's desire to develop it.

Mayor Pruitt shared that the Council would like to try and work with Mr. Bricker on some possible solutions without the city having to change its adopted Master Thoroughfare Plan, which, he pointed out, has also been approved by Rockwall County.

When asked by Mayor Pruitt why he is not considering 'phasing' the project, Mr. Bricker indicated that for financing and several other reasons, he really needs to do the entire project all in one phase.

Ultimately, the Council and Mr. Bricker agreed to meet and try to come up with mutually amicable, viable solutions pertaining to the effects of the proposed, future roadway realignment.

Mayor Pruitt moved to postpone this agenda item until the second city council meeting in October. Councilmember Macalik seconded the motion, which passed by a vote of 6 ayes with 1 absent (Hohenshelt).

6. Discuss and consider a resolution approving a negotiated settlement between cities in the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the 2018 Rate Review Mechanism filings, adopting tariffs as part of the settlement, and take any necessary action.

Director of Internal Operations, Joey Boyd, provided background information pertaining to this agenda item. He indicated that Council had previously delayed taking action on this resolution because they wanted some additional information from the Lloyd Gosselink law firm pertaining to attorney and consultant fees. He generally indicated that this additional information has been provided to the Council by the law firm at this time.

Mrs. Crump from the Lloyd Gosselink Law Firm then came forth and addressed the Council. The mayor shared that about three years ago, there was a different attorney from the Lloyd Gosselink law firm that was present at a city council meeting. At that time, the mayor had asked the gentleman to get back to him regarding how much money the law firm has collected from the various cities that it represents pertaining to attorney's fees and other related fees. He never received that information until just now. He wishes that it had not been necessary for the city to resort to submitting an open records request in order to obtain this information.

Mayor Pro Tem Fowler moved to approve the resolution approving a negotiated settlement between cities in the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the 2018 Rate Review Mechanism filings. Councilmember Johannesen seconded the motion, which passed by a vote of 5 ayes 1 against (Pruitt) and 1 absent (Hohenshelt).

Mrs. Crump offered to provide any type of information that the city might wish to receive in the future, indicating that she is the city's point of contact.

7. Discuss and consider approval of the Rockwall Economic Development Corporation (REDC) budget for fiscal year 2019 and amended budget for fiscal year 2018, and take any action necessary

Following brief comments, Mayor Pro Tem Fowler moved to approve the proposed REDC budget for FY19. Councilmember Daniels seconded the motion, which passed by a vote of 6 ayes with 1 absent (Hohenshelt).

8. Discuss and consider approval of the Rockwall Technology Park Association budget for fiscal year 2019 and amended budget for fiscal year 2018, and take any action necessary.

Mayor Pro Tem Fowler moved to approve both the amended and the proposed Tech Park budgets. Councilmember Trowbridge seconded the motion, which passed by a vote of 6 ayes with 1 absent (Hohenshelt).

9. Discuss and consider the Hotel Tax Subcommittee recommendations for funding allocations in fiscal year 2019, including authorizing the City Manager to execute associated funding agreements, and take any action necessary.

Mayor Pro Tem Fowler briefed the Council on this agenda item, indicating that, at some point, the Council will need to decide how it would like to handle certain requests for

funding in future years. Councilmember Macalik then moved to approve the Hotel Tax Subcommittee recommendations for funding allocations in fiscal year 2019, including authorizing the City Manager to execute associated funding agreements. Councilmember Johannesen seconded the motion, which passed by a vote of 6 ayes with 1 absent (Hohenshelt).

10. Discuss and consider approval of an **ordinance** amending the budget for fiscal year 2018, and take any action necessary.

Councilmember Macalik made a motion to approve the ordinance amending the budget. Councilmember Trowbridge seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 18-38

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE BUDGET OF THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2017 THROUGH SEPTEMBER 30, 2018; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absent (Hohenshelt).

11. Discuss and consider approval of an **ordinance** adopting the proposed budget for fiscal year 2019, and take any action necessary.

Mayor Pruitt moved to approve the ordinance adopting the proposed FY2019 budget. He indicated that he wants to be sure that the record shows that general fund expenditure analysis and the debt side tax rate implications, which show that this increase (a 3.35% increase in the general fund budget) falls within the 1.9% population increase and a 2.95% inflation rate. It also goes on to show all of the debt that the city didn't take on, including not taking on bond debt. He wants the citizens to see that the city is not spending money frivolously but is rather using funds to avoid debt in the long run.

Councilmember Macalik seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-39

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2018, THROUGH SEPTEMBER 30, 2019; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH THE SAID BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absent (Hohenshelt).

12. Discuss and consider approval of an **ordinance** levying ad valorem taxes for the tax year 2018, and take any action necessary.

Mayor Pro Tem Fowler moved to adopt the ordinance levying ad valorem taxes for tax year 2018. Councilmember Johannesen seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 18-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE YEAR 2018 AT A RATE OF $.4021 PER ONE HUNDRED DOLLARS ($100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2018 TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT EXPENSES AND TO PROVIDE AN INTEREST AND SINKING FUND ON ALL OUTSTANDING DEBTS OF THE CITY; PROVIDING FOR DUE AND DELINQUENT DATES, TOGETHER WITH PENALTIES AND INTEREST; APPROVING THE 2018 TAX ROLL; PROVIDING FOR EXEMPTIONS OF PERSONS OVER SIXTY-FIVE (65) YEARS; PROVIDING AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absent (Hohenshelt).

13. Discuss and consider directing staff to proceed with the 2018 Comprehensive Plan amendment and take any action necessary.

The Council did not discuss or take action at this time concerning this agenda item.

14. Discuss and consider the official ballot for the election of Places 11 - 14 of the Board of Trustees for the Texas Municipal League (TML) Intergovernmental Risk Pool, and take any action necessary.

City Manager Rick Crowley provided brief comments pertaining to this Action Item. Mayor Pro Tem Fowler then moved to nominate the following candidates for the Board of Trustees of the TML Intergovernmental Risk Pool:

- **Randy Criswell, City Manager, City of Canyon (Region 2) – Place 11**
- **Bert Lumbreras, City Manager, City of San Marcos (Region 10) – Place 12**
- **Byron Black, Chair, Central Appraisal District, Johnson County (Region 8) – Place 13**
- **David Harris, City Administrator, City of Balcones Heights (Region 7) – Place 14**

Councilmember Macalik seconded the motion, which passed by a vote of 6 ayes with 1 absent (Hohenshelt).

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible sale or lease of real property / land in the vicinity of County Line Road pursuant to Section §551.072 (Real Property).

2. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with Attorney).

3. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).

4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney)

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not reconvene in Executive Session following the close of the public meeting agenda.

XVI. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 9:47 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 1st DAY OF OCTOBER, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

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CITY OF ROCKWALL

ORDINANCE NO. 18-42

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT ON A 4.623-ACRE PARCEL OF LAND IDENTIFIED AS LOT 5R, BLOCK A, ZION ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 825 ZION HILLS CIRCLE AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ruebin E. Harle for a change in zoning from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 4.623-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle and more fully depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1 (SF-1) District as stipulated in Section 1.1*, Use of Land and Buildings,* of Article IV*, Permissible Uses* and Section 3.2.1*, Single-Family 1 (SF-1) District,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF OCTOBER, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, *City* Secretary

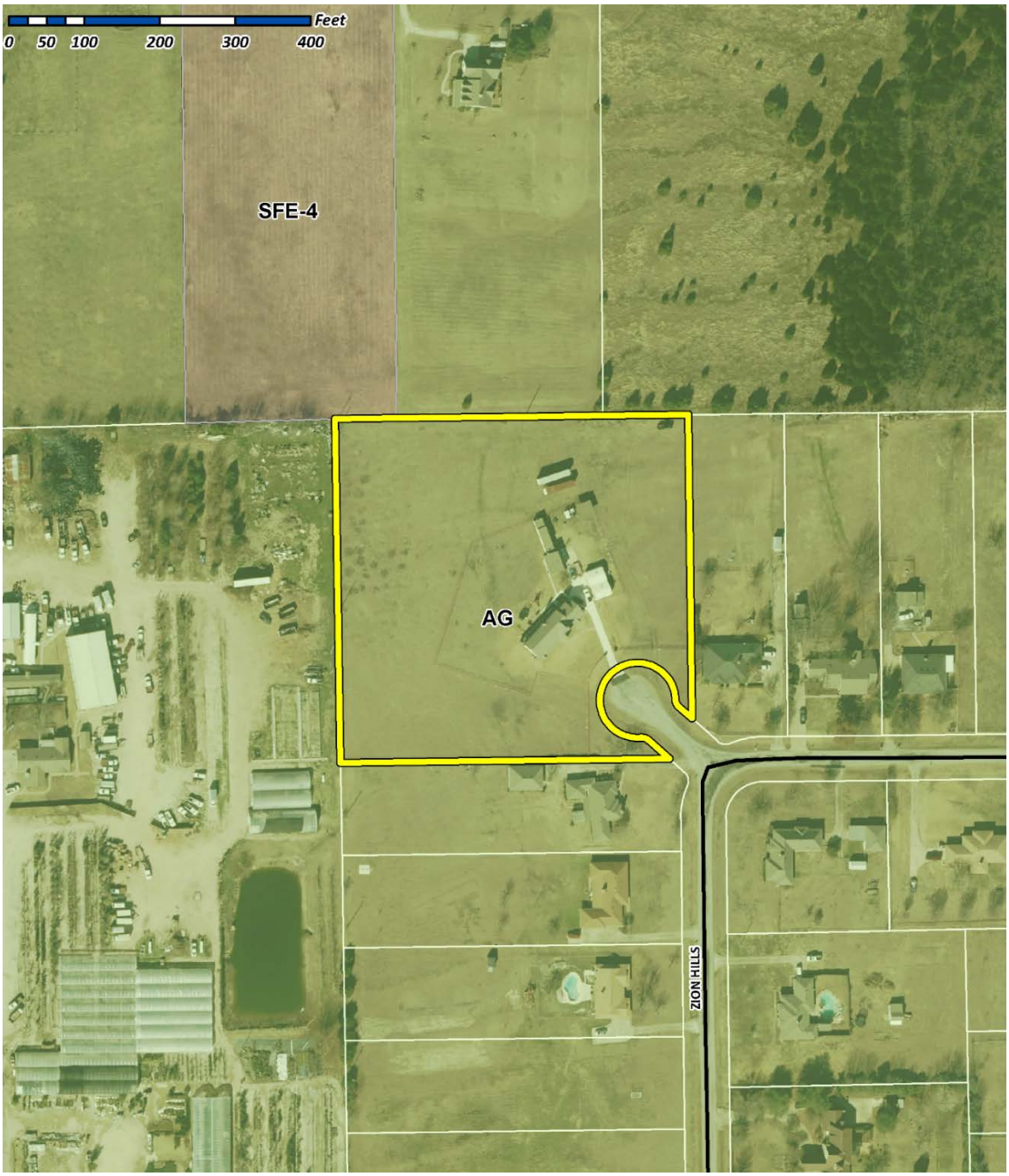
APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: September 17, 2018

2nd Reading: October 1, 2018

Address: *825 Zion Hills Circle*
Legal Description: *Lot 5R, Block A, Zion Addition*



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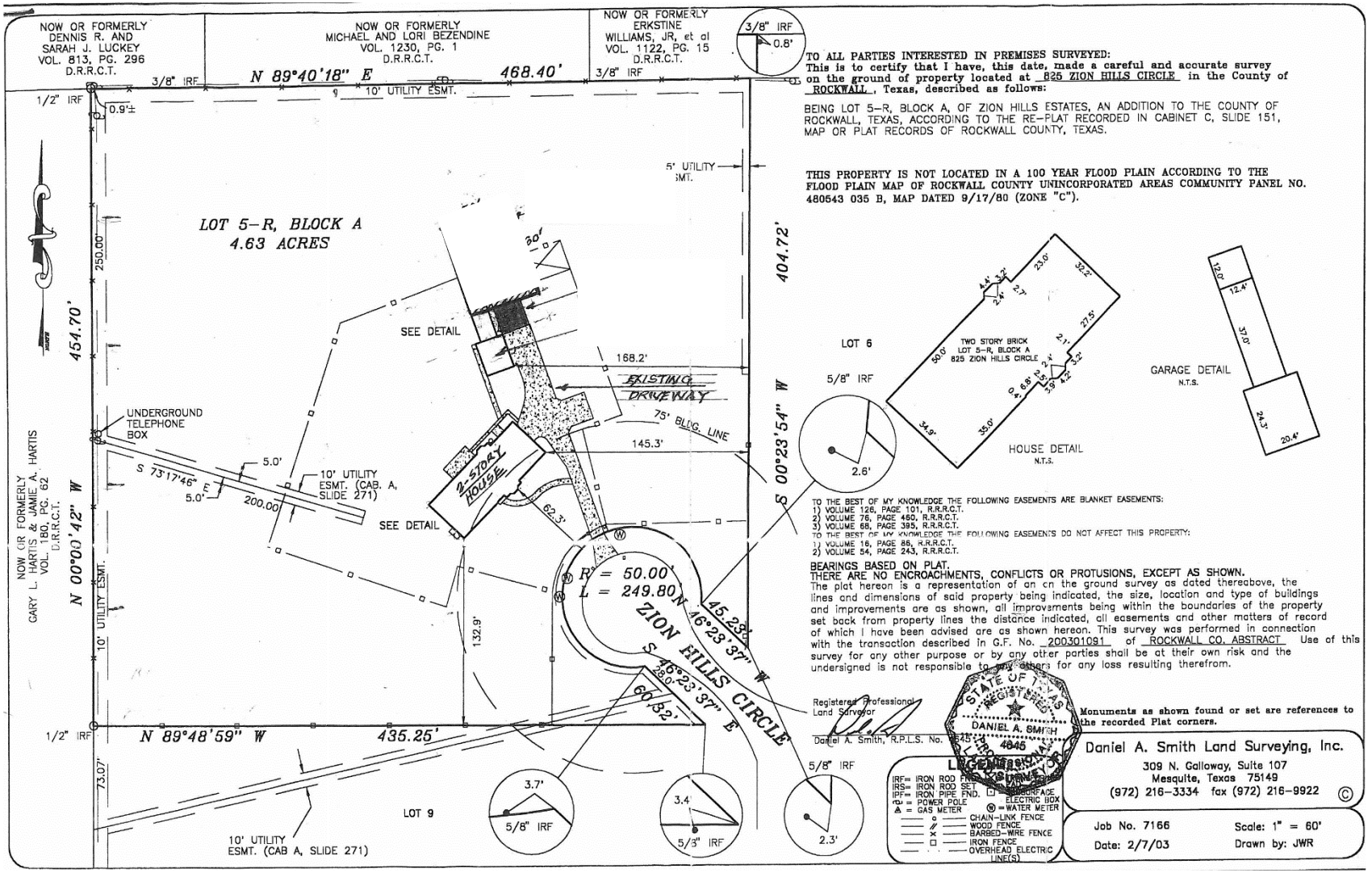

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 825 ZION HILLS CIRCLE in the County of ROCKWALL, Texas, described as follows:

BEING LOT 5-R, BLOCK A, OF ZION HILLS ESTATES, AN ADDITION TO THE COUNTY OF ROCKWALL, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN CABINET C, SLIDE 151, MAP OR PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF ROCKWALL COUNTY UNINCORPORATED AREAS COMMUNITY PANEL NO. 480543 035 B, MAP DATED 9/17/80 (ZONE "C").

TO THE BEST OF MY KNOWLEDGE THE FOLLOWING EASEMENTS ARE BLANKET EASEMENTS:
1) VOLUME 126, PAGE 101, R.R.R.C.T.
2) VOLUME 76, PAGE 450, R.R.R.C.T.
3) VOLUME 68, PAGE 395, R.R.R.C.T.

TO THE BEST OF MY KNOWLEDGE THE FOLLOWING EASEMENTS DO NOT AFFECT THIS PROPERTY:
1) VOLUME 16, PAGE 85, R.R.R.C.T.
2) VOLUME 54, PAGE 243, R.R.R.C.T.

BEARINGS BASED ON PLAT.
THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTUSIONS, EXCEPT AS SHOWN.
The plat hereon is a representation of an on the ground survey as dated thereabove, the lines and dimensions of said property being indicated, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, all easements and other matters of record of which I have been advised are as shown hereon. This survey was performed in connection with the transaction described in G.F. No. 200301091 of ROCKWALL CO. ABSTRACT Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible to any others for any loss resulting therefrom.

Registered Professional Land Surveyor

Daniel A. Smith, R.P.L.S. No. 4846

STATE OF TEXAS
REGISTERED
DANIEL A. SMITH
4846
LICENSED
SURVEYOR

Monuments as shown found or set are references to the recorded Plat corners.

LEGEND
IRF= IRON ROD FOUND
IRS= IRON ROD SET
IPF= IRON PIPE FND.
= POWER POLE
= GAS METER
= SURFACE ELECTRIC BOX
= WATER METER
CHAIN-LINK FENCE
WOOD FENCE
BARBED-WIRE FENCE
IRON FENCE
OVERHEAD ELECTRIC LINE(S)

Daniel A. Smith Land Surveying, Inc.
309 N. Galloway, Suite 107
Mesquite, Texas 75149
(972) 216-3334 fax (972) 216-9922

©

Job No. 7166 Scale: 1" = 60'
Date: 2/7/03 Drawn by: JWR

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CITY OF ROCKWALL

ORDINANCE NO. 18-41

SPECIFIC USE PERMIT NO. S-195

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING ON A 3.02-ACRE TRACT OF LAND ZONED SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT AND IDENTIFIED AS LOT 7R, LOFLAND LAKE ESTATES NO. 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Gregory S. Braden for the approval of a Specific Use Permit (SUP) for the purpose of constructing an accessory building that does not meet the masonry requirements stipulated by the Unified Development Code (UDC), situated on a 3.02-acre tract of land, zoned Single Family Estate 2.0 (SFE-2.0) District, and being identified as Lot 7R, Lofland Lake Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, addressed as 2914 S. FM-549, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the construction of a metal accessory building that does not conform to the minimum masonry requirements for accessory buildings in a Single Family Estate 2.0 (SFE-2.0) District as stipulated by Article IV*, Permissible Uses,* and Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 3.2*, Single Family Estate 2.0 (SFE-2.0) District,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as

heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an accessory building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The accessory building shall generally conform to the building elevations and site plan depicted in *Exhibits 'B' & 'C'* of this ordinance.

2) The accessory building shall not exceed a maximum size of 1,500 SF;

3) The subject property shall not have more than one (1) accessory building;

4) The accessory building shall not exceed a maximum overall height of 17-feet;

5) The accessory building shall not be operated as a commercial use; and,

6) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] will require compliance to the following:

1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC) [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF OCTOBER, 2018.

Jim Pruitt, Mayor

ATTEST:

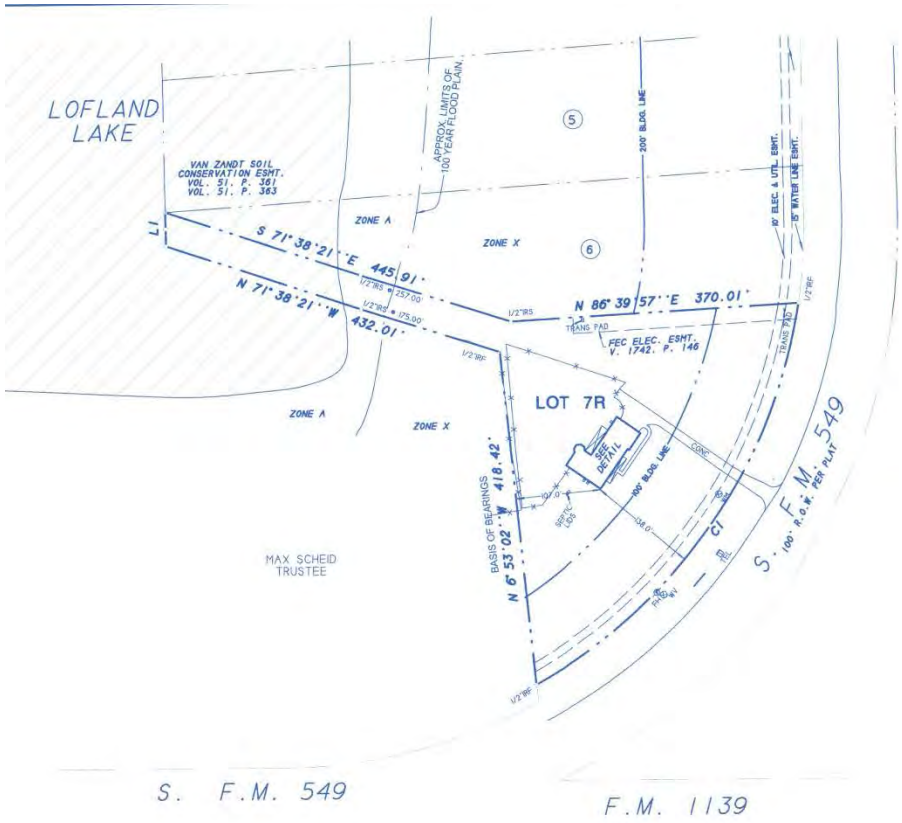
Kristy Cole, City Secretary

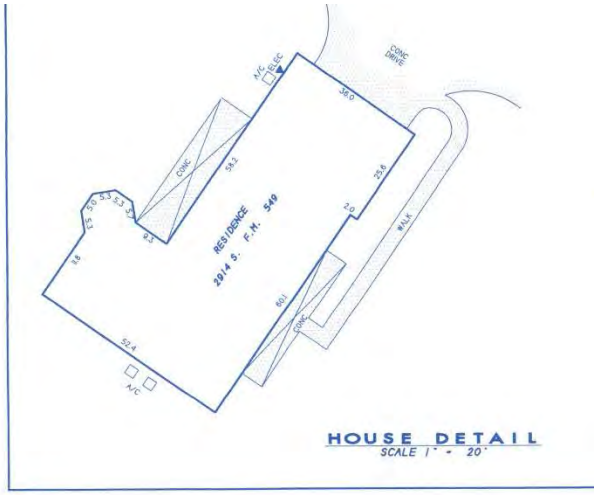
APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: September 17, 2018

2nd Reading: October 1, 2018





DESCRIPTION

LOT 7R, OF THE LOFLAND LAKE ESTATES NO. 2, ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 127, MAP RECORDS, ROCKWALL COUNTY, TEXAS.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CAPITAL TITLE COMPANY, QUICKEN LOANS, INC. GREGORY BRADEN and VERONICA BRADEN at 2914 S. F.M. 549, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 13th day of July, 2018.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS REGISTERED HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND

SURVEY DATE JULY 13, 2018
SCALE 1" = 100' FILE # 20011506-4F
CLIENT BRADEN GF # 18-367036-RW

SURVEY ACCEPTED BY:
DATE
DATE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

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CITY OF ROCKWALL

ORDINANCE NO. 18-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 7.67-ACRE PARCEL OF LAND IDENTIFIED AS LOT 28, SKYVIEW COUNTRY ESTATES NO.3 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DEPICTED IN EXHIBIT *'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Scott A. Simants of Ridgeview Church for the approval of a change in zoning from an Agricultural (AG) District to a General Retail (GR) District for a 7.67-acre parcel of land identified as Lot 28, Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, and more specifically depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a General Retail (GR) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated by Subsection 4.4*, General Retail (GR) District,* of Section 4*, Commercial Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 1st DAY OF OCTOBER, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

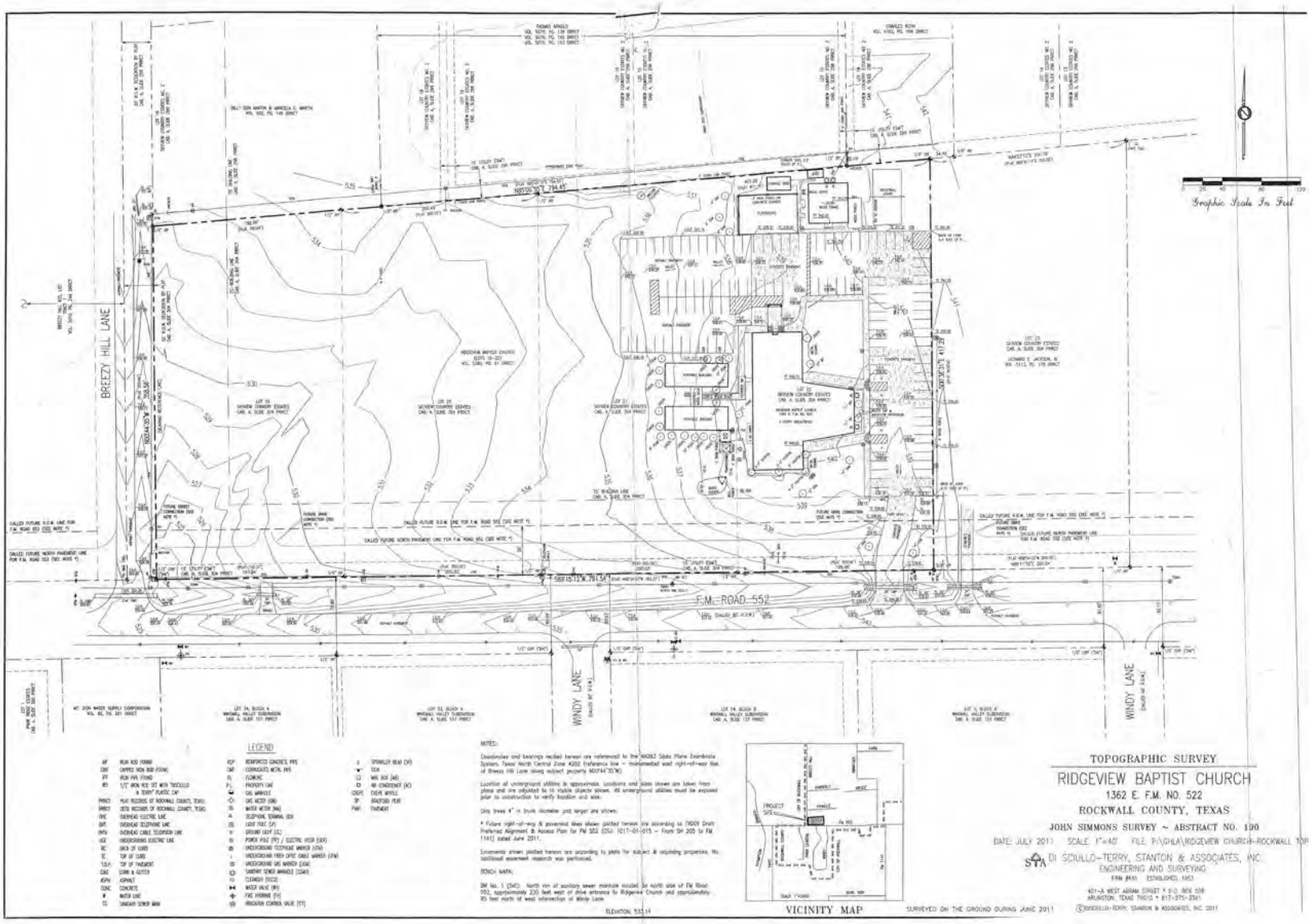
_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: September 17, 2018

2nd Reading: October 1, 2018


BREEZY HILL LANE
F.M. ROAD 552
WINDY LANE
WINDY LANE
Graphic Scale In Feet
0 20 40 80 120
LEGEND
NOTES:
VICINITY MAP
PROJECT SITE
TOPOGRAPHIC SURVEY
RIDGEVIEW BAPTIST CHURCH
1362 E. F.M. NO. 522
ROCKWALL COUNTY, TEXAS
JOHN SIMMONS SURVEY ~ ABSTRACT NO. 190
DATE: JULY 2011 SCALE: 1"=40' FILE: P:\GHLA\RIDGEVIEW CHURCH-ROCKWALL TOP
DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
FIRM #455 ESTABLISHED, 1953
401-A WEST ABRAM STREET * P.O. BOX 558
ARLINGTON, TEXAS 76010 * 817-275-2761
SURVEYED ON THE GROUND DURING JUNE 2011

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CITY OF ROCKWALL

ORDINANCE NO. 18-44

SPECIFIC USE PERMIT NO. S-196

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING SPECIFIC USE PERMIT NO. S-072 [ORDINANCE NO. 10-09] AND THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CARWASH IN CONJUNCTION WITH AN EXISTING RETAIL STORE WITH GASOLINE SALES IN A GENERAL RETAIL (GR) DISTRICT, ON A 0.996-ACRE TRACT OF LAND. IDENTIFIED AS A PORTION OF LOT 2 AND ALL OF LOT 1, BLOCK B, HORIZON RIDGE CENTER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Brandon Waldrum of CEI Engineering Associates, Inc. for the approval of a Specific Use Permit (SUP) to allow for a *carwash* in conjunction with an existing retail store with gasoline sales in a General Retail (GR) District on a 0.996-acre tract of land being described as a portion of Lot 2, and all of Lot 1, Block B, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3520 Horizon Road [*FM-3097*], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Planned Development District 9 (PD-9) [*Ordinance No. 88-20*], Specific Use Permit (SUP) No. S-072 [*Ordinance No. 10-09*], and the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 10-09*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *carwash* in conjunction with an existing retail store with

gasoline sales as stipulated by Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4*, General Retail (GR) District,* of Section 4*, Commercial Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] and Planned Development District 9 (PD-9) [*Ordinance No. 88-20*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *carwash* on the *Subject Property* and conformance to these stipulations is required for continued operations:

1) The carwash shall generally conform to the concept plan depicted in Exhibit 'B' of the attached ordinance.

2) No outside display of merchandise or outside storage shall be allowed on the subject property, with the exception of the following items: ice machine, propane case, and DVD rental kiosk. The location of these items shall be indicated on the site plan.

3) The carwash shall be constructed of the same exterior materials as the existing retail store with gasoline sales (i.e. 7-Eleven).

4) The tunnels of the carwash shall be screened from Horizon Road [FM-3097] utilizing landscape screening (e.g. trees, pampas grass, etc.).

5) The carwash shall be screened from the adjacent properties to the southeast and southwest utilizing landscape screening (e.g. pampas grass).

6) The dumpster enclosure shall by screened from Tubbs Road utilizing landscape screening (e.g. trees, pampas grass, etc.).

7) No additional drive approaches on Tubbs Road shall be permitted.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF OCTOBER, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: September 17, 2018

2nd Reading: October 1, 2018

Exhibit 'A':
Plat

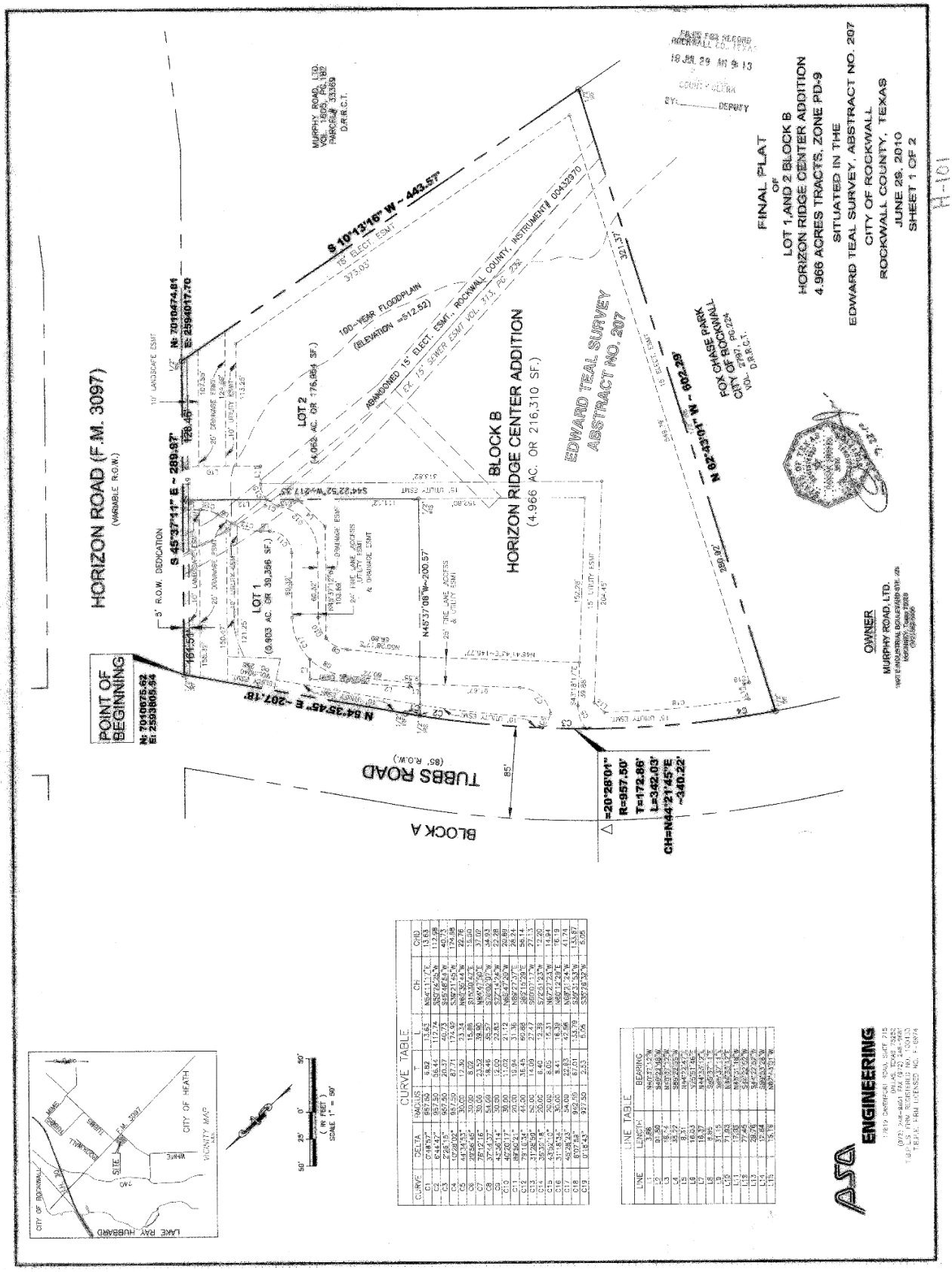
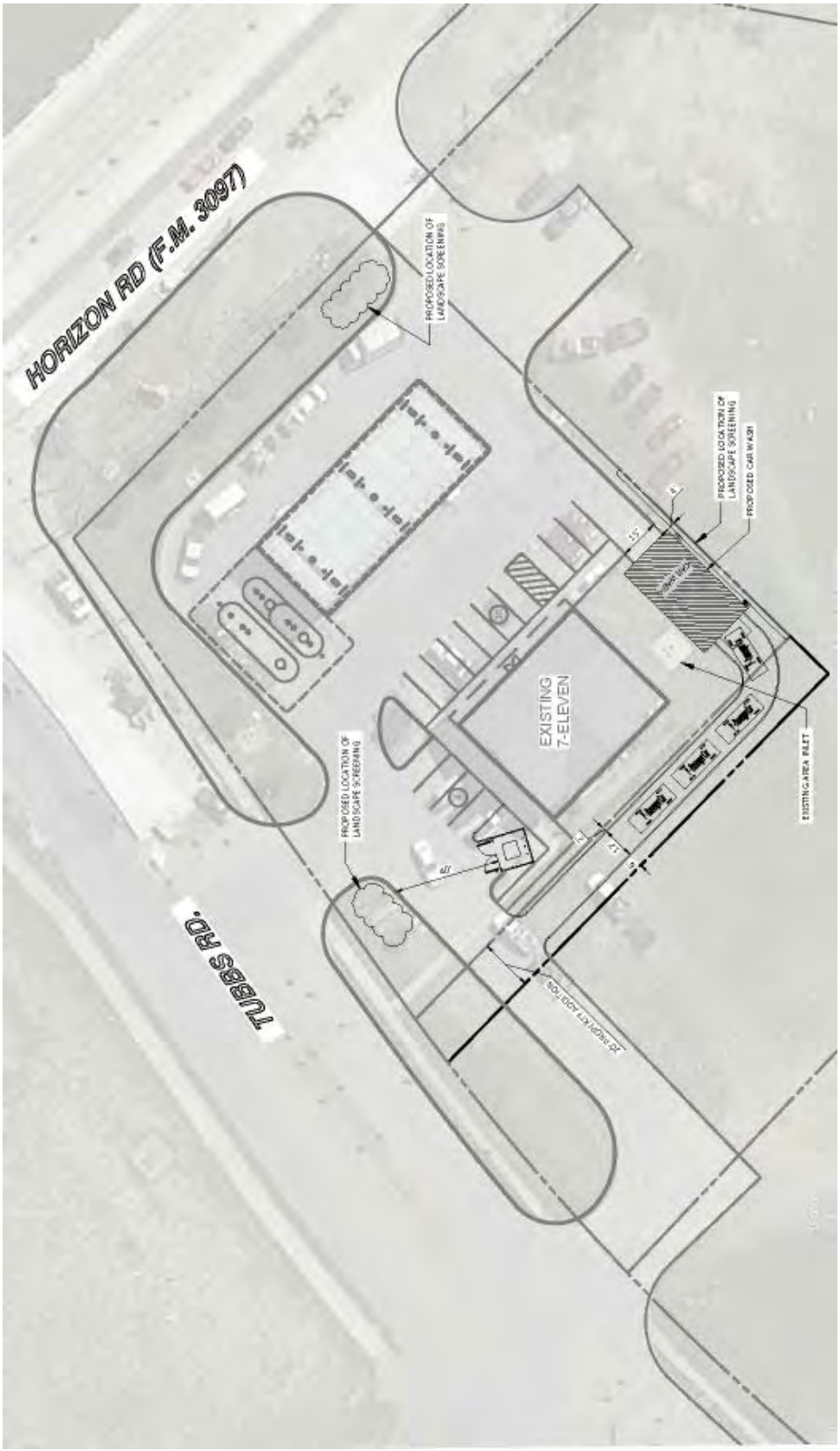


Exhibit 'B':
Concept Plan



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CITY OF ROCKWALL

ORDINANCE NO. 18-45

SPECIFIC USE PERMIT NO. S-197

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MINOR AUTO REPAIR GARAGE IN A GENERAL RETAIL (GR) DISTRICT, ON A 0.656-ACRE TRACT OF LAND BEING IDENTIFIED AS LOTS 1 & 2, BLOCK A, BILLY PEOPLES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from John David of Express Oil Change, LLC for the approval of a Specific Use Permit (SUP) to allow for a *minor auto repair garage* in a General Retail (GR) District on a 0.656-acre tract of land being described as a Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [*SH-205*], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *minor auto repair garage* as stipulated by Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4*, General Retail (GR) District,* of Section 4*, Commercial Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 PERMITTED USE DEFINITIONS

Automobile Repair, Minor. Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil spark plugs, and filter changing; tire alignment; tune-ups, emergency road service; replacement of starters, alternators, hoses, brake parts, mufflers; performing state inspections and making minor repairs necessary to pass said inspection; servicing of air-conditioning systems, and similar minor services for motor vehicles except heavy land vehicles, but not including any operation named under *Automobile Repair, Major* (*e.g. major repair, rebuilding or reconditioning of engines, transmissions, or other major components for motor vehicles; collision services including body, frame, or fender straightening or repair; customizing; overall painting or paint shop; automotive glass and upholstery, etcetera*), or any other similar use. All work must be performed within an enclosed building.

2.2 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *minor auto repair garage* on the *Subject Property* and conformance to these stipulations is required for continued operations:

1) The auto repair garage shall generally conform to the concept plan shown in Exhibit 'B' of the attached SUP ordinance.

2) The garage door or bays shall not face a public street or toward the residential development north of the subject property.

3) Vehicles, equipment, parts, and/or inventory shall not be stored outside overnight.

4) All work must be performed within an enclosed building.

5) The dumpster enclosure shall be screened from S. Goliad Street [SH-205] utilizing landscape screening (e.g. trees, pampas grass, etc.).

2.3 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF OCTOBER, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: September 17, 2018

2nd Reading: October 1, 2018

Address: *1902 & 2000 S. Goliad Street [SH-205]*
Legal Description: *Lots 1 & 2, Block A, Billy Peoples #1 Addition*




YELLOW JACKET LANE
S. GOLIAD STREET
PROP.
BUILDING
4,924 SF

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **September 26, 2018**

SUBJECT: **Professional Engineering Services Contract**
South Lakeshore Drive Reconstruction Project
(Summit Ridge Drive to Tanya Drive)

The South Lakeshore Drive Reconstruction Project from Summit Ridge Drive to Tanya Drive is one of the first roadway projects on the 2018 Street Bond Program. The project approximately 2,500 feet in length will consist of roadway, sidewalk, water line, wastewater line, and storm drainage improvements. The project will include a public input process where surveys will be sent out to adjacent property owners and public meeting will be held with Schematics of the roadway and comments will be received on the improvements.

Staff requested a proposal from Binkley & Barfield, Inc. to provide the engineering design and specifications for this project. The engineering fee to reconstruct South Lakeshore Drive/Summit Ridge Drive is $508,770.00. The funding of this project will be provided through the sale of bonds approved by the voters in the 2018 Street Bond Election and water and wastewater funds. Staff recommends City Council consideration to approve a professional engineering services contract for Binkley & Barfield, Inc. to perform the engineering design services and specifications for the South Lakeshore Drive Reconstruction Project from Summit Ridge Drive to Tanya Drive in an amount not to exceed $508,770.00 , to be paid for out of the 2018 Street Bond funds and water wastewater funds, and take any action necessary.

If you have any questions, please advise.

AJW:jmw

Attachments

Cc:
Mary Smith, Assistant City Manager
Jeremy White, P.E. CFM, Civil Engineer
File



City of Rockwall

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

0 75 150 300 Feet

Date: 9/[illegible]/2018

S LAKESHORE DR

From Summit Ridge Dr to Tanya Dr

STATE OF TEXAS ♦
♦
COUNTY OF ROCKWALL ♦

PROFESSIONAL ENGINEERING SERVICES CONTRACT

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and **Binkley & Barfield, Inc.**, ("ENGINEER")**,** located at 1801 Gateway Boulevard, Suite 101, Richardson, Texas, 75080, Engineers duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Engineer as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for **S. Lakeshore Drive Reconstruction from Summit Ridge Drive to Tanya Drive**.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Attachment "A" and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and detailed in Attachment "A".

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be an annual amount not to exceed five hundred eight thousand, seven hundred seventy dollars and no cents ($508,770.00) and billed as a **lump sum** basis per rates provided in Attachment "B". Engineer is not authorized to perform any work beyond the limited not to exceed amount without authorized written approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Attachment "B". In the event of termination, Engineer will assist the CITY in arranging a smooth transition process. However, Engineer's obligation to provide services to the

CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Engineer its fees based on the presentation by Engineer to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay Engineer its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Engineer for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4. Engineer's Standard of Care

Engineer shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Engineer under similar circumstances for a similar project. Engineer represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Engineer any unsatisfactory performance of Engineer personnel for appropriate corrective action. Engineer shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business working on this project. CITY may waive this potential conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at reuser's sole risk and without liability or legal exposure to the Engineer, and CITY to the extent allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further compensation at rates to be agreed upon by CITY and the

Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. Engineer agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

Workmen's Compensation – Statutory
Employer's Liability – $100,000
Bodily Injury by Disease - $500,000 (policy limits)
Bodily Injury by Disease - $100,000 (each employee)

B. Engineer also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Engineer for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

$2,000,000 General aggregate limit

$1,000,000 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

$1,000,000 each occurrence sub-limit for Personal Injury and Advertising

C. Engineer shall add CITY, its City Council members and employees, as an additional insured on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Engineer shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

E. Engineer agrees to maintain errors and omissions professional liability insurance in the amount of not less than one million dollars ($1,000,000) annual aggregate, on a claims made basis, as long as reasonably available under standard policies.

7. **INDEMNIFICATION**

ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES,

DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF ENGINEER OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

ENGINEER'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING ENGINEER'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL NOT EXCEED ONE MILLION DOLLARS ($1,000,000). NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY CLAIMING THROUGH THE OTHER RESPECTIVE PARTY, FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, LIQUIDATED, DELAY OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO LOST PROFITS OR USE OF PROPERTY, FACILITIES OR RESOURCES, THAT MAY RESULT FROM THIS AGREEMENT, OR OUT OF ANY GOODS OR SERVICES FURNISHED HEREUNDER.

8. Addresses for Notices and Communications

CITY
Amy Williams, P.E.
Director of Public Works/City Engineer
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

ENGINEER
Antonio “Tony” S. Romo II, P.E.
Binkley & Barfield, Inc.
1801 Gateway Boulevard, Suite 101
Richardson, Texas 75080

All notices and communications under this Contract shall be mailed or delivered to **CITY** and **Engineer** at the above addresses.

9. Successors and Assigns

CITY and Engineer each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Engineer shall assign, sublet or transfer its interest in this Contract

without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

10. Termination for Convenience of the Parties

Engineer and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Engineer as provided herein, Engineer will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Engineer, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of **Engineer** to be performed hereunder. Such changes, including any increase or decrease in the amount of **Engineer's** compensation, or time for performance, which are mutually agreed upon by and between **CITY** and **Engineer**, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment **in writing** executed by both CITY and Engineer.

13. Reports and Information

Engineer, at such times and in such forms as **CITY** may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish **CITY** periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

14. Entire Agreement

This Contract and its Attachments and any future Contract Amendments constitute the entire agreement, and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

15. Waiver

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision, or any other provision. Any waiver by any party herein of

any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

16. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

17. Survival

Any and all representations, conditions and warranties made by Engineer under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

18. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

19. Attorney's Fees

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in triplicate originals on this 27 day of SEPTEMBER 2018.

Binkley & Barfield, Inc.

By: _____ P.E.
Name: Antonio "Tony" S. Romo II P.E.
Title: Regional Vice President

EXECUTED in triplicate originals on this ____ day of _____ 2018.

ATTEST:

City of Rockwall, Texas

_____
Richard Crowley
City Manager

Attachment "A"
S. Lakeshore Drive Reconstruction Project (Summit Ridge Drive to Tanya Drive)
For
City of Rockwall

Scope of Services

Project Understanding

The City of Rockwall (City) wishes to reconstruct S. Lakeshore Drive, an existing two (2) lane undivided concrete roadway, from Summit Ridge Drive to Tanya Drive, approximately 2,500 feet in length. The roadway lies within a residential area of the City of Rockwall. Reconstruction will be two lanes undivided: one vehicle lane (12.5') in each direction with concrete curb and gutter and 5 ft sidewalks on each side. (Final width to be confirmed in 30% Schematic Alignment). These improvements will be with the existing 50' Right of Way (ROW); however, the contract will include a provision for 4 parcel takes or easements in the event that they are required. No Traffic Signals modifications are necessary for the new roadway improvements.

Additional design will include storm sewer, sanitary sewer and water improvements. The existing storm sewer will be analyzed using current City drainage criteria and improvements will be designed where the existing system is inadequate. Sanitary sewer will be evaluated for capacity and for physical condition, and will be replaced or augmented based upon the capacity and condition analysis. Water lines will be evaluated to be place within the back of curb and the right-of-way line where possible.

Other design components include coordinating with ONCOR for street lighting, utility coordination, TDLR compliance with ADA and traffic control plans.

Binkley & Barfield, Inc. will provide plans, specifications, estimates, and permits for the project and will support the City of Rockwall's advertising/bidding and construction phase services.

BASIC SERVICES

1. Schematic Conceptual Design (30%)

1.1. Project Management

1.1.1. Conduct internal project kickoff meeting with entire project team and City Staff.

1.1.2. Prepare and send Project Status Update (PSU) to City's Project Manager on monthly basis. PSU will address work completed in previous period, work in progress and/or anticipated to be completed in next period, actions or information needed from City, and a schedule update.

1.1.3. Develop design criteria and design decisions tables.

1.1.4. Prepare and submit project schedule to City staff and provide general project management activities.

1.1.5. Project Administration

- Prepare project correspondence and invoicing documents

1.2. Project stakeholder coordination

- Develop project stakeholder contact list including but not limited to franchise utilities, City's water and sewer department, traffic department, and other governmental entity stakeholders City of Dallas and the North Texas Municipal Water District, etc.

- Conduct progress meetings to monitor the development of the project. During this phase of the project, conduct up to two (2) meetings with the City staff regarding project status and coordination issues. The first meeting will be the project kick-off meeting, and the second meeting will be the conceptual design presentation and review.

1.3. Public Meetings and Public Input Surveys

1.3.1. Meetings

1.3.1.1. Attend two (2) public involvement meeting as directed by City staff. Provide exhibits suitable for public meeting use depicting street section, alignments etc. Support City staff during meetings by providing technical information, responding to citizen questions, and recording citizen input.

1.3.1.1.1. First Public Meeting will be with adjacent property owners and residents.

- Mail out all first public meeting notification for the City.
- Revise 30% Schematics Roll Plots based on public input from first public meeting and City direction to be used in second public meeting.

1.3.1.1.2. Second Public Meeting will be with adjacent property owners and residents as well as the neighborhood.

- Mail out all second meeting public meeting notification for the City (Neighborhood to be at a typical 500ft buffer off the street)
- Revise 30% Schematics Roll Plots based on public input from second public meeting and City direction to be used in City Council presentation for schematic and typical section approval.

1.3.2. Public Input Surveys

1.3.2.1 Work with City to develop Public Input Survey to be sent to adjacent property owners and residents.

1.3.2.2 Mail out surveys to adjacent property owner and residents.

1.3.2.3 Tally survey results and other received public input into presentable format to City Staff and City Council.

1.4. Schematic Roll Plot and Graphics (30%)

The following services will be provided as part of the Conceptual Design Phase (30%):

1.4.1 Review and research previously prepared construction plans record documents, and other pertinent information related to proposed project.

1.4.2 Review City master plans, design standards, specifications, construction details, and other pertinent information that may impact the design. Review of documents will include but not limited to:

- City of Rockwall Master Thoroughfare Plan
- City of Rockwall Water/Wastewater Master Plan
- City of Rockwall Standards of Design and Construction
- City of Rockwall Trail Master Plan

1.4.3 Develop complete and accurate base map showing all existing Right-of-Way (ROW), easements, and utilities.

1.4.4 Develop and evaluate typical sections (up to two (2)) to use for S. Lakeshore Drive and other intersecting streets with in the project limits.

1.4.5 Develop drainage area maps and analyze street and inlet capacities.

1.4.6 Develop horizontal alignments for roadway

1.4.7 Develop horizontal alignments for sidewalk & barrier free ramps

1.4.8 Develop and evaluate up to two (2) alignments for proposed water lines and wastewater lines.

1.4.9 Develop vertical alignment for roadway and cut cross sections at critical points, at center of driveways, alley approaches, cross streets, lead walks, at alignment geometric points and at 25' intervals to evaluate the grading. Determine and show approximate location of sidewalk retaining walls.

1.4.10 Review City Master Trail Plan and incorporate hike and bike trails if necessary.

1.4.11 Prepare 30% schematic paving plan and profile roll plots, produced at 1" =40' horizontal scale and 1" =5' vertical scale. The horizontal alignment of proposed water lines and sewer lines will be included in the roll plots.

1.4.12 Prepare cross sections sheets.

1.4.13 Meet with City staff and present concept paving plan and profile roll plots.

1.4.14 Incorporate comments and feedback from City staff and other stakeholders prior to public meetings.

1.5. Drainage Analysis (30%)

The following services will be provided as part of the Conceptual Design Phase (30%):

1.5.1 Review and research existing construction plans and record documents, historical flooding events and other pertinent information related to the existing drainage infrastructure along, upstream and downstream of the proposed project.

1.5.2 Prepare a hydrologic and hydraulic analysis of the existing drainage infrastructure and prepare a report in memo format signed and sealed. Analysis/report shall include the following.

1.5.2.1 Existing drainage infrastructure analysis

- Drainage Area Map of existing conditions/infrastructure.
- Analysis effect on existing system of proposed off-site development or infrastructure improvements currently being planned.
- Drainage calculations – Drainage Area, Inlet, Storm Sewer, Culvert, etc. (to be in City Standard's tabular format)
- Synopsis of hydraulic deficiencies in written and plan format, includes downstream off-site drainage infrastructure.
- Synopsis of structural deficiencies of drainage system as a result of TV inspection in written and plan format.

1.5.2.2 Recommendation of improvements to existing drainage system to meet the City's current 100-year design storm criteria.

- Drainage Area Map of proposed improvements
- Proposed drainage calculations – Drainage Area, Inlet, Storm Sewer, Culvert, etc. (to be in City Standard's tabular format)
- Summary of proposed improvement of drainage infrastructure in written and plan format to fix hydraulic and structural deficiencies in order to meet current City drainage criteria standards.

1.6. Existing Traffic Analysis and Recommendation (30%)

The following services will be provided as part of the Conceptual Design Phase (30%):

1.6.1 City will conduct Traffic Counts, Speed Studies, and Accident Reports from Police Department along S. Lakeshore Drive.

1.6.2 Consultant shall take the data provide by the City and analysis in order to provide a recommendation in memo format signed and sealed of proposed improvements along the corridor.

2. Construction Documents

2.1. Project Management

- Conduct progress meetings at each stage of the construction documents phase to monitor the development of the project regarding project status, coordination issues and go over City review comments of the plans.
- Coordinate with other utilities, (electric power, cable TV, phone, gas, optic fiber, etc.)
- Prepare and send Project Status Update (PSU) to City's Project Manager on monthly basis. PSU will address work completed in previous period, work in progress and/or anticipated to be completed in next period, actions or information needed from City, and a schedule update.
- Update project schedule and interim milestones (coordinate with City staff as necessary)
- Project site visits (up to three (3) trips)

2.2. Construction Plans, Specifications and Estimates (60%, 90%, 100%)

2.2.1. Submittals

Binkley & Barfield, Inc. will submit 60%, 90% and 100% submittals for the City for review and comment. The following will be required for each submittal:

- Construction Plans
  - Two (2) Full Size copies – 22"x34"
  - Two (2) Half Size copies – 11"x17"
  - One (1) PDF copy
  - One (1) PDF copy– Scanned City comments previous submittal
- Engineers Opinion of Construction Cost
- Construction Contract Template/Specification Book

2.2.2. Construction Plans

Each plan sheet in the construction plans set will conform to the Engineering Drawing Requirements set forth in the City of Rockwall's Standards of Design and Construction. Plan sheets will also include any other additional documentation, notation, and clarification required by the City's Project Manager to prove design and constructability of the project. Each stage of the construction plan review process will incorporate any changes associated with City comments on previous submittals.

Below is a table of the required construction plan sheets and which submittals they are required.

Plan Sheets	**60%**	**90%**	**100%**
Cover Sheet	X	X	X
Legend Sheet	X	X	X
General Notes Sheet	X	X	X
Existing Condition Plan (1"=20' scale)	X	X	X
Horizontal/Vertical Control Sheet (1"=40' scale)	X	X	X
Typical Sections (Existing and Proposed)	X	X	X
Erosion Control Plan (1"=40' scale)		X	X
Demolition/Removals Plan (1"=20' scale)	X	X	X
Roadway Plan/Profiles (1"=20'H, 1'=5'V scale)	X	X	X
Alley and Driveway Plan/Profile (1"=20'H, 1'=5'V scale)		X	X
Intersection Grading Plan (major and critical intersections)		X	X
Pavement Signage and Striping Plan (1"=20' scale)		X	X

Drainage Area Map (Existing and Proposed)	X	X	X
Drainage Calculations (Area, Inlet, Storm, Culvert)		X	X
Drainage Plan/Profile (Trunks and Laterals) (1"=20'H, 1'=5'V scale)	X	X	X
Water Plan/Profile (1"=20'H, 1'=5'V scale)	X	X	X
Sanitary Sewer Plan/Profile (1"=20'H, 1'=5'V scale)	X	X	X
Retaining Wall Plan/Profile (1"=20'H, 1'=5'V scale)	X	X	X
Lighting/Illumination Plan		X	X
Traffic Signal Plans (Existing and Proposed)		X	X
Construction Sequencing Phasing Narrative	X	X	X
Detour Plan (for each Phase)		X	X
Traffic Control Plan (for each phase & typ. sections) (1"=40' scale)		X	X
Roadway Cross-Sections (25' int. & crit. pts.) (1"=20'H, 1'=5'V scale)	X	X	X
Structural Layout Sheets		X	X
Details (for each section of plans)		X	X

Each subsection below details out the services to be perform for each section of the construction plan set.

2.2.2.1. Roadway Design

- Incorporate the preliminary design submittal review comments
- Prepare plan / profile sheets (24"x36" plan sheets at a scale of 1"=20' horizontal, and 1"=5' vertical).
- Analyze all driveways within the project and develop driveway adjustment and crosswalk profiles as needed. Typically driveways will be defined vertically by profiles.
- Develop design cross-sections
    - Develop on 25' station intervals and other critical points.
    - Show pavement and subgrade, right-of-way limits, sides slopes, pavement cross slopes, curbs, and retaining walls (if applicable)
    - Cross-sections will be provided in the plan set.
- Prepare roadway details to clarify intent of design
- Modify standard details as needed and include

2.2.2.2. Drainage

- Create Drainage Area Maps (existing and proposed)
- Create Drainage Calculation Sheets (Tables to be formatted to match City Standard's tabular format)
- Identify the need for additional drainage easements to accommodate the proposed offsite drainage improvements (if required)
- Perform final storm sewer sizing and alignment design. Prepare final inlet design sheets and hydraulic design sheets for inclusion in the plans.
- Prepare storm sewer plan/profile sheets depicting storm sewer lines, inlets, junction boxes, connections, manholes, utility crossings and the hydraulic grade lines.
- Prepare profiles for all trunks and laterals (to be profiled along centerline of pipe)
- If drainage flow patterns/areas are changing due to proposed improvements then existing downstream and upstream systems will be analyses and included in plan set to prove that there are no adverse impacts as a result. Full Hydrologic and Hydraulic Calcs Sheets and storm sewer plan and profiles sheets for these existing upstream and downstream systems are to be included in the plan set.

- Prepare drainage details to clarify intent of design.
- Compile applicable City standard details. Modify standard details as needed.
- Prepare erosion control plan.

2.2.2.3. Utilities

2.2.2.3.1. Public (Water, Wastewater, Storm Drainage, etc.)

- Establish the location of existing public utilities based upon information provided by the City, SUE and field survey information

2.2.2.3.2. Franchise Utility Coordination

- Identify franchise utility contacts
- Send one set of plans to each franchise utility for their review will be submitted at each phase. Request each franchise utility to mark up the plans to show the size, type and location of their utilities.
- Notify the City if any relocations are required
- Binkley & Barfield, Inc. shall perform the coordination with the franchise utilities if any relocations are required.
- Attend City ran Franchise Utility Coordination Meetings (typically 2-4 meetings per year are held). Binkley & Barfield, Inc. will give back ground on particular project and coordinate with franchise utility companies on foreseen conflicts and pass out current plan set.

2.2.2.3.3. Water

- Prepare all water plan and profiles.
- Check coverage of Fire Hydrants to meet City Standard.
- Prepare water details to clarify intent of design. Compile applicable City Standard details, modify standard details as needed.

2.2.2.3.4. Wastewater

- Prepare all wastewater plans and profiles.
- Prepare wastewater details to clarify intent of design. Compile applicable City Standard details, modify standard details as needed.

2.2.2.4. Lighting/Illumination

- Plans will include relocation of light fixtures, conduit locations, and design of electrical service.
- Engineer will design the street lighting based on the standard ONCOR foundation and lighting standards.
- Layout will be provided for ONCOR approval.
- ONCOR will be responsible for installation of standards and conductors.

2.2.2.5. Traffic Control Plans, Detour Plans, Construction Sequencing/Phasing

- Develop construction sequence plan showing:
    - Construction area for each phase of construction and closure of existing travel lanes (if needed).
    - Temporary signing and striping, barricades, and other channelization device
    - Narrative of the sequence of work.
    - Detour Plan for each construction phase
    - Storm sewer construction phasing.
    - Public utilities relocation phasing.
    - Pedestrian routing during construction.

- Develop typical cross section showing lane widths, edge conditions, channelization and proposed construction area.
- Develop typical driveway staging plans for similar driveways. Develop custom driveway staging layouts for special conditions.
- Prepare traffic control details to clarify intent of design.

2.2.3. Specifications/Construction Contracts

Prepare general notes, specification data, and final Bid Book in accordance with City of Rockwall requirements. Identify and prepare special specifications and/or special provisions applicable to the project. Prepare Bid-Tab sheets of applicable items for Contractor to fill/present bid prices.

- Contact documents, including the following:
  - City of Rockwall standard construction contract forms
  - Notice to bidders
  - Special instructions to bidders
  - Bid form (Bid-Tab) – Electronic for Bidding
  - Standard construction contract
  - Performance bond
  - Payment bond
  - Maintenance bond
  - Certificate of insurance
  - General conditions
  - Special conditions
  - Technical specifications
  - Permits (TXDOT, City of Dallas, etc.)
  - Geotechnical Report

2.2.4. Estimates

Compile an overall opinion of probable construction cost based on current market values. Cost shall be broken out in to separate schedules for each section of the job.

2.3. Agency Permitting/Coordination (City of Dallas, NTMWD, TDLR, etc.)

2.3.1. City of Dallas

- Binkley & Barfield, Inc. to coordinate with the City of Dallas on items related to the project for work within the Lake Ray Hubbard Takeline. This shall include all coordination meetings, plan submittals, permit submittals, etc. in order to achieve acceptance of proposed improvements.

2.3.2. NTMWD

- Binkley & Barfield, Inc. to coordinate with the NTMWD on items related to the project where any improvements cross any NTMWD line or facility. This shall include all coordination meetings, plan submittals, permit submittals, etc. in order to achieve acceptance of proposed improvements.

SPECIAL SERVICES

3. Data Collection & Property Research / Topographic and Design Survey

3.1. Data Collection and Property Research

3.1.1. Gather existing plat information

3.1.2. Collect property owner and record information

3.1.3. Gather existing ROW and easement information, identify all easements through typical research methodologies (i.e. plats, court house filings, etc.).

3.1.4. Notify residents within survey limits by mail to inform them of pending field work.

3.2. Topographic and Design Survey

3.2.1. The limits of the survey shall be from the intersection of S. Lakeshore Drive and Summit Ridge Drive to the intersection of S. Lakeshore Drive and Tanya Drive. The survey shall be from ROW line to ROW line (50-foot ROW) of S. Lakeshore Drive. Survey will include intersecting roadways extending 400 feet along each leg of the major intersections and 200 feet along each leg of the minor intersections.

3.2.2. Establish horizontal control points at 500' maximum spacing.

3.2.3. Establish a vertical control benchmark circuit as needed throughout the project. Use existing City established monument information for the City and tie survey into.

3.2.4. Set control points, which shall be based on NAD-83, on both sides of the roadway, as required to maintain horizontal control throughout the project limits.

3.2.5. Perform a field survey to identify and locate existing topographic elements within the roadway corridor. All identified topographic elements shall be tied down horizontally and vertically. The field survey shall not limited to the following:

- Property corner monumentation
- Existing pavement, curbs, sidewalks, barrier free ramps, etc.
- Roadway and lane striping
- Driveways
- Existing storm sewer inlets, manholes, junction boxes Headwalls (including culvert sizes and invert elevations)
- Outfalls, bridges and erosion control
- Existing driveway culverts and swales (flowlines, sizes, types, etc.)
- Guardrail
- Utility manholes, vaults, water valves, water meters, wastewater cleanouts, sprinkler heads, telephone poles, power poles, utility markers, other public utilities and franchise utilities
- Traffic Signal poles, cabinets, pull boxes and other signal equipment
- Signs (excluding temporary signs)
- Trees, including species and caliper (all sizes)
- Landscape planters, Shrubs, rocks and other features.
- Buildings and permanent structures
- Retaining walls
- Fencing walls
- Fence limits and material types (excluding temporary fences)
- Mailboxes (types – wood, brick, stone)
- Other applicable physical features that could impact design

3.2.6. Perform cross-sections throughout project limits at 25-foot intervals and at grade breaks and prepare cross-section field notes.

3.2.7. Prepare a final topographic drawing in digital format (including contours and breaklines) showing the features located in the field, an ASCII coordinate file of the points located in the field, and a hard copy of the coordinates and feature descriptions.

3.2.8. Binkley & Barfield, Inc. will perform site visits for the purposes of reviewing the provided survey in the field and making notes for additional survey needs and design considerations.

4. Right-of-Way / Easement Instruments of Conveyance

4.1. Prepare ROW instruments (narrative and graphic exhibits of ROW takes) and setting new property corners (for new ROW only) in the field

4.1.1. Up to two (2) ROW parcels

4.2. Prepare easement instruments (narrative and graphic exhibits of easements required for drainage, City utilities, temporary construction, etc.)

4.2.1. Up to two (2) easement parcels

4.3. Individual parcel exhibits shall be on 8"x11" paper and pdf copy shall be sealed, dated, and signed by a Registered Professional Land Surveyor and shall contain the following:

4.3.1. Parcel number

4.3.2. Area required

4.3.3. Area remaining

4.3.4. Legal description

4.3.5. Current owner

4.3.6. Any existing platted easements or easements filed by separate instrument including easements provided by utility companies

4.3.7. All physical features

4.3.8. Metes and bounds description of parcel to be acquired. The description shall be provided on a separate sheet from the exhibit. Each type of easement shall be described separately.

4.4. Upon written notification by the City of acceptance of the ROW exhibits and instruments, and as directed by the City, the surveyor shall set all corners and points of curvature for the proposed ROW and submit final sealed plans and exhibits, including location of the control points and their NAD-83 reference

4.5. Binkley & Barfield, Inc. will provide the information listed in Section 2 to the City and/or their selected ROW and easement acquisition agent. This task will include the following:

4.5.1. Transmittal of survey and existing property information.

5. Subsurface Utility Engineering (S.U.E.) Services

5.1. Provide S.U.E. Services for the purpose of locating horizontal and vertical locations of underground city and franchise utilities, in conjunction with and /or prior to the field survey.

5.1.1 S.U.E. Level 'C' & 'D' will be provided for the entire project limits.

5.1.2 S.U.E. Level 'B' Services will be provided to determine horizontal location of utilities up to 11,800 linear feet.

5.1.3 S.U.E. Level 'A' Services will be provided as follows:

- Up to ten (10) test holes of 0-5 ft depth will be provided
- Up to two (2) test holes of 5-10 ft depth will be provided
- Test holes in addition to those listed above will be provided at the rate per test hole agreed to by the City of Rockwall.

5.2. The Binkley & Barfield, Inc. shall arrange and make provisions for access to perform the services specified within this scope. The surveyor shall provide the City with the name and address of the property owners.

5.3. The City shall be responsible for the coordination of all ROW and easement acquisitions. Binkley & Barfield, Inc. will provide survey information and easement/ROW documents (sketch and legal description) to the City. Additional ROW and easement documentation services are detailed below in Section 2.

6. Geotechnical

6.1. Subsurface Exploration

6.1.1. Five (5) borings are planned for this project. The borings and report will be thru a subconsultant.

The locations are as follows:

- One boring will be located near S. Lakeshore Drive and Summit Ridge Drive.
- One boring will be located near S. Lakeshore Drive and Rockbrook Drive.
- One borings will be located between the S. Lakeshore Drive and Stonecrest Drive.
- One borings will be located between the S. Lakeshore Drive and Meadowdale Drive.
- One boring will be located near S. Lakeshore Drive and Tanya Drive.

6.1.2. Boring Services – Pavement borings will be sampled to 15 feet. A total of 75 feet for drilling is planned.

- Check samples for consistency with a hand penetrometer
- Stake the boring locations using normal taping procedures
- Backfill bore holes and plug at the surface

6.2. Laboratory Services

6.2.1. Considering the planned facilities, anticipated soil conditions, and geology, the following laboratory test will be required for classification purpose and to determine strength characteristics:

- Visual Classification
- Moisture content and soil identification
- Liquid and plastic limit determinations
- Unconfined compression
- Calibrated hand penetrometer tests
- Lime/ph series tests
- Soluble sulfate tests (to determine lime-induced heaving potential)

6.3. Engineering Services

6.3.1. Prepare an engineering report presenting the following:

- Sample boring location map
- Boring logs and laboratory results
- General soil and ground-water conditions
- Recommendations will be based on a 30 year design life.
- Subgrade design recommendations for lime treated and cement treated
- Pavement design recommendation for reinforced concrete, asphalt or combination of concrete and asphalt system (including pavement thickness, strength, reinforcement size and spacing, and joint spacing)
- Recommendations for retaining walls
- Earthwork recommendations

6.3.2. The geotechnical engineer's design recommendations shall be relied upon by the civil and structural engineers for their design.

6.3.3. Submit one (1) paper copy and one pdf file copy of the report to the City

7. Video Inspection (Storm Sewer)

7.1. Video inspection of existing storm sewer pipe as required to determine structural integrity of existing storm sewer.

7.2. Video inspection of existing sanitary sewer pipe to be inspected by City. Inspection reports, video and analysis of existing line to be submitted to Binkley & Barfield, Inc. for review.

8. Accessibility Review (TDLR)

- Prepare a completed application for submittal to the Texas Department of Licensing and Regulation for review in accordance with the Elimination of Architectural Barriers Act.
- Binkley & Barfield, Inc. to complete application and submit with set of plans to a Registered Accessibility Specialist (RAS) from review and TDLR project registration. All coordination and fees with TDLR compliance will be done by the Consultant.
- While we do not anticipate accessibility revisions to be required, we will address minor revisions to the plans based on review comments from the RAS.

9. Additional Services

Services not specifically identified in the Scope of Services above shall be considered additional and shall be performed on an individual basis upon authorization by the City of Rockwall. Fee for services shall be negotiated at the time of need. Such services shall include, but are not limited to the following:

9.1. Construction staking

9.2. Bid Phase Services

9.2.1. Furnishing the City a construction bid set one (1) 11"x17" hard copy and Bid Spec Book.

9.2.2. City will be responsible for advertisement of the project in the Local Paper

9.2.3. Binkley & Barfield, Inc. will make the plans and specifications will be made available from the Bid document distribution site CityCast.

9.2.4. During this phase service to be provided are:

9.2.5. Respond to contractor questions and provide design clarifications.

9.2.6. Attendance at the pre-bid meeting.

9.2.7. Production of all Addenda items and designs changes, submittal to City for review and correction before issuance.

9.2.8. Attendance of Bid Opening

9.2.9. Tabulating Bids and checking for errors.

9.2.10. Checking references and other qualification information for the low bidder and writing a letter of recommendation concerning award of the contract.

9.2.11. Returning Bid Bonds to all non-low bidders.

9.3. Construction Phase Services

9.3.1. Coordinate with City on needs during the construction phase. The services available are listed below, and may be provided upon the request of the City of Rockwall.

9.3.2. Binkley & Barfield, Inc. to provide five (5) full size set of construction plans and contract documents.

9.3.3. Consultant to provide survey control staking of baselines for construction of the project.

9.3.4. *Pre-Construction Meeting*, Prepare for and attend the Pre-Construction Meeting prior to commencement of Work at the Site.

9.3.5. *Visits to Site and Observation of Construction.* If required by City, provide on-site construction observation services to clarify design concepts or assist with solutions needed to overcome obstacles in construction or to study and evaluate possible practical alternative solutions. Makes visits to the Site at intervals as directed by City in order to observe the progress of the Work. Such visits and observations by Binkley & Barfield, Inc. are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on Binkley & Barfield, Inc. 's exercise of professional judgment. Based on information obtained during such visits and such observations, Binkley & Barfield, Inc. will determine if Contractor's work is

generally proceeding in accordance with the Contract Documents, and Binkley & Barfield, Inc. shall keep City informed of the general progress of the Work.

9.3.6. The purpose of Binkley & Barfield, Inc. 's visit to the site will be to enable Binkley & Barfield, Inc. to better carry out the duties and responsibilities assigned in this Agreement to Binkley & Barfield, Inc. during the construction phase by City, and, in addition, by the exercise of Binkley & Barfield, Inc. efforts, to provide City a greater degree of confidence that the completed Work will conform in general to the Contract Documents and that the integrity of the design concept of the completed Project as a functioning whole as in Binkley & Barfield, Inc. indicated in the Contract documents has been implemented and preserved by Contractor. Binkley & Barfield, Inc. shall not, during such visits or as a result of such observation of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall Binkley & Barfield, Inc. have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the Work. Accordingly, Binkley & Barfield, Inc. _neither guaranties the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

9.3.7. Clarifications and Interpretations. Issue clarifications and interpretations of the Contract documents to City as appropriate to the orderly completion of contractor's work. Such clarifications and interpretations will be consistent with the intent of the Contract Documents. Field Orders authorizing variations from the requirements of the Contract Documents will be made by City.

9.3.8. Shop Drawings and Samples. Review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contract is required to Submit, but only for conformance with the information given in the Contract Document and compatibility with the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs.

9.3.9. Substitutes and "or-equal". Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor in accordance with the Contract documents, but subject to the provisions of applicable standards of state or local government entities.

9.3.10. Limitation of Responsibilities. Binkley & Barfield, Inc. shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work, Binkley & Barfield, Inc. shall not have the authority or responsibility to stop the work of any Contractor.

9.3.11. *Final Construction Walk Through*. Binkley & Barfield, Inc. shall be present at the final construction walk through and develop a final "punch/checklist" for the contractor to use to achieve final project acceptance.

9.3.12. Record Drawings, Prepare project "Record Drawing" based on information provided by the Contractor, and/or City as to the actual field placement of the work including any changes or deletions. Binkley & Barfield, Inc. will provide the following deliverables:

9.3.13. Electronic copy of the record drawings shall be submitted on CD/DVD or flash drive in all of the following formats.

- AutoCAD (.dwg) format
- Adobe Portable Document (.pdf) 400 dpi (min) (24"x36")

9.3.14. Electronic copy of geotechnical reports, survey data, photographs, and exhibits used for the project, in .pdf or jpg format.
9.3.15. Electronic copy of project specifications in Microsoft Word (.doc) and PDF format.
9.3.16. Record drawings shall be sealed by the engineer of record in accordance with the Texas Board of Professional Engineers Policy Advisory Opinion Regarding Record Drawings.
9.3.17. All field changes and revisions shall be shown and noted in the revision block.
9.3.18. Revisions shall be drawn using accepted drafting standards and shall be clear and legible.
9.3.19. Line work and notes related to work deleted or changed shall be omitted from the Record Drawing.

9.4. Structural Design

9.4.1.1. Structural

- Structural design and layout of retaining wall (plan and profile)
- Structural design and layout for other elements of the project not covered in the standard details (Junction boxes, stairs, etc.)

9.5. Traffic Signal Design

9.5.1.1. Traffic

9.5.1.1.1. Traffic Signals

- Adjustments to the existing traffic signals
    - Propose adjustments of ground boxes to meet proposed grade.
    - Identify pedestrian accommodations and make adjustments (crosswalks, ADA barrier free ramps, pedestrian signals and push-buttons)
    - Finalize adjustments of ground boxes to meet proposed grade.

-End of Scope of Service-

ATTACHMENT "B"

Payment Schedule

Compensation for Basic Services in Tasks 1-2 shall be on a lump sum basis. The tabulation below establishes the not to exceed amount for each category of contract service:

	Task	Fee
	BASIC SERVICES	
1.	Schematic Conceptual Design (30%)	$109,497.00
2.	Construction Documents	
2.1	60% Design	$130,589.00
2.2	90% Design	$85,834.00
2.3	100% Design	$27,160.00
	Basic Services Subtotal:	**$353,080.00**
Compensation for special services under Tasks 5-8 shall be a labor fee plus expense (reimbursable) basis with the max fee shown below.		
	SPECIAL SERVICES	
3.	Data Collection & Property Research / Topographic and Design Survey	$46,000.00
4.	Right-of-Way/Easement Instruments of Conveyance	
	(2 ROW documents are assumed @ $2,400/document)	$4,800.00
	(2 Easement documents are assumed @ $2,400/document)	$4,800.00
5.	Subsurface Utility Engineering (S.U.E.) Services	
5.1	Quality Level 'C/D' S.U.E. Services	$4,250.00
5.2	Quality Level 'B' S.U.E. Services (assumes 11,800 LF @ $1.10/LF)	$12,980.00
5.3	Quality Level 'A' S.U.E. Services	$19,210.00
6.	Geotechnical	$5,400.00
7.	Video Inspection (Storm Sewer) (assumes 2,000 LF @ $4.50)	$9,000.00
8.	Accessibility Review (TDLR)	$3,000.00
	Special Services Subtotal*	**$109,440.00**
	ENGINEERING SERVICES CONTINGENCY**	**$46,250.00**
	***(This service is a miscellaneous amount to be used at the discretion of the City for additional Services outside of the scope of the contract. This item will be controlled by the City and will only be used if the City chooses. The Engineer has no right or guarantee to the use of this Contingency)*	
	Project Total*	**$508,770.00**

Fees that are Lump Sum for each task and will be invoiced monthly based upon the overall percentage of services performed.

ATTACHMENT "C"

Project Schedule

Task Name	Duration	Start	Finish
Notice to Proceed	1 day	Mon 10/15/18	Mon 10/15/18
Design Survey	6 wks	Tue 10/16/18	Mon 11/26/18
Schematic Design 30%	3 mons	Tue 11/27/18	Mon 2/18/19
City Review	1 mon	Tue 2/19/19	Mon 3/18/19
Construction Documents 60%	3 mons	Tue 3/19/19	Mon 6/10/19
City Review	1 mon	Tue 6/11/19	Mon 7/8/19
Construction Documents 90%	3 mons	Tue 7/9/19	Mon 9/30/19
City Review	1 mon	Tue 10/1/19	Mon 10/28/19
Construction Documents 100%	2 wks	Tue 10/29/19	Mon 11/11/19
City Review	1 wk	Tue 11/12/19	Mon 11/18/19

ATTACHMENT "D"

Sub-Consultants

1. **Sub-Consultant:**
   Company Name: **ECS Southwest, LLP**
   Services of the Scope Being Provided: Geotechnical Services
   Contact Person: Michael Batuna, P.E. Title: Geotechnical Department Manager
   Email: mbatuna@ecslimited.com Phone: 972-392-3222

2. **Sub-Consultant:**
   Company Name: **Baseline Corporation**
   Services of the Scope Being Provided: Design Survey/ROW/Easement Docs
   Contact Person: Heather Welch Westfall, RPLS, PLS, ISA Certified Arborist
   Title: Director of Surveying, DFW Region
   Email: hwestfall@baselinesurveyors.net Phone: 972-535-6325

3. **Sub-Consultant:**
   Company Name: **Solaray Engineering**
   Services of the Scope Being Provided: Subsurface Utility Engineering (S.U.E.)
   Contact Person: Don Johnson Jr, P.E. Title: Senior Project Manager
   Email: djohnson@solarayengineering.com Phone: 972-247-1516

4. **Sub-Consultant:**
   Company Name: **BCAC Underground**
   Services of the Scope Being Provided: Pipeline TV Service
   Contact Person: Ben Goodall Title:
   Email: ben@bcacunderground.com Phone: 817-492-1504

5. **Sub-Consultant:**
   Company Name: **EMCUE Company**
   Services of the Scope Being Provided: TDLR Inspection & Registration
   Contact Person: Michael Quimbey RAS#0102
   Title: Registered Accessibilty Specialist
   Email: emcuecompany@aol.com Phone: 214-755-2525

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **September 26, 2018**

SUBJECT: **Purchase of 2019 Model Animal Services Truck**

A new animal transport truck is approved in the General Fund, Animal Services operating budget. The budget is $56,150. Funded with General Fund Reserves.

Total cost for the vehicle is $56,546. This vehicle is available from Caldwell Country Chevrolet through the Texas Association of School Board (Buy Board) cooperative purchasing contract #521-16. As a member and participant in this cooperative program, the City has met all formal bidding requirements pertaining to the purchase of the new truck.

For Council consideration are the bid award to Caldwell Country Chevrolet for $56,546 and authorize the City Manager to execute a purchase order.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **September 25, 2018**

SUBJECT: **Purchase of 2019 Model Vehicles and Equipment for Parks Department**

Two (2) trucks, a tractor/mower and turf renovator are approved in the General Fund, Parks operating budget. The budget of $149,000 includes the cost of the new vehicles and equipment and any after-market accessories, safety lights and decals. Total cost for the vehicles and equipment is $140,820.96. The remaining $8,179 may be used to pay for accessories, lighting and decals that will be purchased once the vehicles and equipment are received by the City. Funded with General Fund Reserves.

These vehicles and equipment are available on the Texas Association of School Boards (Buy Board) purchasing cooperative contract #521-16 and the Houston Galveston Council of Governments (HGAC) contract #GR01-18. As a member and participant in these cooperative programs, the City has met all formal bidding requirements pertaining to the purchase of these new vehicles and equipment.

For Council consideration are the bid awards to Caldwell Country Chevrolet for $71,019 for a one-ton and ¾ ton service trucks, $57,806.96 to Kubota Tractor Corp. for a tractor/mower and $11,995 to Quality Turf Renovation for a turf renovation machine and authorize the City Manager to execute purchase orders to these three vendors.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **September 25, 2018**

SUBJECT: **Purchase of 2019 Model One Ton Truck for Fire Department**

A response unit (1-ton truck) is approved in the General Fund, Fire operating budget. The budget is $70,900 that includes the cost of the new vehicle, safety lights and decals. Total cost for the vehicle is $70,888. Funded with General Fund Reserves.

This vehicle is available from Chastang Ford through the Houston Galveston Council of Governments (HGAC) cooperative purchasing contract #AM10-18. As a member and participant in this cooperative program, the City has met all formal bidding requirements pertaining to the purchase of the new truck.

For Council consideration are the bid award to Chastang Ford for $70,888 and authorize the City Manager to execute a purchase order.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **September 13, 2018**

SUBJECT: **Cooperative Purchasing Agreement with the City of Rowlett**

An Interlocal Purchasing Agreement for participation in a cooperative purchasing program with the City of Rowlett is attached; along with the City of Rowlett bid award for Crack Sealing Services work for City Council consideration.

The interlocal agreement provides for cooperative purchasing between the Cities of Rockwall and Rowlett for goods, materials and services. By participating in this cooperative program, cities realize additional savings through economies of scale when utilizing the coop contracts. Another benefit is by piggybacking other cities' contracts we would meet all the formal bidding requirements pertaining to contract purchases and eliminate the cost of the competitive bidding process for the contracted materials and services. The interlocal agreement would remain in effect until terminated by either the City of Rockwall or Rowlett.

Rowlett has competitively bid and awarded a contract for crack sealing services. The bid was awarded on a fixed unit price basis for both asphalt and concrete pavements. The City of Rockwall crack sealing program cost for next fiscal year is approximately $100,000. General Fund, Streets and Drainage operations construction budget has adequate funds to cover the cost of this work.

Staff asks City Council to (1) consider joining this purchasing cooperative by authorizing the City Manager to execute the cooperative agreement and (2) Council also consider the bid award to American Pavement Solutions for crack sealing services in the amount of $100,000 and authorize the City Manager to execute a contract for this service.

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STATE OF TEXAS §
§ **INTERLOCAL COOPERATION AGREEMENT**
COUNTY OF DALLAS §

This Interlocal Cooperation Agreement ("Agreement") is by and between the City of Rockwall, Texas ("Rockwall"), and the City of Rowlett, Texas ("Rowlett"), acting by and through their authorized officers.

RECITALS:

WHEREAS, this Agreement is authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code; and

WHEREAS, Section 271.102 of the TEX. LOC. GOV'T CODE authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization; and

WHEREAS, a local government that purchases goods and services pursuant to a Cooperative Purchasing Program with another local government satisfies the requirement of the local government to seek competitive bids for the purchase of the goods and materials; and

WHEREAS, each party has and will on an annual basis obtain competitive bids for the purchase of goods and services; and

WHEREAS, the parties desire to enter into a cooperative purchasing program which will allow each party to purchase under goods and services under each other's competitively bid contracts pursuant to Subchapter F, Chapter 271 of the TEX. LOC. GOV'T CODE;

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

ARTICLE I
PURPOSE

The purpose of this Agreement is to establish a cooperative purchasing program between the parties, which will allow each party to purchase goods and services under each other's competitively bid contracts pursuant to Subchapter F, Chapter 271 of the TEX. LOC. GOV'T CODE.

ARTICLE II
TERM

The term of this Agreement shall be for a period of one (1) year commencing on the last date of execution hereof ("Effective Date"). Thereafter this Agreement shall automatically

renew for successive periods of one (1) year each under the terms and conditions stated herein, unless sooner terminated as provided herein.

ARTICLE III
TERMINATION

Either party may terminate this Agreement by providing thirty (30) days prior written notice to the other party.

ARTICLE IV
PURCHASING

The City Manager or other designee for each party is authorized to act on behalf of the respective party in all matters relating to this cooperative purchasing program. Each party shall make payments to the other party or directly to the vendor under the contract made pursuant to Subchapter F, Chapter 271 of the TEX. LOC. GOV'T CODE. Each party shall be responsible for the respective vendor's compliance with provisions relating to the quality of items and terms of delivery.

ARTICLE V
MISCELLANEOUS

5.1 **Relationship of Parties**: This Agreement is not intended to create, nor should it be construed as creating, a partnership, association, joint venture or trust.

5.2 **Notice**: Any notice required or permitted to be delivered hereunder shall be deemed received when sent in the United States Mail, Postage Prepaid, Certified Mail, Return Receipt Requested, or by hand-delivery or facsimile transmission addressed to the respective party at the address set forth below the signature of the party.

5.3 **Amendment**: This Agreement may be amended by the mutual written agreement of both parties hereto.

5.4 **Severability**: In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

5.5 **Governing Law**: The validity of this Agreement and any of its terms and provisions as well as the rights and duties of the parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas.

5.6 **Entire Agreement**: This Agreement represents the entire agreement among the parties with respect to the subject matter covered by this Agreement. There is no other collateral, oral or

written agreement between the parties that in any manner relates to the subject matter of this Agreement.

5.7 **Recitals**: The recitals to this Agreement are incorporated herein.

5.8 **Counterparts**: This Agreement may be executed in any number of counterparts, each of whom shall be deemed an original and constitute one and the same instrument.

EXECUTED this _____ day of _____, 2018.

CITY OF ROCKWALL, TEXAS

By: _____
Richard Crowley, City Manager

Rockwall, Texas

ATTEST:

By: _____
Kristy Cole, City Secretary

EXECUTED this _____ day of _____, 2018.

CITY OF ROWLETT, TEXAS

By: _____
Brian Funderburk, City Manager
4000 Main Street
Rowlett, Texas 75088

ATTEST:

By: _____
Laura Hallmark, City Secretary

APPROVED AS TO FORM

_____
David Berman, City Attorney

City Of Rowlett Bid Tabulation Annual Crack Seal Program, #2018-07
4004 Main Street, Rowlett, TX 75088
Purchasing Phone 972-412-6198
December 14, 2017

			American Pavement Solutions, Inc. Derek Putz 920-662-9662		Cholla Pavement Maintenance, Inc. D'Wayne Briggs 480-797-2311		Champion Infrastructure, LLC Aaron Thompson 361-438-2425	
		Bid Bond Included	Yes		Yes		Yes	
		Addenda 1-3 Acknowledged	Yes		Yes		Yes	
			Unit	**Total**	**Unit**	**Total**	**Unit**	**Total**
1	80,000	Placement of rubberized crack seal material using the Clean & Seal (squeegee) method per pound complete and in place per lb..	$1.58	$126,400.00	$1.86	$148,800.00	$1.74	$139,200.00
2	11,000	Route & seal method rubberized crack seal material complete and in place per linear feet.	$1.00	$11,000.00	$1.06	$11,660.00	$2.80	$30,800.00
3	1,500	Install backer rod in cracks 3/4 inch or larger, complete and in place per linear feet.	$0.10	$150.00	$0.53	$795.00	$0.75	$1,125.00
4	10	Deploy portable message board per day.	$150.00	$1,500.00	$186.00	$1,860.00	$150.00	$1,500.00
		Cooperative Purchasing Agreement	Yes		Yes		Yes	
		GRAND TOTAL BID ITEMS 1-4		**$139,050.00**		$163,115.00		$172,625.00

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, Director of Public Works/City Engineer**

DATE: **September 25, 2018**

SUBJECT: **General Engineering Service Agreement**

The City of Rockwall's storm drainage system encompasses approximately 20 separate watersheds located totally or partially within the corporate limits and ETJ of the City. Some of these watersheds have been analyzed for existing and fully developed conditions. Whenever a development occurs that potentially impacts any floodplain area or other properties, development standards require a registered professional engineer to perform a flood study to determine these potential impacts and to provide an engineering solution that minimizes these impacts. Potential impacts may include increases in flood elevations, increases in inundation areas of land, and increases in erosive flood flow velocities.

To recoup the City's review costs, a flood study review fee was implemented in 2013 by the City for developments requiring a flood study. The City uses HydroLogical Support Services, LLC, to perform reviews of flood studies and to assist the City in verifying the City's drainage requirement compliance.

Staff requests the City Council consider approval of the Engineering Services Agreement with HydroLogical Support Services, L.L.P. to provide general engineering services for flood plain impacts in the City of Rockwall, to be funded by the 2018-2019 Engineering Consulting budget and developer reimbursement.

AW:jw

Cc:
Mary Smith, Assistant City Manager
Jeremy White, City Engineer
File

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STATE OF TEXAS ♦

♦

COUNTY OF ROCKWALL ♦

PROFESSIONAL ENGINEERING SERVICES CONTRACT

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and HydroLogical Support Services, LLC, ("ENGINEER"), located at 97 Old Turkey Farm Rd, Denison, Texas, Engineer duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Engineer as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for Miscellaneous Consulting Services.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Exhibit "A" and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and detailed in Exhibit "A".

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be based on an as-needed time-and-materials basis and billed as an hourly basis plus costs per rates provided in Exhibit "B". Engineer is not authorized to perform any work without approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Exhibit "C". In the event of termination, Engineer will assist the CITY in arranging a smooth transition process. However, Engineer's obligation to provide services to the

CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Engineer its fees based on the presentation by Engineer to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay Engineer its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Engineer for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4. Engineer's Standard of Care

Engineer shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Engineer under similar circumstances for a similar project. Engineer represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Engineer any unsatisfactory performance of Engineer personnel for appropriate corrective action. Engineer shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business that has an agreement or is in negotiations of an agreement with CITY. CITY may waive this conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination; however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at reuser's sole risk and without liability or legal exposure to the Engineer, and CITY to the extent

allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. Engineer agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

Workmen's Compensation – Statutory
Employer's Liability – $100,000.00
Bodily Injury by Disease - $500,000 (policy limits)
Bodily Injury by Disease - $100,000 (each employee)

B. Engineer also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Engineer for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

$2,000,000.00 General aggregate limit

$1,000,000.00 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

$1,000,000.00 each occurrence sub-limit for Personal Injury and Advertising

C. Engineer shall add CITY, its City Council members and employees, as an additional insureds on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Engineer shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

E. Engineer agrees to maintain errors and omissions professional liability insurance in

the amount of not less than one million dollars ($1,000,000) annual aggregate, on a claims made basis for a period of one year after termination of this contract, as long as reasonably available under standard policies.

7. **INDEMNIFICATION**

ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF ENGINEER OR EMPLOYEES OR ANYONE FOR WHOM THE ENGINEER IS LEGALLY LIABLE FOR, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

ENGINEER'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING ENGINEER'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL NOT EXCEED ONE MILLION DOLLARS ($1,000,000.00). NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY CLAIMING THROUGH THE OTHER RESPECTIVE PARTY, FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, LIQUIDATED, DELAY OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO LOST PROFITS OR USE OF PROPERTY, FACILITIES OR RESOURCES, THAT MAY RESULT FROM THIS AGREEMENT, OR OUT OF ANY GOODS OR SERVICES FURNISHED HEREUNDER.

8. Addresses for Notices and Communications

CITY
City Manager
City of Rockwall
City Hall
385 S. Goliad
Rockwall, TX 75087

Engineer
HydroLogical Support Services, LLC
Attn: Dwayne Stubblefield
P.O. Box 976

Denison, TX 75021
Deliveries:
HydroLogical Support Services, LLC
Attn: Dwayne Stubblefield, President
97 Old Turkey Farm Rd
Denison, TX 75021

All notices and communications under this Contract shall be mailed or delivered to **CITY** and **Engineer** at the above addresses.

9. Successors and Assigns

CITY and Engineer each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Engineer shall assign, sublet or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

10. Termination for Convenience of the Parties

Engineer and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Engineer as provided herein, Engineer will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Engineer, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of **Engineer** to be performed hereunder. Such changes, including any increase or decrease in the amount of **Engineer's** compensation, or time for performance, which are mutually agreed upon by and between **CITY** and **Engineer**, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment **in writing** executed by both CITY and Contractor.

13. Reports and Information

Engineer, at such times and in such forms as **CITY** may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish **CITY** periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

14. Entire Agreement

This Contract and its Exhibits and any future Contract Amendments constitute the entire agreement, and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

15. Waiver

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision, or any other provision. Any waiver by any party herein of any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

16. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

17. Survival

Any and all representations, conditions and warranties made by Engineer under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

18. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

19. Attorney's Fees

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in triplicate originals on this 10TH day of SEPTEMBER 2018.

By: Dwayne Stubblefield

Name: Dwayne Stubblefield, P.E.
Title: President, HydroLogical Support Services, LLC.

EXECUTED in triplicate originals on this _____ day of _____ 2018.

ATTEST:

City of Rockwall, Texas

_____

Richard Crowley, City Manager

EXHIBIT "A"

HydroLogical Support Services, LLC

Scope of Services

Miscellaneous Consulting Services

The scope of services for this contract is for HydroLogical Support Services, LLC (HSS) to provide miscellaneous consulting services on an as-needed basis for issues related to stormwater and other water resources matters, which may be requested from time to time by, or approved by, the City of Rockwall's City Engineer/Public Works Director, or by the City Engineer's/Public Works Director's representative(s) or assistant(s). Such services are anticipated to typically consist of the following:

1. Review of proposed development projects and other proposed construction within the City on issues related to drainage, flood hazard potential, and regulatory issues related to flood damage prevention, and provide review comments to the City.

2. Consultation or coordination with project owners and their representatives, and provide readily-available City flood-related data and other information pertinent to general location of their proposed or existing projects.

3. Provide opinions, advice, recommendations and other miscellaneous assistance to the City regarding drainage, flood hazard protection, and regulatory issues related to flood damage prevention.

4. Other miscellaneous services as requested by the City and agreed by HSS provided that such services are within the field of expertise of HSS.

Exclusions: Engineering design, design plans, construction plans, construction inspection, construction administration, surveying, geotechnical services, environmental services, groundwater services, water quality services, and any other services which are not within the field of expertise or services offered by HSS are specifically excluded from this scope of services.

This scope of services is to be provided on a time and materials cost basis in accordance with attached rate schedule (Exhibit "B"). The termination date of this contract is September 30, 2019, unless agreed in writing by both parties to extend this contract, or unless either party gives notice to other party to terminate this contract prior to this termination date.

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EXHIBIT "B"

HydroLogical Support Services, LLC

Special Rate Schedule and Compensation for Miscellaneous Consulting Services for the City of Rockwall, Texas

Personnel costs for time-and-materials services will be invoiced on an hourly basis in accordance with the following rate schedule:

Principal Engineer	$178 - 195/hr
Senior Engineer	$135 - 185/hr
Project Engineer	$ 85 - 165/hr
Engineer-in-Training	$ 55 - 115/hr
CADD Support/Technician	$ 45 – 105/hr
Clerical/Administrative Support	$ 35 – 75/hr

Rates for expert consulting, witness, and/or testimony services related to depositions, court, hearings, arbitration dispute negotiations, meetings with opposing parties, and preparation with legal representation for deposition and/or trial are billed at personnel costs plus 35% and include all time away from the office on the date(s) of such services on behalf of the client. Personnel rates are effective through September 30, 2019, and may be renegotiated for services performed thereafter.

Non-labor expenses (including sub-contractual services, if any) will be invoiced at cost plus 10%. Mileage costs will be at the same rate as established by the Internal Revenue Service at the time of occurrence. In-office black-and-white photocopies directly related to a project or task and exceeding more than 50 pages will be at a cost of 12 cents each. Color copies will be at a cost of 65 cents each for 8.5x11 size and $1 each for 11x17 size.

Invoices will be submitted to the City typically at the end of the month and on a monthly basis.. However, the final invoice will be submitted upon termination of this contract. Payment for each invoice is due "net 30" days following date of the invoice. Delayed payment of any invoice may result in delays of the contracted services (Exhibit "A").

Unless otherwise agreed in writing to extend this contract, or unless either party to this contract gives notice to terminate, this contract will terminate on September 30, 2019.

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EXHIBIT "C"

HydroLogical Support Services, LLC

Term of Agreement and

Schedule for

Miscellaneous Consulting Services

The term of this agreement shall commence upon execution of the agreement by both parties and will extend through September 30, 2019, unless otherwise terminated or extended as agreed in writing. Consulting services listed in Exhibit A will be scheduled on an as-needed basis during the term of contract and any extension as agreed. Consulting services will end immediately upon termination of the contract.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **September 18, 2018**

SUBJECT: **Purchase of 2019 Model Vehicles for Police Criminal Investigation Division**

Three (3) vehicles are approved in the General Fund, Police Criminal Investigation Division operating budget. The budget of $84,500 includes the cost of the new vehicles and any after-market accessories. Total cost for the three vehicles is $74,022 and will be funded with General Fund Reserves.

These vehicles are available on the Texas Association of School Boards (Buy Board) purchasing cooperative contract #521-16. As a member and participant in the BuyBoard cooperative program, the City has met all formal bidding requirements pertaining to the purchase of these new vehicles.

For Council consideration are the bid awards to Caldwell Country Chevrolet in the amount of $25,915 for a Chevrolet Impala and Grapevine Dodge for a Durango and a Charger in the amount of $48,107 and authorize the City Manager to execute purchase orders.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Council**

FROM: **Joey Boyd, Director of Internal Operations**

DATE: **September 20, 2018**

SUBJECT: **Routine Airport Maintenance Program Grant Agreement**

As part of the budget process, the City Council approved funds for maintenance and improvements at the Ralph M. Hall / Rockwall Municipal Airport. The Routine Airport Maintenance Program grant funds up to $100,000.00 per year for each general aviation airport and reimburses local governments 50% of the cost of these smaller projects.

The approved budget includes maintenance of the AWOS - Automated Weather Observation System, hangar surface improvements, miscellaneous repairs, landscaping, security improvements, herbicide, and any other smaller projects that may be necessary.

Attached is the FY 2019 RAMP grant agreement between the State and the City for the Ralph M. Hall / Rockwall Municipal Airport for consideration. The City Council is asked to consider approval of the contract and authorize the City Manager to enter into an agreement with the Texas Department of Transportation – Aviation Division for the City of Rockwall to participate in the Routine Airport Maintenance Program.

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TEXAS DEPARTMENT OF TRANSPORTATION
GRANT FOR ROUTINE AIRPORT MAINTENANCE PROGRAM

(State Assisted Airport Routine Maintenance)

TxDOT Project ID.: M1918RCKW

Part I - Identification of the Project

TO: The City of Rockwall, Texas

FROM: The State of Texas, acting through the Texas Department of Transportation

This Grant is made between the Texas Department of Transportation, (hereinafter referred to as the "State"), on behalf of the State of Texas, and the City of Rockwall, Texas, (hereinafter referred to as the "Sponsor").

This Grant Agreement is entered into between the State and the Sponsor shown above, under the authority granted and in compliance with the provisions of the Transportation Code Chapter 21.

The project is for **airport maintenance** at the ROCKWALL - RALPH M HALL/ROCKWALL MUNI Airport.

Part II - Offer of Financial Assistance

1. For the purposes of this Grant, the annual routine maintenance project cost, Amount A, is estimated as found on Attachment A, Scope of Services, attached hereto and made a part of this grant agreement.

   State financial assistance granted will be used solely and exclusively for airport maintenance and other incidental items as approved by the State. Actual work to be performed under this agreement is found on Attachment A, Scope of Services. State financial assistance, Amount B, will be for fifty percent (50%) of the eligible project costs for this project or $50,000.00, whichever is less, per fiscal year and subject to availability of state appropriations.

   Scope of Services, Attachment A, of this Grant, may be amended, subject to availability of state funds, to include additional approved airport maintenance work. Scope amendments require submittal of an Amended Scope of Services, Attachment A.

   Services will not be accomplished by the State until receipt of Sponsor's share of project costs.

Only work items as described in Attachment A, Scope of Services of this Grant are reimbursable under this grant.

Work shall be accomplished by August 31, 2019, unless otherwise approved by the State.

2. The State shall determine fair and eligible project costs for work scope. Sponsor's share of estimated project costs, Amount C, shall be as found on Attachment A and any amendments.

It is mutually understood and agreed that if, during the term of this agreement, the State determines that there is an overrun in the estimated annual routine maintenance costs, the State may increase the grant to cover the amount of the overrun within the above stated percentages and subject to the maximum amount of state funding.

The State will not authorize expenditures in excess of the dollar amounts identified in this Agreement and any amendments, without the consent of the Sponsor.

3. Sponsor, by accepting this Grant certifies and, upon request, shall furnish proof to the State that it has sufficient funds to meet its share of the costs. The Sponsor grants to the State the right to audit any books and records of the Sponsor to verify expended funds.

Upon execution of this Agreement and written demand by the State, the Sponsor's financial obligation (Amount C) shall be due in cash and payable in full to the State. State may request the Sponsor's financial obligation in partial payments. Should the Sponsor fail to pay their obligation, either in whole or in part, within 30 days of written demand, the State may exercise its rights under Paragraph V-3. Likewise, should the State be unwilling or unable to pay its obligation in a timely manner, the failure to pay shall be considered a breach and the Sponsor may exercise any rights and remedies it has at law or equity.

The State shall reimburse or credit the Sponsor, at the financial closure of the project, any excess funds provided by the Sponsor which exceed Sponsor's share (Amount C).

4. The Sponsor specifically agrees that it shall pay any project costs which exceed the amount of financial participation agreed to by the State. It is further agreed that the Sponsor will reimburse the State for any payment or payments made by the State which are in excess of the percentage of financial assistance (Amount B) as stated in Paragraph II-1.

5. Scope of Services may be accomplished by State contracts or through local contracts of the Sponsor as determined appropriate by the State. All locally contracted work must be approved by the State for scope and reasonable cost. Reimbursement requests for locally contracted work shall be submitted on forms provided by the State and shall include copies of the invoices for materials or services. Payment shall be made for no more than 50% of allowable charges.

   The State will not participate in funding for force account work conducted by the Sponsor.

6. This Grant shall terminate upon completion of the scope of services.

Part III - Sponsor Responsibilities

1. In accepting this Grant, if applicable, the Sponsor guarantees that:

   a. it will, in the operation of the facility, comply with all applicable state and federal laws, rules, regulations, procedures, covenants and assurances required by the State in connection with this Grant; and

   b. the Airport or navigational facility which is the subject of this Grant shall be controlled by the Sponsor for a period of at least 20 years; and

   c. consistent with safety and security requirements, it shall make the airport or air navigational facility available to all types, kinds and classes of aeronautical use without discrimination between such types, kinds and classes and shall provide adequate public access during the period of this Grant; and

   d. it shall not grant or permit anyone to exercise an exclusive right for the conduct of aeronautical activity on or about an airport landing area. Aeronautical activities include, but are not limited to scheduled airline flights, charter flights, flight instruction, aircraft sales, rental and repair, sale of aviation petroleum products and aerial applications. The landing area consists of runways or landing strips, taxiways, parking aprons, roads, airport lighting and navigational aids; and

   e. it shall not enter into any agreement nor permit any aircraft to gain direct ground access to the sponsor's airport from private property adjacent to or in the immediate area of the airport. Further, Sponsor shall not allow aircraft direct ground access to private property. Sponsor shall be subject to this prohibition, commonly known as a "through-the-fence operation," unless an exception is granted in writing by the State due to extreme circumstances; and

f. it shall not permit non-aeronautical use of airport facilities without prior approval of the State; and

g. the Sponsor shall submit to the State annual statements of airport revenues and expenses when requested; and

h. all fees collected for the use of the airport shall be reasonable and nondiscriminatory. The proceeds from such fees shall be used solely for the development, operation and maintenance of the airport or navigational facility; and

i. an Airport Fund shall be established by resolution, order or ordinance in the treasury of the Sponsor, or evidence of the prior creation of an existing airport fund or properly executed copy of the resolution, order, or ordinance creating such a fund, shall be submitted to the State. The fund may be an account as part of another fund, but must be accounted for in such a manner that all revenues, expenses, retained earnings, and balances in the account are discernible from other types of moneys identified in the fund as a whole. All fees, charges, rents, and money from any source derived from airport operations must be deposited in the Airport Fund and shall not be diverted to the general revenue fund or another revenue fund of the Sponsor. All expenditures from the Airport Fund shall be solely for airport purposes. Sponsor shall be ineligible for a subsequent grant or loan by the State unless, prior to such subsequent grant or loan, Sponsor has complied with the requirements of this subparagraph; and

j. the Sponsor shall operate runway lighting at least at low intensity from sunset to sunrise; and

k. insofar as it is reasonable and within its power, Sponsor shall adopt and enforce zoning regulations to restrict the height of structures and use of land adjacent to or in the immediate vicinity of the airport to heights and activities compatible with normal airport operations as provided in Tex. Loc. Govt. Code Ann. Sections 241.001 et seq. (Vernon and Vernon Supp.). Sponsor shall also acquire and retain aviation easements or other property interests in or rights to use of land or airspace, unless sponsor can show that acquisition and retention of such interest will be impractical or will result in undue hardship to Sponsor. Sponsor shall be ineligible for a subsequent grant or loan by the State unless Sponsor has, prior to subsequent approval of a grant or loan, adopted and passed an airport hazard zoning ordinance or order approved by the State.

l. mowing services will not be eligible for state financial assistance. Sponsor will be responsible for 100% of any mowing services.

2. The Sponsor, to the extent of its legal authority to do so, shall save harmless the State, the State's agents, employees or contractors from all claims and liability due to activities of the Sponsor, the Sponsor's agents or employees performed under this agreement. The Sponsor, to the extent of its legal authority to do so, shall also save harmless the State, the State's agents, employees or contractors from any and all expenses, including attorney fees which might be incurred by the State in litigation or otherwise resisting claim or liabilities which might be imposed on the State as the result of those activities by the Sponsor, the Sponsor's agents or employees.

3. The Sponsor's acceptance of this Offer and ratification and adoption of this Grant shall be evidenced by execution of this Grant by the Sponsor. The Grant shall comprise a contract, constituting the obligations and rights of the State of Texas and the Sponsor with respect to the accomplishment of the project and the operation and maintenance of the airport.

   If it becomes unreasonable or impractical to complete the project, the State may void this agreement and release the Sponsor from any further obligation of project costs.

4. Upon entering into this Grant, Sponsor agrees to name an individual, as the Sponsor's Authorized Representative, who shall be the State's contact with regard to this project. The Representative shall receive all correspondence and documents associated with this grant and shall make or shall acquire approvals and disapprovals for this grant as required on behalf of the Sponsor, and coordinate schedule for work items as required.

5. By the acceptance of grant funds for the maintenance of eligible airport buildings, the Sponsor certifies that the buildings are owned by the Sponsor. The buildings may be leased but if the lease agreement specifies that the lessee is responsible for the upkeep and repairs of the building no state funds shall be used for that purpose.

6. Sponsor shall request reimbursement of eligible project costs on forms provided by the State. All reimbursement requests are required to include a copy of the invoices for the materials or services. The reimbursement request will be submitted no more than once a month.

7. The Sponsor's acceptance of this Agreement shall comprise a Grant Agreement, as provided by the Transportation Code, Chapter 21, constituting the contractual obligations and rights of the State of Texas and the Sponsor with respect to the accomplishment of the airport maintenance and compliance with the assurances and conditions as provided. Such Grant Agreement shall become effective upon the State's written Notice to Proceed issued following execution of this agreement.

Part IV - Nomination of the Agent

1. The Sponsor designates the State as the party to receive and disburse all funds used, or to be used, in payment of the costs of the project, or in reimbursement to either of the parties for costs incurred.

2. The State shall, for all purposes in connection with the project identified above, be the Agent of the Sponsor. The Sponsor grants the State a power of attorney to act as its agent to perform the following services:

   a. accept, receive, and deposit with the State any and all project funds granted, allowed, and paid or made available by the Sponsor, the State of Texas, or any other entity;

   b. enter into contracts as necessary for execution of scope of services;

   c. if State enters into a contract as Agent: exercise supervision and direction of the project work as the State reasonably finds appropriate. Where there is an irreconcilable conflict or difference of opinion, judgment, order or direction between the State and the Sponsor or any service provider, the State shall issue a written order which shall prevail and be controlling;

   d. receive, review, approve and pay invoices and payment requests for services and materials supplied in accordance with the State approved contracts;

   e. obtain an audit as may be required by state regulations; the State Auditor may conduct an audit or investigation of any entity receiving funds from TxDOT directly under this contract or indirectly through a subcontract under this contract. Acceptance of funds directly under this contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the State Auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

   f. reimburse sponsor for approved contract maintenance costs no more than once a month.

Part V - Recitals

1. This Grant is executed for the sole benefit of the contracting parties and is not intended or executed for the direct or incidental benefit of any third party.

2. It is the intent of this grant to not supplant local funds normally utilized for airport maintenance, and that any state financial assistance offered under this grant be in addition to those local funds normally dedicated for airport maintenance.

3. This Grant is subject to the applicable provisions of the Transportation Code, Chapters 21 and 22, and the Airport Zoning Act, Tex. Loc. Govt. Code Ann. Sections 241.001 et seq. (Vernon and Vernon Supp.). Failure to comply with the terms of this Grant or with the rules and statutes shall be considered a breach of this contract and will allow the State to pursue the remedies for breach as stated below.

   a. Of primary importance to the State is compliance with the terms and conditions of this Grant. If, however, after all reasonable attempts to require compliance have failed, the State finds that the Sponsor is unwilling and/or unable to comply with any of the terms of this Grant, the State, may pursue any of the following remedies: (1) require a refund of any financial assistance money expended pursuant to this Grant, (2) deny Sponsor's future requests for aid, (3) request the Attorney General to bring suit seeking reimbursement of any financial assistance money expended on the project pursuant to this Grant, provided however, these remedies shall not limit the State's authority to enforce its rules, regulations or orders as otherwise provided by law, (4) declare this Grant null and void, or (5) any other remedy available at law or in equity.

   b. Venue for resolution by a court of competent jurisdiction of any dispute arising under the terms of this Grant, or for enforcement of any of the provisions of this Grant, is specifically set by Grant of the parties in Travis County, Texas.

4. The State reserves the right to amend or withdraw this Grant at any time prior to acceptance by the Sponsor. The acceptance period cannot be greater than 30 days after issuance unless extended by the State.

5. This Grant constitutes the full and total understanding of the parties concerning their rights and responsibilities in regard to this project and shall not be modified, amended, rescinded or revoked unless such modification, amendment, rescission or revocation is agreed to by both parties in writing and executed by both parties.

6. All commitments by the Sponsor and the State are subject to constitutional and statutory limitations and restrictions binding upon the Sponsor and the State (including Sections 5 and 7 of Article 11 of the Texas Constitution, if applicable) and to the availability of funds which lawfully may be applied.

Part VI - Acceptances

Sponsor

The City of Rockwall, Texas, does ratify and adopt all statements, representations, warranties, covenants, agreements, and all terms and conditions of this Grant.

Executed this _____ day of _____, 20____.

The City of Rockwall, Texas

_____

Sponsor

_____

Sponsor Signature

_____

Sponsor Title

Certificate of Attorney

I, _____, acting as attorney for the City of Rockwall, Texas, do certify that I have fully examined the Grant and the proceedings taken by the Sponsor relating to the acceptance of the Grant, and find that the manner of acceptance and execution of the Grant by the Sponsor, is in accordance with the laws of the State of Texas.

Dated at _____, Texas, this _____ day of _____, 20____.

_____

Attorney's Signature

Acceptance of the State

Executed by and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs and grants heretofore approved and authorized by the Texas Transportation Commission.

STATE OF TEXAS

TEXAS DEPARTMENT OF TRANSPORTATION

By:_____

Date:_____

Attachment A

Scope of Services
TxDOT Project ID: M1918RCKW

Eligible Scope Item	Estimated Costs Amount A	State Share Amount B	Sponsor Share Amount C
GENERAL MAINTENANCE	$50,000.00	$25,000.00	$25,000.00
TOTAL	$50,000.00	$25,000.00	$25,000.00

Accepted By: The City of Rockwall, Texas

_____
Signature

Title:_____

Date:_____

GENERAL MAINTENANCE: As needed, Sponsor may contract for services / purchase materials for routine maintenance / improvement of airport pavements, signage, drainage, AWOS systems, approach aids, lighting systems, utility infrastructure, fencing, herbicide / application, sponsor owned and operated fuel systems, hangars, terminal buildings and security systems; professional services for environmental compliance, approved project design. Special projects to be determined and added by amendment.

Only work items as described in Attachment A, Scope of Services of this Grant are reimbursable under this grant.

CERTIFICATION OF AIRPORT FUND

TxDOT Project ID: M1918RCKW

The City of Rockwall does certify that an Airport Fund has been established for the Sponsor, and that all fees, charges, rents, and money from any source derived from airport operations will be deposited for the benefit of the Airport Fund and will not be diverted for other general revenue fund expenditures or any other special fund of the Sponsor and that all expenditures from the Fund will be solely for airport purposes. The fund may be an account as part of another fund, but must be accounted for in such a manner that all revenues, expenses, retained earnings, and balances in the account are discernible from other types of moneys identified in the fund as a whole.

Sponsor: The City of Rockwall, Texas

By:_____

Title:_____

Date:_____

Certification of State Single Audit Requirements

I, _____, do certify that the City of Rockwall, Texas,

(Designated Representative)

will comply with all requirements of the State of Texas Single Audit Act if the City of Rockwall, Texas, spends or receives more than the threshold amount in any grant funding sources during the most recently audited fiscal year. And in following those requirements, the City of Rockwall, Texas, will submit the report to the audit division of the Texas Department of Transportation. If your entity did not meet the threshold in grant receivables or expenditures, please submit a letter indicating that your entity is not required to have a State Single Audit performed for the most recent audited fiscal year.

_____

Signature

_____

Title

_____

Date

DESIGNATION OF SPONSOR'S AUTHORIZED REPRESENTATIVE

TxDOT Project ID: M1918RCKW

The City of Rockwall, Texas, designates, _____
(Name, Title)

as the Sponsor's authorized representative, who shall receive all correspondence and documents associated with this grant and who shall make or shall acquire approvals and disapprovals for this grant as required on behalf of the Sponsor.

Sponsor: The City of Rockwall, Texas

By: _____

Title: _____

Date: _____

DESIGNATED REPRESENTATIVE

Mailing Address: _____

_____

_____

_____

Overnight Mailing Address: _____

_____

_____

_____

Telephone Number: _____

Fax Number: _____

Email Address: _____

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **City Council**

FROM: **Joey Boyd, Director of Internal Operations**

DATE: **May 8, 2017**

SUBJECT: **STAR Transit Contract for Fiscal Year 2018**

Included for City Council review and consideration is the agreement between the City of Rockwall and STAR Transit for transportation services in the City for fiscal year 2019.

The key points of the agreement are:

- The term of the agreement is: October 1, 2018 through September 30, 2019.
- The City and STAR agree that no fixed route service may be provided under the terms of this Agreement, that no funds from this Agreement will be utilized to support a fixed route service, and that STAR Transit will not request funds or in kind support from the City if STAR Transit elects to operate a fixed route in the City of Rockwall under funding outside of this Agreement.
- Service will be provided five (5) days per week, Monday through Friday and begin at 5:00 AM and end at 9 PM. A total of 21 hours of in-service time including pre- and post-trip time on average each operating day will be limited exclusively to trip origins in the incorporated areas of the City of Rockwall.
- The hourly rate charged for transit service is: $47.60, a reduction from $48.17 in FY 2018.

STAR has reduced the cost for transportation services to the City in the last two fiscal years. (From $10,020 per month in FY 2017 to $8,508 per month in FY 2018 to $8,330 per month in FY 2019). The City Council is asked to consider approval of the contract with STAR Transit in the amount of $99,960 and authorize the City Manager to execute the agreement on behalf of the City of Rockwall. Funds are available in the Administration Operating Budget for this service.

INTERLOCAL COOPERATIVE AGREEMENT
BETWEEN
STAR TRANSIT
AND
CITY OF ROCKWALL, TEXAS

This Interlocal Cooperative Agreement ("Agreement") is between STAR TRANSIT ("STAR Transit") a political sub-division of the State of Texas and the CITY OF ROCKWALL, Texas ("CITY") a political sub-division of the State of Texas, each organized and existing under the laws of the State of Texas, and acting by, through and under the authority of their respective governing bodies. STAR Transit and the CITY may each be referred to as a "Party" to this Agreement and may be collectively referred to as "Parties" in this Agreement.

WITNESSETH

WHEREAS, STAR Transit is a Rural Transit District established pursuant to the authority of Chapter 458, Texas Transportation Code, as amended, with its headquarters in Terrell, Texas, and currently provides transit services within several area jurisdictions; and

WHEREAS, the CITY is a local government entity of the State of Texas located in Rockwall County; and

WHEREAS, the CITY has requested STAR Transit provide services and is authorized to execute this Agreement with STAR Transit for the purpose of providing for the operation and management of public transportation services for the benefit of the citizens of the CITY; and

WHEREAS, STAR Transit, its officers and supervisory employees are trained and experienced in the operation and management of public transportation and is authorized to execute this Agreement with the CITY for the purpose of providing services as specified herein; and

WHEREAS, the Agreement is made pursuant to and under the authority of the Interlocal Cooperation Act of 1971, as amended, and codified in Chapter 791 of the Texas Government Code (the "Act"); and

WHEREAS, STAR Transit and the CITY are local governments as defined in §791.003 of the Act, and each are empowered by §791.011 of the Act to contract with each other to provide governmental functions and services including public and elderly transportation; and

WHEREAS, STAR Transit publishes an annual cost of service letter with its Fiscal Year operating cost schedule no later than June 1 each year and utilizes an hourly rate to adjust amounts payable by its local partners, including CITY, each year; and,

WHEREAS, the purpose of this Agreement is to provide a variety of public transit services to the benefit of residents and businesses in the CITY, the "Public Transit Services".

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

ARTICLE I
Incorporation of Recitals

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the Parties.

ARTICLE II
Term

This Agreement shall be effective upon execution by both Parties with services already in progress due to previous arrangements between the Parties and the initial term shall begin on October 1, 2018 and end on September 30, 2019. If not otherwise terminated in accordance with the termination provisions of Article V of this Agreement, this Agreement extends for subsequent twelve (12) month periods starting on the first (1st) day of October each year.

ARTICLE III

Rights, Duties and Responsibilities of STAR Transit

3.1 Board of Directors. STAR Transit is designated to supervise the performance of this Agreement and to operate the Public Transit Service within the CITY's jurisdictions and subdivisions. Such operations shall be overseen solely by the STAR Transit Board of Directors. STAR Transit shall be responsible for the safe, efficient, and effective operation of all services provided.

3.2 Management Scope. STAR Transit agrees to manage, supervise and operate the Public Transit Services in an efficient and economical manner. STAR Transit shall operate all properties, equipment, facilities, routes, and services now or hereafter existing for the purposes of this Agreement. STAR Transit shall provide full and complete management services for the Public Transit Service and any specific duties and obligations set forth shall not be construed as limitations. STAR Transit shall perform the active direction of the Public Transit Services, including transportation, maintenance, schedule preparation, dispatching, communications, accounting, public relations, and safety. All such services may be provided at the principal office of STAR Transit in Terrell, Texas or at such other place, or places as STAR Transit shall determine.

3.3 Administrative Functions. STAR Transit shall administer all properties, equipment, buses, vehicles, facilities, maintenance, gasoline, repairs, replacements, services, expenditures, and resources necessary for safe, efficient, and effective operations. STAR Transit shall employ, train, furnish, and supervise the personnel necessary for the operation of the Public Transit Services. STAR Transit shall oversee all aspects of employment including employee recruiting, selection, training, wages and benefits. STAR Transit shall perform all aspects of general administrative oversight including technical guidance, payroll, accounts payable, purchasing, contracting, finance and other administration necessary for the proper operation of the system.

3.4 Transit Vehicle Operators. Every vehicle providing Public Transit Service under this Agreement shall be operated by an operator duly licensed by the State of Texas to operate vehicles of the type and size being operated by such operator and such operator shall be appropriately dress in a uniform selected by STAR Transit.

3.5 Routes, Schedules, Fares. The Public Transit Services shall be operated with routes and schedule established by STAR Transit with input from CITY. In no case shall the Public Transit Services operate on a Saturday, Sunday, regular annual holidays as designated by the STAR Transit Board of Directors, or days on which STAR Transit deems conditions are unsafe or otherwise inappropriate for service in accordance with Section 7.4. STAR Transit shall have authority to make modifications to any routes without the necessity of obtaining CITY approval. In no case shall the Public Transit Services require a service beginning prior to 5:00 AM or ending after 9:00 PM. Fares for riders shall be established by the STAR Transit Board of Directors and such fares shall be consistent throughout the STAR Transit system. The Parties agree that no fixed route service may be provided under the terms of this Agreement, that no funds from this Agreement will be utilized to support a fixed route service, and that STAR Transit will not request funds or in kind support from CITY if STAR Transit elects to operate a fixed route in the City of Rockwall under funding outside of this Agreement.

3.6 Transit Vehicles. STAR Transit shall use only such vehicles as are appropriate to provide the Public Transit Service. All vehicles shall be fully compliant with the Americans with Disabilities Act of 1990, U.S. Code §12101, et. seq., as amended and relevant regulations applicable thereto, licensed for passenger operations by the State of Texas and equipped with a two-way communication system. STAR Transit shall provide or cause to be provided all mechanical and other repairs, maintenance and upkeep necessary to maintain vehicles in good working order and in a clean, sanitary and safe condition.

3.7 Operating Cost Charge to CITY. STAR Transit shall charge for services and CITY agrees to compensate STAR Transit for services based on the following:

A. Service Days: Service up to five (5) days per week, Monday through Friday; set and calculated as two hundred fifty (250) service days each Fiscal Year. This number of Service Days shall be charged each Fiscal Year regardless of actual calendar service days or events as noted in Section 7.4. This number of charged Service Days may be adjusted only by Amendment to the Contract duly approved by CITY and the STAR Transit Board of Directors.

B. Daily Hours: A total of twenty one (21) hours of in-service time including pre- and post-trip time on average each operating day limited exclusively to trip origins in the incorporated areas of the CITY. Average Daily Hours may be adjusted, in writing, by mutual agreement

of the parties, no more often than once per every one hundred and twenty (120) calendar days.

C. Hourly Cost: For the first STAR Transit Fiscal Year, average cost per hour shall be charged at Forty-Seven Dollars and Sixty Cents ($47.60). Each Fiscal Year thereafter, during the term of this Agreement, the average cost per hour shall be charged at the current STAR Transit Public Transit Hourly Rate. The STAR Transit Board of Directors shall publish an annual cost of service letter with its upcoming annual operating cost schedule no later than the first (1st) day of June each year and utilize that hourly rate to adjust amounts payable by CITY.

D. Annual Operating Cost. Each Fiscal Year, the annual operating cost shall be calculated by multiplying Service Days (Line A) by Daily Hours (Line B) and by Hourly Cost (Line C).

E. Operating Off-Sets. STAR Transit expects a net sixty percent (60%) operating cost subsidy on the Public Transit Service from a combination of Federal, State, Regional, and Private Contract sources. So long as such subsidy is in place, it shall be used as an off-set to reduce the Annual Operating Cost charged to CITY. The Operating Off-Set may be adjusted only by Amendment to the Agreement duly approved by CITY and the STAR Transit Board of Directors.

F. Monthly Charge to CITY. The Monthly Charge to CITY shall be the Annual Operating Cost (Line E) multiplied by any Operating Off-Set (Line F) divided by twelve (12). For the first Fiscal Year, the Monthly Charge to City is set at eight thousand three hundred thirty dollars ($8,330.00). Payment for all services shall be due fifteen (15) days in advance of service. STAR Transit shall invoice CITY for each service month no earlier than forty-five (45) days prior to each service month. For future Fiscal Years, starting with the cost of operations to be performed in October 2019, STAR Transit shall invoice, and CITY agrees to pay, based on the up-to-date monthly calculation as described herein.

G. Subsequent Fiscal Years. In following STAR Transit Fiscal Years, the monthly charge to CITY shall be calculated by STAR Transit with the identical methodology utilizing any updated parameters. This calculation and the resulting monthly rate will be provided by STAR Transit in writing to CITY prior to the first (1st) day of June each year.

H. Additional Services. Any month in which the CITY requests average daily hours for non-holiday weekdays exceeding the average daily hours established in Section 3.7 (B) shall be a month in which STAR Transit shall increase the monthly charge in the next available billing cycle by the total number of increased hours (or partial hours) of service multiplied by the current charter rate as established by the STAR Transit Board of Directors. Any other special

services requested by CITY and scheduled by STAR Transit, which is not covered under the specific monthly service terms of this Agreement, or under subsequent duly approved Amendments or modifications, shall be billed to CITY on the next available invoice by STAR Transit at the current charter rate as established by the STAR Transit Board of Directors.

3.8 Capital Cost Charge to CITY. The Parties concur that the CITY will not participate in capital expenditures.

3.9 Marketing. STAR Transit will provide the CITY with service information for posting on the CITY Website and advertise the services on the STAR Transit homepage. As part of its regular outreach programs, STAR Transit will market the Public Transit Service in a variety of media and locations likely to attract potential riders. STAR Transit shall maintain rights to final approval of all marketing materials.

3.10 Reporting. STAR Transit will provide the CITY a monthly summary of ridership data within thirty (30) days after the last day of the preceding month, an annual summary of ridership after the end of the STAR Transit Fiscal Year, a copy of the adopted Annual Budget, and a copy of the approved annual audit.

3.11 Contract Management. STAR Transit will pursue and apply for grant funding opportunities which may be applicable to and beneficial to the Agreement. STAR Transit will be responsible for complying with the obligations and responsibilities under all grants and all accompanying certifications, assurances, and agreements made or given by the Federal Transit Administration, Texas Department of Transportation, or any other applicable entity. STAR Transit will be responsible for complying with all applicable laws, rules, regulations and guidelines associated with STAR Transit services. STAR Transit will provide any documents needed to support Federal, State, or Regional grant administration or other data or audit requirements to the appropriate entity in a timely manner. Grant funding shall be used to offset monthly charges to the CITY if applicable to service provided within the CITY.

3.12 Permits. STAR Transit shall secure or cause to be secured, at its cost and expense, all permits and other governmental authorizations, which may be required to fulfill this Agreement.

ARTICLE IV

Rights, Duties and Responsibilities of the CITY

4.1 Payment for Service. CITY shall pay all invoices provided by STAR Transit under this Agreement within thirty (30) days of receipt. Such payments shall constitute a current expense of the CITY and shall not in any way be considered or construed to be a debt of the CITY's in contravention of any constitutional, statutory, or charter provision. Any CITY paying for STAR Transit's services must make those payments with current revenues available and the CITY hereby affirms that funds to pay said payments to STAR Transit are available for the current Fiscal Year.

4.2 Parking. Permit STAR Transit to access or temporarily park vehicles in the public parking areas of CITY facilities under the condition that such access does not exceed one (1) hour per episode.

4.3 Promotions. The CITY shall promote services via CITY facilities, municipal resident water bill, CITY Social Media Outlets, News Releases, CITY Website and additional promotional opportunities that become available during the duration of the Agreement. The CITY shall facilitate, as needed and within CITY budget constraints, the efforts of STAR Transit to market the Public Transit Services. CITY shall make all CITY generated marketing materials available for review and approval by STAR Transit.

ARTICLE V

Termination

5.1 Program Conclusion. During the initial term, but no later than June 30, 2019, either party may provide written notice of termination to be effective on September 30, 2019. During subsequent twelve (12) month terms, either party may provide written notice of termination no later than June 30 for the following operating year commencing on the first (1st) day of October.

5.2 Mutual Agreement. This Agreement may be terminated immediately at any time by a written agreement signed by both Parties setting forth the agreed termination date.

5.3 Termination due to Default. Termination due to Default must be preceded by (1) written notice stating specific provision violated in this Agreement, (2) a thirty (30) day period for cure and (3) a second notice of failure to cure and final termination. A Party shall be in default of this Agreement if such Party fails to timely keep or perform any term, provision, covenant, or condition to be kept or performed by such Party under the terms of this Agreement and/or any other agreement now or hereafter existing between the Parties and such failure continues for thirty (30) days after written notice by the non-defaulting Party to the defaulting Party (a "Default"). Upon the occurrence of a Default, the non-defaulting Party shall have the right to terminate this Agreement by written notice to the defaulting Party and shall further have the right to exercise any and/or all other rights and/or remedies available to such Party at common law, by statute, in equity or otherwise pursuant to the laws of the State of Texas. In addition, CITY may terminate due to default if performance standards are not met or if CITY deems the operation of the service by STAR Transit is unreliable, unsafe or of poor quality.

5.4 Termination by Operation or Breach of Law. In the performance of this agreement, STAR Transit shall comply with all state, federal and local laws, regulations and standards. If the purpose or intent of this agreement is prevented or is contrary to any other law, including but not limited to section 458.012, Texas Transportation Code, this agreement shall be deemed null and void and of no force and effect. If the operation of the service by STAR Transit is in violation of any law or regulation that does not frustrate the purpose or intent of this agreement, or if repeated violations occur, the CITY may terminate the service immediately upon notice. Any pre-paid amounts for monthly service shall be immediately refunded to CITY.

ARTICLE VI
Responsible Party Provisions

6.1 Legal Liability. As a designated political subdivision, STAR Transit is a "governmental unit" as that term is defined in Chapter 101 of the Texas Civil Practice and Remedies Code. Therefore, the extent of STAR Transit's liability for actions arising out of the operation of a public transportation system shall be governed by Chapter 101 of the Texas Civil Practice and Remedies Code.

6.2 Limitation of Liability. To the extent authorized by the Constitution and laws of the State of Texas, the Parties agree that each Party shall be responsible for its own acts and omissions and the acts and omissions of its agents, representatives and employees in the performance of this Agreement. It is expressly understood and agreed by the Parties that neither Party shall be held liable for the acts or omissions of the other Party or for the acts or omissions of the other Party's agents, representatives, or employees in the performance of this Agreement. Both parties shall hold harmless, indemnify and defend the other from and against any claims, damages, losses or liability of any character, type, or description, including all expenses of litigation, court costs, and attorney's fees, for injury or death to any person, injury or loss to any property, or economic loss, received or sustained by any person or persons, or property, directly or indirectly arising out of, or occasioned by the acts, omissions or conduct of the indemnifying party, without waiving the party's governmental, sovereign or other immunities or defenses available under Texas law and without waiving any defenses of the parties under Texas law.

6.3 Insurance. Each party shall maintain its own insurance in sufficient amounts to cover any occurrence or claim related to its responsibilities in delivering the Public Transit Services.

6.4 Immunity. In the execution and performance of this Agreement, the Parties do not waive, and neither Party shall be deemed to have waived, any immunity or defense that would otherwise be available to each Party as a local governmental entity and/or political subdivision of the State of Texas. Nothing in this Agreement shall be deemed or construed to create any right or interest in any person not a party to this Agreement, and there are no third-party beneficiaries hereof.

6.5 Survival. All provisions of this Article shall expressly survive the termination of this Agreement.

Article VII
Miscellaneous

7.1 Captions. The descriptive captions of this Agreement are for convenience of reference only and shall in no way define, describe, limit, expand or affect the scope, terms, conditions, or intent of this Agreement.

7.2 Compliance with Laws. STAR Transit and its officers, agents and employees shall comply with all applicable federal, state and local health, safety, disability, environmental and other laws, ordinances, rules and regulations in the performance of the Public Transit Service.

7.3 Powers. STAR Transit has all the powers of CITY necessary to operate its services. By way of illustration, but not for limitation, STAR Transit has the power to contract, to acquire and own real and personal property, and to accept and expend funds from government, legal entities and individuals. STAR Transit does not have the power to tax, to obligate CITY, to assess CITY, or to adopt ordinances or laws.

7.4 Force Majeure. STAR Transit shall not be liable to CITY for any failure, delay, interruption of service caused by acts of God, fire, snow, ice, flooding, tornado, utility outages, riots, civil commotion, labor disruptions, sabotage, sovereign conduct, acts of terror, or any other cause beyond the reasonable control of STAR Transit and not attributable to any neglect or negligence on the part of STAR Transit. In the event of such occurrence, the time for performance of such services shall be suspended until such time that such inability to perform shall be removed. STAR Transit shall make all reasonable efforts to mitigate the effects of any such suspension or interruption of service and CITY shall not be entitled to any compensation for any such event.

7.5 Severability. The sections, paragraphs, sentences, clauses, and phrases of this Agreement are severable and, if any phrase, clause, sentence, paragraph, or section of this Agreement should be declared invalid, illegal, or unenforceable by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect the validity or enforceability of any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Agreement and such remaining provisions shall remain in full force and effect and shall be construed and enforced as if the invalid provision had never been included in the Agreement.

7.6 Notices. Any notice required or permitted to be given under the terms of this Agreement shall be in writing and shall be considered properly given if mailed by United States mail, certified mail, return receipt requested, in a postage paid envelope addressed to the Party at the address set forth below, or by delivering same in person to the intended addressee by hand delivery or by a nationally recognized courier service such as Federal Express or United Parcel Service. Notices mailed by certified mail as set forth above shall be effective upon deposit in the United States

mail. Notice given in any other manner shall be effective only if and when received by the addressee. For purposes of notice, the addresses of the Parties shall by as set forth below; provided, however, that any Party shall have the right to change such Party's address for notice purposes by giving the other Party at least thirty (30) days prior written notice of such change of address in the manner set forth herein:

STAR Transit: Executive Director; STAR Transit
P.O. Box 703
Terrell, TX 75160

CITY: City Manager; City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

7.7 Entire Agreement. This Agreement, together with all attachments hereto, sets forth the entire Agreement between the Parties with respect to the subject matter hereof, and all prior discussions, representations, proposals, offers, and oral or written communications of any nature are entirely superseded hereby and extinguished by the execution of this Agreement.

7.8 Modification. This Agreement may only be revised, modified, or amended by a written document signed by STAR Transit and the CITY. Oral revisions, modification, or amendments are not permitted.

7.9 Waiver. All waivers, to be effective, must be in writing and signed by the waiving party. No failure by either Party to insist upon the strict or timely performance of any covenant, duty, agreement, term, or condition of this Agreement shall constitute a waiver of any such covenant, duty, agreement, term, or condition. No delay or omission in the exercise of any right or remedy accruing to either Party upon a breach of this Agreement shall impair such right or remedy or be construed as a waiver of any such breach or a waiver of any breach theretofore or thereafter occurring.

7.10 Authority. Each Party represents and warrants to the other that this Agreement has been authorized by the governing body of such Party and that each such Party has the full power and authority to enter into and fulfill its obligations under this Agreement. Each person signing this

Agreement represents that such person has the authority to sign this Agreement on behalf of the Party indicated.

7.11 Assignment. This Agreement shall not be assigned or transferred by either Party without prior written consent of the other Party, which consent shall not be unreasonably withheld.

7.12 Independence. The Parties are acting herein as independent contractors and independent employers. Nothing herein shall create or be construed as creating a partnership, joint venture or agency relationship between any of the Parties and no Party shall have the authority to bind the other in any respect. Nothing in this Agreement prevents STAR Transit from pursuing contracting opportunities to provide any services with other public and private entities within the CITY or outside the CITY.

7.13 Effective Date. This Agreement shall not be effective unless and until it is executed by both STAR Transit and the CITY. "Effective Date" as used herein shall mean the later of the two dates this Agreement is executed by STAR Transit and the CITY.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by their duly authorized agents, officers, and/or officials on the dates set forth below.

CITY OF ROCKWALL, TX	STAR TRANSIT
By:_____	By:_____
Name:_____	Name:_____
Title:_____	Title:_____
Date:_____	Date:_____

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

FROM: **Joey Boyd, Director of Internal Operations**

DATE: **September 19, 2018**

SUBJECT: **Contract with Meals On Wheels Senior Services**

As part of the budget process, Margie VerHagen, Executive Director of Meals On Wheels Senior Services, requested funding for nutritional / senior service programs provided in Rockwall. Meals On Wheel's request of $35,000 was approved in the operating budget for this fiscal year. Attached for the City Council's review and consideration is a contract with Meals On Wheels for FY 2019.

The City Council is asked to consider approval of the proposed contract and authorize the City Manager to enter into an agreement with Meals On Wheels Senior Services for nutritional and senior service programs in the City of Rockwall.

AGREEMENT FOR NUTRITIONAL PROGRAMS FOR THE ELDERLY AND DISABLED

STATE OF TEXAS §
COUNTY OF ROCKWALL § **KNOW ALL MEN BY THESE PRESENTS:**

THIS AGREEMENT is entered into by the **CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS (hereinafter referred to as "City"),** a municipal corporation, acting by and through Rick Crowley, City Manager, its duly authorized representative and **MEALS ON WHEELS SENIOR SERVICES, a nonprofit Texas corporation**, acting by and through Margie VerHagen, its duly authorized representative. The parties do hereby covenant and agree as follows:

Section 1. **Grant**. For and in consideration of compliance by Meals On Wheels Senior Services with covenants and conditions herein set forth, and the ordinances and regulations of the City, the City hereby contracts with Meals On Wheels Senior Services to provide certain nutritional programs to the elderly and disabled within the corporate limits of the City.

Meals On Wheels Senior Services shall conduct operations in accordance with all federal, state and local laws that exist at the time of the execution of this agreement and any additional laws, regulations, or requirements that may become effective during the term of this agreement. In addition, Meals On Wheels Senior Services agrees to conduct operations in accordance with the description of services outlined in Attachment "A" attached hereto and made a part hereof for all purposes. Meals On Wheels Senior Services shall be responsible for obtaining any permits or licenses required to fulfill its obligations under this agreement.

Section 2. **Payment.** City agrees to pay Meals On Wheels Senior Services the sum of **Thirty Five Thousand Dollars and No/Cents ($35,000.00)** for the provision of certain nutritional / service programs to the elderly and disabled. Said payments shall be made on the following dates: **December 31, 2018 for 1st Quarter, March 31, 2019 for 2nd Quarter, June 30, 2019 for 3rd Quarter, and September 30, 2019 for 4th Quarter upon Receiving a Quarterly Report and Invoice.**

Section 3. **Term**. This agreement is to take effect and continue and remain in full force and effect for a period to expire on September 30, 2019.

Section 4. **Scope and Nature of Operation.** It is expressly agreed and understood that Meals On Wheels Senior Services shall provide the services as outlined in Attachment "A" continuously during the contract period.

Section 5. **Surety and Cancellation.** If at any time, the City Council determines that Meals On Wheels Senior Services has failed to perform, or performed in an unacceptable manner, any of the terms, covenants or conditions herein set forth, the City may revoke and cancel this agreement. The City Council shall be the sole judge of whether Meals On Wheels Senior Services has failed to perform. Meals On Wheels Senior Services shall be given written notice at least 10 days prior to consideration by the City Council of such action. Should the City Council revoke this agreement, Meals On Wheels Senior Services shall be responsible for reimbursing the City on a pro-rata basis any unearned funds paid by the City.

Section 6. **Complaint Handling by Meals On Wheels Senior Services .** Meals On Wheels Senior Services shall, at its own expense, provide a locally accessible telephone number and will answer calls from 9:00 a.m. until 5:00 p.m. daily, Monday through Friday, excluding such holidays as may be approved by the City, for the purpose of handling complaints and other calls regarding services provided by Meals On Wheels Senior Services. Meals On Wheels Senior Services shall maintain a log of all complaints and disposition of the complaints. This log shall be submitted to the City on a monthly basis. All complaints shall be given prompt and courteous attention and when possible, shall be resolved within a 24-hour period.

Section 7. **Vehicular Identification.** There are no vehicle identification requirements at this time. Provided that such markings or identification becomes necessary during the term of this agreement, the parties agree to implement such markings, and if so, will be the responsibility of Meals On Wheels Senior Services.

Section 8. **Reporting.** Meals On Wheels Senior Services shall provide quarterly reports to the City detailing the following:

Nutritional Programs for the Elderly and Disabled

a. Number of users – average daily and monthly totals

b. Type of services provided

c. Complaint logs

Section 9. **Books and Records.** Meals On Wheels Senior Services agrees to maintain adequate books and records relating to their performance under the provisions of the Agreement. The City may request from Meals On Wheels Senior Services specific periodic reports containing information deemed necessary by the City. The records of Meals On Wheels Senior Services applicable to the performance of this agreement shall and will be available when wanted for inspection by the City at any time during normal working hours upon 10 days written request.

Section 10. **Indemnification Insurance.** Meals On Wheels Senior Services assumes risk of loss or injury to property or persons arising from any of its operations under this agreement and agrees to indemnify and hold harmless the City from all claims, demands, suits, judgments, costs or expenses, including expenses of litigation and attorney's fees, arising from any such loss or injury. It is expressly understood that the foregoing provisions shall not in any way limit the liability of Meals On Wheels Senior Services. Meals On Wheels Senior Services shall require that all drivers carry at all times, in the vehicle, insurance certificates of financial responsibility.

Section 11. **Assignment.** No assignment, transfer, subletting, conveyance or disposition of this agreement or any right occurring under it shall be made in whole or in party by Meals On Wheels Senior Services without the prior written consent of the City Council. In the event Meals On Wheels Senior Services assigns, transfers, sublets, conveys, or disposes of this agreement without the prior consent of the City Council, the City may, at its discretion, terminate this agreement.

Section 12. **Venue.** This agreement shall be considered consummated in Rockwall County, Texas. All actions brought hereunder shall be brought in Rockwall County, Texas.

Section 13. **Modification.** This agreement constitutes the entire agreement and understanding between the parties hereto, and it shall not be considered modified, altered, changed, or amended in any respect unless modified by approval of the City Council as provided herein.

Section 14. **Right to Require Performance.** The failure of the City at any time to require performance by Meals On Wheels Senior Services of any provisions hereof shall in no way affect the rights of the City thereafter to enforce the same. No waiver by the City of any breach of any provisions hereof shall be taken or held to be a waiver of any provision itself.

Section 15. **Illegal Provisions.** If any provision of this agreement shall be declared illegal, void or unenforceable, the other provisions shall not be affected and shall remain in full force and effect.

Section 16. **Notices.** Any notice required or permitted to be delivered hereunder shall be in writing and shall be deemed to be delivered, whether or not actually received, when deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to a respective party at the addresses set forth below:

If intended for the City:

City of Rockwall
Attention: City Secretary
385 S. Goliad
Rockwall, Texas 75087

If intended for Committee:

Meals On Wheels Senior Services
Attention: Executive Director
950 Williams Street, Suite 200
Rockwall, Texas 75087

Section 17. **Approval by the City.** This agreement shall not be considered fully executed, nor binding on the City, until the same shall have been executed by Meals On Wheels Senior Services, the City Manager and the City Secretary.

Section 18. **Effective Date.** This contract shall be effective on the ____ day of October, 2018.

CITY OF ROCKWALL, TEXAS

ATTEST:

_____
Richard Crowley, City Manager

_____
Kristy Cole, City Secretary

_____
Date

[S E A L]

MEALS ON WHEELS SENIOR SERVICES

_____

Margie VerHagen, Executive Director

_____

Date

ATTACHMENT A
Nutritional / Service Programs

Nutritional Programs

Title III

C-1 Congregate Meals

- Clients over 60 years old receive nutritious meals at a Senior Center.
- Meals should provide 1/3 of the RDA nutrition requirements.
- Meals are served a minimum of 250 days a year.

C-2 Home Delivered Meals

- Meals delivered to eligible homebound seniors due to physical or health reasons.
- Meals should provide 1/3 of the RDA nutrition requirements.
- Meals are delivered a minimum of 250 days a year.

Title IXX and XX

To provide nutritious meals to those who are handicapped or disabled (of any age) and home bound.

- Meals should provide 1/3 of the RDA nutrition requirements.
- Meals are delivered a minimum of 250 days a year as needed.

General Senior Services

Information and educational seminars and symposiums will be sponsored by Meals On Wheels Senior Services concerning benefits counseling, prescription drugs, senior health, training sessions, caregiver support and information, referrals, social events as venues for information and education exchange, ombudsman services, entitlement programs and senior issues, i.e. Medicare/Medicaid information and pharmaceutical assistance, and emergency food bags in the winter.

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ATTACHMENT B
Holidays

The following are closure days for which Meals On Wheels Senior Services will not be providing services but will render services the following working day:

Thanksgiving Day

Christmas Day

New Year's Day

Martin Luther King, Jr. Holiday

Memorial Day

July 4th

Labor Day

Bad Weather days as determined by Meals On Wheels Senior Services pending weather reports and street conditions.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

FROM: **Joey Boyd, Director of Internal Operations**

DATE: **September 27, 2018**

SUBJECT: **Purchase of Video Backup Solution for Rockwall Police Department**

The City Council approved a Datto Siris3 BDR backup solution in the FY 2019 budget. This device will archive all police video. It is proposed that we purchase this device from My Computer Guy in Rockwall. My Computer Guy provides 24-hour emergency support with a 1-hour response time. The City currently has a service contract with them to support our existing Datto BDR which backs up all other City data. Due to the existing relationship and service contract with My Computer Guy, the City was able to get discount pricing on this appliance. In addition to the discount pricing, we were able to get unlimited cloud storage for the new appliance as well as transition our existing appliance to unlimited cloud storage.

Hardware:	$21,385
Cloud Storage for Disaster Recovery:	$41,040
Installation:	$500
Total:	**$62,925**

The City Council is asked to consider approving purchase of a Siris3 48TB BDR appliance from My Computer Guy in the amount of $62,925 and authorize the City Manager to execute a contract for hardware purchased, installation, and support services. Funds are available in the Internal Operations Department operating budget.

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North Central Texas Council Of Governments

Jim Pruitt
Mayor
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

Dear Jim Pruitt,

The North Central Texas Council of Governments (NCTCOG) currently administers the State's 9-1-1 Program for your city/county, as directed by legislation enacted in 1987. NCTCOG is recognized nationally as a leader in the provision of 9-1-1 services. They have more than met the legislative charge of providing emergency dispatch centers with the latest and best available equipment and technology; and assuring that this equipment and technology is operating or backed up on a 24 hour/365 day basis. Additionally, they have actively assisted with the training and certification of dispatch center personnel.

I am writing this letter to you on behalf of the NCTCOG 9-1-1 Regional Advisory Committee, which is made up of elected and appointed officials from the entities which are served by the NCTCOG 9-1-1 program. We believe there is a positive opportunity for the participants in the NCTCOG program to have a real and larger impact on policy and fiscal matters than is now available through the state administrative program.

In the most recent legislative session, the Health and Safety Code was amended by SB 1108/HB 3462 to permit Councils of Governments/Regional Planning Commissions to establish Regional Emergency Communications Districts (ECD). We see a lot of potential advantages and opportunities that would be to our benefit by creating an ECD. I will attempt to lay out our reasoning in the following paragraphs.

Currently, our citizens and businesses are charged 50 cents on their phone bills to pay for 9-1-1 services. This money is remitted to and held by the state until the legislature appropriates all or part of the funds collected to the Texas Commission on State Emergency Communications (CSEC). CSEC then allocates these funds to councils of governments. The problem is that the Legislature does not always appropriate all of the funds collected, but rather retains some of the funds to show (on paper) a balanced state budget. Currently, the state is holding over $150 million. Over 15% of this amount has been collected from our Region.

If we were to create an ECD, the monies collected through the maximum 50 cent fee would be remitted in their entirety to this district. The major benefit from this, aside from all the funds collected in our region coming back to it, is that a long-range strategic plan could be adopted outlining future capital improvements and replacements for our dispatch centers based on a known and reliable stream of revenue. Under the present situation, we have no certainty of the amount of funding that the region will receive during any given biennium. This results in a lot of inefficiencies because long-term planning for capital equipment is difficult to do.

The other major benefit to be realized from having our own district is one of local control. Policy and budgetary matters would be decided by a Board of Directors consisting of local elected officials from entities served by NCTCOG's 9-1-1 Program. An initial ECD Board of Directors consisting of a

representative from participating entities would meet to determine the size of the permanent Board, and the qualifications of its members At least two-thirds of the initial Board members must be elected officials.

The new law specifies that councils of governments, NCTCOG in our case, will continue as staff to the district. This assures that there will be no disruption to the current services provided to our citizens and businesses through the already existing dispatch centers.

The new law requires that the governing body of each entity now served by a councils of governments pass a resolution calling for the creation of an ECD. Many of our entities have already indicated an interest in doing so. Thus, the Regional Advisory Council is now reaching out to everyone to see if there is a broader interest in creating a district. Please use the enclosed form to let us know of your preference and/or if you would like to have a meeting to learn more about this matter and to get any questions answered. Also enclosed is a sample resolution, which can be used if you are ready to support the creation of an EDS. The final enclosure is a membership list for the Regional Advisory Committee. Please submit your response forms or resolutions to Mike Eastland, the NCTCOG Executive Director, using the contact information below. I would also encourage you to call me at 903-408-4146, if you have any questions. Other members of the Advisory Committee will be happy to receive inquiries.

Yours Truly,



John Horn
County Judge, Hunt County
Chair, 9-1-1 Regional Advisory Committee

Contact information for Mike Eastland is:
Mailing Address: PO Box 5888, Arlington, Texas 76005
Email Address: meastland@nctcog.org
Phone: 817-695-9101
Fax: 817-704-2543

Enclosures:
Questionnaire Form
Resolution
9-1-1 Regional Advisory Committee Membership List
Frequently Asked Questions

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Dear Mayor & City Council,

I am Mark Poindexter. You may know me as former Fire Chief for the City of Rockwall. I serve on the North Central Texas Council of Governments / 9-1-1 Regional Advisory Committee. I have been asked to reach out to the Rockwall City Council to discuss the importance of creating a Regional Emergency Communication District (RECD). In your packet you will find a letter which was sent to Mayor Pruitt about 18 months ago from County Judge Horn, Chairman of the 911 Regional Advisory Committee. At that time there was informal discussion with the City of Rockwall Council and it was indicated that they would be in support of the passage of a Resolution to form a RECD. I am bringing this back to the City Council because of the four new Council members which have not heard the information and to inform all of you of the importance of creating the RECD. The packet contains information regarding Frequently Asked Questions about creating an RECD. I have also included a sample Draft Resolution for your review. Lastly, enclosed is an Emergency Communication District Questionnaire form which I would like for the Council to indicate through action on one of the three responses at tonight's meeting.

The North Central Texas Council of Governments (NCTCOG) currently administers the State's 9-1-1 Program for 13 Counties and 153 Entities, as directed by legislation enacted in 1987. The passage of SB 1108/HB3462 permits Council of Governments/Regional Planning Commissions to establish Regional Emergency Communication Districts (RECD). Thus, the NCTCOG 911 Regional Advisory Council has reached out to everyone to see if there is a broader interest in creating such a district. At this time all 13 Counties and 152 Cities have indicated an interest in doing so by passing the passage or the RECD Resolution.

At this time NCTCOG wants to present you with the information, answer your questions and see if the City of Rockwall supports the creation of an RECD Resolution or if more information is required before considering a resolution in favor of the RECD or if the city does not support the creation of an Emergency Communications District.

The timing of passage of the Resolution by the City of Rockwall is very crucial and I will explain that more in detail at the Council meeting. If the City of Rockwall is willing to pass the Resolution it should be passed on the December 3, 2018 meeting (not before or after that date). Attached is a form that we would like to have completed stating what the City of Rockwall's informal stance is on this initiative.

If I am unable to answer any of your concerns or questions at the Council meeting, I will ask Mr. Mike Eastland, Director of NCTCOG or one of the staff members to give you a call.

Respectfully,

Mark A. Poindexter, CFE

Emergency Communications District Questionnaire

The County/City of_____supports the creation of an Emergency Communications District and plans to consider the passage of a resolution in favor of the district.

The County/City of_____is interested in the creation of an Emergency Communications District for North Central Texas, but wants to participate in a meeting to get more information before considering a resolution in favor of the District.

The County/City of_____does not support the creation of an Emergency Communications District.

Please send your response by mail, email, or fax to:

Mike Eastland
PO Box 5888, Arlington, Texas 76005
Email Address: meastland@nctcog.org
Phone: 817-695-9101
Fax: 817-704-2543

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9-1-1 Regional Advisory Committee Members:

Chair:	Judge John Horn (Hunt County)
Vice-Chair:	Judge Bruce Woods (Kaufman County)
	Major Pam Palmisano (Collin County Sheriff's Department)
	Brett Latta (Navarro County Sheriff's Department)
	Judge Craig Johnson (Wise County)
	Chief Michael Jennings (City of Dublin)
	Judge Danny Chambers (Somervell County)
	Patrick Adams (City of Mineral Wells)
	Sheriff Roger Deeds (Hood County)
	Chief Mike Manning (Parker County)
	Commissioner Jerry Stringer (Johnson County)
	Ret. Chief Mark Poindexter (Rockwall County)
	Chief Victor Kemp (Dallas County)
	Chief Carl Smith (Ellis County)
	Mayor Steve Terrell (City of Allen)
	Chief Deputy Brian Peterson (Somervell County)

Term Expiration:

December 2016

- Sheriff Rodger Deeds – Representing Hood County
- Mayor Steve Terrell – Representing Urban County

December 2017

- Patrick Adams – Representing Palo Pinto County
- Judge John Horn – Representing Hunt County
- Judge Bruce Woods – Representing Kaufman County

December 2018

- Chief Mike Manning – Representing Parker County
- Ret. Chief Mark Poindexter – Representing Rockwall County
- Chief Victor Kemp – Representing Dallas County
- Commissioner Jerry Stringer – Representing Johnson County
- Judge Danny Chambers – Representing Somervell County
- Chief Carl Smith – Representing Ellis County
- Chief Deputy Brian Peterson – Representing Rural County

December 2019

- Major Pam Palmisano - Representing Collin County
- Captain Brett Latta - Representing Navarro County
- Chief Michael Jennings – Representing Erath County
- Judge Craig Johnson – Representing Wise County

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Creation of a Regional Emergency Communications District
Frequently Asked Questions

What is a regional emergency communication district?

A regional emergency communication district is composed of counties and municipalities that operate a 9-1-1 system solely through a council of governments/regional planning commission.

What is required to start the process of creating a regional emergency communication district?

Each county and municipality currently provided 9-1-1 services by the North Central Texas Council of Governments (NCTCOG) must pass a resolution calling for the creation of a district.

How is a governing board formed?

Once all resolutions have been submitted, a meeting will be called and a representative from each county and municipality will be invited to attend for the purpose of determining the appropriate size of a governing board and the qualifications of its members. (At least 2/3 of these representatives must be elected officials.)

What are the responsibilities and powers of the governing board?

- To set policies for the district.
- Adopt an annual budget.
- Adopt bylaws, rules and procedures governing operation of the district.

How is the district staffed?

NCTCOG remains responsible for the day to day administration and operations of the district with services to be provided by its professional 9-1-1 staff.

Does the creation of a district create another level of government with taxing power?

- No, NCTCOG is already providing 9-1-1 support services to the same counties and municipalities that would be members of the district.
- No, the district by state law is prohibited from levying and collecting a tax.

How would the district be funded?

The district would be funded by a maximum fee of $.50 on telephone bills. All revenue would be remitted to the district.

How does this differ from the current funding method?

- The $.50 fee remains the same.
- The difference is all of the revenues would come directly to the district for 9-1-1 services.
- Currently, the revenues are sent to the State Comptroller and remain there until the Legislature appropriates them to the Commission on State Emergency Communications (CSEC) for disbursement to Councils of Governments across the state.
- The problem is the Legislature often does not appropriate all of the monies that have been collected from across the state, in fact, the state is holding approximately $150 million dollars which could be used for 9-1-1 purposes as it is intended.

What are the benefits of being a district?

- Local elected officials would have the authority and responsibility of determining the highest and best use of the revenue to best serve 9-1-1 needs.
- Local elected officials would establish the policies and rules for delivery of 9-1-1 services in the region rather than a state commission, CSEC.
- Better predictability of the amount of funds that will be available in future years, enables local officials to develop a longer range financial plan for capital expenditures which will bring about greater efficiency in the use of the revenue.
- Ability to enter into cooperative agreement with other 9-1-1 entities.

Are there any negative impacts that a district would have on public safety providers as a result of not being state controlled?

No, the same services will continue as they have in the past. Call routing will remain the same as it now exists. After hours support and maintenance will continue to be provided by the highly trained and dedicated technical professionals on a 24 x 7 x 365 basis.

Are there any limitations on the ability for a district to be created?

- The combined population of the entities to be served cannot exceed 1.5 million as of September 2015.
- The Texas State Demographer's population estimates, which are the official numbers used by CSEC, were presented to the Legislature at the time the enabling legislation was passed and confirmed that the 1.5 million population provision was met by NCTCOG.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 18-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AUTHORIZING THE CREATION OF THE NORTH CENTRAL TEXAS REGIONAL 9-1-1 EMERGENCY COMMUNICATIONS DISTRICT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 772, Subchapter H, of the Texas Health and Safety Code, cited as the Regional Emergency Communications District Act (the "act"), provides the creation of a Regional Emergency Communications District: and

WHEREAS, the act applies to a state planning region established under Chapter 391 of the Texas Local Government Code with a population of under 1.5 million, composed of counties and municipalities that operate a 9-1-1 system solely through a regional planning commission: and

WHEREAS, the Act requires that the governing bodies of each participating county and municipality in the region adopt a resolution approving the creation of the Regional Emergency Communications District (the "District"): and

WHEREAS, as of March 1, 1999, the City of Rockwall has exclusively received 9-1-1 system services operated through the North Central Texas Council of Governments, a regional planning commission.

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

Section 1. The City of Rockwall authorizes the creation of the North Central Texas Regional 9-1-1 Emergency Communications District

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF OCTOBER, 2018.

_____

ATTEST: **Jim Pruitt, Mayor**

_____

Kristy Cole, City Secretary

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 10/01/2018

APPLICANT: Pan Sribhen P.E. *of PSA Engineering*

AGENDA ITEM: **SP2018-023;** Site Plan; *Avid Hotel*

SUMMARY:

Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a variance to the vertical articulation requirements in conjunction with an approved site plan for a hotel on a 2.111-acre tract of land identified as a portion of Lots 7 & 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

On April 2, 2018, the City Council approved a Specific Use Permit (*SUP No. S-187*) [*Ordinance No. 18-20*] to allow for a hotel within a Commercial (C) District and on the *subject property.* The applicant is requesting approval of a variance to the vertical articulation requirements of the Unified Development Code (UDC) as outlined in this report. This request is in conjunction with an approved site plan for the purpose of constructing a three (3) story, 39,060 SF hotel [*i.e. AVID Hote*l] and will incorporate a total of 87 traditional hotel rooms (*i.e. they will not contain kitchen facilities or cook-tops*). The SUP restricts the maximum overall height of the building to 36-feet. The proposed hotel will be situated on a 2.111-acre parcel of land that is located at the intersection of Carmel Circle and Laguna Drive.

VARIANCE AND EXCEPTION REQUESTS:

The applicant is requesting a variance to the requirements of the Unified Development Code (UDC) for the section outlined below. It should be noted, that for the subject property this variance request would require approval by a simple majority vote of those City Council members present. The request is as follows:

1) Section 4.1.C.1.b, of Article V, of the UDC require all building facades to not extend for a distance more than three (3) times the walls height without having an off-set vertically. The elevations depict the north and south facing façades do not meet this requirement. This will require approval by the City Council. [*Simple Majority Vote*]

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On July 31, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning a thematic appearance amid all buildings within the Vora Addition took place between the board members and the applicant. The board requested the applicant incorporate the Coronado stone with the wood appearance at the main entrance where the AVID logo is located. The board shared their concern for the lack of vertical and horizontal elements that provide relief for the building. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on August 14, 2018.

On August 14, 2018, the applicant provided elevations meeting the intent of the ARB's recommendations, with the exception of the use of the Coronado Stone, which has the "wood" appearance, to be located on

the element where the hotels logo would be inserted. The applicant indicated they would not be able to meet this request due to corporate branding. After reviewing the revised elevations, the Architectural Review Board made a motion recommending approval of the elevations, which passed by a vote of 6 to 0 with Board Member Mitchell absent. This motion included a condition of approval that the applicant provide Austin Stone as depicted on the elevations and not the synthetic stone that was attached to the materials sample board. Additionally, the motion included a recommendation of approval for the variance being requested regarding the lack of horizontal and vertical articulation for the north and south elevations.

After being remanded back to the ARB by the Planning and Zoning Commission for the purpose of meeting the technical requirements of the UDC, the applicant made the changes requested by the ARB and the Planning and Zoning Commission, and the plan was in conformance with the UDC. On September 25, 2018, the ARB made a motion to deny the resubmitted elevations, meeting the technical requirements of the UDC, based on aesthetics. Additionally, the motion included a recommendation for the approval of the revised elevations originally reviewed during August 14, 2018 meeting, which included a recommendation of the variance to the vertical articulation. The motion was approved by a vote of 5 to 0, with Board Members Neill and Mitchell absent.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

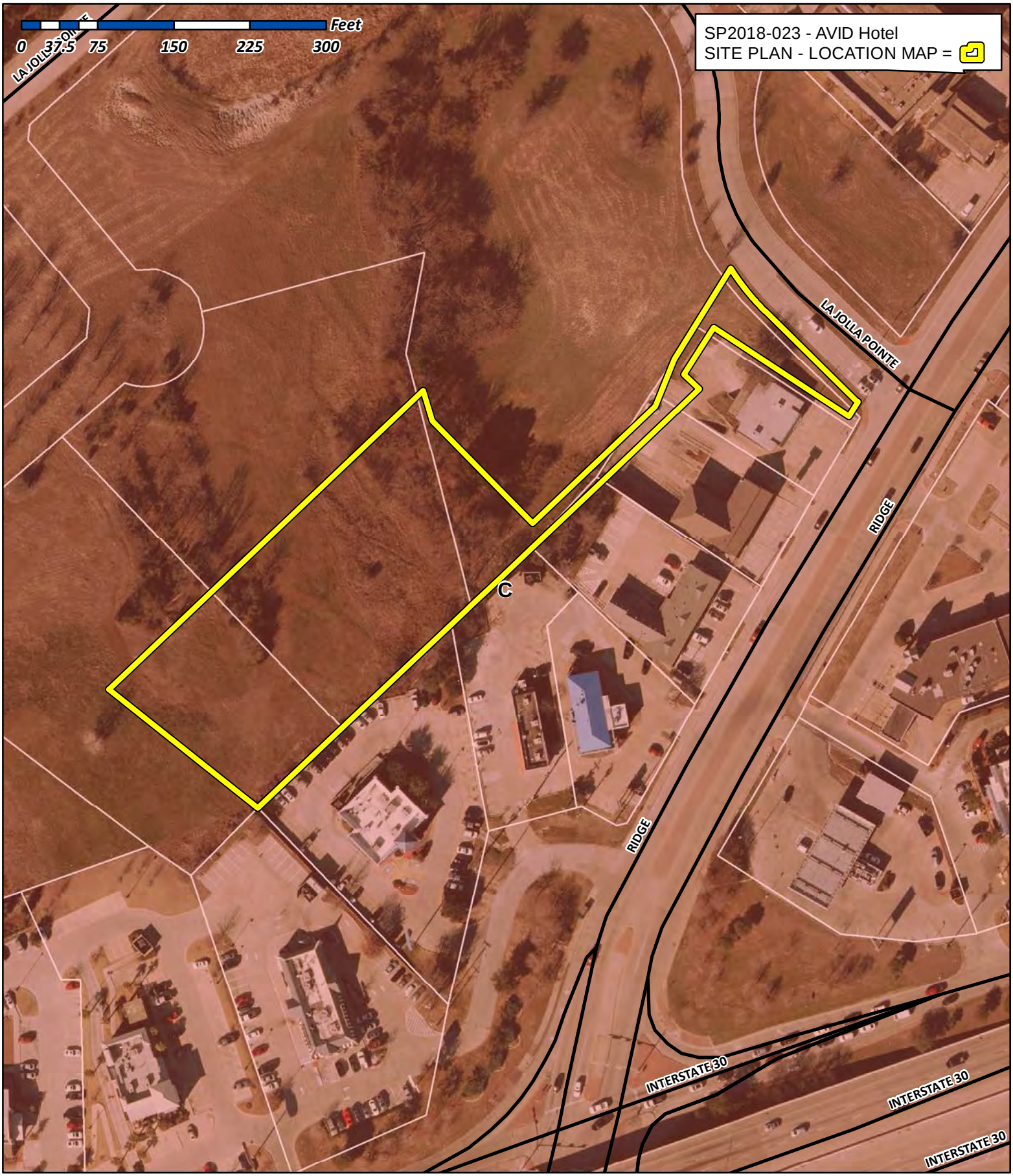
1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete the *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On August 14, 2018, the Planning and Zoning Commission's motion to remand the building elevations back to the Architectural Review Board (ARB) for the purpose of meeting the articulation standards of the UDC was approved by a vote of 6 to 0 with Commissioner Fishman absent. Additionally, no action was taken on the site plan.

On September 25, 2018, the Planning and Zoning Commission made a motion to recommend approval of revised elevations that raise the protruding elements to 36-feet and lower the parapet walls two (2) feet for the remainder of the building, creating vertical articulation. However, this change requires approval of a variance to the vertical articulation standards of the UDC. Additionally, the motion included approval of the site plan with staff recommendations, consideration of ARB recommendations, and a recommendation of approval of the revised elevations as described above. The motion was approved by a vote of 7 to 0.



City of Rockwall

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

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

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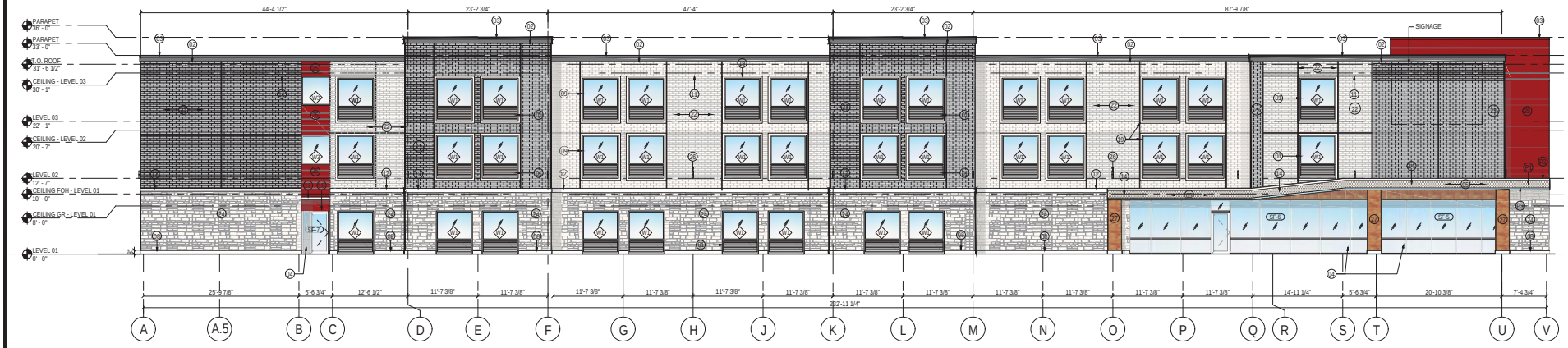
Vertical Articulation Variance Required
Recommended for Approval by P&Z



1 FRONT ELEVATION (SOUTH)

SCALE 1/8" = 1'-0"

PROJECT DESCRIPTION

1. NEW BUILDING – The design and development from a prototype of IHG's brands, lower-midscale market segment. The proposed building shall be @ 86 keys, and scope shall include all work related to the documentation of one new mid-scale IHG's brands @ 95 keys, fully sprinklered – NFPA 13, hotel that will be the basis of the IHG's brands prototype in a from adaptable to individual by onwner/franchisee's Implementation Architect.

GROSS BUILDING AREA	
LEVEL	NEW (SQ FT)
LEVEL 01	13,439 SF
LEVEL 02	13,008 SF
LEVEL 03	13,008 SF
Grand total	39,455 SF

SHEET NOTES

01 INTEGRATED EXTERIOR WINDOW AND PTAC LOUVER
02 3 COAT STUCCO SYSTEM
03 METAL COPING
04 EXTERIOR STOREFRONT WINDOWS
05 3 COAT STUCCO SYSTEM BENEATH CANOPY AND ADJACENT WING WALLS
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17 3'-0"X3'-0" HOT WATER TANK INTAKE EXHAUST
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27 STONE WALL: REFINE WOOD TEXTURE STONE

MATERIAL LEGEND

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GENERAL NOTES

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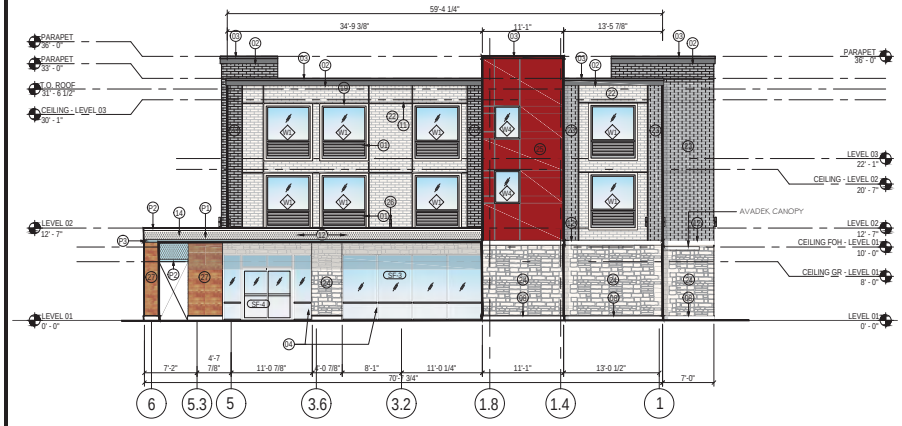
C. FOR GLASS TYPES REFER TO SPECIFICATIONS AND SHEET G0.21

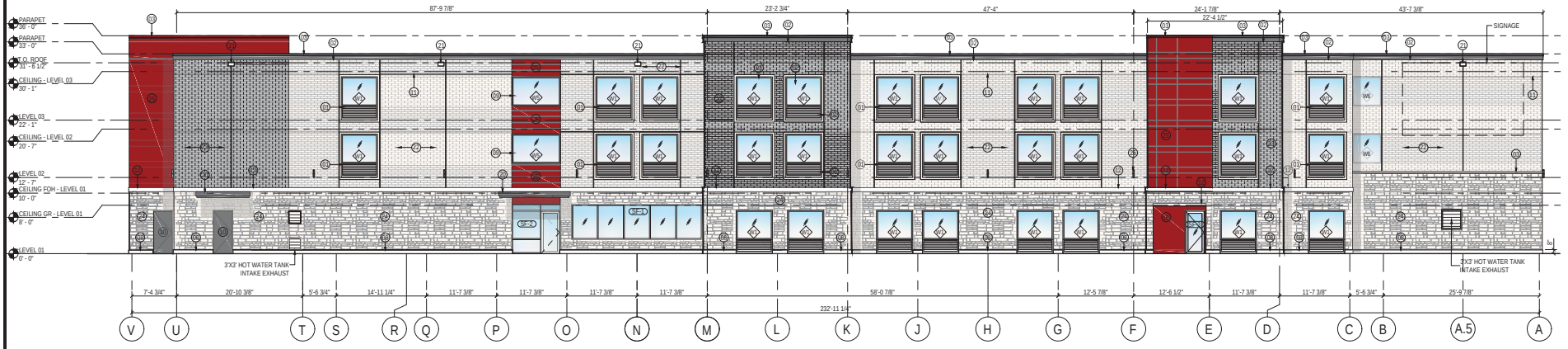


2 SIDE ELEVATION (EAST)

SCALE 1/8" = 1'-0"

MATERIAL CALCULATION TABLE - AVID HOTEL 3 STORY @ ROCKWALL TEXAS

ITEM	DESCRIPTION	SOUTH ELEVATION		EAST ELEVATION		NORTH ELEVATION		WEST ELEVATION		GRAND TOTAL AREA	
		SF	%	SF	%	SF	%	SF	%	SF	%



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SCALE 1/8" = 1'-0"

PROJECT DESCRIPTION

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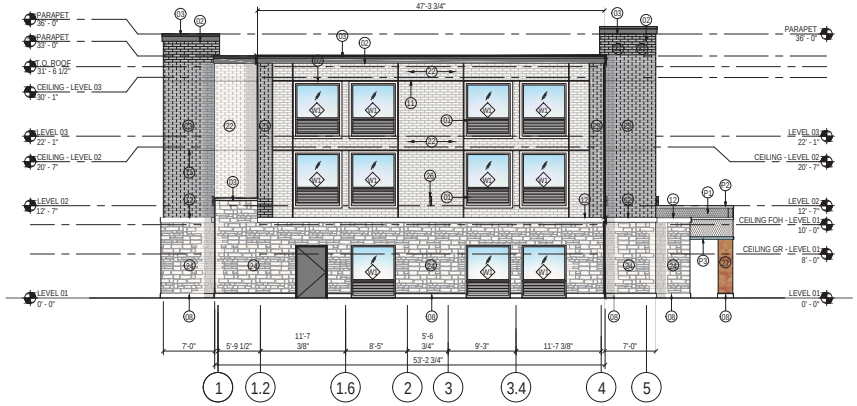

2 SIDE ELEVATION (WEST)

SCALE 1/8" = 1'-0"

SHEET NOTES

01 INTEGRATED EXTERIOR WINDOW AND PTAC LOUVER
02 3 COAT STUCCO SYSTEM
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GENERAL NOTES

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MATERIAL CALCULATION TABLE - AVID HOTEL 3 STORY @ ROCKWALL TEXAS

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		SF	%	SF	%	SF	%	SF	%	SF	%

R.T. CHANG, ARCHITECT, INC
ARCHITECTURAL AND PLANNING
5634 WINDMIER LANE
DALLAS, TEXAS 75252
(214) 683-4735

SITE PLAN SET

REVISION

NO.	DATE	BY
0	Y-M-D	PSA

REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.

BUILDING ELEVATIONS (NORTH & WEST)

FOR
3 STORY - AVID HOTEL
LOT 6, BLOCK A, YORA ADDITION
DFW HOSPITALITY OF ROCKWALL, LLC.
CITY OF ROCKWALL, TEXAS

OWNER / DEVELOPER

avid
AN IHG HOTEL
ROCKWALL, TEXAS
IHG PROJ. NO. 19780_DFWLJ

DFW HOSPITALITY OF RICHARDSON
2402 PATHWAY,
EL DORADO, AR 71730

ENGINEER

PSA ENGINEERING
17819 DAVENPORT RD.,
SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651

SCALE: AS SHOWN
DESIGNED: RC
DRAWN: PSA
CHECKED: RC

PROJECT NO. 21737.VPR

DATE: 09-27-2018

SHEET: A4.20

Z:\2018\21817.VPR - Avid Hotel at Rockwall\ARCH\SHEET SET\A - SHEETS\A4-10 COLORED_18-10-01.dwg, 9/27/2018 1:06:48 PM, DWG To PDF.pc3

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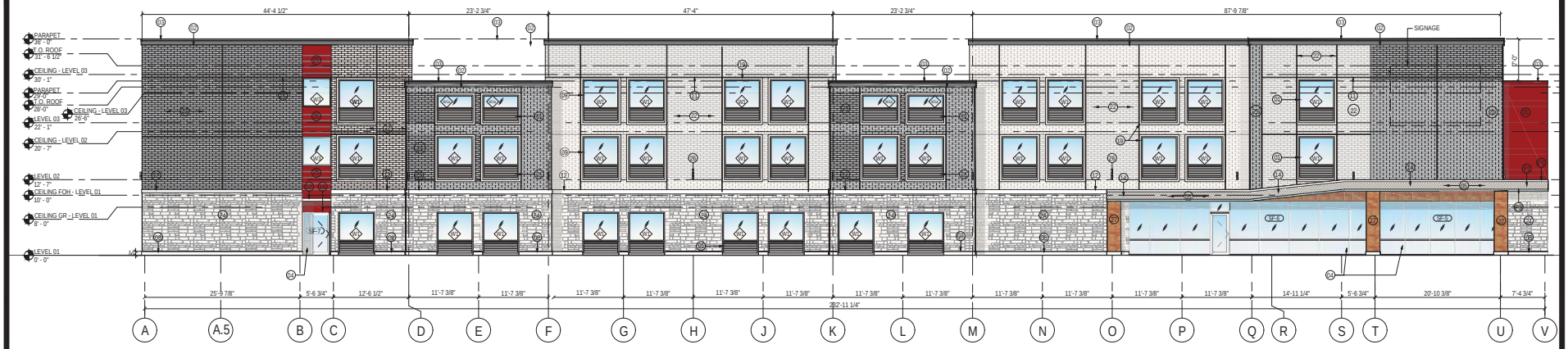
Revised Elevations Meeting Technical Requirements



1 FRONT ELEVATION (SOUTH)

SCALE 1/8" = 1'-0"

PROJECT DESCRIPTION

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GROSS BUILDING AREA	
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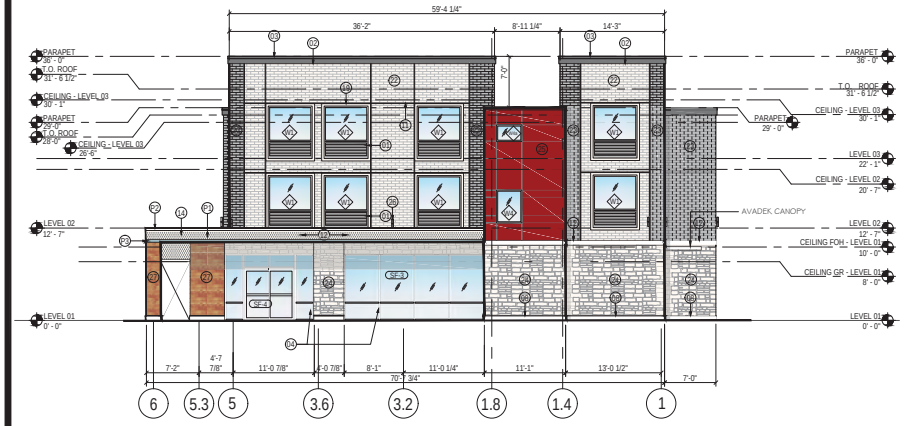
Grand total	39,060 SF



2 SIDE ELEVATION (EAST)

SCALE 1/8" = 1'-0"

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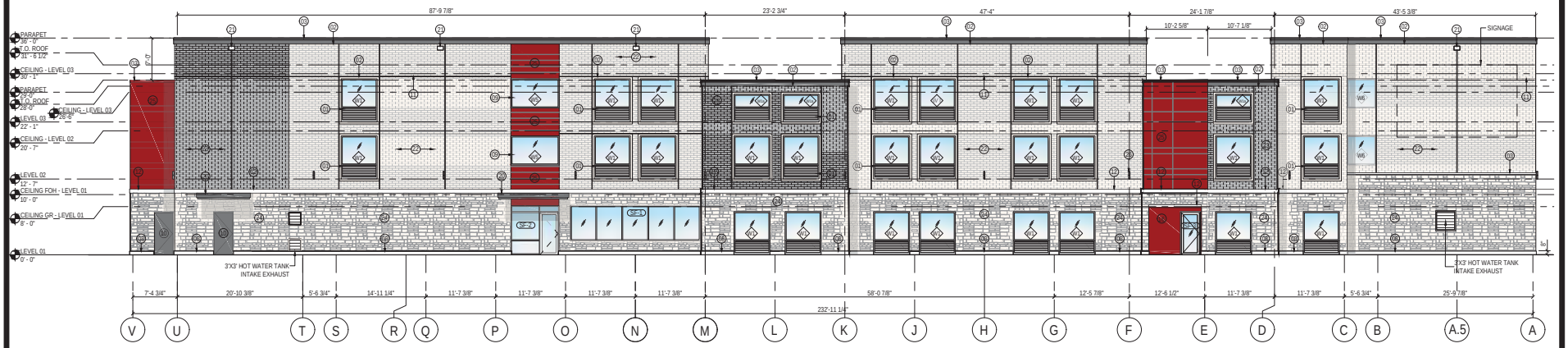
MATERIAL CALCULATION TABLE - AVID HOTEL 3 STORY @ ROCKWALL TEXAS

ITEM	DESCRIPTION	SOUTH ELEVATION SF	%	EAST ELEVATION SF	%	NORTH ELEVATION SF	%	WEST ELEVATION SF	%	GRAND TOTAL SF	%



1 FRONT ELEVATION (NORTH)

SCALE 1/8" = 1'-0"

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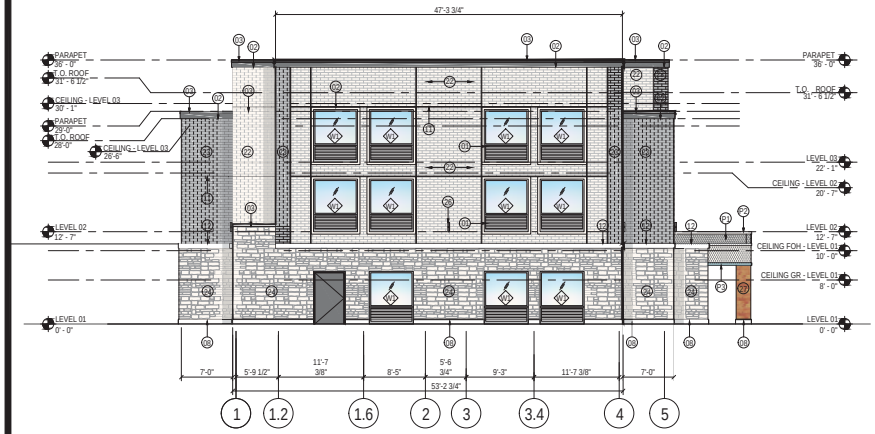

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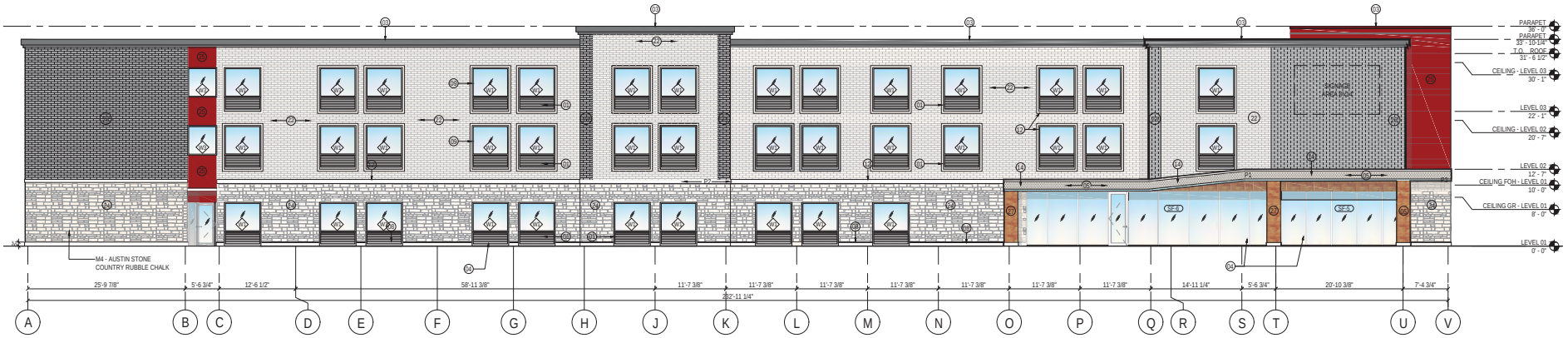
		SF	%	SF	%	SF	%	SF	%	SF	%



1 FRONT ELEVATION (SOUTH)

SCALE 1/8" = 1'-0"

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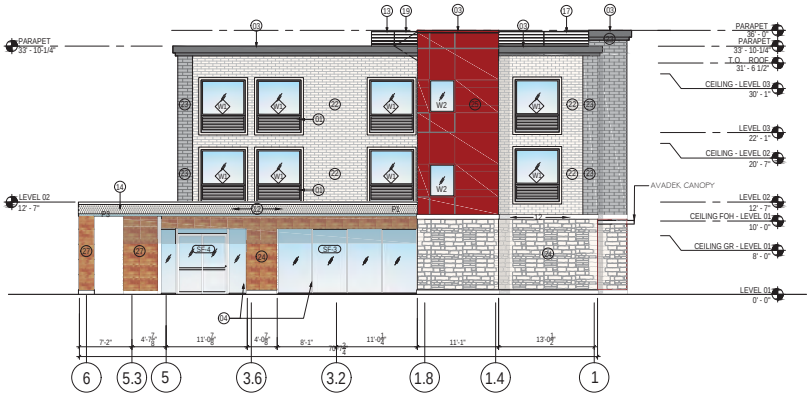
LEVEL 01	12,756 SF
LEVEL 02	12,187 SF
LEVEL 03	12,187 SF
Grand total	37,130 SF



2 SIDE ELEVATION (EAST)

SCALE 1/8" = 1'-0"

SHEET NOTES

01 INTEGRATED EXTERIOR WINDOW AND PTAC LOUVER
02 EXTERIOR CLADDING WITH WATERPROOFING SYSTEM
03 METAL COPING COLOR TO MATCH BRICK WALL 'DARK GREY' OR 'RED' CLADDING
04 EXTERIOR STOREFRONT WINDOWS
05 EXTERIOR INSULATION FINISH SYSTEM
06 SINGLE SLIDING GLASS DOOR
07 ELEVATOR OVERRUN BEYOND
08 8" CAST STONE BASE
09 EXTERIOR ALUMINUM WINDOW, TYP.
10 EXTERIOR HOLLOW METAL DOORS PAINTED TO MATCH WALLS, TYP.
11 3/4" CONTROL JOINT
12 4" STUCCO BAND
13 SCREENWALL
14 ENTRANCE CANOPY WITH TPO ROOF
15 STOREFRONT DOOR
16 FROSTED FILM ON THIS WINDOW ONLY FOR PRIVACY
17 3'-0"X3'-0" HOT WATER TANK INTAKE EXHAUST SCREENING
18 LAUNDRY EXHAUST, COORDINATE WITH MANUFACTURER FOR LOUVER SIZES AND LOCATIONS - ALIGN EDGES OF LOUVER WITH WINDOW ABOVE IF FEASASIBLE
19 ROOF ACCESS DOOR ON SCREENWALL
20 AVADEK CANOPY
21 SCUPPER, PAINTED TO MATCH ADJACENT WALL
22 BRICK WALL: ACME BRICK COLOR 'WHITE' WITH WATERPROOFING SYSTEM
23 BRICK WALL: ACME BRICK COLOR 'DARK GREY' WITH WATERPROOFING SYSTEM
24 STONE WALL: AUSTIN STONE
25 ALUMINUM CLADDING COLOR 'RED'
26 PARAPET STUCCO BAND COLOR TO MATCH BRICK WALL COLOR 'DARK GREY'
27 CORONADO STONE : REFINED WOOD STONE COLOR 'HONEY BLONDE'

MATERIAL LEGEND

- 3 COAT STUCCO ; COLOR (P1) : MAUVE
- 3 COAT STUCCO ; COLOR (P2) : WHITE
- 3 COAT STUCCO ; COLOR (P3) : AQUA
- EXTERIOR ACME BRICK ; COLOR : MARBLE GRAY
- EXTERIOR ACME BRICK ; COLOR : GLACIER WHITE
- AUSTIN STONE ; COLOR : COUNTRY RUBBLE CHALK
- ALUMINUM CLADDING

GENERAL NOTES

A. ALL WINDOWS WITH LOUVERS TO BE ANODIZED BRONZE WITH THE EXCEPTION OF ANODIZED ALUMINUM IN WALLS WITH ADJACENT RED PAINT.
B. ALL STOREFRONT FINISHES TO BE ANODIZED ALUMINUM.
C. FOR GLASS TYPES REFER TO SPECIFICATIONS AND SHEET G0.21
D. TPO ROOF SYSTEM. CARLISLE'S SYNTEC INCORPORATED: TPO SHEET THICKNESS 60MILS, NOMINAL, COMPLETE WITH TREATED WD BLKG, VAPOR BARRIER, ROOF INSULATION, WALKWAY PADS AND ROOF BOARDS.

MATERIALS CALCULATION TABLE - AVID HOTEL 3 STORY @ ROCKWALL TEXAS

ITEM	DESCRIPTION	SOUTH ELEVATION SF	%	EAST ELEVATION SF	%	NORTH ELEVATION SF	%	WEST ELEVATION SF	%	GRAND TOTAL AREA SF	%



1 FRONT ELEVATION (NORTH)

SCALE 1/8" = 1'-0"

PROJECT DESCRIPTION

1. NEW BUILDING – The design and development from a prototype of IHG's brands, lower-midscale market segment. The proposed building shall be @ 86 keys, and scope shall include all work related to the documentation of one new mid-scale IHG's brands @ 95 keys, fully sprinklered – NFPA 13, hotel that will be the basis of the IHG's brands prototype in a from adaptable to individual by owner/ftanchisee's Implementation Architect.

GROSS BUILDING AREA	
LEVEL	NEW (SQ FT)
LEVEL 01	12,756 SF
LEVEL 02	12,187 SF
LEVEL 03	12,187 SF
Grand total	37,130 SF



2 SIDE ELEVATION (WEST)

SCALE 1/8" = 1'-0"

SHEET NOTES

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02 EXTERIOR CLADDING WITH WATERPROOFING SYSTEM
03 METAL COPING COLOR TO MATCH BRICK WALL 'DARK GREY' OR 'RED' CLADDING
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05 EXTERIOR INSULATION FINISH SYSTEM
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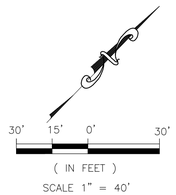
MATERIALS CALCULATION TABLE - AVID HOTEL | STORY | ROCKWALL TEXAS

ITEM	DESCRIPTION	SOUTH ELEVATION SF	%	EAST ELEVATION SF	%	NORTH ELEVATION SF	%	WEST ELEVATION SF	%	GRAND TOTAL AREA SF	%



VICINITY MAP
N.T.S.



(IN FEET)

SCALE 1" = 40'

SITE NOTE:
1 HANDICAP PARKING IS PROVIDED IN ACCORDANCE W/ADA STANDARDS
2 SITE PLAN IS FOR INFORMATIONAL PURPOSE ONLY, NOT FOR CONSTRUCTION DOCUMENT.
3 ALL PARKING STALLS SHALL BE 9'x20' AND HANDICAP STALLS SHALL BE 11'x20'. OTHER ACCESS AISLES ADJACENT TO HANDICAP PARKING SHALL BE 5' WIDE x 20'.
4 BUILDING OR PORTIONS OF BUILDINGS OR FACILITIES THREE OR MORE STORIES OR 30 FEET OR MORE IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED WITH A FIRE LANE A MINIMUM OF 15-FEET TO A MAXIMUM OF 30 FEET FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING

NOTE:

LOCATION AND TYPES OF ALL SIGNS, INCLUDING LIGHTING AND HEIGHTS TO INDICATE THE REQUIREMENT FOR A SEPARATE SIGN PERMIT

LEGEND

W	PROPOSED WTR. LINE	RF	REBAR FOUND
SS	PROPOSED S.S. LINE	CRS	CAPPED REBAR SET
	PROPERTY LINE	IRF.	IRON ROD FOUND
	EASEMENT LINE	IRS.	IRON ROD SET
	STROM SEWER LINE	UTIL.	UTILITY
1/2" IRS/IRF	IRON ROD	ESMT.	EASEMENT
MH.	PROPOSED SANITARY MANHOLE	EX.	EXISTING
EX.MH.	EXISTING SANITARY MANHOLE	WTR.	WATER LINE
EX.FH.	EXISTING FIRE HYDRANT	EX.MH.	EXISTING SANITARY SEWER MANHOLE
FH.	PROPOSED FIRE HYDRANT	B.L.	BUILDING SETBACK LINE
	PROPOSED SITE LIGHTING 20' HT. MAX.	R.O.B.	RIGHT OF WAY
1	INDICATE PARKING NO.		
	INDICATE CURB INLET		

LOT INFORMATION

LOT 5 - PHASE I

AREA LOT	= 91,940 S.F. (2.111 AC.)
TOTAL BLDG. AREA	= 37,130 S.F.
PROPOSED	**= AVID HOTEL, 87 RM. 3-STORY**
PARKING REQUIREMENTS	
PARKING RATIO	= 1SP/1 UNIT
TOTAL PARKING REQUIRED	= 87 SP
TOTAL PARKING PROVIDED	= 87 SP
HANDICAP PARKING REQUIRED	= 4 SP
SURFACE PARKING PROVIDED	= 83 SP

SITE PLAN NOTE:

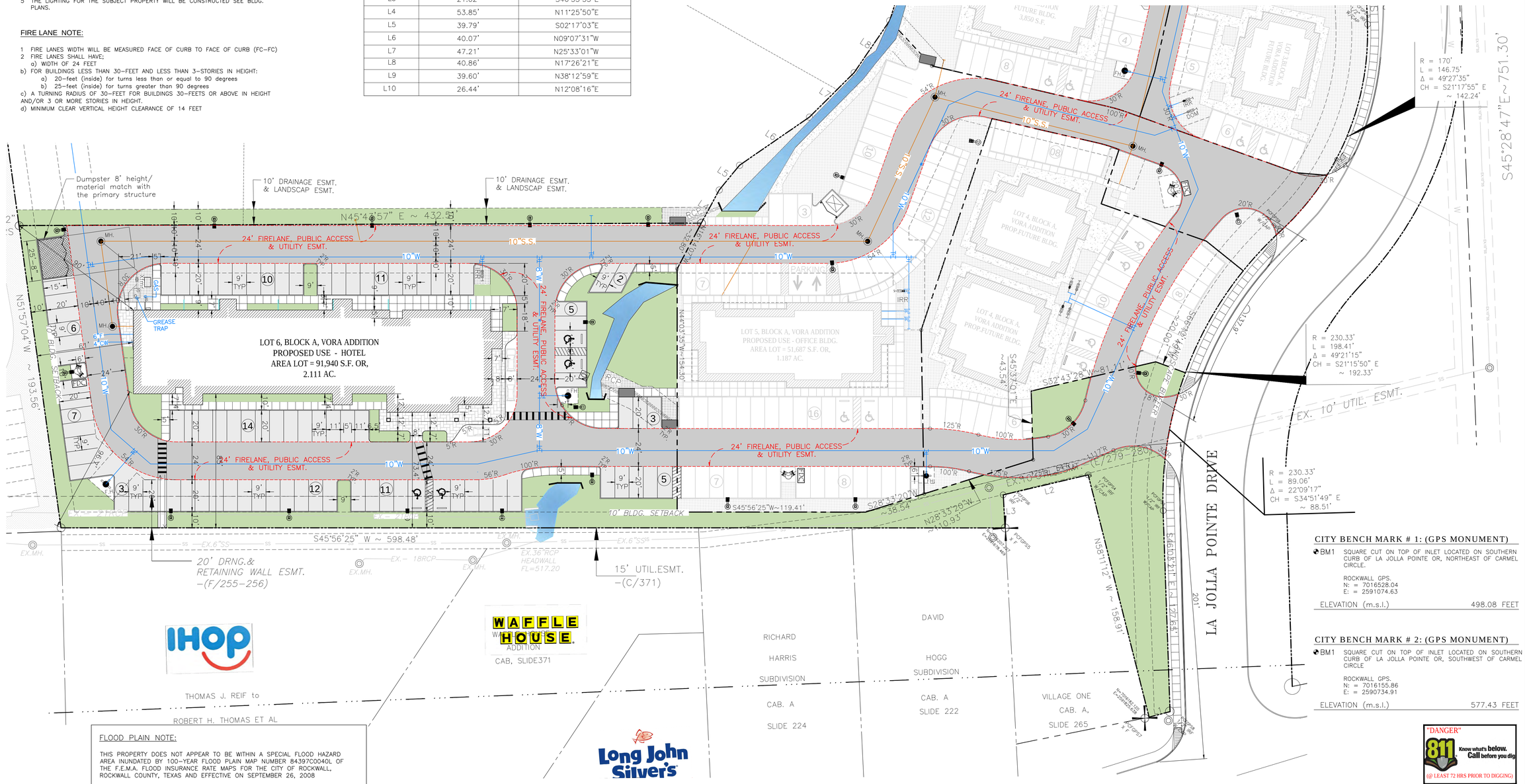
1 FIRE LANE SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARD.
2 ALL SIGNAGE BY SEPARATE PERMIT.
3 ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL STD SPECIFICATIONS AND CONSTRUCTION STDS, AND STD PECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (LATEST REVISION).
4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
5 THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED SEE BLDG. PLANS.

FIRE LANE NOTE:

1 FIRE LANES WIDTH WILL BE MEASURED FACE OF CURB TO FACE OF CURB (FC-FC)
2 FIRE LANES SHALL HAVE;
a) WIDTH OF 24 FEET
b) FOR BUILDINGS LESS THAN 30-FEET AND LESS THAN 3-STORIES IN HEIGHT:
a) 20-feet (inside) for turns less than or equal to 90 degrees
b) 25-feet (inside) for turns greater than 90 degrees
c) A TURNING RADIUS OF 30-FEET FOR BUILDINGS 30-FEETS OR ABOVE IN HEIGHT AND/OR 3 OR MORE STORIES IN HEIGHT.
d) MINIMUM CLEAR VERTICAL HEIGHT CLEARANCE OF 14 FEET

LINE TABLE-TRACT 1

LINE	LENGTH	BEARING
L1	16.55'	S31°45'06"W
L2	54.85'	S32°44'34"W
L3	21.02'	S46°35'35"E
L4	53.85'	N11°25'50"E
L5	39.79'	S02°17'03"E
L6	40.07'	N09°07'31"W
L7	47.21'	N25°33'01"W
L8	40.86'	N17°26'21"E
L9	39.60'	N38°12'59"E
L10	26.44'	N12°08'16"E



FLOOD PLAIN NOTE:

THIS PROPERTY DOES NOT APPEAR TO BE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PLAIN MAP NUMBER 84397C0040L OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND EFFECTIVE ON SEPTEMBER 26, 2008

CITY BENCH MARK # 1: (GPS MONUMENT)

BM1 SQUARE CUT ON TOP OF INLET LOCATED ON SOUTHERN CURB OF LA JOLLA POINTE OR, NORTHEAST OF CARMEL CIRCLE.

ROCKWALL GPS.
N: = 7016528.04
E: = 2591074.63

ELEVATION (m.s.l.) 498.08 FEET

CITY BENCH MARK # 2: (GPS MONUMENT)

BM1 SQUARE CUT ON TOP OF INLET LOCATED ON SOUTHERN CURB OF LA JOLLA POINTE OR, SOUTHWEST OF CARMEL CIRCLE

ROCKWALL GPS.
N: = 7016155.86
E: = 2590734.91

ELEVATION (m.s.l.) 577.43 FEET

"DANGER" 811 Know what's below. Call before you dig. (@ LEAST 72 HRS PRIOR TO DIGGING)

SITE PLANS SET

REVISION

NO.	DATE	BY
1	18-08-07	PSS
2	18-08-21	PSS

REMARK:
REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.

SITE PLAN

FOR DFW HOSPITALITY OF ROCKWALL LLC
CITY OF ROCKWALL, TEXAS

ASA ENGINEERING
17819 DAVENPORT, ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651
TX. T.B.P.E. REGISTRATION # F-006874
T.B.P.L.S. FIRM REGISTRATION # 100433

SCALE: AS SHOWN
DESIGNED: PSS
DRAWN: PSA
CHECKED: PSS

PROJECT NO. 21737.VPR

DATE: AUGUST 21, 2018

SHEET: C-01

Case No. SP2018-023

Z:\2017\21737.VPR\CURRENT\SHEET\21737-SITE PLAN.DWG, SITE PLAN, 8/14/2018 2:08:54 AM, DWG To PDF.pc3, ARCH Full Sheet D (24.00 x 36.00 Inches), 1:1

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

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

FROM: David Gonzales, *Senior Planner*

DATE: October 1, 2018

SUBJECT: A2018-004; *Branch Property Annexation*

On behalf of C.D.T. Rockwall/2017 LLC, Pat Atkins is requesting that the City Council annex a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas. The subject property is located within the City's Extraterritorial Jurisdiction (ETJ). The purpose of the annexation is to add additional area to the recently approved Planned Development District 79 (PD-79), which is also referred to as the Saddle Star Estates Subdivision. If approved the applicant would need to amend the Planned Development District to incorporate this area. If the City Council elects to move forward with this annexation request, the annexation schedule (*per the requirements of Chapter 43 of the Texas Local Government Code*) would be as follows:

- ☑ *November 2, 2018:* Staff will have a preliminary *Service Plan* prepared.
- ☑ *November 16, 2018:* Notice of the first and second public hearings will be posted in the Harold Banner and on the City's website.
- ☑ *December 3, 2018:* First (*6:00 PM*) and second (*6:30 PM*) public hearing held in the City Council Chambers.
- ☑ *January 7, 2019:* City Council approves first reading of the annexation ordinance.
- ☑ *January 21, 2019:* City Council approves second reading of the annexation ordinance.

It should be noted that once the first reading of the ordinance takes place the City Council will have 90 days to approve the annexation ordinance (*i.e. April 7, 2019*). Attached to this memorandum is a location map showing the subject property.

PAT ATKINS
Director of Land Development and Acquisitions

3076 Hays Lane,
Rockwall ,
Texas 75038

972.388.6383
kpatatkins@yahoo.com

9-25-18

REF: 14.995 ACRES-JOHN KING BLVD

ROCKWALL COUNTY , TEXAS

ATTN: RYAN MILLER A.I.C.P.

DIRETOR OF PLANNING DIVISION

385 S.GOLIAD STREET

ROCKWALL, TEXAS 75087

MR. MILLER,

C.D.T. ROCKWALL/2017 LLC IS THE OWNER OF THE ABOVE REFERENCED PROPERTY. WE ARE HEREBY FORMALLY REQUESTING VOLUNTARY ANNEXATION OF THE PROPERTY INTO THE CITY LIMITS OF ROCKWALL, TEXAS.

ALSO, OUR INTENT IS TO MODIFY PD-79 SADDLE STAR SOUTH BY ADDING THE SAID 14.995 ACRES TO THE PD-79 WITH MODIFICATIONS TO THE ORDINANCE, MASTER PLAT AND PRELIMINARY PLAT.

DON A. TIPTON

VICE PRESIDENT
C.D.T. ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN , TEXAS 75142

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The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

City of Rockwall

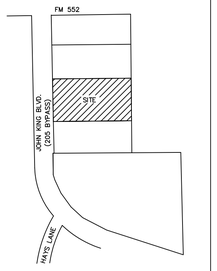
0 100 200 300 400 Feet

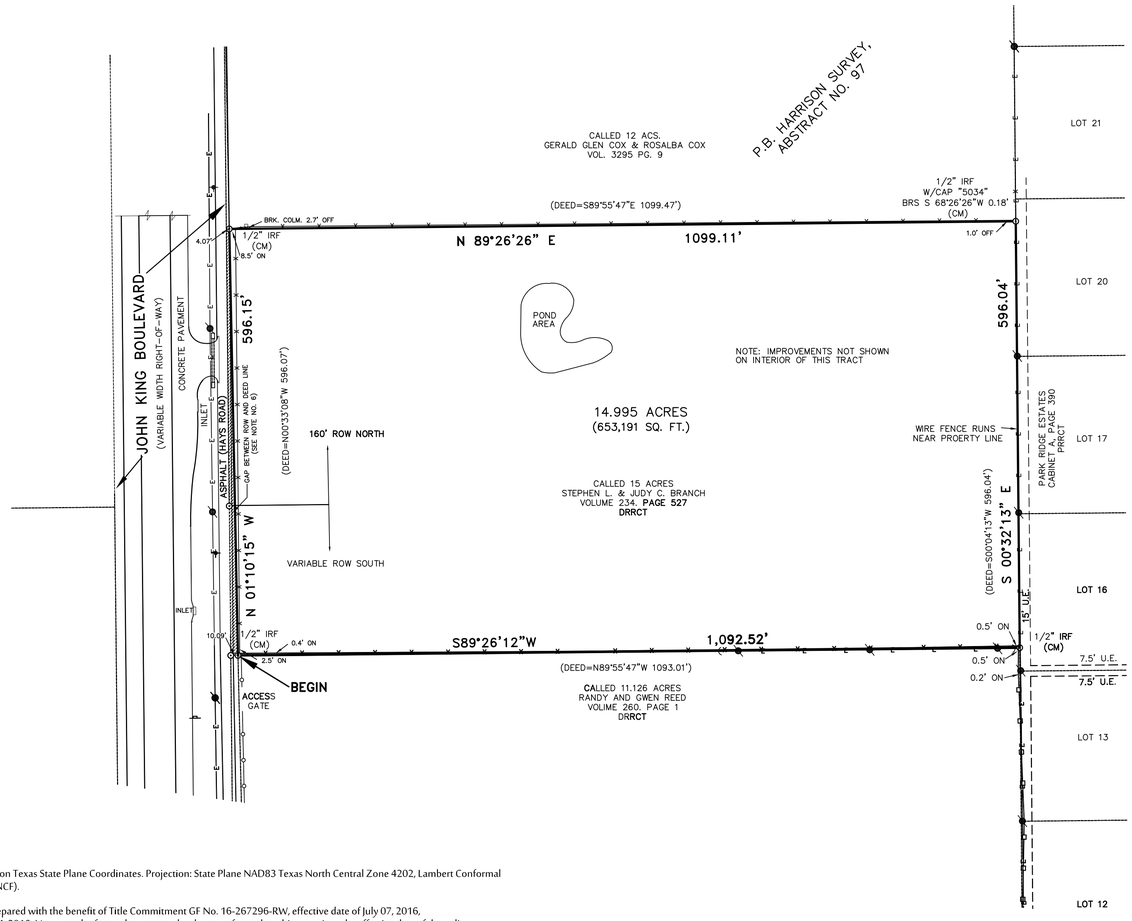
1 inch = 333 feet

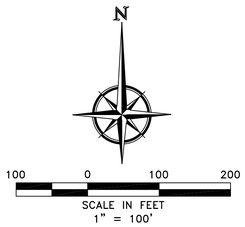
CITY OF ROCKWALL
GEOGRAPHIC INFORMATION SYSTEMS

JOHN KING BLVD - 14.995-ACRES
ANNEXATION A2018-004
EXHIBIT A

VICINITY MAP
NOT TO SCALE







LEGAL DESCRIPTION

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'26" West, a distance of 0.18 feet;

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

NOTES:

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
2. This survey was prepared with the benefit of Title Commitment GF No. 16-267296-RW, effective date of July 07, 2016, issued on August 04, 2016. No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
4. At the request of the client, only fences and other improvements were located along or near the property lines . All visible public utilities and paving were located as shown hereon. Other improvements were not located.
6. Apparent gap exists between the west line of this property and the east line of the John King ROW as defined by parcel # 17 in a deed to the City of Rockwall recorded as Instrument no. 2007-00384711 and per City of Rockwall Plan and Profile Sheets 5-7. This gap appears to lie within the original Hayes road prescriptive ROW as used.
7. Pond location is approximate and was determined from a Google Earth aerial map.
8. Field work was completed on 8-10-16

LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
	FIRE HYDRANT
	GUY WIRE
	POWER POLE
	SIGN
	TELEPHONE BOX
	STORM SEWER MANHOLE
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
—E—	OVERHEAD ELECTRIC LINE
—X—	WIRE OR BARBED WIRE FENCE
—□—	CHAIN LINK FENCE
—○—	METAL PIPE FENCE

I, Robert C. Myers, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications for a "Standard Land Survey" and that the plat hereon is a true, correct, and accurate, representation of the subject property as determined by an on the ground survey under my supervision. The lines and dimensions of said property being indicated by the plat, and there are no known encroachments, conflicts, or protrusions, except as shown on this survey.

STATE OF TEXAS
REGISTERED
ROBERT C. MYERS
3963
PROFESSIONAL
LAND SURVEYOR

ROBERT C. MYERS — R.P.L.S. NO. 3963

R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 (972) 412-4875 Fax
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com Firm No. 10192300

TEXAS REGISTERED SURVEYORS

Client: Saddle Star Land Development, LLC & First National Title Inc. Co.

Job No.: 355B	Drawn by: RCM	Date: 08/20/2016	Revised:

STANDARD LAND SURVEY
OF
14.995 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, ABST. NO. 97
CITY OF ROCKWALL, ROCKWALL COUNTY, TX

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14.955 ACRE DESCRIPTION

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

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THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2” iron rod with a yellow cap stamped “5034” bears South 68°26'26" West, a distance of 0.18 feet;

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Amy Williams, *Director of Public Works/City Engineer*

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

DATE: October 1, 2018

SUBJECT: Policy for Development in PD-32 with Regard to Traffic Impact Analysis (TIA)

At the last City Council meeting on September 17, 2018, the City Council indicated a need for requiring a Traffic Impact Analysis (TIA) for all projects in Planned Development District 32 (PD-32). The original TIA for Planned Development District 32 (PD-32) was drafted in June 2011. This report outlined a comprehensive analysis for current and future traffic generation in the district -- *including accounting for the 1,161 urban residential units (i.e. Condominiums or Townhomes) permitted in the district* -- and detailed specific recommendations to address the potential increase in traffic; however, the Harbor District has not developed in strict adherence to the plan that serves as the basis for these recommendations, and new proposed TXDOT projects intended to serve this area (*e.g. IH-30 frontage road improvements*) could have a dramatic impact on how traffic circulates through the district in the future.

The Unified Development Code (UDC) does currently contain language that requires a TIA (*or updated TIA*) at the time of PD Site Plan, stating:

Article X, Planned Development Regulations, UDC
Section 2.1, Establishment of a PD District

E. *Traffic Impact Analysis*. Prior to or simultaneous with submission of an application for the establishment of a PD District, the applicant shall submit to the city's transportation engineer a traffic impact analysis for the proposed PD District, unless waived by council. The analysis must be approved by the council prior to or concurrently with the approval by the council of the PD District. The traffic analysis shall not be considered part of the PD concept plan or the PD ordinance but may be used to condition the density or intensity of uses or the timing of development within the district based upon the existence of a supporting roadway network adequate to accommodate the traffic expected to be generated. The traffic impact analysis shall be updated with each PD site plan.

With this being said, this has not been the standard practice for development cases in Planned Development District 32 (PD-32) due to the existing TIA, which accounted for buildout within the district. As a result, staff proposes a policy of strict adherence to the existing regulations contained in the UDC. This means that the original TIA will need to be updated at the developer's expense with each site plan submitted proposing development within the district. Staff will be available at the meeting to answer any questions or receive further direction from the City Council concerning the proposed policy.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **September 25, 2018**

SUBJECT: **FM 549 (SH 205 to SH 276) – Preferred Median Option**

TxDOT held a public meeting on June, 26, 2018 for the purpose of soliciting comments on the proposed roadway improvements to FM 549 from SH 205 to SH 276. The proposed improvements call for widening FM 549 to a four-lane divided roadway with a raised median. From the public meeting TxDOT received several request to get rid of the proposed raised median due to the larger amount of single family estate lots that front FM 549. TxDOT's Engineer, Dannenbaum Engineering, has reached out to the City to obtain a local preferred option of having or not having the raised median. The Engineer's recommendation is get rid of the raised median and provide a continuous left turn lane from FM 1139 to Haymaker Drive. A raised median would still be proposed from SH 205 to FM 1139 and Haymaker Drive to SH 276. The current TxDOT 95% Schematic that has raised medians the whole length, at comment response matrix from the public meeting is attached. Also attached is the proposed Schematic with the continuous left turn lane.

Staff requests City Council consider providing TxDOT a local preferred option of having a continuous left turn lane on the proposed section of FM 549 from FM 1139 to Haymaker Drive rather than a raised curbed median, and take any action necessary.

AW:jw

Attachments

Cc: Jeremy White, P.E., CFM, Civil Engineer
File

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ROCKWALL COUNTY

PRELIMINARY DESIGN SCHEMATIC

Texas Department of Transportation

(Link to Texas Department of Transportation's (TxDOT) home page)

MESQUITE DISTRICT
DISTRICT ENGINEER

FM 549

FROM SH 205 TO SH 276
CSJ NOS. 1015-01-024

MOWAY = 14,782.51 ft = 2.8 mi NE
MOTOWN = 14,782.51 ft = 2.8 mi NE
NET LENGTH OF ROADWAY = 14,782.51 ft = 2.800 mi

PLANS
FEDERAL CLASS: NONE APPLICAL

DESIGN SPEED:
PROJECTED ADT (2015) = 9,000
PROJECTED ADT (2035) = 16,000
TRAFFIC DATA TAKEN FROM SEPTEMBER 15, 2015

DRAWING NAME
PLOTTED BY
PLOTTING DATE

LOCATION MAP

HORIZONTAL AND VERTICAL CONTROL SYSTEM

PROJECT
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88
GRID TO SURFACE: 1.00000
ADDITIONAL INFO: NONE

SCALE

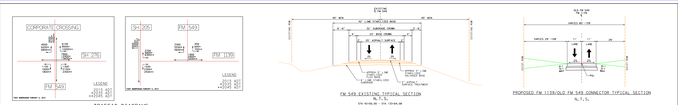
HORIZONTAL: 1" = 100'
VERTICAL: 1" = 10'

DANNENBAUM
ENGINEERING COMPANY | DALLAS, LLC
TEXAS REGISTERED ENGINEERING FIRM F-2144
8350 N. CENTRAL EXPWY. SUITE 1100, DALLAS, TEXAS 75206 (214) 369-1467

PRELIMINARY SUBJECT TO CHANGE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. SCHMIDT, P.E. 108XXX ON 12/XX/2017. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. IT IS NOT FOR RECORDING.

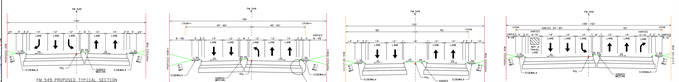
ROLL 1 OF 1



TRAFFIC DIAGRAMS
SCALE: NTS

FM 549 EXISTING TYPICAL SECTION
STA 99+00.00 - STA 125+66.38

PROPOSED FM 1139/OLD FM 549 CONNECTOR TYPICAL SECTION
N.T.S.



FM 549 PROPOSED TYPICAL SECTION
STA 99+00.00 TO STA 101+00.00

FM 549 PROPOSED TYPICAL SECTION
STA 101+00.00 TO STA 101+50.00 - WIDENING ON SB L.T.LN
STA 101+50.00 TO STA 103+00.00 - WIDENING ON SB L.T.LN
STA 103+00.00 TO STA 103+50.00 - TRANSITION FROM SB L.T.LN TO STA 101+50.00
STA 103+50.00 TO STA 107+00.00 - WIDENING ON NB L.T.LN
STA 107+00.00 TO STA 107+50.00 - TRANSITION FROM NB L.T.LN TO STA 103+50.00
STA 107+50.00 TO STA 109+00.00 - WIDENING ON NB L.T.LN
STA 109+00.00 TO STA 109+50.00 - TRANSITION FROM NB L.T.LN TO PROPOSED RAB

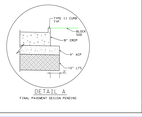
FM 549 PROPOSED TYPICAL SECTION
STA 109+50.00 - STA 111+00.00

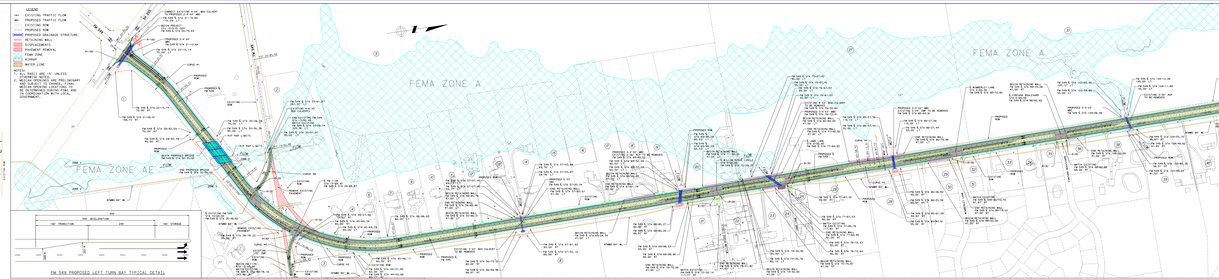
FM 549 PROPOSED TYPICAL SECTION
STA 111+00.00 - STA 113+75.00

FM 549 PROPOSED DETAILING WALL LOCATIONS
RETAINING WALL #1
STA 101+50.00 TO STA 103+00.00
RETAINING WALL #2
STA 107+50.00 TO STA 109+00.00

FM 549 PROPOSED BRIDGE TYPICAL SECTION
STA 113+75.00 TO STA 125+66.38
3 SPANS AT 350'

FM 549 PROPOSED TYPICAL SECTION
STA 113+75.00 TO STA 114+00.00 - TRANSITION FROM BRIDGE TO STA 114+00.00
STA 114+00.00 TO STA 116+00.00 - TRANSITION FROM STA 114+00.00 TO STA 125+66.38
STA 116+00.00 TO STA 125+66.38 - TRANSITION FROM STA 116+00.00 TO STA 125+66.38




LEGEND
EXISTING TRAFFIC FLOW
PROPOSED TRAFFIC FLOW
EXISTING ROW
PROPOSED ROW
PROPOSED DRAINAGE STRUCTURE
RETAINING WALL
PAVEMENT MARKINGS
PAVEMENT PENDING
ITEMS ZONE
SURVEY
WATER LINE
NOTES:
ALL SHEET NOTES ARE UNLESS NOTED OTHERWISE, ARE PRELIMINARY AND SUBJECT TO CHANGE.
ALL DESIGN DECISIONS ARE TO BE MADE IN CONSULTATION WITH LOCAL GOVERNANCE.
FEMA ZONE A
FEMA ZONE AE
FEMA ZONE A
FEMA ZONE A
FEMA ZONE A

Section A. Comment Response Matrix for FM 549 Public Meeting

Documents
Table of General Topics and Topic Codes
Comment/response matrix

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Resource Category	Topic	Code
Project Design		D
Raised Medians	Project opposition for raised medians between Willow Ridge Road and FM 1139.	D1
Raised Medians with Suggestion	Project opposition for raised median between Willow Ridge Road and FM 1139 and suggests median breaks, continuous left turn lane, or median landscaping.	D2
Sidewalks	Project opposition for sidewalks.	D3
General Project Design	Project support for the general project design.	D4
Drainage	Project concern over culvert.	D5
Tree Removal	Tree removal opposition.	D6
Road Lighting	Interest in proposed road lighting	D7
ROW	Concern over location of ROW or displacement of structure.	D8
Driveway	Concern of driveway design.	D9
Construction		C
Communication	Concern for communication	C1
Safety	Concern for property owners and driver's safety during construction.	C2
Construction Material		M
Pavement	Project concern over the weight of vehicles causing wear and tear on the road.	M1

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Comment Number	Commenter Name	Date Received	Source	Comment Topic	Resource Category	Code	Response
1	Duggan, Sherri	6/26/2018	Written Comment	1) Property 16 & 17 – center median has no breaks from Willow Ridge to 1139. It needs at least two more breaks to allow for trucks on the west to be able to travel east on 549. Having only one break at 1139 makes that area a dangerous & congested mess - - especially due to increased traffic from the Somerset subdivision being built at 205 & 549.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				2) No need for sidewalks - - no commercial. This is a country setting w/home, on acreage.	Project Design	D3	Comment noted. Per the TxDOT Environmental Affairs Division Bicycle and Pedestrian Accommodation Environmental Handbook (2014), it is TxDOT's policy to proactively plan, design, and construct facilities to safely accommodate bicyclists and pedestrians. All transportation projects are required to address pedestrian and bicycle accommodations within the project limits.
2	Hall, Maryann	6/26/2018	Written Comment	Looks like a very good design.	Project Design	D4	Comment noted.
				My only concern is that the weight of all the trucks – semi-trailers – that will be using the road is taken into consideration. This improved road will be quite the draw for the trucks to cut through from I 30 to 205.	Construction Material	M1	Comment noted. The pavement type will follow the current guidance of the TxDOT Pavement Manual, revised July 2018.
3	McCann, Kevin	6/26/2018	Written Comment	Currently property 13 (2676 FM 549) has some serious drainage issues from the current culvert installed by the driveway entrance. Just since this spring my driveway has washed out twice requiring costly repairs. I am fearful of the "new" culvert and possibly additional runoff causing additional damage from water runoff. I would like this issue addressed so I don't have continual problems moving forward.	Project Design	D5	Comment noted. The design will be according to the current TxDOT Hydraulic Design Manual, July 2016.
4	Pettiford, Brandi	6/26/2018	Written Comment	Please do not put in medians. This would make getting home or leaving much more difficult. Also, we pull trailers, and having to do a U-turn if there were a median does not seem safe.	Project Design	D1	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				Please keep our tree line in front of our house. This serves as a great sound barrier and beautiful scenery.	Project Design	D6	Comment noted.
				Please have good communication during construction. Let us know if we will be delayed getting out of our driveway or down the street.	Construction	C1	Comment noted.
5	Schwalje, Lesley	6/26/2018	Written Comment	There needs to be another median break opportunity for U-turns between 1139 and Willow Ridge or consider a continuous turn lane. I am concerned with the development of Somerset and whatever happens development wise with Klutts Farm. The traffic will make the necessary U-turns caused by the raised median difficult to execute.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
6	Welch, Catharine "Katie"	6/26/2018	Written Comment	First, I'd like to thank everyone involved in the Rockwall County Consortium for reducing the number of lanes on FM 549 between SH 276 and SH 205 from six to four based on the feedback received from the last public meeting on the project. As is documented in the letter I submitted at that meeting, this was our top priority. We appreciate that all those involved did the right and reasonable thing by making the project compatible in scale to other Rockwall county planned projects. I continue to be impressed by the responsiveness and professionalism of the Rockwall city employees, TxDOT representatives, and Dannenbaum Engineering. The general attitude among many of those who live on FM 549 has shifted in recent months, and I sense that we are by and large more accepting of this project. That being said, I continue to have concerns about several items-medians, sidewalks, and construction safety-each of which I detail below.	Project Design	D4	Comment noted.

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Comment Number	Commenter Name	Date Received	Source	Comment Topic	Resource Category	Code	Response
				Medians I understand from the schematics and from conversations with Dannenbaum that the plan continues for FM 549 to be divided via medians. My top request would be that this plan be reconsidered for the portion of road between Willow Ridge Road and FM 1139. In this stretch of land, there are 16 lots in a row with homes that all exit directly onto FM 549. With medians planned in this stretch of road, the majority of homeowners will be forced to make U-turns in order to l) access their driveway or 2) to head leftwards. This not only creates a safety risk to drivers, but also greatly impacts the accessibility to our homes and our overall quality of life. Given that most of these lots are multi-acre estates with workshops, many of these homeowners own large trailers that they pull behind trucks and other vehicles, making a U-turn all the more problematic. If you were to remove the medians from Willow Ridge Road to FM 1139, it would allow these homeowners greater travel freedom and driveway access. If this is not possible and the medians must remain, then we respectfully request that they be landscaped in a style commensurate with the large estates in the area. Not only does significant research exist indicating that landscaped medians are safer and lead to reduced driver speeds, it will also be an aesthetic improvement. My personal property has over 50 crepe myrtle trees (a few of which will be removed due to this project), and we would like to see lush, colorful, well-maintained landscaping that is similar in style to the adjacent properties. Also, just practically speaking, landscaping will help prevent "curb jumpers" which I fear will be very tempting alternative to a U-turn. We also request that the speed limit be restricted so that we are not being forced to make U-turns into 55+-mph oncoming traffic. Additionally, because there is an inherent inequity in which driveways will be blocked by the median and which will have a direct turn-in opportunities, we request that additional compensation be given to homes that have the median in front of them. This compensation will help offset the extra gas that will be needed to travel to the turnaround locations.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				Sidewalks According to the current schematics, sidewalks are still planned for this project. While I believe it might make sense to have sidewalks closer to the retail on the 276-portion of the road, the rural nature of the homes on the south portion does not lend itself to pedestrian access. It is a very rare occurrence that we ever have any pedestrians travel in front of our homes, and when we do it is very suspicious, as there is no retail nearby that would warrant their presence. Maintaining multi-acre lots requires that most homeowners have expensive tractors, trailers, and yard implements, and because we do not have the density of homes to provide the "safety in numbers", our homes and assets are more vulnerable than those living in traditional neighborhoods. Allowing additional foot traffic will put us at unnecessary risk.	Project Design	D3	Comment noted. Per the TxDOT Environmental Affairs Division Bicycle and Pedestrian Accommodation Environmental Handbook (2014), it is TxDOT's policy to proactively plan, design, and construct facilities to safely accommodate bicyclists and pedestrians. All transportation projects are required to address pedestrian and bicycle accommodations within the project limits.

Comment Number	Commenter Name	Date Received	Source	Comment Topic	Resource Category	Code	Response
				Construction Safety In the summer of 2017, we had a foretaste of what construction would be like when FM 549 was repaved. My final request is that when construction of the road-widening project actually starts, that Dannenbaum stay in close communication with homeowners regarding project logistics. Unfortunately, the company hired to do the recent repaving failed to communicate well with homeowners and implemented highly unsafe procedures throughout the process. I ultimately contacted the city, who in turn contacted TxDOT, who in tum discovered some gross safety violations. In my immediate family, we had at least four drivers who on multiple occasions turned directly into oncoming traffic because of lack of signage and personnel letting us know which way traffic was flowing at that time. Additionally, after being told that homeowners would be contacted before their driveways were made inaccessible, many arrived home to unwelcome, uncommunicated surprises. My goal here is not to detail the long list of grievances we have against that company, but instead request that Dannenbaum and any subcontractors it hires adhere to best practices in the industry. Please keep in mind the families whose lives are impacted by your presence and remember that, at the end of the day, we just want to be well-informed and out of harm's way. Thank you for soliciting public input and for listening to the needs of the residents of the homes that will be most impacted by your work.	Construction	C1, C2	Comment noted.
7	Welch, Katie	6/26/2018	Written Comment	We would like additional information about the lighting plan in the medians.	Project Design	D7	Comment noted. The lighting plan will be determined during PS&E and in coordination with local government.
				We would also like to discuss ROW for 2844 FM 549, Rockwall as the Dannenbaum schematics indicate that we may have existing structures in the current ROW & no additional acquisition is expected.	Project Design	D8	Comment noted.
8	Ohmann, Thomas and Carol	7/11/2018	Written Comment	We live at 2744 S FM 549 in Rockwall, TX. We attended the meeting at the Rockwall County Courthouse on June 26, and offer the following comments in response to the information presented at that meeting. 1. All of our homes access FM549 thru individual driveways and with the plan presented we wouldn't have access to the northbound lanes from our property. As a group we request that from Willow Bend Road to FM 1139 that the raised median be eliminated to allow for access to our driveways. This to be replaced with a continuous left turn lane with double yellow lines, and turn arrows at property driveways. This access would allow those residents with large trailers or RV's to turn into their property without having to negotiate a U-turn. It would also allow immediate access to the property for emergency vehicles, fire, police and ambulance from the Northbound lanes. Large firetrucks would have a difficult time making a U-turn to access our property and would probably have to take a longer route to get to our property extending the response time.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				2. My Wife and I work in Terrell and Forney respectively and we head South on FM 549 each morning and North home after work. We understand that the median is proposed for safety reasons, but having people making U-turns into on-coming traffic each day to get to their properties is also a major safety concern. Since the roadway is not to be a lighted road, U-turns at night or early morning would be an inherently dangerous road maneuver for all of the homeowners in this area.	Project Design	D1	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.

Comment Number	Commenter Name	Date Received	Source	Comment Topic	Resource Category	Code	Response
				3. Eliminating the center median in this area would have a cost savings benefit due to the reduction in initial cost, plus a reduction in overall future maintenance, by not having to plant, mow or water.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				4. If the median will be installed we specifically request a turn into our driveway at 2744 S FM 549, Rockwall, TX from the northbound lanes.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				5. I understand there are length limitations to each turn lane and if each home cannot have a dedicated turn lane, we would request a turn in for every other driveway to reduce U-Turns, which are an inherently dangerous road maneuver.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				6. If there are a few areas where every other home could not have a turn in due to length limitations, then a minimum of every 3rd home would be tolerable and would reduce U-turns.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				7. The current property line locations of the proposed road are acceptable.	Project Design	D4	Comment noted.
				We also request that the trees currently on our property lines be saved from removal. I thank you for your consideration of these comments and hope that these items can be worked out to the satisfaction of all homeowners in the area.	Project Design	D6	Comment noted.
9	Powers, Dwaine and Annette	7/11/2018	Written Comment	If a double curbed medium is placed in between the North and the South bound lanes with no turn lanes this would propose a safety hazard. There is over 150 acres of undeveloped land on the east side of FM 549. This would cause everyone on the eastbound side of FM 549 to have to go north and do a U-turn at Willow Ridge Circle which would propose a safety hazard. On the west side of FM 549 you have 14 houses that could only go south on FM 549 which also causes a safety hazard. This would delay fire protection and police protection due to there being no turn lanes and a hard medium causing someone to have to do U-turns at each end of the road. We would suggest either putting in a suicide lane or turn lanes in this area for Public Safety. This same situation has happened on Highway 276 east of FM 549. TXDOT is now addressing this issue and are putting in turn lanes and in some cases may end up putting in a suicide Lane. Included a Google Earth Map.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
10	Lee, Gloria	7/9/2018	Written Comment	1. The current property line locations of the proposed road are acceptable. It is requested that the trees currently on our property lines be saved from removal.	Project Design	D4, D6	Comment noted.

Comment Number	Commenter Name	Date Received	Source	Comment Topic	Resource Category	Code	Response
				2. Each individual home accessing FM 549 is a neighborhood unto itself. To allow access to our driveways, it is requested that the raised median be eliminated from Willow Bend Road to FM 1139. **Suggest that it be replaced with a continuous left turn lane with double yellow lines and turn arrows.** a) This type of access would allow residents with large trailers or RVs to turn into their property easier. Otherwise, it would require negotiating a U-Turn making it very difficult. b) It would allow immediate access to the property for emergency vehicles (fire, police, ambulance) from the North-bound lanes. c) Access stated above in (2.) above would allow large firetrucks to access the property without making a U-Turn. Otherwise, they may need to take a longer route to get to the property which would extend the response time.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				3. The road is now planned to NOT be lighted. With the U-turn maneuver at night or early morning, it would make the road very dangerous for all homeowners.	Project Design	D1, D7	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT. The lighting plan will be determined during PS&E and in coordination with local government.
				4. There would definitely be a cost savings in eliminating the center median in this area due to a reduction of overall maintenance by not needing to plant, mow, or water.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				5. If the median will be installed, we request a turn into our driveway from the North-bound lanes.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				6. If each home cannot have a turn-in due to length limitations, we would request a turn-in for every other driveway to reduce U-turns, which are a very dangerous road maneuver. a) If there are a few areas where this is not possible due to length limitations, then a minimum of every 3rd home would be acceptable.	Project Design	D2	Comment noted. Currently, the median design is under review with the City of Rockwall and TxDOT.
				7. Due to the raising and/or lowering of the roadbed, request that a minimum length of concrete or asphalt (depending on homeowner's driveway material) be regraded and a replacement that would allow a gradual change in the slope from land to road (not an abrupt change). Thank you for your consideration to all of our neighborhood concerns.	Project Design	D9	Comment noted.
11	Jones, Douglas A.	9/6/2018	Written Comment	My question is about what happens to the land that is existing DOT land where FM 549 and FM 1139 meet that is going to have pavement removed? Will adjacent property owners have opportunity to purchase the land and what happens to the land if they do not purchase it.	Project Design	D8	The property will continue to be part of the TxDOT Right of Way (ROW).
				Also are the existing culverts going to be moved to stay alongside the new road? My house fronts to the area of the intersection that will be moved further away from my house. Thank you.	Project Design	D5	Currently, the roadside drainage ditches are included with the design.

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ROCKWALL COUNTY

PRELIMINARY DESIGN SCHEMATIC

Texas Department of Transportation

DALLAS DISTRICT
MOHAMED A. BUHL, P.E.
DISTRICT ENGINEER

FM 549

FROM SH 205 TO SH 276
CSJ NO.: 1015-01-024

DESIGN SPEED: 45 MPH
ADT: 7,700 (YR 2018)
ADT: 12,000 (YR 2038) (T = 10.0%, D = 50/50)

FM 549
BEGIN PROJECT
DESIGN PERIOD: 40 YRS
END PROJECT

PROJECTED ADT (2018): 7,700
PROJECTED ADT (2038): 12,000
TRAFFIC SURVEY TAKEN: TUE, FRI, FEB. FEBRUARY 5, 2013

EXISTING: NONE
PROPOSED: NONE
EQUATIONS: NONE

LOCATION MAP
NOT TO SCALE

HORIZONTAL AND VERTICAL CONTROL DATUM

PROJECT:
HORIZONTAL DATUM: NAD 83 (2011)
HORIZONTAL CONTROL: GRID
VERTICAL DATUM: NAVD 88
VERTICAL CONTROL: GEOID 12A

SCALE
0" 1" 2"
SCALE: HORIZONTAL 1"= 200'
0" 1" 2"
SCALE: VERTICAL 1"= 200'

DANNENBAUM
ENGINEERING COMPANY, DALLAS LLC
TBPE FIRM REGISTRATION NO. F-3193
3605 INTERNATIONAL DR STE 600 DALLAS TX 75219-6340

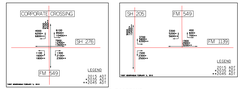
PRELIMINARY
SUBJECT TO CHANGE

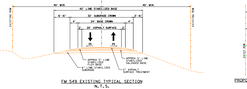
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF MICHAEL A. BUHL, P.E. 108777 ON 12/20/2013. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

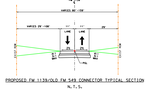
ROLL 1 OF 1

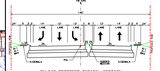
TRAFFIC DIAGRAMS

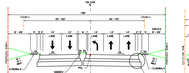
SCALE: N.T.S.

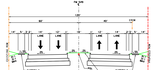


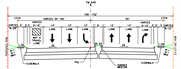


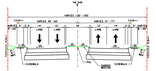


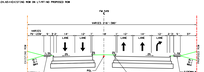


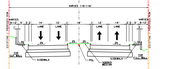


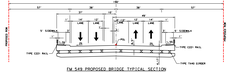


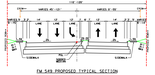




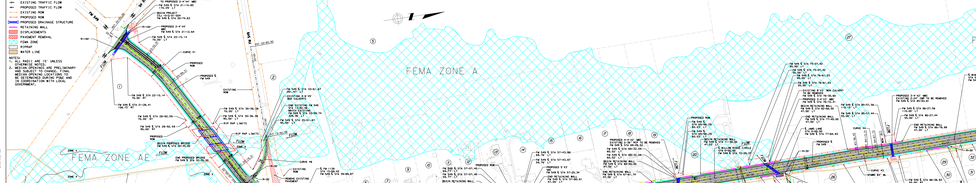


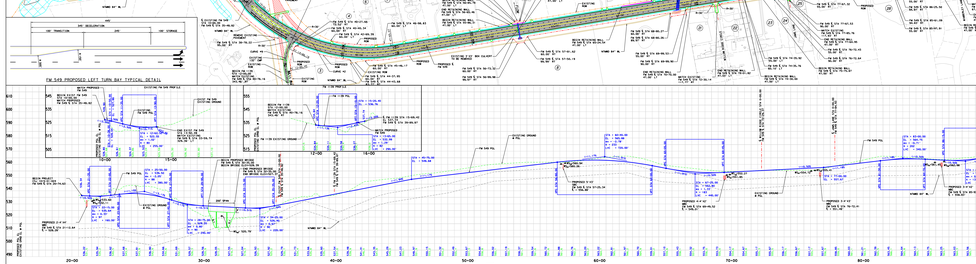












ROCKWALL COUNTY

PRELIMINARY DESIGN SCHEMATIC

Texas Department of Transportation

DALLAS DISTRICT
MOHAMED A. BUHL, P.E.
DISTRICT ENGINEER

FM 549

FROM SH 205 TO SH 276
CSJ NO.: 1015-01-024

DESIGN SPEED: 45 MPH
ADT: 7,700 (YR 2018)
ADT: 12,000 (YR 2038) (T = 10.0%, D = 50/50)

FM 549
BEGIN PROJECT
DESIGN PERIOD: 40 YRS
END PROJECT

PROJECTED ADT (2018): 7,700
PROJECTED ADT (2038): 12,000
TRAFFIC SURVEY TAKEN: TUE, FRI, FEB. FEBRUARY 5, 2013

EXISTING: NONE
PROPOSED: NONE
EQUATIONS: NONE

LOCATION MAP
NOT TO SCALE

HORIZONTAL AND VERTICAL CONTROL DATUM

PROJECT:
HORIZONTAL DATUM: NAD 83 (2011)
HORIZONTAL CONTROL: GRID
VERTICAL DATUM: NAVD 88
VERTICAL CONTROL: GEOID 12A

SCALE
0" 1" 2"
SCALE: HORIZONTAL 1"= 200'
0" 1" 2"
SCALE: VERTICAL 1"= 200'

DANNENBAUM
ENGINEERING COMPANY, DALLAS LLC
TBPE FIRM REGISTRATION NO. F-3193
3605 INTERNATIONAL DR STE 600 DALLAS TX 75219-6340

PRELIMINARY
SUBJECT TO CHANGE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF MICHAEL A. BUHL, P.E. 108777 ON 12/20/2013. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

ROLL 1 OF 1

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City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

August 2018

Permits

Total Permits Issued: 500

Building Permits: 58 Contractor Permits: 442

Total Permit Values: $ 12,533,508.77

Building Permits: $8,166,316.00 Contractor Permits: $4,367,192.77

Total Fees Collected: $212,643.16

Building Permits: $179,194.18 Contractor Permits: $33,448.98

Board of Adjustment

Board of Adjustment Cases 1

206

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 8/1/2018 thru 8/31/2018

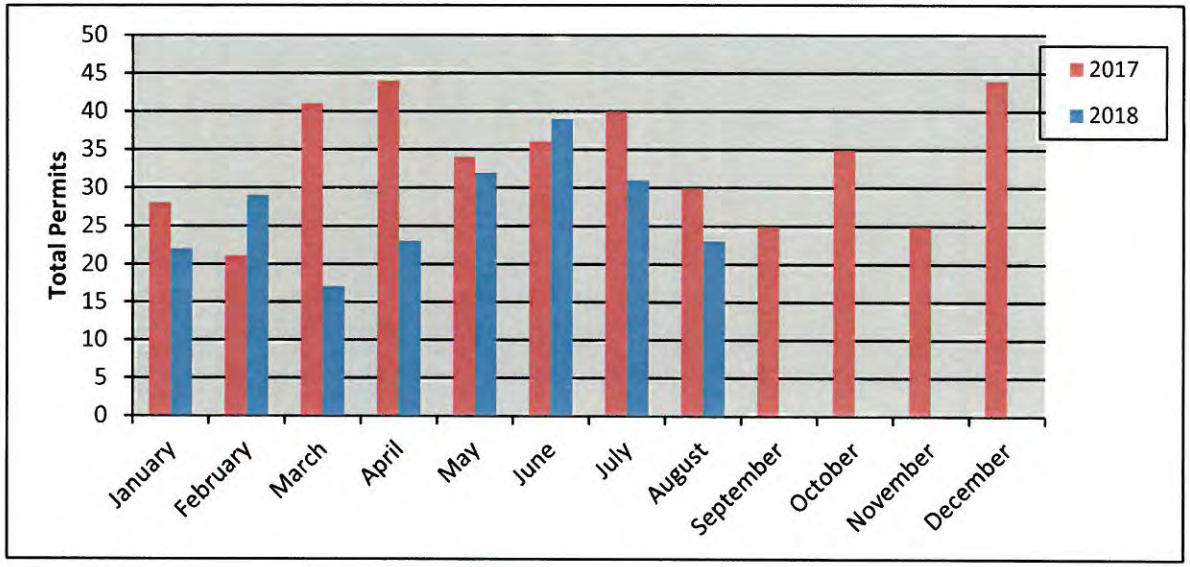
Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	8	$0.00	$404.50
	4	$0.00	$203.00
30 DAY BANNER	3	$0.00	$151.50
COMING SOON	1	$0.00	$50.00
CLEAN SHOW	2	$0.00	$110.00
	2	$0.00	$110.00
CO	12	$0.00	$911.50
BUSINESS	5	$0.00	$382.00
INTERIOR	4	$0.00	$301.50
NEW CONSTRUCTION	2	$0.00	$153.00
SHELL	1	$0.00	$75.00
COMM	30	$2,112,561.14	$45,869.39
ALTERATION	2	$214,000.00	$1,901.70
CONCRETE	1	$20,000.00	$339.41
DEMO	2	$21,000.00	$102.00
ELECTRICAL	1	$500.00	$35.70
INTERIOR COMP	2	$109,000.00	$1,307.00
IRRIGATION	4	$42,800.00	$4,389.79
MECHANICAL	3	$73,300.00	$1,150.52
MISCELLANEOUS	1	$7,392.00	$35.70
NEW	2	$1,111,950.00	$35,486.76
PLUMBING	5	$22,350.00	$423.76
REMODEL	1	$33,000.00	$483.55
ROOF	6	$457,269.14	$213.50
SIGNAGE	8	$41,750.00	$684.00
MONUMENT	3	$32,000.00	$228.00
WALL	5	$9,750.00	$456.00
SINGLE FAMILY	423	$10,379,197.63	$163,629.27
ACC BLDG	8	$24,819.00	$750.15
ADDITION	3	$29,800.00	$562.35
CONCRETE	8	$30,000.00	$853.59
DECK	2	$3,000.00	$129.00
ELECTRICAL	3	$31,015.80	$602.83
FENCE	68	$142,556.00	$2,409.40
IRRIGATION	31	$56,691.00	$1,106.10
MECHANICAL	26	$223,280.00	$5,511.34
MISCELLANEOUS	2	$5,339.00	$101.81
NEW	23	$6,049,208.00	$132,791.02
PATIO COVER	9	$96,000.00	$1,827.12
PERGOLA	2	$7,400.00	$188.77
PLUMBING	42	$64,660.44	$4,622.04
REMODEL	4	$485,800.00	$3,793.95
RETAINING WALL	5	$39,500.00	$176.40
ROOF	169	$2,538,225.89	$6,226.30
SWIM POOL	12	$535,159.00	$1,765.00
WINDOWS	6	$16,743.50	$212.10
SPECIAL EVENT	16	$0.00	$728.50
	16	$0.00	$728.50
TCO	1	$0.00	$306.00
	1	$0.00	$306.00

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 8/1/2018 thru 8/31/2018

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
Totals:	500	$12,533,508.77	$212,643.16

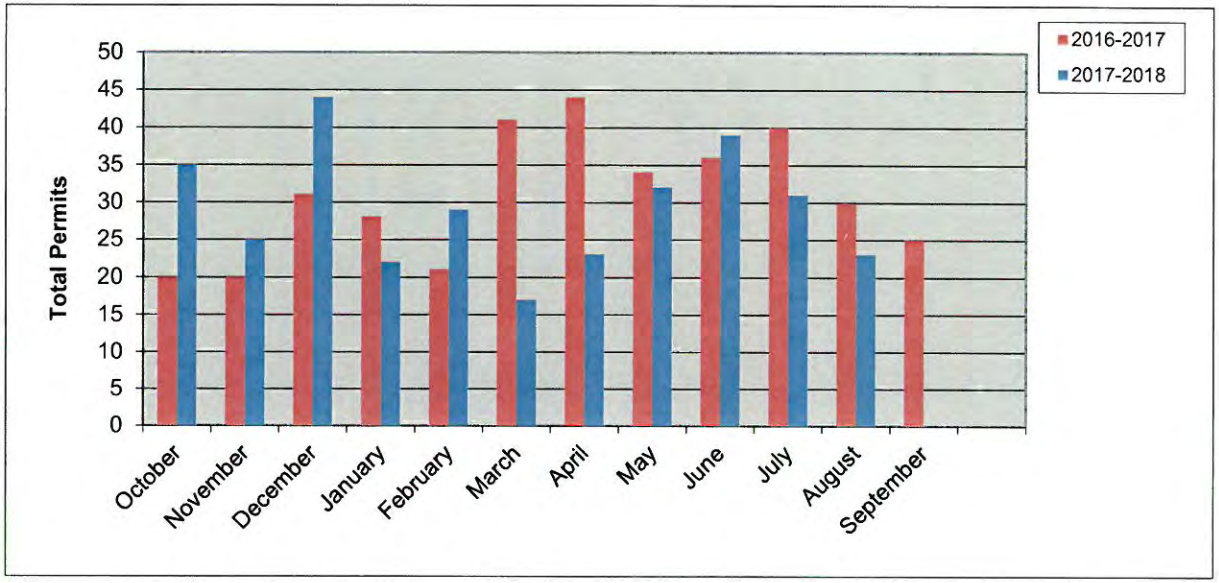
New Residential Permits Calendar Year

	Year	
	2017	**2018**
January	28	22
February	21	29
March	41	17
April	44	23
May	34	32
June	36	39
July	40	31
August	30	23
September	25	
October	35	
November	25	
December	44	
Totals	**403**	216



New Residential Permits Fiscal Year

	Year	
	2016-2017	**2017-2018**
October	20	35
November	20	25
December	31	44
January	28	22
February	21	29
March	41	17
April	44	23
May	34	32
June	36	39
July	40	31
August	30	23
September	25	
Totals	**370**	**320**



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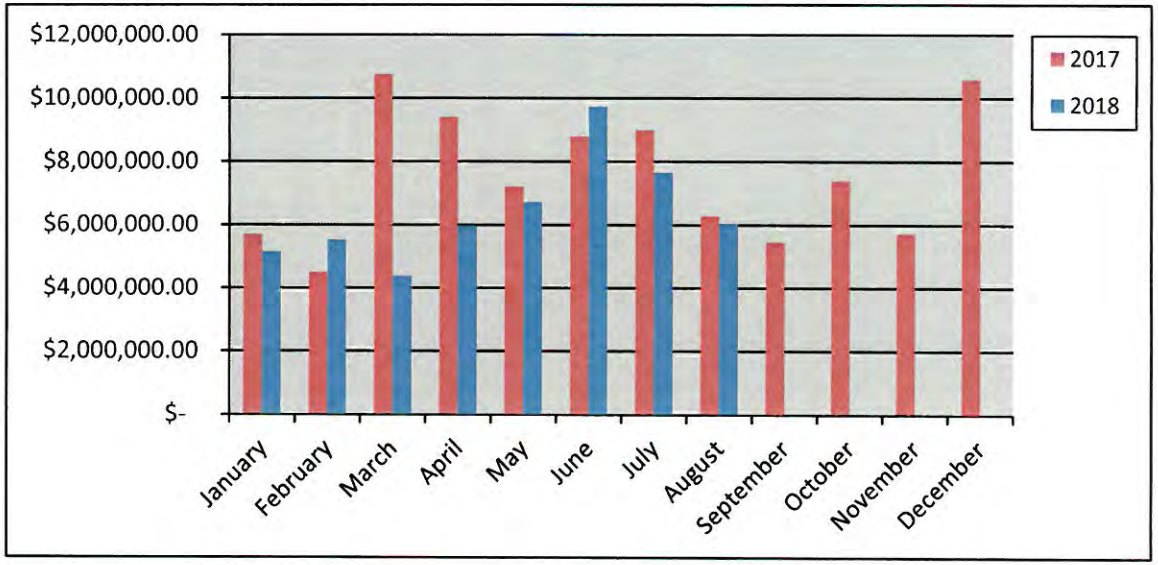
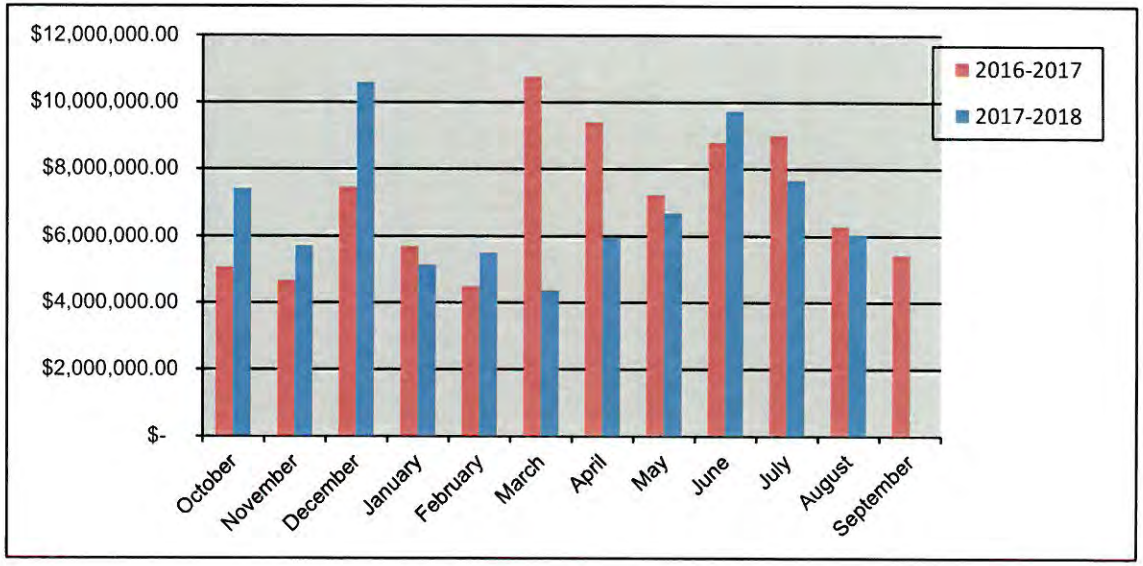
New Residential Value Calendar Year

Year	2017	2018
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,500.00	$ 5,505,704.00
March	$ 10,740,233.00	$ 4,374,886.00
April	$ 9,394,785.27	$ 5,946,813.00
May	$ 7,210,632.79	$ 6,706,301.00
June	$ 8,782,481.00	$ 9,728,069.00
July	$ 8,983,999.47	$ 7,660,917.00
August	$ 6,295,770.00	$ 6,049,208.00
September	$ 5,443,098.00	
October	$ 7,402,565.06	
November	$ 5,722,063.00	
December	$ 10,576,719.30	
Totals	**$ 90,748,277.89**	**$ 51,117,522.00**



New Residential Value Fiscal Year

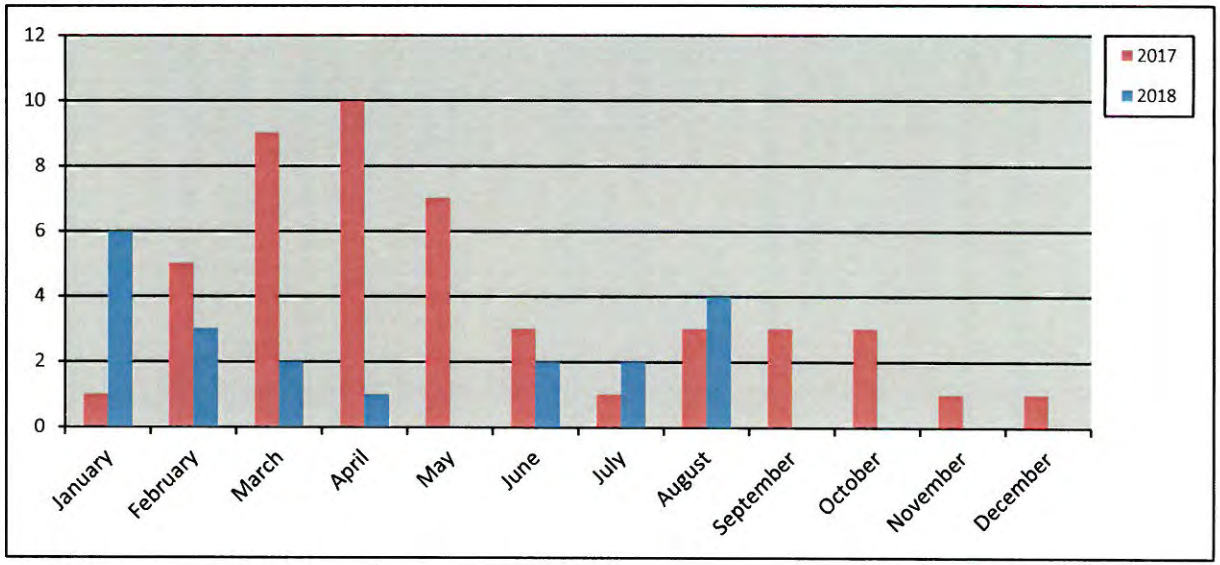
Year	2016-2017	2017-2018
October	$ 5,060,392.34	$ 7,402,565.06
November	$ 4,672,329.53	$ 5,722,063.00
December	$ 7,447,114.15	$ 10,576,719.30
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,550.00	$ 5,505,704.00
March	$ 10,740,233.00	$ 4,374,886.00
April	$ 9,394,785.27	$ 5,946,813.00
May	$ 7,210,632.79	$ 6,706,301.00
June	$ 8,782,481.00	$ 9,728,069.00
July	$ 8,983,999.47	$ 7,660,917.00
August	$ 6,295,770.00	$ 6,049,208.00
September	$ 5,443,098.00	
Totals	**$84,226,816.55**	**$ 74,818,869.36**



210

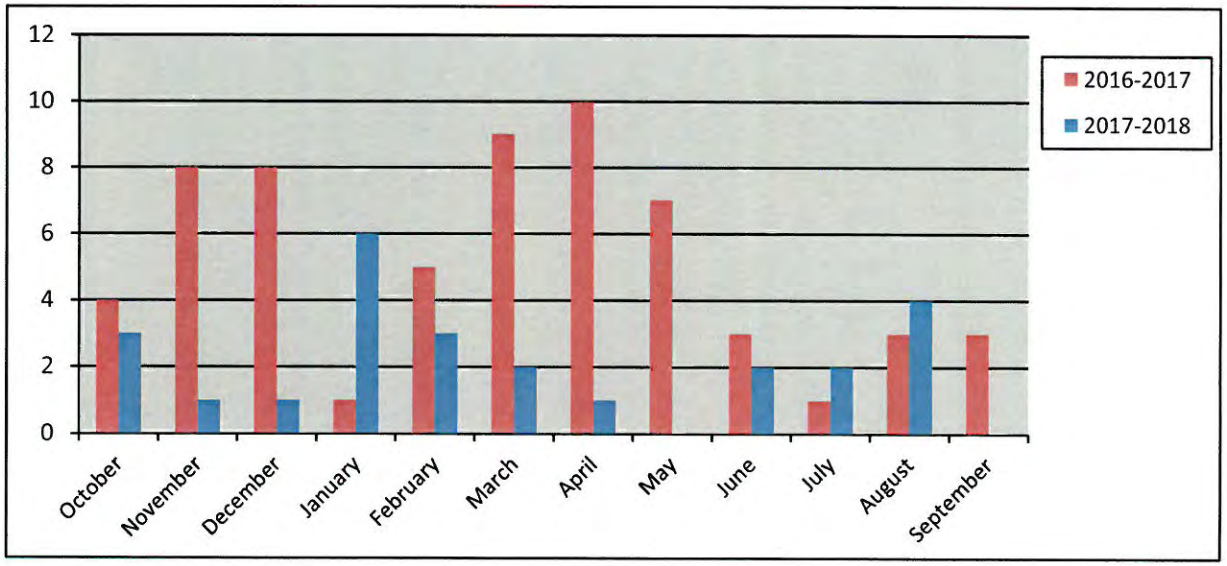
Residential Remodel Permits Calendar Year

Year	2017	2018
January	1	6
February	5	3
March	9	2
April	10	1
May	7	0
June	3	2
July	1	2
August	3	4
September	3	
October	3	
November	1	
December	1	
Totals	**47**	20



Residential Remodel Permits Fiscal Year

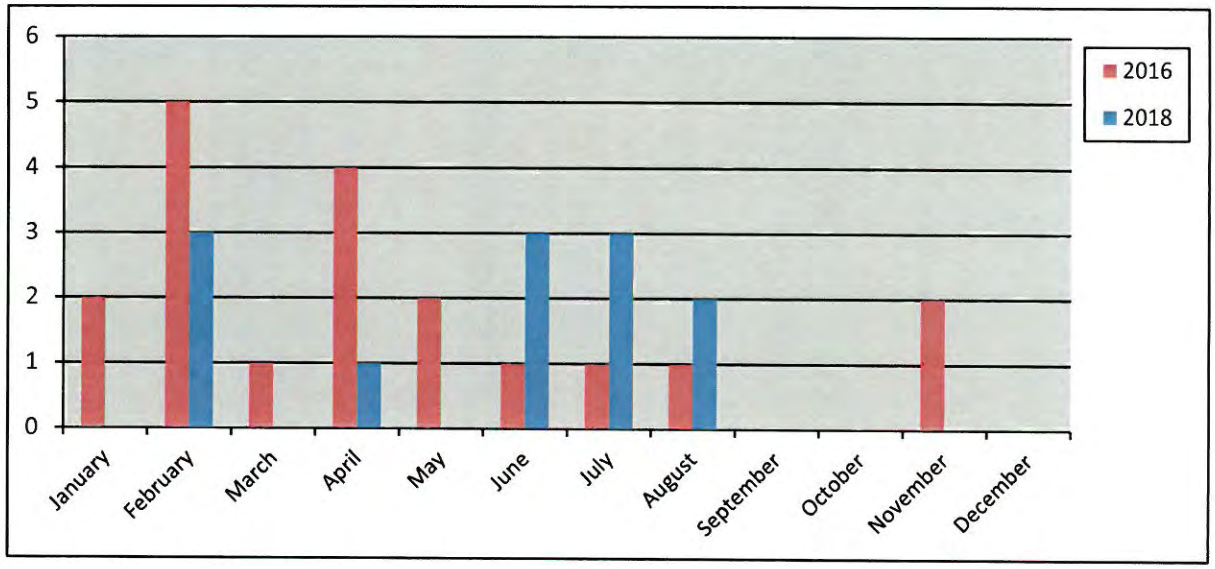
Year	2016-2017	2017-2018
October	4	3
November	8	1
December	8	1
January	1	6
February	5	3
March	9	2
April	10	1
May	7	0
June	3	2
July	1	2
August	3	4
September	3	
Totals	**62**	**25**



211

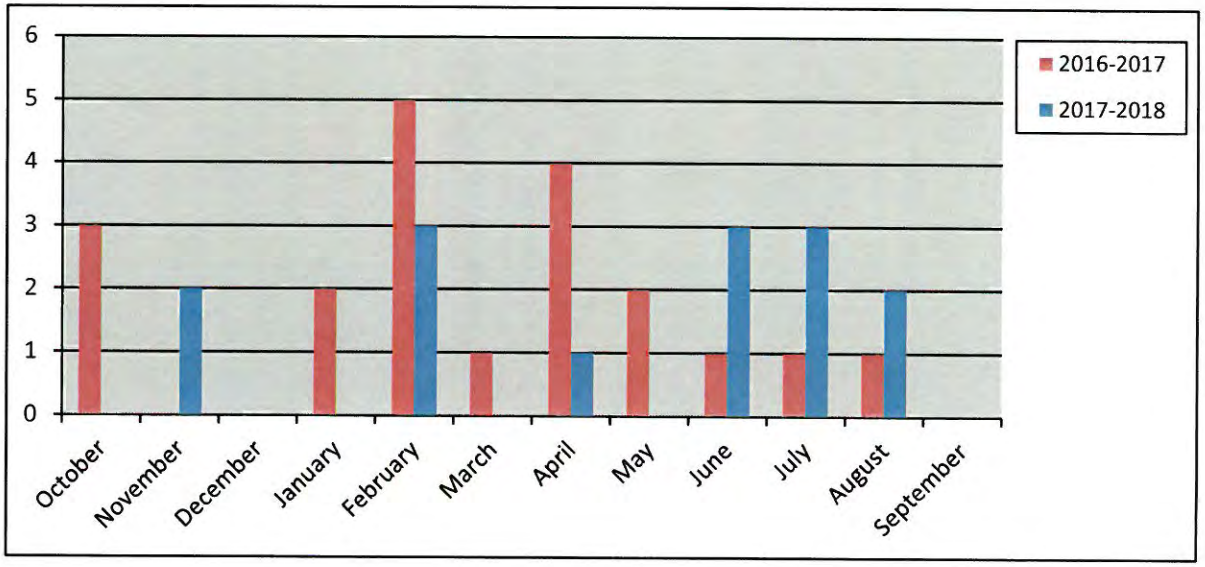
New Commercial Permits Calendar Year

	Year	
	2016	2018
January	2	0
February	5	3
March	1	0
April	4	1
May	2	0
June	1	3
July	1	3
August	1	2
September	0	
October	0	
November	2	
December	0	
Totals	**19**	**12**



New Commercial Permits Fiscal Year

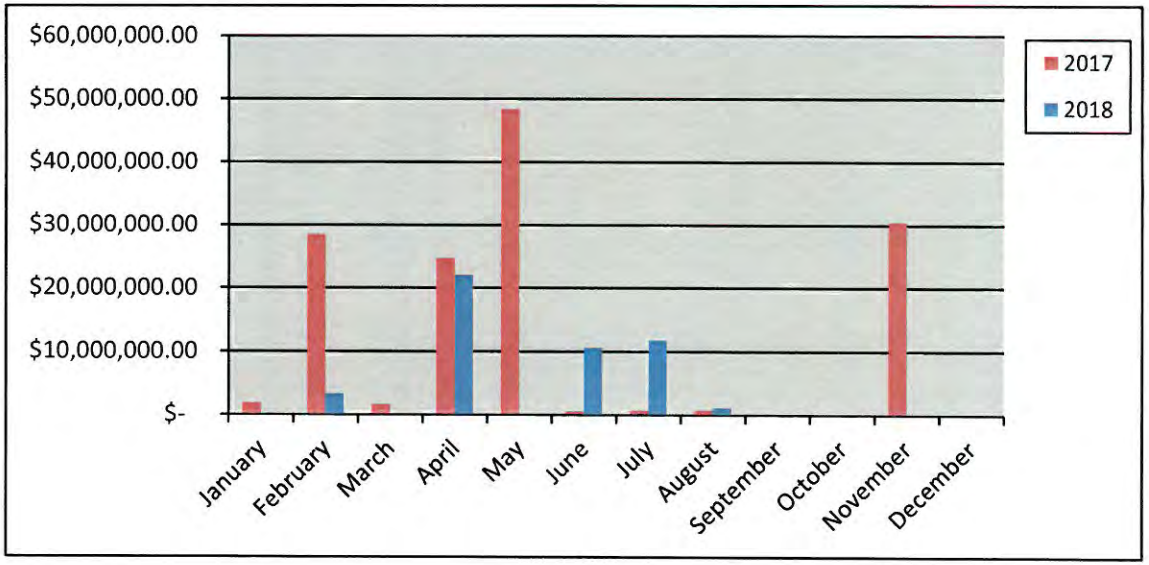
	Year	
	2016-2017	2017-2018
October	3	0
November	0	2
December	0	0
January	2	0
February	5	3
March	1	0
April	4	1
May	2	0
June	1	3
July	1	3
August	1	2
September	0	
Totals	**20**	**14**



212

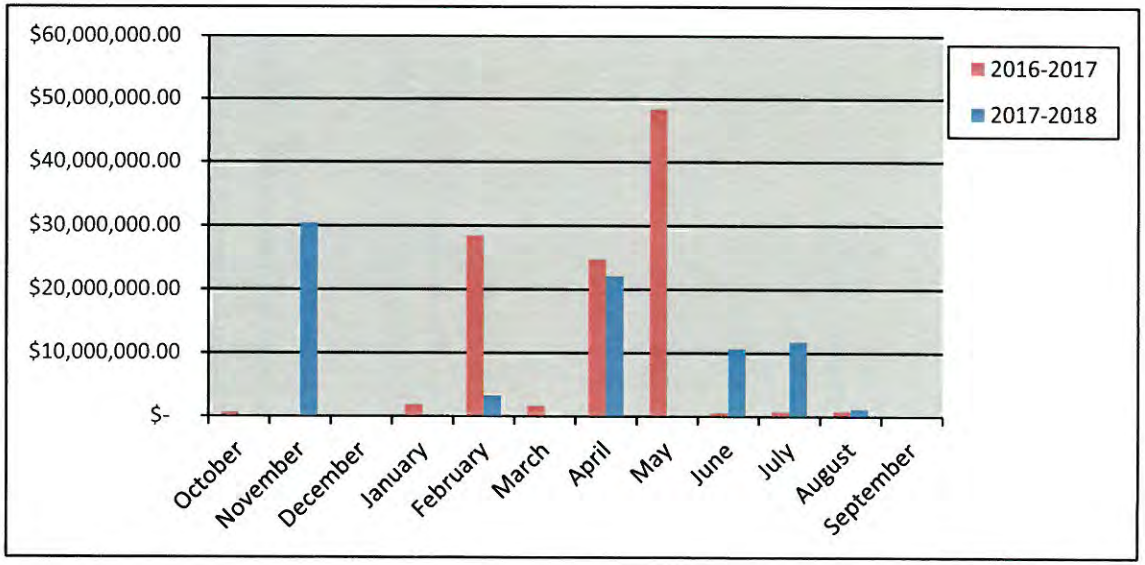
New Commercial Value Calendar Year

Year	2017	2018
January	$ 1,800,000.00	-
February	$ 28,400,000.00	$ 3,221,771.00
March	$ 1,599,026.00	-
April	$ 24,650,000.00	$ 22,000,000.00
May	$ 48,300,000.00	-
June	$ 569,400.00	$ 10,602,430.88
July	$ 700,000.00	$ 11,712,500.00
August	$ 726,506.00	$ 1,111,950.00
September	-	
October	-	
November	$ 30,390,000.00	
December	-	
Totals	**$ 137,134,932.00**	**$ 48,648,651.88**



New Commercial Value Fiscal Year

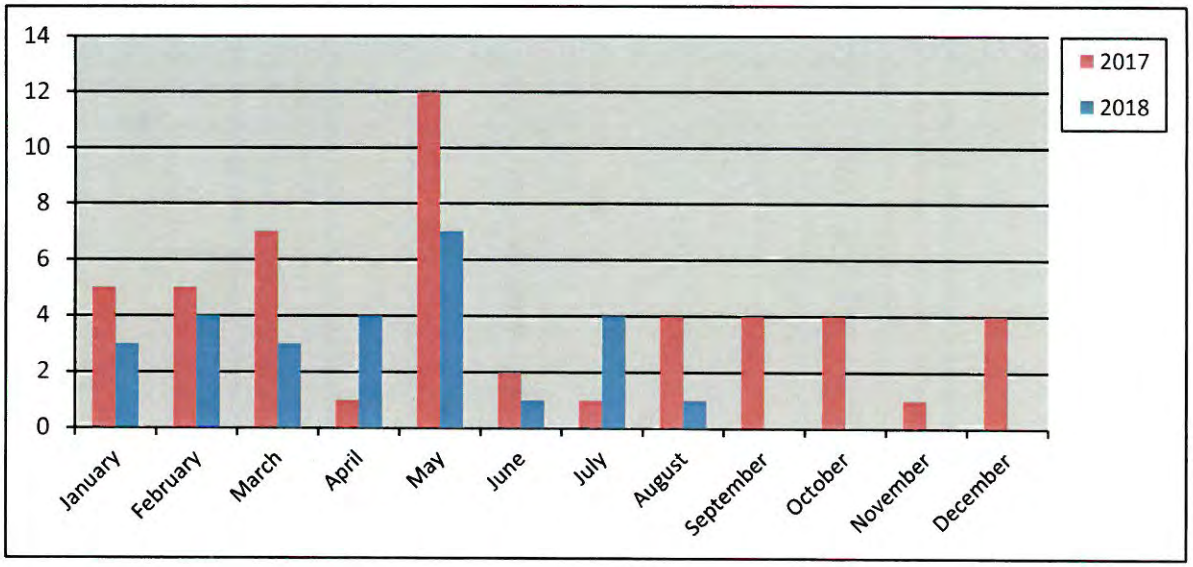
Year	2016-2017	2017-2018
October	$ 572,200.00	-
November	$ -	$ 30,390,000.00
December	$ -	-
January	$ 1,800,000.00	-
February	$ 28,400,000.00	$ 3,221,771.00
March	$ 1,599,026.00	-
April	$ 24,650,000.00	$ 22,000,000.00
May	$ 48,300,000.00	-
June	$ 569,400.00	$ 10,602,430.88
July	$ 700,000.00	$ 11,712,500.00
August	$ 726,506.00	$ 1,111,950.00
September	-	
Totals	**$ 107,317,132.00**	**$ 79,038,651.88**



213

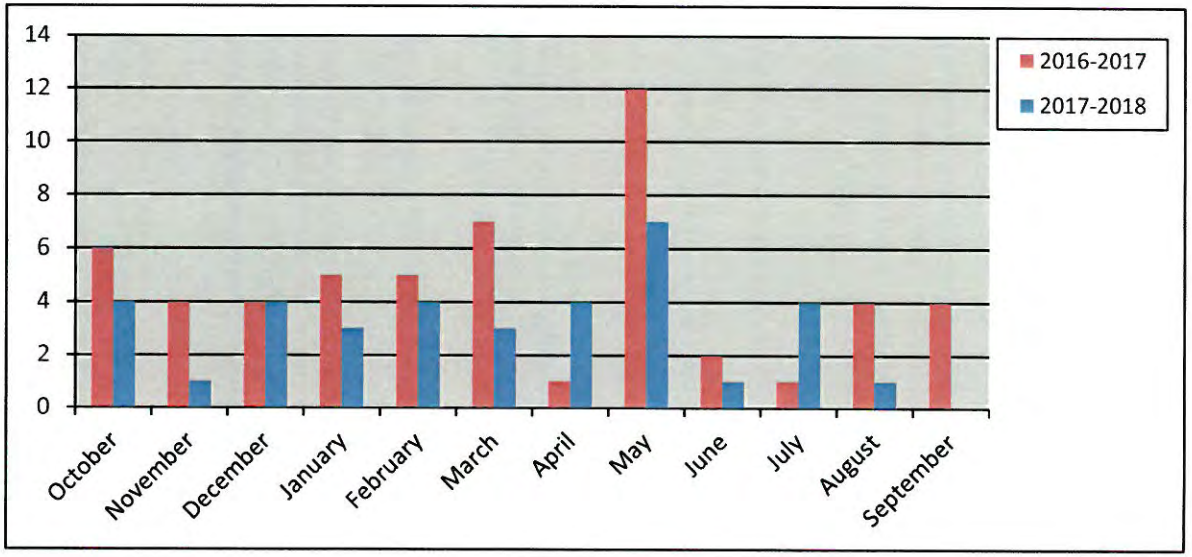
Commercial Remodel Permits Calendar Year

	Year	
	2017	2018
January	5	3
February	5	4
March	7	3
April	1	4
May	12	7
June	2	1
July	1	4
August	4	1
September	4	
October	4	
November	1	
December	4	
Totals	**50**	**27**



Commercial Remodel Permits Fiscal Year

	Year	
	2016-2017	2017-2018
October	6	4
November	4	1
December	4	4
January	5	3
February	5	4
March	7	3
April	1	4
May	12	7
June	2	1
July	1	4
August	4	1
September	4	
Totals	**55**	**36**



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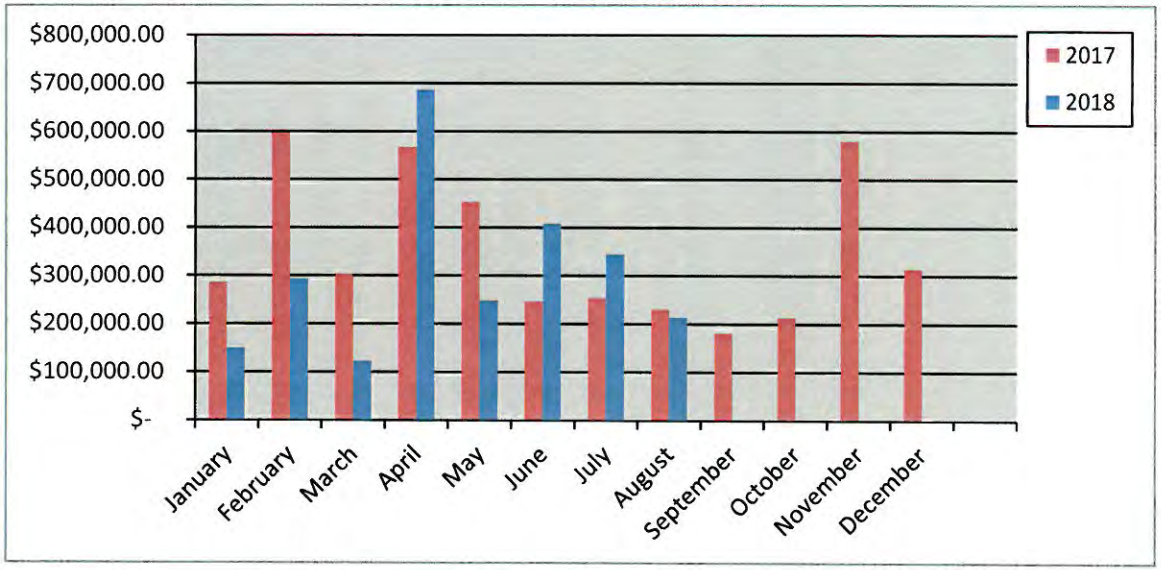
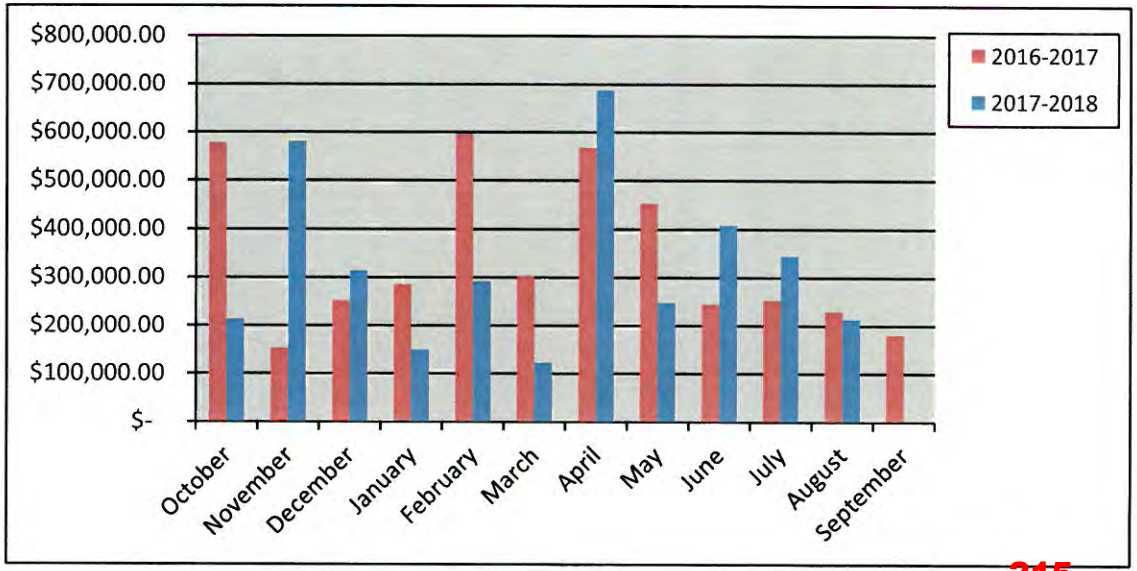
Total Fees Collected Calendar Year

Year	2017	2018
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	$ 291,324.78
March	$ 302,406.79	$ 122,271.28
April	$ 566,291.24	$ 686,154.89
May	$ 451,389.66	$ 247,465.55
June	$ 244,930.08	$ 406,799.91
July	$ 252,374.52	$ 343,682.23
August	$ 229,266.56	$ 212,643.16
September	$ 180,561.41	
October	$ 212,560.59	
November	$ 579,208.80	
December	$ 313,423.19	
Totals	**$ 4,213,035.44**	**$ 2,459,430.34**



Total Fees Collected Fiscal Year

Year	2016-2017	2017-2018
October	$ 576,222.20	$ 212,560.59
November	$ 152,701.44	$ 579,208.80
December	$ 251,265.83	$ 313,423.19
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	$ 291,324.78
March	$ 302,406.79	$ 122,271.28
April	$ 566,291.24	$ 686,154.89
May	$ 451,389.66	$ 247,465.55
June	$ 244,930.08	$ 406,799.91
July	$ 252,374.52	$ 343,682.23
August	$ 229,266.56	$ 212,643.16
September	$ 180,561.41	
Totals	**$ 4,088,032.33**	**$ 3,564,622.92**



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City of Rockwall
PERMITS ISSUED
For the Period 8/1/2018 thru 8/31/2018

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0027 02/21/2018 08/14/2018	CO SHELL ACTIVE	2268 Lakeshore Dr. N 0124-0000-0008-04-0R Lakeshore Commons Shopping Center - SHELL	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Moore Worth investments llc	8445 Freeport Parkway #175, Irving, TX 75063	
BUS OWNER	Moore Worth investments llc	8445 Freeport Parkway #175, Irving, TX 75063	
CONTRACTOR	Serene Builder	1350 E Arapaho #212, Richardson, TX 75081	(972) 454-0054
INSP RPT EMAIL	Moore Worth investments llc	8445 Freeport Parkway #175, Irving, TX 75063	
MECH CONTR	N/A	, ,	
OWNER	Moore Worth investments llc	8445 Freeport Parkway #175, Irving, TX 75063	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0059 05/21/2018 08/28/2018	CO INTERIOR Active	991 IH 30 105 4831-0000-0006-00-0R Apple Nail & Spa	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Trang Truong	991 IH 30, Rockwall, TX 75087	
BUS OWNER	Trang Truong	991 IH 30, Rockwall, TX 75087	
OWNER	EXCEL, ROCKWALL LLC	, SAN DIEGO, CA 92128	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0061 05/22/2018 08/30/2018	CO BUSINESS Active	118 National Dr. 0128-0000-0002-23-0R The Paradigm Market	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Laci Tharp	10532 CR 2452, Royse City, Tx 75189	(972) 772-0209
BUS OWNER	Laci Tharp	118 National Dr., Rockwall, TX 75032	(971) 285-3113
CONTRACTOR	Laci Tharp	118 National Dr., Rockwall, TX 75032	(971) 285-3113
OWNER	Scott Free Invetments	118 NATIONAL DR, ROCKWALL, TX 75032	(972) 772-0209

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0074 06/29/2018 08/20/2018	CO INTERIOR Active	2135 Ridge Rd. 106 5355-000A-0001-00-0R Vacation Day Spa	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Sunny Stores LLC	707 Brazos Way, Rockwall, TX 75032	(817) 267-6352
BUS OWNER	Sunny Stores LLC	2135 Ridge Rd. #106, Rockwall, TX 75087	(817) 267-6352
OWNER	IN, KYUNG H & JUNG OH	512 SUNSTONE DR, IRVING, TX 75060-6776	

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0079 07/11/2018 08/15/2018	CO NEW CONSTRUCTION Active	2301 John King Blvd 0025-0000-0007-01-0R Dr. Gene Burton College & Career Academy	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number

City of Rockwall
PERMITS ISSUED
For the Period 8/1/2018 thru 8/31/2018

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
APPLICANT	Northstar Builders Group, LL	270 N Denton Tap, #250, Coppell, TX 75019		(972) 745-6900	
BUS OWNER	Rockwall ISD	1050 Williams St., Rockwall, TX 75087		(469) 698-0660	
CONTRACTOR	Northstar Builders Group, LL	270 N Denton Tap, #250, Coppell, TX 75019		(972) 745-6900	
INSP RPT EMAIL	Northstar Builders Group, LL	270 N Denton Tap, #250, Coppell, TX 75019		(972) 745-6900	
OWNER	ROCKWALL, INDEPENDEI	, ROCKWALL, TX 75087			
CO2018-0082 07/25/2018 08/23/2018	CO BUSINESS Active	2309 Goliad St S 105 0065-0000-0002-03-0R Era Pedi Spa	0.00	76.50	76.50
Contact Type	**Contact Name**	**Contact Address**		**Phone Number**	
APPLICANT	Kim Nguyen	2013 Stagecoach Trail, Heartland, TX 75126		(713) 499-0688	
BUS OWNER	Kim Nguyen	2013 Stagecoach Trail, Heartland, TX 75126		(713) 499-0688	
BUSINESS	Era Pedi Spa	2309 Goliad S 105, Rockwall, TX 75032		(972) 722-2041	
OWNER	Tiet Thi Le	2309 S. Goliad St. 103, Rockwall, TX 75032		(972) 768-7033	
CO2018-0084 07/26/2018 08/14/2018	CO BUSINESS Active	824 Steger Towne Rd 5067-000A-0001-00-0R F45	0.00	76.50	76.50
Contact Type	**Contact Name**	**Contact Address**		**Phone Number**	
APPLICANT	John McVaney	906 Chinquapia Place, Houston, TX 77094		(713) 416-5072	
BUS OWNER	John McVaney	824 Steger Towne Rd., Rockwall, TX 75032		(713) 416-5072	
BUSINESS	F45	824 Steger Towne Rd, Rockwall, TX 75032		(469) 769-1747	
OWNER	Steger Towne Crossing	2331 Gus Thomasson #126, Dallas, TX 75228		(214) 321-4151	
CO2018-0085 07/26/2018 08/24/2018	CO NEW CONSTRUCTION Active	912 IH 30 E 0145-0000-0004-00-0R Texas Roadhouse	0.00	76.50	76.50
Contact Type	**Contact Name**	**Contact Address**		**Phone Number**	
BUS OWNER	Roadhouse Enterprises, Inc.	6040 Dutchmans Lane, Louisville, KY 40205		(502) 855-5556	
BUSINESS	Texas Roadhouse	912 IH 30 E, ROCKWALL, TX 75087			
OWNER	Texas Roadhouse Holding LL	6040 Dutchmans Lane, Louisville, KY 40205		(502) 855-5556	
CO2018-0090 08/02/2018 08/16/2018	CO INTERIOR Active	2346 Greencrest Blvd. 5226-000A-0001-00-0R Davita Dialysis	0.00	76.50	76.50
Contact Type	**Contact Name**	**Contact Address**		**Phone Number**	
APPLICANT	Alan Siggers	2000 162 Street, Denver, CO 80202		(972) 722-4781	
BUS OWNER	Davita Dialysis	2000 162 Street, Denver, CO 80202		(972) 722-4781	
CONTRACTOR	Wier Enterprises	2400 W 34th St., Houston, TX 77008		(713) 807-1473	
OWNER	JLIU, ASSET MANAGEMEI	2010 VALLEY VIEW LN STE 300, DALLAS, TX 75234		(214) 217-8250	

City of Rockwall
PERMITS ISSUED
For the Period 8/1/2018 thru 8/31/2018

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0092 08/06/2018 08/27/2018	CO BUSINESS Active	206 N Fannin St. 3780-0003-000A-00-0R Wells Cattle Company, Restaurant & Market	0.00	76.00	76.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Lee Wells	206 N Fannin St, ROCKWALL, TX 75087	
BUS OWNER	Lee Wells	206 N Fannin St., Rockwall, TX 75087	(903) 453-4191
BUSINESS	Wells Cattle Co. & Restauran	118 Woodcreek, Rockwall, TX 75032	(903) 453-4191
OWNER	Lynne Lueb	166 Sydney Ln, Royse City, TX 75087	(214) 882-0433

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0095 08/17/2018 08/22/2018	CO INTERIOR Active	2309 Goliad St S 107 0065-0000-0002-03-0R PPG Paints	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Daniel Powell	400 Berha Lamme Dr., Cranberry Township, PA 16066	(469) 769-1753
BUS OWNER	Daniel Powell	400 Berha Lamme Dr., Cranberry Township, PA 16066	(469) 769-1753
ELEC CONTR	C & F Electrical Co.	P O Box 998, ROCKWALL, TX 75087	(972) 771-1131
MECH CONTR	Express Service Contractors	P. O. BOX 1012, ROCKWALL, TX 75087	(972) 771-7807
OWNER	LEVO, GROUP LLC	11 HAWTHORNE CIR, ALLEN, TX 75002	
PLB CONTR	Saffell Plumbing	P. O. BOX 150347, DALLAS, TX 75315-0347	(214) 426-2355

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0096 08/17/2018 08/18/2018	CO BUSINESS Active	2268 N. Lakeshore Dr. 108 0124-0000-0008-04-0R Super Cuts	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Laila Viran	, ,	(214) 343-9400
BUS OWNER	Asif Jadhowji	2268 Lakeshore Dr. #108, Rockwall, TX 75087	
CONTRACTOR	Tuscana Floorings	2700 Forest Ln, ,	
OWNER	MASON BISHOP	5001 SPRING VALLEY RD. SUITE 400W, Dallas, TX 75244	(972) 774-2507

Total Valuation: 0.00
Total Fees: 911.50
Total Fees Paid: 911.50

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ROCKWALL FIRE Department

Monthly Report

August 2018

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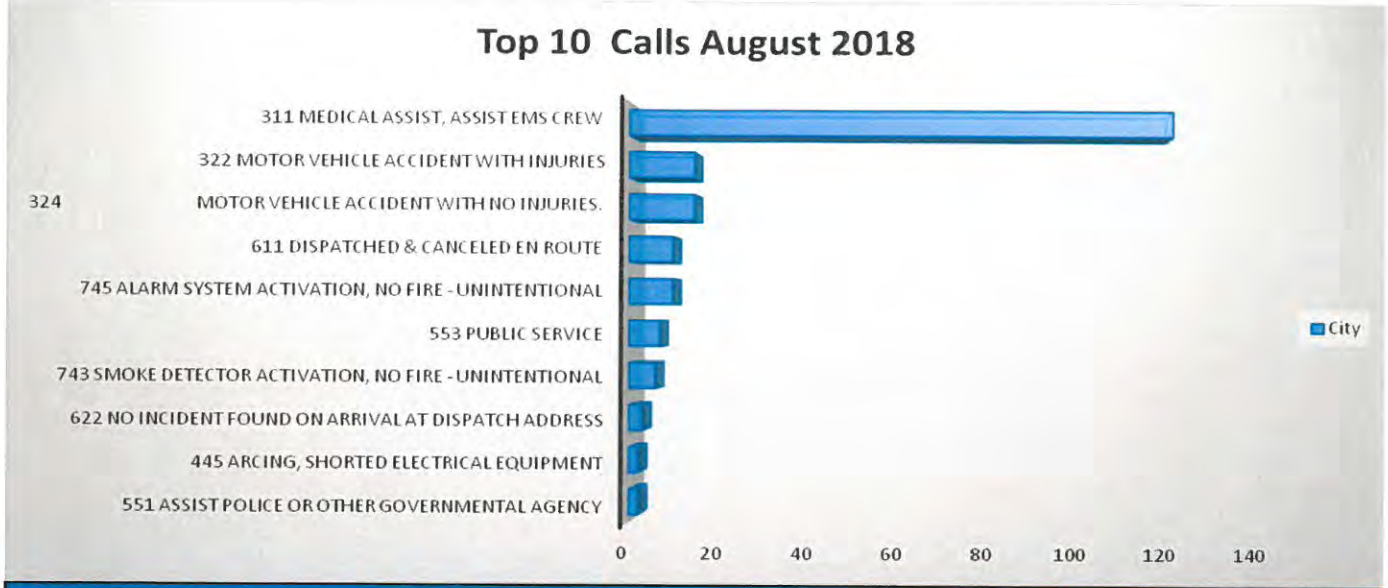
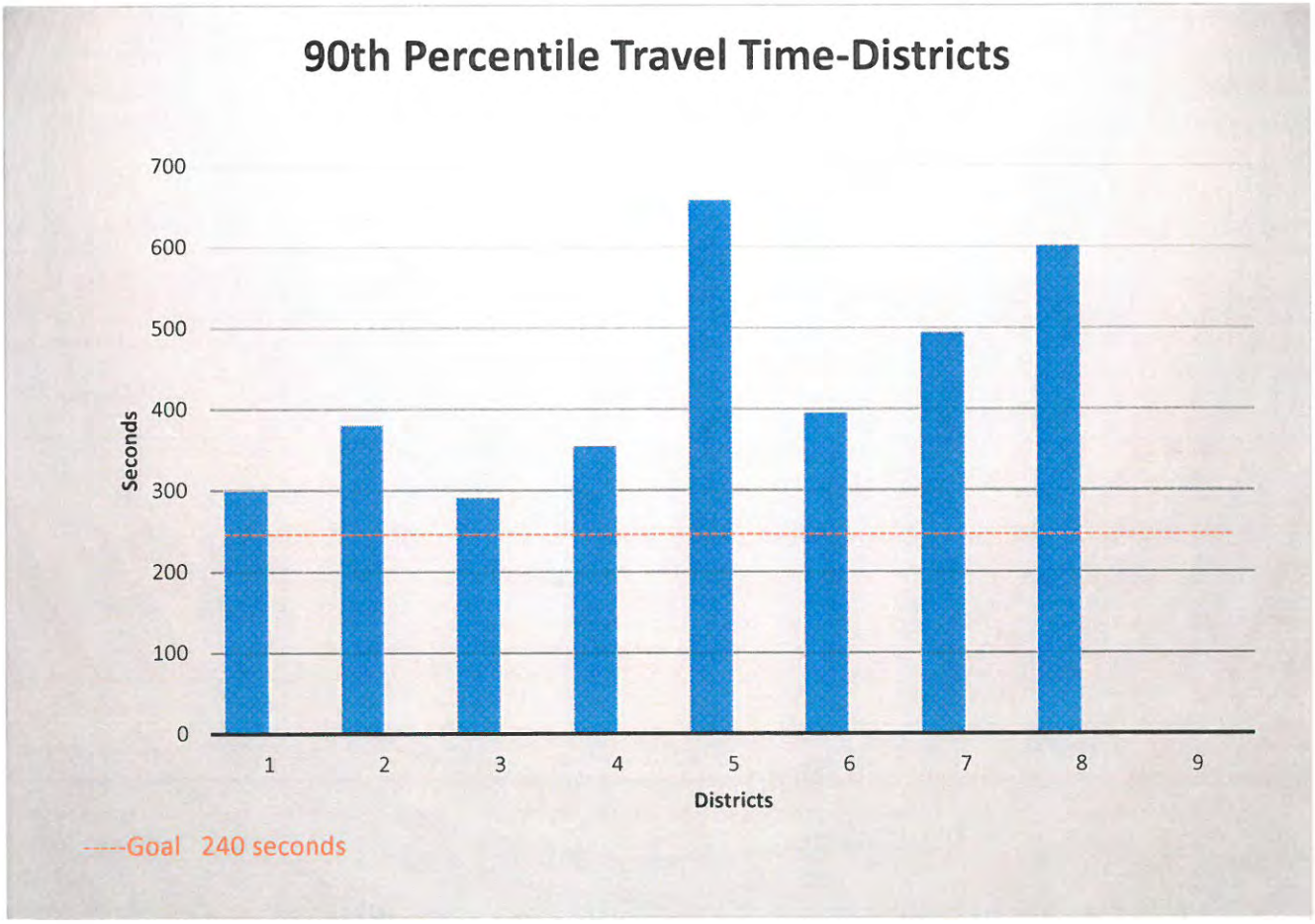
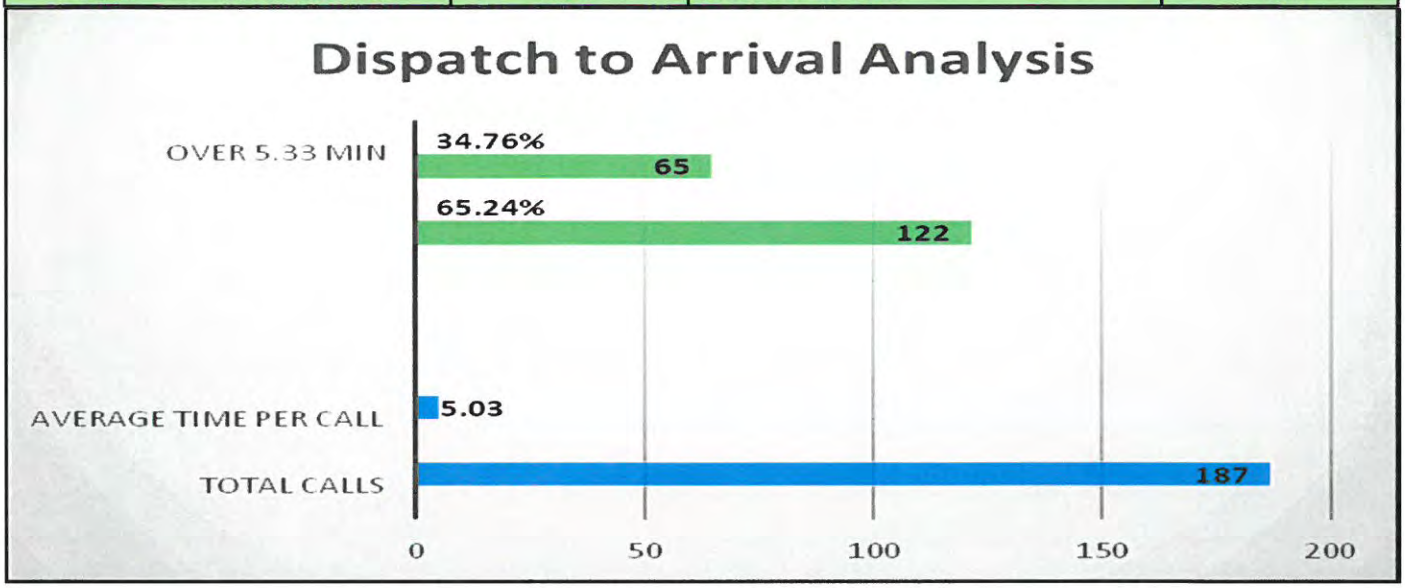


August 2018- All Calls	
Situation Type	City
111 Building fire	3
311 Medical assist, assist EMS crew	124
322 Motor vehicle accident with injuries	15
324Motor vehicle accident with no injuries.	15
412 Gas leak (natural gas or LPG)	5
442 Overheated motor	1
444 Power line down	2
445 Arcing, shorted electrical equipment	2
550 Public service assistance, other	1
553 Public service	7
611 Dispatched & canceled en route	10
622 No incident found on arrival at dispatch address	3
733 Smoke detector activation due to malfunction	10
735 Alarm system sounded due to malfunction	6
743 Smoke detector activation, no fire - unintentional	6
745 Alarm system activation, no fire - unintentional	10
411 Gasoline or other flammable liquid spill	4
151 Outside rubbish, trash or waste fire	1
361 Swimming/recreational water areas rescue	1
365 Watercraft rescue	1
131 Passenger vehicle fire (cars, pickups, SUV's)	2
143 Grass fire	1
511 Lock-out	1
710 Malicious, mischievous false call, other	1
112 Fires in structure other than in a building	1
132 Road freight or transport vehicle fire (Commercial Vehicles)	1
134 Water vehicle fire	1
161 Outside storage fire	1
300 Rescue, EMS incident, other	1
350 Extrication, rescue, other	1
352 Extrication of victim(s) from vehicle	1
353 Removal of victim(s) from stalled elevator	1
441 Heat from short circuit (wiring), defective/worn	1
460 Accident, potential accident, other	1
463 Vehicle accident, general cleanup	1
551 Assist police or other governmental agency	2
555 Defective elevator, no occupants	1
561 Unauthorized burning	1
651 Smoke scare, odor of smoke	1
652 Steam, vapor, fog or dust thought to be smoke	1
700 False alarm or false call, other	1
734 Heat detector activation due to malfunction	1
736 CO detector activation due to malfunction	1
911 Citizen complaint	1
Totals	**253**

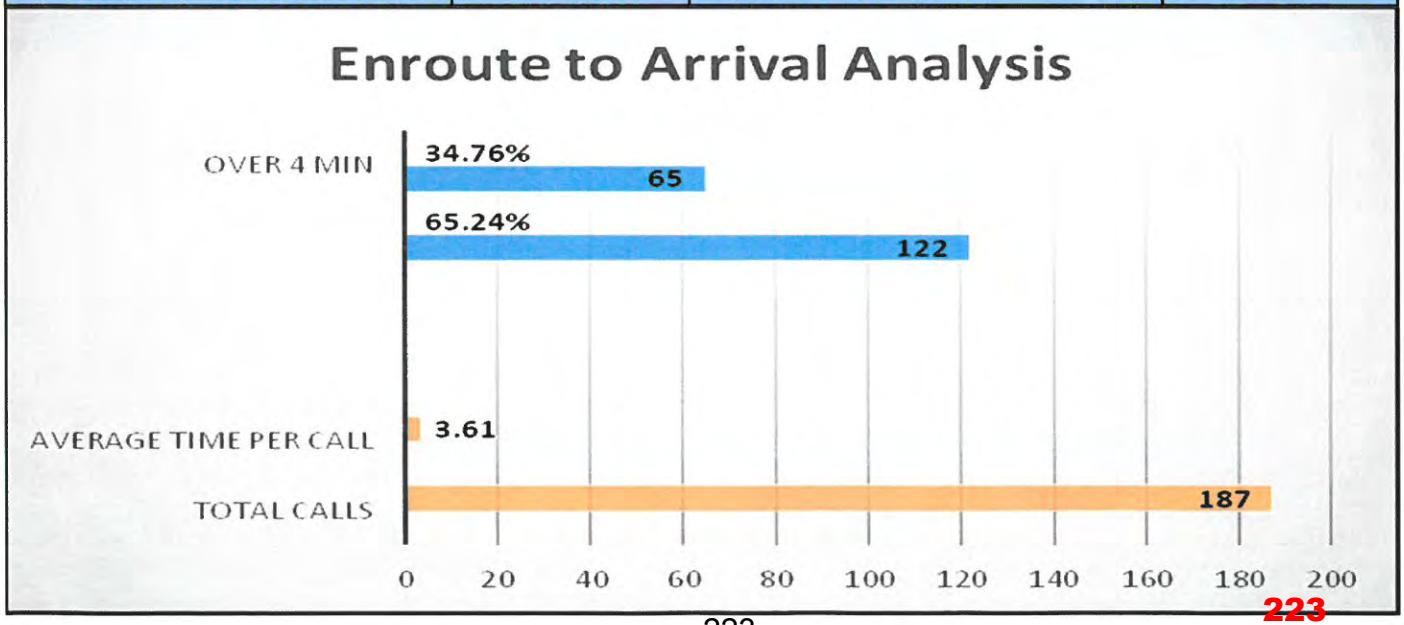
% 4 min or less	Travel Time Analysis-*By District* (No Mutual Aid) All Code 3 calls including EMS, not including Cancelled EnRoute	Total Number of Calls	Average Drive Time Minutes	Percent of Runs per Station
	100s with Station 1			
80%	On Scene in 4.0 minutes or less	47	3.13	25.13%
	200s with Station 2			
72%	On Scene in 4.0 minutes or less	57	3.25	30.48%
	300s with Station 3			
74%	On Scene in 4.0 minutes or less	20	2.86	10.70%
	400s with Station 4			
79%	On Scene in 4.0 minutes or less	42	1.36	22.46%
	500s w/out Station			
25%	On Scene in 4.0 minutes or less	7	6.37	3.74%
	600s w/out Station			
100%	On Scene in 4.0 minutes or less	6	5.41	3.21%
	700s w/out Station			
67%	On Scene in 4.0 minutes or less	5	5.21	2.67%
	800s w/out Station			
8%	On Scene in 4.0 minutes or less	3	7.33	1.60%
	900s w/out Station			
0%	On Scene in 4.0 minutes or less			
	1000s w/out Station			
N/A	On Scene in 4.0 minutes or less			
	Total Calls	187		



Dispatch to Arrival Analysis-All (No Mutual Aid)				Total Calls
59%	On Scene in	5.3	minutes or less	122
71%	On Scene in	6.0	minutes or less	152
85%	On Scene in	7.0	minutes or less	162
94%	On Scene in	8.0	minutes or less	179
95%	On Scene in	9.0	minutes or less	180
98%	On Scene in	22.0	minutes or less	187



Enroute to Arrival Analysis-All (No Mutual Aid)				Total Calls
64%	On Scene in	4.0	minutes or less	122
80%	On Scene in	5.0	minutes or less	152
92%	On Scene in	6.0	minutes or less	175
95%	On Scene in	7.0	minutes or less	180
96%	On Scene in	8.0	minutes or less	182
98%	On Scene in	22.0	minutes or less	187



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Total Dollar Losses

August 2018

City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 09/21/2018 14:21
Login ID: rck\sdean
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$95,876.00	$21,878.00	$0.00	$522,248.00	$230,920.68
Total Content Loss:	$12,281.40	$10,439.00	$0.00	$169,216.80	$136,605.82
Total Property Pre-Incident Value:	$811,930.00	$323,020.00	$0.00	$1,853,230.00	$1,152,379.15
Total Contents Pre-Incident Value	$256,005.00	$1,000.00	$0.00	$695,573.00	$646,811.49
Total Losses:	$108,157.40	$32,317.00	$.00	$691,464.80	$108,157.40
Total Value:	$1,067,935.00	$324,020.00	$.00	$2,548,803.00	$1,799,190.64

Fire Marshal Division

Monthly Report - August 2018

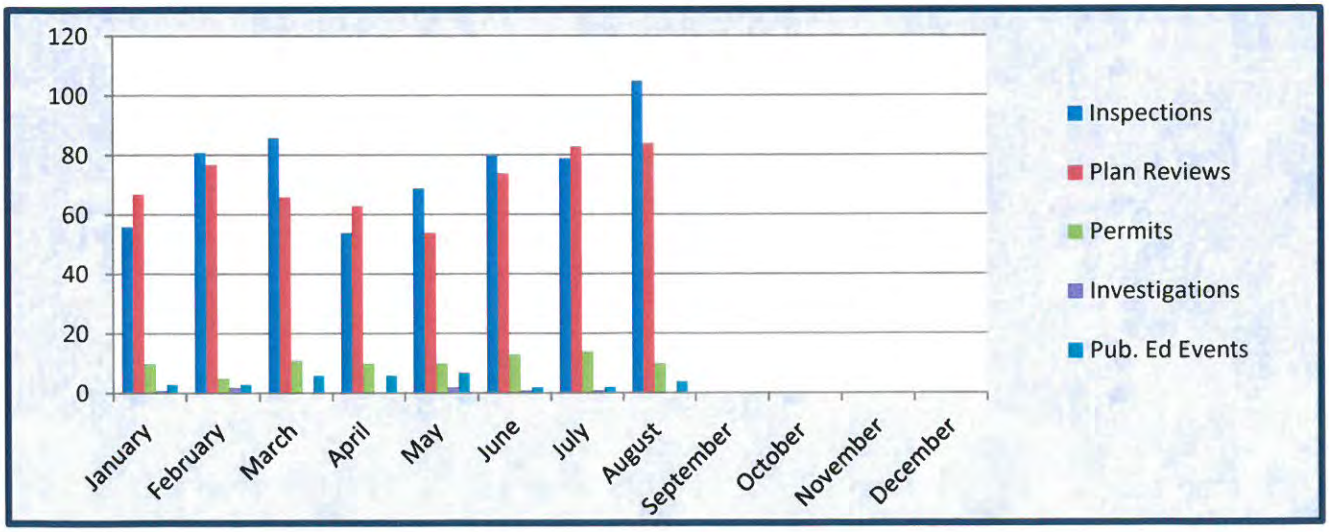
Inspection Status Report	
Finaled Inspections	50
Pending Inspections	55
Total for the Month	**105**

Fire Investigations Status Report	
Active Investigations	0
Closed Investigations	0
Pending Investigations	0
Total for the Month	**0**

Plan Review Report	
Capital Improvements	1
CO	17
COMM	41
Engineering	3
Industrial	1
Multi Family	1
Plat	5
Site Plan	4
Special Event	2
TCO	1
Zoning	8
Total for the Month	**84**

Fire Permit Report	
Fire Alarm	3
Fire Sprinkler	4
Fire Sprinkler Monitoring System	1
CO2 System	1
Kitchen Suppression	1
Total for the Month	**10**

Public Education Events	
Total for the Month	**4**



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Key Projects:

(1) **Asset Management System**. Address geocode maintenance / clean up, Report templates

(2) **Outside Agencies / Citizens**. NCTCOG, AT&T, Atmos, Rockwall County

(3) **Engineering/Public Works**. Blackland / RCH Meter Vault research, LIDAR Data to consultants, CIP-Impact Fee-Oversize participation, Pipeline Analysis data upload, CIP 10 year plan mapping, Multi-family -Group Quarters mapping, GPS & digitization of Ridge Rd storm line, Master plans added to online maps

(4) **Planning Department**. Zoning tool calculations, Retail app, Permitting software research, Case maps assistance, Future Land Use Maps for cases, Various data links online

(5) **GIS**. 911 Addressing/Street naming, NCTCOG NG911 new replica, New GIS Tech training and utility data incorporation, ESRI Community Maps update, GIS Day preparations, Restaurant map update, Brochure updates, GPS projects, Building footprint updates

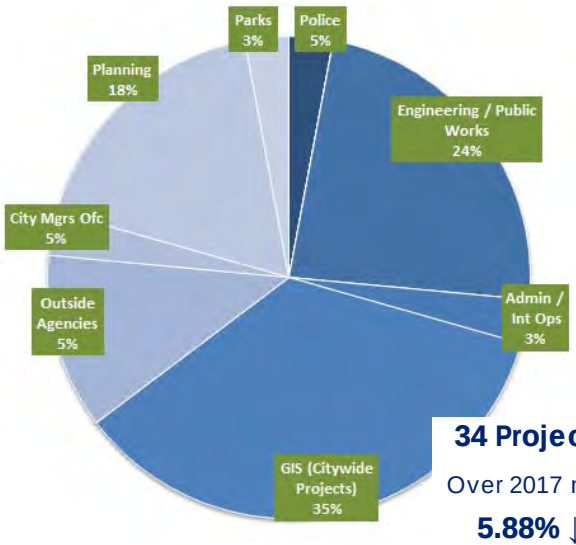
(6) **Police.** NWS update and countywide data incorporation

(7) **Fire Department**. CrewForce map research

(8) **Admin / CMO / Internal Ops.-** Updated street map for upcoming elections

(9) **Parks & Rec.-** Rib Rub map/planning

Monthly Project Request by Department:



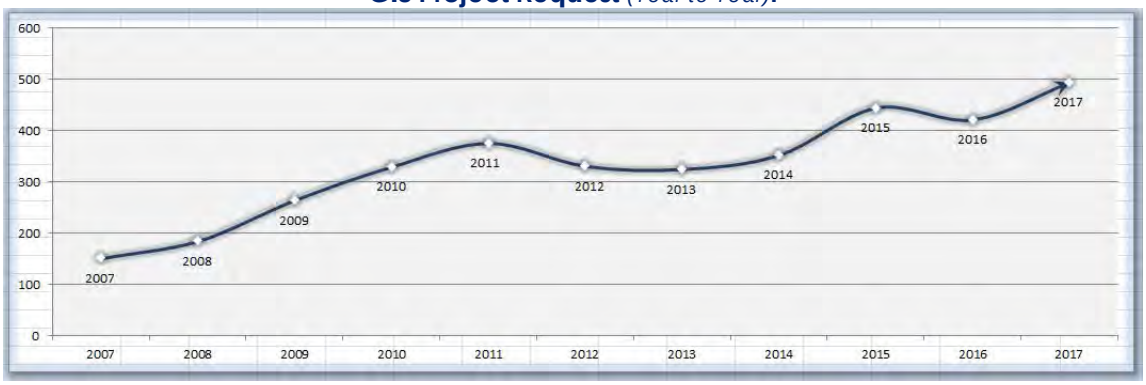
34 Projects

Over 2017 mo.

5.88% ↓

Admin / HR / Internal Ops	1
Building Inspections	0
Citizen Request	0
City Council	0
City Manager's Office	0
Neighborhood Improvement Services	0
Engineering / Public Works	8
Finance / Utility Billing	0
Fire Department	1
GIS (Citywide Projects)	12
IT	0
Main Street Program	0
Outside Agencies	4
Parks and Recreation	1
Planning	6
Police Department	1
REDC	0
Total	**34**

GIS Project Request *(Year to Year)*:



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Rockwall Police Department
Harbor District Call For Service
August 2018

Incident Number	Date	Time	Common Name	Incident Type	Incident CFS Disposition
2018-00025894	08/12/2018	13:42:48	Hilton Hotel	BMV	RT
2018-00025178	08/05/2018	11:38:53	The Harbor	Civil Matter	NR
2018-00026125	08/14/2018	22:41:47	Cinemark Movies 12	Disorderly Conduct	NR
2018-00026621	08/18/2018	19:48:38	Hilton Hotel	Disturbance	NR
2018-00027488	08/25/2018	16:32:03	The Harbor	Investigation	C
2018-00024894	08/03/2018	01:58:35	En Fuego Tobacco Shop	Investigation	NR
2018-00025042	08/04/2018	00:57:56	Cinemark Movies 12	Investigation	NR
2018-00026687	08/19/2018	12:01:35	Hilton Hotel	Motor Vehicle Theft	NR
2018-00024797	08/02/2018	04:32:38	Hilton Hotel	Property	RT
2018-00028070	08/30/2018	00:21:01	Hilton Hotel	Suspicious Activity	NR
2018-00027762	08/27/2018	21:34:04	Hilton Hotel	Suspicious Activity	NR
2018-00026490	08/17/2018	20:19:13	Cinemark Movies 12	Suspicious Activity	NR
2018-00024718	08/01/2018	12:37:41	Cinemark Movies 12	Suspicious Activity	NR
2018-00028300	08/31/2018	22:36:53	The Harbor	Disturbance	NR
2018-00027654	08/26/2018	23:50:48	The Harbor	Welfare Concern	NR
2018-00028210	08/31/2018	00:37:44	Hilton Hotel	Welfare Concern	NR

Common Name	
Cinemark Movies 12	4
En Fuego Tobacco Shop	1
Hilton Hotel	7
The Harbor	4
	16

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
FACILITY MAINTENANCE REQUESTS FOR SERVICE
AUGUST 2018

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	3	3	0	100%
ADMINISTRATIVE SERVICES	4	4	0	100%
AIRPORT	6	6	0	100%
ANIMAL SERVICES	12	12	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	4	4	0	100%
ENGINEERING	5	5	0	100%
FINANCE	15	15	0	100%
FIRE DEPARTMENT	40	40	0	100%
INTERNAL OPERATIONS	112	112	0	100%
MUNICIPAL COURT	35	35	0	100%
PARKS & RECREATION	26	26	0	100%
PLANNING & ZONING	8	8	0	100%
POLICE DEPARTMENT	44	44	0	100%
PUBLIC WORKS	9	9	0	100%
UTILITY BILLING	0	0	0	0%
TOTAL	323	323	0	100%

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F46 Ralph M Hall Rockwall Municipal Airport

Operations Report August 2018

Fuel Sales

	Gallons Sold	Gross Sales
Jet - A Sales	280	$1,106.00
Av-Gas Sales	4010.7	$17,246.00
Total Fuel Sales	4290.7	$18,352.00

Hangar Rental Revenue

Overnight Tiedown	$21.00	
Covered Overnight Tiedown	$30.00	
Open T Hangar	$4,080.00	tenant paid 8 mo.back rent
Enclosed Hangar	$120.00	
Community Hangar	$580.00	
Total Hangar Rentals	$4,831	

Hangar Occupancy

	Total Hangars	Qty Rentable	Quantity Leased	Occupancy Rate
Open T Hangars	46	43	40	87%
Enclosed Hangars	2	1	1	50%
Community Hangar	1	1	1	100%
Total Hangar Occupancy				79%

City Revenue	Fee Rate	Hangar Rental	Fuel Flowage	Total Due
Fuel Sales (Gallons Sold)	$0.10		4,290.70	$429.07
Hangars	5.00%	$4,831.00		$241.55
Total Fees Due				$670.62

2018

August

Day		Piston			Turbo Prop			JET	
		Single Engine	Multi-Engine	Helicopter	Single Engine	Multi-Engine	Helicopter		
Wed	1	13		18					
Thur	2	32		23					
Fri	3	19	1	21					
Sat	4	36		7					
Sun	5	12		10					
Mon	6	15		13					
Tues	7	17		10					
Wed	8	18		3					
Thur	9	6		10					rain
Fri	10	9		1					rain
Sat	11			1					rain
Sun	12	10	2	3					rain
Mon	13								rain
Tues	14		1	8					ovc
Wed	15	31		13					
Thur	16	20		2					
Fri	17	31		12	1				
Sat	18	36							
Sun	19	22		3					
Mon	20	38	6	7					
Tues	21		2	2					
Wed	22	18	2	10					
Thur	23	34	1	9					
Fri	24	23		10					windy
Sat	25	29		13					
Sun	26	15		6					windy
Mon	27	32	2	9					
Tues	28	16	1	1					
Wed	29	10	3	18					
Thur	30	10		18					
Fri	31	31	1	4	1				

TOTALS:	583	22	265	2	0	0	0

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Rockwall Police Department

Monthly Activity Report

August-2018

ACTIVITY	CURRENT MONTH AUGUST	PREVIOUS MONTH JULY	YTD 2018	YTD 2017	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	0	1	0	**100.00%**
Sexual Assault	2	0	7	7	**0.00%**
Robbery	0	1	5	4	**25.00%**
Aggravated Assault	5	0	13	18	**-27.78%**
Burglary	2	1	22	54	**-59.26%**
Larceny	66	49	457	388	**17.78%**
Motor Vehicle Theft	6	5	36	32	**12.50%**
TOTAL PART I	**81**	**56**	**541**	**503**	**7.55%**
TOTAL PART II	**141**	**140**	**1195**	**1284**	**-6.93%**
TOTAL OFFENSES	**222**	**196**	**1736**	**1787**	**-2.85%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	17	19	132	145	**-8.97%**
D.W.I.	31	21	174	141	**23.40%**
ARRESTS					
FELONY	27	26	238	251	**-5.18%**
MISDEMEANOR	73	71	582	641	**-9.20%**
WARRANT ARREST	20	13	104	133	**-21.80%**
JUVENILE	4	0	37	61	**-39.34%**
TOTAL ARRESTS	**124**	**110**	**961**	**1086**	**-11.51%**
DISPATCH					
CALLS FOR SERVICE	1437	1460	11037	12163	**-9.26%**
ACCIDENTS					
INJURY	20	3	102	129	**-20.93%**
NON-INJURY	64	45	424	438	**-3.20%**
FATALITY	0	1	2	4	**-50.00%**
TOTAL	**84**	**49**	**528**	**571**	**-7.53%**

ROCKWALL NARCOTICS UNIT

Number of Cases	**1**
Arrests	**3**
Arrest Warrants	**1**
Search Warrants	**1**
Seized	
Heroin	10 Kilograms

Rockwall Police Department

Dispatch and Response Times

August 2018

Police Department

	Average Response Time		
Priority 1		Number of Calls	**80**
Call to Dispatch	0:01:35		
Call to Arrival	0:06:31		
% over 7 minutes	34%		

	Average Response Time		
Priority 2		Number of Calls	**264**
Call to Dispatch	0:03:21		
Call to Arrival	0:09:32		
% over 7 minutes	53%		

	Average Response Time		
Priority 3		Number of Calls	**56**
Call to Dispatch	0:08:34		
Call to Arrival	0:17:15		
% over 7 minutes	68%		

Average dispatch response time goals are as follows:
Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

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PARTICIPATION



MOTHER SON DANCE: 49 RESIDENT 27 NON-RES
76 TOTAL



FAMILY FUN FRIDAY@ SHORES PARK- 100
PARTICIPANTS



WOOFSTOCK @HARRY MYERS
100 PARTICPANTS

MONTHLY OVERVIEW	AUG '18
Part Time Labor Hours	62
Program Offerings	12
Program Participants	147
Resident Participants	106
Non-Resident Participants	41
Programs that Made	11
Cancelled Programs	1
% of Programs Cancelled	3%

FEE BASED RESIDENT VS NON-RESIDENT

11 programs

72% 28%

ANIMAL SERVICES



AUGUST 4 SHOT CLINIC

TOTAL # OF DOGS SEEN

# OF DOGS SEEN	106
# OF CITY REGISTRATIONS	53

106



HMCC

	AUG '18
Time Blocks Rented	68
Monthly Revenue	**$2720**

HMCC RENTAL ACTIVITY BY TIME BLOCK

68 Rentals

6 - 11 AM | 11 AM - 5 PM | 5 - 11 PM





PAVILIONS

	AUG '18
Time Blocks Rented	24
Monthly Revenue	**$960**

PAVILION RENTAL ACTIVITY BY TIME BLOCK

24 Rentals

6 AM - 3 PM | 3 - 11 PM



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PARKS



FACILITY MANAGEMENT:

Overseeded the Dog Park with a 6 blend variety of Perennial Rye to protect dormant Bermuda over winter was completed on September 17th.



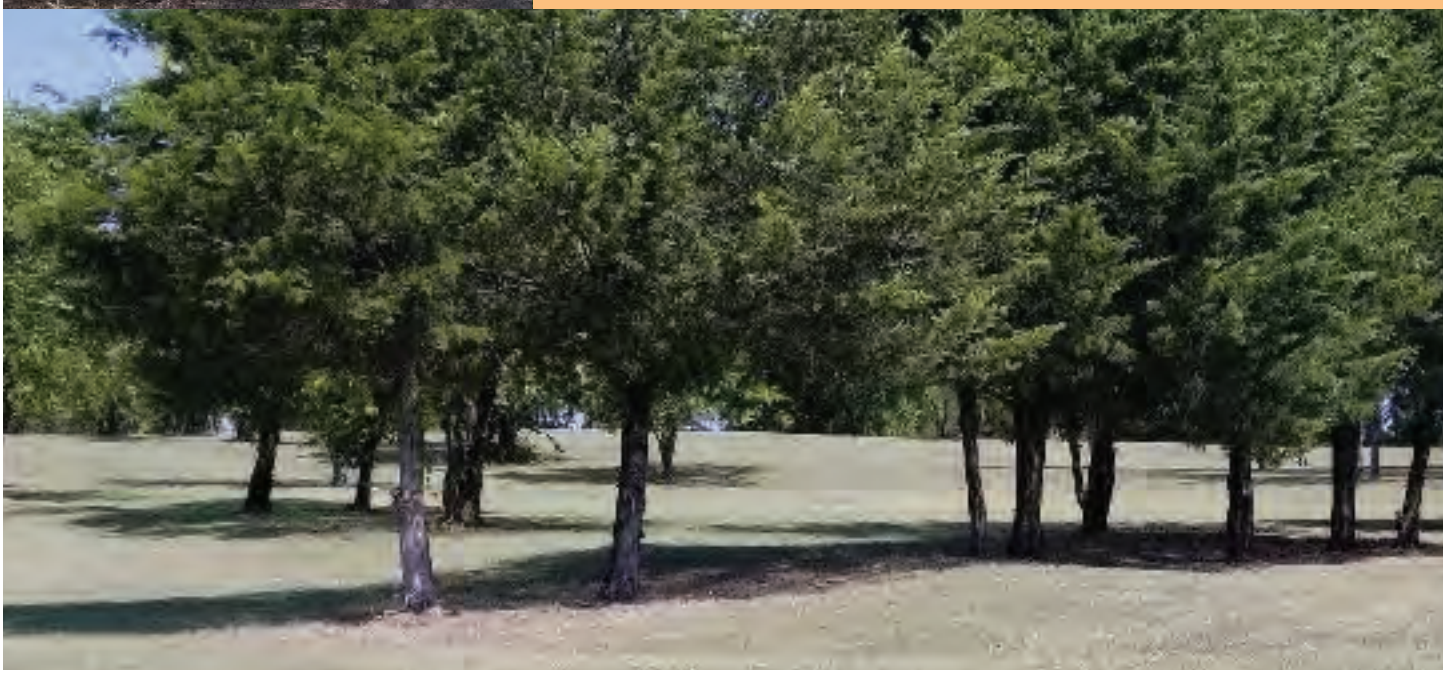
HARBOR MAINTENANCE:

Parks and Recreation staff has been in the process of renovating beds around the Harbor Fountain to install three new varieties of 3 new varieties of Azalea's this project will be complete in October



SAFETY AND FACILITY MAINTENANCE:

Parks and Recreation staff has been thoroughly cleaning up the urban forest in the disc golf course at Myers to improve playability and improve aesthetics of the course



MARKETING

FACEBOOK PAGE LIKES

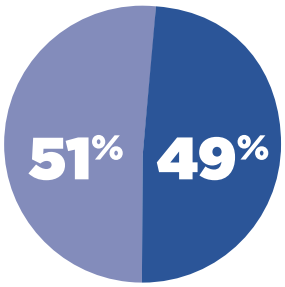
	GAIN OR LOSS
JUL	+415
AUG	+226

TOTAL LIKES THRU 8/31/2018

Like **11,729**

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

	ACCOUNTS	GAIN OR LOSS
JUL	6598	+154
AUG	6799	+217



RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

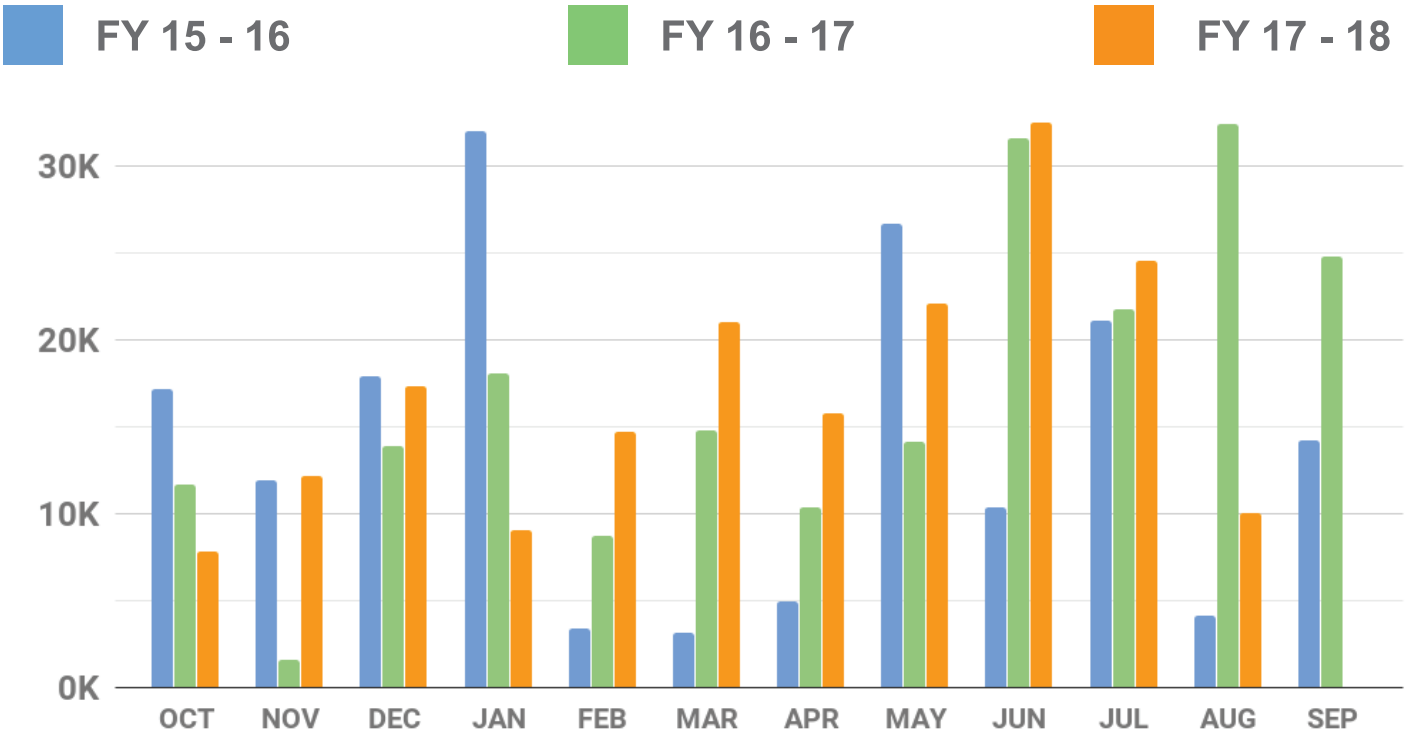
PLAYROCKWALL.COM

PAGEVIEWS Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of August 2018.	95,521
SESSIONS Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com	17,447
USERS Visitors to playrockwall.com	11,197

REVENUE

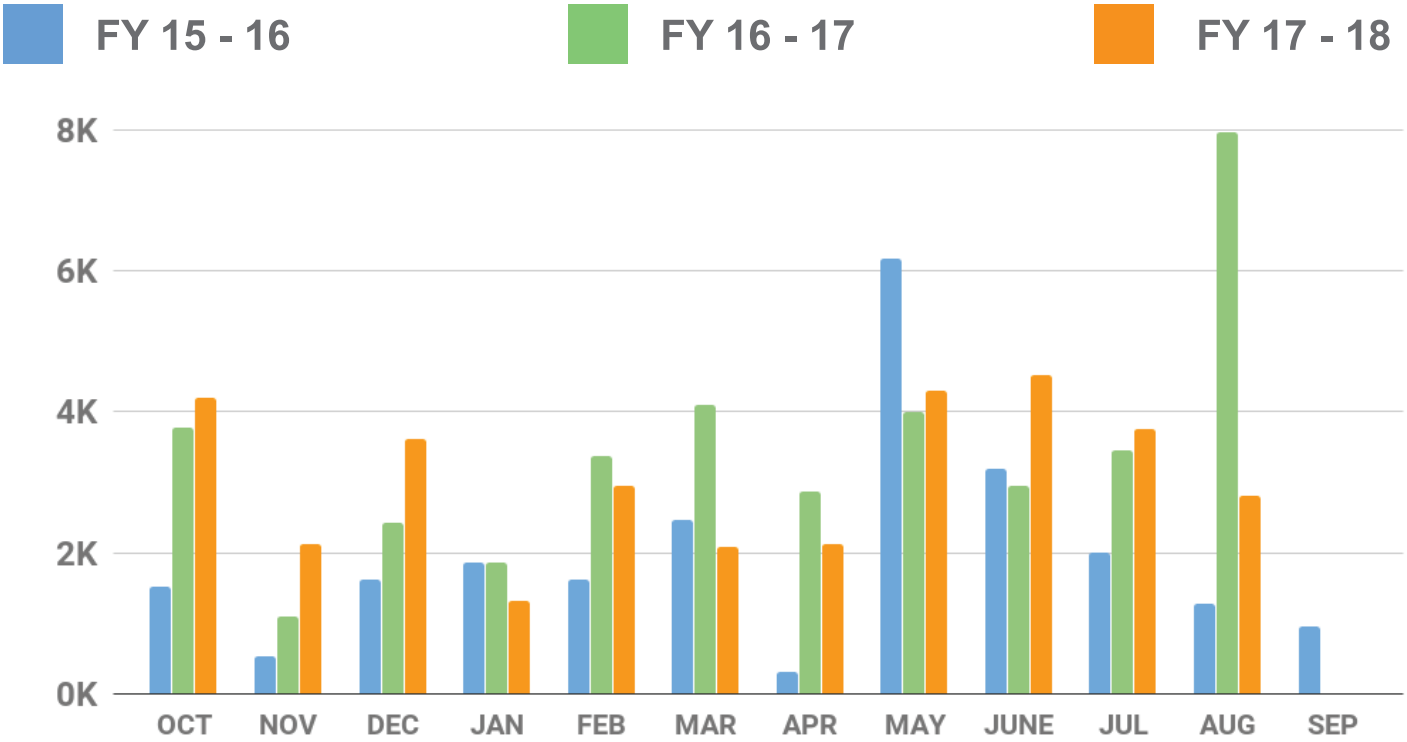
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



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Rockwall Adoption Center

2018 Animal Statistics

	ADOPTIONS	RESCUED	RETURN TO OWNER	EUTHANIZED	1045*	INTAKES	DISPOSITIONS	LIVE
	Total—Average	Total-Average	Total—Average	Total—Average	Total-Average			OUTCOME
Jan '18	75-78%	7-7%	11-12%	0-0%	0-0%	112	95	**97%**
Feb '18	90-69%	15-12%	23-18%	2-1%	0-0%	121	130	**99%**
March '18	63-56%	15-13%	28-25%	3-3%	3-3%	110	112	**94%**
April '18	52-60%	8-1%	22-25%	4-1%	0-0%	90	87	**86%**
May '18	80-63%	20-16%	19-15%	2-2%	6-5%	137	127	**94%**
June '18	75-58%	20-16%	21-16%	4-3%	9-7%	128	129	**90%**
July '18	83-65%	17-13%	27-21%	0-0%	1-1%	150	128	**99%**
August '18	90-63%	15-11%	28-20%	4-3%	5-4%	117	142	**94%**
September '18								
October '18								
November '18								
December '18								

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Rockwall Animal Adoption Center

PROFIT AND LOSS

August 2018

	TOTAL
Income	
4000 - City of Rockwall	87,796.86
4100 - Adoption Fee	
4111 Adoption Fee - Dog	4,625.00
4112 Adoption Fee - Cat	2,475.00
Total 4100 - Adoption Fee	**7,100.00**
4200 - Impound Fee	680.00
4300 - Owner Surrender	1,030.00
43400 Direct Public Support	
43410 Corporate Contributions	41.03
Total 43400 Direct Public Support	**41.03**
4350 - Quarantine Fee	380.00
4650 - Medical	1,501.00
4700 - General Donations	5,669.66
Total Income	**$104,198.55**
GROSS PROFIT	**$104,198.55**
Expenses	
5200 - Shelter Expense	
5201 - Canine Food	10.81
5203 - Medication	10,446.04
5209 - Shelter Supplies	1,565.29
5211 - Repair & Maint.	110.03
5220 - Truck Maintenance	273.49
Total 5200 - Shelter Expense	**12,405.66**
5300 - Veterinary Expense	6,523.30
5400 - Professional Services	3,221.84
65000 5000 - Administative Expense	
5002 - Website	63.83
5004 - Paypal/Intuit fee	320.51
5005 - Postage	40.90
5006 - Bank Fees	211.63
5040 - Retirement srvs - 401K	254.00
5050 - Payroll	23,278.86
5055 - Payroll Tax	1,760.60
5056 - 401K Employer/Healthcare	718.30
5099 - Misc	8,089.42
65030 5003 - Printing and Copying	294.37
65040 5001 - Supplies	154.77
65050 5060 -Telephone, Telecomm	240.00
Total 65000 5000 - Administative Expense	**35,427.19**
68300 Travel and Meetings	271.72
Total Expenses	**$57,849.71**
NET OPERATING INCOME	**$46,348.84**

	TOTAL
NET INCOME	$46,348.84

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Breast Cancer Awareness Month

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Community Planning Month

- Proclamation 12
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Chamber of Commerce Week

- Proclamation 14
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T.A.A.F. Region 7 Athlete of the Year (Keviah Ealy Recognition Day)

- TAAF Athlete of the Yr 16
- Blank Page 17

Consider approval of the minutes from the October 1, 2018 regular city council meeting, and take any action necessary.

- 10/01 CC Mtg Mins 18
- Blank Page 28

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- 10/08 CC PZ CPAC Mins 29
- Blank Page 32

Consider approval of professional engineering services contract for Cobb, Fendley & Associates, Inc. to perform the engineering design services and specifications for the Turtle Cove Blvd from Ridge Rd to Railroad Tracks and W. Yellow Jacket Lane from Ridge Road to Greencrest Boulevard Reconstruction Project in an amount not to exceed $196,718.50, to be paid for out of the 2018 Street Bond funds, and take any action necessary.

- Memo 33
- Map 34
- Contract 35
- Blank Page 56

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- Memo 57
- Map 58
- Contract 59
- Blank Page 90

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Memo . . . 91

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Consider approving a five-year contract with Axon Enterprise Inc. and authorizing the City Manager to execute the contract for Police Taser Replacement in the amount of $116,687 to be funded out of General Fund Reserves first year cost of $17,400, and take any action necessary.

Memo . . . 93

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Consider awarding bids to Caldwell Country Chevrolet and Grapevine Dodge and authorizing the City Manager to execute Purchase Orders for multiple vehicle purchases totaling $349,003 to be funded out of the General Fund Reserves ($304,785), Water and Sewer Fund ($21,345) and Seized Funds ($22,873), and take any action necessary.

Memo . . . 95

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Consider awarding a bid to Waukesha-Pearce Industries Inc. and authorizing the City Manager to execute a Contract for the purchase and install of fixed generators at three lift stations in the amount of $234,714.80 to be funded out of the Water and Sewer Fund, Sewer Operations Budget, and take any action necessary.

memo . . . 97

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P2018-029 - Consider a request by Derek Jones of Munson Partners, LLC for the approval of a replat for Lots 1 & 2, Block A, Jones Addition, being a 0.488-acre tract of land currently identified as Lot 47A of the BF Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District and the Historic Overlay (HOV) District, addressed as 201 S. Clark Street, and take any action necessary.

P2018-029 . . . 99

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P2018-033 - Consider a request by Matthew St. Marie of G&A Consultants, LLC on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a final plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 1 being currently identified as a 21.280-acre tract of a larger 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

P2018-033 . . . 104

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Z2018-032 - Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an ordinance for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary (1st Reading).

Z2018-032 . . . 124

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Z2018-042 - Hold a public hearing to discuss and consider the approval of an ordinance for a text amendment affecting various sections of the Unified Development Code [Ordinance No. 04-38] for the purpose of generally amending the Development Standards and procedural processes for the approval of Variances, Exceptions, and Waivers, and take any action necessary (1st Reading) [Postponed to the November 5, 2018 City Council Meeting].

Memorandum . . . 180

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Z2018-043 - Hold a public hearing to discuss and consider a request by Michael Worrell of Rockwall Honda for the approval of an ordinance amending SUP No. S-76 (Ordinance No. 10-26) to allow changes to be made to an existing Motorcycle Dealership with Accessory Boat and Trailer Sales being a 1.152-acre parcel of land identified as Lot 6, Block A, Newman Center #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary (1st Reading) [Postponed to the November 5, 2018 City Council Meeting].

Memorandum . . . 182

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SP2018-028 - Discuss and consider a request by Debora Allegranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of variances to the articulation and materials requirements in conjunction with an approved site plan for a restaurant on a 1.61-acre portion of a larger 9.0142-acre parcel of land identified as Lot 1, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated west of the intersection of Mims Road and the frontage road for E. IH-30, and take any action necessary.

SP2018-028 . . . 184

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Discuss and consider directing staff to proceed with the 2018 Comprehensive Plan amendment, and take any action necessary.

Memorandum . . . 191

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Discuss and consider a policy for requiring a Traffic Impact Analysis (TIA), and take any action necessary.
Memorandum 193
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AGENDA
ROCKWALL CITY COUNCIL
Monday, October 15, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible sale or lease of real property / land in the vicinity of County Line Road pursuant to Section §551.072 (Real Property).
2. Discussion regarding potential litigation associated with Breezy Hill Road pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding (re)appointment of municipal court judge and associate judge, pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding restaurant permitting and inspections pursuant to §551.071 (Consultation with Attorney).
5. Discussion regarding management personnel and organization pursuant to §551.071 (Consultation with Attorney).
6. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

III. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, October 15, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

IV. RECONVENE PUBLIC MEETING

V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VI. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRO TEM FOWLER

VII. PROCLAMATIONS / AWARDS

p.10 **1.** Breast Cancer Awareness Month
p.12 **2.** Community Planning Month
p.14 **3.** Chamber of Commerce Week
p.16 **4.** T.A.A.F. Region 7 Athlete of the Year (Keviah Ealy Recognition Day)

VIII. OPEN FORUM

IX. CONSENT AGENDA

p.18 **1.** Consider approval of the minutes from the October 1, 2018 regular city council meeting, and take any action necessary.

p.29 **2.** Consider approval of the minutes from the October 8, 2018 joint work session meeting with the City Council, Planning & Zoning Commission, and the Comprehensive Plan Advisory Committee, and take any action necessary.

p.33 **3.** Consider approval of professional engineering services contract for Cobb, Fendley & Associates, Inc. to perform the engineering design services and specifications for the Turtle Cove Blvd from Ridge Rd to Railroad Tracks and W. Yellow Jacket Lane from Ridge Road to Greencrest Boulevard Reconstruction Project in an amount not to exceed $196,718.50, to be paid for out of the 2018 Street Bond funds, and take any action necessary.

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p.91 **5.** Consider awarding multiple bids to Trade Contractors for the construction of a Pickle Ball Court at Myers Park and authorizing the City Manager to execute contracts totaling $125,000 including project contingency to be funded out of the Recreation Development Fund, and take any action necessary.

p.93 **6.** Consider approving a five-year contract with Axon Enterprise Inc. and authorizing the City Manager to execute the contract for Police Taser Replacement in the amount of $116,687 to be funded out of General Fund Reserves first year cost of $17,400, and take any action necessary.

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p.97 **8.** Consider awarding a bid to Waukesha-Pearce Industries Inc. and authorizing the City Manager to execute a Contract for the purchase and install of fixed generators at three lift stations in the amount of $234,714.80 to be funded out of the Water and Sewer Fund, Sewer Operations Budget, and take any action necessary.

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X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

2. Appointment with County Elections Administrator, Christopher Lynch, to hear about the Precinct 1 polling location changing from Reinhardt Elementary School to the Rockwall Golf & Athletic Club Conference Center (2600 Champions Drive).

XI. PUBLIC HEARING ITEMS

p.124 **1.** **Z2018-032** - Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an **ordinance** for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary **(1st Reading)**.

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XII. ACTION ITEMS

p.184 **1.** **SP2018-028** - Discuss and consider a request by Debora Allegranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of variances to the articulation and materials requirements in conjunction with an approved site plan for a restaurant on a 1.61-acre portion of a larger 9.0142-acre parcel of land identified as Lot 1, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated west of the intersection of Mims Road and the frontage road for E. IH-30, and take any action necessary.

p.191 **2.** Discuss and consider directing staff to proceed with the 2018 Comprehensive Plan amendment, and take any action necessary.

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XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XV. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.087 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 12th day of October, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

Rockwall, Texas

Proclamation

Whereas, breast cancer is the most prevalent cancer and the second most common cause of cancer-related death among Texas women; and

Whereas, it's expected that over 18,000 new cases of female breast cancer and about 3,000 new cases of male breast cancer are expected to be diagnosed in Texas this year alone; and

Whereas, the statistics are staggering, yet we are encouraged by the physicians, researchers, public health professionals, and advocates who've made tremendous progress in the fight against this type of cancer, with mortality rates from this disease having declined nationwide; and

Whereas, each life is precious; therefore, we continue to pursue a greater understanding of this disease, support pioneering research, promote effective prevention strategies, and ensure broad access to healthcare screenings; and

Whereas, each October organizations throughout the nation promote awareness of breast cancer, prevention options, and ongoing steps toward a cure; and

Whereas, together, we can usher in a new era of hope in the fight against breast cancer and anticipate the victorious day when this disease is no longer prevalent.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim the month of October, 2018 as

Breast Cancer Awareness Month

in the City of Rockwall and encourage all of our citizens to participate in efforts to support breast cancer patients, the families and friends affected by this disease, and the medical professionals who provide invaluable care.

In Witness Whereof, I hereunto set my hand and official seal this 15th day of October, 2018.

Jim Pruitt, Mayor

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Rockwall, Texas

Proclamation

Whereas, change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and

Whereas, community planning and plans help manage this change in a way that provides better choices for how people work and live; and

Whereas, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

Whereas, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

Whereas, the American Planning Association and its professional institute, the American Institute of Certified Planners, annually endorse National Community Planning Month as an opportunity to highlight the contributions sound planning and plan implementation make to the quality of our settlements and environment; and

Whereas, this month, we would like to publicly recognize the participation and dedication of the members of our planning-related commissions and other citizen planners who contribute their time and expertise to the improvement of the City of Rockwall.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim October 2018 as:

APA National Community Planning Month

in the City of Rockwall and urge all citizens to join me in recognizing the many valuable contributions made by both the professional planners of the City and by our many volunteers and extend our heartfelt thanks for the continued commitment to public service by these individuals.

In Witness Whereof, I hereby affix my official hand and seal this 15th day of October, 2018.

Jim Pruitt, Mayor

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13

Rockwall, Texas

Proclamation

Whereas, Chambers of Commerce work with area industry, businesses, and merchants to advance the civic, economic, industrial, professional, and cultural life of our city; and

Whereas, Chambers of Commerce were first chartered by the Republic of Texas in 1840 and have contributed to the civic and economic life of Texas for 177 years; and

Whereas, this year is the 89th anniversary of the Rockwall Area Chamber of Commerce and the 112th Anniversary of the Texas Association of Chamber of Commerce Executives, the state's longest standing association of Chamber professionals in the nation; and

Whereas, the Rockwall Area Chamber of Commerce, founded in 1929, is the leading broad-based business organization that serves as a unified voice for area business; and

Whereas, Chambers of Commerce encourage the growth of existing industries, services, and commercial firms and encourage new businesses and individuals to locate in Rockwall, acting as a liaison with the State of Texas, City and County of Rockwall, schools and the business community; and

Whereas, Chambers of Commerce remain strong, viable organizations of professionals throughout the nation; and

Whereas, Chambers of Commerce provide guidance and leadership to communities across the state and serve as a career development organization for chamber of commerce professionals.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **October 15-19th, 2018** as

Chamber of Commerce Week

in the City of Rockwall and encourage all citizens to recognize and applaud this organization for its many professional endeavors which benefit our city and beyond.

In Witness Whereof, I hereunto set my hand and official seal this 15th day of Oct., 2018.

Jim Pruitt, Mayor

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15

Rockwall, Texas

Proclamation

Whereas, the Texas Amateur Athletic Federation (T.A.A.F) is an organization that provides Amateur Athletics for athletes between the ages of 6u-18U, allowing them the opportunity to compete with athletes on a statewide basis, rather than just locally; and

Whereas, Keviah Ealy, a Rockwall High School freshman, is a member of the Rockwall Mustangs, which is one of two Track Clubs under the umbrella of the City of Rockwall; and

Whereas, this past July, the Texas Amateur Athletic Federation held its annual "Summer Games of Texas" in College Station; and

Whereas, after having excelled in the Region 7 competition, Keviah proudly progressed on to represent Rockwall at the T.A.A.F Summer Games; and

Whereas, Keviah's accomplishments at the state competition were quite notable in that she competed against 40 other Long Jumpers from across the state and set a new state record for her age division; and

Whereas, the results of her efforts included placing First in the Long Jump competition and Third in the 200 Meter Run; and

Whereas, it was her Long Jump that set the new state record, coming in at a distance of 18-05.00ft, or 5.61m.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **October 15, 2018** as

Keviah Ealy Recognition Day

in the City of Rockwall and encourage all citizens to celebrate and applaud this young lady for her noteworthy accomplishments and for representing our City so very well.

In Witness Whereof, I hereunto set my hand and official seal this 15th day of October, 2018.

Jim Pruitt, Mayor

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17

MINUTES
ROCKWALL CITY COUNCIL
Monday, October 01, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the meeting to order at 4:04 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Kevin Fowler and Council Members Dana Macalik, John Hohenshelt, Patrick Trowbridge, and Bennie Daniels. Also present were City Manager Rick Crowley, Assistant City Managers Brad Griggs and Mary Smith and City Attorney Frank Garza. Councilmember Johannesen was absent from the meeting.

Mayor Pruitt reordered the work session agenda to address item #2 first.

II. WORK SESSION

1. Hold a work session to discuss providing TxDOT a local preferred option of having a continuous left turn lane on the proposed section of FM 549 from FM 1139 to Haymaker Drive rather than a raised curbed median.

City Engineer Amy Williams provided brief comments pertaining to this work session item. Mayor Pruitt described the lane as being more like a "suicide lane." Ms. Williams shared brief details of the homes in the area, including commenting that some have large lots with barns and horse trailers. She indicated that Council will have an opportunity to take action on this topic during the 'Action Item' that's scheduled later on this evening.

2. Hold a work session with Kent Donahue of Donahue Development Corporation to discuss a potential Public Improvement District (PID).

Kent Donahue with Donahue Development Corp. came forth and addressed the council during this work session item. He explained that the project they are working on is called "Heritage Park," and it is located near the intersection of SH-205 and SH-(3)549 (SW corner). He went on to share details of the project, including a proposed regional park that would highlight the State of Texas (a water feature/pond) as well as the various regions of the state (i.e. prairies & plains; hills & highlands; woods & streams; coastal waters, etc.). It would also contain hike and bike trails and some ball fields. The 545 lots (residential, single family homes) within the development would be in the $400,000-$750,000 price range. Two to three high quality builders would be involved. An amenity center will also be included within the development.

Mr. Donahue went on to share details of the proposed "Public Improvement District" (PID). General discussion also took place pertaining to the utility-related needs associated with this potential development (i.e. wastewater lift station). Discussion also ensued pertaining to how the PID would be structured and approximately how much it might cost the residents within this development. Questions and answers also took place related to the proposed park, including who would maintain it and who would 'own' it (the developer or neighborhood vs. the city).

Council took no action as a result of this work session discussion item.

Mayor Pruitt read the following discussion items into the record before recessing the public meeting to go into Executive Session at 4:53 p.m.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Breezy Hill Road pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding possible lease of real property on city owned land at Yellowjacket Park pursuant to Section §551.072 (Real Property).
3. Discussion regarding possible sale or lease of real property / land in the vicinity of County Line Road pursuant to Section §551.072 (Real Property).
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:52 p.m.

V. RECONVENE PUBLIC MEETING

Mayor Pruitt reconvened the public meeting at 6:01 p.m. with six of the seven council members being present (Johannesen was absent).

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Fowler moved to approve the temporary construction easement on parcels 11, 12, 13 and 14 associated with the County Line Road construction project. Councilmember Trowbridge seconded the motion, which passed unanimously of those present (Johannesen absent).

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER DANIELS

Councilmember Daniels delivered the invocation and led the Pledge of Allegiance.

VIII. PROCLAMATIONS / AWARDS

1. Presentation by Lakeshore Composite Squadron of Civil Air Patrol

Members of this organization came forth and thanked the City of Rockwall, including the city council members and staff, for all of their support over the years. A framed certificate of appreciation was then presented to the mayor and the city by the organization.

2. Domestic Violence Awareness Month

Mayor Pruitt invited several individuals forward, including County District Attorney, Kenda Culpepper, Rockwall Police Chief, Kirk Riggs, Assistant Chief, Kirk Aldridge, and representatives from the Rockwall Children's Advocacy Center and Women in Need as well as family violence detectives from the Rockwall Police Department. He then read the proclamation for Domestic Violence Awareness Month.

Mrs. Culpepper pointed out that several organizations are involved in helping with the prosecution of domestic violence and child related violent crimes in Rockwall County. She expressed sincere appreciation for the various organizations, and asked Mrs. Pettit from "Women in Need" to briefly speak. She expressed that Women in Need in Rockwall see about twenty-five new clients per month (as compared to about 15 clients per month when the organization was first formed). She went on to explain the various services that "Women in Need" provides, encouraging those who may be victims of domestic violence to reach out to them for help.

3. Presentation by Rockwall Firefighters Association

Michael Caffey, President of the Rockwall Professional Firefighters Association came forth, along with several other members of the department/association. Caffey explained that back in June, several members of the Rockwall City Council participated in a half day of simulated fire-related training in Garland. He then presented fire helmets to each of those council members who participated in the training day, thanking them for doing so and expressing appreciation for their support.

4. Fire Prevention Month

Chief Kenneth Cullins, Assistant Chief Ariana Hargrove, and others from the Rockwall Fire Department came forth at this time. The chief introduced each person and explained that October is "Fire Prevention Month." The mayor then read the proclamation. Chief Cullins encouraged all residents to be certain they have an adequate number of smoke alarms in their homes and that they are in proper working order. He also encouraged everyone to have a pre-planned fire escape plan, ensuring that everyone has at least two ways out in case of a fire.

IX. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed Open Forum.

X. CONSENT AGENDA

1. Consider approval of the minutes from the September 17, 2018 regular city council meeting, and take any action necessary
2. **Z2018-036** - Consider a request by Reubin E. Harle for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Single Family 1 (SF-1) District for a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion

Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle, and take any action necessary **[2nd Reading].**

3. **Z2018-035** - Consider a request by Gregory S. Braden for the approval of an **ordinance** for a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 3.02-acre tract of land identified as Lot 7R of the Lofland Lake Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, addressed as 2914 S. FM-549, and take any action necessary **[2nd Reading].**

4. **Z2018-038** - Consider a request by Scott A. Simonts on behalf of Ridgeview Church for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.67-acre parcel of land identified as Lot 28 of the Skyview Country Estates #3 Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 1362 E. FM-552, and take any action necessary **[2nd Reading].**

5. **Z2018-039** - Consider a request by Brandon Waldrum of CEI Engineering Associates, Inc. on behalf of Kelly Cannell of Murphy Road, LTD for the approval of an **ordinance** for a Specific Use Permit (SUP) for a carwash in conjunction with an existing retail store with gasoline sales on a 0.996-acre tract of land being identified as a portion of Lot 2 and all of Lot 1, Block B, Horizon Ridge Center Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3520 Horizon Road [FM-3097], and take any action necessary **[2nd Reading].**

6. **Z2018-040** - Consider a request by John David of Express Oil Change, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Minor Auto Repair Garage (i.e. Brakes Plus) on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary **[2nd Reading].**

7. Consider authorizing the City Manager to execute a professional engineering services contract with Binkley & Barfield, Inc. to perform the engineering design services and specifications for the South Lakeshore Drive Reconstruction Project from Summit Ridge Drive to Tanya Drive in an amount not to exceed $508,770.00, to be funded by 2018 Street Bond funds and water/wastewater funds, and take any action necessary.

8. Consider awarding a bid to Caldwell Country Chevrolet and authorizing the City Manager to execute a Purchase Order for a new 2019 Animal Services truck totaling $56,546 to be funded out of General Fund Reserves, and take any action necessary.

9. Consider awarding bids to Caldwell Country Chevrolet, Kubota Tractor and Quality Turf Renovation and authorizing the City Manager to execute Purchase Orders for Parks Department vehicles and equipment totaling $140,820.96 to be funded out of General Fund Reserves, and take any action necessary.

10. Consider awarding a bid to Chastang Ford and authorizing the City Manager to execute a Purchase Order for a new Fire Response Unit (1-ton truck) totaling $70,888 for Fire Operations to be funded out of General Fund Reserves, and take any action necessary.

11. Consider entering into a cooperative purchasing agreement with the City of Rowlett and awarding a bid to American Pavement Solutions for pavement crack sealing services; authorizing the City Manager to execute the Cooperative Purchasing agreement and contract totaling $100,000 funded out of the Streets and Drainage department operating budget , and take any action necessary.

12. Consider approval of the Engineering Services Agreement with HydroLogical Support Services, L.L.P. to provide general engineering services for flood plain impacts in the City of Rockwall, to be funded by the 2018-2019 Engineering Consulting budget and developer reimbursement, and take any action necessary.

13. Consider awarding bids to Caldwell Country Chevrolet and Grapevine Dodge and authorizing the City Manager to execute Purchase Orders for three new 2019 model vehicles totaling $74,022 for Police CID to be funded out of General Fund Reserves, and take any action necessary.

14. Consider authorizing the City Manager to execute a contract with the Texas Department of Transportation, Aviation Division for participation in the Routine Airport Maintenance Program (RAMP) at the Ralph M. Hall / Rockwall Municipal Airport, with matching funds for the grant to be provided by the Airport Operating Budget, and take any action necessary.

15. Consider authorizing the City Manager to execute a contract between the City of Rockwall and STAR Transit for transportation services for fiscal year 2019 in the amount of $99,960 to be funded by the Administration Department Operating Budget, and take any action necessary.

16. Consider authorizing the City Manager to execute a contract with Meals on Wheels Senior Services for certain nutritional and senior service programs for fiscal year 2019 in the amount of $35,000 to be funded from the Administration Department Operating Budget, and take any action necessary.

17. Consider awarding a bid to My Computer Guy for purchase, installation, and support of information technology data backup and storage solutions in the amount of $62,925 to be funded by the Internal Operations Department operating budget, authorizing the City Manager to execute a contract on the City's behalf, and take any action necessary.

Councilmember Trowbridge commented that there are a lot of things on the agenda that are 'purchasing' related. He assumes this is due to the start of a new fiscal year. He wonders what the turnaround time is for receiving some of these items from the time they're ordered. Mrs. Smith clarified his questions, indicating that Trowbridge's assumptions are correct and that the items are paid for after they actually arrive/are received.

Councilmember Trowbridge moved to approve the entire Consent Agenda (#1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17). Councilmember Macalik seconded the motion. The ordinances were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-42

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1)

DISTRICT ON A 4.623-ACRE PARCEL OF LAND IDENTIFIED AS LOT 5R, BLOCK A, ZION ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 825 ZION HILLS CIRCLE AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-41
SPECIFIC USE PERMIT NO. S-195

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING ON A 3.02-ACRE TRACT OF LAND ZONED SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT AND IDENTIFIED AS LOT 7R, LOFLAND LAKE ESTATES NO. 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 7.67-ACRE PARCEL OF LAND IDENTIFIED AS LOT 28, SKYVIEW COUNTRY ESTATES NO.3 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DEPICTED IN EXHIBIT *'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-44
SPECIFIC USE PERMIT NO. S-196

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING SPECIFIC USE PERMIT NO. S-072 [ORDINANCE NO. 10-09] AND THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CARWASH IN CONJUNCTION WITH AN EXISTING RETAIL STORE WITH GASOLINE SALES IN A GENERAL RETAIL (GR) DISTRICT, ON A 0.996-ACRE TRACT OF LAND. IDENTIFIED AS A PORTION OF LOT 2 AND ALL OF LOT 1, BLOCK B,

HORIZON RIDGE CENTER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-45
SPECIFIC USE PERMIT NO. S-197

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MINOR AUTO REPAIR GARAGE IN A GENERAL RETAIL (GR) DISTRICT, ON A 0.656-ACRE TRACT OF LAND BEING IDENTIFIED AS LOTS 1 & 2, BLOCK A, BILLY PEOPLES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

The motion passed by a vote of 6 ayes with 1 absence (Johannesen).

Mayor Pruitt introduced representatives from STAR Transit and the local Meals on Wheels organization who were present this evening, thanking them for their partnerships and for all they do for the community.

XI. ACTION ITEMS

1. Discuss and consider approval of a resolution creating a Regional Emergency Communication District and consider acting on the Emergency Communication District Questionnaire, and take any action necessary.

Mark Poindexter came forth and shared that he serves on a committee at the North Central TX Council of Governments (NCTCOG) pertaining to the creation of a regional emergency communication district. He explained that the Council does not actually need to take action on the resolution this evening and that it may be acted upon at a later date. He went on to explain how emergency communication is funded via phone carrier fees that are funneled to the State Comptroller's Office and then distributed to the regional councils of government. He generally explained that the money that is supposed to be being distributed back to the COGs is not actually being distributed. He generally explained that a new board is being formed that will require elected representation from either the Rockwall City Council or Rockwall County. This new board will essentially ensure that monies that fund emergency communications in our region will be fairly budgeted and will stay in our region. Mr. Poindexter further explained that a questionnaire that was included in the council meeting packet does need to be answered by the City at this time, although the resolution does not need to be acted upon until the December 3 city council meeting. At the conclusion of the comments, questions and answers, Mayor Pruitt indicated to Mr. Poindexter that the City is in support of formation of this district.

2. **SP2018-023** - Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a variance to the vertical articulation requirements in conjunction with an approved site plan for a hotel on a 2.111-acre tract of land identified as a portion of Lots 7 & 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item. The applicant is requesting variances related to the city's vertical articulation requirements. Specifically Section 4.1.C.1.b, of Article V, of the UDC require all building facades to not extend for a distance more than three (3) times the walls height without having an off-set vertically. The elevations depicted for the north and south facades do not meet this requirement. This will require approval by the City Council by a "simple majority" vote. On July 31, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning a thematic appearance amid all buildings within the Vora Addition took place between the board members and the applicant. The board requested the applicant incorporate the Coronado stone with the wood appearance at the main entrance where the AVID logo is located. The board shared their concern for the lack of vertical and horizontal elements that provide relief for the building. The ARB provided a recommendation to the Planning and Zoning Commission during its August 14, 2018. On August 14, 2018, the applicant provided elevations meeting the intent of the ARB's recommendations, with the exception of the use of the Coronado Stone, which has the "wood" appearance, to be located on the element where the hotels logo would be inserted. The applicant indicated they would not be able to meet this request due to corporate branding. After reviewing the revised elevations, the Architectural Review Board made a motion recommending approval of the elevations, which passed by a vote of 6 to 0 with Board Member Mitchell absent. This motion included a condition of approval that the applicant provide Austin Stone as depicted on the elevations and not the synthetic stone that was attached to the materials sample board. Additionally, the motion included a recommendation of approval for the variance being requested regarding the lack of horizontal and vertical articulation for the north and south elevations.

After being remanded back to the ARB by the Planning and Zoning Commission for the purpose of meeting the technical requirements of the UDC, the applicant made the changes requested by the ARB and the Planning and Zoning Commission, and the plan was in conformance with the UDC. On September 25, 2018, the ARB made a motion to deny the resubmitted elevations, meeting the technical requirements of the UDC, based on aesthetics. Additionally, the motion included a recommendation for the approval of the revised elevations originally reviewed during August 14, 2018 meeting, which included a recommendation of the variance to the vertical articulation by a vote of 5 to 0, with Board Members Neill and Mitchell being absent.

Following brief comments, Councilmember Trowbridge moved to approve the requested variances. Councilmember Macalik seconded the motion, which passed by a vote of 5 ayes, 1 against (Daniels) and 1 absence (Johannesen).

3. **A2018-004** – Discuss and consider a request by Pat Atkins on behalf of the owner C.D.T. Rockwall/2017 LLC for the voluntary annexation of a 15.0-acre tract of land identified as Tracts 1-03 of the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and take any action necessary.

Following Mr. Miller's brief, introductory comments, Councilmember Trowbridge moved to approve this request for voluntary annexation. Councilmember Hohenshelt seconded the motion, which passed unanimously of those present (6 ayes with 1 absence (Johannesen)).

4. Discuss and consider establishing a policy regarding Traffic Impact Analysis (TIA) requirements in Planned Development District 32 (PD-32), and take any action necessary.

Mayor Pruitt provided comments pertaining to this agenda item. He expressed that he believes the City itself needs to be the one to hire the consultants to conduct Traffic Impact Analysis (TIA) studies and then be reimbursed by the developers. He believes TIAs should take place as part of the (re)zoning process. Mr. Miller commented that waiting until the zoning application and associated process before having TIAs conducted would be too late in the development process. Instead, it would perhaps be best for TIAs to be conducted during the "pre-development" timeframe. Lengthy dialogue ensued related to the optimal time for conducting TIAs, whether or not they should be required citywide (or just in PD-32), whether the size of a project should be a factor in triggerring a TIA (or not), and how the process of conducting TIAs might work. Mr. Crowley, City Manager, suggested that Council allow staff an opportunity to bring some ideas and suggestions back for consideration in two weeks. Council took no formal action pertaining to this agenda item at this time.

5. Discuss and consider providing TxDOT a local preferred option of having a continuous left turn lane on the proposed section of FM 549 from FM 1139 to Haymaker Drive rather than a raised curbed median, and take any action necessary.

Mayor Pruitt indicated that the Council held a work session earlier this afternoon to discuss this item. Councilmember Hohenshelt moved to approve the local preferred option of having a continuous left turn lane on the proposed section of FM 549 from FM 1139 to Haymaker Drive. Mayor Pro Tem Fowler seconded the motion, which passed by a vote of 6 ayes with 1 absence (Johannesen).

XII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports
Building Inspections Monthly Report - August 2018
Fire Department Monthly Report - August 2018
GIS Division Monthly Report - August 2018
Harbor PD Monthly Report - August 2018
Internal Operations Department Monthly Report - August 2018
Police Department Monthly Report - August 2018
Recreation Monthly Report - August 2018
Rockwall Animal Adoption Center Monthly Report - August 2018

2. City Manager's Report

Mr. Crowley reminded the Council that tomorrow night is "National Night Out" in the City, and several neighborhoods will be hosting events. He encouraged everyone to attend. No questions or comments took place pertaining to monthly reports.

XIII. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding Breezy Hill Road pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding possible lease of real property on city owned land at Yellowjacket Park pursuant to Section §551.072 (Real Property).
3. Discussion regarding possible sale or lease of real property / land in the vicinity of County Line Road pursuant to Section §551.072 (Real Property).
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

The Council did not go into Executive Session at the conclusion of the public meeting agenda.

XV. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 7:10 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 15th DAY OF OCTOBER, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

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MINUTES

ROCKWALL CITY COUNCIL
PLANNING AND ZONING COMMISSION, AND
COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)
JOINT WORK SESSION MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Foyer/Main Entry of City Hall
October 8, 2018 - 6:00 PM

I. CALL TO ORDER

Mayor Pruitt called the meeting to order. Present were the following City Council Members:

- **Mayor Jim Pruitt**
- **Mayor Pro Tem Kevin Fowler**
- **Councilmember Patrick Trowbridge**
- **Councilmember Bennie Daniels**
- **Councilmember John Hohenshelt**
- **Councilmember Dana Macalik (arrived at 6:06 p.m.)**
- **Councilmember Trace Johannesen (arrived at 6:14 p.m.)**

Present from the Planning & Zoning Commission were the following:

- **Chairman Johnny Lyons**
- **Vice Chairman Eric Chodun**
- **Commissioner John Womble**
- **Commissioner Mark Moeller**
- **Commissioner Tracey Logan**
- **Commissioner Jerry Welch**

Commissioner Annie Fishman was absent from the meeting.

Present from the Comprehensive Plan Advisory Committee (CPAC) were the following:

- **Chairman Jerry Welch (also on the P&Z Commission)**
- **Vice Chairman Bob Wacker**
- **Committee Member Donna Dorman**
- **Committee Member Dale Cherry**
- **Committee Member Mike Larivierre**
- **Committee Member Shannon Nerren**
- **Committee Member Johnny Lyons (also on the P&Z Commission)**

The following city staff members were also present:

- **Rick Crowley, City Manager**
- **Mary Smith, Assistant City Manager**
- **Brad Griggs, Assistant City Manager**
- **Joey Boyd, Director of Internal Operations**
- **Kristy Cole, City Secretary**

- **Ryan Miller, Planning Director**
- **David Gonzales, Senior Planner**
- **Korey Brooks, Senior Planner**

II. WORK SESSION

1. **Work Session Concerning the DRAFT Comprehensive Plan Update for the OURHometown Vision 2040 Comprehensive Plan.**

    - The CPAC Chairman, Vice Chairman and Committee members will update the City Council and Planning and Zoning Commission on the DRAFT Comprehensive Plan, and answer any questions.

Following the call to order, general discussion took place among and between City Council, Planning & Zoning Commission, and Comprehensive Plan Advisory Committee members and city staff concerning the draft plan.

Commissioner/Chairman Jerry Welch indicated that the CPAC has held regular meetings to extensively review and draft proposed updates to the Comp. Plan since February of 2017. Indication was given that a great deal of work, time, thought and logic has gone into the draft plan.

Regarding the proposed "annual review" of the Comp. Plan, Councilmember Hohenshelt indicated that he believes an annual review is likely too often, even though our city continues to rapidly grow and change. He believes to do so would be burdensome and not altogether necessary. He suggested a review of the plan on an "as needed" basis but at least once every two (2) years instead.

Planning Director Ryan Miller and Chairman/Committee Member Johnny Lyons briefed everyone on the phased timeline associated with implementation of the Comp. Plan. Welch noted that the plan is strictly a guideline – its contents do not reflect things that are "written in stone." Mr. Miller pointed out that City Attorney Frank Garza has written some verbiage into the plan that, in part, generally makes it clear that it is to be utilized as a guideline. Mayor Pruitt strongly agreed that the Comp. Plan is a guideline and that it should not be something by which citizens or developers attempt to hold the P&Z Commission and/or City Council "hostage."

General discussion ensued pertaining to the various districts, land uses and zoning designations contained within the draft plan. Mayor Pruitt inquired about the city's downtown area / historic district. City Manager Rick Crowley indicated that money was budgeted in this fiscal year budget for an economic study and a zoning-related evaluation of those areas to be conducted. Staff and the Council want to ensure that downtown Rockwall and that area, in general, remains lively and vibrant. This study would also review and evaluate the city's policies pertaining to these areas.

Following the discussions concerning the draft plan, Mr. Crowley explained that the next step in the process will be for the draft plan to be placed on an upcoming City Council meeting agenda so that the Council may take formal action to forward the draft plan to the Planning & Zoning Commission for consideration. Thereafter, the plan would come back to City Council for formal approval. Those present indicated a strong desire to seek and obtain public input regarding the proposed plan. Mr. Miller shared that a public

hearing will be advertised and held at an upcoming Planning & Zoning Commission meeting, likely in the month of November. Also, a draft of the Comp. Plan will be made available on the main page of the City's website. In addition, staff will send out various notices (i.e. on "E-News," "NextDoor," "Facebook," etc.) advertising the draft plan and encouraging public input. Mr. Miller indicated that staff may also host an "open house" of sorts before the public hearing(s) are held in order to meet with any interested citizens to try and help answer any questions they may have concerning the plan.

III. ADJOURNMENT

There being no further questions or discussion, Mayor Pruitt adjourned the meeting at 6:56 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 15th DAY OF OCTOBER, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

PASSED AND APPROVED BY THE CITY OF ROCKWALL, TEXAS, PLANNING & ZONING COMMISSION THIS 30th DAY OF OCTOBER, 2018.

_____

Johnny Lyons, Chairman

ATTEST:

_____

Laura Morales, Planning Coordinator

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **October 11, 2018**

SUBJECT: **Professional Engineering Services Contract**
Turtle Cove Blvd and W. Yellow Jacket Lane Reconstruction Project

The Turtle Cove Blvd from Ridge Rd to Railroad Tracks and W. Yellow Jacket Lane from Ridge Road to Greencrest Boulevard Reconstruction Project is one of the first roadway projects scheduled for engineering design on the 2018 Street Bond Program. The roadways in total are approximately 1340 feet in length, and the project will consist of roadway, sidewalk and storm drainage improvements. The project will include a public input process where surveys will be sent out to adjacent property owners and public meeting will be held with schematics of the roadway and comments will be received.

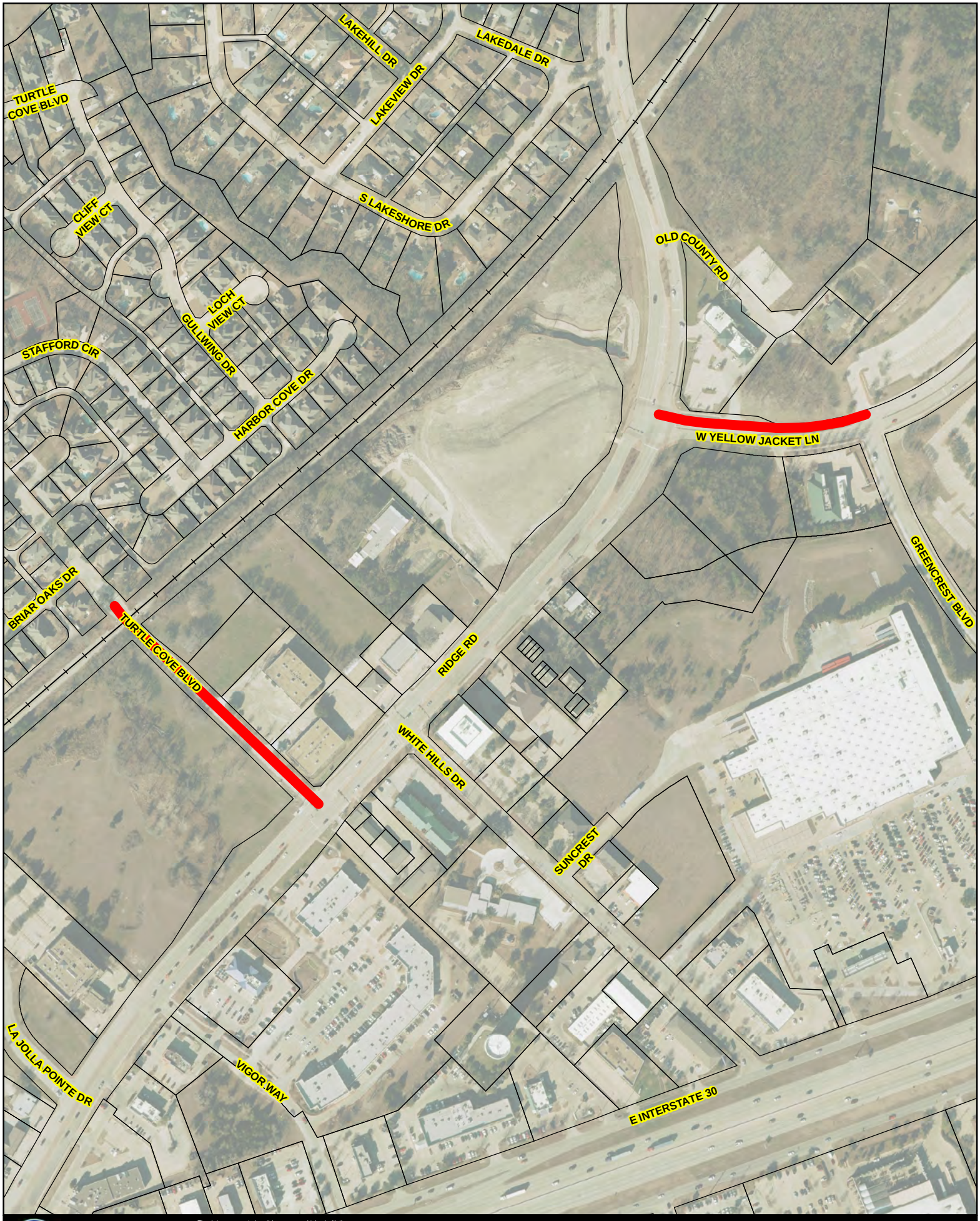
Staff requested a proposal from Cobb, Fendley & Associates, Inc. to provide the engineering design and specifications for this project. The engineering fee to reconstruct Turtle Cove Blvd and W. Yellow Jacket Lane is $196,718.50. The funding of this project will be provided through the sale of bonds approved by the voters in the 2018 Street Bond Election fund. Staff recommends City Council consideration to approve a professional engineering services contract for Cobb, Fendley & Associates, Inc. to perform the engineering design services and specifications for the Turtle Cove Blvd from Ridge Rd to Railroad Tracks and W. Yellow Jacket Lane from Ridge Road to Greencrest Boulevard Reconstruction Project in an amount not to exceed $196,718.50, to be paid for out of the 2018 Street Bond funds, and take any action necessary.

If you have any questions, please advise.

AJW:jmw

Attachments

Cc:
Mary Smith, Assistant City Manager
Jeremy White, P.E. CFM, Civil Engineer
File



City of Rockwall

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

0 65 130 260 Feet

Date: 10/1[illegible]/2018

TURTLE COVE BLVD. AND W. YELLOW JACKET RECONSTRUCTION

CIP PROJECT

STATE OF TEXAS ♦

♦

COUNTY OF ROCKWALL ♦

PROFESSIONAL ENGINEERING SERVICES CONTRACT

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and Cobb, Fendley & Associates, Inc. ("ENGINEER"), located at 2801 Network Boulevard, Suite 800, Frisco, Texas, Engineers duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Engineer as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for Turtle Cove Blvd/Yellowjacket Ln Reconstruction

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Attachment "A" and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and detailed in Attachment "A".

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be an annual amount not to exceed one hundred ninety-six thousand, seven hundred eighteen dollars and fifty cents ($196,718.50.00) and billed as a *lump sum or hourly* basis per rates provided in Attachment "B". Engineer is not authorized to perform any work beyond the limited not to exceed amount without authorized written approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Attachment "B". In the event of termination, Engineer will assist the CITY in arranging a smooth transition process. However, Engineer's obligation to provide services to the

CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Engineer its fees based on the presentation by Engineer to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay Engineer its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Engineer for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4. Engineer's Standard of Care

Engineer shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Engineer under similar circumstances for a similar project. Engineer represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Engineer any unsatisfactory performance of Engineer personnel for appropriate corrective action. Engineer shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business working on this project. CITY may waive this potential conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at reuser's sole risk and without liability or legal exposure to the Engineer, and CITY to the extent allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further

compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. Engineer agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

Workmen's Compensation – Statutory
Employer's Liability – $100,000
Bodily Injury by Disease - $500,000 (policy limits)
Bodily Injury by Disease - $100,000 (each employee)

B. Engineer also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Engineer for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

$2,000,000 General aggregate limit

$1,000,000 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

$1,000,000 each occurrence sub-limit for Personal Injury and Advertising

C. Engineer shall add CITY, its City Council members and employees, as an additional insureds on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Engineer shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

E. Engineer agrees to maintain errors and omissions professional liability insurance in the amount of not less than one million dollars ($1,000,000) annual aggregate, on a claims made basis, as long as reasonably available under standard policies.

7. **INDEMNIFICATION**

ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS

CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF ENGINEER OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

ENGINEER'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING ENGINEER'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL NOT EXCEED ONE MILLION DOLLARS ($1,000,000). NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY CLAIMING THROUGH THE OTHER RESPECTIVE PARTY, FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, LIQUIDATED, DELAY OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO LOST PROFITS OR USE OF PROPERTY, FACILITIES OR RESOURCES, THAT MAY RESULT FROM THIS AGREEMENT, OR OUT OF ANY GOODS OR SERVICES FURNISHED HEREUNDER.

8. Addresses for Notices and Communications

CITY
Amy Williams, P.E.
Director of Public Works/City Engineer
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

ENGINEER
Cobb, Fendley & Associates, Inc.
2801 Network Boulevard, Suite 800
Frisco, TX 75034

All notices and communications under this Contract shall be mailed or delivered to **CITY** and **Engineer** at the above addresses.

9. Successors and Assigns

CITY and Engineer each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Engineer shall assign, sublet or transfer its interest in this Contract

without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

10. Termination for Convenience of the Parties

Engineer and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Engineer as provided herein, Engineer will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Engineer, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of **Engineer** to be performed hereunder. Such changes, including any increase or decrease in the amount of **Engineer's** compensation, or time for performance, which are mutually agreed upon by and between **CITY** and **Engineer**, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment **in writing** executed by both CITY and Engineer.

13. Reports and Information

Engineer, at such times and in such forms as **CITY** may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish **CITY** periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

14. Entire Agreement

This Contract and its Attachments and any future Contract Amendments constitute the entire agreement and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

15. Waiver

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision, or any other provision. Any waiver by any party herein of

any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

16. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

17. Survival

Any and all representations, conditions and warranties made by Engineer under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

18. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

19. Attorney's Fees

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in triplicate originals on this ____ day of _____ 201_.

Cobb, Fendley & Associates, Inc.

By:_____
Name: _____.
Title: _____

EXECUTED in triplicate originals on this ____ day of _____ 201_.

ATTEST:

City of Rockwall, Texas

_____
Richard Crowley
City Manager

ATTACHMENT "A"

Turtle Cove Blvd (Ridge Rd. to Briar Oak Dr.)
Yellowjacket Lane (Ridge Rd. to Greencrest Blvd.)
Reconstruction Project
For
City of Rockwall

Scope of Services

Project Understanding

Turtle Cove Boulevard:
The City of Rockwall (City) wishes to reconstruct Turtle Cove Boulevard an existing two-lane concrete roadway, from Ridge Rd. to Briar Oak Dr., approximately 775 feet in length; The roadway lies within a commercial area of the City of Rockwall. Reconstruction will be two-lane: one vehicle lane (25' B-B) in each direction with concrete curb and gutter with 5 ft sidewalks on each side. These improvements will be with the existing 60' Right of Way (ROW); however, the contract will include a provision for two (2) parcel takes or easements in the event that they are required.

Yellowjacket Lane:
The City of Rockwall (City) wishes to reconstruct westbound Yellowjacket Lane, an existing four- lane divided concrete roadway, from Ridge Rd. to Greencrest Blvd., approximately 550 feet in length. The roadway lies within a commercial area of the City of Rockwall. Reconstruction will be two-lane: two vehicle lanes (25' B-B) in the westbound direction separated by existing median with concrete curb and gutter with 5 ft sidewalk on the westbound side. These improvements will be with the existing 90' Right of Way (ROW); however, the contract will include a provision for two (2) parcel takes or easements in the event that they are required.

Additional design will include storm sewer improvements. The existing storm sewer will be analyzed using current City drainage criteria and improvements will be designed where the existing system is inadequate.

Other design components include coordinating with ONCOR for street lighting, utility coordination, TDLR compliance with ADA and traffic control plans.

CobbFendley will provide plans, specifications, estimates, and permits for the project and will support the City of Rockwall's advertising/bidding administration.

BASIC SERVICES

1. Schematic Conceptual Design (30%)

1.1. Project Management

1.1.1. Conduct CobbFendley internal project kickoff meeting with entire project team and City Staff.

1.1.2. Prepare and send Project Status Update (PSU) to City's Project Manager on monthly basis. PSU will address work completed in previous period, work in progress and/or anticipated to be completed in next period, actions or information needed from City, and a schedule update.

1.1.3. Develop design criteria and design decisions tables.

1.1.4. Prepare project correspondence and invoicing documents.

1.1.5. Prepare and submit project schedule to City staff and provide general project management activities.

1.1.6. Project Administration

- Prepare project correspondence and invoicing documents

1.2. Project stakeholder coordination

- Develop project stakeholder contact list including but not limited to franchise utilities, City's water and sewer department, traffic department, railroad, TxDOT and other governmental agencies.
- Conduct progress meetings to monitor the development of the project. During this phase of the project, conduct up to two (2) meetings with the City staff regarding project status and coordination issues. The first meeting will be the project kick-off meeting, and the second meeting will be the conceptual design presentation and review.

1.3. Public Meetings

1.3.1. Meetings

1.3.1.1. Attend two (2) public involvement meeting as directed by City staff. Provide exhibits suitable for public meeting use depicting street section, alignments etc. Support City staff during meetings by providing technical information, responding to citizen questions, and recording citizen input.

1.3.1.1.1. First Public Meeting will be with adjacent property owners and residents.

- Mail out all first public meeting notification for the City.
- Revise 30% Schematics Roll Plots based on public input from first public meeting and City direction to be used in second public meeting.

1.3.1.1.2. Second Public Meeting will be with adjacent property owners and residents as well as the neighborhood.

- Mail out all second meeting public meeting notification for the City (Neighborhood to be at a typical 500ft buffer off the street)
- Revise 30% Schematics Roll Plots based on public input from second public meeting and City direction to be used in City Council presentation for schematic and typical section approval.

1.4. Schematic Roll Plot and Graphics (30%)

The following services will be provided as part of the Conceptual Design Phase (30%):

- Review and research previously prepared construction plans record documents, and other pertinent information related to proposed project.
- Review City master plans, design standards, specifications, construction details, and other pertinent information that may impact the design. Review of documents will include but not limited to:
  - City of Rockwall Master Thoroughfare Plan
  - City of Rockwall Water/Wastewater Master Plan
  - City of Rockwall Standards of Design and Construction
  - City of Rockwall Trail Master Plan

- Develop complete and accurate base map showing all existing Right-of-Way (ROW), easements, and utilities.
- Develop and evaluate typical sections (up to two (2)) to use for Turtle Cove Blvd. and Yellowjacket Lane.
- Develop drainage area maps and analyze street and inlet capacities.
- Develop horizontal alignments for roadway,
- Develop vertical alignment for roadway and cut cross sections at critical points, at center of driveways, alley approaches, cross streets, lead walks, at alignment geometric points and at 25' intervals to evaluate the grading.
- Review City Master Trail Plan and incorporate hike and bike trails if necessary.
- Prepare 30% schematic paving plan and profile roll plots, produced at 1" =40' horizontal scale and 1" =5' vertical scale. The horizontal alignment of proposed water lines and sewer lines will be included in the roll plots.
- Prepare cross sections sheets.
- Meet with City staff and present concept paving plan and profile roll plots.
- Incorporate comments and feedback from City staff and other stakeholders prior to public meetings.

1.5. Drainage Analysis (30%)

The following services will be provided as part of the Conceptual Design Phase (30%):

- Review and research existing construction plans and record documents, historical flooding events and other pertinent information related to the existing drainage infrastructure along, upstream and downstream of the proposed project.
- Prepare a hydrologic and hydraulic analysis of the existing drainage infrastructure and prepare a report in memo format signed and sealed. Analysis/report shall include the following.
    - Existing drainage infrastructure analysis
        - Drainage Area Map of existing conditions/infrastructure.
        - Analysis effect on existing system of proposed off-site development or infrastructure improvements currently being planned.
        - Drainage calculations – Drainage Area, Inlet, Storm Sewer, Culvert, etc. (to be in City Standard's tabular format)
        - Synopsis of hydraulic deficiencies in written and plan format, includes downstream off-site drainage infrastructure.
        - Synopsis of structural deficiencies of drainage system as a result of TV inspection in written and plan format.
    - Recommendation of improvements to existing drainage system to meet the City's current 100-year design storm criteria.
        - Drainage Area Map of proposed improvements
        - Proposed drainage calculations – Drainage Area, Inlet, Storm Sewer, Culvert, etc. (to be in City Standard's tabular format)
        - Summary of proposed improvement of drainage infrastructure in written and plan format to fix hydraulic and structural deficiencies in order to meet current City drainage criteria standards.

2. Construction Documents

2.1. Project Management

- Conduct progress meetings at each stage of the construction documents phase to monitor the development of the project regarding project status, coordination issues and go over City review comments of the plans.
- Coordinate with other utilities, (electric power, cable TV, phone, gas, optic fiber, etc.)
- Prepare and send Project Status Update (PSU) to City's Project Manager on monthly basis. PSU will address work completed in previous period, work in progress and/or anticipated to be completed in next period, actions or information needed from City, and a schedule update.
- Update project schedule and interim milestones (coordinate with City staff as necessary)
- Project site visits (up to three (3) trips)

2.2. Construction Plans, Specifications and Estimates (60%, 90%, 100%)

2.2.1. Submittals

CobbFendley will submit 60%, 90% and 100% submittals for the City for review and comment. The following will be required for each submittal:

- Construction Plans
  - Two (2) Full Size copies – 22"x34"
  - Two (2) Half Size copies – 11"x17"
  - One (1) PDF copy
  - One (1) PDF copy– Scanned City comments previous submittal
- Engineers Opinion of Construction Cost
- Construction Contract Template/Specification Book

2.2.2. Construction Plans

Each plan sheet in the construction plans set will conform to the Engineering Drawing Requirements set forth in the City of Rockwall's Standards of Design and Construction. Plan sheets will also include any other additional documentation, notation, and clarification required by the City's Project Manager to prove design and constructability of the project. Each stage of the construction plan review process will incorporate any changes associated with City comments on previous submittals.

Below is a table of the required construction plan sheets and which submittals they are required.

Plan Sheets	**60%**	**90%**	**100%**
Cover Sheet	X	X	X
Legend Sheet	X	X	X
General Notes Sheet	X	X	X
Existing Condition Plan (1"=20' scale)	X	X	X
Horizontal/Vertical Control Sheet (1"=40' scale)	X	X	X
Typical Sections (Existing and Proposed)	X	X	X
Erosion Control Plan (1"=40' scale)		X	X
Demolition/Removals Plan (1"=20' scale)	X	X	X
Roadway Plan/Profiles (1"=20'H, 1'=5'V scale)	X	X	X
Alley and Driveway Plan/Profile (1"=20'H, 1'=5'V scale)		X	X
Intersection Grading Plan (major and critical intersections)		X	X

Pavement Signage and Striping Plan (1"=20' scale)		X	X
Drainage Area Map (Existing and Proposed)	X	X	X
Drainage Calculations (Area, Inlet, Storm, Culvert)		X	X
Drainage Plan/Profile (Trunks and Laterals) (1"=20'H, 1'=5'V scale)	X	X	X
Retaining Wall Plan/Profile (1"=20'H, 1'=5'V scale)	X	X	X
Construction Sequencing Phasing Narrative	X	X	X
Detour Plan (for each Phase)		X	X
Traffic Control Plan (for each phase & typ. sections) (1"=40' scale)		X	X
Roadway Cross-Sections (25' int. & crit. pts.) (1"=20'H, 1'=5'V scale)	X	X	X
Structural Layout Sheets		X	X
Details (for each section of plans)		X	X

Each subsection below details out the services to be perform for each section of the construction plan set.

2.2.2.1. Roadway Design

- Incorporate the preliminary design submittal review comments
- Prepare plan / profile sheets (24"x36" plan sheets at a scale of 1"=20' horizontal, and 1"=5' vertical).
- Analyze all driveways within the project and develop driveway adjustment and crosswalk profiles as needed. Typically, driveways will be defined vertically by profiles.
- Develop design cross-sections
    - Develop on 25' station intervals and other critical points.
    - Show pavement and subgrade, right-of-way limits, sides slopes, pavement cross slopes, curbs, and retaining walls (if applicable)
    - Cross-sections will be provided in the plan set.
- Prepare roadway details to clarify intent of design
- Modify standard details as needed and include

2.2.2.2. Drainage

- Create Drainage Area Maps (existing and proposed)
- Create Drainage Calculation Sheets (Tables to be formatted to match City Standard's tabular format)
- Identify the need for additional drainage easements to accommodate the proposed offsite drainage improvements (if required)
- Perform final storm sewer sizing and alignment design. Prepare final inlet design sheets and hydraulic design sheets for inclusion in the plans.
- Prepare storm sewer plan/profile sheets depicting storm sewer lines, inlets, junction boxes, connections, manholes, utility crossings and the hydraulic grade lines.
- Prepare profiles for all trunks and laterals (to be profiled along centerline of pipe)
- If drainage flow patterns/areas are changing due to proposed improvements, then existing downstream and upstream systems will be analyses and included in plan set to prove that there are no adverse impacts as a result. Full Hydrologic and Hydraulic Calcs Sheets and storm sewer plan and profiles sheets for these existing upstream and downstream systems are to be included in the plan set.
- Prepare drainage details to clarify intent of design.
- Compile applicable City standard details. Modify standard details as needed.

- Prepare erosion control plan.

2.2.2.3. Utilities

2.2.2.3.1. Public (Water, Wastewater, Storm Drainage, etc.)

- Establish the location of existing public utilities based upon information provided by the City, SUE and field survey information

2.2.2.3.2. Franchise Utility Coordination

- Identify franchise utility contacts
- Send one set of plans to each franchise utility for their review will be submitted at each phase. Request each franchise utility to mark up the plans to show the size, type and location of their utilities.
- Notify the City if any relocations are required
- CobbFendley shall perform the coordination with the franchise utilities if any relocations are required.
- Attend City-run Franchise Utility Coordination Meetings (typically 2-4 meetings per year are held). CobbFendley will give background on particular project and coordinate with franchise utility companies on foreseen conflicts and pass out current plan set.

2.2.2.4. Structural

- Structural design and layout of retaining wall (plan and profile)
- Structural design and layout for other elements of the project not covered in the standard details (Junction boxes, stairs, etc.)

2.2.2.4.1. Pavement Marking and Signing Plans

- Determine potential conflicts with existing signs and propose sign relocations
- Prepare crosswalk pavement marking and signing layouts in accordance with City design standards and the Texas Manual on Uniform Traffic Control Devices (TMUTCD).
- Prepare details to clarify intent design
- Compile applicable City standard details. Modify standard details as needed.

2.2.2.5. Traffic Control Plans, Detour Plans, Construction Sequencing/Phasing

- Develop construction sequence plan showing:
  - Construction area for each phase of construction and closure of existing travel lanes (if needed).
  - Temporary signing and striping, barricades, and other channelization device
  - Narrative of the sequence of work.
  - Detour Plan for each construction phase
  - Storm sewer construction phasing.
  - Public utilities relocation phasing.
  - Pedestrian routing during construction.
- Develop typical cross section showing lane widths, edge conditions, channelization and proposed construction area.
- Develop typical driveway staging plans for similar driveways. Develop custom driveway staging layouts for special conditions.
- Prepare traffic control details to clarify intent of design.

2.2.3. Specifications/Construction Contracts

Prepare general notes, specification data, and final Bid Book in accordance with City of Rockwall requirements. Identify and prepare special specifications and/or special provisions applicable to the project. Prepare Bid-Tab sheets of applicable items for Contractor to fill/present bid prices.

- Contact documents, including the following:
  - City of Rockwall standard construction contract forms
  - Notice to bidders
  - Special instructions to bidders
  - Bid form (Bid-Tab) – Electronic for Bidding
  - Standard construction contract
  - Performance bond
  - Payment bond
  - Maintenance bond
  - Certificate of insurance
  - General conditions
  - Special conditions
  - Technical specifications
  - Permits (TXDOT, City of Dallas, etc.)
  - Geotechnical Report

2.2.4. Estimates

Compile an overall opinion of probable construction cost based on current market values. Cost shall be broken out in to separate schedules for each section of the job.

2.3. Agency Permitting/Coordination (City of Dallas, NTMWD, TDLR, etc.)

2.3.1. NTMWD

- CobbFendley to coordinate with the NTMWD on items related to the project where any improvements cross any NTMWD line or facility. There is a 14-inch force main along Turtle Cove Blvd. This shall include all coordination meetings, plan submittals, permit submittals, etc. in order to achieve acceptance of proposed improvements.

2.3.2. Union Pacific / Dallas, Garland & Northeastern Railroad

- CobbFendley to coordinate with the Railroad on items related to the project where any improvements cross any Railroad facilities. This shall include all coordination meetings, plan submittals, permit submittals, etc. in order to achieve acceptance of proposed improvements.

2.3.3. Accessibility Review (TDLR)

- Prepare a completed application for submittal to the Texas Department of Licensing and Regulation for review in accordance with the Elimination of Architectural Barriers Act.
- CobbFendley to complete application and submit with set of plans to a Registered Accessibility Specialist (RAS) from review and TDLR project registration. All coordination and fees with TDLR compliance will be done by CobbFendley.
- While we do not anticipate accessibility revisions to be required, we will address minor revisions to the plans based on review comments from the RAS.

SPECIAL SERVICES

3. Data Collection & Property Research / Topographic and Design Survey

3.1. Data Collection and Property Research

3.1.1. Gather existing plat information

3.1.2. Collect property owner and record information

3.1.3. Gather existing ROW and easement information, identify all easements through typical research methodologies (i.e. plats, court house filings, etc.).

3.2. Topographic and Design Survey

3.2.1. Turtle Cove Blvd: The limits of the survey shall be from the intersection of Turtle Cove Blvd. and Ridge Road to the intersection of Turtle Cove Blvd. and Briar Oaks Drive. The survey shall be from ROW line to ROW line (60-foot ROW) of Turtle Cove Blvd. Survey will include intersecting roadways extending 50 feet along each leg of the major intersections and 50 feet along each leg of the minor intersections.

Yellowjacket Lane: The limits of the survey shall be from the intersection of Yellowjacket Lane. and Ridge Road to the intersection of Yellowjacket Lane and Greencrest Blvd. The survey shall be from the north ROW line to center of median (90-foot ROW) of Yellowjacket Lane. Survey will include intersecting roadways extending 50 feet along each leg of the major intersections and 50 feet along each leg of the minor intersections.

3.2.2. Establish a vertical control benchmark circuit as needed throughout the project. Use existing City established monument information for the City and tie survey into. A differential level loop will be run through all Primary Control Points to verify elevations.

3.2.3. A minimum of three Primary Control Points will be set in each project area in locations that are unlikely to be disturbed by construction activity. Secondary Control Points will also be set as required to perform the survey. Horizontal data will be referenced to the Texas State Plane Coordinate System, North Central Zone (4202), NAD 83(2011), Epoch 2010.00. Elevations will be referenced to NAVD 88 and computed using GEOID12A.

3.2.4. Grid coordinates will be converted to Surface values using a Combined Surface Adjustment Factor 1.000146135 (or as otherwise specified by the City of Rockwall).

3.2.5. Perform a field survey to identify and locate existing topographic elements within the roadway corridor. All identified topographic elements shall be tied down horizontally and vertically. The field survey shall include but not be limited to the following:

- Property corner monumentation: Sufficient property corners will be located, and Deed and Plat information obtained to approximately show the existing ROW line along the corridor within a 0.5’ accuracy.
- Existing pavement, curbs, sidewalks, barrier free ramps, etc.
- Roadway and lane striping
- Driveways
- Existing storm sewer inlets, manholes, junction boxes Headwalls (including culvert sizes and invert elevations)
- Outfalls, bridges and erosion control
- Existing driveway culverts and swales (flowlines, sizes, types, etc.)
- Guardrail

- Utility manholes, vaults, water valves, water meters, wastewater cleanouts, sprinkler heads, telephone poles, power poles, utility markers, other public utilities and franchise utilities
- Traffic Signal poles, cabinets, pull boxes and other signal equipment
- Signs (excluding temporary signs)
- Trees, including species and caliper (all sizes)
- Landscape planters, Shrubs, rocks and other features.
- Buildings and permanent structures
- Retaining walls
- Fencing walls
- Fence limits and material types (excluding temporary fences)
- Mailboxes (types – wood, brick, stone)
- Other applicable physical features that could impact design

3.2.6. Perform cross-sections throughout project limits at 25-foot intervals and at grade breaks and prepare cross-section field notes. Spot elevations will be taken from apparent ROW to apparent ROW along Turtle Cove Blvd. and the westbound lanes only of Yellowjacket Lane from the southern edge of the median to the northerly apparent ROW line.

3.2.7. Prepare a final topographic drawing in digital format (including contours and breaklines) showing the features located in the field, an ASCII coordinate file of the points located in the field, and a hard copy of the coordinates and feature descriptions.

3.2.8. CobbFendley will perform site visits for the purposes of reviewing the provided survey in the field and making notes for additional survey needs and design considerations.

4. Subsurface Utility Engineering (S.U.E.) Services

4.1. Provide S.U.E. Services for the purpose of locating horizontal and vertical locations of underground city and franchise utilities, in conjunction with and /or prior to the field survey.

- S.U.E. Level 'B' Services will be provided to determine horizontal location of utilities up to two days.
- S.U.E. Level 'A' Services will be provided as deemed necessary, as follows:
  - Up to two (2) test holes of 0-5 ft depth will be provided
  - Test holes in addition to those listed above will be provided at the rate per test hole agreed to by the City of Rockwall.
- TV Inspection of Storm Sewer Lines will be provided for Turtle Cove Blvd.
  -

4.2. CobbFendley shall arrange and make provisions for access to perform the services specified within this scope. The surveyor shall provide the City with the name and address of the property owners.

4.3. The City shall be responsible for the coordination of all ROW and easement acquisitions. CobbFendley will provide survey information and easement/ROW documents (sketch and legal description) to the City. Additional ROW and easement documentation services are detailed below in Section 2.

5. Right-of-Way / Easement Instruments of Conveyance

5.1. Prepare ROW instruments (narrative and graphic exhibits of ROW takes) and setting new property corners (for new ROW only) in the field

5.1.1. Up to two (2) parcels

5.2. Prepare easement instruments (narrative and graphic exhibits of easements required for drainage, City utilities, temporary construction, etc.)

5.2.1. Up to two (2) parcels

5.3. Individual parcel exhibits shall be on 8-1/2"x11" paper and pdf copy shall be sealed, dated, and signed by a Registered Professional Land Surveyor and shall contain the following:

5.3.1. Parcel number

5.3.2. Area required

5.3.3. Area remaining

5.3.4. Legal description

5.3.5. Current owner

5.3.6. Any existing platted easements or easements filed by separate instrument including easements provided by utility companies

5.3.7. Metes and bounds description of parcel to be acquired. The description shall be provided on a separate sheet from the exhibit. Each type of easement shall be described separately.

5.4. Upon written notification by the City of acceptance of the ROW exhibits and instruments, and as directed by the City, the surveyor shall set all corners and points of curvature for the proposed ROW and submit final sealed plans and exhibits, including location of the control points and their NAD-83 reference

5.5. CobbFendley will provide the information listed in Section 2 to the City and/or their selected ROW and easement acquisition agent. This task will include the following:

5.5.1. Transmittal of survey and existing property information.

6. Geotechnical

6.1. Subsurface Exploration

6.1.1. Five (5) borings are planned for this project. The borings and report will be through a subconsultant.

The locations are as follows:

- Two borings to ten (10) feet will be located along Yellowjacket Lane.
- Three borings to ten (10) feet will be located along Turtle Cove Blvd.

6.1.2. Boring Services –Borings will be sampled to 10 feet. A total of 50 feet for drilling is planned.

- Check samples for consistency with a hand penetrometer
- Stake the boring locations using normal taping procedures
- Backfill bore holes and plug at the surface

6.2. Laboratory Services

6.2.1. Considering the planned facilities, anticipated soil conditions, and geology, the following laboratory test will be required for classification purpose and to determine strength characteristics:

- Visual Classification
- Moisture content and soil identification
- Liquid and plastic limit determinations
- Unconfined compression
- Calibrated hand penetrometer tests
- Lime/pH series tests
- Soluble sulfate tests (to determine lime-induced heaving potential)

6.3. Engineering Services

6.3.1. Prepare an engineering report presenting the following:

- Sample boring location map
- Boring logs and laboratory results
- General soil and ground-water conditions

- Recommendations will be based on a 30 year design life.
- Subgrade design recommendations for lime treated and cement treated
- Pavement design recommendation for reinforced concrete, asphalt or combination of concrete and asphalt system (including pavement thickness, strength, reinforcement size and spacing, and joint spacing)
- Recommendations for retaining walls
- Earthwork recommendations

6.3.2. The geotechnical engineer's design recommendations shall be relied upon by the civil and structural engineers for their design.

6.3.3. Submit one (1) paper copy and one pdf file copy of the report to the City

7. Additional Services

Services not specifically identified in the Scope of Services above shall be considered additional and shall be performed on an individual basis upon authorization by the City of Rockwall. Such services shall include, but are not limited to the following:

7.1. Construction staking.
7.2. _____
7.3. _____

-End of Scope of Service-

ATTACHMENT "B"

Payment Schedule

Compensation for Basic Services in Tasks 1-2 shall be on a lump sum basis. The tabulation below establishes the not to exceed amount for each category of contract service:

	Task	Fee
	BASIC SERVICES	
1.	Schematic Conceptual Design (30%)	$ 21,540.00
2.	Construction Documents	
2.1	60% Design	$ 45,925.00
2.2	90% Design	$ 47,215.00
2.3	100% Design	$ 17,530.00
	Basic Services Subtotal:	**$ 132,210.00**
Compensation for special services under Tasks 4-7 shall be a labor fee plus expense (reimbursable) basis with the max fee shown below.		
	SPECIAL SERVICES	
4.	Data Collection & Property Research / Topographic and Design Survey	$ 9,950.00
5.	Subsurface Utility Engineering (S.U.E.) Services	
5.1	Quality Level 'B' S.U.E. Services (2 days max, assumes 5,000 LF)	$ 7,000.00
5.2	Quality Level 'A' S.U.E. Services (2 test holes from 0 – 5 ft, with traffic control	$ 3,700.00
5.3	TV Inspection of Storm Sewer Lines (1 day, assumes 200 LF)	$ 2,350.00
6.	Right-of-Way/Easement Instruments of Conveyance	$ 14,000.00
	(2 Easements and 2 ROW documents are assumed @ $3,500.00/document)	
7.	Geotechnical	$ 9,625.00
	Special Services Subtotal*	**$ 46,625.00**
	ENGINEERING SERVICES CONTINGENCY**	**$ 17,883.50**
	***(This service is a miscellaneous amount to be used at the discretion of the City for additional Services outside of the scope of the contract. This item will be controlled by the City and will only be used if the City chooses. The Engineer has no right or guarantee to the use of this Contingency)*	
	Project Total*	**$ 196,718.50**

Fees that are Lump Sum for each task and will be invoiced monthly based upon the overall percentage of services performed.

ATTACHMENT "C"

Project Schedule

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ATTACHMENT "D"

Sub-Consultants

1. **Sub-Consultant:**
   Company Name: _D&S Engineering Labs_____
   Services of the Scope Being Provided: _*Geotechnical*_____
   Contact Person: _Jennifer Shields, P.G._____ Title: _Sr. Engineering Geologist_____
   Email: __jshields@dsenglabs.com_____ Phone: __817-529-8464_____

2. **Sub-Consultant:**
   Company Name: _____
   Services of the Scope Being Provided: _*Design Survey/ROW/Easement Docs*_____
   Contact Person: _____ Title: _____
   Email:_____ Phone: _____

3. **Sub-Consultant:**
   Company Name: _____
   Services of the Scope Being Provided: _*Traffic Analysis*_____
   Contact Person: _____ Title: _____
   Email:_____ Phone: _____

4. **Sub-Consultant:**
   Company Name: _____
   Services of the Scope Being Provided: _*Subsurface Utility Engineering (S.U.E.)*_____
   Contact Person: _____ Title: _____
   Email:_____ Phone: _____

5. **Sub-Consultant:**
   Company Name: _____
   Services of the Scope Being Provided: _*Pipeline TV Services*_____
   Contact Person: _____ Title: _____
   Email:_____ Phone: _____

6. **Sub-Consultant:**
   Company Name: _____
   Services of the Scope Being Provided: _*ROW Negotiation and Acquisition*_____
   Contact Person: _____ Title: _____
   Email:_____ Phone: _____

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **October 10, 2018**

SUBJECT: **Professional Engineering Services Contract**
Alta Vista Drive and West Street Reconstruction Project

The Alta Vista Drive from Lakeshore Drive to Westway Drive and West Street from Rusk Street to Highland Drive Reconstruction Project is one of the first roadway projects scheduled for engineering design on the 2018 Street Bond Program. The roadways in total are approximately 1670 feet in length, and the project will consist of roadway, sidewalk, water line, wastewater line, and storm drainage improvements. The project will include a public input process where surveys will be sent out to adjacent property owners and public meeting will be held with schematics of the roadway and comments will be received.

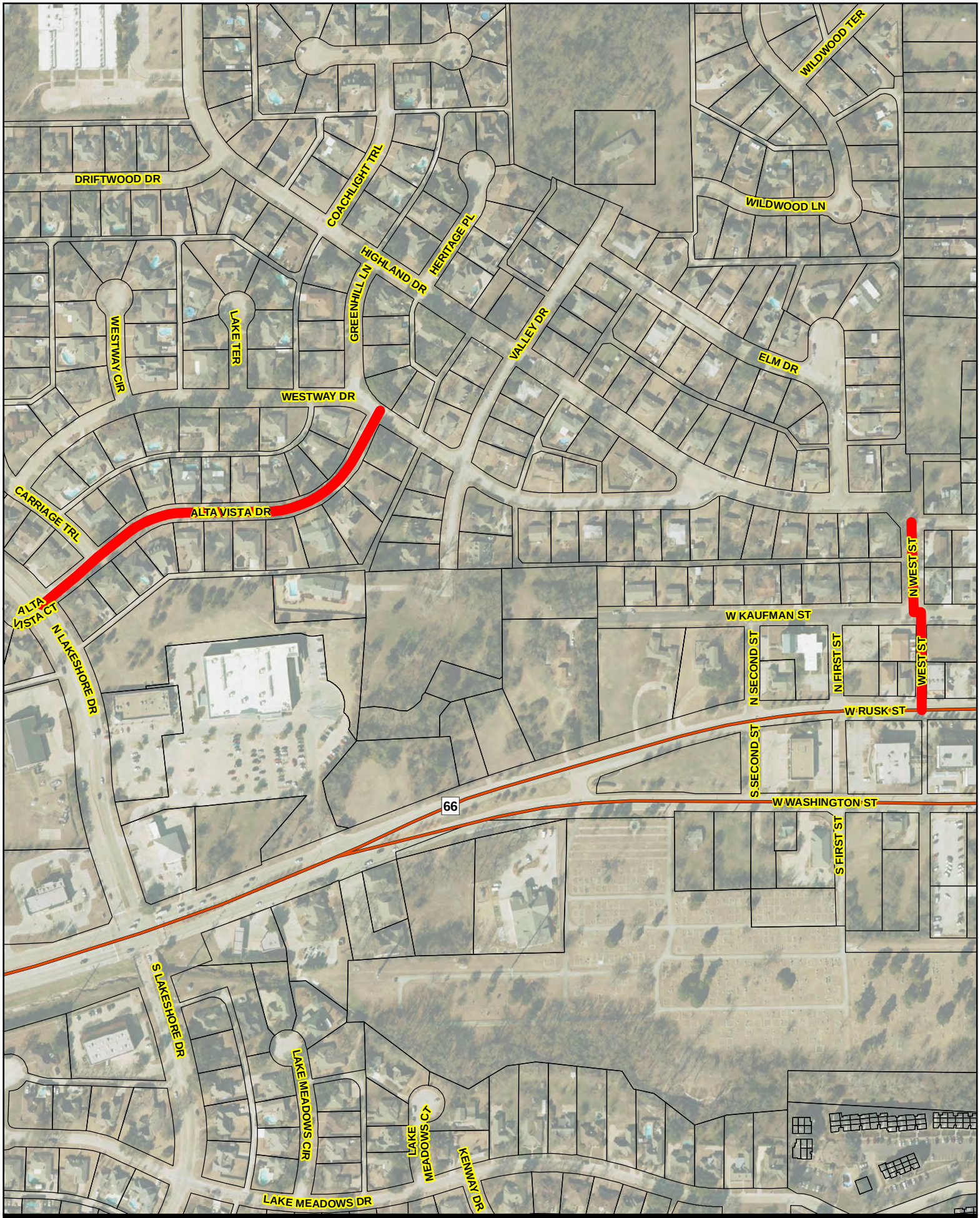
Staff requested a proposal from Teague Nall and Perkins, Inc. to provide the engineering design and specifications for this project. The engineering fee to reconstruct Alta Vista Drive and West Street is $313,500.00. The funding of this project will be provided through the sale of bonds approved by the voters in the 2018 Street Bond Election and water and wastewater funds. Staff recommends City Council consideration to approve a professional engineering services contract for Teague Nall and Perkins, Inc. to perform the engineering design services and specifications for the Alta Vista Drive from Lakeshore Drive to Westway Drive and West Street from Rusk Street to Highland Drive Reconstruction Project in an amount not to exceed $313,500.00, to be paid for out of the 2018 Street Bond funds and water wastewater funds, and take any action necessary.

If you have any questions, please advise.

AJW:jmw

Attachments

Cc:
Mary Smith, Assistant City Manager
Jeremy White, P.E. CFM, Civil Engineer
File



City of Rockwall

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

0 62.5 125 250 Feet

Date: 10/11/2018

ALTA VISTA DR AND WEST ST

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CIP PROJECT

STATE OF TEXAS ♦
♦
COUNTY OF ROCKWALL ♦

PROFESSIONAL ENGINEERING SERVICES CONTRACT

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and Teague Nall and Perkins, Inc., ("ENGINEER"), located at 825 Watters Creek Boulevard, Suite M300, Allen, Texas, Texas, Engineers duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage ENGINEER as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for Reconstruction of Alta Vista Drive from Lakeshore Drive to Westway Drive, and West Street from Rusk Street to Highland Drive

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Attachment "A" and as authorized by CITY. Specifically, ENGINEER shall perform Professional services as requested by CITY and detailed in Attachment "A".

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be an amount of One Hundred Ninety-Seven Thousand Seven Hundred Dollars ($197,700.00) billed as a *lump sum* basis for Basic Services, and Eighty-Seven Thousand Three Hundred Dollars ($87,300.00) billed on a *lump sum/hourly/unit price* basis for Special Services, per rates provided in Attachment "B". ENGINEER is not authorized to perform any work beyond the limited not to exceed amount without authorized written approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Attachment "C". In the event of termination, ENGINEER will assist the CITY

in arranging a smooth transition process. However, ENGINEER's obligation to provide services to the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay ENGINEER its fees based on the presentation by ENGINEER to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay ENGINEER its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of ENGINEER for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4. Engineer's Standard of Care

ENGINEER shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Engineer under similar circumstances for a similar project. ENGINEER represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to ENGINEER any unsatisfactory performance of ENGINEER personnel for appropriate corrective action. ENGINEER shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

ENGINEER will seek written CITY approval to accept any contract or perform any services for any person, entity, or business working on this project. CITY may waive this potential conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay ENGINEER for the professional services to be rendered under this Contract, ENGINEER agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by ENGINEER, will remain the property of the CITY. ENGINEER will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however, ownership of the underlying work product shall remain the intellectual property of the ENGINEER. ENGINEER shall have the right to use such work products for ENGINEER's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the ENGINEER will be at reuser's sole risk and without liability or legal exposure to the ENGINEER, and CITY to the extent allowed by law, shall hold harmless the Engineer from all

claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the ENGINEER's consent. The granting of such consent will entitle the ~~Engineer~~ ENGINEER to further compensation at rates to be agreed upon by CITY and the ENGINEER. The above notwithstanding, ENGINEER shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. ENGINEER agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

Workmen's Compensation – Statutory
Employer's Liability – $100,000
Bodily Injury by Disease - $500,000 (policy limits)
Bodily Injury by Disease - $100,000 (each employee)

B. ENGINEER also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Engineer for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

$2,000,000 General aggregate limit

$1,000,000 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

$1,000,000 each occurrence sub-limit for Personal Injury and Advertising

C. ENGINEER shall add CITY, its City Council members and employees, as an additional insureds on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. ENGINEER shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

E. ENGINEER agrees to maintain errors and omissions professional liability insurance in the amount of not less than one million dollars ($1,000,000) annual aggregate, on a claims made basis, as long as reasonably available under standard policies.

7. **INDEMNIFICATION**

ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF ENGINEER OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

ENGINEER'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING ENGINEER'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL-NOT EXCEED ONE MILLION DOLLARS ($1,000,000). NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY CLAIMING THROUGH THE OTHER RESPECTIVE PARTY, FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, LIQUIDATED, DELAY OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO LOST PROFITS OR USE OF PROPERTY, FACILITIES OR RESOURCES, THAT MAY RESULT FROM THIS AGREEMENT, OR OUT OF ANY GOODS OR SERVICES FURNISHED HEREUNDER.

8. Addresses for Notices and Communications

CITY
Amy Williams, P.E.
Director of Public Works/City Engineer
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

ENGINEER
Michael G. DeMotte, P.E.
Director of Engineering Services-Allen Office
Teague, Nall, and Perkins, Inc.
825 Watters Creek Blvd, Suite M300
Allen, TX, 75013

All notices and communications under this Contract shall be mailed or delivered to **CITY** and ENGINEER at the above addresses.

9. Successors and Assigns

CITY and ENGINEER each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor ENGINEER shall assign, sublet or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

10. Termination for Convenience of the Parties

ENGINEER and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Engineer as provided herein, Engineer will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Engineer, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of ENGINEER to be performed hereunder. Such changes, including any increase or decrease in the amount of ENGINEER**'s** compensation, or time for performance, which are mutually agreed upon by and between CITY and ENGINEER, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment **in writing** executed by both CITY and ENGINEER.

13. Reports and Information

ENGINEER, at such times and in such forms as CITY may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish CITY periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

14. Entire Agreement

This Contract and its Attachments and any future Contract Amendments constitute the entire agreement, and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

15. Waiver

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision, or any other provision. Any waiver by any party herein of any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

16. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

17. Survival

Any and all representations, conditions and warranties made by Engineer under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

18. Governing Powers and Law

Both Parties agree and understand that the CITY does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and ENGINEER waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

19. Attorney's Fees

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in triplicate originals on this 11th day of October 2018.

Teague Nall and Perkins, Inc.

By: _____

Name: Michael G. DeMotte, P.E.
Title: Director of Engineering Services-
Allen Office

EXECUTED in triplicate originals on this ____ day of _____ 201_.

ATTEST:

City of Rockwall, Texas

_____

Richard Crowley
City Manager

ATTACHMENT “A”

Scope of Service

8.

66

Attachment "A"
Reconstruction of Alta Vista Drive from Lakeshore Drive to Westway Drive and
West Street from Rusk Street to Highland Drive
For
City of Rockwall

Scope of Services

Project Understanding

The City of Rockwall (City) wishes to reconstruct Alta Vista Drive (from Lakeshore Drive to Westway Drive) and North West Street (from Rusk Street to Highland Drive), existing two-lane residential roadways, approximately 1670 feet in total length. The roadways lie within an area zoned Single Family (SF-10) of the City of Rockwall. Improvements generally be within the existing 50' Right-of-Way (ROW) for Alta Vista Drive, and within the existing 60' Right-of-Way for West Street from Kaufman Street to Highland Drive, and within the 28'(+/-) Right-of-Way for West Street from Rusk Street to Kaufman Drive. The contract will include a provision for up to six (6) parcels for corner clip takes or easements in the event that they are required. There will be no traffic signal modifications necessary for the roadway improvements. For Alta Vista Drive, the paving improvements will begin at the eastern curb return of the intersection of Alta Vista Drive and Lakeshore Drive, and end at the western curb return of the intersection of Alta Vista Drive and Westway Drive. For West Street, the paving improvements will begin at the northern curb return of the intersection of West Street and Rusk Street, and end approximately at the northern curb return of the intersection of West Street and Highland Drive. The West Street improvements also includes the intersection of West Street and Kaufman Street.

Additional design will include storm sewer, sanitary sewer and water line improvements. The existing storm sewer will be analyzed using current City drainage criteria. Storm drain improvements are limited to rerouting of the existing storm drain pipe between the lots with address 303 and 305 Carriage Trail. The proposed storm drain will begin at the intersection of Alta Vista Drive and Lakeshore Drive, and end at the intersection of Alta Vista Drive and Carriage Trail. Sanitary sewer and water lines will be replaced, and upsized if required by the City's Wastewater and Water Master Plans. Wastewater and water lines will be evaluated to be placed behind the back of curb and within the right-of-way line where possible.

Other design components include coordinating with ONCOR for street lighting, support services for TXDOT permit application for West Street improvements, utility coordination, TDLR compliance with ADA, erosion control plans, and traffic control plans.

ENGINEER will provide plans, specifications, estimates, and permits (if applicable) for the project. Support services for the project bidding, and the construction phase is excluded from the scope of services at the CITY's request.

BASIC SERVICES

1. Schematic Conceptual Design (30%)

1.1. Project Management

1.1.1. Prepare a detailed Project Work Plan for TNP internal use. The work plan will serve as guide and communication tool for the TNP project team and will include the following elements:

- Project description
- Client critical success factors and project budget

- TNPs project goals
- Contract provisions
- Scope of services, person-hour estimate and fees
- List and description of deliverables
- Schedule and milestones
- Project contracts
- Communication protocols
- Quality control plan
- Filing and project administration requirements
- Design standards and criteria
- Applicable codes
- Permitting requirements
- CADD standards (if applicable)
- Mock plans
- Labor and expense phases (billings)
- Project close-out requirements

1.1.2. Conduct TNP internal project kickoff meeting with entire project team and City Staff.

1.1.3. Conduct weekly TNP internal project review meetings to review project status, review and update schedule, identify and assign next action items, etc.

1.1.4. Prepare and send Project Status Update (PSU) to City's Project Manager on monthly basis. PSU will address work completed in previous period, work in progress and/or anticipated to be completed in next period, actions or information needed from City, and a schedule update.

1.1.5. Develop design criteria and design decisions tables.

1.1.6. Prepare project correspondence and invoicing documents.

1.1.7. Prepare and submit project schedule to City staff and provide general project management activities.

1.1.8. Project Administration

- Prepare project correspondence and invoicing documents

1.2. Project stakeholder coordination

- Develop project stakeholder contact list including but not limited to franchise utilities, City's water and sewer department, traffic department, and TXDOT.
- Conduct progress meetings to monitor the development of the project. During this phase of the project, conduct up to two (2) meetings with the City staff regarding project status and coordination issues. The first meeting will be the project kick-off meeting, and the second meeting will be the conceptual design presentation and review.

1.3. Schematic Roll Plot and Graphics (30%)

The following services will be provided as part of the Conceptual Design Phase (30%):

- Review and research previously prepared construction plans record documents, and other pertinent information related to proposed project.
- Review City master plans, design standards, specifications, construction details, and other pertinent information that may impact the design. Review of documents will include but not limited to:
  - City of Rockwall Master Thoroughfare Plan
  - City of Rockwall Water/Wastewater Master Plan
  - City of Rockwall Standards of Design and Construction

- City of Rockwall Trail Master Plan

- Develop complete and accurate base map showing all existing Right-of-Way (ROW), easements, and utilities.
- Develop and evaluate typical sections (up to two (2)) to use for Alta Vista Drive and West Street and other intersecting streets with in the project limits.
- Develop drainage area maps and analyze street and inlet capacities, and proposed storm drain system to reroute the existing 18" RCP between the lots with address 303 Carriage Trail and 305 Carriage Trail. The proposed storm drain system will begin at the intersection of Lakeshore Drive and Alta Vista Drive and will end the intersection of Alta Vista Drive and Carriage Trail. The analysis will also include addition to flanking inlets in Alta Vista Drive east of the intersection of Lakeshore Drive.
- Develop horizontal alignments for roadway,
- Develop and evaluate up to two (2) alignments for proposed water lines and wastewater lines.
- Develop vertical alignment for roadway and cut cross sections at critical points, at center of driveways, alley approaches, cross streets, lead walks, at alignment geometric points and at 25' intervals to evaluate the grading.
- Review City Master Trail Plan and incorporate hike and bike trails if necessary.
- Prepare 30% schematic paving plan and profile roll plots, produced at 1" =420' horizontal scale and 1" =5' vertical scale. The horizontal alignment of proposed water lines and sewer lines will be included in the roll plots.
- Prepare cross sections sheets.
- Meet with City staff and present concept paving plan and profile roll plots.
- Incorporate comments and feedback from City staff and other stakeholders prior to public meetings.

1.4. Drainage Analysis (30%)

The following services will be provided as part of the Conceptual Design Phase (30%):

- Review and research existing construction plans and record documents, historical flooding events and other pertinent information related to the existing drainage infrastructure within the project limits, and upstream and downstream of the proposed project.
- Prepare a hydrologic and hydraulic analysis of the existing drainage infrastructure and prepare a report in memo format signed and sealed. Analysis/report shall include the following.
  - Existing drainage infrastructure analysis
    - Drainage Area Map of existing conditions/infrastructure.
    - Analysis effect on existing system of proposed off-site development or infrastructure improvements currently being planned.
    - Drainage calculations – Drainage Area, Inlet, Street Capacity, Storm Sewer grade line computations in City Standard's tabular format.
    - Synopsis of hydraulic deficiencies in written and plan format, includes downstream off-site drainage infrastructure (if any). The drainage study will also include evaluation of flooding issue in or around the alley for a lot with address 305 Highland Drive. Recommendations will be included in the drainage memo to resolve the drainage issue.
  - The drainage analysis will include analysis of proposed storm drain system beginning at the existing storm drain in Lakeshore Drive and end at the intersection of Alta Vista Drive and Carriage Trail. This proposed system will be analyzed to reroute the existing storm drain system of Carriage Trail. The proposed system will be stubbed out in Carriage Trail for future connection.

- The proposed infrastructure analysis will include drainage areas delineation, evaluation of street capacities, and performing hydraulic grade line computations for proposed system in Alta Vista Drive. Starting hydraulic grade line of existing storm drain in Lakeshore Drive will be either derived from the record documents or an assumed starting HGL will be utilized.
- Analysis of existing storm drain system in Lakeshore Drive is not anticipated for this project; however, it may be provided as additional services if it is discovered and needed during the design phase.
- Recommendation of improvements to existing drainage system to meet the City's current 100-year design storm criteria. The recommendations will be limited to
  - Drainage Area Map of proposed improvements
  - Proposed drainage calculations – Drainage Area, Inlet, and Street Capacity, and Storm Sewer HGL Calculations (to be in City Standard's tabular format).
  - Summary of proposed improvement of drainage infrastructure in written and plan format to fix hydraulic deficiencies in order to meet current City drainage criteria standards.

1.5. Existing Traffic Analysis and Recommendation (30%)

The following services will be provided as part of the Conceptual Design Phase (30%):

- City will conduct Traffic Counts, Speed Studies, and Accident Reports from Police Department along Alta Vista Drive and West Street.
- ENGINEER shall take the data provided by the City and analyze in order to provide recommendations to the City. Such recommendations will serve as basis of design of speed calming devices, traffic signage or striping plans. The recommendations will be provided in memo format signed and sealed of proposed improvements along the corridor.
- A Traffic Study (TIA) is not anticipated for this project and excluded from the scope of services.

2. Construction Documents

2.1. Project Management

- Conduct progress meetings at each stage of the construction documents phase to monitor the development of the project regarding the project status, coordination issues and go over City review comments of the plans.
- Coordinate with other utilities, (electric power, cable TV, phone, gas, optic fiber, etc.)
- Prepare and send Project Status Update (PSU) to City's Project Manager on monthly basis. PSU will address work completed in previous period, work in progress and/or anticipated to be completed in next period, actions or information needed from City, and a schedule update.
- Update project schedule and interim milestones (coordinate with City staff as necessary)
- Project site visits (up to two (2) trips)

2.2. Construction Plans, Specifications and Estimates (60%, 90%, 100%)

2.2.1. Submittals

ENGINEER will submit 60%, 90% and 100% submittals for the City for review and comments. The following will be required for each submittal:

- Construction Plans
  - Two (2) Full Size copies – 22"x34"
  - Two (2) Half Size copies – 11"x17"

- One (1) PDF copy
- One (1) PDF copy– Scanned City comments previous submittal

- Engineers Opinion of Construction Cost
- Construction Contract /Specification Book
- City to provide the front end documents, and City special provisions to NCTCOG standard in electronic format.

2.2.2. Construction Plans

Each plan sheet in the construction plans set will conform to the Engineering Drawing Requirements set forth in the City of Rockwall's Standards of Design and Construction. Plan sheets will also include any other additional documentation, notation, and clarification required by the City's Project Manager to prove design and constructability of the project. Each stage of the construction plan review process will incorporate any changes associated with City comments on previous submittals.

Below is a table of the required construction plan sheets and which submittals they are required.

Plan Sheets	**60%**	**90%**	**100%**
Cover Sheet	X	X	X
Legend Sheet	X	X	X
General Notes Sheet	X	X	X
Summary of Quantities	X	X	X
Existing Condition Plan (1"=20' scale)	X	X	X
Horizontal/Vertical Control Sheet (1"=40' scale)	X	X	X
Typical Sections (Existing and Proposed)	X	X	X
Erosion Control Plan (1"=40' scale)		X	X
Demolition/Removals Plan (1"=20' scale)	X	X	X
Roadway Plan/Profiles (1"=20'H, 1'=5'V scale)	X	X	X
Alley and Driveway Plan/Profile (1"=20'H, 1'=5'V scale)		X	X
Intersection Grading Plan (major and critical intersections)		X	X
Pavement Signage and Striping Plan (1"=20' scale)		X	X
Drainage Area Map (Existing and Proposed)	X	X	X
Drainage Calculations (Runoff, Street Capacity, Inlet, and Storm Sewer Pipes)	X	X	X
Drainage Plan/Profile (Trunks and Laterals) (1"=20'H, 1'=5'V scale)	X	X	X
Water Line Plan (1"=20'H)	X	X	X
Wastewater Plan/Profile (1"=20'H, 1'=5'V scale)	X	X	X
Retaining Wall Plan/Profile (1"=20'H, 1'=5'V scale) (if applicable)	X	X	X
Construction Sequencing Phasing Narrative	X	X	X
Detour Plan (for each Phase)		X	X
Traffic Control Plan (for each phase & typ. sections) (1"=40' scale)		X	X
Roadway Cross-Sections (25' int. & crit. pts.) (1"=20'H, 1'=5'V scale)	X	X	X
Details (for each section of plans)		X	X

Each subsection below details out the services to be perform for each section of the construction plan set.

- Roadway Design

- Incorporate the previous design submittal review comments
- Prepare plan / profile sheets (224"x34" plan sheets at a scale of 1" =20' horizontal, and 1" =5' vertical).
- Analyze all driveways within the project and develop driveway adjustment and crosswalk profiles as needed. Typically, driveways will be defined vertically by profiles.
- Develop design cross-sections
    - Develop on 25' station intervals and other critical points.
    - Show pavement and subgrade, right-of-way limits, sides slopes, pavement cross slopes, curbs, and retaining walls (if applicable)
    - Cross-sections will be provided in the plan set.
- Prepare roadway details to clarify intent of design
- Modify and include standard details as needed

- Drainage
    - Create Drainage Area Maps (existing and proposed). Proposed Drainage Area Map will be only prepared if there is no change in the drainage pattern from the existing conditions.
    - Create Drainage Calculation Sheets (Tables to be formatted to match City Standard's tabular format)
    - Identify the need for additional drainage easements to accommodate the proposed offsite drainage improvements (if required)
    - Perform final storm sewer sizing and alignment design. Prepare final inlet design sheets and hydraulic design sheets for inclusion in the plans.
    - The design of storm drain system is limited to a proposed line in Alta Vista Drive from Lakeshore Drive to Carriage Trail. The proposed line will be stubbed out at Carriage Trail for future connection to existing storm drain in Carriage Trail. The intent of proposed line is to eliminate the existing 18" storm drain line between the lots with address 303 and 305 Carriage Trail.
    - The design of storm drain system also includes addition of two flanking inlets in Alta Vista Drive at Lakeshore Drive intersection.
    - Analysis of existing storm drain system in Lakeshore Drive is not anticipated for this project; however, it may be provided as additional services if it is discovered and needed during the design phase.
    - The starting hydraulic grade line of existing storm drain in Lakeshore Drive will be either derived from the record documents or an assumed starting HGL will be utilized. Calculation of the existing HGL is not included in this scope, but may be provided as an Additional Service.
    - Storm drain improvements is not anticipated for West street.
    - The proposed grading for West Street will be evaluated to collect the discharge from the alley between Kaufman Street and Highland Drive.
    - Prepare storm sewer plan/profile sheets depicting storm sewer lines, inlets, junction boxes, connections, manholes, utility crossings and the hydraulic grade lines.
    - Prepare profiles for all trunks and laterals (to be profiled along centerline of pipe)
    - Prepare drainage details to clarify intent of design.
    - Compile applicable City standard details. Modify standard details as needed.
    - Prepare erosion control plan.

- Utilities

2.2.2..1. Public (Water, Wastewater, Storm Drainage, etc.)

- Establish the location of existing public utilities based upon information provided by the City, SUE and field survey information

2.2.2..2. Franchise Utility Coordination

- Identify franchise utility contacts
- Send one set of plans to each franchise utility for their review at each phase. Request each franchise utility to mark up the plans to show the size, type and location of their utilities.
- Notify the City if any relocations are required
- ENGINEER shall perform the coordination with the franchise utilities if any relocations are required.
- Attend City ran Franchise Utility Coordination Meetings (typically 2-4 meetings per year are held). ENGINEER will give back ground on particular project and coordinate with franchise utility companies on foreseen conflicts and pass out current plan set.

2.2.2..3. Water

- Prepare all water plan sheets. Water line profiles are not anticipated as the proposed water lines will be 8 inches in diameter.
- Check coverage of Fire Hydrants to meet City Standard.
- Prepare water details to clarify intent of design. Compile applicable City Standard details, modify standard details as needed.

2.2.2..4. Wastewater

- Prepare all wastewater plans and profiles for proposed line in Alta Vista Drive and West Street.
- The proposed wastewater improvements include replacement of existing wastewater lines in Alta Vista Drive, and replacement of existing 6” line between lots with address 206 and 208 Alta Vista Drive by pipe bursting or other trenchless method. City will provide the video of line to evaluate the adequacy of the replacement by pipe bursting method.
- The rerouting of existing 6” line between the lots with address 206 and 208 Alta Vista Drive will also be evaluated.
- The proposed wastewater improvements for West Street include replacements of existing 4” line from Rusk Street to Kaufman Street, existing 4” line from Kaufman Street to existing manhole at 400 feet north of the intersection of Interurban and Highland Drive.
- Evaluate options to eliminate the existing 4” line between lots with address 202 Interurban Street and 302 Highland Drive. ENGINEER shall coordinate with City of Rockwall Sewer Department to verify the location and depth of the existing 4” line and service locations.
- Prepare wastewater details to clarify intent of design. Compile applicable City Standard details, modify standard details as needed.

- Street Lighting
  - ENGINEER will coordinate with ONCOR for the relocation of street lights.
  - It is assumed that the ONCOR is responsible for the design and installation of street lights.
  - ENGINEER shall coordinate with ONCOR for the location of proposed street lights and underground conduits.

- Structural
  - Structural design is not anticipated for this project; however, structural design services can be provided as an Additional Services if it is needed or discovered during the design.

- Traffic

2.2.2..1. Traffic Signals

- The project does not include traffic signals. Traffic signal improvements are not anticipated for this project.

2.2.2..2. Pavement Marking and Signing Plans

- Determine potential conflicts with existing signs and propose sign relocations
- Prepare crosswalk pavement marking and signing layouts in accordance with City design standards and the Texas Manual on Uniform Traffic Control Devices (TMUTCD).
- Prepare details to clarify intent design
- Compile applicable City standard details. Modify standard details as needed.

- Traffic Control Plans, Detour Plans, Construction Sequencing/Phasing
  - Develop construction sequence plan showing:
    - Construction area for each phase of construction and closure of existing travel lanes (if needed).
    - Temporary signing and striping, barricades, and other channelization device
    - Narrative of the sequence of work.
    - Detour Plan for each construction phase
    - Storm sewer construction phasing shall be incorporated by sequencing notes.
    - Public utilities relocation phasing.
    - Pedestrian routing during construction.
  - Develop typical cross section showing lane widths, edge conditions, channelization and proposed construction area.
  - Develop typical driveway staging plans for similar driveways. Develop custom driveway staging layouts for special conditions.
  - Prepare traffic control details to clarify intent of design.

2.2.3. Specifications/Construction Contracts

Prepare general notes, specification data, and final Bid Book in accordance with City of Rockwall requirements. Identify and prepare special specifications and/or special provisions applicable to the project. Prepare Bid-Tab sheets of applicable items for Contractor to fill/present bid prices.

- Contact documents, including the following:
  - City of Rockwall standard construction contract forms
  - Notice to bidders
  - Special instructions to bidders
  - Bid form (Bid-Tab) – Electronic for Bidding
  - Standard construction contract
  - Performance bond
  - Payment bond
  - Maintenance bond
  - Certificate of insurance
  - General conditions

- Special conditions
- Technical specifications
- Permits (TXDOT, City of Dallas, etc.)
- Geotechnical Report

2.2.4. Estimates

Compile an overall opinion of probable construction cost based on current market values. Cost shall be broken out in to separate schedules for each section of the job.

2.3. Agency Permitting/Coordination (TXDOT, TDLR, etc.)

2.3.1. TXDOT

- ENGINEER to coordinate with City for the items related to the project for work within the TXDOT right-of-way. This will include preparation of package for TXDOT submittal to achieve the acceptance of proposed improvements. West Street improvements within the Highway 66 right-of-way is anticipated to be permitted through TXDOT. ENGINEER will prepare the necessary documents and City will apply for the permit.

2.3.2. Accessibility Review (TDLR)

- Prepare a completed application for submittal to the Texas Department of Licensing and Regulation for review in accordance with the Elimination of Architectural Barriers Act.
- ENGINEER to complete application and submit with set of plans to a Registered Accessibility Specialist (RAS) from review and TDLR project registration. All coordination and fees with TDLR compliance will be done by the ENGINEER.
- While we do not anticipate accessibility revisions to be required, we will address minor revisions to the plans based on review comments from the RAS.

SPECIAL SERVICES

3. Public Meetings and Public Input Survey

3.1. **Meetings**

- Attend two (2) public involvement meeting as directed by City staff. Provide exhibits suitable for public meeting use depicting street section, alignments etc. Support City staff during meetings by providing technical information, responding to citizen questions, and recording citizen input.

3.1.1. First Public Meeting will be with adjacent property owners and residents.

- Mail out all first public meeting notification for the City.
- Revise 30% Schematics Roll Plots based on public input from first public meeting and City direction to be used in second public meeting.

3.1.2. Second Public Meeting will be with adjacent property owners and residents as well as the neighborhood.

- Mail out all second meeting public meeting notification for the City (Neighborhood to be at a typical 500ft buffer off the street)
- Revise 30% Schematics Roll Plots based on public input from second public meeting and City direction to be used in City Council presentation for schematic and typical section approval.

3.2. Public Input Surveys

- Work with City to develop Public Input Survey to be sent to adjacent property owners and residents.

- Mail out surveys to adjacent property owner and residents.
- Tally survey results and other received public input into presentable format to City Staff and City Council.

4. Data Collection & Property Research / Topographic and Design Survey

4.1. Data Collection and Property Research

4.1.1. Gather existing plat information

4.1.2. Collect property owner and record information

4.1.3. Gather existing ROW and easement information, identify all easements through typical research methodologies (i.e. plats, court house filings, etc.). Undocumented easements may not be identified.

4.2. Topographic and Design Survey

4.2.1. The limits of the survey for Alta Vista Drive shall be from the intersection of Alta Vista Drive and Lakeshore Drive to the intersection of Alta Vista Drive and Westway Drive. The limits of the survey for West Street shall be from the intersection of West Street and Rusk Street to the intersection of West Street and Highland Drive. The survey shall extend twenty (20) feet outside of the ROW (50-foot ROW for Alta Vista Drive and Variable width ROW for West Drive) where accessible of Alta Vista Drive and West Street. Survey will include intersecting roadways extending 250 feet along each leg of the major intersections and 100 feet along each leg of the minor intersections. The survey will only include the east half (from median east ROW line) of Lakeshore Drive at the intersection of Alta Vista Drive. The survey will include entire intersection of West Street and Rusk Street.

4.2.2. The Alta Vista Drive survey also includes survey of area between the houses with address 206 Alta Vista Drive and 208 Alta Vista Drive. The survey shall extend to alley and existing sewer manhole located at the southeast corner of a lot with address 206 Alta Vista Drive. The survey limits shall be sufficient for the replacement of wastewater line between the lots with address 206 Alta Vista Drive and 208 Alta Vista Drive.

4.2.3. The West Street survey includes survey of approximately 300 feet alley between the houses with address 202 Interurban Street and 302 Highland Drive. This survey shall extend approximately 300 feet north of the intersection of West Street and Highland Drive. The survey shall be sufficient for the replacement of existing 4" wastewater line to a manhole located approximately 250 feet north of the intersection of West Street and Highland Drive.

4.2.4. The West Street Survey also includes survey of approximately 400 feet long alley (from ROW to ROW) located between Kaufman Street and Highland Drive. The survey limits shall be from the intersection of the alley and West Street to the west lot line of lot with address 307 Highland Drive. The design survey shall be sufficient for the drainage study to surface drain the alley on the back of lots with address 301, 303, 305, and 307 Highland Drive, to West Street.

4.2.5. Establish horizontal control points at 500' maximum spacing.

4.2.6. Establish a vertical control benchmark circuit as needed throughout the project. Use existing City established monument information for the City and tie survey into.

4.2.7. Set control points, which shall be based on NAD-83, on both sides of the roadway, as required to maintain horizontal control throughout the project limits.

4.2.8. Perform a field survey to identify and locate existing topographic elements within the roadway corridor. All identified topographic elements shall be tied down horizontally and vertically. The field survey shall include but not limited to the following:

- Property corner monumentation
- Existing pavement, curbs, sidewalks, barrier free ramps, etc.

- Roadway and lane striping
- Driveways
- Existing storm sewer inlets, manholes, junction boxes Headwalls (including culvert sizes and invert elevations)
- Existing driveway culverts and swales (flowlines, sizes, types, etc.)
- Guardrail
- Utility manholes, vaults, water valves, water meters, wastewater cleanouts, sprinkler heads, telephone poles, power poles, utility markers, other public utilities and franchise utilities
- Traffic Signal poles, cabinets, pull boxes and other signal equipment
- Signs (excluding temporary signs)
- Trees, including species and caliper (all sizes)
- Landscape planters, Shrubs, rocks and other features.
- Buildings and permanent structures
- Retaining walls
- Fencing walls
- Fence limits and material types (excluding temporary fences)
- Mailboxes (types – wood, brick, stone)
- Other applicable physical features that could impact design

4.2.9. Perform cross-sections throughout project limits at 25-foot intervals and at grade breaks and prepare cross-section field notes.

4.2.10. Prepare a final topographic drawing in digital format (including contours and breaklines) showing the features located in the field, an ASCII coordinate file of the points located in the field, and a hard copy of the coordinates and feature descriptions.

4.2.11. ENGINEER will perform site visits for the purposes of reviewing the provided survey in the field and making notes for additional survey needs and design considerations.

4.2.12. ENGINEER shall arrange and make provisions for access to perform the services specified within this scope. The surveyor shall provide the City with the name and address of the property owners.

4.2.13. The City shall be responsible for the coordination of all ROW and easement acquisitions. ENGINEER will provide survey information and easement/ROW documents (sketch and legal description) to the City. Additional ROW and easement documentation services are detailed below in Section 6.

5. Subsurface Utility Engineering (S.U.E.) Services

Provide S.U.E. Services for the purpose of locating horizontal and vertical locations of underground city and franchise utilities, in conjunction with and /or prior to the field survey.

5.1. S.U.E. Level 'B' Services will be provided to determine horizontal location of utilities up to 3,150 linear feet. The Quality Level 'B' also includes Quality Level 'C/D' S.U.E. services.

- S.U.E. Quality Level 'B' Services will be provided as defined in CI/ASCE 38-02.
  - Quality Level B (QL-"B") – Generally, QL-"B" indicates information obtained through the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of subsurface utilities. Quality level B data should be reproducible by surface geophysics at any point of their depiction. This information is surveyed to applicable tolerances defined by the project and reduced onto plan documents.
- Determine horizontal location of utilities up to 3,150 linear feet which will include 1,150 linear feet along Alta Vista Drive from Lakeshore Drive to Westway Drive, 650 linear feet

along West Street from Rusk Street to Highland Drive, 100 LF along each cross street (7 individual intersections), and 4" wastewater line to an existing manhole approximately 220 feet north of the intersection of Interurban and West Street. Level "B" S.U.E. shall also include around the existing wastewater manhole in the alley at the southeast corner of the property with address 206 Alta Vista Drive.

- Engineer will create and call in locate tickets for Texas811 for the project corridor. Timing of locates will be coordinated to help ensure that locates are performed in conjunction with surveying operations.
- As part of the services provided in the Topographic and Boundary Survey Phase, Engineer will visibly investigate surface features and appurtenances or all utility systems shown on the record drawings that are included within the project site, including but not limited to:
  - sanitary sewer manholes (including measure down)
  - storm sewer manholes (including measure down)
  - communication/fiber manholes
  - hand holds
  - pull boxes
  - water valves
  - water meters
  - fire hydrants
  - cleanouts
  - blow-offs
  - pedestals (communication, fiber, electric)
  - gas meters
  - signal boxes
  - electric poles (transmission and distribution)
  - electric transformers
  - light poles
  - utility signs
- Investigate all utility systems shown on the record drawings that are included within the project site. Visible surface features and appurtenances of subsurface utilities found within the project site will also be evaluated. Using appropriate surface geophysical methods, Engineer will search for detectible indications of the horizontal location of anticipated subsurface utilities.
- Mark all locations that can be validated, using paint, flags or other devices.
- These services are for the purpose of aiding the design of the project by providing information related to subsurface utilities in order to allow potential utility conflicts to be minimized or eliminated.
- Prepare documentation of the utilities encountered and marked, including their general location, orientation, type & size, if known.
- Deliverable will consist of a Quality Level B – AutoCad DWG 2D file depicting all sub-surface utilities found and verified and above ground appurtenances. The drawing will be signed and sealed by a Professional Engineer licensed in the State of Texas.

5.2. Provide Quality Level 'A' S.U.E. Services for the purpose of vertically locating the utility lines.

- Provide S.U.E. Quality Level 'A' Services will be provided as defined in CI/ASCE 38-02.
  - Quality Level A (QL-"A") – Generally, QL-"A" indicates precise horizontal and vertical location of utilities obtained by the actual exposure (or verification of previously exposed and surveyed utilities) and subsequent measurement of subsurface utilities, usually at a specific point. Minimally intrusive excavation equipment is typically used to minimize the potential for utility damage. A precise horizontal and

vertical location, as well as other utility attributes, is shown on plan documents. Accuracy is typically set to 15-mm vertical and to applicable horizontal survey and mapping accuracy as defined or expected by the project owner.

- Provide all necessary personnel, equipment, supplies, management and supervision needed for the test hole excavation, backfill and restoration.
- Coordinating with CLIENT, property owner, and/or permitting authorities, as needed and assisting the City in obtaining any required permits, permission or rights-of-entry.
- Contacting the appropriate one-call system to request utilities to be marked on-the-ground prior to beginning excavation of test holes.
- Providing and utilizing appropriate traffic control devices, as necessary, in conformance with the MUTCD, including any state or locally adopted supplements.
- Excavate by air-vacuum or other minimally invasive methods up to ten (10) test holes, at locations yet to be determined within the project limits in order to identify the exact horizontal & vertical locations of crucial utilities. For the purpose of the scope, five of such test holes are assumed will be in the paved area and five will be in outside paving area. Furthermore, following assumptions are made for the depth of test holes:
  - Up to Five (5) test holes of 0-12 ft depth will be provided
- Test holes in addition to those listed above will be provided at the rate per test hole agreed to by the City of Rockwall.
- Prepare documentation for each test hole attempted. This documentation will include the horizontal and vertical position of the targeted utility or structure, a general description of the target utility, with condition, material and general orientation noted a generalized description of the material encountered in the test hole, and any other field observations noted during the excavation.
- Deliverable will consist of a Quality Level A – AutoCA DWG 2d (DGN) file showing X, Y and Z w/ depth, a PDF of the same signed and sealed, Utility Summary Sheet, Individual Sheets on Test Holes and ASCII Point List.

6. Right-of-Way / Easement Instruments of Conveyance

6.1. Prepare ROW instruments (narrative and graphic exhibits of ROW takes) and setting new property corners (for new ROW only) in the field. For the purpose of the scope services, six (6) corner clips ROW documents are planned.

6.1.1. Up to Six (6) parcels

6.2. Individual parcel exhibits shall be on 8”x11” paper and pdf copy shall be sealed, dated, and signed by a Registered Professional Land Surveyor and shall contain the following:

6.2.1. Parcel number
6.2.2. Area required
6.2.3. Area remaining
6.2.4. Legal description
6.2.5. Current owner
6.2.6. Any existing platted easements or easements filed by separate instrument including easements provided by utility companies
6.2.7. All physical features
6.2.8. Metes and bounds description of parcel to be acquired. The description shall be provided on a separate sheet from the exhibit. Each type of easement shall be described separately.

6.3. Upon written notification by the City of acceptance of the ROW exhibits and instruments, and as directed by the City, the surveyor shall set all corners and points of curvature for the

proposed ROW and submit final sealed plans and exhibits, including location of the control points and their NAD-83 reference

6.4. ENGINEER will provide the information listed in Section 6.2 to the City and/or their selected ROW and easement acquisition agent. This task will include the following:

6.4.1. Transmittal of survey and existing property information.

7. Geotechnical

7.1. Subsurface Exploration

7.1.1. Three (3) borings are planned for this project. The borings and report will be thru a subconsultant.

The locations are as follows (or as determined by Geotechnical Engineer):

- One boring will be located nearby the intersection of Lakeshore Drive and Alta Vista Drive.
- One boring will be located nearby the intersection of Alta Vista Drive and Westway Drive.
- One boring will be located nearby the intersection of West Street and Kaufman Street.

7.1.2. Boring Services – Pavement borings will be sampled to 15 feet. A total of 45 feet for drilling is planned.

- Check samples for consistency with a hand penetrometer
- Stake the boring locations using normal taping procedures
- Backfill bore holes and plug at the surface

7.2. Laboratory Services

7.2.1. Considering the planned facilities, anticipated soil conditions, and geology, the following laboratory test will be required for classification purpose and to determine strength characteristics:

- Visual Classification
- Moisture content and soil identification
- Liquid and plastic limit determinations
- Unconfined compression
- Calibrated hand penetrometer tests
- Lime/ph series tests
- Soluble sulfate tests (to determine lime-induced heaving potential)

7.3. Engineering Services

7.3.1. Prepare an engineering report presenting the following:

- Sample boring location map
- Boring logs and laboratory results
- General soil and ground-water conditions
- Recommendations will be based on a 30-year design life.
- Subgrade design recommendations for lime treated and cement treated subgrade.
- Pavement design recommendation for reinforced concrete, (including pavement thickness, strength, reinforcement size and spacing, and joint spacing)
- Pavement design alternatives: Provide recommendations for the following street sections:
  - Reinforced concrete pavement on lime and or cement treated subgrade.
  - Reinforced concrete pavement on flex base.
  - Reinforced concrete pavement on compacted subgrade.
- Earthwork recommendations

7.3.2. The geotechnical engineer's design recommendations shall be relied upon by the civil and structural engineers for their design.

7.3.3. Submit one (1) paper copy and one pdf file copy of the report to the City

8. Additional Services

Services not specifically identified in the Scope of Services above shall be considered additional and shall be performed on an individual basis upon authorization by the City of Rockwall. Such services shall include, but are not limited to the following:

8.1. Construction staking.
8.2. Geotechnical recommendations for the design of retaining wall.
8.3. Structural design of retaining walls, junction boxes or any other structures.
8.4. Photometric or coverage study/analysis for street lighting.
8.5. Design or modification of traffic signal.
8.6. Traffic Impact Analysis
8.7. Quality control and testing services during construction.
8.8. Offsite storm drains design and analysis.
8.9. Environmental or Archeological study and permitting through state agencies.
8.10. Support services for Project Bidding
8.11. Support services for Right-of-Way Acquisition and Negotiation
8.12. Flood study for streams/creeks and permitting through FEMA or US Army Corps of Engineers.
8.13. Construction phase services, including responding contractor questions, reviewing contractor pay application, performing site visits to observe construction, reviewing shop drawings/submittals, preparation of record drawings etc.

-End of Scope of Service-

ATTACHMENT "B"

Payment Schedule

Compensation for Basic Services in Tasks 1-2 shall be on a lump sum basis. The tabulation below establishes the not to exceed amount for each category of contract service:

	Task	Fee Basis	Fee
	BASIC SERVICES		
1.	Schematic Conceptual Design (30%)	Fixed Fee	$ 57,000
2.	Construction Documents		
2.1	60% Design	Fixed Fee	$ 67,000
2.2	90% Design	Fixed Fee	$ 49,500
2.3	100% Design	Fixed Fee	$ 24,200
	Basic Services Subtotal:		**$ 197,700**
Compensation for Special Services under Tasks 3-7 shall be on a lump sum, unit price, or labor fee plus expense (reimbursable) basis with the estimated fee shown below.			
	SPECIAL SERVICES		
3.	Public Meetings and Public Input Surveys	Fixed Fee	$ 6,000
4.	Data Collection & Property Research / Topographic and Design Survey	Fixed Fee	$ 26,500
5.	Subsurface Utility Engineering (S.U.E.) Services		
5.1	Quality Level 'B' (Including Level "C/D") S.U.E. Services (assumes 3,150 LF)	Hourly*	$ 23,400
5.2	Quality Level 'A' S.U.E. Services (5 test holes assumed @ 1,800/test holes)	Unit Price	$ 9,000
6.	Right-of-Way/Easement Instruments of Conveyance (6 ROW documents are assumed @ $1,250/document)	Unit Price	$ 7,500
7.	Geotechnical	Fixed Fee	$ 14,900
	Special Services Subtotal*		**$ 87,300.00**
	ENGINEERING SERVICES CONTINGENCY**		**$ 28,500**
	***(This service is a miscellaneous amount to be used at the discretion of the City for additional Services outside of the scope of the contract. This item will be controlled by the City and will only be used if the City chooses. The Engineer has no right or guarantee to the use of this Contingency)*		
	Project Total*		**$ 313,500.00**

*Estimate only (see notes below).

Notes:

1. **Hourly Consulting Services**: Services shall be provided on an hourly, reimbursable basis at the ENGINEER'S standard hourly rates when the Fee Basis is defined as hourly. Actual fees for the services will be based on actual hours required to perform the services, and will vary based upon actual cost, and could potentially exceed the estimates provided above. ENGINEER shall notify the City in writing before exceeding the budgeted fees, and obtain written authorization from City to

exceed the contract amount. Please refer to attached schedule of TNP's standard hourly rates. Services shall be billed monthly based on actual time spent working on the project by the ENGINER'S staff. Actual out-of-pocket expenses that are incurred during the progress of the work for hourly services tasks shall be billed at TNP's cost plus 10%. Any project related fees paid by the ENGINEER on behalf of the City shall be reimbursed by the City under the hourly services task. Examples of these type fees include, but are not limited to, application fees, filing fees, permit fees, review fees, title company/closing fees, or fees related to the purchase or acquisition of information or documents requested by the City for inclusion in the Project's deliverables.

2. **Fixed Fee Consulting Services**: Fees for tasks described as "fixed fee" (lump sum) are total fees for all labor and expenses associated with those tasks. Lump Sum fee for each task will be invoiced monthly based upon the overall percentage of services performed.

ATTACHMENT "B"

TEAGUE NALL AND PERKINS, INC.

Standard Rate Schedule for Time and Expense Contracts

Effective January 1, 2018 to December 31, 2018*

Engineering /Landscape Architecture/ROW	**From**	**-**	**To**	
Principal	$200	-	$250	Per Hour
Team Leader	$190	-	$230	Per Hour
Senior Project Manager	$160	-	$220	Per Hour
Project Manager	$120	-	$175	Per Hour
Senior Engineer	$180	-	$225	Per Hour
Project Engineer	$120	-	$160	Per Hour
Engineer III/IV	$95	-	$120	Per Hour
Engineer I/II	$ 90	-	$110	Per Hour
Landscape Architect / Planner	$110	-	$200	Per Hour
Landscape Designer	$80	-	$110	Per Hour
Senior Designer	$110	-	$150	Per Hour
Designer	$100	-	$130	Per Hour
Senior CAD Technician	$90	-	$120	Per Hour
CAD Technician	$70	-	$110	Per Hour
IT Consultant	$100	-	$170	Per Hour
Clerical	$50	-	$90	Per Hour
Construction Inspector II	$75	-	$100	Per Hour
Construction Inspector III	$90	-	$110	Per Hour
Senior Construction Inspector	$100	-	$125	Per Hour
Construction Superintendent	$150	-	$180	Per Hour
ROW Manager	$120	-	$150	Per Hour
Senior ROW Agent	$90	-	$130	Per Hour
ROW Agent	$80	-	$110	Per Hour
Relocation Agent	$100	-	$130	Per Hour
Senior Utility Coordinator	$90	-	$140	Per Hour
Utility Coordinator	$80	-	$130	Per Hour
Intern	$50	-	$70	Per Hour
Surveying				
Survey Manager	$190	-	$230	Per Hour
Registered Professional Land Surveyor (RPLS)	$140	-	$190	Per Hour
Field Coordinator	$100	-	$130	Per Hour
S.I.T. or Senior Survey Technician	$70	-	$120	Per Hour
Survey Technician	$65	-	$100	Per Hour
1-Person Field Crew w/Equipment**	$125			Per Hour
2-Person Field Crew w/Equipment**	$160			Per Hour
3-Person Field Crew w/Equipment**	$180			Per Hour
4-Person Field Crew w/Equipment**	$200			Per Hour
Flagger	$40			Per Hour
Abstractor (Property Deed Research)	$85			Per Hour
Subsurface Utility Engineering (SUE)				
SUE Project Manager	$185 Per Hour			
SUE Engineer	$160 Per Hour			
Sr. Utility Location Specialist	$100 Per Hour			
Utility Location Specialist	$ 85 Per Hour			
1-Person Designator Crew w/Equipment***	$120 Per Hour			
2-Person Designator Crew w/Equipment***	$145 Per Hour			
2-Person Vac Excavator Crew w/Equip (Exposing Utility Only)	$250 Per Hour (4 hr. min.)			
2-Person Vac Excavator Crew w/Equip for QL-A ****	$450 Per Hour (4 hr. min.)			
Core Drill (equipment only)	$750 Per Day			

All subcontracted and outsourced services shall be billed at rates comparable to TNP's billing rates above or cost times a multiplier of 1.10.

** Rates shown are for calendar year 2018 and are subject to change in subsequent years.*

*** Survey equipment may include truck, ATV, Robotic Total Station, GPS Units and Digital Level.*

**** Includes crew labor, vehicle costs, and field supplies.*

***** Rate applies to Quality Level A (QL-A) test holes on utilities that were designated by TNP as QL-B.*

TEAGUE NALL AND PERKINS, INC.

Standard Rate Schedule for Time and Expense Contracts
Reimbursed Direct Cost Items
Effective January 1, 2018 to December 31, 2018*

Direct Cost Reimbursables

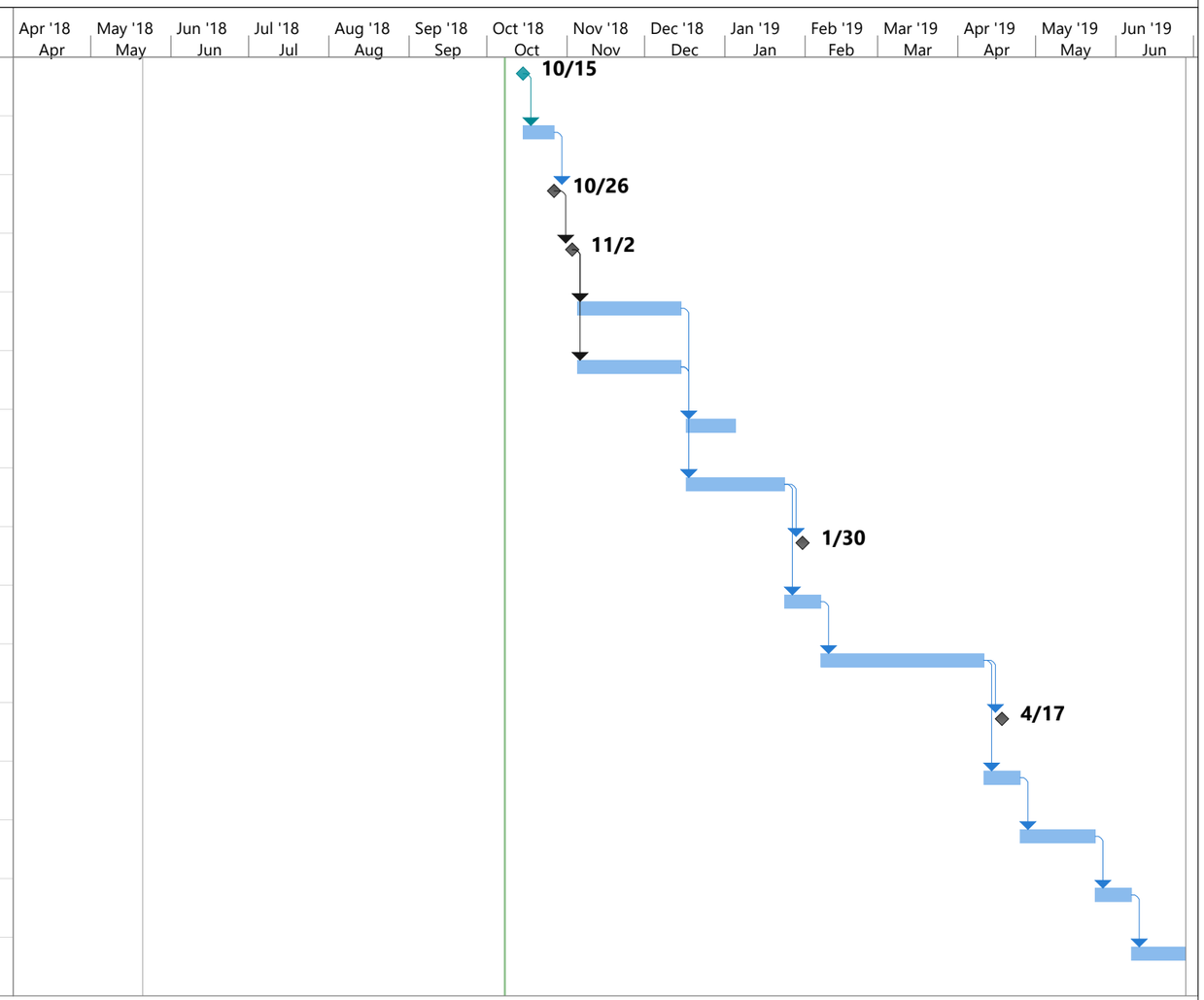
Photocopies:	$0.154/sf	letter, legal and 11” x 17” size bond paper, B&W
	$0.7701/sf	letter, legal and 11” x 17” bond paper, color
Prints:	$0.154/sf	letter, legal and 11” x 17” bond paper, B&W
	$0.7701/sf	letter, legal and 11” x 17” bond paper, color
Plots:	$0.154/sf	letter, legal and 11” x 17” bond paper, B&W
	$0.7701/sf	letter, legal and 11” x 17” bond paper, color
	$0.50/sf	22” x 34” and larger bond paper or vellum, B&W
	$1.00/sf	22” x 34” and larger mylar or acetate, B&W
Mileage	$0.545/mile	
Plans on CD	$20/each	

ATTACHMENT "C"

Project Schedule

Alta Vista Drive and West Street- Paving, Drainage, Water, and Wastewater Improvements

ID	Task Name	Duration	Start	Finish	Predecessors
1	Design contract approved by Council	0 days	Mon 10/15/18	Mon 10/15/18	
2	Contract execution by City	10 days	Mon 10/15/18	Fri 10/26/18	1
3	NTP issued by City	0 days	Fri 10/26/18	Fri 10/26/18	2
4	Conduct project kickoff meeting with City staff	0 days	Fri 11/2/18	Fri 11/2/18	3FS+5 days
5	Geotech services	30 days	Mon 11/5/18	Fri 12/14/18	4
6	Topographic design survey	30 days	Mon 11/5/18	Fri 12/14/18	4
7	Level B SUE services	15 days	Mon 12/17/18	Fri 1/4/19	6
8	Submit concept roll plots (30%) to City	28 days	Mon 12/17/18	Wed 1/23/19	6,5
9	Attend 1st public public meeting	0 days	Wed 1/30/19	Wed 1/30/19	8FS+5 days
10	Receive comments on 30% plans from City	10 days	Thu 1/24/19	Wed 2/6/19	8
11	Submit preliminary plans (60%) to City	45 days	Thu 2/7/19	Wed 4/10/19	10
12	Attend 2nd public meeting	0 days	Wed 4/17/19	Wed 4/17/19	11FS+5 days
13	Receive comments on 60% plans from City	10 days	Thu 4/11/19	Wed 4/24/19	11
14	Submit final plans (90%) to City	21 days	Thu 4/25/19	Thu 5/23/19	13
15	Receive comments on 100% plans from City	10 days	Fri 5/24/19	Thu 6/6/19	14
16	Submit 100% plans (Bid Documents) to City	15 days	Fri 6/7/19	Thu 6/27/19	15



Project: Schedule
Date: Mon 10/8/18

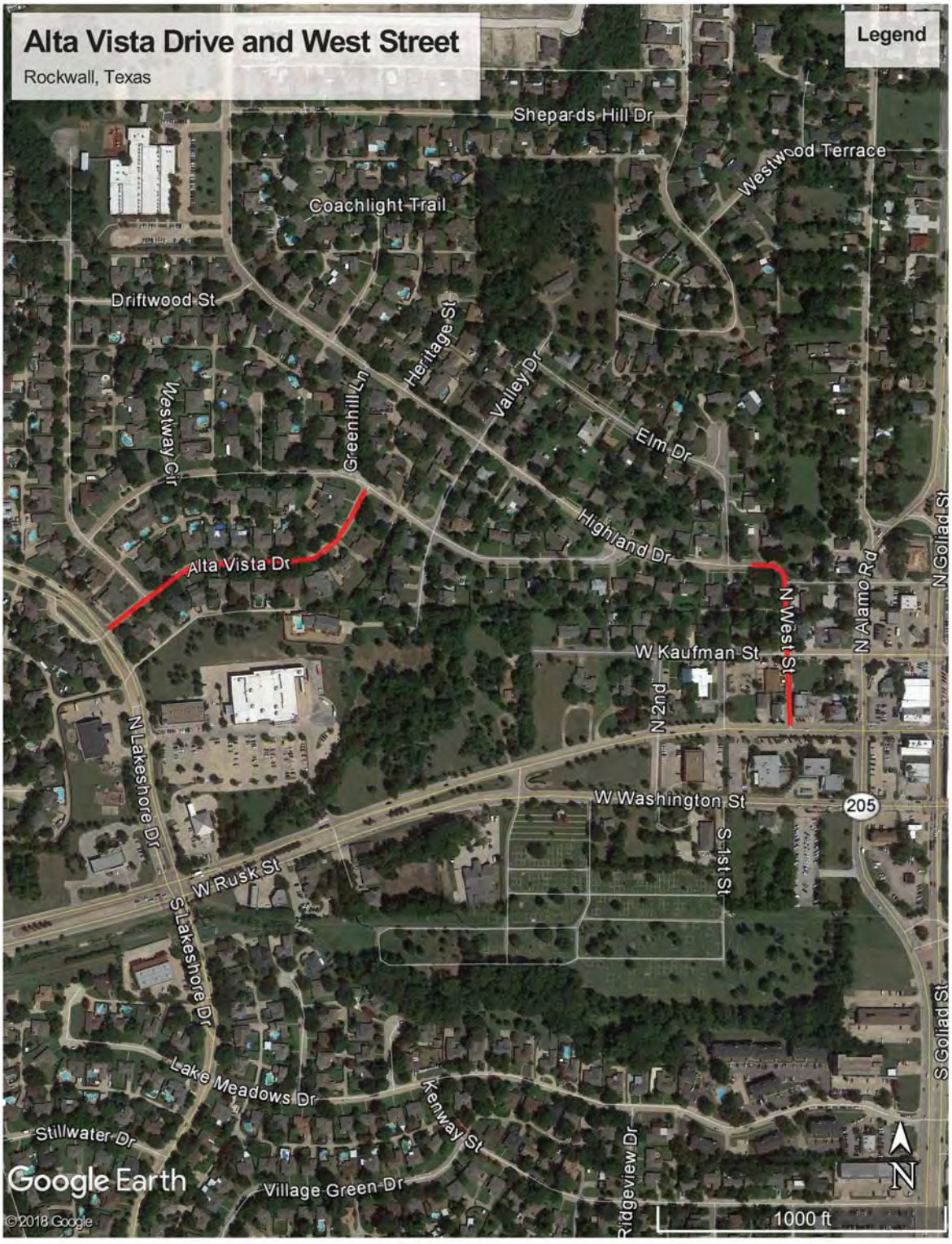
Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone

ATTACHMENT "D"

Sub-Consultants

1. **Sub-Consultant:**
   Company Name: HVJ Associates
   Services of the Scope Being Provided: *Geotechnical Engineering*
   Contact Person: Fadi Faraj, P.E. Title: Vice President/Office Manager
   Email: ffaraj@hvj.com Phone: 214-678-0227

ATTACHMENT "E"
Approximate Project Limits



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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **October 8, 2018**

SUBJECT: **Construction of a Pickle Ball Court at Myers Park**

Approved in the Recreation Development Fund, out of Park District 21, is $125,000 for the construction of a side-by-side three court Pickle Ball Court at Myers Park. The new Court will be constructed on an existing concrete slab that was once used as a skateboard park.

Following are trade and specialty item bids received:

Surface/Nets – Master Systems Court $14,200
Canopy – PlayWell Group (Buy Board purchasing coop contract) $74,308.97
Drinking Fountain – Most Dependable Fountains $6,030
Benches – Lea Park & Play (Buy Board purchasing coop contract) $4,770
Concrete Slab – Nortex (City of Grand Prairie purchasing coop contract) $15,720
Fence – Liberty Fence Company $6,373
Contingency - $3,598.03
Total project cost $125,000 if contingency is used

As a member and participant in the BuyBoard cooperative program, the City has met all formal bidding requirements pertaining to the purchase and install of the canopy.

For Council consideration is this Pickle Ball Court construction project bid award to the above listed vendors for the respective dollar amounts and authorize the City Manager to execute purchase orders for this project.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **October 8, 2018**

SUBJECT: **Police Taser Replacement**

Approved in the General Fund, Police Patrol operating budget is $17,400 for the first year replacement payment of a five-year replacement contract of $116,687 for 75 Police conducted electrical weapon (brand name "Taser"). The 75 replacement Tasers will be received this budget year. Taser is the only manufacturer of the shooting stun gun. *Taser International, Inc.'s United States Patent 7,234,262;* US6636412B2.

Local Government Code Chapter 252.022 does not require formal competitive bidding for the purchase of items available from only one source because of patents, copyrights, secret processes or national monopolies.

For Council consideration is the approval of the 5-year contract $116,687 with Axon Enterprise Inc. for Taser replacement and authorize the City Manager to execute a purchase order for the first year expense of $17,400 to be funded out of General Fund Reserves.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **October 9, 2018**

SUBJECT: **Purchase of 2019 Model Vehicles for Various Departments**

Approved vehicles is this year's budget are as follows:

Dept.	Vehicle		Cost	Funding Source
Recreation	½ ton truck		$ 29,600	General Fund Reserves
Building Insp	½ ton truck	22,989 x 2 =	$ 45,978	General Fund Reserves
NIS	½ ton truck	22,989 x 2 =	$ 45,978	General Fund Reserves
Patrol	Tahoe Pursuit Pkg	34,189 x 2 =	$ 68,378	General Fund Reserves
Patrol	Charger Pursuit Pkg	25,076 x 2 =	$ 50,152	General Fund Reserves
Patrol	¾ ton truck		$ 29,445	General Fund Reserves
Police Admin	Tahoe		$ 34,954	General Fund Reserves
Police COP	Charger		$ 22,873	Seized Funds
Water Ops	½ ton truck		$ 21,345	Water Sewer Fund
Total			$349,003	

All of the above vehicles are within budget. All trucks and Tahoe's are available from Caldwell Country Chevrolet through the Texas Association of School Board (Buy Board) cooperative purchasing contract #521-16. The Chargers are available from Grapevine Dodge through the Buy Board (same contract). As a member and participant in this cooperative program, the City has met all formal bidding requirements pertaining to the purchase of these new vehicles.

For Council consideration are bid awards to Caldwell Country Chevrolet for $275,978 and Grapevine Dodge for $73,025 and authorize the City Manager to execute purchase orders for these new vehicles.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **October 3, 2018**

SUBJECT: **Purchase of onsite fixed generators for Lift Stations**

Approved in the Sewer Operating budget is the purchase of fixed generators for stand-by power at Chevy House, Castle Ridge and Amity lift stations. The Generac generators are available for purchase from WPI (Waukesha-Pearce) including installation for a total amount of $234,714.80 through the Buy Board purchasing cooperative contract #501-15. Budget of $240,500 is adequate to cover the cost of this project.

As a member and participant in the BuyBoard cooperative program, the City has met all formal bidding requirements pertaining to the purchase and install of these new generators.

For Council consideration is this generator project bid award to WPI for $234,714.80 and authorize the City Manager to execute a contract for this project.

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 10/15/2018

APPLICANT: Derek Jones

AGENDA ITEM: **P2018-029;** *Lots 1 & 2, Block A, Jones Addition*

SUMMARY:

Discuss and consider a request by Derek Jones of Munson Partners, LLC for the approval of a replat for Lots 1 & 2, Block A, Jones Addition, being a 0.488-acre tract of land currently identified as Lot 47A of the BF Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District and the Historic Overlay (HOV) District, addressed as 201 S. Clark Street, and take any action necessary.

PLAT INFORMATION:

☑ The objective of this request is to replat a 0.488-acre parcel of land (*i.e*. *Lot 47A of the B. F. Boydston Addition*) into two (2) parcels of land (*i.e*. *Lots 1 & 2, Block A, Jones Addition*) for the purpose of subdividing one (1) lot into two (2) lots to construct a single-family home on Lot 2.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ On October 2, 2018, the Parks Board reviewed proposed *replat* and made the following recommendations:

1) The developer shall pay pro-rata equipment fees in the amount of $343.00 to be paid at final plat; and.

2) The developer shall pay cash-in-lieu of land fees in the amount of $410.00 to be paid at final plat.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the City Council chooses to approve the *replat* for *Lots 1 & 2, Block A, Jones Addition,* staff would recommend the following conditions:

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

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

PLANNING AND ZONING COMMISSION:

On October 09, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat passed by a vote of 6-0, with Commissioner Fishman absent.



City of Rockwall

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

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

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VICINITY MAP
(NOT TO SCALE)

0' 5' 10' 20'
1" = 10'

N

LEGEND

O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD WITH CAP
FIP	FOUND IRON PIPE
FX	FOUND "X" CUT
DOC.	DOCUMENT
NO.	NUMBER

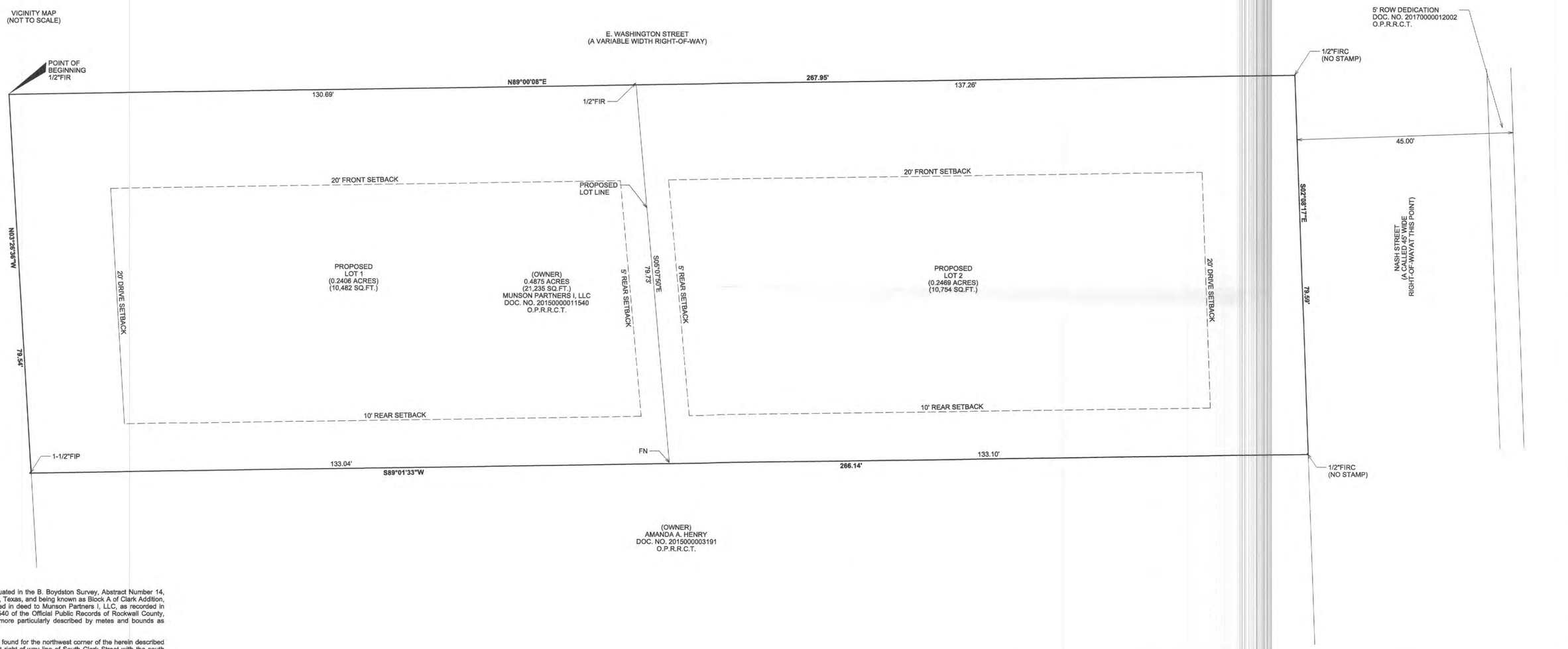
SURVEYOR'S NOTES:

1. The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).

2. This survey was prepared without the benefit of a title commitment.

3. By graphical plotting of FEMA Flood Insurance Rate Map No. 48397C0040L, having an effctive date of September 26, 2008, the subject property lies entirely within Zone X (unshaded) designated as those areas outsie the 0.2% annual chance floodplain.

4. According to the City of Rockwall Zoning Maps, teh subject property is zoned SF-7(Single Family Residential).



LEGAL DESCRIPTION:

BEING a 0.4875 acres of land situated in the B. Boydston Survey, Abstract Number 14, City of Rockwall, Rockwall County, Texas, and being known as Block A of Clark Addition, and being all of that land described in deed to Munson Partners I, LLC, as recorded in Document Number 20150000011540 of the Official Public Records of Rockwall County, Texas, O.P.R.R.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of the herein described tract at the intersection of the east right-of-way line of South Clark Street with the south line of Washington Street;

THENCE North 89 degrees 00 minutes 00 seconds East, along the common north line of said Munson tract and said south right-of-way line of Washington Street, a distance of 267.95 feet to 1/2-inch iron rod with cap (no stamp) found at the intersection of said common line with the west right-of-way line of Nash Street for the northeast corner of the herein described tract;

THENCE South 02 degrees 08 minutes 17 seconds East, along the common east line of said Munson tract and said west right-of-way line, a distance of 79.59 feet to a 1/2-inch iron rod with a cap for corner (no stamp), for the common southeast corner of the herein described tract and the northeast corner of the that tract of land described in deed to Amanda A. Henry, as recorded in Document Number 2015000003191, O.P.R.R.C.T.;

THENCE South 89 degrees 01 minutes 33 seconds West, departing said west right-of-way and along the common south line of said Munson tract and north line of said Henry tract, a distance of 266.14 feet to a 1-1/2-inch iron pipe found for the common southeast corner of the herein described tract and northwest corner of said Henry tract, said corner being on said east right-of-way line of South Clark Street;

THENCE North 03 degrees 26 minutes 36 seconds West, along the common west line of said Munson tract and said east right-of-way line, a distance of 79.54 feet to the POINT OF BEGINNING AND CONTAINING 21,235 square feet or 0.4875 acres of land, more or less.

I, Joel C. Howard, do hereby certify that this exhibit is based upon an on-the-ground survey performed under my direct supervision and completed on August 7, 2018. All corners have been foud or set as shown. This exhibit meets or exceeds the minomum TBPLS & TSPS standards for a boundary survey.

Joel C. Howard
RPLS No. 6267

STATE OF TEXAS
REGISTERED
JOEL C. HOWARD
6267
PROFESSIONAL
LAND SURVEYOR

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006
SCALE 1"=10' (972) 243-2409 PROJECT NUMBER: 1468
TBPLS FIRM NO. 10194205

DATED:SEPTEMBER 11, 2018 DRAWN BY: JCH

BOUNDARY SURVEY
OF
201 S. CLARK ST.
BEING
0.4875 ACRES
IN
B. BOYDSTON SURVEY
ABSTRACT NUMBER 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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103

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 10/15/2018

APPLICANT: Matthew St. Marie of *G&A Consultants, LLC*

AGENDA ITEM: **P2018-033;** *Final Plat: SWBC Rockwall Addition, Phase 1*

SUMMARY:

Discuss and consider a request by Matthew St. Marie of G&A Consultants, LLC on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a final plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 1 being currently identified as a 21.280-acre tract of a larger 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

PLAT INFORMATION:

- ☑ The applicant is requesting approval of a final plat for a multi-family apartment complex on a 21.280-acre portion of a larger 42.555-acre tract of land for the purpose of constructing phase one (1) [*i.e. SWBC Rockwall Addition*] and consisting of 295-units. The development is zoned Planned Development 83 (PD-83) District, and is located east of the intersection of Discovery Boulevard and John King Boulevard.

- ☑ The proposed multi-family apartment use was approved on August 17, 2017 as Planned Development No. 83 (PD-83) District [*i.e. Ordinance No. 17-18*], which allows for the construction of a 590-unit multi-family apartment complex in two (2) phases. Phase 1 will consist of 295-units.

- ☑ The proposed final plat conforms to the approved Site Plan [*i.e. SP2017-027*], which was approved on September 12, 2017.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ On October 2, 2018, the Parks Board reviewed the proposed *final plat* and assessed pro-rata equipment fees and cash in lieu of land fees as required for Park District No. 25 and made the following recommendations:

    1) The developer shall pay pro-rata equipment fees in the amount of $376,420.00 [*295 Lots @ $1,276.00 Per Lot*] to be paid at final plat; and,

    2) The developer shall pay cash-in-lieu of land fees in the amount of $343,970.00 [*295 Lots @ $1,166.00 Per Lot*] to be paid at final plat.

    3) The developer shall construct a ten (10) foot trail along the entire length of the property adjacent to Discovery Boulevard.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the final plat for the *SWBC Rockwall Addition, Phase 1*, staff would recommend the following conditions:

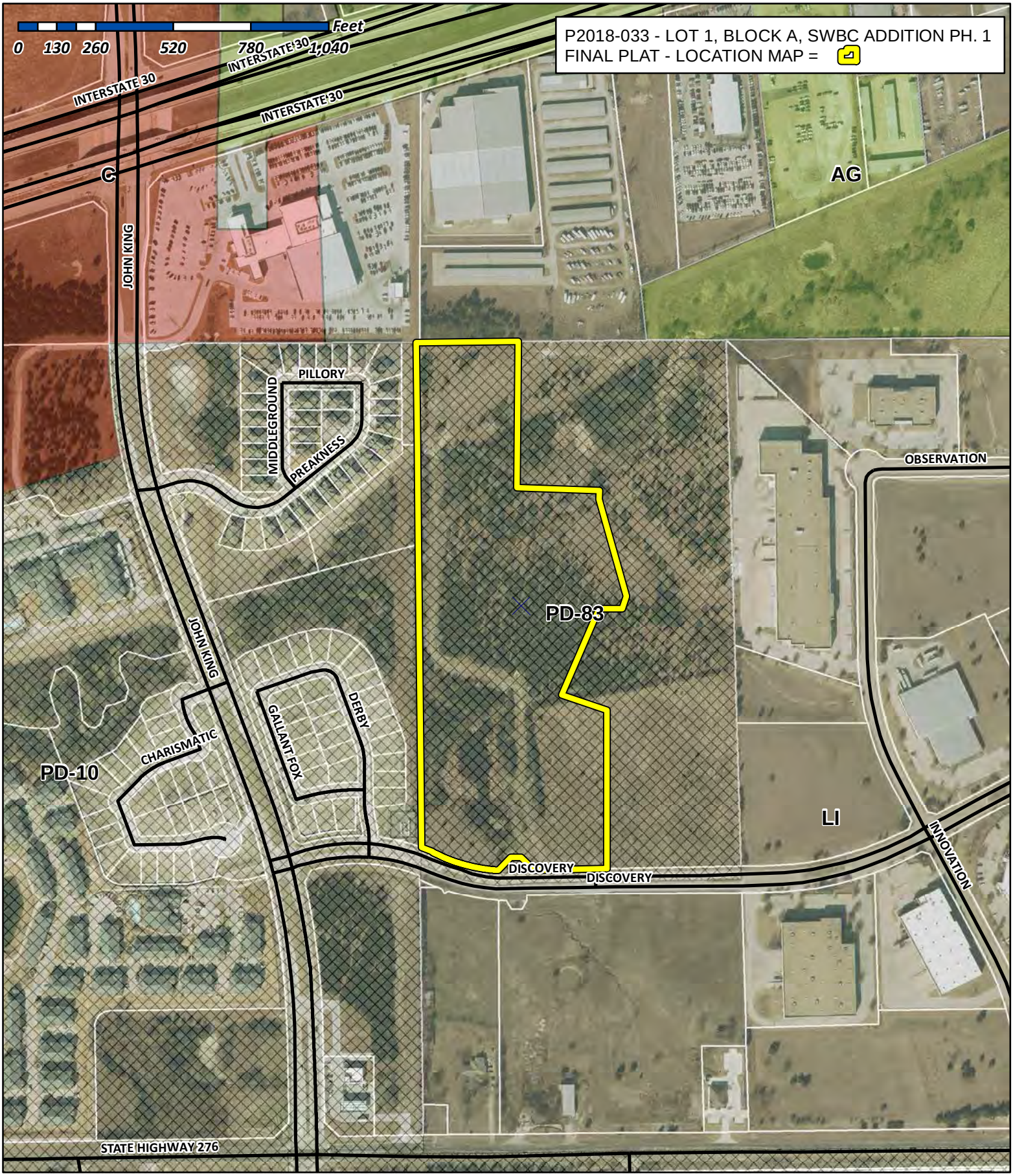
1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) The *final plat* shall conform to the recommendations made by the Parks Board; and,

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On October 9, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat for the SWBC Rockwall Addition, Phase 1 with staff conditions passed by a vote of 6 to 0, with Commissioner Fishman absent.



City of Rockwall

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

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

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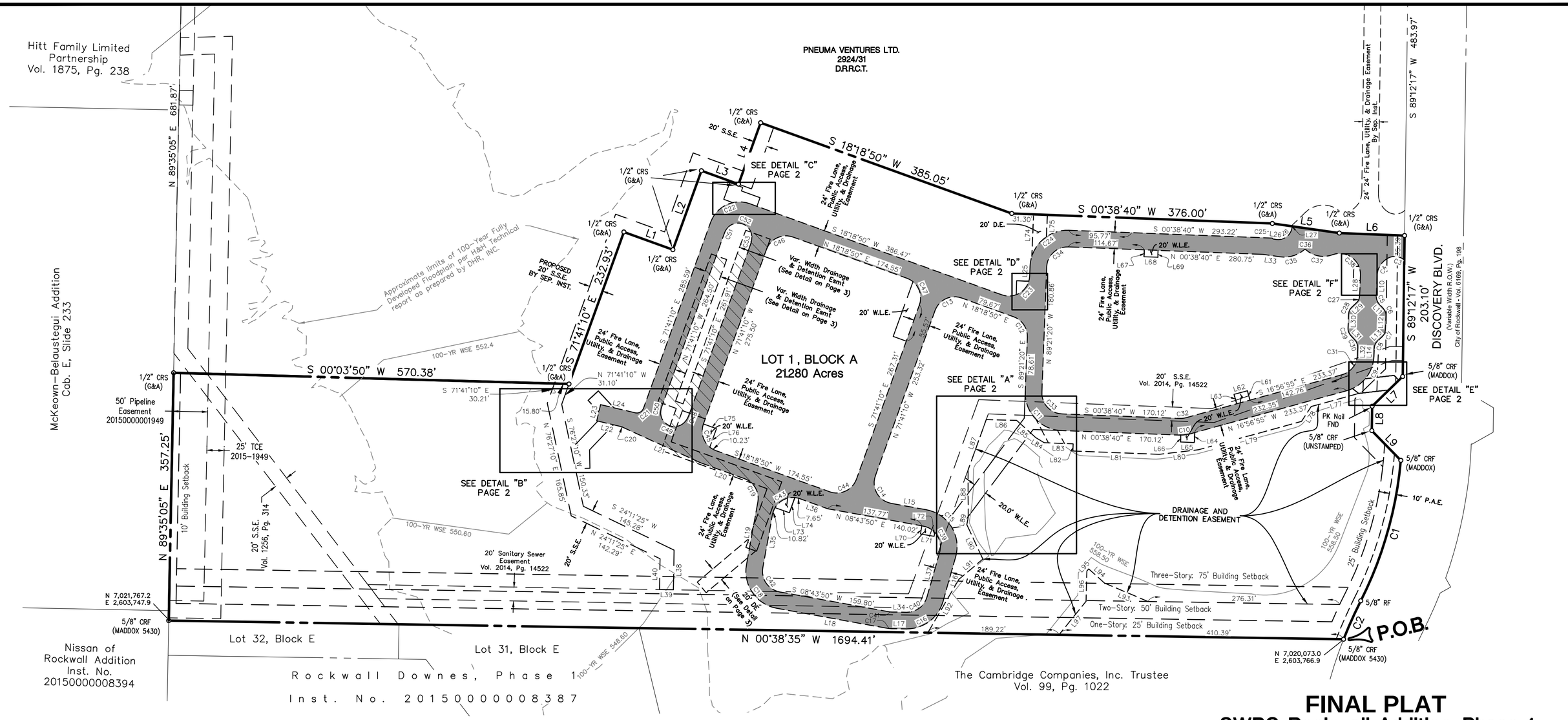
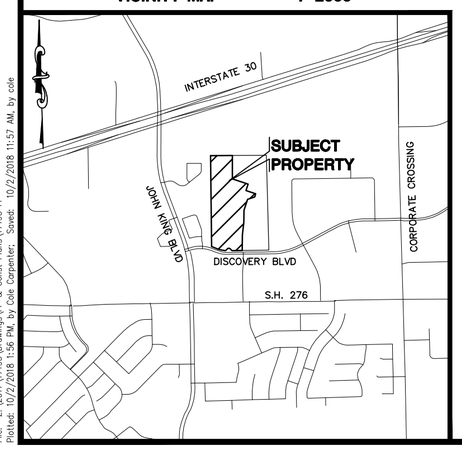


FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lot 1, Block A
21.280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

VICINITY MAP 1"=2000'



LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
CRF	=	CAPPED REBAR FOUND
POB	=	POINT OF BEGINNING
UE	=	UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
LS	=	LANDSCAPE
PAE	=	PEDESTRIAN ACCESS EASEMENT
	=	Drainage & Detention Esmt
	=	FIRE LANE, UTILITY, & DRAIANGE EASEMENT

100 0 100 200 300 Feet
SCALE: 1"=100'

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 10/2/18

Case No. P2018-033

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

1/3

DRAWN BY: TM DATE: 08/17/17 SCALE: 1"=100' JOB. No. 17193

OWNER/DEVELOPER
Pneuma Ventures, L.T.D.
504 Smirl Drive
Rockwall, Texas 75032

Contact: _____

File: Z:\2017\17193\Drawings\FP & Const Plans\17193 FP
Plotted: 10/2/2018 1:56 PM, by Cole Carpenter; Saved: 10/2/2018 11:57 AM, by cole

LEGAL DESCRIPTION
21.280 Acres

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57.819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found with cap stamped "MADDOX 5430" in the west line of said 57.819 acre tract and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE N 00°38'35" W, with the west line of said 57.819 acre tract, a distance of 1694.41 feet to a 5/8 inch rebar found with cap stamped "MADDOX", being the northeast corner of Lot 32, Block E, Rockwall Downes, Phase 1, an addition to the City of Rockwall, according to the plat thereof recorded in Instrument No. 20150000008387, Plat Records, Rockwall County, Texas, and being in the south line of Nissan of Rockwall Addition, an addition to the City of Rockwall according to the plat thereof recorded in Instrument No. 20150000008394, Plat Records, Rockwall County, Texas;

THENCE N 89°35'05" E, with the south line of said Nissan of Rockwall Addition, continuing with the south line of McKeown–Belaustegui Addition, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet E, Page 233, Plat Records, Rockwall County, Texas, and the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, a distance of 357.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said Pneuma Ventures tract, the following ten (10) calls:

S 00°03'50" W a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 71°41'10" E a distance of 232.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 18°18'50" W a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 71°41'10" E a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 18°18'50" W a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 71°41'10" E a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 18°18'50" W a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 00°38'40" W a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 06°34'20" W a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 00°38'00" W a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of Discovery Boulevard;

THENCE westerly with the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls:

S 89°12'17" W, a distance of 203.10 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 45°47'43" W, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

S 89°12'17" W, a distance of 35.13 feet to a 5/8 inch rebar found with cap (unstamped);

S 44°12'17" W, a distance of 59.92 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

Northwesterly with a curve to the right having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears N 75°36'59" W, a distance of 210.45 feet to a 5/8 inch rebar found with cap (unstamped);

Northwesterly with a curve to the left having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears N 67°26'52" W, a distance of 60.77 feet to the POINT OF BEGINNING and containing approximately 21.280 acres of land.

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS We, Pneuma Ventures, L.T.D., are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as SWBC Rockwall Addition, Phase 1, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights–of–way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 2018.

_____
Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

_____
Notary Public

My commission expires the _____ day of _____, 2018.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.

2. Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR–6, COR–8 & COR–9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

   Southwest Corner (POB): N 7021767.2'; E 2603766.9'
   Northwest Corner: N 7021767.2'; E 2603747.9'
   COR–6: N 7025942.6'; E 2601204.0'
   COR–8: N 7018063.1'; E 2609533.7'
   COR–9: N 7020550.1'; E 2607463.9'

3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

4. No flood zone area analysis has been performed on the subject property G&A Consultants.

5. All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.

6. Refer to Typical Street Section for fire lane information.

7. HOA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.

8. HOA is to maintain flood plain/ drainage easement.

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning & Zoning Commission, Chairman Date

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

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

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

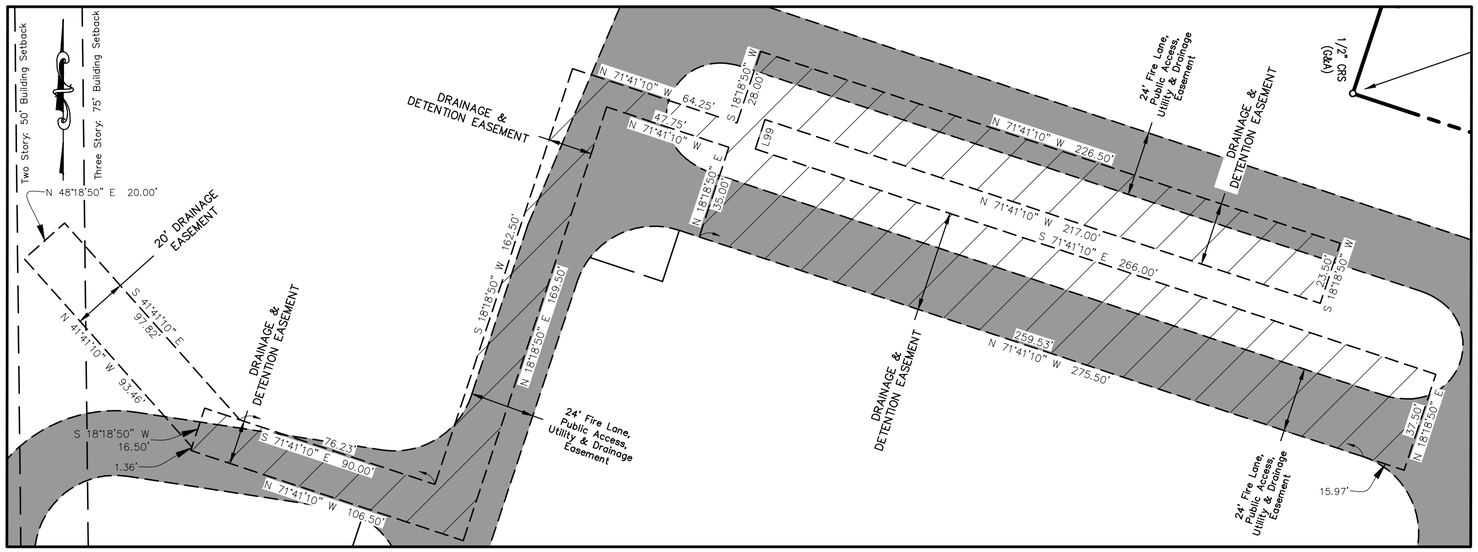
_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 10/2/18

_____
W. Thad Murley III
Texas Registration No. 5802



DRAINAGE & DETENTION EASEMENT DETAIL
Scale: 1"=30'

NOTES:

1.) Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.

2.) Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that and accurate abstract of title may disclose.

3.) No flood zone area analysis has been performed by The John R. McAdams Company, Inc., on the subject property.

4.) Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 1 & 16 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

   Southwest Corner (POB): N 7021767.2'; E 2603766.9'
   Bearing and distance from the Southwest corner to Geo Point 1: S 57°58'01" E, 16080.0'
   Northwest Corner: N 7021767.2'; E 2603747.9'
   Bearing and distance from the Northwest to Geo Point 16: N 31°21'05" W, 4889.4'

LEGEND					
RF	=	REBAR FOUND	SSE	=	SANITARY SEWER EASEMENT
CRS	=	CAPPED REBAR SET	WLE	=	WATER LINE EASEMENT
BL	=	BUILDING LINE	PE	=	PIPELINE EASEMENT
UE	=	UTILITY EASEMENT	CO	=	CLEANOUT
CRF	=	CAPPED REBAR FOUND	PP	=	POWER POLE
P.O.B.	=	POINT OF BEGINNING	LP	=	LIGHT POLE
CM	=	CONTROLLING MONUMENT	WV	=	WATER VALVE
G&A	=	G&A CONSULTANTS, INC.	WM	=	WATER METER
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS	FH	=	FIRE HYDRANT
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS	SSMH	=	SANITARY SEWER MANHOLE
MAE	=	MUTUAL ACCESS EASEMENT	STMH	=	STORM SEWER MANHOLE

Case No. P2018–033

FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lot 1, Block A
21.280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

3/3

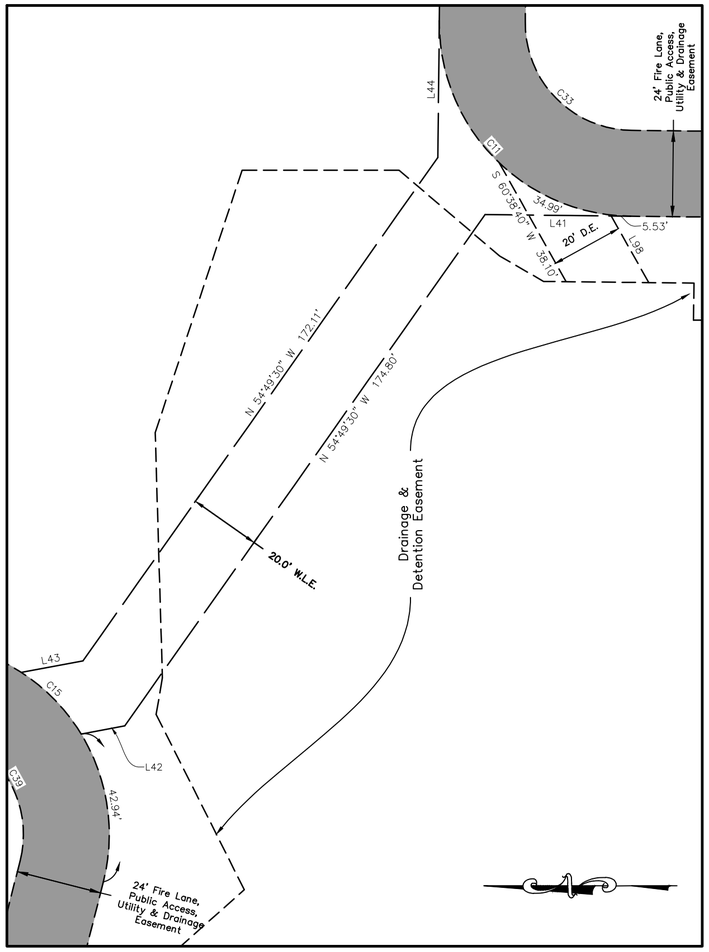
DRAWN BY: TM DATE: 08/17/17 SCALE: No Scale JOB. No. 17193

File: Z:\2017\17193\Drawings\FP & Const Plans\17193 FP
Plotted: 10/2/2018 1:56 PM, by Cole Carpenter; Saved: 10/2/2018 11:57 AM, by cole

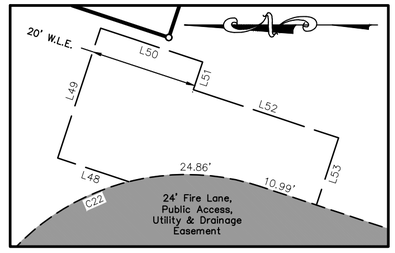
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 18°18'50" W	75.15'
L2	S 71°41'10" E	121.00'
L3	S 18°18'50" W	56.85'
L4	S 71°41'10" E	94.15'
L5	S 06°34'20" W	97.60'
L6	S 00°38'00" W	94.13'
L7	N 45°47'43" W	61.52'
L8	S 89°12'17" W	35.13'
L9	S 44°12'17" W	59.92'
L10	N 89°21'20" W	30.02'
L11	S 45°38'40" W	8.79'
L12	N 89°21'20" W	20.00'
L13	N 44°21'20" W	8.79'
L14	N 89°21'20" W	11.32'
L15	S 08°43'50" W	51.47'
L16	N 75°44'00" W	67.14'
L17	N 00°38'40" W	21.05'
L18	N 08°43'50" E	159.80'
L19	S 81°16'15" E	91.96'
L20	N 18°18'50" E	66.86'
L21	N 22°54'55" E	124.91'
L22	N 11°36'14" E	34.55'
L23	N 78°23'46" W	24.00'
L24	N 11°36'14" E	51.54'
L25	S 89°21'20" E	14.09'
L26	S 06°34'20" W	3.93'
L27	S 83°25'40" E	2.00'
L28	S 89°21'20" E	29.94'
L29	S 44°21'20" E	8.79'
L30	S 89°21'20" E	20.00'
L31	N 45°38'40" E	8.79'
L32	S 89°21'20" E	11.32'
L33	N 06°34'20" E	24.60'
L34	S 00°38'40" E	21.05'
L35	N 81°16'15" W	77.77'
L36	N 18°18'50" E	42.62'
L37	S 75°44'00" E	67.14'
L38	S 89°25'47" W	57.27'
L39	N 00°34'13" W	20.00'
L40	N 89°25'47" E	44.47'
L41	N 00°38'40" E	40.60'
L42	S 10°36'15" E	12.38'
L43	S 10°36'15" E	17.51'
L44	N 89°21'20" W	38.19'
L45	S 45°41'10" W	22.68'
L46	N 44°18'50" W	20.00'
L47	N 45°41'10" E	32.96'
L48	S 18°18'50" W	13.95'
L49	N 71°41'10" W	25.46'
L50	N 18°18'50" E	20.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L51	S 71°41'10" E	5.46'
L52	N 18°18'50" E	28.50'
L53	S 71°41'10" E	13.16'
L56	S 36°50'55" W	11.39'
L57	S 44°12'17" W	9.98'
L58	S 00°38'40" W	10.00'
L59	N 89°21'20" W	20.00'
L60	S 00°38'40" W	7.39'
L61	S 73°03'05" W	14.00'
L62	S 16°56'55" E	20.00'
L63	S 73°03'05" W	14.00'
L64	N 89°21'20" W	14.38'
L65	N 00°38'40" E	20.00'
L66	S 89°21'20" E	10.45'
L67	S 89°21'20" E	9.94'
L68	N 00°38'40" E	20.00'
L69	S 89°21'33" E	10.00'
L70	S 81°58'10" E	11.91'
L71	N 08°01'50" E	20.00'
L73	N 18°18'50" E	21.88'
L74	S 71°41'10" E	23.27'
L75	N 18°18'50" E	20.00'
L76	N 71°41'10" W	28.28'
L77	S 16°56'55" E	71.05'
L78	S 58°25'00" E	25.53'
L79	S 16°56'55" E	154.05'
L80	S 08°10'00" E	57.02'
L81	S 00°38'40" W	124.59'
L82	N 89°21'20" W	10.32'
L83	S 00°38'40" W	42.00'
L84	S 30°03'20" W	14.15'
L85	S 40°25'15" W	37.00'
L86	S 00°00'00" E	43.84'
L87	S 71°41'05" E	77.25'
L88	N 88°18'55" E	68.59'
L89	S 80°12'00" E	10.33'
L90	N 63°18'55" E	54.84'
L91	S 41°41'05" E	45.10'
L92	S 61°16'00" E	89.23'
L93	S 21°20'00" W	68.32'
L94	N 40°35'00" E	30.41'
L95	N 49°25'00" W	4.12'
L96	N 90°00'00" W	43.71'
L97	N 52°34'10" W	61.99'
L98	S 60°38'40" W	21.69'
L99	S 18°18'50" W	11.50'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	557.50'	21°45'33"	211.72'	N 75°36'59" W, 210.45'
C2	642.50'	5°25'16"	60.79'	N 67°26'52" W, 60.77'
C3	20.00'	69°24'58"	24.23'	N 06°45'57" E, 22.78'
C4	30.00'	60°58'32"	31.93'	N 58°25'43" W, 30.44'
C5	15.00'	45°00'00"	11.78'	S 68°08'40" W, 11.48'
C6	15.00'	45°00'00"	11.78'	N 68°08'40" E, 11.48'
C7	15.00'	45°00'00"	11.78'	S 66°51'20" E, 11.48'
C8	15.00'	45°00'00"	11.78'	N 66°51'20" W, 11.48'
C9	54.00'	72°24'25"	68.24'	S 53°09'07" E, 63.79'
C10	54.00'	17°35'35"	16.58'	S 08°09'07" E, 16.52'
C11	54.00'	90°00'00"	84.82'	S 45°38'40" W, 76.37'
C12	30.00'	72°19'50"	37.87'	N 54°28'45" E, 35.41'
C13	30.00'	90°00'00"	47.12'	N 26°41'10" W, 42.43'
C14	30.00'	99°35'00"	52.14'	S 58°31'20" W, 45.82'
C15	54.00'	95°32'10"	90.04'	N 56°29'55" E, 79.97'
C16	54.00'	75°05'20"	70.77'	S 38°11'20" E, 65.81'
C17	54.00'	9°22'30"	8.84'	S 04°02'35" W, 8.83'
C18	54.00'	89°59'55"	84.82'	S 53°43'47" W, 76.37'
C19	30.00'	80°24'55"	42.11'	N 58°31'18" E, 38.73'
C20	15.00'	11°18'40"	2.96'	N 17°15'35" E, 2.96'
C21	10.00'	83°17'24"	14.54'	S 30°02'28" E, 13.29'
C22	44.00'	90°00'00"	69.12'	N 26°41'10" W, 62.23'
C23	30.00'	107°40'10"	56.38'	S 35°31'15" E, 48.44'
C24	54.00'	90°00'00"	84.82'	N 44°21'20" W, 76.37'
C25	3.00'	52°08'54"	2.73'	S 32°38'47" W, 2.64'
C26	20.00'	90°00'00"	31.42'	S 38°25'40" E, 28.28'
C27	15.00'	45°00'00"	11.78'	S 66°51'20" E, 11.48'
C28	15.00'	45°00'00"	11.78'	N 66°51'20" W, 11.48'
C29	15.00'	45°00'00"	11.78'	S 68°08'40" W, 11.48'
C30	15.00'	44°59'52"	11.78'	N 68°08'36" E, 11.48'
C31	30.00'	72°24'25"	37.91'	S 53°09'07" E, 35.44'
C32	30.00'	17°35'35"	9.21'	S 08°09'07" E, 9.18'
C33	30.00'	90°00'00"	47.12'	S 45°38'40" W, 42.43'
C34	30.00'	90°00'00"	47.12'	N 44°21'20" W, 42.43'
C35	45.00'	48°12'23"	37.86'	S 17°31'52" E, 36.75'
C36	2.00'	82°13'52"	2.87'	N 00°31'07" W, 2.63'
C37	37.00'	62°49'34"	40.57'	S 09°10'54" W, 38.57'
C38	30.00'	112°31'32"	58.92'	N 34°01'53" E, 49.90'
C39	30.00'	95°32'10"	50.02'	N 56°29'55" E, 44.43'
C40	30.00'	75°05'20"	39.32'	S 38°11'20" E, 36.56'
C41	30.00'	9°22'30"	4.91'	S 04°02'35" W, 4.90'
C42	30.00'	89°59'55"	47.12'	S 53°43'47" W, 42.43'
C43	30.00'	99°35'05"	52.14'	N 31°28'42" W, 45.82'
C44	30.00'	90°00'00"	47.12'	S 26°41'10" E, 42.43'
C45	30.00'	90°00'00"	47.12'	S 63°18'50" W, 42.43'
C46	30.00'	90°00'00"	47.12'	N 26°41'10" W, 42.43'
C47	30.00'	89°59'50"	47.12'	N 63°18'52" E, 42.43'
C48	30.00'	21°38'10"	11.33'	S 60°52'05" E, 11.26'
C49	20.00'	144°24'07"	50.41'	S 22°09'04" W, 38.09'
C50	30.00'	13°57'44"	7.31'	N 78°40'01" W, 7.29'
C51	30.00'	13°49'13"	7.24'	N 64°46'34" W, 7.22'
C52	20.00'	144°27'06"	50.42'	N 14°21'35" E, 38.09'
C53	30.00'	21°43'44"	11.38'	S 82°33'00" E, 11.31'



DETAIL "A"
Scale: 1"=30'



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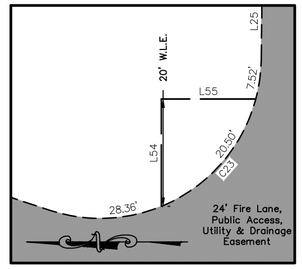

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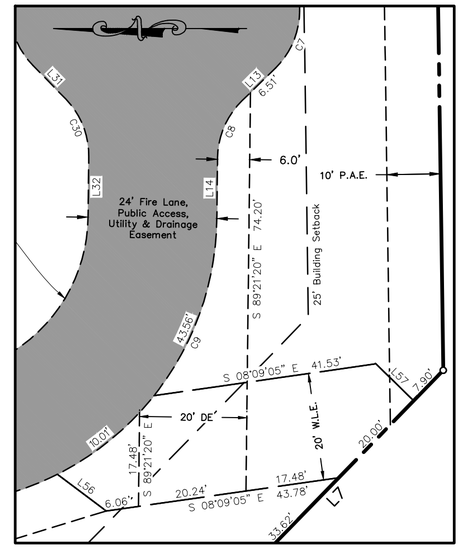
Scale: 1"=20'



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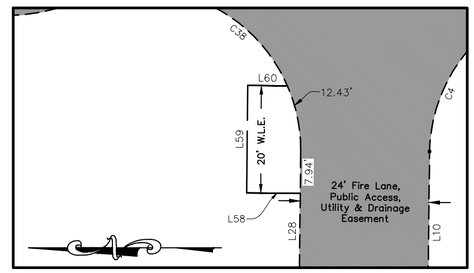
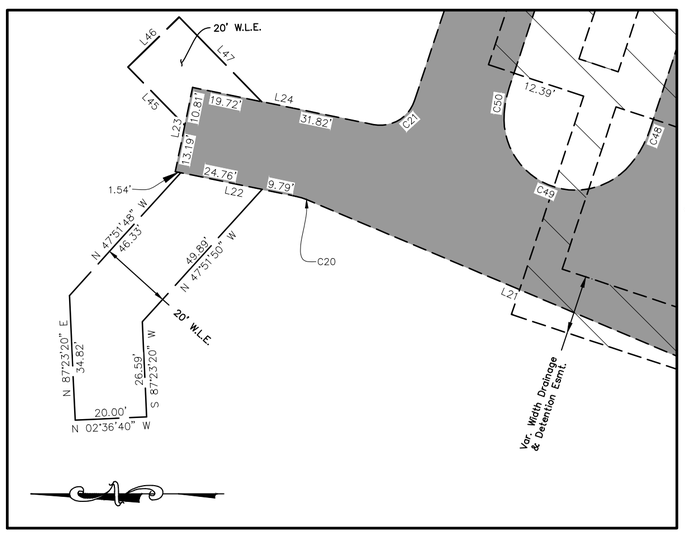
Scale: 1"=20'



DETAIL "F"
Scale: 1"=20'



DETAIL "B"
Scale: 1"=30'

PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. W. THAD MURLEY III, RPLS 5802 10/2/2018

FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lot 1, Block A
21.280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Case No. P2018-033

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2/3

DRAWN BY: TM DATE: 08/17/17 SCALE: AS SHOWN JOB. No. 17193

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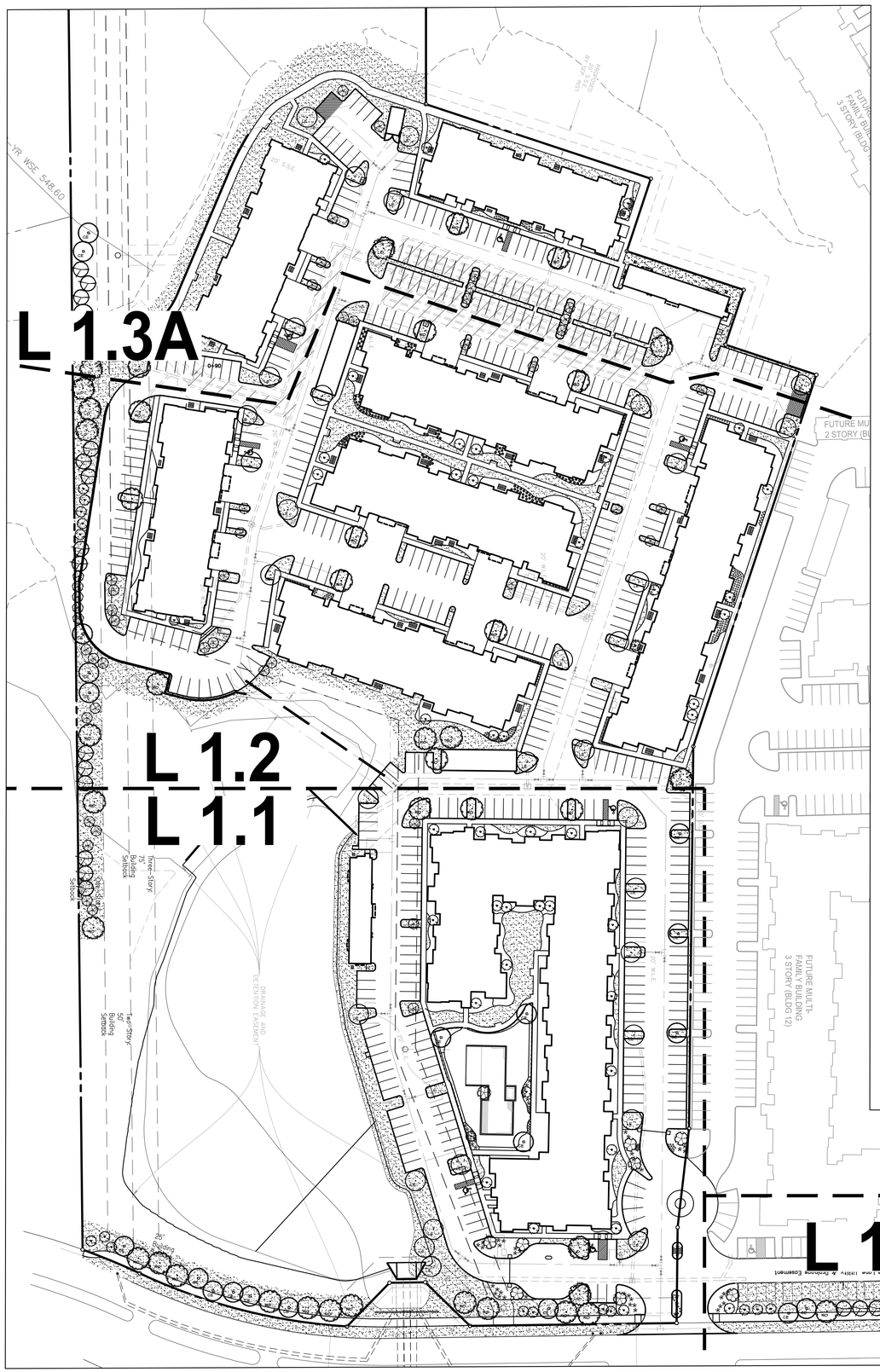
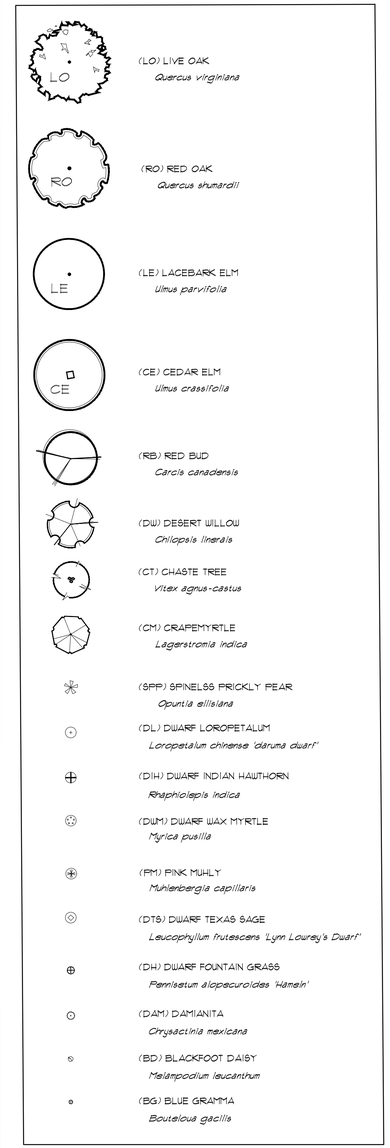


PLANT LEGEND



NOTE:NO TREES LOCATED WITHIN 5' OF UTILITIES.

NORTH

60 0 60 120 180 Feet
SCALE: 1"=60'

PLANT LEGEND

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
37	RED OAK	Quercus shumardii	4" cal.	10'-12'	Per Plan	Single Trunk
11	LIVE OAK	Quercus virginiana	4" cal.	10'-12'	Per Plan	Single Trunk
33	LACEBARK ELM	Ulmus parvifolia	4" cal.	10'-12'	Per Plan	Single Trunk
26	CEDAR ELM	Ulmus crassifolia	4" cal.	10'-12'	Per Plan	Single Trunk
8	DESERT WILLOW	Chilopsis linearis	30gal.	7'-8'	Per Plan	Full
21	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Full
51	CRAPEMYRTLE	Lagerstroemia indica	30gal.	7'-8'	Per Plan	Full
65	CHASTE TREE	Vitex agnus-castus	30gal.	7'-8'	Per Plan	Full
119	DWARF INDIAN HAWTHORN	Rhaphiolepis indica	5gal.	24"	2'-0"	Full
179	DWARF TEXAS SAGE	Leucophyllum frutescens 'Bertstar'	5gal.	30"	2'-0"	Full
264	PINK MUHLY	Muhlenbergia capillaris	5gal.	24"	2'-0"	Full
127	DWARF LOROPETALUM	Loropetalum chinensis	5gal.	30"	2'-0"	Full
351	DWARF WAX MYRTLE	Morella cerifera	3gal.	30"	2'-0"	Full
170	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln	5gal.	30"	2'-0"	Full
49	PRICKLY PEAR (SPINELESS)	Opuntia ellisiana	3gal.	30"	2'-0"	Full
460	BLACKFOOT DAISY	Melampodium leucanthum	1 gal.	12"	12"	Full
966	BLUE GRAMA GRASS	Bouteloua gracilis	1 gal.	12"	12"	Full
410	DAMIANITA	Chrysactinia mexicana	1 gal.	24"	2'-0"	Full

LANDSCAPE ORDINANCE
CITY OF ROCKWALL

Final landscape plan will meet all City of Rockwall development ordinances.
All landscape will be maintained according to city standards.
All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE
REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 4 caliper inches in size and all. Accent/Ornamental trees shall be a minimum of 4 feet in total height.
PROVIDED: All canopy trees are 4 caliper inches
REQUIRED: A minimum of 20% (8.5 acres) open space. Floodplain acreage my comay count for up to 50% of the 20% open space requirement.
PROVIDED: 10% Floodplain + 14% Landscaped area = 24% Open Space

XERISCAPE LANDCAPE MATERIAL PROVIDED AND OVERALL LANDSCAPE REDUCED BY 2.5% PER THE REQUIREMENTS IN SECTION 5.1

BUFFER LANDSCAPE
REQUIRED: A minimum 20' landscape street buffer shall be required along Discovery Blvd. street frontage.
PROVIDED: 20' landscape buffer

REQUIRED: Three large shade 3 and 2 small ornamental trees shall be required per 100 linear feet of street buffer frontage. Discovery Boulevard : 969 l.f. of street frontage / 100 l.f. = 29 canopy trees and 19 ornamental trees.
PROVIDED: 29 canopy trees + 21 ornamental trees

PARKING LANDSCAPE
REQUIRED: Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscape requirement.
REQUIRED: If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every ten spaces. Each parking stall shall be located no greater than 80' from a canopy tree. Phase 1 parking = 465 parking spaces or 47 canopy trees required.
PROVIDED: (204) 3" canopy trees and (20) ornamental trees.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.

LANDSCAPE NOTES:
1) Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
2) Contractor is responsible for verifying location of all underground utilities prior to construction.
3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
5) Landscape edging shall be located as noted on plan.
6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
8) A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
9) All plant material shall be maintained in a healthy and growing condition,and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
10) Landscape areas shall be kept free of trash, litter and weeds.
11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
12) Irrigation Controller to have a Rain and Freeze Stat.
13) All landscape is to be greater than 8 feet from all underground utilities.
14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

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(DBA. G&A | McAdams)
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201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadams.com

McADAMS

SWBC ROCKWALL

SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE I
Lot 1, Block A
21.280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. JAMESON PINSON LANDSCAPE ARCHITECT # 2826 DATED 10/2/2018

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS

Drawn By: LD
Date: 12/19/2017
Scale: 1"=60'
Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

17193

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L 1.2

L 1.1

(27) CM
(3) RB
(3) CM
(3) RB
(2) CM
(1) CM
(1) CM
(1) CM
(27) DAM
(1) CT
(1) CT
(75) BG
(14) DWM
(19) DWM
(1) CT
(1) CT
(19) DAM
(12) BG
(11) BG
(4) DWM
(15) DAM
(11) DAM
EPIC EDGING
BERMUDA SOD
(2) CT
(13) DAM
(1) CT
(82) BG
(2) CT
(6) DWM
(32) BG
(26) DWM
(1) CT
(9) DAM
(22) DAM
(8) DWM
(1) CT
(17) DWM
(14) DWM
(1) CT
(13) DAM
(18) DAM
(7) DWM
(1) CT
(32) BG
(9) DWM
(55) BG
(19) DTS
(29) DAM
(14) DWM
(14) DWM
(54) BG
(1) CT
(147) BG
(16) DAM
(46) BG
(16) BD
(1) CT
(4) SPP
(22) DAM
(9) DWM
(17) DWM
(28) BG
(55) BG
(23) DTS
(57) BG
(1) DW
(1) CT
(23) BD
(4) SPP
(12) DTS
(11) DWM
(12) DAM
(6) DWM
(1) CT
(7) DAM
(19) BG
(5) DWM
(1) CT
(21) BG
(7) DWM
(9) BD
(11) DWM
(13) DWM
(1) CT
(13) DAM
(13) DWM
(20) DAM
(1) CT
(43) BG
(12) DWM
(9) DAM
(1) DW
(9) SPP
(8) DAM
(1) DW
(7) SPP
(5) DWM
(5) DWM
(1) DW
(11) BD
(12) BD
(3) SPP
(5) SPP
LS BOULDER
(2) DW
(14) BD
(2) SPP
(8) DAM
(2) CT
(9) DTS
(2) CT
(6) DTS
(3) SPP
(8) BD
(18) DAM
(1) DW
(1) CT
(6) SPP
(1) DW
(6) SPP
(1) CT
LS BOULDER
LE
RO
CE
LO
25' Building Setback
Two-Story 50' Building Setback
DRAINAGE AND DETENTION EASEMENT

PLANT LEGEND

LO	(LO) LIVE OAK *Quercus virginiana*
RO	(RO) RED OAK *Quercus shumardii*
LE	(LE) LACEBARK ELM *Ulmus parvifolia*
CE	(CE) CEDAR ELM *Ulmus crassifolia*
RB	(RB) RED BUD *Cercis canadensis*
DW	(DW) DESERT WILLOW *Chilopsis linearis*
CT	(CT) CHASTE TREE *Vitex agnus-castus*
CM	(CM) CRAPEMYRTLE *Lagerstromia indica*
SPP	(SPP) SPINELESS PRICKLY PEAR *Opuntia ellisiana*
DL	(DL) DWARF LOROPETALUM *Loropetalum chinense 'clarums duart'*
DIH	(DIH) DWARF INDIAN HAWTHORN *Rhaphiolepis indica*
DWM	(DWM) DWARF WAX MYRTLE *Myrica pusilla*
PM	(PM) PINK MUHLY *Muhlenbergia capillaris*
DTS	(DTS) DWARF TEXAS SAGE *Leucophyllum frutescens 'Lynn Lowrey's Duart'*
DH	(DH) DWARF FOUNTAIN GRASS *Pennisetum alopecuroides 'Hameln'*
DAM	(DAM) DAMIANITA *Chrysactinia mexicana*
BD	(BD) BLACKFOOT DAISY *Melampodium leucanthum*
BG	(BG) BLUE GRAMMA *Bouteloua gacilis*

NOTE:NO TREES LOCATED WITHIN 5' OF UTILITIES.

NORTH

30 0 30 60 90 Feet

SCALE: 1"=30'

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SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE I
Lot 1, Block A
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ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

PRELIMINARY PLANS
INTERIM REVIEW
FOR CONSTRUCTION,
THIS DOCUMENT IS FOR
AND IS NOT INTENDED
BIDDING, OR PERMIT P
JAMESON PINSON LANDSCAPE ARCHITECT # 2826
DATED 10/2/2018

REGISTERED LANDSCAPE ARCHITECT
JAMESON R. PINSON
2826
STATE OF TEXAS

Drawn By: LD
Date: 12/19/2017
Scale: 1" = 30'
Revisions:
03/23/2018
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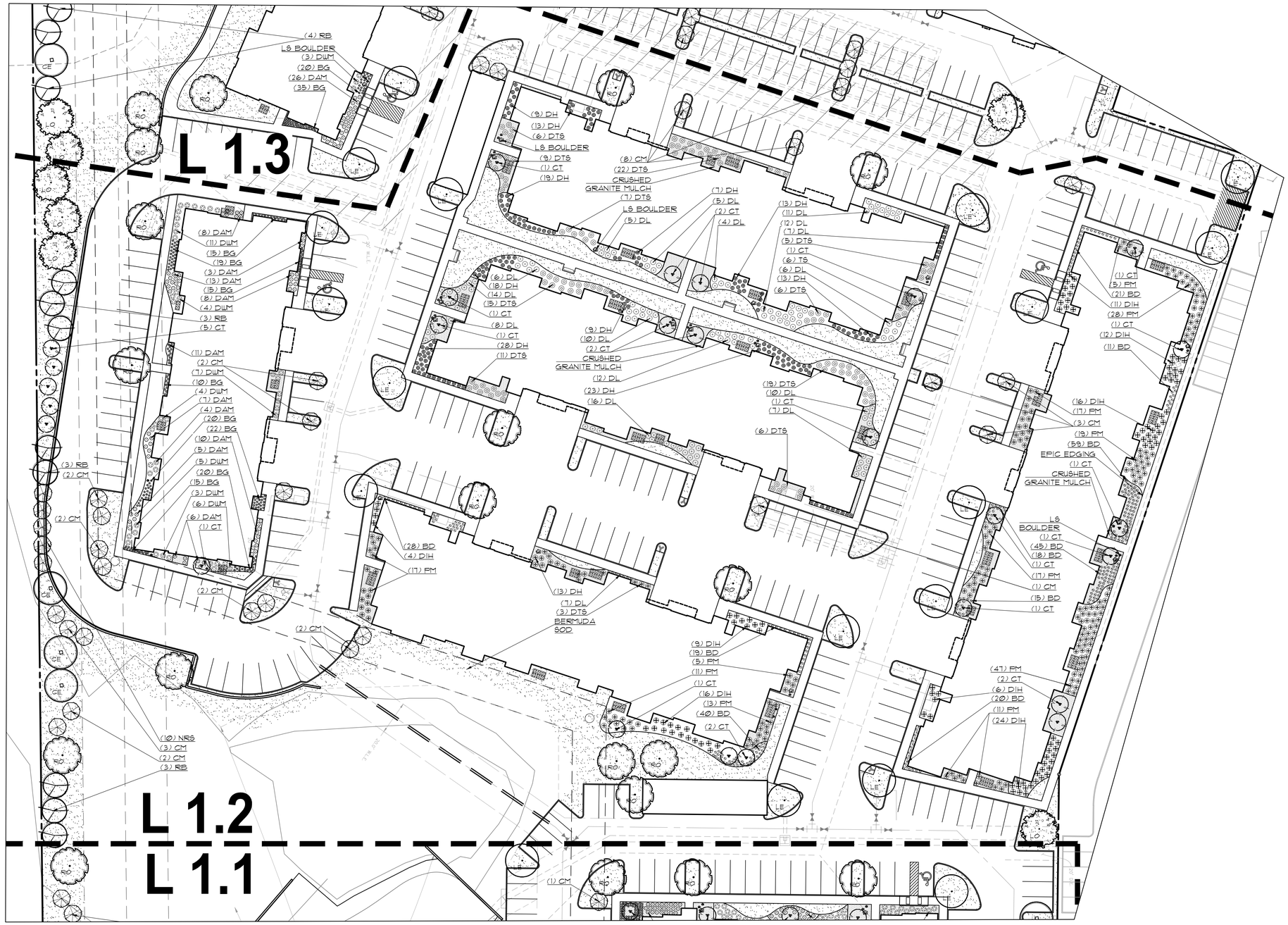

PLANT LEGEND

(LO) LIVE OAK	*Quercus virginiana*
(RO) RED OAK	*Quercus shumardii*
(LE) LACEBARK ELM	*Ulmus parvifolia*
(CE) CEDAR ELM	*Ulmus crassifolia*
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NOTE:NO TREES LOCATED WITHIN 5' OF UTILITIES.

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Drawn By: LD
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08/13/2018

17193

L1.2

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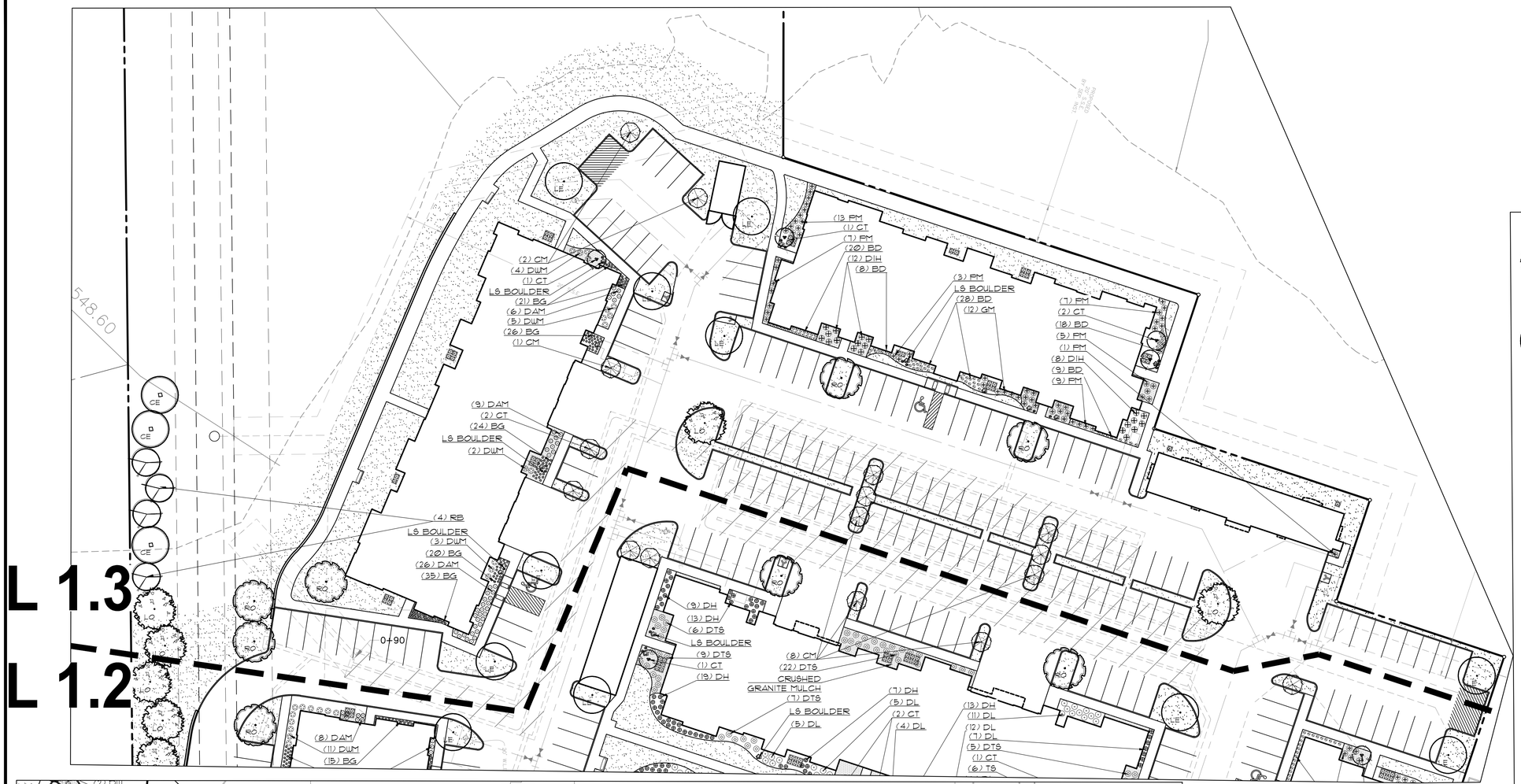



PLANT LEGEND

(LO) LIVE OAK	*Quercus virginiana*
(RO) RED OAK	*Quercus shumardii*
(LE) LACEBARK ELM	*Ulmus parvifolia*
(CE) CEDAR ELM	*Ulmus crassifolia*
(RB) RED BUD	*Cercis canadensis*
(DW) DESERT WILLOW	*Chilopsis linearis*
(CT) CHASTE TREE	*Vitex agnus-castus*
(CM) CRAPEMYRTLE	*Lagerstromia indica*
(SPP) SPINELESS PRICKLY PEAR	*Opuntia ellisiana*
(DL) DWARF LOROPETALUM	*Loropetalum chinense 'daruma dwarf'*
(DIH) DWARF INDIAN HAWTHORN	*Rhaphiolepis indica*
(DWM) DWARF WAX MYRTLE	*Myrica pusilla*
(PM) PINK MUHLY	*Muhlenbergia capillaris*
(DTS) DWARF TEXAS SAGE	*Leucophyllum frutescens 'Lynn's Legacy'*
(DH) DWARF FOUNTAIN GRASS	*Pennisetum alopecuroides 'Hamelin'*
(DAM) DAMIANITA	*Chrysactinia mexicana*
(BD) BLACKFOOT DAISY	*Melampodium leucanthum*
(BG) BLUE GRAMMA	*Bouteloua gracilis*

NOTE:NO TREES LOCATED WITHIN 5' OF UTILITIES.

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

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(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Rockwall, Texas 75032
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacorp.com
www.mcadamsco.com

SWBC ROCKWALL

SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE I
Lot 1, Block A
21280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS
JAMESON P. PINSON LA # 2826
DATED 10/2/2018

Drawn By: LD
Date: 12/19/2017
Scale: 1"=30'
Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

17193

L1.3

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113

211 North Lindbergh Blvd.
St. Louis, MO 63141
800.231.1327 tel.| 314.754.0835 fax
specify@anovafurnishings.com
anovafurnishings.com

AE2680STX— Airi Stix 6' Contour Bench

6' perforated steel contour bench with stix pattern seat and cast aluminum legs



Material
The 6' contour bench is composed of a 10-gauge perforated steel seat with cast aluminum legs. The seat features a unique architectural perforated stix pattern inspired by trees. The bench seat is 72" long and will support 200 lbs. per linear foot.
The bench legs have predrilled .33" diameter holes for surface mounting to prevent movement; mounting hardware is not included.

Finish
Fade-resistant, powder coated steel and aluminum components feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

Color
See website or sales representative for color choices.

Assembly
The bench requires some assembly. Stainless steel assembly hardware is included.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

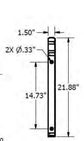
Warranty
20-year limited structural warranty with 7-year finish warranty against fading from the date of purchase. See full details on multi-year warranties for components at *www.anovafurnishings.com/warranty.aspx*.



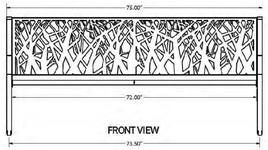
STIX PATTERN CLOSE-UP



SIDE VIEW



FOOT MOUNT



FRONT VIEW

SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. UPS	Unit Shipping Wt. Truck (1+ Units)	Unit Ship Size w/Pallet	Max Units Per Pallet	Pallet Size/Wt. (32" x 74")	Total No. Pkgs.	Shipping Class
134 lbs.	N/A	154 lbs./unit	28.78 cu. ft.	2	100 lbs.	3	100

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St. Louis, MO 63141
800.231.1327 tel.| 314.754.0835 fax
specify@anovafurnishings.com
anovafurnishings.com

AE2645CT-STX — Airi Stix 45-Gallon Trash Receptacle with Side Door and Built-In Top

45-gallon perforated steel and aluminum receptacle with tree line pattern, side door, built-in top, plastic liner and rubber feet



Material
The receptacle is 46.72" tall and is composed of heavy-duty 12-gauge steel panels with an extruded aluminum frame. Steel side panels feature a unique architectural perforated tree line pattern inspired by trees. The side door features a magnetic door latch, a continuous geared hinge and a tamper-resistant cam lock and key system. The built-in canopy style top is 16-gauge steel with 9.63" tall x 22.01" wide front and back openings.
The receptacle is designed to be portable for flexibility in placement or surface mounted using pre-drilled holes inside base to prevent movement. The rubber feet are adjustable to assist in leveling the receptacle. The reusable plastic liner is made of high-density polyethylene. Mounting hardware is not included.

Finish
Fade-resistant, powder coated steel and aluminum components feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

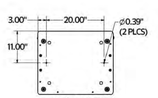
Color
See website or sales representative for color choices.

Assembly
The receptacle ships fully assembled and ready for use.

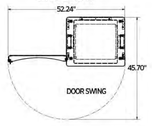
Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Replacement Parts
Black Plastic Liner R-DOM2009

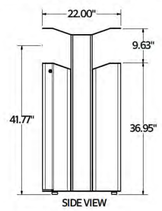
Warranty
20-year limited structural warranty with 7-year finish warranty against fading from the date of purchase. See full details on multi-year warranties for components at *www.anovafurnishings.com/warranty.aspx*.



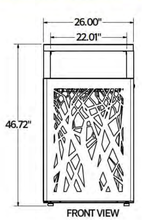
SURFACE MOUNT



DOOR SWING



SIDE VIEW



FRONT VIEW

SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. UPS	Unit Shipping Wt. Truck (1+ Units)	Unit Ship Size w/Pallet	Max Units Per Pallet	Pallet Size/Wt. (32" x 48")	Total No. Pkgs.	Shipping Class
182 lbs.	N/A	189 lbs./unit	46.44 cu. ft.	1	50 lbs.	1	150

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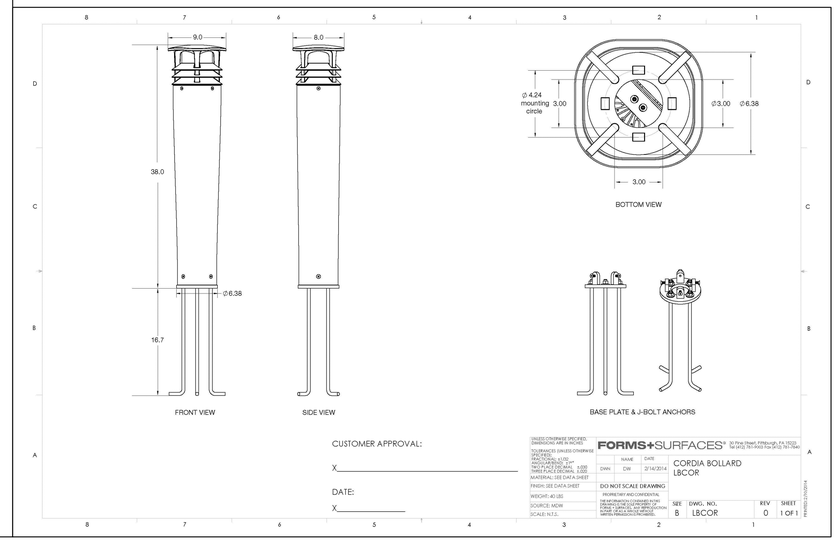
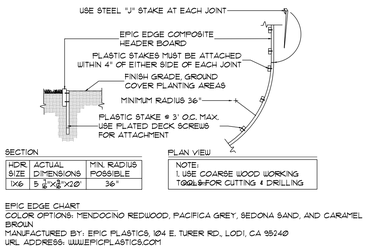


1. BENCH
NTS

2. TRASH RECEPTACLE
NTS

3. LIGHTED BOLLARD
NTS

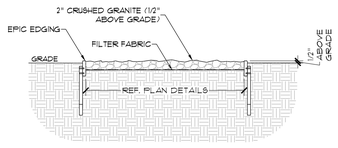


HDR SIZE	ACTUAL DIMENSIONS	MIN. RADIUS POSSIBLE
1X6	5 ½"X¾"X20'	36"

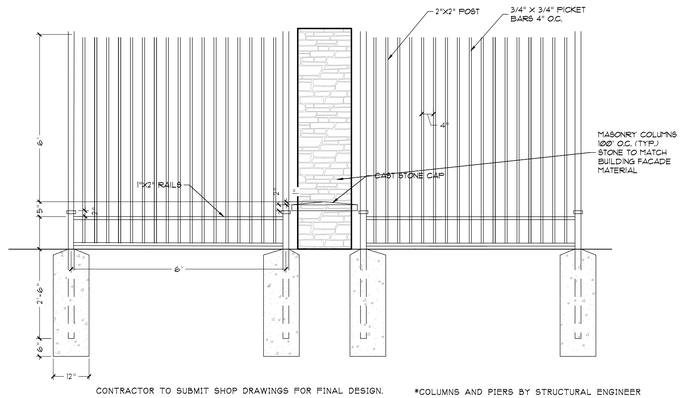
NOTE:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING

EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARAMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 E. TURNER RD., LODI, CA 95240
URL ADDRESS: WWW.EPICPLASTICS.COM

4. EPIC EDGE COMPOSITE HEADER BOARD
NTS



5. CRUSHED GRANITE MULCH
3/4"=1'



CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR FINAL DESIGN. *COLUMNS AND PIERS BY STRUCTURAL ENGINEER

WELD NOTES: ALL WROUGHT IRON AND FIELD WELDS TO BE PRIMED AND PAINTED.

6. STONE COLUMN & ORNAMENTAL METAL FENCE DETAIL
1/2"=1'

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 10/2/2018

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON A. PINSON
2826
STATE OF TEXAS

The John R. McAdams Company, Inc.
(DBA. G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Rockwall, Texas 75032
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacom.com
www.mcadams.com

McADAMS

SWBC ROCKWALL

SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE I
Lot 1, Block A
21280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE DETAILS

Drawn By:	--
Date:	12/19/2017
Scale:	######
Revisions:	
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	05/16/2018
	07/16/2018
	08/13/2018

17193

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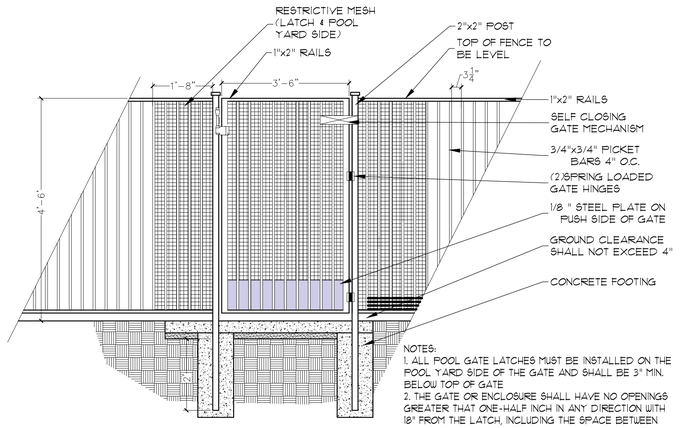
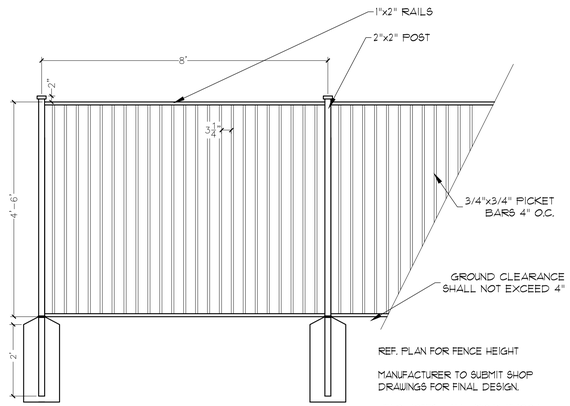


NOTES:
1. ALL POOL GATE LATCHES MUST BE INSTALLED ON THE POOL YARD SIDE OF THE GATE AND SHALL BE 3" MIN. BELOW TOP OF GATE
2. THE GATE OR ENCLOSURE SHALL HAVE NO OPENINGS GREATER THAT ONE-HALF INCH IN ANY DIRECTION WITH 18" FROM THE LATCH, INCLUDING THE SPACE BETWEEN THE GATE AND THE GATE POST TO WHICH THE GATE IS LATCHED.
3. OPERATION OF GATE TO COMPLY WITH ADA REQUIREMENTS, INCLUDING OPERABLE WITH ONE HAND, USING 5 LBF MAX PRESSURE WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.

1. POOL GATE DETAIL
1/2"=1'

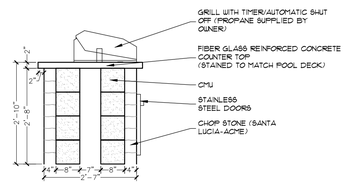


REF. PLAN FOR FENCE HEIGHT

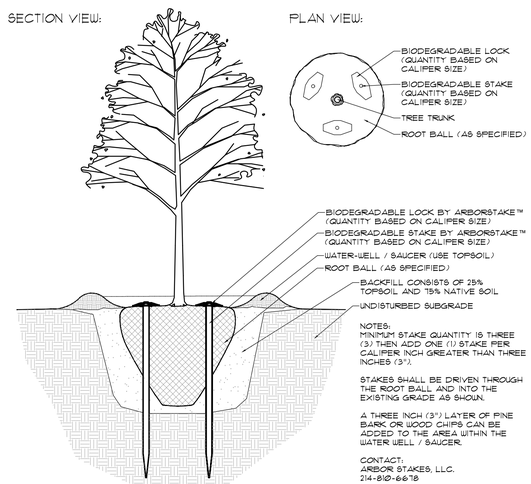
MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR FINAL DESIGN.

WELD NOTES: ALL WROUGHT IRON AND FIELD WELDS TO BE PRIMED AND PAINTED.

2. POOL FENCE DETAIL
1/2"=1'



3. POOL FENCE DETAIL
1/2"=1'



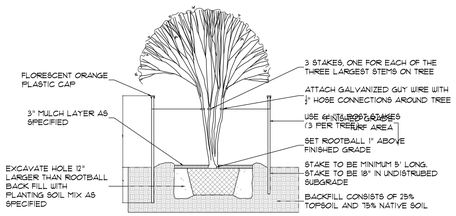
NOTES:
MINIMUM STAKE QUANTITY IS THREE (3) THEN ADD ONE (1) STAKE PER CALIPER INCH GREATER THAN THREE INCHES (3").

STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AND INTO THE EXISTING GRADE AS SHOWN.

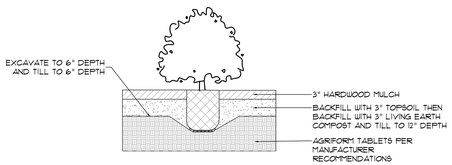
A THREE INCH (3") LAYER OF PINE BARK OR WOOD CHIPS CAN BE ADDED TO THE AREA WITHIN THE WATER WELL / SAUCER.

CONTACT:
ARBOR STAKES, LLC.
214-810-6678

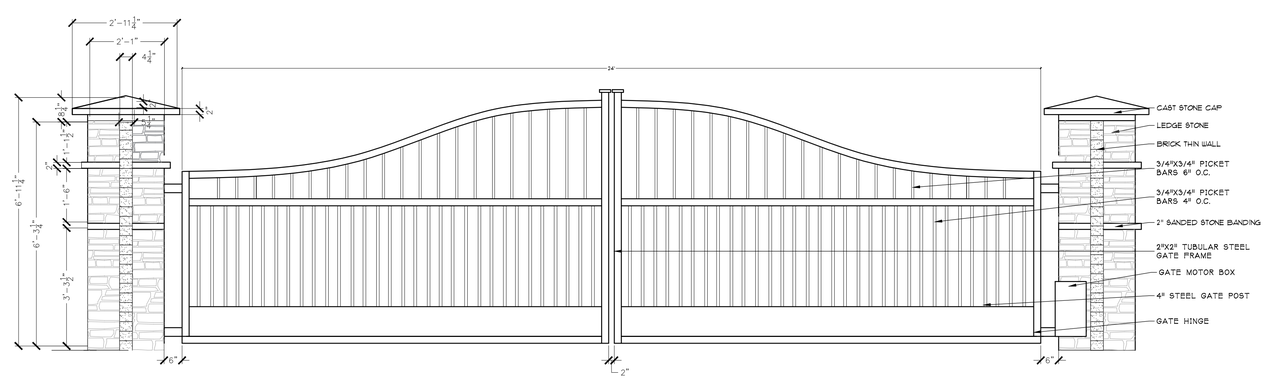
4. TREE STABILIZER KIT
1/4"=1'



5. MULTI TRUNK TREE STAKING
1/4"=1'



6. SHRUB PLANTING DETAIL
1/2"=1'



7. AUTO DOUBLE SWING GATE
1/2"=1'

PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECT # 2826
DATED 10/2/2018

JAMESON P. PINSON 2826 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

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(DBA. G&A | McAdams)
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SWBC ROCKWALL

SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE I
Lot 1, Block A
21280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE DETAILS

Drawn By: ---
Date: 12/19/2017
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07/16/2018
08/13/2018

17193

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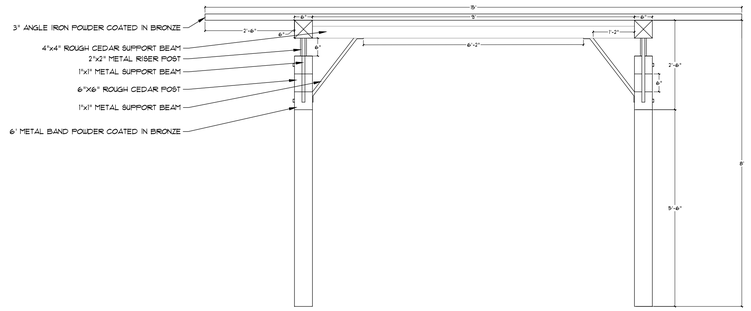
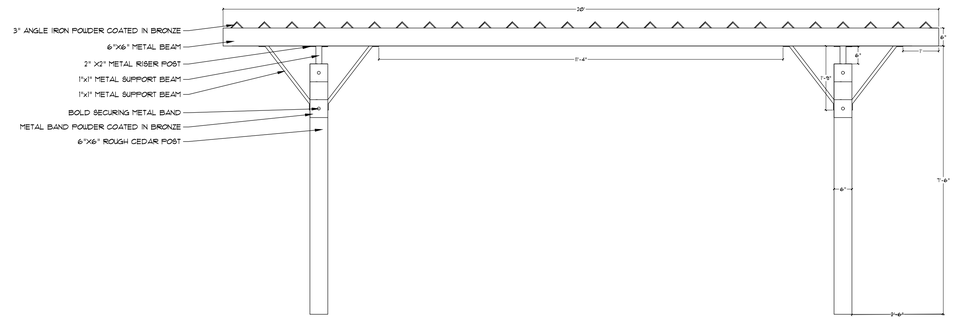
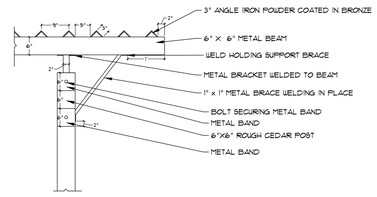


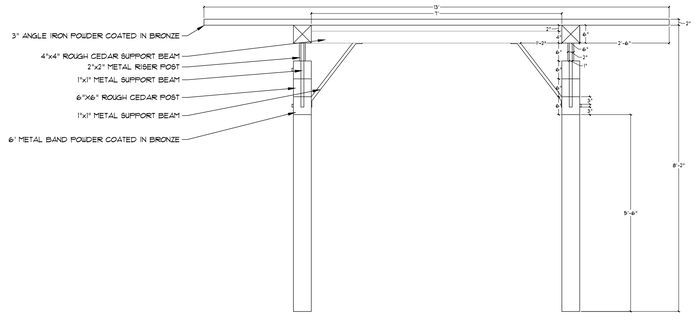
1. NORTH ARBOR
1/2"=1'



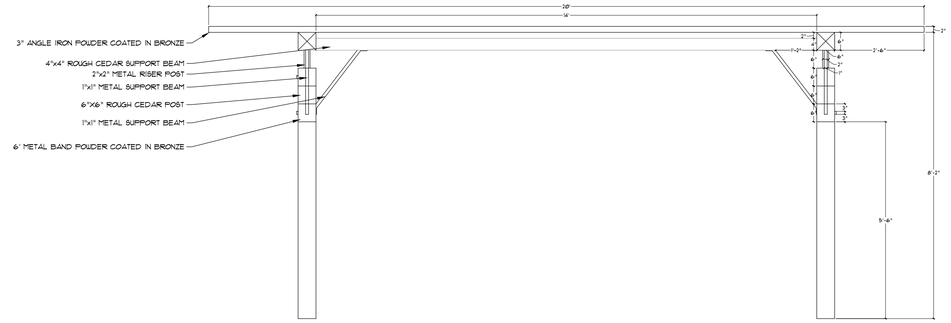
2. NORTH ARBOR
1/2"=1'



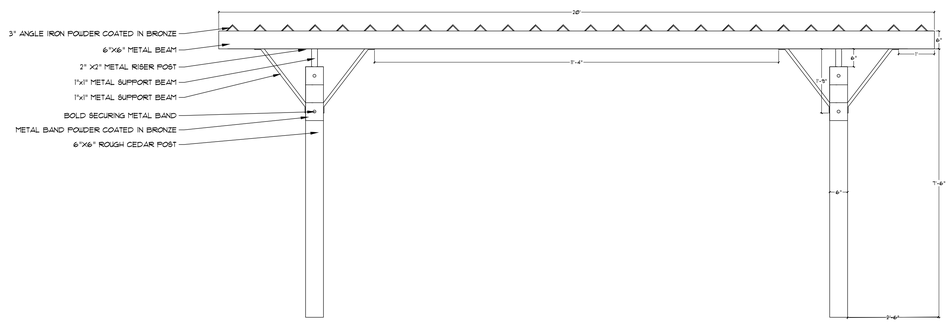
3. ARBOR DETAIL
1/2"=1'



4. SOUTH ARBOR
1/2"=1'



5. SOUTH ARBOR
1/2"=1'



6. SOUTH ARBOR
1/2"=1'

The John R. McAdams Company, Inc.
(DBA. G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
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TBPE: 19762 TBPLS: 10194440
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SWBC ROCKWALL

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ROCKWALL COUNTY, TEXAS

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JAMESON P. PINSON
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Drawn By: ---
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17193

L3.2

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DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

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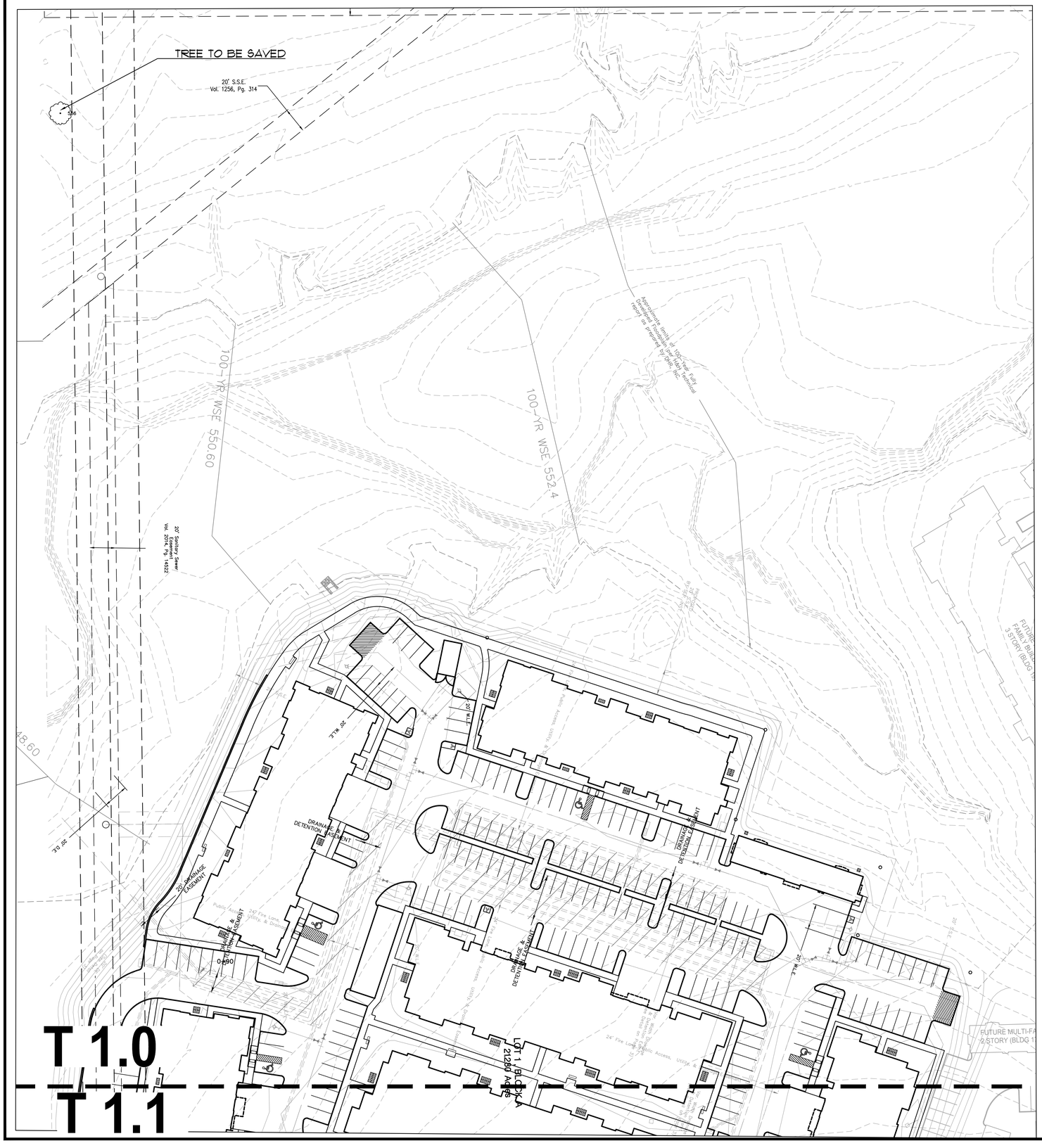

LEGEND

TREE TO BE SAVED

NORTH

40 0 40 80 120 Feet

SCALE: 1"=40'

LIST #	TAG #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTCTED	REMOVED	REMARKS
1	533	11	EASTERN RED CEDAR	Juniperus virginiana	YES	YES	
3	548	11	EASTERN RED CEDAR	Juniperus virginiana	YES	NO	
4	556	12	EASTERN RED CEDAR	Juniperus virginiana	YES	NO	

OWNER/DEVELOPER
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DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 10/2/2018

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON P. PINSON
2826
STATE OF TEXAS

The John R. McAdams Company, Inc.
(DBA. G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
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TBPE: 19762 TBPLS: 10194440
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McADAMS

SWBC ROCKWALL

SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE I
Lot 1, Block A
21280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY

Drawn By: LD
Date: 12/19/2017
Scale: 1"=40'
Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

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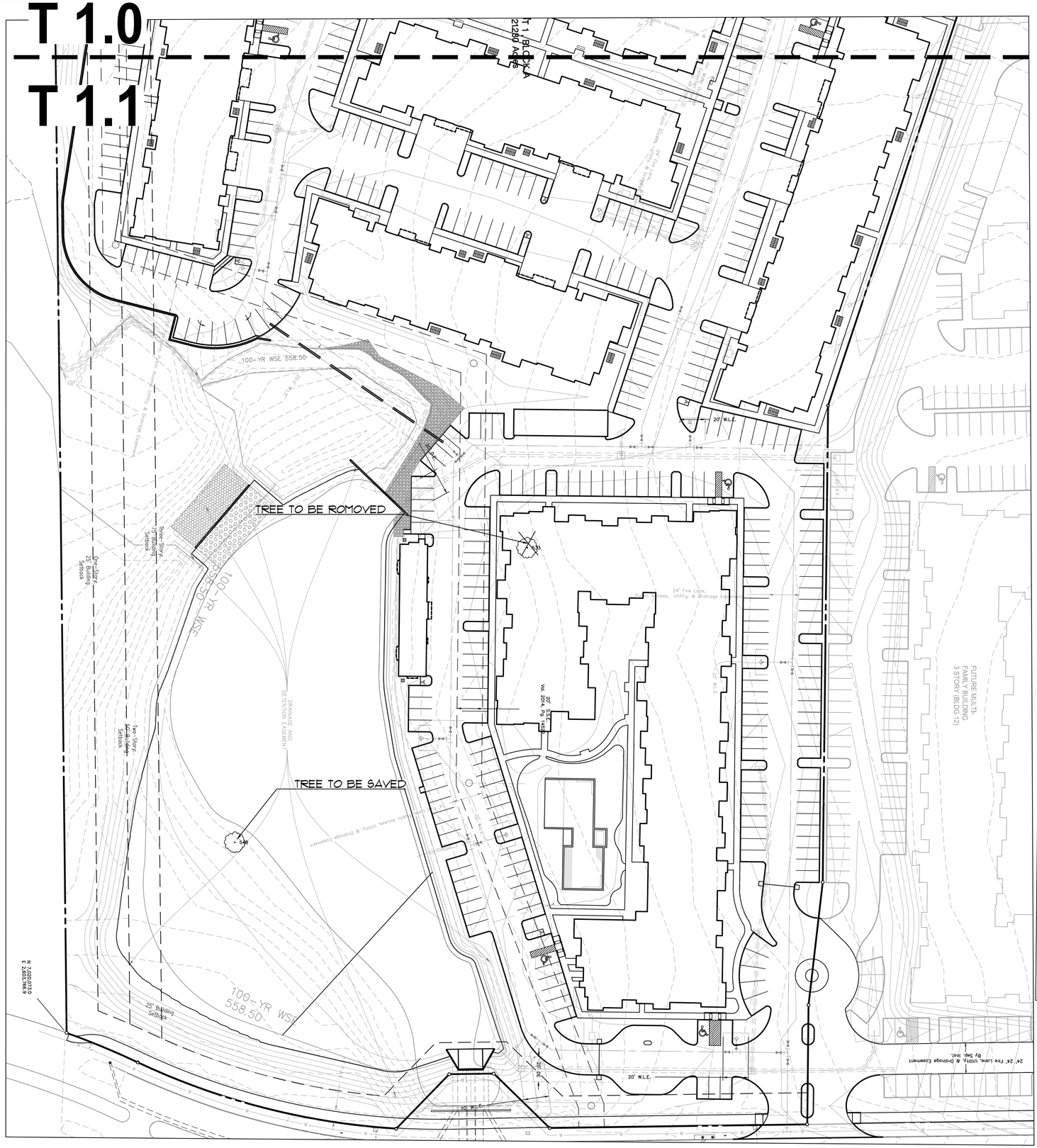

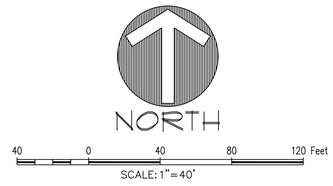

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE
1) Comply with applicable Federal, state, county and local regulations governing landscape work.
2) Employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS
1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.

C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris as derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.

E. PRE – CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
   i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter.
   ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
   iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
   iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standard. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
4) No more than 20 percent of live foliage shall be removed from any tree.
5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.

F. TREE REMOVAL
1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use on site in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION
1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site . Fences will define the specific protection zone for each tree or group trees. Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the
3) Landscape Architect. Fences may be constructed from 6' "T" stakes and orange web fence material.
All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trench es "airdug" with Air Spade (registered trademark) or similar technology are
the only exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk. (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

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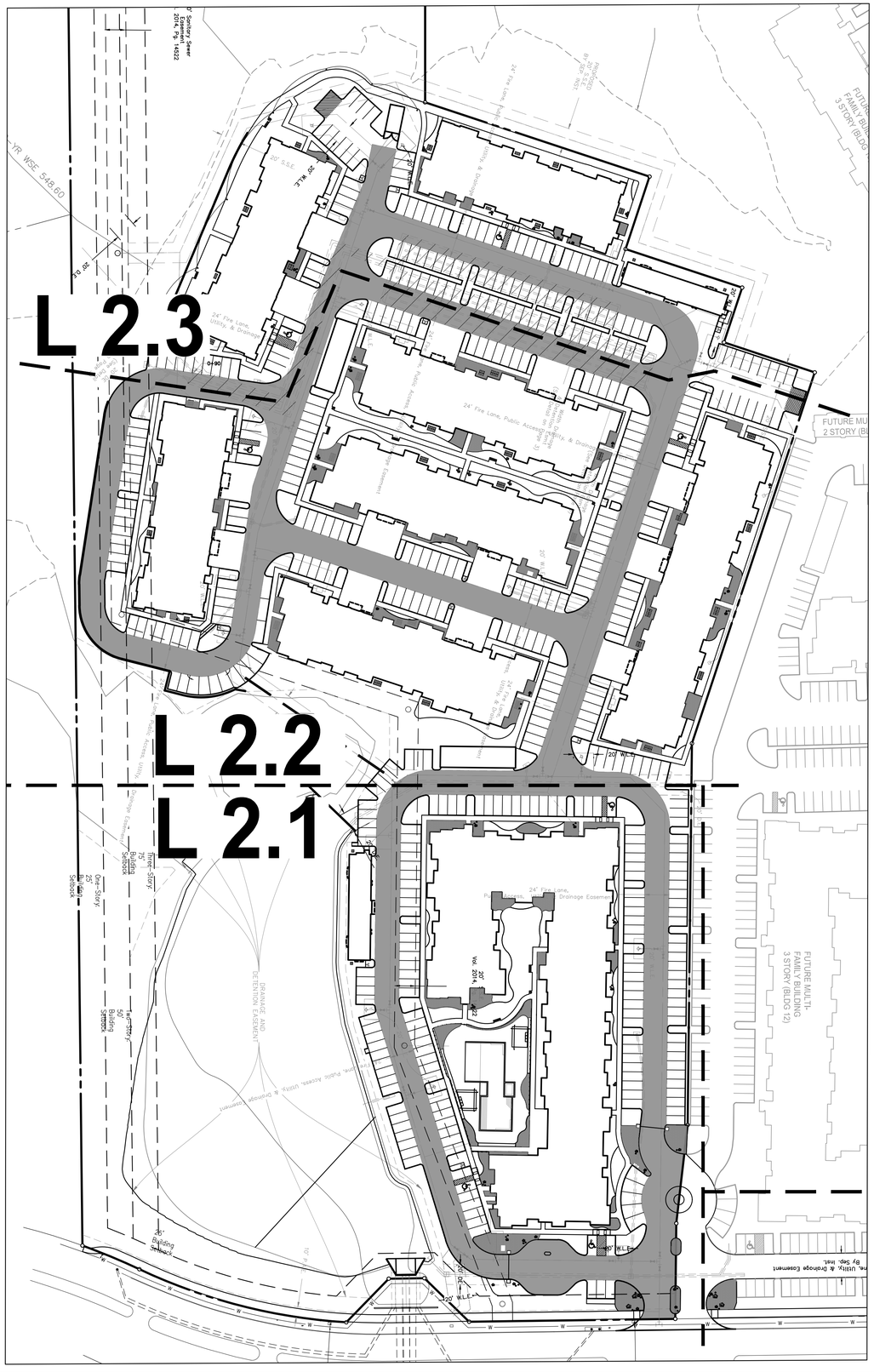
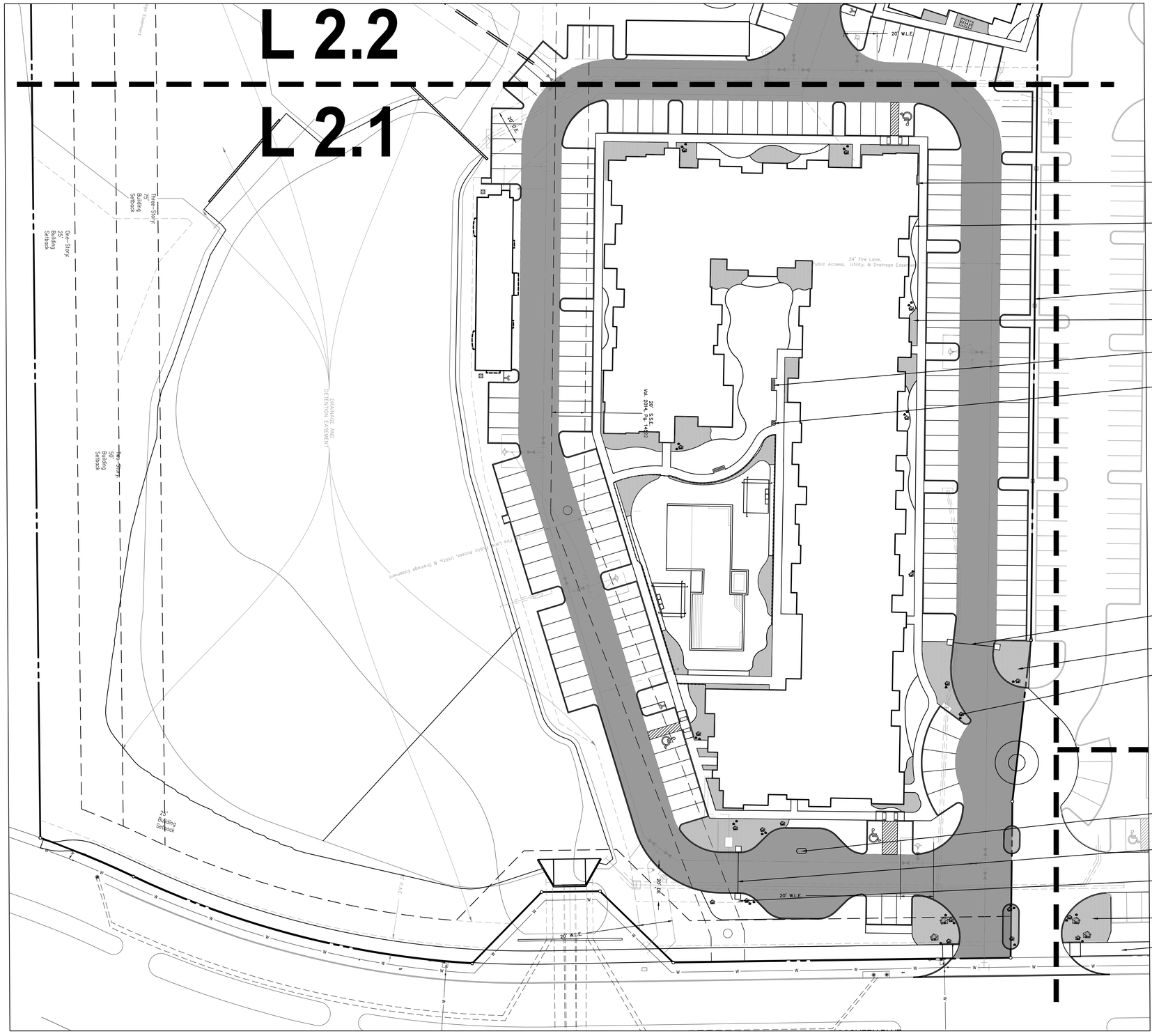
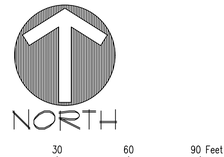

L 2.3
L 2.2
L 2.1
FUTURE MULTI-FAMILY BUILDING 3 STORY (BLDG 12)
FUTURE MU
2 STORY (BL
24' Fire Lane, Public Access, Utility, & Drainage Easement
DRAINAGE AND DETENTION EASEMENT
20' W.L.E.
20' W.L.E.
20' W.L.E.

L 2.2

L 2.1





CRUSHED GRANITE MULCH L3.0 5

EPIC EDGING L3.0 4

STONE COLUMN AND ORNAMENTAL METAL FENCE L3.0 6

CRUSHED GRANITE MULCH L3.0 5

BENCH L3.0 1

TRASH RECEPTACLE L3.0 4

AUTO DOUBLE SWING GATE L3.1 1

CRUSHED GRANITE MULCH L3.0 5

LANDSCAPE BOULDER

KEY PAD

AUTO DOUBLE SWING GATE L3.1 1

GATE COLUMN L3.1 1

CRUSHED GRANITE MULCH L3.0 5

CONCRETE TRAIL

STAMPED AND STAINED CONCRETE. COLOR AND PATTERN TO BE SELECTED BY OWNER

OWNER/DEVELOPER
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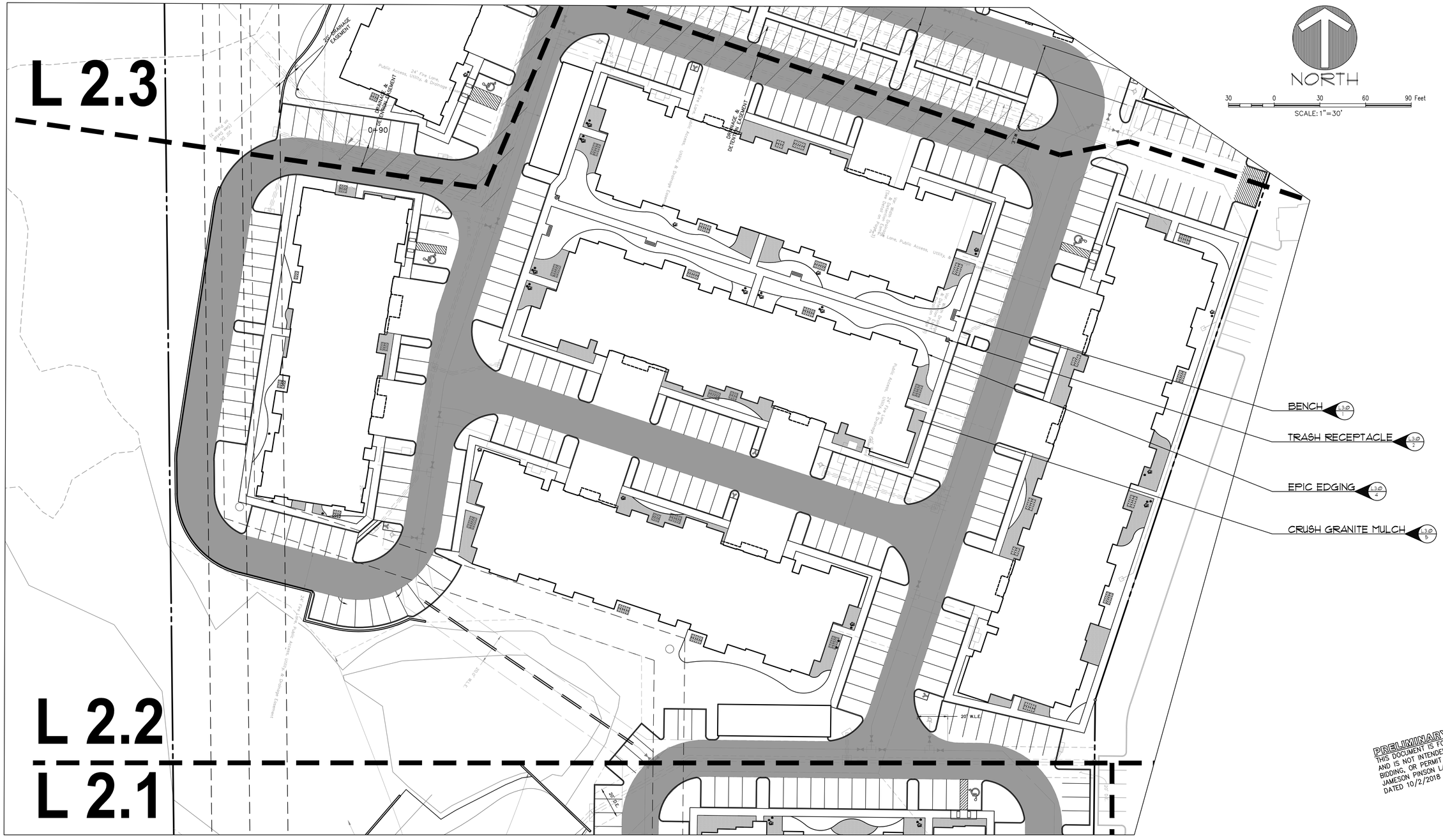

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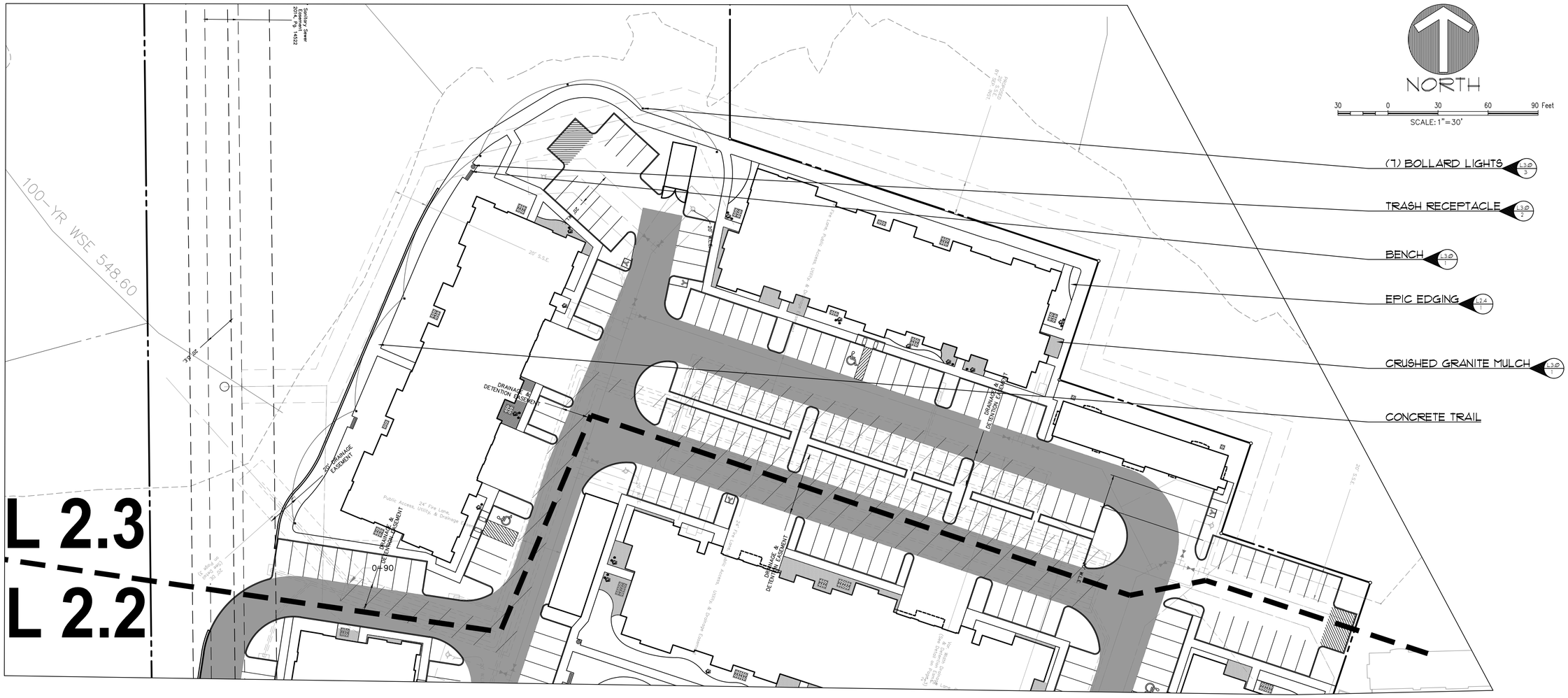

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123

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: October 15, 2018

SUBJECT: Z2018-032; *Zoning Change for Park Station (LI to PD)*

As directed by the City Council at the September 17, 2018 City Council meeting, staff has met with the applicant (*Bill Bricker*) to discuss the right-of-way dedication of SH-66. Through this meeting, staff and the applicant have come to a consensus concerning SH-66, which involves minor revisions to the schematic alignment of this roadway. In accordance with this agreement, the applicant has revised the concept plan to show the dedication of ~1.8-acres of right-of-way that will be landscaped and irrigated by the City until the roadway is constructed. Due to the substantial changes to the concept plan that are involved with this new proposal and in accordance with Section 17, *Procedure in Planning and Zoning Cases – Additional Information Submitted*, of Article 2, *Authority and Administrative Procedures*, of the UDC, the applicant is requesting that the City Council remand the case back to the Planning and Zoning Commission. Should the City Council choose to approve the applicant's request the Planning and Zoning Commission would hold a public hearing on *October 30, 2018* to reconsider the case. This means that the City Council public hearing and first reading of the ordinance would be held on *November 5, 2018*. Should the City Council have any questions, staff and the applicant will be available at the meeting on October 15, 2018 to discuss.

Columbia Development Company, L.L.C.

305 Park Place Blvd.
Rockwall, Texas 75087
Tel 972.722.2439
Cell 214.801.6157
bill@parkplacerockwall.com

October 9, 2018

Ryan Miller
Director of Planning
City of Rockwall
385 S Goliad
Rockwall, TX 75087
CC: Rockwall City Council
Case Z2018-032

Dear Mr. Miller and Members of the Rockwall City Council,

I certainly appreciated the opportunity provided by Council for Columbia and the City Staff to try and work out a solution to the alignment issue of SH 66. Due the fact the land is negatively impacted it was quite a problem for us in our desire to properly develop Park Station.

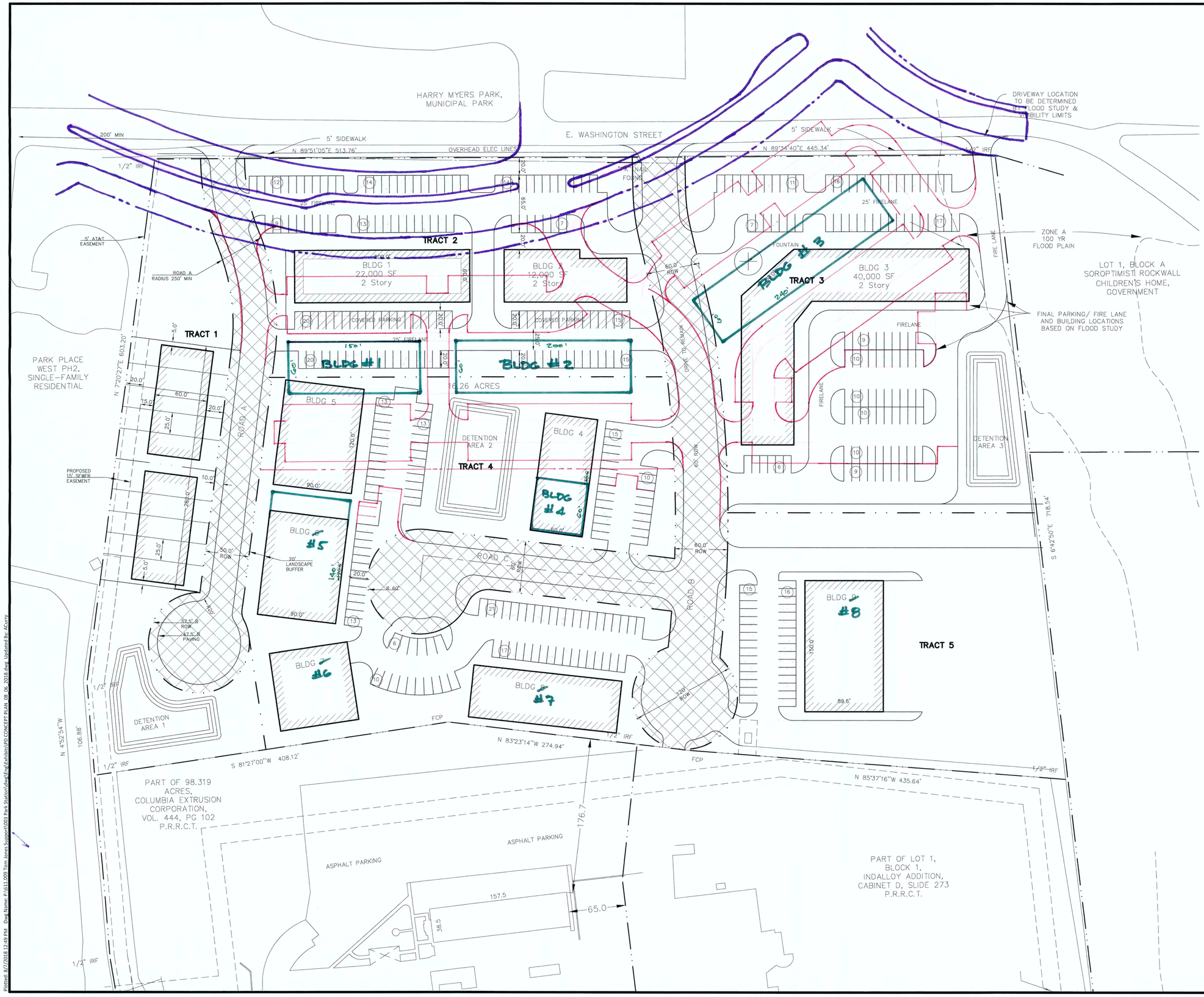
I am very pleased to say that our discussions have proven fruitful and that Staff and Columbia have a workable solution, should it be acceptable to Council. In generalized terms the ROW for the current SH 66 preferred alignment will be left out of the project. This requires us to relocate nearly every building and parking lot and of course a loss of area in the development. This is a very substantial change to the project and thus will take it some time to re-design in a creative manner.

As this is a substantial change, we feel the best way to bring this to the City correctly is for the project to be remanded back to P&Z for their approval. We felt the road issue was the largest stumbling block and with the changes the project should meet their approval, and subsequently the Council's as well.

I will be visiting family out of state next week; however, Tom Jones will be there for any questions or statements necessary to your decision to remand the case to the P&Z.

Sincerely;

C.W. Bricker
President



CONCEPT DATA TABLE

TOTAL SITE AREA	16.26 ACRES
PROPOSED USE:	
TOWNHOUSE (T-H)	
TRACT 1	
SITE AREA:	2.58 ACRES
BUILDING AREA:	1,500 SQ FT
TOTAL UNITS:	10
MAX UNIT DENSITY:	16 UNITS/ACRE
COMMERCIAL (CO)	
TRACT 2	
SITE AREA:	2.49 ACRES
BUILDING AREA	34,000 SQ FT
TRACT 3	
SITE AREA:	3.65 ACRES
BUILDING AREA	34,000 SQ FT
LIGHT INDUSTRIAL (LI)	
TRACT 4	
SITE AREA:	4.90 ACRES
BUILDING AREA	49,800 SQ FT
TRACT 5	
SITE AREA:	2.77 ACRES
BUILDING AREA	13450 SQ FT

Modified Scheme
10.8.18

CASE NUMBER: Z2018-032

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
214.679.1679
tjones@tomden.com
FIRM No. 19244

DRAWN BY | REVISIONS | DATE

PD CONCEPT PLAN
PARK STATION - 16.26 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJ. MGR.: JTP
PROJ. ASSOC.: ADC
DRAWN BY: ADC
DATE: 08/07/2018

SHEET 1 OF 1

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126

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/17/2018

APPLICANT: Bill Bricker, *Columbia Development Company, LLC*

AGENDA ITEM: **Z2018-032**; *Zoning Change for Park Station (LI to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (*7.409-acres*) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

PURPOSE & BACKGROUND:

The subject property is a 16.26-acre tract of land, located on the south side of E. Washington Street, which was annexed on February 6, 1961 by *Ordinance No. 60-01*. According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least January 3, 1972. On July 14, 2000, a final plat for a portion of this property (*7.409-acres*) was incorporated into *Lot 1, Block 1, Indalloy Addition* by *Case No. PZ2000-055-01*. The subject property is currently vacant with the exception of a private driveway that connects the property south of the subject property to E. Washington Street.

On July 13, 2018, the applicant -- *Bill Bricker with Columbia Development Company, LLC* -- submitted an application requesting to establish a Planned Development District on the subject property. Specifically, the applicant was proposing to entitle the subject property for 12 townhomes on 2.02-acres, limited commercial land uses on 6.57-acres, and limited light industrial land uses on 7.67-acres. These areas would be subject to the requirements and land uses of the Single-Family 10 (SF-10), General Retail (GR), and Light Industrial (LI) Districts unless specifically indicated in the Planned Development District ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Washington Street, which also delineates the future alignment of SH-66. This roadway is identified as a TXDOT4D (*i.e. four [4] lane, divided highway, owned by the Texas Department of Transportation*) on the City's Master Thoroughfare Plan. North of this thoroughfare is a 67.036-acre public park (*i.e. Harry Myers Park*), which is zoned Light Industrial (LI) District. Beyond this is a 17.861-acre vacant tract of land that was platted as a 78-lot subdivision (*i.e. Oak Creek*) in 1984. This property is zoned Two Family (2F) District. Adjacent to this residentially zoned area is a 21.326-acre tract of land that is zoned Light Industrial (LI) District. This property has a school and administrative offices (*i.e. Rockwall Quest Academy/RISD Administrative Offices*) situated on it.

South: Directly south of the subject property is an 8.197-acre tract of land and a 14.53-acre parcel of land (*i.e. Lot 1-01, Block 1, Indalloy Addition*). Both of these properties are zoned Light Industrial (LI) District. Situated on these properties is a large industrial building and various other improvements. Beyond this is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*.

East: Directly east of the subject property is a 2.093-acre parcel of land (*i.e. Lot 1, Block A, Soroptimist Rockwall Children's Home*), a vacant 7.97-acre tract of land, and a vacant 11.3736-acre tract of land. All of these properties are zoned Light Industrial (LI) District. Beyond this are E. Washington Street, Airport Road, and Industrial Boulevard. These roadways are all identified as an M4U (*i.e. minor collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the subject property is *Phases 2 & 3* of the *Park Place Subdivision*, which currently contains 94 single-family residential lots. This property is zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) and Single-Family 7 (SF-7) District land uses.

CHARACTERISTICS OF THE REQUEST:

The applicant has submitted a concept plan and development standards for the proposed development. According to the concept plan, the subject property will be broken down into five (5) tracts of land that will include commercial, light industrial and townhome land uses. The characteristics and development standards for each of these tracts are as follows:

Tract 1: Townhomes (2.02-Acres)

The proposed townhome land use will be situated on *Tract 1*, which is located directly adjacent to *Phase 2* of the *Park Place Subdivision*. More specifically, the concept plan shows that the townhomes will face west towards the existing amenity center and be accessible via driveways located at the rear of the property facing on to a proposed public right-of-way (*i.e. Street 'A' on the concept plan*). This public right-of-way will end in a cul-de-sac and only serve the proposed townhomes. The concept plan currently shows the provision of ten (10) townhomes; however, the applicant has requested the ability to provide up to 12 townhomes through the Planned Development District ordinance. The applicant has stated that these residential units will be incorporated into the existing Park Place Homeowner's Association (HOA). Staff has included a requirement that an HOA be established regardless if they are incorporated into the existing HOA or put into a separate HOA.

This tract is subject to the Single Family 10 (SF-10) District land uses with the added townhome use; however, any accessory buildings, portable buildings or guest quarters have been prohibited through the Planned Development District ordinance. A summary of the proposed density and dimensional requirements for *Tract 1* is as follows:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Width [1]	*28-Feet*
Minimum Lot Depth	*115-Feet*
Minimum Lot Area	*3,000 SF*
Minimum Front Yard Setback [2] & [4]	*20-Feet*
Minimum Side Yard Setback	*0-Feet*
Minimum Distance Between Buildings	*10-Feet*
Minimum Length of Driveway Pavement	*20-Feet*
Maximum Height [3]	*36-Feet*
Minimum Rear Yard Setback [4]	*10-Feet*
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	*1,400 SF*
Garage Orientation	*Rear Entry*

Maximum Number of Attached Units Per Buildings	*5 Units*
Maximum Lot Coverage	*75%*

General Notes:
1: The minimum lot width shall be measured at the *Front Yard Building Setback*.
2: The location of the *Front Yard Building Setback* as measured from the front property line.
3: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
4: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front* and *Rear Yard Building Setbacks* by up to five (5) feet for any property; however, the encroachment shall not exceed three (3) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.

It should be noted that the applicant is proposing to match the design style of the Park Place Subdivision, which is constructed in a *Neo Traditional* architecture style (*e.g. the use of material blends heavy in cementitious siding, front porch elements, bay windows, etc.*). Due to this proposed design, the applicant is proposing to use up to 100% cementitious materials excluding stucco, which is prohibited. In addition, the townhomes will have varying front façades, and additional anti-monotony requirements are incorporated into the Planned Development District ordinance. An example of the type of design provided by the applicant has been included in the attached packet.

The applicant has stated that the purpose of the townhome land use is to provide a transition from the Park Place Subdivision to the limited light industrial land uses that are proposed on *Tracts 4 & 5*, which are located east of the subject property. Staff should point out that under the current zoning, light industrial land uses can be established in the area (i.e. *Tract 1*) without restriction.

Tracts 2 & 3: Limited General Retail (6.57-Acres)

Tracts 2 & 3 on the concept plan are dedicated for limited General Retail (GR) District land uses, and General Retail (GR) District density and dimensional requirements. A summary of the density and development requirements permitted in the General Retail (GR) District is as follows:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*6,000 SF*
Minimum Lot Width	*60-Feet*
Minimum Lot Depth	*100-Feet*
Minimum Front Yard Setback (1)	*15-Feet*
Minimum Rear Yard Setback (2)	*10-Feet (0-Feet w/ Fire Rated Wall)*
Minimum Rear Yard Setback Adjacent to Residential (2)	*20-Feet + (½ Height Greater than 36-Feet)*
Minimum Side Yard Setback (2)	*10-Feet (0-Feet w/ Fire Rated Wall)*
Minimum Side Yard Setback Adjacent to Residential (2)	*20-Feet + (½ Height Greater than 36-Feet)*
Maximum Height	*60-Feet (Greater Than 36-Feet Requires SUP)*
Max Lot Coverage	*40%*
Minimum Masonry Requirement	*90%*
Maximum Building Size	*26,000 SF*
Minimum Landscaping Percentage	*15%*
Maximum Impervious Coverage	*85-90%*

Notes
1: *Parking should not be located between the front façade and the property line.*
2: *In no case shall the setback exceed more than 50-feet.*

The applicant has stated that the purpose of *Tracts 2 & 3* are to screen the limited light industrial land uses from E. Washington Street and Harry Myers Park. In addition, the applicant has stated a desire to establish a two (2) story mixed office/neighborhood services development of *Tract 2* that can take advantage of views towards Harry Myers Park to the north. It should be noted that staff has limited the uses permitted on these tracts to ensure compatibility with the proposed and existing residential land uses to the west of *Tract 2*.

Tracts 4 & 5: Limited Light Industrial (7.67-Acres)

The concept plan shows that *Tracts 4 & 5* will remain subject to the land uses and density and dimensional requirements of the Light Industrial (LI) District; however, the applicant has consented to limit the land uses to ensure that no uses that would be incompatible with the adjacent residential and limited commercial land uses would be established. Specifically, the applicant has prohibited the majority of land uses that incorporate outside storage or that would create incompatibility. In addition, the applicant has agreed to put a Specific Use Permit (SUP) requirement on automotive and mini-warehouse land uses. Staff should point out that under the current zoning the applicant could establish any of the land uses that are being limited by the proposed zoning ordinance.

A summary of the density and dimensional requirements is as follows:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*12,500 SF*
Minimum Lot Width	*100-Feet*
Minimum Lot Depth	*125-Feet*
Minimum Front Yard Setback	*25-Feet*
Minimum Rear Yard Setback [1]	*10-feet (0-Feet w/ Fire Rated Wall)* [2]
Minimum Side Yard Setback [1]	*10-feet (0-Feet w/ Fire Rated Wall)* [2]
Maximum Height	*120-Feet (Greater Than 60-Feet Requires SUP)*
Max Lot Coverage	*60%*
Minimum Masonry Requirement	*90%*
Minimum Landscaping Percentage	*10%*
Maximum Impervious Coverage	*90-95%*

Notes
[1]: *In no case shall the setback exceed more than 50-feet.*
[2]: *When directly abutting a residentially zoned property the setback is 36-Feet + ½ Building Height Greater than 36-feet. This is not applicable in this case due to the separation of Tract 1 from Tract 4 by the roadway and detention pond.*

INFRASTRUCTURE:

Based on the applicant's submittal, staff is requiring an infrastructure study -- *at the applicant's expense* -- to be performed to ensure that all water and wastewater improvements necessary to serve the proposed developments are incorporated. With regard to streets, the City's Master Thoroughfare Plan depicts E. Washington Street as the future alignment of SH-66. The proposed alignment of this roadway begins at the western boundary of the subject property, dips down into the front of the subject property approximately 105-feet, and extends northward at the approximate mid-point of the subject property (*see attached exhibit*). The total area of the subject property affected by the proposed alignment of SH-66 is 1.18-acres. From the point that the alignment of the future SH-66 extends northward, the remainder of E. Washington is depicted as a M4U (*minor arterial, four [4] lane, undivided roadway*) according to the Master Thoroughfare Plan. The applicant has submitted a letter requesting this alignment be changed, and is requesting that the City Council waive the dedication for this roadway. This means that if the Planning and Zoning Commission and City Council choose to approve the applicant's request, the Master Thoroughfare Plan will need to be amended to show a revised alignment of SH-66. The new alignment will require coordination between the Texas Department of Transportation (TXDOT), the City of Rockwall, and any affected property owners. Staff has added this as a condition of approval for this case.

CONFORMANCE WITH THE CODES:

While the proposed Planned Development District does conform to many of the City's code requirements, it should be noted that the development standards contained within the Planned Development District ordinance for *Tract 1* deviate from the requirements of the Unified Development Code (UDC), Municipal Code of Ordinances and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ *Garages*. The proposed townhomes are intended to front towards the existing Park Place Subdivision, and the garages will front onto a public street (*i.e. Road 'A'*) at the rear of the property. Based on the current codes, it is debatable if this constitutes rear or front entry product; however, the current codes do not clarify this issue, and staff is of the opinion that this issue is best left up to the discretion of the Planning and Zoning Commission and City Council.

- ☑ *Sidewalks*. The Engineering Department's *Standards of Design and Construction* Manual and the Municipal Code of Ordinances require that a five (5) foot sidewalk be constructed adjacent to any public street. In this case, the applicant is proposing to run the sidewalk adjacent to *Road 'A'* from E. Washington Street southward, but break the adjacency to the roadway and run the sidewalk along the front side of the townhomes (*i.e. in between the townhome and the Park Place Subdivision*).

- ☑ *Masonry Requirements.* The minimum masonry requirement for residential properties stipulated by the UDC is 80% with a maximum of 50% of the masonry requirement being permitted to be cementaceous materials. In this case, the applicant is proposing to match the adjacent residential subdivision and is requesting to use up to 100% cementaceous materials. In addition, the applicant has stated that he will be using varying façades on the proposed townhomes and has prohibited the use of stucco.

- ☑ *Lot Size*. Currently, the Two Family (2F) and Downtown (DT) Districts are the only zoning district that allow townhomes in the City of Rockwall. In addition, there are no specific standards for townhomes contained in the UDC. This means that the City's smallest single-family lot size for a townhome is within the Two Family (2F) District and is 7,000 SF. This is not conducive to the development of a townhome product and the applicant is proposing a minimum lots size of 3,000 SF for *Tract 1*.

Tracts 2, 3, 4 & 5 conform to all applicable requirements of the Unified Development Code (UDC), Municipal Code of Ordinances and the Engineering Department's *Standards of Design and Construction* Manual. By approving the proposed Planned Development District, the City Council is waiving the standards for *Tract 1* as listed above.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained in the Comprehensive Plan designates the subject property for *Commercial/Industrial* land uses. According to the *Land Use* section of the Comprehensive Plan the *Commercial/Industrial* land use designation is appropriate for areas, "…where more industrial activities may occur. It is largely buffered from residential by roads and open space." Staff should point out that the property directly west of the subject property is currently designated *Medium Density Residential* and is developed with a single-family subdivision (*i.e. Park Place*). Currently, these properties share a common property line, with no roadways or open space intervening. The adjacency of these two (2) land use designation poses the potential for conflicting development (*e.g. residential directly adjacent to industrial*).

The residential density for *Tract 1* (*i.e. 5.94 dwelling units per acre*) falls within the *High Density Residential* land use designation, which according to the Comprehensive Plan, "…should be used as a transitional use from commercial (*or existing retail*) use, or where it will serve as a logical extension of an existing high density development." In this case, the applicant has stated that he would like to create a transition from the single-family subdivision to the west to the proposed limited light industrial land uses to the east. In addition, the applicant is proposing to screen the limited light industrial land uses from Harry Myer's Park -- *which is north of the subject property* -- with commercial/retail buildings that will be directly adjacent to E. Washington Street. This will necessitate that *Tracts 2 & 3* on the concept plan be changed to a *Commercial* designation. In accordance with the requirements of the Comprehensive Plan staff has requested that the applicant

make the retail areas pedestrian-oriented and easily accessible to the adjacent residential neighborhood. Finally, *Tracts 4 & 5* will be designated for limited light industrial land uses, which is better suited under the *Technology/Light Industrial* designation as opposed to the projected *Commercial/Industrial* land use designation.

Considering these proposed changes, any deviations from the Future Land Use Map or the Comprehensive Plan are discretionary to the City Council. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect this change.

NOTIFICATION:

On August 1, 2018, staff mailed 40 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Associations (HOA), which is the only HOA/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received seven (7) notices in support of the request, and one (1) in opposition.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to change the zoning of the subject property from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) An *Infrastructure Study* -- *at the applicant's expense* -- will be required to be submitted concurrently with the submission of a preliminary plat;

3) The Master Thoroughfare Plan contained in the Comprehensive Plan shall be amended to realign SH-66 or take other mitigating actions to account for the loss of right-of-way;

4) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of portions of the subject property from a *Commercial/Industrial* designation to *High Density Residential*, *Commercial*, and *Technology/Light Industrial* designations; and,

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

PLANNING AND ZONING COMMISSION:

On August 28, 2018, the Planning and Zoning Commission approved a motion to recommend denial of the applicant's request by a vote of 4-3, with Commissioners Welch, Womble and Fishman dissenting.



City of Rockwall

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

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

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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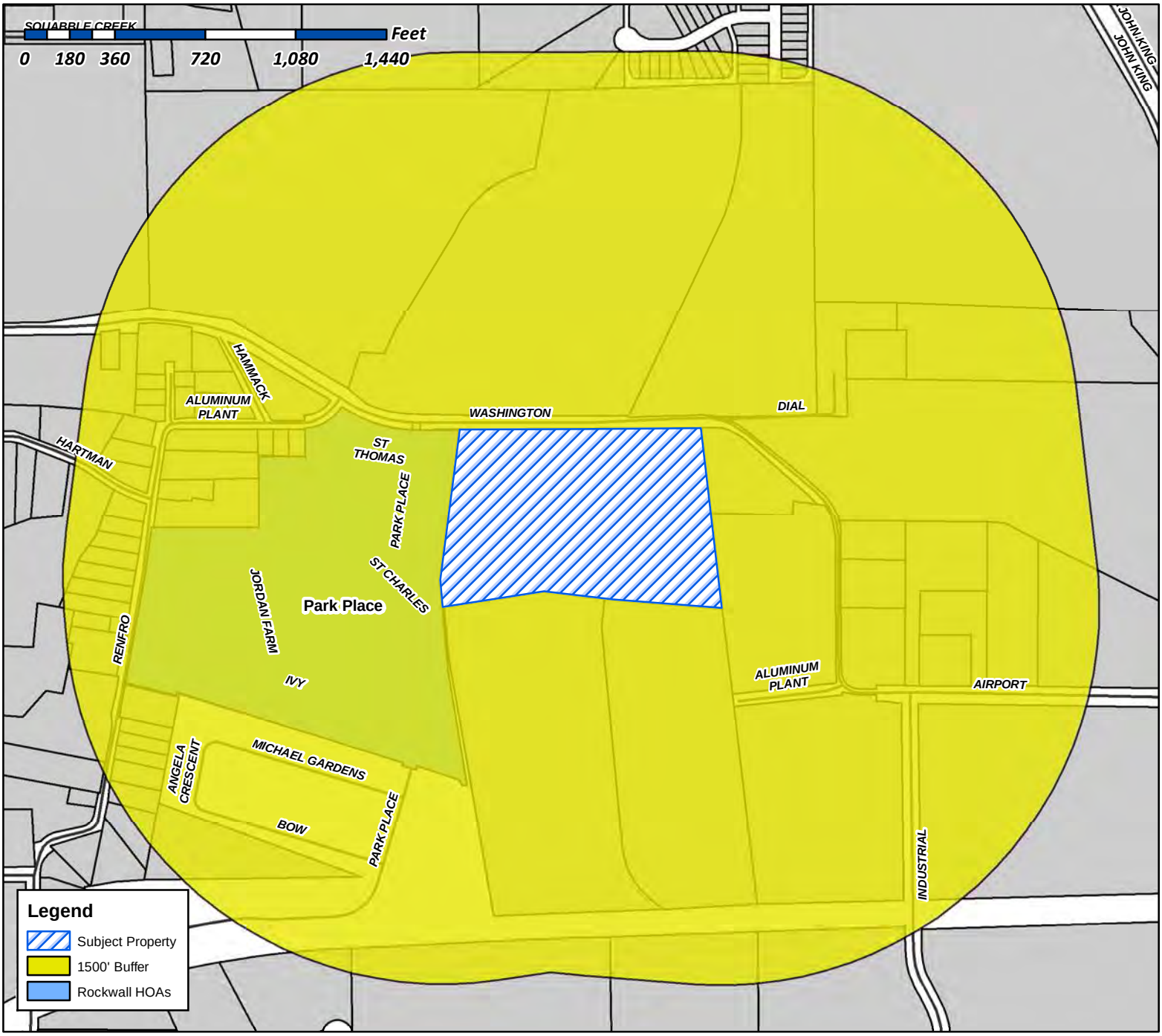
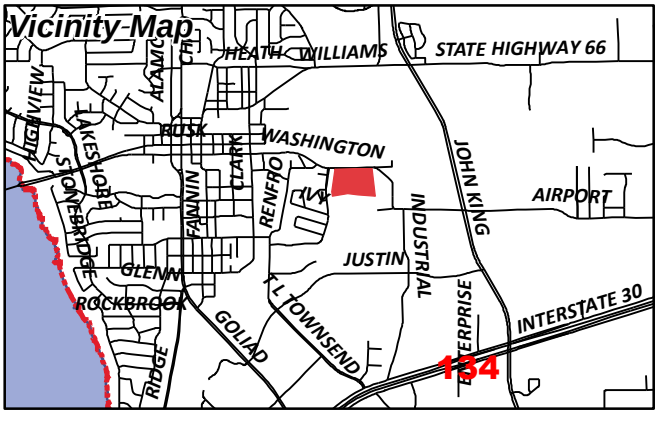


Case Number: Z2018-032
Case Name: Zoning Change (LI to PD)
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1100 & 1300 E. Washington Street

Date Created: ***7/19/2018***
For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	"thomas.bedingfield@yahoo.com"; "bod@flagstonereek.org"; "hromatka@hotmail.com"; "s.gantt@sbbmanagement.com"; "dbmeyer@cmamanagement.com"; "Justini@ymail.com"; "makelkeintexas@sbcglobal.net"; "dbmeyer@cmamanagement.com"
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, August 01, 2018 1:19:25 PM
Attachments:	Z2018-030 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***July 20, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 8/14/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 8/20/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at
https://sites.google.com/site/rockwallplanning/development/development-cases

Z2018-030- Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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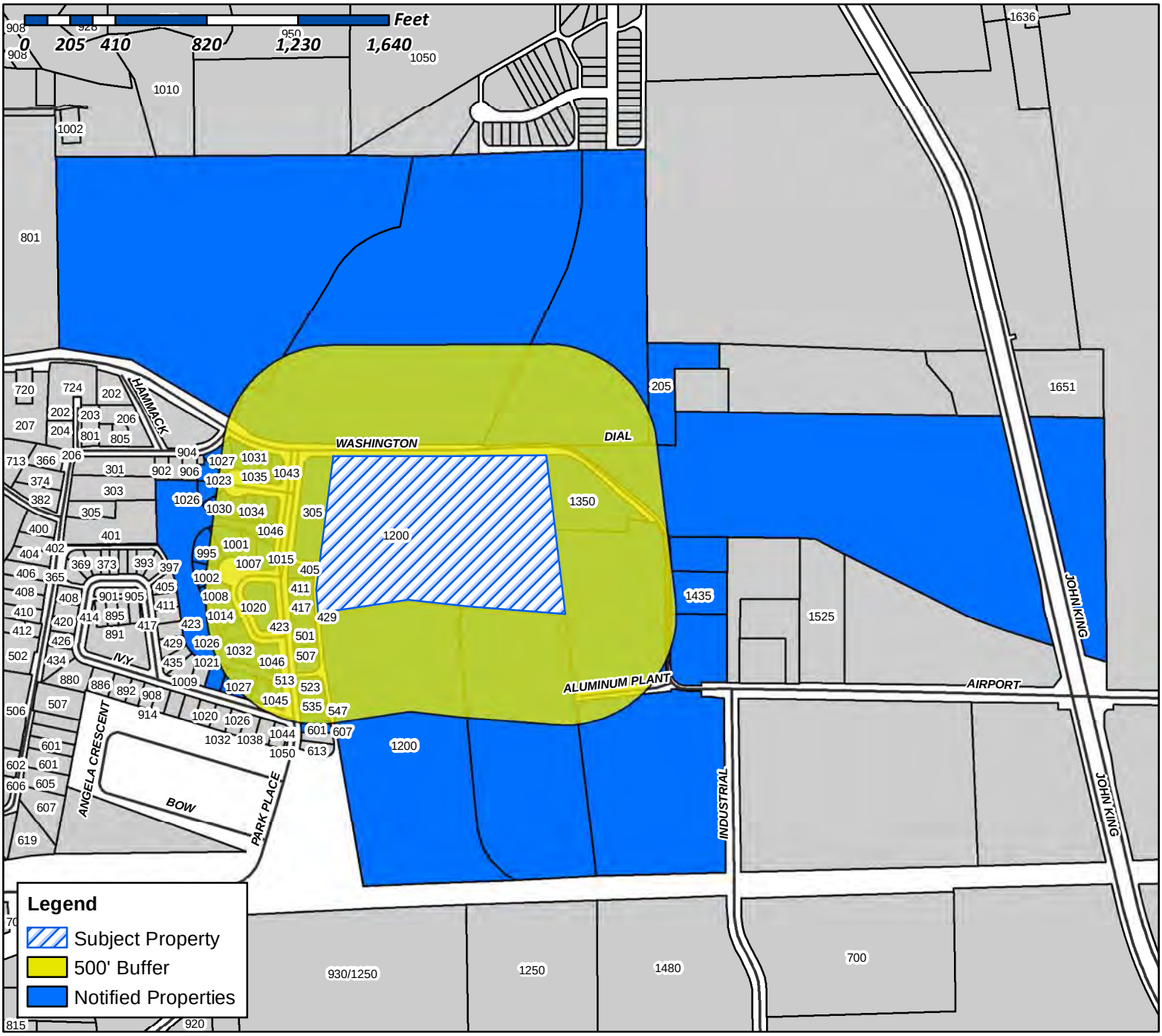

Case Number: Z2018-032
Case Name: Zoning Change (LI to PD)
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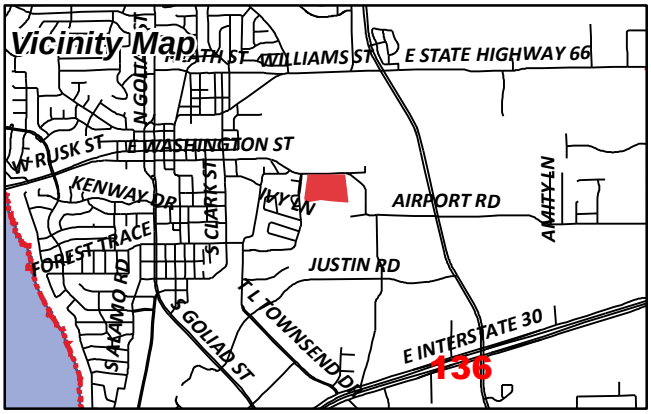
Zoning: Light Industrial (LI) District
Case Address: 1100 & 1300 E. Washington Street



Date Created: 07/19/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1001 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 ST CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 ST CHARLES CT
ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A
1020 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 IVY LN
ROCKWALL, TX 75087

LEWIS WANDA C
1023 SAINT THOMAS CT
ROCKWALL, TX 75087

YOUNG PHIL & KATHY
1026 SAINT CHARLES COURT
ROCKWALL, TX 75087

IVEY BRUCE AND TINA
1026 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1027 IVY LN
ROCKWALL, TX 75087

FOX DENNIS AND KAREN
1027 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1030 ST THOMAS CT
ROCKWALL, TX 75087

CONFIDENTIAL
1031 SAINT THOMAS COURT
ROCKWALL, TX 75087

FIELDS SHAY AND JONI
1032 ST CHARLES COURT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
1034 ST THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
1034 ST THOMAS CT
ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO
1035 SAINT THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1038 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1039 IVY LN
ROCKWALL, TX 75087

BEER TERRY L AND
1039 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1040 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1042 ST THOMAS CT
ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY
1044 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1045 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST THOMAS CT
ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA
114 MISCHIEF LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD
131 COPTER LN
FATE, TX 75189

CURRENT RESIDENT
1350 E WASHINGTON
ROCKWALL, TX 75087

ARCHULETA JOSEPH AND KATHY
1403 ST THOMAS
ROCKWALL, TX 75087

CURRENT RESIDENT
1435 E WASHINGTON ST
ROCKWALL, TX 75087

ALVAPLAST US INC
1480 JUSTIN RD
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

VRANA MARK AND
1650 JOHN KING BLVD APT 3107
ROCKWALL, TX 75032

LAKEVIEW SUMMIT PROPERTIES LLC
1870 HILLCROFT DR
ROCKWALL, TX 75087

CURRENT RESIDENT
205 DIAL
ROCKWALL, TX 75087

P & P ENTERPRISES
230 MYERS RD
HEATH, TX 75032

SHERMAN JOCELYN D
233 WILLINGHAM DR
COPPELL, TX 75019

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

ROCKWALL PROPERTY CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

BARRON GARY S AND DELL S
405 PARK PLACE BLVD
ROCKWALL, TX 75087

JONES KENNETH AND CINDY
411 PARK PLACE BLVD
ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE
417 PARK PLACE BLVD
ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN
423 PARK PLACE BLVD
ROCKWALL, TX 75087

MORGAN WILBUR J AND NANCY F
429 PARK PLACE BLVD
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA
4505 LAKE HILL DR
ROWLETT, TX 75089

KRAEMER TERESA A
4525 COLE AVENUE
DALLAS, TX 75205

LOVOI JOSEPH J SR AND VELMA J
501 PARK PLACE BLVD
ROCKWALL, TX 75087

RASMUSSEN MICHAEL AND DELILA RASMUSSEN
507 PARK PLACE BLVD
ROCKWALL, TX 75087

GARCIA MELISSA P AND
513 PARK PLACE BLVD
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

CURRENT RESIDENT
535 PARK PLACE BLVD
ROCKWALL, TX 75087

HENRY PATRICIA A
541 PARK PLACE BLVD
ROCKWALL, TX 75087

BAYS JACOB M
5435 N GARLAND AVE
GARLAND, TX 75040

CURRENT RESIDENT
547 PARK PLACE BLVD
ROCKWALL, TX 75087

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DUKE JERI L
5911 PINEY BIRCH COURT
KINGWOOD, TX 77345

CURRENT RESIDENT
601 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

FUNK JOSEPH
6623 ROYAL CREST DR
DALLAS, TX 75230

BENEDETTO MATT
907 W HOLIDAY RD
ROCKWALL, TX 75087

MOORE CONNIE JO
908 COUNTRY CLUB DR
HEATH, TX 75032

MARTIN CHARLES TED & RHONDA K
995 ST CHARLES CT
ROCKWALL, TX 75087

PODINA HERB AND LAURA
PO BOX 1586
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB
PO BOX 462311
GARLAND, TX 75046

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-032: Park Station (LI to PD)

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 8/14/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 8/20/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **8/20/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-032: Park Station (LI to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

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Case No. Z2018-032: Park Station (LI to PD)

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For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 8/14/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 8/20/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **8/20/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-032: Park Station (LI to PD)

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Good use of land, adds value to area

Name: Columbia Development Company, LLC Bill Bricker

Address: 305 Park Place Blvd

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-032: Park Station (LI to PD)

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

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☐ I am opposed to the request for the reasons listed below.

Good use of land, adds value to area

Name: Columbia Extrusion Corporation — Bill Bricker
Address: 305 Park Place Blvd.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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☐ I am opposed to the request for the reasons listed below.

Good use of land, adds value to area

Name: Rockwall Property Corporation — Bill Bricker
Address: 305 Park Place Blvd.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Although we are in favor of this proposal, it is important to note that as the property owner to the south of the proposed development we will require access to said property via current (or alternate) access point (currently under easement) from the north (Washington St).

Name: Airexplast US Development (1200 Washington St)

Address: 1480 Justin Road 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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From: Planning
To: Miller, Ryan
Subject: FW: Case No. Z2018-032: Park Station (LI to PD)
Date: Friday, August 17, 2018 4:50:22 PM

-----Original Message-----
From: Jocelyn Sherman [mailto:jocelyndsherman@yahoo.com]
Sent: Friday, August 17, 2018 11:15 AM
To: Planning
Subject: Case No. Z2018-032: Park Station (LI to PD)

To Whom It May Concern:

I am writing to say that I am opposed to the request for a zoning change because the proposed plan and build out do not closely resemble the current look and feel of the Park Place neighborhood. The plan also does not adequately minimize the flow of traffic from Harry Myers Park. I would like to see the plan changed to better resemble the the current neighborhood so that Park Place continues to be a community that draws people in and distinguishes Rockwall from other cities in the area.

Sincerely,
Jocelyn Sherman
547 Park Place
(233 Willingham Dr, Coppell, TX 75019)

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From: John Wardell
To: Miller, Ryan
Subject: In Favor of Z2018-032 Columbia Development PD
Date: Wednesday, August 22, 2018 6:21:49 PM

Ryan – My name is John Wardell and my wife Julie and I have lived in the Park Place Subdivision for over 10 years. We are the most deeply invested residents having restored the Jordan Farm House that has been the anchor of this property since the early 1900's. We wanted to express our approval of
Z2018-032 submitted by Bill Bricker for Columbia Development. When we purchased our lot and invested two years of our lives moving and restoring our home we knew the adjacent property was zoned Light Industrial but chose to invest in the area anyway. We believed the land that is the subject of this rezoning request would be developed for a higher purpose because of its proximity to Old Town, the parks, and to achieve greater value for the developer.

We believe the Planned Development should be approved for the following reasons:

1. The proposed Planned Development offers the best possible option for the homeowners of Park Place to have a visual break from the commercial and light industrial formed by the town homes.
2. The retail strip along Washington gives a fresh retail option to this area that is needed to service the visitors to the Park and area residents.
3. The Light Industrial sites are concealed on the north by retail and on the west by the town homes and provide a needed small footprint option.
4. Bill Bricker and Columbia have proven to be responsible developers that have given Rockwall one of its premier neighborhoods in Park Place and we believe this new development will be no exception.
5. By adding the townhomes to our HOA our Architectural Review Committee has the opportunity to exercise guidance on the exterior finishes.
6. The PD will bring more taxable commercial and residential real estate to our tax base. It will also provide possible growth in sales tax and personal property tax.

Some of our neighborhood members will email you in fear of parking problems with future public events at Myers Park. We share their parking concerns but it is not the responsibility of Columbia to provide parking for public events. If the city is going to host these events then parking solutions will have to be found in the future by the city.

Allow us to communicate also our strong opposition to Washington becoming State Highway 66 and being widened and rerouted adjacent to our neighborhood. We expressed our opposition to this reroute when it was originally proposed and we still stand in opposition to this misguided solution.

If you have questions you may return email to this address.

Thank you for your service.

From:	Michael Rasmussen
To:	Miller, Ryan; Planning
Cc:	Pruitt, Jim; Hohenshelt, John; Macalik, Dana; Fowler, Kevin; Johannesen, Trace; Daniels, Bennie
Subject:	Case # Z2018-032: Park Station
Date:	Thursday, August 23, 2018 4:32:03 PM

To Planning Commission and Mayor/ Council Members

I am in favor of the proposed Park Station development.

I have to raise concerns if the city does not prepare for all of the parking area that will be lost . During festivals such as Founders Day, disk golf championships, 4th of July, and other large events this land has generously been used to handle overflow Harry Meyers Parking.

We live in Park Place adjacent (WEST) to the proposed development and during these events we struggle to stop the multitude of non-resident cars in our neighbored. Some break the no parking rules, smoke/drink/ speed and basically cause hazards. In addition the foot traffic up and down Washington migrates to the middle of the street causing even more dangerous situations. There are no sidewalks adjacent to the Park and roadway.

The city needs to be pro-active to plan for these events and future lack of parking. Possibly city should prepare to shuttle overflow traffic to Harry Meyers from a remote location? (High School)? Post a police officer at our entrance to detour non-resident traffic. In addition, if you continue to project HWY 66 passing in front of the development the issue will only get worse.

What will the city do to protect Park Place owners when this property is developed?

Park Place is in the midst of a 2nd phase and the homes are beautiful. The Park Place development is a benchmark for other development both style and quality. If ever there was a role model to sell the Rockwall style for others to relocate—Park Place is it!!
Why tarnish it with these other issues. Please don't be short sighted in this decision.

Plan for the loss of this land.
Plan for possible negative effects of Hwy 66.

Maybe the city should purchase the land and extend the Harry Meyers Park facilities!!

Respectfully,

Michael and DeLila Rasmussen
507 Park Place Blvd
Rockwall TX 75087

H: 972-722-1090 C: 214-276-3123

From: Chris
To: Miller, Ryan
Subject: Z2018-032:Park Station (L1 to PD)
Date: Thursday, August 23, 2018 7:43:33 PM

We live in the Park Place neighborhood across from Harry Myers Park. We are writing with concern about the P & Z activity which addresses the development of the proposed Park Station by the Columbia Development LLC and the proposed route of Highway 66.
We are in a state of limbo not knowing how plat of land just north of the Aluminum plant will be developed. (with or without Hwy 66) We hope Columbia Development is granted their P & Z request. Rerouting Hwy 66 with a 4 lane divided highway along Harry Myers will absolutely ruin the aesthetics of the Park and interfere with the plan to develop the proposed Park Station.
Obviously, developing Park Station will have a huge impact on the loss of parking for events at Harry Myers . This will directly affect spectator parking encroaching and overflowing into our Park Place neighborhood. This is an issue the city at some point must address when the current vacant lot used for parking is no longer available.
Congestion in our neighborhood will be oppressive and possibly a hazard as far as ability for emergency vehicles accessing the interior of the Park Place neighborhood. The remedy for this could possibly be a shuttle system during major high volume events.
Harry Myers Park, a jewel in our city, should be protected from being marred by a 4 lane divided highway.
The area across the street (proposed Park Station) should be developed in a fluid pleasing manner that will allow our neighborhood to seamlessly blend with the adjacent property.
We would just like to know what we have to look forward to for our beautiful Park Place neighborhood. Please work with Columbia Development LLC in their vision to develop the plat of land in Z2018-032:Park Station (L1 to PD) We support it.

Respectfully
David and Christine David
1020 St Charles Ct

Sent from my iPad

149

COLUMBIA Columbia Development Company, L.L.C.

305 Park Place Blvd.
Rockwall, Texas 75087
Tel 972.722.2439
Cell 214.801.6157
bill@parkplacerockwall.com

July 13, 2018

City of Rockwall
385 S Goliad
Rockwall, TX 75087

Columbia Development is proposing to convert approximately 15.6 acres of Light Industrial property located at 1200 E Washington to Light Industrial planned development. This property has been zoned LI for many years and the expected use has been industrial based manufacturing, much as has been the case for the portion of the property located directly south of the subject property and now owned by Alvaplast US Development.

The City plan would reflect the future use of this property as LI. With the property rezoned to PD we would lessen the impact of the use on the surrounding area which is adjacent to Harry Myers Park and the Park Place West subdivision to the west. We feel that developing the land into several types of uses will buffer the industrial component of the property to adjacent uses.

We proposed to build approximately 10 townhouse units on the west property line facing the Park Place community center. This component would be annexed to the Park Place West HOA, be built to the same architectural standards as Park Place West and subject to the Park Place West ARC for approval of the facades. This would be an effective transition to the industrial buildings immediately to the east.

Along Washington we propose retail, commercial and restaurant space in buildings designed to convey a sense of Texas historic bus and rail stations. The first building is presented as a 22,000 sq ft two story structure with views of the park from all tenant spaces.

As the project develops additional buildings of various sizes and similar uses would be built as specs, leased space, build to suit or purchased for particular uses. These structures would be restricted to carrying forward the Park Station theme for all buildings facing Washington.

The interior of the project would remain based in LI uses with certain restrictions to limit uses that are not compatible with the surrounding townhomes, single family, and retail, restaurant and commercial activities.

Columbia feels this project will be appreciated by the City as one that removes the potential of large industrial use and provides a type of housing that is desirable for people who want a Park Place lifestyle with the convenience of a townhome. Additionally the retail/commercial aspect of the project will complement Harry Myers with uses that enjoy the view and proximity of the City's preeminent park. Limiting the potential for industrial and providing land for smaller businesses to lease or build their own space is a healthy benefit for the community.

CW Bricker

150



TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
FIRM No. 19244
tjones@tomden.com

PARK STATION - 16.26 ACRES

ROCKWALL, ROCKWALL COUNTY, TEXAS

AERIAL EXHIBIT

DRAWN BY:	DATE:	SCALE:	CODE:
JTP	07/13/2018	1" = 200'	611.009003.00

Dwg Name: P:\611.009 Tom Jones Support\003 Park Station\dwg\Eng\Exhibits\AERIAL EXHIBIT.dwg Updated By: JPyka 08:39

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, INDALLOY ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block 1, said point being in the south right-of-way line of E. Washington Street;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary line of Lot 1, a distance of 718.54 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 37 min. 16 sec. W. a distance of 435.64 feet to a 1/2" iron rod found for corner on the West boundary line of said Lot 1, Block 1;

THENCE N. 83 deg. 23 min. 14 sec. W. a distance of 274.94 feet to a 1/2" iron rod found for corner;

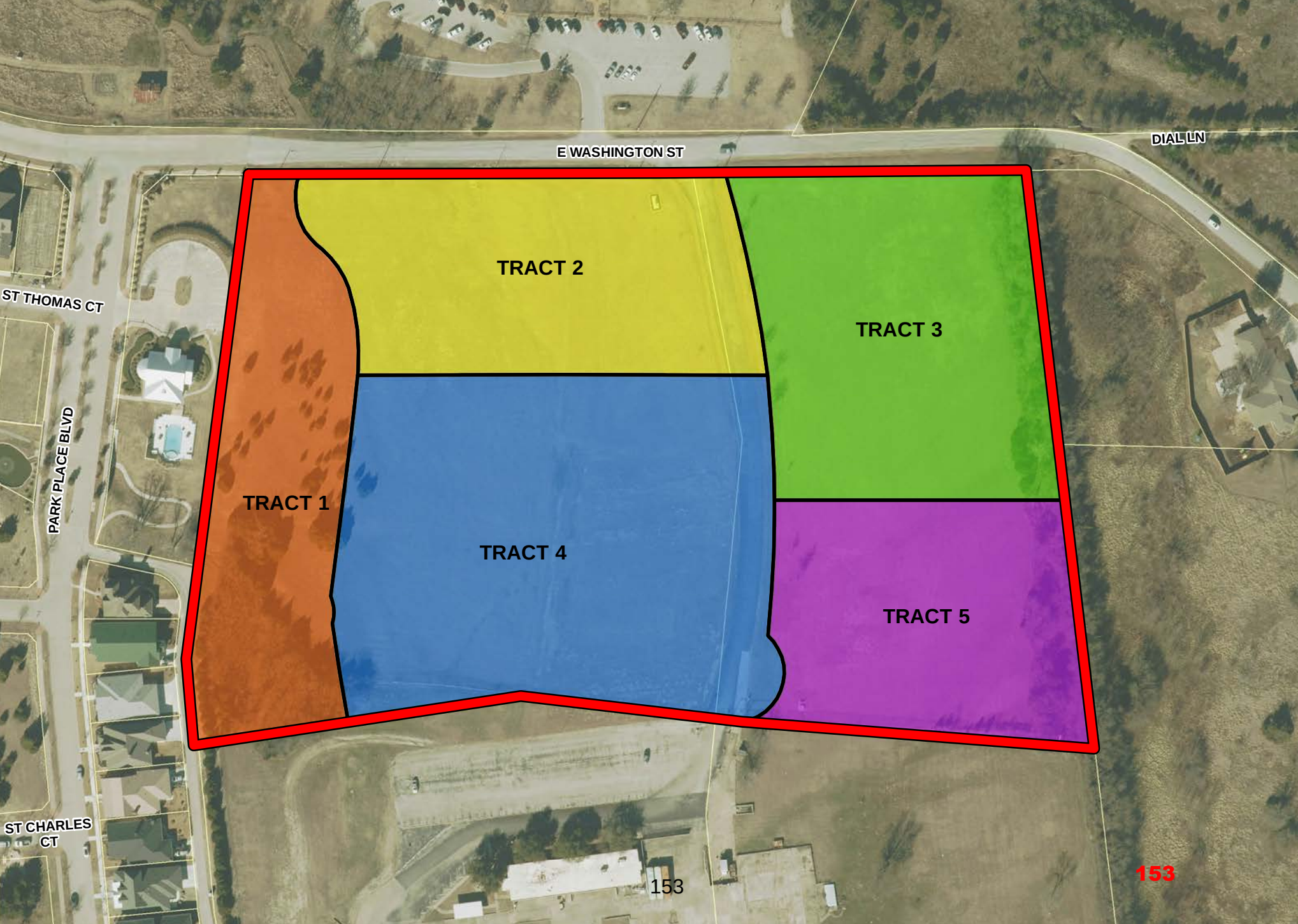
THENCE S. 81 deg. 27 min. 00 sec. W. a distance of 408.12 feet to a ½" iron rod found for corner in the east boundary line of PARK PLACE WEST II, according to the Amended plat thereof recorded in Cabinet G, Slide 100, of the Plat Records of Rockwall County, Texas;

THENCE N. 04 deg. 52 min. 54 sec. W. along said addition, a distance of 106.88 feet to a ½" iron rod found for corner;

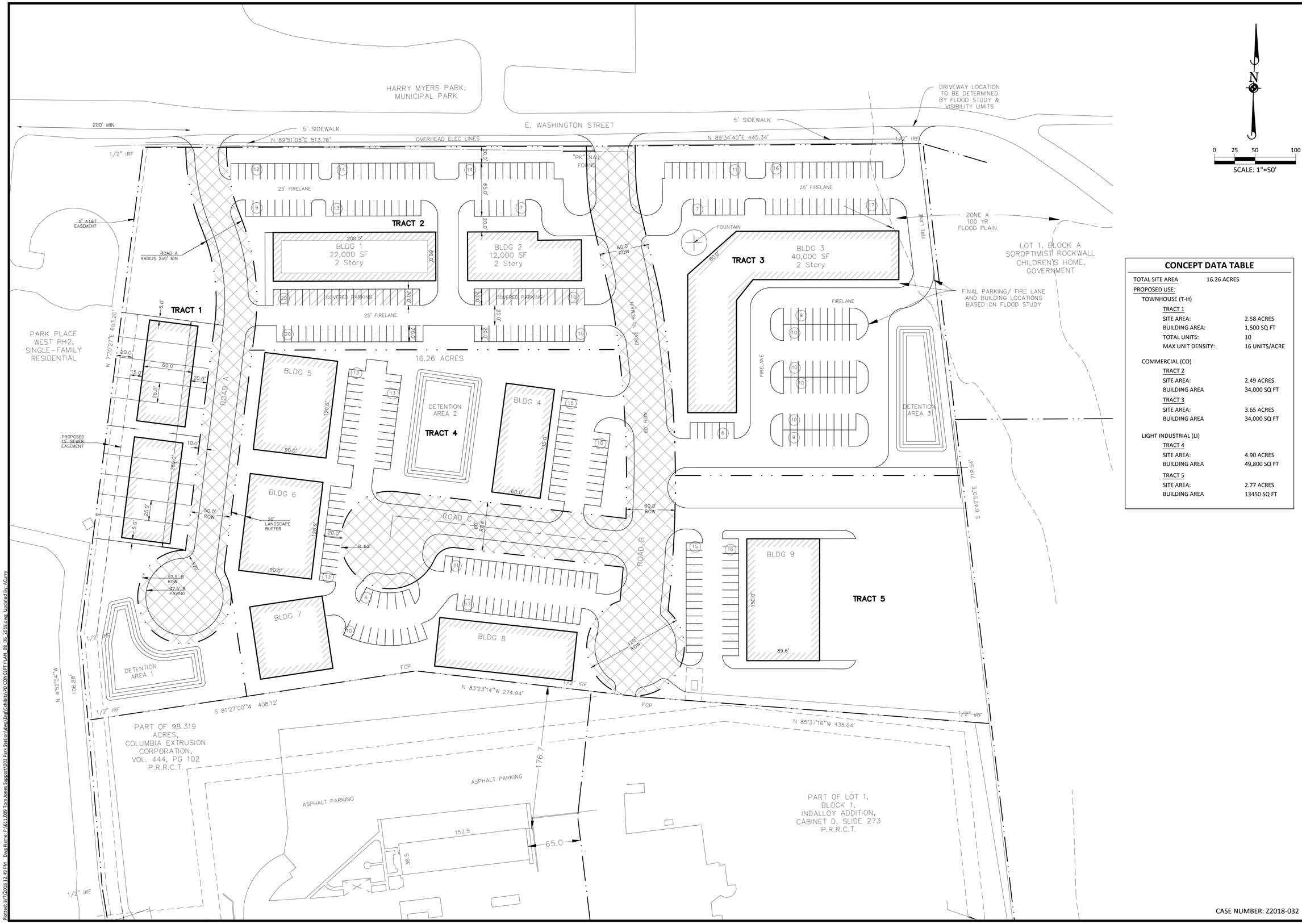
THENCE N. 07 deg. 20 min. 27 sec. E. along said addition, a distance of 603.20 feet to a ½" iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of said street, a distance of 513.76 feet to a P-K nail found for corner at the northwest corner of said Lot 1, Block 1;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of said street and north line of said Lot 1, a distance
Of 445.34 feet to the POINT OF BEGINNING and containing 16.26 acres of land.


E WASHINGTON ST
DIAL LN
ST THOMAS CT
PARK PLACE BLVD
ST CHARLES CT
TRACT 1
TRACT 2
TRACT 3
TRACT 4
TRACT 5

153



CONCEPT DATA TABLE

TOTAL SITE AREA	16.26 ACRES
PROPOSED USE:	
TOWNHOUSE (T-H)	
TRACT 1	
SITE AREA:	2.58 ACRES
BUILDING AREA:	1,500 SQ FT
TOTAL UNITS:	10
MAX UNIT DENSITY:	16 UNITS/ACRE
COMMERCIAL (CO)	
TRACT 2	
SITE AREA:	2.49 ACRES
BUILDING AREA	34,000 SQ FT
TRACT 3	
SITE AREA:	3.65 ACRES
BUILDING AREA	34,000 SQ FT
LIGHT INDUSTRIAL (LI)	
TRACT 4	
SITE AREA:	4.90 ACRES
BUILDING AREA	49,800 SQ FT
TRACT 5	
SITE AREA:	2.77 ACRES
BUILDING AREA	13450 SQ FT

CASE NUMBER: Z2018-032

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
214.679.1679
FIRM No. 19244
tjones@tomden.com

DRAWN BY | REVISIONS | DATE

PD CONCEPT PLAN

PARK STATION - 16.26 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJ. MGR.: JTP
PROJ. ASSOC.: ADC
DRAWN BY: ADC
DATE: 08/07/2018

SHEET 1 OF 1

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Plotted: 8/7/2018 12:49 PM Dwg Name: P:\611.009 Tom Jones Support\003 Park Station\dwg\Engr\Exhibits\PD CONCEPT PLAN_08_06_2018.dwg Updated By: ACurry

154

HARRY MYERS PARK,
MUNICIPAL PARK

E. WASHINGTON STREET

DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

200' MIN

5' SIDEWALK

N 89°51'05"E 513.76'

EX. 12" WATER

OVERHEAD ELEC LINES

1/2" IRF

"PK" NAIL FOUND

N 89°34'40"E 445.34'

12" WATER

1/2" IRF

5' SIDEWALK

FH

PROP. WATER

FIRE LANE

0 20 40 80

SCALE: 1"=40'

ZONE A
100 YR
FLOOD PLAIN

25' FIRELANE

FOUNTAIN

5' AT&T EASEMENT

ROAD A
RADIUS 250' MIN

TRACT 2

200.0'

BLDG 1
22,000 SF
2 Story

BLDG 2
12,000 SF
2 Story

65.0'

20.0'

60.0' ROW

COVERED PARKING

30.0'

PROP. 8" WATER

TRACT 3

BLDG 3
40,000 SF
2 Story

80.0'

60.0'

170.0'

FINAL PARKING/ FIRE LANE AND BUILDING LOCATIONS BASED ON FLOOD STUDY

PROP. LIFT STATION (PRIVATE)

FIRELANE

PROP. 8" S.S.

PROP. 4" FM

TRACT 1

5.0'

PROP. 8" S.S.

25' FIRELANE

PROP. 8" S.S.

PROP. 4" FM

25.0'

20.0'

16.26 ACRES

10.0'

LOT LINE

DRIVE TO REMAIN

60' ROW

ARK PLACE
VEST PH2,
GLE-FAMILY
ESIDENTIAL

N 7°20'27"E 603.20'

200'

60.0'

15.0'

20.0'

25.0'

BLDG 5

120.0'

90.0'

ROAD A

PROP. 8" S.S.

DETENTION AREA 2

TRACT 4

BLDG 4

135.0'

60.0'

DETENTION AREA 3

PROPOSED 15' SEWER EASEMENT

10.0'

288.0'

PROP. 8" WATER

PROP. 8" S.S.

BLDG 6

20' LANDSCAPE BUFFER

50.0' ROW

ROAD C

60' ROW

R 60.0'

R 60'

20.0'

120.0'

90.0'

EX. 8" S.S.

R 20'

57.5' R ROW

47.5' R PAVING

BLDG 7

BLDG 8

ROAD B

60.0' ROW

BLDG 9

150.0'

89.6'

TRACT 5

120' ROW

718.54'

S 6°42'50"E

1/2" IRF

DETENTION AREA 1

FCP

N 4°52'54"W 106.88'

S 81°27'00"W 408.12'

N 83°23'14"W 274.94'

1/2" IRF

1/2" IRF

N 85°37'16"W 435.64'

1/2" IRF

PART OF 98.319 ACRES, COLUMBIA EXTRUSION CORPORATION, VOL. 444, PG 102 P.R.R.C.T.

ASPHALT PARKING

176.7

PART OF LOT 1,

CASE NUMBER: Z2018-032

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
214.679.1679 tjones@tomden.com
FIRM No. 19244

DRAWN BY | REVISIONS | DATE

PRELIMINARY UTILITY SERVICE PLAN

PARK STATION - 16.26 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES

THOMAS P. JONES, P.E.

TEXAS P.E. No. 58887

ISSUED THIS DATE:
June 29, 2018

PROJ. MGR.:	JTP
PROJ. ASSOC.:	ADC
DRAWN BY:	ADC
DATE:	08/07/2018

SHEET 1 OF 1

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Plotted: 8/7/2018 12:51 PM Dwg Name: P:\611.009 Tom Jones Support\003 Park Station\dwg\Eng\Exhibits\Prelim Utility Exhibit.dwg Updated By: ACurry

155

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

HARRY MYERS PARK

925

945

PROPOSED TXDOT 2007 STATE HIGHWAY 66 ALTERNATIVE REALIGNMENT

PROPOSED TXDOT 2012 STATE HIGHWAY 66 REALIGNMENT

E WASHINGTON ST

DIAL LN

ST THOMAS CT

ST CHARLES CT

IVY LN

MICHAEL GARDENS

PARK PLACE ADDITION

PARK PLACE BLVD

1039 1043 1042 1046 1045 1044 1050 1047 1048 1046

305 405 411 417 423 429 501 507 513 523 529 535 541 547 601 607 613 701 707 713 719 725 731

1100 1300

FOUNTAIN

BLDG 1 22,000 SF 2 Story

BLDG 2 14,000 SF 2 Story

BLDG 3 37,000 SF 2 Story

COVERED PARKING

COVERED PARKING

DRIVE THRU

DRIVE TO REMAIN

DRIVEWAY

FIRE LANE

FIRELANE

LOT LINE

BLDG 6

BLDG 5

BLDG 4

BLDG 7

BLDG 8

BLDG 9

BLDG 10

DETENTION AREA

60' ROW

20' ROW

10' PARK S 22' X 9'

N 7°20'27"E 603.20'

S 81°27'00"W 408.12

N 83°23'14"W 274.94

N 85°37'16"W 435.64

S 6°42'30"E 718.54'

N 4°37'54"W 106.88'

LS_E2B_001

LS

1200

1200 100

COLUMBIA EXTRUSION

1200 200

1200 210

1200 220

1200 300

1200 400

PRELIMINARY SITE PLAN - VERSION 4

PARK STATION

DRAWN BY: SH | DATE: 5/31/18 | SCALE: 1"=40' | CODE:

Legend

- Subject Property
- TXDOT 2012 Proposed SH66 Realignment
- TXDOT 2007 Alternative SH66 Realignment
- Fire Hydrants
- Water Valves
- Water Lines
- Wastewater Clean Outs
- Lift Station
- Wastewater Man Hole
- Wastewater Lines
- Parcels
- Floodplain

City of Rockwall

0 25 50 100 150 Feet

1 inch = 150 feet
Date: 6/15/2018

PARK STATION SITE PLAN

WITH PROPOSED SH66 REALIGNMENT

Permitted Land Uses in a Single Family-10 (SF-10) District

Date: March 21, 2014

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P

Residential & Lodging	
Accessory Building [1]	P
Garage	A
Guest Quarters/ Secondary Living Unit [1]	A
Home Occupation [1]	P
Portable Building [1]	P
Single Family, Detached [1]	P
Swimming Pool, Private	A
Tennis Court Private	S

Institutional & Community Service	
Church/House of Worship [1]	S
Day Care (7 or More Children) [1]	S
Group or Community Home+	P
Public or Private School, Primary [1]	S
Public or Private School, Secondary [1]	S
Public or Private School Temporary Education Building [1]	S

Recreation, Entertainment & Amusement	
Community or Recreation Club, Public or Private (Accessory)	S
Country Club, Private	S
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	S

Retail & Personal Services	
Real Estate Sales Office, On-site, Temporary [1]	P

Commercial & Business Services	
Temporary On-site Construction Office [1]	P

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary [1]	P
Mining and Extraction (Sand, Gravel Oil & other) [1]	S

Utilities, Communications & Transportation	
Antenna, Accessory [1]	S
Antenna, Dish [1]	A
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Railroad Yard or Shop	S
Satellite Dish [1]	P
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

Permitted Land Uses in a General Retail (GR) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel without Outside Pens	S
Animal Clinic for small animals, no outdoor pens [1]	P
Animal Hospital, Clinic	S
Urban Agriculture-Community Garden[1]	S
Urban Agriculture-Community Urban Farm[1]	S

Residential & Lodging	
Accessory Building [1]	P
Caretakers Quarters/Domestic or Security Unit	P
Convent or Monastery	P
Garage	A
Hotel or Motel	S
Hotel, Residence	S
Residential Care Facility	S

Institutional & Community Service	
Assisted Living Facility [1]	S
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship [1]	P
Convalescent Care Facility/Nursing Home [1]	P
Congregate Care Facility/Elderly Housing[1]	S
Day Care (7 or More Children) [1]	P
Emergency Ambulance Services, Ground	P
Group or Community Home [1]	P
Government Facility	P
Hospice	P
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel (Stand-Alone)	P
Post Office, Local Service	P
Public or Private School, Primary [1]	P
Public or Private School, Secondary [1]	P
Public or Private School Temporary Education Building [1]	S
Social Service Provider, except Rescue Mission or Homeless Shelter	S

Office & Professional	
Financial Institution with Drive-Through [1]	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary [1]	P
Commercial Amusement/ Recreation (Inside) [1]	S
Commercial Amusement/ Recreation (Outside)	S
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	S
Golf Driving Range	S

Permitted Land Uses in a General Retail (GR) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Gun Club, Skeet or Target Range (Indoor)	S
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	S
Theater	S

Retail & Personal Services	
Antique/Collectible Store	P
Astrologer, Hypnotist, or Psychic Art and Science	P
Banquet Facility	P
Beverage and/or Food Service Facility, Portable[1]	S
Business School	P
Catering Service	P
Christmas Tree Sales Lot & Similar Uses, Temporary [1]	P
Copy Center	P
Display, Incidental [1]	P
Garden Supply/Plant Nursery	P
General Personal Service	P
General Retail Store	P
Hair Salon, Manicurist	P
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Massage Therapist	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	S
Pet Shop	P
Private Club [1]	P
Real Estate Sales Office, On-site, Temporary [1]	P
Rental Store, w/o Outside Storage and Display	S
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in [1]	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in [1]	S
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub [1]	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	S
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Tailor, Clothing or Apparel Shop	P

Commercial & Business Services	
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Locksmith	P
Shoe and Boot Repair and Sales	P
Trade School	S
Temporary On-site Construction Office [1]	P

Auto & Marine-Related	
Auto Repair Garage, Minor [1]	S
Car Wash/Auto Detail [1]	S

Permitted Land Uses in a General Retail (GR) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Car Wash, Self Service	S
Parking Lot, non-commercial	P
Service Station [1]	P

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary [1]	P
Mining and Extraction (Sand, Gravel Oil & other) [1]	S

Utilities, Communications & Transportation	
Antenna, Accessory [1]	P
Antenna, Commercial [1]	S
Antenna, Amateur Radio[1]	P
Antenna, Dish [1]	P
Antenna, Commercial, Free-Standing [1]	S
Antenna, Commercial, Mounted [1]	S
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	S
Satellite Dish [1]	P
Solar Energy Collector Panels and Systems[1]	P
Transit Passenger Facility	S
TV Broadcasting & Other Communication Service	S
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

Permitted Land Uses in a Light Industrial (LI) District

Date: October 06, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel *without* Outside Pens	P
Animal Clinic for small animals, no outdoor pens [1]	P
Animal Hospital, Clinic	P
Animal Shelter	P
Urban Agriculture-Community Garden [1]	S
Urban Agriculture-Urban Farm [1]	S

Residential & Lodging	
Accessory Building [1]	P
Caretakers Quarters/Domestic or Security Unit	P
Garage	A
Hotel	S
Hotel, Full Service	S
Hotel, Residential	S
Motel	S

Institutional & Community Service	
Assisted Living Facility [1]	S
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship [1]	P
College, University, or Seminary	P
Convalescent Care Facility/Nursing Home [1]	S
Congregate Care Facility/Elderly Housing [1]	S
Crematorium (Stand Alone)	S
Day Care (7 or More Children) [1]	S
Emergency Ambulance Services, Ground	P
Government Facility	P
Hospice	S
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel	P
Post Office, Local Service	P
Post Office, Regional	P
Prison/Custodial Institution	P
Public or Private School, Primary [1]	P
Public or Private School, Secondary [1]	P
Rescue Mission or Shelter for the Homeless	P
Social Service Provider, except Rescue Mission or Homeless Shelter	P

Office & Professional	
Financial Institution with Drive-Through [1]	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary [1]	P
Commercial Amusement/ Recreation (Inside) [1]	P

Permitted Land Uses in a Light Industrial (LI) District

Date: October 06, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Commercial Amusement/ Recreation (Outside)	S
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	P
Golf Driving Range	P
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Gun Club, Skeet or Target Range (Indoor)	P
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Private Sports Arena, Stadium or Track	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	P
Theater	P

Retail & Personal Services	
Beverage and/or Food Service Facility, Portable [1]	S
Business School	P
Catering Service	P
Christmas Tree Sales Lot & Similar Uses, Temporary [1]	P
Copy Center	P
Display, Incidental	P
Garden Supply/Plant Nursery	P
General Personal Service	S
General Retail Store	S
Hair Salon, Manicurist	S
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	S
Pawn Shop	P
Private Club [1]	P
Real Estate Sales Office, On-site, Temporary [1]	P
Rental Store, w/o Outside Storage and Display	P
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in [1]	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in [1]	P
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub [1]	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	P
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Taxidermist Shop	P
Winery [1]	P

Commercial & Business Services	
Bail Bond Service	P
Building & Landscape Material *with* Outside Storage	P
Building & Landscape Material *with Limited* Outside Storage [1]	P
Building Maintenance, Service & Sales *with* Outside Storage [1]	P
Building Maintenance, Service & Sales *without* Outside Storage	P
Cleaners, Commercial	P
Commercial, Other than Listed	P

Permitted Land Uses in a Light Industrial (LI) District

Date: October 06, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Custom & Craft Work	P
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Feed Store, Ranch Supply	S
Food Processing	P
Furniture or Cabinet Repair	P
Furniture Upholstery, Refinishing or Resale	P
Gunsmith Repair and Sales	P
Heavy Machinery & Equipment (Rental, Sales & Service)	S
Locksmith	P
Machine Shop	P
Medical or Scientific Research Lab	P
Research & Technology / Light Assembly	P
Trade School	P
Temporary On-site Construction Office [1]	P

Auto & Marine-Related	
Auto Repair Garage, Major [1]	P
Auto Repair Garage, Minor [1]	P
Automobile Rental	S
Boat & Trailer Dealership (New and Used) [1]	S
Car Wash/Auto Detail [1]	P
Car Wash, Self Service	P
Indoor Motor Vehicle Dealership/Showroom. New and/or Used [1]	S
Motor Vehicle Dealership, New (Cars and Light Trucks) [1]	S
Motor Vehicle Dealership, Used (Cars and Light Trucks) [1]	A
Parking, Commercial	P
Parking Lot, non-commercial	P
Recreational Vehicle (RV) Sales and Service	S
Service Station [1]	P
Towing & Impound Yard	S
Towing Service, No Storage [1]	P
Truck Rental	S
Truck Stop with Fuel and Accessory Services [1]	S

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant [1]	S
Asphalt or Concrete Batch Plant, Temporary [1]	P
Bottle Works, Milk or Soft Drinks	P
Brewery, Distillery or Winery (Excluding Brew Pub)	P
Carpet and Rug Cleaning	P
Environmentally Hazardous Materials [1]	S
Food Processing (No Slaughtering)	P
Light Assembly & Fabrication	P
Manufacturing, Heavy	S
Manufacturing, Light	P
Metal Plating, Electro Plating	S
Mining and Extraction (Sand, Gravel Oil & other) [1]	S
Printing & Publishing	P
Salvage or Reclamation of Products (Indoors)	P
Salvage or Reclamation of Products (Outdoors)	S
Sheet Metal Shop	P
Tool, Dye, Gauge and Machine Shop	P

Permitted Land Uses in a Light Industrial (LI) District

Date: October 06, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Welding Repair	P

Wholesale, Distribution & Storage	
Cold Storage Plant	P
Heavy Construction Trade Yard	P
Mini-warehouse [1]	P
Outside Storage and/or Outside Display [1]	P
Recycling Collection Center	P
Warehouse/ Distribution Center	P
Wholesale Showroom Facility	P

Utilities, Communications & Transportation	
Airport, Heliport or Landing Field	S
Antenna, Accessory [1]	P
Antenna, Commercial [1]	S
Antenna, Amateur Radio [1]	P
Antenna, Dish [1]	P
Antenna, Commercial, Free-Standing [1]	P
Antenna, Commercial, Mounted [1]	P
Bus Charter Service & Service Facility	P
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	P
Satellite Dish [1]	P
Solar Energy Collector Panels and Systems [1]	P
Transit Passenger Facility	S
Trucking Company	P
TV Broadcasting & Other Communication Service	P
Utilities Holding a Franchise from City of Rockwall	P
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR TOWNHOMES, COMMERCIAL/RETAIL, AND LIGHT INDUSTRIAL LAND USES ON THE SUBJECT PROPERTY, BEING A 16.26-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, INDALLOY ADDITION AND TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the applicant Bill Bricker on behalf of the owner, Columbia Development Company, LLC, for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for the purpose of establishing commercial/retail, light industrial, and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall be in accordance with the *Planned Development Concept Plan*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a preliminary plat for the entire *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance* -- shall be submitted prior to any other submittal for any portion of the *Subject Property*.

DRAFT ORDINANCE 09.04.18

SECTION 5. That development of *Tract 1* of the *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance* -- shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(d) below*], shall be the exclusive procedures applicable to the subdivision and platting of *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). If required, the City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Site Plan
(2) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of *Tract 1* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat Application* after engineering approval.

(d) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, for all of *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be submitted for approval.

SECTION 6. That development of *Tracts 2, 3, 4 & 5* of the *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance* -- shall be in conformance with the procedures set forth in the Unified Development Code [*Ordinance No. 04-38*];

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (*$2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF SEPTEMBER, 2018.

DRAFT ORDINANCE 08-21-2018

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *September 4, 2018*

2nd Reading: *September 17, 2018*

DRAFT ORDINANCE 09.04.2018

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the *R. BALLARD SURVEY, ABSTRACT NO. 29*, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, *INDALLOY ADDITION*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block 1, said point being in the south right-of-way line of E. Washington Street;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary line of Lot 1,a distance of 718.54 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 37 min. 16 sec. W .a distance of 435 .64 feet to a 1/2" iron rod found for corner on the West boundary line of said Lot 1, Block 1;

THENCE N. 83 deg. 23 min. 14 sec. W. a distance of 274.94 feet to a 1/2" iron rod found for corner;

THENCE S. 81 deg. 27 min. 00 sec. W. a distance of 408.12 feet to a Y," iron rod found for corner in the east boundary line of *PARK PLACE WEST II*, according to the Amended plat thereof recorded in Cabinet G, Slide 100, of the Plat Records of Rockwall County, Texas;

THENCE N. 04 deg. 52 min. 54 sec. W. along said addition, a distance of 106.88 feet to a W' iron rod found for corner;

THENCE N. 07 deg. 20 min. 27 sec. E. along said addition, a distance of 603.20 feet to a W' iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of said street, a distance of 513.76 feet to a P-K nail found for corner at the northwest corner of said Lot 1, Block 1;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of said street and north line of said Lot 1, a distance of 445.34 feet to the *POINT OF BEGINNING* and containing 16.26 acres of land.

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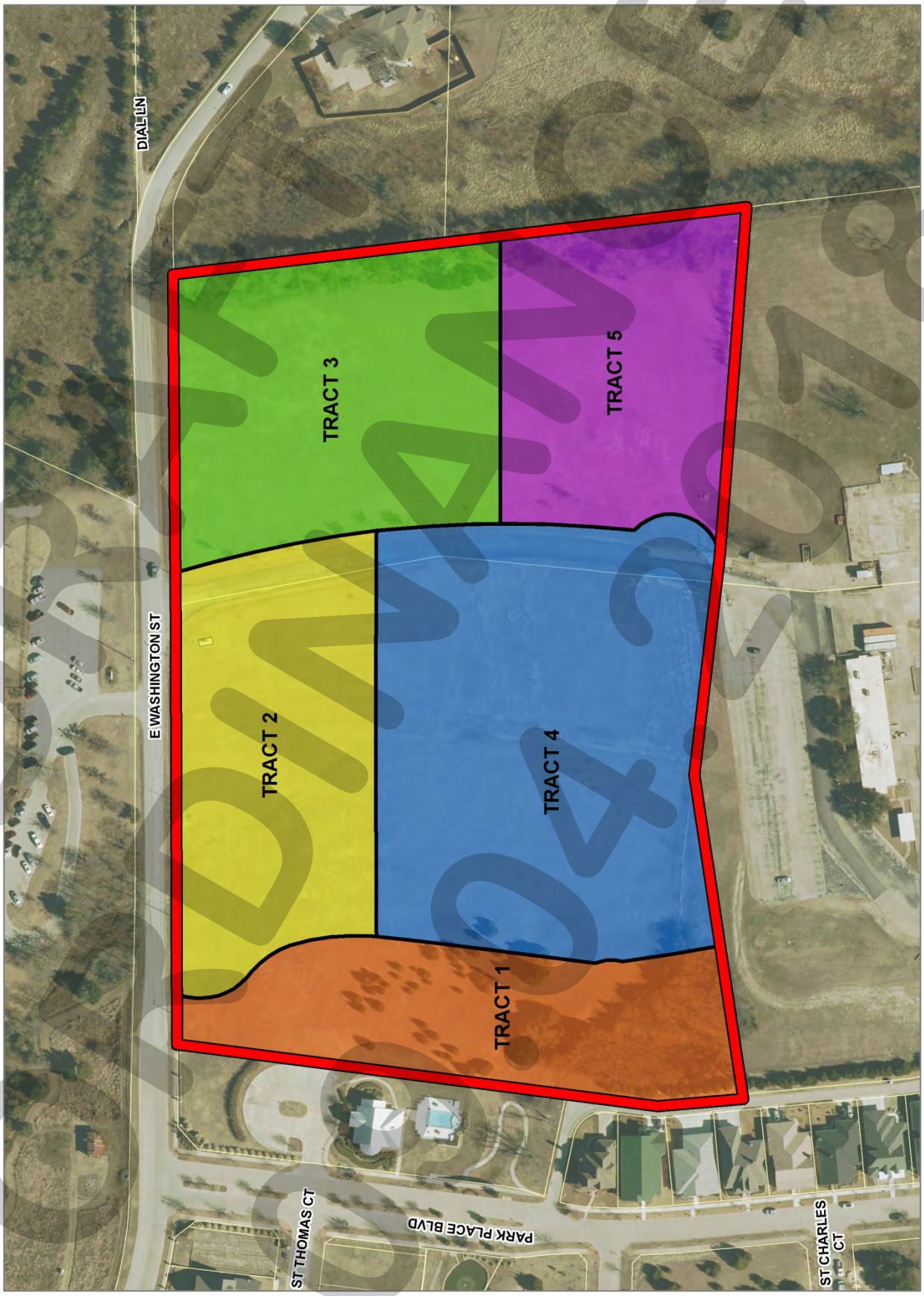
Exhibit 'B':
Survey



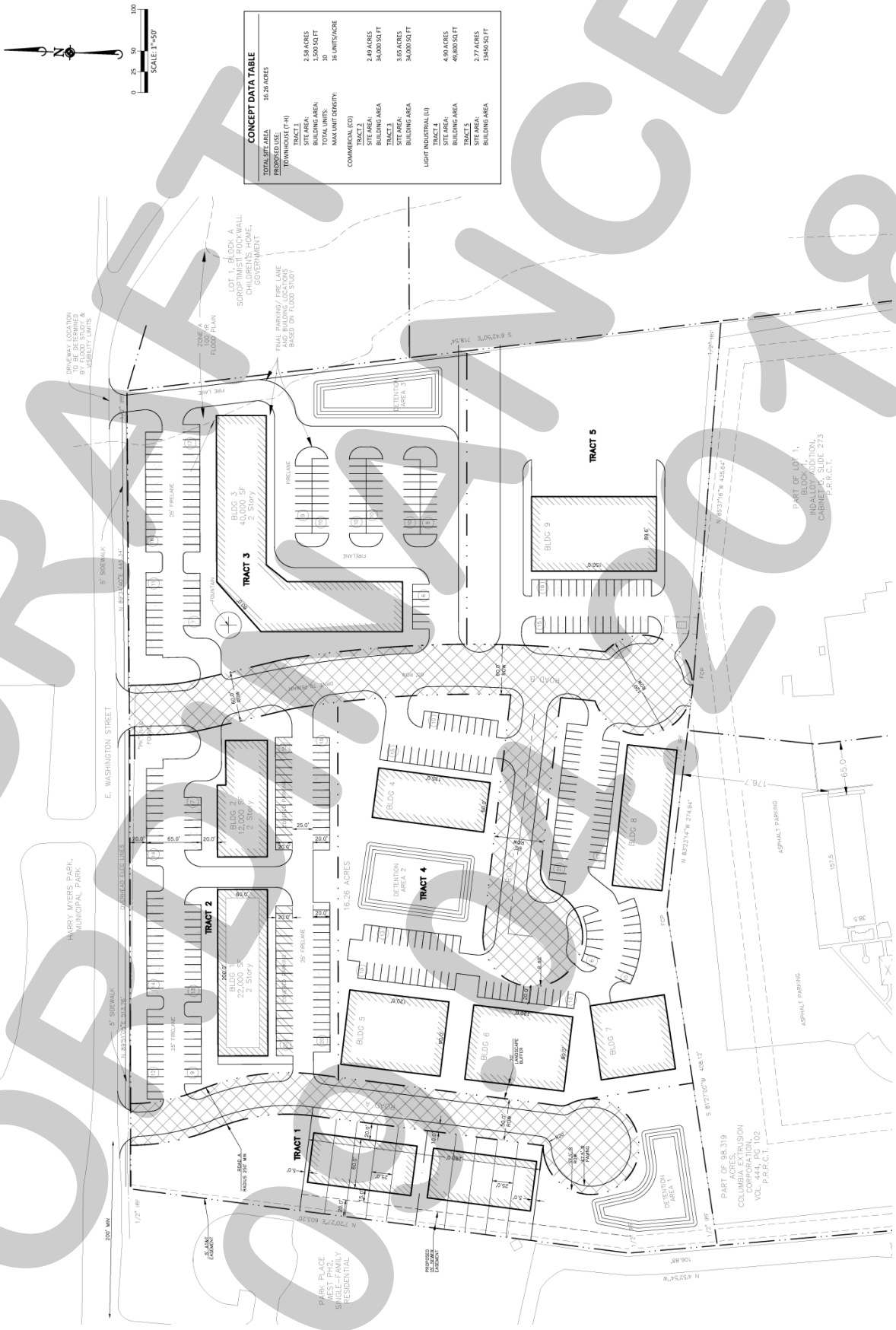
DRAFT
09.04.2018

Exhibit 'C':
Area Map



DRAFT 09.04.2018

Exhibit 'D':
Concept Plan



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ORDINANCE
2018

Exhibit 'E':
PD Development Standards

Tracts 1-5 (16.26-Acres): Development Standards for all Tracts

(1) *Landscaping Standards.*

(i) *Landscape Requirements.* Landscaping shall be reviewed and approved with a *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers (Streets A, B, & C).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of *Streets A, B & C* as depicted in *Exhibit 'D'* of this ordinance, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage unless otherwise specified in this ordinance.

(iii) *Landscape Buffer and Sidewalks (E. Washington Street)*. A minimum of a 20-foot landscape buffer shall be provided along E. Washington Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees shall be planted per 100-feet of linear frontage.

(iv) *Landscape Buffer (Adjacent to Residential).* A minimum of a 20-foot landscape buffer shall be provided along the western boundary of *Tracts 2 & 4* (*i.e. areas adjacent to residential land uses*). The landscape buffer shall incorporate a combination of shrubbery and ground cover along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency. *Tract 4* shall also incorporate a minimum of a six (6) foot wrought iron fence in the required landscape buffer.

(v) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(2) *Washington Street.* The applicant shall be proportionally responsible for upgrading E. Washington Street to a M4U (*major collector, four [4] lane, undivided roadway*) where adjacent to the *Subject Property*.

(3) *Buried Utilities.* New transmission and distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property* as long as these lines remain in their current pre-developed state. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(4) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to any provisions of this ordinance.

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Exhibit 'E':
PD Development Standards

Tract 1: Townhomes (2.02-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Single Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be permitted on the *Tract 1* in addition to the land uses permitted in the Single Family 10 (SF-10) District:

☑ Townhomes

However, the following land uses shall be expressly prohibited on *Tract 1*:

☑ Accessory Building
☑ Guest Quarters/Secondary Living Unit
☑ Portable Buildings
☑ Church/House of Worship
☑ Day Care
☑ Private or Public School
☑ Railroad Yard or Shop

(2) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards for the Single Family 10 (SF-10) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. The maximum permissible density for the *Subject Property* shall not exceed *5.94* dwelling units per gross acre of land; however, in no case should the proposed development exceed *12* dwelling units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width [1]	28'
Minimum Lot Depth	115'
Minimum Lot Area	3,000 SF
Minimum Front Yard Setback [2] & [4]	20'
Minimum Side Yard Setback	0'
Minimum Distance Between Buildings	10'
Minimum Length of Driveway Pavement	20'
Maximum Height [3]	36'
Minimum Rear Yard Setback [4]	10'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	1,400 SF
Garage Orientation	*Rear Entry*
Maximum Number of Attached Units Per Buildings	5 Units
Maximum Lot Coverage	75%

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
[4]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front* and *Rear Yard Building Setbacks* by up to five (5) feet for any property; however, the encroachment shall not exceed three (3) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.

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(3) *Garage Orientation.* All garages are required to be rear entry and shall generally conform to the Concept Plan depicted in *Exhibit 'D'* of this ordinance (*i.e. the Townhomes will front towards the Park Place Subdivision*).

(4) *Building Standards.* The building elevations shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following building standards:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementaceous products may be used for up to *100%* of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

(ii) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

(iii) *Architectural Requirements.* All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions.* The development shall generally conform to development scheme portrayed in the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends and paint colors may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of the homes, backing to the public right-of-way (*i.e. Street A*), shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Sidewalks.* The sidewalk adjacent to *Road 'A'* as depicted in *Exhibit 'D'* of this ordinance shall be constructed adjacent to the roadway with the exception of the area directly adjacent to the townhomes. In this area the sidewalk may be deviated to run in between the western property line of the *Subject Property* and the front facades of the townhomes. Where the sidewalk is on private property it shall be in a *pedestrian access easement.*

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(7) *Fence Standards.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(8) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. As an alternative -- *and pending the approval of an adjacent HOA* --, this property can be incorporated into an existing HOA. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadway, drive aisles and drive approaches for the subject property associated with this development.

Tracts 2 & 3: Commercial/Retail (6.57-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tracts 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the General (GR) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on *Tracts 2 & 3*:

- ☑ Convent or Monastery
- ☑ Hotel or Motel
- ☑ Residence Hotel
- ☑ Cemetery/Mausoleum
- ☑ Church/House of Worship
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Emergency Ambulance Services (*Ground*)
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Golf Driving Range
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Auto Repair Garage (*Minor*)
- ☑ Car Wash/Auto Detail
- ☑ Car Wash (*Self Service*)
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Density and Dimensional Requirements.* Any development on *Tracts 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a General Retail (GR) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

DRAFT 09.04.2018

Tracts 4 & 5: Light Industrial (7.67-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tracts 4 & 5* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Light Industrial (LI) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on the *Tracts 4 & 5*:

- ☑ Animal Shelter
- ☑ Hotel or Motel
- ☑ Residence Hotel
- ☑ Cemetery/Mausoleum
- ☑ Church/House of Worship
- ☑ Crematorium (*Stand Alone*)
- ☑ Emergency Ambulance Services (*Ground*)
- ☑ Mortuary or Funeral Chapel
- ☑ Prison/Custodial Institution
- ☑ Rescue Mission or Shelter for the Homeless
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Golf Driving Range
- ☑ Private Sports Arena, Stadium or Track
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash (*Self Service*)
- ☑ Building & Landscape Material with Outside Storage
- ☑ Building & Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service & Sales with Outside Storage
- ☑ Commercial Cleaners
- ☑ Food Processing
- ☑ Heavy Machinery & Equipment (Rental, Sales & Service)
- ☑ Motor Vehicle Dealership (*New or Used*)
- ☑ Recreation Vehicle Sales
- ☑ Service Station
- ☑ Towing & Impound Yard
- ☑ Truck Rental
- ☑ Truck Stop with Fuel and Accessory Services
- ☑ Asphalt or Concrete Batch Plant
- ☑ Environmentally Hazardous Materials
- ☑ Food Processing (*No Slaughtering*)
- ☑ Heavy Manufacturing
- ☑ Metal Plating/Electro Plating
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Salvage or Reclamation of Products (*Indoors or Outdoors*)
- ☑ Heavy Construction Trade Yard
- ☑ Outside Storage and/or Outside Display
- ☑ Bus Charter Service & Service Facility
- ☑ Airport, Heliport or Landing Field
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

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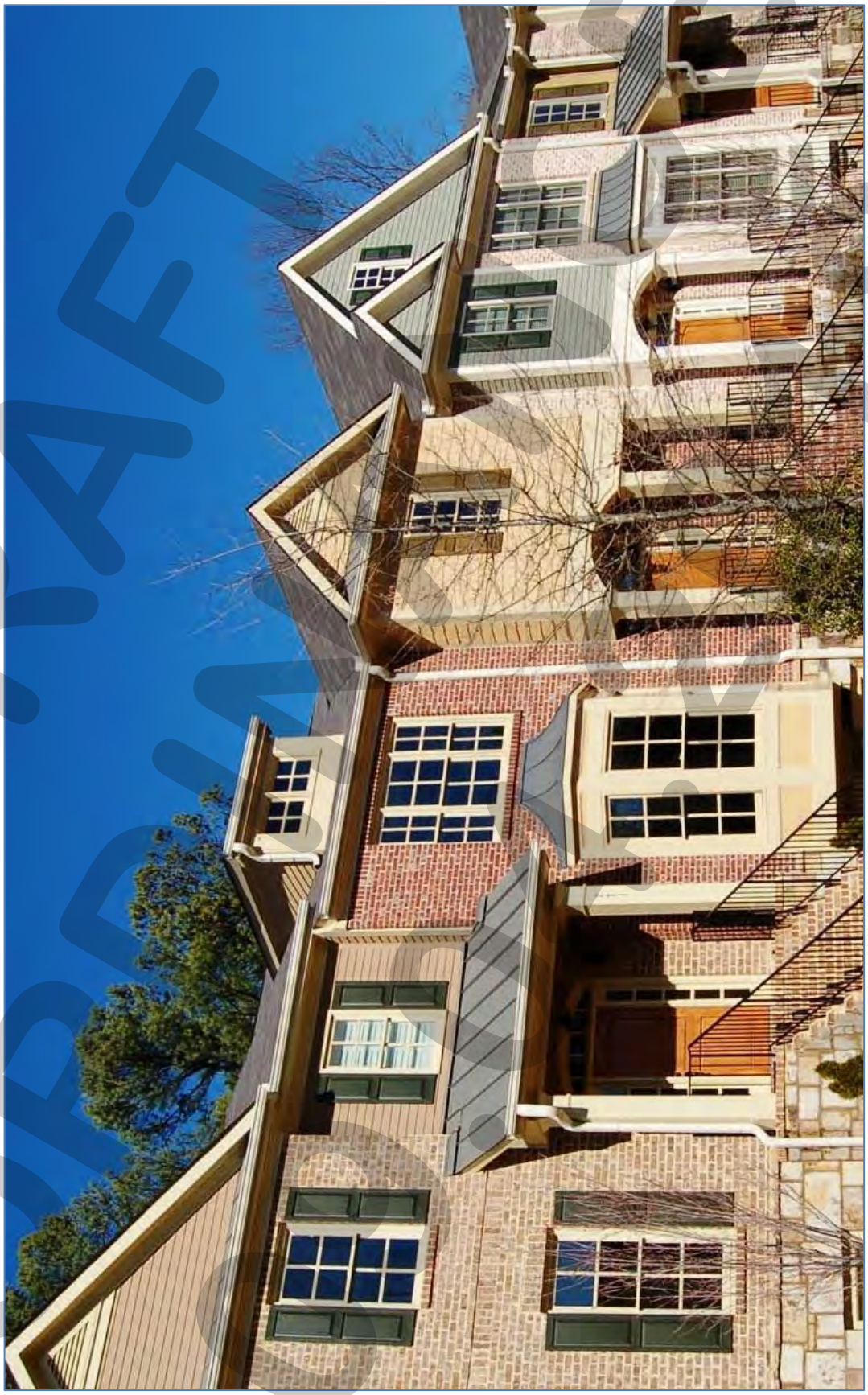
The following land uses shall be permitted by Specific Use Permit (SUP) on the *Tracts 4 & 5*:

- ☑ Auto Repair Garage (*Minor*)
- ☑ Auto Repair Garage (*Major*)
- ☑ Mini-Warehouse

(2) *Density and Dimensional Requirements.* Any development on *Tracts 4 & 5* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Light Industrial (LI) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

DRAFT ORDINANCE 09.04.2018

Exhibit 'F':
Conceptual Townhome Elevations



DRAFT ORDINANCE

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

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

DATE: October 15, 2018

SUBJECT: *Z2018-042; Amendment to Various Articles of the UDC*

On October 9, 2018, the Planning and Zoning Commission continued the public hearing on the proposed text amendment to the ***October 30, 2018*** Planning and Zoning Commission work session meeting. This motion was the result of a request from staff to have an additional two (2) weeks to review the text amendment to ensure that, due to the magnitude of the proposed changes, no other sections of the Unified Development Code (UDC) would be affected. This means that the anticipated City Council public hearing date will be ***November 5, 2018***.

According to Section 6.2, *Public Hearing Postponements, Recess, and Continuations*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), a public hearing may be postponed by announcing the postponement at the public hearing and indicating the time and place the new public hearing is scheduled to begin. The announcement of a postponement shall be sufficient notice and no additional notice shall be required.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

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

FROM: David Gonzales, *Senior Planner*

DATE: October 15, 2018

SUBJECT: Z2018-043: SUP Amendment for *Rockwall Honda*

At their regularly scheduled meeting on October 9, 2018, the Planning and Zoning Commission approved a motion to continue the public hearing for *Case No. Z2018-043* to the *October 30, 2018* meeting. The motion was approved by a vote of 6-0, with Commissioner Fishman absent. The purpose of this motion was to allow the applicant time to address issues raised by the Planning and Zoning Commission and staff concerning the landscape buffer along IH-30. This means that the projected City Council public hearing will be held at the *November 5, 2018* meeting. According to Section 6.2, *Public Hearing Postponements, Recess, and Continuations*, of the Article II of the Unified Development Code, a public hearing may be postponed by announcing the postponement at the public hearing by stating the time and place the new public hearing is scheduled to begin. The announcement of a postponement shall be sufficient notice and no additional notice shall be required.

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 10/15/2018

APPLICANT: Debora Allegranti; *CBOCS Texas, LLC*

AGENDA ITEM: **SP2018-028**; Cracker Barrel

SUMMARY:

Discuss and consider a request by Debora Allegranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of variances to the articulation and materials requirements in conjunction with an approved site plan for a restaurant on a 1.61-acre portion of a larger 9.0142-acre parcel of land identified as Lot 1, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated west of the intersection of Mims Road and the frontage road for E. IH-30, and take any action necessary.

PURPOSE:

The applicant is requesting approval of variances in conjunction with an approved site plan for a restaurant (*i.e. Cracker Barrel)* on the subject property. The proposed restaurant will be situated on a 1.62-acre portion of a larger 9.0142-acre parcel of land (*i.e. a portion of Lot 1, Block A, Rockwall Market Center East Addition*) that is currently occupied by an existing department store (*i.e. Kohls)*. The subject property is zoned Commercial (C) District and situated within the IH-30 Overlay (IH-30 OV) District.

The subject property is an existing parking lot that will be demolished in order to construct the proposed restaurant. Additionally, there is off-site signage that will need to be demolished in order to develop the property. By developing this portion of the subject property as shown in the site plan, the parking lot for the existing department store will be reduced; however, both the department store and the restaurant will meet the parking requirements stipulated by the Unified Development Code.

VARIANCES:

The applicant is requesting the following variances to the IH-30 Overlay (IH-30 OV) District standards. Staff should note, the IH-30 Overlay (IH-30 OV) District standards allows variances to by granted on a case-by-case basis to allow for corporate identity conflicts with the building design. These variances require a ¾ majority vote of the City Council members present to be passed.

A) *Four (4)-Sided Architecture*

a. *Horizontal Articulation*. Subsection 4.1.C, *Building Articulation*, of Section 4, *Commercial District Standards,* of Article V, *District Development Standards*, of the Unified Development Code (UDC) states that no building wall shall extend for a distance equal to three (3) times the wall's height without having an offset of 25% of the wall's height, and that new plane shall extend for a distance equal to at least 25% of the maximum length of the first plane. In this case, the offsets should be five (5)-feet, however, the applicant is providing two (2)-foot offsets on the northeast, southwest, and southeast elevations.

Additionally, the applicant is not providing any horizontal articulation on the northwest elevation (*i.e. front elevation*). The proposed restaurant does have a front porch that extends the length of the building that provides some relief in the wall plane.

b. *Vertical Articulation*. Subsection 4.1.C, *Building Articulation*, of Section 4, *Commercial District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) states that no horizontal wall shall extend for a distance greater than three (3) times the height of the wall without a change in height by a minimum of 25% (*i.e. five (5) feet*) of the wall's height. In this case, the change in height for the front façade is 3 ½-feet (*i.e. 1 ½-feet shorter than the requirement*).

B) *Masonry Requirements.* Subsection C.1, *Architectural Standards*, of Section 6.6, *IH-30 Overlay (IH-30 OV) District Development* of Article V, *District Development Standards*, of the Unified Development Code (UDC) states that each façade shall be limited to 50% cementitious materials. In this case, the applicant is proposing to utilize between 63% to 80% cementitious material (*i.e. hardie board*) on the building façades.

ARCHITECTURAL REVIEW BOARD

On September 25, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested more vertical and horizontal articulation, to utilize natural stone in-lieu of cultured stone, and to increase the amount of stone on each façade. The applicant has submitted revised building elevations and the Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the October 9, 2018 meeting.

On October 9, 2018, the Architectural Review Board (ARB) reviewed the revised elevations and approved a motion to recommend approval of the revised building elevations by a vote of 6-0, with Board Member Meyrat absent.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) All offsite signage must be removed prior to issuance of Certificate of Occupancy.

3) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On October 9, 2018, the Planning and Zoning Commission's motion to approve the applicant's request passed by a vote of 6-0, with Commissioner Fishman absent.



City of Rockwall

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

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

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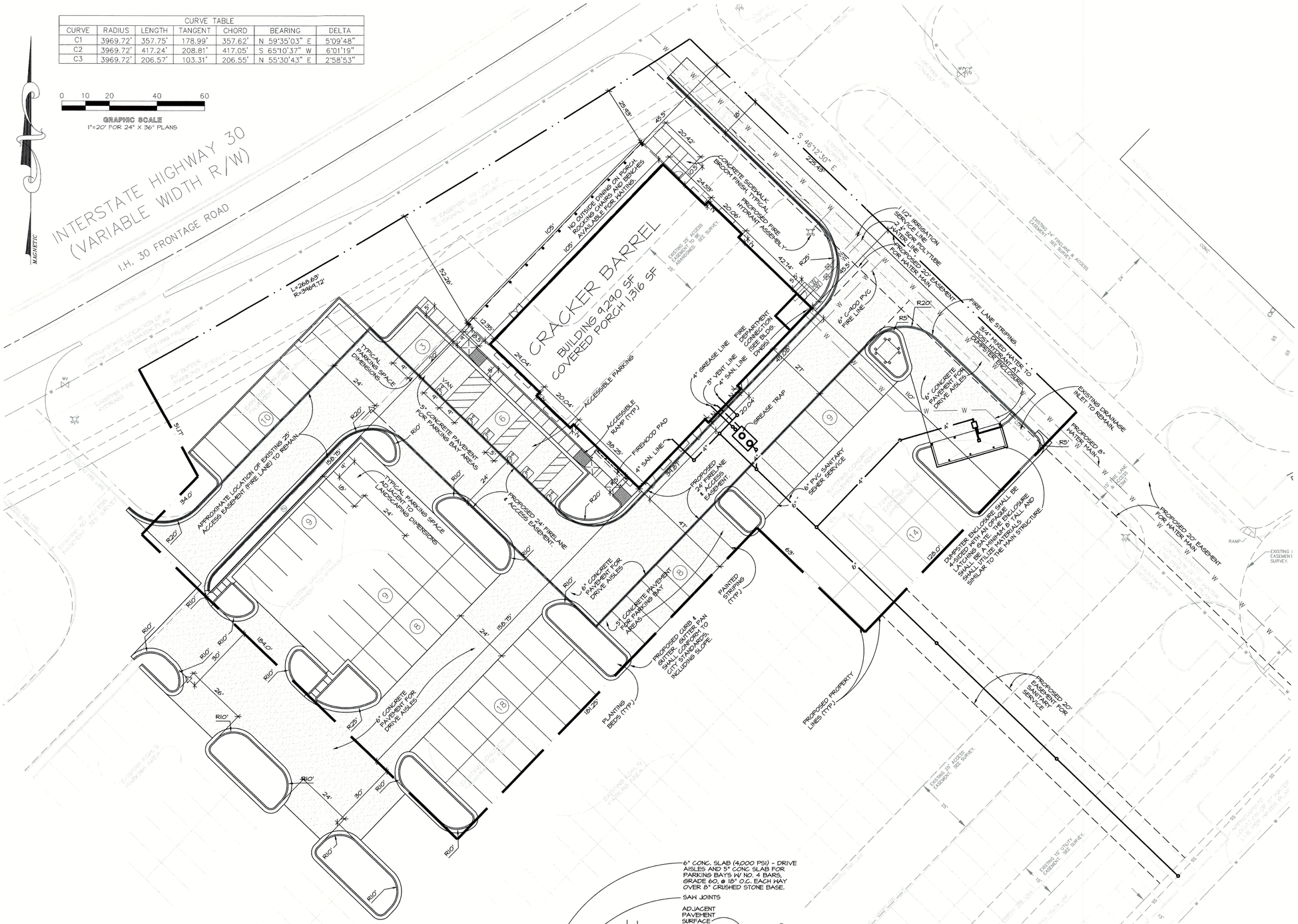
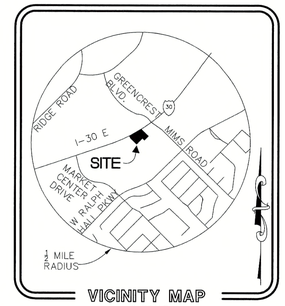
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3969.72'	357.75'	178.99'	357.62'	N 59°35'03" E	5°09'48"
C2	3969.72'	417.24'	208.81'	417.05'	S 65°10'37" W	6°01'19"
C3	3969.72'	206.57'	103.31'	206.55'	N 55°30'43" E	2°58'53"

0 10 20 40 60

GRAPHIC SCALE
1"=20' FOR 24" X 36" PLANS





VICINITY MAP
NO SCALE

LEGEND

EXISTING		PROPOSED
	CONTOUR	
	SPOT EL.*	
	STORM SEWER	
	SANITARY SEWER	
	MANHOLE	
N/A	CLEAN OUT	
	WATER LINE	
	OVERHEAD ELEC.	N/A
N/A	UNDERGROUND ELEC.	
	UNDERGROUND GAS	
	CATCH BASIN	
	GATE VALVE	
	FIRE HYDRANT	
	UTILITY POLE	PP
	LIGHT POLE	
N/A	PARKING COUNT	
N/A	TRANSFORMER PAD	
(NO HATCH)	CONCRETE SURFACE (PAVEMENT OR SIDEWALK)	
	PAVEMENT STRIPING	

SITE DATA TABLE	
PROPOSED LAND USE:	COMMERCIAL
ZONING DISTRICT:	C, COMMERCIAL
MAXIMUM PERCENT IMPERVIOUS REQUIRED:	85%
PERCENT IMPERVIOUS PROVIDED:	79%
PARKING LOT LANDSCAPE AREA	3,461 SF / 45,624 SF = 7.6%

PROPOSED SITE SUMMARY		
USE	ACRES	% SITE
SITE AREA	1.57	100.0
BUILDING AREA	0.24	15.3
IMPERVIOUS AREA	1.00	63.7
LANDSCAPE AREA	0.33	21.0

PARKING SUMMARY		
USE	REQUIRED	PROVIDED
RESTAURANT (TOTAL)	93	94
ACCESSIBLE	5	6

PARKING REQUIREMENTS	
USE	PARKING REQUIREMENT
RESTAURANT	1 SPACE/100 SF = 9,290 = 93 SPACES OR 1 SPACE/4 SEATS = 180 / 4 = 45 SPACES MINIMUM = 93 SPACES

NOTES

A. BOUNDARY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY BY: FREELAND AND ASSOCIATES, INC. 323 WEST STONE AVENUE, GREENVILLE, SOUTH CAROLINA 29609 DATED: 3-30-18

B. TOTAL AREA OF SITE: 1.57 ACRES (68,414 SF)

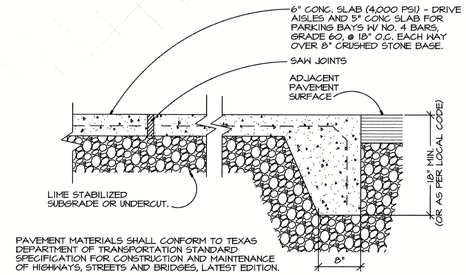
C. BUILDING: 9,290 SQ. FT. PORCH: 1,316 SQ. FT. / SEATING CAPACITY = 180

D. ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF STUD, UNLESS OTHERWISE NOTED.

E. UNLESS NOTED OTHERWISE, CURB RADII 3.0' AND ANGLES ARE 90°.

F. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.

G. ALL WORK SHALL MEET CITY OF ROCKWALL ENGINEERING STANDARDS.



PAVEMENT MATERIALS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS AND BRIDGES, LATEST EDITION.

CONCRETE PAVEMENT DETAIL

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PROPERTY OWNER: KOHL'S ILLINOIS, INC.
N56W17000 RIDGEWOOD DRIVE
MENOMONEE FALLS, WISCONSIN 53051
ERIC BORKENHAGEN
(262) 703-7000

OWNER: CBOCS TEXAS LIMITED PARTNERSHIP
P.O. BOX 787
LEBANON, TENNESSEE 37088-0787
TELEPHONE: (615) 444-5533

PLANS PREPARED BY: JAMES A. CRAIG, P.E.
DESIGN AND ENGINEERING, INC.
1645 WESTGATE CIRCLE
BRENTWOOD, TENNESSEE 37027
(615) 370-1774

Cracker Barrel

P.O. Box 787
Hartmann Drive, Lebanon, Tn. 37087

DESIGN and ENGINEERING INC
1645 Westgate Circle
Brentwood, TN 37027
615-370-1779
fax: 370-9108
www.dandeinc.us
STRUCTURAL AND CIVIL ENGINEERS

STATE OF TEXAS · JAMES A. CRAIG · 106431 · LICENSED PROFESSIONAL ENGINEER
DESIGN AND ENGINEERING, INC.
TEXAS COA #F-4774

CRACKER BARREL PROJECT NUMBER: CB 769 ROCKWALL, TX -03

CRACKER BARREL
OLD COUNTRY STORE, INC.
845 EAST INTERSTATE 30
ROCKWALL, TEXAS 75087

These construction documents are the exclusive property of Cracker Barrel Old Country Store, Inc. The information shown may not be used or the drawings reproduced without written permission of Cracker Barrel Old Country Store, Inc.

BLOCK A, LOT 1

CASE NUMBER: SP2018-028

DATE: 10-01-18
PROJECT NO: 11-1645

REVISIONS	
△	△
△	△
△	△
△	△

Cracker Barrel Old Country Store®

PLANNING SITE PLAN

PSP

PROTO 180-1TF



NORTHWEST ELEVATION
FACES STREET



NORTHEAST ELEVATION
FACES CHUCK-E-CHEESE

DIMENSIONAL INFORMATION

BUILDING SIZE:
-LENGTH/WIDTH OF BUILDING:
87'-4"L x 105'-0"W

-LENGTH/WIDTH OF PORCH:
12'-4"L x 105'-6"W

-SQUARE FOOTAGE OF BUILDING:
9,113 sf

-SQUARE FOOTAGE OF PORCH:
1,284 sf

-TOTAL FOOTPRINT:
10,397 sf

BUILDING HEIGHTS:

-HEIGHT OF FRONT WALL PARAPET:
20'-6" H

-HEIGHT OF SIDE & REAR PARAPETS:
17'-10 1/2" H

-TOP OF SIGN PARAPETS:
FRONT: 24'-0" H,
RIGHT: 21'-10 1/2" H,

-HEIGHT OF CHIMNEY ABOVE FINISH FLOOR: 30'-0" +/-

-ROOF SLOPES FRONT TO REAR:
-MAX. HEIGHT ABOVE FINISH FLOOR INSIDE FRONT PARAPET WALL: 13'-0" H
-MIN. HEIGHT HABOVE FINISH FLOOR INSIDE REAR PARAPET WALL: 11'-0" H

WALL SIGNAGE:
-HEIGHT/WIDTH OF FRONT SIGN:
7'h x 13'w (91 sf)
-HEIGHT/WIDTH OF REAR AND RETAIL:
5'-11"h x 11'-0"w (64 sf)

DESIGN and ENGINEERING INC

ROCKWALL, TEXAS
CRACKER BARREL PROTOTYPE 180-17F

EXTERIOR MATERIALS LEGEND
A ALLURA FIBER CEMENT SIDING & BATTENS, PAINTED "CRACKER BARREL BROWN"
B BERRIDGE STANDING-SEAM METAL ROOF, GALVALUME FINISH
C PAC-CLAD METAL COPING, DARK BRONZE FINISH
D NATURAL STONE VENEER - COBRA STONE "OKLAHOMA LEDGESTONE"

Cracker Barrel Old Country Store

THIS IS AN ARTISTIC RENDERING OF THE PROPOSED EXTERIOR ELEVATIONS AND THEREFORE SHOULD NOT BE RELIED UPON FOR ACCURATE COLOR RENDITION OF THE MATERIALS SHOWN. PLEASE REFER TO MATERIAL BOARDS FOR ACTUAL COLOR AND TEXTURE SAMPLES. THIS DRAWING IS NOT TO SCALE. PLEASE REFER TO "DIMENSIONAL INFORMATION" FOR ACTUAL DIMENSIONS.

10/2/2018

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SOUTHWEST ELEVATION
FACES KOHL'S



SOUTHEAST ELEVATION
FACES PARKING AREA

DIMENSIONAL INFORMATION

BUILDING SIZE:
-LENGTH/WIDTH OF BUILDING:
87'-4"L x 105'-0"W

-LENGTH/WIDTH OF PORCH:
12'-4"L x 105'-6"W

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Cracker Barrel Old Country Store

10/2/2018

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Mary Smith, *Assistant City Manager*

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

DATE: October 15, 2018

SUBJECT: Comprehensive Plan Update

At the October 8, 2018 joint City Council/Planning and Zoning Commission/Comprehensive Plan Advisory Committee meeting, the City Council indicated that the Comprehensive Plan Update was ready to move forward through the approval process. This item is intended to give the City Council the option of officially directing staff to proceed with the update of the Comprehensive Plan. Should the City Council choose to direct staff to bring the *OURHometown Vision 2040 Comprehensive Plan* forward for adoption, staff has put together the following schedule for all required work sessions, public hearings and the final adoption of the document:

Work Session with the Planning and Zoning Commission:	October 30, 2018
Open House Meeting for the General Public:	November 12, 2018
Planning and Zoning Commission Public Hearing:	November 13, 2018
City Council Public Hearing and First Reading of the Ordinance:	November 19, 2018
City Council Second Reading of the Ordinance:	December 3, 2018

If the City Council has any questions concerning this process staff will be available at the *October 15, 2018* City Council meeting.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Amy Williams, *Director of Public Works/City Engineer*

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

DATE: October 15, 2018

SUBJECT: Policy for Requiring Traffic Impact Analysis (TIA) with Zoning Applications

At the last City Council meeting on October 1, 2018, the City Council directed staff to prepare a policy regarding when a Traffic Impact Analysis (TIA) would be required in conjunction with a zoning application. Based on the discussion at this meeting, staff proposes requiring a TIA when [*1*] a proposed Planned Development District is 25-acres or greater, or [*2*] when a proposed zoning change necessitates a change in the Future Land Use Map that is considered to be more intense than the current designation (*e.g. a change from a Low Density Residential designation to a Medium Density Residential designation*). This is similar to the criteria that staff is currently using to require infrastructure studies concurrently with zoning applications.

With this policy, the City Council will need to provide direction with regard to how the TIA is prepared and when the applicant will initiate the study. Staff has identified the following possibilities that were mentioned in the meeting on October 1, 2018:

(1) An engineer that is chosen by the City could prepare the TIA. This is similar to how the City's infrastructure studies are currently being prepared, and would involve the developer paying a minimum retainer to initiate the study. Staff should point out that this could present challenges with regard to the required timing of zoning cases (*i.e. timing associated with public hearings mandated by state and local requirements*), and would require the applicant to initiate the study prior to submitting a zoning application. Staff should also note that any application submitted for this type of study prior to a zoning application would have the same vesting effect as a zoning application.

(2) The City could require a developer to submit a TIA with the submittal of a zoning application. An engineer that is chosen by the City would then need to review the TIA to ensure that the study is valid and meets the City's requirements. This would require a fee -- *estimated to be between $500.00 - $1,000.00* -- be submitted along with the zoning application and application fees to cover the cost of the review. These standards would be reviewed against the City's current requirements (*which are the same standards as TXDOT's TIA standards*) for a TIA. Staff should note that the City's standards are currently being revised by the Engineering Department and could become more restrictive than TXDOT's standards in the future. These standards will come before the City Council for consideration at a later date.

Pending direction from the City Council, staff would be able to implement this policy within the next zoning application submittal deadline (*i.e. November 16, 2018*). Should the City Council have any questions staff will be available at the meeting on October 15, 2018 to discuss.

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T.A.A.F. Region 7 Athlete of the Year (Keviah Ealy Recognition Day)

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GIS Day Proclamation

Proclamation 13

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Consider approval of the minutes from the October 15, 2018 regular city council meeting, and take any action necessary

10/15/18 Mins 15

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Consider approval of a resolution authorizing and consenting to the City of Forney, TX providing sanitary sewer service to 114.446 acres of land (the "Evans Tract") through an amendment to the City of Forney's Wastewater Service Contract with the Kaufman Co. Municipal Utility District No. 3 (Devonshire Development), and take any action necessary.

Memo 23

Resolution 24

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Consider entering into a cooperative purchasing agreement with the Public Procurement Authority, awarding a bid to ESCI and authorizing the City Manager to execute Contracts for (1) cooperative purchasing; (2) Community Risk Assessment Services for $47,346 to be funded with the previously awarded Homeland Security Grant funds, and take any action necessary.

memo 26

ESCI contract 27

Interlocal 38

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Consider awarding a bid to Caldwell Country Chevrolet and authorizing the City Manager to execute a Purchase Order for a new Streets and Drainage Service Truck in the amount of $45,524 to be funded out of the Street Operations budget, and take any action necessary.

memo 44

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Consider approval of the total alternate Base Bid of Highland Drive Phase 1 Reconstruction Project (Bedford Falls Lane to Driftwood Street) and authorize the City Manager to execute a contract with Tiseo Paving Company in an amount of $1,095,983.25, to be funded by Street Bond Fund and the Water / Sewer Fund, and take any action necessary.

Memo 46

Recommendation Letter 47

Bid Tab 48

Low Bidder Info 49

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Consider approval of the Construction Materials Testing for Highland Drive Phase 1 Reconstruction Project and authorize the City Manager to execute a contract with Alliance Geotechnical Group for an amount of $16,484.00 to be funded by Street Bond Funds, and take any action necessary.

Memo 64
Contract 65
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Consider approval of a professional engineering services contract for BW2 Engineers, Inc. to perform the engineering design services and specifications for the Lakedale Drive (Lakeview Drive to Ridge Road), South Lakeshore Drive (2000 Block), and Woodpark Lane (Spring Creek to S. Alamo Drive) Reconstruction Project in an amount not to exceed $184,300.00, to be paid for out of the 2018 Street Bond funds and water wastewater funds, and take any action necessary.

Memo 68
Map 69
Contract 70
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Consider approval of a professional engineering services contract for Dannenbaum Engineering Company – Dallas LLC. to perform the engineering design services and specifications for the Ridge Road West (Shores Boulevard to N. Goliad Street) Reconstruction Project in an amount not to exceed $370,047.49, to be paid for out of the 2018 Street Bond funds, and take any action necessary.

Memo 91
Map 92
Contract 93
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Consider authorizing the City Manager to execute a contract with MHS Planning and Design for engineering and design services in the amount of $51,600 as budgeted and funded by the Recreation Development Fund to develop a neighborhood park in The Harbor area, and take any action necessary.

memo 115
contract cover letter 116
contract draft 120
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P2018-031 - Consider a request by First Christian Church Disciples of Christ for the approval of a replat for Lot 2, Block A, First Christian Church Disciples of Christ Addition, being a 5.231-acre parcel of land currently identified as Lot 1, Block A, First Christian Church Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3375 Ridge Road (FM-740), and take any action necessary.

P2018-031 134
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P2018-034 - Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Trevor Arterburn of Teasdale Investments, LLC for the approval of a conveyance plat for Lot 1, Block A, Rustic Warehouse & Town Center Addition and Lot 9, Block 1, First United Methodist Church Addition being an 11.774-acre tract of land currently identified as Lot 8, Block 1 First United Methodist Church Addition and Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between S. Goliad Street [SH-205] and T. L. Townsend Drive, north of E. Yellow Jacket Lane, and take any action necessary.
P2018-034 140
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P2018-036 - Consider a request by Priya Acharya, PE of Weir & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a replat for Lot 8, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street [SH-205], and take any action necessary.
P2018-036 146
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Z2018-032 - Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an ordinance for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary (1st Reading).
Z2018-032 154
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Z2018-042 - Hold a public hearing to discuss and consider the approval of an ordinance for a text amendment affecting various sections of the Unified Development Code [Ordinance No. 04-38] for the purpose of generally amending the Development Standards and procedural processes for the approval of Variances, Exceptions, and Waivers, and take any action necessary (1st Reading).
Z2018-042 207
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SP2018-033 - Discuss and consider a request by Mahbub H. Dewan of D1 Architect & Associates, Inc. on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of variances to the material and parking requirements in conjunction with an approved site plan for a hotel on a 2.681-acre identified as Lot 1, Block A, Hyatt Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

SP2018-033 . . . 404

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SP2018-029 - Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of a variance to the cementitious material requirements in conjunction with a site plan for a residence hotel on a 2.8-acre tract of land being a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

SP2018-029 . . . 410

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Discuss and consider establishing a policy for requiring a Traffic Impact Analysis (TIA), and take any action necessary.

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Discuss the requirements for a Traffic Impact Analysis (TIA) as related to Planned Development District 32 (PD-32), and take any action necessary.

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Discuss and consider nomination of a Board Member (Place 2) and associated "alternate" to the STAR Transit Board of Directors, and take any action necessary

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Fire Department Monthly Report - September 2018

Rockwall Fire Department September Monthly Report . . . 444

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GIS Division Monthly Report - September 2018

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Harbor PD Monthly Report - September 2018

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AGENDA
ROCKWALL CITY COUNCIL
Monday, November 05, 2018
4:15 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding (re)appointment of municipal court judge and associate judge and related interviews, pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).
3. Discussion regarding land acquisition adjacent to N. Goliad pursuant to Section §551.072 (Real Property).
4. Discussion regarding possible sale or lease of real property / land in the vicinity of County Line Road pursuant to Section §551.072 (Real Property).
5. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation).
6. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

III. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, November 05, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

IV. RECONVENE PUBLIC MEETING

V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VI. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER JOHANNESEN

VII. PROCLAMATIONS / AWARDS

p.11 **1.** T.A.A.F. Region 7 Athlete of the Year (Keviah Ealy Recognition Day)
p.13 **2.** GIS Day Proclamation

VIII. OPEN FORUM

IX. CONSENT AGENDA

p.15 **1.** Consider approval of the minutes from the October 15, 2018 regular city council meeting, and take any action necessary

p.23 **2.** Consider approval of a resolution authorizing and consenting to the City of Forney, TX providing sanitary sewer service to 114.446 acres of land (the "Evans Tract") through an amendment to the City of Forney's Wastewater Service Contract with the Kaufman Co. Municipal Utility District No. 3 (Devonshire Development), and take any action necessary.

p.26 **3.** Consider entering into a cooperative purchasing agreement with the Public Procurement Authority, awarding a bid to ESCI and authorizing the City Manager to execute Contracts for (1) cooperative purchasing; (2) Community Risk Assessment Services for $47,346 to be funded with the previously awarded Homeland Security Grant funds, and take any action necessary.

p.44 **4.** Consider awarding a bid to Caldwell Country Chevrolet and authorizing the City Manager to execute a Purchase Order for a new Streets and Drainage Service Truck in the amount of $45,524 to be funded out of the Street Operations budget, and take any action necessary.

p.46 **5.** Consider approval of the total alternate Base Bid of Highland Drive Phase 1 Reconstruction Project (Bedford Falls Lane to Driftwood Street) and authorize the City Manager to execute a contract with Tiseo Paving Company in an amount of $1,095,983.25, to be funded by Street Bond Fund and the Water / Sewer Fund, and take any action necessary.

p.64 **6.** Consider approval of the Construction Materials Testing for Highland Drive Phase 1 Reconstruction Project and authorize the City Manager to execute a contract with Alliance Geotechnical Group for an amount of $16,484.00 to be funded by Street Bond Funds, and take any action necessary.

p.68 **7.** Consider approval of a professional engineering services contract for BW2 Engineers, Inc. to perform the engineering design services and specifications for the Lakedale Drive (Lakeview Drive to Ridge Road), South Lakeshore Drive (2000 Block), and Woodpark Lane (Spring Creek to S. Alamo Drive)

Reconstruction Project in an amount not to exceed $184,300.00, to be paid for out of the 2018 Street Bond funds and water wastewater funds, and take any action necessary.

p.91 **8.** Consider approval of a professional engineering services contract for Dannenbaum Engineering Company – Dallas LLC. to perform the engineering design services and specifications for the Ridge Road West (Shores Boulevard to N. Goliad Street) Reconstruction Project in an amount not to exceed $370,047.49, to be paid for out of the 2018 Street Bond funds, and take any action necessary.

p.115 **9.** Consider authorizing the City Manager to execute a contract with MHS Planning and Design for engineering and design services in the amount of $51,600 as budgeted and funded by the Recreation Development Fund to develop a neighborhood park in The Harbor area, and take any action necessary.

p.134 **10.** **P2018-031** - Consider a request by First Christian Church Disciples of Christ for the approval of a replat for Lot 2, Block A, First Christian Church Disciples of Christ Addition, being a 5.231-acre parcel of land currently identified as Lot 1, Block A, First Christian Church Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3375 Ridge Road (FM-740), and take any action necessary.

p.140 **11.** **P2018-034** - Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Trevor Arterburn of Teasdale Investments, LLC for the approval of a conveyance plat for Lot 1, Block A, Rustic Warehouse & Town Center Addition and Lot 9, Block 1, First United Methodist Church Addition being an 11.774-acre tract of land currently identified as Lot 8, Block 1 First United Methodist Church Addition and Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between S. Goliad Street [SH-205] and T. L. Townsend Drive, north of E. Yellow Jacket Lane, and take any action necessary.

p.146 **12.** **P2018-036** - Consider a request by Priya Acharya, PE of Weir & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a replat for Lot 8, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street [SH-205], and take any action necessary.

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

XI. PUBLIC HEARING ITEMS

p.154 **1.** **Z2018-032** - Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an **ordinance** for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary **(1st Reading).**

p.207 **2.** **Z2018-042** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a text amendment affecting various sections of the Unified Development Code [Ordinance No. 04-38] for the purpose of generally amending the Development Standards and procedural processes for the approval of Variances, Exceptions, and Waivers, and take any action necessary **(1st Reading).**

XII. ACTION ITEMS

p.404 **1.** **SP2018-033** - Discuss and consider a request by Mahbub H. Dewan of D1 Architect & Associates, Inc. on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of variances to the material and parking requirements in conjunction with an approved site plan for a hotel on a 2.681-acre identified as Lot 1, Block A, Hyatt Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

p.410 **2.** **SP2018-029** - Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of a variance to the cementitious material requirements in conjunction with a site plan for a residence hotel on a 2.8-acre tract of land being a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

p.433 **3.** Discuss and consider establishing a policy for requiring a Traffic Impact Analysis (TIA), and take any action necessary.

p.438 **4.** Discuss the requirements for a Traffic Impact Analysis (TIA) as related to Planned Development District 32 (PD-32), and take any action necessary.

p.441 **5.** Discuss and consider nomination of a Board Member (Place 2) and associated "alternate" to the STAR Transit Board of Directors, and take any action necessary

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports

p.444 Fire Department Monthly Report - September 2018
p.451 GIS Division Monthly Report - September 2018
p.453 Harbor PD Monthly Report - September 2018
p.455 Internal Operations Department Monthly Report - September 2018
p.457 Police Department Monthly Report - September 2018
p.460 Recreation Monthly Report - September 2018
p.466 Rockwall Animal Adoption Center Monthly Report - September 2018
p.469 Rockwall Meals on Wheels / Senior Services 4th Quarter Report - 2018
p.471 STAR Transit Monthly Report - September 2018

2. City Manager's Report

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding (re)appointment of municipal court judge and associate judge, pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).
3. Discussion regarding land acquisition adjacent to N. Goliad pursuant to Section §551.072 (Real Property).
4. Discussion regarding possible sale or lease of real property / land in the vicinity of County Line Road pursuant to Section §551.072 (Real Property).
5. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation).
6. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.087 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 2nd day of November, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

Rockwall, Texas

Proclamation

Whereas, the Texas Amateur Athletic Federation (T.A.A.F) is an organization that provides Amateur Athletics for athletes between the ages of 6u-18U, allowing them the opportunity to compete with athletes on a statewide basis, rather than just locally; and

Whereas, Keviah Ealy, a Rockwall High School freshman, is a member of the Rockwall Mustangs, which is one of two Track Clubs under the umbrella of the City of Rockwall; and

Whereas, this past July, the Texas Amateur Athletic Federation held its annual "Summer Games of Texas" in College Station; and

Whereas, after having excelled in the Region 7 competition, Keviah proudly progressed on to represent Rockwall at the T.A.A.F Summer Games; and

Whereas, Keviah's accomplishments at the state competition were quite notable in that she competed against 40 other Long Jumpers from across the state and set a new state record for her age division; and

Whereas, the results of her efforts included placing First in the Long Jump competition and Third in the 200 Meter Run; and

Whereas, it was her Long Jump that set the new state record, coming in at a distance of 18-05.00ft, or 5.61m.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **November 5, 2018** as

Keviah Ealy Recognition Day

in the City of Rockwall and encourage all citizens to celebrate and applaud this young lady for her noteworthy accomplishments and for representing our City so very well.

In Witness Whereof, I hereunto set my hand and official seal this 5th day of November, 2018.

Jim Pruitt, Mayor

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Rockwall, Texas

Proclamation

Whereas, the science of Geographic Information Systems (GIS) connects people, regions, and systems; and

Whereas, geography is a common language that strengthens decision-making for governments, communities, NGOs, and businesses all over the world; and

Whereas, promoting GIS education provides opportunities for people to create positive change at the local and global scale;

Whereas, GIS plays a crucial role in managing our natural resources; and

Whereas, GIS helps people collaborate and share knowledge so the systems we rely on work each day; and

Whereas, having a dedicated day of GIS activities for students, citizens, and government leaders demonstrates the benefits of GIS in a unique and concentrated way.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **November 14, 2018** as:

GIS day

In the City of Rockwall and urge all citizens, students and interested parties to come out and enjoy the City of Rockwall's 5th Annual GIS Day Event, which will be held in the City Council Chambers at City Hall from 11:00 AM to 4:00 PM on November 14, 2018.

In Witness Whereof, I hereby affix my official hand and seal this 5th day of November, 2018.

Jim Pruitt, Mayor

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MINUTES
ROCKWALL CITY COUNCIL
Monday, October 15, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the public meeting to order at 4:01 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Kevin Fowler, and Council Members Patrick Trowbridge, Dana Macalik, John Hohenshelt, Bennie Daniels and Trace Johannesen. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs, and City Attorney Frank Garza.

II. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible sale or lease of real property / land in the vicinity of County Line Road pursuant to Section §551.072 (Real Property).
2. Discussion regarding potential litigation associated with Breezy Hill Road pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding (re)appointment of municipal court judge and associate judge, pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding restaurant permitting and inspections pursuant to §551.071 (Consultation with Attorney).
5. Discussion regarding management personnel and organization pursuant to §551.071 (Consultation with Attorney).
6. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

III. ADJOURN EXECUTIVE SESSION

Executive Session adjourned at 4:55 p.m.

IV. RECONVENE PUBLIC MEETING

Mayor Pruitt reconvened the public meeting at 6:00 p.m. with all seven council members being present.

Mayor Pruitt then acknowledged eleven guests who are current members of the city's Youth Advisory Council (YAC). He had each one introduce him/herself, including what grade they are in currently and what school they attend.

V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Fowler moved to authorize the purchase of parcels 1a and 1b for the County Line Road project. Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes with 0 absent.

VI. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRO TEM FOWLER

Mayor Pro Tem Fowler delivered the invocation and led the Pledge of Allegiance.

VII. PROCLAMATIONS / AWARDS

1. Breast Cancer Awareness Month

Mayor Pruitt read the proclamation for Breast Cancer Awareness Month.

2. Community Planning Month

Mayor Pruitt called forth members of the city's (ad hoc) Comprehensive Plan Advisory Committee, including Jerry Welch, Bob Wacker and Johnny Lyons (also P&Z Chairman). He then read and presented them with this proclamation.

3. Chamber of Commerce Week

Mayor Pruitt called forth representatives of the Rockwall Area Chamber of Commerce. After brief introductions, he then read and presented them with this proclamation.

4. T.A.A.F. Region 7 Athlete of the Year (Keviah Ealy Recognition Day)

Mayor Pruitt indicated that this proclamation will be delayed until next month at the request of this family.

VIII. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed Open Forum.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the October 1, 2018 regular city council meeting, and take any action necessary.
2. Consider approval of the minutes from the October 8, 2018 joint work session meeting with the City Council, Planning & Zoning Commission, and the Comprehensive Plan Advisory Committee, and take any action necessary.
3. Consider approval of professional engineering services contract for Cobb, Fendley & Associates, Inc. to perform the engineering design services and specifications for the Turtle Cove Blvd from Ridge Rd to Railroad Tracks and W. Yellow Jacket Lane from Ridge Road to Greencrest Boulevard Reconstruction Project in an amount not to exceed $196,718.50, to be paid for out of the 2018 Street Bond funds, and take any action necessary.

4. Consider approval of professional engineering services contract for Teague Nall and Perkins, Inc. to perform the engineering design services and specifications for the Alta Vista Drive from Lakeshore Drive to Westway Drive and West Street from Rusk Street to Highland Drive Reconstruction Project in an amount not to exceed $313,500.00, to be paid for out of the 2018 Street Bond funds and water wastewater funds, and take any action necessary.

5. Consider awarding multiple bids to Trade Contractors for the construction of a Pickle Ball Court at Myers Park and authorizing the City Manager to execute contracts totaling $125,000 including project contingency to be funded out of the Recreation Development Fund, and take any action necessary.

6. Consider approving a five-year contract with Axon Enterprise Inc. and authorizing the City Manager to execute the contract for Police Taser Replacement in the amount of $116,687 to be funded out of General Fund Reserves first year cost of $17,400, and take any action necessary.

7. Consider awarding bids to Caldwell Country Chevrolet and Grapevine Dodge and authorizing the City Manager to execute Purchase Orders for multiple vehicle purchases totaling $349,003 to be funded out of the General Fund Reserves ($304,785), Water and Sewer Fund ($21,345) and Seized Funds ($22,873), and take any action necessary.

8. Consider awarding a bid to Waukesha-Pearce Industries Inc. and authorizing the City Manager to execute a Contract for the purchase and install of fixed generators at three lift stations in the amount of $234,714.80 to be funded out of the Water and Sewer Fund, Sewer Operations Budget, and take any action necessary.

9. **P2018-029** - Consider a request by Derek Jones of Munson Partners, LLC for the approval of a replat for Lots 1 & 2, Block A, Jones Addition, being a 0.488-acre tract of land currently identified as Lot 47A of the BF Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District and the Historic Overlay (HOV) District, addressed as 201 S. Clark Street, and take any action necessary.

10. **P2018-033** - Consider a request by Matthew St. Marie of G&A Consultants, LLC on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a final plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 1 being currently identified as a 21.280-acre tract of a larger 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

Councilmember Trowbridge pulled item #9 for further discussion. Mayor Pruitt pulled item #10 for further discussion.

Councilmember Trowbridge moved to approve the entire Consent Agenda (except for item #9 and item #10). Councilmember Macalik seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Regarding item #9, Councilmember Trowbridge asked for clarification about splitting this existing lot since it is considered a "highly contributing" structure within the city's "Historic District." Mr. Miller clarified that the existing structure will still retain said designation; however, the back portion will no longer be considered as such. Trowbridge asked if this property will interfere with the future realignment / expansion of SH-66. Mr. Miller indicated that it will not. Following brief, additional comments, Mayor Pro Tem Fowler moved to approve

Consent Agenda item #9 (P2018-029). Councilmember Daniels seconded the motion, which passed by a vote of 5 ayes to 2 nays (Macalik and Trowbridge).

Mayor Pruitt asked questions concerning Consent Agenda item #10. Mr. Miller shared hat the first phase will consist of 295 (apartment) units, and the second phase will have an additional 295 units. Mayor Pruitt believes that these additional 600 (approximately) units will result in additional traffic, so he is not in favor of it. Councilmember Hohenshelt moved to approve Consent Agenda item #10 (P2018-033). Mayor Pro Tem Fowler seconded the motion. Councilmember Johannesen clarified with Mr. Miller that this was approved for "multifamily" back in August of 2017. Councilmember Macalik asked if this reflects the same number of units as when the item was discussed back in August. Mr. Miller and Mayor Pruitt confirmed that it does reflect the same number of units. The motion to approve Consent Agenda item #10 (P2018-033) passed by a vote of 4 in favor with 3 against (Pruitt, Fowler and Daniels against).

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Planning & Zoning Commissioner Johnny Lyons came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Council took no action as a result of his briefing.

2. Appointment with County Elections Administrator, Christopher Lynch, to hear about the Precinct 1 polling location changing from Reinhardt Elementary School to the Rockwall Golf & Athletic Club Conference Center (2600 Champions Drive).

County Elections Administrator, Chris Lynch came forth and shared that Reinhardt Elementary has been torn down, and that was previously a location where residents were able to vote. In lieu of this location, voters who would have otherwise voted at Reinhardt will instead need to cast their ballot at the Rockwall Golf & Athletic Club (RGAC) Conference Room, which also commonly known as The Shores Country Club. Information about early and election day voting, including times and locations may be found on the County Election Administrator's webpage (www.rockwallvotes.com).

XI. PUBLIC HEARING ITEMS

1. **Z2018-032** - Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an **ordinance** for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary **(1st Reading)**.

Planning Director Ryan Miller provided brief background information pertaining to this agenda item. Mayor Pruitt then called forth the applicant to speak.

Tom Jones
5815 Meadowcrest
Dallas, TX

Mr. Jones came forth and briefly shared that Mr. Bricker is out of town this evening, so he is here representing him.

Following brief comments, Mayor Pruitt moved to remand this item back to the Planning & Zoning Commission. Councilmember Macalik seconded the motion. Clarification was provided by Mr. Miller that this action will resent the public hearing at Planning & Zoning, and a subsequent public hearing will occur at a future Council meeting. The motion to remand back to the P&Z passed by a vote of 7 ayes with 0 nays.

2. **Z2018-042** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a text amendment affecting various sections of the Unified Development Code [Ordinance No. 04-38] for the purpose of generally amending the Development Standards and procedural processes for the approval of Variances, Exceptions, and Waivers, and take any action necessary **(1st Reading)** ***[Postponed to the November 5, 2018 City Council Meeting].***

See motion / action taken on Public Hearing item #3 below.

3. **Z2018-043** - Hold a public hearing to discuss and consider a request by Michael Worrell of Rockwall Honda for the approval of an **ordinance** amending SUP No. S-76 (Ordinance No. 10-26) to allow changes to be made to an existing Motorcycle Dealership with Accessory Boat and Trailer Sales being a 1.152-acre parcel of land identified as Lot 6, Block A, Newman Center #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary **(1st Reading) [*Postponed to the November 5, 2018 City Council Meeting].***

Mayor Pruitt moved to postpone Public Hearing item #2 and Public Hearing item #3 until the November 5 city council meeting. Councilmember Johannesen seconded the motion.

XII. ACTION ITEMS

1. **SP2018-028** - Discuss and consider a request by Debora Allegranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of variances to the articulation and materials requirements in conjunction with an approved site plan for a restaurant on a 1.61-acre portion of a larger 9.0142-acre parcel of land identified as Lot 1, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated west of the intersection of Mims Road and the frontage road for E. IH-30, and take any action necessary.

Mr. Miller provided brief background information concerning this agenda item, sharing that this item is pertaining to a Cracker Barrel restaurant, which will be located in the Kohl's parking lot adjacent to IH-30. He indicated that approval of this item will require a ¾ majority vote of Council since it is located in an existing 'overlay district.' Councilmember Trowbridge moved to approve Variance request #1, which pertains to Horizontal Articulation associated

with the 4-sided architectural requirements. Councilmember Hohenshelt seconded the motion, which passed unanimously (7 ayes to 0 nays).

Mayor Pruitt indicated that, regarding the variance request related to "Vertical Articulation," no horizontal wall shall extend for a distance greater than three (3) times the height of the wall without a change in height by a minimum of 25% (i.e. five (5) feet) of the wall's height. In this case, the change in height for the front façade is 3 ½-feet (i.e. 1 ½-feet shorter than the requirement). Councilmember Hohenshelt moved to approve this variance request associated with "vertical articulation," and Councilmember Daniels seconded the motion. The motion passed unanimously (7 ayes to 0 nays).

Regarding the variance related to masonry requirements, Mayor Pruitt stated that the city's standards call for each façade to be limited to 50% cementitious materials. In this case, the applicant is proposing to utilize between 63% to 80% cementitious material (i.e. hardie board) on the building façades. Mayor Pro Tem Fowler moved to approve this variance request. Councilmember Daniels seconded the motion, which passed by a vote of 7 ayes to 0 nays.

2. Discuss and consider directing staff to proceed with the 2018 Comprehensive Plan amendment, and take any action necessary.

Mr. Miller explained that this item has been placed on tonight's meeting agenda as a result of the discussions that took place at the recent joint meeting that was held with the city council, Planning & Zoning Commission and the Comprehensive Plan Advisory Committee (CPAC).

Mayor Pruitt made a motion to send the Comp. Plan to the Planning & Zoning Commission for review and consideration. Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. Discuss and consider a policy for requiring a Traffic Impact Analysis (TIA), and take any action necessary.

Mr. Miller provided brief introductory comments pertaining to this agenda item. He indicated that this topic was initially discussed at the last council meeting. At Council's request, staff evaluated some options pertaining to creation of a policy regarding conducting of Traffic Impact Analyses associated with new, proposed development projects.

Extensive dialogue took place pertaining to when TIAs should be required and when they should not be required, especially pertaining to the timing associated with land entitlements and the proposed density. Discussion also took place pertaining to who currently pays for TIAs, when they are currently required, and who pays for those (the developer or the city). Mayor Pruitt suggested that TIAs should be paid for by the developer with the city choosing the engineer(ing firm). Mayor Pruitt expressed a desire to discuss PD-32 as related to the powers that the city's Planning & Zoning Commission currently has (or does not have) related to requiring a developer conduct a TIA.

Mr. Miller shared that any new policy that the Council may institute pertaining to requiring TIAs will not affect PD-32 unless a zoning change is requested within PD-32.

Mayor Pruitt summarized that the Council may wish to require a developer to conduct a TIA if the project will affect the future land use map (basically if it changes it to a 'more intense use' in instances where conducting a TIA would make logical sense).

Mayor Pruitt summarized a desire to have staff draft a policy and bring it back to Council for further discussion and consideration. He also asked staff to create an explanatory document that clarifies what would trigger a TIA in PD-32 and what powers the P&Z Commission and Council currently have relative to requesting TIAs.

XIII. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible sale or lease of real property / land in the vicinity of County Line Road pursuant to Section §551.072 (Real Property).
2. Discussion regarding potential litigation associated with Breezy Hill Road pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding (re)appointment of municipal court judge and associate judge, pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding restaurant permitting and inspections pursuant to §551.071 (Consultation with Attorney).
5. Discussion regarding management personnel and organization pursuant to §551.071 (Consultation with Attorney).
6. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

The Council did not reconvene in Executive Session following the close of the public meeting agenda. (See start of the 6:00 p.m. meeting (above) for action taken as a result of Executive Session).

XV. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 7:10 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 5th DAY OF NOVEMBER, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **November 2, 2018**

SUBJECT: **Resolution Consenting to Forney Addition to Wastewater Interceptor**

The cities of Rockwall, Heath, and Forney share in the debt service and operations cost for a wastewater interceptor line which conveys wastewater from the cities to the NTMWD treatment plant in Mesquite. Each city's proportionate share is determined by their respective flow into the line.

A provision in the contract allows each city to add services outside their respective city limits to the interceptor line with the consent of the other partners. This has happened several times over the life of the agreement with Heath adding Travis Ranch and Forney adding their high school site as well as a portion of the Devonshire development to the line. Rockwall added Sonoma Verde in Mclendon Chisholm to the line and bills the cost back to Mclendon Chisholm.

Forney now proposes to add just over 114 acres of their ETJ which is served by a MUD and is referred to in their plans as the Evans Tract. The Heath City Council has granted their consent and Rockwall has been asked to consider the request at the next Council meeting. All costs for this addition to the interceptor flows will be borne entirely by Forney in keeping with the agreement now in place and staff does not anticipate any issues related to this addition.

The resolution is included on the Council's consent agenda for consideration.

CITY OF ROCKWALL

RESOLUTION NO. 18-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AUTHORIZING AND CONSENTING TO THE CITY OF FORNEY, TEXAS PROVIDING SANITARY SEWER SERVICE TO 114.446 ACRES OF LAND (THE "EVANS TRACT") THROUGH AN AMENDMENT TO THE CITY OF FORNEY WASTEWATER SERVICE CONTRACT WITH THE KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 3 (DEVONSHIRE DEVELOPMENT); AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, the North Texas Municipal Water District (the "District"), the City of Rockwall, the City of Heath, and the City of Forney (collectively, the "Participants") originally entered into a "Buffalo Creek Interceptor System Contract," dated January 22, 2004 (the "Contract"); and

Whereas, the City of Forney currently desires the consent of the District and the Participants to provide service from the Interceptor System (as defined in the Contract) to an area outside the municipal limits of Forney; and

Whereas, the District and Participants have been requested to consent to the providing of sanitary sewer service from the Interceptor System, through the City of Forney, to an area consisting of approximately 114.446 acres of land (the "Evans Tract").

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

Section 1. The City Council hereby gives its consent to the City of Forney, Texas to provide sanitary sewer services to the 114.446 acre tract of land (the "Evans Tract"), which is located outside of the municipal limits of Forney, through an amendment to the City of Forney Wastewater Service Contract with Kaufman County Municipal Utility District No. 3 (Devonshire Development) as provided in the Third Amendment to the Wastewater Services Contract between the City of Forney and the Kaufman County Municipal Utility District No. 3 effective June 26, 2018.

Section 2. This Resolution shall take effect and be in full force and effect from and after its passage, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of November, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **October 31, 2018**

SUBJECT: **Fire Department Community Risk Assessment: Standard of Cover Project**

In September, the Fire Department was awarded a Department of Homeland Security Fire Prevention and Safety Grant of $48,500 for a Community Risk Assessment. The City's share or cost match for this grant is $2,309 and will be funded in the General Fund, Fire Operations budget.

The intent of this project is to produce a Community Risk Assessment: Standards of Cover document that is fully compliant with industry best practices in the field of deployment analysis. This evaluation and analysis of data will be based on nationally recognized guidelines and criteria, including recognized National Fire Protection Association standards, Insurance Services Office schedules, any federal and state mandates relative to emergency services, and generally accepted best practices within emergency services. Following this memo is the contract price proposal for service that identifies all aspects of this project.

Staff has contacted Emergency Services Consulting International (ESCI) who provides specialized, professional Fire, EMS, Law Enforcement and communications consulting services since 1976. ESCI is a Community Risk Assessment Project vendor through the Request For Proposal process with the Public Procurement Authority (PPA). By means of the Public Procurement Authority's cooperative purchasing program, the City would have the opportunity to piggyback the ESCI contract and move forward with the assessment project. To do so, the City needs to enter into a purchasing cooperative agreement with PPA. Also following this memo is the PPA cooperative purchasing agreement for Council consideration. Should the City enter into this coop program, then the City will meet all formal bidding requirements pertaining to this professional service contract.

For Council consideration are the RFP award to ESCI for $47,346 and the cooperative purchasing agreement with the PPA and authorize the City Manager to execute the ESCI and PPA contracts. Chief Cullins will be at the City Council meeting to answer any questions you may have regarding the grant award and Community Risk Assessment project.

Emergency Services Consulting International

Providing Expertise and Guidance that Enhances Community Safety

PERSONAL SERVICES CONTRACT

This agreement made this_____day of_____2018 by and between **City of Rockwall** hereinafter called "Client" and **Emergency Services Consulting International** doing business as an Oregon corporation in Wilsonville, Oregon, hereinafter called "ESCI".

WITNESSETH:

1. For and in consideration of the payment, agreements, and scope of work herein attached as **Addendum A** to be made and performed, Client and *ESCI* hereby agree to commence and complete the consultation, to provide the work described, and comply with the terms of the contract to conduct a **Community Risk Assessment:Standard of Cover (Project).** Client designates its Fire Department to be the department responsible on behalf of the Client to meet the terms of this Agreement.

2. *ESCI* will furnish labor, materials, and other services necessary to complete the **Project** for Client, and Client shall provide to *ESCI* the information, data, and assistance required as specified in the attached scope of work.

3. Fees: The Client shall pay *ESCI* a sum not to exceed **Forty Seven Thousand, Three Hundred Forty-Six Thirty Five Thousand Dollars ($47,346) including expenses**. Client shall pay *ESCI* according to the following schedule:
   A. 10% due at contract signing
   B. Monthly payments as work progresses
   C. Payment shall be made within 30 days of receipt of invoice

4. This agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

5. The laws of Texas shall govern this agreement.

6. *ESCI* shall comply with all federal, state, and local laws applicable to the work under this agreement.

7. Termination. Client may terminate this agreement for any reason upon thirty (30) days written notice to *ESCI*. Payment for all work completed and expenses incurred up to the time of termination shall be due immediately upon termination by Client.

8. Amendment. This agreement may be amended by mutual written agreement of all parties.

9. Independent Contractor. *ESCI* is engaged as an independent contractor and will be responsible for any federal or state taxes applicable to the payments under this agreement. *ESCI* is not currently employed by Client and will not be under the direct control of Client. Because *ESCI* is an independent contractor, Client will not be liable for any tax withholding, social security payments, state workers' compensation insurance, unemployment insurance, retirement system payments, or other similar expenses normally payable on behalf of employees of Client.

10. Indemnification. *ESCI* agrees to indemnify, defend, and hold harmless Client and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with the acts and/or any performances or activities of *ESCI*, *ESCI*'s agents, employees, or representatives under this Agreement.

11. Attorney Fees. If suit, action, or arbitration is brought either directly or indirectly to enforce the terms of this agreement, the prevailing party shall recover, and the losing party hereby agrees to pay, reasonable attorney's fees incurred in such proceeding, in the trial and appellate courts, as well as costs and disbursements as ordered by a court of competent jurisdiction.

12. This agreement is an integrated writing, executed by the parties after negotiation and discussions of all material provisions. None of the parties to this agreement have relied upon inducements, concessions, or representations of fact, except as set forth in this agreement.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, the agreement in two (2) copies, each of which shall be deemed an original, on the first date written above.

City of Rockwall (Fire Department)

By:_____ Title:_____ Date: _____
Signature

Emergency Services Consulting International

By:_____ Title:_____ Date: _____
Signature

Scope of Work | Community Risk Assessment: Standards of Cover

The intent of this project is to produce a Community Risk Assessment: Standards of Cover (CRA: SOC) document that is fully compliant with industry best practices in the field of deployment analysis. This evaluation and analysis of data will be based on nationally recognized guidelines and criteria, including recognized National Fire Protection Association (NFPA) standards, Insurance Services Office (ISO) schedules, any federal and state mandates relative to emergency services, and generally accepted best practices within emergency services. All methodology used in this Community Risk Assessment: Standards of Cover analysis of the department will follow the methodology described in the "Community Risk Assessment: Standards of Cover, 6th Edition," published by the Center for Public Safety Excellence (CPSE).

Phase I: Project Initiation

Task 1-A: Project Initiation & Development of Work Plan

ESCI will develop a project work plan based on the scope of work and converse with the community's project team to gain a comprehensive understanding of the organization's background, goals, and expectations for this project. This work plan will be developed identifying:

- Primary tasks to be performed
- Person(s) responsible for each task
- Time table for each task to be completed
- Method of evaluating results
- Resources to be utilized
- Possible obstacles or problem areas associated with the accomplishment of each task

This exchange will also help to establish working relationships, make logistical arrangements, determine an appropriate line of communications, and finalize contractual arrangements.

Task 1-B: Acquisition & Review of Background Information

ESCI will request pertinent information and data from the organization's assigned liaison. This data will be used extensively in the analysis and development of the CRA: SOC document. The documents and information relevant to this project will include, but not be limited to, the following:

- ESCI Information Request for CRA;SOC projects (Exhibit A)
- Department Standard Operating Guidelines (SOGs) and service delivery practices
- Current service delivery objectives and targets
- Facilities and apparatus inventories
- Target Hazard inventory

Phase II: Community Risk Assessment Development

ESCI will conduct an all-hazards analysis of the community based on the elements included in the following objectives. The purpose of this evaluation is to assess the community's hazards, threats, vulnerabilities, and risks in comparison to recognized standards and best practices, as well as to create benchmarks against which to compare future improvement.

Task 2-A: Description of Community Served

An overview of the organization will be developed to include:

- Community Characteristics, including general location, history, geography, topography, climate, local government type, jurisdictional area, and surrounding jurisdictions
- Demographic characteristics
- Transportation networks
- Physical assets protected
- Planning zones, or fire management (response) zones

An interpretation of available census and community development data will be provided indicating:

- Population history
- Census-based population and demographic information
- Community planning-based population information
- Transient population and demographic information (to the extent data is available)
- Population density
- Community land use regulations
- Occupancy types by land use designation
- Hazardous substances and processes
- Non-structural risk categorization

Task 2-B: Review of Community Expectations and Performance Goals

ESCI will examine and document the levels of service historically provided to the community. Within this analysis, the service area will be evaluated based on population density and fire management zones that will be used in the development of future performance objectives.

ESCI will use the fire management zone noted above combined with input from citizens, elected officials, and other stakeholders to determine the appropriate level of service.

Task 2-C: Community Risk Assessment

ESCI will conduct an analysis of community risks, and land uses and interpret their impact on emergency service planning and delivery. Land use, zoning classifications, parcel data, ISO fire flow data, economic value, building footprint densities, occupancy data, and demographic information may be used, along with specific target hazard information, to analyze and classify community risk by:

- Location
- Type
- Probability
- impact or consequences (economic, social, historic, cultural and environmental),
- speed of onset,
- duration, and
- effect on department response capabilities.

Task 2-D: Spatial Visualization of Data and Information

ESCI will use local planning/zoning data combined with available Geographic Information System (GIS) data to evaluate the physical risks of the community to include:

- Overall geospatial characteristics including political and growth boundaries, construction, and infrastructure limitations
- Topography including response barriers, elevation extremes, and open space/interface areas
- Transportation networks including roads, rail lines, airports, and waterways
- Evaluation of physical assets protected
- Risk Assessment Methodology
- Community-Wide Hazards, treats, vulnerabilities, and risks
- Risk Assessment Matrix
- Community Safety and Remediation Programs
- Community Fire Protection and Detection Systems
- Community Loss and Save Information
- Risk By Response Category: Fire, Emergency Medical, and Other Incidents
- Risk By Planning / Demand Zone
- Utilize three-axis or bar data visualization to include probability, consequence, and organization impact (resiliency)

Phase III. Standards of Cover Development

ESCI will conduct an organizational analysis of the department based on the elements included in the following objectives. The purpose of this evaluation is to assess the agency's operations in comparison to industry standards and best practices, as well as to create benchmarks against which to compare future improvement.

Task 3-A: Description of the Department

An overview of the organization will be developed evaluating:

- Service area general population and demographics
- Contributing factors
- History, formation, and general description of the agency community
- Governance and lines of authority
- Organizational design
- Operating budget, funding, fees, taxation, and financial resources

Task 3-B: Review of Services Provided

The services currently provided by the department will be evaluated. Areas to be considered include:

- Description of the current service delivery infrastructure
- Review of emergency response services by type
- Review and evaluate operational staffing levels, distribution, and assignment
- Review staff allocation to various emergency functions
- Review staff scheduling methodology

Task 3-C: Capital Facilities & Equipment

During this component, a review of current major capital assets (facilities and apparatus) will be completed relative to the existing condition of capital assets and their viability for continued use in future service delivery. This evaluation will include:

Facilities **–** Tour and make observations in areas critical of current station location and future station considerations. Items to be contained in the report include:

Design	Code compliance
Construction	Staff facilities
Safety	Efficiency
Environmental issues	Future viability

Apparatus/Vehicles **–** Review and make recommendations regarding inventory of apparatus and equipment. Items to be reviewed include:

Age, condition, and serviceability
Distribution and deployment

Task 3-D: Provision of Services Across The Jurisdiction

An overview of the provision of services across the jurisdiction will be developed evaluating:

- Deployment Considerations
  - Service Provision Methodology
  - Computer Aided Dispatch (CAD) System
  - Unit Types and Staffing
    - Response Levels
  - Resiliency
- Critical Task Analysis: Fire Suppression, Emergency Medical Incidents, Other Incidents

Baseline Performance

- Performance Monitoring Methodology
- Response Metrics: Population Categories, Hazard Types, Risk Levels
- System Wide
- By Planning Zone of Response Zone

Task 3-E: Review of Historical System Performance

Review and make observations in areas specifically involved in, or affecting, service levels and performance. Areas to be reviewed shall include, but not necessarily be limited to:

Resource Distribution Study

- Overview of the current facility and apparatus deployment strategy, analyzed through Geographical Information Systems software, with identification of service gaps and redundancies in initial unit arrival

Resource Concentration Study

- Analysis of response time capability to achieve full effective response force
- Analysis of company and staff distribution as related to effective response force assembly

Response Reliability Study (to the extent data is complete)

- Analysis of current workload, including unit hour utilization of individual companies
- Review of actual or estimated failure rates of individual companies
- Analysis of call concurrency and impact on effective response force assembly (resource drawdown)
- Analysis of call concurrency and impact on resource exhaustion

Historical Performance Summary

- Analysis of actual system reflex time performance, analyzed by individual components
- Mutual and Automatic Aid Systems

ESCI will evaluate the current workload of the department and relate that analysis to the previously described community risk. An analysis will be completed, and a matrix will be developed for the community's common and predictable risk types identifying staffing and resource needs. The matrix shall be developed with consideration to:

- Service Demand study that will analyze and geographically display current service demand by incident type and temporal variation
- Risk-specific staffing levels to meet the critical tasking analysis for the identified risks
- Apparatus assignments to accommodate the anticipated fire flows and other critical functions of the identified risks
- Time standards that will provide for effective initiation of critical tasks and functions
- Summary of current available resources in matrix format

Task 3-F: Establishment of Performance Objectives

The establishment of fire and EMS response time standards and targets is a primary responsibility of policy-makers, based on community risk, citizen expectations and the fire agency's capabilities. ESCI will provide data analysis and comparison against industry standards and will recommend response performance goals. ESCI will identify the current level of emergency services provided by the department and compare the department's performance against industry standards and best practices, such as the benchmarks described by the Insurance Services Office (ISO), consensus standards from the National Fire Protection Association (NFPA), recommended practices from the Center for Public Safety Excellence (CPSE), and other pertinent resources.

- All Programs
- Fire Suppression Services
- Emergency Medical Services
- Hazardous Materials Services
- Technical Rescue Services
- Airport Rescue and Firefighting

A review and discussion of existing response performance goals (if in place) or a discussion of existing response performance (if goals are not in place) will be provided matching the nature and type of risks identified in the previous report sections. ESCI will then recommend response performance goals as follows:

- Evaluation Of Performance
  - Benchmark Objective Tables
  - Evaluation Methodology
  - Factors to Consider
- Evaluation Findings
  - Response Time Performance – Each timed element of the response system, from receipt of call to first unit arrival
  - Resource Distribution – Initial attack (first due) resources for risk-specific intervention
  - Resource Concentration – Effective response force assembly (apparatus and personnel), of the initial resources necessary to stop the escalation of the emergency for each risk type

ESCI will also review and consider any current or draft performance goals, objectives, and measures in place by the agency to determine recommended levels of service.

Phase IV. Plan For Maintaining And Improving Response Capabilities

Task 4-A: Overview of Plan

ESCI will work with the department's management team to develop a methodology that will allow the department to continually measure future performance of the purpose of maintaining and improving response capabilities. This methodology will include, but not necessarily be limited to:

- Records Management Systems (RMS) usage policies
- Assignment of oversight responsibilities
- Schedule of assessments
- Review requirements

Task 4-B: Overall Evaluation, Conclusions, and Recommendations to Policy Makers

ESCI will develop and analyze various operational models for providing emergency services with the specific intent of identifying those options that can deliver the optimum levels of service identified in the previous task at the most efficient cost. Recommendations will be provided identifying the best long-range strategy for service delivery and the impact of initiating such a strategy. ESCI will develop one or more long-range options for resource deployment that will improve the region's level of service towards the identified performance objectives and targets. This may include, but is not necessarily limited to, specific recommendations regarding:

- Any relocation of existing facilities
- General locations of future necessary fire stations
- Selection and deployment of apparatus by type
- Deployment of operations personnel, special units, or resources

ESCI will evaluate and present in graphical and descriptive format for the deployment option(s):

- Degree of benefit to be gained through its implementation
- Extent to which it achieves established performance targets
- Potential negative consequences

Phase V: Development, Review, and Delivery of Final Report

Task 5-A: Develop and Review Draft Project Report

ESCI will develop and produce an electronic draft version of the written report for review by the client and client representatives. Client feedback is a critical part of this project and adequate opportunity will be provided for review and discussion of the draft report prior to finalization. Review of the draft will be performed through web-based video conferencing. The report will include:

- Narrative analysis of each report component structured in easy-to-read sections and accompanied by explanatory support to encourage understanding by both staff and civilian readers
- Clearly designated recommendations highlighted for easy reference and catalogued as necessary in a report appendix
- Supportive charts, graphs, and diagrams, where appropriate
- Supportive maps, utilizing GIS analysis, as necessary
- Appendices, exhibits, and attachments, as necessary
    - Appendix A: Correlation of CRA-SOC Document to CFAI Accreditation Model
    - Appendix B. Glossary and Acronyms
    - Appendix C. Commonly Used Abbreviations and Acronyms
    - Appendix D. References

Task 5-B: Delivery of Final Community Risk Assessment : Standards of Cover Document

ESCI will complete any necessary revisions of the draft and produce ten publication-quality bound, final versions of the written report. The final report will include an executive summary describing the nature of the report, the methods of analysis, the primary findings, and critical recommendations. A formal presentation of the project report will be made by ESCI project team member(s) to staff, elected officials, and/or the general public and will include the following:

- A summary of the nature of the report, the methods of analysis, the primary findings, and critical recommendations
- Supportive audio-visual presentation
- Explanation of primary supportive charts, graphs, diagrams, and maps, where appropriate
- Opportunity for questions and answers, as needed

Additional services

According to the grant narrative:

> *Phase V will consist of risk reduction planning and will include broad-based recommendations for the development of strategies and tactics necessary for a successful Community Risk Reduction plan. For each risk identified, we will meet with interested stakeholders to consider the 5 "E's" of prevention and risk mitigation: Education, Engineering, Enforcement, Emergency Response, and Economics. Additionally, the relative effectiveness of risk reduction strategies, including SWOT analysis, feasibility and implications, option ranking, and related tools will be included. Finally, the establishment of expectations, goals, SMART objectives, and performance measures will be identified.*

ESCI offers the following additional services beyond the CRA:SOC document to satisfy Phase V of the grant requirements as shown here:

Task 4-C: Risk Reduction Planning

ESCI will work with the department's management team to develop a methodology that will allow the department to understand and demonstrate how reduction in fire risk through risk-based inspection and related programs will match deployment of department resources with resultant fire risk and desired community outcomes in four important areas: civilian injury and death; firefighter injury and death; property loss; and environmental impact. Specifically, this task will assist department leaders and community officials in efforts to decide the resources needed to:

- Commit to risk assessment and risk management (prevention/pre-planning/preparation);
- Commit to response/mitigation/stabilization/growth; and
- Achieve the acceptable level of risk.

ESCI will provide broad-based recommendations for the development of strategies and tactics necessary for a successful Community Risk Reduction plan using a Risk-Based Inspection Model (RBI). ESCI will meet with interested stakeholders to consider:

- The 5 "E's" of prevention and risk mitigation: Education, Engineering, Enforcement, Emergency Response, and Economics
- The relative effectiveness of risk reduction strategies using a Risk-Based Inspection Model, including SWOT analysis, feasibility and implications, option ranking, and related tools
- The establishment of expectations, goals, SMART objectives, and performance measures
- Additional information designed to assist with the development of program applications to address FEMA requirements and peer assessment scoring dimensions:
    - Does the proposal clearly summarize the vulnerability the project will address?
    - Does the proposal describe the steps taken to determine the vulnerability and how the target population was identified?
    - Does the proposal include statistics that support their project and target audience?

Task 4-D: Implementing and Evaluating a Community Risk Strategy

ESCI will provide program-specific field support and guidance for the implementation of strategies and tactics necessary for a successful Community Risk Reduction (CRR) plan using a Risk-Based Inspection Model. ESCI will meet with and train department personnel and other interested stakeholders how to:

- Accept organizational responsibility for CRR and build community acceptance
- Implement the six steps in a successful CRR program
- Guide program champions in establishing buy-in, overcoming objectives, utilizing resources effectively and efficiently, and communicating program progress

In addition, ESCI will provide program-specific recommendations for the evaluation of CRR strategies and tactics, to include detailed findings and recommendations, including:

- Reasons to monitor the Plan
- How to use the four stages of evaluation to determine program status
- How to use data collection and statistical analysis to compare previous conditions with post-implementation results
- How to modify the plan to improve results

Intergovernmental Cooperative Purchasing Agreement

This Intergovernmental Agreement (Agreement) is by and between the Lead Contracting Agency ("Public Procurement Authority (PPA)") and participating government entities ("Participating Agencies") that agree to the terms and conditions of this Agreement. The Lead Contracting Agency and all Participating Agencies shall be considered as "parties" to this agreement.

WHEREAS, upon completion of a formal competitive solicitation and selection process, PPA has entered into a Master Price Agreement with one or more Vendors to provide goods and services, often based on national sales volume projections;

WHEREAS, the Master Price Agreement provides that Participating Agencies may purchase goods and services on the same terms, conditions and pricing as the PPA, subject to applicable local and state laws of the Participating Agencies;

WHEREAS, the parties agree to comply with the requirements of the Intergovernmental Cooperation Act as may be applicable to the local and state laws of the Participating Agencies;

WHEREAS, the parties desire to conserve and leverage resources, and to improve the efficiency and economy of the procurement process while reducing solicitation and procurement costs;

WHEREAS, the parties are authorized and eligible to contract with governmental bodies and Vendors to perform governmental functions and services, including the purchase of goods and services; and

WHEREAS, the parties desire to contract with Vendors under the terms of the Master Price Agreement;

NOW, THEREFORE, the parties agree as follows:

ARTICLE 1: LEGAL AUTHORITY

Each party represents and warrants that it is eligible to participate in this Agreement because it is a local government created and operated to provide one or more governmental functions and possesses adequate legal authority to enter into this Agreement.

ARTICLE 2: APPLICABLE LAWS

The procurement of goods and services subject to this Agreement shall be conducted in accordance with and subject to the relevant statutes, ordinances, rules, and regulations that govern each party's procurement policies. Competitive Solicitations are intended to meet the public contracting requirements of the PPA and may not be appropriate under, or satisfy

Participating Agencies' procurement laws. It is the responsibility of each party to ensure it has met all applicable solicitation and procurement requirements. Participating Agencies are urged to seek independent review by their legal counsel to ensure compliance with all local and state solicitation requirements.

ARTICLE 3: USE OF BID, PROPOSAL OR PRICE AGREEMENT

a. A "procuring party" is defined as the PPA or any Participating Agency that desires to purchase from the Master Price Agreement awarded by the PPA.

b. Each procuring party shall be solely responsible for their own purchase of goods and services under this Agreement. A non-procuring party shall not be liable in any fashion for any violation of law or contract by a procuring party, and the procuring party shall hold non-procuring parties and all unrelated procuring parties harmless from any liability that may arise from action or inaction of the procuring party.

c. The procuring party shall not use this agreement as a method for obtaining additional concessions or reduced prices for similar goods and services outside the scope of the Master Price Agreement.

d. The exercise of any rights or remedies by the procuring party shall be the exclusive obligation of such procuring party.

e. The cooperative use of bids, proposals or price agreements obtained by a party to this Agreement shall be in accordance with the terms and conditions of the bid, proposal or price agreement, except as modified where otherwise allowed or required by applicable law, and does not relieve the party of its other solicitation requirements under state law or local policies.

ARTICLE 4: PAYMENT OBLIGATIONS

The procuring party will make timely payments to Vendors for goods and services received in accordance with the terms and conditions of the procurement. Payment for goods and services, inspections and acceptance of goods and services ordered by the procuring party shall be the exclusive obligation of such procuring party. Disputes between procuring party and Vendor shall be resolved in accordance with the law and venue rules of the state of the procuring party.

ARTICLE 5: COMMENCEMENT DATE

This Agreement shall take effect after execution of the "Public Procurement Authority Endorsement and Authorization" or "Participating Agency Endorsement and Authorization," as applicable.

ARTICLE 6: TERMINATION OF AGREEMENT

This Agreement shall remain in effect until terminated by a party giving 30 days written notice to "PPA".

ARTICLE 7: ENTIRE AGREEMENT

This Agreement and any attachments, as provided herein, constitute the complete Agreement between the parties hereto, and supersede any and all oral and written agreements between the parties relating to matters herein.

ARTICLE 8: CHANGES AND AMENDMENTS

This Agreement may be amended only by a written amendment executed by all parties, except that any alterations, additions, or deletions of this Agreement which are required by changes in Federal and State law or regulations are automatically incorporated into this Agreement without written amendment hereto and shall become effective on the date designated by such law or regulation.

ARTICLE 9: SEVERABILITY

All parties agree that should any provision of this Agreement be determined to be invalid or unenforceable, such determination shall not affect any other term of this Agreement, which shall continue in full force and effect.

THIS INSTRUMENT HAS BEEN EXECUTED IN TWO OR MORE ORIGINALS BY EXECUTION AND ATTACHMENT OF "THE PUBLIC PROCUREMENT AUTHORITY ENDORSEMENT AND AUTHORIZATION" OR "PARTICIPATING AGENCY ENDORSEMENT AND AUTHORIZATION," AS APPLICABLE. ONCE EXECUTED, IT IS THE RESPONSIBILITY OF EACH PARTY TO FILE THIS AGREEMENT WITH THE PROPER AGENCY IF REQUIRED BY LOCAL OR STATE LAW.

PUBLIC PROCUREMENT AUTHORITY
ENDORSEMENT AND AUTHORIZATION

The undersigned acknowledges, on behalf of the Public Procurement Authority ("Lead Contracting Agency") that he/she has read and agrees to the general terms and conditions set forth in the enclosed Intergovernmental Cooperative Purchasing Agreement regulating use of the Master Price Agreements and purchase of goods and services that from time to time are made available by the Public Procurement Authority to Participating Agencies locally, regionally, and nationally. Copies of Master Price Agreements and any amendments thereto made available by the Public Procurement Authority will be provided to Participating Agencies to facilitate use by Participating Agencies.

The undersigned understands that the purchase of goods and services under the provisions of the Intergovernmental Cooperative Purchasing Agreement is at the absolute discretion of the Participating Agencies.

The undersigned affirms that he/she is an agent of the Public Procurement Authority and is duly authorized to sign this Public Procurement Authority Endorsement and Authorization.

Date: October 10, 2018

BY: Teila Leighton
ITS: Contract Manager

Public Procurement Authority Contact Information:

Contact Person: Teila Leighton
Address**:** 25030 SW Parkway Avenue
Suite 330
Wilsonville, OR 97070
Telephone No.: 855-524-4572
Email: questions@ppa-or.gov

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PARTICIPATING AGENCY
ENDORSEMENT AND AUTHORIZATION

The undersigned acknowledges, on behalf of _____ ("Participating Agency") that he/she has read and agrees to the general terms and conditions set forth in the enclosed Intergovernmental Cooperative Purchasing Agreement regulating use of the Master Price Agreements and purchase of goods and services that from time to time are made available by the Public Procurement Authority to Participating Agencies locally, regionally, and nationally.

The undersigned further acknowledges that the purchase of goods and services under the provisions of the Intergovernmental Cooperative Purchasing Agreement is at the absolute discretion of the Participating Agency and that PPA shall not be held liable for any costs or damages incurred by or as a result of the actions of the Vendor or any other Participating Agency. Upon award of contract, the Vendor shall deal directly with the Participating Agency concerning the placement of orders, disputes, invoicing and payment.

The undersigned affirms that he/she is an agent of _____ and is duly authorized to sign this Participating Agency Endorsement and Authorization.

_____ Date:_____
BY: _____
ITS: _____

Participating Agency Contact Information:

Contact Person: _____
Address: _____
_____
_____
Telephone No.:_____
Email:_____

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **October 18, 2018**

SUBJECT: **Purchase of 2019 Model Truck**

Approved in the General Fund, Streets and Drainage operating budget is $46,000 for a new one-ton service truck with utility body that will be funded with General Fund Reserves.

Total cost for the vehicle is $45,524. This vehicle is available from Caldwell Country Chevrolet through the Texas Association of School Board (Buy Board) cooperative purchasing contract #521-16. As a member and participant in this cooperative program, the City has met all formal bidding requirements pertaining to the purchase of the new truck.

For Council consideration are the bid award to Caldwell Country Chevrolet for $45,524 and authorize the City Manager to execute a purchase order.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **October 23, 2018**

SUBJECT: **Highland Drive Phase 1 Reconstruction Project (Bedford Falls Lane to Driftwood Street) Construction Contract**

The Highland Drive Reconstruction Project is part of the 2018 Street Bond Program was approved by City Council to start engineering design services at the June 4, 2018 City Council meeting. The project has been broken up into two phases for construction but is being designed all together. Phase 1 is from Bedford Falls Lane to Driftwood Street and Phase 2 is from Driftwood Drive to Valley Drive. The project design and public involvement has been expedited in order to line up the reconstruction of Phase 1 with the RISD timeline of rebuilding Reinhardt Elementary with is currently underway.

The City hired Teague Nall and Perkins, Inc. to provide the engineering design and specifications for the Highland Drive Reconstruction Project. Eight (8) bids for construction were received for Phase 1 construction of Highland Drive and opened on October 16, 2018. The low bidder is Tiseo Paving Company with a total Base Bid of $1,060,427.10 and a total Alternate Base Bid of $1,095,983.25. The engineering consultants have verified Tiseo Paving Company references and provided a letter of recommendation. Funding will be provided through the Street Bond Fund and the Water / Sewer Fund.

Staff requests City Council consider approval the total alternate Base Bid of Highland Drive Phase 1 Reconstruction Project (Bedford Falls Lane to Driftwood Street) and authorize the City Manager to execute a contract with Tiseo Paving Company in an amount of $1,095,983.25, to be funded by Street Bond Fund and the Water / Sewer Fund, and take any action necessary.

AW:jw

Attachments

Cc: Mary Smith, Assistant City Manager
Jeremy White, P.E., CFM, Civil Engineer
Billy Chaffin, Manager Streets and Drainage
Rick Sherer, Manager Water/Wastewater
File

www.tnpinc.com

engineers
surveyors
landscape architects

October 18, 2018

Mr. Jeremy M. White, P.E., CFM
Public Works – Engineering Division
City of Rockwall
385 South Goliad
Rockwall, Texas 75087

RE: Recommendation of Award
Highland Drive Reconstruction, Phase I (Driftwood Street to Bedford Falls Lane), CIP-TR2018-001

Dear Mr. White,

On Tuesday, October 16, 2018, the City of Rockwall opened bids for the referenced project. Eight bids were received, as shown in the attached bid tabulation. The apparent low bidder was Tiseo Paving Company. We have completed our review of the bids, and have confirmed that Tiseo Paving Company is the low bidder, and has provided all of the required information.

Based upon our review of Tiseo's bid proposal and references, we recommend award of the construction contract to the low bidder, Tiseo Paving Company. Please don't hesitate to call me if you have any questions.

Sincerely,
tnp
teague nall & perkins

Michael G. DeMotte, P.E.
Director of Engineering Services – Allen Office

City of Rockwall
The New Horizon

City of Rockwall

Highland Dive Reconstruction, Phase I (From Driftwood Street to Bedford Falls Lane)

CIP-TR2018-001

BID TABULATION

				Camino Construction LP		FNH Construction LLC		Apparent Low Bid Tiseo Paving CO.		Jeske Construction CO.		Pavecon Public Works		Urban Infraconstruction LLC		McMahon Contracting LP		AMX Companies		Average Unit Price		Engineer's OPCC	
Item No.	**Item Description**	**Quantity**	**Unit**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**
SCHEDULE A - DEMOLITION/PREPARATION/CONTROLS																							
1	MOBILIZATION	1	LS	$60,000.00	$60,000.00	$150,000.00	$150,000.00	$10,000.00	$10,000.00	$36,000.00	$36,000.00	$58,000.00	$58,000.00	$60,000.00	$60,000.00	$50,000.00	$50,000.00	$68,000.00	$68,000.00	$61,500.00	$61,500.00	$68,000.00	$68,000.00
2	TRAFFIC CONTROL PLAN, BARRICADES, SIGNS & RELATED DEVICES, IMPLEMENTATION & MAINTENANCE	1	LS	$12,000.00	$12,000.00	$85,000.00	$85,000.00	$27,700.00	$27,700.00	$14,000.00	$14,000.00	$59,000.00	$59,000.00	$65,000.00	$65,000.00	$21,882.00	$21,882.00	$19,550.00	$19,550.00	$38,016.50	$38,016.50	$30,000.00	$30,000.00
3	PROJECT SIGN	1	EA	$700.00	$700.00	$1,500.00	$1,500.00	$500.00	$500.00	$1,000.00	$1,000.00	$470.00	$470.00	$1,200.00	$1,200.00	$332.36	$332.36	$575.00	$575.00	$784.67	$784.67	$900.00	$900.00
4	REMOVE AND DISPOSE OF CONCRETE PAVEMENT (INCLUDING CURB), DRIVEWAYS, ALLEYS (ALL DEPTHS AND TYPES) AND SAW CUT	4,729	SY	$17.00	$80,393.00	$20.00	$94,580.00	$9.00	$42,561.00	$15.00	$70,935.00	$4.90	$23,172.10	$20.00	$94,580.00	$16.74	$79,163.46	$18.00	$85,122.00	$15.08	$71,313.32	$20.00	$94,580.00
5	UNCLASSIFIED STREET EXCAVATION	3,000	CY	$25.00	$75,000.00	$20.00	$60,000.00	$16.00	$48,000.00	$22.00	$66,000.00	$20.32	$60,960.00	$37.00	$111,000.00	$23.42	$70,260.00	$12.00	$36,000.00	$21.97	$65,902.50	$20.00	$60,000.00
6	REMOVE AND DISPOSE OF CONCRETE SIDEWALK (INCLUDING STEPS)	291	SY	$9.00	$2,619.00	$20.00	$5,820.00	$4.00	$1,164.00	$9.00	$2,619.00	$7.38	$2,147.58	$15.00	$4,365.00	$5.36	$1,559.76	$18.00	$5,238.00	$10.97	$3,191.54	$16.00	$4,656.00
7	REMOVE AND DISPOSE OF TREES (REGARDLESS OF SIZE)	7	EA	$1,000.00	$7,000.00	$2,500.00	$17,500.00	$435.00	$3,045.00	$700.00	$4,900.00	$890.00	$6,230.00	$1,500.00	$10,500.00	$582.89	$4,080.23	$700.00	$4,900.00	$1,038.49	$7,269.40	$1,500.00	$10,500.00
8	REMOVE AND REINSTALL MAIL BOXES (POST STYLE)	1	EA	$200.00	$200.00	$650.00	$650.00	$350.00	$350.00	$200.00	$200.00	$205.00	$205.00	$1,000.00	$1,000.00	$183.72	$183.72	$400.00	$400.00	$398.59	$398.59	$300.00	$300.00
9	REMOVE AND REINSTALL MAIL BOXES (BRICK TYPE)	6	EA	$900.00	$5,400.00	$1,500.00	$9,000.00	$1,500.00	$9,000.00	$800.00	$4,800.00	$2,550.00	$15,300.00	$3,000.00	$18,000.00	$1,200.00	$7,200.00	$1,200.00	$7,200.00	$1,581.25	$9,487.50	$1,600.00	$9,600.00
10	REMOVE AND DISPOSE OF 18" STORM DRAIN PIPE (RCP)	5	LF	$13.00	$65.00	$30.00	$150.00	$24.00	$120.00	$16.00	$80.00	$20.36	$101.80	$25.00	$125.00	$21.52	$107.60	$50.00	$250.00	$24.99	$124.93	$200.00	$1,000.00
11	REMOVE AND DISPOSE OF 24" STORM DRAIN PIPE (RCP)	5	LF	$13.00	$65.00	$30.00	$150.00	$29.00	$145.00	$20.00	$100.00	$20.36	$101.80	$25.00	$125.00	$21.52	$107.60	$50.00	$250.00	$26.11	$130.55	$200.00	$1,000.00
12	REMOVE AND DISPOSE OF 10' STD. CURB INLET	2	EA	$300.00	$600.00	$2,500.00	$5,000.00	$685.00	$1,370.00	$1,500.00	$3,000.00	$1,700.00	$3,400.00	$2,100.00	$4,200.00	$693.14	$1,386.28	$1,200.00	$2,400.00	$1,334.77	$2,669.54	$1,500.00	$3,000.00
13	STORMWATER POLLUTION PREVENTION PLAN & EROSION CONTROL (INSTALL, MAINTAIN AND REMOVE)	1	LS	$3,000.00	$3,000.00	$9,500.00	$9,500.00	$12,100.00	$12,100.00	$6,200.00	$6,200.00	$7,800.00	$7,800.00	$25,000.00	$25,000.00	$3,667.34	$3,667.34	$9,200.00	$9,200.00	$9,558.42	$9,558.42	$5,000.00	$5,000.00
14	FURNISH AND INSTALL BLOCK SOD FOR DISTURBED AREA	1,100	SY	$10.00	$11,000.00	$6.50	$7,150.00	$17.00	$18,700.00	$7.00	$7,700.00	$11.71	$12,881.00	$18.00	$19,800.00	$5.92	$6,512.00	$7.00	$7,700.00	$10.39	$11,430.38	$5.00	$5,500.00
		Schedule A Total			**$258,042.00**		**$446,000.00**		**$174,755.00**		**$217,534.00**		**$249,769.28**		**$414,895.00**		**$246,442.35**		**$246,785.00**		**$281,777.83**		**$294,036.00**
SCHEDULE B- PAVING AND DRAINAGE																							
15	8" THICK REINFORCED CONCRETE STREET PAVEMENT INCL. CURB (3600 PSI)	4,358	SY	$81.00	$352,998.00	$62.50	$272,375.00	$62.85	$273,900.30	$71.00	$309,418.00	$69.85	$304,406.30	$77.00	$335,566.00	$66.13	$288,194.54	$87.00	$379,146.00	$72.17	$314,500.52	$80.00	$348,640.00
16	6" THICK REINFORCED CONCRETE STREET PAVEMENT INCL. CURB (3600 PSI)	355	SY	$73.00	$25,915.00	$60.00	$21,300.00	$55.00	$19,525.00	$64.00	$22,720.00	$144.45	$51,279.75	$67.00	$23,785.00	$46.09	$16,361.95	$74.00	$26,270.00	$72.94	$25,894.59	$65.00	$23,075.00
17	6" THICK REINFORCED CONCRETE PAVEMENT INCLUDING CURB FOR DRIVEWAYS (3600 PSI)	294	SY	$71.00	$20,874.00	$60.00	$17,640.00	$67.20	$19,756.80	$69.00	$20,286.00	$94.04	$27,647.76	$67.00	$19,698.00	$61.88	$18,192.72	$74.00	$21,756.00	$70.52	$20,731.41	$65.00	$19,110.00
18	7"-5"-7" (7" AT EDGES AND 5" AT INVERT) THICK REINFORCED CONCRETE PAVEMENT INCL. CURB FOR ALLEY (3,600 PSI)	192	SY	$69.00	$13,248.00	$85.00	$16,320.00	$71.40	$13,708.80	$74.00	$14,208.00	$94.23	$18,092.16	$90.00	$17,280.00	$80.63	$15,480.96	$78.00	$14,976.00	$80.28	$15,414.24	$70.00	$13,440.00
19	REINFORCED CONCRETE SIDEWALK INLCUDING LEAD WALK (4" THICK , 3000 PSI)	833	SY	$59.00	$49,147.00	$65.00	$54,145.00	$50.40	$41,983.20	$68.00	$56,644.00	$82.11	$68,397.63	$58.00	$48,314.00	$56.57	$47,122.81	$6.00	$4,998.00	$55.64	$46,343.96	$54.00	$44,982.00
20	REINFORCED CONCRETE PAVEMENT WITH EXPOSED AGGREGATE SURFACE FINISH (4" THICK, 3000 PSI)	4	SY	$62.00	$248.00	$200.00	$800.00	$265.00	$1,060.00	$125.00	$500.00	$130.00	$520.00	$250.00	$1,000.00	$231.08	$924.32	$40.00	$160.00	$162.89	$651.54	$100.00	$400.00
21	12" WALL INTEGRAL TO SIDEWALK W/ STONE VENEER (3000 PSI)	101	LF	$68.00	$6,868.00	$125.00	$12,625.00	$105.00	$10,605.00	$45.00	$4,545.00	$102.00	$10,302.00	$140.00	$14,140.00	$96.79	$9,775.79	$20.00	$2,020.00	$87.72	$8,860.10	$60.00	$6,060.00
22	6" THICK FLEXBASE (COMPACT IN PLACE)	5,023	SY	$20.00	$100,460.00	$13.50	$67,810.50	$7.75	$38,928.25	$12.00	$60,276.00	$16.31	$81,925.13	$23.00	$115,529.00	$10.87	$54,600.01	$7.30	$36,667.90	$13.84	$69,524.60	$15.00	$75,345.00
23	BARRIER FREE RAMP (COR DIRECTIONAL CURB RAMP)	4	EA	$2,200.00	$8,800.00	$2,000.00	$8,000.00	$2,100.00	$8,400.00	$2,600.00	$10,400.00	$1,400.00	$5,600.00	$1,700.00	$6,800.00	$2,250.40	$9,001.60	$1,800.00	$7,200.00	$2,006.30	$8,025.20	$2,500.00	$10,000.00
24	BARRIER FREE RAMP (TXDOT TYPE 7)	8	EA	$1,500.00	$12,000.00	$2,000.00	$16,000.00	$1,575.00	$12,600.00	$2,200.00	$17,600.00	$1,400.00	$11,200.00	$1,700.00	$13,600.00	$1,658.80	$13,270.40	$1,800.00	$14,400.00	$1,729.23	$13,833.80	$2,000.00	$16,000.00
25	BARRIER FREE RAMP (TXDOT TYPE 10)	4	EA	$1,500.00	$6,000.00	$2,000.00	$8,000.00	$1,680.00	$6,720.00	$1,900.00	$7,600.00	$1,660.00	$6,640.00	$1,700.00	$6,800.00	$1,740.00	$6,960.00	$2,200.00	$8,800.00	$1,797.50	$7,190.00	$2,000.00	$8,000.00
26	BARRIER FREE RAMP (MIDBLOCK, TXDOT TYPE 2)	2	EA	$1,400.00	$2,800.00	$2,000.00	$4,000.00	$1,680.00	$3,360.00	$2,100.00	$4,200.00	$1,660.00	$3,320.00	$1,700.00	$3,400.00	$1,937.20	$3,874.40	$2,200.00	$4,400.00	$1,834.65	$3,669.30	$2,000.00	$4,000.00
27	CONSTRUCT STREET HEADER	37	LF	$35.00	$1,295.00	$35.00	$1,295.00	$30.00	$1,110.00	$15.00	$555.00	$21.00	$777.00	$30.00	$1,110.00	$25.07	$927.59	$10.00	$370.00	$25.13	$929.95	$50.00	$1,850.00
28	CONSTRUCT LONGITUDINAL BUTT JOINT	525	LF	$6.00	$3,150.00	$25.00	$13,125.00	$5.00	$2,625.00	$3.00	$1,575.00	$3.00	$1,575.00	$6.00	$3,150.00	$7.68	$4,032.00	$7.00	$3,675.00	$7.84	$4,113.38	$20.00	$10,500.00
29	STORM SEWER 18" RCP CLASS III	5	LF	$96.00	$480.00	$300.00	$1,500.00	$139.00	$695.00	$120.00	$600.00	$300.40	$1,502.00	$415.00	$2,075.00	$113.88	$569.40	$288.00	$1,440.00	$221.54	$1,107.68	$200.00	$1,000.00
30	STORM SEWER 24" RCP CLASS III	7	LF	$133.00	$931.00	$300.00	$2,100.00	$169.00	$1,183.00	$140.00	$980.00	$315.65	$2,209.55	$435.00	$3,045.00	$135.53	$948.71	$403.00	$2,821.00	$253.90	$1,777.28	$300.00	$2,100.00
31	CONSRUCT 10' STD. CURB INLET	2	EA	$5,000.00	$10,000.00	$4,500.00	$9,000.00	$4,830.00	$9,660.00	$5,100.00	$10,200.00	$4,130.00	$8,260.00	$5,700.00	$11,400.00	$4,756.00	$9,512.00	$3,680.00	$7,360.00	$4,712.00	$9,424.00	$5,500.00	$11,000.00
32	TRENCH SAFETY FOR STORM SEWER PIPE INSTALLATION	12	LF	$50.00	$600.00	$4.00	$48.00	$11.00	$132.00	$3.00	$36.00	$12.22	$146.64	$17.00	$204.00	$33.83	$405.96	$35.00	$420.00	$20.76	$249.08	$3.00	$36.00
		Schedule B Total			**$615,814.00**		**$526,083.50**		**$465,952.35**		**$542,343.00**		**$603,800.92**		**$626,896.00**		**$500,155.16**		**$536,879.90**		**$552,240.60**		**$595,538.00**
SCHEDULE C- WATER																							
33	INSTALL 8" WATER LINE AWWA C900-DR14 PVC PIPE BY OPEN CUT	1,036	LF	$80.00	$82,880.00	$48.00	$49,728.00	$56.00	$58,016.00	$60.00	$62,160.00	$45.15	$46,775.40	$61.00	$63,196.00	$57.22	$59,279.92	$97.80	$101,320.80	$63.15	$65,419.52	$70.00	$72,520.00
34	INSTALL 8" AWWA C509 RESILIENT-SEATED GATE VALVE	13	EA	$1,800.00	$23,400.00	$3,850.00	$50,050.00	$1,600.00	$20,800.00	$1,600.00	$20,800.00	$1,420.00	$18,460.00	$1,900.00	$24,700.00	$1,815.96	$23,607.48	$2,013.00	$26,169.00	$1,999.87	$25,998.31	$2,400.00	$31,200.00
35	INSTALL 6" AWWA C509 RESILIENT-SEATED GATE VALVE	4	EA	$1,400.00	$5,600.00	$3,650.00	$14,600.00	$1,300.00	$5,200.00	$1,200.00	$4,800.00	$1,090.00	$4,360.00	$1,450.00	$5,800.00	$1,531.93	$6,127.72	$1,725.00	$6,900.00	$1,668.37	$6,673.47	$2,000.00	$8,000.00
36	INSTALL STD. FIRE HYDRANT ASSEMBLY AND LEAD	2	EA	$3,100.00	$6,200.00	$4,500.00	$9,000.00	$3,300.00	$6,600.00	$5,200.00	$10,400.00	$3,040.00	$6,080.00	$4,050.00	$8,100.00	$3,119.76	$6,239.52	$5,290.00	$10,580.00	$3,949.97	$7,899.94	$4,500.00	$9,000.00
37	ABANDON WATER VALVE IN PLACE (REGARDLESS OF SIZE)	7	EA	$75.00	$525.00	$1,500.00	$10,500.00	$132.00	$924.00	$160.00	$1,120.00	$465.00	$3,255.00	$620.00	$4,340.00	$207.02	$1,449.14	$288.00	$2,016.00	$430.88	$3,016.14	$250.00	$1,750.00
38	REMOVE AND REPLACE 1" WATER SERVICE (SHORT SIDE)	1	EA	$1,000.00	$1,000.00	$1,150.00	$1,150.00	$1,525.00	$1,525.00	$1,100.00	$1,100.00	$900.00	$900.00	$1,200.00	$1,200.00	$1,234.03	$1,234.03	$1,265.00	$1,265.00	$1,171.75	$1,171.75	$1,500.00	$1,500.00
39	REMVOE AND REPLACE 1" WATER SERVICE (LONG SIDE)	6	EA	$1,200.00	$7,200.00	$1,500.00	$9,000.00	$2,100.00	$12,600.00	$1,100.00	$6,600.00	$930.00	$5,580.00	$1,300.00	$7,800.00	$1,130.99	$6,785.94	$1,725.00	$10,350.00	$1,373.25	$8,239.49	$1,800.00	$10,800.00
40	REMOVE AND REPLACE 2" WATER SERVICE LINE	1	EA	$2,800.00	$2,800.00	$2,000.00	$2,000.00	$4,600.00	$4,600.00	$1,600.00	$1,600.00	$1,890.00	$1,890.00	$2,525.00	$2,525.00	$2,659.88	$2,659.88	$1,495.00	$1,495.00	$2,446.24	$2,446.24	$2,000.00	$2,000.00
41	DUCTILE IRON FITTINGS	2	TON	$5,000.00	$10,000.00	$8,500.00	$17,000.00	$5,200.00	$10,400.00	$1,550.00	$3,100.00	$5,930.00	$11,860.00	$8,000.00	$16,000.00	$4,535.60	$9,071.20	$8,625.00	$17,250.00	$5,917.58	$11,835.15	$7,500.00	$15,000.00
42	CUT AND PLUG EXISTING 8" WATER LINE	5	EA	$500.00	$2,500.00	$1,500.00	$7,500.00	$495.00	$2,475.00	$370.00	$1,850.00	$1,260.00	$6,300.00	$1,700.00	$8,500.00	$926.50	$4,632.50	$863.00	$4,315.00	$951.81	$4,759.06	$1,000.00	$5,000.00
43	CUT AND PLUG EXISTING 6" WATER LINE	1	EA	$400.00	$400.00	$1,250.00	$1,250.00	$475.00	$475.00	$270.00	$270.00	$1,260.00	$1,260.00	$1,700.00	$1,700.00	$1,653.49	$1,653.49	$863.00	$863.00	$983.94	$983.94	$1,000.00	$1,000.00
44	12" WATER LINE CONCRETE ENCASEMENT (6" MINIMUM, 2000 PSI OR GREATER)	21	LF	$50.00	$1,050.00	$65.00	$1,365.00	$50.00	$1,050.00	$160.00	$3,360.00	$93.45	$1,962.45	$125.00	$2,625.00	$74.56	$1,565.76	$81.00	$1,701.00	$87.38	$1,834.90	$70.00	$1,470.00
45	TRENCH SAFETY DESIGN & IMPLEMENTATION FOR WATER LINE CONSTRUCTION	1,036	LF	$1.00	$1,036.00	$4.00	$4,144.00	$1.25	$1,295.00	$3.00	$3,108.00	$1.05	$1,087.80	$1.50	$1,554.00	$1.11	$1,149.96	$3.50	$3,626.00	$2.05	$2,125.10	$3.00	$3,108.00
46	REMOVE AND REPLACE WATER METER BOX INCLUDING LID	8	EA	$600.00	$4,800.00	$1,500.00	$12,000.00	$420.00	$3,360.00	$300.00	$2,400.00	$263.00	$2,104.00	$350.00	$2,800.00	$888.54	$7,108.32	$431.00	$3,448.00	$594.07	$4,752.54	$400.00	$3,200.00
47	RELOCATE WATER METER	6	EA	$400.00	$2,400.00	$1,500.00	$9,000.00	$420.00	$2,520.00	$200.00	$1,200.00	$404.00	$2,424.00	$540.00	$3,240.00	$181.15	$1,086.90	$863.00	$5,178.00	$563.52	$3,381.11	$250.00	$1,500.00
48	RECONNECT EX. FIRE HYDRANT INCLUDING LEAD	2	EA	$1,300.00	$2,600.00	$1,500.00	$3,000.00	$945.00	$1,890.00	$1,600.00	$3,200.00	$473.00	$946.00	$630.00	$1,260.00	$1,124.56	$2,249.12	$1,610.00	$3,220.00	$1,147.82	$2,295.64	$750.00	$1,500.00
49	REMOVE AND SALVAGE FIRE HYDRANT AND RETURN TO CITY	1	EA	$300.00	$300.00	$2,500.00	$2,500.00	$273.00	$273.00	$350.00	$350.00	$368.00	$368.00	$500.00	$500.00	$809.05	$809.05	$403.00	$403.00	$687.88	$687.88	$1,500.00	$1,500.00
50	WATER LINE TESTING AND STERILIZATION	1	LS	$2,700.00	$2,700.00	$3,000.00	$3,000.00	$1,300.00	$1,300.00	$5,200.00	$5,200.00	$945.00	$945.00	$1,300.00	$1,300.00	$2,424.37	$2,424.37	$1,725.00	$1,725.00	$2,324.30	$2,324.30	$5,000.00	$5,000.00
		Schedule C Total			**$157,391.00**		**$206,787.00**		**$135,303.00**		**$132,618.00**		**$116,557.65**		**$157,140.00**		**$139,134.30**		**$201,824.80**		**$155,844.47**		**$175,048.00**
SCHEDULE D- WASTEWATER																							
51	REMOVE AND DISPOSE OF EXISTING 6" WASTEWATER PIPE INCL. TRENCH BACKFILL	55	LF	$10.00	$550.00	$65.00	$3,575.00	$21.00	$1,155.00	$30.00	$1,650.00	$15.75	$866.25	$21.00	$1,155.00	$14.42	$793.10	$5.00	$275.00	$22.77	$1,252.42	$25.00	$1,375.00
52	ABANDON CONCRETE MANHOLES	1	EA	$600.00	$600.00	$2,500.00	$2,500.00	$1,600.00	$1,600.00	$1,300.00	$1,300.00	$1,035.00	$1,035.00	$1,400.00	$1,400.00	$1,069.05	$1,069.05	$748.00	$748.00	$1,281.51	$1,281.51	$2,500.00	$2,500.00
53	REMOVE/ABANDON AND DISPOSE OF WASTEWATER CLEANOUT	2	EA	$70.00	$140.00	$1,500.00	$3,000.00	$420.00	$840.00	$400.00	$800.00	$263.00	$526.00	$350.00	$700.00	$273.81	$547.62	$288.00	$576.00	$445.60	$891.20	$250.00	$500.00
54	INSTALL 8" SDR-26 PVC WASTEWATER PIPE (INCL. EMBEDMENT)	745	LF	$91.00	$67,795.00	$50.00	$37,250.00	$69.00	$51,405.00	$70.00	$52,150.00	$50.40	$37,548.00	$67.00	$49,915.00	$52.96	$39,455.20	$98.00	$73,010.00	$68.55	$51,066.03	$65.00	$48,425.00
55	INSTALL 4' DIA STD. CONCRETE MANHOLE	5	EA	$8,000.00	$40,000.00	$5,500.00	$27,500.00	$6,700.00	$33,500.00	$5,200.00	$26,000.00	$6,070.00	$30,350.00	$8,100.00	$40,500.00	$6,250.57	$31,252.85	$7,475.00	$37,375.00	$6,661.95	$33,309.73	$6,500.00	$32,500.00
56	INSTALL STD. WASTEWATER CLEANOUT ON 8" MAIN	2	EA	$900.00	$1,800.00	$850.00	$1,700.00	$1,700.00	$3,400.00	$2,700.00	$5,400.00	$730.00	$1,460.00	$975.00	$1,950.00	$688.72	$1,377.44	$1,725.00	$3,450.00	$1,283.59	$2,567.18	$1,500.00	$3,000.00
57	INSTALL 4" WASTEWATER SERVICE LINE (INCL. CLEANOUT) AND CONNECT TO EXISITNG	8	EA	$1,600.00	$12,800.00	$850.00	$6,800.00	$3,600.00	$28,800.00	$1,000.00	$8,000.00	$966.00	$7,728.00	$1,300.00	$10,400.00	$805.79	$6,446.32	$1,840.00	$14,720.00	$1,495.22	$11,961.79	$800.00	$6,400.00
58	CORE DRILL INTO EX. MANHOLE AND REBUILD INVERT	1	EA	$1,000.00	$1,000.00	$1,500.00	$1,500.00	$2,225.00	$2,225.00	$1,100.00	$1,100.00	$2,575.00	$2,575.00	$3,450.00	$3,450.00	$1,167.53	$1,167.53	$1,725.00	$1,725.00	$1,842.82	$1,842.82	$2,000.00	$2,000.00
59	TRENCH SAFETY DESIGN & IMPLEMENTATION FOR WASTEWATER LINE CONSTRUCTION	745	LF	$1.00	$745.00	$4.00	$2,980.00	$1.25	$931.25	$4.00	$2,980.00	$2.10	$1,564.50	$3.00	$2,235.00	$1.08	$804.60	$3.00	$2,235.00	$2.43	$1,809.42	$3.00	$2,235.00
60	VIDEO INSPECTION OF WASTEWATER LINES (PRE-, AND POST PROJECT)	734	LF	$5.00	$3,670.00	$4.00	$2,936.00	$2.25	$1,651.50	$6.00	$4,404.00	$1.05	$770.70	$1.50	$1,101.00	$2.32	$1,702.88	$5.00	$3,670.00	$3.39	$2,488.26	$4.00	$2,936.00
		Schedule D Total			**$129,100.00**		**$89,741.00**		**$125,507.75**		**$103,784.00**		**$84,423.45**		**$112,806.00**		**$84,616.59**		**$137,784.00**		**$108,470.35**		**$101,871.00**
SCHEDULE E- SIGNAGE AND STRIPING																							
61	REMOVE AND SALVAGE EXISTING SIGN AND RETURN TO CITY (REGARDLESS OF SIZE AND TYPE)	8	EA	$70.00	$560.00	$250.00	$2,000.00	$158.00	$1,264.00	$160.00	$1,280.00	$530.00	$4,240.00	$185.00	$1,480.00	$174.00	$1,392.00	$300.00	$2,400.00	$228.38	$1,827.00	$200.00	$1,600.00
62	REMOVE AND DISPOSE OF EXISTING FOUNDATION FOR SCHOOL ZONE FLASHING BEACON SIGN	1	EA	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$265.00	$265.00	$1,200.00	$1,200.00	$1,000.00	$1,000.00	$300.00	$300.00	$1,102.00	$1,102.00	$700.00	$700.00	$945.88	$945.88	$800.00	$800.00
63	INSTALL 24" PIANO BAR STYLE CROSSWALK THERMOPLASTIC STRIPING (W)	288	LF	$13.00	$3,744.00	$20.00	$5,760.00	$15.00	$4,320.00	$11.00	$3,168.00	$10.50	$3,024.00	$17.00	$4,896.00	$11.60	$3,340.80	$12.00	$3,456.00	$13.76	$3,963.60	$8.00	$2,304.00
64	INSTALL 12" SCHOOL ZONE THERMOPLASTIC STRIPING BAR (W)	130	EA	$7.00	$910.00	$20.00	$2,600.00	$8.00	$1,040.00	$7.00	$910.00	$6.30	$819.00	$9.00	$1,170.00	$6.96	$904.80	$8.00	$1,040.00	$9.03	$1,174.23	$6.00	$780.00
65	INSTALL TRAFFIC SIGN (INCL. POLE, HARDWARE AND FOUNDATION) (REGARDLESS OF TYPE, NUMBER OF PLATES AND SIZE)	30	EA	$500.00	$15,000.00	$1,250.00	$37,500.00	$415.00	$12,450.00	$530.00	$15,900.00	$530.00	$15,900.00	$480.00	$14,400.00	$585.80	$17,574.00	$550.00	$16,500.00	$605.10	$18,153.00	$750.00	$22,500.00
66	REMOVE AND RELOCATE/REINSTALL EXISTING SIGN (REGARDLESS OF SIZE AND TYPE)	1	EA	$2,000.00	$2,000.00	$850.00	$850.00	$1,600.00	$1,600.00	$530.00	$530.00	$530.00	$530.00	$600.00	$600.00	$585.80	$585.80	$330.00	$330.00	$878.23	$878.23	$500.00	$500.00
67	INSTALL SCHOOL ZONE FLASHING BEACON SIGN WITH SOLAR PANEL (INCL. POLE, HARDWARE AND FOUNDATION)	2	EA	$22,000.00	$44,000.00	$9,500.00	$19,000.00	$9,000.00	$18,000.00	$9,900.00	$19,800.00	$9,500.00	$19,000.00	$9,270.00	$18,540.00	$10,422.60	$20,845.20	$3,600.00	$7,200.00	$10,399.08	$20,798.15	$6,500.00	$13,000.00
		Schedule E Total			**$67,714.00**		**$69,210.00**		**$38,939.00**		**$42,788.00**		**$44,513.00**		**$41,386.00**		**$45,744.60**		**$31,626.00**		**$47,740.08**		**$41,484.00**
SCHEDULE F- CONTINGENCY																							
68	CONTINGENCY	1	LS	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00
		Schedule F Total			**$120,000.00**		**$120,000.00**		**$120,000.00**		**$120,000.00**		**$120,000.00**		**$120,000.00**		**$120,000.00**		**$120,000.00**		**$120,000.00**		**$120,000.00**
ALTERNATE BID																							
A1	10" THICK FLEXBASE (COMPACT IN PLACE)	5,023	SY	$29.00	$145,667.00	$24.00	$120,552.00	$12.80	$64,294.40	$16.00	$80,368.00	$22.16	$111,309.68	$41.00	$205,943.00	$15.23	$76,500.29	$10.50	$52,741.50	$21.34	$107,171.98	$20.00	$100,460.00
A2	UNCLASSIFIED STREET EXCAVATION	3,635	CY	$25.00	$90,875.00	$20.00	$72,700.00	$16.00	$58,160.00	$22.00	$79,970.00	$20.49	$74,481.15	$37.00	$134,495.00	$22.37	$81,314.95	$12.00	$43,620.00	$21.86	$79,452.01	$20.00	$72,700.00
	Total Base Bid (X) (Items 1 to 68)				**$1,348,061.00**		**$1,457,821.50**		**$1,060,457.10**		**$1,159,067.00**		**$1,219,064.30**		**$1,473,123.00**		**$1,136,093.00**		**$1,274,899.70**		**$1,266,073.33**		**$1,327,977.00**
	Total Alternate Bid (Y) (Items 1 to 4, 6 to 21, 23 to 68, A1, and A2)				**$1,409,143.00**		**$1,523,263.00**		**$1,095,983.25**		**$1,193,129.00**		**$1,261,970.00**		**$1,587,032.00**		**$1,169,048.23**		**$1,298,593.30**		**$1,317,270.22**		**$1,365,792.00**
	Basis of Comparison (X+Y)				**$2,757,204.00**		**$2,981,084.50**		**$2,156,440.35**		**$2,352,196.00**		**$2,481,034.30**		**$3,060,155.00**		**$2,305,141.23**		**$2,573,493.00**		**$2,583,343.55**		**$2,693,769.00**

BIDDER'S LIST OF PROPOSED SUB-CONTRACTORS

1. Sub-Contractor / Material Supplier:

Company Name: T&R Excavation

Type of Work to Be Performed: Excavation

Contact Person: Mark Herndon Title: Estimator

Email: herndonmarka@gmail.com Phone: (214)631-2718

2. Sub-Contractor / Material Supplier:

Company Name: Crossroads LP

Type of Work to Be Performed: Guard Rail

Contact Person: Lisa Sollid Title: Estimator

Email: lissol@crossroadslp.com Phone: (817)634-0044

3. Sub-Contractor / Material Supplier:

Company Name: Texas SWPPP Services

Type of Work to Be Performed: SWPPP

Contact Person: Nikole Brock Title: President

Email: nikoleb@txswpps.com Phone: (214)771-3900

4. Sub-Contractor / Material Supplier:

Company Name: Stenson Landscaping

Type of Work to Be Performed: Landscaping

Contact Person: James Doyle Title: Manager

Email: james@stensonland.com Phone: (214)418-5731

5. Sub-Contractor / Material Supplier:

Company Name: BMFB Concrete

Type of Work to Be Performed: Concrete Flat Work

Contact Person: Bobby Bounds Title: President

Email: bobby@bmfbconcrete.com Phone: (972)670-0368

6. Sub-Contractor / Material Supplier:

Company Name: Four Star Excavating Inc.

Type of Work to Be Performed: Utilities

Contact Person: Tony Evangelista Title: VP

Email: fourstarexcavating@gmail.com Phone: (972)330-6767

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7. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

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8. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

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9. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

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10. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

REFERENCE STATEMENT OF BIDDER'S SURETY

Bidder: Tiseo Paving Company

Address: PO Box 270040, Dallas, TX 75227

1. For this Bidder, how many contracts **that are now complete** has this surety furnished contract bonds? 112

2. For this Bidder, how many **incomplete contracts** has this surety furnished contract bonds? N/A

3. What is the maximum bonding capacity of this Bidder? $ $65MM Single/$100MM Aggregate

4. Does the current financial information on this Bidder indicate solvency and a financial ability to complete this contract? Yes

5. Does the information available to this surety indicate that the contractor pays accounts when due? Yes If not, give details:

6. Is it the surety's opinion that the bidder has sufficient experience and financial resources to satisfactorily perform the contract? Yes

7. Provided this bidder does not assume other commitments or that this surety does not acquire further information that in your opinion will materially affect the bidder's capacity to perform this contract, will you furnish the bonds as specified: Yes, See Remarks -

REMARKS:

We are Prepared to provide such bonds on this project is, of course, predicated on our review of the contract, bond forms, bid results, and complete and final financing for the project along with other specific underwriting requirements.

Surety: Hartford Fire Insurance Company

Signed: 

Title: Susan L. Small, Attorney-In-Fact

Address: One Hartford Plaza, T-4

Hartford, CT 06115

City State Zip

Phone: (248) 822-6456

POWER OF ATTORNEY

Direct Inquiries/Claims to:
THE HARTFORD
BOND, T-12
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: **888-266-3488** *or fax:* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: VTC INSURANCE GROUP
Agency Code: 35-351225

- [X] **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [X] **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [X] **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- [ ] **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :

Susan L. Small of Farmington Hills MI, Jeffrey A. Chandler, Alan P. Chandler, Ian J. Donald, Wendy L. Hingson, Kathleen M. Irelan, Meagan L. Kress, Robert Trobec of TROY, Michigan

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

John Gray, Assistant Secretary

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT }
COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.

Kathleen T. Maynard
Notary Public
My Commission Expires July 31, 2021

CERTIFICATE

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of **October 16th, 2018**
Signed and sealed at the City of Hartford.

Kevin Heckman, Assistant Vice President

POA 2018

Form **W-9**
(Rev. November 2017)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Tiseo Paving Co.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
419 US Highway 80 East

Requester's name and address (optional)

6 City, state, and ZIP code
Mesquite, TX 75150

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
___ - ___ - ____

or

Employer identification number
38-2209998

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ _____, Sec-Treas Date ▶ October 16, 2018

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2018-415233

Date Filed:
10/16/2018

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Tiseo Paving Co.
Dallas, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Rockwall

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

CIP-TR2018-001
Highland Drive Reconstruction,, Phase I

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Louis Tiseo, and my date of birth is 11/04/1958.

My address is 419 US Highway 80 East (street), Mesquite (city), TX (state), 75150 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Dallas County, State of Texas, on the 16 day of Oct. (month), 2018 (year).

Signature of authorized agent of contracting business entity
(Declarant)

Forms provided by Texas Ethics Commission www.ethics.state.tx.us Version V1.0.6711

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Non-Exclusion Affidavit - System for Award Management (SAM)

Federal, state, and local government agencies, not-profits, and other organizations that use federal money to fund all or part of any program or project are required to follow specific requirements regarding the use of such federal funds. One of these requirements is that no contract, subcontract, grant, financial assistance, or other forms of assistance provided using federal funds may be awarded to individuals or entities that have been suspended, debarred, or otherwise excluded from participation in federally funded programs.

The U.S. federal government maintains a Web site known as the "System for Award Management" (SAM) at www.sam.gov. One of the purposes of the SAM Web site is to provide a comprehensive list of all individuals, firms, and other entities that have been suspended, debarred, or otherwise excluded from participation in federally funded contracts, subcontracts, grants, etc. SAM provides a simple means of helping government, non-profit agencies, and other organizations ensure that they do not award federally-funded grants, contracts, subcontracts, or other financial or non-financial benefits to any individual, firm, or other entity that has been excluded by any agency from participation in such federally funded activities.

I, Louis Tiseo ***(Contractor Representative)***, hereby certify that neither I nor Tiseo Paving Co. ***(Name of the company or organization I represent)*** nor any subcontractors that I or said company may employ to work on any federally funded activity have been suspended, debarred, or otherwise excluded by any federal agency from participation in any federally funded activity. I further acknowledge my understanding that, before entering into a contract with me or with the company or organization I represent, City of Rockwall staff will perform a search on www.sam.gov to verify whether I, the organization I represent, or any subcontractors I may employ to work on any federally funded activity, have been excluded from participation in any federally funded activity.

Signature of Contractor Representative

October 16, 2018
Date

Notary

Sworn to and subscribed before me this 16 day of October, 2018

Notary Public in and for Dallas County, Texas (Insert State Name)

MELANIE R. TAYLOR NOTARY PUBLIC STATE OF TEXAS EXPIRES 11/02/2018

QUALIFICATION STATEMENT OF BIDDER

Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, Texas 75087

Bidder: Tiseo Paving Co.

Circle One: Sole Proprietor Partnership Corporation Joint Venture

Name: Louis Tiseo Partner: _____

Address: 419 US Highway 80 E Address: _____

City: Mesquite, TX 75150 City: _____

Phone: (972)289-0723 Phone: _____

Principal Place of Business:
Dallas, TX
County & State

Principal Place of Business:
_____
County & State

If the Bidder is a corporation, fill out the following:

State and County of Incorporation: Wayne County, Michigan

Location of Principal Office: Mesquite, TX

Contact Person(s) at Office: Louis Tiseo Phone: (972)289-0723

List Officers of the Corporation and person(s) authorized to execute Contracts on Behalf of the Corporation:

Name: Arthur Tiseo Title: President

Name: Louis Tiseo Title: Secretary Treasurer

Name: Robert Caudill Title: Vice President

Name: Angelo Tiseo Title: Vice President

How many years has your organization been in business as a General Contractor? 44 Years

Greatest number of contracts in excess of $100,000 under construction at one time in company's history: 39

Greatest number of contracts in excess of $500,000 under construction at one time in company's history: 39

Total approximate value of incomplete work outstanding: $ 69,689,000.00

List major projects of the type of work qualifying for or similar work completed in the last three years, give the following information for each project:

Project: Please See Attached

Owner/Engineer: _____

Contact Person: _____ Phone: _____

Date of Completion: _____ Contract Price: _____

Project: _____

Owner/Engineer: _____

Contact Person: _____ Phone: _____

Date of Completion: _____ Contract Price: _____

Project: _____

Owner/Engineer: _____

Contact Person: _____ Phone: _____

Date of Completion: _____ Contract Price: _____

Project: _____

Owner/Engineer: _____

Contact Person: _____ Phone: _____

Date of Completion: _____ Contract Price: _____

TISEO PAVING COMPANY PROJECTS

JOB NO	DESCRIPTION	CONTRACT AMOUNT	OWNER	OWNER PHONE NO.	CONTACT NAME	PERCENT COMPLETE
2573	BURBANK DR.	$ 3,373,240.00	CITY OF DALLAS	214-653-6423	TOM MORRIS	100
2574	SANDY LAKE RD.	$ 8,633,084.52	CITY OF COPPELL	972-304-3562	KEITH MARVIN	100
2575	FM 543	$ 2,758,096.00	CITY OF MCKINNEY	972-547-7637	CARLA EASTON	100
2576	LAMAR BLVD.	$ 9,458,408.00	CITY OF ARLINGTON	817-459-6363	ANDREA RUALES	100
2577	IH635	$ 223,634.61	MARIO SINACOLA	214-387-3900	JEFF LARSON	100
2578	STONE RD.	$ 3,896,707.00	CITY OF WYLIE	972-335-5580	CHAD PENDLEY	100
2579	NORTHWEST HWY	$ 5,335,525.00	CITY GARLAND	972-205-2170	JOE SCOTT	100
2580	NORTHERN CROSS	$ 13,964,527.00	CITY OF HALTOM CITY	817-834-9036	TOM ICE	100
2581	EXCHANGE PKWY	$ 4,981,870.00	CITY OF ALLEN	972-727-7563	ANGELA MOSELY	100
2584	CLEVELAND RD.	$ 1,016,176.10	SJ LOUIS	817-477-0320	GARY BOHUSLAV	100
2585	SPUR 55 TERRELL	$ 34,839.18	MARIO SINACOLA	214-387-3900	BUTCH CROSS	100
2586	HWY 114	$ 43,930.00	MARIO SINACOLA	214-397-3900	BUTCH CROSS	100
2587	MACARTHUR BLVD	$ 1,149,342.65	SJ LOUIS	817-477-0320	GARY BUSHLOVE	100
2588	STACY ROAD	$ 950,348.00	CITY OF MCKINNEY	972-547-7637	CARLA EASTON	100
2590	GRADY NIBLO	$ 2,368,718.55	CITY OF DALLAS	214-942-4250	CORNELIO REYNA	100
2591	TELEPHONE ROAD	$ 1,567,651.25	SJ LOUIS	817-477-0320	GARY BOHUSLAV	100
2592	TIMBER CREEK	$ 150,173.55	IOWA BRIDGE	940-440-0099	CURT HANSON	100
2593	WHITLOCK	$ 4,556,198.17	TX DOT	972-225-0465	WILLIE BOLDEN	81.44
2594	PLEASANT RUN	$ 352,134.25	IOWA BRIDGE	940-440-0099	CURT HANSON	100
2595	DEBBIE LANE	$ 3,623,731.20	CITY OF MANSFIELD	817-276-4235	GUS CHAVARRIA	100
2596	BETHEL/COPPEL	$ 3,990,599.00	CITY OF COPPELL	972-304-3562	KEITH MARVIN	100
2597	WILD LIFE/COMM	$ 90,583.00	POTTER CONCRETE	214-630-2191	COLLIN SNOWDEN	100
2598	NORRIS ELEMEN.	$ 311,819.94	CORE CONSTRUCTION	972-668-9340	MATT TANNER	100
2599	MOUNTAIN CREEK	$ 9,429,080.00	DALLAS COUNTY	214-653-6423	JOHN MEARS	81.44
2600	REDBUD BLVD	$ 1,907,633.00	CITY OF MCKINNEY	972-547-7637	CARLA EASTON	100
2601	SOUTHPORT	$ 3,844,540.36	SOUTHPORT LLC	214-888-2341	TODD BLACKWELL	100
2602	COLEMAN	$ 2,462,175.65	CITY OF PROSPER	972-569-1099	MIKE BULLA	100
2604	WINDHAVEN	$ 3,414,288.48	CITY OF PLANO	972-941-7152	TIM BENNETT	100
2605	FREEPORT PKWY	$ 4,826,657.36	CITY OF COPPELL	972-304-3562	KEITH MARVIN	100
2606	BETSY LANE	$ 2,970,832.00	CITY OF MURPHY	214-361-7900	JOE GRAJEWSKI	100
2607	OLD DENTON RD.	$ 6,983,867.00	CITY OF CARROLLTON	972-466-4701	TOM GEIER	100
2609	COLEMAN ST.	$ 11,829,335.00	CITY OF PROSPER	972-569-1099	MIKE BULLA	100
2610	ST. GROUP 12-625	$ 1,627,840.75	CITY OF DALLAS	214-942-4250	CORNELIO REYNA	100
2611	ST GROUP 12-626	$ 2,055,177.00	CITY OF DALLAS	214-942-4250	CORNELIO REYNA	96.23
2612	PLANO INTERSCTNS	$ 2,288,199.10	CITY OF PLANO	972-941-7152	TIM BENNETT	66.65
2614	MANSFIELD RD	$ 21,038,333.46	CITY OF CEDAR HILL	972-291-5126	STEVE SCHELL	99.42
2615	ST. GROUP 12-636	$ 4,996,582.00	CITY OF DALLAS	214-942-4250	CORNELIO REYNA	99.76
2616	CUSTER ROAD	$ 7,473,978.00	CITY OF FRISCO	972-335-5580	JASON BRODIGAN	100
2617	DANIELDALE	$ 5,299,394.00	CITY OF LANCASTER	972-250-2727	WAYNE BARTON	72.8
2618	DALLAS PKWY I	$ 4,198,691.00	CITY OF FRISCO	972-335-5580	JASON BRODIGAN	100
2619	ABRAM	$ 16,107,461.25	CITY OF ARLINGTON	817-459-6363	ANDREA RUALES	100
2621	WEST MARVIN	$ 4,280,019.20	CITY OF WAXAHACHE		ROBERT MURPHY	100
2622	DALLAS PKWY II	$ 4,871,616.65	CITY OF FRISCO	972-335-5580	JASON BRODIGAN	6.18
2624	MUSTANG RANCH	$ 173,481.00	MARIO SINACOLA	214-387-3900	BUTCH CROSS	100
2625	COUNTRY CLUB	$ 3,340,675.00	CITY OF GARLAND	214-387-3900	JOE SCOTT	100
2626	101 CENTER	$ 99,921.20	BALFOUR BEATTY		UNKNOWN	100
2627	NORTHSIDE II	$ 2,090,825.85	SJ LOUIS	817-477-0320	GARY BOHUSLAV	64.41
2628	SERENDIPITY PKWY	$ 2,999,300.48	CITY OF LEWISVILLE	972-219-3490	UNKNOWN	100
2629	HICKORY TREE	$ 1,570,829.00	DALLAS COUNTY	214-653-6423	JOHN ME	100
2630	FOREST VISTA	$ 3,012,867.00	TOWN OF FLOWER MND	972-874-6400	BRIAN WALTENBUR	100
2631	SYLVAN AVENUE	$ 8,717,033.00	CITY OF DALLAS	214-942-4250	CORNELIO REYNA	20.08
2632	SANTA ROSA	$ 3,415,396.00	CITY OF CARROLLTON	972-466-4701	TOM GEIER	100
2633	PARK TRAIL	$ 802,625.05	MARIO SINACOLA	214-387-3900	BUTCH CROSS	100
2634	MOTLEY DRIVE	$ 7,736,330.20	CITY OF MESQUITE	972-216-6217	MATT HOLZAPHEL	64.02
2635	LAS COLINAS	$ 14,962,624.20	CITY OF IRVING	972-721-2749	MATT ESTRIDGE	42.07
2636	LAKEWOOD HILLS	$ 127,155.64	MARIO SINACOLA	214-387-3900	BUTCH CROSS	100
2637	OLD DENTON PH2	$ 7,486,235.60	CITY OF CARROLLTON	972-466-4701	TOM GEIER	72.59
2638	MCKAMY CREEK	$ 1,453,874.98	TOWN OF FLOWER MND	972-874-6400	BRIAN WALTENBUR	100
2639	CEDARDALE	$ 7,698,847.35	CITY OF DALLAS	214-942-4250	CORNELIO REYNA	36.95
2640	2014 ARL REB PH 4	$ 2,925,823.35	CITY OF ARLINGTON	817-459-6582	BOB WATSON	100
2641	DEBBIE LANE	$ 4,728,469.65	CITY OF MANSFIELD	817-276-4235	GUS CHAVARRIA	61.41
2642	2014 ARL REB PH 2	$ 5,199,900.00	CITY OF ARLINGTON	817-459-6152	CHRIS FUNCHES	63.86
2643	NB LEFT TURN	$ 369,049.25	CITY OF IRVING	972-721-2784	DAVID SPRINGBOB	100
2644	2014 ARL REB PH 3	$ 3,921,536.65	CITY OF ARLINGTON	817-459-6363	ANDREA RUALES	74.89
2645	WHEATLAND RD	$ 4,970,133.30	CITY OF DALLAS	214-948-4679	CORNELIO RIVERA	5.11
2646	DALLAS N ESTATES	$ 2,923,373.50	CITYOF PLANO	972-941-7152	SHAHRZAD TAVANA	61.36
2647	WADE SETTLEMENT	$ 1,335,816.75	MARIO SINACOLA	214-387-3900	DAREN LESLEY	100
2648	COCKRELL HILL	$ 11,678,866.45	DALLAS COUNTY	214-653-6423	JOHN MEARS	5.06
2649	WELLINGTON	$ 8,375,295.75	CITY OF FORT WORTH	214-920-8076	ERIC HANSEN	95.54
2650	INDIAN TRACE	$ 364,003.44	CITY OF WAXAHACHE		ROBERT MURPHY	100
2651	KLLM TRANSPORT	$ 55,681.10	KLLM TRANSPORT			22.66
2652	WOODBIND RD	$ 2,335,514.53	TOWN OF FLOWER MND	972-874-6400	BRIAN WALTENBUR	32.89
2653	G. SW PARKWAY	$ 12,688,471.60	CITY OF GRAND PRAIRIE	972-237-8145	ROMIN KHAVARI	0.88
2654	RIDGEDALE/GLEN	$ 5,972,671.00	CITY OF GARLAND	214-387-3900	JOE SCOTT	0

ALL PROJECT HAVE PERFORMANCE AND PAYMENT BONDS IN FORCE FROM:
HARTFORD INSURANCE COMPANIES
ONE HARTFORD PLAZA
HARTFORD, CT 06115

AGENT:
VALENTI TROBEC CHANDLER AGENCY
(248)828-3377

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If company is under new management, please list names of staff and qualification and/or experience of said persons. (Please use attachments).

Have you or any present partner(s) or officer(s) failed to complete a contract? no.
If so, name of owner and/or surety:

Contact Person: _____ Phone: _____

List any unsatisfied demands upon you as to your accounts payable, please use attachments.

Bank Reference:

Bank: See Attached City: _____

Address: _____ Phone: _____

Contact Officer: _____

Other Credit References:

Name: See Attached Name: _____

Address: _____ Address: _____

City: _____ City: _____

Phone: _____ Phone: _____

Municipal Reference:

City: See Attached

Contact Person: _____ Title: _____

Address: _____ Phone: _____

TISEO PAVING CO.
REFERENCES

Mansfield Road
City of Cedar Hill
Steve Schell
steve.schell@cedarhilltx.com
(972)291-5126
$21,038,333.46

Country Club Road
City of Garland
Scott Hale
shale@garlandtx.gov
(214)387-3900
$3,340,675.00

Mountain Creek Road
Dallas County Public Works
John Mears
john.mears@dallascounty.org
(214)653-6435
$9,429,080.00

Dallas North Estates
City of Plano
Husain Hamza
husainh@plano.gove
(972)941-7152
$2,923,373.50

Dallas Parkway Phase 1
City of Frisco
Matthew Phillips
mphillips@friscotexas.gov
(972)335-5580
$4,198,691.00

TISEO PAVING CO.
CREDIT APPLICATION

General Information					
Phone No.:	(972)289-0723			Fax No.:	(972)216-5637
Mailing Address:	P.O. Box 270040				
City:	Dallas	State:	TX	Zip:	75227-0040
Physical Address:	419 US Hwy. 80E				
City:	Mesquite	State:	TX	Zip:	75150
Website Address:	www.tiseopaving.com				
Accounts Payable:	Melanie Taylor	e-mail:	mtaylor@tiseopaving.com		

Ownership Information			
Type of Business:	Corporation	Year Est:	1974
Federal Id #	38-2209998		
Prinicipal:	Arthur Tiseo, President		

Trade References		
Napa Auto Parts	P.O. Box 851590, Mesquite, TX 75185	(972)288-7614
Holt Equipment	P.O. Box 970455, Dallas, TX 75397-0455	(972)721-2000
Star Tire	10952 Harry Hines Blvd., Dallas, TX 75220	(214)357-5400
Martin Marietta	1341 W. Mockingbird Lane, Dallas, TX 75247	(972)647-6700

Bank Reference:			
Comerica Bank-Texas		Christy Hoverter	(972)361-2648
4100 Spring Valley , Suite 400, Dallas, TX 75244		Account #:	1880218811

Applicant's signature below certifies that all information on this form is correct and applicant attests to financial responsibilities and ability and willingness to pay invoices.

Melanie Taylor
Signature

Office Mgr.
Title

Melanie Taylor
Printed Name

16-Oct-18
Date

Martin Marietta Fax Number:	(972)647-3963
Napa Auto Parts Fax Number:	(678)421-5600
Holt Equipment Fax Number	(972)721-2935
Star Tire Fax Number:	(214)357-5761

BIDDER'S RELEASE OF QUALIFICATION INFORMATION

Pursuant to advertisement for bids and in conformance with Instructions to Bidders for types of work outlined in Bidder's Statement of Qualifications, the undersigned is submitting information as required with the understanding that the purpose is for the City's confidential use, only to assist in determining the qualifications of Bidder's organization to perform the type and magnitude of work designated, and further, Bidder guarantees the truth and accuracy of all statements made, and will accept the City's determination of qualifications without prejudice. The surety herein named, any other bonding company(s), bank(s), subcontractor(s), supplier(s), or any other person(s), firm(s) or corporation(s) with whom Bidder has done business, or who have extended any credit to Bidder is (are) hereby authorized to furnish the City with any information the City may request concerning performance on previous work and Bidder's credit standing with any of them; and Bidder hereby releases any and all such parties from any legal responsibility whatsoever on account of having furnished such information to the City:

Signed: _____ Title: Secretary Treasurer

Printed Name: Louis Tiseo Email: ltiseo@tiseopaving.com

Bidder: Tiseo Paving Co. Date: October 16, 2018

LOCATION OF LOCAL UNDERWRITING OFFICE OF PROPOSED SURETY

Name: Hartford Fire Insurance Phone: (972)770-1626

Printed Name: Donnia Doan Email: _____

Address: 8144 Walnut Hill, 16 Fl. City: Dallas State: TX

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **October 23, 2018**

SUBJECT: **Highland Drive Phase 1 Reconstruction Project (Bedford Falls Lane to Driftwood Street) Construction Materials Testing**

City Engineering Standards of Design and Construction require that Construction Material Testing occur on all projects constructed by the City. Proper materials testing ensures that the City gets projects constructed that meets city standards and reduces maintenance and operation expense in the future after construction is complete.

Staff requests City Council consider approval of the Construction Materials Testing for Highland Drive Phase 1 Reconstruction Project and authorize the City Manager to execute a contract with Alliance Geotechnical Group for an amount of $16,484.00 to be funded by Street Bond Funds, and take any action necessary.

AW:jw

Attachments

Cc: Mary Smith, Assistant City Manager
Jeremy White, P.E., CFM, Civil Engineer
File

ALLIANCE GEOTECHNICAL GROUP

GEOTECHNICAL ENGINEERING
ENVIRONMENTAL CONSULTING
CONSTRUCTION MATERIALS ENGINEERING AND TESTING

October 17, 2018

Jeremy M. White, P.E., CFM
City of Rockwall Public Works
Engineering Division
385 S. Goliad
Rockwall, Texas 75087

Office: (972) 771-7746
email: jwhite@rockwall.com

Re: Highland Drive Reconstruction, Phase I
Driftwood St. to Bedford Falls Lane
Rockwall, Texas
Engineering Inspection & Testing Services
AGG Proposal No: P18-1029C

Dear Mr. White:

Alliance Geotechnical Group (AGG) is pleased to confirm our firm's interest in providing materials inspection and testing services for the proposed project noted above. Our estimate for providing these services is **$16,484.00**. A schedule of unit fees for this project is attached. Actual charges will be based on the contractors/client scheduling.

After reviewing our fee schedule if you have any questions, please contact the undersigned at (972) 444-8889. If acceptable, please either sign below and return to our office, or issue a Purchase Order as our Authorization to Proceed. We look forward to the opportunity of working with you on this project.

Respectfully submitted,

ALLIANCE GEOTECHNICAL GROUP

Aaron J. Allen, P.E
CME Division Engineer

Approved by:_____ Date:_____
Signature

Proposed Fee Summary

Alliance Geotechnical Group - Construction Materials Testing Services

Highland Drive Reconstruction, Phase I, Rockwall, Texas AGG Proposal No. P18-1029C

Item No.	Laboratory Test Description	ASTM/ TXDOT Procedures	Units	Quantity	Unit Price	Total
Soil and Base Material						
	Atterberg Limits - (Liquid and Plastic Limits and Plasticity Index (PI))	D-4318	EA	5	55.00	275.00
	Material finer than #200 Sieve	D-1140	EA	5	45.00	225.00
	Moisture-Density Relationship (Proctor Compaction Curve)	D-698	EA	5	160.00	800.00
	Proctor Pickup (Includes Trip Charge)		EA	2	150.00	300.00
	Nuclear Field Density Test @ Utilities (1 test/300 lf/lift) ***(Est. 8 Trips)***	D-6938	EA	40	15.00	600.00
	Nuclear Field Density Test @ Paving/Sidewalk/Driveway Subgrade (1 test/300 lf) ***(Est. 12 Trips)***	D-6938	EA	18	15.00	270.00
	Senior Engineering Technician to Perform Lime Gradations	D-6938	HR		39.50	0.00
	Senior Engineering Technician to Perform Nuclear Field Density Testing	D-6938	HR	100	39.50	3950.00
	Project Manager		HR	7	75.00	525.00
Concrete at Paving/Sidewalks/Driveways/Alleys						
	Concrete Compression Test (Concrete Cylinders - Test and Hold) ***(Est. 12 Trips)***	C-39	EA	65	16.00	1040.00
	Cylinder Pickup (Includes Trip Charge)		EA	4	150.00	600.00
	Pavement Thickness - 2" Core (1 core/400 lf/lane) ***(Est. 2 Trips)***		Per Inch	80	15.50	1240.00
	Concrete Patching		EA	10	35.00	350.00
	Senior Engineering Technician to Perform Concrete Inspection		HR	96	39.50	3792.00
	Senior Engineering Technician to Perform Coring		HR	16	39.50	632.00
	Project Manager		HR	7	75.00	525.00
Travel Item Number						
	Trip Charge		EA	34	40.00	1360.00
			TOTAL			***$16,484.00***

****Overtime rates of 1.5 times the regular hourly rate will be charged for work over 8 hours or any time before 7am or after 5pm. Services performed on recognized holidays will be charged at 2.0 times the the regular hourly rate.**

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **October 23, 2018**

SUBJECT: **Professional Engineering Services Contract**
Lakedale Drive (Lakeview Drive to Ridge Road),
South Lakeshore Drive (2000 Block), and
Woodpark Lane (Spring Creek to S. Alamo Drive)
Reconstruction Project

The Lakedale Drive (Lakeview Drive to Ridge Road), South Lakeshore Drive (2000 Block), and Woodpark Lane (Spring Creek to S. Alamo Drive) Reconstruction Project is one of the first roadway projects scheduled for engineering design on the 2018 Street Bond Program. The project, approximately 1,600 feet in length, will consist of roadway, sidewalk, water line, wastewater line improvements. The project will include a public input process where surveys will be sent out to adjacent property owners and public meeting will be held with schematics of the roadway and comments will be received.

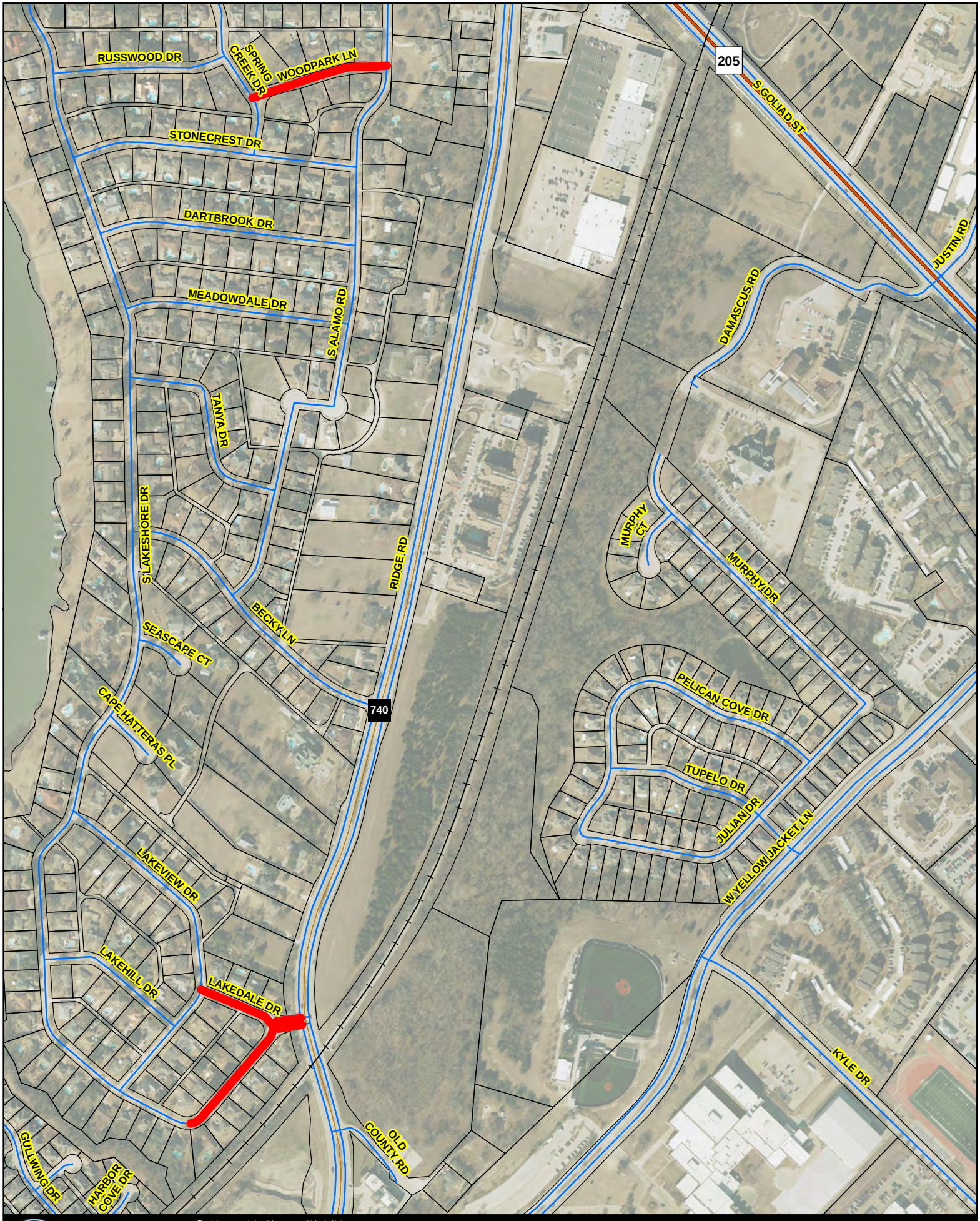
Staff requested a proposal from BW2 Engineers, Inc. to provide the engineering design and specifications for this project. The engineering fee to reconstruct Lakedale Drive (Lakeview Drive to Ridge Road), South Lakeshore Drive (2000 Block), and Woodpark Lane (Spring Creek to S. Alamo Drive) is $184,300.00. The funding of this project will be provided through the sale of bonds approved by the voters in the 2018 Street Bond Election and water and wastewater funds. Staff recommends City Council consideration to approve a professional engineering services contract for BW2 Engineers, Inc. to perform the engineering design services and specifications for the Lakedale Drive (Lakeview Drive to Ridge Road), South Lakeshore Drive (2000 Block), and Woodpark Lane (Spring Creek to S. Alamo Drive) Reconstruction Project in an amount not to exceed $184,300.00 , to be paid for out of the 2018 Street Bond funds and water wastewater funds, and take any action necessary.

If you have any questions, please advise.

AJW:jmw

Attachments

Cc: Mary Smith, Assistant City Manager
Jeremy White, P.E. CFM, Civil Engineer
File



City of Rockwall

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

0 95 190 380 Feet

Date: 10/23/2018

LAKEDALE DR (LAKEVIEW DR. TO RIDGE RD.)
WOODPARK LN. (SPRINGCREEK TO S. ALAMO DR.)
S. LAKESHORE DR.

STATE OF TEXAS ♦

♦

COUNTY OF ROCKWALL ♦

PROFESSIONAL ENGINEERING SERVICES CONTRACT

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and BW2 Engineers, Inc., ("ENGINEER"), located at 1919 S. Shiloh Road, Garland, Texas, Engineers duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Engineer as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for __Woodpark, Lakeshore and Lakedale Reconstruction Project__

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Attachment "A" and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and detailed in Attachment "A".

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be an annual amount not to exceed one hundred eighty four thousand, three hundred dollars and zero cents ($184,300.00) and billed per the breakdown as provided in Attachment "B". Engineer is not authorized to perform any work beyond the limited not to exceed amount without authorized written approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Attachment "B". In the event of termination, Engineer will assist the CITY in arranging a smooth transition process. However, Engineer's obligation to provide services to the

CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Engineer its fees based on the presentation by Engineer to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay Engineer its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Engineer for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4. Engineer's Standard of Care

Engineer shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Engineer under similar circumstances for a similar project. Engineer represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Engineer any unsatisfactory performance of Engineer personnel for appropriate corrective action. Engineer shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business working on this project. CITY may waive this potential conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at reuser's sole risk and without liability or legal exposure to the Engineer, and CITY to the extent allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further

compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. Engineer agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

Workmen's Compensation – Statutory
Employer's Liability – $100,000
Bodily Injury by Disease - $500,000 (policy limits)
Bodily Injury by Disease - $100,000 (each employee)

B. Engineer also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Engineer for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

$2,000,000 General aggregate limit

$1,000,000 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

$1,000,000 each occurrence sub-limit for Personal Injury and Advertising

C. Engineer shall add CITY, its City Council members and employees, as an additional insureds on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Engineer shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

E. Engineer agrees to maintain errors and omissions professional liability insurance in the amount of not less than one million dollars ($1,000,000) annual aggregate, on a claims made basis, as long as reasonably available under standard policies.

7. **INDEMNIFICATION**

ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS

CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF ENGINEER OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

ENGINEER'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING ENGINEER'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL NOT EXCEED ONE MILLION DOLLARS ($1,000,000). NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY CLAIMING THROUGH THE OTHER RESPECTIVE PARTY, FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, LIQUIDATED, DELAY OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO LOST PROFITS OR USE OF PROPERTY, FACILITIES OR RESOURCES, THAT MAY RESULT FROM THIS AGREEMENT, OR OUT OF ANY GOODS OR SERVICES FURNISHED HEREUNDER.

8. Addresses for Notices and Communications

CITY
Amy Williams, P.E.
Director of Public Works/City Engineer
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

ENGINEER
Jim Waldbauer, P.E.
President
BW2 Engineers, Inc.
1919 S. Shiloh Road
Suite 500
Garland, Texas 75042

All notices and communications under this Contract shall be mailed or delivered to **CITY** and **Engineer** at the above addresses.

9. Successors and Assigns

CITY and Engineer each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of

such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Engineer shall assign, sublet or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

10. Termination for Convenience of the Parties

Engineer and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Engineer as provided herein, Engineer will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Engineer, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of **Engineer** to be performed hereunder. Such changes, including any increase or decrease in the amount of **Engineer's** compensation, or time for performance, which are mutually agreed upon by and between **CITY** and **Engineer**, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment **in writing** executed by both CITY and Engineer.

13. Reports and Information

Engineer, at such times and in such forms as **CITY** may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish **CITY** periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

14. Entire Agreement

This Contract and its Attachments and any future Contract Amendments constitute the entire agreement, and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

15. Waiver

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that

party's rights to enforce such provision, or any other provision. Any waiver by any party herein of any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

16. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

17. Survival

Any and all representations, conditions and warranties made by Engineer under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

18. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

19. Attorney's Fees

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in triplicate originals on this 23rd day of OCTOBER 2018.

BW2 Engineers, Inc.

By: _____, P.E.
Name: JIM WALDBAUER
Title: PRESIDENT

EXECUTED in triplicate originals on this ____ day of _____ 201_.

ATTEST:

City of Rockwall, Texas

_____
Richard Crowley
City Manager

ATTACHMENT "A"

Scope of Service

See Separate Document

ATTACHMENT "A"
WOODPARK, SOUTH LAKESHORE AND LAKEDALE RECONSTRUCTION PROJECT
for
City of Rockwall

SCOPE OF SERVICES

Project Understanding

The City of Rockwall (City) wishes to reconstruct Woodpark Lane (Spring Creek to S. Alamo Drive), South Lakeshore Drive (2000 Block), and Lakedale Drive (Lakeview Drive to Ridge Road), all of which are existing 27' wide residential roadways. These segments of roadways have the following approximate lengths; Woodpark (600'), South Lakeshore Drive (550'), and Lakedale Drive (450'). These roadways lie in the western area of the City of Rockwall, between I.H. 30 and S.H. 66. Reconstruction will be replacing the existing pavement with a standard residential roadway (29' B-B) with sidewalks. These improvements will be within the existing Right of Ways (ROW); however, the contract will include a provision for one (1) parcel take or easement in the event that they are required.

Additional design will include sanitary sewer and water improvements. Existing sanitary sewer lines and water lines in these roadway corridors have been determined to require replacement. Therefore, these existing lines will be replaced and upgraded in size, if necessary. Water lines will be evaluated to be place within the back of curb and the right-of-way line where possible.

BW2 Engineers, Inc. will provide plans, specifications, estimates, and permits for the project and will support the City of Rockwall's advertising/bidding and construction phase services.

BASIC SERVICES

1. Schematic Conceptual Design (30%)

1.1. Project Management

1.1.1. Conduct project kickoff meeting with entire project team and City Staff.

1.1.2. Prepare and send Project Status Update (PSU) to City's Project Manager on monthly basis. PSU will address work completed in previous period, work in progress and/or anticipated to be completed in next period, actions or information needed from City, and a schedule update.

1.1.3. Develop design criteria and design decisions tables.

1.2. Project stakeholder coordination

- Develop project stakeholder contact list including but not limited to franchise utilities, City's water and sewer department, traffic department, and other governmental entity stakeholders.
- Conduct progress meetings to monitor the development of the project. During this phase of the project, conduct up to two (2) meetings with the City staff regarding project status and coordination issues. The first meeting will be the project kick-off meeting, and the second meeting will be the conceptual design presentation and review.

1.3. Public Meetings and Public Input Surveys

1.3.1. Meetings

1.3.1.1. Attend two (2) public involvement meeting as directed by City staff. Provide exhibits suitable for public meeting use depicting street section, alignments etc. Support City

staff during meetings by providing technical information, responding to citizen questions, and recording citizen input.

1.3.1.1.1. First Public Meeting will be with adjacent property owners and residents.

- Mail out all first public meeting notification for the City.
- Revise 30% Schematics Roll Plots based on public input from first public meeting and City direction to be used in second public meeting.

1.3.1.1.2. Second Public Meeting will be with adjacent property owners and residents as well as the neighborhood.

- Mail out all second meeting public meeting notification for the City (Neighborhood to be at a typical 500ft buffer off the street)
- Revise 30% Schematics Roll Plots based on public input from second public meeting and City direction to be used in City Council presentation for schematic and typical section approval.

1.3.2. Public Input Surveys

- Work with City to develop Public Input Survey to be sent to adjacent property owners and residents.
- Mail out surveys to adjacent property owner and residents.
- Tally survey results and other received public input into presentable format to City Staff and City Council.

1.4. Schematic Roll Plot and Graphics (30%)

The following services will be provided as part of the Conceptual Design Phase (30%):

- Review and research previously prepared construction plans record documents, and other pertinent information related to proposed project.
- Review City master plans, design standards, specifications, construction details, and other pertinent information that may impact the design. Review of documents will include but not limited to:
  - City of Rockwall Master Thoroughfare Plan
  - City of Rockwall Water/Wastewater Master Plan
  - City of Rockwall Standards of Design and Construction
  - City of Rockwall Trail Master Plan
- Develop complete and accurate base map showing all existing Right-of-Way (ROW), easements, and utilities.
- Develop and evaluate typical sections (up to two (2)) to use for the project.
- Develop horizontal alignments for roadway,
- Develop and evaluate up to two (2) alignments for proposed water lines and wastewater lines.
- Develop vertical alignment for roadway and cut cross sections at critical points, at center of driveways, alley approaches, cross streets, lead walks, at alignment geometric points and at 25' intervals to evaluate the grading.
- Review City Master Trail Plan and incorporate hike and bike trails if necessary.
- Prepare 30% schematic paving plan and profile roll plots, produced at 1" =40' horizontal scale and 1" =5' vertical scale. The horizontal alignment of proposed water lines and sewer lines will be included in the roll plots.
- Prepare cross sections sheets.
- Meet with City staff and present concept paving plan and profile roll plots.
- Incorporate comments and feedback from City staff and other stakeholders prior to public meetings.

1.5. Drainage Analysis (30%)

The following services will be provided as part of the Conceptual Design Phase (30%):

- Review and research existing construction plans and record documents, historical flooding events and other pertinent information related to the existing drainage infrastructure along, upstream and downstream of the proposed project.
- Prepare a drainage area map for each street project and provide gutter capacity calculations to confirm street flow.

2. Construction Documents

2.1. Project Management

- Conduct progress meetings at each stage of the construction documents phase to monitor the development of the project regarding project status, coordination issues and go over City review comments of the plans.
- Coordinate with other utilities, (electric power, cable TV, phone, gas, optic fiber, etc.)
- Prepare and send Project Status Update (PSU) to City's Project Manager on monthly basis. PSU will address work completed in previous period, work in progress and/or anticipated to be completed in next period, actions or information needed from City, and a schedule update.
- Update project schedule and interim milestones (coordinate with City staff as necessary)
- Project site visits (up to three (3) trips)

2.2. Construction Plans, Specifications and Estimates (30%, 90%, 100%)

2.2.1. Submittals

BW2 Engineers, Inc. will submit 60%, 90% and 100% submittals for the City for review and comment. The following will be required for each submittal:

- Construction Plans
  - Two (2) Full Size copies – 22"x34"
  - Two (2) Half Size copies – 11"x17"
  - One (1) PDF copy
  - One (1) PDF copy– Scanned City comments previous submittal
- Engineers Opinion of Construction Cost
- Construction Contract Template/Specification Book

2.2.2. Construction Plans

Each plan sheet in the construction plans set will conform to the Engineering Drawing Requirements set forth in the City of Rockwall's Standards of Design and Construction. Plan sheets will also include any other additional documentation, notation, and clarification required by the City's Project Manager to prove design and constructability of the project. Each stage of the construction plan review process will incorporate any changes associated with City comments on previous submittals.

Below is a table of the required construction plan sheets and which submittals they are required.

Plan Sheets	**60%**	**90%**	**100%**
Cover Sheet	X	X	X
Legend Sheet	X	X	X
General Notes Sheet	X	X	X
Existing Condition Plan (1"=20' scale)	X	X	X

Horizontal/Vertical Control Sheet (1"=40' scale)	X	X	X
Typical Sections (Existing and Proposed)	X	X	X
Erosion Control Plan (1"=40' scale)		X	X
Demolition/Removals Plan (1"=20' scale)	X	X	X
Roadway Plan/Profiles (1"=20'H, 1'=5'V scale)	X	X	X
Alley and Driveway Plan/Profile (1"=20'H, 1'=5'V scale)		X	X
Intersection Grading Plan (Lakedale / Lakeshore intersection)		X	X
Drainage Area Map (Existing)	X	X	X
Drainage Calculations (Area, Gutter Capacities)		X	X
Water Plan/Profile (1"=20'H, 1'=5'V scale)	X	X	X
Sanitary Sewer Plan/Profile (1"=20'H, 1'=5'V scale)	X	X	X
Retaining Wall Plan/Profile (1"=20'H, 1'=5'V scale)	X	X	X
Construction Sequencing Phasing Narrative	X	X	X
Detour Plan (for each Phase)		X	X
Traffic Control Plan (for each phase & typ. sections) (1"=40' scale)		X	X
Roadway Cross-Sections (25' int. & crit. pts.) (1"=20'H, 1'=5'V scale)	X	X	X
Details (for each section of plans)		X	X

Each subsection below details out the services to be performed for each section of the construction plan set.

2.2.2.1. Roadway Design

- Incorporate the preliminary design submittal review comments
- Prepare plan / profile sheets (22"x34" plan sheets at a scale of 1"=20' horizontal, and 1"=5' vertical).
- Analyze all driveways within the project and develop driveway adjustment and crosswalk profiles as needed. Typically driveways will be defined vertically by profiles.
- Develop design cross-sections
    - Develop on 25' station intervals and other critical points.
    - Show pavement and subgrade, right-of-way limits, sides slopes, pavement cross slopes, curbs, and retaining walls (if applicable)
    - Cross-sections will be provided in the plan set.
- Prepare roadway details to clarify intent of design
- Modify standard details as needed and include

2.2.2.2. Utilities

2.2.2.2.1. Public (Water, Wastewater, Storm Drainage, etc.)

- Establish the location of existing public utilities based upon information provided by the City, SUE and field survey information

2.2.2.2.2. Franchise Utility Coordination

- Identify franchise utility contacts
- Send one set of plans to each franchise utility for their review will be submitted at each phase. Request each franchise utility to mark up the plans to show the size, type and location of their utilities.
- Notify the City if any relocations are required
- BW2 Engineers, Inc. shall assist the City in the coordination with the franchise utilities if any relocations are required.

- Attend City ran Franchise Utility Coordination Meetings (typically 2-4 meetings per year are held). BW2 Engineers, Inc. will give back ground on particular project and coordinate with franchise utility companies on foreseen conflicts and pass out current plan set.

2.2.2.2.3. Water

- Prepare all water plan and profiles.
- Check coverage of Fire Hydrants to meet City Standard.
- Prepare water details to clarify intent of design. Compile applicable City Standard details, modify standard details as needed.

2.2.2.2.4. Wastewater

- Prepare all wastewater plans and profiles.
- Prepare wastewater details to clarify intent of design. Compile applicable City Standard details, modify standard details as needed.

2.2.2.3. Traffic Control Plans, Detour Plans, Construction Sequencing/Phasing

- Develop construction sequence plan showing:
  - Construction area for each phase of construction and closure of existing travel lanes (if needed).
  - Temporary signing and striping, barricades, and other channelization device
  - Narrative of the sequence of work.
  - Detour Plan for each construction phase
  - Public utilities relocation phasing.
  - Pedestrian routing during construction.
- Develop typical cross section showing lane widths, edge conditions, channelization and proposed construction area.
- Develop typical driveway staging plans for similar driveways. Develop custom driveway staging layouts for special conditions.
- Prepare traffic control details to clarify intent of design.

2.2.3. Specifications/Construction Contracts

Prepare general notes, specification data, and final Bid Book in accordance with City of Rockwall requirements. Identify and prepare special specifications and/or special provisions applicable to the project. Prepare Bid-Tab sheets of applicable items for Contractor to fill/present bid prices.

- Contact documents, including the following:
  - City of Rockwall standard construction contract forms
  - Notice to bidders
  - Special instructions to bidders
  - Bid form (Bid-Tab) – Electronic for Bidding
  - Standard construction contract
  - Performance bond
  - Payment bond
  - Maintenance bond
  - Certificate of insurance
  - General conditions
  - Special conditions
  - Technical specifications
  - Permits (TXDOT, City of Dallas, etc.)
  - Geotechnical Report

2.2.4. Estimates

Compile an overall opinion of probable construction cost based on current market values. Cost shall be broken out in to separate schedules for each section of the job.

2.3. Agency Permitting/Coordination (City of Dallas, NTMWD, TDLR, etc.)

2.3.1. Accessibility Review (TDLR)

- Prepare a completed application for submittal to the Texas Department of Licensing and Regulation for review in accordance with the Elimination of Architectural Barriers Act.
- BW2 Engineers, Inc. to complete application and submit with set of plans to a Registered Accessibility Specialist (RAS) from review and TDLR project registration. All coordination and fees with TDLR compliance will be done by the BW2 Engineers, Inc.
- While we do not anticipate accessibility revisions to be required, we will address minor revisions to the plans based on review comments from the RAS.

SPECIAL SERVICES

3. Data Collection & Property Research / Topographic and Design Survey

3.1. Data Collection and Property Research

3.1.1. Gather existing plat information

3.1.2. Collect property owner and record information

3.1.3. Gather existing ROW and easement information; identify all easements through typical research methodologies (i.e. plats, court house filings, etc.).

3.2. Topographic and Design Survey

3.2.1. The limits of the survey shall include Woodpark Lane (Spring Creek to S. Alamo Drive), South Lakeshore Drive (2000 Block), and Lakedale Drive (Lakeview Drive to Ridge Road). The survey shall be from 20' outside the ROW lines (50 foot ROW) for an approximate survey width of 90'. Survey will include intersecting roadways extending 200 feet along each leg of the minor intersections.

3.2.2. Establish horizontal control points at 500' maximum spacing.

3.2.3. Establish a vertical control benchmark circuit as needed throughout the project. Use existing City established monument information for the City and tie survey into.

3.2.4. Set control points, which shall be based on NAD-83, on both sides of the roadway, as required to maintain horizontal control throughout the project limits.

3.2.5. Perform a field survey to identify and locate existing topographic elements within the roadway corridor. All identified topographic elements shall be tied down horizontally and vertically. The field survey shall not limited to the following:

- Property corner monumentation
- Existing pavement, curbs, sidewalks, barrier free ramps, etc.
- Roadway and lane striping
- Driveways
- Existing storm sewer inlets, manholes, junction boxes Headwalls (including culvert sizes and invert elevations)
- Outfalls, bridges and erosion control
- Existing driveway culverts and swales (flowlines, sizes, types, etc.)
- Guardrail
- Utility manholes, vaults, water valves, water meters, wastewater cleanouts, sprinkler heads, telephone poles, power poles, utility markers, other public utilities and franchise utilities

- Traffic Signal poles, cabinets, pull boxes and other signal equipment
- Signs (excluding temporary signs)
- Trees, including species and caliper (all sizes)
- Landscape planters, Shrubs, rocks and other features.
- Buildings and permanent structures
- Retaining walls
- Fencing walls
- Fence limits and material types (excluding temporary fences)
- Mailboxes (types – wood, birck, stone)
- Other applicable physical features that could impact design

3.2.6. Perform cross-sections throughout project limits at 25-foot intervals and at grade breaks and prepare cross-section field notes.

3.2.7. Prepare a final topographic drawing in digital format (including contours and breaklines) showing the features located in the field, an ASCII coordinate file of the points located in the field, and a hard copy of the coordinates and feature descriptions.

3.2.8. BW2 Engineers, Inc. will perform site visits for the purposes of reviewing the provided survey in the field and making notes for additional survey needs and design considerations.

4. Subsurface Utility Engineering (S.U.E.) Services

4.1. Provide S.U.E. Services for the purpose of locating horizontal and vertical locations of underground city and franchise utilities, in conjunction with and /or prior to the field survey.

- S.U.E. Level 'B' Services will be provided to determine horizontal location of utilities up to 3000 linear feet.
- S.U.E. Level 'A' Services will be provided as follows:
  - Up to five(5) test holes of 0-15 ft depth will be provided
  - Test holes in addition to those listed above will be provided at the rate per test hole agreed to by the City of Rockwall.

4.2. BW2 Engineers, Inc. shall arrange and make provisions for access to perform the services specified within this scope. The surveyor shall provide the City with the name and address of the property owners.

4.3. The City shall be responsible for the coordination of all ROW and easement acquisitions. BW2 Engineers, Inc. will provide survey information and easement/ROW documents (sketch and legal description) to the City. Additional ROW and easement documentation services are detailed below in Section 2.

5. Right-of-Way / Easement Instruments of Conveyance

5.1. Prepare ROW instruments (narrative and graphic exhibits of ROW takes) and setting new property corners (for new ROW only) in the field

5.1.1. Up to six (6) parcels

5.2. Prepare easement instruments (narrative and graphic exhibits of easements required for drainage, City utilities, temporary construction, etc.)

5.2.1. Up to six (6) parcels

5.3. Individual parcel exhibits shall be on 8"x11" paper and pdf copy shall be sealed, dated, and signed by a Registered Professional Land Surveyor and shall contain the following:

5.3.1. Parcel number

5.3.2. Area required

5.3.3. Area remaining

5.3.4. Legal description
5.3.5. Current owner
5.3.6. Any existing platted easements or easements filed by separate instrument including easements provided by utility companies
5.3.7. All physical features
5.3.8. Metes and bounds description of parcel to be acquired. The description shall be provided on a separate sheet from the exhibit. Each type of easement shall be described separately.

5.4. Upon written notification by the City of acceptance of the ROW exhibits and instruments, and as directed by the City, the surveyor shall set all corners and points of curvature for the proposed ROW and submit final sealed plans and exhibits, including location of the control points and their NAD-83 reference

5.5. BW2 Engineers, Inc. will provide the information listed in Section 2 to the City and/or their selected ROW and easement acquisition agent. This task will include the following:

5.5.1. Transmittal of survey and existing property information.

6. Geotechnical

6.1. Subsurface Exploration

6.1.1. Five (5) borings are planned for this project. The borings and report will be thru a subconsultant.

The locations are as follows:

- Two borings will be located within the Woodpark corridor.
- Two borings will be located within the Lakeshore corridor.
- One boring will be located within the Lakedale corridor.

6.1.2. Boring Services – Pavement borings will be sampled to 15 feet. A total of 45 feet for drilling is planned.

- Check samples for consistency with a hand penetrometer
- Stake the boring locations using normal taping procedures
- Backfill bore holes and plug at the surface

6.2. Laboratory Services

6.2.1. Considering the planned facilities, anticipated soil conditions, and geology, the following laboratory test will be required for classification purpose and to determine strength characteristics:

- Visual Classification
- Moisture content and soil identification
- Liquid and plastic limit determinations
- Unconfined compression
- Calibrated hand penetrometer tests
- Lime/ph series tests
- Soluble sulfate tests (to determine lime-induced heaving potential)

6.3. Engineering Services

6.3.1. Prepare an engineering report presenting the following:

- Sample boring location map
- Boring logs and laboratory results
- General soil and ground-water conditions
- Recommendations will be based on a 30 year design life.
- Subgrade design recommendations for lime treated and cement treated
- Pavement design recommendation for reinforced concrete, asphalt or combination of concrete and asphalt system (including pavement thickness, strength, reinforcement size and spacing, and joint spacing)

- Recommendations for retaining walls
- Earthwork recommendations

6.3.2. The geotechnical engineer's design recommendations shall be relied upon by the civil and structural engineers for their design.

6.3.3. Submit one (1) paper copy and one pdf file copy of the report to the City

7. Additional Services

Services not specifically identified in the Scope of Services above shall be considered additional and shall be performed on an individual basis upon authorization by the City of Rockwall. Such services shall include, but are not limited to the following:

7.1. Construction staking.

7.2. _____

-End of Scope of Service-

ATTACHMENT "B"

Payment Schedule

BW2 Engineers has prepared a preliminary Opinion of Probable Construction Cost for this project. The OPCC is $1,501,848. Compensation for Basic Services in Tasks 1-2 shall be on a lump sum basis. The tabulation below establishes the not to exceed amount for each category of contract service:

	Task	Fee
	BASIC SERVICES	
1.	Schematic Conceptual Design (30%)	$32,500.00
2.	Construction Documents	
2.1	60% Design	$52,000.00
2.2	90% Design	$32,500.00
2.3	100% Design	$13,000.00
	Basic Services Subtotal:	**$ 130,000.00**
Compensation for special services under Tasks 3-6 shall be a labor fee plus expense (reimbursable) basis with the max fee shown below.		
	SPECIAL SERVICES	
3.	Data Collection & Property Research / Topographic and Design Survey	$11,200.00
4.	Subsurface Utility Engineering (S.U.E.) Services	
4.1	Quality Level 'B' S.U.E. Services (assumes 3,000 LF)	$2,000.00
	Quality Level 'A' S.U.E. Services	$15,000.00
5.	Right-of-Way/Easement Instruments of Conveyance	$6,600.00
	(6 ROW documents are assumed @ $1,100/document)	
6.	Geotechnical	$6,500.00
	Special Services Subtotal*	**$ 41,300.00**
	ENGINEERING SERVICES CONTINGENCY (To be 10% of Services)**	**$ 13,000.00**
	***(This service is a miscellaneous amount to be used at the discretion of the City for additional Services outside of the scope of the contract. This item will be controlled by the City and will only be used if the City chooses. The Engineer has no right or guarantee to the use of this Contingency)*	
	Project Total*	**$ 184,300.00**

Fees that are Lump Sum for each task and will be invoiced monthly based upon the overall percentage of services performed.

ATTACHMENT "C"

Project Schedule

	Item	Start	End
1.	**Data Collection / Topographic Design Survey**	**11/01/18**	**12/01/18**
2.	**Schematic Conceptual Design – 30%**	**12/01/18**	**01/15/19**
3.	**City Review**	**01/15/19**	**02/01/19**
4.	**Construction Documents – 60% Preliminary**	**02/01/19**	**05/01/19**
5.	**City Review**	**05/01/19**	**05/15/19**
6.	**Construction Documents – 90% Preliminary**	**05/15/19**	**07/15/19**
7.	**City Review**	**07/15/19**	**08/01/19**
8.	**Construction Documents – 100% Final Design**	**08/01/19**	**09/01/19**

ATTACHMENT "D"

Sub-Consultants

1. **Sub-Consultant:**
   Company Name: ECS Southwest, LLP
   Services of the Scope Being Provided: *Geotechnical*
   Contact Person: Michael Batuna, P.E. Title: Manager
   Email: mbatuna@ecslimited.com Phone: 972-392-3222

2. **Sub-Consultant:**
   Company Name: Criado & Associates
   Services of the Scope Being Provided: *Subsurface Utility Engineering (S.U.E.)*
   Contact Person: Patrick Dunn Title: Manager
   Email: pdunn@criadoassociates.com Phone: 972-392-9092

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90

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **November 2, 2018**

SUBJECT: **Professional Engineering Services Contract**
Ridge Road West (Shores Boulevard to N. Goliad Street)
Reconstruction Project

The Ridge Road West (Shores Boulevard to N. Goliad Street) Reconstruction Project is one of the first roadway projects scheduled for engineering design on the 2018 Street Bond Program. The project, approximately 4,100 feet in length, will consist of roadway, sidewalk, and storm drainage improvements. The project will include a public input process where surveys will be sent out to adjacent property owners and public meeting will be held with schematics of the roadway and comments will be received.

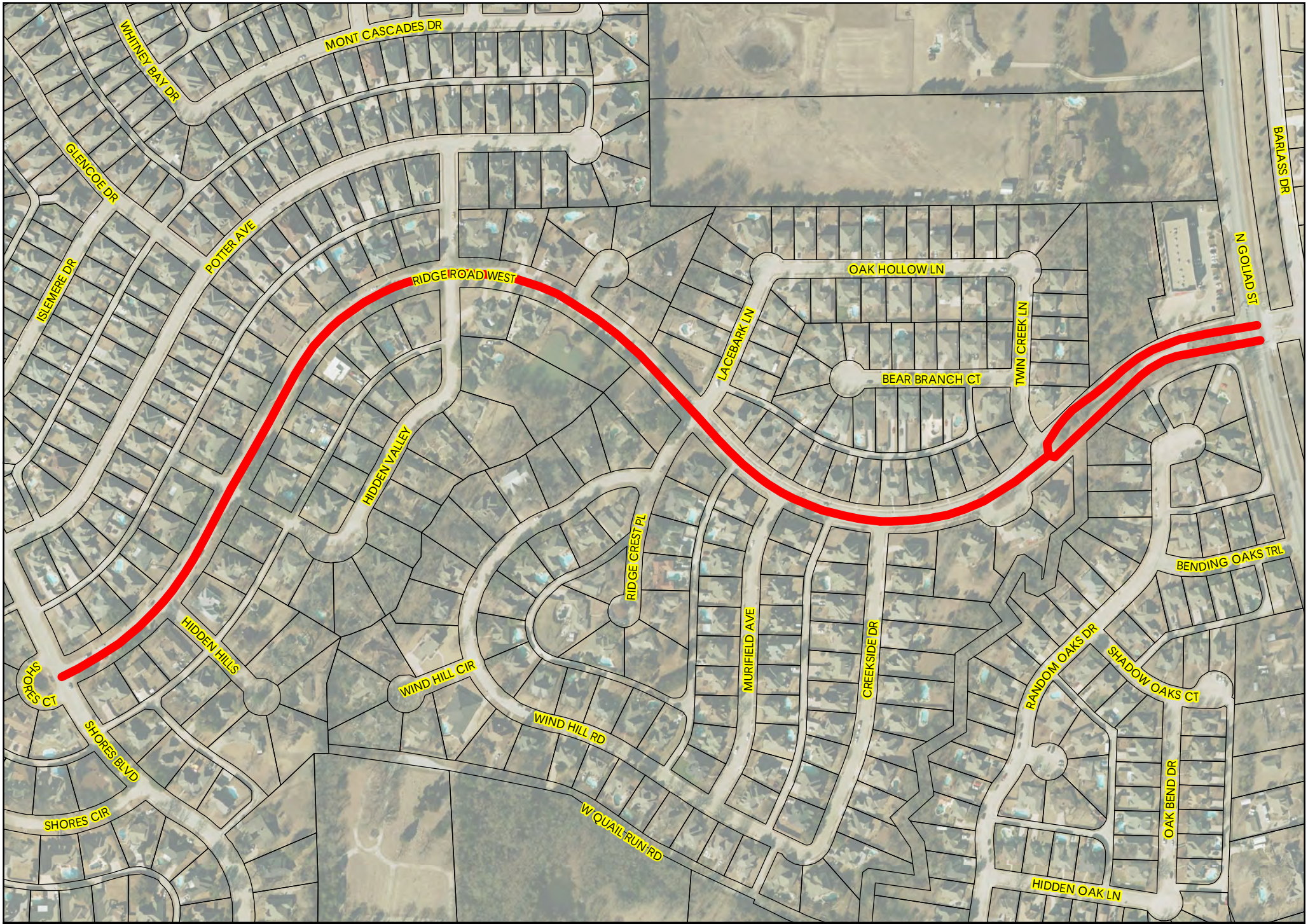
Staff requested a proposal from Dannenbaum Engineering Company – Dallas LLC. to provide the engineering design and specifications for this project. The engineering fee to reconstruct Ridge Road West (Shores Boulevard to N. Goliad Street) is $370,047.49. The funding of this project will be provided through the sale of bonds approved by the voters in the 2018 Street Bond Election funds. Staff recommends City Council consideration to approve a professional engineering services contract for Dannenbaum Engineering Company – Dallas LLC. to perform the engineering design services and specifications for the Ridge Road West (Shores Boulevard to N. Goliad Street) Reconstruction Project in an amount not to exceed $370,047.49, to be paid for out of the 2018 Street Bond funds, and take any action necessary.

If you have any questions, please advise.

AJW:jmw

Attachments

Cc: Mary Smith, Assistant City Manager
Jeremy White, P.E. CFM, Civil Engineer
File



City of Rockwall

0 150 300 Feet

Date: 10/23/2018

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

RIDGE ROAD WEST (SHORES BLVD TO N. GOLIAD ST.)

STATE OF TEXAS ♦
♦
COUNTY OF ROCKWALL ♦

PROFESSIONAL ENGINEERING SERVICES CONTRACT

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and Dannenbaum Engineering Company – Dallas LLC.), ("ENGINEER"), located at 3030 Lyndon B. Johnson Fwy, STE 910, Dallas, Texas, Engineers duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Engineer as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for Ridge Road West

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Attachment "A" and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and detailed in Attachment "A".

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be an annual amount not to exceed THREE HUNDRED SEVENTY THOUSAND FOURTY SEVEN dollars and 49/100 ($370,047.49) and billed as a *lump sum* basis per rates provided in Attachment "B". Engineer is not authorized to perform any work beyond the limited not to exceed amount without authorized written approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Attachment "B". In the event of termination, Engineer will assist the CITY in arranging a smooth transition process. However, Engineer's obligation to provide services to the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Engineer its fees based on the presentation by Engineer to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay Engineer its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Engineer for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4. Engineer's Standard of Care

Engineer shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Engineer under similar circumstances for a similar project. Engineer represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Engineer any unsatisfactory performance of Engineer personnel for appropriate corrective action. Engineer shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business working on this project. CITY may waive this potential conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at reuser's sole risk and without liability or legal exposure to the Engineer, and CITY to the extent allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding,

Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. Engineer agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

Workmen's Compensation – Statutory
Employer's Liability – $100,000
Bodily Injury by Disease - $500,000 (policy limits)
Bodily Injury by Disease - $100,000 (each employee)

B. Engineer also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Engineer for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

$2,000,000 General aggregate limit

$1,000,000 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

$1,000,000 each occurrence sub-limit for Personal Injury and Advertising

C. Engineer shall add CITY, its City Council members and employees, as an additional insureds on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Engineer shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

E. Engineer agrees to maintain errors and omissions professional liability insurance in the amount of not less than one million dollars ($1,000,000) annual aggregate, on a claims made basis, as long as reasonably available under standard policies.

7. **INDEMNIFICATION**

ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES,

DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF ENGINEER OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

ENGINEER'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING ENGINEER'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL NOT EXCEED ONE MILLION DOLLARS ($1,000,000). NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY CLAIMING THROUGH THE OTHER RESPECTIVE PARTY, FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, LIQUIDATED, DELAY OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO LOST PROFITS OR USE OF PROPERTY, FACILITIES OR RESOURCES, THAT MAY RESULT FROM THIS AGREEMENT, OR OUT OF ANY GOODS OR SERVICES FURNISHED HEREUNDER.

8. Addresses for Notices and Communications

CITY
Amy Williams, P.E.
Director of Public Works/City Engineer
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

ENGINEER
Dannenbaum Engineering Company – Dallas, LLC
3030 Lyndon B. Johnson Fwy
STE 910
Attn: Daniel W. Everett, P.E.

All notices and communications under this Contract shall be mailed or delivered to **CITY** and **Engineer** at the above addresses.

9. Successors and Assigns

CITY and Engineer each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Engineer shall assign, sublet or transfer its interest in this Contract

without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

10. Termination for Convenience of the Parties

Engineer and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Engineer as provided herein, Engineer will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Engineer, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of **Engineer** to be performed hereunder. Such changes, including any increase or decrease in the amount of **Engineer's** compensation, or time for performance, which are mutually agreed upon by and between **CITY** and **Engineer**, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment **in writing** executed by both CITY and Engineer.

13. Reports and Information

Engineer, at such times and in such forms as **CITY** may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish **CITY** periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

14. Entire Agreement

This Contract and its Attachments and any future Contract Amendments constitute the entire agreement, and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

15. Waiver

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision, or any other provision. Any waiver by any party herein of any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any

other breach hereof.

16. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

17. Survival

Any and all representations, conditions and warranties made by Engineer under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

18. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

19. Attorney's Fees

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in triplicate originals on this ____ day of _____ 201_.

Dannenbaum Engineering Company – Dallas, LLC

By:_____
Name: Daniel W. Everett, P.E.
Title: President

EXECUTED in triplicate originals on this ____ day of _____ 201_.

ATTEST:

City of Rockwall, Texas

_____
Richard Crowley
City Manager

ATTACHMENT "A"

Scope of Service

See Attachment

Attachment "A"
Ridge Road West Reconstruction Project (Shores Blvd. to SH 205)
For
City of Rockwall

Scope of Services

Project Understanding

The City of Rockwall (City) wishes to reconstruct Ridge Road West, an existing Two lane roadway, from Shores Blvd to SH 205 , approximately 4,100 feet in length. The roadway lies within an Single Family development area of the City of Rockwall. Reconstruction will be two lane divided: two vehicle lanes (41' B-B concrete curb and gutter) in each direction with 9' parking and 5 ft sidewalks on each side. These improvements will be with the existing 60' (GIS from City website measures 80') Right of Way (ROW); however, the contract will include a provision for 20 parcel takes or easements in the event that they are required.

The existing storm sewer will be analyzed using current City drainage criteria and improvements will be designed where the existing system is inadequate. Sanitary sewer And water lines will be adjusted as necessary to accommodate conflicts with the proposed paving and storm sewer/culvert improvements.

Other design components include coordinating with ONCOR for street lighting, utility coordination, TDLR compliance with ADA and traffic control plans.

Dannenbaum Engineering will provide plans, specifications, estimates, and permits for the project and will support the City of Rockwall's advertising/bidding.

BASIC SERVICES

1. Schematic Conceptual Design (30%)

1.1. Project Management

1.1.1. Conduct Dannenbaum Engineering internal project kickoff meeting with entire project team and City Staff.

1.1.2. Prepare and send Project Status Update (PSU) to City's Project Manager on monthly basis. PSU will address work completed in previous period, work in progress and/or anticipated to be completed in next period, actions or information needed from City, and a schedule update.

1.1.3. Develop design criteria and design decisions tables.

1.1.4. Prepare project correspondence and invoicing documents.

1.1.5. Prepare and submit project schedule to City staff and provide general project management activities.

1.1.6. Project Administration

- Prepare project correspondence and invoicing documents

1.2. Project stakeholder coordination

- Develop project stakeholder contact list including but not limited to franchise utilities, City's water and sewer department, traffic department, and other governmental entity stakeholders etc.
- Conduct progress meetings to monitor the development of the project. During this phase of the project, conduct up to two (2) meetings with the City staff regarding project status and

coordination issues. The first meeting will be the project kick-off meeting, and the second meeting will be the conceptual design presentation and review.

1.3. Public Meetings and Public Input Surveys

1.3.1. Meetings

1.3.1.1. Attend two (2) public involvement meeting as directed by City staff. Provide exhibits suitable for public meeting use depicting street section, alignments etc. Support City staff during meetings by providing technical information, responding to citizen questions, and recording citizen input.

1.3.1.1.1. First Public Meeting will be with adjacent property owners and residents.

- Mail out all first public meeting notification for the City.
- Revise 30% Schematics Roll Plots based on public input from first public meeting and City direction to be used in second public meeting.

1.3.1.1.2. Second Public Meeting will be with adjacent property owners and residents as well as the neighborhood.

- Mail out all second meeting public meeting notification for the City (Neighborhood to be at a typical 500ft buffer off the street)
- Revise 30% Schematics Roll Plots based on public input from second public meeting and City direction to be used in City Council presentation for schematic and typical section approval.

1.3.2. Public Input Surveys

- Work with City to develop Public Input Survey to be sent to adjacent property owners and residents.
- Mail out surveys to adjacent property owner and residents.
- Tally survey results and other received public input into presentable format to City Staff and City Council.

1.4. Schematic Roll Plot and Graphics (30%)

The following services will be provided as part of the Conceptual Design Phase (30%):

- Review and research previously prepared construction plans record documents, and other pertinent information related to proposed project.
- Review City master plans, design standards, specifications, construction details, and other pertinent information that may impact the design. Review of documents will include but not limited to:
  - City of Rockwall Master Thoroughfare Plan
  - City of Rockwall Water/Wastewater Master Plan
  - City of Rockwall Standards of Design and Construction
  - City of Rockwall Trail Master Plan
- Develop complete and accurate base map showing all existing Right-of-Way (ROW), easements, and utilities.
- Develop and evaluate typical sections (up to two (2)) to use for Ridge Road West and other intersecting streets with in the project limits.
- Develop drainage area maps and analyze street and inlet capacities.
- Develop horizontal alignments for roadway,
- Water lines and wastewater lines will remain in place but will be evaluated for conflicts.
- Develop vertical alignment for roadway and cut cross sections at critical points, at center of driveways, alley approaches, cross streets, lead walks, at alignment geometric points and at 25’ intervals to evaluate the grading.
- Review City Master Trail Plan and incorporate hike and bike trails if necessary.

- Prepare 30% schematic paving plan and profile roll plots, produced at 1" =40' horizontal scale and 1" =5' vertical scale. The horizontal alignment of proposed water lines and sewer lines will be included in the roll plots.
- Prepare cross sections sheets.
- Meet with City staff and present concept paving plan and profile roll plots.
- Incorporate comments and feedback from City staff and other stakeholders prior to public meetings.

1.5. Drainage Analysis (30%)

The following services will be provided as part of the Conceptual Design Phase (30%):

- Review and research existing construction plans and record documents, historical flooding events and other pertinent information related to the existing drainage infrastructure along, upstream and downstream of the proposed project.
- Prepare a hydrologic and hydraulic analysis of the existing drainage infrastructure and prepare a report in memo format signed and sealed. Analysis/report shall include the following.
    - Existing drainage infrastructure analysis
        - Drainage Area Map of existing conditions/infrastructure.
        - Analysis effect on existing system of proposed off-site development or infrastructure improvements currently being planned.
        - Drainage calculations – Drainage Area, Inlet, Storm Sewer, Culvert, etc. (to be in City Standard's tabular format)
        - Synopsis of hydraulic deficiencies in written and plan format, includes downstream off-site drainage infrastructure.
        - Synopsis of structural deficiencies of drainage system as a result of TV inspection in written and plan format.
    - Recommendation of improvements to existing drainage system to meet the City's current 100-year design storm criteria.
        - Drainage Area Map of proposed improvements
        - Proposed drainage calculations – Drainage Area, Inlet, Storm Sewer, Culvert, etc. (to be in City Standard's tabular format)
        - Summary of proposed improvement of drainage infrastructure in written and plan format to fix hydraulic and structural deficiencies in order to meet current City drainage criteria standards.

1.6. Existing Traffic Analysis and Recommendation (30%)

The following services will be provided as part of the Conceptual Design Phase (30%):

- City will conduct Traffic Counts, Speed Studies, and Accident Reports from Police Department along Ridge Road West.
- Consultant shall take the data provide by the City and analysis in order to provide a recommendation in memo format signed and sealed of proposed improvements along the corridor.

2. Construction Documents

2.1. Project Management

- Conduct progress meetings at each stage of the construction documents phase to monitor the development of the project regarding project status, coordination issues and go over City review comments of the plans.

- Coordinate with other utilities, (electric power, cable TV, phone, gas, optic fiber, etc.)
- Prepare and send Project Status Update (PSU) to City's Project Manager on monthly basis. PSU will address work completed in previous period, work in progress and/or anticipated to be completed in next period, actions or information needed from City, and a schedule update.
- Update project schedule and interim milestones (coordinate with City staff as necessary)
- Project site visits (up to three (3) trips)

2.2. Construction Plans, Specifications and Estimates (30%, 90%, 100%)

2.2.1. Submittals

Dannenbaum Engineering will be submit 60%, 90% and 100% submittals for the City for review and comment. The following will be required for each submittal:

- Construction Plans
  - Two (2) Full Size copies – 22"x34"
  - Two (2) Half Size copies – 11"x17"
  - One (1) PDF copy
  - One (1) PDF copy– Scanned City comments previous submittal
- Engineers Opinion of Construction Cost
- Construction Contract Template/Specification Book

2.2.2. Construction Plans

Each plan sheet in the construction plans set will conform to the Engineering Drawing Requirements set forth in the City of Rockwall's Standards of Design and Construction. Plan sheets will also include any other additional documentation, notation, and clarification required by the City's Project Manager to prove design and constructability of the project. Each stage of the construction plan review process will incorporate any changes associated with City comments on previous submittals.

Below is a table of the required construction plan sheets and which submittals they are required.

Plan Sheets	**60%**	**90%**	**100%**
Cover Sheet	X	X	X
Legend Sheet	X	X	X
General Notes Sheet	X	X	X
Existing Condition Plan (1"=20' scale)	X	X	X
Horizontal/Vertical Control Sheet (1"=40' scale)	X	X	X
Typical Sections (Existing and Proposed)	X	X	X
Erosion Control Plan (1"=40' scale)		X	X
Demolition/Removals Plan (1"=20' scale)	X	X	X
Roadway Plan/Profiles (1"=20'H, 1'=5'V scale)	X	X	X
Alley and Driveway Plan/Profile (1"=20'H, 1'=5'V scale)		X	X
Intersection Grading Plan (major and critical intersections)		X	X
Pavement Signage and Striping Plan (1"=20' scale)		X	X
Drainage Area Map (Existing and Proposed)	X	X	X
Drainage Calculations (Area, Inlet, Storm, Culvert)		X	X
Drainage Plan/Profile (Trunks and Laterals) (1"=20'H, 1'=5'V scale)	X	X	X
Retaining Wall Plan/Profile (1"=20'H, 1'=5'V scale)	X	X	X

Lighting/Illumination Plan		X	X
Traffic Signal Plans (Existing and Proposed)		X	X
Construction Sequencing Phasing Narrative	X	X	X
Detour Plan (for each Phase)		X	X
Traffic Control Plan (for each phase & typ. sections) (1"=40' scale)		X	X
Roadway Cross-Sections (25' int. & crit. pts.) (1"=20'H, 1'=5'V scale)	X	X	X
Structural Layout Sheets		X	X
Details (for each section of plans)		X	X

Each subsection below details out the services to be perform for each section of the construction plan set.

2.2.2.1. Roadway Design

- Incorporate the preliminary design submittal review comments
- Prepare plan / profile sheets (24"x36" plan sheets at a scale of 1"=20' horizontal, and 1"=5' vertical).
- Analyze all driveways within the project and develop driveway adjustment and crosswalk profiles as needed. Typically driveways will be defined vertically by profiles.
- Develop design cross-sections
    - Develop on 25' station intervals and other critical points.
    - Show pavement and subgrade, right-of-way limits, sides slopes, pavement cross slopes, curbs, and retaining walls (if applicable)
    - Cross-sections will be provided in the plan set.
- Prepare roadway details to clarify intent of design
- Modify standard details as needed and include

2.2.2.2. Drainage

- Create Drainage Area Maps (existing and proposed)
- Create Drainage Calculation Sheets (Tables to be formatted to match City Standard's tabular format)
- Identify the need for additional drainage easements to accommodate the proposed offsite drainage improvements (if required)
- Perform final storm sewer sizing and alignment design. Prepare final inlet design sheets and hydraulic design sheets for inclusion in the plans.
- Prepare storm sewer plan/profile sheets depicting storm sewer lines, inlets, junction boxes, connections, manholes, utility crossings and the hydraulic grade lines.
- Prepare profiles for all trunks and laterals (to be profiled along centerline of pipe)
- If drainage flow patterns/areas are changing due to proposed improvements then existing downstream and upstream systems will be analyses and included in plan set to prove that there are no adverse impacts as a result. Full Hydrologic and Hydraulic Calcs Sheets and storm sewer plan and profiles sheets for these existing upstream and downstream systems are to be included in the plan set.
- Prepare drainage details to clarify intent of design.
- Compile applicable City standard details. Modify standard details as needed.
- Prepare erosion control plan.

2.2.2.3. Utilities

2.2.2.3.1. Public (Water, Wastewater, Storm Drainage, etc.)

- Establish the location of existing public utilities based upon information provided by the City, SUE and field survey information

2.2.2.3.2. Franchise Utility Coordination

- Identify franchise utility contacts
- Send one set of plans to each franchise utility for their review will be submitted at each phase. Request each franchise utility to mark up the plans to show the size, type and location of their utilities.
- Notify the City if any relocations are required
- Dannenbaum Engineering shall perform the coordination with the franchise utilities if any relocations are required.
- Attend City ran Franchise Utility Coordination Meetings (typically 2-4 meetings per year are held). Dannenbaum Engineering will give back ground on particular project and coordinate with franchise utility companies on foreseen conflicts and pass out current plan set.
- .

2.2.2.4. Traffic

2.2.2.4.1. Pavement Marking and Signing Plans

- Determine potential conflicts with existing signs and propose sign relocations
- Prepare crosswalk pavement marking and signing layouts in accordance with City design standards and the Texas Manual on Uniform Traffic Control Devices (TMUTCD).
- Prepare details to clarify intent design
- Compile applicable City standard details. Modify standard details as needed.

2.2.2.5. Traffic Control Plans, Detour Plans, Construction Sequencing/Phasing

- Develop construction sequence plan showing:
  - Construction area for each phase of construction and closure of existing travel lanes (if needed).
  - Temporary signing and striping, barricades, and other channelization device
  - Narrative of the sequence of work.
  - Detour Plan for each construction phase
  - Storm sewer construction phasing.
  - Public utilities relocation phasing.
  - Pedestrian routing during construction.
- Develop typical cross section showing lane widths, edge conditions, channelization and proposed construction area.
- Develop typical driveway staging plans for similar driveways. Develop custom driveway staging layouts for special conditions.
- Prepare traffic control details to clarify intent of design.

2.2.3. Specifications/Construction Contracts

Prepare general notes, specification data, and final Bid Book in accordance with City of Rockwall requirements. Identify and prepare special specifications and/or special provisions applicable to the project. Prepare Bid-Tab sheets of applicable items for Contractor to fill/present bid prices.

- Contact documents, including the following:
  - City of Rockwall standard construction contract forms
  - Notice to bidders

- Special instructions to bidders
- Bid form (Bid-Tab) – Electronic for Bidding
- Standard construction contract
- Performance bond
- Payment bond
- Maintenance bond
- Certificate of insurance
- General conditions
- Special conditions
- Technical specifications
- Permits (TXDOT, City of Dallas, etc.)
- Geotechnical Report

2.2.4. Estimates

Compile an overall opinion of probable construction cost based on current market values. Cost shall be broken out in to separate schedules for each section of the job.

2.3. Agency Permitting/Coordination (City of Dallas, NTMWD, TDLR, etc.)

2.3.1. City of Dallas

- Dannenbaum Engineering to coordinate with the City of Dallas on items related to the project for work within the Lake Ray Hubbard Takeline. This shall include all coordination meetings, plan submittals, permit submittals, etc. in order to achieve acceptance of proposed improvements.

2.3.2. NTMWD

- Dannenbaum Engineering to coordinate with the NTMWD on items related to the project where any improvements cross any NTMWD line or facility. This shall include all coordination meetings, plan submittals, permit submittals, etc. in order to achieve acceptance of proposed improvements.

2.3.3. Accessibility Review (TDLR)

- Prepare a completed application for submittal to the Texas Department of Licensing and Regulation for review in accordance with the Elimination of Architectural Barriers Act.
- Dannenbaum Engineering to complete application and submit with set of plans to a Registered Accessibility Specialist (RAS) from review and TDLR project registration. All coordination and fees with TDLR compliance will be done by the Dannenbaum Engineering
- While we do not anticipate accessibility revisions to be required, we will address minor revisions to the plans based on review comments from the RAS.

SPECIAL SERVICES

3. Data Collection & Property Research / Topographic and Design Survey

3.1. Data Collection and Property Research

3.1.1. Gather existing plat information

3.1.2. Collect property owner and record information

3.1.3. Gather existing ROW and easement information, identify all easements through typical research methodologies (i.e. plats, court house filings, etc.).

3.2. Topographic and Design Survey

3.2.1. The limits of the survey shall be from the intersection of Ridge Road West and Shores Blvd to the intersection of Ridge Road West and SH 205. The survey shall be from ROW

line to ROW line (60 foot ROW) of Ridge Road West. Survey will include intersecting roadways extending 400 feet along each leg of the major intersections and 200 feet along each leg of the minor intersections.

3.2.2. Establish horizontal control points at 500' maximum spacing.

3.2.3. Establish a vertical control benchmark circuit as needed throughout the project. Use existing City established monument information for the City and tie survey into.

3.2.4. Set control points, which shall be based on NAD-83, on both sides of the roadway, as required to maintain horizontal control throughout the project limits.

3.2.5. Perform a field survey to identify and locate existing topographic elements within the roadway corridor. All identified topographic elements shall be tied down horizontally and vertically. The field survey shall not limited to the following:

- Property corner monumentation
- Existing pavement, curbs, sidewalks, barrier free ramps, etc.
- Roadway and lane striping
- Driveways
- Existing storm sewer inlets, manholes, junction boxes Headwalls (including culvert sizes and invert elevations)
- Outfalls, bridges and erosion control
- Existing driveway culverts and swales (flowlines, sizes, types, etc.)
- Guardrail
- Utility manholes, vaults, water valves, water meters, wastewater cleanouts, sprinkler heads, telephone poles, power poles, utility markers, other public utilities and franchise utilities
- Traffic Signal poles, cabinets, pull boxes and other signal equipment
- Signs (excluding temporary signs)
- Trees, including species and caliper (all sizes)
- Landscape planters, Shrubs, rocks and other features.
- Buildings and permanent structures
- Retaining walls
- Fencing walls
- Fence limits and material types (excluding temporary fences)
- Mailboxes (types – wood, birck, stone)
- Other applicable physical features that could impact design

3.2.6. Perform cross-sections throughout project limits at 25-foot intervals and at grade breaks and prepare cross-section field notes.

3.2.7. Prepare a final topographic drawing in digital format (including contours and breaklines) showing the features located in the field, an ASCII coordinate file of the points located in the field, and a hard copy of the coordinates and feature descriptions.

3.2.8. Dannenbaum Engineering will perform site visits for the purposes of reviewing the provided survey in the field and making notes for additional survey needs and design considerations.

4. Geotechnical

4.1. Subsurface Exploration

4.1.1. Eight (8) borings are planned for this project. The borings and report will be thru a subconsultant.
The locations are as follows:

- One boring will be located near the intersection with Shores Blvd.
- One boring will be located near the intersection with with Hidden Valley Road.
- One boring will be located near West intersection with Hidden Valley Road
- One boring will be located near intersection with Ridge Road Ct.
- One will be located near Lacebark Lane.
- One will be located near Lacebark Lane and Twin Creek Lane.
- One will be located near Twin Creek Lane.
- One boring will be located near intersection with N Goliad Street.

4.1.2. Boring Services – Proposed retaining walls will be sampled to 25 feet. Pavement borings will be sampled to 15 feet. A total of 105 feet for drilling is planned.

- Check samples for consistency with a hand penetrometer
- Stake the boring locations using normal taping procedures
- Backfill bore holes and plug at the surface

4.2. Laboratory Services

4.2.1. Considering the planned facilities, anticipated soil conditions, and geology, the following laboratory test will be required for classification purpose and to determine strength characteristics:

- Visual Classification
- Moisture content and soil identification
- Liquid and plastic limit determinations
- Unconfined compression
- Calibrated hand penetrometer tests
- Lime/ph series tests
- Soluble sulfate tests (to determine lime-induced heaving potential)

4.3. Engineering Services

4.3.1. Prepare an engineering report presenting the following:

- Sample boring location map
- Boring logs and laboratory results
- General soil and ground-water conditions
- Recommendations will be based on a 30 year design life.
- Subgrade design recommendations for lime treated and cement treated
- Pavement design recommendation for reinforced concrete, asphalt or combination of concrete and asphalt system (including pavement thickness, strength, reinforcement size and spacing, and joint spacing)
- Recommendations for retaining walls
- Earthwork recommendations

4.3.2. The geotechnical engineer's design recommendations shall be relied upon by the civil and structural engineers for their design.

4.3.3. Submit one (1) paper copy and one pdf file copy of the report to the City

5. Video Inspection (Storm Sewer)

5.1.1. Scope of Work:

5.1.2. CCTV of approx. 1,800' of sewer of various sizes located in Rockwall, TX.

5.1.3. DFW Infrastructure, Inc. will furnish:
All necessary materials, personal protective equipment, skilled labor and supervision to facilitate the safe and productive project scope listed above.

5.1.4. Owner will furnish:

Access to worksite and all asset numbering (pipe identifiers and pipe features).
Deliverable shall be videos files on DVD/thumb drive and reports of each section of pipe.

6. Additional Services

Services not specifically identified in the Scope of Services above shall be considered additional and shall be performed on an individual basis upon authorization by the City of Rockwall. Such services shall include, but are not limited to the following:

6.1. Contingency design items

-End of Scope of Service-

ATTACHMENT "B"

Payment Schedule

Compensation for Basic Services in Tasks 1-4 shall be on a lump sum basis. The tabulation below establishes the not to exceed amount for each category of contract service:

	Task	Fee
	BASIC SERVICES	
1.	Schematic Conceptual Design (30%)	$76,714.98
2.	Construction Documents	
2.1	60% Design	$99,794.27
2.2	90% Design	$54,788.40
2.3	100% Design	$54,788.40
	Basic Services Subtotal:	**$286,086.05**
Compensation for special services under Tasks 5-3 shall be a labor fee plus expense (reimbursable) basis with the max fee shown below.		
	SPECIAL SERVICES	
3.	Data Collection & Property Research / Topographic and Design Survey	$40,265.00
4.	Geotechnical	$11,285.00
7.	Video Inspection (Sanitary Sewer and Storm Sewer)	$4,050.00
	Special Services Subtotal*	**$55,600.00**
	ENGINEERING SERVICES CONTINGENCY**	**$ 28,361.44**
	***(This service is a miscellaneous amount to be used at the discretion of the City for additional Services outside of the scope of the contract. This item will be controlled by the City and will only be used if the City chooses. The Engineer has no right or guarantee to the use of this Contingency)*	
	Project Total*	**$370,047.49**

Fees that are Lump Sum for each task and will be invoiced monthly based upon the overall percentage of services performed.

ATTACHMENT "C"

Project Schedule

Project Schedule shall either be a Gantt/Bar Chart/or list Table of Critical Project Tasks and dates

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ATTACHMENT "D"

Sub-Consultants

1. **Sub-Consultant:**
   Company Name: ECS Southwest, LLP
   Services of the Scope Being Provided: _*Geotechnical*_____
   Contact Person: Siddharth Neekhra Title: Project Manger
   Email: SNeekhra@ecslimited.com Phone: 972-392-3222

2. **Sub-Consultant:**
   Company Name: Spooner and Associates
   Services of the Scope Being Provided: _*Design Survey/ROW/Easement Docs*_____
   Contact Person: Eric Spooner Title: President
   Email: espooner@spoonersurveyors.com Phone: 817-685-8848

3. **Sub-Consultant:**
   Company Name: Dannenbaum Engineering Company – Dallas, LLC
   Services of the Scope Being Provided: _*Traffic Analysis*_____
   Contact Person: Daniel W. Everett, P.E. Title: President
   Email:danny.everett@dannenbaum.com Phone: 972-239-2002

4. **Sub-Consultant:**
   Company Name: Rios Group
   Services of the Scope Being Provided: _*Subsurface Utility Engineering (S.U.E.)*_____
   Contact Person: Chris Ewing Title: Project Manger
   Email: cewing@rios-group.com Phone: 817-345-7500

5. **Sub-Consultant:**
   Company Name: DFW Infrastructure
   Services of the Scope Being Provided: _*Pipeline TV Services*_____
   Contact Person: Russell Brown Title: Project Manger
   Email: rbrown@dfwinfrastructure.com Phone: 817-447-7177

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Brad Griggs, Assistant City Manager

FROM: Andy Hesser, Director of Parks and Recreation

DATE: October 31, 2018

SUBJECT: DESIGN CONTRACT FOR HARBOR NEIGHBORHOOD PARK

The FY 2019 approved budget includes $484,000 to develop phase 1 of a neighborhood park in The Harbor area to provide amenities for the residents in Park District 17. Funding source is from developer fees paid into the Recreation Development Fund.

Staff requests that Council consider the approval of a contract with MHS Planning and Design in the amount of $51,600 to provide design services for the parcel of takeline land immediately north of The Harbor fountains. The contract includes topographic survey, facilitating the public input process, site plan, construction and bid documents, and construction administration.

Contingent on Council approval, the design process would begin immediately and the public input meeting is schedule for the December 5th Park Board meeting. The contract draft has been reviewed by the City Attorney and is attached for review as well as preliminary concept plan draft.

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MHS
PLANNING & DESIGN, LLC

October 22nd, 2018

Andy Hesser
Director of Parks and Recreation
108 E. Washington
Rockwall, Texas 75087

RE: Rockwall Urban Beach Project:

Mr. Hesser,

It is my pleasure to submit this proposal for planning and engineering for the development of the urban beach park located near 201 E Interstate 30 in Rockwall, Texas. Our proposed scope of services are as follows:

1. **Topographic Survey - $7,980.00**
   a. Boundary Verification - MHS will verify, or cause to be verified, the boundary of the subject tract and plot all known easements, adjoining plat boundaries and locate all visible utilities.
   b. Topographic Survey - MHS will, perform or cause to be performed, a topographic survey of the subject property in sufficient detail to create an existing ground surface of 1-ft contour intervals, obtain the required data and site features for design purposes. Underground utilities will be located based on surface locations provided by Texas One-call (811).

2. **Public Input, Presentations, and Revised Site Plan - $13,480.00**
   a. Site Assessment and Public Input
      i. On-Site Analysis
      ii. Prepare digital map with available topographic and aerial imagery
      iii. Public Input Meetings – meet with general public and City staff
   b. Preliminary Layouts and Design Development
      i. Two Preliminary Hand-Drawn Layouts
      ii. Meeting to Review Layouts and Design Development Slideshow
   c. Final Layout and Renderings
      i. One Final Computer Drafted Layout incorporated into the boundary and topographic survey
      ii. Overall Site Rendering and 2 Perspectives from the Layout
      iii. Animated Fly Through of Site

212 W. 9th Street Tyler, TX 75701 903.597.6566 mhs@mhsplanning.com TBPE#F-14571

d. Engineer's Estimate of Anticipated Cost
   i. Start-Up and Erosion Control
   ii. Excavation and Demolition
   iii. Paving
   iv. Water and Sanitary Sewer
   v. Storm Drainage
   vi. Electrical
   vii. Landscaping and Irrigation
   viii. Hardscape and Signage

3. Construction Plans, Specification and Contract Documents - $19,820

a. Based on the approved preliminary design documents, coordinate and/or prepare detailed construction drawings and specifications for erosion control, grading, paving, drainage, utilities, landscaping, and irrigation for the Project. The construction drawings and specifications shall be prepared for the project but may be bid and awarded under multiple construction contracts.

b. Furnish to the Owner construction plans and specifications. These documents typically include the following sheets, but all may not be required for this project:
   i. Cover Sheet
   ii. Erosion Control Plan and Notes
   iii. Drainage Area Map and Calculations
   iv. Drainage Plan
   v. Paving Plan and Horizontal Control
   vi. Water Plan
   vii. Landscaping Plan
   viii. Irrigation Plan
   ix. Project Details

4. Construction Administration - $10,320

a. Benchmarks only will be set for the construction work.

b. Make periodic site visits when deemed appropriate by the Consultant and City Staff to observe the progress and quality of executed work.

c. Check samples, catalog data, review testing and other data which the Contractor is required to submit as well as pay applications.

d. Conduct, in company with Owner's representative, a final inspection of the project for conformance with the design concept for the project and compliance with the plans, specifications, and contract documents.

Based on this scope of services, our lump sum fee for the project is $51,600.00. Please note that this is just an overall summary of our services, for a complete breakdown please see the attached design contract. If our services are needed for any additional elements, we will bill you hourly based on the hourly work sheet attached once the additional work is approved. If you have any questions or need us to revise our proposal, please let me know.

Sincerely,



William H. Spencer

212 W. 9th Street Tyler, TX 75701 903.597.6566 mhs@mhsplanning.com TBPE#F-14571

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MHS Planning & Design
Hourly Rates
Effective January 1, 2018

Managing Partner	$ 150.00 per hour
Professional Engineer	$ 130.00 per hour
Senior Planner	$ 100.00 per hour
Landscape Architect	$ 90.00 per hour
CADD Drafter	$ 80.00 per hour
Word Processing/Clerical	$ 45.00 per hour
Mileage	$ .56 per mile
Reproduction, & all other expenses & contracted services	Cost plus 15%

STATE OF TEXAS

COUNTY OF ROCKWALL

This contract entered into by and between the City of Rockwall, Rockwall County, Texas (hereinafter called "OWNER") acting herein by Rick Crowley, City Manager, hereunto duly authorized, and MHS Planning & Design, LLC of Tyler, Smith County, Texas (hereinafter called the "CONSULTANT").

SECTION 1. EMPLOYMENT OF THE CONSULTANT

A. The Owner hereby employs the "CONSULTANT", and the Consultant agrees to provide consulting services in connection with the construction of Rockwall Urban Beach herein after called the "PROJECT" as described in Exhibit "A".

B. Length of Contract: The services of the Consultant shall commence upon execution of this contract. All of the services required and performed hereunder shall be completed within three years of the date of this contract. The Consultant shall not be responsible for the failure of the Contractor to perform under the terms of any construction contracts awarded as a result of the Consultant's professional services hereunder. The Consultant shall not be responsible for the failure of the Owner to budget funds, acquire property, receive bids, or otherwise diligently prosecute the Owner's responsibilities set forth herein in Section 4 or meet other terms of the potential grant agreement with Texas Parks and Wildlife Department.

SECTION 2. BASIC SERVICES OF THE CONSULTANT

A. General:

1. The Consultant agrees to perform and/or provide services in connection with the Project as hereinafter stated and in accordance with the Scope of Services letter dated October 22, 2018.

2. The Consultant shall serve as the Owner's professional representative in all phases of the project and shall give consultation and advice to the Owner during the performance of his services.

B. Preliminary Report Phase: During the preliminary report phase, the Consultant shall:

1. Consult with the Owner to determine the requirements of the Project.

2. Meet with interested citizens, Park Board, and City Staff (planning, engineering, and parks) to receive input and review the final site plan.

3. Procure a topographic survey and any existing surveys of right-of-way and utilities for use in the design of the project to be completed 4 months after execution of this agreement. The development of a detailed flood study, wetlands delineation survey and pond/lake permits is specifically excluded from the basic services of the Consultant and is addressed in Section 3 - Additional Services.

4. Provide to the Owner preliminary cost estimates for the improvements contained in the project.

5. Prepare a revised and detailed site plan and sketches for the project based on findings above.

C. Design Phase: After authorization from the Owner to proceed with the final design phase, the Consultant shall:

1. On the basis of the approved preliminary design documents coordinate and/or prepare detailed construction drawings and specifications for the Project. The construction drawings and specifications shall be prepared for the project to be bid under a single construction contract and not multiple contracts.

2. Furnish to the Owner construction plans and specifications so that the Owner may secure approval from Texas Department of Licensing & Regulation and other governmental agencies.

3. Advise the Owner of any adjustment of the cost estimate for the Project caused by changes in scope, design requirements or construction costs, and furnish a revised cost estimate for the Project based on the completed drawings and specifications.

4. Prepare the proposal forms, notice to bidders, and contract documents for submission by the Owner to the Owner's legal counsel for approval as to content, form, and legality.

5. Furnish copies of the contract documents consisting of plans, specifications, bid and contract documents.

6. Assist the Owner in obtaining and evaluating bids and awarding contracts for the construction of the Project. The assistance by the Consultant shall include the provision of advertisement for bids and after reviewing the bids received, making a recommendation on the awarding of a construction contract.

D. Construction Phase: After award of construction contract by the Owner, the Consultant shall:

1. Be responsible for setting benchmarks only for the construction work. The contractor shall determine alignment and grade of work to be constructed from these reference marks.

2. Make periodic visits to the site when deemed appropriate by the Consultant in the exercise of his professional judgment to observe the progress and quality of the executed work and to determine in general if the work is proceeding in accordance with the plans, specifications, and contract documents; he will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the work; he will not be responsible for having quality control testing done; he will not be responsible for the techniques and sequences of construction and he will not be responsible for the contractor's failure to perform the construction work and will endeavor to guard the Owner against defects and deficiencies in the work of the Contractors, and may disapprove work as failing to conform to the plans and specifications, and contract documents.

3. Check samples, catalog data, laboratory testing, shop drawings, mill tests of materials and equipment, and other data which the Contractor is required to submit, only for the conformance with the design concept of the Project and compliance with the information given by the plans, specifications, and contract documents; and accept or reject all such submittal data furnished by the Contractor, materials used, and work performed by the Contractor as either complying or not complying with the intent of the plans, specifications, and contract documents.

4. Consult and advise with the Owner, act as the Owner's representative at the Project site, issue all instructions of the Owner to the construction contractors that do not conflict with good construction practice, and prepare routine change orders as required.

5. Based on his on-site observations as an experienced and qualified design professional and on his review of the contractor's applications for payment, determine the amount owing to the contractors in such amounts; such approvals of payment to constitute a representation to the Owner, based on such observations and review and data comprising such applications, that the work has progressed to the point indicated and that, to the best of his knowledge, information, and belief, the quality the work is in accordance with the plans, specifications, and contract document subject to the results of subsequent testing called for in the specifications and contract documents and any qualifications stated in this approval.

6. Conduct, in company with the Owner's representative, a final inspection of the Project for conformance with the design concept of the Project and compliance with the plans, specifications, and contract documents, and recommend in writing final payment to the contractor.

7. Make an inspection of the Project prior to expiration of the guarantee period and report observed discrepancies under guarantees provided by the construction contract.

8. Furnish the Owner, a set of record prints of drawings and addendum drawings showing those changes made during the construction period, based upon the marked-up prints, drawings, and other data furnished by the Contractor to the Consultant and which Consultant considers to be the significant.

SECTION 3. ADDITIONAL SERVICES

A. **General**: In addition to the basic services to be furnished by the Consultant under this proposal for which the payment of the standard consulting fee shall be made, the Consultant shall furnish additional services of the following types, if AUTHORIZED BY THE OWNER IN WRITING and approved by the Governing Body of Owner, to be paid for by the Owner as set out in Section 5, Paragraph B.

1. Additional services due to significant changes in general scope of the project or its design including, but not limited to, changes in size, complexity, or character of construction when such changes are requested by the Owner.

2. Revising at Owner's request studies, reports, design documents, drawings or specifications which were previously approved by the Owner except the Owner shall not be obliged to pay when:

   a) The initial project bids exceed the revised cost estimate (Section 2, C3) and the changes are required to bring the project cost within previously Owner established limits, or

   b) The changes are required by regulating authorities or to bring the design into compliance with applicable codes or ordinances, or

   c) The changes are required as a result of some error or omission on the part of the Consultant.

3. Furnishing of additional copies (beyond the basic contract sets) of reports and additional prints of drawings, specifications, and contract documents.

4. Investigations involving detailed consideration of operation, maintenance, and overhead expenses; and the preparation of rate schedules, earnings and expense statements, feasibility studies, appraisals, and valuations; detailed quantity surveys of material and labor; and material audits or inventories required for certification of force account construction by the Owner.

5. Additional or extended services during the construction made necessary by (1) work damaged by fire, vandalism, or other similar causes not under the control of the Consultant, (2) prolongation of the construction contract time by more than 25 percent, (3) construction contract default due to delinquency or insolvency of the construction contractor.

6. The preparation of instruction manuals or of operation and maintenance beyond those furnished with fixture and equipment incorporated into the job.

7. Additional services and costs necessitated by out-of-town travel required by the Consultant other than visits to the Project and consultation in the Owner's office as required by Section 2.

8. Serving as expert witness or giving counsel for the Owner in any litigation, real or potential, or other legal proceeding involving the Project where the Consultant is not a party to the litigation.

9. Additional services in connection with the Project not otherwise provided for in this agreement.

10. If requested in writing by the Owner one or more full-time Resident-Project Representatives will be furnished and directed by the Consultant in order to provide more extensive representation at the project site during the construction phase. Such resident project representation will be paid for by the Owner as indicated in Section 5. This section however shall not restrict the Owner from employing other persons for the purpose of full or part time inspection of the project.

11. Preparation of geotechnical investigation, construction materials testing, wetland delineation survey, lake permitting, flood studies, TxDOT coordination, City of Dallas coordination, 3-Way contracts, plats, boundary survey, legal descriptions, or deeds, record search, abstracting of ownership or other related surveyor work.

SECTION 4. THE OWNER'S RESPONSIBILITIES

The Owner shall:

A. Provide full information as to his requirements for the Project.

B. Assist the Consultant by placing at his disposal all reasonably available information pertinent to the site of the Project including all previous reports, boundary surveys, results of geotechnical testing and any other data relative to design or construction of the Project.

C. Make all provisions for the Consultant to enter upon public and private lands as required for the Consultant to perform his work under this Agreement.

D. Examine all studies, reports, sketches, estimates, drawings, specifications, proposals, and other documents presented by the Consultant and shall render in writing decisions pertaining thereto within reasonable time so as not to delay the work of the Consultant.

E. Advertise for proposals from bidders, open the proposals at the appointed time and place, and pay for all costs incident thereto.

F. Provide such legal, accounting, and insurance counseling services as may be required for the Project.

G. Designate in writing a person to act as Owner's representative with respect to the work to be performed under this Agreement; and such person shall have complete authority to transmit instructions, receive information, interpret and define Owner's policies and decisions with respect to materials, equipment and systems pertinent to the work covered by this Agreement.

H. Give prompt written notice to the Consultant whenever the Owner observes or otherwise becomes aware of any defect in the Project.

I. Furnish or direct the Consultant to provide at the Owner's expense, necessary additional services as stipulated in Section 3 of this Agreement.

J. Obtain all easements, right-of-way, and fee simple lands for the construction of the project and bear all cost incident thereto.

K. Pay all fees imposed by local, State, or Federal regulatory agencies for the cost of review and approval of completed plans and specifications which must be submitted to those agencies.

SECTION 5. PAYMENT FOR CONSULTING SERVICES

A. Standard Consulting Fee:

1. The Owner hereby agrees to pay to the Consultant for the performance of all services as set out in Section 2 in an amount not to exceed: Fifty-One Thousand, Six Hundred and no/100ths ($51,600.00) plus reimbursable mileage, postage and reproduction. This fee shall include all personnel, non-reimbursable expenses, equipment and materials required to complete the work as outlined in Section 2. Owner agrees to pay Consultant upon the following timeline:

   a) Consultant shall receive $7,980.00 within ten days of completion of the

Topographic Survey.

b) Consultant shall receive $6,740 upon the initiation of the Public Input process and $6,740 within ten days of completion of the Public Input process.

c) Consultant shall receive $9,910 upon the initiation of the development of the Construction Plans and Specification documents and $9,910 within ten days of the City's acceptance of the Construction Plans and Specification documents.

d) Consultant shall receive $1,290 monthly based on an estimated 8 months of construction. The full $10,320 shall not be paid till project reaches Final Completion.

The fee of $51,600 is based on a total construction budget of Four Hundred and Thirty Thousand Dollars and no/100ths ($430,000.00). The standard consulting fee shall be adjusted pro rata in the event the total construction costs deviate substantially from the scheduled construction amount. Any adjustment to the construction costs shall be approved by Owner prior to any adjustment to consulting fee. Payment shall be made upon receipt of the Consultant's detailed monthly invoices.

2. If this Agreement is terminated during any phase of the work authorized by the Owner, the Consultant shall be paid for services performed or provided during such phase on the basis of his reasonable estimate of the portion of such phase completed prior to termination. In the event of any termination, the Consultant shall be paid all terminal expense resulting therefrom plus payment of any additional services then due. All previous payments to the Consultant shall be credited to any terminal payment due to the Consultant.

B. Payment for Additional Services: The Owner shall pay the Consultant for properly authorized additional services enumerated in Section 3 at the Consultant's normal hourly rates in effect at the time of the authorization for personnel involved and equipment except that such compensation shall not apply to any Project maximum fee shown in this contract.

C. Past Due Payments: In accordance with State Law the Owner shall automatically compute interest on payments past due and pay said interest in whole with the principal payment. Payments shall be considered due and payable upon receipt of the monthly invoice from the Consultant and past due 14 days after the due date.

D. Retainage: No part of the Consultant's compensation shall be withheld from him due to failure of the Contractor to perform; nor shall the Consultant's fees be reduced in the event the amounts owning under any Construction Contract are reduced by change order, settlement, or litigation.

E. Extended Service: Should the term of service required of the Consultant extend beyond the original term as shown in Section IB through no fault of the Consultant, the Consultant shall be paid the fixed fee set forth in Section 5A(1) plus he shall be compensated for the services of all personnel plus any reimbursable expenses necessary to complete the project. Compensation shall be at the hourly published rates in effect at the time of expiration of the original grant agreement.

SECTION 6. GENERAL CONSIDERATIONS

A. Termination: This Agreement may be terminated by either party by giving ten (10) days written notice to the other party. If this Agreement is so terminated the Consultant shall be paid for work completed plus reimbursable expenses. Reimbursable expenses include actual expense for subcontracted services, transportation, and subsistence of personnel when traveling in connection with the Project; reproduction of reports, drawings, specifications, and similar Project related items.

B. Project Documents: As part of the total compensation which Owner has agreed to pay Consultant for the consulting services to be rendered under this Agreement, Consultant agrees that hard copies of all finished and unfinished documents, surveys, preliminary reports, reports, provided by Consultant, and paid for by Owner are, and will remain, the property of the Owner. Consultant will furnish Owner with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however; ownership of the underlying work product shall remain the intellectual property of the Consultant. Consultant shall have the right to use such work products for Consultant's purposes. Owner may not use the documents for any purpose not intended under this Agreement without the written authorization of the Consultant.

C. Estimates: Since the Consultant has no control over the cost of labor and materials, or other competitive bidding and market conditions, the estimates of construction are to be made on the basis of his experience and qualifications but the Consultant does not guarantee the accuracy of such estimates as compared to the Contractor's bid, or the final contract cost.

D. Successors and Assigns: The Owner and the Consultant each binds himself and his officers, successors, executors, administrators and assigns to the other party of this Agreement in respect to all covenants of this Agreement; except as above, neither the Owner nor the Consultant shall assign, or transfer his interest in this Agreement without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any office or agent of any public body which may be a part hereto.

E. Records and Audits: The Consultant shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs

pertaining to the contract and other such records as may be deemed necessary by the City to assure proper accounting for all project funds.

F. Findings Confidential: All reports, information, and data prepared or assembled by the Consultant under this contract are confidential and the Consultant agrees that they shall not be made available to any individual or organization without the prior written approval of the Owner unless ordered to be released by court order or ruling by the Texas Attorney General.

G. Interest of Members of City: No member of the governing body of the City, and no officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this contract; and the Consultant shall take appropriate steps to assure compliance.

H. Interest in Other Local Public Officials: No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this contract; and the Consultant shall take appropriate steps to assure compliance.

I. Interest of Consultant and Employees: The Consultant covenants that he presently has no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of his services hereunder. The Consultant further covenants that in the performance of this contract, no person having any such interest shall be employed.

J. Personnel: The Consultant represents that he has, or will secure at his own expense, all personnel required in performing the services under this contract. Such personnel shall not be employees of the City. The Consultant further represents that although his staff does not include full time registered architects, that all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under the Texas Engineering Practice Act, State Law and local law to perform such services which may be a part hereto.

K. Third Party Beneficiaries: Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of a third party against either the Owner or the Consultant. The Consultant's services under this Agreement are being performed solely for the Owner's benefit, and no other entity shall have any claim against the Consultant because of this Agreement or the performance or nonperformance of services hereunder. The Owner agrees to include a provision in all contracts with contractors and other entities involved in this project to carry out the intent of this paragraph.

L. Insurance: The CONSULTANT also agrees to maintain Workers Compensation, Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance, covering

claims against the CONSULTANT for damages resulting from bodily injury, death, or property damage from accidents arising in the course of work performed under this Agreement, in the following amounts:

Workmen's Compensation: Statutory

Commercial General Liability Insurance: Personal injury and property damage -- $500,000.00 combined single each occurrence and $500,000.00 aggregate;

Business Automobile Liability for all vehicles: Bodily injury and property damage -- $500,000.00 combined single limit each occurrence;

Umbrella Liability: $1,000,000.00

M. Indemnification: Consultant agrees to indemnify and hold harmless the Owner, its officers, officials, and employees, from and against claims for damages or losses, including claims for property damage, damage to property rights, and claims for personal injury or death, including all such claims for injury or damage made by the employees of Consultant, its contractors, subcontractors, agents or suppliers, caused by the negligence or fault of the Consultant or its agents, employees, subcontractors or assigns, arising from or out of the performance or non-performance of the Agreement or its operation.

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Rockwall County, Texas. Venue for any action arising under this Agreement shall lie in Rockwall County, Texas.

IN TESTIMONY WHEREOF, the parties have affixed their hands and seals this the ____ day of _____, 2018.

FOR THE CITY OF ROCKWALL, OWNER

ATTEST:

_____

Rick Crowley, City Manager

_____

ATTEST:

_____

William H. Spencer, PE
MHS Planning & Design, LLC

_____

MHS Planning & Design, LLC
Hourly Rates
Effective January 1, 2018

Managing Partner	$ 150.00 per hour
Professional Engineer	$ 130.00 per hour
Senior Planner	$ 100.00 per hour
Landscape Architect	$ 90.00 per hour
CADD Drafter	$ 80.00 per hour
Word Processing/Clerical	$ 45.00 per hour
Mileage	$ .56 per mile
Surveying, engineering, architectural, reproduction, aerial photography & all other expenses & contracted services	Cost plus 15%

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Fee Breakdown for The Rockwall Urban Beach
Rockwall, Texas

1)	Topographic Survey	$7,980
2)	Public Input, Presentations, and Revised Site Plan	$13,480
3)	Plans, Specifications and Contract Documents	$19,820
4)	Construction Administration	$10,320
Total		$ 51,600

212 W. 9th Street Tyler, TX 75701 903.597.6606 mhs@mhsplanning.com TBPE#F-14571


PLAYGROUND


LAWN CHESS


PLAYGROUND CANOPY


JOGGING PATH


WASH AREA


BEACH AREA



Harbor Urban Beach

City of Rockwall

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 11/05/2018

APPLICANT: First Christian Church Disciples of Christ

AGENDA ITEM: **P2018-031;** *Lot 2, Block A, First Christian Church Disciples of Christ Addition*

SUMMARY:

Consider a request by First Christian Church Disciples of Christ for the approval of a replat for Lot 2, Block A, First Christian Church Disciples of Christ Addition, being a 5.231-acre parcel of land currently identified as Lot 1, Block A, First Christian Church Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3375 Ridge Road (FM-740), and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 5.231-acre parcel of land (*i.e*. *Lot 1, Block A, First Christian Church Disciples of Christ Addition*) into one (1) parcel of land (*i.e*. *Lot 2, Block A, First Christian Church Disciples of Christ Addition*) for the purpose of abandoning two (2) drainage easements and establishing utility, drainage, and detention easements necessary for the adjacent property to development.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

Should the City Council choose to approve the *replat* for *Lot 2, Block A, First Christian Church Disciples of Christ Addition,* staff would recommend the following conditions:

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

PLANNING AND ZONING COMMISSION:

On October 30, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff recommendations pass by a vote of 5-0 with Commissioners Logan and Lyons absent.



City of Rockwall

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

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

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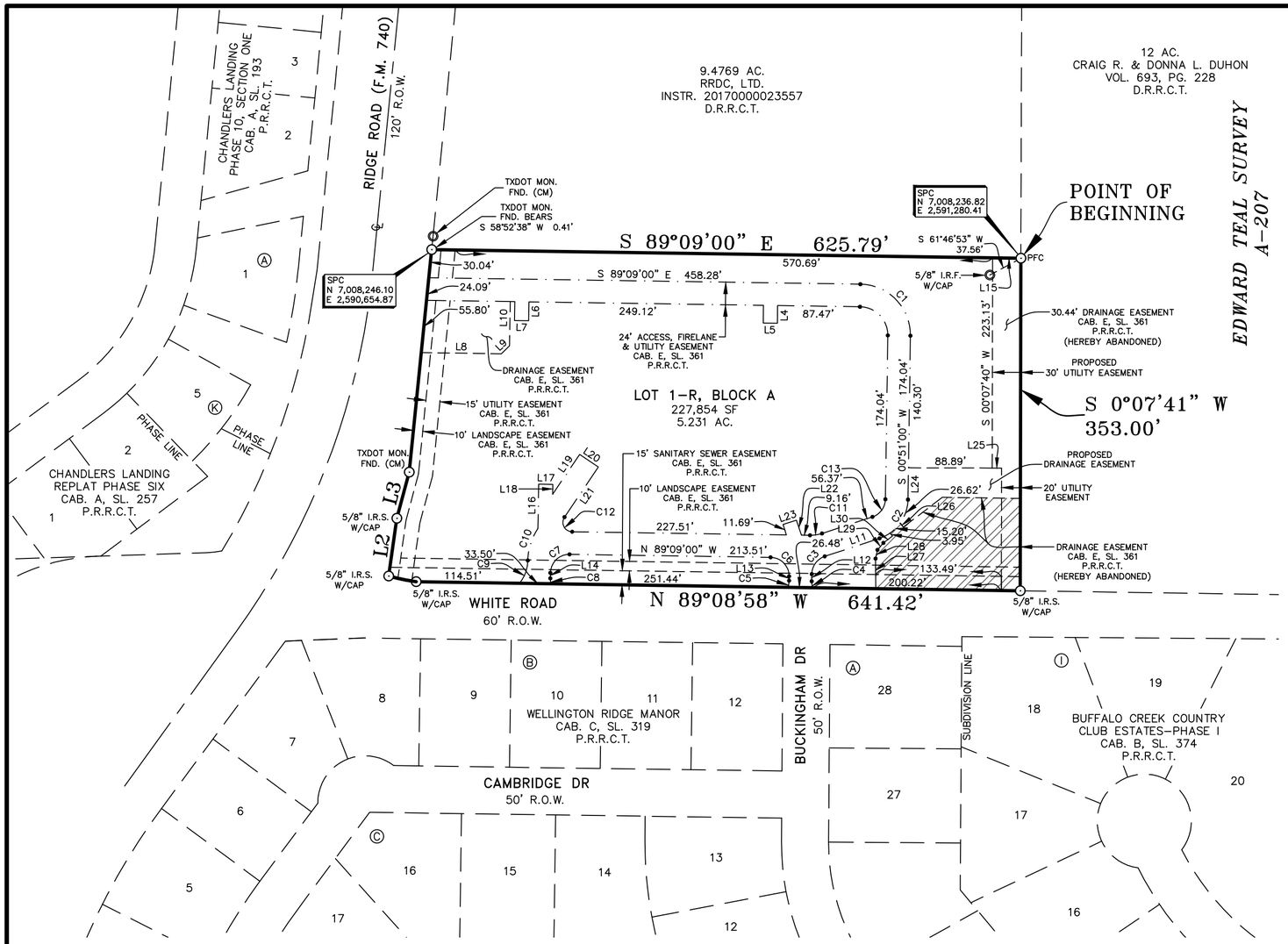

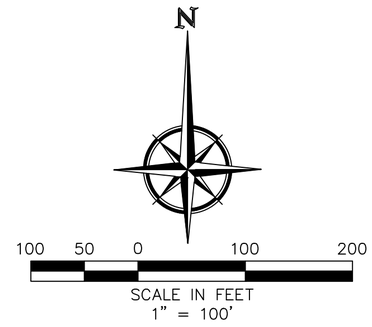

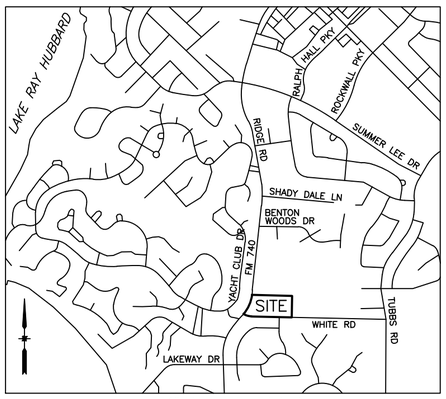

VICINITY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°00'00"	54.00'	54.00'	84.82'	N 44°09'00" W	76.37'
C2	070°57'35"	44.00'	31.36'	54.49'	N 36°19'48" E	51.08'
C3	071°23'41"	20.00'	14.37'	24.92'	S 36°06'45" W	23.34'
C4	019°53'16"	20.00'	3.51'	6.94'	S 9°31'44" E	6.91'
C5	020°44'16"	20.00'	3.66'	7.24'	N 10°47'02" E	7.20'
C6	089°33'54"	20.00'	19.85'	31.26'	N 44°22'03" W	28.18'
C7	090°00'00"	20.00'	20.00'	31.42'	S 45°51'00" W	28.28'
C8	016°50'55"	20.00'	2.96'	5.88'	S 7°34'28" E	5.86'
C9	038°42'30"	39.00'	13.70'	26.35'	N 19°51'54" E	25.85'
C10	032°59'06"	63.00'	18.65'	36.27'	S 17°35'28" W	35.77'
C11	019°02'25"	39.00'	6.54'	12.96'	N 81°19'48" E	12.90'
C12	123°14'02"	10.00'	18.51'	21.51'	S 27°31'59" E	17.60'
C13	070°57'35"	20.00'	14.26'	24.77'	N 36°19'48" E	23.22'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L2	N 7°56'38" E	62.01'
L3	N 15°04'23" E	50.66'
L4	S 0°51'00" W	18.88'
L5	N 89°09'00" W	15.00'
L6	S 0°51'00" W	20.05'
L7	N 89°09'00" W	15.00'
L8	S 89°09'00" E	85.05'
L9	N 45°56'21" E	12.14'
L10	N 0°57'10" E	46.95'
L11	S 71°48'35" W	61.23'
L12	S 0°24'54" W	7.58'
L13	N 0°24'54" E	4.63'
L14	S 0°51'00" W	5.77'
L15	S 89°09'00" E	30.00'
L16	N 0°51'00" E	46.92'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L17	S 89°09'00" E	15.00'
L18	S 0°51'00" W	10.65'
L19	N 34°05'02" E	51.30'
L20	S 55°54'58" E	24.00'
L21	S 34°05'02" W	64.17'
L22	S 17°58'38" E	16.80'
L23	N 72°01'22" E	15.00'
L24	S 0°51'00" W	33.74'
L25	N 89°52'19" W	10.00'
L26	S 37°13'39" E	5.29'
L27	N 0°25'20" W	16.86'
L28	N 12°42'16" E	9.51'
L29	N 39°59'51" E	9.65'
L30	N 52°46'21" E	12.06'

LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
B.L.	BUILDING SETBACK LINE
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

Notes:

1. Bearings and grid coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
2. Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners, whenever possible, after all construction for this subdivision is completed.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0040L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
4. The purpose of this replat is to create a 20' and 30' Utility Easement, to create a 20' Drainage Easement, to abandon a 30.44' Drainage Easement and to abandon the Drainage Easement at the southeast corner of this subdivision (hatched for reference) and create a Drainage and Detention Easement.
5. The Drainage and Detention Easement shall be owned, operated, maintained and replaced by property owner.

REPLAT

FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS ROCKWALL, TEXAS ADDITION

LOT 1-R, BLOCK A

BEING A REPLAT OF

LOT 1, BLOCK A, FIRST CHRISTIAN CHURCH
DICIPLES OF CHRIST, ROCKWALL, TEXAS ADDITION
CAB. E, SLIDE 361, P.R.R.C.T.

AND BEING

5.231 ACRES

SITUATED IN THE
EDWARD TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS
3375 RIDGE ROAD
ROCKWALL, TX 75032
(972) 771-5526

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 426

DESIGN ENGINEER
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: OCTOBER 10, 2018 CASE: P2018-___ SHEET 1 OF 2

02114\DWG\2114 Replat Church.dwg

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 5.231 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, First Christian Church, Disciples of Christ, Rockwall, Texas Addition, recorded in Cabinet E, Slide 361, Plat Records of Rockwall County, Texas (PRRCT), said 5.231 acre tract being more particularly described as follows:

BEGINNING at a point for corner near the base of a plastic fence post at the southeast corner of a called 9.4769 acre tract of land described in deed to RRDC, Ltd., recorded in Instrument 20170000023557, Deed Records, Rockwall, County, Texas (DRRCT), common to the northeast corner of said Lot 1, said corner being in the west boundary line of a called 12 acre tract of land described in a deed to Craig R. Duhon and Donna L. Huhon, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8–inch iron rod with a yellow plastic cap stamped RPLS 3963 found for reference bears South 61 degrees 46 minutes 53 seconds West, a distance of 37.56 feet;

THENCE South 00 degrees 07 minutes 41 seconds West, along the common line of said Lot 1 and said 12 acre tract, a distance of 353.00 feet to a 5/8–inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southeast corner of said Lot 1, said corner being in the north right–of–way line of White Road, a variable width right–of–way;

THENCE North 89 degrees 08 minutes 58 seconds West, along the common line of said Lot 1 and said White Road, a distance of 671.35 feet to a 5/8–inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southwest corner of said Lot 1, said corner being at the intersection of the north right–of–way line of said White Road and the east right–of–way line of Farm to Market Road 740 (Ridge Road), a variable width right–of–way at this point;

THENCE North 07 degrees 56 minutes 38 seconds East, along the common line of said Ridge Road and said Lot 1, a distance of 67.66 feet to a 5/8–inch iron rod with a yellow plastic cap stamped RPLS 3963 set for corner;

THENCE North 15 degrees 04 minutes 23 seconds East, continuing along the common line of said Ridge Road and said Lot 1, a distance of 50.66 feet to a TxDOT monument found for corner;

THENCE North 05 degrees 45 minutes 12 seconds East, continuing along the common line of said Ridge Road and said Lot 1, a distance of 237.59 feet to the northwest corner of said Lot 1 and the southwest corner of said 9.4769 acre tract, from which a TxDOT monument bears South 58 degrees 52 minutes 38 seconds West, a distance of 0.41 feet;

THENCE South 89 degrees 09 minutes 00 seconds East, along the common line of laid Lot 1 and said 9.4769 acre tract, a distance of 625.79 feet to the POINT OF BEGINNING and containing 227,854 square feet or 5.231 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS, (the "Owner") is the undersigned owner of the land shown on this plat, designated herein as FIRST CHRISTIAN CHURCH, DISCIPLES OF CHRIST, ROCKWALL, TEXAS ADDITION, LOT 1–R, BLOCK A, a subdivision to the City of Rockwall, Texas. RRDC, LTD, (the "Developer") is the developer of the adjacent tract and is arranging for the construction of the sewer line and storm drain on the land shown in this plat based on the design developed by the Project Engineer. Owner hereby dedicates to the use of the public forever all water courses, drains, and easements thereon shown on the plat for the purpose and consideration therein expressed. Owner further certifies that all other parties who have a mortgage or lien interest in the FIRST CHRISTIAN CHURCH, DISCIPLES OF CHRIST, ROCKWALL, TEXAS ADDITION, LOT 1–R, BLOCK A subdivision have been notified and signed this plat. Owner understands and does hereby reserve the easement shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Owner also understands the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of these easements and any public utility shall at all times have the right of ingress or egress to, from and upon the said easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity of procuring the permission of anyone
.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of street in the subdivision.

4. Developer and Project Engineer shall bear total responsibility for the storm drain and improvements.

5. Developer and Project Engineer shall design and implement the drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the Property.

6. No new structure shall be constructed on any portion of this addition by the Owner or other person until the Developer and/or Owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire plat, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer drainage structures, storm structures, and storm sewers, according to the specifications of the City of Rockwall; or until an escrow deposit satisfactory to the City is made by the Owner and/or Developer.

7. Unless and until accepted by the City, the Developer shall be responsible for repair and replacement of storm drainage lines located in Easements on the Property beginning at the boundary line of the adjacent property and ending at the detention pond in the Easement. Owner shall be responsible for the maintenance of the detention pond after reconstruction is completed by Developer.

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

FOR: FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS

BY:
NAME:
TITLE:

FOR: _____ (LIEN HOLDER)

BY:
NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____ , 2018.

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____ , 2018.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2018.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This Replat is released on July 24, 2018 for review by the City and other parties for comments and progression to an approved Replat.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

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

WITNESS OUR HANDS, this ____ day of _____ , 2018.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

REPLAT

FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS ROCKWALL, TEXAS ADDITION

LOT 1–R, BLOCK A

BEING A REPLAT OF

LOT 1, BLOCK A, FIRST CHRISTIAN CHURCH
DICIPLES OF CHRIST, ROCKWALL, TEXAS ADDITION
CAB. E, SLIDE 361, P.R.R.C.T.

AND BEING

5.231 ACRES

SITUATED IN THE
EDWARD TEAL SURVEY, A–207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS
3375 RIDGE ROAD
ROCKWALL, TX 75032
(972) 771–5526

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532–0636
FAX (972) 412–4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 426

DESIGN ENGINEER
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941–8400 FAX (972) 941–8401

DATE: SEPTEMBER 18, 2018 CASE: P2018–____ SHEET 2 OF 2

02114\DWG\2114 Replat Church.dwg

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Polyline Report Wed Oct 10 05:44:47 2018

Northing	Easting	Bearing	Distance
7008245.912	2590654.968		
		S 89°09'00" E	625.787
7008236.628	2591280.685		
		S 00°07'41" W	353.000
7007883.629	2591279.897		
		N 89°08'58" W	671.346
7007893.596	2590608.625		
		N 07°56'38" E	67.655
7007960.602	2590617.975		
		N 15°04'23" E	50.664
7008009.523	2590631.150		
		N 05°45'12" E	237.586
7008245.912	2590654.968		

Closure Error Distance> 0.00000
Total Distance> 2006.038
Polyline Area: 227854 sq ft, 5.231 acres

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 11/05/2018

APPLICANT: Dub Douphrate *of Douphrate & Associates, Inc.*

AGENDA ITEM: **P2018-034;** *Lot 1, Block A, Rustic Warehouse Addition and Lot 9, Block 1, First Methodist Church Addition*

SUMMARY:

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Trevor Arterburn of Teasdale Investments, LLC for the approval of a conveyance plat for Lot 1, Block A, Rustic Warehouse & Town Center Addition and Lot 9, Block 1, First United Methodist Church Addition being an 11.774-acre tract of land currently identified as Lot 8, Block 1 First United Methodist Church Addition and Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between S. Goliad Street [*SH-205*] and T. L. Townsend Drive, north of E. Yellow Jacket Lane, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a final/conveyance plat for the purpose of incorporating a portion of Lot 8, Block 1, First United Methodist Church Addition into Tract 2 of the B.J. T. Lewis Survey, Abstract No. 225 and final platting the lot as Lot 1, Block A, Rustic Warehouse Addition and Lot 9, Block 1, First United Methodist Church Addition. Staff should note that the site will not be developed and no permits will be issued without first having an approved site plan, civil engineering plans, and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the City Council chooses to approve the final plat for *Lot 1, Block A, Rustic Warehouse Addition and Lot 9, Block 1, First United Methodist Church Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On October 30, 2018, the Planning and Zoning Commission's motion to approve the final/conveyance plat with staff conditions passed by a vote of 5 to 0, with Commissioners Lyons and Logan absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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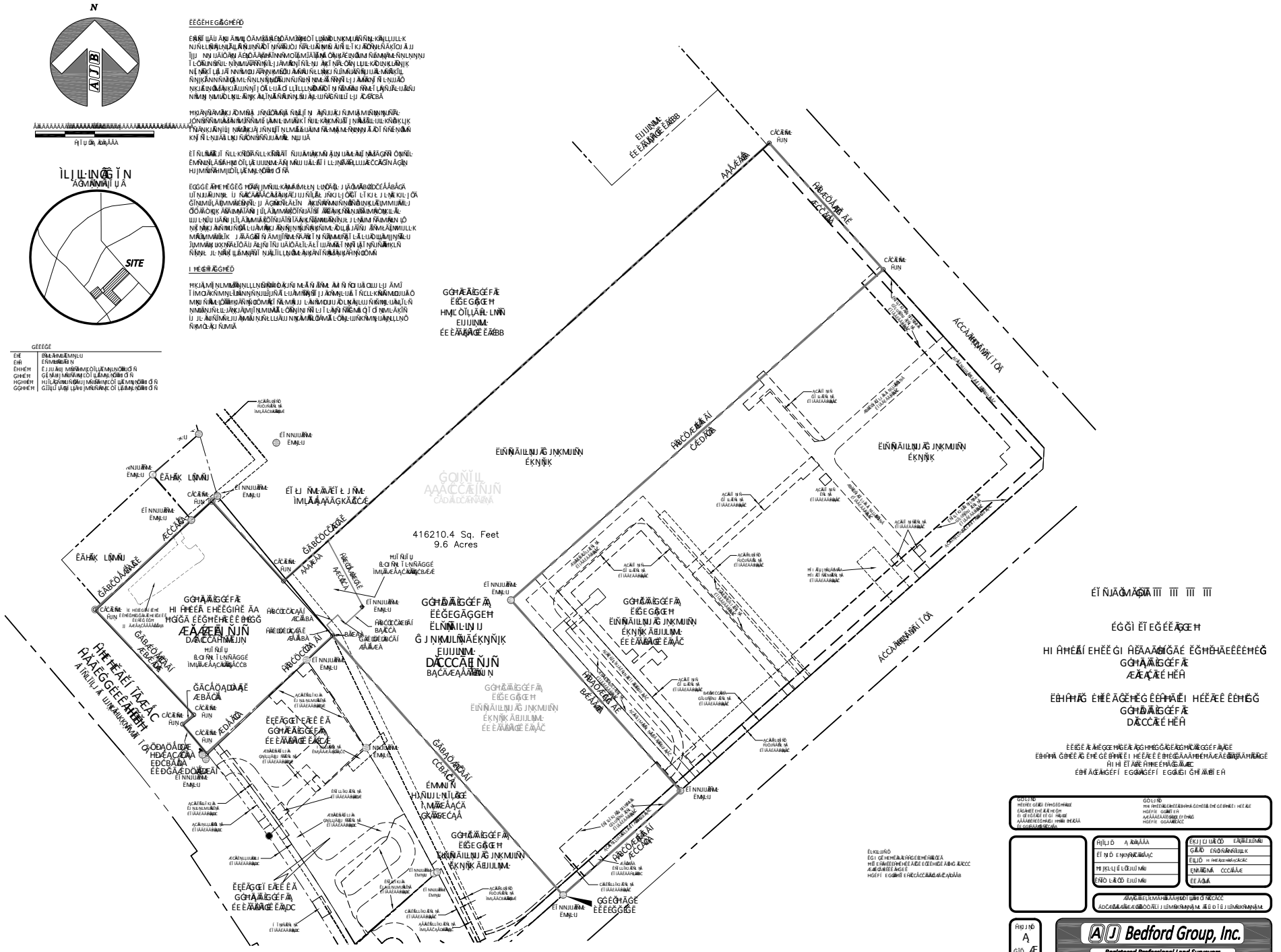

N:\ALL FILES\DOUPHRATE\RUSTIC WAREHOUSE\RUSTIC PLAT 2018-08-07.dwg, Layout1 (2), 9/6/2018 10:53:09 AM

N:\ALL FILES\DOUPHRATE\RUSTIC WAREHOUSE\RUSTIC PLAT 2018-08-07.dwg, Layout1 (2), 9/6/2018 10:53:38 AM

BEING an 11.687 acre tract of land situated in the *B.J.T. LEWIS SURVEY* and being all of Lots 1 and 2 of the *First United Methodist Church Addition* and all of Lots 1 and 2 of the *Teasdale Investments, LLC* addition, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the northeast right-of-way line of Ridge Road (a variable width right-of-way) and the southeast right-of-way line of Clem Road (a variable width right-of-way), said point being the most westerly corner of said Lot 1 of the *First United Methodist Church Addition*;

THENCE along said northeast right-of-way line of Ridge Road, the following courses and distances:

NORTH 41°36'17" WEST a distance of 584.67 feet to a 1/2" iron rod found for corner;

THENCE SOUTH 46°57'51" WEST a distance of 290.65 feet to a 1/2" iron rod found for corner;

THENCE NORTH 43°02'09" WEST a distance of 64.09 feet to a 1/2" iron rod found for corner;

THENCE NORTH 50°19'19" EAST a distance of 24.80 feet to a 1/2" iron rod found for corner;

Continuing along said northeast right-of-way line of Ridge Road, the following courses and distances:

NORTH 43°08'38" WEST a distance of 243.29 feet to a 1/2" iron rod found for corner;

THENCE leaving said northeast right-of-way line of Ridge Road, the following courses and distances:

NORTH 47°57'52" EAST a distance of 1,103.03 feet to a 1/2" iron rod found for corner;

THENCE along said curve to the left, having a central angle of 48°23'43", a radius of 1,050.00 feet, a chord bearing and distance of **SOUTH 42°01'26" EAST** 861.00 feet, and an arc length of 887.09 feet to a 1/2" iron rod found for corner;

THENCE SOUTH 41°51'40" EAST a distance of 181.06 feet to a 1/2" iron rod found for corner;

THENCE SOUTH 48°23'43" WEST a distance of 839.37 feet to a 1/2" iron rod found for corner;

THENCE SOUTH 41°36'17" EAST a distance of 430.22 feet to a 1/2" iron rod found for corner;

THENCE along said curve to the left, having a central angle of 90°00'00", a radius of 25.00 feet, a chord bearing and distance of **SOUTH 48°23'43" WEST** 35.36 feet, and an arc length of 39.27 feet to a 1/2" iron rod found for corner;

THENCE SOUTH 48°23'43" WEST a distance of 265.18 feet to a 1/2" iron rod found for corner;

POINT OF BEGINNING

CONTAINING an area of 11.687 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS TEASDALE INVESTMENTS LLC and TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS are the owners of a tract of land situated in the B.J.T. LEWIS SURVEY, Abstract No. 137, Rockwall County, Texas, and being all of Lots 1 and 2 of the FIRST UNITED METHODIST CHURCH ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 354 of the Plat Records of Rockwall County, Texas (PRRCT), and being all of Lots 1 and 2 of the TEASDALE INVESTMENTS LLC addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet H, Slide 360 of the PRRCT, and being all of that tract of land described in deed to TEASDALE INVESTMENTS LLC and TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS recorded in Instrument No. 20180000015111 of the Official Public Records of Rockwall County, Texas (OPRRCT), and being all of that tract of land described in deed to RUSTIC WAREHOUSE & TOWN CENTER ADDITION recorded in Instrument No. 20180000015111 of the OPRRCT

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 11/05/2018

APPLICANT: Priya Acharya, PE; *Weir & Associates*

AGENDA ITEM: **P2018-036;** *Lot 8, Block A, Lakeshore Commons Addition*

SUMMARY:

Consider a request by Priya Acharya, PE of Weir & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a replat for Lot 8, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 1.401-acre parcel of land (*i.e. Lot 2, Block A, Lakeshore Commons Addition*) into one (1) parcel of land (*i.e. Lot 8, Block A, Lakeshore Commons Addition*) for the purpose of abandoning and dedicating certain easements on Lot 2, Block A, Lakeshore Commons Addition for the construction of a restaurant (*i.e. Chick-Fil-A)*.

- ☑ On April 18 2016, the City Council approved a preliminary plat [*P2016-012*] for Lots 1-4, Block A, Lakeshore Commons Addition.

- ☑ On April 3 2017, the City Council approved a final plat [*P2017-012*] for Lots 1-4, Block A, Lakeshore Commons Addition.

- ☑ On June 18 2018 the City Council approved a Specific Use Permit (SUP) [*Z2018-024*] to allow a restaurant with a drive-through on the subject property.

- ☑ On August 14, 2018, the Planning and Zoning Commission approved a site plan with a drive-through [*SP2018-020*] for a restaurant (*i.e. Chick-Fil-A*) on Lot 8.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

Should the City Council choose approve the *replat* for *Lot 8, Block A, Lakeshore Commons Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city-adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On October 30, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff recommendations passed by a vote of 5-0 with Commissioners Logan and Lyons absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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* L E G E N D *

L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	YELLOW CAP STAMPED "WIER & ASSOC INC"

CITY MON. R008
N 7040334.90
E 2592424.90

S07°08'43"E 5824.88'

SLOPE EASEMENT
TRACT 1
VOL. 3828, PG. 31
D.R.R.C.T.

NORTH LAKESHORE DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VOL. 3828, PG. 23
D.R.R.C.T.

N: 7034555.25
E: 2593149.42

PLACE OF BEGINNING
"X" CUT FOUND (CM)

N86°58'24"E 80.03'

L=44.60'
R=240.00'
D=10°38'54"
CH=S87°42'09"E
CL=44.54'

L=65.42'
R=260.00'
D=14°25'01"
CH=S89°35'12"E
CL=65.25'

L=21.09'
R=902.50'
D=1°20'20"
CH=N82°32'06"E
CL=21.09'

L=85.01'
R=80.00'
D=60°53'00"
CH=S67°41'34"E
CL=81.07'

42.5' | 88.5' | 52.5'

5/8" IRF "STOVALL & ASSOC"

1/2" IRS "WIER & ASSOC"

N03°01'36"W 50.01'

UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

15' BUILDING LINE
INST. No. 20170000015245
P.R.R.C.T.

SLOPE EASEMENT
TRACT 2
VOL. 3828, PG. 31
D.R.R.C.T.

20' WATER EASEMENT
BY THIS PLAT

N03°01'36"W 10.87'
S03°01'36"E 10.14'
S86°58'24"W 20.00'
L=44.87'
L=20.08'

5/8" IRF "STOVALL & ASSOC"
N: 7034529.19
E: 2593434.96

SIDEWALK EASEMENT
BY THIS PLAT

115.0' | 54.8' | 60.0'

"X" CUT FOUND

L=27.09'
R=35.00'
D=44°20'38"
CH=N25°28'00"W
CL=26.42'

"X" CUT FOUND (CM)

ABANDONED
BY THIS PLAT
UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

LOT 2R, BLOCK A
1.401 ACRES
(61,014 SQ. FT.)

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.

LOT 2, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

JOHN H.B. JONES SURVEY
ABSTRACT NO. 124

C1 | C2 | C3 | C4 | C5 | C6 | C7

S12°07'22"E 5.43'

25' BUILDING LINE
INST. No. 20170000015245
P.R.R.C.T.

12' WATERLINE EASEMENT
VOL. 81, PG. 97
D.R.R.C.T.

10' ROW DEDICATION
INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

N03°01'36"W 116.19'

S14°17'14"E 169.66'

NORTH GOLIAD STREET (S.H. 205)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.
LOT 1, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

ABANDONED
BY THIS PLAT
DETENTION &
DRAINAGE EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

20' DRAINAGE EASEMENT
BY THIS PLAT

DETENTION &
DRAINAGE EASEMENT
BY THIS PLAT

10' ONCOR
ELECTRIC EASEMENT
INST. No. 20170000012674
P.R.R.C.T.

SIDEWALK EASEMENT
BY THIS PLAT

N84°35'01"E 69.90'
N24°35'01"E 26.16'
7.76'
N86°59'47"E 69.00'
S03°00'13"E 5.00'
N86°59'47"E 52.00'
N03°00'13"W 29.00'
S86°59'47"W 51.00'
S84°35'01"W 57.51'
S24°35'01"W 21.23'
N03°00'13"W 15.00'
S86°59'47"W 70.00'
S03°00'13"E 39.00'
N38°58'42"W 17.95'
10.29'
22.78'
11.89'

"X" CUT FOUND
N47°04'05"W 33.07'

"X" CUT FOUND
N72°06'04"W 46.17'

5/8" IRF "STOVALL & ASSOC"
S42°07'52"W 17.76'

S86°59'47"W 154.50'

"X" CUT SET
S75°42'46"W 74.36'

1/2" IRS "WIER & ASSOC"

50.9' | 60.0' | 110.1'

12' WATERLINE EASEMENT
VOL. 81, PG. 97
D.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

DRAINAGE & UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

DRAINAGE & UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

FIRE LANE, PUBLIC ACCESS,
UTILITY, DETENTION & DRAINAGE EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

FIRE LANE, PUBLIC ACCESS,
UTILITY, DETENTION & DRAINAGE EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

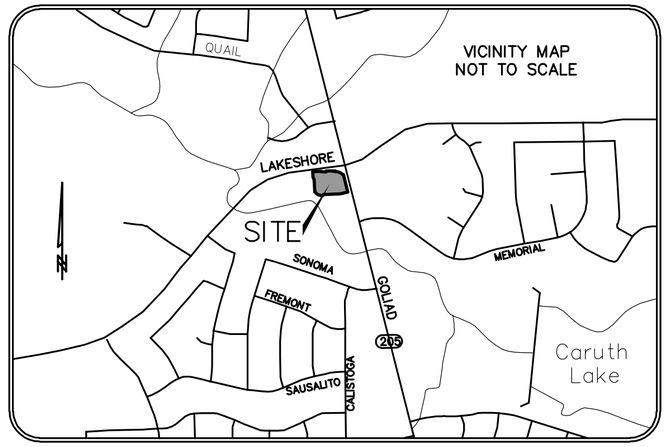
DRAINAGE EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

CITY OF ROCKWALL
VOL. 5670, PG. 162
D.R.R.C.T.

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.

LOT 3, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

VICINITY MAP
NOT TO SCALE



0 30 60 90
SCALE: 1"= 30'

EASEMENT CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	39.22'	77.15'	29°07'53"	S14°30'36"E	38.80'
C2	23.19'	109.97'	12°04'50"	S21°59'35"E	23.14'
C3	15.56'	69.88'	12°45'16"	S06°55'49"E	15.52'
C4	34.65'	78.79'	25°11'56"	S14°44'48"E	34.38'
C5	20.41'	62.24'	18°47'26"	S16°43'08"E	20.32'
C6	19.32'	237.00'	4°40'12"	S04°30'03"E	19.31'
C7	27.23'	68.10'	22°54'34"	S12°41'56"E	27.05'

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REPLAT
LOT 2R, BLOCK A
LAKESHORE COMMONS

BEING A REPLAT OF LOT 2, BLOCK A, LAKESHORE COMMONS AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
*CASE NUMBER – P2018–****
ONE LOT 1.401 ACRES

OWNER
MOORE WORTH INVESTMENTS, LLC
10210 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TX 75231
CONTACT: WORTH WILLIAMS
PH: (214) 415–9993

SURVEYOR
WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467–7700
FAX: (817) 467–7713

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 2
DATE: 10/10/2018
W.A. No. 17144

PRINTED: 10/10/2018 STB FILE: WIER-SURVEY.STB LAST SAVED: 10/10/2018 3:28 PM SAVED BY: MATTHEWJ FILE: REPLAT-17144.DWG
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS MOORE WORTH INVESTMENTS, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 20170000015245, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF NORTH LAKESHORE DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID LOT 2, AND THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK A, LAKESHORE COMMONS;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH LAKESHORE DRIVE AND THE NORTH LINE OF SAID LOT 2 AS FOLLOWS:

(1) N 86°58'24" E, 80.03 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(2) EASTERLY, AN ARC LENGTH OF 44.60 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 10°38'54" AND A CHORD BEARING OF S 87°42'09" E, 44.54 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

(3) EASTERLY, AN ARC LENGTH OF 65.42 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 14°25'01" AND A CHORD BEARING OF S 89°35'12" E, 65.25 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

(4) EASTERLY, AN ARC LENGTH OF 21.09 FEET ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 902.50 FEET, A DELTA ANGLE OF 01°20'20" AND A CHORD BEARING OF N 82°32'06" E, 21.09 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 2 AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

(5) SOUTHEASTERLY, AN ARC LENGTH OF 85.01 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 60°53'00" AND A CHORD BEARING OF S 67°41'34" E, 81.07 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 2;

THENCE S 14°17'14" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET AND THE EAST LINE OF SAID LOT 2, 165.99 FEET TO A A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF LOT 3 OF SAID BLOCK A, LAKESHORE COMMONS ADDITION;

THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID LOT 3 AS FOLLOWS:

(1) S 75°42'46" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 74.36 FEET TO AN "X" CUT SET;

(2) S 86°59'47" W, 154.50 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";

(3) S 42°07'52" W, 17.76 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";

(4) N 72°06'04" W, 46.17 FEET TO AN "X" CUT FOUND;

(5) N 47°04'05" W, AT A DISTANCE OF 22.78 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 3 AND AN ELL CORNER OF SAID LOT 1, CONTINUING ALONG THE EAST LINE OF SAID LOT 1 IN ALL A TOTAL DISTANCE OF 33.07 FEET TO AND "X" CUT FOUND IN THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2;

THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 AS FOLLOWS:

(1) N 03°01'36" W, 116.19 FEET TO AN "X" CUT FOUND, BEING THE BEGINNING OF A CURVE TO THE LEFT;

(2) NORTHWESTERLY, AN ARC LENGTH OF 27.09 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 44°20'38" AND A CHORD BEARING OF N 25°28'00" W, 26.42 FEET TO AN "X" CUT FOUND;

(3) N 03°01'36" W, 50.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.401 ACRES (61,014 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON October 10, 2018. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

_____
AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AaronLS@WIERASSOCIATES.COM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF DALLAS

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2R, BLOCK A, LAKESHORE COMMONS TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 2R, BLOCK A, LAKESHORE COMMONS HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING;

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

4. THE DEVELOPER AND ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2018:

FOR: MOORE WORTH INVESTMENTS, LLC

_____
OWNER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF MOORE WORTH INVESTMENTS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF_____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINTED NAME

OWNER
MOORE WORTH INVESTMENTS, LLC
10210 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TX 75231
CONTACT: WORTH WILLIAMS
PH: (214) 415-9993

SURVEYOR
WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

RECOMMENDED FOR FINAL APPROVAL

_____ _____
PLANNING AND ZONING COMMISSION, CHAIRMAN DATE

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2018.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ DAY OF_____, 2018.

_____ _____ _____
MAYOR, CITY OF ROCKWALL CITY SECRETARY CITY ENGINEER

GENERAL NOTES:

1. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

2. THE PURPOSE OF THIS REPLAT IS TO ABANDON THE EASEMENTS INDICATED HEREON, AND CREATE THE EASEMENTS INDICATED HEREON.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REPLAT
LOT 2R, BLOCK A
LAKESHORE COMMONS

BEING A REPLAT OF LOT 2, BLOCK A, LAKESHORE COMMONS AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER - P2018-***
ONE LOT 1.401 ACRES

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 2 OF 2

DATE: 10/10/2018
W.A. No. 17144

PRINTED: 10/10/2018 STB FILE: WIER-SURVEY.STB LAST SAVED: 10/10/2018 3:28 PM SAVED BY: MATTHEWJ FILE: REPLAT-17144.DWG
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

Survey Boundary Closure Report

Map-Check Lot 2R, Block A 10/11/18 10:55:19 Factor: 1.0000000

Correct End - N: 5000.00000 E: 5000.00000
Calc. End - N: 4999.99872 E: 4999.99845
Error - N: -0.00 E: -0.00 Total: 0.00 Brg: N 50-28-50 E
Distance Traversed: 976.44 Closure: 487077

No Adjustment

Bearing	Distance	North	East	Elevation	Pt.No.	
		5000.00000	5000.00000		1	
N 86-58-24 E	80.03	5004.22564	5079.91836		2	
RAD: 240.00 LEN: 44.60 TAN: 22.37 CEN.ANG: 10-38-54						
CHORD: 44.54 MO: 1.04 EXT: 1.04 DEGREE: 23-52-24						
SEG: 31 TRI: 5322 SEC: 5352						
S 03-01-36 E	240.00	4764.56043	5092.59054	0.000	3	PC->RP
N 07-37-18 E	240.00	5002.44014	5124.42203		4	RP->PT
S 87-42-09 E	44.54	5002.44014	5124.42203		4	PC->PT
RAD: 260.00 LEN: 65.42 TAN: 32.88 CEN.ANG: 14-25-01						
CHORD: 65.25 MO: 2.05 EXT: 2.07 DEGREE: 22-02-13						
SEG: 89 TRI: 8415 SEC: 8505						
N 07-37-18 E	260.00	5260.14307	5158.90677		5	PC->RP
S 06-47-42 E	260.00	5001.96943	5189.66990		6	RP->PT
S 89-35-12 E	65.25	5001.96943	5189.66990		6	PC->PT
RAD: 902.50 LEN: 21.09 TAN: 10.55 CEN.ANG: 1-20-20						
CHORD: 21.09 MO: 0.06 EXT: 0.06 DEGREE: 6-20-55						
SEG: 1 TRI: 9516 SEC: 9517						
N 06-47-44 W	902.50	5898.12909	5082.87983		7	PC->RP
S 08-08-04 E	902.50	5004.70934	5210.58031		8	RP->PT
N 82-32-06 E	21.09	5004.70934	5210.58031		8	PC->PT
RAD: 80.00 LEN: 85.01 TAN: 47.01 CEN.ANG: 60-53-00						
CHORD: 81.07 MO: 11.03 EXT: 12.79 DEGREE: 71-37-11						
SEG: 605 TRI: 2796 SEC: 3400						
S 08-08-04 E	80.00	4925.51424	5221.90002		9	PC->RP
N 52-44-56 E	80.00	4973.93899	5285.57925		10	RP->PT

Survey Boundary Closure Report

S 67-41-34 E	81.07	4973.93899	5285.57925	10	PC->PT
S 14-17-14 E	165.99	4813.08293	5326.54274	11	
S 75-42-46 W	74.36	4794.73216	5254.48263	12	
S 86-59-47 W	154.50	4786.63653	5100.19488	13	
S 42-07-52 W	17.76	4773.46550	5088.28095	14	
N 72-06-04 W	46.17	4787.65531	5044.34556	15	
N 47-04-05 W	33.07	4810.18025	5020.13292	16	
N 03-01-36 W	116.19	4926.20817	5013.99801	17	

RAD: 35.00 LEN: 27.09 TAN: 14.26 CEN.ANG: 44-20-38
CHORD: 26.42 MO: 2.59 EXT: 2.79 DEGREE: 163-42-08
SEG: 46 TRI: 428 SEC: 474

S 86-42-19 W	35.00	4924.19665	4979.05586	18	PC->RP
N 42-21-41 E	35.00	4950.05848	5002.63902	19	RP->PT
N 25-28-00 W	26.42	4950.05848	5002.63902	19	PC->PT
N 03-01-36 W	50.01	4999.99872	4999.99845	20	

Approx: Sq.Feet: 61014 Acres: 1.401

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: November 5, 2018

SUBJECT: Z2018-032; *Zoning Change for Park Station (LI to PD)*

On September 17, 2018, the City Council approved a motion to continue the public hearing for *Case No. Z2018-032* to the October 15, 2018 City Council meeting, and directed staff to work with the applicant to resolve the SH-66 right-of-way issue prior to the City Council taking action on the proposed zoning change. In accordance with this direction, staff met with the applicant on October 2, 2018. Through this meeting, staff and the applicant came to a consensus concerning SH-66, which involved minor revisions to the schematic alignment of this roadway. In accordance with this agreement, the applicant has revised the concept plan to show the full dedication of right-of-way for SH-66, which will be landscaped and irrigated by the City -- *at the time of dedication* -- until the roadway is constructed. Due to the substantial changes to the concept plan that resulted from this meeting the City Council remanded the case back to the Planning and Zoning Commission for reconsideration in conformance with Section 17, *Procedure in Planning and Zoning Cases – Additional Information Submitted*, of Article 2, *Authority and Administrative Procedures*, of the Unified Development Code (UDC). On October 30, 2018, the Planning and Zoning Commission reviewed the changes and approved a motion to recommend approval of the zoning change by a vote of 6-0, with Chairman Lyons absent.

Staff has updated the case memo and ordinance to reflect the proposed changes and included the new exhibits in the attached packet. Should the City Council have any questions, staff and the applicant will be available at the *November 5, 2018* City Council meeting.

CITY OF ROCKWALL
CITY COUNCIL CASE MEMO

AGENDA DATE: 11/05/2018

APPLICANT: Bill Bricker, *Columbia Development Company, LLC*

AGENDA ITEM: **Z2018-032**; *Zoning Change for Park Station (LI to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (*7.409-acres*) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

PURPOSE & BACKGROUND:

The subject property is a 16.26-acre tract of land, located on the south side of E. Washington Street, which was annexed on February 6, 1961 by *Ordinance No. 60-01*. According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least January 3, 1972. On July 14, 2000, a final plat for a portion of this property (*7.409-acres*) was incorporated into *Lot 1, Block 1, Indalloy Addition* by *Case No. PZ2000-055-01*. The subject property is currently vacant with the exception of a private driveway that connects the property south of the subject property to E. Washington Street.

On July 13, 2018, the applicant -- *Bill Bricker with Columbia Development Company, LLC* -- submitted an application requesting to establish a Planned Development District on the subject property. Specifically, the applicant was proposing to entitle the subject property for 12 townhomes on 2.38-acres, limited commercial land uses on 6.33-acres, and limited light industrial land uses on 6.22-acres. These areas would be subject to the requirements and land uses of the Single-Family 10 (SF-10), General Retail (GR), and Light Industrial (LI) Districts unless specifically indicated in the Planned Development District ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Washington Street, which also delineates the future alignment of SH-66. This roadway is identified as a TXDOT4D (*i.e. four [4] lane, divided highway, owned by the Texas Department of Transportation*) on the City's Master Thoroughfare Plan. North of this thoroughfare is a 67.036-acre public park (*i.e. Harry Myers Park*), which is zoned Light Industrial (LI) District. Beyond this is a 17.861-acre vacant tract of land that was platted as a 78-lot subdivision (*i.e. Oak Creek*) in 1984. This property is zoned Two Family (2F) District. Adjacent to this residentially zoned area is a 21.326-acre tract of land that is zoned Light Industrial (LI) District. This property has a school and administrative offices (*i.e. Rockwall Quest Academy/RISD Administrative Offices*) situated on it.

South: Directly south of the subject property is an 8.197-acre tract of land and a 14.53-acre parcel of land (*i.e. Lot 1-01, Block 1, Indalloy Addition*). Both of these properties are zoned Light Industrial (LI) District. Situated on these properties is a large industrial building and various other improvements. Beyond this is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*.

East: Directly east of the subject property is a 2.093-acre parcel of land (*i.e. Lot 1, Block A, Soroptimist Rockwall Children's Home*), a vacant 7.97-acre tract of land, and a vacant 11.3736-acre tract of land. All of these properties are zoned Light Industrial (LI) District. Beyond this are E. Washington Street, Airport Road, and Industrial Boulevard. These roadways are all identified as an M4U (*i.e. minor collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the subject property is *Phases 2 & 3* of the *Park Place Subdivision*, which currently contains 94 single-family residential lots. This property is zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) and Single-Family 7 (SF-7) District land uses.

CHARACTERISTICS OF THE REQUEST:

The applicant has submitted a concept plan and development standards for the proposed development. According to the concept plan, the subject property will be broken down into five (5) tracts of land that will include commercial, light industrial and townhome land uses. The characteristics and development standards for each of these tracts are as follows:

Tract 1: Townhomes (2.38-Acres)

The proposed townhome land use will be situated on *Tract 1*, which is located directly adjacent to *Phase 2* of the *Park Place Subdivision*. More specifically, the concept plan shows that the townhomes will face west towards the existing amenity center and be accessible via driveways located at the rear of the property facing on to a proposed public right-of-way (*i.e. Street 'A' on the concept plan*). This public right-of-way will end in a cul-de-sac and only serve the proposed townhomes. The concept plan currently shows the provision of ten (10) townhomes; however, the applicant has requested the ability to provide up to 12 townhomes through the Planned Development District ordinance. The applicant has stated that these residential units will be incorporated into the existing Park Place Homeowner's Association (HOA). Staff has included a requirement that an HOA be established regardless if they are incorporated into the existing HOA or put into a separate HOA.

This tract is subject to the Single Family 10 (SF-10) District land uses with the added townhome use; however, any accessory buildings, portable buildings or guest quarters have been prohibited through the Planned Development District ordinance. A summary of the proposed density and dimensional requirements for *Tract 1* is as follows:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Width [1]	*28-Feet*
Minimum Lot Depth	*115-Feet*
Minimum Lot Area	*3,000 SF*
Minimum Front Yard Setback [2] & [4]	*20-Feet*
Minimum Side Yard Setback	*0-Feet*
Minimum Distance Between Buildings	*10-Feet*
Minimum Length of Driveway Pavement	*20-Feet*
Maximum Height [3]	*36-Feet*
Minimum Rear Yard Setback [4]	*10-Feet*
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	*1,400 SF*
Garage Orientation	*Rear Entry*

Maximum Number of Attached Units Per Buildings	*5 Units*
Maximum Lot Coverage	*75%*

General Notes:
1: The minimum lot width shall be measured at the *Front Yard Building Setback*.
2: The location of the *Front Yard Building Setback* as measured from the front property line.
3: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
4: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front* and *Rear Yard Building Setbacks* by up to five (5) feet for any property; however, the encroachment shall not exceed three (3) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.

It should be noted that the applicant is proposing to match the design style of the Park Place Subdivision, which is constructed in a *Neo Traditional* architecture style (*e.g. the use of material blends heavy in cementitious siding, front porch elements, bay windows, etc.*). Due to this proposed design, the applicant is proposing to use up to 100% cementitious materials excluding stucco, which is prohibited. In addition, the townhomes will have varying front façades, and additional anti-monotony requirements are incorporated into the Planned Development District ordinance. An example of the type of design provided by the applicant has been included in the attached packet.

The applicant has stated that the purpose of the townhome land use is to provide a transition from the Park Place Subdivision to the limited light industrial land uses that are proposed on *Tracts 4 & 5*, which are located east of the subject property. Staff should point out that under the current zoning, light industrial land uses can be established in the area (i.e. *Tract 1*) without restriction.

Tracts 2 & 3: Limited General Retail (6.33-Acres)

Tracts 2 & 3 on the concept plan are dedicated for limited General Retail (GR) District land uses, and General Retail (GR) District density and dimensional requirements. A summary of the density and development requirements permitted in the General Retail (GR) District is as follows:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*6,000 SF*
Minimum Lot Width	*60-Feet*
Minimum Lot Depth	*100-Feet*
Minimum Front Yard Setback (1)	*15-Feet*
Minimum Rear Yard Setback (2)	*10-Feet (0-Feet w/ Fire Rated Wall)*
Minimum Rear Yard Setback Adjacent to Residential (2)	*20-Feet + (½ Height Greater than 36-Feet)*
Minimum Side Yard Setback (2)	*10-Feet (0-Feet w/ Fire Rated Wall)*
Minimum Side Yard Setback Adjacent to Residential (2)	*20-Feet + (½ Height Greater than 36-Feet)*
Maximum Height	*60-Feet (Greater Than 36-Feet Requires SUP)*
Max Lot Coverage	*40%*
Minimum Masonry Requirement	*90%*
Maximum Building Size	*26,000 SF*
Minimum Landscaping Percentage	*15%*
Maximum Impervious Coverage	*85-90%*

Notes
1: *Parking should not be located between the front façade and the property line.*
2: *In no case shall the setback exceed more than 50-feet.*

The applicant has stated that the purpose of *Tracts 2 & 3* are to screen the limited light industrial land uses from E. Washington Street and Harry Myers Park. In addition, the applicant has stated a desire to establish a two (2) story mixed office/neighborhood services development of *Tract 2* that can take advantage of views towards Harry Myers Park to the north. It should be noted that staff has limited the uses permitted on these tracts to ensure compatibility with the proposed and existing residential land uses to the west of *Tract 2*.

Tracts 4 & 5: Limited Light Industrial (6.22-Acres)

The concept plan shows that *Tracts 4 & 5* will remain subject to the land uses and density and dimensional requirements of the Light Industrial (LI) District; however, the applicant has consented to limit the land uses to ensure that no uses that would be incompatible with the adjacent residential and limited commercial land uses would be established. Specifically, the applicant has prohibited the majority of land uses that incorporate outside storage or that would create incompatibility. In addition, the applicant has agreed to put a Specific Use Permit (SUP) requirement on automotive and mini-warehouse land uses. Staff should point out that under the current zoning the applicant could establish any of the land uses that are being limited by the proposed zoning ordinance.

A summary of the density and dimensional requirements is as follows:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*12,500 SF*
Minimum Lot Width	*100-Feet*
Minimum Lot Depth	*125-Feet*
Minimum Front Yard Setback	*25-Feet*
Minimum Rear Yard Setback [1]	*10-feet (0-Feet w/ Fire Rated Wall)* [2]
Minimum Side Yard Setback [1]	*10-feet (0-Feet w/ Fire Rated Wall)* [2]
Maximum Height	*120-Feet (Greater Than 60-Feet Requires SUP)*
Max Lot Coverage	*60%*
Minimum Masonry Requirement	*90%*
Minimum Landscaping Percentage	*10%*
Maximum Impervious Coverage	*90-95%*

Notes
1: *In no case shall the setback exceed more than 50-feet.*
2: *When directly abutting a residentially zoned property the setback is 36-Feet + ½ Building Height Greater than 36-feet. This is not applicable in this case due to the separation of Tract 1 from Tract 4 by the roadway and detention pond.*

INFRASTRUCTURE:

Based on the applicant's submittal, staff is requiring an infrastructure study -- *at the applicant's expense* -- be performed to ensure that all water and wastewater improvements necessary to serve the proposed developments are incorporated. With regard to streets, the City's Master Thoroughfare Plan depicts E. Washington Street as the future alignment of SH-66. The proposed alignment of this roadway begins at the western boundary of the subject property, dips down into the front of the subject property approximately 105-feet, and extends northward at the approximate mid-point of the subject property. The total area of the subject property affected by the proposed alignment of SH-66 is estimated to be 1.18-acres. From the point that the alignment of the future SH-66 extends northward, the remainder of E. Washington Street is depicted as a M4U (*minor arterial, four [4] lane, undivided roadway*) according to the Master Thoroughfare Plan. The applicant has resubmitted a concept plan showing the dedication of SH-66. This revised concept plan was the result of the City Council's direction (*received on September 17, 2018*) to work with the applicant to identify a solution to the right-of-way dedication issue prior to the City Council taking action on the zoning case. The result of the meeting with the applicant and staff was the understanding that if the right-of-way for SH-66 was dedicated that the City would landscape and irrigate the dedicated land until such time that the Texas Department of Transportation (TXDOT) initiates the construction of this roadway. Based on this understanding staff has added this to the conditions of approval for this case. In addition, it was discussed that since the realignment of SH-66 will affect the future alignment of E. Washington Street adjacent to the subject property, that it would not be necessary for the applicant to upgrade this street to an M4U. Staff has no objection to the applicant's request, however, since it does constitute a change to the City's adopted Master Thoroughfare Plan it would be a discretionary decision for the City Council. A condition has been incorporated in to the attached draft ordinance that would accomplish this waiver should the City Council choose to grant the request.

CONFORMANCE WITH THE CODES:

While the proposed Planned Development District does conform to many of the City's code requirements, it should be noted that the development standards contained within the Planned Development District ordinance for *Tract 1* deviate from the requirements of the Unified Development Code (UDC), Municipal Code of Ordinances and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ *Garages*. The proposed townhomes are intended to front towards the existing Park Place Subdivision, and the garages will front onto a public street (*i.e. Road 'A'*) at the rear of the property. Based on the current codes, it is debatable if this constitutes rear or front entry product; however, the current codes do not clarify this issue, and staff is of the opinion that this issue is best left up to the discretion of the Planning and Zoning Commission and City Council.

- ☑ *Sidewalks*. The Engineering Department's *Standards of Design and Construction* Manual and the Municipal Code of Ordinances require that a five (5) foot sidewalk be constructed adjacent to any public street. In this case, the applicant is proposing to run the sidewalk adjacent to *Road 'A'* from E. Washington Street southward, but break the adjacency to the roadway and run the sidewalk along the front side of the townhomes (*i.e. in between the townhome and the Park Place Subdivision*).

- ☑ *Masonry Requirements.* The minimum masonry requirement for residential properties stipulated by the UDC is 80% with a maximum of 50% of the masonry requirement being permitted to be cementaceous materials. In this case, the applicant is proposing to match the adjacent residential subdivision and is requesting to use up to 100% cementaceous materials. In addition, the applicant has stated that he will be using varying façades on the proposed townhomes and has prohibited the use of stucco.

- ☑ *Lot Size*. Currently, the Two Family (2F) and Downtown (DT) Districts are the only zoning district that allow townhomes in the City of Rockwall. In addition, there are no specific standards for townhomes contained in the UDC. This means that the City's smallest single-family lot size for a townhome is within the Two Family (2F) District and is 7,000 SF. This is not conducive to the development of a townhome product and the applicant is proposing a minimum lots size of 3,000 SF for *Tract 1*.

Tracts 2, 3, 4 & 5 conform to all applicable requirements of the Unified Development Code (UDC), Municipal Code of Ordinances and the Engineering Department's *Standards of Design and Construction* Manual. By approving the proposed Planned Development District, the City Council is waiving the standards for *Tract 1* as listed above.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained in the Comprehensive Plan designates the subject property for *Commercial/Industrial* land uses. According to the *Land Use* section of the Comprehensive Plan the *Commercial/Industrial* land use designation is appropriate for areas, "…where more industrial activities may occur. It is largely buffered from residential by roads and open space." Staff should point out that the property directly west of the subject property is currently designated *Medium Density Residential* and is developed with a single-family subdivision (*i.e. Park Place*). Currently, these properties share a common property line, with no roadways or open space intervening. The adjacency of these two (2) land use designation poses the potential for conflicting development (*e.g. residential directly adjacent to industrial*).

The residential density for *Tract 1* (*i.e. 5.94 dwelling units per acre*) falls within the *High Density Residential* land use designation, which according to the Comprehensive Plan, "…should be used as a transitional use from commercial (*or existing retail*) use, or where it will serve as a logical extension

of an existing high density development." In this case, the applicant has stated that he would like to create a transition from the single-family subdivision to the west to the proposed limited light industrial land uses to the east. In addition, the applicant is proposing to screen the limited light industrial land uses from Harry Myer's Park -- *which is north of the subject property* -- with commercial/retail buildings that will be directly adjacent to E. Washington Street. This will necessitate that *Tracts 2 & 3* on the concept plan be changed to a *Commercial* designation. In accordance with the requirements of the Comprehensive Plan staff has requested that the applicant make the retail areas pedestrian-oriented and easily accessible to the adjacent residential neighborhood. Finally, *Tracts 4 & 5* will be designated for limited light industrial land uses, which is better suited under the *Technology/Light Industrial* designation as opposed to the projected *Commercial/Industrial* land use designation.

Considering these proposed changes, any deviations from the Future Land Use Map or the Comprehensive Plan are discretionary to the City Council. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect this change.

NOTIFICATION:

On August 1, 2018, staff mailed 40 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Associations (HOA), which is the only HOA/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received seven (7) notices in support of the request, and one (1) in opposition.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request to change the zoning of the subject property from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) An *Infrastructure Study* -- *at the applicant's expense* -- will be required to be submitted concurrently with the submission of a preliminary plat;

3) When the future right-of-way for SH-66 is dedicated to the City of Rockwall, the City shall provide landscaping and irrigation on the dedicated portion of right-of-way until such time that the development of SH-66 commences construction.

4) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of portions of the subject property from a *Commercial/Industrial* designation to *High Density Residential*, *Commercial*, and *Technology/Light Industrial* designations; and,

5) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On August 14, 2018, the Planning and Zoning Commission approved a motion to grant the applicant's request to postpone the case to the August 28, 2018 Planning and Zoning Commission meeting. This motion passed by a vote of 6-0, with Commissioner Fishman absent.

On August 28, 2018, the Planning and Zoning Commission approved a motion to recommend denial of the applicant's request by a vote of 4-3, with Commissioners Welch, Womble and Fishman dissenting.

On October 31, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request by a vote of 6-0, with Chairman Lyons absent.

CITY COUNCIL:

On August 20, 2018, the City Council postponed the public hearing to September 4, 2018 in accordance with the Planning and Zoning Commission's action.

On September 4, 2018, the City Council approved a motion to continue the public hearing to September 17, 2018. This motion passed by a vote of 7-0.

On September 17, 2018, the City Council continued the public hearing and directed staff to meet with the applicant to discuss the dedication of the right-of-way for SH-66. This motion was carried by a vote of 6-0, with Council Member Hohenshelt absent.

On October 15, 2018, the City Council approved a motion to remand the zoning case back to the Planning and Zoning Commission due to changes in the concept plan. This motion was approved by a vote of 7-0.

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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City of Rockwall

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(P): (972) 771-7745
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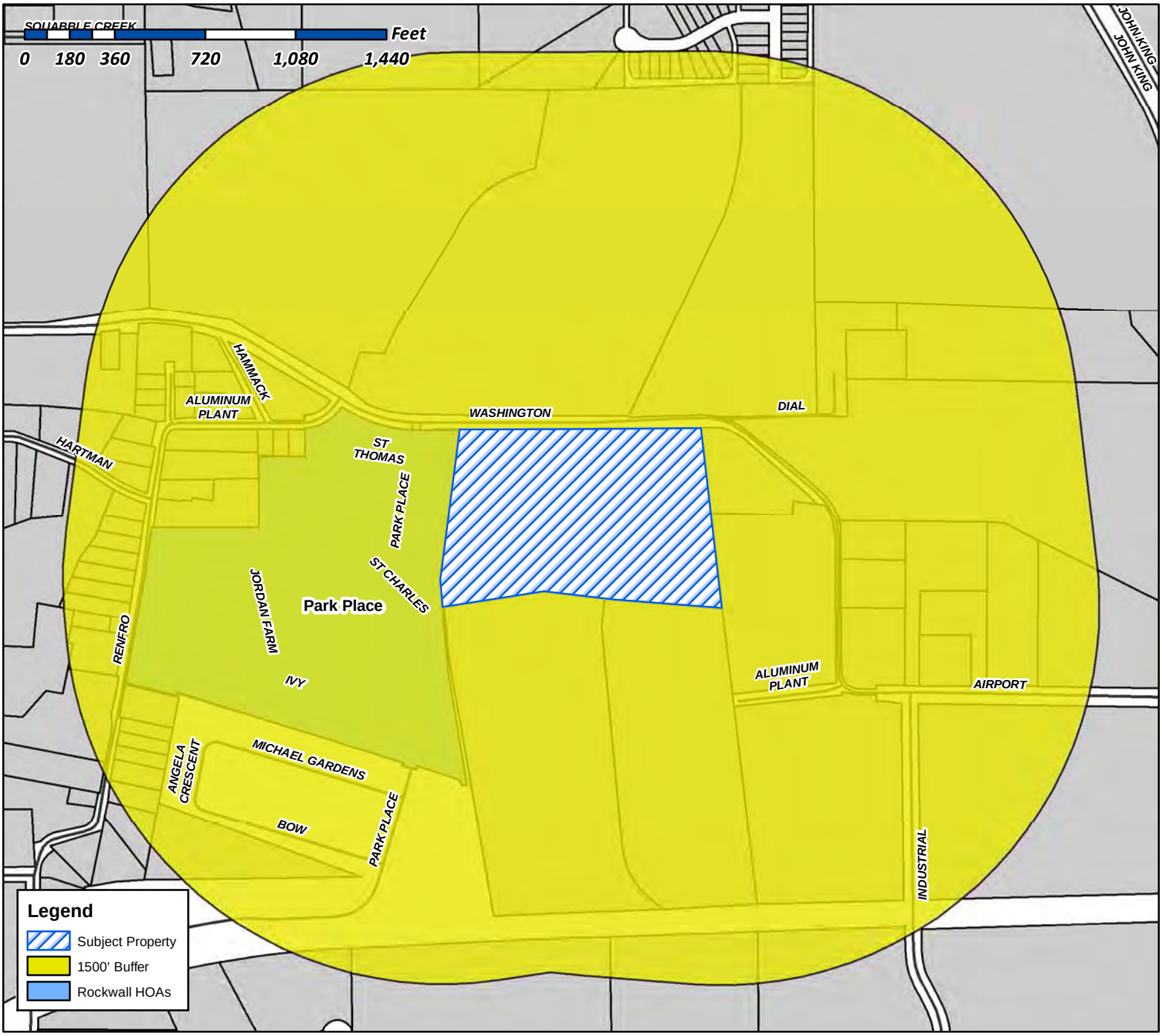
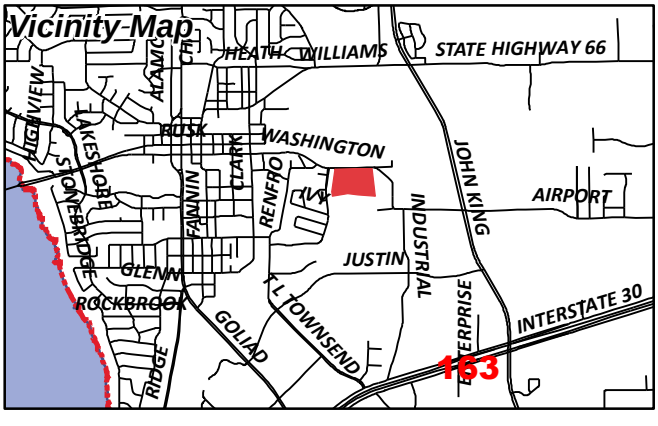


Case Number: Z2018-032
Case Name: Zoning Change (LI to PD)
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1100 & 1300 E. Washington Street



Date Created: ***7/19/2018***
For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	"thomas.bedingfield@yahoo.com"; "bod@flagstonereek.org"; "hromatka@hotmail.com"; "s.gantt@sbbmanagement.com"; "dbmeyer@cmamanagement.com"; "Justini@ymail.com"; "makelkeintexas@sbcglobal.net"; "dbmeyer@cmamanagement.com"
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Wednesday, August 01, 2018 1:19:25 PM
Attachments:	Z2018-030 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***July 20, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 8/14/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 8/20/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at
https://sites.google.com/site/rockwallplanning/development/development-cases

Z2018-030- Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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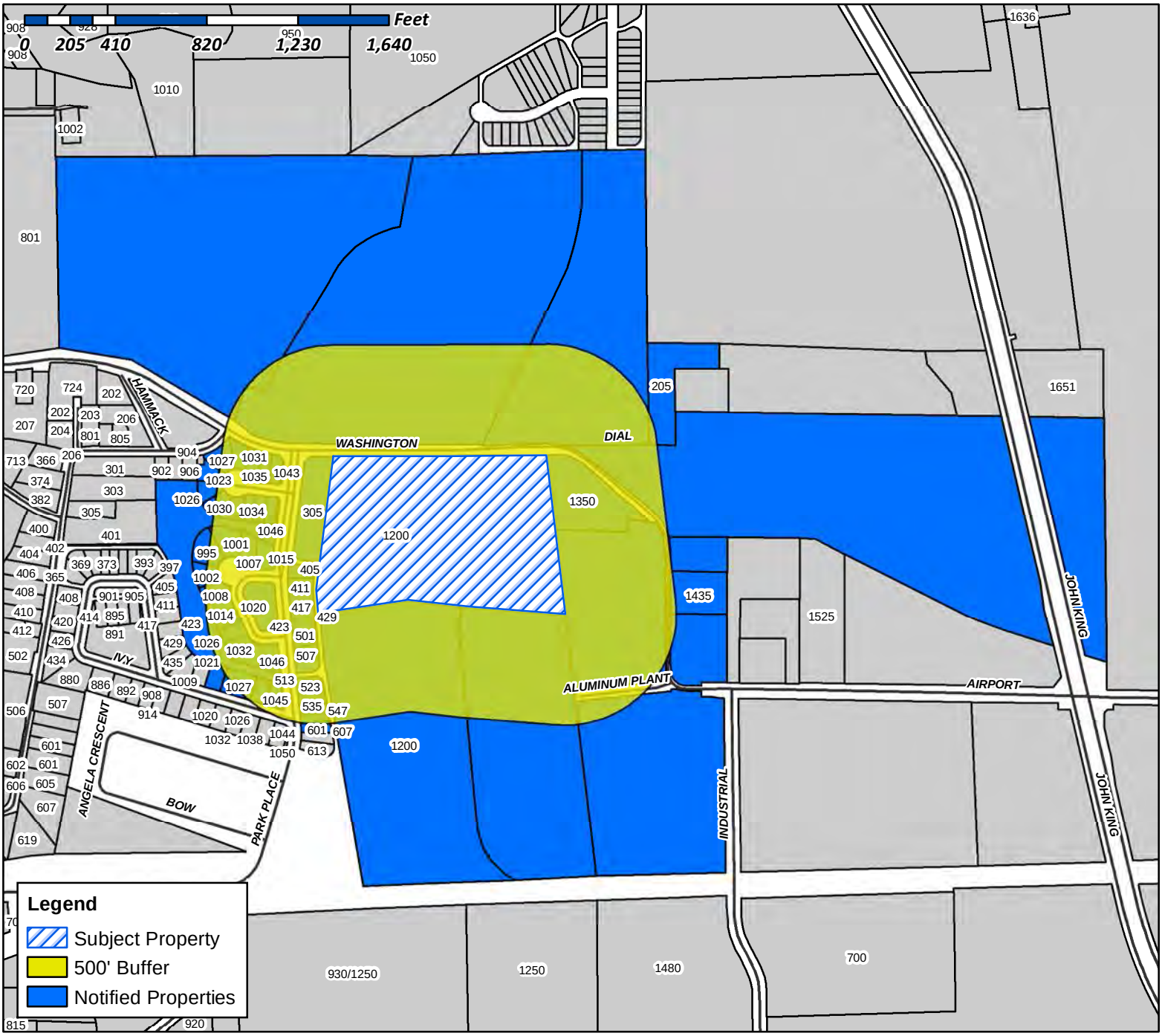
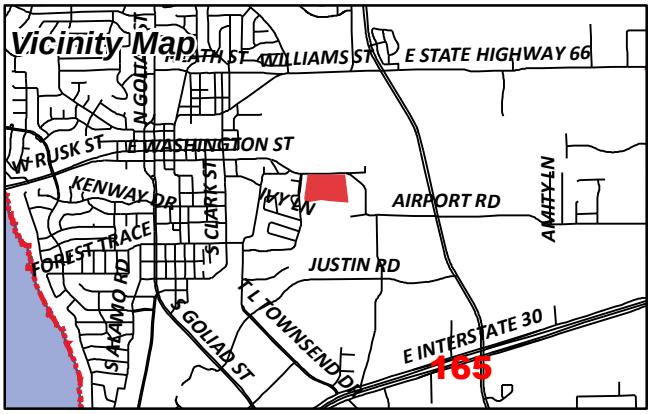


Case Number: Z2018-032
Case Name: Zoning Change (LI to PD)
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1100 & 1300 E. Washington Street



Date Created: 07/19/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1001 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 ST CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 ST CHARLES CT
ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A
1020 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 IVY LN
ROCKWALL, TX 75087

LEWIS WANDA C
1023 SAINT THOMAS CT
ROCKWALL, TX 75087

YOUNG PHIL & KATHY
1026 SAINT CHARLES COURT
ROCKWALL, TX 75087

IVEY BRUCE AND TINA
1026 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1027 IVY LN
ROCKWALL, TX 75087

FOX DENNIS AND KAREN
1027 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1030 ST THOMAS CT
ROCKWALL, TX 75087

CONFIDENTIAL
1031 SAINT THOMAS COURT
ROCKWALL, TX 75087

FIELDS SHAY AND JONI
1032 ST CHARLES COURT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
1034 ST THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
1034 ST THOMAS CT
ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO
1035 SAINT THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1038 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1039 IVY LN
ROCKWALL, TX 75087

BEER TERRY L AND
1039 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1040 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1042 ST THOMAS CT
ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY
1044 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1045 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST THOMAS CT
ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA
114 MISCHIEF LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD
131 COPTER LN
FATE, TX 75189

CURRENT RESIDENT
1350 E WASHINGTON
ROCKWALL, TX 75087

ARCHULETA JOSEPH AND KATHY
1403 ST THOMAS
ROCKWALL, TX 75087

CURRENT RESIDENT
1435 E WASHINGTON ST
ROCKWALL, TX 75087

ALVAPLAST US INC
1480 JUSTIN RD
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

VRANA MARK AND
1650 JOHN KING BLVD APT 3107
ROCKWALL, TX 75032

LAKEVIEW SUMMIT PROPERTIES LLC
1870 HILLCROFT DR
ROCKWALL, TX 75087

CURRENT RESIDENT
205 DIAL
ROCKWALL, TX 75087

P & P ENTERPRISES
230 MYERS RD
HEATH, TX 75032

SHERMAN JOCELYN D
233 WILLINGHAM DR
COPPELL, TX 75019

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

ROCKWALL PROPERTY CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

BARRON GARY S AND DELL S
405 PARK PLACE BLVD
ROCKWALL, TX 75087

JONES KENNETH AND CINDY
411 PARK PLACE BLVD
ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE
417 PARK PLACE BLVD
ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN
423 PARK PLACE BLVD
ROCKWALL, TX 75087

MORGAN WILBUR J AND NANCY F
429 PARK PLACE BLVD
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA
4505 LAKE HILL DR
ROWLETT, TX 75089

KRAEMER TERESA A
4525 COLE AVENUE
DALLAS, TX 75205

LOVOI JOSEPH J SR AND VELMA J
501 PARK PLACE BLVD
ROCKWALL, TX 75087

RASMUSSEN MICHAEL AND DELILA RASMUSSEN
507 PARK PLACE BLVD
ROCKWALL, TX 75087

GARCIA MELISSA P AND
513 PARK PLACE BLVD
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

CURRENT RESIDENT
535 PARK PLACE BLVD
ROCKWALL, TX 75087

HENRY PATRICIA A
541 PARK PLACE BLVD
ROCKWALL, TX 75087

BAYS JACOB M
5435 N GARLAND AVE
GARLAND, TX 75040

CURRENT RESIDENT
547 PARK PLACE BLVD
ROCKWALL, TX 75087

167

DUKE JERI L
5911 PINEY BIRCH COURT
KINGWOOD, TX 77345

CURRENT RESIDENT
601 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

FUNK JOSEPH
6623 ROYAL CREST DR
DALLAS, TX 75230

BENEDETTO MATT
907 W HOLIDAY RD
ROCKWALL, TX 75087

MOORE CONNIE JO
908 COUNTRY CLUB DR
HEATH, TX 75032

MARTIN CHARLES TED & RHONDA K
995 ST CHARLES CT
ROCKWALL, TX 75087

PODINA HERB AND LAURA
PO BOX 1586
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB
PO BOX 462311
GARLAND, TX 75046

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-032: Park Station (LI to PD)

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 8/14/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 8/20/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **8/20/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-032: Park Station (LI to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:	
Address:	

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
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PLEASE RETURN THE BELOW FORM

Case No. Z2018-032: Park Station (LI to PD)

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Good use of land, adds value to area

Name: Columbia Development Company, LLC Bill Bricker

Address: 305 Park Place Blvd

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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PLEASE RETURN THE BELOW FORM

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☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Good use of land, adds value to area

Name: Columbia Extrusion Corporation — Bill Bricker
Address: 305 Park Place Blvd.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-032: Park Station (LI to PD)

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 8/14/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 8/20/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **8/20/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-032: Park Station (LI to PD)

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Good use of land, adds value to area

Name: Rockwall Property Corporation — Bill Bricker
Address: 305 Park Place Blvd.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-032: Park Station (LI to PD)

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Although we are in favor of this proposed, it is important to note that as the property owner to the south of the proposed development we will require access to said property via current (or alternate) access point (currently under easement) from the north (Washington St).

Name: Airexplast US Development (1200 Washington St)

Address: 1480 Justin Road 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From: Planning
To: Miller, Ryan
Subject: FW: Case No. Z2018-032: Park Station (LI to PD)
Date: Friday, August 17, 2018 4:50:22 PM

-----Original Message-----
From: Jocelyn Sherman [mailto:jocelyndsherman@yahoo.com]
Sent: Friday, August 17, 2018 11:15 AM
To: Planning
Subject: Case No. Z2018-032: Park Station (LI to PD)

To Whom It May Concern:

I am writing to say that I am opposed to the request for a zoning change because the proposed plan and build out do not closely resemble the current look and feel of the Park Place neighborhood. The plan also does not adequately minimize the flow of traffic from Harry Myers Park. I would like to see the plan changed to better resemble the the current neighborhood so that Park Place continues to be a community that draws people in and distinguishes Rockwall from other cities in the area.

Sincerely,
Jocelyn Sherman
547 Park Place
(233 Willingham Dr, Coppell, TX 75019)

From: John Wardell
To: Miller, Ryan
Subject: In Favor of Z2018-032 Columbia Development PD
Date: Wednesday, August 22, 2018 6:21:49 PM

Ryan – My name is John Wardell and my wife Julie and I have lived in the Park Place Subdivision for over 10 years. We are the most deeply invested residents having restored the Jordan Farm House that has been the anchor of this property since the early 1900's. We wanted to express our approval of
Z2018-032 submitted by Bill Bricker for Columbia Development. When we purchased our lot and invested two years of our lives moving and restoring our home we knew the adjacent property was zoned Light Industrial but chose to invest in the area anyway. We believed the land that is the subject of this rezoning request would be developed for a higher purpose because of its proximity to Old Town, the parks, and to achieve greater value for the developer.

We believe the Planned Development should be approved for the following reasons:

1. The proposed Planned Development offers the best possible option for the homeowners of Park Place to have a visual break from the commercial and light industrial formed by the town homes.
2. The retail strip along Washington gives a fresh retail option to this area that is needed to service the visitors to the Park and area residents.
3. The Light Industrial sites are concealed on the north by retail and on the west by the town homes and provide a needed small footprint option.
4. Bill Bricker and Columbia have proven to be responsible developers that have given Rockwall one of its premier neighborhoods in Park Place and we believe this new development will be no exception.
5. By adding the townhomes to our HOA our Architectural Review Committee has the opportunity to exercise guidance on the exterior finishes.
6. The PD will bring more taxable commercial and residential real estate to our tax base. It will also provide possible growth in sales tax and personal property tax.

Some of our neighborhood members will email you in fear of parking problems with future public events at Myers Park. We share their parking concerns but it is not the responsibility of Columbia to provide parking for public events. If the city is going to host these events then parking solutions will have to be found in the future by the city.

Allow us to communicate also our strong opposition to Washington becoming State Highway 66 and being widened and rerouted adjacent to our neighborhood. We expressed our opposition to this reroute when it was originally proposed and we still stand in opposition to this misguided solution.

If you have questions you may return email to this address.

Thank you for your service.

From:	Michael Rasmussen
To:	Miller, Ryan; Planning
Cc:	Pruitt, Jim; Hohenshelt, John; Macalik, Dana; Fowler, Kevin; Johannesen, Trace; Daniels, Bennie
Subject:	Case # Z2018-032: Park Station
Date:	Thursday, August 23, 2018 4:32:03 PM

To Planning Commission and Mayor/ Council Members

I am in favor of the proposed Park Station development.

I have to raise concerns if the city does not prepare for all of the parking area that will be lost . During festivals such as Founders Day, disk golf championships, 4th of July, and other large events this land has generously been used to handle overflow Harry Meyers Parking.

We live in Park Place adjacent (WEST) to the proposed development and during these events we struggle to stop the multitude of non-resident cars in our neighbored. Some break the no parking rules, smoke/drink/ speed and basically cause hazards. In addition the foot traffic up and down Washington migrates to the middle of the street causing even more dangerous situations. There are no sidewalks adjacent to the Park and roadway.

The city needs to be pro-active to plan for these events and future lack of parking. Possibly city should prepare to shuttle overflow traffic to Harry Meyers from a remote location? (High School)? Post a police officer at our entrance to detour non-resident traffic. In addition, if you continue to project HWY 66 passing in front of the development the issue will only get worse.

What will the city do to protect Park Place owners when this property is developed?

Park Place is in the midst of a 2nd phase and the homes are beautiful. The Park Place development is a benchmark for other development both style and quality. If ever there was a role model to sell the Rockwall style for others to relocate—Park Place is it!!
Why tarnish it with these other issues. Please don't be short sighted in this decision.

Plan for the loss of this land.
Plan for possible negative effects of Hwy 66.

Maybe the city should purchase the land and extend the Harry Meyers Park facilities!!

Respectfully,

Michael and DeLila Rasmussen
507 Park Place Blvd
Rockwall TX 75087

H: 972-722-1090 C: 214-276-3123

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From: Chris
To: Miller, Ryan
Subject: Z2018-032:Park Station (L1 to PD)
Date: Thursday, August 23, 2018 7:43:33 PM

We live in the Park Place neighborhood across from Harry Myers Park. We are writing with concern about the P & Z activity which addresses the development of the proposed Park Station by the Columbia Development LLC and the proposed route of Highway 66.
We are in a state of limbo not knowing how plat of land just north of the Aluminum plant will be developed. (with or without Hwy 66) We hope Columbia Development is granted their P & Z request. Rerouting Hwy 66 with a 4 lane divided highway along Harry Myers will absolutely ruin the aesthetics of the Park and interfere with the plan to develop the proposed Park Station.
Obviously, developing Park Station will have a huge impact on the loss of parking for events at Harry Myers . This will directly affect spectator parking encroaching and overflowing into our Park Place neighborhood. This is an issue the city at some point must address when the current vacant lot used for parking is no longer available.
Congestion in our neighborhood will be oppressive and possibly a hazard as far as ability for emergency vehicles accessing the interior of the Park Place neighborhood. The remedy for this could possibly be a shuttle system during major high volume events.
Harry Myers Park, a jewel in our city, should be protected from being marred by a 4 lane divided highway.
The area across the street (proposed Park Station) should be developed in a fluid pleasing manner that will allow our neighborhood to seamlessly blend with the adjacent property.
We would just like to know what we have to look forward to for our beautiful Park Place neighborhood. Please work with Columbia Development LLC in their vision to develop the plat of land in Z2018-032:Park Station (L1 to PD) We support it.

Respectfully
David and Christine David
1020 St Charles Ct

Sent from my iPad

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COLUMBIA Columbia Development Company, L.L.C.

305 Park Place Blvd.
Rockwall, Texas 75087
Tel 972.722.2439
Cell 214.801.6157
bill@parkplacerockwall.com

July 13, 2018

City of Rockwall
385 S Goliad
Rockwall, TX 75087

Columbia Development is proposing to convert approximately 15.6 acres of Light Industrial property located at 1200 E Washington to Light Industrial planned development. This property has been zoned LI for many years and the expected use has been industrial based manufacturing, much as has been the case for the portion of the property located directly south of the subject property and now owned by Alvaplast US Development.

The City plan would reflect the future use of this property as LI. With the property rezoned to PD we would lessen the impact of the use on the surrounding area which is adjacent to Harry Myers Park and the Park Place West subdivision to the west. We feel that developing the land into several types of uses will buffer the industrial component of the property to adjacent uses.

We proposed to build approximately 10 townhouse units on the west property line facing the Park Place community center. This component would be annexed to the Park Place West HOA, be built to the same architectural standards as Park Place West and subject to the Park Place West ARC for approval of the facades. This would be an effective transition to the industrial buildings immediately to the east.

Along Washington we propose retail, commercial and restaurant space in buildings designed to convey a sense of Texas historic bus and rail stations. The first building is presented as a 22,000 sq ft two story structure with views of the park from all tenant spaces.

As the project develops additional buildings of various sizes and similar uses would be built as specs, leased space, build to suit or purchased for particular uses. These structures would be restricted to carrying forward the Park Station theme for all buildings facing Washington.

The interior of the project would remain based in LI uses with certain restrictions to limit uses that are not compatible with the surrounding townhomes, single family, and retail, restaurant and commercial activities.

Columbia feels this project will be appreciated by the City as one that removes the potential of large industrial use and provides a type of housing that is desirable for people who want a Park Place lifestyle with the convenience of a townhome. Additionally the retail/commercial aspect of the project will complement Harry Myers with uses that enjoy the view and proximity of the City's preeminent park. Limiting the potential for industrial and providing land for smaller businesses to lease or build their own space is a healthy benefit for the community.

CW Bricker



TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
FIRM No. 19244
tjones@tomden.com

PARK STATION - 16.26 ACRES

ROCKWALL, ROCKWALL COUNTY, TEXAS

AERIAL EXHIBIT

DRAWN BY:	DATE:	SCALE:	CODE:
JTP	07/13/2018	1" = 200'	611.009003.00

Dwg Name: P:\611.009 Tom Jones Support\003 Park Station\dwg\Eng\Exhibits\AERIAL EXHIBIT.dwg Updated By: JPyka 08:39

180

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, INDALLOY ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block 1, said point being in the south right-of-way line of E. Washington Street;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary line of Lot 1, a distance of 718.54 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 37 min. 16 sec. W. a distance of 435.64 feet to a 1/2" iron rod found for corner on the West boundary line of said Lot 1, Block 1;

THENCE N. 83 deg. 23 min. 14 sec. W. a distance of 274.94 feet to a 1/2" iron rod found for corner;

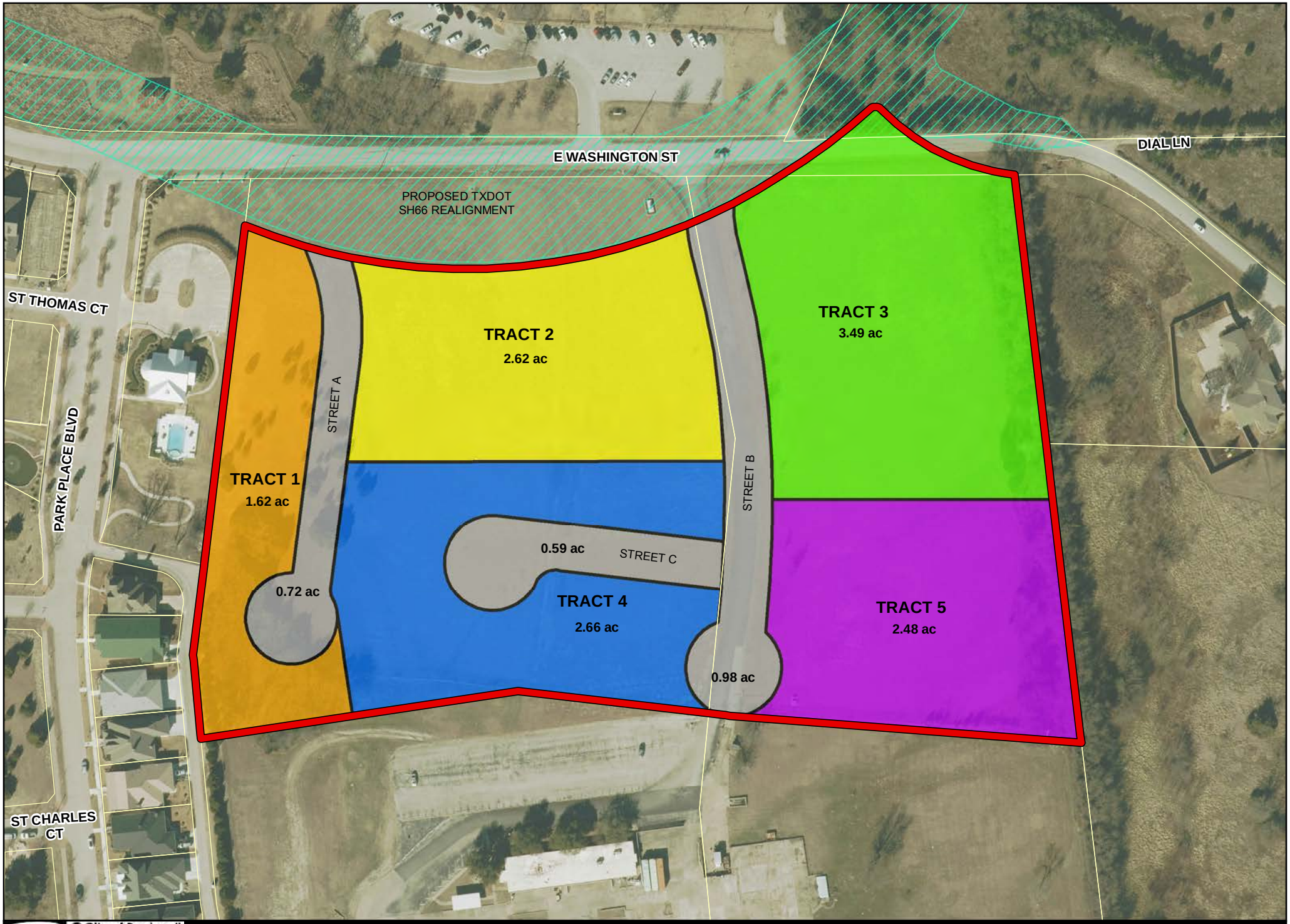
THENCE S. 81 deg. 27 min. 00 sec. W. a distance of 408.12 feet to a ½" iron rod found for corner in the east boundary line of PARK PLACE WEST II, according to the Amended plat thereof recorded in Cabinet G, Slide 100, of the Plat Records of Rockwall County, Texas;

THENCE N. 04 deg. 52 min. 54 sec. W. along said addition, a distance of 106.88 feet to a ½" iron rod found for corner;

THENCE N. 07 deg. 20 min. 27 sec. E. along said addition, a distance of 603.20 feet to a ½" iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of said street, a distance of 513.76 feet to a P-K nail found for corner at the northwest corner of said Lot 1, Block 1;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of said street and north line of said Lot 1, a distance
Of 445.34 feet to the POINT OF BEGINNING and containing 16.26 acres of land.



City of Rockwall
Geographic Information Systems
385 S Goliad St
Rockwall, TX 75087
P. 972-771-7745 F. 972-771-7748
www.rockwall.com/gis

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

0 30 60 120 Feet

Date: 10/23/2018

PARK STATION CONCEPT PLAN

HARRY MYERS PARK,
MUNICIPAL PARK

EX. EDGE OF PAVEMENT

200' MIN

N 89°51'05"E 513.76'

1/2" IRF

1/2" IRF

N 89°31'40"E 148.34'

1/2" IRF

DRIVEWAY LOCATION
TO BE DETERMINED
BY FLOOD STUDY &
VISIBILITY LIMITS

5' AT&T
EASEMENT

ROAD A
RADIUS 250' MIN

20' LANDSCAPE SETBACK

ZONE A
100 YR
FLOOD PLAIN

LOT 1, BLOCK A
SOROPTIMIST I ROCKWALL
CHILDREN'S HOME,
GOVERNMENT

FIRE LANE

FINAL PARKING/ FIRE LANE
AND BUILDING LOCATIONS
BASED ON FLOOD STUDY

TRACT 1

TRACT 2

TRACT 3

TRACT 4

TRACT 5

25' FIRELANE

DRIVE TO REMAIN

60' ROW

PARK PLACE
WEST PH2,
SINGLE-FAMILY
RESIDENTIAL

N 7°20'27"E 603.20'

ROAD A

BLDG 1
16,500 SQ FT

BLDG 2
22,000 SQ FT

16.26 ACRES

BLDG 3
25,300 SQ FT

BLDG 4

BLDG 5

BLDG 6

BLDG 7

BLDG 8

DETENTION
AREA 1

DETENTION
AREA 2

DETENTION
AREA 3

PROPOSED
15' SEWER
EASEMENT

50.0'
ROW

20'
LANDSCAPE
BUFFER

ROAD B

ROAD C

R 60'

R20'

57.5' R
ROW

47.5' R
PAVING

FCP

120'
ROW

S 6°42'50"E 719.54'

N 4°52'54"W
106.88'

S 81°27'00"W 408.12'

N 83°23'14"W 274.94'

N 85°37'16"W 435.64'

1/2" IRF

PART OF 98.319
ACRES,
COLUMBIA EXTRUSION
CORPORATION,
VOL. 444, PG 102
P.R.R.C.T.

ASPHALT PARKING

ASPHALT PARKING

157.5

38.5

176.7

65.0

PART OF LOT 1,
BLOCK 1,
INDALLOY ADDITION,
CABINET D, SLIDE 273
P.R.R.C.T.

CONCEPT DATA TABLE

TOTAL SITE AREA	16.26 ACRES
TxDOT ROW	1.33 ACRES
PROPOSED USE:	
TOWNHOUSE (T-H)	
TRACT 1	
SITE AREA:	2.38 ACRES
BUILDING AREA:	1,500 SQ FT
TOTAL UNITS:	12 (10 SHOWN)
MAX UNIT DENSITY:	6 UNITS/ACRE
COMMERCIAL (CO)	
TRACT 2	
SITE AREA:	2.82 ACRES
BUILDING AREA	38,500 SQ FT
TRACT 3	
SITE AREA:	3.51 ACRES
BUILDING AREA	25,300 SQ FT
LIGHT INDUSTRIAL (LI)	
TRACT 4	
SITE AREA:	3.49 ACRES
BUILDING AREA	34,500 SQ FT
TRACT 5	
SITE AREA:	2.73 ACRES
BUILDING AREA	19,500 SQ FT

0 25 50 100
SCALE: 1"=50'

CASE NUMBER: Z2018-032

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
214.679.1679
FIRM No. 19244
tjones@tomden.com

DRAWN BY
REVISIONS
DATE

PD CONCEPT PLAN
PARK STATION - 16.26 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJ. MGR.: TPJ
PROJ. ASSOC.: ADC
DRAWN BY: ADC
DATE: 10/19/2018

SHEET
1 OF 1

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Plotted: 10/19/2018 12:54 PM Dwg Name: P:\611.009 Tom Jones Support\003 Park Station\dwg\Eng\Exhibits\2018-10-17 PD CONCEPT PLAN_V2.dwg Updated By: ACurry

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Permitted Land Uses in a Single Family-10 (SF-10) District

Date: March 21, 2014

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P

Residential & Lodging	
Accessory Building [1]	P
Garage	A
Guest Quarters/ Secondary Living Unit [1]	A
Home Occupation [1]	P
Portable Building [1]	P
Single Family, Detached [1]	P
Swimming Pool, Private	A
Tennis Court Private	S

Institutional & Community Service	
Church/House of Worship [1]	S
Day Care (7 or More Children) [1]	S
Group or Community Home+	P
Public or Private School, Primary [1]	S
Public or Private School, Secondary [1]	S
Public or Private School Temporary Education Building [1]	S

Recreation, Entertainment & Amusement	
Community or Recreation Club, Public or Private (Accessory)	S
Country Club, Private	S
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	S

Retail & Personal Services	
Real Estate Sales Office, On-site, Temporary [1]	P

Commercial & Business Services	
Temporary On-site Construction Office [1]	P

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary [1]	P
Mining and Extraction (Sand, Gravel Oil & other) [1]	S

Utilities, Communications & Transportation	
Antenna, Accessory [1]	S
Antenna, Dish [1]	A
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Railroad Yard or Shop	S
Satellite Dish [1]	P
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

Permitted Land Uses in a General Retail (GR) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel without Outside Pens	S
Animal Clinic for small animals, no outdoor pens [1]	P
Animal Hospital, Clinic	S
Urban Agriculture-Community Garden[1]	S
Urban Agriculture-Community Urban Farm[1]	S

Residential & Lodging	
Accessory Building [1]	P
Caretakers Quarters/Domestic or Security Unit	P
Convent or Monastery	P
Garage	A
Hotel or Motel	S
Hotel, Residence	S
Residential Care Facility	S

Institutional & Community Service	
Assisted Living Facility [1]	S
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship [1]	P
Convalescent Care Facility/Nursing Home [1]	P
Congregate Care Facility/Elderly Housing[1]	S
Day Care (7 or More Children) [1]	P
Emergency Ambulance Services, Ground	P
Group or Community Home [1]	P
Government Facility	P
Hospice	P
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel (Stand-Alone)	P
Post Office, Local Service	P
Public or Private School, Primary [1]	P
Public or Private School, Secondary [1]	P
Public or Private School Temporary Education Building [1]	S
Social Service Provider, except Rescue Mission or Homeless Shelter	S

Office & Professional	
Financial Institution with Drive-Through [1]	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary [1]	P
Commercial Amusement/ Recreation (Inside) [1]	S
Commercial Amusement/ Recreation (Outside)	S
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	S
Golf Driving Range	S

Permitted Land Uses in a General Retail (GR) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Gun Club, Skeet or Target Range (Indoor)	S
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	S
Theater	S

Retail & Personal Services	
Antique/Collectible Store	P
Astrologer, Hypnotist, or Psychic Art and Science	P
Banquet Facility	P
Beverage and/or Food Service Facility, Portable[1]	S
Business School	P
Catering Service	P
Christmas Tree Sales Lot & Similar Uses, Temporary [1]	P
Copy Center	P
Display, Incidental [1]	P
Garden Supply/Plant Nursery	P
General Personal Service	P
General Retail Store	P
Hair Salon, Manicurist	P
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Massage Therapist	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	S
Pet Shop	P
Private Club [1]	P
Real Estate Sales Office, On-site, Temporary [1]	P
Rental Store, w/o Outside Storage and Display	S
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in [1]	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in [1]	S
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub [1]	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	S
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Tailor, Clothing or Apparel Shop	P

Commercial & Business Services	
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Locksmith	P
Shoe and Boot Repair and Sales	P
Trade School	S
Temporary On-site Construction Office [1]	P

Auto & Marine-Related	
Auto Repair Garage, Minor [1]	S
Car Wash/Auto Detail [1]	S

Permitted Land Uses in a General Retail (GR) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Car Wash, Self Service	S
Parking Lot, non-commercial	P
Service Station [1]	P

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary [1]	P
Mining and Extraction (Sand, Gravel Oil & other) [1]	S

Utilities, Communications & Transportation	
Antenna, Accessory [1]	P
Antenna, Commercial [1]	S
Antenna, Amateur Radio[1]	P
Antenna, Dish [1]	P
Antenna, Commercial, Free-Standing [1]	S
Antenna, Commercial, Mounted [1]	S
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	S
Satellite Dish [1]	P
Solar Energy Collector Panels and Systems[1]	P
Transit Passenger Facility	S
TV Broadcasting & Other Communication Service	S
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

Permitted Land Uses in a Light Industrial (LI) District

Date: October 06, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel *without* Outside Pens	P
Animal Clinic for small animals, no outdoor pens [1]	P
Animal Hospital, Clinic	P
Animal Shelter	P
Urban Agriculture-Community Garden [1]	S
Urban Agriculture-Urban Farm [1]	S

Residential & Lodging	
Accessory Building [1]	P
Caretakers Quarters/Domestic or Security Unit	P
Garage	A
Hotel	S
Hotel, Full Service	S
Hotel, Residential	S
Motel	S

Institutional & Community Service	
Assisted Living Facility [1]	S
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship [1]	P
College, University, or Seminary	P
Convalescent Care Facility/Nursing Home [1]	S
Congregate Care Facility/Elderly Housing [1]	S
Crematorium (Stand Alone)	S
Day Care (7 or More Children) [1]	S
Emergency Ambulance Services, Ground	P
Government Facility	P
Hospice	S
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel	P
Post Office, Local Service	P
Post Office, Regional	P
Prison/Custodial Institution	P
Public or Private School, Primary [1]	P
Public or Private School, Secondary [1]	P
Rescue Mission or Shelter for the Homeless	P
Social Service Provider, except Rescue Mission or Homeless Shelter	P

Office & Professional	
Financial Institution with Drive-Through [1]	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary [1]	P
Commercial Amusement/ Recreation (Inside) [1]	P

Permitted Land Uses in a Light Industrial (LI) District

Date: October 06, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Commercial Amusement/ Recreation (Outside)	S
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	P
Golf Driving Range	P
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Gun Club, Skeet or Target Range (Indoor)	P
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Private Sports Arena, Stadium or Track	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	P
Theater	P

Retail & Personal Services	
Beverage and/or Food Service Facility, Portable [1]	S
Business School	P
Catering Service	P
Christmas Tree Sales Lot & Similar Uses, Temporary [1]	P
Copy Center	P
Display, Incidental	P
Garden Supply/Plant Nursery	P
General Personal Service	S
General Retail Store	S
Hair Salon, Manicurist	S
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	S
Pawn Shop	P
Private Club [1]	P
Real Estate Sales Office, On-site, Temporary [1]	P
Rental Store, w/o Outside Storage and Display	P
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in [1]	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in [1]	P
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub [1]	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	P
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Taxidermist Shop	P
Winery [1]	P

Commercial & Business Services	
Bail Bond Service	P
Building & Landscape Material *with* Outside Storage	P
Building & Landscape Material *with Limited* Outside Storage [1]	P
Building Maintenance, Service & Sales *with* Outside Storage [1]	P
Building Maintenance, Service & Sales *without* Outside Storage	P
Cleaners, Commercial	P
Commercial, Other than Listed	P

Permitted Land Uses in a Light Industrial (LI) District

Date: October 06, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Custom & Craft Work	P
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Feed Store, Ranch Supply	S
Food Processing	P
Furniture or Cabinet Repair	P
Furniture Upholstery, Refinishing or Resale	P
Gunsmith Repair and Sales	P
Heavy Machinery & Equipment (Rental, Sales & Service)	S
Locksmith	P
Machine Shop	P
Medical or Scientific Research Lab	P
Research & Technology / Light Assembly	P
Trade School	P
Temporary On-site Construction Office [1]	P

Auto & Marine-Related	
Auto Repair Garage, Major [1]	P
Auto Repair Garage, Minor [1]	P
Automobile Rental	S
Boat & Trailer Dealership (New and Used) [1]	S
Car Wash/Auto Detail [1]	P
Car Wash, Self Service	P
Indoor Motor Vehicle Dealership/Showroom. New and/or Used [1]	S
Motor Vehicle Dealership, New (Cars and Light Trucks) [1]	S
Motor Vehicle Dealership, Used (Cars and Light Trucks) [1]	A
Parking, Commercial	P
Parking Lot, non-commercial	P
Recreational Vehicle (RV) Sales and Service	S
Service Station [1]	P
Towing & Impound Yard	S
Towing Service, No Storage [1]	P
Truck Rental	S
Truck Stop with Fuel and Accessory Services [1]	S

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant [1]	S
Asphalt or Concrete Batch Plant, Temporary [1]	P
Bottle Works, Milk or Soft Drinks	P
Brewery, Distillery or Winery (Excluding Brew Pub)	P
Carpet and Rug Cleaning	P
Environmentally Hazardous Materials [1]	S
Food Processing (No Slaughtering)	P
Light Assembly & Fabrication	P
Manufacturing, Heavy	S
Manufacturing, Light	P
Metal Plating, Electro Plating	S
Mining and Extraction (Sand, Gravel Oil & other) [1]	S
Printing & Publishing	P
Salvage or Reclamation of Products (Indoors)	P
Salvage or Reclamation of Products (Outdoors)	S
Sheet Metal Shop	P
Tool, Dye, Gauge and Machine Shop	P

Permitted Land Uses in a Light Industrial (LI) District

Date: October 06, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Welding Repair	P

Wholesale, Distribution & Storage	
Cold Storage Plant	P
Heavy Construction Trade Yard	P
Mini-warehouse [1]	P
Outside Storage and/or Outside Display [1]	P
Recycling Collection Center	P
Warehouse/ Distribution Center	P
Wholesale Showroom Facility	P

Utilities, Communications & Transportation	
Airport, Heliport or Landing Field	S
Antenna, Accessory [1]	P
Antenna, Commercial [1]	S
Antenna, Amateur Radio [1]	P
Antenna, Dish [1]	P
Antenna, Commercial, Free-Standing [1]	P
Antenna, Commercial, Mounted [1]	P
Bus Charter Service & Service Facility	P
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	P
Satellite Dish [1]	P
Solar Energy Collector Panels and Systems [1]	P
Transit Passenger Facility	S
Trucking Company	P
TV Broadcasting & Other Communication Service	P
Utilities Holding a Franchise from City of Rockwall	P
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR TOWNHOMES, COMMERCIAL/RETAIL, AND LIGHT INDUSTRIAL LAND USES ON THE SUBJECT PROPERTY, BEING A 16.26-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, INDALLOY ADDITION AND TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the applicant Bill Bricker on behalf of the owner, Columbia Development Company, LLC, for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for the purpose of establishing commercial/retail, light industrial, and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall be in accordance with the *Planned Development Concept Plan*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a preliminary plat for the entire *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance* -- shall be submitted prior to any other submittal for any portion of the *Subject Property*.

DRAFT ORDINANCE 10-15-2018

SECTION 5. That development of *Tract 1* of the *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance* -- shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(d) below*], shall be the exclusive procedures applicable to the subdivision and platting of *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). If required, the City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Site Plan
(2) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of *Tract 1* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat Application* after engineering approval.

(d) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, for all of *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be submitted for approval.

SECTION 6. That development of *Tracts 2, 3, 4 & 5* of the *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance* -- shall be in conformance with the procedures set forth in the Unified Development Code [*Ordinance No. 04-38*];

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (*$2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF SEPTEMBER, 2018.

DRAFT ORDINANCE 8.13.2018

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *November 5, 2018*

2nd Reading: *November 19, 2018*

DRAFT ORDINANCE 11.19.2018

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the *R. BALLARD SURVEY, ABSTRACT NO. 29*, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, *INDALLOY ADDITION*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block 1, said point being in the south right-of-way line of E. Washington Street;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary line of Lot 1,a distance of 718.54 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 37 min. 16 sec. W .a distance of 435 .64 feet to a 1/2" iron rod found for corner on the West boundary line of said Lot 1, Block 1;

THENCE N. 83 deg. 23 min. 14 sec. W. a distance of 274.94 feet to a 1/2" iron rod found for corner;

THENCE S. 81 deg. 27 min. 00 sec. W. a distance of 408.12 feet to a Y," iron rod found for corner in the east boundary line of *PARK PLACE WEST II*, according to the Amended plat thereof recorded in Cabinet G, Slide 100, of the Plat Records of Rockwall County, Texas;

THENCE N. 04 deg. 52 min. 54 sec. W. along said addition, a distance of 106.88 feet to a W' iron rod found for corner;

THENCE N. 07 deg. 20 min. 27 sec. E. along said addition, a distance of 603.20 feet to a W' iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of said street, a distance of 513.76 feet to a P-K nail found for corner at the northwest corner of said Lot 1, Block 1;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of said street and north line of said Lot 1, a distance of 445.34 feet to the *POINT OF BEGINNING* and containing 16.26 acres of land.

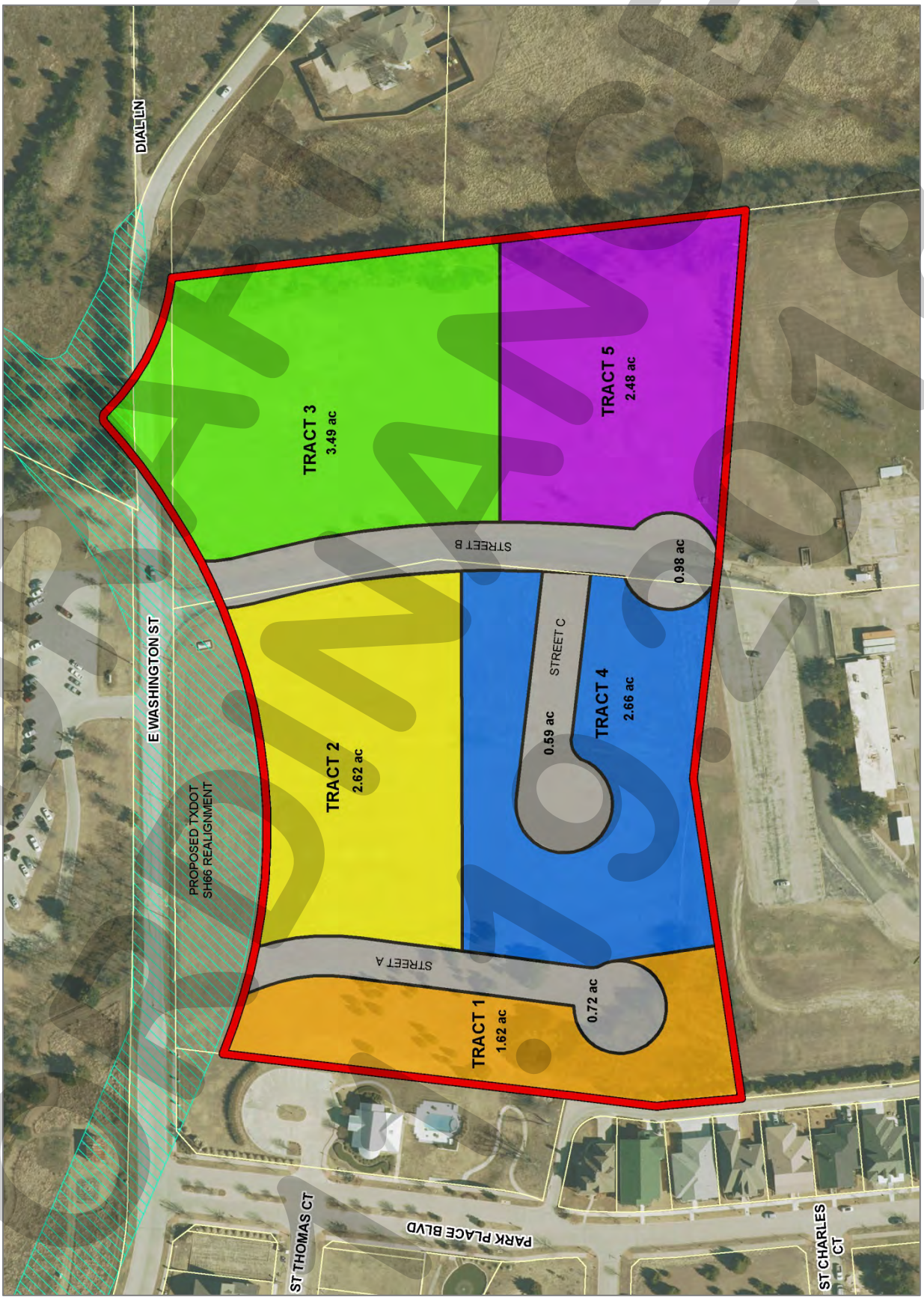
DRAFT ORDINANCE 11.19.2018

Exhibit 'B':
Survey



DRAFT ORDINANCE 2018

Exhibit 'C':
Area Map



DRAFT 5.7.18

Exhibit 'D':
Concept Plan



DRAFT ORDINANCE 2018

Exhibit 'E':
PD Development Standards

Tracts 1-5 (16.26-Acres): Development Standards for all Tracts

(1) *Landscaping Standards.*

(i) *Landscape Requirements.* Landscaping shall be reviewed and approved with a *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers (Streets A, B, & C and Other Streets).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of *Streets A, B & C* as depicted in *Exhibit 'D'* of this ordinance, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage unless otherwise specified in this ordinance. Any streets added to the subject property that are not depicted on the Concept Plan in *Exhibit 'D'* of this ordinance or referenced in *Exhibit 'E'* of this ordinance shall also be subject to this requirement.

(iii) *Landscape Buffer and Sidewalks (SH-66/SH-66 Right-of-Way)*. A minimum of a 20-foot landscape buffer shall be provided along the future right-of-way for SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees shall be planted per 100-feet of linear frontage.

(iv) *Landscape Buffer (Adjacent to Residential).* A minimum of a 20-foot landscape buffer shall be provided along the western boundary of *Tracts 2 & 4* (*i.e. areas adjacent to residential land uses*). The landscape buffer shall incorporate a combination of shrubbery and ground cover along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency. *Tract 4* shall also incorporate a minimum of a six (6) foot wrought iron fence in the required landscape buffer.

(v) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(2) *Washington Street.* The applicant shall *not* be responsible for upgrading E. Washington Street to a M4U (*major collector, four [4] lane, undivided roadway*) as shown on the Master Thoroughfare Plan in the Comprehensive Plan.

(3) *Buried Utilities.* New transmission and distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property* as long as these lines remain in their current pre-developed state. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

DRAFT ORDINANCE 4-16-2018

(4) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to any provisions of this ordinance.

Tract 1: Townhomes (2.38-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Single Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be permitted on the *Tract 1* in addition to the land uses permitted in the Single Family 10 (SF-10) District:

☑ Townhomes

However, the following land uses shall be expressly prohibited on *Tract 1*:

☑ Accessory Building
☑ Guest Quarters/Secondary Living Unit
☑ Portable Buildings
☑ Church/House of Worship
☑ Day Care
☑ Private or Public School
☑ Railroad Yard or Shop

(2) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards for the Single Family 10 (SF-10) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. The maximum permissible density for the *Subject Property* shall not exceed *5.10* dwelling units per gross acre of land; however, in no case should the proposed development exceed *12* dwelling units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width [1]	28'
Minimum Lot Depth	115'
Minimum Lot Area	3,000 SF
Minimum Front Yard Setback [2] & [4]	20'
Minimum Side Yard Setback	0'
Minimum Distance Between Buildings	10'
Minimum Length of Driveway Pavement	20'
Maximum Height [3]	36'
Minimum Rear Yard Setback [4]	10'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	1,400 SF
Garage Orientation	*Rear Entry*
Maximum Number of Attached Units Per Buildings	5 Units
Maximum Lot Coverage	75%

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

DRAFT ORDINANCE 10.15.2018

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
[4]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front* and *Rear Yard Building Setbacks* by up to five (5) feet for any property; however, the encroachment shall not exceed three (3) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.

(3) *Garage Orientation.* All garages are required to be rear entry (*i.e. access from Road 'A'*) and shall generally conform to the Concept Plan depicted in *Exhibit 'D'* of this ordinance (*i.e. the Townhomes will front towards the Park Place Subdivision*).

(4) *Building Standards.* The building elevations shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following building standards:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementaceous products may be used for up to *100%* of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

(ii) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

(iii) *Architectural Requirements.* All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions.* The development shall generally conform to development scheme portrayed in the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends and paint colors may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of the homes, backing to the public right-of-way (*i.e. Street A*), shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Sidewalks.* The sidewalk adjacent to *Road 'A'* as depicted in *Exhibit 'D'* of this ordinance shall be constructed adjacent to the roadway with the exception of the area directly adjacent to the

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townhomes. In this area the sidewalk may be deviated to run in between the western property line of the *Subject Property* and the front facades of the townhomes. Where the sidewalk is on private property it shall be in a *pedestrian access easement.*

(7) *Fence Standards.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(8) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. As an alternative -- *and pending the approval of an adjacent HOA* --, this property can be incorporated into an existing HOA. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadway, drive aisles and drive approaches for the subject property associated with this development.

Tracts 2 & 3: Commercial/Retail (6.33-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tracts 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the General (GR) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on *Tracts 2 & 3*:

- ☑ Convent or Monastery
- ☑ Hotel or Motel
- ☑ Residence Hotel
- ☑ Cemetery/Mausoleum
- ☑ Church/House of Worship
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Emergency Ambulance Services (*Ground*)
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Golf Driving Range
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Auto Repair Garage (*Minor*)
- ☑ Car Wash/Auto Detail
- ☑ Car Wash (*Self Service*)
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Density and Dimensional Requirements.* Any development on *Tracts 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for

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properties in a General Retail (GR) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

Tracts 4 & 5: Light Industrial (6.22-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tracts 4 & 5* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Light Industrial (LI) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on the *Tracts 4 & 5*:

- ☑ Animal Shelter
- ☑ Hotel or Motel
- ☑ Residence Hotel
- ☑ Cemetery/Mausoleum
- ☑ Church/House of Worship
- ☑ Crematorium (*Stand Alone*)
- ☑ Emergency Ambulance Services (*Ground*)
- ☑ Mortuary or Funeral Chapel
- ☑ Prison/Custodial Institution
- ☑ Rescue Mission or Shelter for the Homeless
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Golf Driving Range
- ☑ Private Sports Arena, Stadium or Track
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash (*Self Service*)
- ☑ Building & Landscape Material with Outside Storage
- ☑ Building & Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service & Sales with Outside Storage
- ☑ Commercial Cleaners
- ☑ Food Processing
- ☑ Heavy Machinery & Equipment (Rental, Sales & Service)
- ☑ Motor Vehicle Dealership (*New or Used*)
- ☑ Recreation Vehicle Sales
- ☑ Service Station
- ☑ Towing & Impound Yard
- ☑ Truck Rental
- ☑ Truck Stop with Fuel and Accessory Services
- ☑ Asphalt or Concrete Batch Plant
- ☑ Environmentally Hazardous Materials
- ☑ Food Processing (*No Slaughtering*)
- ☑ Heavy Manufacturing
- ☑ Metal Plating/Electro Plating
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Salvage or Reclamation of Products (*Indoors or Outdoors*)
- ☑ Heavy Construction Trade Yard
- ☑ Outside Storage and/or Outside Display
- ☑ Bus Charter Service & Service Facility

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- ☑ Airport, Heliport or Landing Field
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

The following land uses shall be permitted by Specific Use Permit (SUP) on the *Tracts 4 & 5*:

- ☑ Auto Repair Garage (*Minor*)
- ☑ Auto Repair Garage (*Major*)
- ☑ Mini-Warehouse

(2) *Density and Dimensional Requirements.* Any development on *Tracts 4 & 5* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Light Industrial (LI) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

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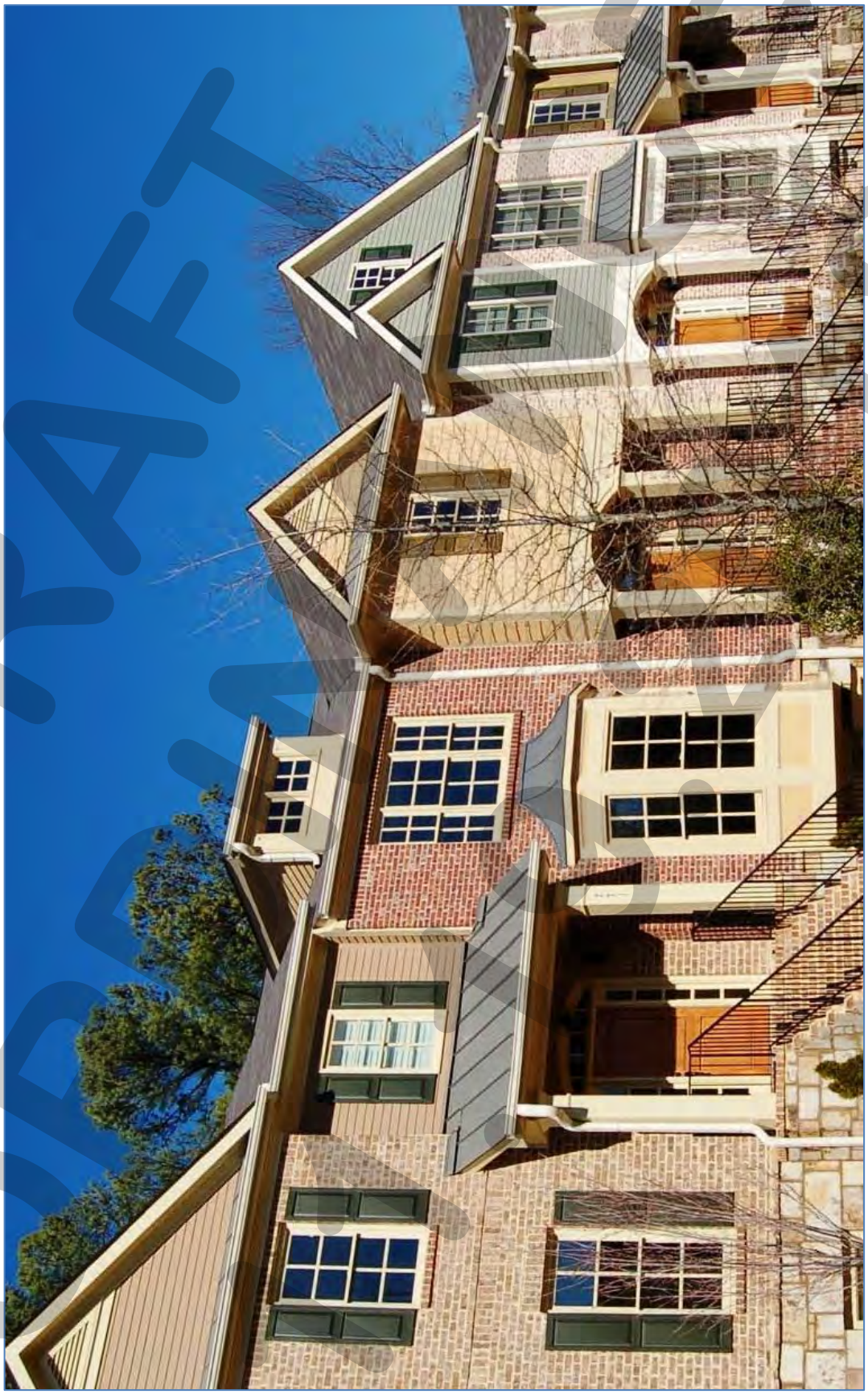
Exhibit 'F':
Conceptual Townhome Elevations



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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: November 5, 2018

SUBJECT: *Z2018-042; Amendment to Various Articles of the UDC*

On September 4, 2018, the City Council directed staff to initiate a text amendment that would address issues relating to the variance, waiver and exception approval process. Specifically, the City Council cited issues with the amount of variances, waivers and exceptions relating to articulation, roof design, materials, and other technical requirements -- *typically associated with development in an overlay district* -- and the approval process for these variances. In addition, the City Council expressed a desire to address the number of Specific Use Permits (SUP's) being approved for accessory buildings. Taking all of this into consideration, the Planning and Zoning Department has prepared a text amendment that incorporates three (3) strategies that the City Council could enact to reduce the number of variance cases on the City Council's agenda. These are to [1] change the approval process for variances relating to technical requirements, [2] clarify and modify the requirements for development (*e.g. overlay district requirements, accessory building standards, etc.*), [3] reduce the rhetoric contained within the code by simplifying language, removing antiqued sections, and removing duplicated requirements, and [*4*] fixing sections have contradictory or missing information. A comprehensive list of all changes being proposed with this text amendment is as follows:

1) Changing the approval process for variances, waivers and exceptions associated with technical requirements will reduce the caseload going to the City Council. Since the Planning and Zoning Commission is the body responsible for technical approvals (*i.e. approving site plans*), the City Council could choose to grant the Planning and Zoning Commission the ability to approve variances, waivers and exceptions to technical requirements for items like materials, articulation, roof design, architectural features, and other items not relating to land use. Under this scenario, the only time the City Council would see variances, exceptions and/or waivers would be if the Planning and Zoning Commission denies a request, and an applicant chooses to appeal the decision to the City Council. An example of the language proposed in the attached text amendment that would achieve this objective is as follows:

   SECTION 6.16, VARIANCES TO THE OVERLAY DISTRICT STANDARDS

   Unless otherwise specified in this section, an applicant may request the Planning and Zoning Commission grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship. If the Planning and Zoning Commission denies a variance request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the variance or variances being requested (i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements). Approval of any variance to the requirements of this section by the Planning and Zoning Commission or City Council shall require a supermajority vote

(i.e. a three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval.

And,

SECTION 4.1, GENERAL COMMERCIAL DISTRICT STANDARDS

2. Exceptions. Exceptions to the material requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission upon recommendation from the Architectural Review Board (ARB). The submission and approval of material samples and building elevations of the structure shall be required. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements).

2) The majority of the text in Article V, *District Development Standards*, of the UDC is the overlay district requirements, which are essentially the same development standards repeated for each individual overlay district. The length of this section can make it difficult for developers and citizens to find the exact requirements for a particular project. As a result, staff has drafted a single set of requirements for the majority of the City's Overlay Districts and removed the duplicated requirements in each overlay district section. This does not change the requirements for any of the Overlay Districts, but does consolidate them in an easier format that will assist staff, developers and citizens in finding and interpreting various sections of the code.

3) Currently, the Neighborhood Preservation Overlay (NPO) District, Mixed Use Overlay (MU OV) District and Research Technology (RT) District are antiquated or unused overlay and zoning districts. These sections of the code have been removed to make the section shorter and more succinct.

4) The density and dimensional standards for each zoning district have been consolidated into charts, which convey the same information as the sections but in an easier more concise format. This has been done successfully in many other cities surveyed by staff with the objective of shortening zoning ordinances and making codes clearer. Staff has removed the related requirements from each of the zoning districts to avoid duplication.

5) The accessory structure requirements are stated in both Article IV and Article V of the UDC. Some of these standards are contradictory or are duplicated in both sections. Staff has consolidated and reconciled these standards into a chart in Article V of the UDC to make them easier for citizens to understand, and removed all duplicated standards. In addition, staff has removed the Specific Use Permit (SUP) requirement, which means that accessory buildings will no longer be in the purview of the City Council. If approved the ordinance would allow accessory buildings not meeting the minimum masonry requirements to request a masonry exception through the Planning and Zoning Commission; however, any request exceeding the maximum size or height would be required to apply to the Board of Adjustments (BOA) for approval. This is the same process that someone not meeting the minimum housing requirements would be required to go through. The reason staff has put this approval into the purview of the Board of Adjustments (BOA) is to retain the public hearing process -- *which is currently required by the Specific Use Permit (SUP) process* --, and to continue to allow neighborhood participation in requests that do not meet the minimum zoning requirements.

6) The articulation requirements contained in Article V of the UDC were re-written and new illustrations were added to better convey the intent of these standards. As previously stated, the code was also changed to allow the Planning and Zoning Commission the ability to approve an exception pending a recommendation from the Architectural Review Board (ARB). The new standards make a distinction between a primary and secondary façade, and are more in-line with the variances that City Council has been approving.

7) The Open Space standards contained in the *General Standards* do not actually address any standards or guidelines. Staff has added references to the residential, commercial and industrial open space sections for reference. In addition, staff incorporated guidelines (*i.e. not requirements*) for open space in commercial/industrial districts. Previously, there was no direction for developers of commercial/industrial developments concerning open space.

8) The Single Family 1 (SF-1) District contains *Special District Standards* that relate to anti-monotony, fencing and open space. These standards are very similar to the standards that are approved in all of the City's Planned Development District ordinances, and would be better served being applied through the *General Residential District Standards*. By moving these standards to the *General Residential District Standards* the City Council can require all developments proposing a "straight" zoning district (*i.e. SF-1, SF-8.4, SF-7, ect.*) to conform to the same standards that would be applied to any other residential development in the City.

9) Finally, staff removed inconsistencies and clarified certain sections of the code to make them more concise. This also involved updating many of the technical drawings in the code to better convey the intent of the codes, and standardizing the purpose statements for each zoning district/overlay district.

Staff should point out that the text amendment can be scaled to exclude any of the above changes that the City Council does not feel will achieve the goal of reducing the number of variance cases going before the City Council. Staff should also note that if this text amendment is approved, other sections of the code may need to be adjusted in the future to ensure conformance to the requirements being put forth in this text amendment.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff brought the proposed text amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. On October 30, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the proposed changes by a vote of 6-0, with Chairman Lyons absent. Attached to this case memo is a *clean* copy of the proposed amendment to the UDC and a draft ordinance that shows the proposed mark ups. Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. Should the City Council have any questions or further direction concerning this text amendment, staff will be available at the meeting on *November 5, 2018* to discuss.

ARTICLE II, AUTHORITY AND ADMINISTRATIVE PROCEDURES

SECTION 7: PLANNING AND ZONING COMMISSION AUTHORITY

SUBSECTION 7.1: APPROVAL AUTHORITY

The planning and zoning commission shall make decisions, or make recommendations to the city council, on the following matters:

A. Decisions on site plans, building elevations, lighting plans, landscape plans and tree preservation plans as may be required.
B. Recommendations to city council on plats as required by the subdivision ordinance, chapter 38 of part II, Code of Ordinances.
C. Recommendations to city council on replats, when such public hearing is required by the provisions of V.T.C.A., Local Government Code Chapter 212.
D. Recommendations to city council regarding text amendments to this Unified Development Code.
E. Recommendations to city council regarding zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
F. Decisions regarding variances and special exceptions to this Unified Development Code.
G. Recommendations to city council regarding amendments to the comprehensive plan.
H. Recommendations to city council regarding amendments to the master thoroughfare plan.
I. Recommendations to city council regarding amendments to a master open space plan.

SECTION 8: CITY COUNCIL AUTHORITY

SUBSECTION 8.1: AUTHORITY

The city council shall hold a meeting, conduct a public hearing -- *if required by this Unified Development Code* -- and make determinations on the following matters:

A. Text amendments to this Unified Development Code.
B. Zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
C. Appeals related to the Planning and Zoning Commission's decision on special exceptions, variances, or waivers related to site plans for development.
D. Amendments to the comprehensive plan.
E. Amendments to the master thoroughfare plan.
F. Amendments to the master open space plan.
G. Variances, special exceptions and appeals as set out in this Unified Development Code.

Links/References: Blue, Underlined

SECTION 2: ESTABLISHED ZONING DISTRICTS

SUBSECTION 2.01: ZONING DISTRICTS

The City of Rockwall is hereby divided into zones, or districts, as shown on the official zoning map which, together with all explanatory matter thereon, is hereby adopted by reference and declared a part of this [Unified Development Code]. The zones, or districts, hereby established are and shall be known and cited as:

RESIDENTIAL ZONING DISTRICTS

SECTION	DISTRICT REFERENCE	ABBREVIATION
06.02.01	Agricultural (AG) District	AG
06.03.02	Single Family Estate 1.5 (SFE-1.5) District	SFE-1.5
06.03.03	Single Family Estate 2.0 (SFE-2.0) District	SFE-2.0
06.03.04	Single Family Estate 4.0 (SFE-4.0) District	SFE-4.0
06.03.05	Singe Family 1 (SF-1) District	SF-1
06.03.06	Single Family 16 (SF-16) District	SF-16
06.03.07	Single Family 10 (SF-10) District	SF-10
06.03.08	Single Family 8.4 (SF-8.4) District	SF-8.4
06.03.09	Single Family 7 (SF-7) District	SF-7
06.03.10	Zero Lot Line (ZL-5) District	ZL-5
06.03.11	Two-Family (2F) District	2F
06.03.12	Multi-Family 14 (MF-14) District	MF-14

COMMERCIAL ZONING DISTRICTS

SECTION	DISTRICT REFERENCE	ABBREVIATION
06.04.02	Residential-Office (RO) District	RO
06.04.03	Neighborhood Services (NS) District	NS
06.04.04	General Retail (GR) District	GR
06.04.05	Commercial (C) District	C
06.04.06	Heavy Commercial (HC) District	HC
06.04.07	Downtown (DT) District	DT

INDUSTRIAL ZONING DISTRICTS

SECTION	DISTRICT REFERENCE	ABBREVIATION
06.05.02	Light Industrial (LI) District	LI
06.05.03	Heavy Industrial (HI) District	HI

OVERLAY & SPECIAL ZONING DISTRICTS

SECTION	DISTRICT REFERENCE	ABBREVIATION
10.01	Planned Development (PD) District	PD
06.06.03	Historic Overlay (HOV) District	HOV
06.06.04	North Goliad Street Overlay (NG OV) District	NG OV
06.06.05	Southside Residential Overlay (SRO) District	SRO
06.06.06	IH-30 Overlay (IH OV) District	IH-30 OV
06.06.07	SH-205 Overlay (SH-205 OV) District	SH-205 OV
06.06.08	Scenic Overlay (SOV) District	SOV
06.06.09	SH-66 Overlay (SH-66 OV) District	SH-66 OV
06.06.10	SH-205 By-Pass Overlay (SH-205 BY-OV) District	SH-205 BY-OV
06.06.11	North SH-205 Overlay (N. SH-205 OV) District	N. SH-205 OV
06.06.12	East SH-66 Overlay (E. SH-66 OV) District	SH-66 OV
06.06.13	FM-549 Overlay (FM-549 OV) District	FM-549 OV
06.06.14	SH-276 Overlay (SH-276 OV) District	SH-276 OV
06.06.15	Lake Ray Hubbard Takeline Overlay (TL OV) District	TL OV

ARTICLE IV, PERMISSIBLE USES

Links/References: Blue, Underlined

SECTION 1.01: USE OF LAND AND BUILDINGS

Buildings, structures and land shall be used only in accordance with the uses permitted in the following "land use schedule," subject to all other applicable requirements of this [Unified Development Code], including article V, Zoning District Development Standards.

A. The symbol "P" shall mean that the use is permitted as a principal use in that zoning district by right.
B. The symbol "S" shall mean that the principal use is permitted in that zoning district only after first obtaining a "specific use permit" as set forth in this article.
C. The symbol "A" shall mean that this use is specifically permitted as an accessory use to a main use in the district. This does not exclude other land uses which are generally considered ancillary to the primary use.
D. The symbol "+" shall mean that this use is conditional and has special standards or requirements listed in this section, which it must meet in order to be allowed.
E. A blank square shall mean that the use is not allowed in that zoning district as a principal use.

Table 1. Land Use Tables (December 12, 2010)

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial	
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Rural and Animal-Related	DT	R-O	N-S	GR	C	HC	LI	HI
P	P	P	P	P	P	P	P	P	P	Agricultural Uses on Un-Platted Land		P	P	P	P	P	P	P
S	S									Animal Boarding/Kennel *with* Outside Pens								
P	S									Animal Boarding/Kennel *without* Outside Pens			S	S	P	P	P	P
S										Animal Clinic for small animals, no outdoor pens +			S	P	P	P	P	S
S										Animal Hospital, Clinic				S	S	P	P	P
S										Animal Production								
S										Animal Shelter							P	P
P										Crop Production								
P	S									Horse Corral or Stable (Commercial)+								
P	P	S								Horse Corral or Stable (Private) +								
P	S	S	S	S	S	S	S	S	S	Urban Agriculture - Community Garden +	S	S	S	S	S	S	S	S
P	S	S	S	S	S	S	S	S	S	Urban Agriculture - Urban Farm +	S	S	S	S	S	S	S	S
S	S									Wholesale Nursery for Growing of Plants, No Retail Sale on Site								

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial	
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Residental and Lodging	DT	R-O	N-S	GR	C	HC	LI	HI
	P	P	P	P	P	P	P	P	P	Accessory building +		P	P	P	P	P	P	P
S	S					S				Bed and breakfast operation +	S	P	S					
										Caretakers quarters/domestic or security unit	P			P	P	P	P	P
P									P	Convent or monastery		P		P	P			
								P	P	Duplex +								
A	A	A	A	A	A	A	A	A	A	Garage	A	A	A	A	A	A	A	A
A	A	A	A	A	S	S	S	S	P	Guest quarters/secondary living unit +								
P	P	P	P	P	P	P	P	P	P	Home occupation +	P	P						
										Hotel	S			S	S		S	
										Hotel, full service	S			S	S		S	
										Hotel, residence	S			S	S		S	
										Motel	S			S	S		S	
									P	Multifamily								
	P	P		P	P	P	P	P		Portable building +								
									P	Residential care facility		S	S	S	S			
S										Single-family on less than the minimum size lot +								
							P	P	P	Single-family, attached +								
P	P	P	P	P	P	P	P	P	P	Single-family, detached +		P						
							P	P	P	Single-family, zero lot line +		P						
A	A	A	A	A	A	A	A	A	A	Swimming pool, private	A	A						
A	S	S	S	S	S	S	S	S	S	Tennis court private		S						
									P	Townhouse	P	P						
									S	Urban residential +	P							

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial	
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Institutional and Community Service	DT	R-O	N-S	GR	C	HC	LI	HI
									P	Assisted living facility +	S	S	S	S	S		S	
										Blood plasma donor center				P	P	P	P	P
S										Cemetery/mausoleum +			P	P	P	P	P	P
S	S	S	S	S	S	S	S	S	P	Church/house of worship +	S		P	P	P	P	P	P
										College, university, or seminary	P				S	P	P	P
									S	Convalescent care facility/nursing home +	S	P	P	P	P	P	S	
									P	Congregate care facility/elderly	S	S	S	S	S		S	

										housing +									
										Crematorium (stand-alone)								S	P
S	S	S	S	S	S	S	S	S	S	Day care (7 or more children) +	S	S	P	P	P	P	S	S	
										Emergency ambulance services, ground				P	P	P	P	P	
P	P	P	P	P	P	P	P	P	P	Group or community home +		P	P	P					
										Government facility	S			P	P	P	P	P	
										Halfway house +		S							
									S	Hospice			P	P	P	P	S	S	
										Hospital				P	P	P	P	S	
										Library, art gallery or museum (public)	P	P	P	P	P	P	P	P	
										Mortuary or funeral chapel (stand-alone)				P	P	P	P		
										Post office, local service	P		P	P	P	P	P	P	
										Post office, regional						P	P	P	
										Prison/custodial institution						P	P	P	
S	S	S	S	S	S	S	S	S	S	Public or private school, primary +	S		P	P	P	P	P		
S	S	S	S	S	S	S	S	S	S	Public or private school, secondary +	S		P	P	P	P	P		
S	S	S	S	S	S	S	S	S	S	Public or private school temporary education building +			S	S	S	S			
										Rescue mission or shelter for the homeless						S	P	P	
										Social service provider, except rescue mission or homeless shelter				S		P	P	P	

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial	
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Office and Professional	DT	R-O	N-S	GR	C	HC	LI	HI
										Financial institution with drive-through +			S	P	P	P	P	P
										Financial institution without drive-through	P		P	P	P	P	P	P
										Office, general	P	P	P	P	P	P	P	P
										Office building, less than 5,000 s.f.	P	P	P	P	P	P	P	P
										Office building, 5,000 s.f. or more	P	S	S	P	P	P	P	P

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential	Permitted Uses	Mixed Use	Commercial	Industrial

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Recreation, Entertainment and Amusement	DT	R-O	N-S	GR	C	HC	LI	HI
										Carnival, circus, or amusement ride, temporary +	S		S	P	P	P	P	P
										Commercial amusement/recreation (inside) +	S			S	P	P	P	P
										Commercial amusement/recreation (outside)				S	S	P	S	P
S	S	S	S	S	S	S	S	S	S	Community or recreation club, public or private (accessory)	S		S	P	P	P	P	P
S	S	S	S	S	S	S	S	S	S	Country club, private			S	S	S	P	P	P
										Golf driving range			S	S	S	P	P	P
P	P	P	P	P	P	P	P	P	P	Fundraising events by nonprofit, indoor or outdoor, temporary +	P	P	P	P	P	P	P	P
										Gun club, skeet or target range (indoor)				S	P	P	P	P
S										Gun club, skeet or target range (outdoor)								S
									A	Health club	P		S	P	P	P	P	P
										Private club, lodge or fraternal organization	P		S	P	P	P	P	S
										Private sports arena, stadium or track					S	P	P	P
P	P	P	P	P	P	P	P	P	P	Public park or playground	P		P	P	P	P	P	P
										Uses as defined in chapter 12, article XI of Code of Ordinances +							S	S
S	S	S	S	S	S	S	S	S	S	Tennis courts (not accessory to a public or private club)			S	S	S	P	P	P
										Theater	P			S	P	P	P	P

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial	
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Retail and Personal Service	DT	R-O	N-S	GR	C	HC	LI	HI
										Antique/collectible store	S		S	P	P	P		
										Astrologer, hypnotist, or psychic art and science	S	P	P	P	P	P		
										Banquet facility	S			P	P	P		
										Beverage service facility, portable +	S	S		S	S	S	S	P
										Business school	P			P	P	P	P	
										Catering service	A		S	P	P	P	P	
										Christmas tree sales lot and similar uses, temporary +	S		S	P	P	P	P	P
										Copy center	P		P	P	P	P	P	P

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										Display, incidental +	P		P	P	P	P	P	
										Food Trucks/Trailers +	P	S	S	P	P	P	P	P
										Garden supply/plant nursery			S	P	P	P	P	
										General personal service	P		P	P	P	P	S	
										General retail store	P	S	P	P	P	P	S	S
										Hair salon, manicurist	P	S	P	P	P	P	S	
										Laundry, dropoff/pickup	P		P	P	P	P	P	P
										Laundry, self-service	P		P	P	P	P	P	P
										Massage therapist	P	P	P	P	P	P		
										Museum or art gallery (private)	P	P	S	P	P		P	
										Night club, discoteque, or dance hall	S			S	P	P	S	S
										Pawn shop					S	S	P	P
										Pet shop			P	P	P	P		
										Private club +	P		S	P	P	P	P	P
P	P	P	P	P	P	P	P	P	P	Real estate sales office, on-site, temporary +	P		P	P	P	P	P	P
										Rental store, w/o outside storage and display				S	P	P	P	P
										Restaurant, less than 2,000 sq. ft., w/drive-through or drive-in +			S	S	S	S	S	S
										Restaurant, less than 2,000 sq. ft., w/o drive-through or drive-in	P	S	P	P	P	P	P	P
										Restaurant, 2,000 sq. ft. or more, w/drive-through or drive-in +			S	S	P	P	P	P
										Restaurant, 2,000 sq. ft. or more, w/o drive-through or drive-in	P		S	P	P	P	P	P
										Restaurant with accessory private club or brew pub +	P		P	P	P	P	P	P
										Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles			S	P	P	P	P	P
										Retail store with more than 2 dispensers				S	P	P	P	P
										Secondhand dealer	S			P	P	P	P	P
										Studio—art, photography or music	P	P	P	P	P	P	P	
										Tailor, clothing or apparel shop	P		P	P	P	P		
										Tattoo, body piercing						P		
										Taxidermist shop						P	P	
S										Winery +	S			S	S		P	P

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Residential										Permitted Uses	Mixed Use		Commercial				Industrial	
AG	SF-	SF-	SF-	SF-	SF-	SF-	ZL-	2-	MF-	Commercial and	DT	R-	N-	GR	C	HC	LI	HI

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	E	1	16	10	8.4	7	5	F	14	Business Services		O	S					
										Bail bond service					S	P	P	P
										Building and landscape material *with* outside storage							P	P
										Building and landscape material with limited outside storage +					P	P	P	P
										Building maintenance, service and sales with outside storage +							P	P
										Building maintenance, service and sales without outside storage					P	P	P	P
										Cleaners, commercial						S	P	P
										Commercial, other than listed						P	P	P
										Custom and craft work						P	P	P
										Electrical, watch, clock, jewelry and similar repair	P		S	P	P	P	P	P
										Feed store, ranch supply						P	S	P
										Food processing						S	P	P
										Furniture or cabinet repair						P	P	
										Furniture upholstery, refinishing or resale						P	P	
										Gunsmith repair and sales						P	P	
										Heavy machinery and equipment (rental, sales and service)						P	S	P
										Locksmith	P			P	P	P	P	P
										Machine shop						P	P	P
										Medical or scientific research lab						P	P	P
										Manufactured home sales						S		P
										Research and technology/light assembly					S	P	P	P
										Shoe and boot repair and sales	P	S	P	P	P	P		
										Trade school	S			S	P	P	P	P
P	P	P	P	P	P	P	P	P	P	Temporary on-site construction office +	P		P	P	P	P	P	P

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Residential										Permitted Uses	Mixed Use		Commercial				Industrial	
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Auto and Marine Related	DT	R-O	N-S	GR	C	HC	LI	HI
										Auto repair garage, major +						P	P	P
										Auto repair garage, minor +	S			S	S	P	P	P
										Automobile rental					S	P	S	P

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										Boat and trailer dealership (new and used) +					S	P	S	P
										Car wash/auto detail +			S	S	P	P	P	P
										Car wash, self-service				S	P	P	P	P
										Indoor motor vehicle dealership/showroom, new and/or used +					S	S	S	S
										Motor vehicle dealership, new (cars and light trucks) +					S	P	S	P
										Motor vehicle dealership, used (cars and light trucks) +					A	A	A	A
										Parking, commercial	S				P	P	P	P
										Parking lot, noncommercial	A		S	P	P	P	P	P
										Recreational vehicle (RV) sales and service					S	P	S	P
										Service station +			S	P	P	P	P	P
										Towing and impound yard +						S	S	P
										Towing service, no storage +						P	P	P
										Truck rental						P	S	P
										Truck stop with fuel and accessory services +						S	S	P

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial	
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Industrial and Manufacturing	DT	R-O	N-S	GR	C	HC	LI	HI
S										Asphalt or concrete batch plant +							S	S
P	P	P	P	P	P	P	P	P	P	Asphalt or concrete batch plant, temporary +			P	P	P	P	P	P
										Bottle works, milk or soft drinks							P	P
										Brewery or distillery (excluding brew pub)							P	P
										Carpet and rug cleaning						S	P	P
										Environmentally hazardous materials +						S	S	P
										Food processing (no slaughtering)						S	P	P
										Light assembly and fabrication						P	P	P
										Manufacturing, heavy						S	S	P
										Manufacturing, light						P	P	P
										Metal plating, electro plating							S	P
S	S	S	S	S	S	S	S	S	S	Mining and extraction (sand, gravel oil and other) +			S	S	S	S	S	S

										Monument works, stone and metal						S		P
										Printing and publishing						P	P	P
										Salvage or reclamation of products (indoors)						S	P	P
										Salvage or reclamation of products (outdoor)							S	P
										Sheet metal shop						P	P	P
										Tool, dye, gauge and machine shop							P	
										Welding repair						P	P	P

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Residential										Permitted Uses	Mixed Use		Commercial				Industrial	
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Wholesale, Distribution and Storage	DT	R-O	N-S	GR	C	HC	LI	HI
										Cold storage plant						P	P	P
										Heavy construction trade yard						S	P	P
S										Landfill, sanitary								
										Mini-warehouse +					S	P	P	P
										Outside storage and/or outside display +						P	P	P
										Recycling collection center						S	P	P
										Warehouse/distribution center						P	P	P
										Wholesale showroom facility					S	P	P	P

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial	
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Utilities, Communications and Transportation	DT	R-O	N-S	GR	C	HC	LI	HI
										Airport, heliport or landing field						S	S	S
P	S	S	S	S	S	S	S	S	P	Antenna, accessory +		P	P	P	P	P	P	P
										Antenna, commercial +	S	S		S	S	S	S	P
A	A	A	A	A	A	A	A	A	A	Antenna, amateur radio +	A	A	A	P	P	P	P	P
A	A	A	A	A	A	A	A	A	A	Antenna, dish +	A	A	A	P	P	P	P	P
S										Antenna, commercial, freestanding +				S	S	S	P	P
										Antenna, commercial, mounted +	S			S	S	S	P	P
										Bus charter service and service facility						P	P	P
										Helipad				S	S	S	S	S
S	S	S	S	S	S	S	S	S	S	Utilities (non-municipally owned or controlled), including sanitary landfill, water treatment, and supply, and wastewater treatment	S	S	S	S	S	S	S	S

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P	P	P	P	P	P	P	P	P	P	Municipally owned or controlled facilities, utilities and uses	P	P	P	P	P	P	P	P
	S	S	S	S	S	S	S	S	S	Private streets		S	S	S	S	S	S	S
										Radio broadcasting	S			P	P	P	P	P
S	S	S	S	S	S	S	S	S	S	Railroad yard or shop		S	S	S	S	S	S	S
										Recording studio	S			S	P	P	P	P
P	P	P	P	P	P	P	P	P	P	Satellite dish +	P	P	P	P	P	P	P	P
P	P	P	P	P	P	P	P	P	P	Solar Energy Collector Panels and Systems +	P	P	P	P	P	P	P	P
										Transit passenger facility	S	S	S	S	S	S	S	S
										Trucking company						P	P	P
										TV broadcasting and other communication service	S			S	S	P	P	P
S	S	S	S	S	S	S	S	S	S	Utilities holding a franchise from City of Rockwall	S	S	S	S	S	P	P	P
S	S	S	S	S	S	S	S	S	S	Utility installation, other than listed	S	S	S	S	S	S	S	S
S	S	S	S	S	S	S	S	S	S	Utility/transmission lines	S	S	S	S	S	S	S	S
S	S	S	S	S	S	S	S	S	S	Wireless communication tower	S	S	S	S	S	S	S	S

SECTION 2.01.02: RESIDENTIAL AND LODGING USE CONDITIONS

Accessory Building (Accessory to Residential Use). See *Section 7.04, Accessory Structure Development Standards*.

Bed and Breakfast Operation.

1. Permitted in the Historic Overlay District by right, and in SF-7 by specific use permit, and must be located on an owner-occupied single-family lot.
2. One parking space per bedroom to be rented shall be provided above the single-family parking requirement
3. No outside advertising shall be allowed on the lot unless located in a nonresidential zoning district or permitted by an SUP.
4. A permanent wired smoke alarm system meeting all city codes shall be installed.
5. The premises shall pass a fire code inspection before opening and on an annual basis thereafter.
6. All applicable hotel/motel taxes shall be paid.
7. The maximum length of stay is limited to 14 consecutive days in any 30-day period.
8. Any bed and breakfast specific use permit (SUP) shall be reviewed after an initial six-month period and annually thereafter unless otherwise stipulated in the permit.

Carport (Residential). See *Section 7.04, Accessory Structure Development Standards*.

ARTICLE V, DISTRICT DEVELOPMENT STANDARDS, UDC

SECTION 1: GENERAL STANDARDS

SUBSECTION 1.01: OPEN SPACE

A. *Purpose.* The City of Rockwall is a rural and recreation-oriented community with open space that ties into a regional framework of open space, trails, and corridors. Open space corridors link all major areas of the city using primarily floodplain and drainage areas. Since open space and recreational amenities are vital to the City's commercial and residential developments, all projects must provide open space in accordance with the City's *Comprehensive Plan* and the *Parks, Recreation, and Open Space Master Plan*.

B. *Requirements.* All projects in the city must reserve, dedicate and/or develop public and private open spaces consistent with the requirements of the following sections:

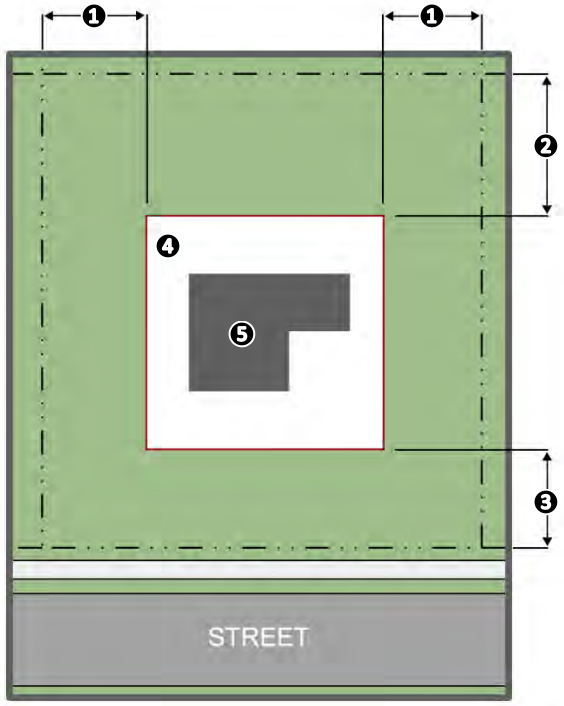
a. *Residential*. Subsection C, *Open Space,* of Section 3.01, *General Residential District Standards*
b. *Commercial*. Subsection D, *Open Space Guidelines,* of Section 4.01, *General Commercial District Standards*
c. *Industrial*. Subsection D, *Open Space Guidelines,* of Section 5.01, *General Industrial District Standards*

SUBSECTION 1.02: SITE PLANS

All development in the City of Rockwall -- *with the exception of single lot single-family and duplex developments* -- shall require the approval of a site plan in accordance with the requirements of Article XI, *Zoning Related Applications*.

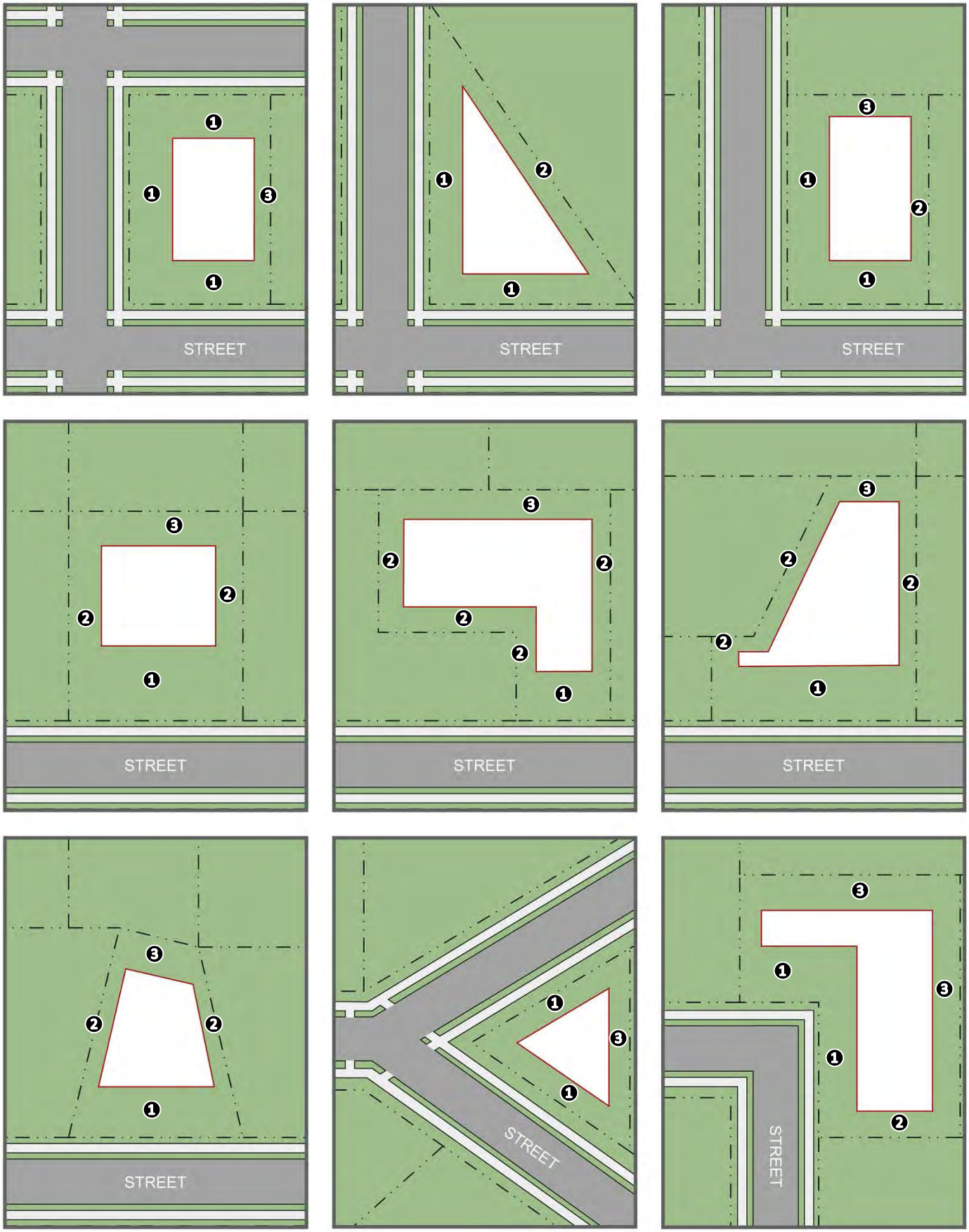
SUBSECTION 1.03: LOT CONFIGURATIONS

A. *Lots with a Single Street Frontage*. Where lots have a single street frontage, the required setbacks should generally adhere to the following diagram:



1: Required Side Yard Setback
2: Required Rear Yard Setback
3: Required Front Yard Setback
4: Buildable Area
5: Building Coverage

B. *Lots with Multiple Street Frontages*. Where lots have multiple street frontages on one (1) or more streets, the required setbacks should generally adhere to the following diagram:



❶: Front Yard; ❷: Side Yard; ❸: Rear Yard

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SUBSECTION 1.04: CALCULATION OF DENSITY

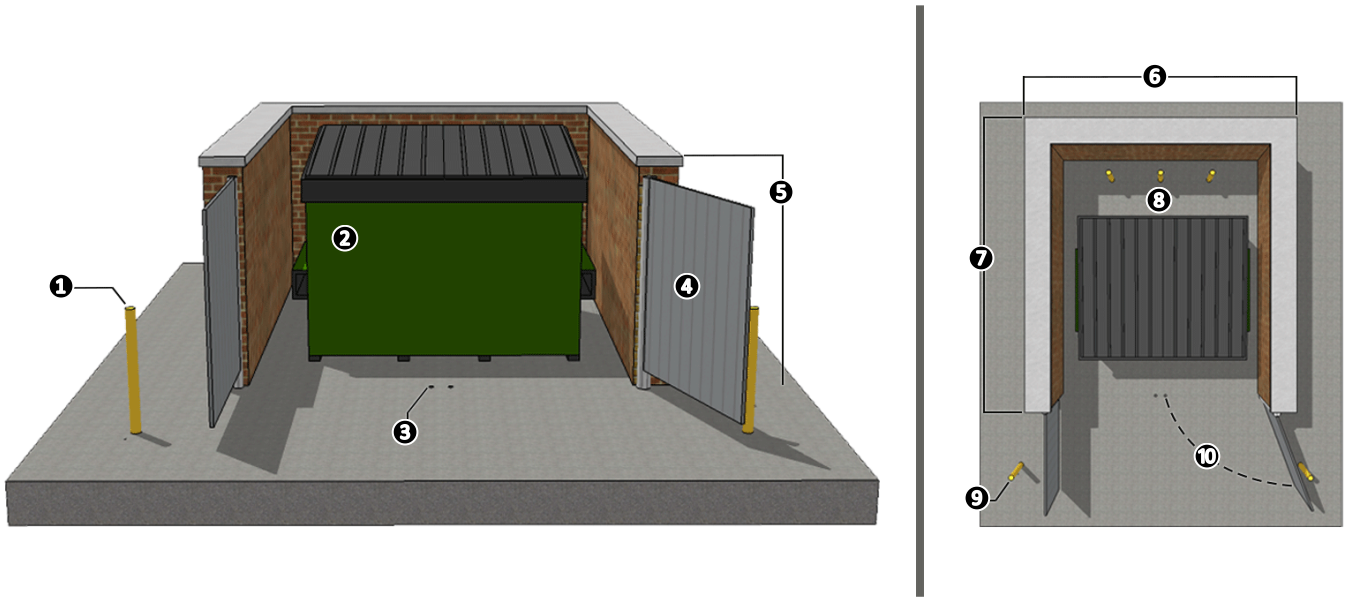
1. The calculation of the allowable density for residential developments shall be based on the gross site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the city or preserved and maintained by some other mechanism. Despite this calculation requirement, other provisions of this Unified Development Code may limit the actual density allowed on any given property.

SUBSECTION 1.05: SCREENING STANDARDS

All development shall adhere to the following screening standards:

1. *Loading Docks.* Off-street loading docks must be screened from all public streets and any residential zoning district or residentially used property that abuts or is directly across a public street or alley from the subject property. The screening must be at least six (6) feet in height and may be provided by using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission), and/or berms and plantings.

2. *Trash/Recycling Enclosures*. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. All trash/recycling enclosures shall be constructed in conformance to the diagram below, unless otherwise approved/required by the City and/or its contractor for trash services.



❶: Concrete Filled Steel Protected Pole
❷: Standard End Loading Container
❸: Deep Recesses for Gate Cane Bolts [*If Necessary*]
❹: Opaque Screening Gate
❺: Six (6) Feet in Height [*Eight (8) Feet in Overlay Districts*]
❻: Ten (10) Feet in Width
❼: 12-Feet in Length
❽: Three (3) Concrete Filled Steel Protected Poles
❾: Concrete Filled Steel Protected Pole
❿: 120 Degree Swing on Opaque Screening Gate

3. *Utility Equipment and Air Condition Units.* Pad or roof mounted utility equipment and air conditioning units shall be screened from view from any adjacent public street or property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, walls matching the main structure, or an architectural feature that is integral to the building's design.

4. *Aboveground Storage Tanks.* Aboveground storage tanks shall be screened utilizing plantings, berms, or walls matching the main structure. Screening plans for above ground storage tanks shall be approved by the Planning and Zoning Commission in conjunction with a site plan.

(Ord. No. 06-14, 4-17-2006)

SUBSECTION 1.06: RESIDENTIAL ADJACENCY STANDARDS

Subsection 1.06, *Residential Adjacency Standards*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 1.07: FENCES

All fences within the City shall conform to Article XI, *Fences*, of Chapter 10, *Building and Building Regulations*, of the Municipal Code of Ordinances, unless otherwise required by this Unified Development Code.

(Ord. No. 10-14, § 30, 7-6-2010)

SUBSECTION 1.08: PROJECTIONS INTO REQUIRED YARD OR COURT

A. Every part of a required yard within a building setback shall be unobstructed and open from its lowest point to the sky, except for the ordinary projections of sills, belt courses, cornices, chimneys, buttresses, ornamental features and eaves; provided, however, that none of the above projections shall extend into a court more than six (6) inches nor into a required yard by more than 30-inches; and provided existing open porches extending into the required yard shall not be enclosed.

   An open fire escape may project into a required yard by not more than half the width of the setback, but not more than four (4) feet from the building. Fire escapes, solid floored balconies and enclosed outside stairways may project into a rear yard by a maximum of four (4) feet.

B. Where a lot abuts a right-of-way line has been established for the future widening or opening of a street or highway, then the depth or width of a yard shall be measured from such right-of-way line to the required building setback.

   (Ord. No. 06-14, 4-17-2006)

SUBSECTION 1.09: PUBLIC RIGHT-OF-WAY VISIBILITY

A. *Street/drive intersection visibility obstruction triangles.* A landscape plan showing the plan of the street on both sides of each proposed drive/street to the proposed development with the grades, curb elevations, proposed street/drive locations, and all items (both natural and manmade) within the visibility triangles as prescribed below shall be provided with all site plans, if they are not on engineering plans that are submitted at the same time. this plan shall show no horizontal or vertical restrictions (either existing or future) within the areas defined below.

B. *Obstruction/interference triangles defined.* No fence, wall screen, billboard, sign face, tree or shrub foliage, berm, or any other item, either manmade or natural, shall be erected, planted, or maintained in such a position or place so as to obstruct or interfere within the following minimum standards; however, on non-residentially zoned lots, a single pole for mounting a sign may be placed within this area provided the pole does not exceed 12-inches in diameter, and provided every portion of the sign has a minimum height clearance of nine (9) feet:

   1. *Visibility Triangles*. Vision at all intersections which intersect at or near right angles shall be clear at elevations between 24-inches and nine (9) feet above the top of the curb elevation, within a triangular area formed by extending the two (2) curblines from their point of intersection, for the following minimum distances for the applicable intersection, and connecting these points with an

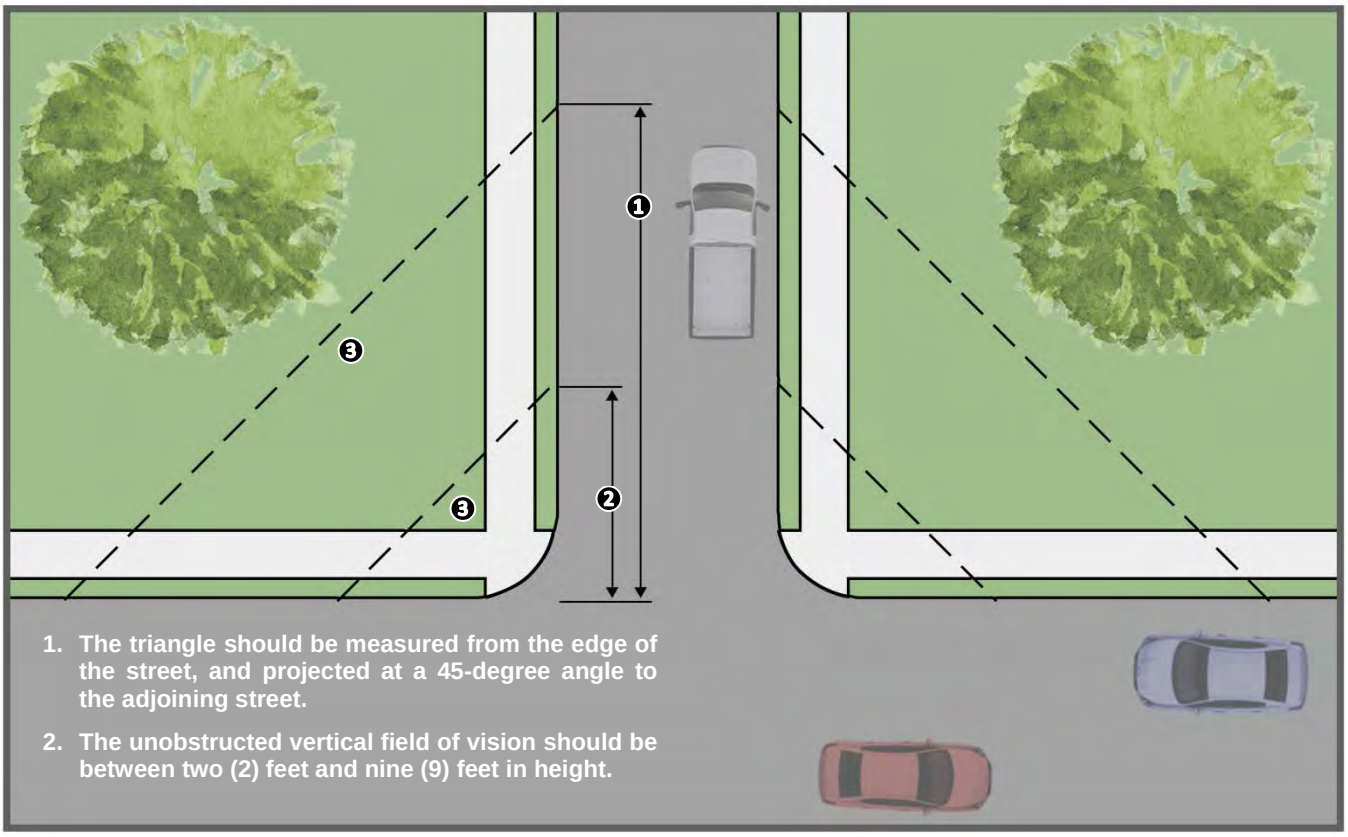
imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines from their point of intersection for a distance as prescribed below, and connecting these points with an imaginary line, thereby making a triangle as shown below.

2. *Intersection of two (2) public streets*. The minimum required distance from the curb shall be 30-feet and the minimum distance from the property line on streets without a curb shall be 20-feet.

3. *Intersection of a public street and an alley*. The minimum required distance measured from the property line shall be 15-feet, or 25-feet from street curb.

4. *Intersection of private drive and public street*. The minimum required distance from the curb shall be 15-feet and the minimum distance from the property line on streets without a curb shall be ten (10) feet.

C. *Sight distance requirements.* The city hereby adopts the standards for both vertical and horizontal sight distance requirements set forth in the latest edition of AASHTO green book "a policy on geometric design of highways and streets" for the construction of both public street intersections and private drive intersections, unless otherwise approved by the city engineer. If, in the opinion of the city engineer, a proposed street or drive intersection does not meet these standards, additional engineering information exhibiting how the standards have been addressed may be required for submission and approval by the city's engineer.



❶: 30-Foot for Arterials and Collectors and 20-Foot for Residential Distance from Intersection for Streets
❷: 10-Foot Distance from Intersection for Alleyways
❸: Visibility Triangles

SECTION 2: AGRICULTURAL DISTRICTS

SUBSECTION 2.01: AGRICULTURAL (AG) DISTRICT

A. *Purpose*. The Agricultural (AG) District is a zoning designation used for land that is reserved for the anticipated future growth of the city. This district is intended to be used for raw land or land with agricultural land uses, and is intended to be held in these conditions as long as practical and reasonable to promote the orderly growth of the community. This zoning designation is suitable for areas where development is premature due to lack of utilities, capacity, or service. The Agricultural (AG) District is also used to protect areas that are unsuitable for development due to physical constraints or safety issues (*e.g. topography, floodplain, ecologically sensitive areas, etc.*), or to protect green belts, natural areas and/or open space that might otherwise be developed.

B. *Permitted Uses*. All land uses permitted within the Agricultural (AG) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements*. All development within an Agricultural (AG) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

SECTION 3: RESIDENTIAL DISTRICTS

SUBSECTION 3.01: GENERAL RESIDENTIAL DISTRICT STANDARDS

All residential development shall conform to the following standards:

A. *Construction Materials*.

1. *Materials and Masonry Composition*. All buildings with a building footprint of 120 square feet or greater that are over ten (10) feet in height shall consist of a minimum of 80% *Primary Materials* and/or a maximum of 20% *Secondary Materials* -- *excluding doors and windows* -- as defined below.

    a. *Primary Materials*. *Primary Materials* shall include stone, brick, and cementaceous materials. Specific requirements for *Primary Materials* are as follows:

        1. *Cementaceous Materials.* The use of cementaceous materials (*e.g. stucco, cementaceous lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 60% of the building's exterior façade.
        2. *Chimneys.* All new homes shall be required to incorporate a masonry chimney (*i.e. brick and stone only*).

    b. *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above.

2. *Exceptions*. Exceptions to the material requirements -- *including exceptions for buildings for farm animals* -- may be permitted on a case-by-case basis by the Planning and Zoning Commission–upon submission and approval of material samples and building elevations of the structure. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).

B. *Accessory Structures*.

1. *Accessory Structure Standards.* All accessory structures shall conform to the related standards listed within Section 7.04, *Accessory Structure Development Standards*.

C. *Open Space.* On all new subdivisions, ten (10) lots or greater, that are not infill projects (*i.e. projects going into an established area as determined by the Director of Planning and Zoning or his/her designee*) the following open space requirements shall be applied:

a. Unless otherwise provided by this Unified Development Code, a minimum of 20% of the gross land area within a residential subdivision that is five (5) acres or greater shall be devoted to open space. Where floodplain exists in a proposed subdivision, the floodplain may be used to meet the 20% requirement at a rate of ½-acre for every one (1) acre of floodplain dedicated to open space. Open space requirements for subdivisions may be satisfied by public open space/parkland, or by a combination of public and private open space. Public open space/parkland shall be dedicated to the city, and shall be approved by the Parks and Recreation Board and the City Council during the platting process. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering.

b. To encourage the provision of open space, the minimum lot sizes in a residential subdivision may be reduced by up to 20% in order to preserve additional public and/or private open space, provided that the lots being reduced face onto a single loaded street (*i.e. a street with open space and/or a public park on one side of the street and lots on the other side of the street*). This requirement shall be approved by the City Council at the time of preliminary plat, final plat, or site plan whichever comes first.

D. *Anti-Monotony.* The front elevation of a home shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of differing appearance. Identical brick blends may not occur on adjacent (*side-by-side*) properties. Homes are considered to differ in appearance if any two (2) of the following elements are different:

a. The number of stories of the home.
b. The garage location/orientation on the home.
c. The roof type and layout of the home.
d. The articulation of the front façade of the home.

E. *Fencing.*

a. Solid fencing shall be cedar standard fencing material that is a minimum ½-inch in thickness or more. Spruce fencing is prohibited. All cedar pickets shall be placed on the *public side* (*i.e. facing out*) facing a street or alleyway. All posts and framing shall be placed on the *private side* (*i.e. facing towards the home*) of the fence. Other types of solid fencing (*e.g. vinyl*) may be considered on a *case-by-case basis* by the Planning and Zoning Commission at the time of preliminary plat, final plat, or site plan whichever comes first.
b. Tubular steel or wrought-iron type fencing shall be allowed.
c. Tubular steel or wrought-iron type fencing shall be required on all lots located adjacent to perimeter roadways, open spaces, greenbelts and/or parks.
d. Split rail fencing shall be allowed on lots containing 20,000 SF or more.
e. Fencing on corner lots constructed adjacent to the street shall provide masonry columns at 45-feet off-center spacing that begins at the rear property line corner and terminates at least 15-feet behind the front yard building setback line. A maximum six (6) foot tall, solid board-on-board, panel cedar fencing or wrought-iron type fencing shall be allowed between the masonry columns along the side and/or rear yard adjacent to a street.

1. On corner lots that have rear lot lines adjacent to alleyways or other rear lot lines, fences may be constructed along the side yard adjacent to the street, subject to a minimum five (5) foot setback from the right-of-way. The property owner shall maintain that portion of the property outside of the fence.

2. On corner lots that have rear lot lines adjacent to a side lot line of an adjoining lot(s), only tubular steel or wrought-iron type fences not exceeding 42-inches in height may be constructed beyond the building line. Fences constructed on or behind the building line shall comply with the material requirements detailed above.

f. All common areas and perimeter fencing shall be maintained by a Homeowners Association (HOA) as specified in the City's subdivision regulations. Perimeter fencing shall be constructed of six (6) foot tall tubular steel or wrought-iron type fencing with masonry columns and entry features. The Planning and Zoning Commission may consider alternative perimeter screening such as earthen berms with landscaping at the time of preliminary plat, final plat, or site plan whichever comes first.

SUBSECTION 3.02: SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT

A. *Purpose*. The Single-Family Estate 1.5 (SFE-1.5) District is the proper zoning classification for rural, estate lots that are a minimum of 1½-acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage.

B. *Permitted Uses*. All land uses permitted within the Single-Family Estate 1.5 (SFE-1.5) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements.* All development within a Single-Family Estate 1.5 (SFE-1.5) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

SUBSECTION 3.03: SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT

A. *Purpose*. The Single-Family Estate 2.0 (SFE-2.0) District is the proper zoning classification for rural, estate lots that are a minimum of two (2) acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage.

B. *Permitted Uses*. All land uses permitted within the Single-Family Estate 2.0 (SFE-2.0) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements.* All development within a Single-Family Estate 2.0 (SFE-2.0) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

SUBSECTION 3.04: SINGLE FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT

A. *Purpose*. The Single-Family Estate 4.0 (SFE-4.0) District is the proper zoning classification for rural, estate lots that are a minimum of four (4) acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage. Developers wishing to restrict their subdivision to a lot size greater than four (4) acres shall be required to use restrictive covenants.

B. *Permitted Uses*. All land uses permitted within the Single-Family Estate 4.0 (SFE-4.0) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements.* All development within a Single-Family Estate 4.0 (SFE-4.0) District shall conform to the related standards listed within Section 7.01, *Residential District Development Standards*.

SUBSECTION 3.05: SINGLE-FAMILY 1 (SF-1) DISTRICT

A. *Purpose*. The Single-Family 1 (SF-1) District is the proper zoning classification for larger, single-family lots that are a minimum of one (1) acre in size or clustered developments that have a gross density of one (1) dwelling unit per acre. Cluster developments should conserve open space, floodplains, tree groupings, natural slopes and wildlife habitats to achieve the desired density. The Single-Family 1 (SF-1) District is also intended to be used for developments that incorporate public/private parks, denominational and private schools, and churches that are essential in creating the basic neighborhood unit. These developments are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area. These developments should provide access to public roadways, water, wastewater, and drainage.

B. *Permitted Uses*. All land uses permitted within the Single-Family 1 (SF-1) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements*. All development within a Single-Family 1 (SF-1) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

SUBSECTION 3.06: SINGLE-FAMILY 16 (SF-16) DISTRICT

A. *Purpose*. The Single-Family 16 (SF-16) District is the proper zoning classification for larger lot, single-family developments. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

B. *Permitted Uses*. All land uses permitted within the Single-Family 16 (SF-16) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements*. All development within a Single-Family 16 (SF-16) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

SUBSECTION 3.07: SINGLE-FAMILY 10 (SF-10) DISTRICT

A. *Purpose*. The Single-Family 10 (SF-10) District is the proper zoning classification for the majority of the City's existing single-family residential development, and is the appropriate zoning classification for single-family developments with medium sized lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

B. *Permitted Uses*. All land uses permitted within the Single-Family 10 (SF-10) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements*. All development within a Single-Family 10 (SF-10) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

SUBSECTION 3.08: SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT

A. *Purpose*. The Single-Family 8.4 (SF-8.4) District is the proper zoning classification for areas of undeveloped land remaining in the City deemed appropriate for medium sized, single-family lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

B. *Permitted Uses*. All land uses permitted within the Single-Family 8.4 (SF-8.4) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements*. All development within a Single-Family 8.4 (SF-8.4) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

SUBSECTION 3.09: SINGLE-FAMILY 7 (SF-7) DISTRICT

A. *Purpose*. The Single-Family 7 (SF-7) District is the proper zoning classification for single-family developments with smaller lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas adjacent to low intensity non-residential land uses, in and around the Old Town Rockwall (OTR) Historic District, and/or where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

B. *Permitted Uses*. All land uses permitted within the Single-Family 7 (SF-7) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements*. All development within a Single-Family 7 (SF-7) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

SUBSECTION 3.10: ZERO LOT LINE (ZL-5) DISTRICT

D. *Purpose*. The Zero Lot Line (ZL-5) District is the proper zoning classification for medium-density residential developments that are on separate lots (*i.e. single-family*), and are typically owner occupied. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, adjacent to low intensity non-residential land uses, and/or where they will serve as a logical transition from higher to lower density residential zoning districts. These developments have increased requirements for public roadways, water, wastewater, and drainage due to their density.

A. *Permitted Uses*. All land uses permitted within the Zero Lot Line (ZL-5) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

B. *Area Requirements*. All development within a Zero Lot Line (ZL-5) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

SUBSECTION 3.11: TWO-FAMILY (2F) DISTRICT

A. *Purpose*. The Two-Family (2F) District is the proper zoning classification for medium-density, duplex developments (*i.e. two [2] dwelling units per lot*). This zoning district accommodates low to medium-density developments and allows public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, but may be located directly adjacent to low

intensity non-residential land uses. These areas are also located where they will serve as a logical transition from higher to lower density residential zoning districts. These developments have increased requirements for public roadways, water, wastewater, drainage, open space and fire protection due to their density.

B. *Permitted Uses*. All land uses permitted within the Two-Family (2F) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements*. All development within a Two-Family (2F) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

SUBSECTION 3.12: MULTI-FAMILY 14 (MF-14) DISTRICT

A. *Purpose*. The Multi-Family 14 (MF-14) District is the proper zoning classification for higher density developments. This zoning district should be located within 1,200-feet of retail and other services, and should not contain more than 500-units within one (1) mile of another multi-family development. These standards are intended to create a strong market for multi-family units, and provide for the ongoing reinvestment in these types developments while helping to ensure that inappropriate concentrations of higher density residential developments are not created. The downtown area shall be exempted from the spacing requirements.

The Multi-Family 14 (MF-14) District allows high density developments that are extremely amenitized, and that necessitate additional requirements for public roadways, water, wastewater, drainage, open space and fire protection. These types of developments should not run traffic through single-family neighborhoods, and should be located close to an arterial or collector street that is capable of carrying the additional traffic.

B. *Permitted Uses*. All land uses permitted within the Multi-Family 14 (MF-14) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements*. All development within a Multi-Family 14 (MF-14) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.02, *Multi-Family District Development Standards*.

SECTION 4: COMMERCIAL DISTRICTS

SUBSECTION 4.01: GENERAL COMMERCIAL DISTRICT STANDARDS

All commercial development shall conform to the following standards:

A. *Construction Materials.*

1. *Materials and Masonry Composition*. Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials* -- *excluding doors and windows* -- as defined below.

   a. *Primary Materials*. *Primary Materials* shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*). Specific requirements for *Primary Materials* are as follows:

      1. *Stone.* A minimum of 20% stone (*i.e. natural or synthetic/cultured*) is required on all building façades.
      2. *Cementaceous Materials.* The use of cementaceous materials (*e.g. stucco, cementaceous lap siding, or similar materials approved by the Director of Planning or his/her designee*)

shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade.

3. *Accent Brick and Stone.* Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of the primary brick or stone materials used on each building elevation.

b. *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above. This includes materials like aluminum composite materials, metal panels, acrylic products (*i.e. EIFS products*), cast stone, or other materials identified by the Director of Planning and Zoning or his/her designee.

2. *Exceptions.* Exceptions to the material requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission upon recommendation from the Architectural Review Board (ARB). The submission and approval of material samples and building elevations of the structure shall be required. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).

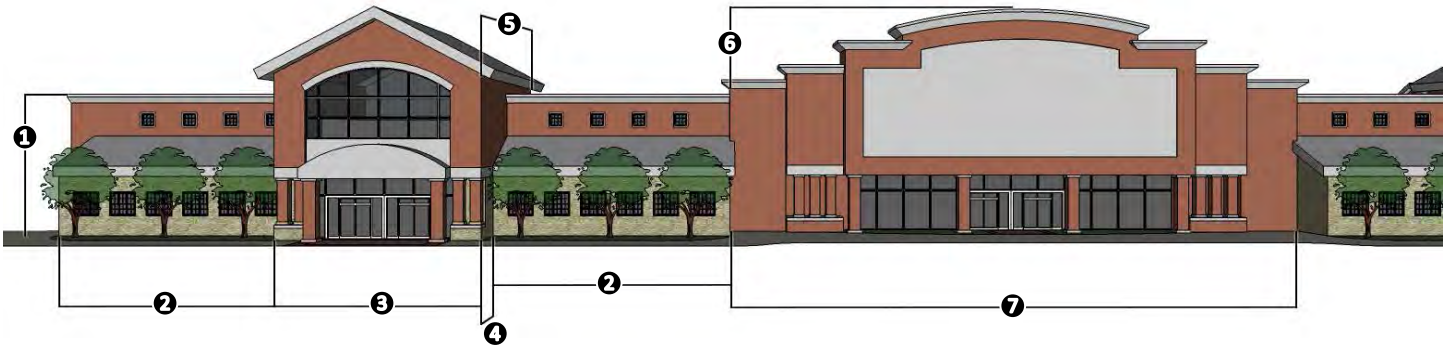
B. *Maximum Building Height*.

1. *Setback Exceptions for Building Height in Commercial Districts*. All structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by Section 7.03, *Non-Residential District Development Standards*; however, the following features may be constructed 12-feet higher than the maximum height requirement if they [*1*] are not more than 33% of the total roof area, and [*2*] are setback from the edge of the roof a minimum of two (2) feet for every one (1) foot that the feature extends above the surface of the roof:

a. Chimneys, Church Spires, Elevator Shafts, and similar appendages not intended as places of occupancy and/or storage.
b. Flag Poles.
c. Solar Collectors and/or Similar Equipment, Fixtures, and Devices.

C. *Building Articulation.*

1. *Primary Building Façades.* A primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All commercial buildings shall meet the following standards for articulation on primary building façades:



❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.
❷: *Wall Length*. The maximum wall length shall not exceed three (3) times the wall height (*i.e. 3 x* ❶ ≥ ❷).
❸: *Secondary Entryway/Architectural Element Length*. The minimum length of the secondary

entryway or projecting architectural element shall be 25% of the wall length *(i.e. 25% x ❷ ≤ ❸)*.

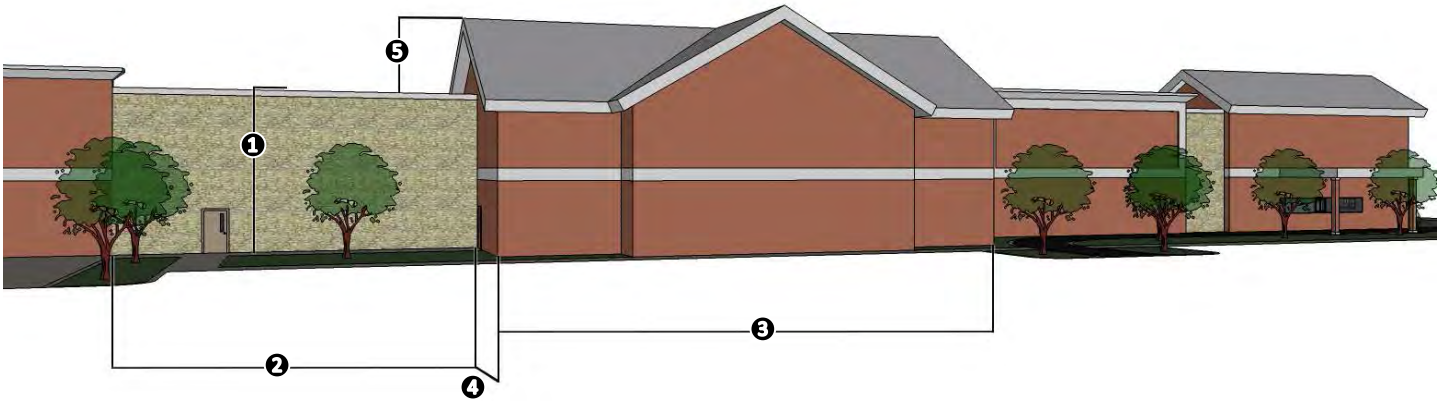
❹: *Wall Projection*. The minimum wall projection for a primary and/or secondary entryway/architectural element shall be 25% of the wall height (*i.e. 25% x ❶ ≤ ❹*).

❺: *Primary and/or Secondary Entryway/Architectural Element Width*. The minimum width of the primary and/or secondary entryway/architectural element shall extend for twice the required wall projection (*i.e. 2 x ❹ ≥ ❺*).

❻: *Projection Height*. The primary and secondary entryways/architectural element shall extend a minimum of 25% of the wall height above the top of the wall (*i.e. 25% x ❶ ≤ ❻*).

❼: *Primary Entryway/Architectural Element Length*. The primary entryway/architectural element shall meet all of the same projections as the secondary entryway/architectural element, but shall extend for a minimum of twice the length of the secondary element (*i.e. 2 x ❸ ≥ ❼*).

2. *Secondary Building Façade.* A secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All commercial buildings shall meet the following standards for articulation on secondary building façades:



❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.

❷: *Wall Length*. The maximum wall length shall not exceed three (3) times the wall height (*i.e. 3 x ❶ ≥ ❷*).

❸: *Secondary Entryway/Architectural Element Length*. The minimum length of the secondary entryway or projecting architectural element shall be 15% of the wall length *(i.e. 15% x ❷ ≤ ❸)*.

❹: *Secondary Entryway/Architectural Element Width*. The minimum wall projection for a secondary entryway/architectural element shall be 15% of the wall height (*i.e. 15% x ❶ ≤ ❹*).

❺: *Projection Height*. The secondary entryway/architectural element shall extend a minimum of 15% of the wall height above the top of the wall (*i.e. 15% x ❶ ≤ ❺*).

3. *Exceptions*. Exceptions to the building articulation requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB). In determining if an exception to the building articulation requirements is appropriate the Planning and Zoning Commission should determine if the proposed request is [*1*] in conformance with the spirit and intent of the building articulation requirements, and [*2*] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).

D. *Open Space Guidelines.* Commercial land uses should be designed to be integrated with adjacent land uses, as opposed to separating land uses using physical barriers or screening walls (*unless necessary*). This should be achieved by making commercial developments pedestrian-oriented and easily accessible

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to adjacent developments through the use of natural buffers, open space and trails. This involves creating trails that connect commercial and residential developments, using landscape buffers that incorporate berms and landscaping to separate residential and non-residential land uses, and utilizing building design to create compatibility with surrounding land uses.

E. *Commercial Buildings 25,000 SF or Greater*.

1. *Applicability.* These criteria shall apply to new retail/commercial building construction in all commercial zoning districts. This criteria shall not be applied to the use, re-use, modification or consolidation of existing retail and/or commercial space developed on or before April 2, 2001, or to the expansion of retail space in existence on or before April 2, 2001, that is being expanded by less than ten (10%) percent of the existing floor area.

2. *Exterior Building Materials.* The area of all exterior facades shall consist of 90% brick, stone, cast stone, custom Concrete Masonry Units (CMUs) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*), stucco or a combination of these materials. Each facade shall not contain more than 75% of any single material.

3. *Loading Docks.* Loading docks shall not be oriented towards a residential zoning district or residentially used property. Where loading areas are located parallel to a residential zoning district or residentially used property, they must be screened by an architecturally integrated masonry screening wall that is a minimum 14-foot in height and that runs the entire length of the loading space. As an alternative, the Planning and Zoning Commission may approve the use of a berm in conjunction with landscape screening if it is determined that this screening method will [*1*] provide a suitable substitute to a masonry wall, and [*2*] if the screening method will completely screen the proposed loading docks.

4. *On-Site Circulation Guidelines*.

    a. On-site circulation standards should try to minimize the conflict between pedestrians and vehicles by placing driveways and service areas in locations that reduce the chance of interrupting on-site vehicle movement.
    b. Buildings should be placed in a manner that screens the drive-through lane and creates pedestrian pathways and spaces.
    c. In order to maintain on-site circulation, each drive-through lane is to be separate from pump islands and from routes necessary for entering and exiting the property.

5. *Residential Adjacency Standards*. Where the property immediately abuts a residential zoning district or residentially used property -- *unless separated by an M4D (major collector, four [4] lane, divided roadway) or larger thoroughfare* -- a minimum ten (10) foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF in area, a minimum 15-foot wide landscaped buffer for buildings with a building footprint of 50,000 SF to 79,999 SF in area, and a minimum 30-foot wide landscaped buffer for buildings with a building footprint of 80,000 SF and greater in area. This shall be in addition to the screening required by the landscape regulations of the City of Rockwall for all aforementioned building sizes. The landscaped buffer must include a combination of berms, evergreen shrubs, and a mix of evergreen and deciduous trees (*minimum four [4] inch caliper*) placed at a minimum 25-feet on center. Planting may be grouped if approved by the Planning and Zoning Commission.

6. *Outside Storage*. Open storage areas shall be connected to the building and screened with a wall that is constructed of the same building materials as the remainder of the primary structure.

7. *Adaptive Reuse Standards*. For those buildings over 80,000 SF in area, the applicant must demonstrate that the building can be subdivided in a reasonable manner by submitting a plan indicating potential entrances and exits and loading areas for multiple tenants. This plan will need to be submitted at the time of site plan.

(Ord. No. 14-52, § 1, 12-1-2014)

SUBSECTION 4.02: RESIDENTIAL-OFFICE (RO) DISTRICT

A. *Purpose*. The Residential-Office (RO) District is a zoning district intended to recognize the existence of older residential areas of the city, where larger houses have been or can be converted from single-family and multi-family residences to low-intensity office uses in order to extend the economic life of these structures, and to allow the owners to justify the expenditures for repairs and modernization. The intent of this district is to allow for low intensity office development providing professional, medical and other office services and limited retail businesses to residents in adjacent neighborhoods. The Residential-Office (RO) District shall have principle access to major or secondary thoroughfares, and may serve as an area of transition between residential and high-intensity, non-residential uses or busy arterial thoroughfares.

B. *Permitted Uses*. All land uses permitted within the Residential-Office (RO) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements*. All development within a Residential-Office (RO) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

SUBSECTION 4.03: NEIGHBORHOOD SERVICES (NS) DISTRICT

A. *Purpose*. The Neighborhood Services (NS) District is a zoning district intended to provide limited retail land uses near neighborhoods for the purpose of supplying the *day-to-day* retail and personal service needs of residents. The Neighborhood Services (NS) District is typically located at limited corner locations on arterials in existing developments, and is intended to serve small service areas. The average site is from ½-acre to a maximum of two (2) acres. Since these sites are typically small and surrounded by residential development they can appear to be spot zones; however, the Comprehensive Plan acknowledges the need to create neighborhood units, which involve the need for limited retail and service uses in close proximity to neighborhoods. These convenience centers should be constructed to a residential scale, and be visually and dimensionally compatible to adjacent residential developments. The Neighborhood Services (NS) District should not contain uses that create excessive amounts of traffic, noise, litter or that would not be conducive to residential adjacency. Due to the residential adjacency of this zoning district, increased landscaping and buffering requirements are necessary.

B. *Permitted Uses*. All land uses permitted within the Neighborhood Services (NS) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements*. All development within a Neighborhood Services (NS) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

SUBSECTION 4.04: GENERAL RETAIL (GR) DISTRICT

A. *Purpose.* The General Retail (GR) District is a zoning district intended to provide limited retail and service uses for one (1) or more neighborhoods. The land uses specified in this district include most types of retail and office activity, and are typically located on/at the intersections of major thoroughfares. This district does ***not*** include strip commercial/retail centers, large shopping centers, wholesaling operations, lumberyards, contractor yards, and/or warehouses with high volumes of commercial truck traffic. The General Retail (GR) District is not a major commercial/retail district, and should try to avoid intensive commercial land uses that carry large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering and screening from residential areas. Traffic from land uses in this district should not pass through residential areas, except on arterial or major collectors. There are restrictions on access to prevent traffic congestion or an adverse effect on major thoroughfares adjacent to residential

areas. Areas should not be zoned General Retail (GR) District unless they are located on or close to an arterial or major collector that is capable of carrying increased traffic. Since the General Retail (GR) District will be located close to residential areas, the development standards are stringent and require high standards of development similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts.

B. *Permitted Uses.* All land uses permitted within the General Retail (GR) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements*. All development within a General Retail (GR) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

SUBSECTION 4.05: COMMERCIAL (C) DISTRICT

A. *Purpose*. The Commercial (C) District is the proper zoning classification for most types of commercial development (*e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*). The land uses specified for the Commercial (C) District include most types of office and retail activity with some special provisions for wholesale land uses. This district mostly excludes land uses that are not compatible with retail shopping (*e.g. lumberyards, contractor yards, warehousing, or other land uses with high volumes of truck traffic and low volumes of retail traffic*). The noise, traffic, litter, late night hours, and other influences that could be harmful to neighborhoods require adequate buffering and mitigating factors when locating adjacent to residential areas. Areas should not be zoned to Commercial (C) District unless they are located on or close to an arterial or major collector that is capable of carrying the additional traffic generated by land uses in this district. In addition, these areas may require increased water, fire protection, wastewater and drainage capacity. The Commercial (C) District is a general business zone, and is intended to service most commercial land uses, with the exception of land uses that would fall into the Heavy Commercial (HC) District. Since the Commercial (C) District is general in nature, the development standards are less stringent and do not require as high of standards of development as the Residential-Office (RO), Neighborhood Services (NS) and General Retail (GR) Districts.

B. *Permitted Uses*. All land uses permitted within the Commercial (C) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements*. All development within a Commercial (C) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

D. *Special District Requirements.*

1. *Business Operations and Storage*. All business operations including storage shall be conducted within a completely enclosed building unless specifically authorized for the use as stipulated in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. This excludes off-street parking and loading, incidental display of retail items for sale, retail outlets where gasoline products are sold and drive-in businesses.

SUBSECTION 4.06: HEAVY COMMERCIAL (HC) DISTRICT

A. *Purpose*. The Heavy Commercial (HC) District is the proper zoning classification for commercial establishments that may involve uses that would not be suitable in the other commercial zoning districts. Included in this district are commercial uses that involve large volumes of commercial truck traffic, outside operations, outside storage of materials and equipment, excessive noise from heavy service operations, and/or any other possibly adverse operations. The Heavy Commercial (HC) District is commercial in nature, but has some aspects that are similar to industrial land uses. The zoning district allows noise, traffic, litter, late night hours, outside storage of materials and equipment, and other influences that could be harmful if directly adjacent to residential areas, and will require adequate

buffering and other mitigating factors if such an adjacency exists. Areas should not be zoned to Heavy Commercial (HC) District unless they are located on or close to an arterial that is capable of carrying large volumes of commercial truck traffic. Businesses locating in the Heavy Commercial (HC) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property, and that streets in and adjacent to this district are of a size and strength to accommodate commercial truck traffic.

B. *Permitted Uses*. All land uses permitted within the Heavy Commercial (HC) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements*. All development within a Commercial (C) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

D. *Special District Requirements.*

1. *Outside Storage*.

a. All outside storage shall be placed behind the front facade of the main structure. This does not apply to uses that allow incidental display, in which case only the amount of goods necessary for display purposes shall be exempt from this requirement.
b. All outside storage shall be screened from streets and public areas.

SUBSECTION 4.07: DOWNTOWN (DT) DISTRICT

Subsection 4.07, *Downtown (DT) District*, is omitted from this ordinance change, but is retained in its entirety.

SECTION 5: INDUSTRIAL DISTRICTS

SUBSECTION 5.01: GENERAL INDUSTRIAL DISTRICT STANDARDS

All industrial development shall conform to the following standards:

A. *Construction Materials*.

1. *Materials and Masonry Composition*. Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials -- excluding doors and windows* -- as defined below.

a. *Primary Materials*. *Primary Materials* shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*). Specific requirements for *Primary Materials* are as follows:

1. *Stone.* A minimum of 20% stone (*i.e. natural or synthetic/cultured*) is required on all building façades.
2. *Cementaceous Materials.* The use of cementaceous materials (*e.g. stucco, cementaceous lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade. The use of concrete tilt-up walls may be permitted on a case-by-case basis in accordance with the exception requirements outlined below.
3. *Accent Brick and Stone.* Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of the primary brick or stone materials used on each building elevation.

b. *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above. This includes materials like aluminum composite materials, metal panels, acrylic products (*i.e. EIFS products*) cast stone, or other materials identified by the Director of Planning and Zoning or his/her designee.

2. *Exceptions*. Exceptions to the material requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission upon recommendation from the Architectural Review Board (ARB). The submission and approval of material samples and building elevations of the structure shall be required. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).

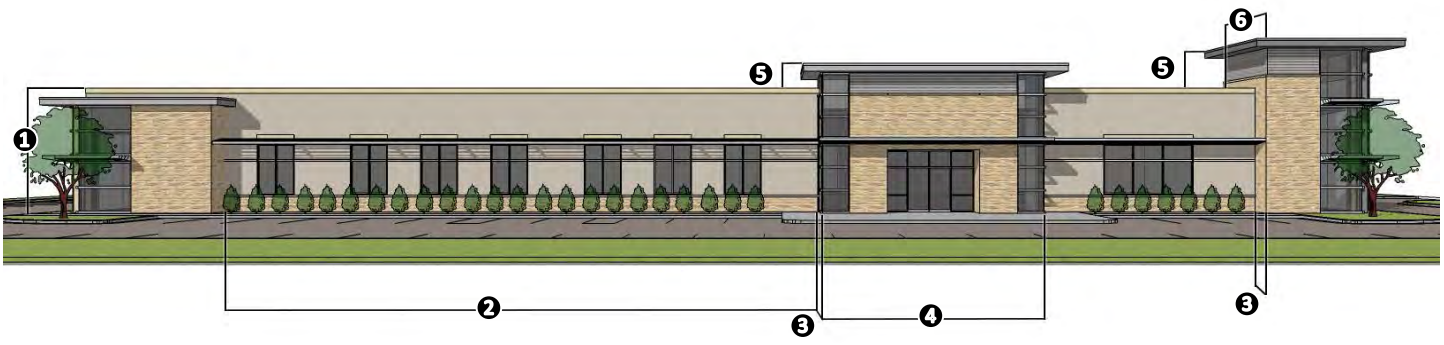
B. *Maximum Building Height.*

1. *Setback Exceptions for Building Height in Industrial Districts*. All structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by Section 7.03, *Non-Residential District Development Standards*; however, the following features may be constructed 12-feet higher than the maximum height requirement if they [*1*] are not more than 33% of the total roof area, and [*2*] are setback from the edge of the roof a minimum of two (2) feet for every one (1) foot that the feature extends above the surface of the roof:

a. Chimneys, Church Spires, Elevator Shafts, and similar appendages not intended as places of occupancy and/or storage.
b. Flag Poles.
c. Solar Collectors and/or Similar Equipment, Fixtures, and Devices.

C. *Building Articulation*.

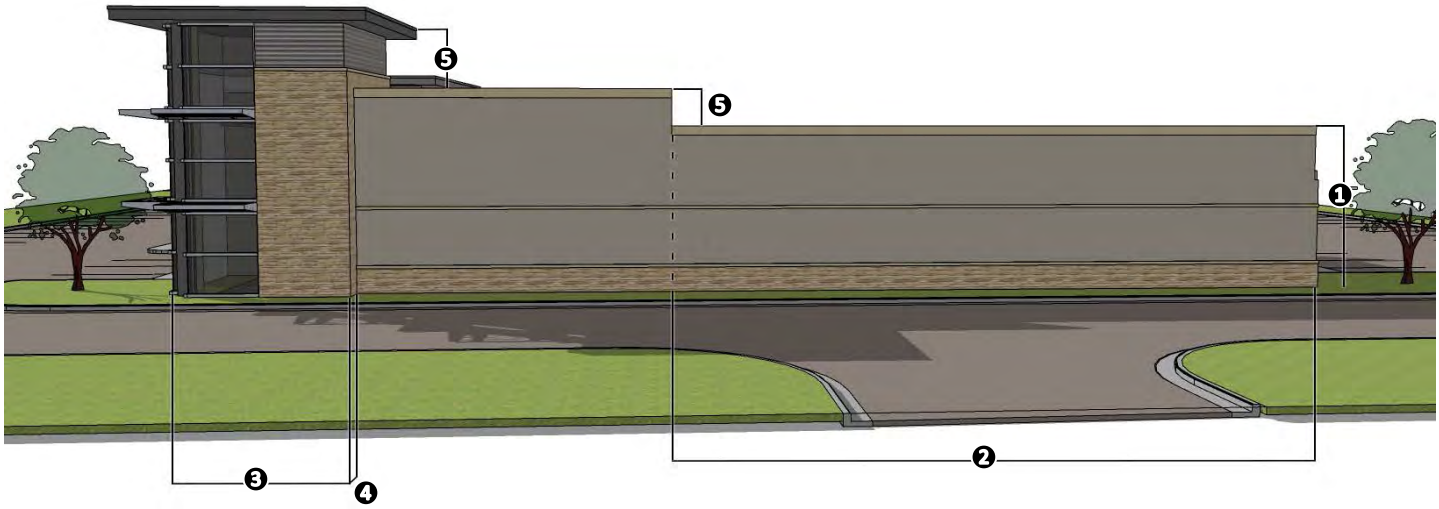
1. *Primary Building Façades.* A primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All industrial buildings shall meet the following standards for articulation on primary building façades:



❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.
❷: *Wall Length*. The maximum wall length shall not exceed four (4) times the wall height (*i.e. 4 x* ❶ ≥ ❷).
❸: *Wall Projection*. The minimum wall projection for an entryway/architectural element shall be 25% of the wall height (*i.e. 25% x* ❶ ≤ ❸).
❹: *Entryway/Architectural Element Length*. The minimum entryway/architectural element length shall be 33% of the wall height (*i.e. 33% x* ❷ ≥ ❹).
❺: *Projection Height*. The entryways/architectural elements shall extend a minimum of 25% of the wall height above the top of the wall (*i.e. 25% x* ❶ ≤ ❺).
❻: *Entryway/Architectural Element Width*. The minimum width of the entryway/architectural element

shall extend for twice the required wall projection (*i.e. 2 x* ❸ ≥ ❻).

2. *Secondary Building Façade.* A secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residentially zoned district or residentially used property. All industrial buildings shall meet the following standards for articulation on secondary building façades:



❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.
❷: *Wall Length*. The maximum wall length shall not exceed three (3) times the wall height (*i.e. 3 x* ❶ ≥ ❷).
❸: *Secondary Entryway/Architectural Element Length*. The minimum length of the secondary entryway or projecting architectural element shall be 15% of the wall length *(i.e. 15% x* ❷ ≤ ❸).
❹: *Secondary Entryway/Architectural Element Width*. The minimum wall projection for a secondary entryway/architectural element shall be 15% of the wall height (*i.e. 15% x* ❶ ≤ ❹).
❺: *Projection Height*. The secondary entryways/architectural elements shall extend a minimum of 15% of the wall height above the top of the wall (*i.e. 15% x* ❶ ≤ ❺).

3. *Exceptions.* Exceptions to the building articulation requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB). In determining if an exception to the building articulation requirements is appropriate the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements, and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).

D. *Open Space Guidelines*. Industrial land uses should be designed to be integrated with adjacent land uses, as opposed to separating land uses using physical barriers or screening walls (*unless necessary*). This should be achieved by making industrial developments pedestrian-oriented and easily accessible to adjacent developments through the use of natural buffers, open space and trails. This involves creating trails that connect commercial and residential developments, using landscape buffers that incorporate berms and landscaping to separate residential and non-residential land uses, and utilizing building design to create compatibility with surrounding land uses.

A. *Purpose*. The Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses. With the exception of hazardous materials/manufacturing, this zone allows the same uses as the Heavy Industrial (HI) District. Limitations have been placed on the uses in this district to significantly restrict outside activities and the storage of materials, noise, vibration, smoke, pollution, fire and explosive hazards, glare and any other potentially adverse externalities. The Light Industrial (LI) District is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building, and any activities conducted outside should be screened and buffered to ensure no external effects (*e.g. excessive noise or odor*) extend beyond the property lines. The locations for these types of industrial land uses are typically a minimum of two (2) acres and average of five (5) to ten (10) acres. These types of development also incorporate open space and significant amounts of land dedicated to landscaping.

Since this zoning district accommodates limited industrial activities that require substantial screening and buffering requirements, the Light Industrial (LI) District is a suitable zoning designation for high visibility locations (*e.g. IH-30 and SH-276*) or within a reasonable distance of residential areas as long as they are separated by an appropriate amount of open space. Residential uses should be discouraged from locating directly adjacent to or near the Light Industrial (LI) District to protect these types of businesses from excessive complaints about performance standards. Areas should not be zoned to Light Industrial (LI) District unless they are located on or close to an arterial capable of carrying commercial truck traffic. In industrial parks, internal streets should be of a size and strength to accommodate commercial truck traffic. Businesses locating in the Light Industrial (LI) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property.

B. *Permitted Uses*. All land uses permitted within the Light Industrial (LI) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements*. All development within a Light Industrial (LI) District shall conform to Section 4.01, *General Industrial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

D. *Special District Requirements.*

1. *Manufacturing Operations and Storage*. All business and manufacturing operations including storage shall be conducted within a completely enclosed building unless specifically authorized for the use as listed in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

SUBSECTION 5.03: HEAVY INDUSTRIAL (HI) DISTRICT

A. *Purpose*. The City of Rockwall recognizes that some industrial uses cannot be conducted within a totally enclosed building, are not visually attractive, may involve hazardous materials, and could have adverse impacts to adjacent land uses due to noise, odor, pollution, and truck traffic. The Heavy Industrial (HI) District is intended to provide adequate space and site diversification for these types of developments. The development standards in the Heavy Industrial (HI) District are minimal, and allow both large and small industrial uses either on separate small lots or as part of a larger industrial park. Some screening is required, but because of the potential for hazardous or possibly adverse uses, this district should not be located close to residential areas of any type. Areas should not be zoned Heavy Industrial (HI) District unless they are located on or close to an arterial roadway capable of carrying commercial truck traffic. Internal streets in the Heavy Industrial (HI) District should be of a size and strength to accommodate commercial truck traffic. Businesses locating in the Heavy Industrial (HI) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property.

B. *Permitted Uses*. All land uses permitted within the Heavy Industrial (HI) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements*. All development within a Heavy Industrial (HI) District shall conform to Section 4.01, *General Industrial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

SECTION 6: OVERLAY DISTRICTS

SUBSECTION 6.01: OVERLAY DISTRICTS

Overlay districts are applied to land that has a traditional zoning district designation already applied to it. It establishes additional uses and standards, which may be either more or less restrictive than the underlying zoning district. The overlay district governs in all cases where it sets out a particular use or standard that conflicts with other sections of this Unified Development Code (UDC). In cases where the overlay district does not specifically address a standard or requirement, the underlying zoning district will govern.

SUBSECTION 6.02: GENERAL OVERLAY DISTRICT STANDARDS

A. *Applicability*. The *General Overlay District Standards* shall be applied to the following overlay districts:

- ☑ IH-30 Overlay (IH-30 OV) District
- ☑ SH-205 Overlay (SH-205 OV) District
- ☑ Scenic Overlay (SOV) District
- ☑ SH-66 Overlay (SH-66 OV) District
- ☑ SH-205 By-Pass Overlay (SH-205 BY OV) District
- ☑ North SH-205 Overlay (N. SH-205 OV) District
- ☑ East SH-66 Overlay (E. SH-66 OV) District
- ☑ FM-549 Overlay (FM-549 OV) District
- ☑ SH-276 Overlay (SH-276 OV) District

All other overlay district standards are detailed in Sections 6.03 – 6.15.

B. *Special Use Standards.* Development within the Scenic Overlay (SOV) District and the SH-66 Overlay (SH-66 OV) District shall comply with the *Land Use Schedule* contained in Article IV, *Permissible Uses*, of this Unified Development Code (UDC); however, the following land uses may be considered on a case-by-case basis through a Specific Use Permit:

a. Retail Store with Gasoline Sales (*Any Amount of Dispensers or Vehicles*)
b. Car Wash (*Any Type*)
c. Structures Over 36-Feet in Height

C. *Architectural Standards.*

1. *Materials and Masonry Composition*. Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials* -- *excluding doors and windows* -- as defined below.

c. *Primary Materials*. *Primary Materials* shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*). Specific requirements for *Primary Materials* are as follows:

1. *Stone.* A minimum of 20% natural or quarried stone is required on all building façades; however, the Planning and Zoning Commission, upon recommendation from the Architectural Review Board (ARB), may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of

the building. In making this determination, both the Architectural Review Board (ARB) and the Planning and Zoning Commission should consider the shape, texture, size, quality and warranty of the product being proposed.

2. *Cementaceous Materials.* The use of cementaceous materials (*e.g. stucco, cementaceous lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade.
3. *Accent Brick and Stone.* Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of primary brick or stone materials in an elevation.

d. *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above. This includes materials like aluminum composite materials, metal panels, acrylic products (*i.e. EIFS products*) cast stone, cultured stone or other materials identified by the Director of Planning and Zoning or his/her designee.

2. *Roof Design Standards*. All structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane-type roofs that are visible from adjacent public right-of-way shall be prohibited.

3. *Mechanical Equipment Screening*. All buildings shall be designed so that no HVAC, satellite dishes, appurtenances and/or any other mechanical equipment visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances shall be accomplished by either the construction of [*1*] a roof system described in the *Roof Design Standards* above, or [*2*] an architectural feature that is integral to the building's design and ensures that such rooftop mechanical equipment is not visible from any direction. Fencing or the enclosing of individual mechanical units shall not be permitted.

b. All rooftop mechanical equipment or architectural features shall be shown on the required building elevations and submitted along with the site plan for review by City Staff, the Architectural Review Board (ARB), and the Planning and Zoning Commission.

4. *Required Architectural Elements.* All buildings that are less than 50,000 SF shall be designed to incorporate a minimum of four (4) architectural elements, buildings over 50,000 SF shall include a minimum of six (6) architectural elements, and buildings over 100,000 SF shall include a minimum of seven (7) architectural elements. The accepted architectural elements for all buildings are as follows:

- ☑ Canopies, Awnings, or Porticos
- ☑ Recesses/Projections
- ☑ Arcades
- ☑ Peaked Roof Forms
- ☑ Arches
- ☑ Outdoor Patios
- ☑ Display Windows
- ☑ Architectural Details (*e.g. Tile Work and Moldings*) Integrated into the Building's Facade
- ☑ Articulated Ground Floor Levels or Bases
- ☑ Articulated Cornice Line
- ☑ Integrated Planters or Wing Walls that Incorporate Landscape and Sitting Areas
- ☑ Offsets, Reveals or Projecting Rib Expressing Architectural or Structural Bays

- ☑ Varied Roof Heights

NOTE: Other architectural features maybe approved by the Director of Planning and Zoning or his/her designee.

5. *Four (4) Sided Architecture.* All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (*i.e. four [4] or more accent or canopy trees*) shall be planted along perimeter of the subject property to the rear of the building.

6. *Windows.* The color of all windows shall be reviewed by the Architectural Review Board (ARB), and shall have a maximum visible exterior reflectivity of 20%.

7. *Office Parks, Shopping Centers and Mixed Use Centers.* All buildings within a common retail, commercial or office development shall incorporate complementary architectural styles, materials, and colors. Staff may require a conceptual façade plan and/or sample boards for these types of developments to ensure consistency and compatibility for all buildings within a proposed development. Conceptual façade plans will be used only to ensure compliance to the minimum standards.

8. *Corporate Identity.* A company's building corporate identity that conflicts with the *General Overlay District Standards* shall be reviewed case-by-case basis as a variance in accordance with the requirements of Section 6.16, *Variances to the General Overlay District Standards*.

D. *Site Design Guidelines and Standards.*

1. *Building Setbacks*. The building setbacks adjacent to the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) shall be as follows:

(1) Scenic Overlay (SOV) District: 15-feet
(2) SH-66 Overlay (SH-66 OV) District: 15-feet
(3) IH-30 Overlay (IH-30 OV) District: 25-feet
(4) SH-205 Overlay (SH-205 OV) District: 25-feet
(5) North SH-205 Overlay (N. SH-205 OV) District: 25-feet
(6) SH-205 By-Pass Overlay (SH-205 BY OV) District:

- ☑ Residential Land Uses: *See Section 6.3.5, SH-205 By-Pass Overlay (SH-205 BY OV) District*
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(7) East SH-66 Overlay (E. SH-66 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(8) FM-549 Overlay (FM-549 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(9) SH-276 Overlay (SH-276 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet

- ☑ Industrial/Office/Technology Land Uses: 50-feet

All other building setback regulations shall be the same as set forth in the underlying zoning district.

2. *Parking Restrictions*. No more than one (1) full row of parking (*i.e. two rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*).

3. *Access/Ingress/Egress*. In an effort to minimize potential vehicular and pedestrian conflicts, special attention must be given to the location of median breaks along major thoroughfares, the number and location of driveways providing ingress/egress, the design of driveways providing ingress/egress in relation to the parking areas and sight/visibility distances. Taking this into consideration it is important to review all site plans for the following guidelines:

   a. Driveways should be spaced a minimum of 100-feet from the intersection of any major thoroughfare.
   b. The ingress/egress driveways shall have a minimum radius of 30-feet;
   c. Driveways should maintain an appropriate visibility triangle at ingress/egress driveways.
   d. Main entrances should generally be located at median breaks that provide left turn access into the site.
   e. Main entrances should connect to a *straightaway* aisle that does not dead end or require an immediate turn to approach the main building.
   f. Aisles intersecting with entrance drives should be spaced at a minimum of 20-feet from the property line to provide for smooth turning movements.

4. *Cross Access*. *Cross Access Easements* may be required by the Planning and Zoning Commission at the time of site plan approval to ensure access to future median breaks and to reduce the number of curb cuts needed along roadways.

5. *Shared Parking.* In all office parks, shopping centers and mixed use centers cross access and shared parking agreements may be required by the City Council along with final plat approval.

6. *Loading and Service Areas*. All loading and service areas shall be located on the rear and side of buildings where possible. In the event that a loading or service area faces towards the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*), additional screening of the loading and service area may be required by the Architectural Review Board (ARB) and Planning and Zoning Commission. A minimum of a ten (10) foot masonry screening wall shall be required to screen the view of loading docks and loading spaces intended for tractor/semi-trailer delivery from any public right-of-way. This ten (10) foot masonry screening wall must screen the entire loading dock or loading space. Screening materials shall utilize similar masonry materials as the front façade of the primary building. The accommodation of adequate access for service delivery trucks shall be evaluated to determine the extent of screening required.

7. *Trash/Recycling Receptacles and Dumpster Enclosures*. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building.

8. *Play Structures*. Play structures shall not be placed between the primary building façade and a public right-of-way.

9. *Plan Review*. In addition to the other processes and factors established by this Unified Development Code (UDC), all concept plans, development plans and site plans for property situated within an established overlay district shall be reviewed for the following:

a. The conformance of the proposed site plan to the site design guidelines and standards.
b. The conformance of the proposed landscape plan to the intent of the landscaping and screening requirements.
c. The conformance of the building elevations to the intent of the architectural standards.
d. The provision of sufficient cross access and circulation on the site plan.
e. The provision of sufficient visibility triangles to avoid congestion at ingress/egress driveways.

E. *Landscape Standards*.

1. *Landscape Buffers*. The minimum landscape buffer adjacent to *Primary Roadways* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) [*outside of and beyond any required right-of-way dedication*] shall be as follows:

(1) Scenic Overlay (SOV) District: 20-feet
(2) SH-66 Overlay (SH-66 OV) District: 20-feet
(3) IH-30 Overlay (IH-30 OV) District: 20-feet
(4) SH-205 Overlay (SH-205 OV) District: 20-feet
(5) North SH-205 Overlay (N. SH-205 OV) District: 20-feet
(6) SH-205 By-Pass Overlay (SH-205 BY OV) District:

- ☑ Residential Land Uses: 50-feet
- ☑ Retail/Commercial Land Uses: 25-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(7) East SH-66 Overlay (E. SH-66 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(8) FM-549 Overlay (FM-549 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(9) SH-276 Overlay (SH-276 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

All landscape buffers shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the *Primary Roadway*. In the E. SH-66 Overlay (E SH-66 OV), FM-549 Overlay (FM-549 OV), and SH-205 By-Pass Overlay (SH-205 BY OV) Districts the required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the *Primary Roadway*.

2. *Plant Material Sizes and Selection*. All canopy trees, accent trees, shrubs and ground cover proposed to be planted in any overlay district shall be in conformance to the tables depicted in Appendix F, *Landscaping Guidelines and Requirements*, of this Unified Development Code (UDC) and shall be subject to the following sizes:

a. *Canopy Trees* shall be a minimum of four (4) caliper inches at DBH.

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b. *Accent Trees* shall be a minimum of four (4) feet in total height.
c. *Deciduous Shrubs* shall be a minimum of two (2) gallons in size.
d. *Evergreen Shrubs* shall be a minimum of two (2) gallons in size.

3. *Erosion Control/Retaining Walls.* Any slope embankments or retaining walls within the public right-of-way or within the required landscape buffer must be terraced every four (4) feet in height (maximum) with a minimum of a two (2) foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material, which matches the masonry materials used on the primary structure. The planting area must incorporate shrubs, ground cover and grasses.

F. *Signs.* All signage requirements and variances to these requirements shall conform to Chapter 32, *Signs*, of the Municipal Code of Ordinances; however, approval of any variance to the sign standards for property situated within an established overlay district shall require approval by the City Council by a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.

G. *Lighting Standards.* No light standard, light fixture, light pole, pole base or combination thereof shall exceed 20-feet in total height in any overlay district with the exception of the IH-30 Overlay (IH-30 OV) District, which shall be limited to a maximum height of 30-feet.

H. *Utility Placement.* All overhead utilities within any overlay district shall be placed underground.

I. *Residential Standards.* No screening walls shall be erected adjacent to the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) in conjunction with any residential development. In addition, *eyebrow drives* with clusters of lots (*i.e. 5 – 12 homes*) shall be utilized along the *Primary Roadway* for residential developments. In lieu of *eyebrow drives,* a 50-foot landscape buffer may be utilized as an alternative. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer. For residential developments within the SH-205 By-Pass Overlay (SH-205 BY OV) District, see *Section 6.3.5, SH-205 By-Pass Overlay (SH-205 BY OV) District*.

SUBSECTION 6.03: HISTORIC OVERLAY (HO) DISTRICT

Subsection 6.03, *Historic Overlay (HO) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.04: NORTH GOLIAD CORRIDOR OVERLAY (NGC OV) DISTRICT

Subsection 6.04, *North Goliad Corridor Overlay (NGC OV) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

Subsection 6.05, *Southside Residential Neighborhood Overlay (SRO) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

A. *Purpose.* The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

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B. *Application and Boundaries.* The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

A. *Purpose.* The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

B. *Application and Boundaries.* The SH-205 Overlay (SH-205 OV) District includes the entirety of all properties which adjoin or are located within 200-feet of the future right-of-way of SH-205. The SH-205 Overlay (SH-205 OV) District spans north to south along SH-205 from the intersection point of SH-205 and FM 740, south to the southern city limits (*approximately 2,800-feet south of FM-1139*). The standards and regulations set forth in the SH-205 Overlay (SH-205 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-205 Overlay (SH-205 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.08: SCENIC OVERLAY (SRO) DISTRICT

A. *Purpose.* The Scenic Overlay (SOV) District is a specialized overlay district along FM-740 which has been identified in the Comprehensive Plan as a scenic thoroughfare. The identified scenic aspects of FM-740 include views of the lake, existing natural topography, and existing natural landscaping. The district has been established to protect scenic or historic qualities through the use of additional development criteria and by requiring uses compatible with both existing uses and with the visual environment. The development requirements for non-residential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development. This district is designed to be primarily an office and retail/commercial shopping district with an intensity of uses normally found along major thoroughfares; however, these uses may be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB).

B. *Application and Boundaries.* The Scenic Overlay (SOV) District shall apply to all property located within the established boundary along FM-740 (*as set forth in Ordinance No. 87-64*). Property that has been zoned, platted and site planned at the time of adoption of the ordinance, from which this section is derived, shall be exempted from the provisions of this section unless and until an application for zoning, platting, or site planning is re-submitted on the property. All property developed within the Scenic Overlay (SOV) District must meet both the terms and requirements of the underlying zoning

classification applicable to the property and the provisions set forth in the Scenic Overlay (SOV) District. The most restrictive requirement applicable to the property shall apply.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the Scenic Overlay (SOV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.09: SH-66 OVERLAY (SH-66 OV) DISTRICT

A. Purpose. The SH-66 Overlay (SH-66 OV) District is a specialized overlay district along SH-66 and Washington Street between Lake Ray Hubbard and SH-205, which has been identified as one of the important entry points into the City of Rockwall. The identified important scenic aspects of this corridor include views of the lake, existing natural topography, and existing natural landscaping adjacent to residential neighborhoods. The district has been established to protect scenic or historic qualities through the use of additional development criteria, and by requiring uses compatible with both existing uses and with the visual environment. The development requirements for non-residential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development. This district is designed to be primarily an office and retail/commercial shopping district with an intensity of uses normally found along major thoroughfares; however, these uses may be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB).

B. *Application and Boundaries.* The SH-66 Overlay (SH-66 OV) District shall apply to all property located within the established boundary along SH-66 and Washington Street, between Lake Ray Hubbard and SH-205 (*as set forth in Ordinance No. 01-18*). Property that has been zoned, platted and site planned at the time of adoption of the ordinance, from which this section is derived, shall be exempted from the provisions of this section unless an application for zoning, platting, or site planning is resubmitted on the property. All property developed within the SH-66 Overlay (SH-66 OV) District must meet both the terms and requirements of the underlying zoning classification applicable to the property and the provisions set forth in the SH-66 Overlay (SH-66 OV) District. The most restrictive requirement applicable to the property shall apply.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-66 Overlay (SH-66 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.10: SH-205 BY-PASS OVERLAY (SH-205 BY OV) DISTRICT

A. *Purpose.* The intent of the SH-205 By-Pass Overlay (SH-205 BY OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility and plan review shall be conducted through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family uses only. All other residential uses shall be excluded from these standards except as otherwise stated.

B. *Application and Boundaries.* The SH-205 By-Pass Overlay (SH-205 BY OV) District includes the entirety of all properties which adjoin or are located within 500 feet of the current and future right-of-way of John King Boulevard. The SH-205 By-Pass Overlay (SH-205 BY OV) District ~~Zone~~ extends along the current and future right-of-way of John King Boulevard. to the existing city limits. The standards and regulations set forth in the SH-205 By-Pass Overlay (SH-205 BY OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

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C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-205 By-Pass Overlay (SH-205 BY OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

D. *Special District Requirements*.

(1) *Residential Frontage Requirements*. To ensure proper separation of residential land uses from John King Boulevard all residential developments that have direct frontage on John King Boulevard shall utilize one (1) or a combination of the following design alternatives along the entire frontage of John King Boulevard:

a. *Increased Landscape Buffer*. A minimum of a 100-foot landscape buffer maybe substituted for the required landscape buffer as depicted in *Design Alternative #1*.

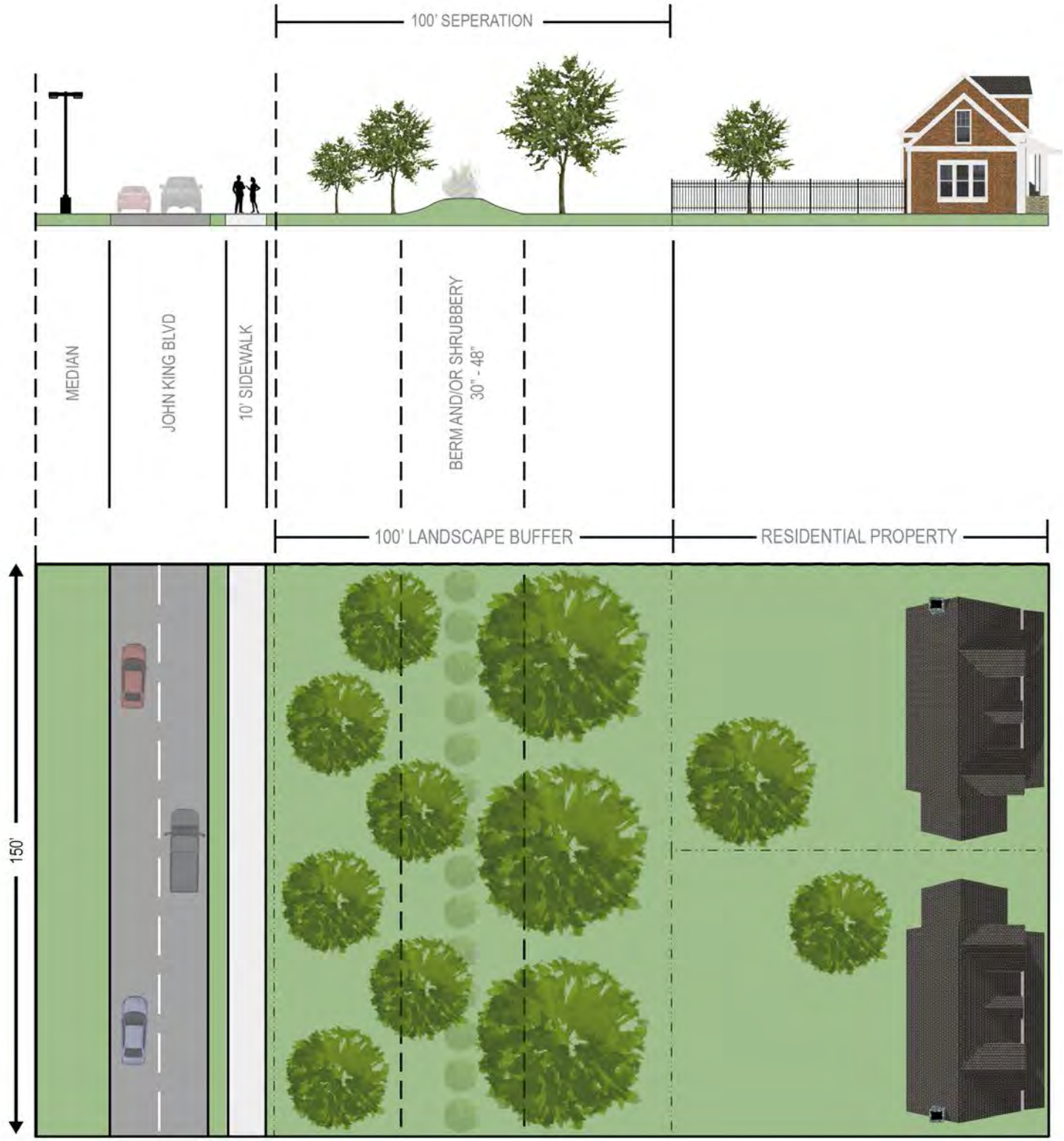
b. *Increased Rear Yard Building Setback*. A minimum of 50-foot rear yard building setback may be incorporated adjacent to the required landscape buffer as depicted in *Design Alternative #2.*

b. *Incorporation of a Slip Street*. A slip street -- *meeting the Engineering Department's requirements for right-of-way design* -- may be incorporated adjacent to and running parallel with the required landscape buffer. Homes are permitted to front or side to the slip street. Examples of this design alternative are depicted in *Design Alternative #3* and *Design Alternative #4.*

c. *Incorporation of an Eyebrow*. An eyebrow street meeting the -- *Engineering Department's requirements for right-of-way design* -- with a minimum cluster of five (5) homes and a maximum cluster of 12 homes can be incorporated with a 30-foot landscape buffer. All homes should front onto the eyebrow street and have a minimum of a 25-foot front yard building setback. An example of this design alternative is depicted *Design Alternative #5.*

(2) *Design Alternatives.*

Design Alternative #1



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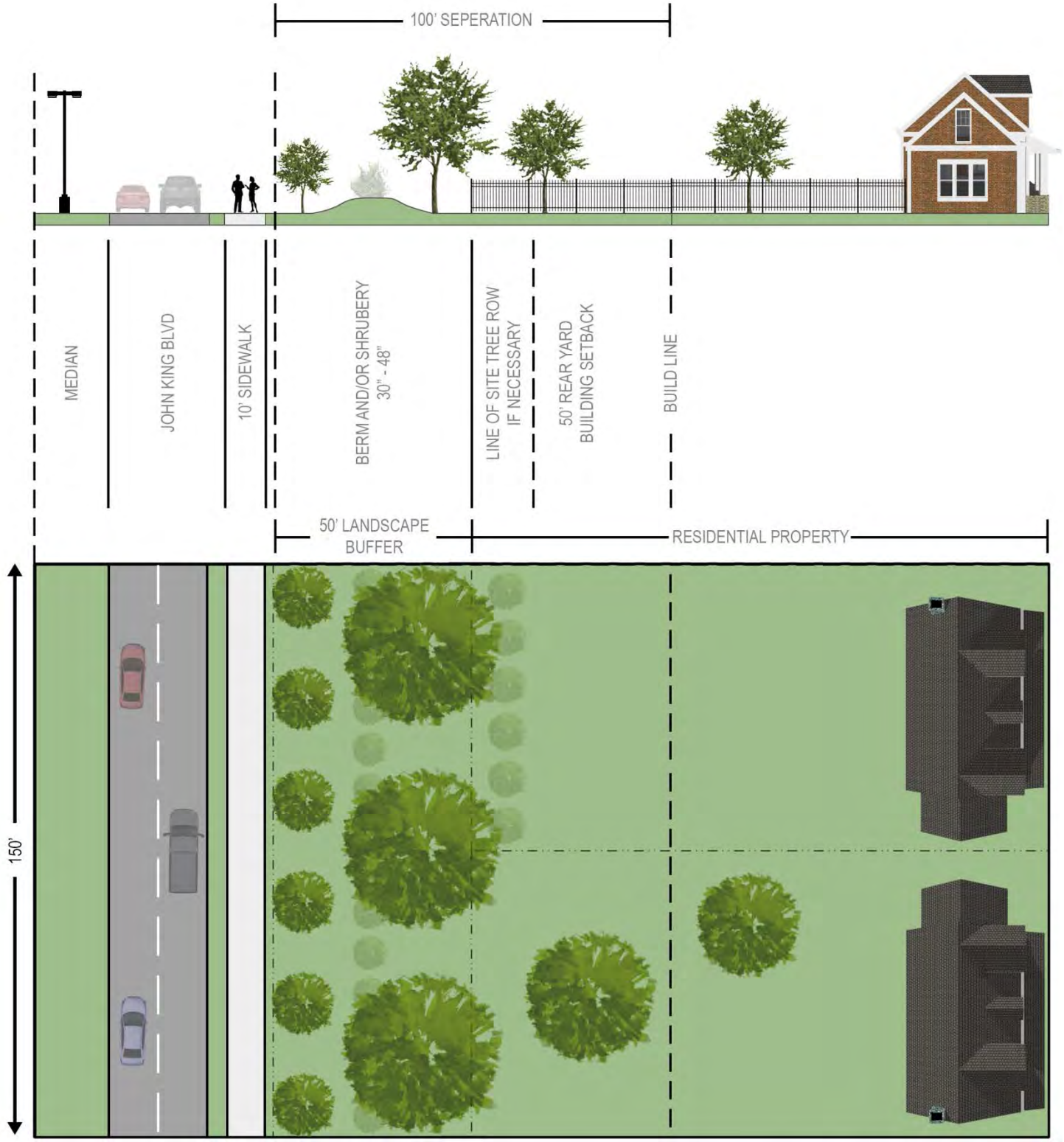
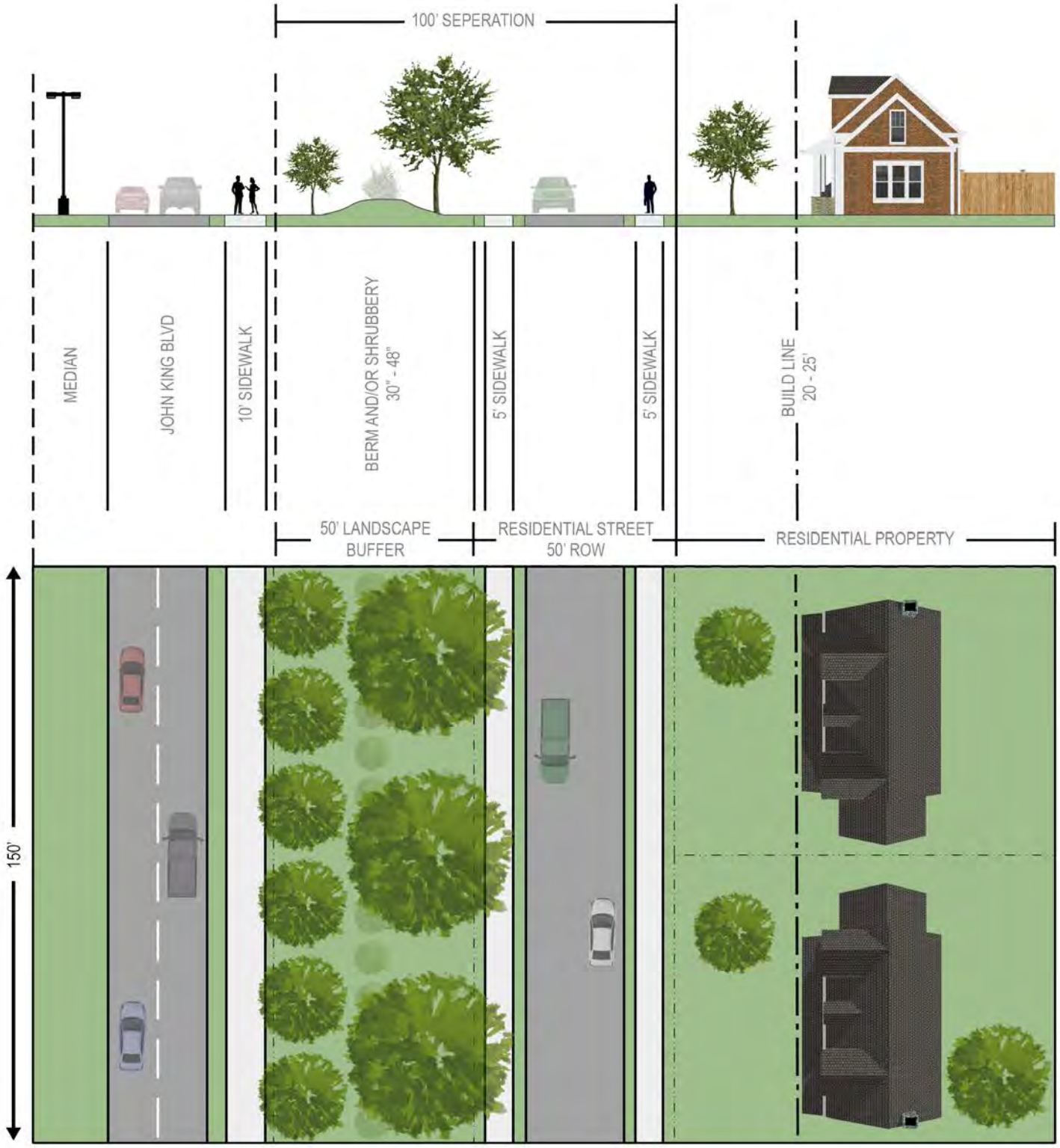
Design Alternative #2



Design Alternative #3



Design Alternative #4



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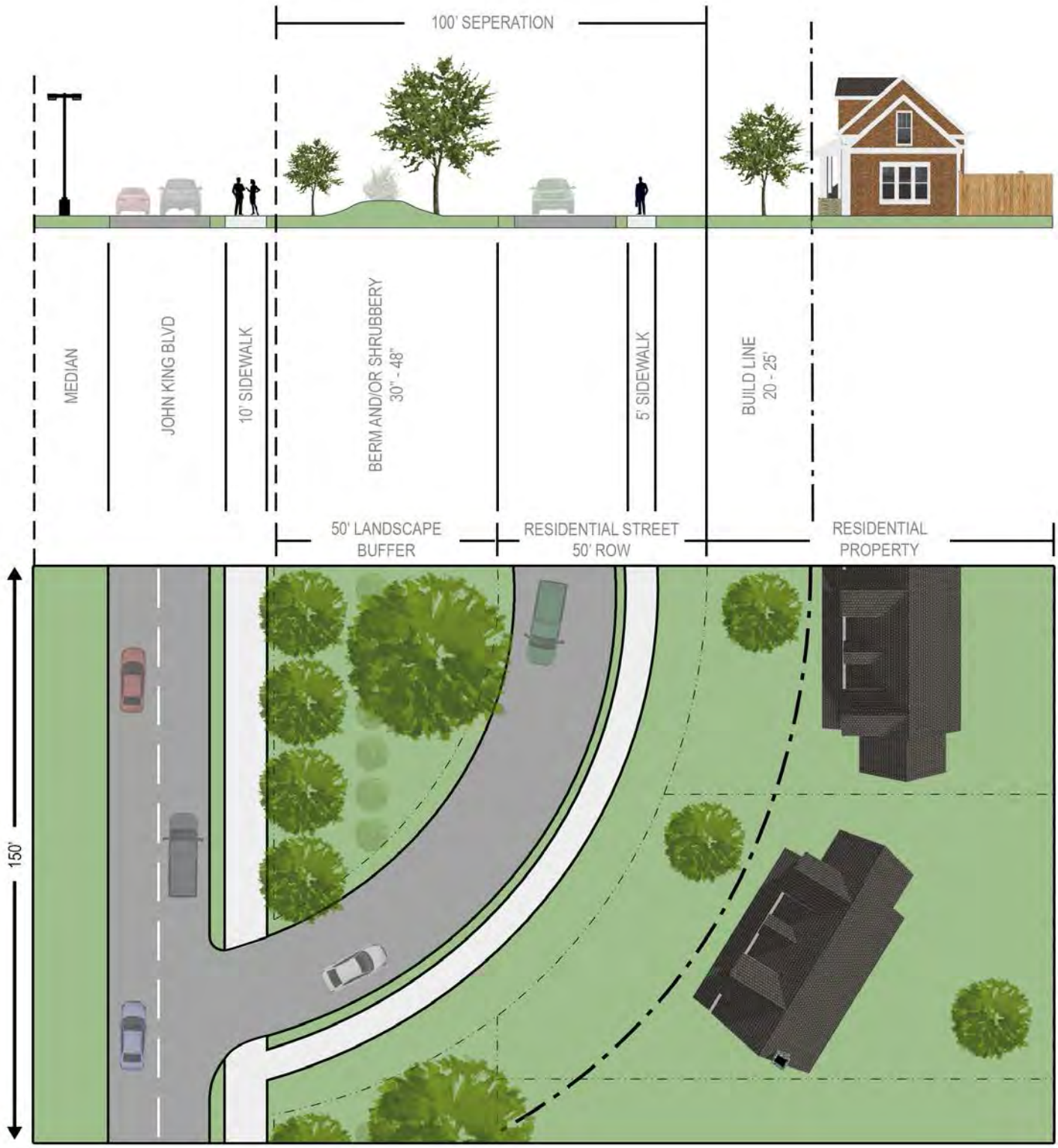
Design Alternative #5



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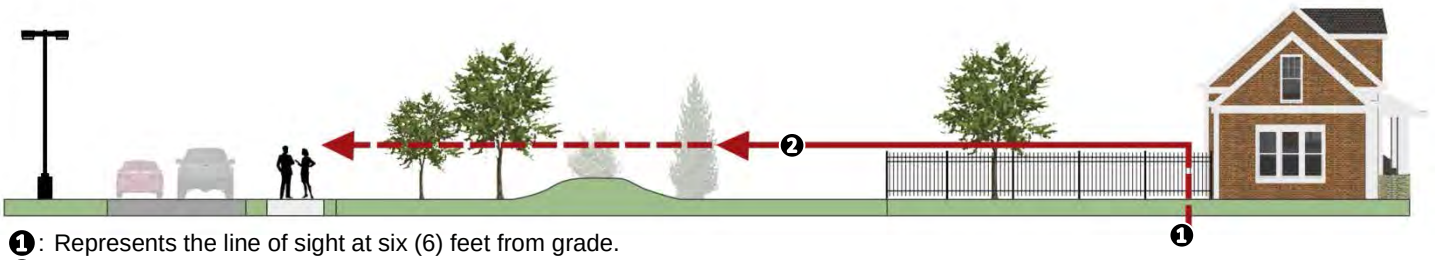
(3) *Line of Sight Requirements*. Homes that back to a required landscape buffer should be built in such a manner where the required berm visually impairs visibility to John King Boulevard. In cases where a berm proves to be ineffective at screening traffic from John King Boulevard (*due to topography, height, etc.*) the developer shall be responsible for incorporating additional landscaping to provide sufficient screening in the required landscape buffer. This will be reviewed by the Planning and Zoning Commission at the time of site plan.



❶: Represents the line of sight at six (6) feet from grade.
❷: The solid red line shows that visibility is impaired from John King Boulevard by [*1*] a row of trees or [*2*] a berm and/or row of shrubbery.

SUBSECTION 6.11: NORTH SH-205 OVERLAY (N. SH-205 OV) DISTRICT

A. *Purpose.* The intent of the North SH-205 Overlay (N. SH-205 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

B. *Application and boundaries.* The North SH-205 Overlay (N. SH-205 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of N. SH-205. The North SH-205 Overlay (N. SH-205 OV) District spans north to south along SH-205 from the northern city limits (approximately 4,200-feet north of FM-552), south to the intersection point of SH-205 and Heath Street. The standards and regulations set forth in the North SH-205 Overlay (N. SH-205 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the North SH-205 Overlay (N. SH-205 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.12: EAST SH-66 OVERLAY (E. SH-66 OV) DISTRICT

A. *Purpose.* The intent of the East SH-66 Overlay (E. SH-66 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

B. *Application and boundaries.* The East SH-66 Overlay (E. SH-66 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of E. SH-66. The East SH-66 Overlay (E. SH-66 OV) District extends from FM-1141 to the east approximately 2,700-feet, and on property that lies within 500-feet of the south right-of-way line of SH-66 beginning at a point

approximately 2,700-feet east of FM-1141 and then continuing east to FM-549. The standards and regulations set forth in the East SH-66 Overlay (E. SH-66 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the East SH-66 Overlay (E. SH-66 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.13: FM-549 OVERLAY (FM-549 OV) DISTRICT

A. *Purpose.* The intent of the FM-549 Overlay (FM-549 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

B. *Application and boundaries.* The FM-549 Overlay (FM-549 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of FM-549. The FM-549 Overlay (FM-549 OV) District extends from SH-276 to a point approximately 800-feet north of IH-30 and on property that lies within 500-feet of the west right-of-way line of FM-549 from a point approximately 800-feet north of IH-30 to SH-66. The standards and regulations set forth in the FM-549 Overlay (FM-549 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the FM-549 Overlay (FM-549 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.14: SH-276 OVERLAY (SH-276 OV) DISTRICT

A. *Purpose.* The intent of the SH-276 Overlay (SH-276 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

B. *Application and boundaries.* The SH-276 Overlay (SH-276 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of SH-276. The SH-276 Overlay (SH-276 OV) District extends from SH-205 east to the eastern city limits, as may be extended with future annexation(s). The standards and regulations set forth in the SH-276 Overlay (SH-276 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-276 Overlay (SH-276 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.15: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT

Subsection 6.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.16: VARIANCES TO THE GENERAL OVERLAY DISTRICT STANDARDS

Unless otherwise specified in this section, an applicant may request the Planning and Zoning Commission grant a variance to any provision contained in *Section 6.02, General Overlay District Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship. If the Planning and Zoning Commission denies a variance request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the variance or variances being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*). Approval of any variance to the requirements of this section by the Planning and Zoning Commission or City Council shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.

SECTION 7: DISTRICT DEVELOPMENT STANDARDS

Residential District Development Standards Zoning Districts → Development Standards ↓		Single-Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single-Family Estate 4.0 (SFE-4.0) District	Single-Family 1 (SF-1) District	Single-Family 16 (SF-16) District	Single-Family 10 (SF-10) District	Single-Family 8.4 (SF-8.4) District	Single-Family 7 (SF-7) District	Zero Lot Line (ZL-5) District	Two-Family (2F) District	Agricultural (AG) District
Abbreviation		SFE-1.5	SFE-2.0	SFE-4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
Dwelling Units/Lot		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0
Dwelling Units/Acre		0.67	0.5	0.25	1.0[1]	2.7	4.4	5.2	6.2	8.7	12.4	0.1[11]
Minimum Dwelling Unit (SF)		2,000	2,200	2,500	2,500	2,400	2,200	1,500	1,100	1,000	800	1,600
Minimum Lot Requirements	Area (Square Feet)	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	Width (Feet) [2]	150	150	200	70	90	80	70	60	50	60	100
	Depth (Feet)	250	250	250	100	100	100	100	100	90	100	200
Minimum Setbacks	Front (Feet)	50	50	50	20	25	20	20	20	20	20	40
	Rear (Feet)	10	10	10	10	10	10	10	10	10	10	10
	Side (Feet) [3]	25	25	25	6	8	6	6	6	0/10[4]	0[5]/6[6]	6
Between Buildings (Feet)		10	10	10	10	10	10	10	10	10	10	12
Building Height (Feet)		36	36	36	36	36	36	36	32	30	32	36
Minimum Masonry Content (%)		80	80	80	80	80	80	80	80	80	80	80
Maximum Lot Coverage (%)		35	35	35	45	45	45	45	45	50	45	*N/A*
Required Parking Spaces [7]		2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[9]	2[10]	2[8]

ADDITIONAL REQUIREMENTS:

[1]: The Single Family 1 (SF-1) District allows for one (1) unit per gross acre.

[2]: Frontage on a Public Street

[3]: The side setback adjacent to a street is treated the same as a front yard building setback.

[4]: Minimum maintenance easement is ten (10) feet. Minimum maintenance easement on the non-zero lot line side, when adjacent to another lot in the same zoning district is five (5) feet (*this easement shall be maintained as an open space except upon a finding by the building official that the proposed improvements do not impede the use of said easement for maintenance of the adjoining structure*).

[5]: Abutting structures separated by fire retardant walls.

[6]: Townhouses separated by firewall meeting the requirements of the building code may build to the property line where such structures abut.

[7]: Minimum length of driveway pavement from public right-of-way for rear and side yard is 20-feet.

[8]: An enclosed garage shall not be considered in meeting the off-street parking requirements. For all other uses see Article VI, *Parking and Loading*.

[9]: A two (2) car garage is required.

[10]: Two (2) off-street parking spaces plus one (1) garage parking space for each dwelling unit is required.

[11]: A minimum lot size of ten (10) acres is required for the construction of any single-family dwelling.

Multi-Family District Development Standards Zoning Districts → Development Standards ↓		Multi-Family 14 (MF-14) District [1]
Abbreviation		MF-14
Dwelling Units/Acre		14.0[2]
Minimum Lot Requirements	Site Area (Square Feet)	10,000
	Lot Area (Square Feet)	2,000 (*Per Unit*)
	Width (Feet)[3]	60
	Depth (Feet)	100
Minimum Setbacks	Front (Feet)	25
	Rear (Feet) w/ Residential Adjacency (Feet)[3 & 8]	One Story = 25 Two Stories = 50 Three Stories = 75
	Rear (Feet)	10
	Side w/ Residential Adjacency (Feet)[4 & 8]	One Story = 25 Two Stories = 50 Three Stories = 75
	Side (Feet)	One Story = 10 Two or More Stories = 15
Between Buildings (Feet)		Main to Accessory = 10 Two Main Buildings w/ Doors or Windows in Facing Walls = 20 Two Main Buildings w/o Doors or Windows in Facing Walls = 15
Building Height (Feet)		36
Minimum Masonry Content (%)		100
Maximum Lot Coverage (%)		45[5]
Minimum Landscaping (%)[7]		25% of Total Lot Area w/ 30% of Total Required in the Front and Alongside Buildings w/ Street Frontage [6]
Required Parking Spaces		See Article VI, *Parking and Loading*

ADDITION REQUIREMENTS:

[1]: Duplexes shall meet the requirements of the Two-Family (2F) District, with only one (1) duplex per lot.

[2]: Density is calculated by gross acre.

[3]: Unenclosed carports may be built within five (5) feet of any property line that abuts an alley, but no closer than 20-feet from any street intersection.

[4]: Side on street is treated the same as a front yard building setback.

[5]: Each development containing over 100 dwelling units shall provide 300 SF of open space per two (2) and three (3) bedroom units, with at least one (1) open area with the minimum dimensions of 200-feet by 150-feet. Swimming pools, tennis courts and other recreational facilities can be counted toward the overall open space requirement, but not toward the required 200-feet by 150-feet area.

[6]: Any parking lot with more than two (2) rows of parking spaces shall have a minimum of two (2) percent of the interior of the parking lot landscaped. Such landscaping shall be counted toward the landscaping requirement.

[7]: All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable city codes.

[8]: Lots with more than five (5) dwelling units that are contiguous to a residential zoning district, must be separated by a buffer as established in Article VIII, *Landscape Standards*.

Non-Residential District Development Standards *: For development in the Downtown (DT) District see the standards in Section 4.8, *Downtown (DT) District*. Zoning Districts → Development Standards ↓		Residential-Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District
Abbreviation		RO	NS	GR	C	HC	LI	HI
Maximum Building Size (SF)		*N/A*	5,000 [1]	25,000 [2]	*N/A*	*N/A*	*N/A*	*N/A*
Minimum Lot Requirements	Area (SF)	6,000 [3]	6,000	6,000 43,560	10,000 43,560	12,500 43,560	12,500 43,560	87,120
	Width (Feet)	60	60	60 200	60 200	100 200	100 200	200
	Depth (Feet)	100	100	100 200	100 200	125 200	125 200	350
Minimum Setbacks	Front (Feet)	25 [4, 12]	15 [5]	15 [4, 5]	15 [4, 5]	25 [4]	25 [4]	50+1/2*H*>36 [7] 50 [4]
	Rear (Feet)	30	20 w/o FRW & Alley	10 w/o FRW & Alley	10 w/o FRW & Alley	20 w/o FRW & Alley	10 w/o FRW [7]	20 + 1/2*H*>36 w/o FRW [7]
			0 w/ FRW & Alley	0 w/ FRW & Alley	0 w/ FRW & Alley	1/2*H*>36 w/ FRW & Alley	1/2*H*>36 w/ FRW & Alley [7]	8 + 1/2*H*>36 w/ FRW & Alley [7]
	Rear Adjacent Residential (Feet) [6]	*N/A*	20	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	50 + 1/2*H*>36 [7]
	Side (Feet)	10	5 w/o FRW	10 w/o FRW	10 w/o FRW	15 + 1/2*H*>36 w/o FRW [7]	15 + 1/2*H*>36 w/o FRW [7]	15 + 1/2*H*>36 w/o FRW [7]
			0 w/ FRW	0 w/ FRW	0 w/ FRW	1/2*H*>36 w/ FRW [7]	1/2*H*>36 w/ FRW [7]	8 + 1/2*H*>36 w/ FRW [7]
	Side Adjacent Residential (Feet) [6]	20	20	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	50
Between Buildings (Feet)		15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 + 1/2*H*>36 w/o FRW [7]	15 + 1/2*H*>36 w/o FRW [7]	25 + 1/2*H*>36 w/o FRW [7]
						1/2*H*>36 w/ FRW [7]	1/2*H*>36 w/ FRW [7]	16 + 1/2*H*>36 w/ FRW [7]
Building Height [*H*] (Feet)		36	36	36 [8]	60 [9]	60 [9]	60 [13]	60 [13]
Minimum Masonry Content (%)		90	90	90	90	90	90	90
Maximum Lot Coverage (%)		40	40	40	60	60	60	85
Floor Area Ratio (FAR)		0.33	*N/A*	2:1	4:1	4:1	2:1	4:1
Maximum Impervious Parking (%)		75-80 [11]	80-85	85-90	85-90	90-95	90-95	90-95
Maximum Number of Entrances and/or Exits	Arterial Streets	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]
	Collector Streets	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]
	Local Streets	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]
Minimum Landscaping (%)		See Article VIII, *Landscape Standards*						

NOTES:
Blue: When adjacent to Interstate 30.
H: Building Height
1/2*H*>36: One-Half the Building Height Over 36-Feet
FRW: Fire Retardant Wall
w/o FRW: Without Fire Retardant Wall

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ADDITIONAL REQUIREMENTS:

[1]: A maximum building size of 5,000 SF in area, unless otherwise approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

[2]: A maximum building size of 25,000 SF in area, unless otherwise approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

[3]: Maximum lot area is 43,560 SF.

[4]: From future right-of-way as shown on the adopted Master Thoroughfare Plan or as actually exists, whichever is greater.

[5]: Parking should not be located between the front façade and the property line.

[6]: Lots with non-residential uses that have a side or rear yard contiguous or separated only by an alley, easement, or street, from any residential district must be separated from such residential district by a buffer as defined in Article VIII, *Landscape Standards*, or as approved by the Planning and Zoning Commission.

[7]: Not to exceed 50-Feet.

[8]: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

[9]: Building height may be increased up to 240-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

[10]: (or) as approved by Planning and Zoning Commission.

[11]: A minimum of seven (7) percent of the interior of the parking lot -- *not including the setback and landscape buffer* -- shall be pervious land area with additional plantings to create an amenity open space.

[12]: Parking shall not be permitted in the required setback.

[13]: Building height may be increased up to 120-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

SUBSECTION 7.04: ACCESSORY STRUCTURE DEVELOPMENT STANDARDS

Accessory Structure Development Standards Zoning Districts or Accessory Structure Type → Development Standards ↓		Accessory Structures & Accessory Buildings [1, 8, & 9]					Portable Accessory Building 0 SF – 120 SF [8]	Detached Garage [8]	Carports [7 & 8]
		Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	All Other Single Family Zoning Districts (i.e. SF-7, SF-8.4, SF-10, SF-16 & SF-1)	Two Family (2F) District			
Number of Accessory Structures or Number of Specific Accessory Structure		2[2]	2[2]	2[2]	2	1	1	1	1
Maximum SF of Accessory Structure [2]		1,250[2]	1,500[2]	2,000[2]	225[6]	100	120	900	500
Minimum Setbacks	Rear (Feet)	10	10	10	3	3	3	10	10
	Rear w/ Alleyway (Feet)	20[4]	20[4]	20[4]	3	3	3	20[4]	20
	Side (Feet)	See Zoning District	See Zoning District	See Zoning District	See Zoning District	3	3	See Zoning District	See Zoning District
Between Buildings (Feet)		10	10	10	6	3	3	10	10
Building Height (Feet)		15	15	15	15	10	10	15	15
Minimum Masonry Content (%) [3]		80[5]	80[5]	80[5]	80[5]	80[5]	0	80[5]	80[5]

ADDITIONAL REQUIREMENTS:

[1]: Accessory buildings and accessory structures shall be accessory to a residential use and located on the same lot. Unless stipulated above, only two (2) accessory structures are permitted per single-family lot; excluding carports that are integrated into the main accessory structure.

[2]: If more than one (1) accessory building is proposed or if an accessory building, 625 SF or less, is existing then the maximum accessory building that can be constructed is 625 SF. If there is an existing accessory building greater than 625 SF no additional accessory buildings or structures are permitted.

[3]: Greenhouses are exempt from the minimum masonry requirements.

[4]: If the accessory building does not have garage doors facing the alleyway the setback is the same as the base zoning district.

[5]: The exterior of the accessory building or structure shall be clad in the same materials in roughly the same proportions as the primary structure; however, accessory buildings or structures that are less than 120 SF and under ten (10) feet in height may be constructed with non-masonry materials, or may be all metal with a baked-on pre-painted surface.

[6]: Each property shall be permitted one (1) detached garage up to 900 SF and one (1) accessory building up to 225 SF.

[7]: In residential districts, carports must be open on at least two (2) sides, architecturally integrated into the primary structure, and be located 20-feet behind the corner of the front façade and meet the garage setback adjacent to an alley. Porte-cocheres are not considered carports, and are allowed, if they are attached and integral with the design of the house.

[8]: Accessory buildings and accessory structures not meeting the masonry requirements shall require the approval of an exception from the Planning and Zoning Commission.

[9]: Barns used for agricultural and/or farm animal purposes, on sites ten (10) acres or more that are zoned Agricultural (AG) District, are excluded from this masonry requirement.

APPENDIX F, LANDSCAPING GUIDELINES AND REQUIREMENTS

SECTION F.3: RESERVED

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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES*, ARTICLE III, *ZONING DISTRICTS AND MAPS*, ARTICLE IV, *PERMISSIBLE USES*, ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*, AND APPENDIX F, *LANDSCAPE GUIDELINES AND REQUIREMENTS*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article II, *Authority and Administrative Procedures*; Article III, *Zoning Districts and Maps*; Article IV, *Permissible Uses*; Article V, *District Development Standards*; and, Appendix F, *Landscape Guidelines and Requirements,* of the Unified Development Code [*Ordinance No. 04-38*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That Article II, *Authority and Administrative Procedures,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance.

SECTION 2. That Article III, *Zoning Districts and Maps,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'B'* of this ordinance.

SECTION 3. That Article IV, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'C'* of this ordinance.

SECTION 4. That Article V, *District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'D'* of this ordinance.

SECTION 5. That Appendix F, *Landscape Guidelines and Requirements,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'E'* of this ordinance.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

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SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF NOVEMBER, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *November 5, 2018*

2nd Reading: *November 19, 2018*

DRAFT ORDINANCE 11.19.2018

Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~

SECTION 7: PLANNING AND ZONING COMMISSION AUTHORITY

SUBSECTION 7.1: APPROVAL AUTHORITY

The planning and zoning commission shall make decisions, or make recommendations to the city council, on the following matters:

A. Decisions on site plans, building elevations, lighting plans, landscape plans and tree preservation plans as may be required.
B. Recommendations to city council on plats as required by the subdivision ordinance, chapter 38 of part II, Code of Ordinances.
C. Recommendations to city council on replats, when such public hearing is required by the provisions of V.T.C.A., Local Government Code Chapter 212.
D. Recommendations to city council regarding text amendments to this Unified Development Code.
E. Recommendations to city council regarding zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
F. ~~Recommendations to city council~~ Decisions regarding variances and special exceptions to this Unified Development Code.
G. Recommendations to city council regarding amendments to the comprehensive plan.
H. Recommendations to city council regarding amendments to the master thoroughfare plan.
I. Recommendations to city council regarding amendments to a master open space plan.

SECTION 8: CITY COUNCIL AUTHORITY

SUBSECTION 8.1: AUTHORITY

The city council shall hold a meeting, conduct a public hearing—if required by this Unified Development Code—and make determinations on the following matters:

A. Text amendments to this Unified Development Code.
B. Zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
C. Appeals related to the Planning and Zoning Commission's decision on ~~Special~~ special exceptions, variances, or waivers related to site plans for development.
D. Amendments to the comprehensive plan.
E. Amendments to the master thoroughfare plan.
F. Amendments to the master open space plan.
G. Variances, special exceptions and appeals as set out in this Unified Development Code.

DRAFT ORDINANCE 11.9.2018

Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~
Links/References: Blue, Underlined

SECTION 2: ESTABLISHED ZONING DISTRICTS

SUBSECTION 2.01: ZONING DISTRICTS

The City of Rockwall is hereby divided into zones, or districts, as shown on the official zoning map which, together with all explanatory matter thereon, is hereby adopted by reference and declared a part of this [Unified Development Code]. The zones, or districts, hereby established are and shall be known and cited as:

RESIDENTIAL ZONING DISTRICTS

SECTION	DISTRICT REFERENCE	ABBREVIATION
06.02.01	Agricultural (AG) District	AG
06.03.02	Single Family Estate 1.5 (SFE-1.5) District	SFE-1.5
06.03.03	Single Family Estate 2.0 (SFE-2.0) District	SFE-2.0
06.03.04	Single Family Estate 4.0 (SFE-4.0) District	SFE-4.0
06.03.05	Singe Family 1 (SF-1) District	SF-1
06.03.06	Single Family 16 (SF-16) District	SF-16
06.03.07	Single Family 10 (SF-10) District	SF-10
06.03.08	Single Family 8.4 (SF-8.4) District	SF-8.4
06.03.09	Single Family 7 (SF-7) District	SF-7
06.03.10	Zero Lot Line (ZL-5) District	ZL-5
06.03.11	Two-Family (2F) District	2F
06.03.12	Multi-Family 14 (MF-14) District	MF-14

COMMERCIAL ZONING DISTRICTS

SECTION	DISTRICT REFERENCE	ABBREVIATION
06.04.02	Residential-Office (RO) District	RO
06.04.03	Neighborhood Services (NS) District	NS
06.04.04	General Retail (GR) District	GR
06.04.05	Commercial (C) District	C
06.04.06	Heavy Commercial (HC) District	HC
06.04.07	Downtown (DT) District	DT

INDUSTRIAL ZONING DISTRICTS

SECTION	DISTRICT REFERENCE	ABBREVIATION
06.05.02	Light Industrial (LI) District	LI
06.05.03	Heavy Industrial (HI) District	HI

OVERLAY & SPECIAL ZONING DISTRICTS

SECTION	DISTRICT REFERENCE	ABBREVIATION
10.01	Planned Development (PD) District	PD
06.06.03	Historic Overlay (HOV) District	HOV
06.06.04	North Goliad Street Overlay (NG OV) District	NG OV
06.06.05	Southside Residential Overlay (SRO) District	SRO
06.06.06	IH-30 Overlay (IH OV) District	IH-30 OV
06.06.07	SH-205 Overlay (SH-205 OV) District	SH-205 OV
06.06.08	Scenic Overlay (SOV) District	SOV
06.06.09	SH-66 Overlay (SH-66 OV) District	SH-66 OV
06.06.10	SH-205 By-Pass Overlay (SH-205 BY-OV) District	SH-205 BY-OV
06.06.11	North SH-205 Overlay (N. SH-205 OV) District	N. SH-205 OV

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06.06.12	East SH-66 Overlay (E. SH-66 OV) District	SH-66 OV
06.06.13	FM-549 Overlay (FM-549 OV) District	FM-549 OV
06.06.14	SH-276 Overlay (SH-276 OV) District	SH-276 OV
06.06.15	Lake Ray Hubbard Takeline Overlay (TL OV) District	TL OV

~~*Abbreviated Designation*~~	~~*Zoning District Name*~~
~~AG~~	~~Agricultural District~~
~~SF-E/x~~	~~Single-Family Estate Residential (where "x" is the minimum lot size in acres)~~
~~SF-1~~	~~Single-Family One District (with maximum density of one unit per gross acre)~~
~~SF-x~~	~~Single-Family Residential District (where "x" is the minimum lot size in square feet)~~
~~ZL-5~~	~~Zero Lot Line Single-Family Residential District~~
~~2F~~	~~Two-Family (or Duplex) Residential District~~
~~MF-14~~	~~Multi-Family Residential District~~
~~R-O~~	~~Residential-Office District~~
~~NS~~	~~Neighborhood Service District~~
~~GR~~	~~General Retail District~~
~~C~~	~~Commercial District~~
~~DT~~	~~Downtown District~~
~~HC~~	~~Heavy Commercial District~~
~~RT~~	~~Research Technology District~~
~~LI~~	~~Light Industrial District~~
~~HI~~	~~Heavy Industrial District~~

~~Abbreviated Designation~~	~~Special Districts~~

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~~PD~~	~~Planned Development District~~
~~HO~~	~~Historic Overlay District~~
~~NGC OV~~	~~North Goliad Corridor Overlay District~~
~~NPO~~	~~Neighborhood Preservation Overlay District~~
~~SRO~~	~~Southside Residential Neighborhood~~
~~MUO~~	~~Mixed Use Overlay District~~
~~IH-30 OV~~	~~IH-30 Overlay District~~
~~SH 205 OV~~	~~SH 205 Overlay District~~
~~SOV~~	~~Scenic Overlay District~~
~~SH 66 OV~~	~~SH 66 Overlay District~~
~~205 BY-OV~~	~~205 By-Pass Corridor Overlay District~~
~~N-SH 205 OV~~	~~North SH 205 Corridor Overlay District~~
~~E-SH 66 OV~~	~~East SH 66 Corridor Overlay District~~
~~FM 549 OV~~	~~FM 549 Corridor Overlay District~~
~~SH 276 OV~~	~~SH 276 Corridor Overlay District~~
~~TL OV~~	~~Lake Ray Hubbard Takeline Overlay District~~

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Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~

SECTION 1: LAND USE SCHEDULE

SECTION 1.01: USE OF LAND AND BUILDINGS

Buildings, structures and land shall be used only in accordance with the uses permitted in the following "land use schedule," subject to all other applicable requirements of this [Unified Development Code], including article V, Zoning District Development Standards.

A. The symbol "P" shall mean that the use is permitted as a principal use in that zoning district by right.
B. The symbol "S" shall mean that the principal use is permitted in that zoning district only after first obtaining a "specific use permit" as set forth in this article.
C. The symbol "A" shall mean that this use is specifically permitted as an accessory use to a main use in the district. This does not exclude other land uses which are generally considered ancillary to the primary use.
D. The symbol "+" shall mean that this use is conditional and has special standards or requirements listed in this section, which it must meet in order to be allowed.
E. A blank square shall mean that the use is not allowed in that zoning district as a principal use.

Table 1. Land Use Tables (December 12, 2010)

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial		
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Rural and Animal-Related	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
P	P	P	P	P	P	P	P	P	P	Agricultural Uses on Un-Platted Land		P	P	P	P	P	~~P~~	P	P
S	S									Animal Boarding/Kennel *with* Outside Pens									
P	S									Animal Boarding/Kennel *without* Outside Pens			S	S	P	P		P	P
S										Animal Clinic for small animals, no outdoor pens +			S	P	P	P		P	S
S										Animal Hospital, Clinic				S	S	P		P	P
S										Animal Production									
S										Animal Shelter								P	P
P										Crop Production									
P	S									Horse Corral or									

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										Stable (Commercial)+								
P	P	S								Horse Corral or Stable (Private) +								
P	S	S	S	S	S	S	S	S	S	Urban Agriculture - Community Garden +	S	S	S	S	S	S	S	S
P	S	S	S	S	S	S	S	S	S	Urban Agriculture - Urban Farm +	S	S	S	S	S	S	S	S
S	S									Wholesale Nursery for Growing of Plants, No Retail Sale on Site								

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use	Commercial				Industrial		
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Residental and Lodging	DT	R-O	N-S	GR	C	HC	RT	LI	HI
	P	P	P	P	P	P	P	P	P	Accessory building +		P	P	P	P	P	P	P	P
S	S					S				Bed and breakfast operation +	S	P	S						
										Caretakers quarters/domestic or security unit	P			P	P	P	P	P	P
P									P	Convent or monastery		P		P	P				
								P	P	Duplex +									
A	A	A	A	A	A	A	A	A	A	Garage	A	A	A	A	A	A	A	A	A
A	A	A	A	A	S	S	S	S	P	Guest quarters/secondary living unit +									
P	P	P	P	P	P	P	P	P	P	Home occupation +	P	P							
										Hotel	S			S	S			S	
										Hotel, full service	S			S	S			S	
										Hotel, residence	S			S	S			S	
										Motel	S			S	S			S	
									P	Multifamily									
	P	P		P	P	P	P	P		Portable building +									
									P	Residential care facility		S	S	S	S				
S										Single-family on less than the minimum size lot +									

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							P	P	P	Single-family, attached +								
P	P	P	P	P	P	P	P	P	P	Single-family, detached +		P						
							P	P	P	Single-family, zero lot line +		P						
A	A	A	A	A	A	A	A	A	A	Swimming pool, private	A	A						
A	S	S	S	S	S	S	S	S	S	Tennis court private		S						
									P	Townhouse	P	P						
									S	Urban residential +	P							

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial	
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Institutional and Community Service	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
									P	Assisted living facility +	S	S	S	S	S		~~S~~	S	
										Blood plasma donor center				P	P	P		P	P
S										Cemetery/mausoleum +			P	P	P	P		P	P
S	S	S	S	S	S	S	S	S	P	Church/house of worship +	S		P	P	P	P		P	P
										College, university, or seminary	P				S	P	~~P~~	P	P
									S	Convalescent care facility/nursing home +	S	P	P	P	P	P	~~S~~	S	
									P	Congregate care facility/elderly housing +	S	S	S	S	S		~~S~~	S	
										Crematorium (stand-alone)								S	P
S	S	S	S	S	S	S	S	S	S	Day care (7 or more children) +	S	S	P	P	P	P	~~A~~	S	S
										Emergency ambulance services, ground				P	P	P		P	P
P	P	P	P	P	P	P	P	P	P	Group or community home +		P	P	P					
										Government facility	S			P	P	P	~~P~~	P	P
										Halfway house +		S							
									S	Hospice			P	P	P	P	~~S~~	S	S

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										Hospital				P	P	P	~~P~~	P	S
										Library, art gallery or museum (public)	P	P	P	P	P	P	~~P~~	P	P
										Mortuary or funeral chapel (stand-alone)				P	P	P	~~S~~	P	
										Post office, local service	P		P	P	P	P	~~P~~	P	P
										Post office, regional						P	~~S~~	P	P
										Prison/custodial institution						P	~~S~~	P	P
S	S	S	S	S	S	S	S	S	S	Public or private school, primary +	S		P	P	P	P		P	
S	S	S	S	S	S	S	S	S	S	Public or private school, secondary +	S		P	P	P	P		P	
S	S	S	S	S	S	S	S	S	S	Public or private school temporary education building +			S	S	S	S			
										Rescue mission or shelter for the homeless						S		P	P
										Social service provider, except rescue mission or homeless shelter				S		P		P	P

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial	
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Office and Professional	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
										Financial institution with drive-through +			S	P	P	P	~~P~~	P	P
										Financial institution without drive-through	P		P	P	P	P	~~P~~	P	P
										Office, general	P	P	P	P	P	P	~~P~~	P	P
										Office building, less than 5,000 s.f.	P	P	P	P	P	P	~~P~~	P	P
										Office building, 5,000 s.f. or more	P	S	S	P	P	P	~~P~~	P	P

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Residential	Permitted Uses	Mixed Use	Commercial	Industrial

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AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Recreation, Entertainment and Amusement	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
										Carnival, circus, or amusement ride, temporary +	S		S	P	P	P	~~S~~	P	P
										Commercial amusement/recreation (inside) +	S			S	P	P		P	P
										Commercial amusement/recreation (outside)				S	S	P		S	P
S	S	S	S	S	S	S	S	S	S	Community or recreation club, public or private (accessory)	S		S	P	P	P	~~P~~	P	P
S	S	S	S	S	S	S	S	S	S	Country club, private			S	S	S	P	~~S~~	P	P
										Golf driving range			S	S	S	P	~~S~~	P	P
P	P	P	P	P	P	P	P	P	P	Fundraising events by nonprofit, indoor or outdoor, temporary +	P	P	P	P	P	P	~~P~~	P	P
										Gun club, skeet or target range (indoor)				S	P	P		P	P
S										Gun club, skeet or target range (outdoor)									S
									A	Health club	P		S	P	P	P	~~P~~	P	P
										Private club, lodge or fraternal organization	P		S	P	P	P		P	S
										Private sports arena, stadium or track					S	P		P	P
P	P	P	P	P	P	P	P	P	P	Public park or playground	P		P	P	P	P	~~P~~	P	P
										Uses as defined in chapter 12, article XI of Code of Ordinances +								S	S
S	S	S	S	S	S	S	S	S	S	Tennis courts (not accessory to a public or private club)			S	S	S	P		P	P
										Theater	P			S	P	P		P	P

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Residential										Permitted Uses	Mixed Use		Commercial				Industrial		
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Retail and Personal Service	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
										Antique/collectible	S		S	P	P	P			

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										store								
										Astrologer, hypnotist, or psychic art and science	S	P	P	P	P	P			
										Banquet facility	S			P	P	P			
										Beverage service facility, portable +	S	S		S	S	S		S	P
										Business school	P			P	P	P	P	P	
										Catering service	A		S	P	P	P	S	P	
										Christmas tree sales lot and similar uses, temporary +	S		S	P	P	P	S	P	P
										Copy center	P		P	P	P	P	P	P	P
										Display, incidental +	P		P	P	P	P		P	
										Food Trucks/Trailers +	P	S	S	P	P	P	P	P	P
										Garden supply/plant nursery			S	P	P	P		P	
										General personal service	P		P	P	P	P		S	
										General retail store	P	S	P	P	P	P		S	S
										Hair salon, manicurist	P	S	P	P	P	P		S	
										Laundry, dropoff/pickup	P		P	P	P	P		P	P
										Laundry, self-service	P		P	P	P	P		P	P
										Massage therapist	P	P	P	P	P	P			
										Museum or art gallery (private)	P	P	S	P	P		P	P	
										Night club, discoteque, or dance hall	S			S	P	P		S	S
										Pawn shop					S	S		P	P
										Pet shop			P	P	P	P			
										Private club +	P		S	P	P	P	S	P	P
P	P	P	P	P	P	P	P	P	P	Real estate sales office, on-site, temporary +	P		P	P	P	P	P	P	P
										Rental store, w/o outside storage and display				S	P	P		P	P
										Restaurant, less than 2,000 sq. ft., w/drive-through or			S	S	S	S		S	S

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										drive-in +								
										Restaurant, less than 2,000 sq. ft., w/o drive-through or drive-in	P	S	P	P	P	P	~~P~~	P	P
										Restaurant, 2,000 sq. ft. or more, w/drive-through or drive-in +			S	S	P	P		P	P
										Restaurant, 2,000 sq. ft. or more, w/o drive-through or drive-in	P		S	P	P	P	~~S~~	P	P
										Restaurant with accessory private club or brew pub +	P		P	P	P	P	~~S~~	P	P
										Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles			S	P	P	P		P	P
										Retail store with more than 2 dispensers				S	P	P		P	P
										Secondhand dealer	S			P	P	P		P	P
										Studio—art, photography or music	P	P	P	P	P	P		P	
										Tailor, clothing or apparel shop	P		P	P	P	P			
										Tattoo, body piercing						P			
										Taxidermist shop						P		P	
S										Winery +	S			S	S			P	P

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial	
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Commercial and Business Services	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
										Bail bond service					S	P		P	P
										Building and landscape material *with* outside storage								P	P
										Building and landscape material					P	P		P	P

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										with limited outside storage +								
										Building maintenance, service and sales with outside storage +							P	P
										Building maintenance, service and sales without outside storage				P	P		P	P
										Cleaners, commercial					S		P	P
										Commercial, other than listed					P		P	P
										Custom and craft work					P		P	P
										Electrical, watch, clock, jewelry and similar repair	P		S	P	P	P		P	P
										Feed store, ranch supply					P		S	P
										Food processing					S		P	P
										Furniture or cabinet repair					P		P	
										Furniture upholstery, refinishing or resale					P		P	
										Gunsmith repair and sales					P		P	
										Heavy machinery and equipment (rental, sales and service)					P		S	P
										Locksmith	P			P	P	P		P	P
										Machine shop						P		P	P
										Medical or scientific research lab						P	~~P~~	P	P
										Manufactured home sales						S			P
										Research and technology/light assembly					S	P	~~P~~	P	P
										Shoe and boot repair and sales	P	S	P	P	P	P			
										Trade school	S			S	P	P	~~P~~	P	P

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P	P	P	P	P	P	P	P	P	P	Temporary on-site construction office +	P		P	P	P	P	~~P~~	P	P

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Residential										Permitted Uses	Mixed Use		Commercial				Industrial	
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Auto and Marine Related	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
										Auto repair garage, major +						P		P	P
										Auto repair garage, minor +	S			S	S	P		P	P
										Automobile rental					S	P		S	P
										Boat and trailer dealership (new and used) +					S	P		S	P
										Car wash/auto detail +			S	S	P	P		P	P
										Car wash, self-service				S	P	P		P	P
										Indoor motor vehicle dealership/showroom, new and/or used +					S	S		S	S
										Motor vehicle dealership, new (cars and light trucks) +					S	P		S	P
										Motor vehicle dealership, used (cars and light trucks) +					A	A		A	A
										Parking, commercial	S				P	P		P	P
										Parking lot, noncommercial	A		S	P	P	P	~~P~~	P	P
										Recreational vehicle (RV) sales and service					S	P		S	P
										Service station +			S	P	P	P		P	P
										Towing and impound yard +						S		S	P
										Towing service, no storage +						P		P	P
										Truck rental						P		S	P
										Truck stop with fuel and accessory services +						S		S	P

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P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial	
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Industrial and Manufacturing	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
S										Asphalt or concrete batch plant +								S	S
P	P	P	P	P	P	P	P	P	P	Asphalt or concrete batch plant, temporary +			P	P	P	P	~~P~~	P	P
										Bottle works, milk or soft drinks								P	P
										Brewery or distillery (excluding brew pub)								P	P
										Carpet and rug cleaning						S		P	P
										Environmentally hazardous materials +						S		S	P
										Food processing (no slaughtering)						S		P	P
										Light assembly and fabrication						P	~~S~~	P	P
										Manufacturing, heavy						S		S	P
										Manufacturing, light						P	~~S~~	P	P
										Metal plating, electro plating								S	P
S	S	S	S	S	S	S	S	S	S	Mining and extraction (sand, gravel oil and other) +			S	S	S	S	~~S~~	S	S
										Monument works, stone and metal						S			P
										Printing and publishing						P		P	P
										Salvage or reclamation of products (indoors)						S		P	P
										Salvage or reclamation of products (outdoor)								S	P
										Sheet metal shop						P		P	P
										Tool, dye, gauge and machine shop								P	

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										Welding repair					P		P	P

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial		
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Wholesale, Distribution and Storage	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
										Cold storage plant						P		P	P
										Heavy construction trade yard						S		P	P
S										Landfill, sanitary									
										Mini-warehouse +					S	P		P	P
										Outside storage and/or outside display +						P		P	P
										Recycling collection center						S		P	P
										Warehouse/distribution center						P	~~S~~	P	P
										Wholesale showroom facility					S	P		P	P

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Residential										Permitted Uses	Mixed Use		Commercial				Industrial		
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Utilities, Communications and Transportation	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
										Airport, heliport or landing field						S		S	S
P	S	S	S	S	S	S	S	S	P	Antenna, accessory +		P	P	P	P	P	~~P~~	P	P
										Antenna, commercial +	S	S		S	S	S	~~S~~	S	P
A	A	A	A	A	A	A	A	A	A	Antenna, amateur radio +	A	A	A	P	P	P	~~P~~	P	P
A	A	A	A	A	A	A	A	A	A	Antenna, dish +	A	A	A	P	P	P	~~P~~	P	P
S										Antenna, commercial, freestanding +				S	S	S	~~S~~	P	P
										Antenna, commercial, mounted +	S			S	S	S	~~P~~	P	P
										Bus charter service and service facility						P		P	P

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										Helipad				S	S	S	~~S~~	S	S
S	S	S	S	S	S	S	S	S	S	Utilities (non-municipally owned or controlled), including sanitary landfill, water treatment, and supply, and wastewater treatment	S	S	S	S	S	S	~~S~~	S	S
P	P	P	P	P	P	P	P	P	P	Municipally owned or controlled facilities, utilities and uses	P	P	P	P	P	P	~~P~~	P	P
	S	S	S	S	S	S	S	S	S	Private streets		S	S	S	S	S	~~S~~	S	S
										Radio broadcasting	S			P	P	P	~~P~~	P	P
S	S	S	S	S	S	S	S	S	S	Railroad yard or shop		S	S	S	S	S	~~S~~	S	S
										Recording studio	S			S	P	P	~~P~~	P	P
P	P	P	P	P	P	P	P	P	P	Satellite dish +	P	P	P	P	P	P	~~P~~	P	P
P	P	P	P	P	P	P	P	P	P	Solar Energy Collector Panels and Systems +	P	P	P	P	P	P	~~P~~	P	P
										Transit passenger facility	S	S	S	S	S	S	~~S~~	S	S
										Trucking company						P		P	P
										TV broadcasting and other communication service	S			S	S	P	~~S~~	P	P
S	S	S	S	S	S	S	S	S	S	Utilities holding a franchise from City of Rockwall	S	S	S	S	S	P	~~S~~	P	P
S	S	S	S	S	S	S	S	S	S	Utility installation, other than listed	S	S	S	S	S	S	~~S~~	S	S
S	S	S	S	S	S	S	S	S	S	Utility/transmission lines	S	S	S	S	S	S	~~S~~	S	S
S	S	S	S	S	S	S	S	S	S	Wireless communication tower	S	S	S	S	S	S	~~S~~	S	S

SECTION 2.01.02: RESIDENTIAL AND LODGING USE CONDITIONS

Accessory Building (Accessory to Residential Use). See *Section 7.04, Accessory Structure Development Standards*.

~~1. The accessory building shall be accessory to a residential use and located on the same lot.~~
~~2. In all residential districts, one detached garage shall be allowed provided that it does not exceed 900 square feet in area or 15 feet in height, provided that it is located on the same lot as the residential use and that the exterior cladding contains the same materials, excluding glass, as found on the main structure and is generally in the same proportion.~~

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~~3. In SF-E: a. No more than two accessory buildings shall be allowed which are up to 625 square feet (each) in area and 15 feet or less in height; or b. In SF-E/1.5, a single building which is up to 1,250 square feet in area and 15 feet or less in height, provided the exterior cladding contains the same materials, excluding glass, as is found on the main structure and generally in the same proportion. In SF-E/2.0 the single accessory building may be up to 1,500 square feet, and in SF-E/4.0, up to 2,000 square feet in area.~~

~~4. In SF-7, SF-8.4, SF-10, SF-16, and SF-1, no more than two accessory buildings shall be allowed which are up to 225 square feet (each) in area and 15 feet or less in height, provided the exterior cladding contains only materials found on the main structure. (Greenhouses are exempt from the materials requirement.)~~

~~*(Ord. No. 07-18, 6-4-2007)*~~

~~5. In 2F, no more than two accessory buildings shall be allowed which is up to 100 square feet (each) in area and ten feet or less in height, provided the exterior cladding contains only materials found on the main structure. (Greenhouses are exempt from the materials requirement.) 6. Accessory buildings not meeting these standards shall require approval of an SUP.~~

Bed and Breakfast Operation.

1. Permitted in the Historic Overlay District by right, and in SF-7 by specific use permit, and must be located on an owner-occupied single-family lot.
2. One parking space per bedroom to be rented shall be provided above the single-family parking requirement
3. No outside advertising shall be allowed on the lot unless located in a nonresidential zoning district or permitted by an SUP.
4. A permanent wired smoke alarm system meeting all city codes shall be installed.
5. The premises shall pass a fire code inspection before opening and on an annual basis thereafter.
6. All applicable hotel/motel taxes shall be paid.
7. The maximum length of stay is limited to 14 consecutive days in any 30-day period.
8. Any bed and breakfast specific use permit (SUP) shall be reviewed after an initial six-month period and annually thereafter unless otherwise stipulated in the permit.

Carport (Residential). See *Section 7.04, Accessory Structure Development Standards*.

~~1. In residential districts, carports must be open on at least two sides and be located at least 20 feet behind the corner of the front facade and meet the garage setback adjacent to an alley. It must also meet the minimum required side yard setbacks for a detached garage.~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~2. Carports which are visible from a public street must be constructed of materials matching those of the primary residential structure.~~
~~3. Carports not meeting these standards must obtain an SUP.~~
~~4. Porte-cocheres are not considered carports, and are allowed, provided that they are attached and integral with the design of the house.~~

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Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~
Staff Notes: Highlighted, Red Text
Links/References: Blue, Underlined

SECTION 1: GENERAL STANDARDS

SUBSECTION 1.01: OPEN SPACE

~~A. *Applicability*. This provision applies to all development in the city.~~

A. *Purpose*. The City of Rockwall is ~~planned to be~~ a rural and recreation-oriented community ~~with opportunity for both residents and workers, and it is intended to~~ with open space that ties into a regional framework of open space, trails, and corridors. Open space corridors link all major areas of the city using primarily floodplain ~~areas~~ and drainage areas. ~~Because of the importance of~~ Since open space and recreational amenities ~~to~~ are vital to the City's commercial and residential developments ~~vitality of the city~~, all projects must ~~contribute to the~~ provide open space ~~system as established~~ in accordance with the City's *Comprehensive Plan* and the *Parks, Recreation, and Open Space Master Plan*. ~~city's comprehensive plan, parks plan and thoroughfare plan.~~

B. *Requirements*. All projects in the city must reserve, dedicate and/or develop public and private open spaces consistent with the requirements of the following sections: ~~open space plan, subdivision standards and development agreements.~~

a. *Residential*. Subsection C, *Open Space*, of Section 3.01, *General Residential District Standards*
b. *Commercial*. Subsection D, *Open Space Guidelines*, of Section 4.01, *General Commercial District Standards*
c. *Industrial*. Subsection D, *Open Space Guidelines*, of Section 5.01, *General Industrial District Standards*

SUBSECTION 1.02: SITE PLANS

~~Approval of a site plan shall be required for all developments except individual single-family and duplex lots and shall be accompanied by a proposed development schedule. Any owner, builder, or developer of a tract or parcel of land shall obtain an approved site and building plan for the proposed development, prior to issuance of a building permit, from the director, providing for an appeal of denial to the planning and zoning commission. The contents of this site and building plan shall comply with the requirements as specified in article XI [of this Unified Development Code], Zoning Related Applications. Upon approval, such development shall comply with the approved plan.~~

All development in the City of Rockwall -- *with the exception of single lot single-family and duplex developments* -- shall require the approval of a site plan in accordance with the requirements of Article XI, *Zoning Related Applications*.

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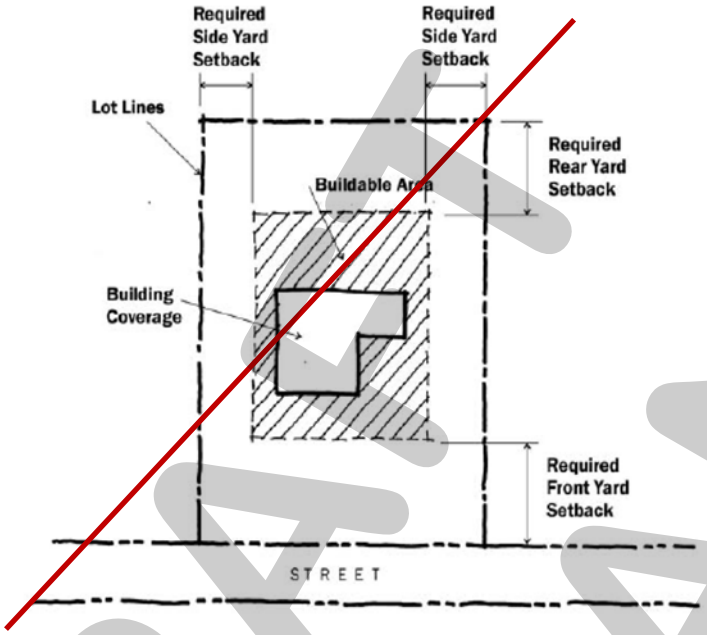
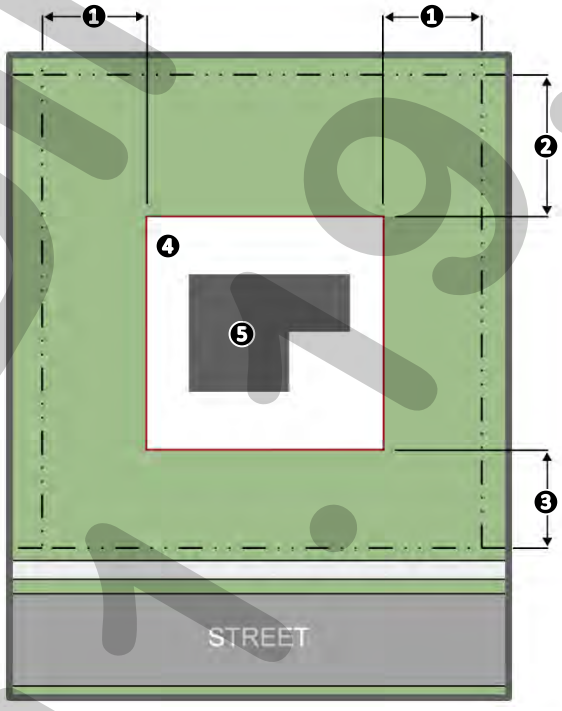


SUBSECTION 1.03: LOTS ~~WITH MULTIPLE FRONTAGES~~ CONFIGURATIONS

A. *Lots with a Single Street Frontage*. Where lots have a single street frontage, the required setbacks should generally adhere to the following diagram:



❶: Required Side Yard Setback
❷: Required Rear Yard Setback
❸: Required Front Yard Setback
❹: Buildable Area
❺: Building Coverage

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~~B.~~ *Lots with Multiple Street Frontages*. Where lots have multiple street frontages on one (1) or more streets, the required setbacks should generally adhere to the following diagram: ~~front yard shall be provided on each street.~~

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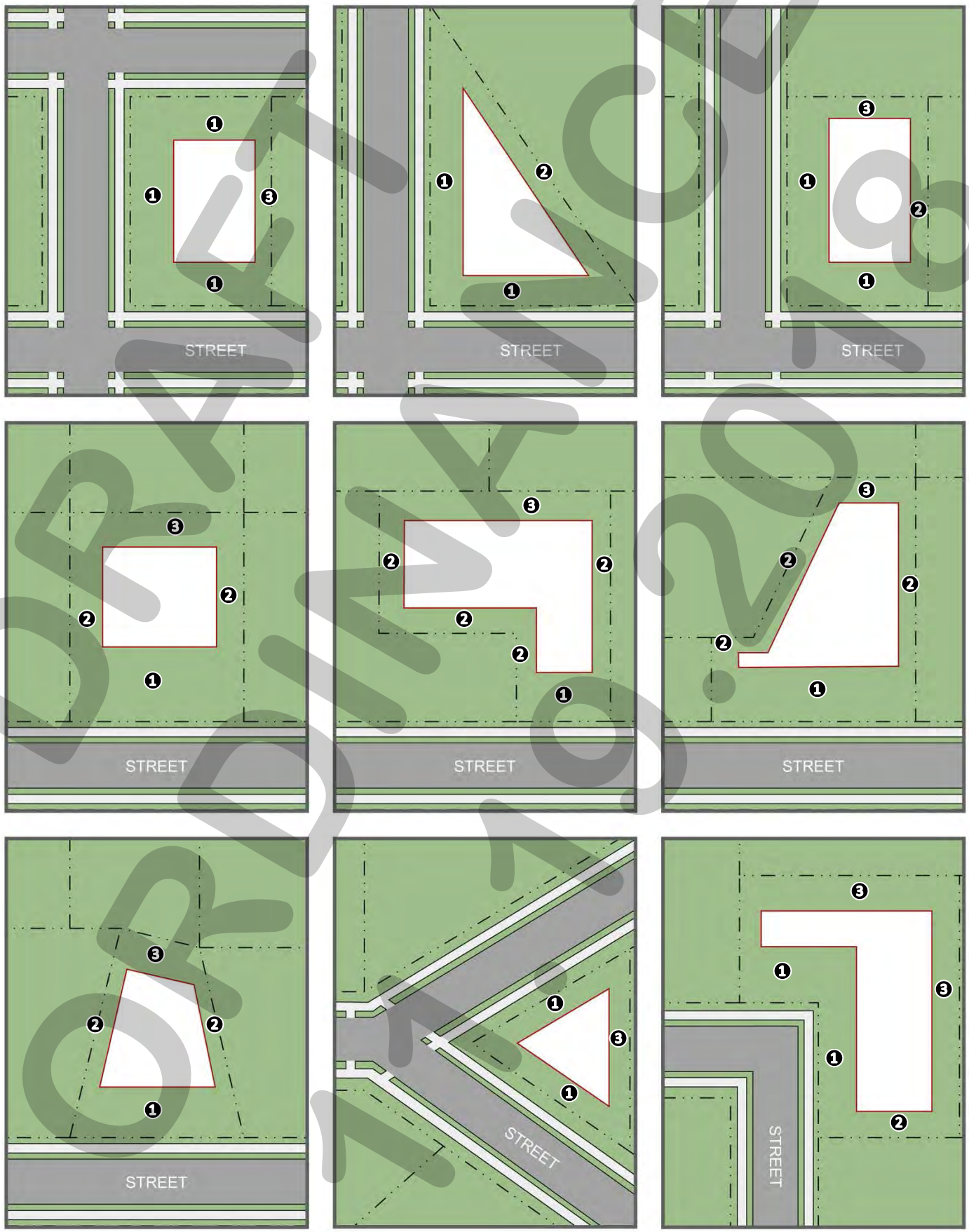

❶: Front Yard; ❷: Side Yard; ❸: Rear Yard

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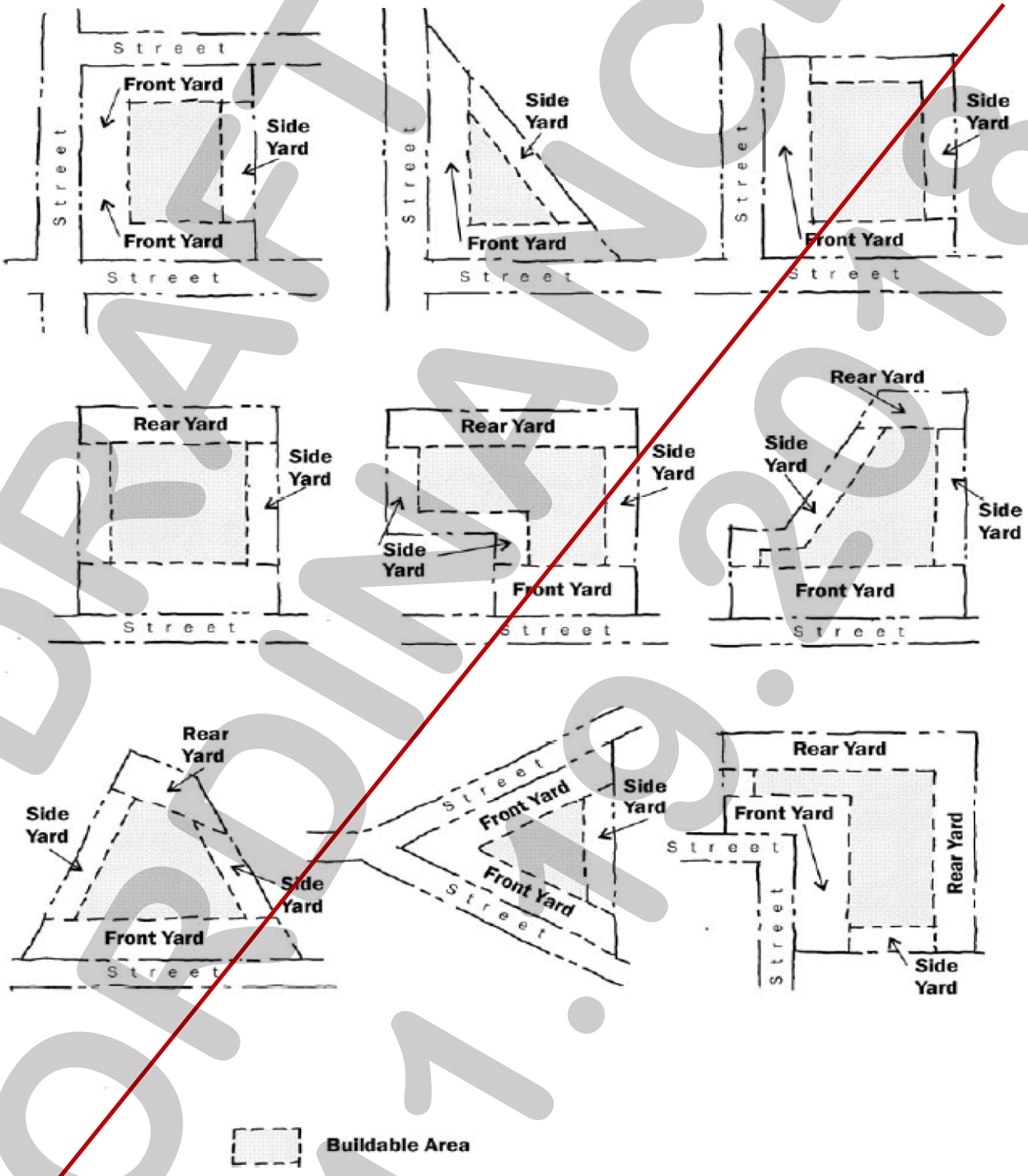


YARD LOCATION IN DIFFERENT SHAPED LOTS

DRAFT ORDINANCE 11.19.2018

SUBSECTION 1.04: CALCULATION OF DENSITY

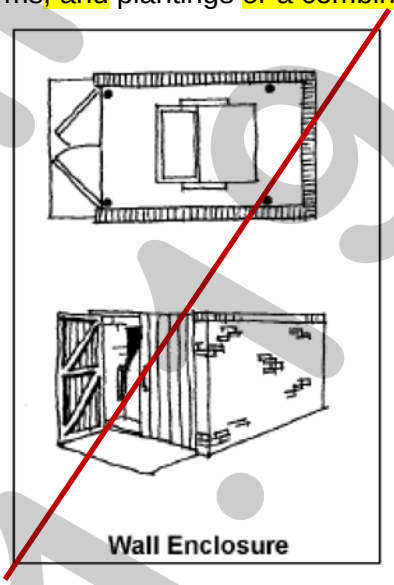
1. ~~*Calculation.* Calculation~~ The calculation of the allowable density for residential developments shall be based on the gross site area including ~~road~~ right-of-way, floodplain, open space and public/private parks ~~areas~~ that will be dedicated to the city or preserved and maintained by some other mechanism. ~~Notwithstanding the~~ Despite this calculation requirement, other provisions of this ~~[Unified Development] Code~~ Unified Development Code may limit the actual density allowed on any given ~~site~~ property.

2. ~~*Residential properties.* Minimum lot sizes in residential districts may be reduced up to 20 percent in order to preserve community or public open space, including trails, provided that the front of lots face, either directly or across a public street, over 75 percent of the edge of the open space within the project. If this standard cannot be met, then the planning and zoning commission may approve a site plan provided it concludes that the resulting development would be significantly better than strict application of the standards would provide.~~

SUBSECTION 1.05: SCREENING STANDARDS

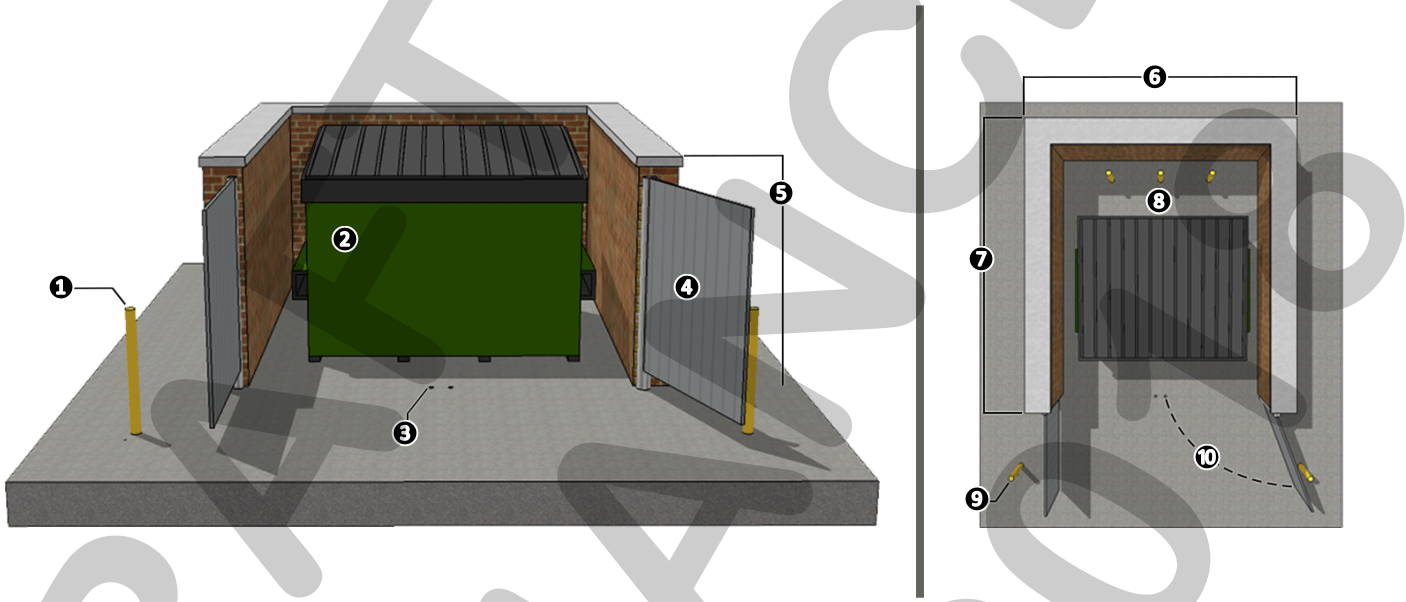
~~Unless otherwise approved by the planning and zoning commission and city council, the following items shall be screened as follows:~~ All development shall adhere to the following screening standards:

1. *Loading Docks.* Off-street loading docks must be screened from all public streets and any residential zoning district or residentially used property that abuts or is directly across a public street or alley from the ~~lot~~ subject property. The screening ~~required under this section~~ must be at least six (6) feet in height and may be provided by using a masonry wall ~~fence~~ (*excluding tilt wall or ~~concrete block~~ concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission ~~city council~~*), and/or berms~~,~~ and plantings ~~or a combination of the above~~.



2. *Trash/Recycling Enclosures*. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. All trash/recycling enclosures shall be constructed in conformance to the diagram below, unless otherwise approved/required by the City and/or its contractor for trash services. ~~All refuse storage areas for trash dumpster shall be visually screened on three sides with an enclosure~~

~~matching the main structure not less than six feet in height. The access area shall be screened with an opaque gate and shall not face a public street unless otherwise approved during site plan approved.~~



❶: Concrete Filled Steel Protected Pole
❷: Standard End Loading Container
❸: Deep Recesses for Gate Cane Bolts [*If Necessary*]
❹: Opaque Screening Gate
❺: Six (6) Feet in Height [*Eight (8) Feet in Overlay Districts*]
❻: Ten (10) Feet in Width
❼: 12-Feet in Length
❽: Three (3) Concrete Filled Steel Protected Poles
❾: Concrete Filled Steel Protected Pole
❿: 120 Degree Swing on Opaque Screening Gate

~~Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12 feet by ten feet, or as otherwise approved by the city and/or its contractor for trash service. Six-inch concrete filled steel protective poles shall be placed at possible impact areas. Dumpster pad sites shall be designed to city standards specified in the subdivision standards of design, as currently adopted or as may be amended in the future.~~

3. *Utility Equipment and Air Condition Units.* Pad or roof mounted utility equipment~~,~~ and air conditioning units~~, including roof mounted units,~~ shall be screened from ~~horizontal~~ view from any adjacent public street or ~~and from any adjacent~~ property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, ~~or~~ walls matching the main structure, or an architectural feature that is integral to the building's design.

4. *Aboveground Storage Tanks.* Aboveground storage tanks shall be screened utilizing plantings, berms, or walls matching the main structure. Screening plans for above ground storage tanks shall be approved by the Planning and Zoning Commission in conjunction with a site plan.

(Ord. No. 06-14, 4-17-2006)

SUBSECTION 1.06: RESIDENTIAL ADJACENCY STANDARDS

Subsection 1.06, *Residential Adjacency Standards*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 1.07: FENCES

All fences within the ~~city~~ City shall conform to Article XI, *Fences,* of Chapter 10, *Building and Building Regulations,* of the Municipal Code of Ordinances ~~chapter 10, article XI of the Code of Ordinances~~, unless otherwise required by this Unified Development Code. ~~noted in this [Unified Development] Code or an approved planned development district.~~

(Ord. No. 10-14, § 30, 7-6-2010)

SUBSECTION 1.08: PROJECTIONS INTO REQUIRED YARD OR COURT

A. Every part of a required yard within a building setback shall be unobstructed and open from its lowest point to the sky ~~unobstructed~~, except for the ordinary projections of sills, belt courses, cornices, chimneys, buttresses, ornamental features and eaves; provided, however, that none of the above projections shall extend into a court more than six (6) inches nor into a required yard by more than 30-inches; and provided existing open porches extending into the required yard shall not be enclosed.

An open fire escape may project into a required yard by not more than half the width of the setback ~~such yard~~, but not more than four (4) feet from the building. Fire escapes, solid floored balconies and enclosed outside stairways may project ~~not more than four feet~~ into a rear yard by a maximum of four (4) feet.

B. Where ~~an official~~ a lot abuts a right-of-way line has been established for the future widening or opening of a street or highway ~~upon which a lot abuts~~, then the depth or width of a yard shall be measured from such ~~official~~ right-of-way line to the ~~nearest~~ required building setback ~~line of the building~~.

(Ord. No. 06-14, 4-17-2006)

SUBSECTION 1.09: PUBLIC RIGHT-OF-WAY VISIBILITY

A. *Street/drive intersection visibility obstruction triangles.* A landscape plan showing the plan of the street on both sides of each proposed drive/street to the proposed development with the grades, curb elevations, proposed street/drive locations, and all items (*both natural and manmade*) within the visibility triangles as prescribed below shall be provided with all site plans, if they are not on engineering plans that are submitted at the same time. this plan shall show no horizontal or vertical restrictions (*either existing or future*) within the areas defined below.

B. *Obstruction/interference triangles defined.* No fence, wall screen, billboard, sign face, tree or shrub foliage, berm, or any other item, either manmade or natural, shall be erected, planted, or maintained in such a position or place so as to obstruct or interfere within the following minimum standards; however, on non-residentially zoned lots, a single pole for mounting a sign may be placed within this area provided the pole does not exceed 12-inches in diameter, and provided every portion of the sign has a minimum height clearance of nine (9) feet:

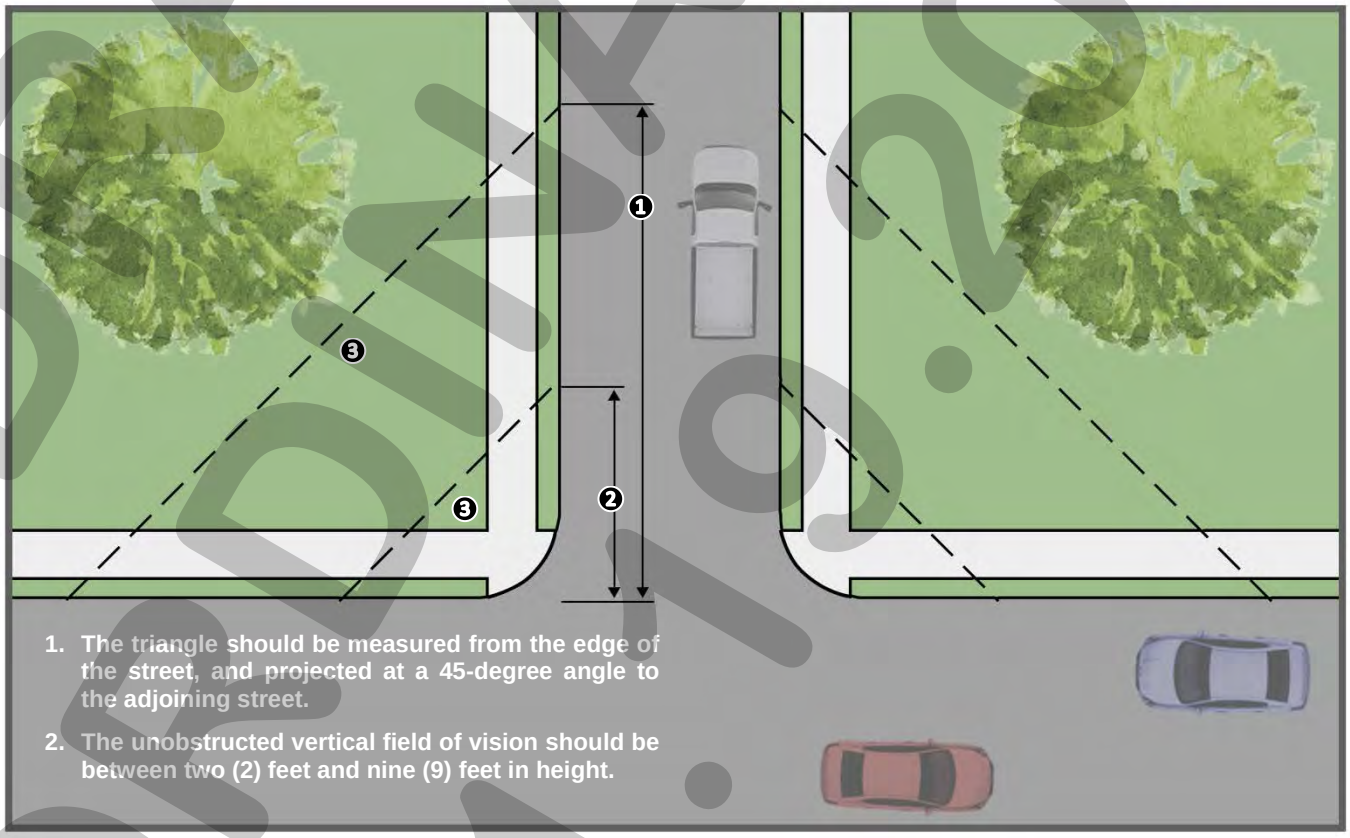
1. *Visibility Triangles*. Vision at all intersections which intersect at or near right angles shall be clear at elevations between 24-inches and nine (9) feet above the top of the curb elevation, within a triangular area formed by extending the two (2) curblines from their point of intersection, for the following minimum distances for the applicable intersection, and connecting these points with an imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines from their point of intersection for a distance as prescribed below, and connecting these points with an imaginary line, thereby making a triangle as shown below.

2. *Intersection of two (2) public streets*. The minimum required distance from the curb shall be 30-feet and the minimum distance from the property line on streets without a curb shall be 20-feet.

3. *Intersection of a public street and an alley*. The minimum required distance measured from the property line shall be 15-feet, or 25-feet from street curb.

4. *Intersection of private drive and public street*. The minimum required distance from the curb shall be 15-feet and the minimum distance from the property line on streets without a curb shall be ten (10) feet.

C. *Sight distance requirements.* The city hereby adopts the standards for both vertical and horizontal sight distance requirements set forth in the latest edition of AASHTO green book "a policy on geometric design of highways and streets" for the construction of both public street intersections and private drive intersections, unless otherwise approved by the city engineer. If, in the opinion of the city engineer, a proposed street or drive intersection ~~may~~ does not meet these standards, additional engineering information exhibiting how the standards have been addressed may be required for submission and approval by the city's engineer.



❶: 30-Foot for Arterials and Collectors and 20-Foot for Residential Distance from Intersection for Streets
❷: 10-Foot Distance from Intersection for Alleyways
❸: Visibility Triangles

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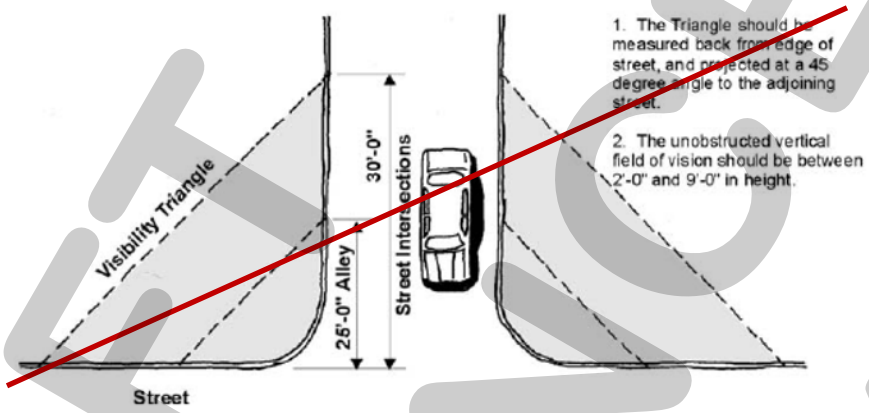

SECTION 2: AGRICULTURAL DISTRICTS

SUBSECTION 2.01: ~~AGRICULTURE~~ AGRICULTURAL (AG) DISTRICT

~~A. *Purpose*. The Agricultural (AG) District is a zoning designation used for land that is reserved for the anticipated future growth of the city. It is the intent of this district that agricultural land be held in that use for as long as is practical and reasonable to promote orderly growth. This zoning is suitable for areas where development is premature because of a lack of utilities, capacity, or service, or where the ultimate land use has not been determined. The zone is also to be used:~~

~~1. To protect those areas that are unsuitable for development because, of physical problems or potential health or safety hazards such as flooding. The use of the land would be permanently restricted to low intensity agricultural uses until such time as the property is proven to be suitable for development and is rezoned.~~
~~2. To provide a permanent greenbelt to preserve natural areas or open space buffer around uses that might otherwise be objectionable or pose environmental or health hazards.~~

Purpose. The Agricultural (AG) District is a zoning designation used for land that is reserved for the anticipated future growth of the city. This district is intended to be used for raw land or land with agricultural land uses, and is intended to be held in these conditions as long as practical and reasonable to promote the orderly growth of the community. This zoning designation is suitable for areas where development is premature due to lack of utilities, capacity, or service. The Agricultural (AG) District is also used to protect areas that are unsuitable for development due to physical constraints or safety issues (*e.g. topography, floodplain, ecologically sensitive areas, etc.*), or to protect green belts, natural areas and/or open space that might otherwise be developed.

B. *Permitted Uses*. All land uses permitted within the Agricultural (AG) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, farming and ranching-related activities and accessory uses, including the owner's single-family dwelling on more than ten acres, shall be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. All development within an Agricultural (AG) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

~~1. Minimum lot area: 43,560 square feet (one acre).~~

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~~2. Minimum lot frontage on a public street: 100 feet.~~
~~3. Minimum square footage per dwelling unit: 1,600 square feet.~~
~~4. Minimum lot depth: 200 feet.~~
~~5. Minimum depth of front setback: 40 feet.~~
~~6. Minimum depth of rear setback: ten feet.~~
~~7. Minimum width of side setback. a. Internal lot: six feet.~~
~~8. Minimum distance between buildings on the same lot or parcel of land: 12 feet.~~
~~9. Minimum length of driveway pavement from the public right-of-way on a side or rear yard: 20 feet.~~
~~10. Maximum building coverage as a percentage of lot area: N/A.~~
~~11. Maximum height of structures: 36 feet.~~
~~12. Minimum number of off-street parking spaces required for:~~

~~a. One single-dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~
~~b. All other uses: see article VI, Parking and Loading.~~

~~*(Ord. No. 06-14, 4-17-2006; Ord. No. 16-47, § 1, 9-6-2016)*~~

SECTION 3: RESIDENTIAL DISTRICTS

SUBSECTION 3.01: GENERAL RESIDENTIAL DISTRICT STANDARDS

All residential development shall conform to the following standards:

A. ~~*Exterior Wall*~~ *Construction Materials*.

(1) *Materials and Masonry Composition*. All buildings with a building footprint of 120 square feet or greater that are over ten (10) feet in height shall consist of a minimum of 80% *Primary Materials* and/or a maximum of 20% *Secondary Materials* -- *excluding doors and windows* -- as defined below.

(a) *Primary Materials*. *Primary Materials* shall include stone, brick, and cementaceous materials. Specific requirements for *Primary Materials* are as follows:

A. *Cementaceous Materials.* The use of cementaceous materials (*e.g. stucco, cementaceous lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 60% of the building's exterior façade.
B. *Chimneys.* All new homes shall be required to incorporate a masonry chimney (*i.e. brick and stone only*).

(b) *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above.

~~1. *Exterior Wall Materials.* All buildings of 120 square feet or more and over ten feet tall shall have exterior walls constructed of masonry construction. Exterior walls for all buildings of 120 square feet or more and over ten feet tall, shall be constructed of at least 80 percent standard masonry construction, excluding windows and doors, unless the wall is on a porch, patio, courtyard, or breezeway, in which event, the wall may be of non-masonry construction. Hardy Plank or similar cementaceous material may be used for up to 50 percent of the masonry requirement. Buildings with less than 80 percent shall require approval of the planning and zoning commission.~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

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2. ~~Buildings less than 120 square feet and under ten feet in height may be constructed with non-masonry materials, or may be all metal with a baked-on pre-painted surface.~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

2. ~~3.~~ *Exceptions*. Exceptions to these material requirements~~,~~ -- *including exceptions for buildings for farm animals*~~,~~ -- may be permitted on a case-by-case basis by the Planning and Zoning Commission~~—council~~ upon submission and approval of material samples and building elevations ~~drawings~~ of the ~~subject~~ structure~~, and material samples~~. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).

3. ~~Barns used for agricultural or farm animal purposes on sites of ten acres or more are excluded from this masonry requirement.~~

~~B. Residential Garages. See article VI.4, Residential Parking for residential parking and garage standards.~~

B. *Accessory Structures*.

1. *Accessory Structure Standards.* All accessory structures shall conform to the related standards listed within Section 7.04, *Accessory Structure Development Standards*.

~~C. Residential Portable and Accessory Building Setbacks.~~

~~1. Portable buildings zero to 120 square feet and up to ten feet in height:~~

~~a. Rear setback: three feet.~~
~~b. Side setback: three feet.~~
~~c. Separation from other structures: three feet.~~

~~2. Accessory buildings 121 to 225 square feet and up to 15 feet in height:~~

~~a. Rear setback: three feet.~~
~~b. Side setback: required zoning district setback.~~
~~c. Separation from other structures: six feet.~~

~~3. Detached garages 226 to 900 square feet and up to 15 feet in height:~~

~~a. Rear setback:~~

~~With alley:~~
~~20 feet with garage doors facing alley;~~
~~Three feet without garage doors facing alley;~~

~~Without alley: ten feet.~~

~~b. Side setback: required zoning district setback.~~
~~c. Separation from other structures: ten feet.~~

~~4. Accessory buildings not meeting these standards shall require approval of an SUP.~~

DRAFT ORD. 18-XX

C. *Open Space.* On all new subdivisions, ten (10) lots or greater, that are not infill projects (*i.e. projects going into an established area as determined by the Director of Planning and Zoning or his/her designee*) the following open space requirements shall be applied:

a. Unless otherwise provided by this Unified Development Code, a minimum of 20% of the gross land area within a residential subdivision that is five (5) acres or greater shall be devoted to open space. Where floodplain exists in a proposed subdivision, the floodplain may be used to meet the 20% requirement at a rate of ½-acre for every one (1) acre of floodplain dedicated to open space. Open space requirements for subdivisions may be satisfied by public open space/parkland, or by a combination of public and private open space. Public open space/parkland shall be dedicated to the city, and shall be approved by the Parks and Recreation Board and the City Council during the platting process. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering.

b. To encourage the provision of open space, the minimum lot sizes in a residential subdivision may be reduced by up to 20% in order to preserve additional public and/or private open space, provided that the lots being reduced face onto a single loaded street (*i.e. a street with open space and/or a public park on one side of the street and lots on the other side of the street*). This requirement shall be approved by the City Council at the time of preliminary plat, final plat, or site plan whichever comes first.

D. *Anti-Monotony.* The front elevation of a home shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of differing appearance. Identical brick blends may not occur on adjacent (*side-by-side*) properties. Homes are considered to differ in appearance if any two (2) of the following elements are different:

a. The number of stories of the home.
b. The garage location/orientation on the home.
c. The roof type and layout of the home.
d. The articulation of the front façade of the home.

E. *Fencing.*

a. Solid fencing shall be cedar standard fencing material that are a minimum ½-inch in thickness or more. Spruce fencing is prohibited. All cedar pickets shall be placed on the *public side* (*i.e. facing out*) facing a street or alleyway. All posts and framing shall be placed on the *private side* (*i.e. facing towards the home*) of the fence. Other types of solid fencing (*e.g. vinyl*) may be considered on a *case-by-case basis* by the Planning and Zoning Commission at the time of preliminary plat, final plat, or site plan whichever comes first.
b. Tubular steel or wrought-iron type fencing shall be allowed.
c. Tubular steel or wrought-iron type fencing shall be required on all lots located adjacent to perimeter roadways, open spaces, greenbelts and/or parks.
d. Split rail fencing shall be allowed on lots containing 20,000 SF or more.
e. Fencing on corner lots constructed adjacent to the street shall provide masonry columns at 45-feet off-center spacing that begins at the rear property line corner and terminates at least 15-feet behind the front yard building setback line. A maximum six (6) foot tall, solid board-on-board, panel cedar fencing or wrought-iron type fencing shall be allowed between the masonry columns along the side and/or rear yard adjacent to a street.

1. On corner lots that have rear lot lines adjacent to alleyways or other rear lot lines, fences may be constructed along the side yard adjacent to the street, subject to a minimum five (5) foot setback from the right-of-way. The property owner shall maintain that portion of the property outside of the fence.

2. On corner lots that have rear lot lines adjacent to a side lot line of an adjoining lot(s), only tubular steel or wrought-iron type fences not exceeding 42-inches in height may be constructed beyond the building line. Fences constructed on or behind the building line shall comply with the material requirements detailed above.

f. All common areas and perimeter fencing shall be maintained by a Homeowners Association (HOA) as specified in the City's subdivision regulations. Perimeter fencing shall be constructed of six (6) foot tall tubular steel or wrought-iron type fencing with masonry columns and entry features. The Planning and Zoning Commission may consider alternative perimeter screening, such as earthen berms with landscaping, at the time of preliminary plat, final plat, or site plan whichever comes first.

SUBSECTION 3.02: SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT ~~SINGLE-FAMILY ESTATE (SF-E/1.5, 2.0, 4.0) DISTRICT~~

A. *Purpose*. The Single-Family Estate 1.5 (SFE-1.5) District is the proper zoning classification for rural, estate lots that are a minimum of 1½-acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage.

~~1. This district is considered to be the proper zoning classification for large lot developments for single-family dwelling use in a rural setting.~~
~~2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and access to paved streets based on single-family use required by the allowed density.~~
~~3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.~~
~~4. Developers wishing to restrict their subdivision to lot sizes in excess of what this [Unified Development Code] requires shall use restrictive covenants.~~

B. *Permitted Uses*. All land uses permitted within the Single-Family Estate 1.5 (SFE-1.5) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, large lot single-family uses shall be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. ~~Development standards.~~ *Area Requirements.* All development within a Single-Family Estate 1.5 (SFE-1.5) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

~~1. Minimum lot area:~~

~~SF-E/1.5 65,340 square feet (1.5 acres)~~
~~SF-E/2.0 87,120 square feet (2.0 acres)~~
~~SF-E/4.0 174,240 square feet (4.0 acres)~~

~~2. Maximum number of single-family detached dwellings units per lot: One.~~
~~3. Minimum square footage per dwelling unit:~~

~~SF-E/1.5 2,000 square feet~~
~~SF-E/2.0 2,200 square feet~~
~~SF-E/4.0 2,500 square feet~~

~~4. Minimum lot yard frontage on a public street:~~

~~SF-E/1.5 150 feet~~
~~SF-E/2.0 150 feet~~
~~SF-E/4.0 200 feet~~

~~5. Minimum lot depth: 250 feet.~~
~~6. Minimum depth of front setback: 50 feet.~~
~~7. Minimum depth of rear yard setback: ten feet.~~
~~8. Minimum width of side yard setback:~~
~~*(Ord. No. 06-14, 4-17-2006)*~~

~~a. Internal lot: 25 feet.~~

~~9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~
~~10. Minimum length of driveway pavement from public right-of-way for rear and side yard: 20 feet.~~
~~11. Maximum building coverage as a percentage of lot area: 35 percent.~~
~~12. Maximum building height: 36 feet.~~
~~13. Minimum number of paved off-street parking spaces required for:~~

~~a. One single-family dwelling unit: two spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~
~~b. All other uses: see article VI, Parking and Loading.~~

SUBSECTION 3.03: SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT

A. *Purpose*. The Single-Family Estate 2.0 (SFE-2.0) District is the proper zoning classification for rural, estate lots that are a minimum of two (2) acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage.

B. *Permitted Uses*. All land uses permitted within the Single-Family Estate 2.0 (SFE-2.0) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements.* All development within a Single-Family Estate 2.0 (SFE-2.0) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

SUBSECTION 3.04: SINGLE FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT

A. *Purpose*. The Single-Family Estate 4.0 (SFE-4.0) District is the proper zoning classification for rural, estate lots that are a minimum of four (4) acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage. Developers wishing to restrict their subdivision to a lot size greater than four (4) acres shall be required to use restrictive covenants.

B. *Permitted Uses*. All land uses permitted within the Single-Family Estate 4.0 (SFE-4.0) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements.* All development within a Single-Family Estate 4.0 (SFE-4.0) District shall conform to the related standards listed within Section 7.01, *Residential District Development Standards*.

SUBSECTION 3.05 ~~3.03~~: SINGLE-FAMILY 1 (SF-1) DISTRICT ~~Single-Family One (SF-1) District~~

A. *Purpose*. The Single-Family 1 (SF-1) District is the proper zoning classification for larger, single-family lots that are a minimum of one (1) acre in size or clustered developments that have a gross density of one (1) dwelling unit per acre. Cluster developments should conserve open space, floodplains, tree groupings, natural slopes and wildlife habitats to achieve the desired density. The Single-Family 1 (SF-1) District is also intended to be used for developments that incorporate public/private parks, denominational and private schools, and churches that are essential in creating the basic neighborhood unit. These developments are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area. These developments should provide access to public roadways, water, wastewater, and drainage.

~~1. This district is considered the proper zoning classification for large lot developments for single-family dwelling use, as well as clustered development with an emphasis on conservation of open space, tree groupings, natural slopes and wildlife habitat. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.~~
~~2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and access to paved streets based on single-family use required by the allowed density.~~
~~3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.~~

B. *Permitted Uses*. All land uses permitted within the Single-Family 1 (SF-1) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Single-Family 1 (SF-1) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

~~1. Minimum lot area: 8,400 square feet.~~
~~2. Maximum number of single-family detached dwellings units per lot: one.~~
~~3. Minimum square footage per dwelling unit: 2,500 square feet.~~
~~4. Minimum lot frontage on a public street: 70 feet.~~
~~5. Minimum lot depth: 100 feet.~~
~~6. Minimum depth of front yard setback: 20 feet.~~
~~7. Minimum depth of rear yard setback: ten feet.~~
~~8. Minimum width of side yard setback: a. Internal lot: six feet.~~
~~9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~
~~10. Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.~~
~~11. Maximum building coverage as a percentage of lot area: 45 percent.~~
~~12. Maximum building height: 36 feet.~~

13. Minimum number of paved off-street parking spaces required for:

a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
b. For all other uses: see article VI, Parking and Loading.

D. Other minimum development standards.

1. Density standards for residential use. The (SF-1) District shall allow a density of only one unit per gross acre with a minimum requirement of 20 percent open space.

E. Open space standards.

1. *Public and Private Open Space*. Unless otherwise provided by this [Unified Development Code], a minimum of 20 percent of the gross land area within the entire Single-Family One (SF-1) District over five acres shall be devoted to open space, except where floodplain exists in the proposed development in which case the dedicated floodplain shall count for up to 50 percent of the 20 percent open space requirement and shall be consistent with the open space requirements of the city's parks and open space plan. Open space requirements for SF-1 Districts may be satisfied by public open space, or by a combination of public and private open space. Public open space shall be dedicated to the city, and shall be approved by the parks board and city council during the platting process. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering.

F. Anti-monotony standards.

2. *Exterior Materials.* Exterior wall materials must comply with section 3.1, *General Residential District Standards*, of article V of this [Unified Development] Code. Additionally, masonry chimneys shall be required on all homes.
3. *Anti-Monotony Standards.* Front elevations shall not repeat along any block face without at least four intervening homes of differing appearance on the same side of the street and two intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two intervening homes of differing appearance. Identical brick blends may not occur on adjacent (side-by-side) properties. Homes may differ in appearance in any two of the following ways:

a. Number of stories.
b. Garage location.
c. Roof type and layout.
d. Articulation of the front facade.

G. Fencing standards.

4. *Fencing.*

a. Solid fencing shall be cedar standard fencing material (minimum one-half inch thickness or more). Spruce fencing will not be allowed. All cedar pickets shall be placed on the "public side" facing a street or an alley. All posts and framing shall be placed on the "private side" of the fence. Other types of solid fencing (such as vinyl) may be considered on a case-by-case basis by the planning and zoning commission at the time of final platting.
b. Tubular steel or wrought-iron type fencing shall also be allowed.

~~c. Tubular steel or wrought-iron type fencing shall be required on all lots located adjacent to perimeter roadways, open spaces, greenbelts and parks.~~

~~d. Split rail fencing shall be allowed on lots containing 20,000 square feet or more.~~

~~e. Fencing on corner lots constructed adjacent to the street shall provide masonry columns at 45 feet off-center spacing that begins at the rear property line corner and terminates at least 15 feet behind the front yard building setback line. A maximum six-foot-high, solid board-on-board "panel" cedar fencing or wrought iron-type fencing shall be allowed between the masonry columns along the side and/or rear yard adjacent to a street. a. On corner lots which have rear lot lines adjacent to alleys or other rear lot lines, fences may be constructed along the side yard adjacent to the street, subject to a minimum five feet setback from the right-of-way. The property owner shall maintain that portion of the property outside of the fence. b. On corner lots which have rear lot lines adjacent to a side lot line of an adjoining lot(s), only tubular steel or wrought iron-type fences not exceeding 42 inches in height may be constructed beyond the building line. Fences constructed on or behind the building line shall comply with the materials requirement in section G.5 above.~~

~~f. All common areas and perimeter fencing shall be maintained by a homeowners association as specified in the city's subdivision regulations. Perimeter fencing shall be constructed of six-foot-tall tubular steel or wrought iron type fencing with masonry columns and entry features. The planning and zoning commission may consider alternative perimeter screening such as earthen berms with landscaping at the time of platting.~~

~~*(Ord. No. 07-18, 6-4-2007)*~~

SUBSECTION 3.06 ~~3.04~~: SINGLE-FAMILY 16 (SF-16) DISTRICT ~~Single-Family Residential (SF-16) District~~

A. *Purpose*. The Single-Family 16 (SF-16) District is the proper zoning classification for larger lot, single-family developments. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

~~1. This district is considered to be the proper zoning classification for large lot developments for single-family dwelling use. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.~~

~~2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and access to paved streets based on single-family use required by the allowed density.~~

~~3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.~~

B. *Permitted Uses*. All land uses permitted within the Single-Family 16 (SF-16) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV [of this Unified Development Code], Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Single-Family 16 (SF-16) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

1. ~~Minimum lot area: 16,000 square feet.~~
2. ~~Maximum number of single-family detached dwellings units per lot: one.~~
3. ~~Minimum square footage per dwelling unit: 2,400 square feet.~~
4. ~~Minimum lot frontage on a public street: 90 feet.~~
5. ~~Minimum lot depth: 100 feet.~~
6. ~~Minimum depth of front yard setback: 25 feet.~~
7. ~~Minimum depth of rear yard setback: ten feet.~~
8. ~~Minimum width of side yard setback:~~

    a. ~~Internal lot: eight feet.~~

9. ~~Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~
10. ~~Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.~~
11. ~~Maximum building coverage as a percentage of lot area: 45 percent.~~
12. ~~Maximum building height: 36 feet.~~
13. ~~Minimum number of paved off-street parking spaces required for:~~

    a. ~~One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~
    b. ~~For all other uses: see article VI [of this Unified Development Code], Parking and Loading.~~

~~*(Ord. No. 06-14, 4-17-2006; Ord. No. 16-47, § 2, 9-6-2016)*~~

SUBSECTION 3.07 ~~3.05~~: SINGLE-FAMILY 10 (SF-10) DISTRICT ~~Single-Family Residential (SF-10) District~~

A. *Purpose*. The Single-Family 10 (SF-10) District is the proper zoning classification for the majority of the City's existing single-family residential development, and is the appropriate zoning classification for single-family developments with medium sized lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

1. ~~This district comprises a major portion of the existing single-family dwelling development of the city. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.~~
2. ~~Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on single-family use required by the allowed density.~~
3. ~~It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.~~

B. *Permitted Uses*. All land uses permitted within the Single-Family 10 (SF-10) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV [of this Unified Development Code], Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Single-Family 10 (SF-10) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

1. ~~Minimum lot area: 10,000 square feet.~~
2. ~~Maximum number of single-family detached dwellings units per lot: one.~~
3. ~~Minimum square footage per dwelling unit: 2,200 square feet.~~
4. ~~Minimum lot frontage on a public street: 80 feet.~~
5. ~~Minimum lot depth: 100 feet.~~
6. ~~Minimum depth of front yard setback: 20 feet.~~
7. ~~Minimum depth of rear yard setback: ten feet.~~
8. ~~Minimum width of side yard setback:~~

    a. ~~Internal lot: six feet.~~

9. ~~Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~
10. ~~Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.~~
11. ~~Maximum building coverage as a percentage of lot area: 45 percent.~~
12. ~~Maximum building height: 36 feet.~~
13. ~~Minimum number of paved off-street parking spaces required for:~~

    a. ~~One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~
    b. ~~For all other uses: see article VI [of this Unified Development Code], Parking and Loading.~~

~~*(Ord. No. 06-14, 4-17-2006; Ord. No. 16-47, § 3, 9-6-2016)*~~

SUBSECTION 3.08 ~~3.06~~: SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT ~~Single-Family Residential (SF-8.4) District~~

A. *Purpose*. The Single-Family 8.4 (SF-8.4) District is the proper zoning classification for areas of undeveloped land remaining in the City deemed appropriate for medium sized, single-family lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

1. ~~This district is considered to be the proper zoning classification for areas of the undeveloped land remaining in the city appropriate for single-family dwelling use. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.~~
2. ~~Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on single-family use required by the allowed density.~~
3. ~~It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.~~

B. *Permitted Uses*. All land uses permitted within the Single-Family 8.4 (SF-8.4) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Single-Family 8.4 (SF-8.4) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

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1. ~~Minimum lot area: 8,400 square feet.~~
2. ~~Maximum number of single-family detached dwellings units per lot: one.~~
3. ~~Minimum square footage per dwelling unit: 1,500 square feet.~~
4. ~~Minimum lot frontage on a public street: 70 feet.~~
5. ~~Minimum lot depth: 100 feet.~~
6. ~~Minimum depth of front yard setback: 20 feet.~~
7. ~~Minimum depth of rear yard setback: ten feet.~~
8. ~~Minimum width of side yard setback:~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~a. Internal lot: six feet.~~

9. ~~Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~
10. ~~Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.~~
11. ~~Maximum building coverage as a percentage of lot area: 45 percent.~~
12. ~~Maximum building height: 36 feet.~~
13. ~~Minimum number of paved off-street parking spaces required for:~~

~~a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~
~~b. For all other uses: see article VI, Parking and Loading.~~

SUBSECTION 3.09 ~~3.07~~: SINGLE-FAMILY 7 (SF-7) DISTRICT ~~Single-Family Residential (SF-7) District~~

A. *Purpose*. The Single-Family 7 (SF-7) District is the proper zoning classification for single-family developments with smaller lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas adjacent to low intensity non-residential land uses, in and around the Old Town Rockwall (OTR) Historic District, and/or where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

1. ~~This district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.~~
2. ~~Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on single-family use required by the allowed density.~~
3. ~~It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.~~

B. *Permitted Uses*. All land uses permitted within the Single-Family 7 (SF-7) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Single-Family 7 (SF-7) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

~~1. Minimum lot area: 7,000 square feet.~~
~~2. Maximum number of single-family detached dwellings units per lot: one.~~
~~3. Minimum square footage per dwelling unit: 1,100 square feet.~~
~~4. Minimum lot frontage on a public street: 60 feet.~~
~~5. Minimum lot depth: 100 feet.~~
~~6. Minimum depth of front yard setback: 20 feet.~~
~~7. Minimum depth of rear yard setback: ten feet.~~
~~8. Minimum width of side yard setback:~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~a. Internal lot: six feet.~~

~~9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~
~~10. Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.~~
~~11. Maximum building coverage as a percentage of lot area: 45 percent.~~
~~12. Maximum building height: 32 feet.~~
~~13. Minimum number of paved off-street parking spaces required for:~~

~~a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~
~~b. For all other uses: see article VI, Parking and Loading.~~

SUBSECTION 3.10 ~~3.08~~: ZERO LOT LINE (ZL-5) DISTRICT ~~Zero Lot Line Residential (ZL-5) District~~

D. *Purpose*. The Zero Lot Line (ZL-5) District is the proper zoning classification for medium-density residential developments that are on separate lots (*i.e. single-family*), and are typically owner occupied. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, adjacent to low intensity non-residential land uses, and/or where they will serve as a logical transition from higher to lower density residential zoning districts. These developments have increased requirements for public roadways, water, wastewater, and drainage due to their density.

~~1. The Zero Lot Line Residential District is established to provide adequate space and site diversification for medium-density residential development that is single-family, on separate lots, and typically owner occupied.~~
~~2. Zero lot line development is a medium density use. The increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space should be met or provided for before zoning to this district.~~
~~3. Zero lot line developments must be properly buffered from nonresidential uses, and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.~~

A. *Permitted Uses*. All land uses permitted within the Zero Lot Line (ZL-5) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic~~

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~~neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

B. *Area Requirements*. ~~Development standards.~~ All development within a Zero Lot Line (ZL-5) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

~~1. Minimum lot area: 5,000 square feet.~~
~~2. Maximum number of single-family dwellings units per lot: one.~~
~~3. Minimum square footage per dwelling unit: 1,000 square feet.~~
~~4. Minimum lot frontage on a public street: 50 feet.~~
~~5. Minimum lot depth: 90 feet.~~
~~6. Minimum front yard setback: 20 feet.~~
~~7. Minimum rear yard setback: ten feet.~~
~~8. Minimum width of side yard setback:~~

~~*(Ord. No. 06-14, 1-17-2006)*~~

~~a. Zero lot line side: zero feet.~~
~~b. Maintenance easement side: ten feet.~~

~~9. Minimum maintenance easement on the non-zero lot line side, when adjacent to another lot in the same zoning district: five feet (this easement shall be maintained as an open space except upon a finding by the building official that the proposed improvements do not impede the use of said easement for maintenance of the adjoining structure).~~
~~10. Minimum distance between buildings on the same lot or parcel of ground: ten feet.~~
~~11. Minimum length of driveway pavement from public right-of-way for rear and side yard: 20 feet.~~
~~12. Maximum building coverage as a percentage of lot area: 50 percent.~~
~~13. Maximum building height: 30 feet.~~
~~14. Minimum number of paved off-street parking spaces:~~

~~a. One single-family dwelling unit: two spaces plus a two-car garage.~~
~~b. For all other uses: see article VI, Parking and Loading.~~

SUBSECTION 3.11 ~~3.09~~: TWO-FAMILY (2F) DISTRICT ~~Duplex (Two-Family) Residential (2F) District~~

A. *Purpose*. The Two-Family (2F) District is the proper zoning classification for medium-density, duplex developments (*i.e. two [2] dwelling units per lot*). This zoning district accommodates low to medium-density developments and allows public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, but may be located directly adjacent to low intensity non-residential land uses. These areas are also located where they will serve as a logical transition from higher to lower density residential zoning districts. These developments have increased requirements for public roadways, water, wastewater, drainage, open space and fire protection due to their density.

~~1. The Duplex Residential District is established to provide adequate space and site diversification for medium-density, duplex type residential development with two dwelling units per lot, and at almost twice the density of a typical single-family development, and to adjust the development standards accordingly.~~

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2. ~~Duplex type development is a low to medium density use, and additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space shall be met before development to such use.~~
3. ~~Duplex developments are not necessarily a buffer between single-family and commercial uses, and should be properly buffered from nonresidential uses, and protected from high volumes of nonresidential traffic, or from pollution and/or environmental hazards.~~

B. *Permitted Uses*. All land uses permitted within the Two-Family (2F) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, single-family and duplex dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Two-Family (2F) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

1. ~~Minimum lot area: 7,000 square feet.~~
2. ~~Maximum number of single-family attached dwellings units per lot: two.~~
3. ~~Minimum square footage per dwelling unit: 800 square feet.~~
4. ~~Minimum lot frontage on a public street: 60 feet.~~
5. ~~Minimum lot depth: 100 feet.~~
6. ~~Minimum depth of front yard setback: 20 feet.~~
7. ~~Minimum depth of rear yard setback: ten feet.~~
8. ~~Minimum width of side yard setback:~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~a. Abutting structures separated by fire retardant walls: zero feet.~~
~~b. Internal lot: six feet*.~~

~~*Townhouses separated by firewall meeting the requirements of the building code may build to the property line where such structures abut.~~

9. ~~Minimum distance between buildings on the same lot or parcel of ground: ten feet.~~
10. ~~Minimum length of driveway pavement from public right-of-way for rear and side yard: 20 feet.~~
11. ~~Maximum building coverage as a percentage of lot area: 45 percent.~~
12. ~~Maximum building height: 32 feet.~~
13. ~~Minimum number of paved off-street parking spaces:~~

~~a. Each residential dwelling unit: two off-street spaces plus one garage parking space for each dwelling unit.~~
~~b. For all other uses: see article VI, Parking and Loading.~~

SUBSECTION 3.12 ~~3.10~~: MULTI-FAMILY 14 (MF-14) DISTRICT ~~Multi-Family Residential (MF-14) District~~

A. *Purpose*. The Multi-Family 14 (MF-14) District is the proper zoning classification for higher density developments. This zoning district should be located within 1,200-feet of retail and other services, and should not contain more than 500-units within one (1) mile of another multi-family development. These standards are intended to create a strong market for multi-family units, and provide for the ongoing reinvestment in these types developments while helping to ensure that inappropriate concentrations of

higher density residential developments are not created. The downtown area shall be exempted from the spacing requirements.

The Multi-Family 14 (MF-14) District allows high density developments that are extremely amenitized, and that necessitate additional requirements for public roadways, water, wastewater, drainage, open space and fire protection. These types of developments should not run traffic through single-family neighborhoods, and should be located close to an arterial or collector street that is capable of carrying the additional traffic.

~~1. The Multi-Family 14 (MF-14) Residential District is established to provide adequate space and site diversification for medium density areas.~~
~~2. Multi-family districts should be located within 1,200 feet of retail and other services; and no more than 500 units should be located within one mile of each other. These standards will help support a strong market for the units, and consequently on-going reinvestment, while helping to make sure that inappropriate concentrations of multi-family units are not created. The downtown area is exempted from the spacing standard.~~
~~3. This zone allows medium density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open spaces are met. MF-14 uses should not run traffic through single-family neighborhoods, and should be located close to arterial or collectors capable of carrying the additional traffic.~~
~~4. Multi-family developments are not necessarily a buffer between single-family and commercial uses, and should be property buffered from nonresidential land uses and traffic, as well as from pollution and/or environmental hazards.~~

B. *Permitted Uses*. All land uses permitted within the Multi-Family 14 (MF-14) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, duplex and apartment dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Multi-Family 14 (MF-14) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.02, *Multi-Family District Development Standards*.

~~1. Duplexes shall meet the requirements of the 2-F District, with only one duplex per lot.~~
~~2. Minimum site area: 10,000 square feet.~~
~~3. Minimum lot area: 2,000 square feet of lot per unit.~~
~~4. Maximum density per gross acre: 14 units/acre.~~
~~5. Minimum lot frontage on a public street: 60 feet.~~
~~6. Minimum lot depth: 100 feet.~~
~~7. Minimum depth of front yard setback: 25 feet.~~
~~8. Minimum depth of rear yard setback*:~~

~~a. Abutting a single-family, townhouse, or duplex district:~~

~~One-story structure: 25 feet.~~
~~Two-story structure: 50 feet.~~
~~Three-story structure: 75 feet.~~

~~b. Abutting any other district: ten feet.~~

*Unenclosed carports may be built up to within five feet of any property line that abuts an alley and no closer than 20 feet from any street intersection.

9. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

a. Abutting a single-family, townhouse, or duplex district:

One story structure: 25 feet.
Two story structure: 50 feet.
Three story structure: 75 feet.

b. Internal lot: ten feet for a one story structure or 15 feet for structures two or more stories in height.

10. Minimum distance between buildings on the same lot or parcel of land:

a. Ten feet from main to accessory buildings.
b. 20 feet for two main buildings with doors or windows in facing walls.
c. 15 feet for two main buildings without doors or windows in facing walls.

11. Maximum building coverage as a percentage of lot area: 45 percent. Each development containing over 100 dwelling units shall provide 300 square feet of open space per two- and three-bedroom unit, with at least one open area with the minimum dimensions of 200 feet by 150 feet.

Swimming pools, tennis courts and other recreational facilities can be counted toward the overall open space requirement, but not toward the required 200 feet by 150 feet area.

12. Minimum amount of permanent, landscaped open space: 20 percent of total lot area, with 30 percent of total requirement located in front and alongside buildings along street frontages. See article VIII, section 5.12, Required Landscaping.

Any parking lot with more than two rows of spaces shall have a minimum of two percent of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20 percent total landscaping requirement.

All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable city codes, and approved by the building official.

Also, see article VIII, Landscape Standards.

13. Maximum building height: 36 feet.
14. For required off-street parking: see article VI, Parking and Loading.
15. Lots with more than five dwelling units that are contiguous to a single-family, townhouse, or duplex district, must be separated by a buffer as established in article VIII, Landscape Standards. The required buffer shall be reviewed and approved by city council.

(Ord. No. 09-23, 6-15-2009)

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SECTION 4: COMMERCIAL DISTRICTS

SUBSECTION 4.01: GENERAL COMMERCIAL DISTRICT STANDARDS

All commercial development shall conform to the following standards:

A. *Construction Materials.*

1. *Materials and Masonry Composition*. Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials -- excluding doors and windows* -- as defined below.

   a. *Primary Materials*. *Primary Materials* shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*). Specific requirements for *Primary Materials* are as follows:

      1. *Stone.* A minimum of 20% stone (*i.e. natural or synthetic/cultured*) is required on all building façades.
      2. *Cementaceous Materials.* The use of cementaceous materials (*e.g. stucco, cementaceous lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade.
      3. *Accent Brick and Stone.* Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of the primary brick or stone materials used on each building elevation.

   b. *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above. This includes materials like aluminum composite materials, metal panels, acrylic products (*i.e. EIFS products*), cast stone, or other materials identified by the Director of Planning and Zoning or his/her designee.

~~1. *Exterior Walls.* Each exterior wall shall consist of 90 percent masonry materials as defined in article XIII, Definitions, excluding doors and windows, on walls which are visible from a public street or open space, including a minimum of 20 percent stone.~~

~~All buildings shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g., stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the buildings exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area.~~

2. *Exceptions*. Exceptions to ~~this~~ the material requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission ~~council~~ upon recommendation from the Architectural Review Board (ARB). The submission and approval of material samples and building elevations ~~drawings~~ of the ~~subject~~ structure shall be required~~, and material samples~~. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary*

conditions that exist and/or the undue hardship created by strict adherence to the technical requirements).

B. *Maximum Building Height*.

1. ~~All districts. The height limit for all structures shall be as established in the districts governing the property on which the structures are located, and the exceptions to height setback standards below.~~
2. ~~Building height and~~ *Setback Exceptions for Building Height in Commercial Districts*. ~~*Exceptions*.~~ All structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by Section 7.03, *Non-Residential District Development Standards*; however, ~~The~~ the following features may be constructed 12-feet higher than the maximum height requirement ~~of the zoning district in which the structure is located~~ if they [*1*] are not more than 33% of the total roof area, and [*2*] are setback from the edge of the roof a minimum of two (2) feet for every one (1) foot that the feature extends above the surface of the roof:

   a. Chimneys, Church Spires, Elevator Shafts, and similar appendages not intended as places of occupancy and/or storage.~~;~~
   b. Flag Poles ~~and similar devices.~~;
   c. ~~Heating and air conditioning equipment~~, Solar Collectors and/or Similar Equipment, Fixtures, and Devices~~;~~.

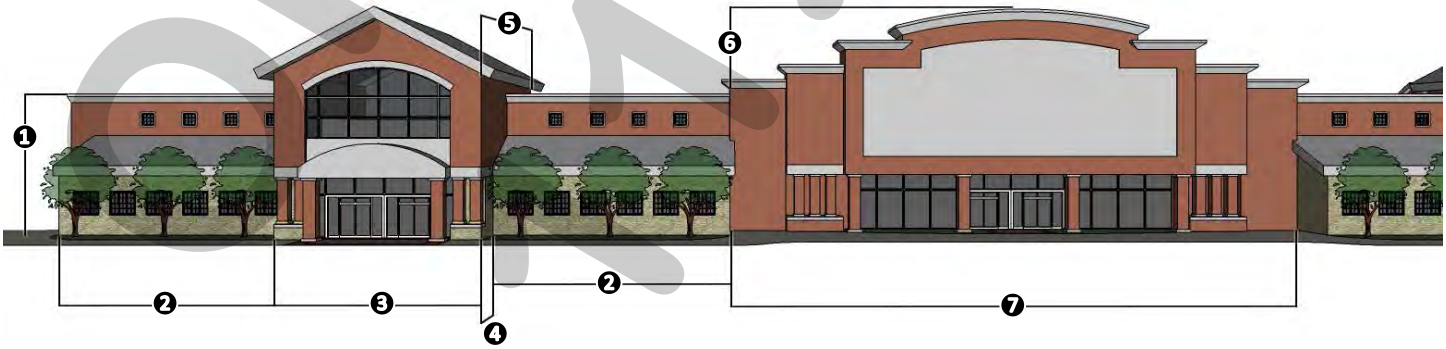
   ~~provided that they are:~~

   ~~a. Not more than one-third of the total roof area; and~~
   ~~b. Set back from the edge of the roof a minimum distance of two feet for every foot by which such features extend above the roof surface of the building to which they are attached.~~

C. *Building Articulation.*

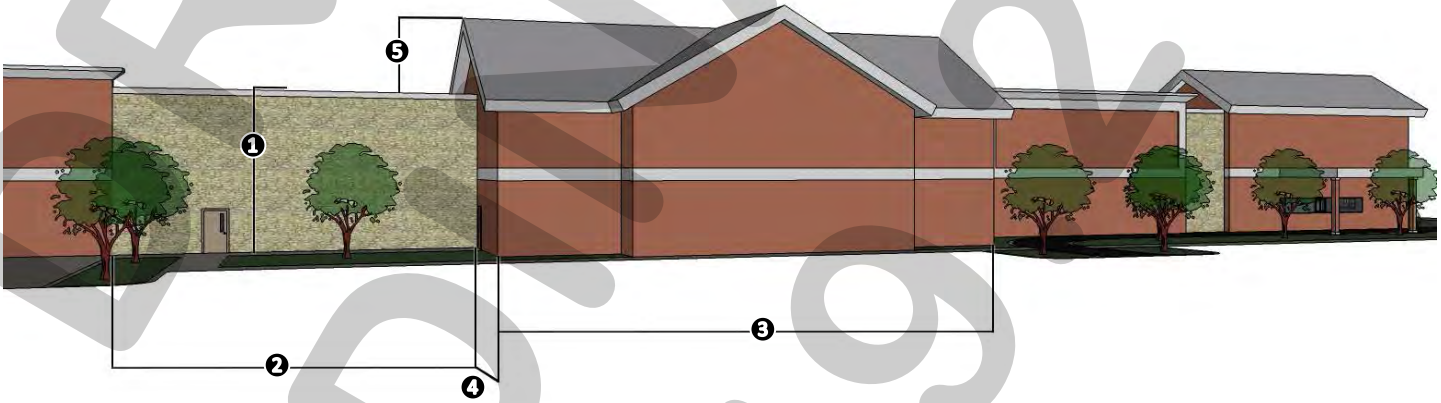
1. *Primary Building Façades.* A primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All commercial buildings ~~Facades~~ shall meet the following ~~minimum~~ standards for articulation on primary building façades:

~~a. Horizontal articulation. No building wall shall extend for a distance equal to three times the wall's height without having an offset of 25 percent of the wall's height, and that new plane shall extend for a distance equal to at least 25 percent of the maximum length of the first plane.~~
~~b. Vertical articulation. No horizontal wall shall extend for a distance greater than three times the height of the wall without changing height by a minimum of 25 percent of the wall's height.~~



❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.
❷: *Wall Length*. The maximum wall length shall not exceed three (3) times the wall height (*i.e. 3 x* ❶ ≥ ❷).
❸: *Secondary Entryway/Architectural Element Length*. The minimum length of the secondary entryway or projecting architectural element shall be 25% of the wall length *(i.e. 25% x* ❷ ≤ ❸).
❹: *Wall Projection*. The minimum wall projection for a primary and/or secondary entryway/architectural element shall be 25% of the wall height (*i.e. 25% x* ❶ ≤ ❹).
❺: *Primary and/or Secondary Entryway/Architectural Element Width*. The minimum width of the primary and/or secondary entryway/architectural element shall extend for twice the required wall projection (*i.e. 2 x* ❹ ≥ ❺).
❻: *Projection Height*. The primary and secondary entryways/architectural element shall extend a minimum of 25% of the wall height above the top of the wall (*i.e. 25% x* ❶ ≤ ❻).
❼: *Primary Entryway/Architectural Element Length*. The primary entryway/architectural element shall meet all of the same projections as the secondary entryway/architectural element, but shall extend for a minimum of twice the length of the secondary element (*i.e. 2 x* ❸ ≥ ❼).

2. *Secondary Building Façade.* A secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All commercial buildings shall meet the following standards for articulation on secondary building façades:

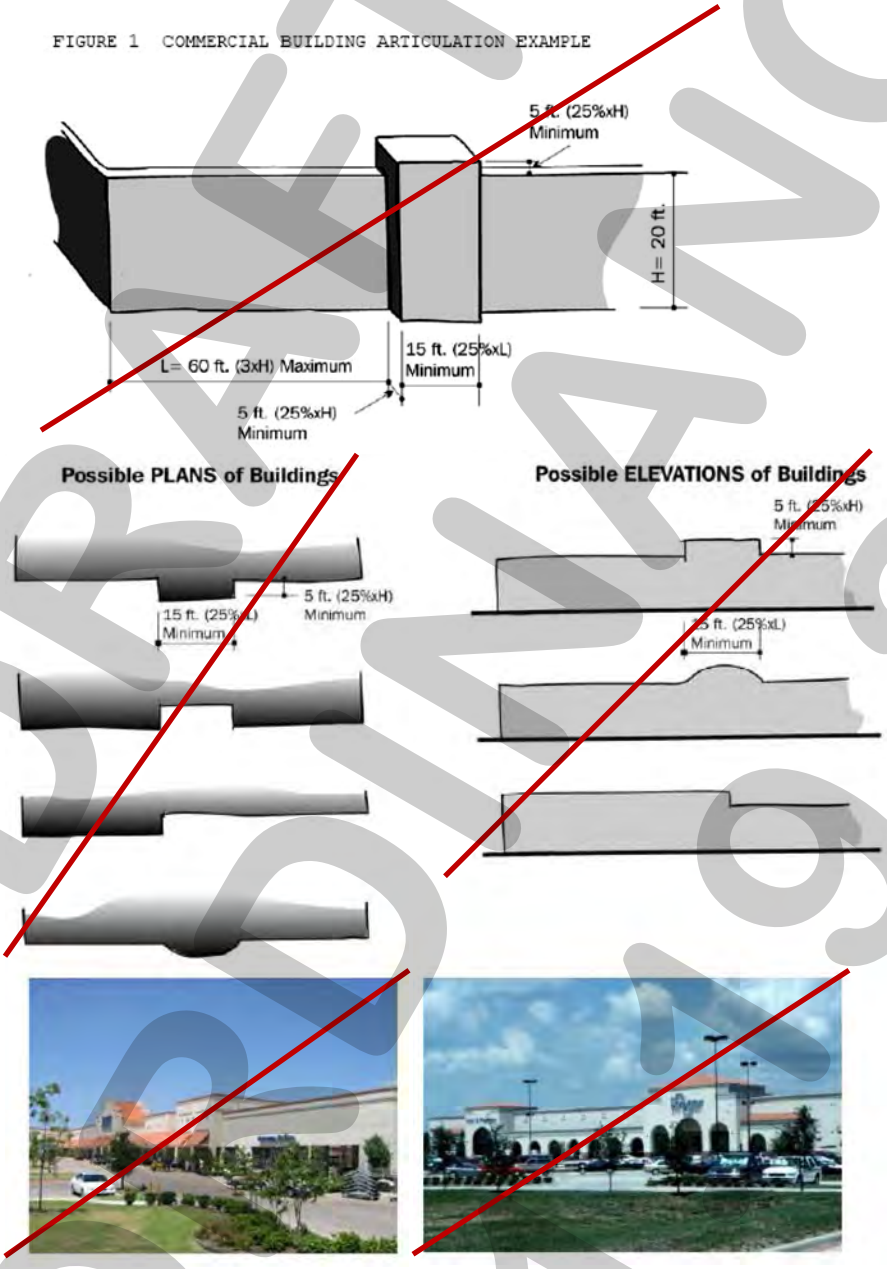


❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.
❷: *Wall Length*. The maximum wall length shall not exceed three (3) times the wall height (*i.e. 3 x* ❶ ≥ ❷).
❸: *Secondary Entryway/Architectural Element Length*. The minimum length of the secondary entryway or projecting architectural element shall be 15% of the wall length *(i.e. 15% x* ❷ ≤ ❸).
❹: *Secondary Entryway/Architectural Element Width*. The minimum wall projection for a secondary entryway/architectural element shall be 15% of the wall height (*i.e. 15% x* ❶ ≤ ❹).
❺: *Projection Height*. The secondary entryway/architectural element shall extend a minimum of 15% of the wall height above the top of the wall (*i.e. 15% x* ❶ ≤ ❺).

3. *Exceptions*. Exceptions to the building articulation requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB). In determining if an exception to the building articulation requirements is appropriate the Planning and Zoning Commission should determine if the proposed request is [*1*] in conformance with the spirit and intent of the building articulation requirements, and [*2*] if granting the exception will substantially weaken the City's ability to enforce the general

purpose of the building articulation requirements in the future. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).

FIGURE 1 COMMERCIAL BUILDING ARTICULATION EXAMPLE



D. *Open Space Guidelines.* Commercial land uses should be designed to be integrated with adjacent land uses, as opposed to separating land uses using physical barriers or screening walls (*unless necessary*). This should be achieved by making commercial developments pedestrian-oriented and easily accessible to adjacent developments through the use of natural buffers, open space and trails. This involves creating trails that connect commercial and residential developments, using landscape buffers that incorporate berms and landscaping to separate residential and non-residential land uses, and utilizing building design to create compatibility with surrounding land uses.

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E. *Commercial Buildings ~~Greater Than~~ 25,000 ~~square feet~~ SF or Greater*.

1. *Applicability.* These criteria shall apply to new retail/commercial building construction in ~~general retail and commercial districts only~~ all commercial zoning districts. This ~~These~~ criteria shall not be applied ~~apply~~ to the use, re-use, modification or consolidation of existing retail and/or commercial space developed ~~as of~~ on or before April 2, 2001, or to the expansion of ~~existing~~ retail space in existence ~~existing~~ ~~as of~~ on or before April 2, 2001, that is being expanded by ~~no greater~~ less than ten (10%) percent of the existing ~~ground~~ floor area.

2. *Exterior Building Materials.* ~~Ninety percent of the~~ The area of all exterior facades shall consist of 90% ~~clay-fired~~ brick, ~~native~~ stone, cast stone, custom Concrete Masonry Units (CMUs) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*)~~integral-colored architectural split-faced concrete block, plaster~~, stucco or a combination of these materials. Each facade shall not contain more than 75% ~~percent~~ of any single material.

3. *Loading Docks.* Loading docks shall not be oriented towards a residential zoning district~~s~~ or residentially used property. Where loading areas are located parallel to a residential zoning district~~s~~ or residentially used property, they must be screened by an architecturally integrated masonry screening wall that is a minimum 14-foot ~~tall~~ in height and that runs ~~wall~~ the entire length of the loading space. As an alternative, the Planning and Zoning Commission may approve the use of a berm in conjunction with landscape screening if it is determined that this screening method will [*1*] provide a suitable substitute to a masonry wall, and [*2*] if the screening method will completely screen the proposed loading docks.

4. *On-Site Circulation Guidelines*.

   a. On-site circulation standards should try to minimize the conflict between pedestrians and vehicles by placing driveways and service areas in locations that reduce the chance of interrupting on-site vehicle movement.
   b. Buildings should be placed in a manner that screens the drive-through lane and creates pedestrian pathways and spaces.
   c. In order to maintain on-site circulation, each drive-through lane is to be separate from pump islands and from routes necessary for entering and exiting the property.

5. *Residential Adjacency Standards*. Where the property immediately abuts a residential zoning district or residentially used property~~,~~ -- *unless separated by an ~~MD~~4 M4D (major collector, four [4] lane, divided roadway) or larger thoroughfare*~~,~~ -- a minimum ~~ten-foot-wide~~ ten (10) foot wide landscaped ~~edge~~ buffer must be installed for buildings with a building footprint of 25,000 SF ~~square feet~~ to ~~50,000~~ 49,999 SF ~~square feet~~ in area, a minimum 15-foot wide landscaped ~~edge~~ buffer for buildings with a building footprint of ~~50,001~~ 50,000 SF ~~square feet~~ to 79,999 SF ~~square feet~~ in area, and a minimum 30-foot wide landscaped ~~edge~~ buffer for buildings with a building footprint of 80,000 SF ~~square feet~~ and greater in area. This shall be in addition to the screening required by the landscape regulations of the City of Rockwall for all aforementioned building sizes. The landscaped ~~edge~~ buffer must include a combination of berms, evergreen shrubs, and a mix of evergreen and deciduous trees (*minimum four [4] inch caliper*) placed at a minimum 25-feet on center. Planting may be grouped if approved by the Planning and Zoning Commission.

6. *Outside Storage*. Open storage areas shall be connected to the building and screened with a wall that is constructed of the same building materials as the remainder of the primary structure.

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7. *Adaptive Reuse Standards*. For those buildings over 80,000 SF ~~square feet~~ in area, the applicant must demonstrate that the building can be subdivided in a reasonable manner by submitting a plan indicating potential entrances and exits and loading areas for multiple tenants. This plan will need to be submitted at the time of site plan.

(Ord. No. 14-52, § 1, 12-1-2014)

SUBSECTION 4.02: RESIDENTIAL-OFFICE (RO) DISTRICT

A. *Purpose*. The Residential-Office (RO) ~~R-O~~ District is a zoning district intended to recognize~~s~~ the existence of older residential areas of the city, where larger houses have been or can be converted from single-family and multi-family ~~two-family~~ residences to low-intensity office uses in order to extend the economic life of these structures, and to allow the owners to justify the expenditures for repairs and modernization. The intent of this district is to allow for low intensity office development providing professional, medical and other office services and limited retail businesses to residents in adjacent neighborhoods. The Residential-Office (RO) ~~R-O~~ District shall have principle access to major or secondary thoroughfares, and may serve as an area of transition between residential and high-intensity, non-residential uses or busy arterial thoroughfares.

B. *Permitted Uses*. All land uses permitted within the Residential-Office (RO) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, low intensity office development providing professional, medical and other office services to residents in adjacent neighborhoods, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Residential-Office (RO) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

~~1. Minimum lot area: 6,000 square feet.~~
~~2. Maximum lot area: 43,560 square feet.~~
~~3. Minimum lot frontage on a public street: 60 feet.~~
~~4. Minimum lot depth: 100 feet.~~
~~5. Minimum depth of front yard setback: 25 feet (from future right-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater) in those instances where an existing structure is converted into an office use.~~
~~6. Minimum width of side yard setback: ten feet, except if the adjacent property is predominantly residentially zoned or residentially used, in which case the setback shall be 20 feet.~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~7. Minimum depth of rear yard setback: 30 feet.~~
~~8. Minimum distance between detached buildings on the same lot or parcel of land:~~

~~a. Without fire retardant wall: 15 feet.~~
~~b. With fire retardant wall: zero feet.~~

~~9. Minimum requirement for construction materials. For existing structures, no change to exterior walls shall be required. For new structures, each exterior wall shall consist of 90 percent masonry material excluding doors and windows.~~
~~10. Maximum building coverage as a percentage of lot area: 40 percent.~~
~~11. Maximum floor-area ratio (FAR): 0.33 FAR.~~
~~12. Maximum amount of impervious coverage as a percentage of lot area: 75 to 80 percent.~~

13. Minimum amount of landscaped areas: all development shall comply with article VIII, section 5.12, Required Landscaping.

    Amenity open space: seven percent of the interior of the parking lot, not including the setback and buffer development standards, shall be previous land area in association with plantings.

14. Maximum building height: 36 feet.
15. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading. Off-street parking shall not be permitted in the required setback in this district.
16. Maximum number of entrances and/or exits:

    a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.
    b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.
    c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.

17. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the planning and zoning commission.
18. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.

SUBSECTION 4.03: NEIGHBORHOOD SERVICES (NS) DISTRICT

A. *Purpose.* The Neighborhood Services (NS) District is a zoning district intended to provide limited retail land uses near neighborhoods for the purpose of supplying the *day-to-day* retail and personal service needs of residents. The Neighborhood Services (NS) District is typically located at limited corner locations on arterials in existing developments, and is intended to serve small service areas. The average site is from ½-acre to a maximum of two (2) acres. Since these sites are typically small and surrounded by residential development they can appear to be spot zones; however, the Comprehensive Plan acknowledges the need to create neighborhood units, which involve the need for limited retail and service uses in close proximity to neighborhoods. These convenience centers should be constructed to a residential scale, and be visually and dimensionally compatible to adjacent residential developments. The Neighborhood Services (NS) District should not contain uses that create excessive amounts of traffic, noise, litter or that would not be conducive to residential adjacency. Due to the residential adjacency of this zoning district, increased landscaping and buffering requirements are necessary.

1. The (NS) Neighborhood Service District is established as a limited retail category intended for use near neighborhood areas for the purpose of supplying day-to-day retail needs of the residents in the area, such as food, drugs and personal services.
2. The NS District occurs at limited corner locations on arterials in existing developments and is intended for small service areas in new developments. The average site is from one-half to one acre, up to two acres.
3. Since the site is typically small, and surrounded by residential type land uses, this zoning would have the appearance of a spot zone. It is not an illegal spot zone, however, if it is called for in the comprehensive plan, or if it serves a need in the neighborhood. A similar neighborhood convenience center within one-fourth mile of a proposed center would be an indication that the need for such a center is already being met.

4. ~~While the uses allowed in this district are intended to be located within or adjacent to residential areas, care must be taken to ensure that adjacent residential uses are protected. Uses with excessive amounts of traffic, noise, or litter are not intended for this district. Areas where two or more comers of an intersection are intended to have shopping facilities should be zoned a less restrictive district. The centers should be located at the intersection of collector type streets or larger that are capable of handling the additional traffic. The area, landscaping, and buffering requirements are more restrictive in this district in order to protect adjacent uses.~~

B. *Permitted Uses*. All land uses permitted within the Neighborhood Services (NS) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, retail businesses which supply day-to-day retail needs of the residents in adjacent neighborhoods, such as food, pharmaceuticals and personal services, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Neighborhood Services (NS) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

~~4. Minimum site size: 6,000 square feet.~~
~~5. Minimum site frontage on a public street: 60 feet.~~
~~6. Minimum site depth: 100 feet.~~
~~7. Minimum depth of front yard setback: 15 feet. Parking should not be located between the front facade and the property line.~~
~~8. Minimum width of side yard setback:~~

~~a. Without fire retardant wall: five feet.~~
~~b. With fire retardant wall: zero feet.~~
~~c. Abutting residentially zoned property: 20 feet.~~

~~9. Minimum depth of rear yard setback:~~

~~d. Abutting nonresidentially zoned property with fire retardant wall and alley separating: zero feet.~~
~~e. Without fire retardant wall or alley: 20 feet.~~
~~f. Abutting residentially zoned property: 20 feet.~~

~~10. Minimum distance between detached buildings on the same lot or parcel of land:~~

~~c. Without fire retardant wall: 15 feet.~~
~~d. With fire retardant wall: zero feet.~~

~~11. Maximum building size: 5,000 square feet in area, unless otherwise approved as a specific use permit (SUP) by the planning and zoning commission and city council.~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~12. Maximum building coverage as a percentage of lot area: 40 percent.~~
~~13. Maximum amount of impervious coverage as a percentage of lot area: 80 to 85 percent. See article VIII.5.12, Required Landscaping.~~
~~14. Minimum amount of landscaped area: all development shall comply with the landscaping regulations in article VIII, Landscape Standards.~~
~~15. Maximum building height: 36 feet.~~
~~16. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading.~~

~~17. Maximum number of entrances and/or exits:~~

~~a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.~~
~~b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.~~
~~c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.~~

~~18. Residential adjacency. Neighborhood service uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.~~
~~19. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.~~

SUBSECTION 4.04: GENERAL RETAIL (GR) DISTRICT

A. Purpose. The General Retail (GR) District is a zoning district intended to provide limited retail and service uses for one (1) or more neighborhoods. The land uses specified in this district include most types of retail and office activity, and are typically located on/at the intersections of major thoroughfares. This district does ***not*** include strip commercial/retail centers, large shopping centers, wholesaling operations, lumberyards, contractor yards, and/or warehouses with high volumes of commercial truck traffic. The General Retail (GR) District is not a major commercial/retail district, and should try to avoid intensive commercial land uses that carry large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering and screening from residential areas. Traffic from land uses in this district should not pass through residential areas, except on arterial or major collectors. There are restrictions on access to prevent traffic congestion or an adverse effect on major thoroughfares adjacent to residential areas. Areas should not be zoned General Retail (GR) District unless they are located on or close to an arterial or major collector that is capable of carrying increased traffic. Since the General Retail (GR) District will be located close to residential areas, the development standards are stringent and require high standards of development similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts.

~~1. The general retail district is established to provide limited retail and service uses for one or more neighborhoods. The uses specified in this district include most types of retail activity and are located on, or at the intersections of, major thoroughfares. This district does not include strip commercial, large shopping centers, wholesaling operations, lumber yards, contractor yards, and warehousing with high volumes of truck traffic and low volumes of retail type traffic.~~
~~2. This district will not be a major retail district, and will try to avoid intensive commercial uses and large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterial or major collectors. There are restrictions on access to prevent traffic congestion or an adverse effect on major thoroughfares.~~
~~3. Areas should not be zoned to this use unless they are located on or close to arterial or major collectors capable of carrying the additional traffic they will generate, and in areas where there is increased water, fire protection, wastewater and drainage capacity.~~
~~4. This zone is a light retail zone, and it is intended that limited commercial uses fall in this district. Since the zone will be located close to residential areas, the development standards are stringent and require as high a standard of development as the RO and NS Districts.~~

B. *Permitted Uses.* All land uses permitted within the General Retail (GR) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, retail and service uses for one or more neighborhoods may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a General Retail (GR) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

~~1. Minimum site size: 6,000 square feet; one acre when adjacent to Interstate 30.~~
~~2. Minimum site frontage on a public street: 60 feet; 200 feet when adjacent to Interstate 30.~~
~~3. Minimum site depth: 100 feet; 200 feet when adjacent to Interstate 30.~~
~~4. Minimum depth of front yard setback: 15 feet from the future right-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater. Parking should not be located between the front facade and the property line.~~
~~5. Minimum width of side yard setback.~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~a. Without fire retardant wall: ten feet, or as required by building and/or fire codes.~~
~~b. With fire retardant wall: zero feet.~~
~~c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.~~
~~d. In no case shall more than a 50 foot setback be required.~~

~~6. Minimum depth of rear yard setback:~~

~~a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet.~~
~~b. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.~~
~~c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.~~
~~d. In no case shall more than a 50 foot setback be required.~~

~~7. Minimum distance between detached buildings on the same lot or parcel of land:~~
~~a. Without fire retardant wall: 15 feet.~~
~~b. With fire retardant wall: zero feet.~~

~~8. Maximum building size: 25,000 square feet in area, unless otherwise approved as a specific use permit (SUP) by the planning and zoning commission and city council.~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~9. Maximum building coverage as a percentage of lot area: 40 percent.~~
~~10. Maximum amount of impervious coverage as a percentage of lot area: 85 to 90 percent. See article VIII.5.12, Required Landscaping.~~
~~11. Minimum amount of landscaped area: all development shall comply with article VIII, Landscape Standards.~~
~~12. Maximum floor area ratio (FAR): 2:1 (FAR).~~
~~13. Maximum building height: 60 feet. Any structure over 36 feet shall require a specific use permit.~~
~~14. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading.~~
~~15. Maximum number of entrances and/or exits:~~

~~a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.~~

b. ~~Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.~~

c. ~~Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.~~

~~16. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.~~

~~17. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.~~

SUBSECTION 4.05: COMMERCIAL (C) DISTRICT

A. *Purpose*. The Commercial (C) District is the proper zoning classification for most types of commercial development (*e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*). The land uses specified for the Commercial (C) District include most types of office and retail activity with some special provisions for wholesale land uses. This district mostly excludes land uses that are not compatible with retail shopping (*e.g. lumberyards, contractor yards, warehousing, or other land uses with high volumes of truck traffic and low volumes of retail traffic*). The noise, traffic, litter, late night hours, and other influences that could be harmful to neighborhoods require adequate buffering and mitigating factors when locating adjacent to residential areas. Areas should not be zoned to Commercial (C) District unless they are located on or close to an arterial or major collector that is capable of carrying the additional traffic generated by land uses in this district. In addition, these areas may require increased water, fire protection, wastewater and drainage capacity. The Commercial (C) District is a general business zone, and is intended to service most commercial land uses, with the exception of land uses that would fall into the Heavy Commercial (HC) District. Since the Commercial (C) District is general in nature, the development standards are less stringent and do not require as high of standards of development as the Residential-Office (RO), Neighborhood Services (NS) and General Retail (GR) Districts.

~~1. The Commercial District is established to provide adequate space and site diversification for most types of commercial development in the City of Rockwall. Larger shopping centers and most of the existing commercial strips along major arterial roadways would be included in this district. The uses specified in this district include most types of retail activity and some wholesale with the exception of those uses which are not compatible with the retail shopping function. For example, lumberyards, contractor yards, and warehousing with high volumes of truck traffic and low volumes of retail type traffic are not included in this district.~~

~~2. This district will be the major retail district, with intensive commercial uses and large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterial or major collectors.~~

~~3. Areas should not be zoned to this use unless they are located on or close to arterial or major collectors capable of carrying the additional traffic they will generate, and in areas where there is increased water, fire protection, wastewater and drainage capacity.~~

~~5. This zone is the general business zone, and it is intended that most commercial uses fall in this district, with the exception of the heavy commercial type uses. Since the zone is of a general nature, the development standards are less stringent and do not require as high a standard of development as the RO, NS and GR Districts.~~

B. *Permitted Uses*. All land uses permitted within the Commercial (C) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, any retail business, personal service, professional service, or business service conducted within a completely enclosed building, excluding~~

high truck traffic uses, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. *Area Requirements*. Development standards. All development within a Commercial (C) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

1. Minimum site size: 10,000 square feet; one acre when adjacent to Interstate 30.
2. Minimum site frontage on a public street: 60 feet; 200 feet when adjacent to Interstate 30.
3. Minimum site depth: 100 feet; 200 feet when adjacent to Interstate 30.
4. Minimum depth of front yard setback: 15 feet from the future right-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater. Parking should not be located between the front facade and the property line.
6. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

a. Without fire retardant wall: ten feet, or as required by building and/or fire codes.
b. With fire retardant wall: zero feet.
c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
d. In no case shall more than a 50 foot setback be required.

7. Minimum depth of rear yard setback:

a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet.
b. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
d. In no case shall more than a 50 foot setback be required.

8. Minimum distance between detached buildings on the same lot or parcel of land:

a. Without fire retardant wall: 15 feet.
b. With fire retardant wall: zero feet.

9. Maximum building coverage as a percentage of lot area: 60 percent.
10. Maximum amount of impervious coverage as a percentage of lot area: 85 to 90 percent. See article VIII.5.12, Required Landscaping.
11. Minimum amount of landscaped area - all development shall comply with article VIII, Landscape Standards.
12. Maximum floor area ratio (FAR): 4:1 (FAR).
13. Maximum building height: 240 feet. Any structure over 60 feet shall require a specific use permit.
14. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading.
15. Maximum number of entrances and/or exits:

a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.
b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.
c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.

16. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated

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~~from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.~~

~~17. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.~~

D. ~~*Special standards.*~~ *Special District Requirements.*

~~1. *Sale of Goods*. All business establishments other than those selling a service, shall be retail or wholesale service establishments dealing directly with customers. All goods produced on the premises shall be sold on premises where they are produced.~~

1. ~~2.~~ *Business Operations and Storage*. All business operations including storage shall be conducted within a completely enclosed building unless specifically authorized for the use as ~~listed~~ stipulated in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. This excludes off-street parking and loading, incidental display of retail items for sale, retail outlets where gasoline products are sold and drive-in businesses.

~~Sec. 4.6. - Reserved.~~

SUBSECTION 4.06 ~~4.7~~: HEAVY COMMERCIAL (HC) DISTRICT

A. *Purpose*. The Heavy Commercial (HC) District is the proper zoning classification for commercial establishments that may involve uses that would not be suitable in the other commercial zoning districts. Included in this district are commercial uses that involve large volumes of commercial truck traffic, outside operations, outside storage of materials and equipment, excessive noise from heavy service operations, and/or any other possibly adverse operations. The Heavy Commercial (HC) District is commercial in nature, but has some aspects that are similar to industrial land uses. The zoning district allows noise, traffic, litter, late night hours, outside storage of materials and equipment, and other influences that could be harmful if directly adjacent to residential areas, and will require adequate buffering and other mitigating factors if such an adjacency exists. Areas should not be zoned to Heavy Commercial (HC) District unless they are located on or close to an arterial that is capable of carrying large volumes of commercial truck traffic. Businesses locating in the Heavy Commercial (HC) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property, and that streets in and adjacent to this district are of a size and strength to accommodate commercial truck traffic.

~~1. The Heavy Commercial District is established to provide adequate space and site diversification for commercial establishments may involve uses that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly adverse influences.~~

~~2. This district is commercial in nature, but has some aspects that are similar to industrial uses. The noise, traffic, litter, late night hours, outside storage of materials and equipment, and other influences that could be harmful to residential areas require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas at all, if possible. These areas should not be located in close proximity to residential areas of any type.~~

~~3. Areas should not be zoned to this use unless they are located on or close to arterials capable of carrying commercial and truck traffic. They should be located close to major truck routes. Internal streets in such developments should be sized and strengthened to accommodate truck traffic. Fire protection should be adequate for large warehouse type operations, and the water, wastewater, and drainage systems should have enough existing capacity to support such development.~~

B. *Permitted Uses*. All land uses permitted within the Heavy Commercial (HC) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, any retail business, personal service, professional service, or business service conducted within a completely enclosed building, excluding high truck traffic uses, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Commercial (C) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

~~1. Minimum site size: 12,500 square feet; one-acre when adjacent to Interstate 30.~~
~~2. Minimum site frontage on a public street: 100 feet; 200 feet when adjacent to Interstate 30.~~
~~3. Minimum site depth: 125 feet; 200 feet when adjacent to Interstate 30.~~
~~4. Minimum depth of front yard setback: 25 feet from the future rights-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.~~
~~5. Minimum width of side yard setback:~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~a. Without fire retardant wall: 15 feet plus one-half of the building height over 36 feet.~~
~~b. With fire retardant wall: zero feet plus one-half of the building height over 36 feet.~~
~~c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.~~
~~d. In no case shall more than a 50 foot setback be required.~~

~~6. Minimum depth of rear yard setback:~~

~~a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet plus one-half the building height over 36 feet.~~
~~b. Without fire retardant wall, or alley: 20 feet.~~
~~c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.~~
~~d. In no case shall more than a 50 foot setback be required.~~

~~7. Minimum distance between detached buildings on the same lot or parcel of land:~~

~~a. Without fire retardant wall: 15 feet plus one-half the building height over 36 feet.~~
~~b. With fire retardant wall: zero feet plus one-half the building height over 36 feet.~~
~~c. In no case shall more than a 50 foot setback be required.~~

~~8. Maximum building coverage as a percentage of lot area: 60 percent.~~
~~9. Maximum amount of impervious coverage as a percentage of lot area: 90 to 95 percent. See article VIII.5.12, Required Landscaping.~~
~~10. Minimum amount of landscaped area: all development shall comply with article VIII, Landscape Standards.~~
~~11. Maximum floor area ratio (FAR): 4:1 (FAR).~~
~~12. Maximum building height: 240 feet. Any structure over 60 feet shall require a specific use permit.~~
~~13. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading.~~
~~14. Maximum number of entrances and/or exits:~~

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~~a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.~~
~~b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.~~
~~c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.~~

~~15. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.~~
~~16. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.~~
~~17. Outside storage.~~

~~d. All outside storage shall be placed behind the front facade of the main structure. This does not apply to uses that allow incidental display, in which case only the amount of goods necessary for display purposes shall be exempt from this requirement.~~
~~e. All outside storage shall be screened from streets and public areas.~~

D. *Special District Requirements.*

1. *Outside Storage*.

a. All outside storage shall be placed behind the front facade of the main structure. This does not apply to uses that allow incidental display, in which case only the amount of goods necessary for display purposes shall be exempt from this requirement.
b. All outside storage shall be screened from streets and public areas.

SUBSECTION 4.07 ~~4.8~~: DOWNTOWN (DT) DISTRICT

Subsection 4.07, *Downtown (DT) District*, is omitted from this ordinance change, but is retained in its entirety.

SECTION 5: INDUSTRIAL DISTRICTS

SUBSECTION 5.01: GENERAL INDUSTRIAL DISTRICT STANDARDS

All industrial development shall conform to the following standards:

A. *Construction Materials.*

1. *Materials and Masonry Composition*. Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials -- excluding doors and windows* -- as defined below.

a. *Primary Materials*. *Primary Materials* shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*). Specific requirements for *Primary Materials* are as follows:

1. *Stone*. A minimum of 20% stone (*i.e. natural or synthetic/cultured*) is required on all building façades.

2. *Cementaceous Materials.* The use of cementaceous materials (*e.g. stucco, cementaceous lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade. The use of concrete tilt-up walls may be permitted on a case-by-case basis in accordance with the exception requirements outlined below.
3. *Accent Brick and Stone.* Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of the primary brick or stone materials used on each building elevation.

b. *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above. This includes materials like aluminum composite materials, metal panels, acrylic products (*i.e. EIFS products*) cast stone, or other materials identified by the Director of Planning and Zoning or his/her designee.

~~1. *Exterior Walls.* Each exterior wall shall consist of 90 percent masonry materials as defined in article XIII, Definitions, excluding doors and windows, on walls which are visible from a public street or open space, including a minimum of 20 percent stone.~~

~~All buildings shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g., stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the buildings exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area.~~

2. *Exceptions*. Exceptions to ~~this~~ the material requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission ~~council~~ upon recommendation from the Architectural Review Board (ARB). The submission and approval of material samples and building elevations ~~drawings~~ of the ~~subject~~ structure shall be required~~, and material samples~~. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).

B. *Maximum Building Height.*

~~1. All districts. The height limit for all structures shall be as established in the districts governing the property on which the structures are located, and the exceptions to height setback standards below.~~
~~2. Building height and~~ *Setback Exceptions for Building Height in Industrial Districts*. ~~*Exceptions.*~~ All structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by Section 7.03, *Non-Residential District Development Standards*; however, ~~The~~ the following features may be constructed 12-feet higher than the maximum height requirement ~~of the zoning district in which the structure is located~~ if they [*1*] are not more than 33% of the total roof area, and [*2*] are setback from the edge of the roof a minimum of two (2) feet for every one (1) foot that the feature extends above the surface of the roof:

a. Chimneys, Church Spires, Elevator Shafts, and similar appendages not intended as places of occupancy and/or storage~~.~~;

b. Flag Poles ~~and similar devices.~~;
c. ~~Heating and air conditioning equipment~~, Solar Collectors and/or Similar Equipment, Fixtures, and Devices~~;~~.

~~provided that they are:~~

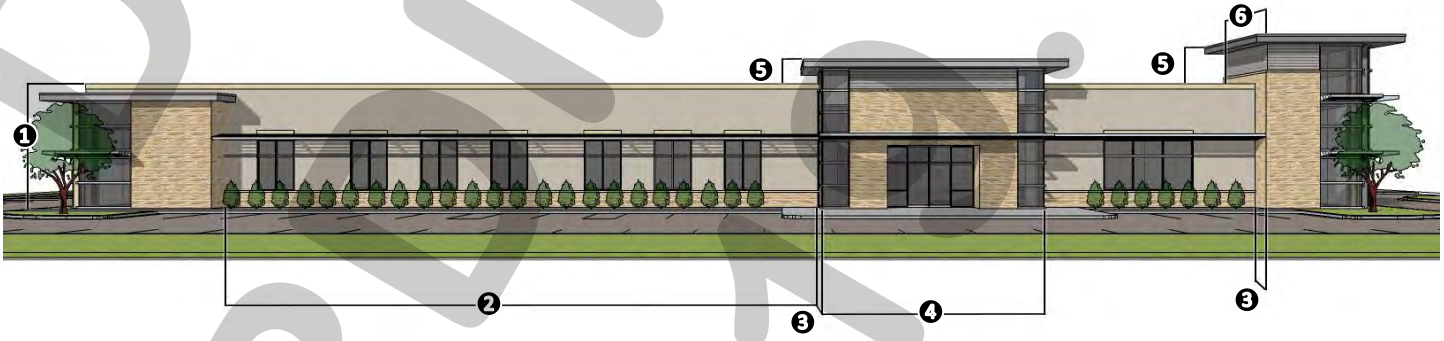
~~a. Not more than one-third of the total roof area; and~~
~~b. Set back from the edge of the roof a minimum distance of two feet for every foot by which such features extend above the roof surface of the building to which they are attached.~~

C. *Building Articulation*.

~~1. *Requirements*. Facades which face streets shall meet the following minimum standards for articulation:~~

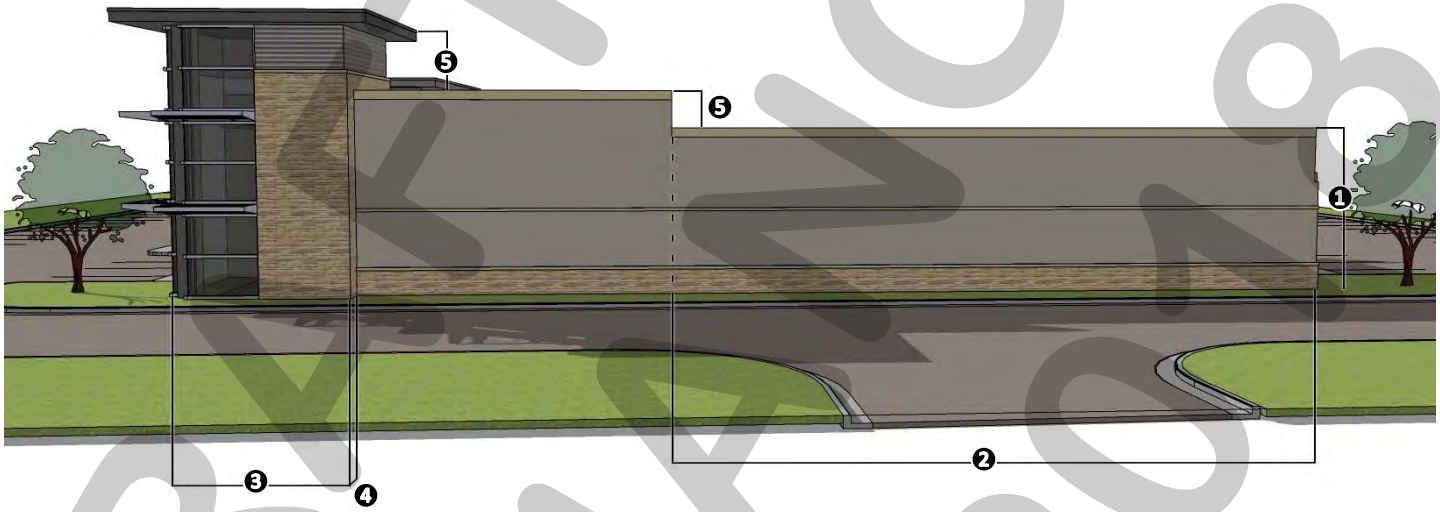
~~a. *Horizontal articulation*. No building wall shall extend for a distance equal to four times the wall's height without having an offset of 25 percent of the wall's height, and that new plane shall extend for a distance equal to at least 20 percent of the maximum length of the first plane.~~
~~b. *Vertical articulation*. No horizontal wall shall extend for a distance greater than four times the height of the wall without changing height by a minimum of 25 percent of the wall's height.~~

1. *Primary Building Façades.* A primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All industrial buildings shall meet the following standards for articulation on primary building façades:



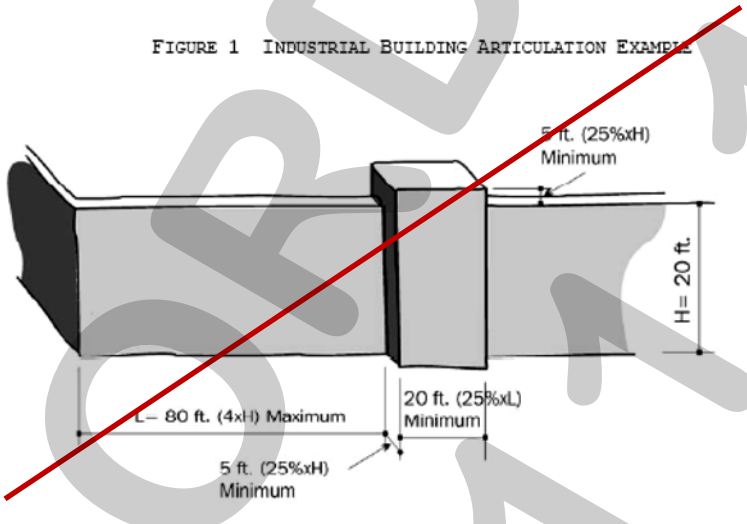
❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.
❷: *Wall Length*. The maximum wall length shall not exceed four (4) times the wall height (*i.e. 4 x* ❶ ≥ ❷).
❸: *Wall Projection*. The minimum wall projection for an entryway/architectural element shall be 25% of the wall height (*i.e. 25% x* ❶ ≤ ❸).
❹: *Entryway/Architectural Element Length*. The minimum entryway/architectural element length shall be 33% of the wall height (*i.e. 33% x* ❷ ≥ ❹).
❺: *Projection Height*. The entryways/architectural elements shall extend a minimum of 25% of the wall height above the top of the wall (*i.e. 25% x* ❶ ≤ ❺).
❻: *Entryway/Architectural Element Width*. The minimum width of the entryway/architectural element shall extend for twice the required wall projection (*i.e. 2 x* ❸ ≥ ❻).

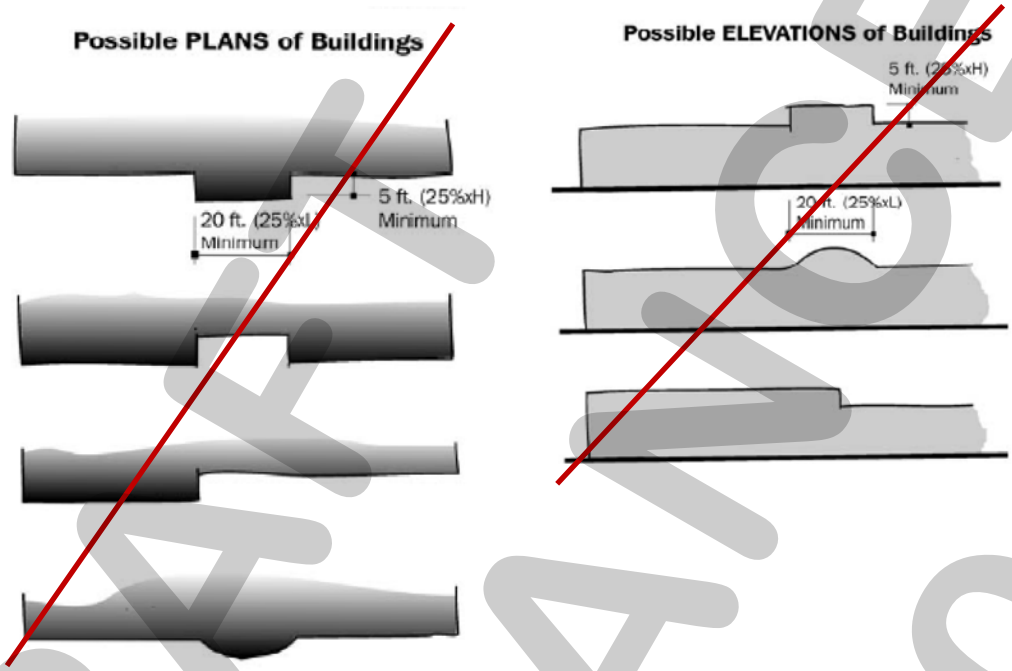
2. *Secondary Building Façade.* A secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residentially zoned district or residentially used property. All industrial buildings shall meet the following standards for articulation on secondary building façades:



❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.
❷: *Wall Length*. The maximum wall length shall not exceed three (3) times the wall height (*i.e. 3 x* ❶ ≥ ❷).
❸: *Secondary Entryway/Architectural Element Length*. The minimum length of the secondary entryway or projecting architectural element shall be 15% of the wall length *(i.e. 15% x* ❷ ≤ ❸).
❹: *Secondary Entryway/Architectural Element Width*. The minimum wall projection for a secondary entryway/architectural element shall be 15% of the wall height (*i.e. 15% x* ❶ ≤ ❹).
❺: *Projection Height*. The secondary entryways/architectural elements shall extend a minimum of 15% of the wall height above the top of the wall (*i.e. 15% x* ❶ ≤ ❺).

FIGURE 1 INDUSTRIAL BUILDING ARTICULATION EXAMPLE





~~*(Ord. No. 14-52, § 1, 12-1-2014)*~~

3. *Exceptions.* Exceptions to the building articulation requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB). In determining if an exception to the building articulation requirements is appropriate the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements, and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).

D. *Open Space Guidelines*. Industrial land uses should be designed to be integrated with adjacent land uses, as opposed to separating land uses using physical barriers or screening walls (*unless necessary*). This should be achieved by making industrial developments pedestrian-oriented and easily accessible to adjacent developments through the use of natural buffers, open space and trails. This involves creating trails that connect commercial and residential developments, using landscape buffers that incorporate berms and landscaping to separate residential and non-residential land uses, and utilizing building design to create compatibility with surrounding land uses.

~~*SUBSECTION 5.02: RESEARCH TECHNOLOGY (RT) DISTRICT*~~

~~E. Purpose.~~

~~2. The purpose of the research technology district is to create a light office/industrial zone that provides for the modern type of office and technology park development that would include research and development as well as light manufacturing and assembly. Limitations are placed on the uses in this district to significantly restrict the outside activities and storage of materials, noise,~~

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vibration, smoke, pollution, fire and explosive hazard, glare and any other potentially adverse influences.

3. The light manufacturing and assembly uses should be conducted within a totally enclosed building. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.
4. Because this is a light industrial zone with substantial screening and buffering requirements, these uses are suitable for high visibility locations such as along the freeway, or within a reasonable distance of residential areas. Residential uses should be discouraged from locating near the industrial district to protect the industries from residential complaints.

18. Though truck traffic should be minimal, areas zoned for this use should be located with access to arterials capable of accommodating some truck traffic. Each industry should work with the city to ensure the water pressure and capacity is adequate to provide fire protection for that particular industry before such industry is developed. Industries should also work with the city to ensure that the water, wastewater, and drainage capacity is adequate before the industry is developed.

F. Permitted uses. In general, office, research and development as well as light manufacturing and assembly uses are allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

G. Development standards.

1. Minimum site size: 12,500 square feet; adjacent to IH-30: one acre.
2. Minimum site frontage on a public street: 100 feet; adjacent to IH-30: 200 feet.
3. Minimum site depth: 125 feet; adjacent to IH-30: 200 feet.
4. Minimum depth of front yard setback: 25 feet from the future rights-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.

19. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

a. Without fire retardant wall: 15 feet plus one-half of the building height over 36 feet.
b. With fire retardant wall: zero feet plus one-half of the building height over 36 feet.
c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
d. In no case shall more than a 50-foot setback be required.

20. Minimum depth of rear yard setback:

a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet plus one-half the building height over 36 feet.
b. Without fire retardant wall or alley; ten feet, or as required by building and/or fire codes.
c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
d. In no case shall more than a 50-foot setback be required.

21. Minimum distance between detached buildings on the same lot or parcel of land:
a. Without fire retardant wall: 15 feet plus one-half the building height over 36 feet.
b. With fire retardant wall: zero feet plus one-half the building height over 36 feet.
c. In no case shall more than a 50-foot setback be required.

22. Maximum building coverage as a percentage of lot area: 60 percent.
23. Maximum amount of impervious coverage as a percentage of lot area: 80 to 85 percent. See article VIII.5.12, Required Landscaping.

~~24. Minimum amount of landscaped areas: all development shall comply with article VIII, Landscape Standards.~~
~~25. Maximum floor area ratio: 2:1 FAR.~~
~~26. Maximum building height: 120 feet. Any structure over 60 feet shall require a specific use permit.~~
~~27. Minimum number of paved off-street parking spaces required: See article VI, Parking and Loading.~~
~~28. Maximum number of entrances and/or exits:~~

~~a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.~~
~~b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.~~
~~c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.~~

~~29. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII [of this Unified Development Code], Landscape Standards, or as approved by the city council.~~
~~30. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.~~

~~H. Special requirements.~~

~~1. Manufacturing operations and storage. All business and light assembly and manufacturing operations including storage shall be conducted within a completely enclosed building.~~

SUBSECTION 5.02 ~~5.03~~: LIGHT INDUSTRIAL (LI) DISTRICT

A. *Purpose*. The Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses. With the exception of hazardous materials/manufacturing, this zone allows the same uses as the Heavy Industrial (HI) District. Limitations have been placed on the uses in this district to significantly restrict outside activities and the storage of materials, noise, vibration, smoke, pollution, fire and explosive hazards, glare and any other potentially adverse externalities. The Light Industrial (LI) District is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building, and any activities conducted outside should be screened and buffered to ensure no external effects (*e.g. excessive noise or odor*) extend beyond the property lines. The locations for these types of industrial land uses are typically a minimum of two (2) acres and average of five (5) to ten (10) acres. These types of development also incorporate open space and significant amounts of land dedicated to landscaping.

Since this zoning district accommodates limited industrial activities that require substantial screening and buffering requirements, the Light Industrial (LI) District is a suitable zoning designation for high visibility locations (*e.g. IH-30 and SH-276*) or within a reasonable distance of residential areas as long as they are separated by an appropriate amount of open space. Residential uses should be discouraged from locating directly adjacent to or near the Light Industrial (LI) District to protect these types of businesses from excessive complaints about performance standards. Areas should not be zoned to Light Industrial (LI) District unless they are located on or close to an arterial capable of carrying commercial truck traffic. In industrial parks, internal streets should be of a size and strength to accommodate commercial truck traffic. Businesses locating in the Light Industrial (LI) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property.

1. The purpose of the Light Industrial district is to create a limited industrial zone that provides for the modern type of industrial uses or industrial park. With the exception of hazardous materials manufacture, this zone allows the same uses as the HI, Heavy Industrial District. Limitations are placed on the uses in this district to significantly restrict the outside activities and storage of materials, noise, vibration, smoke, pollution, fire and explosive hazard, glare and any other potentially adverse influences.
2. This zone is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.
3. Because this is a limited industrial zone with substantial screening and buffering requirements, limited industrial uses are suitable for high visibility locations such as along the freeway, or within a reasonable distance of residential areas. Residential uses should be discouraged from locating near the industrial district to protect the industries from residential complaints.
4. Areas should not be zoned to this use unless they are located on or close to arterial capable of carrying commercial and truck traffic. They should be located close to major truck routes. Internal streets in such developments should be sized and strengthened to accommodate truck traffic. Each industry should work with the city to ensure the water pressure and capacity is adequate to provide fire protection for that particular industry before such industry is developed. Industries should also work with the city to ensure that the water, wastewater, and drainage capacity is adequate before the industry is developed.

B. *Permitted Uses*. All land uses permitted within the Light Industrial (LI) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. In general, industrial parks and larger, cleaner types of industrial uses are allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. *Area Requirements*. Development standards. All development within a Light Industrial (LI) District shall conform to Section 4.01, *General Industrial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

1. Minimum site size: 12,500 square feet; adjacent to IH-30: one acre.
2. Minimum site frontage on a public street: 100 feet; adjacent to IH-30: 200 feet.
3. Minimum site depth: 125 feet; adjacent to IH-30: 200 feet.
4. Minimum depth of front yard setback: 25 feet from the future rights-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.
5. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

a. Without fire retardant wall: 15 feet plus one-half of the building height over 36 feet.
b. With fire retardant wall: zero feet plus one-half of the building height over 36 feet.
c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
d. In no case shall more than a 50 foot setback be required.

6. Minimum depth of rear yard setback:

a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet plus one-half the building height over 36 feet.
b. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.

~~d. In no case shall more than a 50-foot setback be required.~~

~~7. Minimum distance between detached buildings on the same lot or parcel of land:~~

~~a. Without fire retardant wall: 15 feet plus one-half the building height over 36 feet.~~
~~b. With fire retardant wall: zero feet plus one-half the building height over 36 feet.~~
~~c. In no case shall more than a 50-foot setback be required.~~

~~8. Maximum building coverage as a percentage of lot area: 60 percent.~~
~~9. Maximum amount of impervious coverage as a percentage of lot area: 90 to 95 percent. See article VIII.5.12, Required Landscaping.~~
~~10. Minimum amount of landscaped areas: all development shall comply with article VIII, Landscape Standards.~~
~~11. Maximum floor area ratio: 2:1 FAR.~~
~~12. Maximum building height: 120 feet. Any structure over 60 feet shall require a specific use permit.~~
~~13. Minimum number of paved off-street parking spaces required: See article VI, Parking and Loading.~~
~~14. Maximum number of entrances and/or exits:~~

~~a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.~~
~~b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.~~
~~c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.~~

~~15. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.~~
~~16. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.~~

D. ~~Special requirements.~~ Special District Requirements.

1. *Manufacturing Operations and Storage*. All business and manufacturing operations including storage shall be conducted within a completely enclosed building unless specifically authorized for the use as listed in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

SUBSECTION 5.03 ~~5.04~~: HEAVY INDUSTRIAL (HI) DISTRICT

A. *Purpose*. The City of Rockwall recognizes that some industrial uses cannot be conducted within a totally enclosed building, are not visually attractive, may involve hazardous materials, and could have adverse impacts to adjacent land uses due to noise, odor, pollution, and truck traffic. The Heavy Industrial (HI) District is intended to provide adequate space and site diversification for these types of developments. The development standards in the Heavy Industrial (HI) District are minimal, and allow both large and small industrial uses either on separate small lots or as part of a larger industrial park. Some screening is required, but because of the potential for hazardous or possibly adverse uses, this district should not be located close to residential areas of any type. Areas should not be zoned Heavy Industrial (HI) District unless they are located on or close to an arterial roadway capable of carrying commercial truck traffic. Internal streets in the Heavy Industrial (HI) District should be of a size and strength to accommodate commercial truck traffic. Businesses locating in the Heavy Industrial (HI) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property.

1. The City of Rockwall recognizes that some industrial uses including fabrication processes, cannot be conducted within a totally enclosed building, are not visually attractive, may involve hazardous materials, and could have adverse impacts due to noise, odor, pollution and truck traffic. The Heavy Industrial District is intended to provide adequate space and site diversification for such types of developments.
2. The development standards in this district are minimal, and will allow both large and small industrial uses either on separate small lots or as part of a park. Some screening is required, but because of the potential for hazardous or possibly adverse uses, this district should not be located close to residential areas of any type.
3. Areas should not be zoned to this use unless they are located on or close to arterial roadways capable of carrying commercial and truck traffic. They should be located close to major truck routes. Internal streets in such developments should be sized and strengthened to accommodate truck traffic. Each industry should work with the city to ensure the water pressure and capacity is adequate to provide fire protection for that particular industry before such industry is developed.

B. *Permitted Uses*. All land uses permitted within the Heavy Industrial (HI) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. In general, industrial uses which cannot be conducted within an enclosed building, and which may involve hazardous materials, and could have adverse impacts due to noise, odor, pollution and truck traffic, are allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. *Area Requirements*. Development standards. All development within a Heavy Industrial (HI) District shall conform to Section 4.01, *General Industrial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

1. Minimum site size: two acres.
2. Minimum site frontage on a public street: 200 feet.
3. Minimum site depth: 350 feet.
4. Minimum depth of front yard setback: 25 feet plus one-half the building height over 36 feet, but in no case shall more than a 50-foot front yard setback be required.

    a. Adjacent to IH-30: 50 feet from the future width of right-if-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.

5. Minimum width of side yard setback:

    (Ord. No. 06-14, 4-17-2006)

    a. Without fire retardant wall: 15 feet plus one-half of the building height over 36 feet.
    b. With fire retardant wall: eight feet plus one-half of the building height over 36 feet.
    c. Abutting residentially zoned property: 50 feet.
    d. In no case shall more than a 50-foot setback be required.

6. Minimum depth of rear yard setback:

    a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: eight feet plus one-half the building height over 36 feet.
    b. Without fire retardant wall or alley: 20 feet plus one-half the building height over 36 feet.
    c. Abutting residentially zoned property: 50 feet plus one-half the building height over 36 feet.
    d. In no case shall more than a 50-foot setback be required.

~~7. Minimum distance between detached buildings on the same lot or parcel of land:~~

~~a. Without fire retardant wall: 25 feet plus one-half the building height over 36 feet.~~
~~b. With fire retardant wall: 16 feet plus one-half the building height over 36 feet.~~
~~c. In no case shall more than a 50-foot setback be required.~~

~~8. Maximum building coverage as a percentage of lot area: 85 percent.~~
~~9. Maximum amount of impervious coverage as a percentage of lot area: 90 to 95 percent. See article VIII.5.12, Required Landscaping.~~
~~10. Minimum amount of landscaped areas: all development shall comply with article VIII, Landscape Standards.~~
~~11. Required screening: all outside storage shall be screened as herein defined from all public streets and neighboring zoning districts.~~
~~12. Maximum floor area ratio: 4:1 FAR.~~
~~13. Maximum building height: 120 feet. Any structure over 60 feet shall require a specific use permit.~~
~~14. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading.~~
~~15. Maximum number of entrances and/or exits:~~

~~a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.~~
~~b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.~~
~~c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.~~

~~16. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.~~
~~17. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.~~

SECTION 6: OVERLAY DISTRICTS

SUBSECTION 6.01: ~~GENERAL OVERLAY DISTRICT STANDARDS~~ OVERLAY DISTRICTS

~~A. *Applicability*. Overlay districts are applied to land which has a traditional district already applied. It establishes additional uses and standards which may be either more or less restrictive than the underlying zoning district. The overlay district governs in all cases where it sets out a particular use or standard. Otherwise, standards and uses in the underlying district will govern.~~

Overlay districts are applied to land that has a traditional zoning district designation already applied to it. It establishes additional uses and standards, which may be either more or less restrictive than the underlying zoning district. The overlay district governs in all cases where it sets out a particular use or standard that conflicts with other sections of this Unified Development Code (UDC). In cases where the overlay district does not specifically address a standard or requirement, the underlying zoning district will govern.

SUBSECTION 6.02: GENERAL OVERLAY DISTRICT STANDARDS

A. *Applicability*. The *General Overlay District Standards* shall be applied to the following overlay districts:

- ☑ IH-30 Overlay (IH-30 OV) District
- ☑ SH-205 Overlay (SH-205 OV) District
- ☑ Scenic Overlay (SOV) District
- ☑ SH-66 Overlay (SH-66 OV) District
- ☑ SH-205 By-Pass Overlay (SH-205 BY OV) District
- ☑ North SH-205 Overlay (N. SH-205 OV) District
- ☑ East SH-66 Overlay (E. SH-66 OV) District
- ☑ FM-549 Overlay (FM-549 OV) District
- ☑ SH-276 Overlay (SH-276 OV) District

All other overlay district standards are detailed in Sections 6.03 – 6.15.

B. *Special Use Standards.* Development within the Scenic Overlay (SOV) District and the SH-66 Overlay (SH-66 OV) District shall comply with the *Land Use Schedule* contained in Article IV, *Permissible Uses*, of this Unified Development Code (UDC); however, the following land uses may be considered on a case-by-case basis through a Specific Use Permit:

a. Retail Store with Gasoline Sales (*Any Amount of Dispensers or Vehicles*)
b. Car Wash (*Any Type*)
c. Structures Over 36-Feet in Height

C. *Architectural Standards.*

1. *Materials and Masonry Composition*. Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials* -- *excluding doors and windows* -- as defined below.

c. *Primary Materials*. *Primary Materials* shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*). Specific requirements for *Primary Materials* are as follows:

1. *Stone.* A minimum of 20% natural or quarried stone is required on all building façades; however, the Planning and Zoning Commission, upon recommendation from the Architectural Review Board (ARB), may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building. In making this determination, both the Architectural Review Board (ARB) and the Planning and Zoning Commission should consider the shape, texture, size, quality and warranty of the product being proposed.
2. *Cementaceous Materials.* The use of cementaceous materials (*e.g. stucco, cementaceous lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade.
3. *Accent Brick and Stone*. Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of primary brick or stone materials in an elevation.

d. *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above. This includes materials like aluminum composite materials, metal panels, acrylic products (*i.e. EIFS products*) cast stone, cultured stone or other materials identified by the Director of Planning and Zoning or his/her designee.

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2. *Roof Design Standards*. All structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane-type roofs that are visible from adjacent public right-of-way shall be prohibited.

3. *Mechanical Equipment Screening*. All buildings shall be designed so that no HVAC, satellite dishes, appurtenances and/or any other mechanical equipment visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

    a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances shall be accomplished by either the construction of [*1*] a roof system described in the *Roof Design Standards* above, or [*2*] an architectural feature that is integral to the building's design and ensures that such rooftop mechanical equipment is not visible from any direction. Fencing or the enclosing of individual mechanical units shall not be permitted.

    b. All rooftop mechanical equipment or architectural features shall be shown on the required building elevations and submitted along with the site plan for review by City Staff, the Architectural Review Board (ARB), and the Planning and Zoning Commission.

4. *Required Architectural Elements.* All buildings that are less than 50,000 SF shall be designed to incorporate a minimum of four (4) architectural elements, buildings over 50,000 SF shall include a minimum of six (6) architectural elements, and buildings over 100,000 SF shall include a minimum of seven (7) architectural elements. The accepted architectural elements for all buildings are as follows:

    - ☑ Canopies, Awnings, or Porticos
    - ☑ Recesses/Projections
    - ☑ Arcades
    - ☑ Peaked Roof Forms
    - ☑ Arches
    - ☑ Outdoor Patios
    - ☑ Display Windows
    - ☑ Architectural Details (*e.g. Tile Work and Moldings*) Integrated into the Building's Facade
    - ☑ Articulated Ground Floor Levels or Bases
    - ☑ Articulated Cornice Line
    - ☑ Integrated Planters or Wing Walls that Incorporate Landscape and Sitting Areas
    - ☑ Offsets, Reveals or Projecting Rib Expressing Architectural or Structural Bays
    - ☑ Varied Roof Heights

    NOTE: Other architectural features maybe approved by the Director of Planning and Zoning or his/her designee.

5. *Four (4) Sided Architecture*. All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (*i.e. four [4] or more accent or canopy trees*) shall be planted along perimeter of the subject property to the rear of the building.

6. *Windows.* The color of all windows shall be reviewed by the Architectural Review Board (ARB), and shall have a maximum visible exterior reflectivity of 20%.

7. *Office Parks, Shopping Centers and Mixed Use Centers.* All buildings within a common retail, commercial or office development shall incorporate complementary architectural styles, materials, and colors. Staff may require a conceptual façade plan and/or sample boards for these types of developments to ensure consistency and compatibility for all buildings within a proposed development. Conceptual façade plans will be used only to ensure compliance to the minimum standards.

8. *Corporate Identity.* A company's building corporate identity that conflicts with the *General Overlay District Standards* shall be reviewed case-by-case basis as a variance in accordance with the requirements of Section 6.16, *Variances to the General Overlay District Standards*.

D. *Site Design Guidelines and Standards.*

1. *Building Setbacks*. The building setbacks adjacent to the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) shall be as follows:

(1) Scenic Overlay (SOV) District: 15-feet
(2) SH-66 Overlay (SH-66 OV) District: 15-feet
(3) IH-30 Overlay (IH-30 OV) District: 25-feet
(4) SH-205 Overlay (SH-205 OV) District: 25-feet
(5) North SH-205 Overlay (N. SH-205 OV) District: 25-feet
(6) SH-205 By-Pass Overlay (SH-205 BY OV) District:

- ☑ Residential Land Uses: *See Section 6.3.5, SH-205 By-Pass Overlay (SH-205 BY OV) District*
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(7) East SH-66 Overlay (E. SH-66 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(8) FM-549 Overlay (FM-549 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(9) SH-276 Overlay (SH-276 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

All other building setback regulations shall be the same as set forth in the underlying zoning district.

2. *Parking Restrictions*. No more than one (1) full row of parking (*i.e. two rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*).

3. *Access/Ingress/Egress*. In an effort to minimize potential vehicular and pedestrian conflicts, special attention must be given to the location of median breaks along major thoroughfares, the number and location of driveways providing ingress/egress, the design of driveways providing ingress/egress in relation to the parking areas and sight/visibility distances. Taking this into consideration it is important to review all site plans for the following guidelines:

   (a) Driveways should be spaced a minimum of 100-feet from the intersection of any major thoroughfare.
   (b) The ingress/egress driveways shall have a minimum radius of 30-feet;
   (c) Driveways should maintain an appropriate visibility triangle at ingress/egress driveways.
   (d) Main entrances should generally be located at median breaks that provide left turn access into the site.
   (e) Main entrances should connect to a *straightaway* aisle that does not dead end or require an immediate turn to approach the main building.
   (f) Aisles intersecting with entrance drives should be spaced at a minimum of 20-feet from the property line to provide for smooth turning movements.

4. *Cross Access*. *Cross Access Easements* may be required by the Planning and Zoning Commission at the time of site plan approval to ensure access to future median breaks and to reduce the number of curb cuts needed along roadways.

5. *Shared Parking.* In all office parks, shopping centers and mixed use centers cross access and shared parking agreements may be required by the City Council along with final plat approval.

6. *Loading and Service Areas*. All loading and service areas shall be located on the rear and side of buildings where possible. In the event that a loading or service area faces towards the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*), additional screening of the loading and service area may be required by the Architectural Review Board (ARB) and Planning and Zoning Commission. A minimum of a ten (10) foot masonry screening wall shall be required to screen the view of loading docks and loading spaces intended for tractor/semi-trailer delivery from any public right-of-way. This ten (10) foot masonry screening wall must screen the entire loading dock or loading space. Screening materials shall utilize similar masonry materials as the front façade of the primary building. The accommodation of adequate access for service delivery trucks shall be evaluated to determine the extent of screening required.

7. *Trash/Recycling Receptacles and Dumpster Enclosures*. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building.

8. *Play Structures*. Play structures shall not be placed between the primary building façade and a public right-of-way.

9. *Plan Review*. In addition to the other processes and factors established by this Unified Development Code (UDC), all concept plans, development plans and site plans for property situated within an established overlay district shall be reviewed for the following:

   a. The conformance of the proposed site plan to the site design guidelines and standards.
   b. The conformance of the proposed landscape plan to the intent of the landscaping and screening requirements.
   c. The conformance of the building elevations to the intent of the architectural standards.
   d. The provision of sufficient cross access and circulation on the site plan.
   e. The provision of sufficient visibility triangles to avoid congestion at ingress/egress driveways.

E. *Landscape Standards*.

1. *Landscape Buffers*. The minimum landscape buffer adjacent to *Primary Roadways* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) [*outside of and beyond any required right-of-way dedication*] shall be as follows:

   (1) Scenic Overlay (SOV) District: 20-feet
   (2) SH-66 Overlay (SH-66 OV) District: 20-feet
   (3) IH-30 Overlay (IH-30 OV) District: 20-feet
   (4) SH-205 Overlay (SH-205 OV) District: 20-feet
   (5) North SH-205 Overlay (N. SH-205 OV) District: 20-feet
   (6) SH-205 By-Pass Overlay (SH-205 BY OV) District:

   - ☑ Residential Land Uses: 50-feet
   - ☑ Retail/Commercial Land Uses: 25-feet
   - ☑ Industrial/Office/Technology Land Uses: 50-feet

   (7) East SH-66 Overlay (E. SH-66 OV) District:

   - ☑ Residential Land Uses: 25-feet
   - ☑ Retail/Commercial Land Uses: 15-feet
   - ☑ Industrial/Office/Technology Land Uses: 50-feet

   (8) FM-549 Overlay (FM-549 OV) District:

   - ☑ Residential Land Uses: 25-feet
   - ☑ Retail/Commercial Land Uses: 15-feet
   - ☑ Industrial/Office/Technology Land Uses: 50-feet

   (9) SH-276 Overlay (SH-276 OV) District:

   - ☑ Residential Land Uses: 25-feet
   - ☑ Retail/Commercial Land Uses: 15-feet
   - ☑ Industrial/Office/Technology Land Uses: 50-feet

   All landscape buffers shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the *Primary Roadway*. In the E. SH-66 Overlay (E SH-66 OV), FM-549 Overlay (FM-549 OV), and SH-205 By-

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Pass Overlay (SH-205 BY OV) Districts the required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the *Primary Roadway*.

2. *Plant Material Sizes and Selection*. All canopy trees, accent trees, shrubs and ground cover proposed to be planted in any overlay district shall be in conformance to the tables depicted in Appendix F, *Landscaping Guidelines and Requirements*, of this Unified Development Code (UDC) and shall be subject to the following sizes:

   a. *Canopy Trees* shall be a minimum of four (4) caliper inches at DBH.
   b. *Accent Trees* shall be a minimum of four (4) feet in total height.
   c. *Deciduous Shrubs* shall be a minimum of two (2) gallons in size.
   d. *Evergreen Shrubs* shall be a minimum of two (2) gallons in size.

3. *Erosion Control/Retaining Walls.* Any slope embankments or retaining walls within the public right-of-way or within the required landscape buffer must be terraced every four (4) feet in height (maximum) with a minimum of a two (2) foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material, which matches the masonry materials used on the primary structure. The planting area must incorporate shrubs, ground cover and grasses.

F. *Signs*. All signage requirements and variances to these requirements shall conform to Chapter 32, *Signs*, of the Municipal Code of Ordinances; however, approval of any variance to the sign standards for property situated within an established overlay district shall require approval by the City Council by a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.

G. *Lighting Standards.* No light standard, light fixture, light pole, pole base or combination thereof shall exceed 20-feet in total height in any overlay district with the exception of the IH-30 Overlay (IH-30 OV) District, which shall be limited to a maximum height of 30-feet.

H. *Utility Placement.* All overhead utilities within any overlay district shall be placed underground.

I. *Residential Standards*. No screening walls shall be erected adjacent to the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) in conjunction with any residential development. In addition, *eyebrow drives* with clusters of lots (*i.e. 5 – 12 homes*) shall be utilized along the *Primary Roadway* for residential developments. In lieu of *eyebrow drives,* a 50-foot landscape buffer may be utilized as an alternative. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer. For residential developments within the SH-205 By-Pass Overlay (SH-205 BY OV) District, see *Section 6.3.5, SH-205 By-Pass Overlay (SH-205 BY OV) District*.

SUBSECTION 6.03 ~~6.02~~: HISTORIC OVERLAY (HO) DISTRICT

Subsection 6.03, *Historic Overlay (HO) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.04 ~~6.02-1~~: NORTH GOLIAD CORRIDOR OVERLAY (NGC OV) DISTRICT

Subsection 6.04, *North Goliad Corridor Overlay (NGC OV) District*, is omitted from this ordinance change, but is retained in its entirety.

~~***SUBSECTION 6.03: NEIGHBORHOOD PRESERVATION OVERLAY (NPO) DISTRICT***~~

A. Purpose. Neighborhood preservation districts may be designated in certain established neighborhoods. The purpose of such districts will be to preserve the cultural importance and neighborhood uniqueness in order to promote economic, cultural, educational, and general welfare of the city. It is recognized that within the City of Rockwall numerous areas, neighborhood sites and structures represent the distinguishing characteristics of a period style or method of construction that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural and cultural resources that constitute their heritage, and therefore this overlay district is intended to:

1. Protect, identify, enhance and preserve neighborhoods with historical, architectural, and cultural characteristics and landmarks which represent distinctive cultural, social, economic, political, and architectural history of Rockwall;
2. Foster civic pride in the accomplishments of the past;
3. Protect and enhance Rockwall's attractiveness to visitors and the support and stimulus to the economy thereby provided;
4. Ensure the harmonious, orderly and efficient growth and development of the city;
5. Promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the city; and
6. Stabilize and improve values of such properties.

B. Neighborhood preservation officer. The neighborhood preservation officer shall administer this section and advise the board on matters submitted to it.

C. Standards. Standards are established for each Historic District which is created. Please refer to the zoning ordinance establishing the district for detailed standards which must be complied with.

D. Designation of Neighborhood Preservation Overlay Districts.

1. The city council may designate by zoning ordinance, certain areas as neighborhood preservation districts. Such districts shall bear the word "neighborhood" in their zoning designation.
2. The city council may recommend designation of qualified areas within the city after conducting public hearings and determination that neighborhood preservation designation is appropriate. Property owners within a proposed neighborhood district shall be notified prior to the planning and zoning commission and city council hearing to consider such designation. At the public hearing, owners, and interested parties may present testimony or documentary evidence which will become part of a record regarding the neighborhood enhancement, historic, architectural, or cultural importance of the proposed neighborhood preservation district. The record also may contain staff reports, public comments, or other evidence offered outside of the hearing.

Upon recommendation of the neighborhood preservation officer, the proposed neighborhood preservation district shall be submitted to the planning and zoning commission for review and recommendation. The planning and zoning commission shall give notice, conduct a public hearing, and make recommendations to the city council according to the same procedures as specifically provided in other sections of this [Unified Development Code].

If designation consideration has been requested by a citizen, property owner, or other interested party, the neighborhood preservation officer shall make its recommendation, to be forwarded to the planning and zoning commission, within 30 days from the date of submittal of designation request. The planning and zoning commission shall schedule a public hearing to be held within 45 days of receipt of such recommendation from the neighborhood preservation officer and city manager.

~~Upon designation of an area as a neighborhood preservation district by action of the Rockwall city council, the designation should be recorded on the official zoning maps. All zoning maps should indicate the designated districts by an appropriate mark.~~

~~A neighborhood preservation district may be designated if an area meets one or more of the following:~~

~~a. It possesses significance in history, architecture, archeology, and/or culture.~~
~~b. It is associated with events that made a significant contribution to the broad patterns of local, regional, state and/or national history.~~
~~c. It is associated with the lives of persons significant in the city's past.~~
~~d. It embodies the distinctive characteristics of a type, period, and/or method of construction.~~
~~e. It represents the work of a master designer, builder, and/or craftsman.~~
~~f. It represents an established and familiar visual feature of the city.~~
~~g. It constitutes a district section of the city.~~
~~h. A specific enhancement effort is underway for the neighborhood.~~

~~The boundaries of each designated neighborhood preservation district henceforth shall be specified in detail and shall be filed, in writing, in the city secretary's office for public inspection.~~

~~E. Additional standards. The city council may consider special requests in furtherance of neighborhood preservation and enhancement within an established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to, neighborhood signage plans, use of building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, or other requests submitted for consideration.~~

~~Upon receipt of such special requests, the city council shall review same and forward its recommendation to the planning and zoning commission for consideration. Upon recommendations from the planning and zoning commission, the city council may approve said requests by amendment of the ordinance designating such neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in this Unified Development Code. Such special requests may be denied by the city council by passage of a motion to deny.~~

~~*(Ord. No. 10-14, § 35, 7-6-2010)*~~

SUBSECTION 6.05 ~~6.04~~: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

Subsection 6.05, *Southside Residential Neighborhood Overlay (SRO) District*, is omitted from this ordinance change, but is retained in its entirety.

~~*SUBSECTION 6.05: MIXED USE OVERLAY (MUO) DISTRICT*~~

~~A. Purpose. The Mixed Use Overlay District applies to those areas specified in the comprehensive plan as "mixed use." These areas may be developed as a pedestrian-oriented district which includes "urban residential" uses. Urban residential uses include residential development which at least partly face streets or public sidewalks, or are located above retail, office or service uses. Ground floor urban residential should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure.~~

~~B. Application and boundaries.~~

~~1. It is intended that the Mixed Use Overlay District be applied at the time that development is imminent.~~

2. Mixed use standards will be applied using the planned development (PD) process as specified in the city's Unified Development Code and modified by ordinance.

(Ord. No. 10-14, § 37, 7-6-2010)

3. The zoning application shall include a minimum of ten acres. 4. At the time of PD application, a traffic impact analysis must be submitted to establish impacts on site access points and surrounding roadways and intersections.

C. Permitted uses. Allowed uses may include town homes, urban housing, retail, office, recreation and entertainment. A list of allowed uses, shall be specified in the PD application.

D. District standards.

1. Residential. Residential uses shall be governed by the following standards:

a. They must be integrated with retail and/or office uses in terms of site planning. The separate uses must not be perceived as separate or discrete developments.
b. They may not exceed four square feet of residential use for at least one square foot of nonresidential use (unless approved as part of the PD) for each phase of development.

2. Open space. A minimum of 20 percent of the site shall be devoted to open space. This requirement may be satisfied by either public or by a combination of public and private open space. Open space shall be satisfied with each phase of development, or the developer must execute a reservation of open space in a form that will ensure the city that such open space will be provided.
3. Enhancements. a. Pedestrian areas shall be enhanced with trees, decorative paving and pedestrian-level lighting. b. Public and private open space shall be developed to the extent reflected in the plan.
4. Height. The development should average two to three stories in height, but not exceed three stories unless otherwise approved as part of the PD. If adjacent to single-family zoned areas, this height should taper down to two stories if development is close to the property line.
5. Parking. Parking shall meet the following standards:

a. Parking required for a building shall primarily be located behind the building. On-street parking may be allowed to partially meet the required parking for a building or use.
b. A majority of parking shall be structured or decked to minimize the amount of land given over to parking.
c. Site access and nonresidential use parking shall be shared between nonresidential uses.
d. The minimum amount of required parking may be ten percent below the city's standard requirement for all uses allowed within the PD.
e. The minimum amount of parking may be further reduced where parking is shared by multiple uses and is justified by the applicant.

E. Procedures. There are three types of plans that may be required as part of the development process within a PD district. Each successive plan may modify the previous plan provided that it does not substantially change the general intent of the original PD district. Each successive plan becomes part of this [Unified Development Code] governing the property and replaces the previously approved plan.

1. PD concept plan. The PD concept plan is mandatory and is intended to be used as the first step in the PD development process. It establishes the most general guidelines for the PD district by identifying the land uses and intensities, thoroughfare locations, and open space boundaries (including public trail systems). It may include images of intended style and type of development. The concept plan illustrates the integration of these elements into a master plan for the whole PD

district. The PD concept plan, as incorporated in the PD ordinance, and together with the text of the ordinance, establishes the development standards for the PD district.

2. PD development plan. A PD development plan is optional and is intended to be used where appropriate as the second step of the PD development process. It may be required by the PD ordinance, or it may be submitted voluntarily by the property owner. A PD development plan constitutes an amendment to the approved PD concept plan and PD ordinance and may be used where the developer requests, or the council requires, certain standards for the PD district to be specified after initial establishment of the PD district. A PD development plan includes more detailed information as to the specific land uses and their boundaries. The purposes of a PD development plan are to allow flexibility in the development process by deferring specification of all development standards at the time of PD District creation and to enable developers to satisfy conditions imposed on creation of the district prior to submittal of a PD site plan.
3. PD site plan. A PD site plan is mandatory and is the final step of the PD development process. The purposes of a PD site plan are to ensure that the development of individual building lots, parcels, or tracts within the PD District are consistent with the approved concept plan and development plan, if any, and to ensure that the standards applicable within the PD District are met for each such lot, parcel or tract. A PD site plan shall continue to be valid for a period of three years after it is approved by the commission; however, such period may be extended by the council upon recommendation of the planning commission.

a. The site plan shall be accompanied by building elevations and landscape and master sign plans, which shall be reviewed by the architectural review board for consistency with the overall objectives of the district. The board's recommendation shall be forwarded to the planning and zoning commission for consideration in their recommendation to city council.
b. A PD site plan shall terminate at the end of such three-year period (or extended period if approved by the council) unless, within such period, a preliminary plat has been filed with the city for all of the land covered by the PD site plan. In which case, the site plan will remain valid as long as there is an approved plat for the property. If a PD site plan terminates, development of the land covered by the terminated plan cannot occur until a new PD site plan has been approved for the land as provided by this article.

SUBSECTION 6.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

A. *Purpose.* The intent of the IH-30 Corridor Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and, as well as to those passing through, the City of Rockwall area. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the an architectural review committee Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, residential single-family land uses shall be excluded from these standards except as otherwise stated.

B. *Application and Boundaries.* The IH-30 Corridor Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Corridor Overlay (IH-30 OV) District Zone spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit on line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Corridor Overlay (IH-30 OV) District Zone are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

~~C. *Architectural standards.*~~

~~1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.~~

~~a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;~~

~~☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;~~
~~☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;~~
~~☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;~~
~~☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and~~
~~☑ That the manufactured stone product shall have a minimum warranty of 75 years.~~

~~b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.~~

~~2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.~~

~~3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.~~

~~a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances shall be accomplished by either the construction of: (a) the construction of the roof systems described in~~

subsection C.2 above; or (b) an architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

b. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements from the list below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

1. Canopies, awnings, or porticos;
2. Recesses/projections;
3. Arcades;
4. Peaked roof forms;
5. Arches;
6. Outdoor patios;
7. Display windows;
8. Architectural details (such as tile work and moldings) integrated into the building facade;
9. Articulated ground floor levels or base;
10. Articulated cornice line;
11. Integrated planters or wing walls that incorporate landscape and sitting areas;
12. Offsets, reveals or projecting rib used to express architectural or structural bays;
13. Varied roof heights;
14. Or other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

D. *Site design standards.*

1. *Building setback.* All lots within the IH-30 Corridor Overlay District shall maintain a minimum building setback of 25 feet from the front property line adjacent to IH-30. All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.
2. *Parking area restrictions.* No more than one full parking bay (two rows of parking with a driving aisle) shall be allowed between the primary building and the IH-30 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.

a. *Further guidelines.*

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- ☑ Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare;
- ☑ The ingress and egress drives shall have a minimum radius of 30 feet;
- ☑ Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
- ☑ Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
- ☑ Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
- ☑ Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

b. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.

4. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces IH-30, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semi-trailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.
5. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from IH-30.
6. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
7. *Plan review.* In addition to other factors set out in this Unified Development Code, concept plans, development plans, and site plans shall be reviewed for:

a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions therein.
b. Achieving the intent of the architectural standards and site design standards.
c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

F. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. *Buffer strips.* The buffer strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the IH-30 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.
2. *Buffer strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the IH-30 right-of-way as set out below.
3. *Plant material sizes.* The following minimum sizes shall be required:

~~Canopy trees: four-inch caliper.~~
~~Accent trees: four-foot height.~~
~~Shrubs.~~
~~Deciduous: 15 inches; two-gallon minimum.~~
~~Evergreen: 12 inches; two-gallon minimum.~~

~~4. *Plant material selections.* The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:~~

~~Canopy trees: Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.~~
~~Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.~~

~~5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer-strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.~~

~~G. *Signs.* All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the IH-30 Overlay (IH-30 OV) District shall require city council approval by a three-quarter majority vote.~~

~~H. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.~~

~~*(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 38, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)*~~

SUBSECTION 6.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

A. *Purpose.* The intent of the SH-205 ~~Corridor~~ Overlay (SH-205 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and~~, as well as to those~~ passing through~~,~~ the City of Rockwall ~~area~~. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the ~~an architectural review committee~~ Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, ~~residential~~ single-family land uses shall be excluded from these standards except as otherwise stated.

B. *Application and Boundaries.* The SH-205 ~~Corridor~~ Overlay (SH-205 OV) District includes the entirety of all properties which adjoin or are located within 200-feet of the future right-of-way of SH-205. The SH-205 ~~Corridor~~ Overlay (SH-205 OV) District ~~Zone~~ spans north to south along SH-205 from the intersection point of SH-205 and FM 740, south to the southern city limits (approximately 2,800-feet south of FM-1139). The standards and regulations set forth in the SH-205 ~~Corridor~~ Overlay (SH-205

OV) District ~~Zone~~ are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-205 Overlay (SH-205 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

~~D. *Architectural standards.*~~

~~1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.~~

~~a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;~~

~~☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;~~
~~☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;~~
~~☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;~~
~~☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and~~
~~☑ That the manufactured stone product shall have a minimum warranty of 75 years.~~

~~b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.~~

~~2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.~~

~~3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include~~

~~equipment located on the roof, on the ground, or otherwise attached to the building or located on the site:~~

~~a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:~~

~~a) The construction of the roof systems described in subsection C.2 above; or~~
~~b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.~~

~~b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.~~
~~c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.~~

~~4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:~~

~~1. Canopies, awnings, or porticos;~~
~~2. Recesses/projections;~~
~~3. Arcades;~~
~~4. Peaked roof forms;~~
~~5. Arches;~~
~~6. Outdoor patios;~~
~~7. Display windows;~~
~~8. Architectural details (such as tile work and moldings) integrated into the building facade;~~
~~9. Articulated ground floor levels or base;~~
~~10. Articulated cornice line;~~
~~11. Integrated planters or wing walls that incorporate landscape and sitting areas;~~
~~12. Offsets, reveals or projecting rib used to express architectural or structural bays;~~
~~13. Varied roof heights; or~~
~~14. Other architectural features approved by the director of planning or his designee.~~

~~5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.~~
~~6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of the glass shall be reviewed and approved by the director of planning or his designee.~~
~~7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.~~

~~a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.~~

~~8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.~~

~~E. *Site design standards.*~~

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4. *Building setback.* All lots within the SH 205 Corridor Overlay District shall maintain a minimum building setback of 25 feet from the front property line adjacent to SH 205. All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.
5. *Parking area restrictions.* No more than two rows of parking shall be allowed between the primary building and the SH 205 right-of-way.
6. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.

   Further guidelines:

   a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
   b. The ingress and egress drives shall have a minimum radius of 30 feet;
   c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
   d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
   e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
   d. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.
   e. Cross access. Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.

7. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces SH 205, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.
8. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer-strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 205.
9. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
10. *Plan review.* In addition to other factors set out in this Unified Development Code, concept plans, development plans, and site plans shall be reviewed for:

    a. Meeting the intent of article VIII, Landscape Standards, and the screening provisions below.
    b. Achieving the intent of the architectural and site design standards.
    c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

F. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the requirements of article VIII, Landscape Standards. Where the following standards conflict with the article VIII, these requirements shall prevail:

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11. *[Required width and height.]* The buffer-strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the SH 205 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.
12. *Buffer-strip plantings*. Two canopy trees, along with four accent trees shall be required per 100 feet of the SH 205 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E.3 and E.4.

    Plant material sizes. The following size requirements shall be required:

    Canopy trees: four-inch caliper.
    Accent trees: four-foot height.
    Shrubs.

    Deciduous: 15 inches; two-gallon minimum.
    Evergreen: 12 inches; two-gallon minimum.

13. *Plant material selections.* The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:

    Canopy trees: Afghan Pine, Bur Oak, Caddo Maple, Cedar Elm, Lacebark Elm, Leyland Cypress, Little Gem Magnolia, Live Oak, October Glory Maple.
    Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

G. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer-strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.
H. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-205 Overlay (SH-205 OV) District shall require city council approval by a three-quarter majority vote.
I. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-40, 8-15-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 39, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.08: SCENIC OVERLAY (SRO) DISTRICT

A. *Purpose.* The Scenic Overlay (SOV) District is a specialized overlay district along FM-740 which has been identified in the Comprehensive Plan as a scenic thoroughfare. The identified scenic aspects of FM-740 include views of the lake, existing natural topography, and existing natural landscaping. The district has been established to protect scenic or historic qualities through the use of additional development criteria and by requiring uses compatible with both existing uses and with the visual environment. The development requirements for non-residential uses are more restrictive than in other

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commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development. This district is designed to be primarily an office and retail/commercial shopping district with an intensity of uses normally found along major thoroughfares; however, these uses may be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB).

~~1. The Scenic Overlay District is a specialized zoning district overlay along FM-740 which has been identified in the comprehensive land use plan as a scenic thoroughfare. The identified scenic aspects of FM-740 include views of the lake, existing natural topography, and existing natural landscaping. The district has been established to protect scenic or historic qualities through the use of additional development criteria and by requiring uses compatible with both existing uses and with the visual environment. The development requirements for nonresidential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development.~~
~~2. This district is designed to be primarily an office and retail/commercial shopping district with an intensity of uses normally found along a major thoroughfare. These uses may, however, be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas.~~
~~3. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through an architectural review committee.~~

B. *Application and Boundaries.* ~~This~~ The Scenic Overlay (SOV) District shall apply to all property located within the established boundary along FM-740 (*as set forth in Ordinance No. ~~on Exhibit A of Ord. No.~~ 87-64*). Property that has been zoned, platted and site planned at the time of adoption of the ordinance, from which this section is derived, shall be exempted from the provisions of this section unless and until an application for zoning, platting, or site planning is re-submitted on the property. All property developed within the Scenic Overlay (SOV) District must meet both the terms and requirements of the underlying zoning classification applicable to the property and the provisions set forth in the Scenic Overlay (SOV) District. The most restrictive requirement applicable to the property shall apply.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the Scenic Overlay (SOV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

~~C. *Special use standards.* All development within the Scenic Overlay District shall comply with the land use tables in article IV, Permissible Uses, as amended; however, the following uses may be considered on a case-by-case basis only and shall require a specific use permit.~~

~~1. Gasoline service stations, and retail outlets where gasoline products are sold as an accessory to a retail use, subject to the conditions established in article IV, Permissible Uses.~~
~~2. Car wash (all types), subject to the conditions of article IV, Permissible Uses.~~
~~3. Any structure over 36 feet in height.~~

~~D. *Architectural standards.*~~

~~1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone,~~

on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

- ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
- ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
- ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
- ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
- ☑ That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.
3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

a) The construction of the roof systems described in subsection D.2 above; or
b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

a) Canopies, awnings, or porticos;
b) Recesses/projections;
c) Arcades;
d) Peaked roof forms;
e) Arches;
f) Outdoor patios;
g) Display windows;
h) Architectural details (such as tile work and moldings) integrated into the building facade;
i) Articulated ground floor levels or base;
j) Articulated cornice line;
k) Integrated planters or wing walls that incorporate landscape and sitting areas;
l) Offsets, reveals or projecting rib used to express architectural or structural bays;
m) Varied roof heights; or
n) Other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

E. *Site design standards.*

1. *Building setback.* All lots within the Scenic Overlay District shall maintain a minimum building setback of 15 feet from the front property line adjacent to FM 740. All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.
2. *Parking area restrictions.* No more than two rows of parking shall be allowed between the primary building and the FM 740 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.

Further guidelines:

a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
b. The ingress and egress drives shall have a minimum radius of 30 feet;
c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
f. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

4. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces FM 740, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.
7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer-strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from FM 740.
8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
9. *Plan review.* In addition to other factors set out in this Unified Development Code, concept plans, development plans, and site plans shall be reviewed for:

a. Meeting the intent of article VIII, Landscape Standards, and the screening provisions below.
b. Achieving the intent of the Architectural and Site Design Standards.
c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

F. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the requirements of article VIII, Landscape Standards. Where the following standards conflict with the article VIII, these requirements shall prevail:

1. *[Required width and height.]* The buffer-strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the FM 740 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.
2. *Buffer-strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the FM 740 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections F.3 and F.4.

~~*Plant material sizes.* The following size requirements shall be required:~~
~~Canopy trees: four-inch caliper.~~
~~Accent trees: four-foot height.~~
~~Shrubs:~~

~~Deciduous: 15 inches; two-gallon minimum.~~
~~Evergreen: 12 inches; two-gallon minimum.~~

~~4. *Plant material selections.* The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:~~

~~Canopy trees: Afghan Pine, Bur Oak, Caddo Maple, Cedar Elm, Lacebark Elm, Leyland Cypress, Little Gem Magnolia, Live Oak, October Glory Maple.~~

~~Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.~~

~~5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.~~

~~G. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the Scenic Overlay (SOV OV) District shall require city council approval by a three-quarter majority vote.~~
~~H. *Lighting standards.* In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the Scenic Overlay District. All lighting fixtures shall focus light downward and be contained on the site.~~
~~I. *Utility placement.* All overhead utilities within the Scenic Overlay District shall be placed underground.~~
~~J. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.~~

~~*(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)*~~

SUBSECTION 6.09: SH-66 OVERLAY (SH-66 OV) DISTRICT

A. *Purpose.* The SH-66 Overlay (SH-66 OV) District is a specialized overlay district along SH-66 and Washington Street between Lake Ray Hubbard and SH-205, which has been identified as one of the important entry points into the City of Rockwall. The identified important scenic aspects of this corridor include views of the lake, existing natural topography, and existing natural landscaping adjacent to residential neighborhoods. The district has been established to protect scenic or historic qualities through the use of additional development criteria, and by requiring uses compatible with both existing uses and with the visual environment. The development requirements for non-residential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development. This district is

designed to be primarily an office and retail/commercial shopping district with an intensity of uses normally found along major thoroughfares; however, these uses may be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB).

~~1. The S.H. 66 Overlay District is a specialized zoning district overlay along S.H. 66 and Washington Street between Lake Ray Hubbard and S. H. 205 which has been identified as one of the important entry points into the City of Rockwall. The identified important scenic aspects of this corridor include views of the lake, existing natural topography, and existing natural landscaping and adjacent residential neighborhoods. The district has been established to protect scenic or historic qualities through the use of additional development criteria and by requiring uses compatible with both existing uses and with the visual environment. The development requirements for nonresidential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development.~~

~~2. This district is designed to be primarily an office and retail/commercial district with an intensity of uses normally found along a major thoroughfare. These uses may, however, be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas.~~

~~3. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through an architectural review committee.~~

B. *Application and Boundaries.* ~~This~~ The SH-66 Overlay (SH-66 OV) District shall apply to all property located within the established boundary along SH-66 and Washington Street, between Lake Ray Hubbard and SH-205 (*as set forth in Ordinance No. ~~on exhibit A of Ord. No.~~ 01-18*). Property that has been zoned, platted and site planned at the time of adoption of the ordinance, from which this section is derived, shall be exempted from the provisions of this section unless ~~and until~~ an application for zoning, platting, or site planning is resubmitted on the property. All property developed within the SH-66 Overlay (SH-66 OV) District must meet both the terms and requirements of the underlying zoning classification applicable to the property and the provisions set forth in the SH-66 Overlay (SH-66 OV) District. The most restrictive requirement applicable to the property shall apply.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-66 Overlay (SH-66 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

~~C. *Special use standards.* All development within the SH 66 Overlay District shall comply with the land use tables in article IV, Permissible Uses, as amended; however, the following uses may be considered on a case-by-case basis only and shall require a specific use permit.~~

~~1. Gasoline service stations, and retail outlets where gasoline products are sold as an accessory to a retail use, subject to the conditions established in article IV, Permissible Uses.~~

~~2. Car wash (all types), subject to conditions of article IV, Permissible Uses.~~

~~3. Any structure over 36 feet in height.~~

~~D. *Architectural standards.*~~

1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

   a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

      ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
      ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
      ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
      ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
      ☑ That the manufactured stone product shall have a minimum warranty of 75 years.

   b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matter finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.
3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.
4. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

   a) The construction of the roof systems described in subsection D.2 above; or
   b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

5. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

6. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.
7. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

    ☑ Canopies, awnings, or porticos;
    ☑ Recesses/projections;
    ☑ Arcades;
    ☑ Peaked roof forms;
    ☑ Arches;
    ☑ Outdoor patios;
    ☑ Display windows;
    ☑ Architectural details (such as tile work and moldings) integrated into the building facade;
    ☑ Articulated ground floor levels or base;
    ☑ Articulated cornice line;
    ☑ Integrated planters or wing walls that incorporate landscape and sitting areas;
    ☑ Offsets, reveals or projecting rib used to express architectural or structural bays;
    ☑ Varied roof heights; or
    ☑ Other architectural features approved by the director of planning or his designee.

8. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
9. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
10. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

    a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

11. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

E. *Site design standards.*

1. *Building setback.* All lots within the SH 66 Overlay District shall maintain a minimum building setback of 15 feet from the front property line adjacent to SH 66. All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.
2. *Parking area restrictions.* No more than two rows of parking shall be allowed between the primary building and the SH 66 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.

    Further guidelines:

a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
b. The ingress and egress drives shall have a minimum radius of 30 feet;
c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
f. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

4. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces SH 66, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.
7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer-strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 66.
8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
9. *Plan review.* In addition to other factors set out in this Unified Development Code, concept plans, development plans, and site plans shall be reviewed for:

a. Meeting the intent of article VIII, Landscape Standards, and the screening provisions below.
b. Achieving the intent of the architectural and site design standards.
c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

F. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the requirements of article VIII, Landscape Standards. Where the following standards conflict with the article VIII, these requirements shall prevail:

1. *[Required width and height.]* The buffer-strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the SH 66 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.
2. *Buffer-strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the SH 66 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections F.3 and F.4.

3. *Plant material sizes.* The following size requirements shall be required:

Canopy trees: four-inch caliper.
Accent trees: four-foot height.
Shrubs:

Deciduous: 15 inches; two-gallon minimum.
Evergreen: 12 inches; two-gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:

Canopy trees: Afghan Pine, Bur Oak, Cedar Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

G. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-66 Overlay (SH-66 OV) District shall require city council approval by a three-quarter majority vote.

H. *Lighting standards.* In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the SH 66 Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

I. *Utility placement.* All overhead utilities within the SH 66 Overlay District shall be placed underground.

J. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.10: SH-205 BY-PASS OVERLAY (SH-205 BY OV) DISTRICT

A. *Purpose*. The intent of the SH-205 By-Pass Bypass Corridor Overlay (SH-205 BY OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting, as well as to those and passing through, the City of Rockwall area. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility and plan review shall be conducted through the Architectural Review Board (ARB)an architectural review committee. These development requirements shall apply to non-residential and multi-family uses only. All other residential uses shall be excluded from these standards except has otherwise stated.

B. *Application and Boundaries.* The SH-205 By-Pass ~~Bypass Corridor~~ Overlay (SH-205 BY OV) District includes the entirety of all properties which adjoin or are located within 500 feet of the current and future right-of-way of John King Boulevard ~~Blvd~~. The SH-205 By-Pass ~~Bypass Corridor~~ Overlay (SH-205 BY OV) District ~~Zone~~ extends along the current and future right-of-way of John King Boulevard ~~Blvd~~. to the existing city limits. The standards and regulations set forth in the SH-205 By-Pass ~~Bypass Corridor~~ Overlay (SH-205 BY OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-205 By-Pass Overlay (SH-205 BY OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

D. *Special District Requirements*.

(1) *Residential Frontage Requirements*. To ensure proper separation of residential land uses from John King Boulevard all residential developments that have direct frontage on John King Boulevard shall utilize one (1) or a combination of the following design alternatives along the entire frontage of John King Boulevard:

a. *Increased Landscape Buffer*. A minimum of a 100-foot landscape buffer maybe substituted for the required landscape buffer as depicted in *Design Alternative #1*.

b. *Increased Rear Yard Building Setback*. A minimum of 50-foot rear yard building setback may be incorporated adjacent to the required landscape buffer as depicted in *Design Alternative #2*.

c. *Incorporation of a Slip Street*. A slip street -- *meeting the Engineering Department's requirements for right-of-way design* -- may be incorporated adjacent to and running parallel with the required landscape buffer. Homes are permitted to front or side to the slip street. Examples of this design alternative are depicted in *Design Alternative #3* and *Design Alternative #4*.

d. *Incorporation of an Eyebrow*. An eyebrow street meeting the -- *Engineering Department's requirements for right-of-way design* -- with a minimum cluster of five (5) homes and a maximum cluster of 12 homes can be incorporated with a 30-foot landscape buffer. All homes should front onto the eyebrow street and have a minimum of a 25-foot front yard building setback. An example of this design alternative is depicted *Design Alternative #5*.

(2) *Design Alternatives*.

Design Alternative #1

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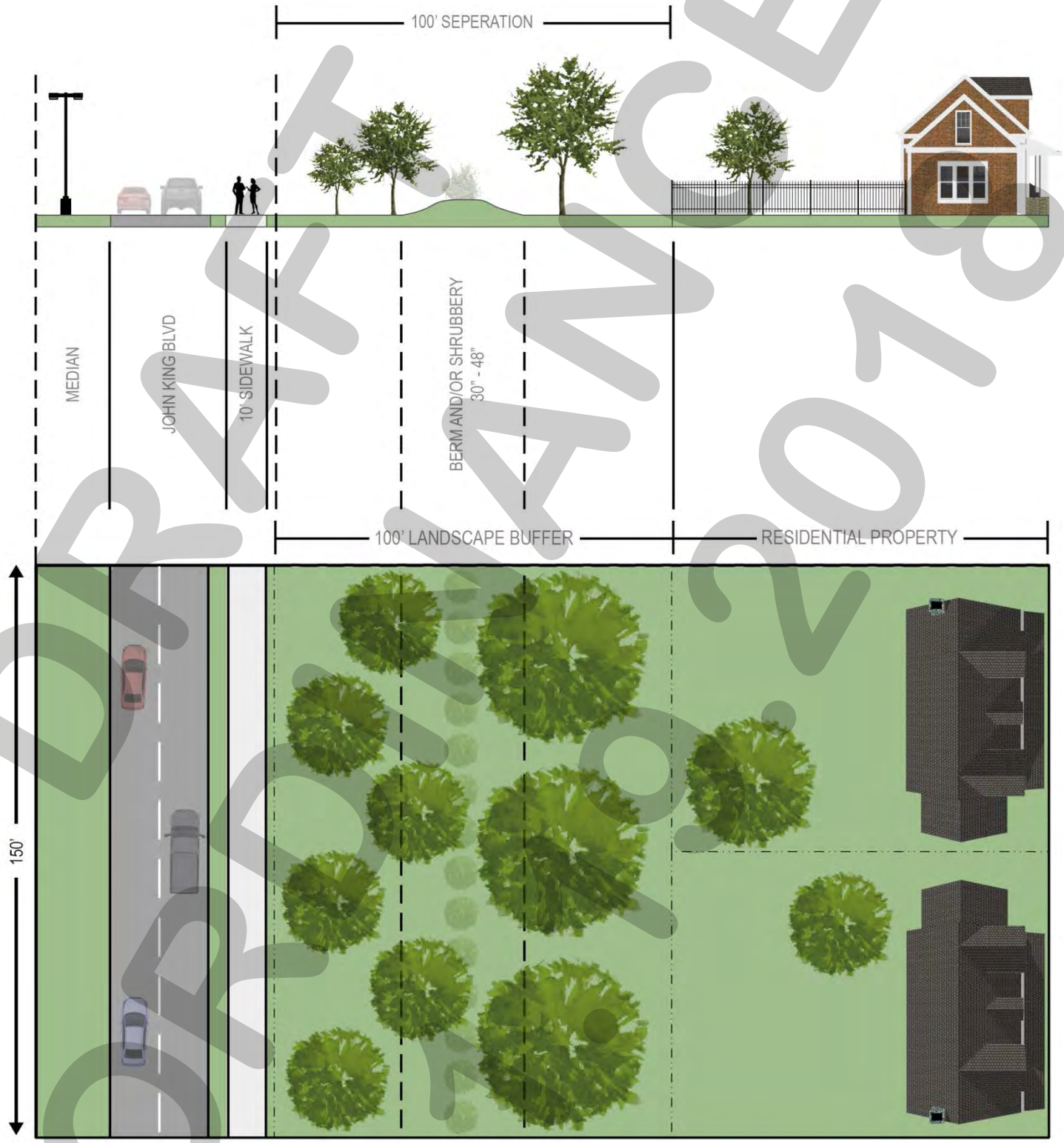

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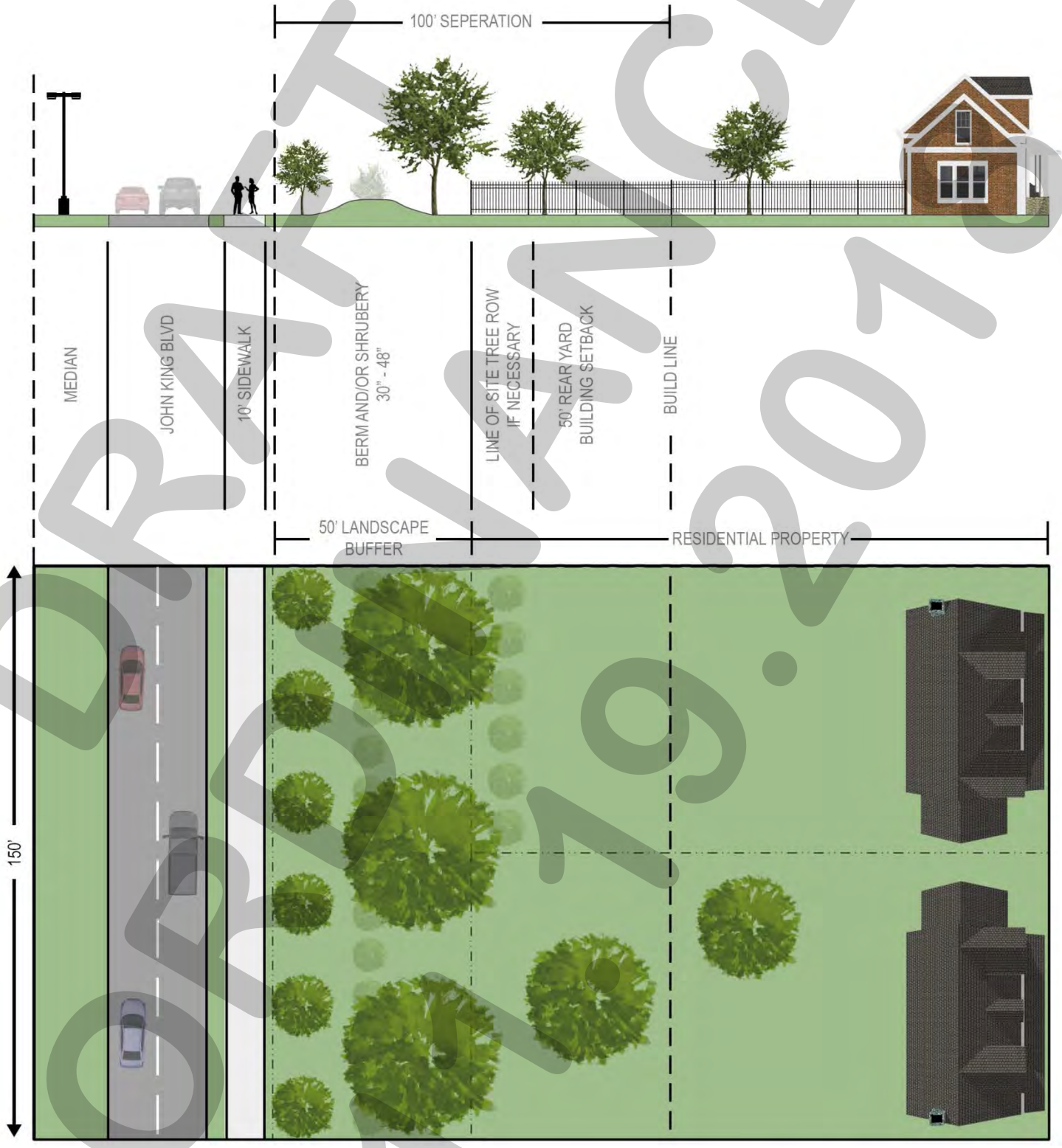
Design Alternative #2



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Design Alternative #3



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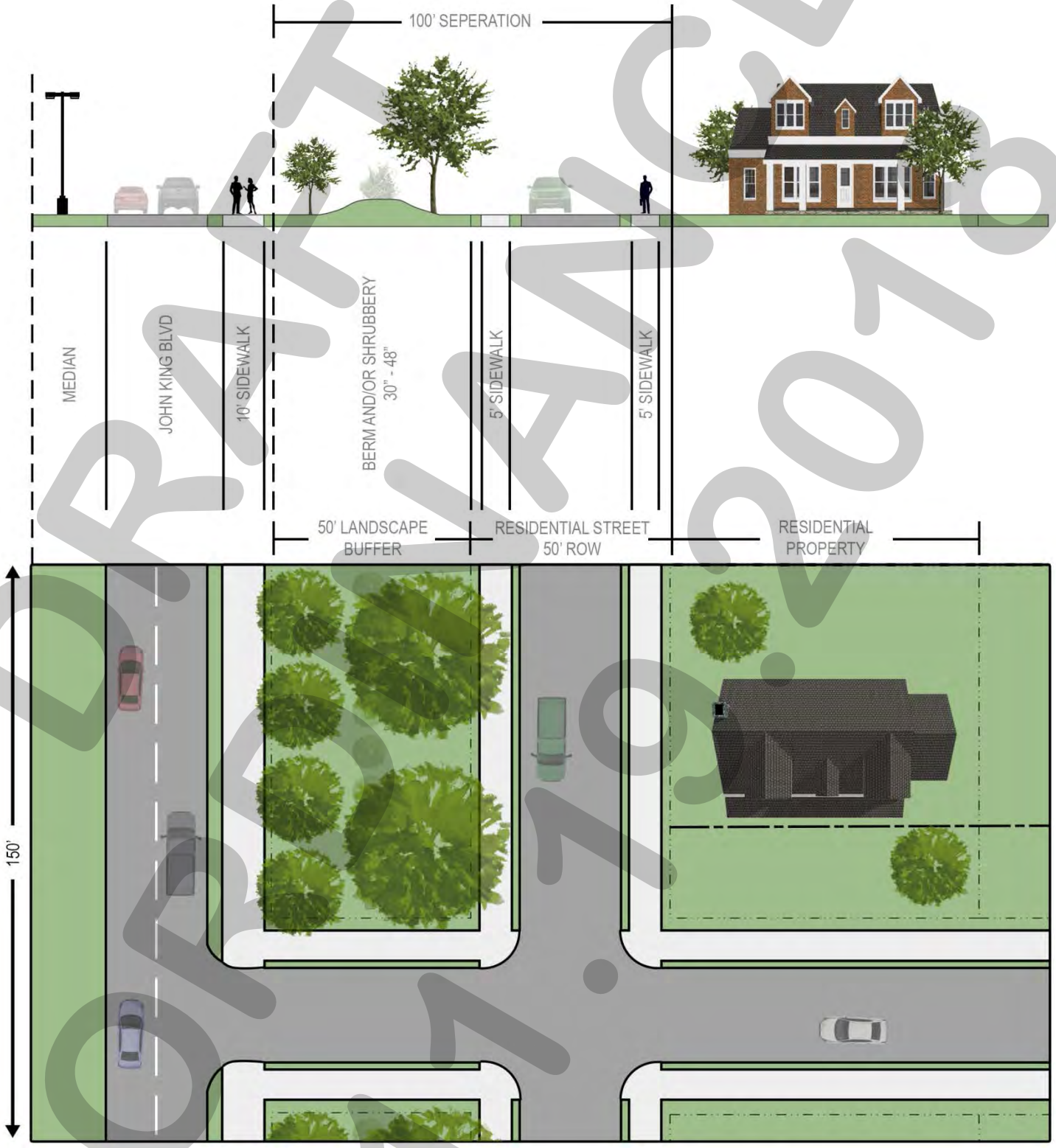
Design Alternative #4



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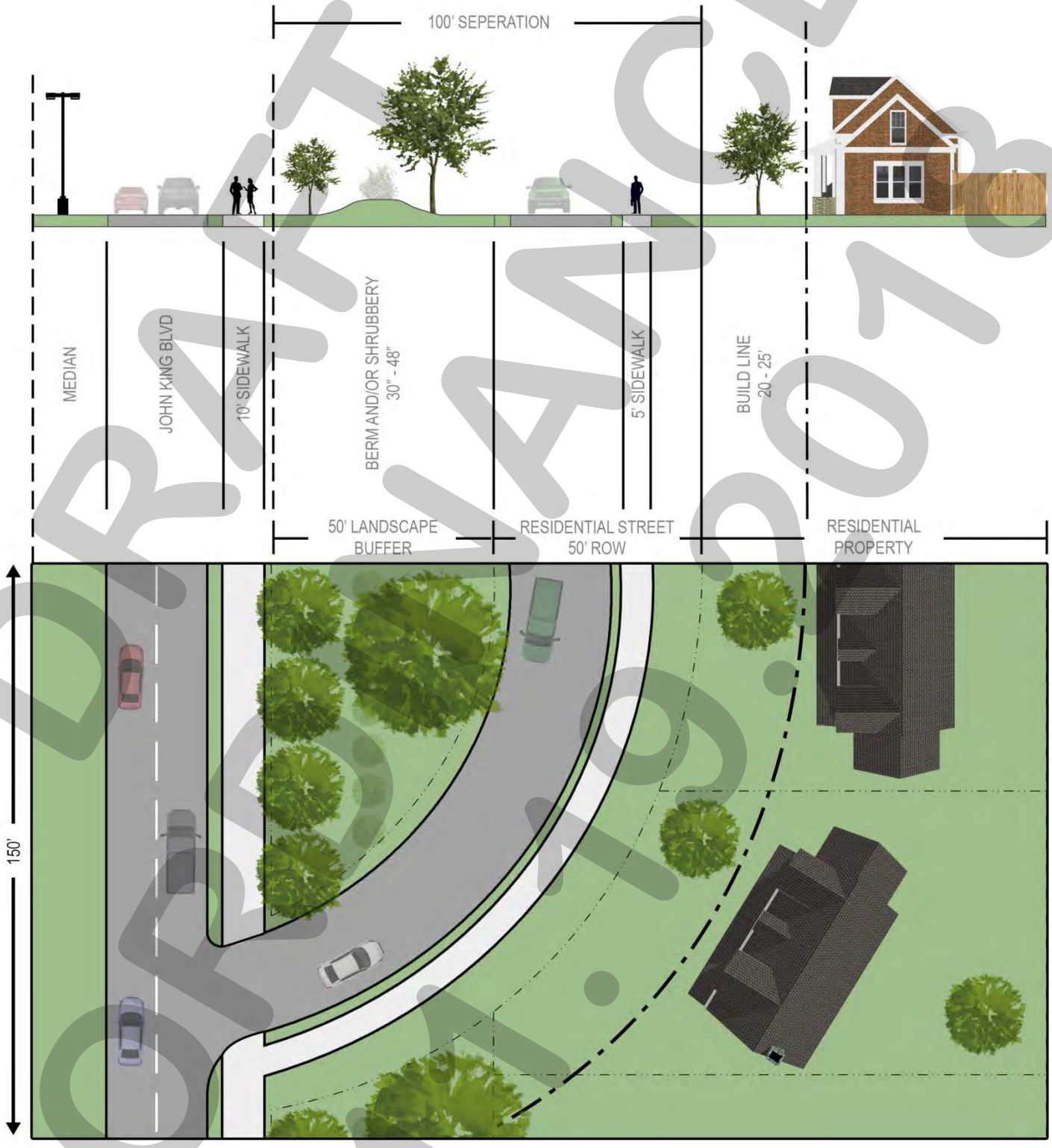
Design Alternative #5



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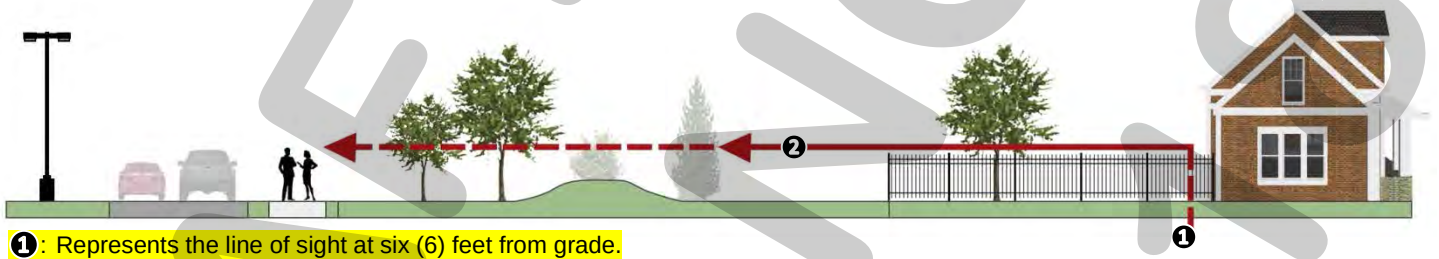
(3) *Line of Sight Requirements*. Homes that back to a required landscape buffer should be built in such a manner where the required berm visually impairs visibility to John King Boulevard. In cases where a berm proves to be ineffective at screening traffic from John King Boulevard (*due to topography, height, etc.*) the developer shall be responsible for incorporating additional landscaping to provide sufficient screening in the required landscape buffer. This will be reviewed by the Planning and Zoning Commission at the time of site plan.



❶: Represents the line of sight at six (6) feet from grade.
❷: The solid red line shows that visibility is impaired from John King Boulevard by [*1*] a row of trees or [*2*] a berm and/or row of shrubbery.

~~C. *Architectural standards.*~~

~~1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.~~

~~a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;~~

~~That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;~~
~~That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;~~
~~That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;~~
~~That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and~~
~~That the manufactured stone product shall have a minimum warranty of 75 years.~~

~~b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.~~

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.
3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

    a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

        a) The construction of the roof systems described in subsection C.2 above; or
        b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

    b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.
    c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:
        a) Canopies, awnings, or porticos;
        b) Recesses/projections;
        c) Arcades;
        d) Peaked roof forms;
        e) Arches;
        f) Outdoor patios;
        g) Display windows;
        h) Architectural details (such as tile work and moldings) integrated into the building facade;
        i) Articulated ground floor levels or base;
        j) Articulated cornice line;
        k) Integrated planters or wing walls that incorporate landscape and sitting areas;
        l) Offsets, reveals or projecting rib used to express architectural or structural bays;
        m) Varied roof heights; or
        n) Other architectural features approved by the director of planning or his designee.
5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

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a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

D. *Site design standards.*

1. *Building setback.* All lots within the 205 Bypass Corridor Overlay District shall maintain the following minimum front yard building setbacks:

Retail/Commercial: 15-Feet
Industrial/Office/Technology: 50-Feet

All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.

2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and the John King Blvd. right-of-way.

3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances. In addition:

a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
b. The ingress and egress drives shall have a minimum radius of 30 feet;
c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
f. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

4. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.

5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.

6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces John King Blvd., additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer-strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize

similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from John King Blvd.

8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
9. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:
   a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
   b. Achieving the intent of the architectural standards and site design standards.
   c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

E. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. Landscape Buffer. The buffer-strip shall be a minimum of 25-feet wide for retail/commercial use; 50-feet wide for residential use; and 50 feet wide for office, research-technology and industrial use, and include a "built-up" berm and shrubbery along the entire length of the subject property's frontage along the John King Blvd. right-of-way. The minimum required height of the aforementioned berm and is 48-inches..

2. Buffer-strip plantings. Two (2) canopy trees, along with four (4) accent trees shall be required per 100-feet of the John King Blvd. right-of-way. Canopy tree, accent tree, and shrub sizes and types are included in Subsection F.3, District Landscaping Requirements, of Appendix F, Landscaping Guidelines and Requirements, of the Unified Development Code. In addition, all shrubs shall be a minimum of two (2) gallons in size and 15-inches in height (i.e. deciduous or evergreen).
3. Erosion control/retaining walls. Any slope embankments or retaining walls within the public right-of-way or within the required buffer-strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

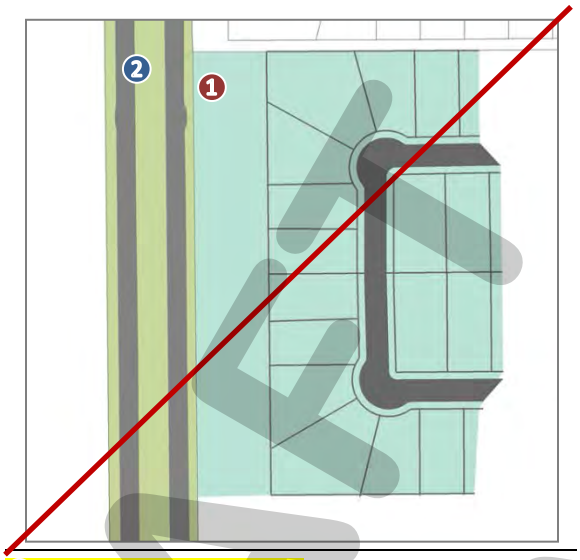
F. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the 205 By-Pass Overlay (205 BY-OV) District shall require city council approval by a three-quarter majority vote.

G. *Lighting standards.* In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the 205 Bypass Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

H. *Utility placement.* All overhead utilities within the 205 Bypass Corridor Overlay District shall be placed underground.

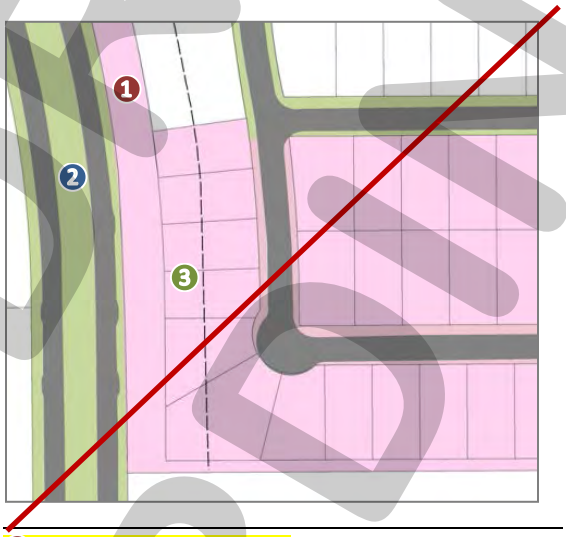
I. Residential Frontage Requirements. To ensure proper separation of residential land uses from John King Boulevard all residential developments that have direct frontage on John King Boulevard shall utilize one (1) or a combination of the following design alternatives along the entire frontage of John King Boulevard:

(1) Increased Landscape Buffer. A minimum of 100-foot landscape buffer maybe substituted for the required landscape buffer.



~~1: 100-Foot Landscape Buffer~~
~~2: John King Boulevard~~

~~(2) Increased Rear Yard Building Setback. A minimum of 50-foot rear yard building setback may be incorporated adjacent to the required landscape buffer.~~



~~1: 50-Foot Landscape Buffer~~
~~2: John King Boulevard~~
~~3: 50-Foot Rear Yard Building Setback~~

~~(3) Incorporation of a Slip Street. A slip street meeting the Engineering Department's requirements for right-of-way and design may be incorporated adjacent to and running parallel with the required landscape buffer. Homes are permitted to front or side to the slip street.~~

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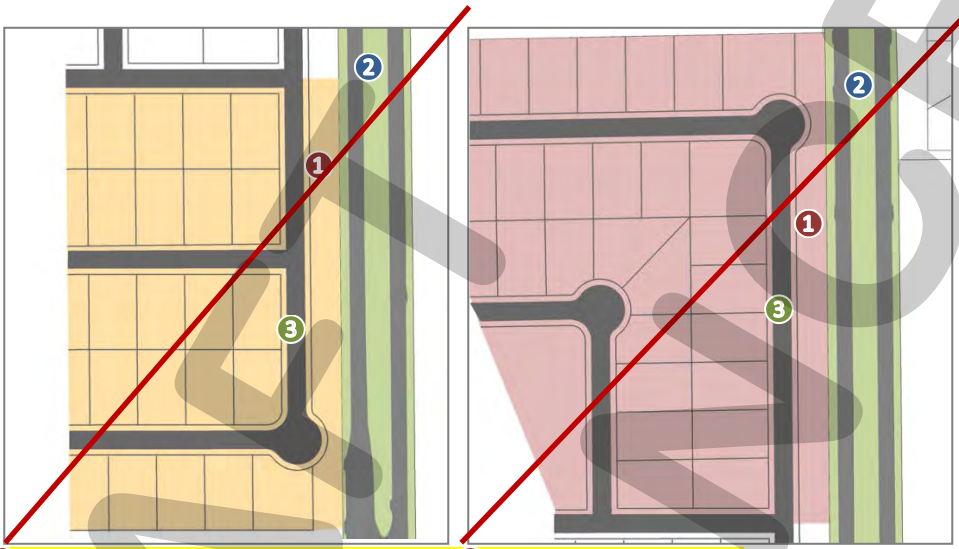

1: 50-Foot Landscape Buffer
2: John King Boulevard
3: Slip Street

1: 50-Foot Landscape Buffer
2: John King Boulevard
3: Slip Street

(4) Incorporation of an Eyebrow. An eyebrow street meeting the -- Engineering Department's requirements for right-of-way and design -- with a minimum cluster of five (5) homes and a maximum cluster of 12 homes can be incorporated with a 30-foot landscape buffer. All homes should front onto the eyebrow street and have a minimum of a 25-foot front yard building setback.



1: 30-Foot Landscape Buffer
2: John King Boulevard
3: Eyebrow Street
4: 25-Foot Front Yard Building Setback

In addition, homes that back to a required landscape buffer should be built in such a manner where the required berm visually impairs visibility to John King Boulevard. In cases where a berm proves to be ineffective at screening traffic from John King Boulevard (due to topography, height, etc.) the developer shall be responsible for incorporating additional landscaping to provide sufficient screening in the required landscape buffer. This will be reviewed by the Planning and Zoning Commission at the time of site plan.

Example 1:

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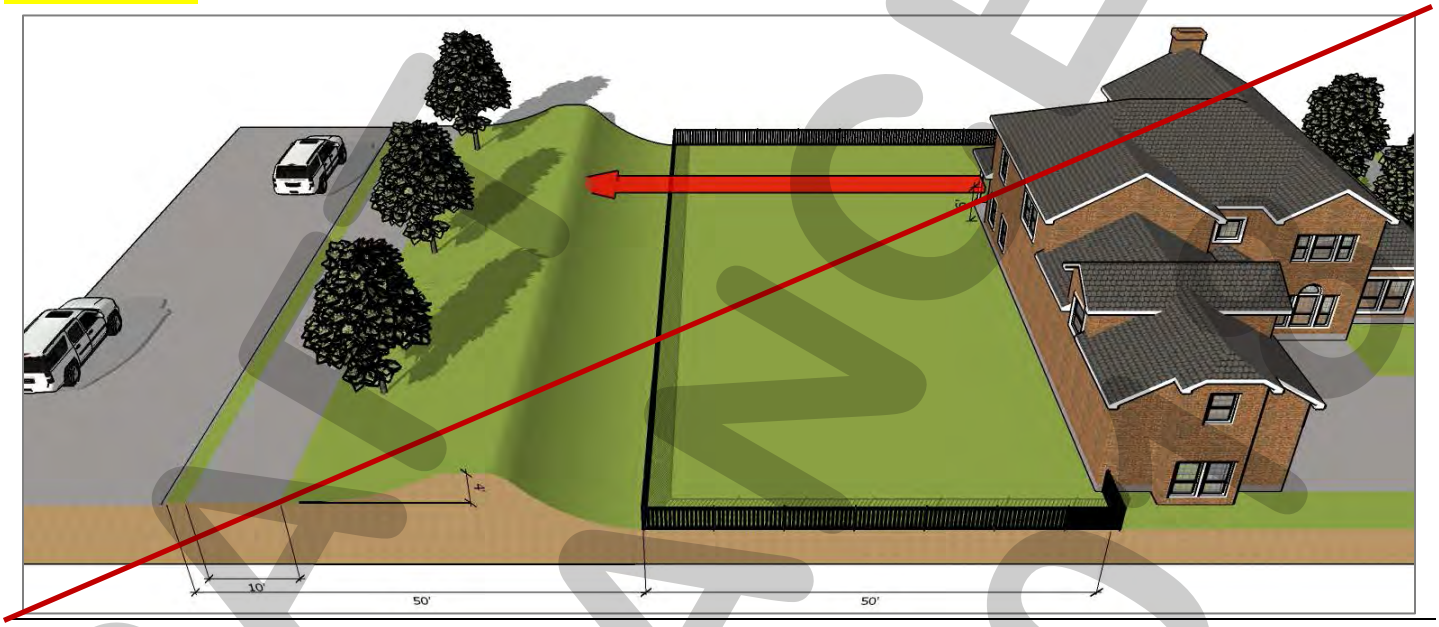
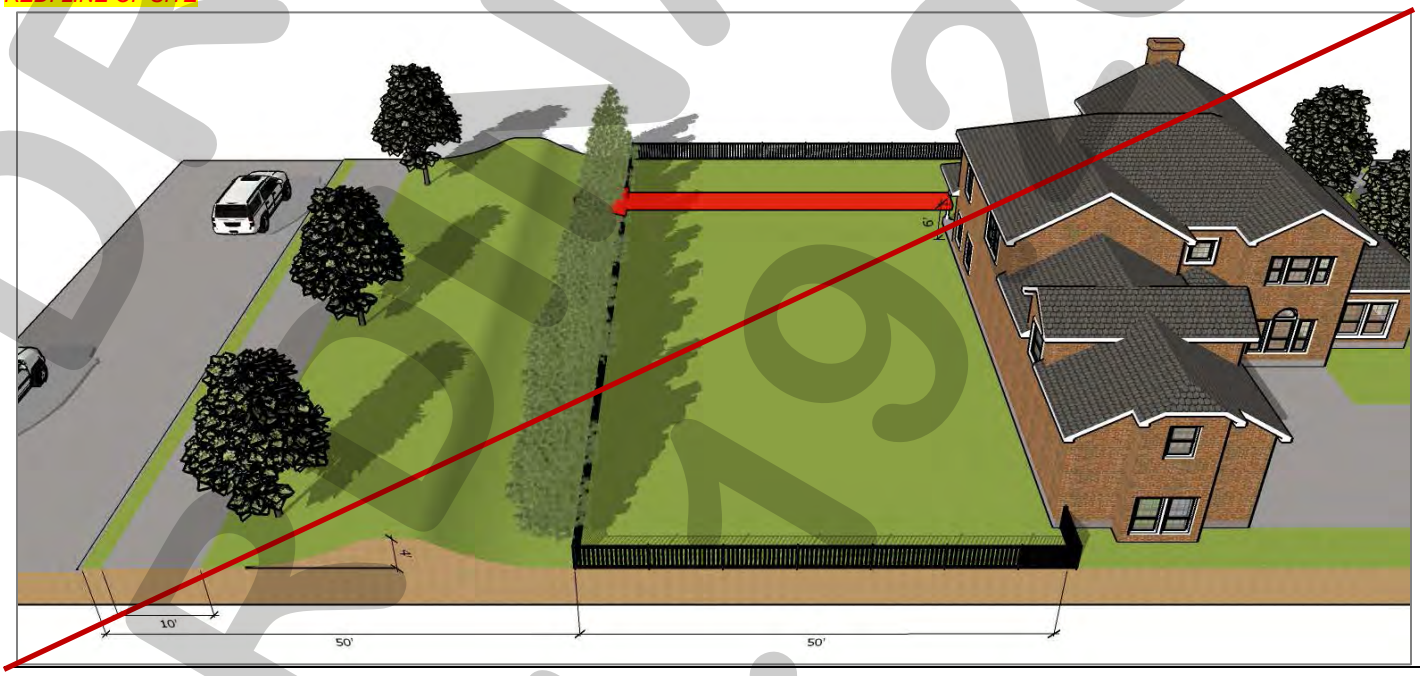
~~RED: LINE OF SITE~~



~~Example 2: Additional Landscaping Required~~
~~RED: LINE OF SITE~~



~~J. *Residential Subdivision Fence Standards.* No screening walls shall be erected adjacent to the John King Blvd. right-of-way in conjunction with any residential development. Eyebrow drives with clusters of lots (5 – 12 homes) shall be utilized along the John King Blvd. right-of-way for residential development or a 50-foot landscape buffer can be used as an alternative to the eyebrow drive design. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.~~

~~K. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall~~

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~~require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.~~

~~*(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, §§ 40—44, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)*~~

SUBSECTION 6.11: NORTH SH-205 OVERLAY (N. SH-205 OV) DISTRICT

A. *Purpose.* The intent of the North SH-205 ~~Corridor~~ Overlay (N. SH-205 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and~~, as well as to those~~ passing through~~,~~ the City of Rockwall ~~area~~. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the ~~an architectural review committee~~ Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, ~~residential~~ single-family land uses shall be excluded from these standards except ~~h~~as otherwise stated.

B. *Application and boundaries.* The North SH-205 ~~Corridor~~ Overlay (N. SH-205 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of N.~~orth~~ SH-205. The North SH-205 ~~Corridor~~ Overlay (N. SH-205 OV) District ~~Zone~~ spans north to south along SH-205 from the northern city limits (approximately 4,200-feet north of FM-552), south to the intersection point of SH-205 and Health Street. The standards and regulations set forth in the North SH-205 ~~Corridor~~ Overlay (N. SH-205 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the North SH-205 Overlay (N. SH-205 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

~~C. *Architectural standards.*~~

~~1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.~~

~~a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;~~

~~That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;~~

That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances, must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.
3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

a) The construction of the roof systems described in subsection C.2 above; or
b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.
c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.
4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

a. Canopies, awnings, or porticos;
b. Recesses/projections;
c. Arcades;
d. Peaked roof forms;
e. Arches;
f. Outdoor patios;
g. Display windows;
h. Architectural details (such as tile work and moldings) integrated into the building facade;
i. Articulated ground floor levels or base;
j. Articulated cornice line;
k. Integrated planters or wing walls that incorporate landscape and sitting areas;

l. Offsets, reveals or projecting rib used to express architectural or structural bays;
m. Varied roof heights;
n. Or other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

D. *Site design standards.*

1. *Building setback.* All lots within the North SH 205 Corridor Overlay District shall maintain a minimum building setback of 25 feet from the front property line adjacent to North SH 205. All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.
2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and the SH 205 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances. In addition,

a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
b. The ingress and egress drives shall have a minimum radius of 30 feet;
c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
f. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

4. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces SH 205, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any

public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer-strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 205.
8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
9. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:

    a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
    b. Achieving the intent of the architectural standards and site design standards.
    c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

D. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. *[Required width and height.]* The buffer-strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the North SH 205 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.
2. *Buffer-strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the SH 205 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E(3) and (4).
3. *Plant material sizes.* The following size requirements shall be required:

    Canopy trees: four-inch caliper.
    Accent trees: four-foot height.
    Shrubs:

    Deciduous: 15 inches; two-gallon minimum.
    Evergreen: 12 inches; two-gallon minimum.
4. *Plant material selections.* The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:

    Canopy trees: Afghan Pine, Bur Oak, Caddo Maple, Cedar Elm, Lacebark Elm, Leyland Cypress, Little Gem Magnolia, Live Oak, October Glory Maple.

    Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.
5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer-strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry

material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

E. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the North SH-205 Overlay (N. SH-205 OV) District shall require city council approval by a three-quarter majority vote.

F. *Lighting standards.* In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North SH 205 Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

G. *Utility placement.* All overhead utilities within the North SH 205 Corridor Overlay District shall be placed underground.

H. *Residential standards.* No wall, screening or otherwise, shall be erected adjacent to the North SH 205 right-of-way in conjunction with any residential development. Eyebrow drives with clusters of lots (5—12 homes) shall be utilized along the North SH 205 right-of-way for residential development or a 50-foot landscape buffer can be used as an alternative to the eyebrow drive design. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.

I. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 45, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.12: EAST SH-66 OVERLAY (E. SH-66 OV) DISTRICT

E. *Purpose.* The intent of the East SH-66 Corridor Overlay (E. SH-66 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and, as well as to those passing through, the City of Rockwall area. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the an architectural review committee Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, residential single-family land uses shall be excluded from these standards except has otherwise stated.

A.

B. *Application and boundaries.* The East SH-66 Corridor Overlay (E. SH-66 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of E.ast SH-66. The East SH-66 Corridor Overlay (E. SH-66 OV) District Zone extends from FM-1141 to the east approximately 2,700-feet, and on property that lies within 500-feet of the south right-of-way line of SH-66 beginning at a point approximately 2,700-feet east of FM-1141 and then continuing east to FM-549. The standards and regulations set forth in the East SH-66 Corridor Overlay (E. SH-66 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the East SH-66 Overlay (E. SH-66 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

C. *Architectural standards.*

1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.
   a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

      ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
      ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
      ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
      ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
      ☑ That the manufactured stone product shall have a minimum warranty of 75 years.
   b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances, must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.
3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

   a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

      a) The construction of the roof systems described in subsection C.2 above; or
      b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

   b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements from the list below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

a. Canopies, awnings, or porticos;
b. Recesses/projections;
c. Arcades;
d. Peaked roof forms;
e. Arches;
f. Outdoor patios;
g. Display windows;
h. Architectural details (such as tile work and moldings) integrated into the building facade;
i. Articulated ground floor levels or base;
j. Articulated cornice line;
k. Integrated planters or wing walls that incorporate landscape and sitting areas;
l. Offsets, reveals or projecting rib used to express architectural or structural bays;
m. Varied roof heights;
n. Or other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

B. *Site design standards.*

1. *Building setback.* All lots within the East SH 66 Corridor Overlay District shall maintain the following minimum front building setbacks:

Residential: 25 feet.
Retail/commercial: 15 feet.
Industrial/office/technology: 50 feet.

All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.

2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and East SH 66 right-of-way.

3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances. In addition:

   a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
   b. The ingress and egress drives shall have a minimum radius of 30 feet;
   c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
   d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
   e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
   f. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

4. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces East SH 66, additional screening of the area may be required. A minimum ten foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semi-trailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.
7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer-strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from East SH 66.
8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
9. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:

   a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
   b. Achieving the intent of the architectural standards and site design standards.
   d. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

F. *Landscape standards.*

1. *[Required width and height.]* The buffer-strip shall be a minimum of 15 feet wide for retail/commercial use; 25 feet wide for residential use; and 50 feet for office, research-technology and industrial use and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along East SH 66. The minimum required height of

the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.

2. *Buffer strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the East SH 66 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E(3) and (4). The East SH 66 Corridor Overlay shall include an average of one cedar tree for each 100 feet of frontage planted in clusters of three to five trees.
3. *Plant material sizes.* The following size requirements shall be required:

Canopy trees: four-inch caliper.
Accent trees: four-foot height.
Shrubs:

Deciduous: 15 inches; two-gallon minimum.
Evergreen: 12 inches; two-gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:

Canopy trees: Afghan Pine, Bur Oak, Caddo Maple, Cedar Elm, Lacebark Elm, Leyland Cypress, Little Gem Magnolia, Live Oak, October Glory Maple.

Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

C. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the East SH 66 Overlay (E. SH 66 OV) District shall require city council approval by a three-quarter majority vote.

D. *Lighting standards.* In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the East SH 66 Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

E. *Utility placement.* All overhead utilities within the East SH 66 Corridor Overlay District shall be placed underground.

F. *Residential standards.* No screening walls shall be erected adjacent to the East SH 66 right-of-way in conjunction with any residential development. Eyebrow drives with clusters of lots (5—12 homes) shall be utilized along the East SH 66 right-of-way for residential development or a 50-foot landscape buffer can be used as an alternative to the eyebrow drive design. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.

G. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 46, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

DRAFT 5-7-2018

SUBSECTION 6.13: FM-549 OVERLAY (FM-549 OV) DISTRICT

A. *Purpose.* The intent of the FM-549 ~~Corridor~~ Overlay (FM-549 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and~~, as well as to those~~ passing through~~,~~ the City of Rockwall ~~area~~. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the ~~an architectural review committee~~ Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, ~~residential~~ single-family land uses shall be excluded from these standards except ~~h~~as otherwise stated.

B. *Application and boundaries.* The FM-549 ~~Corridor~~ Overlay (FM-549 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of FM-549. The FM-549 ~~Corridor~~ Overlay (FM-549 OV) District ~~Zone~~ extends from SH-276 to a point approximately 800-feet north of IH-30 and on property that lies within 500-feet of the west right-of-way line of FM-549 from a point approximately 800-feet north of IH-30 to SH-66. The standards and regulations set forth in the FM-549 ~~Corridor~~ Overlay (FM-549 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the FM-549 Overlay (FM-549 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

~~C. *Architectural standards.*~~

~~1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.~~

~~a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;~~

~~That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;~~
~~That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;~~
~~That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;~~

That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.

3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

a) The construction of the roof systems described in subsection C.2 above; or
b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.
c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

a. Canopies, awnings, or porticos;
b. Recesses/projections;
c. Arcades;
d. Peaked roof forms;
e. Arches;
f. Outdoor patios;
g. Display windows;
h. Architectural details (such as tile work and moldings) integrated into the building facade;
i. Articulated ground floor levels or base;
j. Articulated cornice line;
k. Integrated planters or wing walls that incorporate landscape and sitting areas;
l. Offsets, reveals or projecting rib used to express architectural or structural bays;
m. Varied roof heights;
n. Or other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

    a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

B. *Site design standards.*

1. *Building setback.* All lots within the FM 549 Corridor Overlay District shall maintain the following minimum front building setbacks:

    Residential: 25 feet.
    Retail/commercial: 15 feet.
    Industrial/office/technology: 50 feet.

    All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.

2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and FM 549 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.
4. *Further guidelines.*

    a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
    b. The ingress and egress drives shall have a minimum radius of 30 feet;
    c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
    d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
    e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
    f. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

5. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
6. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.

7. ~~*Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces FM 549, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.~~
8. ~~*Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer-strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 276.~~
9. ~~*Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.~~
10. ~~*Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:~~

    a. ~~Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.~~
    b. ~~Achieving the intent of the architectural standards and site design standards.~~
    c. ~~Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.~~

D. ~~*Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:~~

1. ~~*[Required width and height.]* The buffer-strip shall be a minimum of 15 feet wide for retail/commercial use; 25 feet wide for residential use; and 50 feet for office, research-technology and industrial use and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along FM 549. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.~~
2. ~~*Buffer strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the FM 549 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E(3) and (4). The area of the FM 549 Corridor Overlay from Airport Road to SH 66 shall include an average of one cedar tree for each 100 feet of frontage planted in clusters of three to five trees.~~
3. ~~*Plant material sizes.* The following size requirements shall be required:~~

    ~~Canopy Trees: four-inch caliper.~~
    ~~Accent Trees: four-foot height.~~
    ~~Shrubs:~~

    ~~Deciduous: 15 inches; two-gallon minimum.~~
    ~~Evergreen: 12 inches; two-gallon minimum.~~
4. ~~*Plant material selections.* The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:~~

    ~~Canopy trees: Afghan Pine, Bald Cypress, Bur Oak, Caddo Maple, Cedar Elm, Lacebark Elm, Leyland Cypress, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.~~

~~Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.~~

~~5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.~~

~~C. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the FM-549 Overlay (FM-549 OV) District shall require city council approval by a three-quarter majority vote.~~

~~D. *Lighting standards.* In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the FM 549 Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site.~~

~~E. *Utility placement.* All overhead utilities within the FM 549 Corridor Overlay District shall be placed underground.~~

~~F. *Residential standards.* No wall, screening or otherwise, shall be erected adjacent to the FM 549 right-of-way in conjunction with any residential development. Eyebrow drives with clusters of lots (5—12 homes) shall be utilized along the FM 549 right-of-way for residential development or a 50-foot landscape buffer can be used as an alternative to the eyebrow drive design. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.~~

~~G. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.~~

~~*(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 47, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)*~~

SUBSECTION 6.14: SH-276 OVERLAY (SH-276 OV) DISTRICT

A. *Purpose.* The intent of the SH-276 ~~Corridor~~ Overlay (SH-276 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and~~, as well as to those~~ passing through~~,~~ the City of Rockwall ~~area~~. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the ~~an architectural review committee~~ Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, ~~residential~~ single-family land uses shall be excluded from these standards except ~~h~~as otherwise stated.

B. *Application and boundaries.* The SH-276 ~~Corridor~~ Overlay (SH-276 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of SH-276. The SH-276 ~~Corridor~~ Overlay (SH-276 OV) District ~~Zone~~ extends from SH-205 east to the eastern city limits ~~line~~, as may be extended with future annexation(s). The standards and regulations set forth in the SH-276 ~~Corridor~~ Overlay (SH-276 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-276 Overlay (SH-276 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

~~C. *Architectural standards.*~~

~~1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.~~

~~a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;~~

~~That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;~~

~~That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;~~

~~That highly skilled artisans should be utilized to hand-paint each piece in order to give each stone depth and variation of color;~~

~~That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and~~

~~That the manufactured stone product shall have a minimum warranty of 75 years.~~

~~b. Secondary materials used on the facade of a building are those that comprise less than two percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.~~

~~2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.~~

~~3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.~~

~~a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:~~

~~a) The construction of the roof systems described in subsection C.2 above; or~~

b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.
c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

a. Canopies, awnings, or porticos;
b. Recesses/projections;
c. Arcades;
d. Peaked roof forms;
e. Arches;
f. Outdoor patios;
g. Display windows;
h. Architectural details (such as tile work and moldings) integrated into the building facade;
i. Articulated ground floor levels or base;
j. Articulated cornice line;
k. Integrated planters or wing walls that incorporate landscape and sitting areas;
l. Offsets, reveals or projecting rib used to express architectural or structural bays;
m. Varied roof heights; or
n. Other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

B. *Site design standards.*

1. *Building setback.* All lots within the FM-549 Corridor Overlay District shall maintain the following minimum front building setbacks:

Residential: 25 feet.
Retail/commercial: 15 feet.
Industrial/office/technology: 50 feet.
All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.

2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and SH 276 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.
4. *Further guidelines.*

    a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
    b. The ingress and egress drives shall have a minimum radius of 30 feet;
    c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
    d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
    e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
    f. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

5. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
6. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
7. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces SH 276, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.
8. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer-strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 276.
9. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
10. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:

    a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
    b. Achieving the intent of the architectural standards and site design standards.
    c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

E. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. *[Required width and height.]* The buffer-strip shall be a minimum of 15 feet wide for retail/commercial use; 25 feet wide for residential use; and 50 feet for office, research-technology

and industrial use and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along SH 276. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.

2. *Buffer strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the SH 276 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E(3) and (4).
3. *Plant material sizes.* The following size requirements shall be required:

Canopy trees: four-inch caliper.
Accent trees: four-foot height.
Shrubs:

Deciduous: 15 inches: two-gallon minimum.
Evergreen: 12 inches: two-gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:

Canopy trees: Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak.

Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

C. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-276 Overlay (SH-276 OV) District shall require city council approval by a three-quarter majority vote.

D. *Lighting standards.* In addition to the requirements of the outdoor lighting requirements, no light pole, pole base or combination thereof shall exceed 20 feet in the SH 276 Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

E. *Utility placement.* All overhead utilities within the SH 276 Corridor Overlay District shall be placed underground.

F. *Residential standards.* For any residential development adjacent to SH 276, a seven-foot wall comprised of masonry and wrought iron style fencing set back at least 25 feet from the right-of-way is required in addition to landscaping of the area. At least ten percent of the wall shall be a wrought iron style. Such walls adjacent to SH 276 shall be off-set by at least eight feet for at least 16 feet for every 100 feet of length.

G. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this ordinance section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 48, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

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SUBSECTION 6.15: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT

Subsection 6.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.16: VARIANCES TO THE GENERAL OVERLAY DISTRICT STANDARDS

Unless otherwise specified in this section, an applicant may request the Planning and Zoning Commission grant a variance to any provision contained in *Section 6.02, General Overlay District Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship. If the Planning and Zoning Commission denies a variance request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the variance or variances being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*). Approval of any variance to the requirements of this section by the Planning and Zoning Commission or City Council shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.

SECTION 7: DISTRICT DEVELOPMENT STANDARDS

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SUBSECTION 7.01: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Residential District Development Standards Zoning Districts → Development Standards ↓		Single-Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single-Family Estate 4.0 (SFE-4.0) District	Single-Family 1 (SF-1) District	Single-Family 16 (SF-16) District	Single-Family 10 (SF-10) District	Single-Family 8.4 (SF-8.4) District	Single-Family 7 (SF-7) District	Zero Lot Line (ZL-5) District	Two-Family (2F) District	Agricultural (AG) District
Abbreviation		SFE-1.5	SFE-2.0	SFE-4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
Dwelling Units/Lot		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0
Dwelling Units/Acre		0.67	0.5	0.25	1.0[1]	2.7	4.4	5.2	6.2	8.7	12.4	0.1[11]
Minimum Dwelling Unit (SF)		2,000	2,200	2,500	2,500	2,400	2,200	1,500	1,100	1,000	800	1,600
Minimum Lot Requirements	Area (Square Feet)	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	Width (Feet)[2]	150	150	200	70	90	80	70	60	50	60	100
	Depth (Feet)	250	250	250	100	100	100	100	100	90	100	200
Minimum Setbacks	Front (Feet)	50	50	50	20	25	20	20	20	20	20	40
	Rear (Feet)	10	10	10	10	10	10	10	10	10	10	10
	Side (Feet)[3]	25	25	25	6	8	6	6	6	0/10[4]	0[5]/6[6]	6
Between Buildings (Feet)		10	10	10	10	10	10	10	10	10	10	12
Building Height (Feet)		36	36	36	36	36	36	36	32	30	32	36
Minimum Masonry Content (%)		80	80	80	80	80	80	80	80	80	80	80
Maximum Lot Coverage (%)		35	35	35	45	45	45	45	45	50	45	*N/A*
Required Parking Spaces[7]		2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[9]	2[10]	2[8]

ADDITIONAL REQUIREMENTS:

[1]: The Single Family 1 (SF-1) District allows for one (1) unit per gross acre.

[2]: Frontage on a Public Street

[3]: The side setback adjacent to a street is treated the same as a front yard building setback.

[4]: Minimum maintenance easement is ten (10) feet. Minimum maintenance easement on the non-zero lot line side, when adjacent to another lot in the same zoning district is five (5) feet (*this easement shall be maintained as an open space except upon a finding by the building official that the proposed improvements do not impede the use of said easement for maintenance of the adjoining structure*).

[5]: Abutting structures separated by fire retardant walls.

[6]: Townhouses separated by firewall meeting the requirements of the building code may build to the property line where such structures abut.

[7]: Minimum length of driveway pavement from public right-of-way for rear and side yard is 20-feet.

[8]: An enclosed garage shall not be considered in meeting the off-street parking requirements. For all other uses see Article VI, *Parking and Loading*.

[9]: A two (2) car garage is required.

[10]: Two (2) off-street parking spaces plus one (1) garage parking space for each dwelling unit is required.

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[11]: A minimum lot size of ten (10) acres is required for the construction of any single-family dwelling.

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SUBSECTION 7.02: MULTI-FAMILY DISTRICT DEVELOPMENT STANDARDS

Multi-Family District Development Standards Zoning Districts → Development Standards ↓		Multi-Family 14 (MF-14) District [1]
Abbreviation		MF-14
Dwelling Units/Acre		14.0 [2]
Minimum Lot Requirements	Site Area (Square Feet)	10,000
	Lot Area (Square Feet)	2,000 (*Per Unit*)
	Width (Feet) [3]	60
	Depth (Feet)	100
Minimum Setbacks	Front (Feet)	25
	Rear (Feet) w/ Residential Adjacency (Feet) [3 & 8]	One Story = 25 Two Stories = 50 Three Stories = 75
	Rear (Feet)	10
	Side w/ Residential Adjacency (Feet) [4 & 8]	One Story = 25 Two Stories = 50 Three Stories = 75
	Side (Feet)	One Story = 10 Two or More Stories = 15
Between Buildings (Feet)		Main to Accessory = 10 Two Main Buildings w/ Doors or Windows in Facing Walls = 20 Two Main Buildings w/o Doors or Windows in Facing Walls = 15
Building Height (Feet)		36
Minimum Masonry Content (%)		100
Maximum Lot Coverage (%)		45 [5]
Minimum Landscaping (%) [7]		25% of Total Lot Area w/ 30% of Total Required in the Front and Alongside Buildings w/ Street Frontage [6]
Required Parking Spaces		See Article VI, *Parking and Loading*

ADDITION REQUIREMENTS:

[1]: Duplexes shall meet the requirements of the Two-Family (2F) District, with only one (1) duplex per lot.

[2]: Density is calculated by gross acre.

[3]: Unenclosed carports may be built within five (5) feet of any property line that abuts an alley, but no closer than 20-feet from any street intersection.

[4]: Side on street is treated the same as a front yard building setback.

[5]: Each development containing over 100 dwelling units shall provide 300 SF of open space per two (2) and three (3) bedroom units, with at least one (1) open area with the minimum dimensions of 200-feet by 150-feet. Swimming pools, tennis courts and other recreational facilities can be counted toward the overall open space requirement, but not toward the required 200-feet by 150-feet area.

[6]: Any parking lot with more than two (2) rows of parking spaces shall have a minimum of two (2) percent of the interior of the parking lot landscaped. Such landscaping shall be counted toward the landscaping requirement.

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[7]: All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable city codes.
[8]: Lots with more than five (5) dwelling units that are contiguous to a residential zoning district, must be separated by a buffer as established in Article VIII, *Landscape Standards*.

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SUBSECTION 7.03: NON-RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Non-Residential District Development Standards *: For development in the Downtown (DT) District see the standards in Section 4.8, *Downtown (DT) District*. Zoning Districts → Development Standards ↓		Residential-Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District
Abbreviation		RO	NS	GR	C	HC	LI	HI
Maximum Building Size (SF)		*N/A*	5,000 [1]	25,000 [2]	*N/A*	*N/A*	*N/A*	*N/A*
Minimum Lot Requirements	Area (SF)	6,000 [3]	6,000	6,000 43,560	10,000 43,560	12,500 43,560	12,500 43,560	87,120
	Width (Feet)	60	60	60 200	60 200	100 200	100 200	200
	Depth (Feet)	100	100	100 200	100 200	125 200	125 200	350
Minimum Setbacks	Front (Feet)	25 [4, 12]	15 [5]	15 [4, 5]	15 [4, 5]	25 [4]	25 [4]	50+1/2*H*>36 [7] 50 [4]
	Rear (Feet)	30	20 w/o FRW & Alley	10 w/o FRW & Alley	10 w/o FRW & Alley	20 w/o FRW & Alley	10 w/o FRW [7]	20 + 1/2*H*>36 w/o FRW [7]
			0 w/ FRW & Alley	0 w/ FRW & Alley	0 w/ FRW & Alley	1/2*H*>36 w/ FRW & Alley	1/2*H*>36 w/ FRW & Alley [7]	8 + 1/2*H*>36 w/ FRW & Alley [7]
	Rear Adjacent Residential (Feet) [6]	*N/A*	20	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	50 + 1/2*H*>36 [7]
	Side (Feet)	10	5 w/o FRW	10 w/o FRW	10 w/o FRW	15 + 1/2*H*>36 w/o FRW [7]	15 + 1/2*H*>36 w/o FRW [7]	15 + 1/2*H*>36 w/o FRW [7]
			0 w/ FRW	0 w/ FRW	0 w/ FRW	1/2*H*>36 w/ FRW [7]	1/2*H*>36 w/ FRW [7]	8 + 1/2*H*>36 w/ FRW [7]
	Side Adjacent Residential (Feet) [6]	20	20	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	50
Between Buildings (Feet)		15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 + 1/2*H*>36 w/o FRW [7]	15 + 1/2*H*>36 w/o FRW [7]	25 + 1/2*H*>36 w/o FRW [7]
						1/2*H*>36 w/ FRW [7]	1/2*H*>36 w/ FRW [7]	16 + 1/2*H*>36 w/ FRW [7]
Building Height [*H*] (Feet)		36	36	36 [8]	60 [9]	60 [9]	60 [13]	60 [13]
Minimum Masonry Content (%)		90	90	90	90	90	90	90
Maximum Lot Coverage (%)		40	40	40	60	60	60	85
Floor Area Ratio (FAR)		0.33	*N/A*	2:1	4:1	4:1	2:1	4:1
Maximum Impervious Parking (%)		75-80 [11]	80-85	85-90	85-90	90-95	90-95	90-95
Maximum Number of Entrances and/or Exits	Arterial Streets	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]
	Collector Streets	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]
	Local Streets	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]
Minimum Landscaping (%)		See Article VIII, *Landscape Standards*						

DRAFT
ORDINANCE

NOTES:
Blue: When adjacent to Interstate 30.
H: Building Height
1/2*H*>36: One-Half the Building Height Over 36-Feet
FRW: Fire Retardant Wall
w/o FRW: Without Fire Retardant Wall

ADDITIONAL REQUIREMENTS:
[1]: A maximum building size of 5,000 SF in area, unless otherwise approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.
[2]: A maximum building size of 25,000 SF in area, unless otherwise approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.
[3]: Maximum lot area is 43,560 SF.
[4]: From future right-of-way as shown on the adopted Master Thoroughfare Plan or as actually exists, whichever is greater.
[5]: Parking should not be located between the front façade and the property line.
[6]: Lots with non-residential uses that have a side or rear yard contiguous or separated only by an alley, easement, or street, from any residential district must be separated from such residential district by a buffer as defined in Article VIII, *Landscape Standards*, or as approved by the Planning and Zoning Commission.
[7]: Not to exceed 50-Feet.
[8]: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.
[9]: Building height may be increased up to 240-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.
[10]: (or) as approved by Planning and Zoning Commission.
[11]: A minimum of seven (7) percent of the interior of the parking lot -- *not including the setback and landscape buffer* -- shall be pervious land area with additional plantings to create an amenity open space.
[12]: Parking shall not be permitted in the required setback.
[13]: Building height may be increased up to 120-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

DRAFT ORDINANCE 11.19.2018

SUBSECTION 7.04: ACCESSORY STRUCTURE DEVELOPMENT STANDARDS

Accessory Structure Development Standards Zoning Districts or Accessory Structure Type → Development Standards ↓		Accessory Structures & Accessory Buildings [1, 8, & 9]					Portable Accessory Building 0 SF – 120 SF [8]	Detached Garage [8]	Carports [7 & 8]
		Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	All Other Single Family Zoning Districts (*i.e. SF-7, SF-8.4, SF-10, SF-16 & SF-1*)	Two Family (2F) District			
Number of Accessory Structures or Number of Specific Accessory Structure		2[2]	2[2]	2[2]	2	1	1	1	1
Maximum SF of Accessory Structure [2]		1,250[2]	1,500[2]	2,000[2]	225[6]	100	120	900	500
Minimum Setbacks	Rear (Feet)	10	10	10	3	3	3	10	10
	Rear w/ Alleyway (Feet)	20[4]	20[4]	20[4]	3	3	3	20[4]	20
	Side (Feet)	*See Zoning District*	*See Zoning District*	*See Zoning District*	*See Zoning District*	3	3	*See Zoning District*	*See Zoning District*
Between Buildings (Feet)		10	10	10	6	3	3	10	10
Building Height (Feet)		15	15	15	15	10	10	15	15
Minimum Masonry Content (%) [3]		80[5]	80[5]	80[5]	80[5]	80[5]	0	80[5]	80[5]

ADDITIONAL REQUIREMENTS:

1: Accessory buildings and accessory structures shall be accessory to a residential use and located on the same lot. Unless stipulated above, only two (2) accessory structures are permitted per single-family lot; excluding carports that are integrated into the main accessory structure.

2: If more than one (1) accessory building is proposed or if an accessory building, 625 SF or less, is existing then the maximum accessory building that can be constructed is 625 SF. If there is an existing accessory building greater than 625 SF no additional accessory buildings or structures are permitted.

3: Greenhouses are exempt from the minimum masonry requirements.

4: If the accessory building does not have garage doors facing the alleyway the setback is the same as the base zoning district.

5: The exterior of the accessory building or structure shall be clad in the same materials in roughly the same proportions as the primary structure; however, accessory buildings or structures that are less than 120 SF and under ten (10) feet in height may be constructed with non-masonry materials, or may be all metal with a baked-on pre-painted surface.

6: Each property shall be permitted one (1) detached garage up to 900 SF and one (1) accessory building up to 225 SF.

7: In residential districts, carports must be open on at least two (2) sides, architecturally integrated into the primary structure, and be located 20-feet behind the corner of the front façade and meet the garage setback adjacent to an alley. Porte-cocheres are not considered carports, and are allowed, if they are attached and integral with the design of the house.

8: Accessory buildings and accessory structures not meeting the masonry requirements shall require the approval of an exception from the Planning and Zoning Commission.

9: Barns used for agricultural and/or farm animal purposes, on sites ten (10) acres or more that are zoned Agricultural (AG) District, are excluded from this masonry requirement.

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CC 1.8.18

Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~

SECTION F.3: ~~DISTRICT LANDSCAPING REQUIREMENTS~~ RESERVED

		Overlay Districts									
		IH-30	SH-205	SOV	SH-66	205-BY	N-205	E-66	FM-549	SH-276	NON
Landscape Buffer Requirement	10' Landscape Buffer										X
	20' Berm and/or Shrubbery Row (30"-48")	X	X	X	X		X				
	15' Berm and/or Shrubbery Row (30"-48") [*Retail/Commercial*]					X		X	X	X	
	25' Berm and/or Shrubbery Row (30"-48") [*Residential*]					X		X	X	X	
	50' Berm and/or Shrubbery Row (30"-48") [*Industrial/Research/Technology*]					X		X	X	X	
Tree Planting Requirements	1 Canopy Tree for Each 50-Linear Feet of Street Frontage										X
	3, 4" Caliper Canopy Trees for Each 100-Linear Feet of Street Frontage	X	X	X	X	X	X	X	X	X	
	4, 4' Tall Accent Trees for Each 100-Linear Feet of Street Frontage	X	X	X	X	X	X	X	X	X	
	1 Cedar Tree for Each 100-Linear Feet of Street Frontage Planted in Clusters of 3-5 Trees					X		X	X		

References:
- ☑ IH-30: *Section 6.6, Article V, UDC*
- ☑ SH-205: *Section 6.7, Article V, UDC*
- ☑ SOV: *Section 6.8, Article V, UDC*
- ☑ SH-66: *Section 6.9, Article V, UDC*
- ☑ 205-BY: *Section 6.10, Article V, UDC*
- ☑ N-205: *Section 6.11, Article V, UDC*
- ☑ E-66: *Section 6.12, Article V, UDC*

References (Continued):
- ☑ FM-549: *Section 6.13, Article V, UDC*
- ☑ SH-276: *Section 6.14, Article V, UDC*

Abbreviations:
- ☑ NON: *Non-Overlay Districts*

DRAFT ORDINANCE 11.19.2018

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Ryan Miller*, Director of Planning and Zoning*

FROM: David Gonzales, *Planning and Zoning Manager*

DATE: November 5, 2018

SUBJECT: SP2018-033: Variance Requests for *Hyatt Place Hotel*

On August 7, 2017, the City Council approved a Specific Use Permit (*SUP No. S-170*) [*Ordinance No. 17-38*] to allow for a hotel in a Commercial (C) District on the *subject property*. The applicant is requesting approval of variances to the exterior material requirements and the parking requirements of the Unified Development Code (UDC). This request is in conjunction with an approved amending site plan [*Case No. SP2018-033*] -- *approved by the Planning and Zoning Commission on October 30, 2018* -- for the purpose of constructing a four (4) story hotel [*Hyatt Place Hotel*] that will contain a total of 100 rooms and an 1,800 SF meeting room. The SUP allows for an overall height not exceed 60-feet and limits the hotel to suites that do not contain kitchen facilities or cook-tops. The hotel will be located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive and is within the IH-30 Overlay (*IH-30 OV*) and Scenic Overlay (*SOV*) Districts.

Originally, this site plan was approved without variances. By amending the site plan and increasing the amount of stucco on the north (*i.e. 58%*) and west (*i.e. 51%*) elevations, the applicant will require approval of a variance to allow for cementitous materials to exceed a maximum 50% of the masonry requirement. Since this site is within the IH-30 Overlay (*IH-30 OV*) and Scenic Overlay (*SOV*) Districts, this will require approval by a ¾ majority vote of City Council. Approval of variances to the SOV and IH-30 OV is discretionary for the City Council.

The off-street parking requirements for a hotel requires one (1) space for each room (*i.e. 100 parking spaces*) and one (1) space for each 100-SF of the meeting room area at 50% of the total square footage [*i.e. (1800-SF/100)*50% = 9 parking spaces*]. The total number of parking spaces required for the site is 109 spaces; however, due to site constraints, the applicant will be parking deficient by three (3) parking spaces (*i.e. only providing 106 of the 109 required parking spaces*). This requires approval of a variance by a simple majority vote of City Council.

On October 30, 2018, the Architectural Review Board (ARB) recommended approval of the request by a vote of 4-0, with board members Neil, Meyrat and Wacker absent. Subsequently, on October 30, 2018, the Planning and Zoning Commission approved a motion to recommend approval per staff conditions. This motion was approved by a vote of 5-1, with Commissioner Logan dissenting and Chairman Lyons absent.

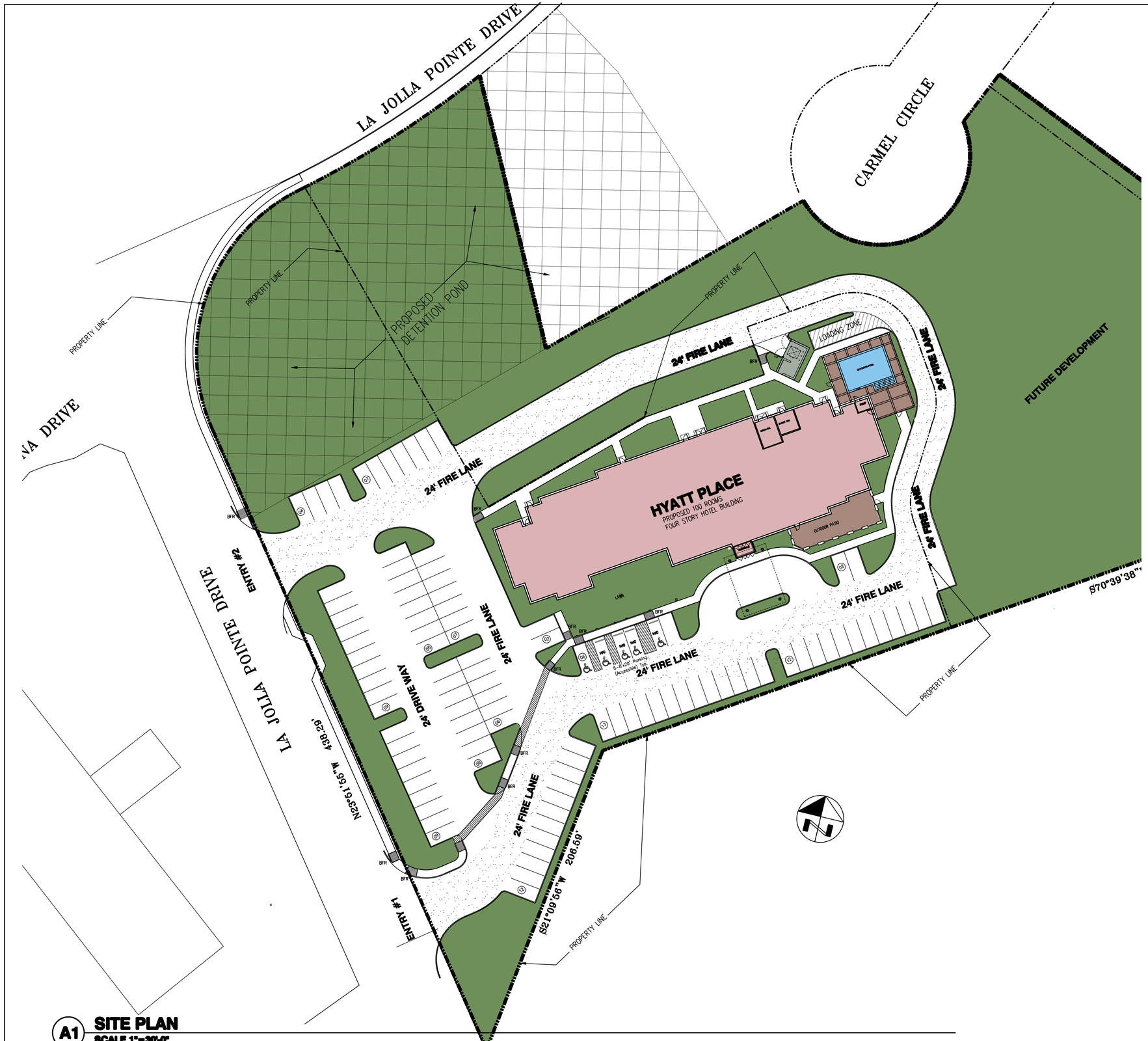


City of Rockwall

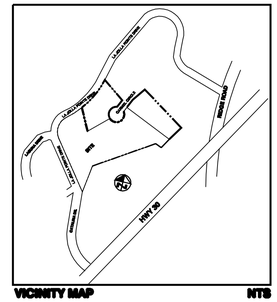
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

405



A1 **SITE PLAN**
SCALE 1"=30'-0"



SITE DATA SUMMARY TABLE

PROPOSED USE:	4 STORY HOTEL BUILDING "HYATT PLACE" BY HYATT GROUP LIMITED SERVICE HOTEL
ZONING:	COMMERCIAL-SPECIFIC USE PERMIT (SUP Approved)
SITE:	LOT 9, LOT 11 & LOT 8 REPLAT OF LA JOLLA POINTE, PHASE-2 (WILL BE RE-PLATTED INTO TWO LOTS)
TOTAL LOT AREA	4.467 Acres + .75 Acre = 5.967 Acres
HYATT PLACE LOT AREA	116,611 SQ. FT = 2.677 Acres
BUILDING HEIGHT	4 STORY HOTEL BUILDING. 60'-0" MAX. PER SUP
NUMBER OF ROOMS	100 ROOMS
NUMBER OF PARKING	95 SPACES + 5 ACCESSIBLE = TOTAL 100 SPACES

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OWNER:
ROCKWALL INNKEEPERS I, LTD
CONTACT: DEEPAK GHANDI
TEL: 214 465 5254
EMAIL: DEEPAK@BRETONHOSPITALITY.COM
6176 FM 2011 LONGVIEW, TX 74603

PROJECT:
HYATT PALCE
1600 LA JOLLA POINTE DR.
ROCKWALL, TEXAS, 75087

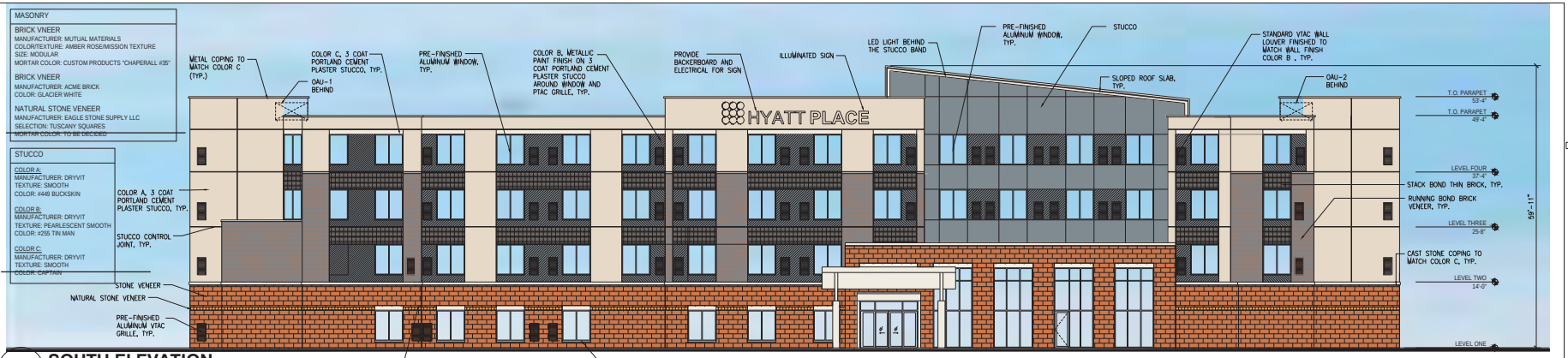
SEAL:
REGISTERED ARCHITECT
MAHBUB H. DEWAN
17861
STATE OF TEXAS
Oct 12, 2016

REVISIONS: DATE:

TITLE:
SITE PLAN

DATE: 05/30/2017	SCALE: 1"=30'-0"
DRAWN: MM	CHECKED: MHD
PROJECT #: 05C-2017	
SHEET NO: A-1.01 406	

Proposed Elevations



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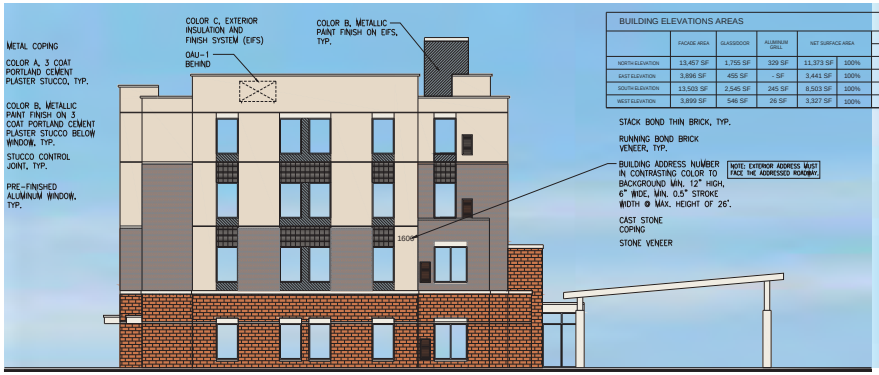

BUILDING ELEVATIONS AREAS						LONG LASTING MASONRY MATERIAL					
	FACADE AREA	GLASS/DOOR	ALUMINUM GRILL	NET SURFACE AREA		FACE BRICK		STONE		STUCCO	
NORTH ELEVATION	13,457 SF	1,755 SF	329 SF	11,373 SF	100%	1660 SF	15%	2900 SF	27%	6590 SF	58%
EAST ELEVATION	3,896 SF	455 SF	- SF	3,441 SF	100%	801 SF	24%	958 SF	28%	1616 SF	48%
SOUTH ELEVATION	13,503 SF	2,545 SF	245 SF	8,503 SF	100%	991 SF	12%	3190 SF	38%	5889 SF	50%
WEST ELEVATION	3,899 SF	546 SF	26 SF	3,327 SF	100%	690 SF	21%	920 SF	28%	1620 SF	51%

C1 WEST ELEVATION
ADJACENT TO PUBLIC RIGHT-OF-WAY
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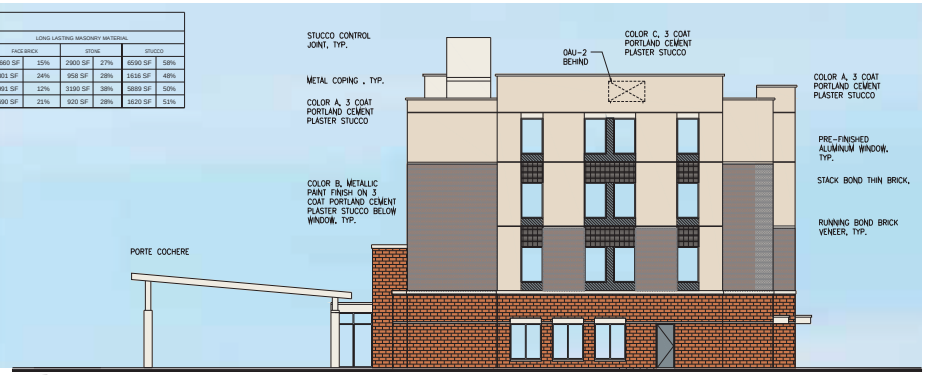

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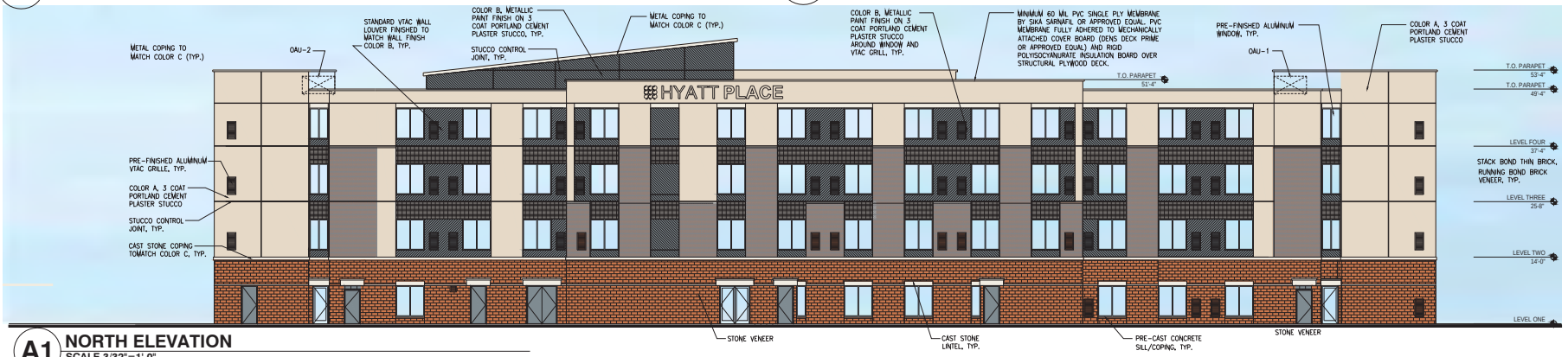

A1 NORTH ELEVATION
SCALE 3/32"=1'-0"

d1 ARCHITECT + ASSOCIATES, INC.
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OWNER: ROCKWALL INNKEEPERS I, LTD
CONTACT: DEEPAK GHANDI
TEL: 214 455 5254
EMAIL: DEEPAK@BRITIONHOSPITALITY.COM
6176 FM 2011 LONGVIEW, TX 74603

PROJECT: HYATT PLACE
1600 LA JOLLA POINTE DR.
ROCKWALL, TEXAS, 75087

SEAL: REGISTERED ARCHITECT MAHBUB H. DEWAN 17863 STATE OF TEXAS Oct. 14, 2015

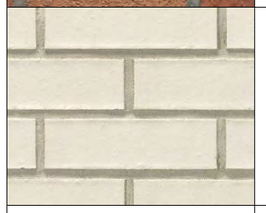
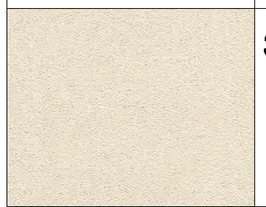
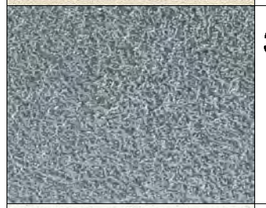
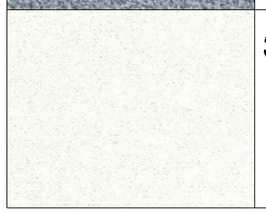
REVISIONS: DATE:

TITLE: EXTERIOR ELEVATIONS

DATE:	SCALE:
05/30/2017	AS NOTED
DRAWN: QY	CHECKED: MD

PROJECT #: 05C-2017
SHEET NO: A-3.01

MATERIALS BOARD

	MATERIAL	MANUFACTURER	SELECTION/ COLOR
	BRICK	MUTUAL MATERIALS	AMBER ROSE MODULAR MISSION TEXTURE MORTAR COLOR: CUSTOM PRODUCTS "CHAPERALL #35"
	BRICK	ACME BRICK	GLACIER WHITE
	NATURAL STONE VENEER	EAGLE STONE SUPPLY LLC	TUSCANY SQUARES
	3 COAT PORTLAND PLASTER CEMENT STUCCO TYPE A	DRYVIT	#449 BUCKSKIN
	3 COAT PORTLAND PLASTER CEMENT STUCCO TYPE B	DRYVIT	#255 TIN MAN
	3 COAT PORTLAND PLASTER CEMENT STUCCO TYPE C	DRYVIT	#472A CAPTAIN

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EMAIL: DEEPAK@BRETIONHOSPITALITY.COM
6176 FM 2011 LONGVIEW, TX 74603

PROJECT:
HYATT PLACE
1600 LA JOLLA POINTE DR.
ROCKWALL, TEXAS, 75087

SEAL:
REGISTERED ARCHITECT
MAHBUB H. DEWAN
STATE OF TEXAS
Oct 19, 2017

REVISIONS: DATE:

TITLE:
MATERIALS BOARD

DATE:	SCALE:
05/30/2017	-
DRAWN:	CHECKED:
QY	MD

PROJECT #
05C-2017

SHEET NO:
A-3.00

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409

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 11/05/2018

APPLICANT: Cameron Slown; *FC Cuny Corporation*

AGENDA ITEM: **SP2018-029**; Marriott Towneplace Suites

SUMMARY:

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of a variance to the cementitious material requirements in conjunction with a site plan for a residence hotel on a 2.8-acre tract of land being a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting a variance to the cementitious materials requirements associated with an approved sited plan for an ~ 16,210 SF residence hotel on the subject property. On February 6, 2017, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 17-07*] allowing a residence hotel on the subject property. The proposed residence hotel will be situated on a 2.8-acre portion of a larger 8.613-acre tract of land (*i.e. a portion of Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition*). The proposed residence hotel will be situated behind an existing restaurant (*i.e. Texas Roadhouse*). The residence hotel will be four (4) stories (*i.e. 49-feet high*), approximately 16,210 SF, and have 112 units with kitchen facilities. The hotel will be accessible from IH-30 via a mutual access easement and the main driveway located on Greencrest Boulevard. The hotel will utilize underground parking as well as surface parking. The subject property is zoned Commercial (C) District and situated within the IH-30 Overlay (IH-30 OV) District.

VARIANCE:

Based on the applicant's submittal, staff has identified the following variance:

1) IH-30 Overlay (IH-30 OV) District Standards

   a. *Cementitious Material.* According to Subsection 6.6C.1, *Masonry Requirements*, of Section 6.6, *IH-30 Overlay (IH-30 OV) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), cementitious materials (*i.e. stucco*) shall be limited to 50% of each building façade. In this case, the applicant is proposing to utilize between 69% to 79% stucco on each building façade. This variance will require a ¾ majority vote of the City Council members present to be approved.

ARCHITECTURAL REVIEW BOARD

On September 25, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested 20% natural stone in-lieu of brick on each façade.

Additionally, the Architectural Review Board (ARB) requested that the applicant utilize 3-part stucco in-lieu of EIFS.

On October 9, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations. The applicant proposed cultured stone on all facades; however, the rear façade only utilized 13%. Additionally, the applicant proposed a secondary material that exceeded the 10% maximum as well as stucco that exceeded the maximum of 50% on all facades. The Architectural Review Board (ARB) requested additional revisions from the applicant and made a motion to postpone action on the site plan to allow the Architectural Review Board (ARB) to review the revisions. This motion passed by a vote of 6-0 with Board Member Meyrat absent.

On October 30, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations. The applicant's revisions eliminated the secondary materials, and utilized at least 20% natural stone on all facades. The Architectural Review Board's (ARB's) motion to recommend approval of the variance to the cementitious materials passed by a vote of 4-0 with Board Members Meyrat, Wacker, and Neill absent.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On October 9, 2018, the Planning and Zoning Commission's motion to postpone action on the site plan passed by a vote of 6-0 with Commissioner Fishman absent,

On October 30, 2018, the Planning and Zoning Commission's motion to approve the site plan and to recommend approval of the variance to the cementitious materials requirements passed by a vote of 6-0 with Commissioner Lyons absent.

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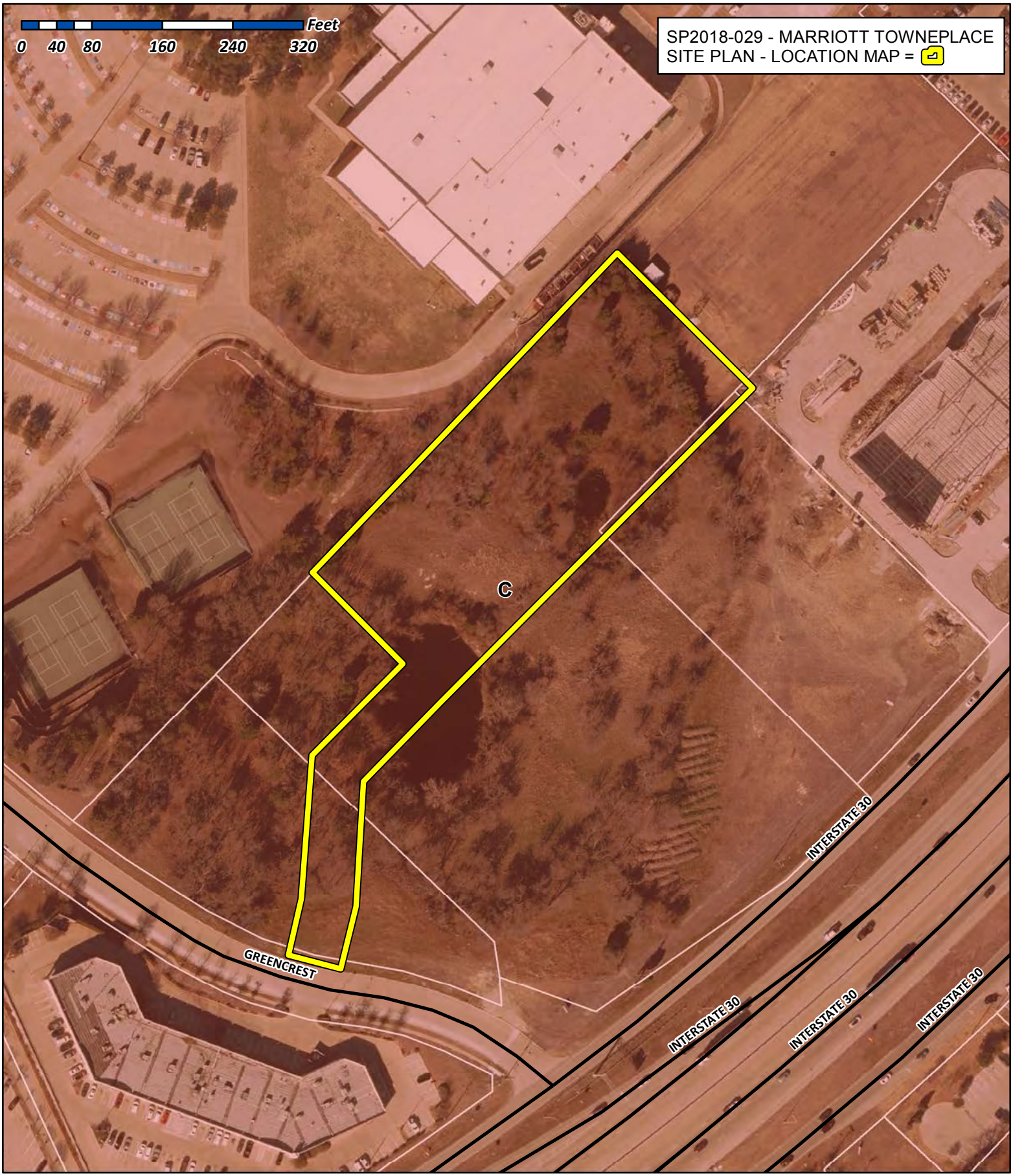

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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TEKMAK DEVELOPMENT

September 13, 2018

Ryan Miller
Director of Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Variance Request

Greencrest TPS Hotel, LP dba TownePlace Suites Marriott ("Hotel") files this variance request from certain architectural standards set forth in detail in the attached ***Exhibit A***.

Specifically, the Hotel requests relief from the 90% exterior masonry requirements described in the architectural standards. In support of this request the Hotel provides the below information:

1. **The Hotel is not located on a public street and has limited visibility**. The Hotel is on an interior lot as depicted on ***Exhibit B***. The Hotel lot is 505 feet from the IH30 Frontage Road and 607 feet from Greencrest Blvd. Access to the Hotel will be via a private road. The Hotel lot is considerably below the existing grades of the surrounding building. Specifically, the finished floor elevation of the Texas Roadhouse is 571.50 and the finished floor elevation of the Hotel will be 550. As a result, the exterior materials of the Hotel will have little to no visibility to public traffic.

2. The prototypical TownePlace Suites Marriott design does not have any masonry specified. The prototypical exterior materials consist of a combination of cementitious board (Hardie type) and EIFs. (***see bottom of Exhibit C***). **However**, the Hotel intends to dramatically upscale the exterior look of its TownePlace Suites to include brick masonry covering approximately 26% of its exterior surface. (***see Exhibit D***). The remaining exterior surface will be the identical EIFs product used on the exterior of the Springhill Suites Marriott at The Harbor. (***see top and middle of Exhibit C***).

3. The Hotel site is a challenge given its below street grade location and will be costly to develop. As a result, the Hotel will have covered below grade parking, making it one of just a handful of TownePlace Suites Marriott hotels in the U.S. with this feature. The Hotel

10000 North Central Expressway, Suite 400 • Dallas, TX 75231 • T 214.890.9225 • F 214.890.1355
www.tekmakdevelopment.com

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will add significant property tax value to the City of Rockwall's tax roles by turning a developmentally challenged lot into valuable property.

4. The Hotel's interior design will be upscale and above Marriott standards for a prototypical TownePlace Suites, very similar to the interior design upgrades contained in the Springhill Suites Marriott at The Harbor. (***see Exhibit C***)

Based upon these factors, the Hotel requests the City of Rockwall grant this variance request.

Greencrest TPS Hotel, LP.

By: TPS Tradition, LLC.

BY:
Thomas E. Kirkland
Managing Member

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C. *Architectural standards.*

1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

   a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

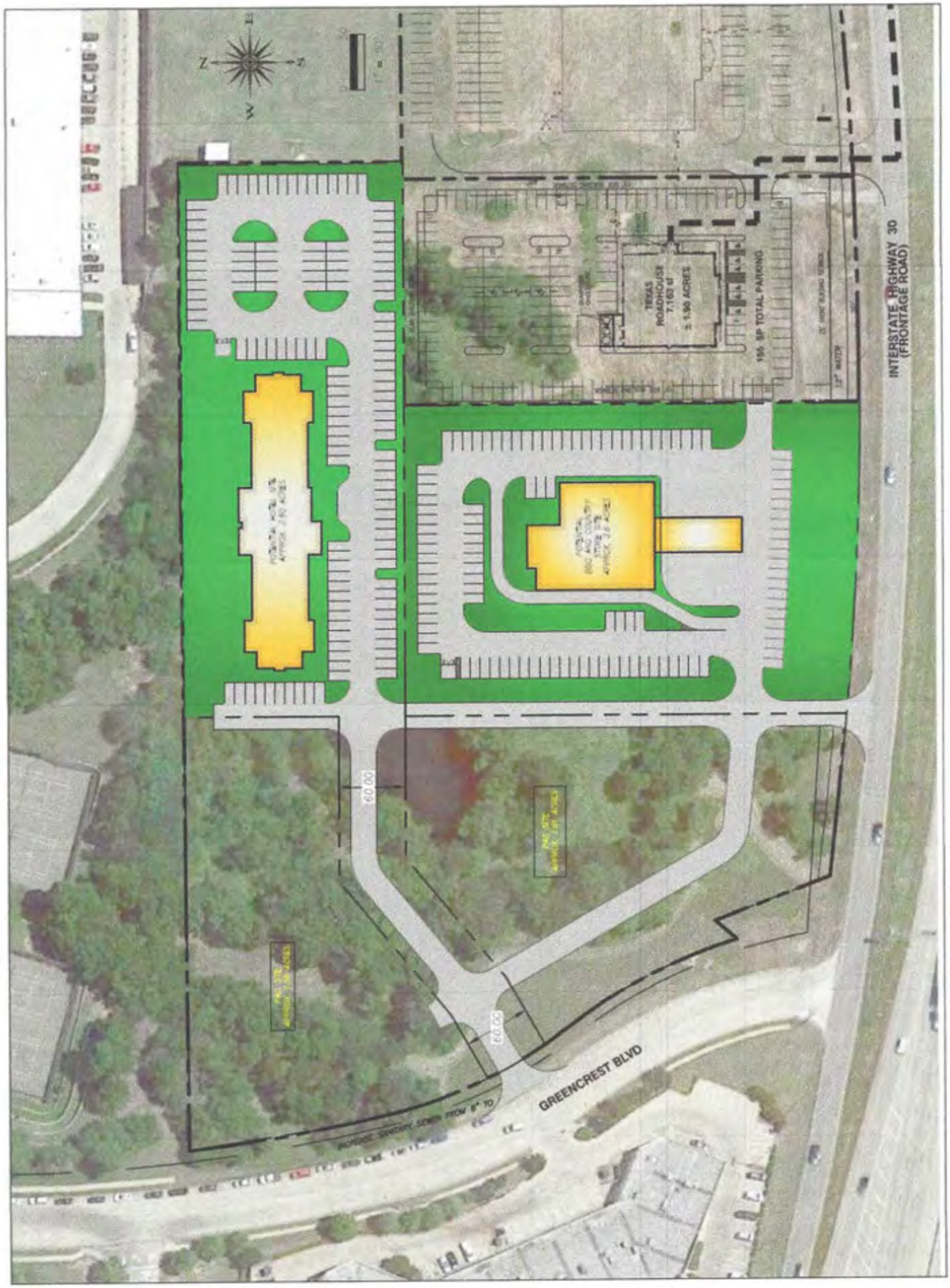
   - ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
   - ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
   - ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
   - ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
   - ☑ That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

EXHIBIT A

415

EXHIBIT B



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ROCKWALL **SPRINGHILL SUITES**

EXTERIOR MATERIALS: MASONRY BASE & EIFS with DRAINAGE SYSTEM











PROTOTYPE **TOWNEPLACE SUITES**

EXTERIOR MATERIALS: 100% CEMENTITIOUS SIDING & EIFS

TEKMAK DEVELOPMENT _ ROCKWALL **TOWNEPLACE SUITES** _ PROTOTYPE & ROCKWALL SPRINGHILL SUITES

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

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www.killianstudio.com
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DALLAS, TX 75231

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EXHIBIT C

NOTES BY SYMBOL

1. 8" WATER STUB
2. 2" DOM. WATER METER AND BACKFLOW
3. 1" IRRIGATION WATER METER AND BACKFLOW
4. 6" FIRE LINE
5. FIRE HYDRANT W/IN 20' UTILITY EASEMENT
6. 8" SANITARY SEWER STUB
7. 4' DIA. SANITARY SEWER MANHOLE
8. STORM DRAIN
9. WHEEL STOP (TYP.)
10. CONNECTION TO EX. STORM (TEXAS ROADHOUSE DETENTION)
11. GREASE/OIL SEPARATOR DRAIN
12. SWIMMING POOL AREA W/ BRICK AND WROUGHT IRON PERIMETER FENCING
13. 5' WIDE SIDEWALK
14. RETAINING WALL

FIRE LANE (6" THICK CONCRETE)

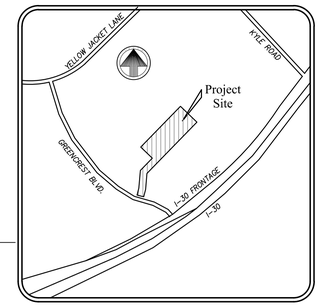
NOTE: NO TREES WITHIN 5 FEET OF PUBLIC UTILITIES

40 20 0 40 80

1" = 40'

ROCKWALL HIGH SCHOOL SITE

ROCKWALL HIGH SCHOOL BUILDING



LOCATION MAP

N 44°03'45" E 615.64'

N 44°27'55" E 273.93'

80.73

PRECAST MODULAR RETAINING WALL

8' TALL TRASH ENCLOSURE AREA. ENCLOSURE MATERIAL TO MATCH BUILDING

S 45°58'35" E 200.81'

PROPOSED DETENTION POND ESMT.

R 1493.00'
Δ 7°12'39"
L 187.90'
CB N 55°47'35" W
CL 187.77'

EX. 4' DIA. SEWER MANHOLE

20' SAN. SEWER EASEMENT

R 415.00'
Δ 23°57'39"
L 173.55'
CB N 71°09'06" W
CL 172.29'

20' WATER LINE EASEMENT

30' FIRE LANE, ACCESS, DRAINAGE AND UTILITY ESMT.

20' WATER LINE EASEMENT

30' VISIBILITY EASEMENT

20' SAN. SEWER EASEMENT

R 485.00'
Δ 20°36'28"
L 174.44'
CB N 73°10'49" W
CL 173.50'

EX. 16" WATER

GREENCREST BOULEVARD (CALLED 70' R.O.W.)

S 03°35'31" E 25.55'

N 66°18'52" W 111.27'

EX. 15' UTILITY ESMT.

EX. 12" WATER

R 3719.71'
Δ 6°19'48"
L 410.94'
CB S 48°33'37" W
CL 410.74'

INTERSTATE 30
(CALLED 300' R.O.W.)
VOLUME 59, PAGE 226
D.R.R.C.T.

323.46

GARAGE FFE: 550.00
1ST FLOOR EL: 562.00

TOWNEPLACE SUITES MARRIOTT

271.20

65.95

56.25

60.00

24" RCP (PRIVATE)

18" RCP (PRIVATE)

6" FIRE LINE

2" CORE LINE

8" SEWER (PUBLIC)

8" WATER (PUBLIC)

8" SEWER (PRIVATE)

8" WATER (PRIVATE)

FIRE LANE

R44.00 R54.00 R30.00 R20.00 R25.00 R40.00

24.00 10.00 60.00 18.00 9.00 20.00 2.00

S 44°12'34" W 235.61'

TEXAS ROADHOUSE SITE

24' FIRE LANE, ACCESS, DRAINAGE AND UTILITY ESMT.

S 45°25'18" E 410.65'

SITE INFORMATION

LAND AREA:	2.80 ACRES (122,169 S.F.)
CURRENT ZONING:	C & I-30 OVERLAY
EXISTING USE:	UNUSED
PROPOSED USE:	HOTEL
BUILDING AREA:	16,210 S.F.
BUILDING HEIGHT:	49' (4 STORIES)
BUILDING TO LOT COVERAGE:	16,210/122,169=.133--> 13.3%
BUILDING REQUIRED PARKING:	HOTEL: 1/UNIT+50% OF REQ'D SPACES FOR ACCESSORY USES 112 UNITS + (.50)*17 SPACES = 121 SPACES
BUILDING PARKING PROVIDED:	GARAGE: 49 AT GRADE: 72 TOTAL:121
IMPERVIOUS AREA:	55,064 S.F.
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	55,064 S.F. (1.26 AC. = 45% OF SITE)

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SP 2018-029

NOT FOR CONSTRUCTION

Revision	Date	Description

Owner:
TEKMAK Development Company
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Phone: (214) 890-9225

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

TOWNEPLACE SUITES MARRIOTT

908 E. INTERSTATE 30
ROCKWALL, TX 75087

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 09/14/2018	Project No.: -

Sheet Title: Site Plan

Scale:	Sheet No.:
1"=40'	1 of 1

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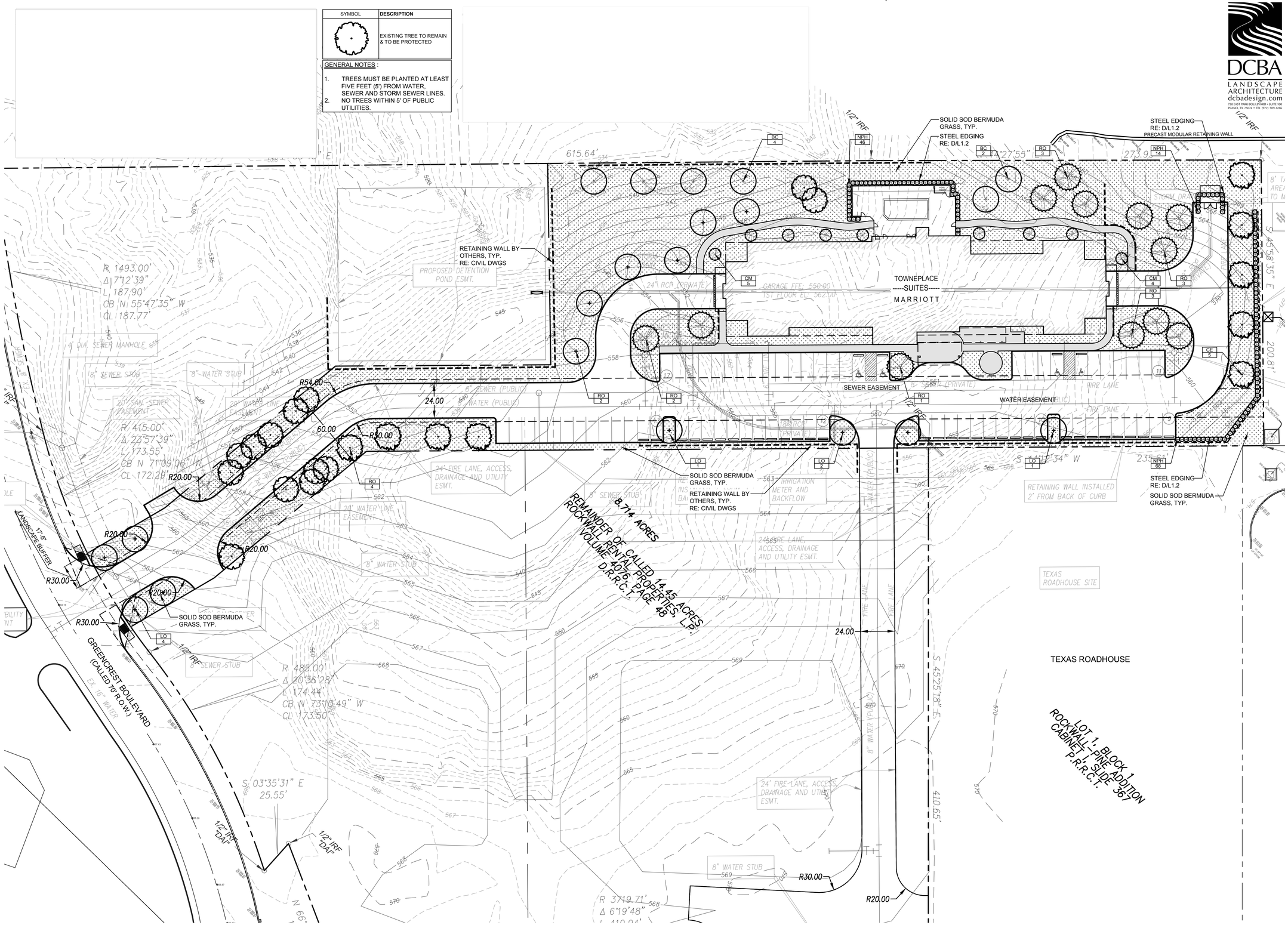
SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN & TO BE PROTECTED

GENERAL NOTES :

1. TREES MUST BE PLANTED AT LEAST FIVE FEET (5') FROM WATER, SEWER AND STORM SEWER LINES.
2. NO TREES WITHIN 5' OF PUBLIC UTILITIES.



A **LANDSCAPE PLAN**
SCALE: 1"= 30'-0" PLAN VIEW

0 15 30 60
(FEET)
1 inch = 30 ft.

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PLANO, TX 75074 • TEL (972) 509-1266

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-	10.02.18	SITE PLAN RE-SUBMITTAL
-	-	-
-	-	-
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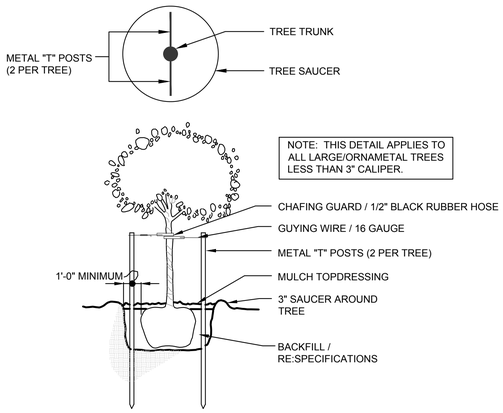
2018.101
PROJECT NUMBER

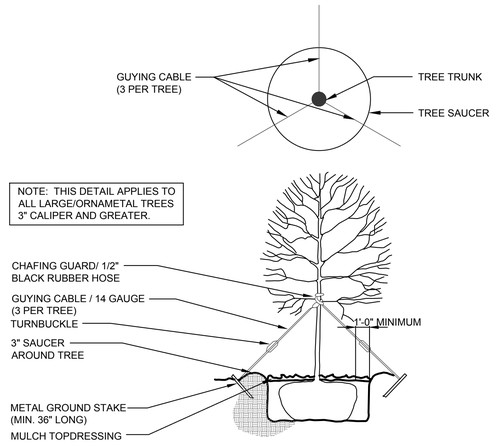
LANDSCAPE PLAN

L1.1
SHEET NUMBER

SP2018-029



B TREE STAKING DETAIL
SCALE: N.T.S. SECTION/ELEVATION



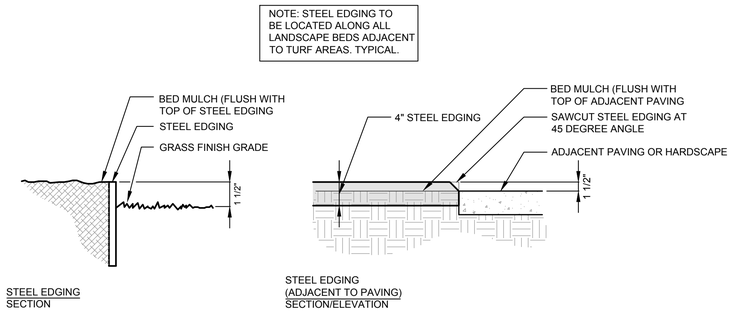
A TREE GUYING DETAIL
SCALE: N.T.S. SECTION/ELEVATION

PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	14	LIVE OAK	*Quercus virginiana*	100 gallon; minimum 4" caliper x 15' height x 6' spread	Container-grown; full head; matched. Cherry Lake Tree Farm or approved equal.
RO	12	SHUMARD RED OAK	*Quercus shumardii*	100 gallon; minimum 4" caliper x 15' height x 6' spread.	Container-grown; full head; matched. Cherry Lake Tree Farm or approved equal.
CE	9	CEDAR ELM	*Ulmus crassifolia*	100 gallon; minimum 4" caliper x 16' height x 7' spread	Container-grown; full head; matched.
BC	6	BALD CYPRESS	*Taxodium distichum*	65 gallon; minimum 4" caliper x 12' height x 6' spread.	Container-grown; full head; clear trunk.
CM	9	'MUSKOGEE' CRAPE MYRTLE	*Lagerstroemia indica 'Muskogee'*	30 gallon; minimum 7' height x 3' spread; single-trunk.	Container grown; full; multi-trunk.
NPH	128	NEEDLE POINT HOLLY	*Ilex comuta 'Needlepoint'*	7 gallon; minimum 36" height and 30" spread	Full-to-ground; plant 36" o.c.

LANDSCAPE GENERAL NOTES :

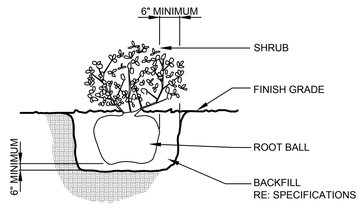
1. QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANT REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.
2. ALL SIZE REQUIREMENT AND CONTAINER SIZES FOR PLANT MATERIALS SHOWN ON THE PLANT LIST MUST BE MET AS MINIMUM. IF ANY SPECIFIC REQUIREMENT CANNOT BE MET (I.E., IF A 100 GALLON TREE CANNOT MEET THE SPECIFIED CALIPER REQUIREMENT), THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTAINER SIZE MUST BE MET REGARDLESS WHETHER THE SPECIFIED SIZES CAN BE REACHED WITH A SMALLER SIZE CONTAINER.
3. ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.
4. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF ROCKWALL AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.



STEEL EDGING
SECTION

STEEL EDGING
(ADJACENT TO PAVING)
SECTION/ELEVATION

D STEEL EDGING
SCALE: N.T.S. SECTION/ELEVATION



C SHRUB PLANTING DETAIL
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LANDSCAPE DETAILS & NOTES

L1.2
SHEET NUMBER

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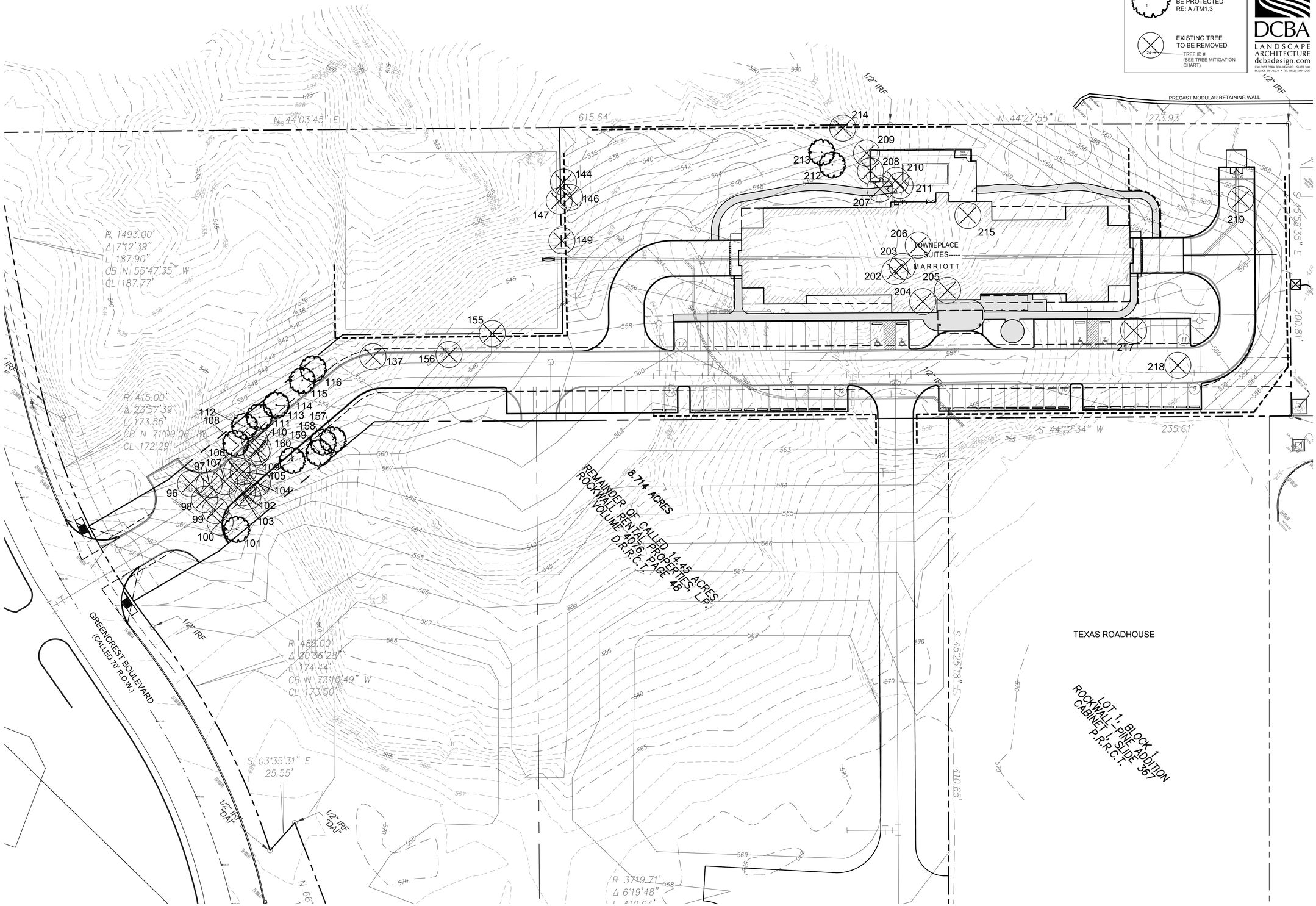

A **TREE PRESERVATION PLAN**
SCALE: 1" = 30'-0" **PLAN VIEW**

0 15 30 60
(FEET)
1 inch = 30 ft.

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MEP ENGINEER

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ROCKWALL, TEXAS

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-	-	-
-	-	-

2018.101
PROJECT NUMBER

TREE PRESERVATION PLAN

TM1.1
SHEET NUMBER

SP2018-029

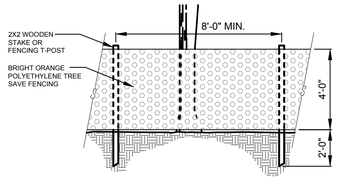
TREE PROTECTION:

A. PRIOR TO CONSTRUCTION, ALL PROTECTED TREES AS SHOWN ON THE DEMOLITION PLANS SHALL BE CLEARLY MARKED WITH A BARRIER CONSISTING OF A 4' BARRICADE FENCE OR APPROVED EQUIVALENT TO PROTECT THE AREA UNDER THE CANOPY OF DRIP LINE OF ANY PROTECTED TREE OR GROUP OF PROTECTED TREES.

B. DURING CONSTRUCTION, THE BUILDER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR STORAGE OF MATERIALS AND THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.

C. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

D. IN ADDITION, CONTRACTOR WILL BE RESPONSIBLE FOR ANY PROTECTED TREE WHICH DIES OR IS DAMAGED DUE TO CONTRACTOR NEGLECT. VALUE OF DEAD AND/OR DAMAGED PROTECTED TREE SHALL BE DETERMINED USING THE "GUIDE FOR PLANT APPRAISAL" PREPARED UNDER CONTRACT BY THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS AND EDITED, PUBLISHED AND COPYRIGHTED BY THE INTERNATIONAL SOCIETY OF ARBORCULTURE, NINTH EDITION, 2000.



A TREE PROTECTION
SCALE: N.T.S. SECTION

TREE PRESERVATION NOTES: (SEE ARTICLE IX SECTION 5)
THE TREE MITIGATION REQUIREMENTS SHALL APPLY FOR ALL PROPERTIES THAT DO NOT FALL UNDER THE EXEMPTIONS LISTED IN SECTION 1.3, EXEMPTIONS, OF THIS ARTICLE. IN ADDITION, IF A TREESCAPE PLAN OR TREE REMOVAL PERMIT ALLOWS FOR THE REMOVAL OF A PROTECTED OR FEATURE TREE(S), THE APPLICANT AND/OR PROPERTY OWNER SHALL ACCOUNT FOR THE NUMBER OF INCHES OF TREE BEING REMOVED USING THE FOLLOWING CRITERIA:

1. PRIMARY PROTECTED TREES:
PRIMARY PROTECTED TREES MEASURING FOUR INCHES THROUGH 25 INCHES DBH SHALL BE REPLACED ON AN INCH-FOR-INCH BASIS (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE BEING REPLACED SHALL EQUAL THE TOTAL NUMBER OF CALIPER INCHES BEING REMOVED).

2. SECONDARY PROTECTED TREES:
HACKBERRY AND CEDAR TREES MEASURING 11 INCHES THROUGH 25 INCHES DBH SHALL BE REPLACED WITH A HALF-INCH FOR EVERY INCH REMOVED (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE REQUIRED TO BE REPLACED SHALL BE HALF (½) OF THE INCHES BEING REMOVED).

3. FEATURED TREES:
FEATURED TREES (I.E. ALL TREES GREATER THAN 25 INCHES) SHALL BE REPLACED WITH TWICE THE NUMBER OF INCHES BEING REMOVED (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE BEING REPLACED SHALL BE TWICE THE NUMBER OF CALIPER INCHES BEING REMOVED).

4. NON-PROTECTED TREE:
NO MITIGATION WILL BE REQUIRED FOR THE REMOVAL OF ANY TREE THAT IS LESS THAN FOUR INCHES DBH OR LESS THAN 11 INCHES DBH FOR HACKBERRY AND CEDAR TREES. IN ADDITION, NO MITIGATION SHALL BE REQUIRED FOR THE REMOVAL OF BOIS D'ARC, WILLOW, COTTONWOOD, LOCUST AND CHINABERRY TREES.

5. EXEMPTION: (SEE ARTICLE IX SECTION 1.3 - TREE PRESERVATION)
UTILITY COMPANIES, UTILITY SERVICE AND OR DISTRIBUTION/TRANSMISSION LINES. UTILITY COMPANIES SHALL NOT BE SUBJECT TO THE TREE PROTECTION OR REPLACEMENT REQUIREMENTS IN THIS ARTICLE WHEN ESTABLISHING DISTRIBUTION AND TRANSMISSION LINES. WHEN ESTABLISHING NEW UTILITY SERVICE, SERVICES SHOULD BE ROUTED BETWEEN THE SERVICE POLE OR TRANSMISSION AND DISTRIBUTION LINES AND THE BUILDING BEING SERVED IN A MANNER THAT DOES NOT REQUIRE THE REMOVAL OF A PROTECTED OR FEATURE TREE. ALL RIGHT-OF-WAY, EASEMENTS OR SIMILAR TYPES OF PUBLIC PROPERTY MAINTAINED BY UTILITY COMPANIES SHALL NOT BE SUBJECT TO THE TREE PROTECTION OR REPLACEMENT REQUIREMENTS OF THIS ARTICLE.

TREE MITIGATION TABLE

TAG NUMBER	COMMON NAME	BOTANICAL NAME	CALIPER INCH	ACTION	MITIGATION ('SEE NOTES)
96	LIVE OAK	*Quercus virginiana*	8	REMOVED	EXEMPT - ULITIY EASEMENT
97	LIVE OAK	*Quercus virginiana*	6	REMOVED	EXEMPT - ULITIY EASEMENT
98	LIVE OAK	*Quercus virginiana*	8	REMOVED	EXEMPT - ULITIY EASEMENT
99	LIVE OAK	*Quercus virginiana*	12	REMOVED	EXEMPT - ULITIY EASEMENT
100	HACKBERRY	*Celtis occidentalis*	16	REMOVED	EXEMPT - ULITIY EASEMENT
101	LIVE OAK	*Quercus virginiana*	8	REMAIN	EXEMPT - ULITIY EASEMENT
102	LIVE OAK	*Quercus virginiana*	10	REMOVED	EXEMPT - ULITIY EASEMENT
103	CEDAR ELM	*Ulmus crassifolia*	10	REMOVED	EXEMPT - ULITIY EASEMENT
104	LIVE OAK	*Quercus virginiana*	6	REMOVED	EXEMPT - ULITIY EASEMENT
105	LIVE OAK	*Quercus virginiana*	10	REMOVED	EXEMPT - ULITIY EASEMENT
106	LIVE OAK	*Quercus virginiana*	10	REMOVED	EXEMPT - ULITIY EASEMENT
107	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	EXEMPT - ULITIY EASEMENT
108	CEDAR ELM	*Ulmus crassifolia*	6	REMAIN	
109	LIVE OAK	*Quercus virginiana*	6	REMOVED	EXEMPT - ULITIY EASEMENT
110	LIVE OAK	*Quercus virginiana*	14	REMOVED	EXEMPT - ULITIY EASEMENT
111	LIVE OAK	*Quercus virginiana*	12	REMOVED	EXEMPT - ULITIY EASEMENT
112	CEDAR ELM	*Ulmus crassifolia*	10	REMAIN	
113	LIVE OAK	*Quercus virginiana*	10	REMAIN	
114	LIVE OAK	*Quercus virginiana*	8	REMAIN	
115	LIVE OAK	*Quercus virginiana*	12	REMAIN	
116	LIVE OAK	*Quercus virginiana*	12	REMAIN	
137	LIVE OAK	*Quercus virginiana*	8	REMOVED	EXEMPT - ULITIY EASEMENT
138	LIVE OAK	*Quercus virginiana*	6	REMAIN	
144	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
146	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
147	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
149	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
155	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
156	LIVE OAK	*Quercus virginiana*	8	REMOVED	EXEMPT - ULITIY EASEMENT
157	LIVE OAK	*Quercus virginiana*	12	REMAIN	
158	LIVE OAK	*Quercus virginiana*	8	REMAIN	
159	LIVE OAK	*Quercus virginiana*	14	REMAIN	
160	EASTERN RED CEDAR	*Juniperus virginiana*	12	REMAIN	
202	CEDAR ELM	*Ulmus crassifolia*	6	REMOVED	6
203	CEDAR ELM	*Ulmus crassifolia*	10	REMOVED	10
204	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
205	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
206	CEDAR ELM	*Ulmus crassifolia*	14	REMOVED	14
207	CEDAR ELM	*Ulmus crassifolia*	18	REMOVED	18
208	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
209	CEDAR ELM	*Ulmus crassifolia*	14	REMOVED	14
210	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
211	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
212	CEDAR ELM	*Ulmus crassifolia*	8	REMAIN	
213	CEDAR ELM	*Ulmus crassifolia*	16	REMAIN	
214	CEDAR ELM	*Ulmus crassifolia*	12	REMOVED	12
215	CEDAR ELM	*Ulmus crassifolia*	4	REMOVED	4
216	EASTERN RED CEDAR	*Juniperus virginiana*	14	REMOVED	7
217	HACKBERRY	*Celtis occidentalis*	16	REMOVED	EXEMPT - ULITIY EASEMENT
218	HACKBERRY	*Celtis occidentalis*	12	REMOVED	EXEMPT - ULITIY EASEMENT
219	HACKBERRY	*Celtis occidentalis*	14	REMOVED	EXEMPT - ULITIY EASEMENT
			TOTAL REQUIRED MITIGATION CALIPER INCHES		165.00
			TOTAL TREE PROVIDED @ MINIMUM 4" CALIPER		165

DCBA LANDSCAPE ARCHITECTURE
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PLANO, TX 75074 • TEL (972) 509-1266

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903-375-9303 EXT.103
CONTACT: ADAM HARRIS, PE

TOWNEPLACE SUITES® BY MARRIOTT

PROJECT

TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS

PROJECT ADDRESS

I-30 HIGHWAY ROCKWALL, TEXAS

REV.	DATE	ISSUE
-	08.31.18	SCHEM. DESIGN REVIEW
-	09.14.18	SITE PLAN SUBMITTAL
-	10.02.18	SITE PLAN RE-SUBMITTAL
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

2018.101
PROJECT NUMBER

TREE PRESERVATION PLAN

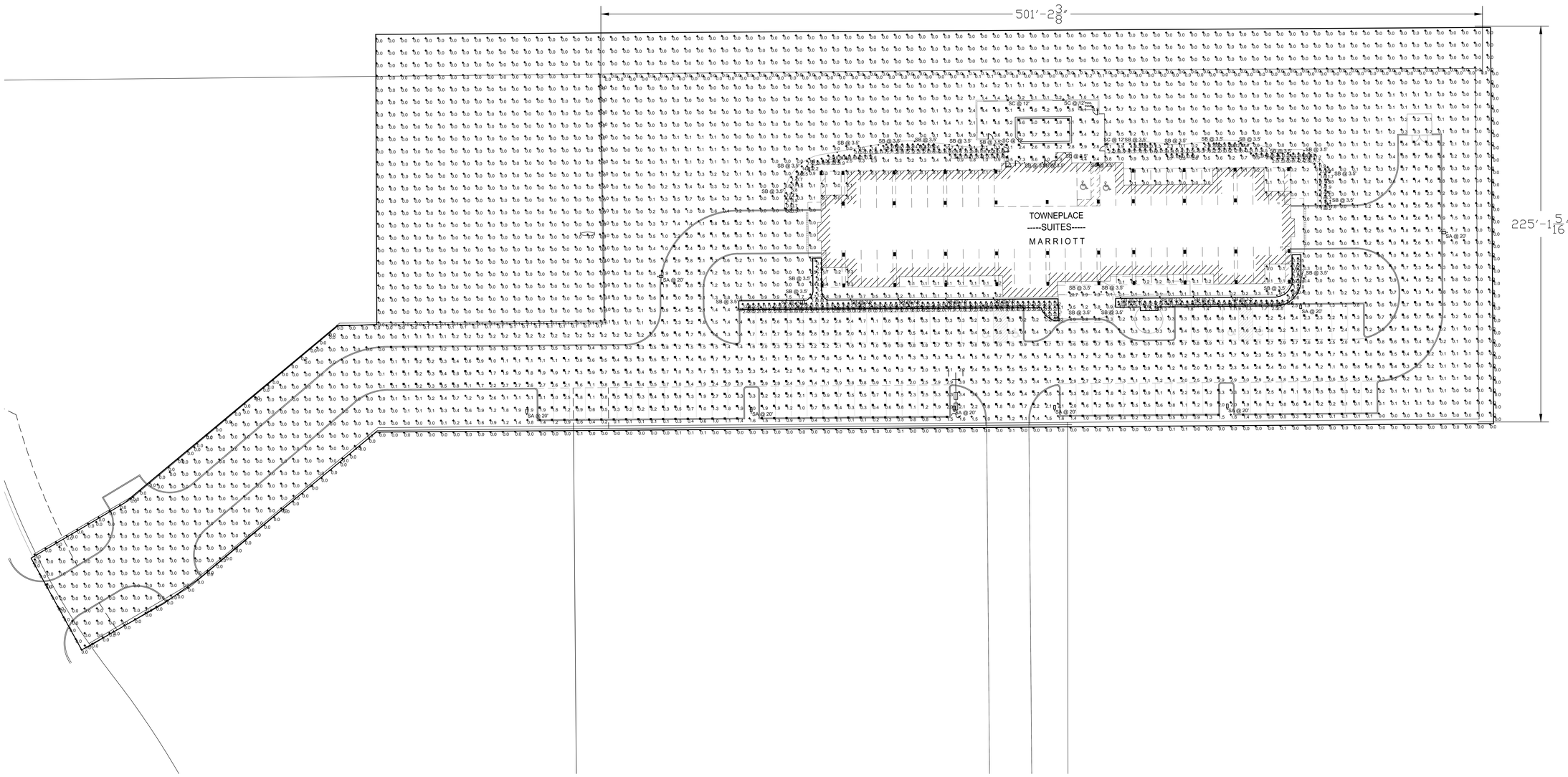
TM1.2
SHEET NUMBER

SP2018-029

422

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	9	Lithonia Lighting	DSX0 LED P3 30K BLC MVOLT	DSX0 LED P3 30K BLC MVOLT	LED	1	DSX0_LED_P3_30K_BLC_MVOLT.ies	6428	1	71
	SB	36	Louis Poulsen Lighting	FLINDT-B-43.3IN-15W LED/3000K-120--277V/60HZ-[FINISH]-[MOUNT]-DIM 0-10V	Flint Pullert 3000K - ny MC-Pet 21-05-14	LED 3000K	1	91608_US_LITMS_FLINDT-B_LED_30K_V00 B0100.ies	538	1	14
	SC	4	Luminis Canada Inc.	MA21-L1W30-1-R2-[VOLT]-[FINISH]-K3-BLC	Maya with Back Light Control	(1) BXRC-40E4000F Round LED Array c/w Thomas Reasearch Driver LED40W-036-C1100-D @ 120.00V	1	MA20_21-BLC-L1W30-R2.ies	2463	1	34

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FRONT WALKWAY	+	2.6 fc	13.0 fc	0.1 fc	130.0:1	26.0:1
FRONT WALKWAY 2	+	3.3 fc	12.3 fc	0.2 fc	61.5:1	16.5:1
PARKING & DRIVE	X	1.4 fc	3.7 fc	0.1 fc	37.0:1	14.0:1
POOL DECK	X	4.0 fc	9.4 fc	0.5 fc	18.8:1	8.0:1
POOL WALKWAY 1	+	3.4 fc	18.7 fc	0.0 fc	N/A	N/A
POOL WALKWAY 2	+	3.4 fc	18.8 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
SITE	+	0.6 fc	20.7 fc	0.0 fc	N/A	N/A



SITE INFORMATION	
LAND AREA:	2.80 ACRES (122,169 S.F.)
CURRENT ZONING:	C & I-30 OVERLAY
EXISTING USE:	UNUSED
PROPOSED USE:	HOTEL
BUILDING AREA:	16,210 S.F.
BUILDING HEIGHT:	49'
BUILDING TO LOT COVERAGE:	16,210/122,169=.133--> 13.3%
BUILDING REQUIRED PARKING:	HOTEL: 1/UNIT+50% OF REQ'D SPACES FOR ACCESSORY USES 112 UNITS + (.50)*17 SPACES = 121 SPACES
BUILDING PARKING PROVIDED:	GARAGE: 49 AT GRADE: 72 TOTAL: 121
IMPERVIOUS AREA:	55,064 S.F.
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	55,064 S.F. (1.26 AC. = 45% OF SITE)

1 SITE PHOTOMETRIC
SCALE: 1" = 25'

Root Engineering Services
Mechanical, Electrical & Plumbing Systems Consultant
4215 GROVE AVE GURNEE, IL 60031
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45 FM 3356 VAN ALSTYNE, TX 75495
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TEXAS PROFESSIONAL ENGINEERING DESIGN FIRM #15016

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CONTRACTOR
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214-457-3652

PROJECT
TOWNPLACE SUITES
MARRIOTT
I-30 HIGHWAY
ROCKWALL TEXAS

DRAWING ISSUE / REVISION

Rev. No.	Description	Date
-	FOR REVIEW	09/27/2018

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Drawing Title
SITE PHOTOMETRIC PLAN
SP2018-029

Drawing No.
PM1

Scale			
Dwg By	AM TK PW	Check By	SA
		Consult. Job No.	TX18018



1 SOUTHEAST (FRONT/STREET) EXTERIOR ELEVATION

0 10'-8" 21'-4" 32'-0"

SCALE: 3/32"=1'-0"



2 NORTHWEST (REAR) EXTERIOR ELEVATION

0 10'-8" 21'-4" 32'-0"

SCALE: 3/32"=1'-0"



3 NORTHWEST (RIGHT SIDE) EXTERIOR ELEVATION

0 10'-8" 21'-4" 32'-0"

SCALE: 3/32" = 1'-0"



4 SOUTHWEST (LEFT SIDE) EXTERIOR ELEVATION

0 10'-8" 21'-4" 32'-0"

SCALE: 3/32" = 1'-0"

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	3,690 SF	45 %
STUCCO (S-2)	1,924 SF	24 %
STONE (ST-1)	2,545 SF	31 %
TOTAL	8,159 SF	100 %

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	5,288 SF	48 %
STUCCO (S-2)	2,504 SF	23 %
STUCCO (S-3)	985 SF	8 %
STONE (ST-1)	2,301 SF	21 %
TOTAL	11,078 SF	100 %

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	873 SF	32 %
STUCCO (S-2)	1,007 SF	36 %
STUCCO (S-3)	215 SF	8 %
STONE (ST-1)	672 SF	24 %
TOTAL	2,767 SF	100 %

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	871 SF	31 %
STUCCO (S-2)	1,045 SF	36 %
STUCCO (S-3)	350 SF	12 %
STONE (ST-1)	615 SF	21 %
TOTAL	2,881 SF	100 %

DESIGN ELEMENTS

BUILDINGS OVER 50,000 SQUARE FEET MUST INCLUDE A MINIMUM OF SIX OF THE REFERENCED ARCHITECTURAL ELEMENTS:

- ■ CANOPIES, AWNINGS, OR PORTICOS;
- ■ RECESSES/PROJECTIONS;
- □ ARCADES;
- □ PEAKED ROOF FORMS;
- □ ARCHES;
- ■ OUTDOOR PATIOS;
- □ DISPLAY WINDOWS;
- □ ARCHITECTURAL DETAILS (SUCH AS TILE WORK AND MOLDINGS) INTEGRATED INTO THE BUILDING FACADE;
- ■ ARTICULATED GROUND FLOOR LEVELS OR BASE;
- □ ARTICULATED CORNICE LINE;
- ■ INTEGRATED PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPE AND SITTING AREAS;
- ■ OFFSETS, REVEALS OR PROJECTING RIB USED TO EXPRESS ARCHITECTURAL OR STRUCTURAL BAYS;
- ■ VARIED ROOF HEIGHTS;

7 TOTAL

EXTERIOR MATERIAL LEGEND

STUCCO (S-1)
3 COAT STUCCO
COLOR: SHOJI WHITE – SHERWIN WILLIAMS 7042

STUCCO (S-2)
3 COAT STUCCO
COLOR: ARGOS – SHERWIN WILLIAMS 7065

STUCCO (S-3)
2 COAT STUCCO
COLOR: CUSTOM TO MATCH STONE

STONE (S-1)
COLOR: SLATE

ALL COPING: ALUMINUM - COLOR: CLEAR ANODIZED

ALL SOFFITS: ALUM. COMP. PANEL TO MATCH CLR. ANOD. FINISH

SINGLE PLY ROOFING MEMBRANE (R-1)
SINGLE-PLY ROOF MEMBRANE
COLOR: WHITE

METAL ROOF DECKING (R-2)
STANDING SEAM
COLOR: KYNAR FINISH TO MATCH CLEAR ANODIZED ALUM.

PAINT (PT-1): COLOR: APOLIC BSX SILVER 4-485X-G50 TO MATCH CLEAR ANODIZED

STUCCO (S-3): PAINT TO MATCH ADJACENT WALL COLOR

RAILINGS (RL-1): ALUMINUM - COLOR: CLEAR ANODIZED

CLEAR GLASS (GL-1)

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TOWNEPLACE SUITES® BY MARRIOTT

PROJECT

TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS

PROJECT ADDRESS

908 E. INTERSTATE 30
ROCKWALL, TEXAS 75087

REV.	DATE	ISSUE
-	08.31.18	SCHEM. DESIGN REVIEW
-	09.14.18	SITE PLAN SUBMITTAL
-	10.02.18	CITY RESUBMITTAL
-	10.24.18	CITY RESUBMITTAL
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

SP2018-029
ROCKWALL SITE PLAN REFERENCE

2018.101
PROJECT NUMBER

EXTERIOR ELEVATIONS

A4.01
SHEET NUMBER

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TEAK DEVELOPMENT

ROCKWALL **TOWNEPLACE SUITES** _
SOUTHEAST (FRONT | STREET) **ELEVATION** RENDERING

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE _ **1/16" = 1'-0"** @ 22"x34" FORMAT

0 16 32 64

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425



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TEAK DEVELOPMENT

ROCKWALL **TOWNEPLACE SUITES**
NORTHWEST (REAR) **ELEVATION** RENDERING

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SCALE _ **1/16" = 1'-0"** @ 22"x34" FORMAT

0 16 32 64

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426

EXISTING TREE LINE

ROCKWALL HIGH SCHOOL

40 20 0 40 80'
1" = 40'

EXISTING TIERED RETAINING WALLS

209.36

PROPOSED DETENTION POND ESMT.

GARAGE FF: 550.00
1ST FLOOR EL: 562.00

TOWNEPLACE SUITES MARRIOTT

S 44°27'01" E 273.92'

S 45°58'35" E 200.81'

S 41°04'29" E 410.65'

S 03°35'31" E 25.55'

R 3719.71'
Δ 6°19'48"
L 410.94'
CB S 48°33'37" W
CL 410.74'

N 86°18'52" W 111.27'

EX. 15' UTILITY ESMT.

EX. 12" WATER

24.00

20' WATER LINE EASEMENT

TEXAS ROADHOUSE SITE

GREENCREST BOULEVARD
(CALLED 70' R.O.W.)

INTERSTATE 30
(CALLED 300' R.O.W.)
VOLUME 99, PAGE 226
D.R.R.C.T.

Imagery ©2018 Google

ELEVATION COMPARISON TABLE

MARRIOTT FINISHED FLOOR – 562.00
MARRIOTT FOURTH FLOOR – 590.58
TENNIS COURT ELEV. – ±518.00

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SP 2018-029
NOT FOR CONSTRUCTION

Revision	Date	Description

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TOWNEPLACE
SUITES
MARRIOTT

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Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 09/14/2018	Project No.: –

Sheet Title:
Aerial Exhibit

Scale:	Sheet No.:
1"=40'	1 of 1

427








"TENNIS
COURTS"
FOR SCHOOL
USE ONLY

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432

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Amy Williams, *Director of Public Works/City Engineer*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: November 5, 2018

SUBJECT: Policy for Requiring Traffic Impact Analysis (TIA) with Zoning Applications

At the last City Council meeting on October 15, 2018, the City Council directed staff to incorporate a variance or waiver process into the policy addressing when a Traffic Impact Analysis (TIA) would be required in conjunction with a zoning application. This means the final policy concerning TIA's would be as follows:

Traffic Impact Analysis Policy

A Traffic Impact Analysis (TIA) shall be required to be submitted with a zoning applications if: [*1*] a proposed Planned Development District is 25-acres or greater, or [*2*] when a proposed zoning change necessitates a change in the Future Land Use Map that is considered to be more intense than the current designation (*e.g. a change from a Low Density Residential designation to a Medium Density Residential designation*). The TIA may be waived: [*1*] by City staff if the proposed zoning change is five (5) acres or less, or [*2*] in all circumstances by the City Council. In cases where a TIA is waived, there should be a finding that sufficient public roadway facilities are in existence.

In addition to providing direction on the proposed policy, the City Council also directed staff to require that a TIA be prepared by an engineer chosen by the City, and that a retainer would be required from an applicant to initiate the study. This is similar to how the City's infrastructure studies are currently being required and prepared. In response to this direction, staff requested a rough estimate of cost from an engineer that currently has an engineering services contract with the City. The estimate for preparing a TIA is as follows:

Small TIA: $6,000.00 - $9,000.00
Large TIA: $9,001.00 - $15,000.00+

The typical estimated turnaround time on a TIA was estimated to be two (2) weeks for traffic counts and an addition five (5) weeks for the preparation of the TIA. This means that before an applicant would be able to submit a zoning application, they would need to submit a request to perform a TIA a minimum two (2) months prior. During this two (2) months staff would also have the applicant submit a request for an infrastructure study if necessary.

As part of this quote, staff also requested a quote for reviewing an existing TIA prepared by an outside engineer. This was done to give the City Council an alternative to engaging an *in-house* engineer. The estimate for review of a TIA is as follow:

Small TIA: $2,000.00 - $3,500.00

Large TIA: $3,501.00 - $5,500.00

In addition, to these costs the engineering company also quoted a $1,000.00 fee per meeting that the engineer was required to attend. A definition of what constitutes a *Small TIA* and a *Large TIA* are provided in the attached email.

In response to this information staff is looking for [1] acceptance of the above TIA policy, and [2] further direction with how to proceed with the implementation and preparation of the TIA. Should the City Council have any questions, staff will be available at the meeting on ***November 5, 2018*** to discuss.

From:	White, Jeremy
To:	Miller, Ryan
Cc:	Williams, Amy
Subject:	Conducting and Reviewing Traffic Impact Analysis
Date:	Tuesday, October 30, 2018 4:44:34 PM

Ryan,

Here is a summary of what is scope and fee of Preforming and Reviewing TIAs.

Performing TIAs

- "Small TIA" - $6,000 - $9,000
- "Large TIA" - $9,000 - $15,000+
- Typical Schedule (2 weeks for Traffic Counts) (another 5 weeks or less for Performing TIA)

Reviewing TIAs

- Small TIA Review: $2000 to $3500
- Large TIA Review: $3500 to $5500
- Typical Schedule (2 weeks)

Attending Meetings (City Council or P&Z)

- $1000 per meeting

Definition of a "Small TIA" and a "Large TIA", here are some descriptions:

- "Small TIA" – A single phase development with only one or two driveways or street connections.
  - Examples: A gas station, fast food restaurant, small retail/commercial building, a small single family residential development (i.e. < 100 homes)
  - Generates lower numbers of site trips and impacts a limited area. Really only want to know what is happening at the driveways and/or one adjacent intersection.
- "Large TIA" – A multi-phase master planned development which may include a single use or multiple uses

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- Examples: large office complex, multi-use site that includes multi-family, commercial/retail, and office space

- Generates larger numbers of site trips and impacts a larger area. May need to look a multiple signalized intersections to see if improvements are needed. The site will be developed overall several years requiring analysis of multiple phases of the development and not just a full build condition.

If Engineering is to have a general Engineering Services Contract with a Traffic Engineer to perform these services the Scope would be as follows:

> Provide miscellaneous consulting services on an as-needed basis for issues related to traffic impact analysis and other traffic engineering matters, which may be requested from time to time by, or approved by, the City of Rockwall's City Engineer/Public Works Director, or by the City Engineer's/Public Works Director's representative(s) or assistant(s). Such services are anticipated to typically consist of the following:

A. Assist in preparing the City's traffic impact analysis requirements and ordinances

B. Perform traffic impact analyses for the City as requested.

C. Perform traffic counts for the City as requested.

D. Assist in scoping traffic impact analyses for proposed developments which shall include study intersections/limits, required traffic counts, analyses, etc.

E. Review and provide comments on traffic impact analyses submitted to the City

F. Provide opinions, advice, recommendations and other miscellaneous assistance to the City regarding traffic impact analyses and traffic operations.

G. Attendance at developer review meetings, planning and zoning meetings, City Council meetings, and others as required or needed.

H. Other miscellaneous traffic engineering services as requested by the City and agreed by Traffic Engineer provided that such services are within the field of expertise of the Traffic Engineer.

Jeremy M. White, P.E., CFM

Civil Engineer

Public Works – Engineering Division

City of Rockwall

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Amy Williams, *Director of Public Works/City Engineer*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: November 5, 2018

SUBJECT: Traffic Impact Analysis (TIA) for the Harbor District

At the last City Council meeting on October 15, 2018, the City Council requested staff provide a list of all instances when a Traffic Impact Analysis (TIA) would be required in conjunction with development in the Harbor District. As stated in staff's previous memorandums concerning TIA policies for the Harbor District, the original TIA for Planned Development District 32 (PD-32) was drafted in June 2011. This report outlined a comprehensive analysis for current and future traffic generation in the district -- *including accounting for the 1,161 urban residential units (i.e. Condominiums or Townhomes) permitted in the district* -- and detailed specific recommendations to address the potential increases in traffic; however, the Harbor District has not developed in strict adherence to the original concept plan, and new projects proposed by the Texas Department of Transportation (TXDOT) will affect the current level of service in the area (*e.g. IH-30 frontage road improvements*). This will change the recommendations provided with the original TIA document, and will most likely require the document to be updated. Considering this the following are instances when the Planning and Zoning Commission and City Council can require a TIA for development in the Harbor District:

(1) City staff -- *either administratively or at the direction of the Planning and Zoning Commission and/or City Council* -- can require a new TIA or an update to an existing TIA at the time of PD Development Plan. According to the Planned Development (PD) District requirements in the Unified Development Code (UDC), -- *if required by the PD ordinance or by the City Engineer* -- a TIA shall be submitted prior to action being taken on a PD Development Plan. The purpose of the updated TIA is to determine whether the traffic estimated to be generated by the original concept plan matches the proposed PD Development Plan or if the PD Development Plan will necessitate specific on-site or off-site traffic improvements (*e.g., turn lanes, stacking lanes, signalization, etc.*) [*Subsection 2.2.E; Article X; UDC*].

(2) The Planning and Zoning Commission and City Council can require a developer to submit a new TIA or update an existing TIA at the time of site plan. Under the PD District requirements in the UDC, a TIA is required with a zoning application proposing to establish a new PD District, unless waived by the City Council. Upon the establishment of a PD District the TIA is required to be updated with each site plan in the PD District [*Subsection 2.1.E; Article X; UDC*].

(3) City staff, the Planning and Zoning Commission, and/or City Council can require a *comprehensive traffic impact study* (*i.e. TIA*) along with other public facility studies concurrently with an application for subdivision plat (*i.e. preliminary, master, replat or final plat*) to ensure that the proposed development will be supported with adequate levels of

public facilities and services comparable to the increased demand for public facilities created by the development [*Section 38-5; Chapter 38; Municipal Code of Ordinance*].

The City's ordinances give broad discretion to City staff, the Planning and Zoning Commission, and the City Council with regard to when a TIA can be required. Moving forward the Planning and Zoning Commission and/or City Council may choose to request a TIA for development in this district due to some of the substantial changes that have taken place since the original TIA was prepared. Some of these changes include (1) development inconsistent with the original concept plan, (2) changes to the proposed road network (*i.e. reincorporating Lakefront Trail into the street network*), or (3) changes to access/adjacent roadways proposed by TXDOT. As requested by the City Council, City staff will brief the Planning and Zoning Commission on when a TIA can be required at their next meeting on *November 13, 2018*. Should the City Council have any questions concerning TIA requirements in the Harbor District, staff will be available at the *November 5, 2018*.

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STAR TRANSIT
Phone: 877-631-5278 | **Fax:** 972-563-0048 | **Website:** STARtransit.org
PO Box 703 | Terrell | TX 75160

October 23, 2018

Mayor Jim Pruitt
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

RE: STAR Transit Board of Directors Open Position (Place 2)

Dear Mayor Pruitt,

Please be aware that STAR Transit now has an open Board of Directors position. Place 2 on the Board of Directors has an unexpired partial term ending August 31, 2020. This is an unexpired term. The individual selected will serve through August 31, 2020.

Under our recently revised ByLaws, this open nomination process is open to our entire service area. Nominations will be accepted from any official elected to public office in the STAR Transit service area or any identified member of the public who has established residency in the STAR Transit Service Area. To be eligible to serve on the Board, the individual must be maintaining a place of permanent residence or full-time employment in the STAR Transit service area, currently in Ellis, Kaufman, Navarro and Rockwall Counties and the Cities of Balch Springs, DeSoto, Hutchins, Mesquite, and Seagoville.

As the Chief Elected Officer of your jurisdiction, we are providing a nominations form in case you would like to complete the form. The form allows you to nominate a Board of Director and an associated Alternate. Alternates to the STAR Board vote only upon absence of the Primary Board Member. To be considered, the forms must arrive to STAR Transit by December 5, 2018.

Under our process, the Nominations Committee of the Board of Directors will review all eligible nominations and make a recommendation at an upcoming Board of Directors meeting.

For a copy of our ByLaws or additional nominations forms, please see our website, www.STARtransit.org.

If you have any questions, please feel free to contact Teresa Elliott, Executive Assistant at TElliott@STARtransit.org or 469-474-2309.

Respectfully,

Omega Ann Hawkins

Omega Hawkins
Executive Director

STAR TRANSIT

BOARD OF DIRECTORS
NOMINATION FORM

SECTION I: PERSON PROVIDING RECOMMENDATION

AGENCY NAME (if applicable): _____ TITLE (if applicable): _____

NAME: _____

ADDRESS: _____

PHONE # (Preferred): _____

EMAIL: _____

SIGNATURE: _____ DATE: _____

SECTION II: PRIMARY BOARD MEMBER NOMINEE

AGENCY NAME (if applicable): _____ TITLE (if applicable): _____

NAME: _____

ADDRESS: _____

PHONE #: HM: _____ CELL: _____ WORK: _____

EMAIL: _____

SECTION III: ALTERNATE MEMBER NOMINEE

AGENCY NAME (if applicable): _____ TITLE (if applicable): _____

NAME: _____

ADDRESS: _____

PHONE #: HM: _____ CELL: _____ WORK: _____

EMAIL: _____

Form must be received by December 5, 2018 to STAR Transit.

Mail To:
STAR Transit
Attn: Teresa Elliott
P.O. Box 703
Terrell, TX 75160

Email to:
Telliott@STARtransit.org

Fax to:
Attn: Teresa Elliott
972-563-0048

Website:
www.STARtransit.org

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ROCKWALL FIRE Department

Monthly Report

September 2018

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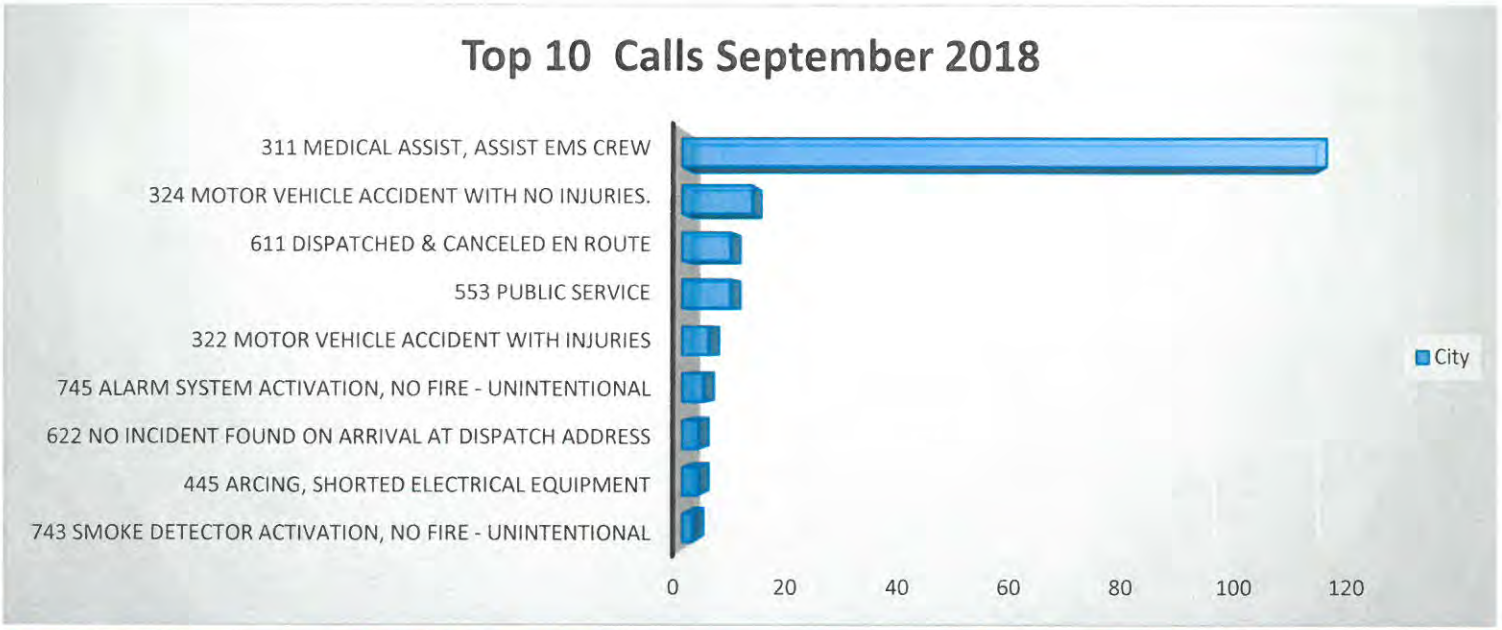
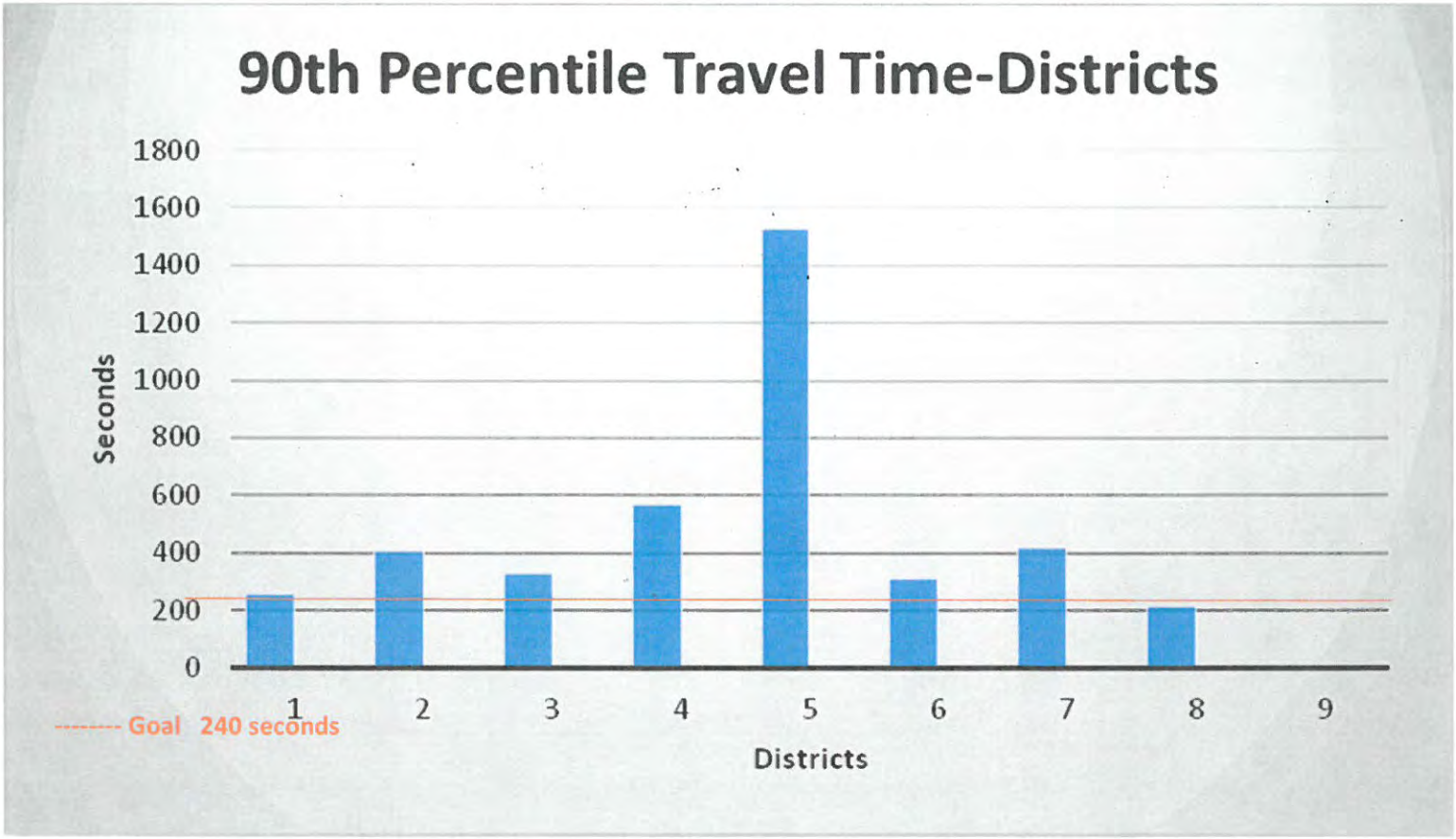
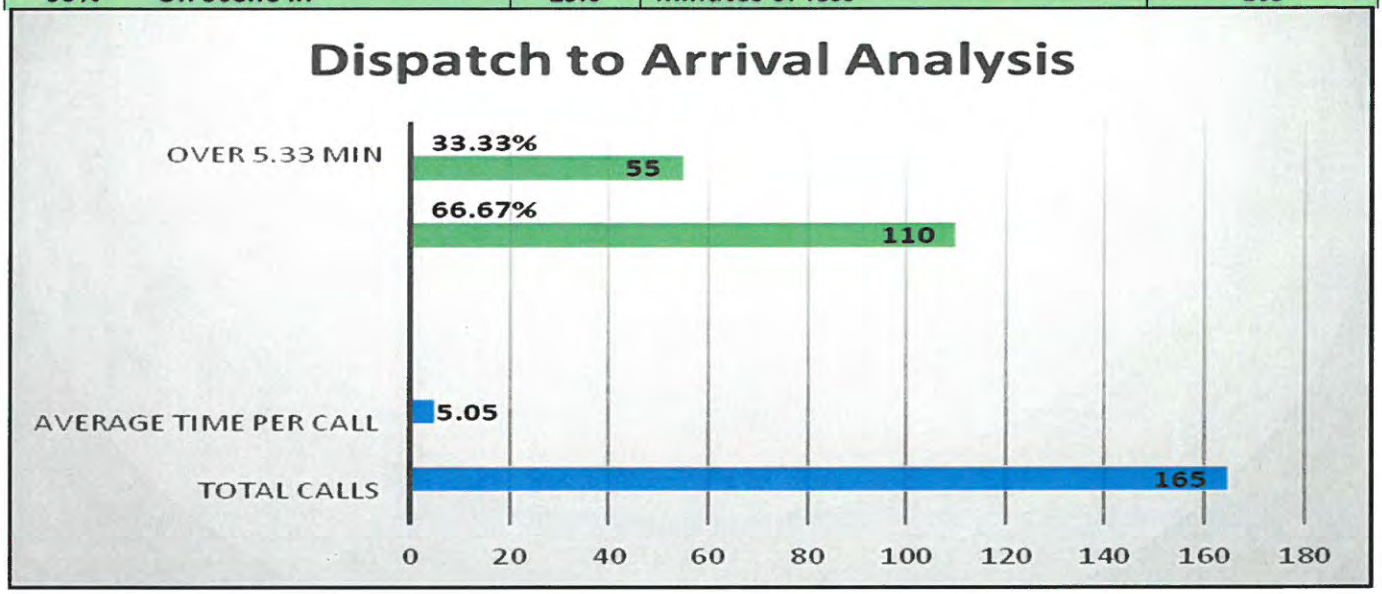


September 2018- All Calls		
Situation Type	Mutual aid given	City
111 Building fire		2
311 Medical assist, assist EMS crew		118
322 Motor vehicle accident with injuries		5
412 Gas leak (natural gas or LPG)		8
445 Arcing, shorted electrical equipment		3
550 Public service assistance, other		5
553 Public service		9
611 Dispatched & canceled en route		9
622 No incident found on arrival at dispatch address		3
733 Smoke detector activation due to malfunction		6
735 Alarm system sounded due to malfunction		8
743 Smoke detector activation, no fire - unintentional		2
745 Alarm system activation, no fire - unintentional		4
411 Gasoline or other flammable liquid spill		1
361 Swimming/recreational water areas rescue		3
365 Watercraft rescue	1	1
131 Passenger vehicle fire (cars, pickups, SUV's)		2
710 Malicious, mischievous false call, other		2
350 Extrication, rescue, other		1
651 Smoke scare, odor of smoke		2
700 False alarm or false call, other		1
736 CO detector activation due to malfunction		2
323 Motor vehicle/pedestrian accident (MV Ped)		1
324 Motor vehicle accident with no injuries.		13
331 Lock-in (if lock out , use 511)		1
342 Search for person in water	1	1
360 Water & ice-related rescue, other	1	
413 Oil or other combustible liquid spill		1
500 Service Call, other		1
520 Water problem, other		1
522 Water or steam leak		1
531 Smoke or odor removal		1
631 Authorized controlled burning		1
730 System malfunction, other		1
731 Sprinkler activation due to malfunction		1
741 Sprinkler activation, no fire - unintentional		1
742 Extinguishing system activation		1
746 Carbon monoxide detector activation, no CO		2
Totals	**3**	**445**

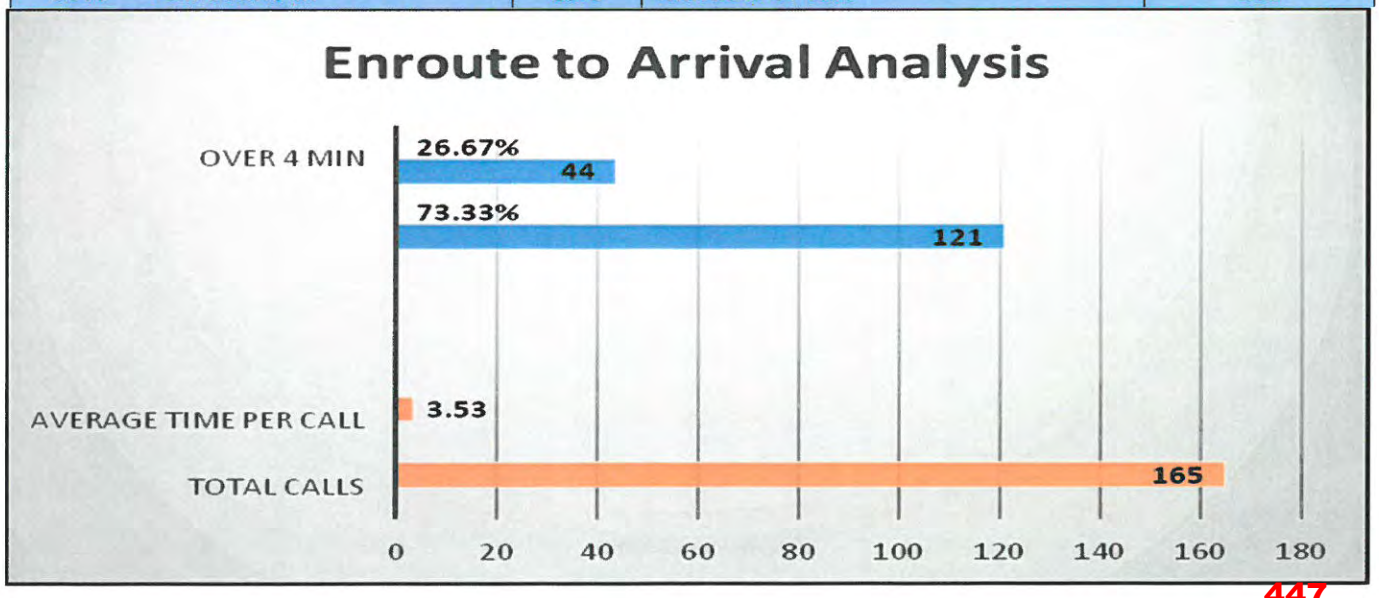
% 4 min or less	Travel Time Analysis-*By District* (No Mutual Aid) All Code 3 Calls	Total Number of Calls	Average Travel Time Minutes	Percent of Runs per District
	100s with Station 1			
82%	On Scene in 4.0 minutes or less	56	2.90	33.94%
	200s with Station 2			
74%	On Scene in 4.0 minutes or less	48	3.36	29.09%
	300s with Station 3			
76%	On Scene in 4.0 minutes or less	21	3.34	12.73%
	400s with Station 4			
73%	On Scene in 4.0 minutes or less	30	2.34	18.18%
	500s w/out Station			
0%	On Scene in 4.0 minutes or less	2	15.84	1.21%
	600s w/out Station			
0%	On Scene in 4.0 minutes or less	3	5.06	1.82%
	700s w/out Station			
25%	On Scene in 4.0 minutes or less	4	5.48	2.42%
	800s w/out Station			
100%	On Scene in 4.0 minutes or less	1	3.57	0.61%
	900s w/out Station			
N/A	On Scene in 4.0 minutes or less			
	1000s w/out Station			
N/A	On Scene in 4.0 minutes or less			
	Total Calls	165		



Dispatch to Arrival Analysis-All (No Mutual Aid)				Total Calls
63%	On Scene in	5.3	minutes or less	110
78%	On Scene in	6.0	minutes or less	144
89%	On Scene in	7.0	minutes or less	147
95%	On Scene in	8.0	minutes or less	158
96%	On Scene in	9.0	minutes or less	160
99%	On Scene in	29.0	minutes or less	165



Enroute to Arrival Analysis-All (No Mutual Aid)				Total Calls
73%	On Scene in	4.0	minutes or less	121
85%	On Scene in	5.0	minutes or less	141
91%	On Scene in	6.0	minutes or less	151
95%	On Scene in	7.0	minutes or less	157
97%	On Scene in	8.0	minutes or less	161
99%	On Scene in	29.0	minutes or less	165



Total Dollar Losses

September 2018

City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 10/17/2018 15:50
Login ID: rck\sdean
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$50,000.00	$95,876.00	$10,962.66	$572,248.00	$241,883.34
Total Content Loss:	$1,000.00	$12,281.40	$0.00	$170,216.80	$136,605.82
Total Property Pre-Incident Value:	$50,000.00	$811,930.00	$0.00	$1,903,230.00	$1,152,379.15
Total Contents Pre-Incident Value	$1,000.00	$256,005.00	$0.00	$696,573.00	$646,811.49
Total Losses:	$51,000.00	$108,157.40	$10,962.66	$742,464.80	$51,000.00
Total Value:	$51,000.00	$1,067,935.00	$.00	$2,599,803.00	$1,799,190.64

Fire Marshal Division

Monthly Report - September 2018

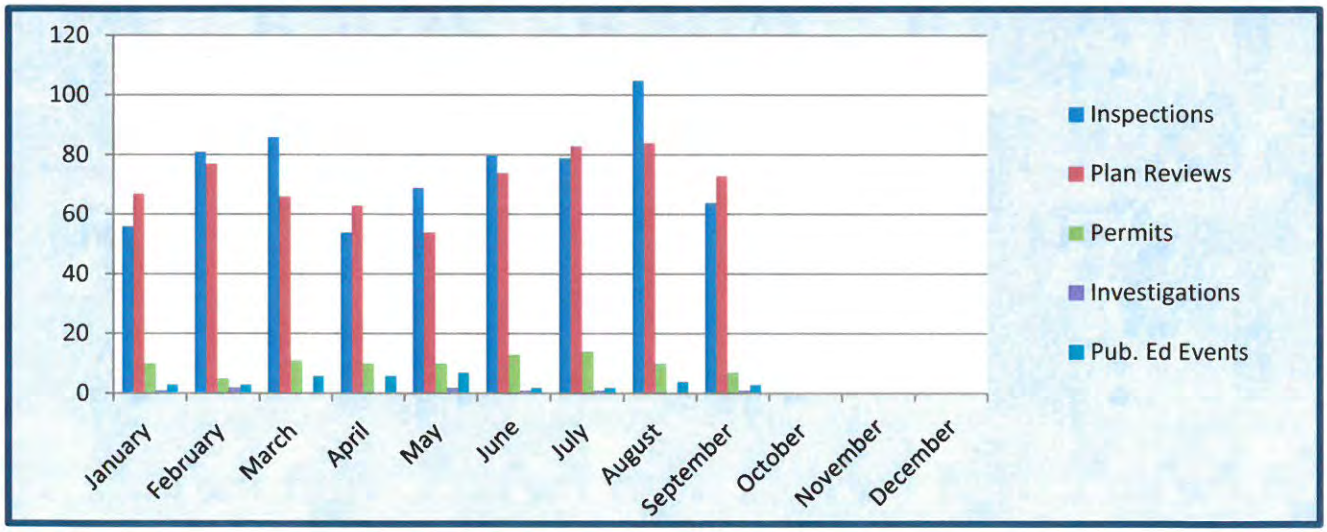
Inspection Status Report	
Finaled Inspections	34
Pending Inspections	30
Total for the Month	**64**

Plan Review Report	
Above Ground Storage	1
CO	11
COMM	35
Engineering	7
Industrial	1
Plat	6
Site Plan	4
Special Event	6
Zoning	2
Total for the Month	**73**

Fire Permit Report	
Doors - Access	2
Fire Alarm	2
Fire Sprinkler	2
Kitchen Suppression	1
Total for the Month	**7**

Fire Investigations Status Report	
Active Investigations	0
Closed Investigations	1
Pending Investigations	0
Total for the Month	**1**

Public Education Events	
Total for the Month	**3**



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Key Projects:

(1) **Asset Management System**. Report writing, Maintenance / clean up

(2) **Outside Agencies / Citizens**. NCTCOG, Rockwall County, City of Lavon

(3) **Engineering/Public Works**. LIDAR data export, Park station concept, SH66 Alignment, S Lakeshore Dr exhibit, LRE Flood maps and calculations, Citywide bridge dataset, Turtle Cove area easement research, Utility data changes, Lift station map and air release valve GPS and mapping, Record drawing hyperlink changes, Street signage request

(4) **Parks and Rec**. Rib Rub attendee mapping, Park Location map

(5) **Planning Department**. PD32 mapping, Commercial acreage calculations, Planner interview team, Zoning tool data, For and Against maps, John King Blvd plan graphics, Case maps assistance, Future Land Use map

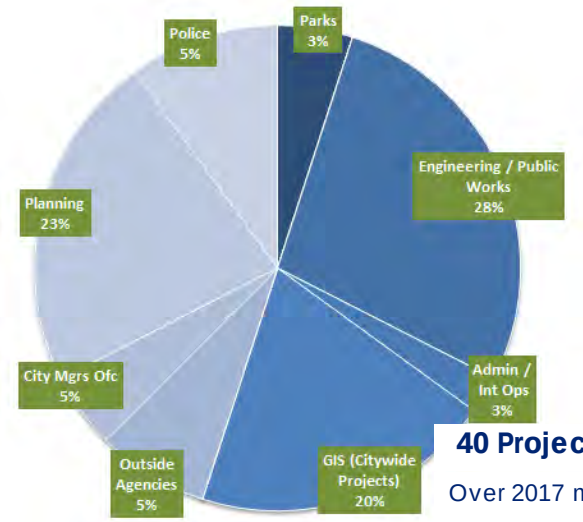
(6) **GIS**. 911 Addressing, NCTCOG NG911 maintenance, Lakeshore Commons GPS and digitization work, Landtrak support repair, Plotter lease renewal research, NG911 GIS data standards training, Input College and Career Academy data, Building Footprint (planimetrics) clean up

(7) **Police.** NWS changes / MMPK, Shore Blvd map, Sex Offender notification mapping, Crosswalk intersection map

(8) **Fire Department.** ETJ district calculations

(9) **Admin / CMO / Internal Ops.-** Custom street map request, Warning Siren map update,

Monthly Project Request by Department:



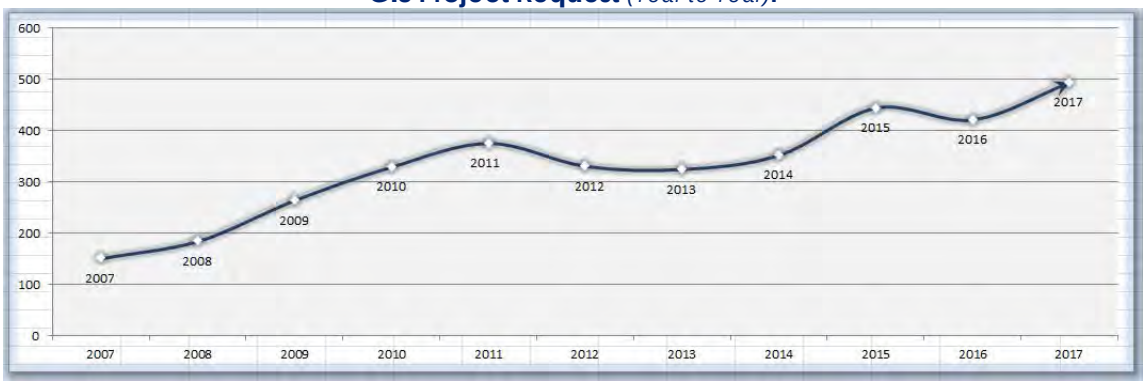
40 Projects

Over 2017 mo.

9.1% ↓

Admin / HR / Internal Ops	2
Building Inspections	0
Citizen Request	0
City Council	0
City Manager's Office	0
Neighborhood Improvement Services	0
Engineering / Public Works	11
Finance / Utility Billing	0
Fire Department	1
GIS (Citywide Projects)	8
IT	0
Main Street Program	0
Outside Agencies	3
Parks and Recreation	2
Planning	9
Police Department	4
REDC	0
Total	**40**

GIS Project Request *(Year to Year)*:



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Rockwall Police Department
Harbor District Call For Service
September 2018

Incident Number	Date	Time	Common Name	Incident Type	Incident CFS Disposition
2018-00029230	09/09/2018	00:04:40	Cinemark Movies 12	Disorderly Conduct	No Report
2018-00028324	09/01/2018	00:33:08	The Harbor	Disturbance	Arrest
2018-00028715	09/04/2018	16:07:19	Zeus Botique	Disturbance	No Report
2018-00029936	09/15/2018	18:30:16	Hilton Hotel	Disturbance	No Report
2018-00028530	09/02/2018	22:11:07	The Harbor	Intoxicated	Arrest
2018-00028881	09/06/2018	00:10:21	En Fuego Tobacco Shop	Intoxicated	No Report
2018-00030946	09/25/2018	10:42:02	Hilton Hotel	Investigation	No Report
2018-00028931	09/06/2018	09:20:47	Hilton Hotel	Suspicious Activity	No Report
2018-00029004	09/06/2018	21:53:43	Cinemark Movies 12	Suspicious Activity	No Report
2018-00030727	09/23/2018	01:04:36	The Harbor	Welfare Concern	No Report
2018-00030982	09/25/2018	14:39:10	Hilton Hotel	Welfare Concern	Unable to Locate

Common Name	
Cinemark Movies 12	2
En Fuego Tobacco Shop	1
Harbor	3
Hilton	4
Zeus Boutique	1
	11

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
FACILITY MAINTENANCE REQUESTS FOR SERVICE
SEPTEMBER 2018

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	5	5	0	100%
ADMINISTRATIVE SERVICES	2	2	0	100%
AIRPORT	0	0	0	0%
ANIMAL SERVICES	28	28	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	3	3	0	100%
ENGINEERING	2	2	0	100%
FINANCE	2	2	0	100%
FIRE DEPARTMENT	32	32	0	100%
INTERNAL OPERATIONS	126	126	0	100%
MUNICIPAL COURT	17	17	0	100%
PARKS & RECREATION	18	18	0	100%
PLANNING & ZONING	3	3	0	100%
POLICE DEPARTMENT	19	19	0	100%
PUBLIC WORKS	5	5	0	100%
UTILITY BILLING	0	0	0	0%
TOTAL	262	262	0	100%

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Rockwall Police Department

Monthly Activity Report

September-2018

ACTIVITY	CURRENT MONTH SEPTEMBER	PREVIOUS MONTH AUGUST	YTD 2018	YTD 2017	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	0	1	0	**100.00%**
Sexual Assault	0	2	7	8	**-12.50%**
Robbery	0	0	5	5	**0.00%**
Aggravated Assault	1	5	14	20	**-30.00%**
Burglary	5	2	27	59	**-54.24%**
Larceny	48	66	505	443	**14.00%**
Motor Vehicle Theft	2	6	38	35	**8.57%**
TOTAL PART I	**56**	**81**	**597**	**570**	**4.74%**
TOTAL PART II	**142**	**141**	**1337**	**1464**	**-8.67%**
TOTAL OFFENSES	**198**	**222**	**1934**	**2034**	**-4.92%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	20	17	152	171	**-11.11%**
D.W.I.	19	31	193	161	**19.88%**
ARRESTS					
FELONY	21	27	259	282	**-8.16%**
MISDEMEANOR	81	73	663	719	**-7.79%**
WARRANT ARREST	14	20	118	145	**-18.62%**
JUVENILE	5	4	42	66	**-36.36%**
TOTAL ARRESTS	**121**	**124**	**1082**	**1212**	**-10.73%**
DISPATCH					
CALLS FOR SERVICE	1343	1437	12380	13599	**-8.96%**
ACCIDENTS					
INJURY	2	20	104	149	**-30.20%**
NON-INJURY	56	64	480	487	**-1.44%**
FATALITY	0	0	2	4	**-50.00%**
TOTAL	**58**	**84**	**586**	**640**	**-8.44%**

ROCKWALL NARCOTICS UNIT

Number of Cases	**9**
Arrests	**1**
Arrest Warrants	**1**
Search Warrants	**1**
Seized	
1000g	Cocaine
250g	Heroin
1g	Methamphetamine
1oz	PCP

Rockwall Police Department

Dispatch and Response Times

September 2018

Police Department

	Average Response Time		
Priority 1		Number of Calls	**88**
Call to Dispatch	0:01:19		
Call to Arrival	0:05:56		
% over 7 minutes	20%		

	Average Response Time		
Priority 2		Number of Calls	**263**
Call to Dispatch	0:02:36		
Call to Arrival	0:08:59		
% over 7 minutes	49%		

	Average Response Time		
Priority 3		Number of Calls	**59**
Call to Dispatch	0:06:54		
Call to Arrival	0:15:23		
% over 7 minutes	63%		

Average dispatch response time goals are as follows:

Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

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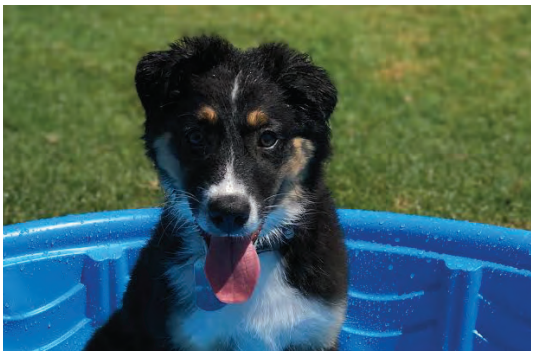
PARTICIPATION



SENIOR HEALTH FAIR: 200 PARTICIPANTS



WOOFSTOCK @HARRY MYERS:
100 PARTICIPANTS



PING PONG TOURNAMENT
10 TEAMS

MONTHLY OVERVIEW	SEPT '18
Part Time Labor Hours	51
Program Offerings	12
Program Participants	280
Resident Participants	162
Non-Resident Participants	118
Programs that Made	11
Cancelled Programs	1
% of Programs Cancelled	9%

FEE BASED RESIDENT VS NON-RESIDENT

11 programs

58%	42%

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ANIMAL SERVICES



TOTAL # OF CALLS

# OF CALLS	192
# OF WILDLIFE RELOCATED	29

192

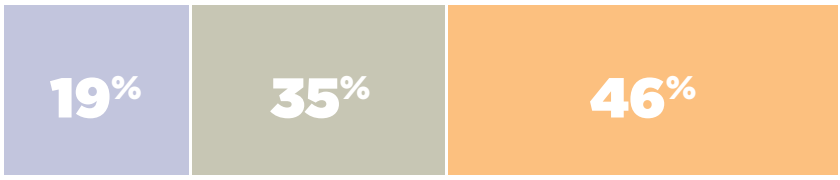


HMCC	*SEPT '18*
Time Blocks Rented	52
Monthly Revenue	**$2080**

HMCC RENTAL ACTIVITY BY TIME BLOCK

52 Rentals

6 - 11 AM | 11 AM - 5 PM | 5 - 11 PM



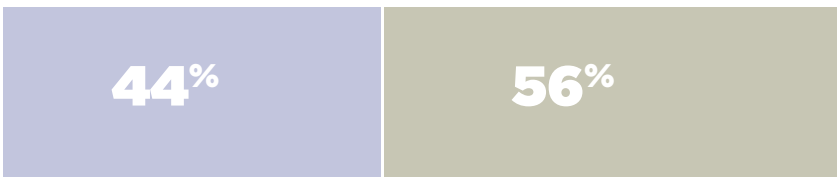


PAVILIONS	*SEPT '18*
Time Blocks Rented	39
Monthly Revenue	**$1560**

PAVILION RENTAL ACTIVITY BY TIME BLOCK

39 Rentals

6 AM - 3 PM | 3 - 11 PM



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PARKS



FACILITY MANAGEMENT:

Performed reparis on the city hall drainage system due to rain.



GRASS MAINTENANCE:

Started the “Big Weed” program across all parks and started the first application of barricade pre-emergent, along with fertilizing all park assets.



FACILITY MAINTENANCE:

Cleaned the Squabble Creek Trail wall to include graffiti removal, in additiona to adding Gabion bags. Re-established the trail and installed a new loop along with spraying for position ivy along the trail.



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MARKETING

FACEBOOK PAGE LIKES

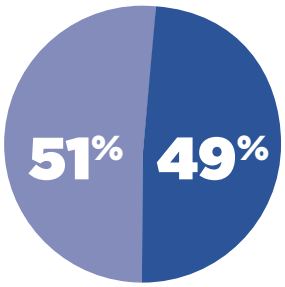
	GAIN OR LOSS
AUG	+226
SEP	+259

TOTAL LIKES THRU 9/30/2018

Like 12,007

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

	ACCOUNTS	GAIN OR LOSS
AUG	6799	+217
SEP	6923	+217



RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

PLAYROCKWALL.COM

PAGEVIEWS Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of September 2018.	63,106
SESSIONS Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com	12,311
USERS Visitors to playrockwall.com	8,079

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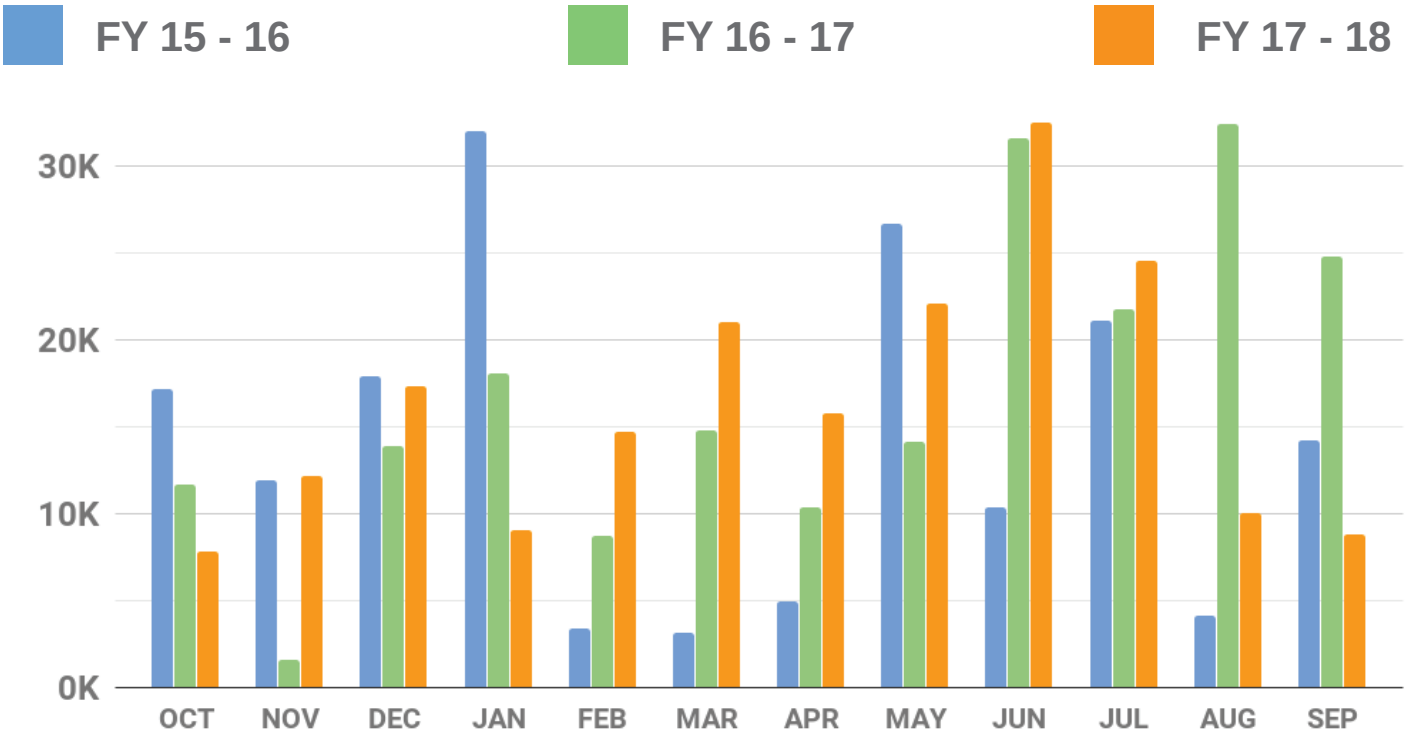
REVENUE

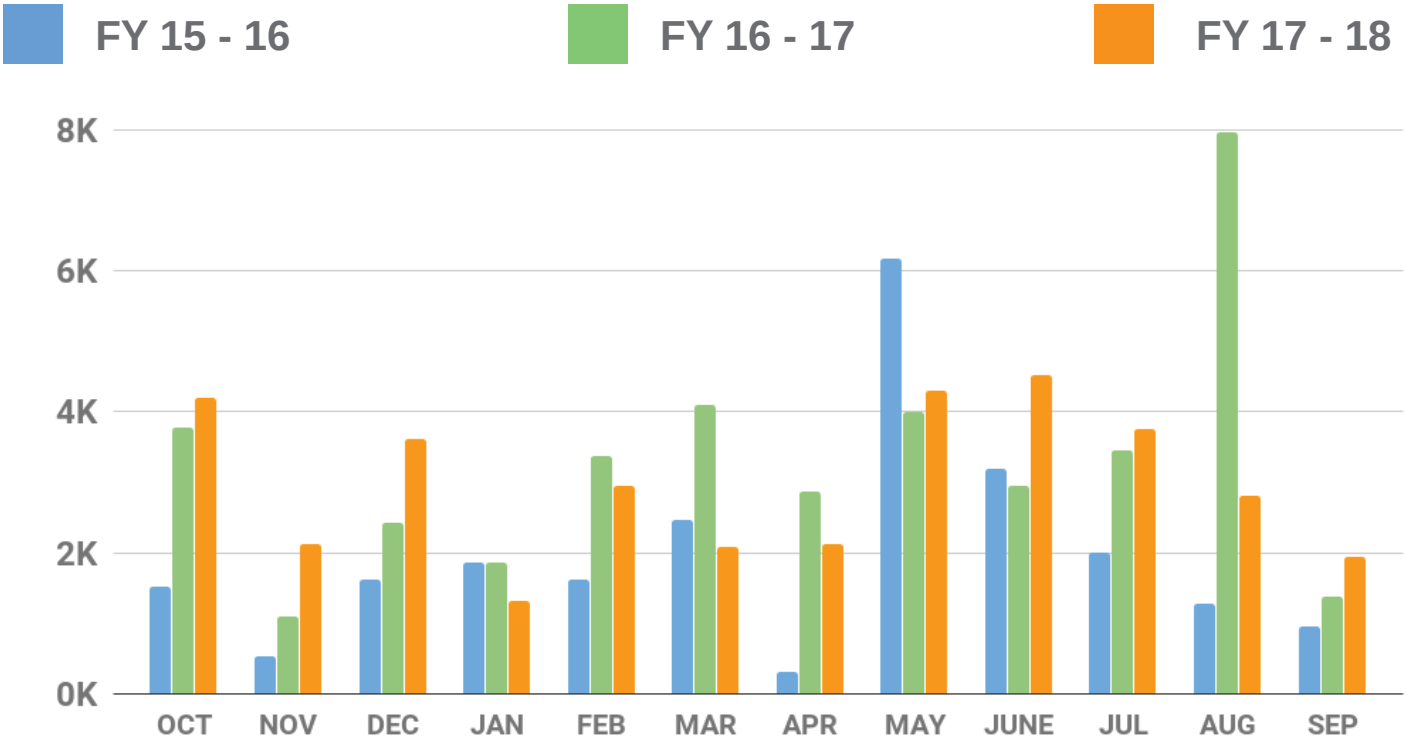
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



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Rockwall Adoption Center

2018 Animal Statistics

	ADOPTIONS	RESCUED	RETURN TO OWNER	EUTHANIZED	1045*	INTAKES	DISPOSITIONS	LIVE
	Total—Average	Total-Average	Total—Average	Total—Average	Total-Average			OUTCOME
Jan '18	75-78%	7-7%	11-12%	0-0%	0-0%	112	95	**97%**
Feb '18	90-69%	15-12%	23-18%	2-1%	0-0%	121	130	**99%**
March '18	63-56%	15-13%	28-25%	3-3%	3-3%	110	112	**94%**
April '18	52-60%	8-1%	22-25%	4-1%	0-0%	90	87	**86%**
May '18	80-63%	20-16%	19-15%	2-2%	6-5%	137	127	**94%**
June '18	75-58%	20-16%	21-16%	4-3%	9-7%	128	129	**90%**
July '18	83-65%	17-13%	27-21%	0-0%	1-1%	150	128	**99%**
August '18	90-63%	15-11%	28-20%	4-3%	5-4%	117	142	**94%**
September '18	66-58%	13-11%	29-25%	2-2%	4-4%	125	114	**94%**
October '18								
November '18								
December '18								

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Rockwall Animal Adoption Center

PROFIT AND LOSS

September 2018

	TOTAL
Income	
4100 - Adoption Fee	
4111 Adoption Fee - Dog	3,700.00
4112 Adoption Fee - Cat	2,705.00
Total 4100 - Adoption Fee	**6,405.00**
4200 - Impound Fee	1,000.00
4300 - Owner Surrender	880.00
43400 Direct Public Support	
43410 Corporate Contributions	1,270.00
Total 43400 Direct Public Support	**1,270.00**
4350 - Quarantine Fee	100.00
4650 - Medical	635.00
4700 - General Donations	3,609.06
Total Income	**$13,899.06**
GROSS PROFIT	**$13,899.06**
Expenses	
5100 - Advertising Expense	35.00
5200 - Shelter Expense	
5203 - Medication	3,914.02
5209 - Shelter Supplies	422.03
5210 - Cleaning	170.00
5211 - Repair & Maint.	275.63
5220 - Truck Maintenance	131.71
Total 5200 - Shelter Expense	**4,913.39**
5300 - Veterinary Expense	6,921.35
5400 - Professional Services	2,083.34
65000 5000 - Administative Expense	
5002 - Website	75.00
5004 - Paypal/Intuit fee	97.91
5005 - Postage	28.20
5006 - Bank Fees	141.63
5050 - Payroll	24,295.39
5055 - Payroll Tax	1,845.77
5056 - 401K Employer/Healthcare	723.05
5099 - Misc	611.60
65040 5001 - Supplies	599.53
65050 5060 -Telephone, Telecomm	240.00
Total 65000 5000 - Administative Expense	**28,658.08**
Total Expenses	**$42,611.16**
NET OPERATING INCOME	**$ -28,712.10**
NET INCOME	**$ -28,712.10**

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FY2018 City of Rockwall In kind values /Meals 4th Quarter
Meals on Wheels Senior Services

Jul-18 — Days served 21

ROUTES	MILES	$
A	115	$62.10
B	230	$128.80
C	695	$389.20
E	635	$355.60
F& K	415	$232.40
H	265	$148.40
I&J	1240	$683.20
RM & R	316	$176.96
	3911	$2,176.66

	HOURS	$
A	21	$292.32
B	32	$445.44
C	21	$292.32
E	21	$292.32
F & K	42	$584.64
H	21	$292.32
I&J	21	$292.32
RM & R	32	$445.44
	211	$2,937.12

$ Value in kind volunteer services $5,113.78

4th of July Holiday Meal Private Sponsor $650

Volunteer Hrs. & Miles $220.00

Total July In-kind value(only for Nutrition program)

ROCKWALL PROGRAM MEALS
1,995 Home Delivered and Disabled
287 Congregate Centers
180 Holiday Meal

Total purchased Meals 2,462

Aug-18 — Days served 23

ROUTES	MILES	$
A	125	$67.50
B	245	$132.30
C	695	$378.00
E	635	$361.95
F& K	430	$232.20
H	277	$151.05
I&J	1235	$666.90
RM & R	319	$172.26
	3961	$2,162.16

	HOURS	$
A	23	$320.16
B	33	$459.36
C	23	$320.16
E	23	$320.16
F & K	44	$612.48
H	23	$320.16
I&J	28	$389.76
RM & R	33	$459.36
	230	$3,201.60

$ Value in kind volunteer services $5,363.76

Total August In-kind value (only for Nutrition program)

ROCKWALL PROGRAM MEALS
2,160 Home Delivered and Disabled
334 Congregate Centers

Total purchased Meals 2,494

Sep-18 — Days served 19

ROUTES	MILES	$
A	110	$62.70
B	190	$108.30
C	646	$368.22
E	610	$347.70
F& K	501	$285.57
H	240	$136.80
I&J	1179	$672.03
RM & R	278	$158.46
	3754	$2,139.78

	HOURS	$
A	19	$264.48
B	32	$470.40
C	19	$323.40
E	19	$323.40
F & K	38	$528.96
H	19	$323.40
I&J	38	$528.96
RM & R	28	$389.76
	212	$3,152.76

$ Value in kind volunteer services $5,292.54

Labor Day Holiday Meal Taco Casa $900.00

Volunteer Hrs. & Miles $220.00

Total September In-kind value (only for Nutrition Program)

ROCKWALL PROGRAM MEALS
1,850 Home Delivered and Disabled
305 Congregate Centers
180 Holiday Meal

Total Purchased Meals 2,335

THANK YOU
FOR YOUR
SUPPORT

Sincerely, Margie VerHagen E.D.

Total meals Program 7,291

In-kind VALUE Donated 4th Quarter 2018
July$5,983.78 Total $ 17,760.08
Aug.$5,363.76
Sept.$6,412.54

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STAR TRANSIT
Phone: 877-631-5278 | **Fax:** 972-563-0048 | **Website:** STARtransit.org
PO Box 703 | Terrell | TX 75160

October 4, 2018

To: City of Rockwall

From: Ashley Ando, Grant Director

Re: September 2018 Demand and Response Ridership Report

TRIP INFORMATION:

MONTH	NO. OF SERVICE DAYS	TRIPS
SEPTEMBER	19	1,413

Non-Service Days: 9/3 Labor Day

NO. OF TRIPS	PURPOSE
709	Contract Service
0	Education
1	Government
62	Medicaid
171	Medical
10	Nutrition (Senior Center)
130	Other (adult-day care, beauty salon, friend's homes, etc.)
171	Shopping
159	Work

SEPTEMBER UNDUPLICATED PASSENGERS
82
YEAR TO DATE UNDUPLICATED PASSENGERS
82

Adjusted Trip Total	642

*Trip Totals without Contracts or Medicaid

> = 60	345
DIS >60	142
	487
% E & D Trip Total	76%

FY 2019 TOTAL DEMAND AND RESPONSE TRIPS TO DATE: 1,413
(FY 2019-SEPTEMBER 1, 2018 -AUGUST 31, 2019)

PRIOR YEAR: SEPTEMBER 2017 TRIP TOTAL= 1,970 (28% DECREASE)

ROCKWALL CITY	1Q	2Q	3Q	4Q	*PURPOSE TOTALS*
CONTRACT	709	0	0	0	*709*
EDU	0	0	0	0	*0*
GOV	1	0	0	0	*1*
MDE	62	0	0	0	*62*
MED	171	0	0	0	*171*
NUT	10	0	0	0	*10*
OTH	130	0	0	0	*130*
SHP	171	0	0	0	*171*
WORK	159	0	0	0	*159*
	1,413	0	0	0	*1,413*

ROCKWALL CITY	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS	*Avg*
(UPT) Unlinked Passenger Trips	1,413												**1,413**	*1,413*

CONTRACT	709												**709**	*709*
EDU	0												**0**	*0*
GOV	1												**1**	*1*
MDE	62												**62**	*62*
MED	171												**171**	*171*
NUT	10												**10**	*10*
OTH	130												**130**	*130*
SHP	171												**171**	*171*
WORK	159												**159**	*159*
TOTAL DR TRIPS	**1,413**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	1,413	*118*

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS	*Avg*
Medicaid	62	0	0	0	0	0	0	0	0	0	0	0	**62**	*5*
Lakepointe Church Contract	709												**709**	*709*
Nursing Home Contracts	0	0	0	0	0	0	0	0	0	0	0	0	**0**	*0*
Charters	0	0	0	0	0	0	0	0	0	0	0	0		
	771	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	***771***	*64*

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS	*Avg*
Adjusted Trip Total	642	0	0	0	0	0	0	0	0	0	0	0	**642**	*43,511*
	*Trip Totals without Contracts or Medicaid													

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS	*Avg*
> = 60	345												**345**	*345*
DIS <60	142												**142**	*142*
	487	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	***487***	*41*
% of Adjusted Trip Total	76%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS	*Avg*
GENERAL PUBLIC	155	0	0	0	0	0	0	0	0	0	0	0	**155**	*13*
% of Adjusted Total	24%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS
DOS	19												19

NoShow/Cancel	527												527
UNDUPLICATED M2M	82												82
UNDUPLICATED YTD													0
			0	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS
Subscription Trips	**323**												**323**
Percent Subs of Total Trips	**23%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	
SUBS Can/NoShow	**119**												**119**

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Table of Contents

Agenda 6

Hold work session to discuss the city's Hotel Occupancy Tax (HOT) program.

Memo 11

Blank Page 13

Hold work session to hear update on the departmental strategic business plans.

Memo 14

Strategic Plan 15

Blank Page 23

Hold a work session to discuss the recommendation for a sub-committee to discuss the comprehensive review of compensation.

Memo 24

Blank Page 25

Diabetes Awareness Month

Proclamation 26

Blank Page 27

Consider approval of the minutes from the November 5, 2018 regular city council meeting, and take any action necessary.

11.05.18 CC Mtg Mins 28

Blank Page 38

Z2018-032 - Consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an ordinance for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary (2nd Reading).

Ord #18-46 39

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Z2018-042 - Consider the approval of an ordinance for a text amendment affecting various sections of the Unified Development Code [Ordinance No. 04-38] for the purpose of generally amending the Development Standards and procedural processes for the approval of Variances, Exceptions, and Waivers, and take any action necessary (2nd Reading).

Ord #47 54

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Consider approval of a resolution supporting the Rockwall Fire Department’s application to FEMA’s “Assistance to Firefighters Grant” for the purpose of funding the future purchase and installation of a vehicle exhaust capture and removal system in all City of Rockwall fire stations, and take any action necessary.

Memo 194

Resolution . . . 195
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Consider approval of the County Line Road Reconstruction Project and authorize the City Manager to execute a contract with McMahon Contracting, LP. in an amount of $5,335,467.51, to be funded by Street Bond Fund and the Water / Sewer Fund, and take any action necessary.
Memo . . . 197
Recommendation Letter . . . 198
Map . . . 204
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Consider approval of the Construction Materials Testing for County Line Road Reconstruction Project and authorize the City Manager to execute a contract with Alliance Geotechnical Group for an amount of $54,883.50 to be funded by Street Bond Funds, and take any action necessary.
Memo . . . 206
Contract . . . 207
Blank Page . . . 209
Consider approval of the S. Lakeshore Drive and Summit Ridge Drive Reconstruction Project and authorize the City Manager to execute a contract with Tiseo Paving Co. for the Base Bid and add Alternate Bid A for a total amount of $9,343,280.80, to be funded by Street Bond Fund and the Water / Sewer Fund, and take any action necessary.
Memo . . . 210
Letter . . . 211
Map . . . 220
Blank Page . . . 221
Consider approval of the Construction Materials Testing for S. Lakeshore Drive/Summit Ridge Drive Reconstruction Project and authorize the City Manager to execute a contract with Alliance Geotechnical Group for an amount of $77,426.50 to be funded by Street Bond Funds, and take any action necessary.
Memo . . . 222
Materials Testing - Contract . . . 223
Blank Page . . . 225
Consider awarding a bid to IWC Texas and authorizing the City Manager to execute a Contract for SH 66 Boat Ramp and Myers Park light pole replacement in the amount of $42,000 to be funded out of the General Fund Parks Operations Budget, and take any action necessary.
memo . . . 226
Blank Page . . . 227
Consider approval of Contract Amendments Number Eight for the total additional contract amount of $49,115.00 with Freese and Nichols, Inc. for the County Line Road Reconstruction Project, and take any action necessary.
Memo . . . 228
Contract Amendment . . . 229
Blank Page . . . 231

P2018-037 - Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lots 3 & 4, Block A, Harbor Village Addition, being a 6.196-acre tract of land currently identified as Lot 2A of the Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

P2018-037 . . . 232
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Appointment with Jenny Krueger of the Boys & Girls Club to hear report on the 2018 Duck Regatta.

Blank Page . . . 238

Z2018-047 - Hold a public hearing to discuss and consider the approval of an ordinance adopting the OURHometown Vision 2040 Comprehensive Plan (i.e. 2018 Comprehensive Plan Update) and take any action necessary (1st Reading).

Z2018-047 (Memo and Ordinance) . . . 239
Comprehensive Plan Update (1) . . . 243
Comprehensive Plan Update (2) . . . 296
Comprehensive Plan Update (3) . . . 304
Comprehensive Plan Update (4) . . . 322
Comprehensive Plan Update (5) . . . 352
Comprehensive Plan Update (6) . . . 374
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Z2018-044 - Hold a public hearing to discuss and consider a request by Reubin E. Harle for the approval of an ordinance for a Specific Use Permit (SUP) allowing an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family One (SF-1) District, addressed as 825 Zion Hills Circle, and take any action necessary (1st Reading).

Z2018-044 . . . 388
Blank Page . . . 405

Z2018-045 - Hold a public hearing to discuss and consider a request by Kira Bauman of Bauman Consultants on behalf of John Gatz of EcoSite for the approval of an ordinance for a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as Yellow Jacket Park, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane, and take any action necessary (1st Reading).

Z2018-045 . . . 406
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Z2018-046 - Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of an ordinance for a Specific Use Permit (SUP) allowing existing temporary educational buildings in conjunction with a private school to remain on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH-205], and take any action necessary (1st Reading).

Z2018-046 . . . 433

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SP2018-032 - Discuss and consider a request by William Salee of the Rockwall Independent School District (RISD) for the approval of variances to the material and articulation requirements in conjunction with an approved site plan for an Elementary School on a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

SP2018-032 . . . 450

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SP2018-030 - Discuss and consider a request by John David of Express Oil Change, LLC for the approval of a variance to the articulation requirements in conjunction with an approved site plan for a Minor Auto Repair Garage (i.e. Brakes Plus) on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

SP2018-030 . . . 459

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A2018-004 – Discuss and consider a request by Suresh Shridharani on behalf Harlan Properties, Inc. for the approval of annexation of an 69.679-acre tract of land identified as Tract 3 of the J. Merriman Survey, Abstract No. 155, Rockwall County, Texas, and take any action necessary.

A2018-005 . . . 465

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Discuss and consider the appointment of a subcommittee to discuss the compensation plan.

Memo . . . 470

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Discuss and consider a request from Texas Department of Transportation regarding the City's preference on the time of day for concrete repair along FM 740/Ridge Road and SH 66, and take any action necessary.

Memo . . . 472

SH 66 Map . . . 473

FM 740 Map 474
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AGENDA
ROCKWALL CITY COUNCIL
Monday, November 19, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

pg.11 **1.** Hold work session to discuss the city's Hotel Occupancy Tax (HOT) program.

pg.14 **2.** Hold work session to hear update on the departmental strategic business plans.

pg.24 **3.** Hold a work session to discuss the recommendation for a sub-committee to discuss the comprehensive review of compensation.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding potential litigation associated with Breezy Hill Road pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding Chapter 12, Article X of the Code of Ordinances as related to inspection of food service establishments pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Rockwall Economic Development Corporation (REDC) - pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding possible lease of real property on city owned land at Yellowjacket Park pursuant to Section §551.072 (Real Property).
5. Discussion regarding land acquisition adjacent to N. Goliad pursuant to Section §551.072 (Real Property).
6. Discussion regarding (re)appointment of municipal court judge and associate judge and related interviews, pursuant to Section 551.074 (Personnel Matters)
7. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, November 19, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE –COUNCILMEMBER TROWBRIDGE

VIII. PROCLAMATIONS / AWARDS

pg.26 **1.** Diabetes Awareness Month

IX. OPEN FORUM

X. CONSENT AGENDA

pg.28 **1.** Consider approval of the minutes from the November 5, 2018 regular city council meeting, and take any action necessary.

pg.39 **2.** **Z2018-032** - Consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an **ordinance** for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary **(2nd Reading).**

pg.54 **3.** **Z2018-042** - Consider the approval of an **ordinance** for a text amendment affecting various sections of the Unified Development Code [Ordinance No. 04-38] for the purpose of generally amending the Development Standards and procedural processes for the approval of Variances, Exceptions, and Waivers, and take any action necessary **(2nd Reading).**

pg.194 **4.** Consider approval of a resolution supporting the Rockwall Fire Department's application to FEMA's "Assistance to Firefighters Grant" for the purpose of funding the future purchase and installation of a vehicle exhaust capture and removal system in all City of Rockwall fire stations, and take any action necessary.

pg.197 **5.** Consider approval of the County Line Road Reconstruction Project and authorize the City Manager to execute a contract with McMahon Contracting, LP. in an amount of $5,335,467.51, to be funded by Street Bond Fund and the Water / Sewer Fund, and take any action necessary.

pg.206 **6.** Consider approval of the Construction Materials Testing for County Line Road Reconstruction Project and authorize the City Manager to execute a

contract with Alliance Geotechnical Group for an amount of $54,883.50 to be funded by Street Bond Funds, and take any action necessary.

pg. 210 **7.** Consider approval of the S. Lakeshore Drive and Summit Ridge Drive Reconstruction Project and authorize the City Manager to execute a contract with Tiseo Paving Co. for the Base Bid and add Alternate Bid A for a total amount of $9,343,280.80, to be funded by Street Bond Fund and the Water / Sewer Fund, and take any action necessary.

pg. 222 **8.** Consider approval of the Construction Materials Testing for S. Lakeshore Drive/Summit Ridge Drive Reconstruction Project and authorize the City Manager to execute a contract with Alliance Geotechnical Group for an amount of $77,426.50 to be funded by Street Bond Funds, and take any action necessary.

pg. 226 **9.** Consider awarding a bid to IWC Texas and authorizing the City Manager to execute a Contract for SH 66 Boat Ramp and Myers Park light pole replacement in the amount of $42,000 to be funded out of the General Fund Parks Operations Budget, and take any action necessary.

pg. 228 **10.** Consider approval of Contract Amendments Number Eight for the total additional contract amount of $49,115.00 with Freese and Nichols, Inc. for the County Line Road Reconstruction Project, and take any action necessary.

pg.232 **11.** **P2018-037** - Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lots 3 & 4, Block A, Harbor Village Addition, being a 6.196-acre tract of land currently identified as Lot 2A of the Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

pg.238 **2.** Appointment with Jenny Krueger of the Boys & Girls Club to hear report on the 2018 Duck Regatta.

XII. PUBLIC HEARING ITEMS

pg.239 **1.** **Z2018-047** - Hold a public hearing to discuss and consider the approval of an **ordinance** adopting the OURHometown Vision 2040 Comprehensive Plan (i.e. 2018 Comprehensive Plan Update) and take any action necessary **(1st Reading).**

pg.388 **2.** **Z2018-044** - Hold a public hearing to discuss and consider a request by Reubin E. Harle for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City

of Rockwall, Rockwall County, Texas, zoned Single-Family One (SF-1) District, addressed as 825 Zion Hills Circle, and take any action necessary **(1st Reading).**

pg.406 **3.** **Z2018-045** - Hold a public hearing to discuss and consider a request by Kira Bauman of Bauman Consultants on behalf of John Gatz of EcoSite for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as Yellow Jacket Park, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane, and take any action necessary **(1st Reading).**

pg.433 **4.** **Z2018-046** - Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing existing temporary educational buildings in conjunction with a private school to remain on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH-205], and take any action necessary **(1st Reading).**

XIII. ACTION ITEMS

pg.450 **1.** **SP2018-032** - Discuss and consider a request by William Salee of the Rockwall Independent School District (RISD) for the approval of variances to the material and articulation requirements in conjunction with an approved site plan for an Elementary School on a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

pg.459 **2.** **SP2018-030** - Discuss and consider a request by John David of Express Oil Change, LLC for the approval of a variance to the articulation requirements in conjunction with an approved site plan for a Minor Auto Repair Garage (i.e. Brakes Plus) on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

pg.465 **3.** A2018-004 – Discuss and consider a request by Suresh Shridharani on behalf Harlan Properties, Inc. for the approval of annexation of an 69.679-acre tract of land identified as Tract 3 of the J. Merriman Survey, Abstract No. 155, Rockwall County, Texas, and take any action necessary.

pg.470 **4.** Discuss and consider the appointment of a subcommittee to discuss the compensation plan.

pg.472 **5.** Discuss and consider a request from Texas Department of Transportation regarding the City's preference on the time of day for concrete repair along FM 740/Ridge Road and SH 66, and take any action necessary.

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding potential litigation associated with Breezy Hill Road pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding Chapter 12, Article X of the Code of Ordinances as related to inspection of food service establishments pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Rockwall Economic Development Corporation (REDC) - pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding possible lease of real property on city owned land at Yellowjacket Park pursuant to Section §551.072 (Real Property).
5. Discussion regarding land acquisition adjacent to N. Goliad pursuant to Section §551.072 (Real Property).
6. Discussion regarding (re)appointment of municipal court judge and associate judge and related interviews, pursuant to Section 551.074 (Personnel Matters)
7. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.087 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **16th** day of **November**, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council**

FROM: **Rick Crowley, City Manager**

DATE: **November 16, 2018**

SUBJECT: **Hotel Occupancy Tax**

The Council has previously indicated it prefers to consider the City's future use of Hotel Occupancy Tax (HOT) receipts as a full Council. It is time to begin the discussion and resolution of several key questions which will guide HOT use moving forward.

I believe that the best way to begin this endeavor is through holding a dedicated workshop with the Council. So that the staff can prepare the information for that workshop, I hope that as many of the questions noted below can be answered Monday evening as is possible at the time:

HOT CVB related

- Is the Council interested in re-examining the various structures associated with operation of a CVB as have been employed by other cities and the extent to which they are funded by HOT receipts?
- Does the Council want to examine various options of incentivizing "head-in-beds" with use of HOT receipts regardless of which structure is selected?
- Does the Council want to examine the effectiveness of previous uses of HOT receipts in circumstances where these have been applied directly to incentivizing specific conferences and meetings?
- Is the Council interested in expanding the CVB efforts through use of HOT receipts?
- Does the Council have any other HOT related information or study directives for the City staff to prepare for Council consideration?

OTHER HOT Uses

- Does the Council want to review our current policies and practices for use of HOT receipts?
- Is the Council interested in reviewing the legally authorized uses for HOT receipts?
- Does the Council want to initiate study of the use of HOT receipts for funding construction of a conference/meeting (or other) facility and/or paying for its operating expenses?
- Does the Council want to examine City uses of HOT receipts?

- Does the Council want to examine the historic uses of HOT receipts to determine if charges from historic uses might warrant policy of process changes for their use?
- Does the Council have any other HOT related information or study directives for the City staff to provide for Council consideration?

As a reminder, HOT collections currently total about $425,000 per year. With the expiration of the rebate period to the Hilton ending December 31, 2018, it is anticipated that the total annual collectors will increase to about $1,025,000 when that occurs.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council**

FROM: **Rick Crowley, City Manager**

DATE: **November 16, 2018**

SUBJECT: **Strategic Plans**

Please find the attached spreadsheets related to updating Strategic Planning. These had been prepared at the time of budget consideration; however, we did not consider them specifically in the budget workshop. In preparation of moving them forward for discussion on Monday there were actually several changes that were made to them to bring them to date and to be consistent with the adopted budget for the coming year.

As they were being initially prepared, a concerted effort was made to eliminate those entries on the previous spreadsheet that were not strategic (operational) in nature. We have also changed to design of the spreadsheet so it reflects “by strategy and by department” rather than strictly “by department.”

When these were presented by department, because of the workload of the Council at each meeting (regular meeting and workshop agendas), it took at least three meetings to get them before you for comment and consideration. On Monday evening, I plan to present the item to you for all departments. On Monday, I look forward to direction from the Council in general and as to the approach we have taken, whether the Council is interested in specific presentation by selected or all departments, and as to any specific area of content contained (or not contained) in the document.

Strategy 1: Maintain percentage of residential assessed value close to 67%.

Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion
Finance	Initiate an acquisition process for the "Right to Serve" the 23 unique areas of the City which are served by rural Water Supply Corporations (WSC).	Educate developers on their ability to opt out of WSC	Q2 FY 2019	
	Ensure rates are established sufficient to account for future water/wastewater system costs.	Complete rate study and present results to Council for consideration and implementation	Q1 FY 2019	
P&Z	Balance and maintain the city's current land use ratio.	Amend the Comprehensive Plan to incorporate policies targeted at maintaining the current ratio of residential to non-residential assessed value.	Q1 FY 2019	
		Re-evaluate the Future Land Use Map to ensure compliance to the targeted ratio and make any necessary corrections.	Q1 FY 2019	
		Develop a process to provide the City Council with information relating to land use ratios and assessed value ratios with every zoning case.	Q1 FY 2020	
		Revise the Planning and Zoning Division's case memorandums to include information concerning changes to the City's targeted ratio of residential to non-residential assessed value.	Q2 FY 2019	

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Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion
Public Works	Assist the development community to better understand the infrastructure requirements and provide decision makers with the tools to allow for optimal selection of development options.	Assess the drainage and floodways as shown in the current Master Drainage Study to provide better information to the development community within the city limits and our ETJ.	Q4 FY 2020	
		Present revised Standards of Design and Construction to City Council for adoption, thus inform and educate the development community regarding the new criteria for development within the city.	Q2 FY 2019	
		Complete Master Water/Sewer Plan update and Water and Sewer Impact Fee Study to present to City Council for adoption	Q4 FY 2019	
PARD	Ensure developers make equitable contributions to the park system	Evaluate the current Parkland Dedication ordinance relative to future needs, costs alignment with Comprehensive Plan	Q2 FY 2019	
		Park Board to develop and present recommendations to City Council for consideration	Q3 FY 2019	

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Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion

Strategy 2: Maintain the high per capita sales tax revenue of $399.

Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion
Administration	Finalize appropriate retail development and recruitment initiatives related to achievement of strategic/financial strategies of the City Council.	Work with the City Council to determine appropriate City and EDC role in retail recruitment including any associated costs that may be applicable.	Q4 FY 2019	
	Propose short and long-term alternatives for use of Hotel Occupancy Tax (HOT) Revenue.	Provide assistance to the Council to explore alternatives for future Convention and Visitors Bureau activities and related fund uses	Q2 FY 2019	
P&Z	Maintain or increase the current per capita sales tax revenue.	Amend the comprehensive plan to layout the city's demographic data and perceived trade area.	Q1 FY 2019	
		Review the City's zoning code to ensure regulations on non-commercial development are not a hindrance to attracting high-quality regional development.	Q1 FY 2020	
		Create IH-30 commercial corridor plan targeted at emphasizing strategic properties and development opportunities.	Q3 FY 2019	

Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion

Strategy 3: Develop and implement a thoughtful and funded long term street/sewer/water infrastructure plan.

Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion
Administration	Provide assistance in the development of a long-term plan for boundary planning, future annexation, water and wastewater service options.	Prepare and assemble data for City Council to consider regarding boundary planning, future annexation, water and wastewater service options.	Q4 FY 2019	
	Define the City's role in developing an overall plan for the Outer Loop.	Work with County and other cities north of I-30 and encourage completion of more detailed route study north of I-30.	Q4 FY 2019	
		Engage with state and regional officials to help facilitate planning for route studies south of I-30.	Q1 FY 2020	
PARD	Develop South Community Park.	Identify and acquire ~50 acre site south of I-30 for the south community park.	Q4 FY 2019	
		Initiate design process including public hearings, Park Board input, and other tools to present to City Council.	Q2 FY 2020	

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Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion
	Develop Lakeside Park	Expand takeline lease area to secure the opportunity to develop a lakeside park and open space, from the Shores Golf Course north to the county line	Q3 FY 2019	
		Conduct preliminary cost estimates, phasing of development, and determine funding source and potential grant opportunities	Q4 FY 2020	
Public Works	Develop an infrastructure life cycle management program that provides a comprehensive review of the investments needed to sustain service through the operations, maintenance, and renewal of existing infrasture.	Complete engineering design of 8 street rehabilitation projects within the 2018 Street Bond funding	Q4 FY 2020	
		Highland Drive and portions of Stonebridge and Shoretrail project construction to commence	Q2 FY 2019	
		Begin implemention of program to replace water pipes below six-inch in diameter, related to pressure, and fire protection issues	Q4 FY 2020	
		Begin implementation of program to replace sewer pipes constructed of vitrified clay tile (VCT), cast iron, and ductile iron.	Q4 FY 2020	

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Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion

Strategy 4: Public Safety

Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion
HR	Staff will work with Council to begin the development of a comprehensive, in-house study of employee compensation for FY 2019	Work with Council to propose and adopt compensation philosophies and specific goals	Q2 FY 2019	
		Work with hiring supervisors and interview boards to evaluate causes and pursue alternatives to resolve identified recruitment and retention challenges.	Q4 FY 2019	
Fire	Provide on duty staffing levels sufficient to respond simultaneously to a structure fire in a single family home and a second incident, e.g. a motor vehicle collision (MVC) – 16 on duty personnel to be achieved utilizing full-time and/or part-time personnel	Enhance the training program through the implementation of a Training/Safety Officer position (part-time to full-time position)	Q1 FY 2019	Complete
		Enhance the accountability system so that personnel can be organized into crews on 100% of incidents	Q1 FY 2019	
		Have 100% of new recruits trained to the level of TCFP Basic Firefighter within 6 months of their start date	Q2 FY 2019	
		Evaluate the benefit of certifying personnel in Blue Card ICS	Q2 FY 2018	Q3 FY 2018
	Ensure the health and safety of the membership	100% of members to complete a Huguley Assessment (or similar assessment) annually	Q1 FY 2019	Complete
		Develop a program for the cleaning and inspection (and documentation of said cleaning and inspection) of 100% of PPE on an annual basis.	Q3 FY 2018	Q3 FY 2018
	Provide rapid response times for service delivery	Report quarterly on our ability to have a 4 minute drive time or less to 90% of code 3 incidents within the city limits	Q2 FY 2018	Q2 FY 2018

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Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion
		Report quarterly on our ability to have a full alarm assignment (13 adequately trained personnel) on scene at working structure fires within 8 minutes 90% of the time.	Q3 FY 2018	
	Open new fire stations as needed	Evaluate the need for and/or begin the planning of an additional station when: (1)The number of built-upon street miles in a district without a station is equal to 50% of the average built-upon street miles in districts with stations	Ongoing assessment	
	Replace fire apparatus at the end of its useful life	Evaluate apparatus replacement guidelines	Q4 FY 2018	Complete
		Evaluate the type of apparatus (ladder, engine, etc.) that are housed in stations	Q4 FY 2018	Complete
	Implement policies and programs that assist in minimizing community risks.	Establish a community risk-based fire inspection program.	Q4 FY 2018	Complete
		Improve efficiency of inspections.	Q2 FY 2019	
		Enhance fire investigation through improved policies and procedures.	Q2 FY 2019	
		Enhance public education programs offered within the City.	Q2 FY 2019	
	Retain or improve the ISO rating which is currently a 2.	Work to ensure that organizational decisions concering communications, fire operations, water supply, and fire prevention and public education are consistent with maintaining said ISO rating.	Ongoing assessment	

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Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion
PD	Ensure safety and security through crime prevention and crime reduction.	Enhance school safety by expanding our School Resource Officer program, requiring an additional sergeant position in the Community Services Unit	Q1 FY 2019	
		Implement the Guardian Program that is designed to assist officers during encounters with members of the community with special needs. Officers will have access to critical information that is collected in advance on Alzheimer's, Autism or other intellectual or mental health disabilities to help safely reunite families of registered participants.	Q1 FY 2019	Complete
	Improve transparency and accountability within our community.	Upgrade our current TASER Less Lethal to the new TASER Smart Weapon that is built on an all-digital platform. The new devices have the ability to regulate charge output, perform health checks, update firmware over the web, and provide analytics, displaying how and when someone uses the device.	Q2 FY 2018	
	Improve departmental recruit and retention of police officers	Evaluate recruitment and retention options through study and cmparison and provide recommendation to the City Manager	Q2 FY 2019	

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Councilmembers**

FROM: **Rick Crowley, City Manager**

DATE: **November 16, 2018**

SUBJECT: **Compensation Discussion**

During the budget process, Council indicated a desire to conduct a comprehensive review of compensation to include all aspects of compensation.

Our recommendation is this first be considered by sub-committee of the Council. If we use the subcommittee approach then the full Council should provide direction to guide the subcommittee as well as set reporting requirements back to the full Council on an interim basis.

If Council is satisfied with the subcommittee approach then we can ratify this process and appoint the subcommittee this evening.

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Rockwall, Texas

Proclamation

Whereas, in the United States, nearly 30 million people – including 400,000 in North Texas – have diabetes, a serious disease with potentially life-threatening complications such as heart disease, stroke, blindness, kidney disease and amputation; and

Whereas, approximately 1.25 million American children and adults have type 1 diabetes, and an additional 86 million people in the United States are at risk for developing type 2 diabetes; and

Whereas, recent estimates project that as many as one in three American adults will have diabetes by 2050 if current trends continue; and

Whereas, an increase in community awareness is necessary to put a stop to the diabetes epidemic; and

Whereas, this year's American Diabetes Month focuses on promoting health after gestational diabetes, which is a type of diabetes that develops during pregnancy; and

Whereas, mothers who've had gestational diabetes need to know that they and their children have an increased lifelong risk for developing type 2 diabetes.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim the month of November, 2018 as

DIABETES AWARENESS MONTH

in the City of Rockwall and encourage all citizens to consider participating in collective efforts to confront, fight and, most importantly, change the future of this deadly disease.

In Witness Whereof, I hereunto set my hand and official seal this 19th day of November, 2018.

_____

Jim Pruitt, Mayor

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MINUTES
ROCKWALL CITY COUNCIL
Monday, November 05, 2018
4:15 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the public meeting to order at 4:15 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Kevin Fowler, and Council Members Patrick Trowbridge, Dana Macalik, John Hohenshelt, Bennie Daniels and Trace Johannesen. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs and the city's legal counsel, Patrick Lindner.

Mayor Pruitt then read the following discussion items into the record before recessing the public meeting to go into Executive Session.

II. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding (re)appointment of municipal court judge and associate judge and related interviews, pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).
3. Discussion regarding land acquisition adjacent to N. Goliad pursuant to Section §551.072 (Real Property).
4. Discussion regarding possible sale or lease of real property / land in the vicinity of County Line Road pursuant to Section §551.072 (Real Property).
5. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation).
6. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

III. ADJOURN EXECUTIVE SESSION

Executive Session was adjourned at 5:35 p.m.

IV. RECONVENE PUBLIC MEETING (6:00 P.M.)

Mayor Pruitt reconvened the public meeting at 6:00 p.m.

V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Fowler shared that no action was needed as a result of Executive Session this evening.

VI. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER JOHANNESEN

Councilmember Johannesen delivered the invocation and led the Pledge of Allegiance.

VII. PROCLAMATIONS / AWARDS

1. T.A.A.F. Region 7 Athlete of the Year (Keviah Ealy Recognition Day)

Mayor Pruitt called forth Keviah, her mom and her coach. He then read and presented Keviah with this proclamation, recognizing her for beating a state record in the "long jump" in track and field at the Texas Amateur Athletic Federation's summer games.

2. GIS Day Proclamation

Mayor Pruitt called forth staff members from the Planning Department's Geographical Information Systems (GIS) division. He then read and presented the proclamation for "GIS Day."

VIII. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time.

Jim Turner
1691 Old E. Quail Run Road
Rockwall, TX 75087

Mr. Turner came forth and shared that he has read the draft of the city's updated comprehensive plan, and he has some concerns pertaining to drainage, retention and detention. He explained that as the city continues to grow, build and develop, flooding created by nearby reservoirs is going to increasingly become even more problematic than it already is today. He went on to encourage the City to look into potential grant opportunities to help address these types of concerns.

There being no one else wishing to come forth and speak, Mayor Pruitt closed Open Forum.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the October 15, 2018 regular city council meeting, and take any action necessary

2. Consider approval of a resolution authorizing and consenting to the City of Forney, TX providing sanitary sewer service to 114.446 acres of land (the "Evans Tract") through an amendment to the City of Forney's Wastewater Service Contract with the Kaufman Co. Municipal Utility District No. 3 (Devonshire Development), and take any action necessary.

3. Consider entering into a cooperative purchasing agreement with the Public Procurement Authority, awarding a bid to ESCI and authorizing the City Manager to execute Contracts for (1) cooperative purchasing; (2) Community Risk Assessment Services for $47,346 to be funded with the previously awarded Homeland Security Grant funds, and take any action necessary.

4. Consider awarding a bid to Caldwell Country Chevrolet and authorizing the City Manager to execute a Purchase Order for a new Streets and Drainage Service Truck in the amount of $45,524 to be funded out of the Street Operations budget, and take any action necessary.

5. Consider approval of the total alternate Base Bid of Highland Drive Phase 1 Reconstruction Project (Bedford Falls Lane to Driftwood Street) and authorize the City Manager to execute a contract with Tiseo Paving Company in an amount of $1,095,983.25, to be funded by Street Bond Fund and the Water / Sewer Fund, and take any action necessary.

6. Consider approval of the Construction Materials Testing for Highland Drive Phase 1 Reconstruction Project and authorize the City Manager to execute a contract with Alliance Geotechnical Group for an amount of $16,484.00 to be funded by Street Bond Funds, and take any action necessary.

7. Consider approval of a professional engineering services contract for BW2 Engineers, Inc. to perform the engineering design services and specifications for the Lakedale Drive (Lakeview Drive to Ridge Road), South Lakeshore Drive (2000 Block), and Woodpark Lane (Spring Creek to S. Alamo Drive) Reconstruction Project in an amount not to exceed $184,300.00, to be paid for out of the 2018 Street Bond funds and water wastewater funds, and take any action necessary.

8. Consider approval of a professional engineering services contract for Dannenbaum Engineering Company – Dallas LLC. to perform the engineering design services and specifications for the Ridge Road West (Shores Boulevard to N. Goliad Street) Reconstruction Project in an amount not to exceed $370,047.49, to be paid for out of the 2018 Street Bond funds, and take any action necessary.

9. Consider authorizing the City Manager to execute a contract with MHS Planning and Design for engineering and design services in the amount of $51,600 as budgeted and funded by the Recreation Development Fund to develop a neighborhood park in The Harbor area, and take any action necessary.

10. **P2018-031** - Consider a request by First Christian Church Disciples of Christ for the approval of a replat for Lot 2, Block A, First Christian Church Disciples of Christ Addition, being a 5.231-acre parcel of land currently identified as Lot 1, Block A, First Christian Church Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3375 Ridge Road (FM-740), and take any action necessary.

11. **P2018-034** - Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Trevor Arterburn of Teasdale Investments, LLC for the approval of a conveyance plat for Lot 1, Block A, Rustic Warehouse & Town Center Addition and Lot 9, Block 1, First United Methodist Church Addition being an 11.774-acre tract of land currently identified as Lot 8, Block 1 First United Methodist Church Addition and Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between S. Goliad Street [SH-205] and T. L. Townsend Drive, north of E. Yellow Jacket Lane, and take any action necessary.

12. **P2018-036** - Consider a request by Priya Acharya, PE of Weir & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a replat for Lot 8, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street [SH-205], and take any action necessary.

Councilmember Trowbridge moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12). Councilmember Daniels seconded the motion, which passed unanimously of those present (7 ayes to 0 nays).

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

The Chairman was unable to attend this evening, so this item was not discussed, and no action was taken.

XI. PUBLIC HEARING ITEMS

1. **Z2018-032** - Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an **ordinance** for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. On September 17, 2018, the City Council approved a motion to continue the public hearing for this case and directed staff to work with the applicant to resolve the SH-66 right-of-way issue prior to the City Council taking action on the proposed zoning change. In accordance with this direction, staff met with the applicant on October 2, 2018. Through this meeting, staff and the applicant came to a consensus concerning SH-66, which involved minor revisions to the schematic alignment of this roadway. In accordance with this agreement, the applicant has revised the concept plan to show the full dedication of right-of-way for SH-66, which will be landscaped and irrigated by the City -- at the time of dedication -- until the roadway is constructed. On October 30, 2018, the Planning and Zoning Commission reviewed the changes and approved a motion to recommend approval of the zoning change by a vote of 6-0, with Chairman Lyons absent.

Following Mr. Miller's comments, Mayor Pruitt then opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing.

Bill Bricker, the applicant, came forth and briefly commented.

Councilmember Trowbridge moved to approve Z2018-032 with staff recommendations. Councilmembers Daniels seconded the motion. Daniels thanked staff for working so diligently with Mr. Bricker between the time he initially came before Council concerning this matter and now. The ordinance was then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR TOWNHOMES, COMMERCIAL/RETAIL, AND LIGHT INDUSTRIAL LAND USES ON THE SUBJECT PROPERTY, BEING A 16.26-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, INDALLOY ADDITION AND TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

2. **Z2018-042** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a text amendment affecting various sections of the Unified Development Code [Ordinance No. 04-38] for the purpose of generally amending the Development Standards and procedural processes for the approval of Variances, Exceptions, and Waivers, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller briefed the Council on the draft text amendments/updates that are contained in this draft ordinance and the reasoning behind them. Councilmember Macalik thanked Mr. Miller for all the hard work that he performed in getting this prepared, especially in such a short amount of time. Councilmember Trowbridge commented that he, overall, likes the "look and feel" of these draft text amendments. Discussion ensued pertaining to the role(s) of the Planning & Zoning Commission (technical review) and the City Council (would serve as sort of an appeals board). Mayor Pro Tem Fowler stressed that it will be very important for councilmembers to be sure to appoint 'the right' people to serve on the P&Z Commission.

Mayor Pro Tem Fowler moved to approve the ordinance. Councilmember Hohenshelt seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES*, ARTICLE III, *ZONING DISTRICTS AND MAPS*, ARTICLE IV, *PERMISSIBLE USES*, ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*, AND APPENDIX F, *LANDSCAPE GUIDELINES AND REQUIREMENTS*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A

REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

XII. ACTION ITEMS

1. **SP2018-033** - Discuss and consider a request by Mahbub H. Dewan of D1 Architect & Associates, Inc. on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of variances to the material and parking requirements in conjunction with an approved site plan for a hotel on a 2.681-acre identified as Lot 1, Block A, Hyatt Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

Planning Director, Ryan Miller, provided background information pertaining to this item. The applicant is requesting approval of variances to the exterior material requirements and the parking requirements of the Unified Development Code (UDC). This request is in conjunction with an approved amending site plan [Case No. SP2018-033] -- approved by the Planning and Zoning Commission on October 30, 2018 -- for the purpose of constructing a four (4) story hotel [Hyatt Place Hotel] that will contain a total of 100 rooms and an 1,800 SF meeting room. The SUP allows for an overall height not exceed 60-feet and limits the hotel to suites that do not contain kitchen facilities or cooktops. The hotel will be located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive and is within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts.

Originally, this site plan was approved without variances. By amending the site plan and increasing the amount of stucco on the north (i.e. 58%) and west (i.e. 51%) elevations, the applicant will require approval of a variance to allow for cementitous materials to exceed a maximum 50% of the masonry requirement. Since this site is within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, this will require approval by a ¾ majority vote of City Council. Approval of variances to the SOV and IH-30 OV is discretionary for the City Council.

The off-street parking requirements for a hotel requires one (1) space for each room (i.e. 100 parking spaces) and one (1) space for each 100-SF of the meeting room area at 50% of the total square footage [i.e. (1800-SF/100)*50% = 9 parking spaces]. The total number of parking spaces required for the site is 109 spaces; however, due to site constraints, the applicant will be parking deficient by three (3) parking spaces (i.e. only providing 106 of the 109 required parking spaces). This requires approval of a variance by a simple majority vote of City Council.

On October 30, 2018, the Architectural Review Board (ARB) recommended approval of the request by a vote of 4-0, with board members Neil, Meyrat and Wacker absent. Subsequently, on October 30, 2018, the Planning and Zoning Commission approved a motion to recommend approval per staff conditions. This motion was approved by a vote of 5-1, with Commissioner Logan dissenting and Chairman Lyons absent.

Following brief clarifications, Councilmember Trowbridge moved to approve all of the variance requests for SP2018-033, including staff recommendations. Councilmember Hohenshelt seconded the motion. Mayor Pro Tem Fowler asked for the ability to please address each variance request separately – one for the stucco-related variance request and one for the parking-related variance request.

Councilmember Trowbridge then amended his motion to only call for approval of the stucco-related variance. The motion passed by a vote of 6 in favor with 1 (Fowler) against. Councilmember Trowbridge then moved to approve the parking related variance request, including staff recommendations. Councilmember Macalik seconded the motion, which passed by a vote of 6 in favor with 1 against (Pruitt).

2. **SP2018-029** - Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of a variance to the cementitious material requirements in conjunction with a site plan for a residence hotel on a 2.8-acre tract of land being a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item and the associated request. The applicant is requesting a variance to the cementitious materials requirements associated with an approved sited plan for a 16,210 sq. foot residence hotel on the subject property. On February 6, 2017, the City Council approved a Specific Use Permit (SUP) [Ordinance No. 17- 07] allowing a residence hotel on the subject property. The proposed residence hotel will be situated on a 2.8-acre portion of a larger 8.613-acre tract of land (i.e. a portion of Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition). The proposed residence hotel will be situated behind an existing restaurant (Texas Roadhouse). The residence hotel will be four (4) stories (49-feet high), approximately 16,210 SF, and have 112 units with kitchen facilities. The hotel will be accessible from IH-30 via a mutual access easement and the main driveway located on Greencrest Boulevard. The hotel will utilize underground parking as well as surface parking. The subject property is zoned Commercial (C) District and situated within the IH-30 Overlay (IH-30 OV) District.

Based on the applicant's submittal, staff has identified the following variance:

1) IH-30 Overlay (IH-30 OV) District Standards

a. Cementitious Material. According to Subsection 6.6C.1, Masonry Requirements, of Section 6.6, IH-30 Overlay (IH-30 OV) District, of Article V, District Development Standards, of the Unified Development Code (UDC), cementitious materials (i.e. stucco) shall be limited to 50% of each building façade. In this case, the applicant is proposing to utilize between 69% to 79% stucco on each building façade. This variance will require a ¾ majority vote of the City Council members

On September 25, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested 20% natural stone in-lieu of brick on each façade. Additionally, the Architectural Review Board (ARB) requested that the applicant utilize 3-part stucco in-lieu of EIFS.

On October 9, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations. The applicant proposed cultured stone on all facades; however, the rear façade only utilized 13%. Additionally, the applicant proposed a secondary material that exceeded the 10% maximum as well as stucco that exceeded the maximum of 50% on all facades. The Architectural Review Board (ARB) requested additional revisions from the applicant and made a motion to postpone action on the site plan to allow the Architectural Review Board (ARB) to review the revisions. This motion passed by a vote of 6-0 with Board Member Meyrat absent.

On October 30, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations. The applicant's revisions eliminated the secondary materials, and utilized at least 20% natural stone on all facades. The Architectural Review Board's (ARB's) motion to recommend approval of the variance to the cementitious materials passed by a vote of 4-0 with Board Members Meyrat, Wacker, and Neill absent.

On October 9, 2018, the Planning and Zoning Commission's motion to postpone action on the site plan passed by a vote of 6-0 with Commissioner Fishman absent.

On October 30, 2018, the Planning and Zoning Commission's motion to approve the site plan and to recommend approval of the variance to the cementitious materials requirements passed by a vote of 6-0 with Commissioner Lyons absent.

Tom Kirkland
613 Willow Springs Dr.
Heath, TX

The applicant, Mr. Kirkland, came forth and briefed the Council on the "high points" of his variance requests. Extensive dialogue took place pertaining to these variance requests, including questions pertaining to why the city has standards in place to begin with if variance requests are always going to be coming before Council for consideration. Mayor Pruitt clarified with Mr. Miller, confirming that variance requests are typically brought forth due to financial considerations on the part of the developer (they want to build things for less money).

Following extensive dialogue, Councilman Daniels made a motion to deny SP2018-029. Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. Discuss and consider establishing a policy for requiring a Traffic Impact Analysis (TIA), and take any action necessary.

Mayor Pruitt indicated that he would like to address this item as well as Action item #4 at the same time.

Planning Director, Mr. Miller briefed the Council on the following draft policy:

Traffic Impact Analysis Policy

A Traffic Impact Analysis (TIA) shall be required to be submitted with a zoning applications if: [*1*] a proposed Planned Development District is 25-acres or greater, or [*2*] when a proposed zoning change necessitates a change in the Future Land Use Map that is considered to be more intense than the current designation (*e.g. a change from a Low Density Residential designation to a Medium Density Residential designation*). The TIA may be waived: [*1*] by City staff if the proposed zoning change is five (5) acres or less, or [*2*] in all circumstances by the City Council. In cases where a TIA is waived, there should be a finding that sufficient public roadway facilities are in existence.

In addition to providing direction on the proposed policy, the City Council also directed staff to require that a TIA be prepared by an engineer chosen by the City, and that a retainer would be required from an applicant to initiate the study. This is similar to how the City's infrastructure studies are currently being required and prepared. In response to this direction, staff requested a rough estimate of cost from an engineer that currently has an engineering services contract with the City. The estimate for preparing a TIA is as follows:

Small TIA: $6,000.00 - $9,000.00
Large TIA: $9,001.00 - $15,000.00+

Mr. Miller explained that the typical estimated turnaround time on a TIA was estimated to be two (2) weeks for traffic counts and an addition five (5) weeks for the preparation of the TIA. This means that before an applicant would be able to submit a zoning application, they would need to submit a request to perform a TIA a minimum two (2) months prior. During this two (2) months staff would also have the applicant submit a request for an infrastructure study if necessary.

As part of this quote, staff also requested a quote for reviewing an existing TIA prepared by an outside engineer. This was done to give the City Council an alternative to engaging an in-house engineer. The estimate for review of a TIA is as follows:

Small TIA: $2,000.00 - $3,500.00
Large TIA: $3,501.00 - $5,500.00

In addition, to these costs the engineering company also quoted a $1,000.00 fee per meeting that the engineer was required to attend.

Following additional, extensive comments, Mayor Pruitt moved to approve establishing this policy as presented, calling for a TIA to be required in the following two circumstances - [1] when a proposed Planned Development District is 25-acres or greater, or [2] when a proposed zoning change necessitates a change in the Future Land Use Map that is considered to be more intense than the current designation. Councilmember Hohenshelt seconded the motion. Following brief comments, the motion passed unanimously.

4. Discuss the requirements for a Traffic Impact Analysis (TIA) as related to Planned Development District 32 (PD-32), and take any action necessary.

Mayor Pruitt commented that he is fine with the way staff has proposed to handle TIAs related to development in PD-32. He summarized that the Planning & Zoning Commission will be able to request traffic impact analyses at the time of site plan submittal. Mayor Pruitt asked Planning Director, Mr. Miller, if any action on the part of the Council is needed pertaining to this particular agenda item. Mr. Miller indicated that no action is necessary.

5. Discuss and consider nomination of a Board Member (Place 2) and associated "alternate" to the STAR Transit Board of Directors, and take any action necessary.

Mayor Pruitt shared that he believes Councilmember Macalik has been doing a good job in this role, and Councilmember Fowler has been serving well as an "alternate." He then motioned to resubmit Councilmember Macalik to serve and to have Councilmember Fowler be an "alternate." Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports
Fire Department Monthly Report - September 2018
GIS Division Monthly Report - September 2018

Harbor PD Monthly Report - September 2018
Internal Operations Department Monthly Report - September 2018
Police Department Monthly Report - September 2018
Recreation Monthly Report - September 2018
Rockwall Animal Adoption Center Monthly Report - September 2018
Rockwall Meals on Wheels / Senior Services 4th Quarter Report - 2018
STAR Transit Monthly Report - September 2018

2. City Manager's Report

Councilmember Hohenshelt requested an update from staff concerning strategic planning. Mr. Crowley shared that this information is ready and will be provided to Council at the next meeting.

Mayor Pruitt reminded everyone to get out and vote tomorrow between 7 AM and 7 PM.

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding (re)appointment of municipal court judge and associate judge, pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).
3. Discussion regarding land acquisition adjacent to N. Goliad pursuant to Section §551.072 (Real Property).
4. Discussion regarding possible sale or lease of real property / land in the vicinity of County Line Road pursuant to Section §551.072 (Real Property).
5. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation).
6. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

The meeting was adjourned at 7:13 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 19th DAY OF NOVEMBER, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

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CITY OF ROCKWALL

ORDINANCE NO. 18-46

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR TOWNHOMES, COMMERCIAL/RETAIL, AND LIGHT INDUSTRIAL LAND USES ON THE SUBJECT PROPERTY, BEING A 16.26-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, INDALLOY ADDITION AND TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the applicant Bill Bricker on behalf of the owner, Columbia Development Company, LLC, for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for the purpose of establishing commercial/retail, light industrial, and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall be in accordance with the *Planned Development Concept Plan*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a preliminary plat for the entire *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance* -- shall be submitted prior to any other submittal for any portion of the *Subject Property*.

SECTION 5. That development of *Tract 1* of the *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance --* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(d) below*], shall be the exclusive procedures applicable to the subdivision and platting of *Tract 1* as depicted in *Exhibits 'C'* & *'D'* of this ordinance.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). If required, the City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Site Plan
(2) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of *Tract 1* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat Application* after engineering approval.

(d) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, for all of *Tract 1* as depicted in *Exhibits 'C'* & *'D'* of this ordinance shall be submitted for approval.

SECTION 6. That development of *Tracts 2, 3, 4 & 5* of the *Subject Property -- as depicted in Exhibits 'C' & 'D' of this ordinance --* shall be in conformance with the procedures set forth in the Unified Development Code [*Ordinance No. 04-38*];

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (*$2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF SEPTEMBER, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: November 5, 2018

2nd Reading: November 19, 2018

All that certain lot, tract or parcel of land situated in the *R. BALLARD SURVEY, ABSTRACT NO. 29*, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, *INDALLOY ADDITION*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block 1, said point being in the south right-of-way line of E. Washington Street;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary line of Lot 1,a distance of 718.54 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 37 min. 16 sec. W .a distance of 435 .64 feet to a 1/2" iron rod found for corner on the West boundary line of said Lot 1, Block 1;

THENCE N. 83 deg. 23 min. 14 sec. W. a distance of 274.94 feet to a 1/2" iron rod found for corner;

THENCE S. 81 deg. 27 min. 00 sec. W. a distance of 408.12 feet to a Y," iron rod found for corner in the east boundary line of *PARK PLACE WEST II*, according to the Amended plat thereof recorded in Cabinet G, Slide 100, of the Plat Records of Rockwall County, Texas;

THENCE N. 04 deg. 52 min. 54 sec. W. along said addition, a distance of 106.88 feet to a W' iron rod found for corner;

THENCE N. 07 deg. 20 min. 27 sec. E. along said addition, a distance of 603.20 feet to a W' iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of said street, a distance of 513.76 feet to a P-K nail found for corner at the northwest corner of said Lot 1, Block 1;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of said street and north line of said Lot 1, a distance of 445.34 feet to the *POINT OF BEGINNING* and containing 16.26 acres of land.


N 89°51'05"E 513.76'
N 89°34'40"E 445.34'
SUBJECT PROPERTY
N 7°20'27"E 603.20'
718.54'
S 6°42'50"E
N 4°52'54"W 106.88'
N 83°23'14"W 274.94'
S 81°27'00"W 408.12'
N 85°37'16"W 435.64'
N
0 100 200 400
SCALE: 1"200'
TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
FIRM No. 19244
tjones@tomden.com
PARK STATION - 16.26 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
AERIAL EXHIBIT
DRAWN BY: JTP
DATE: 07/13/2018
SCALE: 1" = 200'
CODE: 611.009003.00

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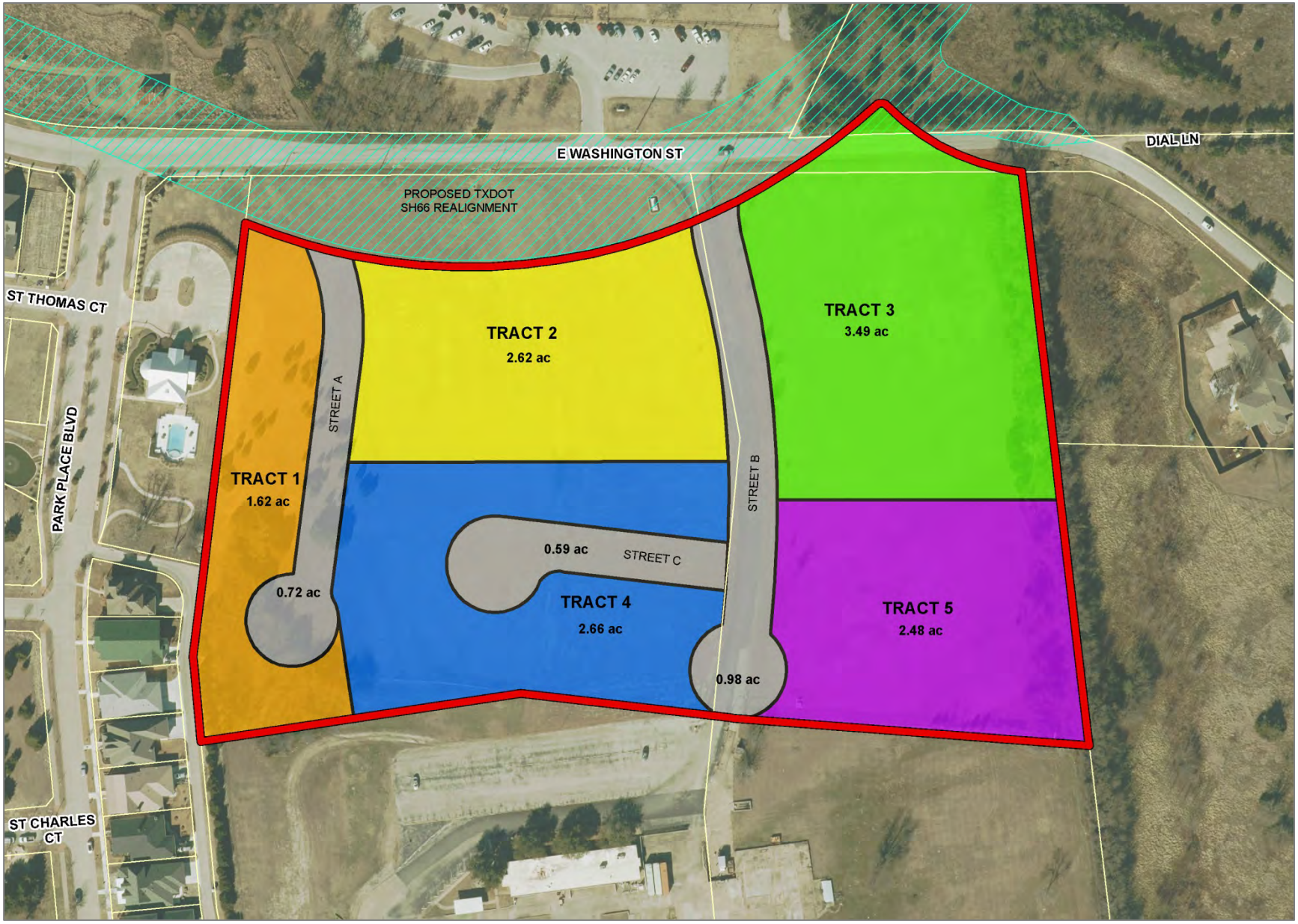
E WASHINGTON ST
PROPOSED TXDOT
SH66 REALIGNMENT
DIAL LN
ST THOMAS CT
PARK PLACE BLVD
ST CHARLES
CT
STREET A
STREET B
STREET C
TRACT 1
1.62 ac
TRACT 2
2.62 ac
TRACT 3
3.49 ac
TRACT 4
2.66 ac
TRACT 5
2.48 ac
0.72 ac
0.59 ac
0.98 ac

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CONCEPT DATA TABLE

TOTAL SITE AREA	16.26 ACRES	
TxDOT ROW	1.33 ACRES	
PROPOSED USE:		
TOWNHOUSE (T-H)		
TRACT 1		
SITE AREA:		2.38 ACRES
BUILDING AREA:		1,500 SQ FT
TOTAL UNITS:		12 (10 SHOWN)
MAX UNIT DENSITY:		6 UNITS/ACRE
COMMERCIAL (CO)		
TRACT 2		
SITE AREA:		2.82 ACRES
BUILDING AREA		38,500 SQ FT
TRACT 3		
SITE AREA:		3.51 ACRES
BUILDING AREA		25,300 SQ FT
LIGHT INDUSTRIAL (LI)		
TRACT 4		
SITE AREA:		3.49 ACRES
BUILDING AREA		34,500 SQ FT
TRACT 5		
SITE AREA:		2.73 ACRES
BUILDING AREA		19,500 SQ FT

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Tracts 1-5 (16.26-Acres): Development Standards for all Tracts

(1) *Landscaping Standards.*

(i) *Landscape Requirements.* Landscaping shall be reviewed and approved with a *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers (Streets A, B, & C and Other Streets).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of *Streets A, B & C* as depicted in *Exhibit 'D'* of this ordinance, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage unless otherwise specified in this ordinance. Any streets added to the subject property that are not depicted on the Concept Plan in *Exhibit 'D'* of this ordinance or referenced in *Exhibit 'E'* of this ordinance shall also be subject to this requirement.

(iii) *Landscape Buffer and Sidewalks (SH-66/SH-66 Right-of-Way)*. A minimum of a 20-foot landscape buffer shall be provided along the future right-of-way for SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees shall be planted per 100-feet of linear frontage.

(iv) *Landscape Buffer (Adjacent to Residential).* A minimum of a 20-foot landscape buffer shall be provided along the western boundary of *Tracts 2 & 4* (*i.e. areas adjacent to residential land uses*). The landscape buffer shall incorporate a combination of shrubbery and ground cover along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency. *Tract 4* shall also incorporate a minimum of a six (6) foot wrought iron fence in the required landscape buffer.

(v) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(2) *Washington Street.* The applicant shall *not* be responsible for upgrading E. Washington Street to a M4U (*major collector, four [4] lane, undivided roadway*) as shown on the Master Thoroughfare Plan in the Comprehensive Plan.

(3) *Buried Utilities.* New transmission and distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property* as long as these lines remain in their current pre-developed state. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(4) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to any provisions of this ordinance.

Tract 1: Townhomes (2.38-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Single Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be permitted on the *Tract 1* in addition to the land uses permitted in the Single Family 10 (SF-10) District:

- ☑ Townhomes

However, the following land uses shall be expressly prohibited on *Tract 1*:

- ☑ Accessory Building
- ☑ Guest Quarters/Secondary Living Unit
- ☑ Portable Buildings
- ☑ Church/House of Worship
- ☑ Day Care
- ☑ Private or Public School
- ☑ Railroad Yard or Shop

(2) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards for the Single Family 10 (SF-10) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. The maximum permissible density for the *Subject Property* shall not exceed *5.10* dwelling units per gross acre of land; however, in no case should the proposed development exceed *12* dwelling units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width [1]	28'
Minimum Lot Depth	115'
Minimum Lot Area	3,000 SF
Minimum Front Yard Setback [2] & [4]	20'
Minimum Side Yard Setback	0'
Minimum Distance Between Buildings	10'
Minimum Length of Driveway Pavement	20'
Maximum Height [3]	36'
Minimum Rear Yard Setback [4]	10'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	1,400 SF
Garage Orientation	*Rear Entry*
Maximum Number of Attached Units Per Buildings	5 Units
Maximum Lot Coverage	75%

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
[4]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front* and *Rear Yard Building Setbacks* by up to five (5) feet for any property; however, the encroachment shall not exceed three (3) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.

(3) *Garage Orientation.* All garages are required to be rear entry (*i.e. access from Road 'A'*) and shall generally conform to the Concept Plan depicted in *Exhibit 'D'* of this ordinance (*i.e. the Townhomes will front towards the Park Place Subdivision*).

(4) *Building Standards.* The building elevations shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following building standards:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementaceous products may be used for up to *100%* of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

(ii) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

(iii) *Architectural Requirements.* All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions.* The development shall generally conform to development scheme portrayed in the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends and paint colors may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of the homes, backing to the public right-of-way (*i.e. Street A*), shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Sidewalks.* The sidewalk adjacent to *Road 'A'* as depicted in *Exhibit 'D'* of this ordinance shall be constructed adjacent to the roadway with the exception of the area directly adjacent to the

townhomes. In this area the sidewalk may be deviated to run in between the western property line of the *Subject Property* and the front facades of the townhomes. Where the sidewalk is on private property it shall be in a *pedestrian access easement.*

(7) *Fence Standards.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(8) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. As an alternative -- *and pending the approval of an adjacent HOA* --, this property can be incorporated into an existing HOA. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadway, drive aisles and drive approaches for the subject property associated with this development.

Tracts 2 & 3: Commercial/Retail (6.33-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tracts 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the General (GR) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on *Tracts 2 & 3*:

- ☑ Convent or Monastery
- ☑ Hotel or Motel
- ☑ Residence Hotel
- ☑ Cemetery/Mausoleum
- ☑ Church/House of Worship
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Emergency Ambulance Services (*Ground*)
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Golf Driving Range
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Auto Repair Garage (*Minor*)
- ☑ Car Wash/Auto Detail
- ☑ Car Wash (*Self Service*)
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Density and Dimensional Requirements.* Any development on *Tracts 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for

properties in a General Retail (GR) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

Tracts 4 & 5: Light Industrial (6.22-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tracts 4 & 5* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Light Industrial (LI) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on the *Tracts 4 & 5*:

- ☑ Animal Shelter
- ☑ Hotel or Motel
- ☑ Residence Hotel
- ☑ Cemetery/Mausoleum
- ☑ Church/House of Worship
- ☑ Crematorium (*Stand Alone*)
- ☑ Emergency Ambulance Services (*Ground*)
- ☑ Mortuary or Funeral Chapel
- ☑ Prison/Custodial Institution
- ☑ Rescue Mission or Shelter for the Homeless
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Golf Driving Range
- ☑ Private Sports Arena, Stadium or Track
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash (*Self Service*)
- ☑ Building & Landscape Material with Outside Storage
- ☑ Building & Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service & Sales with Outside Storage
- ☑ Commercial Cleaners
- ☑ Food Processing
- ☑ Heavy Machinery & Equipment (Rental, Sales & Service)
- ☑ Motor Vehicle Dealership (*New or Used*)
- ☑ Recreation Vehicle Sales
- ☑ Service Station
- ☑ Towing & Impound Yard
- ☑ Truck Rental
- ☑ Truck Stop with Fuel and Accessory Services
- ☑ Asphalt or Concrete Batch Plant
- ☑ Environmentally Hazardous Materials
- ☑ Food Processing (*No Slaughtering*)
- ☑ Heavy Manufacturing
- ☑ Metal Plating/Electro Plating
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Salvage or Reclamation of Products (*Indoors or Outdoors*)
- ☑ Heavy Construction Trade Yard
- ☑ Outside Storage and/or Outside Display
- ☑ Bus Charter Service & Service Facility

- ☑ Airport, Heliport or Landing Field
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

The following land uses shall be permitted by Specific Use Permit (SUP) on the *Tracts 4 & 5*:

- ☑ Auto Repair Garage (*Minor*)
- ☑ Auto Repair Garage (*Major*)
- ☑ Mini-Warehouse

(2) *Density and Dimensional Requirements.* Any development on *Tracts 4 & 5* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Light Industrial (LI) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

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CITY OF ROCKWALL

ORDINANCE NO. 18-47

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES*, ARTICLE III, *ZONING DISTRICTS AND MAPS*, ARTICLE IV, *PERMISSIBLE USES*, ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*, AND APPENDIX F, *LANDSCAPE GUIDELINES AND REQUIREMENTS*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article II, *Authority and Administrative Procedures*; Article III, *Zoning Districts and Maps*; Article IV, *Permissible Uses*; Article V, *District Development Standards*; and, Appendix F, *Landscape Guidelines and Requirements,* of the Unified Development Code [*Ordinance No. 04-38*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That Article II, *Authority and Administrative Procedures,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance.

SECTION 2. That Article III, *Zoning Districts and Maps,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'B'* of this ordinance.

SECTION 3. That Article IV, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'C'* of this ordinance.

SECTION 4. That Article V, *District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'D'* of this ordinance.

SECTION 5. That Appendix F, *Landscape Guidelines and Requirements,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'E'* of this ordinance.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF NOVEMBER, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: November 5, 2018

2nd Reading: November 19, 2018

Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~

SECTION 7: PLANNING AND ZONING COMMISSION AUTHORITY

SUBSECTION 7.1: APPROVAL AUTHORITY

The planning and zoning commission shall make decisions, or make recommendations to the city council, on the following matters:

A. Decisions on site plans, building elevations, lighting plans, landscape plans and tree preservation plans as may be required.
B. Recommendations to city council on plats as required by the subdivision ordinance, chapter 38 of part II, Code of Ordinances.
C. Recommendations to city council on replats, when such public hearing is required by the provisions of V.T.C.A., Local Government Code Chapter 212.
D. Recommendations to city council regarding text amendments to this Unified Development Code.
E. Recommendations to city council regarding zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
F. ~~Recommendations to city council~~ Decisions regarding variances and special exceptions to this Unified Development Code.
G. Recommendations to city council regarding amendments to the comprehensive plan.
H. Recommendations to city council regarding amendments to the master thoroughfare plan.
I. Recommendations to city council regarding amendments to a master open space plan.

SECTION 8: CITY COUNCIL AUTHORITY

SUBSECTION 8.1: AUTHORITY

The city council shall hold a meeting, conduct a public hearing—if required by this Unified Development Code—and make determinations on the following matters:

A. Text amendments to this Unified Development Code.
B. Zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
C. Appeals related to the Planning and Zoning Commission's decision on ~~Special~~ special exceptions, variances, or waivers related to site plans for development.
D. Amendments to the comprehensive plan.
E. Amendments to the master thoroughfare plan.
F. Amendments to the master open space plan.
G. Variances, special exceptions and appeals as set out in this Unified Development Code.

Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~
Links/References: Blue, Underlined

SECTION 2: ESTABLISHED ZONING DISTRICTS

SUBSECTION 2.01: ZONING DISTRICTS

The City of Rockwall is hereby divided into zones, or districts, as shown on the official zoning map which, together with all explanatory matter thereon, is hereby adopted by reference and declared a part of this [Unified Development Code]. The zones, or districts, hereby established are and shall be known and cited as:

RESIDENTIAL ZONING DISTRICTS

SECTION	DISTRICT REFERENCE	ABBREVIATION
06.02.01	Agricultural (AG) District	AG
06.03.02	Single Family Estate 1.5 (SFE-1.5) District	SFE-1.5
06.03.03	Single Family Estate 2.0 (SFE-2.0) District	SFE-2.0
06.03.04	Single Family Estate 4.0 (SFE-4.0) District	SFE-4.0
06.03.05	Singe Family 1 (SF-1) District	SF-1
06.03.06	Single Family 16 (SF-16) District	SF-16
06.03.07	Single Family 10 (SF-10) District	SF-10
06.03.08	Single Family 8.4 (SF-8.4) District	SF-8.4
06.03.09	Single Family 7 (SF-7) District	SF-7
06.03.10	Zero Lot Line (ZL-5) District	ZL-5
06.03.11	Two-Family (2F) District	2F
06.03.12	Multi-Family 14 (MF-14) District	MF-14

COMMERCIAL ZONING DISTRICTS

SECTION	DISTRICT REFERENCE	ABBREVIATION
06.04.02	Residential-Office (RO) District	RO
06.04.03	Neighborhood Services (NS) District	NS
06.04.04	General Retail (GR) District	GR
06.04.05	Commercial (C) District	C
06.04.06	Heavy Commercial (HC) District	HC
06.04.07	Downtown (DT) District	DT

INDUSTRIAL ZONING DISTRICTS

SECTION	DISTRICT REFERENCE	ABBREVIATION
06.05.02	Light Industrial (LI) District	LI
06.05.03	Heavy Industrial (HI) District	HI

OVERLAY & SPECIAL ZONING DISTRICTS

SECTION	DISTRICT REFERENCE	ABBREVIATION
10.01	Planned Development (PD) District	PD
06.06.03	Historic Overlay (HOV) District	HOV
06.06.04	North Goliad Street Overlay (NG OV) District	NG OV
06.06.05	Southside Residential Overlay (SRO) District	SRO
06.06.06	IH-30 Overlay (IH OV) District	IH-30 OV
06.06.07	SH-205 Overlay (SH-205 OV) District	SH-205 OV
06.06.08	Scenic Overlay (SOV) District	SOV
06.06.09	SH-66 Overlay (SH-66 OV) District	SH-66 OV
06.06.10	SH-205 By-Pass Overlay (SH-205 BY-OV) District	SH-205 BY-OV
06.06.11	North SH-205 Overlay (N. SH-205 OV) District	N. SH-205 OV

06.06.12	East SH-66 Overlay (E. SH-66 OV) District	SH-66 OV
06.06.13	FM-549 Overlay (FM-549 OV) District	FM-549 OV
06.06.14	SH-276 Overlay (SH-276 OV) District	SH-276 OV
06.06.15	Lake Ray Hubbard Takeline Overlay (TL OV) District	TL OV

~~*Abbreviated Designation*~~	~~*Zoning District Name*~~
~~AG~~	~~Agricultural District~~
~~SF-E/x~~	~~Single-Family Estate Residential (where "x" is the minimum lot size in acres)~~
~~SF-1~~	~~Single-Family One District (with maximum density of one unit per gross acre)~~
~~SF-x~~	~~Single-Family Residential District (where "x" is the minimum lot size in square feet)~~
~~ZL-5~~	~~Zero Lot Line Single-Family Residential District~~
~~2F~~	~~Two-Family (or Duplex) Residential District~~
~~MF-14~~	~~Multi-Family Residential District~~
~~R-O~~	~~Residential-Office District~~
~~NS~~	~~Neighborhood Service District~~
~~GR~~	~~General Retail District~~
~~C~~	~~Commercial District~~
~~DT~~	~~Downtown District~~
~~HC~~	~~Heavy Commercial District~~
~~RT~~	~~Research Technology District~~
~~LI~~	~~Light Industrial District~~
~~HI~~	~~Heavy Industrial District~~

~~Abbreviated Designation~~	~~Special Districts~~

~~PD~~	~~Planned Development District~~
~~HO~~	~~Historic Overlay District~~
~~NGC OV~~	~~North Goliad Corridor Overlay District~~
~~NPO~~	~~Neighborhood Preservation Overlay District~~
~~SRO~~	~~Southside Residential Neighborhood~~
~~MUO~~	~~Mixed Use Overlay District~~
~~IH-30 OV~~	~~IH-30 Overlay District~~
~~SH 205 OV~~	~~SH 205 Overlay District~~
~~SOV~~	~~Scenic Overlay District~~
~~SH 66 OV~~	~~SH 66 Overlay District~~
~~205 BY-OV~~	~~205 By-Pass Corridor Overlay District~~
~~N-SH 205 OV~~	~~North SH 205 Corridor Overlay District~~
~~E-SH 66 OV~~	~~East SH 66 Corridor Overlay District~~
~~FM 549 OV~~	~~FM 549 Corridor Overlay District~~
~~SH 276 OV~~	~~SH 276 Corridor Overlay District~~
~~TL OV~~	~~Lake Ray Hubbard Takeline Overlay District~~

Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~

SECTION 1: LAND USE SCHEDULE

SECTION 1.01: USE OF LAND AND BUILDINGS

Buildings, structures and land shall be used only in accordance with the uses permitted in the following "land use schedule," subject to all other applicable requirements of this [Unified Development Code], including article V, Zoning District Development Standards.

A. The symbol "P" shall mean that the use is permitted as a principal use in that zoning district by right.
B. The symbol "S" shall mean that the principal use is permitted in that zoning district only after first obtaining a "specific use permit" as set forth in this article.
C. The symbol "A" shall mean that this use is specifically permitted as an accessory use to a main use in the district. This does not exclude other land uses which are generally considered ancillary to the primary use.
D. The symbol "+" shall mean that this use is conditional and has special standards or requirements listed in this section, which it must meet in order to be allowed.
E. A blank square shall mean that the use is not allowed in that zoning district as a principal use.

Table 1. Land Use Tables (December 12, 2010)

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial		
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Rural and Animal-Related	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
P	P	P	P	P	P	P	P	P	P	Agricultural Uses on Un-Platted Land		P	P	P	P	P	~~P~~	P	P
S	S									Animal Boarding/Kennel *with* Outside Pens									
P	S									Animal Boarding/Kennel *without* Outside Pens			S	S	P	P		P	P
S										Animal Clinic for small animals, no outdoor pens +			S	P	P	P		P	S
S										Animal Hospital, Clinic				S	S	P		P	P
S										Animal Production									
S										Animal Shelter								P	P
P										Crop Production									
P	S									Horse Corral or									

										Stable (Commercial)+								
P	P	S								Horse Corral or Stable (Private) +								
P	S	S	S	S	S	S	S	S	S	Urban Agriculture - Community Garden +	S	S	S	S	S	S	~~S~~	S	S
P	S	S	S	S	S	S	S	S	S	Urban Agriculture - Urban Farm +	S	S	S	S	S	S	~~S~~	S	S
S	S									Wholesale Nursery for Growing of Plants, No Retail Sale on Site								

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use	Commercial				Industrial		
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Residental and Lodging	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
	P	P	P	P	P	P	P	P	P	Accessory building +		P	P	P	P	P	~~P~~	P	P
S	S					S				Bed and breakfast operation +	S	P	S						
										Caretakers quarters/domestic or security unit	P			P	P	P	~~P~~	P	P
P									P	Convent or monastery		P		P	P				
								P	P	Duplex +									
A	A	A	A	A	A	A	A	A	A	Garage	A	A	A	A	A	A	~~A~~	A	A
A	A	A	A	A	S	S	S	S	P	Guest quarters/secondary living unit +									
P	P	P	P	P	P	P	P	P	P	Home occupation +	P	P							
										Hotel	S			S	S			S	
										Hotel, full service	S			S	S			S	
										Hotel, residence	S			S	S			S	
										Motel	S			S	S			S	
									P	Multifamily									
	P	P		P	P	P	P	P		Portable building +									
									P	Residential care facility		S	S	S	S				
S										Single-family on less than the minimum size lot +									

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							P	P	P	Single-family, attached +									
P	P	P	P	P	P	P	P	P	P	Single-family, detached +		P							
							P	P	P	Single-family, zero lot line +		P							
A	A	A	A	A	A	A	A	A	A	Swimming pool, private	A	A							
A	S	S	S	S	S	S	S	S	S	Tennis court private		S							
									P	Townhouse	P	P							
									S	Urban residential +	P								

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Residential										Permitted Uses	Mixed Use		Commercial				Industrial		
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Institutional and Community Service	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
									P	Assisted living facility +	S	S	S	S	S		~~S~~	S	
										Blood plasma donor center				P	P	P		P	P
S										Cemetery/mausoleum +			P	P	P	P		P	P
S	S	S	S	S	S	S	S	S	P	Church/house of worship +	S		P	P	P	P		P	P
										College, university, or seminary	P				S	P	~~P~~	P	P
									S	Convalescent care facility/nursing home +	S	P	P	P	P	P	~~S~~	S	
									P	Congregate care facility/elderly housing +	S	S	S	S	S		~~S~~	S	
										Crematorium (stand-alone)								S	P
S	S	S	S	S	S	S	S	S	S	Day care (7 or more children) +	S	S	P	P	P	P	~~A~~	S	S
										Emergency ambulance services, ground				P	P	P		P	P
P	P	P	P	P	P	P	P	P	P	Group or community home +		P	P	P					
										Government facility	S			P	P	P	~~P~~	P	P
										Halfway house +		S							
									S	Hospice			P	P	P	P	~~S~~	S	S

										Hospital				P	P	P	~~P~~	P	S
										Library, art gallery or museum (public)	P	P	P	P	P	P	~~P~~	P	P
										Mortuary or funeral chapel (stand-alone)				P	P	P	~~S~~	P	
										Post office, local service	P		P	P	P	P	~~P~~	P	P
										Post office, regional						P	~~S~~	P	P
										Prison/custodial institution						P	~~S~~	P	P
S	S	S	S	S	S	S	S	S	S	Public or private school, primary +	S		P	P	P	P		P	
S	S	S	S	S	S	S	S	S	S	Public or private school, secondary +	S		P	P	P	P		P	
S	S	S	S	S	S	S	S	S	S	Public or private school temporary education building +			S	S	S	S			
										Rescue mission or shelter for the homeless						S		P	P
										Social service provider, except rescue mission or homeless shelter				S		P		P	P

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial		
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Office and Professional	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
										Financial institution with drive-through +			S	P	P	P	~~P~~	P	P
										Financial institution without drive-through	P		P	P	P	P	~~P~~	P	P
										Office, general	P	P	P	P	P	P	~~P~~	P	P
										Office building, less than 5,000 s.f.	P	P	P	P	P	P	~~P~~	P	P
										Office building, 5,000 s.f. or more	P	S	S	P	P	P	~~P~~	P	P

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Residential	Permitted Uses	Mixed Use	Commercial	Industrial

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Recreation, Entertainment and Amusement	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
										Carnival, circus, or amusement ride, temporary +	S		S	P	P	P	~~S~~	P	P
										Commercial amusement/recreation (inside) +	S			S	P	P		P	P
										Commercial amusement/recreation (outside)				S	S	P		S	P
S	S	S	S	S	S	S	S	S	S	Community or recreation club, public or private (accessory)	S		S	P	P	P	~~P~~	P	P
S	S	S	S	S	S	S	S	S	S	Country club, private			S	S	S	P	~~S~~	P	P
										Golf driving range			S	S	S	P	~~S~~	P	P
P	P	P	P	P	P	P	P	P	P	Fundraising events by nonprofit, indoor or outdoor, temporary +	P	P	P	P	P	P	~~P~~	P	P
										Gun club, skeet or target range (indoor)				S	P	P		P	P
S										Gun club, skeet or target range (outdoor)									S
									A	Health club	P		S	P	P	P	~~P~~	P	P
										Private club, lodge or fraternal organization	P		S	P	P	P		P	S
										Private sports arena, stadium or track					S	P		P	P
P	P	P	P	P	P	P	P	P	P	Public park or playground	P		P	P	P	P	~~P~~	P	P
										Uses as defined in chapter 12, article XI of Code of Ordinances +								S	S
S	S	S	S	S	S	S	S	S	S	Tennis courts (not accessory to a public or private club)			S	S	S	P		P	P
										Theater	P			S	P	P		P	P

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Residential										Permitted Uses	Mixed Use		Commercial				Industrial		
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Retail and Personal Service	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
										Antique/collectible	S		S	P	P	P			

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										store									
										Astrologer, hypnotist, or psychic art and science	S	P	P	P	P	P			
										Banquet facility	S			P	P	P			
										Beverage service facility, portable +	S	S		S	S	S		S	P
										Business school	P			P	P	P	P	P	
										Catering service	A		S	P	P	P	S	P	
										Christmas tree sales lot and similar uses, temporary +	S		S	P	P	P	S	P	P
										Copy center	P		P	P	P	P	P	P	P
										Display, incidental +	P		P	P	P	P		P	
										Food Trucks/Trailers +	P	S	S	P	P	P	P	P	P
										Garden supply/plant nursery			S	P	P	P		P	
										General personal service	P		P	P	P	P		S	
										General retail store	P	S	P	P	P	P		S	S
										Hair salon, manicurist	P	S	P	P	P	P		S	
										Laundry, dropoff/pickup	P		P	P	P	P		P	P
										Laundry, self-service	P		P	P	P	P		P	P
										Massage therapist	P	P	P	P	P	P			
										Museum or art gallery (private)	P	P	S	P	P		P	P	
										Night club, discoteque, or dance hall	S			S	P	P		S	S
										Pawn shop					S	S		P	P
										Pet shop			P	P	P	P			
										Private club +	P		S	P	P	P	S	P	P
P	P	P	P	P	P	P	P	P	P	Real estate sales office, on-site, temporary +	P		P	P	P	P	P	P	P
										Rental store, w/o outside storage and display				S	P	P		P	P
										Restaurant, less than 2,000 sq. ft., w/drive-through or			S	S	S	S		S	S

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										drive-in +									
										Restaurant, less than 2,000 sq. ft., w/o drive-through or drive-in	P	S	P	P	P	P	~~P~~	P	P
										Restaurant, 2,000 sq. ft. or more, w/drive-through or drive-in +			S	S	P	P		P	P
										Restaurant, 2,000 sq. ft. or more, w/o drive-through or drive-in	P		S	P	P	P	~~S~~	P	P
										Restaurant with accessory private club or brew pub +	P		P	P	P	P	~~S~~	P	P
										Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles			S	P	P	P		P	P
										Retail store with more than 2 dispensers				S	P	P		P	P
										Secondhand dealer	S			P	P	P		P	P
										Studio—art, photography or music	P	P	P	P	P	P		P	
										Tailor, clothing or apparel shop	P		P	P	P	P			
										Tattoo, body piercing						P			
										Taxidermist shop						P		P	
S										Winery +	S			S	S			P	P

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial	
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Commercial and Business Services	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
										Bail bond service					S	P		P	P
										Building and landscape material *with* outside storage								P	P
										Building and landscape material					P	P		P	P

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										with limited outside storage +									
										Building maintenance, service and sales with outside storage +								P	P
										Building maintenance, service and sales without outside storage					P	P		P	P
										Cleaners, commercial						S		P	P
										Commercial, other than listed						P		P	P
										Custom and craft work						P		P	P
										Electrical, watch, clock, jewelry and similar repair	P		S	P	P	P		P	P
										Feed store, ranch supply						P		S	P
										Food processing						S		P	P
										Furniture or cabinet repair						P		P	
										Furniture upholstery, refinishing or resale						P		P	
										Gunsmith repair and sales						P		P	
										Heavy machinery and equipment (rental, sales and service)						P		S	P
										Locksmith	P			P	P	P		P	P
										Machine shop						P		P	P
										Medical or scientific research lab						P	P	P	P
										Manufactured home sales						S			P
										Research and technology/light assembly					S	P	P	P	P
										Shoe and boot repair and sales	P	S	P	P	P	P			
										Trade school	S			S	P	P	P	P	P

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P	P	P	P	P	P	P	P	P	P	Temporary on-site construction office +	P		P	P	P	P	~~P~~	P	P

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial		
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Auto and Marine Related	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
										Auto repair garage, major +						P		P	P
										Auto repair garage, minor +	S			S	S	P		P	P
										Automobile rental					S	P		S	P
										Boat and trailer dealership (new and used) +					S	P		S	P
										Car wash/auto detail +			S	S	P	P		P	P
										Car wash, self-service				S	P	P		P	P
										Indoor motor vehicle dealership/showroom, new and/or used +					S	S		S	S
										Motor vehicle dealership, new (cars and light trucks) +					S	P		S	P
										Motor vehicle dealership, used (cars and light trucks) +					A	A		A	A
										Parking, commercial	S				P	P		P	P
										Parking lot, noncommercial	A		S	P	P	P	~~P~~	P	P
										Recreational vehicle (RV) sales and service					S	P		S	P
										Service station +			S	P	P	P		P	P
										Towing and impound yard +						S		S	P
										Towing service, no storage +						P		P	P
										Truck rental						P		S	P
										Truck stop with fuel and accessory services +						S		S	P

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial		
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Industrial and Manufacturing	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
S										Asphalt or concrete batch plant +								S	S
P	P	P	P	P	P	P	P	P	P	Asphalt or concrete batch plant, temporary +			P	P	P	P	~~P~~	P	P
										Bottle works, milk or soft drinks								P	P
										Brewery or distillery (excluding brew pub)								P	P
										Carpet and rug cleaning						S		P	P
										Environmentally hazardous materials +						S		S	P
										Food processing (no slaughtering)						S		P	P
										Light assembly and fabrication						P	~~S~~	P	P
										Manufacturing, heavy						S		S	P
										Manufacturing, light						P	~~S~~	P	P
										Metal plating, electro plating								S	P
S	S	S	S	S	S	S	S	S	S	Mining and extraction (sand, gravel oil and other) +			S	S	S	S	~~S~~	S	S
										Monument works, stone and metal						S			P
										Printing and publishing						P		P	P
										Salvage or reclamation of products (indoors)						S		P	P
										Salvage or reclamation of products (outdoor)								S	P
										Sheet metal shop						P		P	P
										Tool, dye, gauge and machine shop								P	

										Welding repair						P		P	P

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial		
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Wholesale, Distribution and Storage	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
										Cold storage plant						P		P	P
										Heavy construction trade yard						S		P	P
S										Landfill, sanitary									
										Mini-warehouse +					S	P		P	P
										Outside storage and/or outside display +						P		P	P
										Recycling collection center						S		P	P
										Warehouse/distribution center						P	~~S~~	P	P
										Wholesale showroom facility					S	P		P	P

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial				Industrial		
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Utilities, Communications and Transportation	DT	R-O	N-S	GR	C	HC	~~RT~~	LI	HI
										Airport, heliport or landing field						S		S	S
P	S	S	S	S	S	S	S	S	P	Antenna, accessory +		P	P	P	P	P	~~P~~	P	P
										Antenna, commercial +	S	S		S	S	S	~~S~~	S	P
A	A	A	A	A	A	A	A	A	A	Antenna, amateur radio +	A	A	A	P	P	P	~~P~~	P	P
A	A	A	A	A	A	A	A	A	A	Antenna, dish +	A	A	A	P	P	P	~~P~~	P	P
S										Antenna, commercial, freestanding +				S	S	S	~~S~~	P	P
										Antenna, commercial, mounted +	S			S	S	S	~~P~~	P	P
										Bus charter service and service facility						P		P	P

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										Helipad				S	S	S	S	S	S
S	S	S	S	S	S	S	S	S	S	Utilities (non-municipally owned or controlled), including sanitary landfill, water treatment, and supply, and wastewater treatment	S	S	S	S	S	S	S	S	S
P	P	P	P	P	P	P	P	P	P	Municipally owned or controlled facilities, utilities and uses	P	P	P	P	P	P	P	P	P
	S	S	S	S	S	S	S	S	S	Private streets		S	S	S	S	S	S	S	S
										Radio broadcasting	S			P	P	P	P	P	P
S	S	S	S	S	S	S	S	S	S	Railroad yard or shop		S	S	S	S	S	S	S	S
										Recording studio	S			S	P	P	P	P	P
P	P	P	P	P	P	P	P	P	P	Satellite dish +	P	P	P	P	P	P	P	P	P
P	P	P	P	P	P	P	P	P	P	Solar Energy Collector Panels and Systems +	P	P	P	P	P	P	P	P	P
										Transit passenger facility	S	S	S	S	S	S	S	S	S
										Trucking company						P		P	P
										TV broadcasting and other communication service	S			S	S	P	S	P	P
S	S	S	S	S	S	S	S	S	S	Utilities holding a franchise from City of Rockwall	S	S	S	S	S	P	S	P	P
S	S	S	S	S	S	S	S	S	S	Utility installation, other than listed	S	S	S	S	S	S	S	S	S
S	S	S	S	S	S	S	S	S	S	Utility/transmission lines	S	S	S	S	S	S	S	S	S
S	S	S	S	S	S	S	S	S	S	Wireless communication tower	S	S	S	S	S	S	S	S	S

SECTION 2.01.02: RESIDENTIAL AND LODGING USE CONDITIONS

Accessory Building (Accessory to Residential Use). See *Section 7.04, Accessory Structure Development Standards*.

~~1. The accessory building shall be accessory to a residential use and located on the same lot.~~
~~2. In all residential districts, one detached garage shall be allowed provided that it does not exceed 900 square feet in area or 15 feet in height, provided that it is located on the same lot as the residential use and that the exterior cladding contains the same materials, excluding glass, as found on the main structure and is generally in the same proportion.~~

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3. In SF-E: a. No more than two accessory buildings shall be allowed which are up to 625 square feet (each) in area and 15 feet or less in height; or b. In SF-E/1.5, a single building which is up to 1,250 square feet in area and 15 feet or less in height, provided the exterior cladding contains the same materials, excluding glass, as is found on the main structure and generally in the same proportion. In SF-E/2.0 the single accessory building may be up to 1,500 square feet, and in SF-E/4.0, up to 2,000 square feet in area.
4. In SF-7, SF-8.4, SF-10, SF-16, and SF-1, no more than two accessory buildings shall be allowed which are up to 225 square feet (each) in area and 15 feet or less in height, provided the exterior cladding contains only materials found on the main structure. (Greenhouses are exempt from the materials requirement.)

(Ord. No. 07-18, 6-4-2007)

5. In 2F, no more than two accessory buildings shall be allowed which is up to 100 square feet (each) in area and ten feet or less in height, provided the exterior cladding contains only materials found on the main structure. (Greenhouses are exempt from the materials requirement.) 6. Accessory buildings not meeting these standards shall require approval of an SUP.

Bed and Breakfast Operation.

1. Permitted in the Historic Overlay District by right, and in SF-7 by specific use permit, and must be located on an owner-occupied single-family lot.
2. One parking space per bedroom to be rented shall be provided above the single-family parking requirement
3. No outside advertising shall be allowed on the lot unless located in a nonresidential zoning district or permitted by an SUP.
4. A permanent wired smoke alarm system meeting all city codes shall be installed.
5. The premises shall pass a fire code inspection before opening and on an annual basis thereafter.
6. All applicable hotel/motel taxes shall be paid.
7. The maximum length of stay is limited to 14 consecutive days in any 30-day period.
8. Any bed and breakfast specific use permit (SUP) shall be reviewed after an initial six-month period and annually thereafter unless otherwise stipulated in the permit.

Carport (Residential). See *Section 7.04, Accessory Structure Development Standards*.

1. In residential districts, carports must be open on at least two sides and be located at least 20 feet behind the corner of the front facade and meet the garage setback adjacent to an alley. It must also meet the minimum required side yard setbacks for a detached garage.

(Ord. No. 06-14, 4-17-2006)

2. Carports which are visible from a public street must be constructed of materials matching those of the primary residential structure.
3. Carports not meeting these standards must obtain an SUP.
4. Porte-cocheres are not considered carports, and are allowed, provided that they are attached and integral with the design of the house.

Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~
Staff Notes: Highlighted, Red Text
Links/References: Blue, Underlined

SECTION 1: GENERAL STANDARDS

SUBSECTION 1.01: OPEN SPACE

~~A. *Applicability*. This provision applies to all development in the city.~~

A. *Purpose*. The City of Rockwall is ~~planned to be~~ a rural and recreation-oriented community ~~with opportunity for both residents and workers, and it is intended to~~ with open space that ties into a regional framework of open space, trails, and corridors. Open space corridors link all major areas of the city using primarily floodplain ~~areas~~ and drainage areas. ~~Because of the importance of~~ Since open space and recreational amenities ~~to~~ are vital to the City's commercial and residential developments ~~vitality of the city~~, all projects must ~~contribute to the~~ provide open space ~~system as established~~ in accordance with the City's *Comprehensive Plan* and the *Parks, Recreation, and Open Space Master Plan*. ~~city's comprehensive plan, parks plan and thoroughfare plan.~~

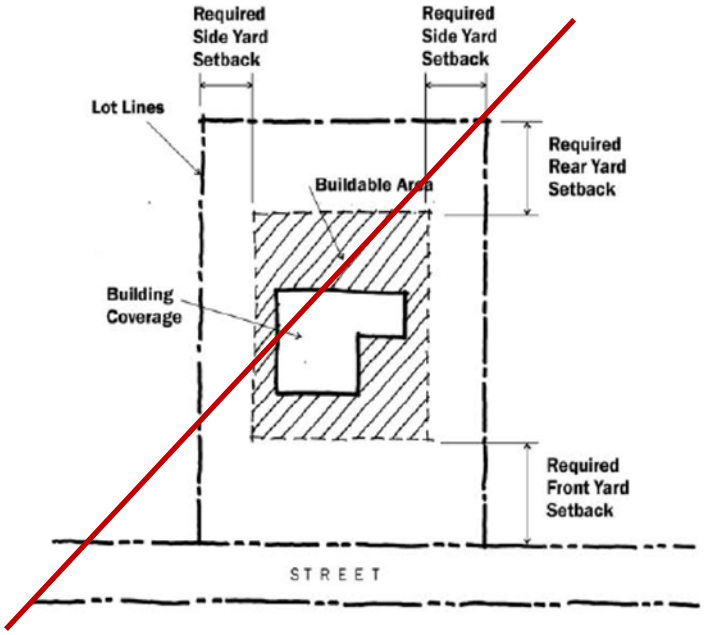
B. *Requirements*. All projects in the city must reserve, dedicate and/or develop public and private open spaces consistent with the requirements of the following sections: ~~open space plan, subdivision standards and development agreements.~~

a. *Residential*. Subsection C, *Open Space*, of Section 3.01, *General Residential District Standards*
b. *Commercial*. Subsection D, *Open Space Guidelines*, of Section 4.01, *General Commercial District Standards*
c. *Industrial*. Subsection D, *Open Space Guidelines*, of Section 5.01, *General Industrial District Standards*

SUBSECTION 1.02: SITE PLANS

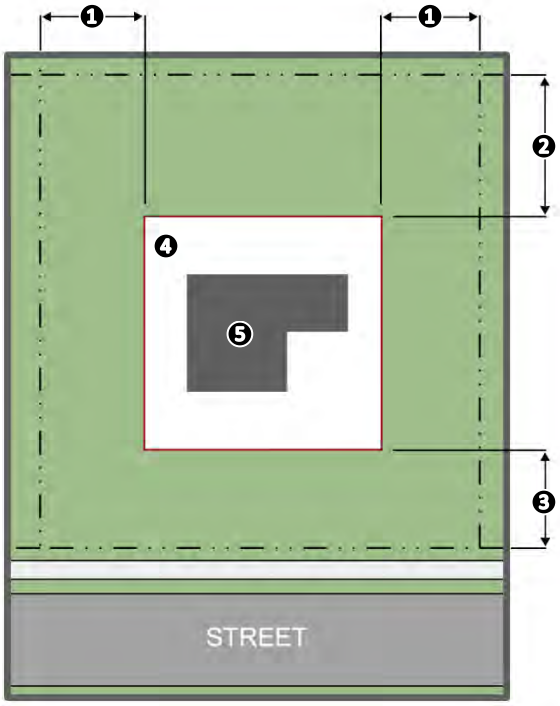
~~Approval of a site plan shall be required for all developments except individual single-family and duplex lots and shall be accompanied by a proposed development schedule. Any owner, builder, or developer of a tract or parcel of land shall obtain an approved site and building plan for the proposed development, prior to issuance of a building permit, from the director, providing for an appeal of denial to the planning and zoning commission. The contents of this site and building plan shall comply with the requirements as specified in article XI [of this Unified Development Code], Zoning Related Applications. Upon approval, such development shall comply with the approved plan.~~

All development in the City of Rockwall -- *with the exception of single lot single-family and duplex developments* -- shall require the approval of a site plan in accordance with the requirements of Article XI, *Zoning Related Applications*.



SUBSECTION 1.03: LOTS ~~WITH MULTIPLE FRONTAGES~~ CONFIGURATIONS

A. *Lots with a Single Street Frontage*. Where lots have a single street frontage, the required setbacks should generally adhere to the following diagram:



❶: Required Side Yard Setback
❷: Required Rear Yard Setback
❸: Required Front Yard Setback
❹: Buildable Area
❺: Building Coverage

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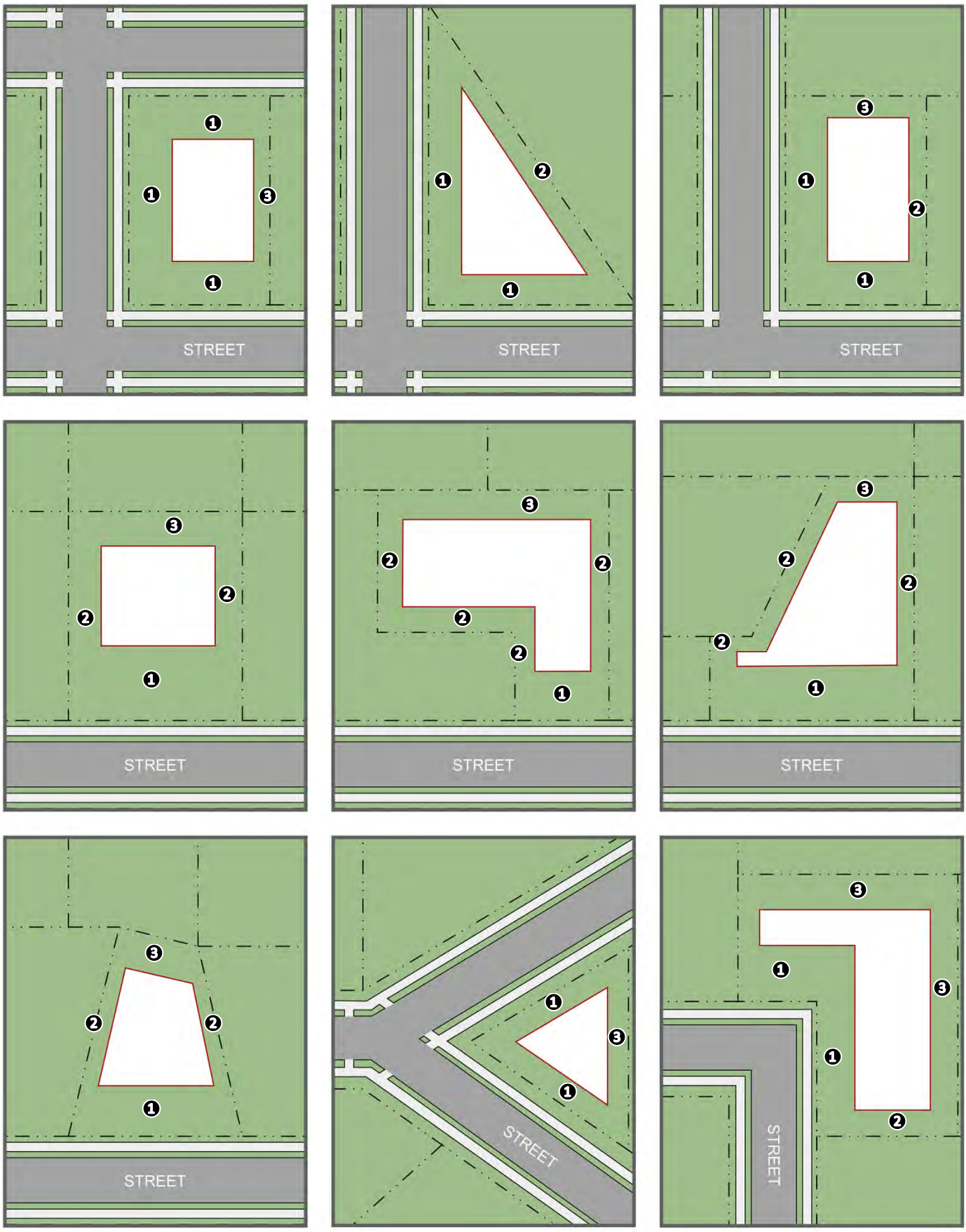
~~B.~~ *Lots with Multiple Street Frontages*. Where lots have multiple street frontages on one (1) or more streets, the required setbacks should generally adhere to the following diagram: ~~front yard shall be provided on each street.~~



❶: Front Yard; ❷: Side Yard; ❸: Rear Yard

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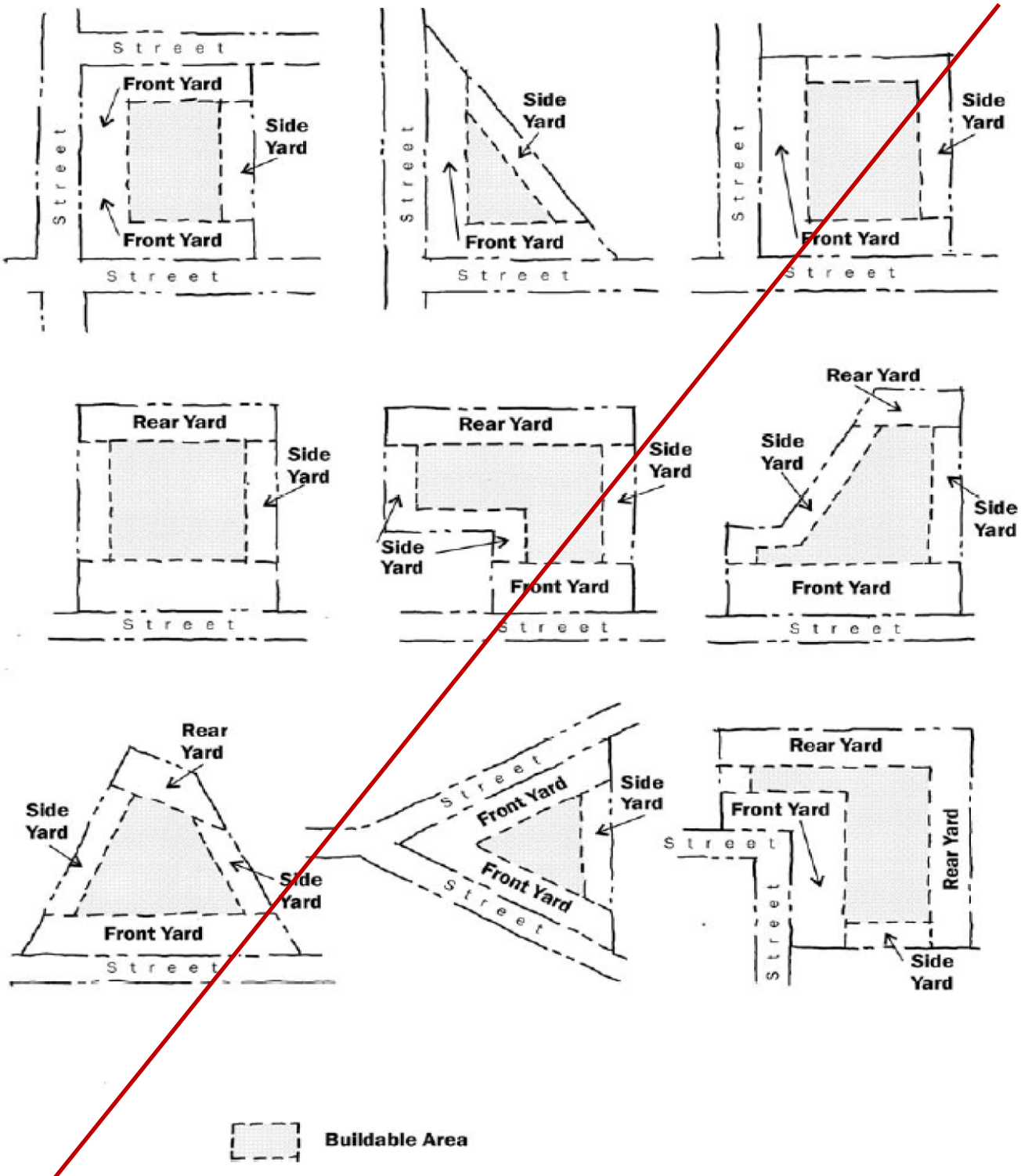

YARD LOCATION IN DIFFERENT SHAPED LOTS

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SUBSECTION 1.04: CALCULATION OF DENSITY

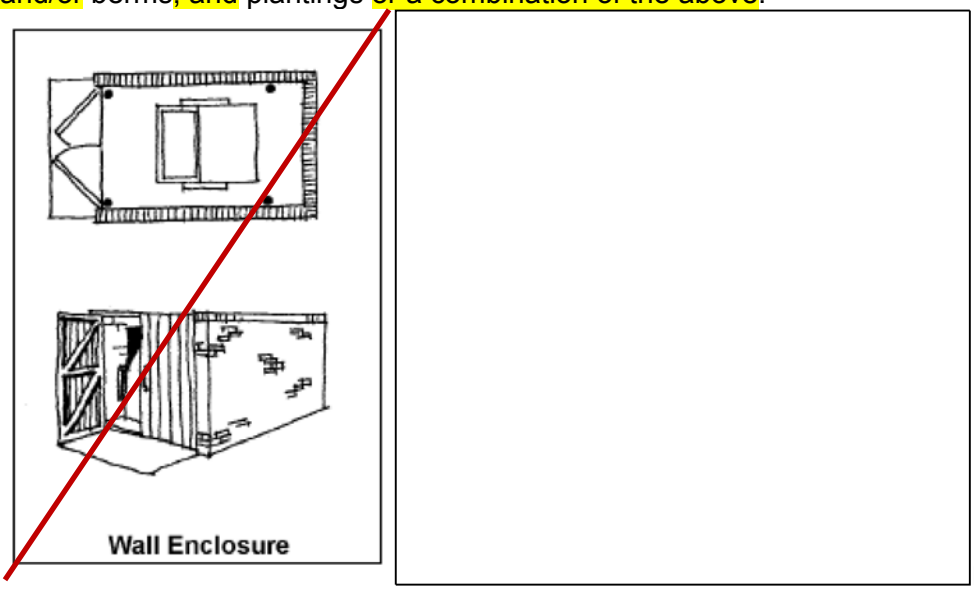
1. ~~*Calculation.* Calculation~~ The calculation of the allowable density for residential developments shall be based on the gross site area including ~~road~~ right-of-way, floodplain, open space and public/private parks ~~areas~~ that will be dedicated to the city or preserved and maintained by some other mechanism. ~~Notwithstanding the~~ Despite this calculation requirement, other provisions of this ~~[Unified Development] Code~~ Unified Development Code may limit the actual density allowed on any given ~~site~~ property.

2. ~~*Residential properties.* Minimum lot sizes in residential districts may be reduced up to 20 percent in order to preserve community or public open space, including trails, provided that the front of lots face, either directly or across a public street, over 75 percent of the edge of the open space within the project. If this standard cannot be met, then the planning and zoning commission may approve a site plan provided it concludes that the resulting development would be significantly better than strict application of the standards would provide.~~

SUBSECTION 1.05: SCREENING STANDARDS

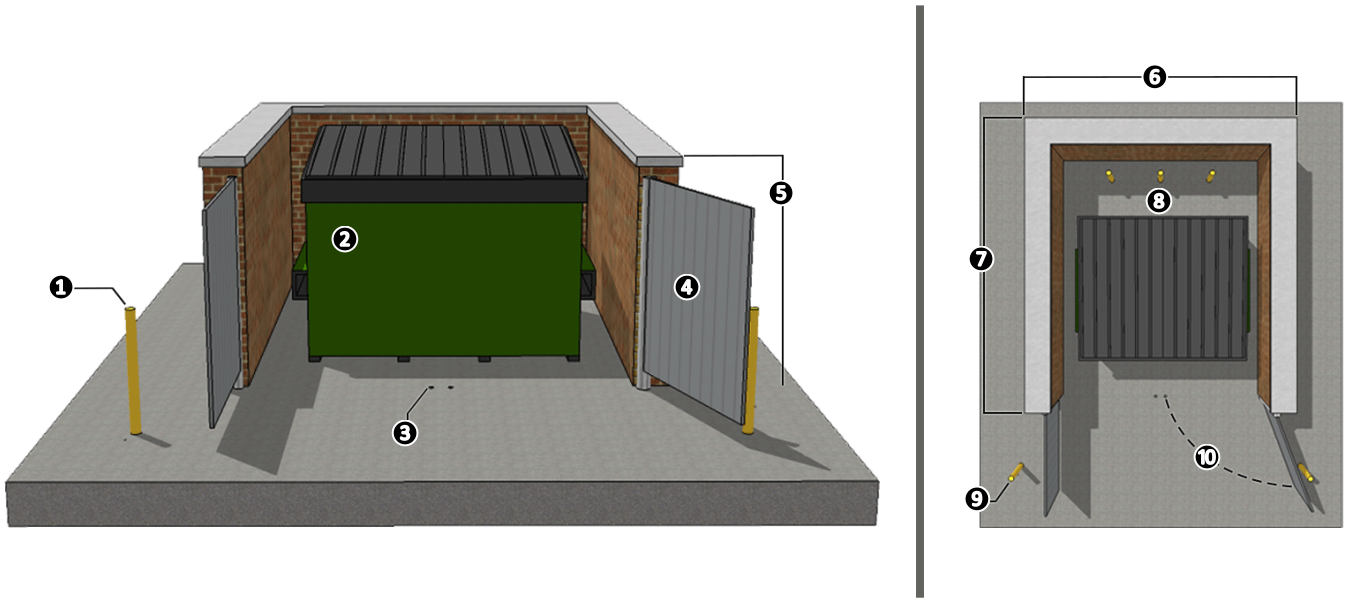
~~Unless otherwise approved by the planning and zoning commission and city council, the following items shall be screened as follows:~~ All development shall adhere to the following screening standards:

1. *Loading Docks*. Off-street loading docks must be screened from all public streets and any residential zoning district or residentially used property that abuts or is directly across a public street or alley from the ~~lot~~ subject property. The screening ~~required under this section~~ must be at least six (6) feet in height and may be provided by using a masonry wall ~~fence~~ (*excluding tilt wall or ~~concrete block~~ concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission ~~city council~~*), and/or berms~~,~~ and plantings ~~or a combination of the above~~.



2. *Trash/Recycling Enclosures*. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. All trash/recycling enclosures shall be constructed in conformance to the diagram below, unless otherwise approved/required by the City and/or its contractor for trash services. ~~All refuse storage areas for trash dumpster shall be visually screened on three sides with an enclosure~~

~~matching the main structure not less than six feet in height. The access area shall be screened with an opaque gate and shall not face a public street unless otherwise approved during site plan approved.~~



❶: Concrete Filled Steel Protected Pole
❷: Standard End Loading Container
❸: Deep Recesses for Gate Cane Bolts [*If Necessary*]
❹: Opaque Screening Gate
❺: Six (6) Feet in Height [*Eight (8) Feet in Overlay Districts*]
❻: Ten (10) Feet in Width
❼: 12-Feet in Length
❽: Three (3) Concrete Filled Steel Protected Poles
❾: Concrete Filled Steel Protected Pole
❿: 120 Degree Swing on Opaque Screening Gate

~~Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12 feet by ten feet, or as otherwise approved by the city and/or its contractor for trash service. Six-inch concrete filled steel protective poles shall be placed at possible impact areas. Dumpster pad sites shall be designed to city standards specified in the subdivision standards of design, as currently adopted or as may be amended in the future.~~

3. *Utility Equipment and Air Condition Units.* Pad or roof mounted utility equipment~~,~~ and air conditioning units~~, including roof mounted units,~~ shall be screened from ~~horizontal~~ view from any adjacent public street or ~~and from any adjacent~~ property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, ~~or~~ walls matching the main structure, or an architectural feature that is integral to the building's design.

4. *Aboveground Storage Tanks.* Aboveground storage tanks shall be screened utilizing plantings, berms, or walls matching the main structure. Screening plans for above ground storage tanks shall be approved by the Planning and Zoning Commission in conjunction with a site plan.

(Ord. No. 06-14, 4-17-2006)

SUBSECTION 1.06: RESIDENTIAL ADJACENCY STANDARDS

Subsection 1.06, *Residential Adjacency Standards*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 1.07: FENCES

All fences within the ~~city~~ City shall conform to Article XI, *Fences,* of Chapter 10, *Building and Building Regulations,* of the Municipal Code of Ordinances ~~chapter 10, article XI of the Code of Ordinances~~, unless otherwise required by this Unified Development Code. ~~noted in this [Unified Development] Code or an approved planned development district.~~

(Ord. No. 10-14, § 30, 7-6-2010)

SUBSECTION 1.08: PROJECTIONS INTO REQUIRED YARD OR COURT

A. Every part of a required yard within a building setback shall be unobstructed and open from its lowest point to the sky ~~unobstructed~~, except for the ordinary projections of sills, belt courses, cornices, chimneys, buttresses, ornamental features and eaves; provided, however, that none of the above projections shall extend into a court more than six (6) inches nor into a required yard by more than 30-inches; and provided existing open porches extending into the required yard shall not be enclosed.

   An open fire escape may project into a required yard by not more than half the width of the setback ~~such yard~~, but not more than four (4) feet from the building. Fire escapes, solid floored balconies and enclosed outside stairways may project ~~not more than four feet~~ into a rear yard by a maximum of four (4) feet.

B. Where ~~an official~~ a lot abuts a right-of-way line has been established for the future widening or opening of a street or highway ~~upon which a lot abuts~~, then the depth or width of a yard shall be measured from such ~~official~~ right-of-way line to the ~~nearest~~ required building setback ~~line of the building~~.

   (Ord. No. 06-14, 4-17-2006)

SUBSECTION 1.09: PUBLIC RIGHT-OF-WAY VISIBILITY

A. *Street/drive intersection visibility obstruction triangles.* A landscape plan showing the plan of the street on both sides of each proposed drive/street to the proposed development with the grades, curb elevations, proposed street/drive locations, and all items (*both natural and manmade*) within the visibility triangles as prescribed below shall be provided with all site plans, if they are not on engineering plans that are submitted at the same time. this plan shall show no horizontal or vertical restrictions (*either existing or future*) within the areas defined below.

B. *Obstruction/interference triangles defined.* No fence, wall screen, billboard, sign face, tree or shrub foliage, berm, or any other item, either manmade or natural, shall be erected, planted, or maintained in such a position or place so as to obstruct or interfere within the following minimum standards; however, on non-residentially zoned lots, a single pole for mounting a sign may be placed within this area provided the pole does not exceed 12-inches in diameter, and provided every portion of the sign has a minimum height clearance of nine (9) feet:

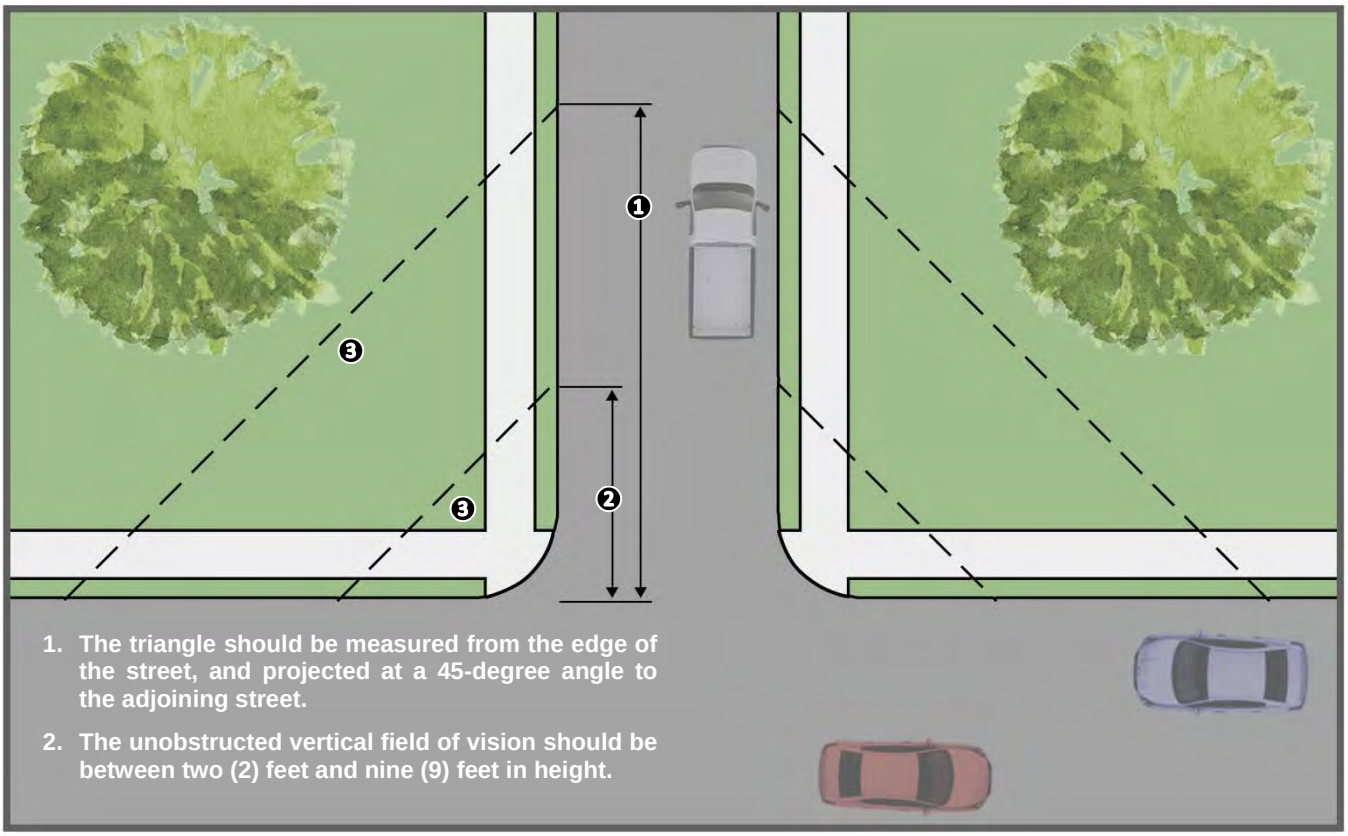
   1. *Visibility Triangles*. Vision at all intersections which intersect at or near right angles shall be clear at elevations between 24-inches and nine (9) feet above the top of the curb elevation, within a triangular area formed by extending the two (2) curblines from their point of intersection, for the following minimum distances for the applicable intersection, and connecting these points with an imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines from their point of intersection for a distance as prescribed below, and connecting these points with an imaginary line, thereby making a triangle as shown below.

2. *Intersection of two (2) public streets*. The minimum required distance from the curb shall be 30-feet and the minimum distance from the property line on streets without a curb shall be 20-feet.

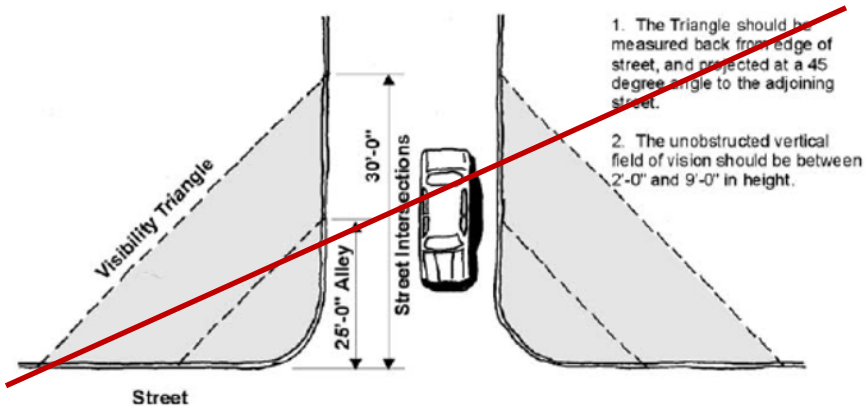
3. *Intersection of a public street and an alley*. The minimum required distance measured from the property line shall be 15-feet, or 25-feet from street curb.

4. *Intersection of private drive and public street*. The minimum required distance from the curb shall be 15-feet and the minimum distance from the property line on streets without a curb shall be ten (10) feet.

C. *Sight distance requirements.* The city hereby adopts the standards for both vertical and horizontal sight distance requirements set forth in the latest edition of AASHTO green book "a policy on geometric design of highways and streets" for the construction of both public street intersections and private drive intersections, unless otherwise approved by the city engineer. If, in the opinion of the city engineer, a proposed street or drive intersection ~~may~~ does not meet these standards, additional engineering information exhibiting how the standards have been addressed may be required for submission and approval by the city's engineer.



❶: 30-Foot for Arterials and Collectors and 20-Foot for Residential Distance from Intersection for Streets
❷: 10-Foot Distance from Intersection for Alleyways
❸: Visibility Triangles



SECTION 2: AGRICULTURAL DISTRICTS

SUBSECTION 2.01: ~~AGRICULTURE~~ AGRICULTURAL (AG) DISTRICT

~~A. *Purpose*. The Agricultural (AG) District is a zoning designation used for land that is reserved for the anticipated future growth of the city. It is the intent of this district that agricultural land be held in that use for as long as is practical and reasonable to promote orderly growth. This zoning is suitable for areas where development is premature because of a lack of utilities, capacity, or service, or where the ultimate land use has not been determined. The zone is also to be used:~~

~~1. To protect those areas that are unsuitable for development because, of physical problems or potential health or safety hazards such as flooding. The use of the land would be permanently restricted to low intensity agricultural uses until such time as the property is proven to be suitable for development and is rezoned.~~
~~2. To provide a permanent greenbelt to preserve natural areas or open space buffer around uses that might otherwise be objectionable or pose environmental or health hazards.~~

Purpose. The Agricultural (AG) District is a zoning designation used for land that is reserved for the anticipated future growth of the city. This district is intended to be used for raw land or land with agricultural land uses, and is intended to be held in these conditions as long as practical and

reasonable to promote the orderly growth of the community. This zoning designation is suitable for areas where development is premature due to lack of utilities, capacity, or service. The Agricultural (AG) District is also used to protect areas that are unsuitable for development due to physical constraints or safety issues (*e.g. topography, floodplain, ecologically sensitive areas, etc.*), or to protect green belts, natural areas and/or open space that might otherwise be developed.

B. *Permitted Uses*. All land uses permitted within the Agricultural (AG) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, farming and ranching-related activities and accessory uses, including the owner's single-family dwelling on more than ten acres, shall be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. All development within an Agricultural (AG) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

~~1. Minimum lot area: 43,560 square feet (one acre).~~
~~2. Minimum lot frontage on a public street: 100 feet.~~
~~3. Minimum square footage per dwelling unit: 1,600 square feet.~~
~~4. Minimum lot depth: 200 feet.~~
~~5. Minimum depth of front setback: 40 feet.~~
~~6. Minimum depth of rear setback: ten feet.~~
~~7. Minimum width of side setback. a. Internal lot: six feet.~~
~~8. Minimum distance between buildings on the same lot or parcel of land: 12 feet.~~
~~9. Minimum length of driveway pavement from the public right-of-way on a side or rear yard: 20 feet.~~
~~10. Maximum building coverage as a percentage of lot area: N/A.~~
~~11. Maximum height of structures: 36 feet.~~
~~12. Minimum number of off-street parking spaces required for:~~

~~a. One single dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~
~~b. All other uses: see article VI, Parking and Loading.~~

~~*(Ord. No. 06-14, 4-17-2006; Ord. No. 16-47, § 1, 9-6-2016)*~~

SECTION 3: RESIDENTIAL DISTRICTS

SUBSECTION 3.01: GENERAL RESIDENTIAL DISTRICT STANDARDS

All residential development shall conform to the following standards:

A. ~~*Exterior Wall*~~ *Construction Materials*.

(1) *Materials and Masonry Composition*. All buildings with a building footprint of 120 square feet or greater that are over ten (10) feet in height shall consist of a minimum of 80% *Primary Materials* and/or a maximum of 20% *Secondary Materials* -- *excluding doors and windows* -- as defined below.

(a) *Primary Materials*. *Primary Materials* shall include stone, brick, and cementitious materials. Specific requirements for *Primary Materials* are as follows:

A. *Cementitious Materials.* The use of cementitious materials (*e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 60% of the building's exterior façade.

B. *Chimneys.* All new homes shall be required to incorporate a masonry chimney (*i.e. brick and stone only*).

(b) *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above.

~~1. *Exterior Wall Materials*. All buildings of 120 square feet or more and over ten feet tall shall have exterior walls constructed of masonry construction. Exterior walls for all buildings of 120 square feet or more and over ten feet tall, shall be constructed of at least 80 percent standard masonry construction, excluding windows and doors, unless the wall is on a porch, patio, courtyard, or breezeway, in which event, the wall may be of non-masonry construction. Hardy Plank or similar cementaceous material may be used for up to 50 percent of the masonry requirement. Buildings with less than 80 percent shall require approval of the planning and zoning commission.~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~2. Buildings less than 120 square feet and under ten feet in height may be constructed with non-masonry materials, or may be all metal with a baked-on pre-painted surface.~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

2. ~~3.~~ *Exceptions*. Exceptions to the~~se~~ material requirements~~,~~ -- *including exceptions for buildings for farm animals*~~,~~ -- may be permitted on a case-by-case basis by the Planning and Zoning Commission ~~council~~ upon submission and approval of material samples and building elevations ~~drawings~~ of the ~~subject~~ structure~~, and material samples~~. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).

~~3. Barns used for agricultural or farm animal purposes on sites of ten acres or more are excluded from this masonry requirement.~~

~~B. Residential Garages. See article VI.4, Residential Parking for residential parking and garage standards.~~

B. *Accessory Structures*.

1. *Accessory Structure Standards.* All accessory structures shall conform to the related standards listed within Section 7.04, *Accessory Structure Development Standards*.

~~C. Residential Portable and Accessory Building Setbacks.~~

~~1. Portable buildings zero to 120 square feet and up to ten feet in height:~~

~~a. Rear setback: three feet.~~
~~b. Side setback: three feet.~~
~~c. Separation from other structures: three feet.~~

~~2. Accessory buildings 121 to 225 square feet and up to 15 feet in height:~~

~~a. Rear setback: three feet.~~
~~b. Side setback: required zoning district setback.~~
~~c. Separation from other structures: six feet.~~

~~3. Detached garages 226 to 900 square feet and up to 15 feet in height:~~

~~a. Rear setback:~~

~~With alley:~~
~~20 feet with garage doors facing alley;~~
~~Three feet without garage doors facing alley;~~

~~Without alley: ten feet.~~

~~b. Side setback: required zoning district setback.~~
~~c. Separation from other structures: ten feet.~~

~~4. Accessory buildings not meeting these standards shall require approval of an SUP.~~

C. *Open Space.* On all new subdivisions, ten (10) lots or greater, that are not infill projects (*i.e. projects going into an established area as determined by the Director of Planning and Zoning or his/her designee*) the following open space requirements shall be applied:

a. Unless otherwise provided by this Unified Development Code, a minimum of 20% of the gross land area within a residential subdivision that is five (5) acres or greater shall be devoted to open space. Where floodplain exists in a proposed subdivision, the floodplain may be used to meet the 20% requirement at a rate of ½-acre for every one (1) acre of floodplain dedicated to open space. Open space requirements for subdivisions may be satisfied by public open space/parkland, or by a combination of public and private open space. Public open space/parkland shall be dedicated to the city, and shall be approved by the Parks and Recreation Board and the City Council during the platting process. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering.

b. To encourage the provision of open space, the minimum lot sizes in a residential subdivision may be reduced by up to 20% in order to preserve additional public and/or private open space, provided that the lots being reduced face onto a single loaded street (*i.e. a street with open space and/or a public park on one side of the street and lots on the other side of the street*). This requirement shall be approved by the City Council at the time of preliminary plat, final plat, or site plan whichever comes first.

D. *Anti-Monotony.* The front elevation of a home shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of differing appearance. Identical brick blends may not occur on adjacent (*side-by-side*) properties. Homes are considered to differ in appearance if any two (2) of the following elements are different:

a. The number of stories of the home.
b. The garage location/orientation on the home.
c. The roof type and layout of the home.
d. The articulation of the front façade of the home.

E. *Fencing.*

a. Solid fencing shall be cedar standard fencing material that are a minimum ½-inch in thickness or more. Spruce fencing is prohibited. All cedar pickets shall be placed on the *public side* (*i.e. facing out*) facing a street or alleyway. All posts and framing shall be placed on the *private side* (*i.e. facing towards the home*) of the fence. Other types of solid fencing (*e.g. vinyl*) may be considered on a *case-by-case basis* by the Planning and Zoning Commission at the time of preliminary plat, final plat, or site plan whichever comes first.
b. Tubular steel or wrought-iron type fencing shall be allowed.
c. Tubular steel or wrought-iron type fencing shall be required on all lots located adjacent to perimeter roadways, open spaces, greenbelts and/or parks.
d. Split rail fencing shall be allowed on lots containing 20,000 SF or more.
e. Fencing on corner lots constructed adjacent to the street shall provide masonry columns at 45-feet off-center spacing that begins at the rear property line corner and terminates at least 15-feet behind the front yard building setback line. A maximum six (6) foot tall, solid board-on-board, panel cedar fencing or wrought-iron type fencing shall be allowed between the masonry columns along the side and/or rear yard adjacent to a street.

    1. On corner lots that have rear lot lines adjacent to alleyways or other rear lot lines, fences may be constructed along the side yard adjacent to the street, subject to a minimum five (5) foot setback from the right-of-way. The property owner shall maintain that portion of the property outside of the fence.

    2. On corner lots that have rear lot lines adjacent to a side lot line of an adjoining lot(s), only tubular steel or wrought-iron type fences not exceeding 42-inches in height may be constructed beyond the building line. Fences constructed on or behind the building line shall comply with the material requirements detailed above.

f. All common areas and perimeter fencing shall be maintained by a Homeowners Association (HOA) as specified in the City's subdivision regulations. Perimeter fencing shall be constructed of six (6) foot tall tubular steel or wrought-iron type fencing with masonry columns and entry features. The Planning and Zoning Commission may consider alternative perimeter screening, such as earthen berms with landscaping, at the time of preliminary plat, final plat, or site plan whichever comes first.

SUBSECTION 3.02: SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT ~~SINGLE-FAMILY ESTATE (SF-E/1.5, 2.0, 4.0) DISTRICT~~

A. *Purpose*. The Single-Family Estate 1.5 (SFE-1.5) District is the proper zoning classification for rural, estate lots that are a minimum of 1½-acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage.

~~1. This district is considered to be the proper zoning classification for large lot developments for single-family dwelling use in a rural setting.~~
~~2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and access to paved streets based on single-family use required by the allowed density.~~
~~3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.~~
~~4. Developers wishing to restrict their subdivision to lot sizes in excess of what this [Unified Development Code] requires shall use restrictive covenants.~~

B. *Permitted Uses*. All land uses permitted within the Single-Family Estate 1.5 (SFE-1.5) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, large lot single-family uses shall be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. ~~Development standards.~~ *Area Requirements.* All development within a Single-Family Estate 1.5 (SFE-1.5) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

~~1. Minimum lot area:~~

~~SF-E/1.5 65,340 square feet (1.5 acres)~~
~~SF-E/2.0 87,120 square feet (2.0 acres)~~
~~SF-E/4.0 174,240 square feet (4.0 acres)~~

~~2. Maximum number of single-family detached dwellings units per lot: One.~~
~~3. Minimum square footage per dwelling unit:~~

~~SF-E/1.5 2,000 square feet~~
~~SF-E/2.0 2,200 square feet~~
~~SF-E/4.0 2,500 square feet~~

~~4. Minimum lot yard frontage on a public street:~~

~~SF-E/1.5 150 feet~~
~~SF-E/2.0 150 feet~~
~~SF-E/4.0 200 feet~~

~~5. Minimum lot depth: 250 feet.~~
~~6. Minimum depth of front setback: 50 feet.~~
~~7. Minimum depth of rear yard setback: ten feet.~~
~~8. Minimum width of side yard setback:~~
~~*(Ord. No. 06-14, 4-17-2006)*~~

~~a. Internal lot: 25 feet.~~

~~9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~
~~10. Minimum length of driveway pavement from public right-of-way for rear and side yard: 20 feet.~~
~~11. Maximum building coverage as a percentage of lot area: 35 percent.~~
~~12. Maximum building height: 36 feet.~~
~~13. Minimum number of paved off-street parking spaces required for:~~

~~a. One single-family dwelling unit: two spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~
~~b. All other uses: see article VI, Parking and Loading.~~

SUBSECTION 3.03: SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT

A. *Purpose*. The Single-Family Estate 2.0 (SFE-2.0) District is the proper zoning classification for rural, estate lots that are a minimum of two (2) acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with

access to public roadways, water, wastewater, and drainage.

B. *Permitted Uses*. All land uses permitted within the Single-Family Estate 2.0 (SFE-2.0) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements.* All development within a Single-Family Estate 2.0 (SFE-2.0) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

SUBSECTION 3.04: SINGLE FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT

A. *Purpose*. The Single-Family Estate 4.0 (SFE-4.0) District is the proper zoning classification for rural, estate lots that are a minimum of four (4) acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage. Developers wishing to restrict their subdivision to a lot size greater than four (4) acres shall be required to use restrictive covenants.

B. *Permitted Uses*. All land uses permitted within the Single-Family Estate 4.0 (SFE-4.0) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

C. *Area Requirements.* All development within a Single-Family Estate 4.0 (SFE-4.0) District shall conform to the related standards listed within Section 7.01, *Residential District Development Standards*.

SUBSECTION 3.05 ~~3.03~~: SINGLE-FAMILY 1 (SF-1) DISTRICT ~~Single-Family One (SF-1) District~~

A. *Purpose*. The Single-Family 1 (SF-1) District is the proper zoning classification for larger, single-family lots that are a minimum of one (1) acre in size or clustered developments that have a gross density of one (1) dwelling unit per acre. Cluster developments should conserve open space, floodplains, tree groupings, natural slopes and wildlife habitats to achieve the desired density. The Single-Family 1 (SF-1) District is also intended to be used for developments that incorporate public/private parks, denominational and private schools, and churches that are essential in creating the basic neighborhood unit. These developments are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area. These developments should provide access to public roadways, water, wastewater, and drainage.

~~1. This district is considered the proper zoning classification for large lot developments for single-family dwelling use, as well as clustered development with an emphasis on conservation of open space, tree groupings, natural slopes and wildlife habitat. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.~~

~~2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and access to paved streets based on single-family use required by the allowed density.~~

~~3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.~~

B. *Permitted Uses*. All land uses permitted within the Single-Family 1 (SF-1) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic~~

neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. *Area Requirements*. Development standards. All development within a Single-Family 1 (SF-1) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

1. Minimum lot area: 8,400 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.
3. Minimum square footage per dwelling unit: 2,500 square feet.
4. Minimum lot frontage on a public street: 70 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 20 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback: a. Internal lot: six feet.
9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 36 feet.
13. Minimum number of paved off-street parking spaces required for:

    a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
    b. For all other uses: see article VI, Parking and Loading.

D. Other minimum development standards.

1. Density standards for residential use. The (SF-1) District shall allow a density of only one unit per gross acre with a minimum requirement of 20 percent open space.

E. Open space standards.

1. *Public and Private Open Space*. Unless otherwise provided by this [Unified Development Code], a minimum of 20 percent of the gross land area within the entire Single-Family One (SF-1) District over five acres shall be devoted to open space, except where floodplain exists in the proposed development in which case the dedicated floodplain shall count for up to 50 percent of the 20 percent open space requirement and shall be consistent with the open space requirements of the city's parks and open space plan. Open space requirements for SF-1 Districts may be satisfied by public open space, or by a combination of public and private open space. Public open space shall be dedicated to the city, and shall be approved by the parks board and city council during the platting process. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering.

F. Anti-monotony standards.

2. *Exterior Materials.* Exterior wall materials must comply with section 3.1, *General Residential District Standards*, of article V of this [Unified Development] Code. Additionally, masonry chimneys shall be required on all homes.
3. *Anti-Monotony Standards.* Front elevations shall not repeat along any block face without at least four intervening homes of differing appearance on the same side of the street and two intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two intervening homes of

~~differing appearance. Identical brick blends may not occur on adjacent (side-by-side) properties. Homes may differ in appearance in any two of the following ways:~~

~~a. Number of stories.~~
~~b. Garage location.~~
~~c. Roof type and layout.~~
~~d. Articulation of the front facade.~~

~~G. Fencing standards.~~

~~4. *Fencing*.~~

~~a. Solid fencing shall be cedar standard fencing material (minimum one-half inch thickness or more). Spruce fencing will not be allowed. All cedar pickets shall be placed on the "public side" facing a street or an alley. All posts and framing shall be placed on the "private side" of the fence. Other types of solid fencing (such as vinyl) may be considered on a case-by-case basis by the planning and zoning commission at the time of final platting.~~
~~b. Tubular steel or wrought-iron type fencing shall also be allowed.~~
~~c. Tubular steel or wrought-iron type fencing shall be required on all lots located adjacent to perimeter roadways, open spaces, greenbelts and parks.~~
~~d. Split rail fencing shall be allowed on lots containing 20,000 square feet or more.~~
~~e. Fencing on corner lots constructed adjacent to the street shall provide masonry columns at 45 feet off-center spacing that begins at the rear property line corner and terminates at least 15 feet behind the front yard building setback line. A maximum six-foot-high, solid board-on-board "panel" cedar fencing or wrought iron-type fencing shall be allowed between the masonry columns along the side and/or rear yard adjacent to a street. a. On corner lots which have rear lot lines adjacent to alleys or other rear lot lines, fences may be constructed along the side yard adjacent to the street, subject to a minimum five feet setback from the right-of-way. The property owner shall maintain that portion of the property outside of the fence. b. On corner lots which have rear lot lines adjacent to a side lot line of an adjoining lot(s), only tubular steel or wrought iron-type fences not exceeding 42 inches in height may be constructed beyond the building line. Fences constructed on or behind the building line shall comply with the materials requirement in section G.5 above.~~
~~f. All common areas and perimeter fencing shall be maintained by a homeowners association as specified in the city's subdivision regulations. Perimeter fencing shall be constructed of six-foot-tall tubular steel or wrought iron type fencing with masonry columns and entry features. The planning and zoning commission may consider alternative perimeter screening such as earthen berms with landscaping at the time of platting.~~

~~*(Ord. No. 07-18, 6-4-2007)*~~

SUBSECTION 3.06 ~~3.04~~: SINGLE-FAMILY 16 (SF-16) DISTRICT ~~Single-Family Residential (SF-16) District~~

A. *Purpose*. The Single-Family 16 (SF-16) District is the proper zoning classification for larger lot, single-family developments. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

~~1. This district is considered to be the proper zoning classification for large lot developments for single family dwelling use. It is intended to be composed of single-family dwellings together with~~

~~public, denominational and private schools, churches and public parks essential to create basic neighborhood units.~~

~~2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and access to paved streets based on single-family use required by the allowed density.~~

~~3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.~~

B. *Permitted Uses*. All land uses permitted within the Single-Family 16 (SF-16) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV [of this Unified Development Code], Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Single-Family 16 (SF-16) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

~~1. Minimum lot area: 16,000 square feet.~~
~~2. Maximum number of single-family detached dwellings units per lot: one.~~
~~3. Minimum square footage per dwelling unit: 2,400 square feet.~~
~~4. Minimum lot frontage on a public street: 90 feet.~~
~~5. Minimum lot depth: 100 feet.~~
~~6. Minimum depth of front yard setback: 25 feet.~~
~~7. Minimum depth of rear yard setback: ten feet.~~
~~8. Minimum width of side yard setback:~~

~~a. Internal lot: eight feet.~~

~~9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~
~~10. Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.~~
~~11. Maximum building coverage as a percentage of lot area: 45 percent.~~
~~12. Maximum building height: 36 feet.~~
~~13. Minimum number of paved off-street parking spaces required for:~~

~~a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~
~~b. For all other uses: see article VI [of this Unified Development Code], Parking and Loading.~~

~~*(Ord. No. 06-14, 4-17-2006; Ord. No. 16-47, § 2, 9-6-2016)*~~

SUBSECTION 3.07 ~~3.05~~: SINGLE-FAMILY 10 (SF-10) DISTRICT ~~Single-Family Residential (SF-10) District~~

A. *Purpose*. The Single-Family 10 (SF-10) District is the proper zoning classification for the majority of the City's existing single-family residential development, and is the appropriate zoning classification for single-family developments with medium sized lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

1. This district comprises a major portion of the existing single-family dwelling development of the city. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

B. *Permitted Uses*. All land uses permitted within the Single-Family 10 (SF-10) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV [of this Unified Development Code], Permissible Uses.

C. *Area Requirements*. Development standards. All development within a Single-Family 10 (SF-10) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

1. Minimum lot area: 10,000 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.
3. Minimum square footage per dwelling unit: 2,200 square feet.
4. Minimum lot frontage on a public street: 80 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 20 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback:

    a. Internal lot: six feet.

9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 36 feet.
13. Minimum number of paved off-street parking spaces required for:

    a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
    b. For all other uses: see article VI [of this Unified Development Code], Parking and Loading.

(Ord. No. 06-14, 4-17-2006; Ord. No. 16-47, § 3, 9-6-2016)

SUBSECTION 3.08 ~~3.06~~: SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT ~~Single-Family Residential (SF-8.4) District~~

A. *Purpose*. The Single-Family 8.4 (SF-8.4) District is the proper zoning classification for areas of undeveloped land remaining in the City deemed appropriate for medium sized, single-family lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

1. This district is considered to be the proper zoning classification for areas of the undeveloped land remaining in the city appropriate for single-family dwelling use. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

B. *Permitted Uses*. All land uses permitted within the Single-Family 8.4 (SF-8.4) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. *Area Requirements*. Development standards. All development within a Single-Family 8.4 (SF-8.4) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

1. Minimum lot area: 8,400 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.
3. Minimum square footage per dwelling unit: 1,500 square feet.
4. Minimum lot frontage on a public street: 70 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 20 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

a. Internal lot: six feet.

9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 36 feet.
13. Minimum number of paved off-street parking spaces required for:

a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
b. For all other uses: see article VI, Parking and Loading.

SUBSECTION 3.09 3.07: SINGLE-FAMILY 7 (SF-7) DISTRICT Single-Family Residential (SF-7) District

A. *Purpose*. The Single-Family 7 (SF-7) District is the proper zoning classification for single-family developments with smaller lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas adjacent to low intensity non-residential land uses, in and around the Old Town Rockwall (OTR) Historic District, and/or where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

1. This district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

B. *Permitted Uses*. All land uses permitted within the Single-Family 7 (SF-7) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. *Area Requirements*. Development standards. All development within a Single-Family 7 (SF-7) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

1. Minimum lot area: 7,000 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.
3. Minimum square footage per dwelling unit: 1,100 square feet.
4. Minimum lot frontage on a public street: 60 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 20 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

a. Internal lot: six feet.

9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 32 feet.
13. Minimum number of paved off-street parking spaces required for:

a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
b. For all other uses: see article VI, Parking and Loading.

SUBSECTION 3.10 3.08: ZERO LOT LINE (ZL-5) DISTRICT Zero Lot Line Residential (ZL-5) District

D. *Purpose*. The Zero Lot Line (ZL-5) District is the proper zoning classification for medium-density residential developments that are on separate lots (*i.e. single-family*), and are typically owner occupied. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, adjacent to low intensity non-residential land uses, and/or where they will serve as a logical transition from higher to lower

density residential zoning districts. These developments have increased requirements for public roadways, water, wastewater, and drainage due to their density.

~~1. The Zero Lot Line Residential District is established to provide adequate space and site diversification for medium-density residential development that is single-family, on separate lots, and typically owner occupied.~~
~~2. Zero lot line development is a medium density use. The increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space should be met or provided for before zoning to this district.~~
~~3. Zero lot line developments must be properly buffered from nonresidential uses, and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.~~

A. *Permitted Uses*. All land uses permitted within the Zero Lot Line (ZL-5) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

B. *Area Requirements*. ~~Development standards.~~ All development within a Zero Lot Line (ZL-5) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

~~1. Minimum lot area: 5,000 square feet.~~
~~2. Maximum number of single-family dwellings units per lot: one.~~
~~3. Minimum square footage per dwelling unit: 1,000 square feet.~~
~~4. Minimum lot frontage on a public street: 50 feet.~~
~~5. Minimum lot depth: 90 feet.~~
~~6. Minimum front yard setback: 20 feet.~~
~~7. Minimum rear yard setback: ten feet.~~
~~8. Minimum width of side yard setback:~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~a. Zero lot line side: zero feet.~~
~~b. Maintenance easement side: ten feet.~~

~~9. Minimum maintenance easement on the non-zero lot line side, when adjacent to another lot in the same zoning district: five feet (this easement shall be maintained as an open space except upon a finding by the building official that the proposed improvements do not impede the use of said easement for maintenance of the adjoining structure).~~
~~10. Minimum distance between buildings on the same lot or parcel of ground: ten feet.~~
~~11. Minimum length of driveway pavement from public right-of-way for rear and side yard: 20 feet.~~
~~12. Maximum building coverage as a percentage of lot area: 50 percent.~~
~~13. Maximum building height: 30 feet.~~
~~14. Minimum number of paved off-street parking spaces:~~

~~a. One single-family dwelling unit: two spaces plus a two-car garage.~~
~~b. For all other uses: see article VI, Parking and Loading.~~

SUBSECTION 3.11 ~~3.09~~: TWO-FAMILY (2F) DISTRICT ~~Duplex (Two-Family) Residential (2F) District~~

A. *Purpose*. The Two-Family (2F) District is the proper zoning classification for medium-density, duplex developments (*i.e. two [2] dwelling units per lot*). This zoning district accommodates low to medium-density developments and allows public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, but may be located directly adjacent to low intensity non-residential land uses. These areas are also located where they will serve as a logical transition from higher to lower density residential zoning districts. These developments have increased requirements for public roadways, water, wastewater, drainage, open space and fire protection due to their density.

~~1. The Duplex Residential District is established to provide adequate space and site diversification for medium-density, duplex type residential development with two dwelling units per lot, and at almost twice the density of a typical single-family development, and to adjust the development standards accordingly.~~
~~2. Duplex type development is a low to medium density use, and additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space shall be met before development to such use.~~
~~3. Duplex developments are not necessarily a buffer between single-family and commercial uses, and should be properly buffered from nonresidential uses, and protected from high volumes of nonresidential traffic, or from pollution and/or environmental hazards.~~

B. *Permitted Uses*. All land uses permitted within the Two-Family (2F) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, single-family and duplex dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Two-Family (2F) District shall conform to Section 3.01, *General Residential District Standards*, and the related standards listed within Section 7.01, *Residential District Development Standards*.

~~1. Minimum lot area: 7,000 square feet.~~
~~2. Maximum number of single-family attached dwellings units per lot: two.~~
~~3. Minimum square footage per dwelling unit: 800 square feet.~~
~~4. Minimum lot frontage on a public street: 60 feet.~~
~~5. Minimum lot depth: 100 feet.~~
~~6. Minimum depth of front yard setback: 20 feet.~~
~~7. Minimum depth of rear yard setback: ten feet.~~
~~8. Minimum width of side yard setback:~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~a. Abutting structures separated by fire retardant walls: zero feet.~~
~~b. Internal lot: six feet*.~~

~~*Townhouses separated by firewall meeting the requirements of the building code may build to the property line where such structures abut.~~

~~9. Minimum distance between buildings on the same lot or parcel of ground: ten feet.~~
~~10. Minimum length of driveway pavement from public right-of-way for rear and side yard: 20 feet.~~
~~11. Maximum building coverage as a percentage of lot area: 45 percent.~~
~~12. Maximum building height: 32 feet.~~

~~13. Minimum number of paved off-street parking spaces:~~

~~a. Each residential dwelling unit: two off-street spaces plus one garage parking space for each dwelling unit.~~
~~b. For all other uses: see article VI, Parking and Loading.~~

SUBSECTION 3.12 ~~3.10~~: MULTI-FAMILY 14 (MF-14) DISTRICT ~~Multi-Family Residential (MF-14) District~~

A. *Purpose*. The Multi-Family 14 (MF-14) District is the proper zoning classification for higher density developments. This zoning district should be located within 1,200-feet of retail and other services, and should not contain more than 500-units within one (1) mile of another multi-family development. These standards are intended to create a strong market for multi-family units, and provide for the ongoing reinvestment in these types developments while helping to ensure that inappropriate concentrations of higher density residential developments are not created. The downtown area shall be exempted from the spacing requirements.

The Multi-Family 14 (MF-14) District allows high density developments that are extremely amenitized, and that necessitate additional requirements for public roadways, water, wastewater, drainage, open space and fire protection. These types of developments should not run traffic through single-family neighborhoods, and should be located close to an arterial or collector street that is capable of carrying the additional traffic.

~~1. The Multi-Family 14 (MF-14) Residential District is established to provide adequate space and site diversification for medium density areas.~~
~~2. Multi-family districts should be located within 1,200 feet of retail and other services; and no more than 500 units should be located within one mile of each other. These standards will help support a strong market for the units, and consequently on-going reinvestment, while helping to make sure that inappropriate concentrations of multi-family units are not created. The downtown area is exempted from the spacing standard.~~
~~3. This zone allows medium density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open spaces are met. MF-14 uses should not run traffic through single-family neighborhoods, and should be located close to arterial or collectors capable of carrying the additional traffic.~~
~~4. Multi-family developments are not necessarily a buffer between single-family and commercial uses, and should be property buffered from nonresidential land uses and traffic, as well as from pollution and/or environmental hazards.~~

B. *Permitted Uses*. All land uses permitted within the Multi-Family 14 (MF-14) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, duplex and apartment dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Multi-Family 14 (MF-14) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.02, *Multi-Family District Development Standards*.

~~1. Duplexes shall meet the requirements of the 2-F District, with only one duplex per lot.~~
~~2. Minimum site area: 10,000 square feet.~~
~~3. Minimum lot area: 2,000 square feet of lot per unit.~~
~~4. Maximum density per gross acre: 14 units/acre.~~
~~5. Minimum lot frontage on a public street: 60 feet.~~

6. Minimum lot depth: 100 feet.
7. Minimum depth of front yard setback: 25 feet.
8. Minimum depth of rear yard setback*:

a. Abutting a single-family, townhouse, or duplex district:

One-story structure: 25 feet.
Two-story structure: 50 feet.
Three-story structure: 75 feet.

b. Abutting any other district: ten feet.

*Unenclosed carports may be built up to within five feet of any property line that abuts an alley and no closer than 20 feet from any street intersection.

9. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

a. Abutting a single-family, townhouse, or duplex district:

One story structure: 25 feet.
Two story structure: 50 feet.
Three story structure: 75 feet.

b. Internal lot: ten feet for a one story structure or 15 feet for structures two or more stories in height.

10. Minimum distance between buildings on the same lot or parcel of land:

a. Ten feet from main to accessory buildings.
b. 20 feet for two main buildings with doors or windows in facing walls.
c. 15 feet for two main buildings without doors or windows in facing walls.

11. Maximum building coverage as a percentage of lot area: 45 percent. Each development containing over 100 dwelling units shall provide 300 square feet of open space per two- and three-bedroom unit, with at least one open area with the minimum dimensions of 200 feet by 150 feet.

Swimming pools, tennis courts and other recreational facilities can be counted toward the overall open space requirement, but not toward the required 200 feet by 150 feet area.

12. Minimum amount of permanent, landscaped open space: 20 percent of total lot area, with 30 percent of total requirement located in front and alongside buildings along street frontages. See article VIII, section 5.12, Required Landscaping.

Any parking lot with more than two rows of spaces shall have a minimum of two percent of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20 percent total landscaping requirement.

All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable city codes, and approved by the building official.

~~Also, see article VIII, Landscape Standards.~~

~~13. Maximum building height: 36 feet.~~
~~14. For required off-street parking: see article VI, Parking and Loading.~~
~~15. Lots with more than five dwelling units that are contiguous to a single-family, townhouse, or duplex district, must be separated by a buffer as established in article VIII, Landscape Standards. The required buffer shall be reviewed and approved by city council.~~

~~*(Ord. No. 09-23, 6-15-2009)*~~

SECTION 4: COMMERCIAL DISTRICTS

SUBSECTION 4.01: GENERAL COMMERCIAL DISTRICT STANDARDS

All commercial development shall conform to the following standards:

A. *Construction Materials.*

1. *Materials and Masonry Composition*. Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials* -- *excluding doors and windows* -- as defined below.

   a. *Primary Materials*. *Primary Materials* shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*). Specific requirements for *Primary Materials* are as follows:

      1. *Stone.* A minimum of 20% stone (*i.e. natural or synthetic/cultured*) is required on all building façades.
      2. *Cementitious Materials.* The use of cementitious materials (*e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade.
      3. *Accent Brick and Stone.* Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of the primary brick or stone materials used on each building elevation.

   b. *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above. This includes materials like aluminum composite materials, metal panels, acrylic products (*i.e. EIFS products*), cast stone, or other materials identified by the Director of Planning and Zoning or his/her designee.

~~1. *Exterior Walls.* Each exterior wall shall consist of 90 percent masonry materials as defined in article XIII, Definitions, excluding doors and windows, on walls which are visible from a public street or open space, including a minimum of 20 percent stone.~~

~~All buildings shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g., stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the buildings exterior finishes where it is deemed important as a design~~

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~~feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area.~~

2. *Exceptions*. Exceptions to ~~this~~ the material requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission ~~council~~ upon recommendation from the Architectural Review Board (ARB). The submission and approval of material samples and building elevations ~~drawings~~ of the ~~subject~~ structure shall be required~~, and material samples~~. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).

B. *Maximum Building Height*.

1. ~~All districts. The height limit for all structures shall be as established in the districts governing the property on which the structures are located, and the exceptions to height setback standards below.~~
2. ~~Building height and~~ *Setback Exceptions for Building Height in Commercial Districts*. ~~*Exceptions.*~~ All structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by Section 7.03, *Non-Residential District Development Standards*; however, ~~The~~ the following features may be constructed 12-feet higher than the maximum height requirement ~~of the zoning district in which the structure is located~~ if they [*1*] are not more than 33% of the total roof area, and [*2*] are setback from the edge of the roof a minimum of two (2) feet for every one (1) foot that the feature extends above the surface of the roof:

   a. Chimneys, Church Spires, Elevator Shafts, and similar appendages not intended as places of occupancy and/or storage.~~;~~
   b. Flag Poles ~~and similar devices~~.~~;~~
   c. ~~Heating and air conditioning equipment~~, Solar Collectors and/or Similar Equipment, Fixtures, and Devices~~;~~.

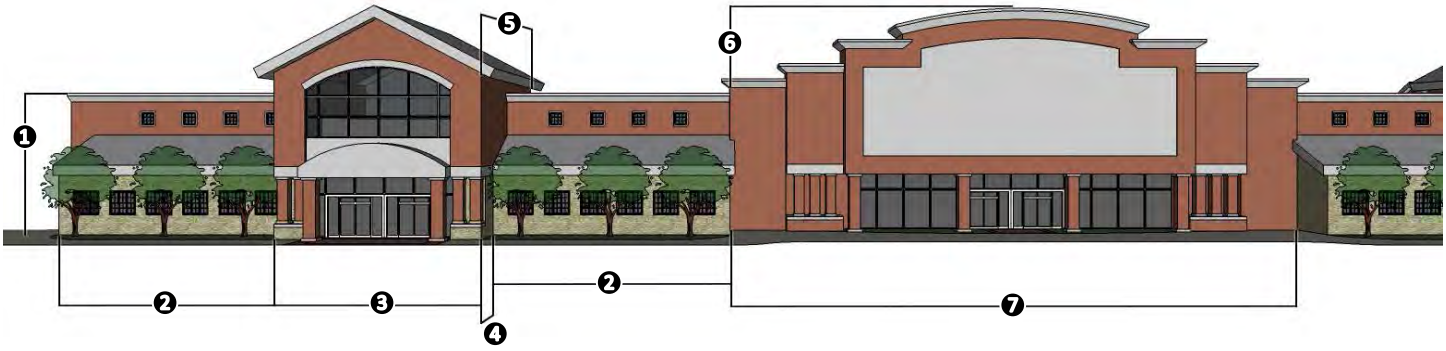
   ~~provided that they are:~~

      ~~a. Not more than one-third of the total roof area; and~~
      ~~b. Set back from the edge of the roof a minimum distance of two feet for every foot by which such features extend above the roof surface of the building to which they are attached.~~

C. *Building Articulation.*

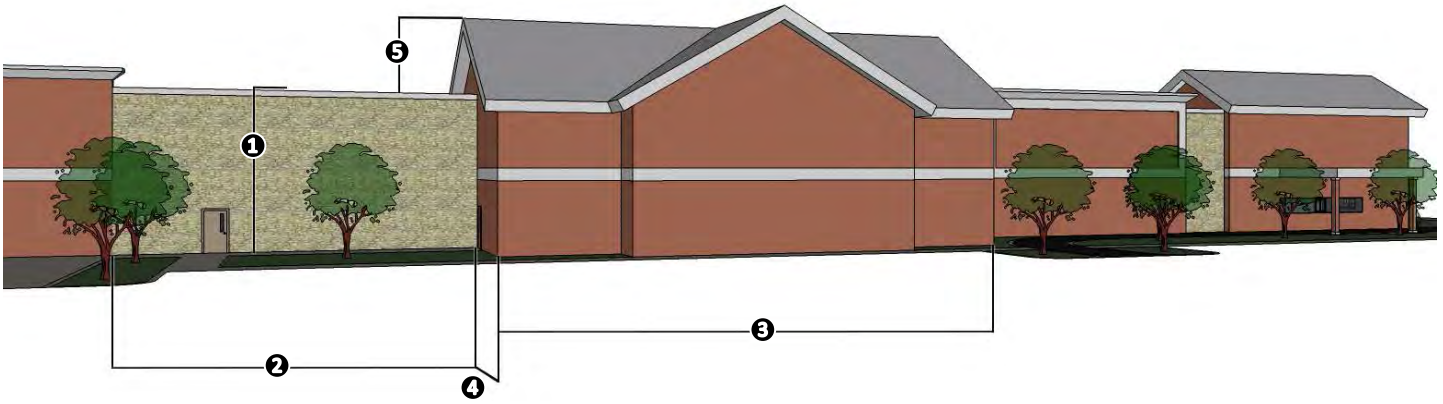
1. *Primary Building Façades.* A primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All commercial buildings ~~Facades~~ shall meet the following ~~minimum~~ standards for articulation on primary building façades:

~~a. Horizontal articulation. No building wall shall extend for a distance equal to three times the wall's height without having an offset of 25 percent of the wall's height, and that new plane shall extend for a distance equal to at least 25 percent of the maximum length of the first plane.~~
~~b. Vertical articulation. No horizontal wall shall extend for a distance greater than three times the height of the wall without changing height by a minimum of 25 percent of the wall's height.~~



❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.
❷: *Wall Length*. The maximum wall length shall not exceed three (3) times the wall height (*i.e. 3 x* ❶ ≥ ❷).
❸: *Secondary Entryway/Architectural Element Length*. The minimum length of the secondary entryway or projecting architectural element shall be 25% of the wall length *(i.e. 25% x* ❷ ≤ ❸).
❹: *Wall Projection*. The minimum wall projection for a primary and/or secondary entryway/architectural element shall be 25% of the wall height (*i.e. 25% x* ❶ ≤ ❹).
❺: *Primary and/or Secondary Entryway/Architectural Element Width*. The minimum width of the primary and/or secondary entryway/architectural element shall extend for twice the required wall projection (*i.e. 2 x* ❹ ≥ ❺).
❻: *Projection Height*. The primary and secondary entryways/architectural element shall extend a minimum of 25% of the wall height above the top of the wall (*i.e. 25% x* ❶ ≤ ❻).
❼: *Primary Entryway/Architectural Element Length*. The primary entryway/architectural element shall meet all of the same projections as the secondary entryway/architectural element, but shall extend for a minimum of twice the length of the secondary element (*i.e. 2 x* ❸ ≥ ❼).

2. *Secondary Building Façade.* A secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All commercial buildings shall meet the following standards for articulation on secondary building façades:



❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.
❷: *Wall Length*. The maximum wall length shall not exceed three (3) times the wall height (*i.e. 3 x* ❶ ≥ ❷).
❸: *Secondary Entryway/Architectural Element Length*. The minimum length of the secondary

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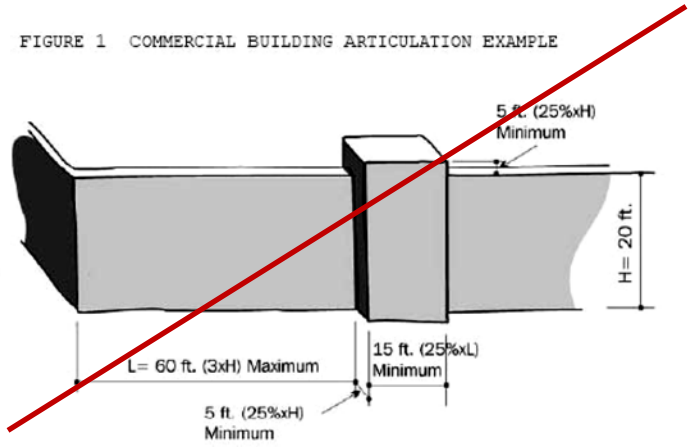
entryway or projecting architectural element shall be 15% of the wall length *(i.e. 15% x ❷ ≤ ❸)*.

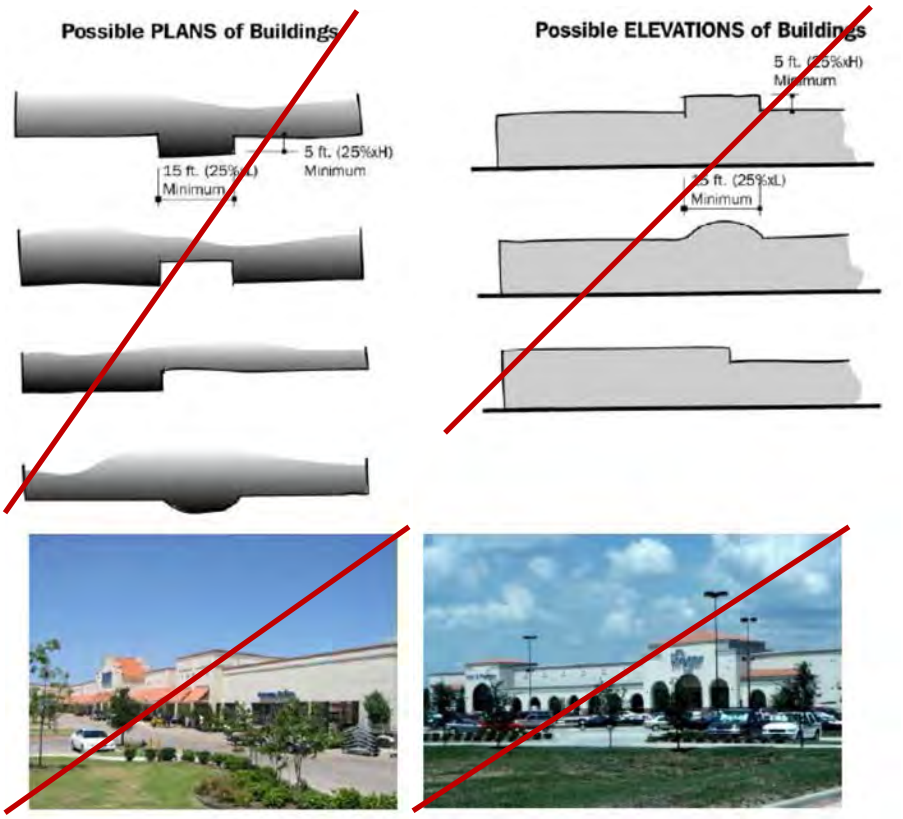
❹: *Secondary Entryway/Architectural Element Width*. The minimum wall projection for a secondary entryway/architectural element shall be 15% of the wall height (*i.e. 15% x ❶ ≤ ❹*).

❺: *Projection Height*. The secondary entryway/architectural element shall extend a minimum of 15% of the wall height above the top of the wall (*i.e. 15% x ❶ ≤ ❺*).

3. *Exceptions*. Exceptions to the building articulation requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB). In determining if an exception to the building articulation requirements is appropriate the Planning and Zoning Commission should determine if the proposed request is [*1*] in conformance with the spirit and intent of the building articulation requirements, and [*2*] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).

FIGURE 1 COMMERCIAL BUILDING ARTICULATION EXAMPLE





D. *Open Space Guidelines.* Commercial land uses should be designed to be integrated with adjacent land uses, as opposed to separating land uses using physical barriers or screening walls (*unless necessary*). This should be achieved by making commercial developments pedestrian-oriented and easily accessible to adjacent developments through the use of natural buffers, open space and trails. This involves creating trails that connect commercial and residential developments, using landscape buffers that incorporate berms and landscaping to separate residential and non-residential land uses, and utilizing building design to create compatibility with surrounding land uses.

E. *Commercial Buildings ~~Greater Than~~ 25,000 ~~square feet~~ SF or Greater*.

1. *Applicability.* These criteria shall apply to new retail/commercial building construction in ~~general retail and commercial districts only~~ all commercial zoning districts. This ~~These~~ criteria shall not be applied ~~apply~~ to the use, re-use, modification or consolidation of existing retail and/or commercial space developed ~~as of~~ on or before April 2, 2001, or to the expansion of ~~existing~~ retail space in existence ~~existing~~ ~~as of~~ on or before April 2, 2001, that is being expanded by ~~no greater~~ less than ten (10%) percent of the existing ~~ground~~ floor area.

2. *Exterior Building Materials.* ~~Ninety percent of the~~ The area of all exterior facades shall consist of 90% ~~clay fired~~ brick, ~~native~~ stone, cast stone, custom Concrete Masonry Units (CMUs) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*)~~integral colored architectural split faced concrete block, plaster~~, stucco or a combination of these materials. Each facade shall not contain more than 75% ~~percent~~ of any single material.

3. *Loading Docks.* Loading docks shall not be oriented towards a residential zoning district~~s~~ or residentially used property. Where loading areas are located parallel to a residential zoning district~~s~~ or residentially used property, they must be screened by an architecturally integrated masonry

screening wall that is a minimum 14-foot ~~tall~~ in height and that runs ~~wall~~ the entire length of the loading space. As an alternative, the Planning and Zoning Commission may approve the use of a berm in conjunction with landscape screening if it is determined that this screening method will [*1*] provide a suitable substitute to a masonry wall, and [*2*] if the screening method will completely screen the proposed loading docks.

4. *On-Site Circulation Guidelines*.

   a. On-site circulation standards should try to minimize the conflict between pedestrians and vehicles by placing driveways and service areas in locations that reduce the chance of interrupting on-site vehicle movement.
   b. Buildings should be placed in a manner that screens the drive-through lane and creates pedestrian pathways and spaces.
   c. In order to maintain on-site circulation, each drive-through lane is to be separate from pump islands and from routes necessary for entering and exiting the property.

5. *Residential Adjacency Standards*. Where the property immediately abuts a residential zoning district or residentially used property~~,~~ -- *unless separated by an ~~MD~~4 M4D (major collector, four [4] lane, divided roadway) or larger thoroughfare*~~,~~ -- a minimum ~~ten-foot-wide~~ ten (10) foot wide landscaped ~~edge~~ buffer must be installed for buildings with a building footprint of 25,000 SF ~~square feet~~ to ~~50,000~~ 49,999 SF ~~square feet~~ in area, a minimum 15-foot wide landscaped ~~edge~~ buffer for buildings with a building footprint of ~~50,001~~ 50,000 SF ~~square feet~~ to 79,999 SF ~~square feet~~ in area, and a minimum 30-foot wide landscaped ~~edge~~ buffer for buildings with a building footprint of 80,000 SF ~~square feet~~ and greater in area. This shall be in addition to the screening required by the landscape regulations of the City of Rockwall for all aforementioned building sizes. The landscaped ~~edge~~ buffer must include a combination of berms, evergreen shrubs, and a mix of evergreen and deciduous trees (*minimum four [4] inch caliper*) placed at a minimum 25-feet on center. Planting may be grouped if approved by the Planning and Zoning Commission.

6. *Outside Storage*. Open storage areas shall be connected to the building and screened with a wall that is constructed of the same building materials as the remainder of the primary structure.

7. *Adaptive Reuse Standards*. For those buildings over 80,000 SF ~~square feet~~ in area, the applicant must demonstrate that the building can be subdivided in a reasonable manner by submitting a plan indicating potential entrances and exits and loading areas for multiple tenants. This plan will need to be submitted at the time of site plan.

(Ord. No. 14-52, § 1, 12-1-2014)

SUBSECTION 4.02: RESIDENTIAL-OFFICE (RO) DISTRICT

A. *Purpose*. The Residential-Office (RO) ~~R-O~~ District is a zoning district intended to recognize~~s~~ the existence of older residential areas of the city, where larger houses have been or can be converted from single-family and multi-family ~~two-family~~ residences to low-intensity office uses in order to extend the economic life of these structures, and to allow the owners to justify the expenditures for repairs and modernization. The intent of this district is to allow for low intensity office development providing professional, medical and other office services and limited retail businesses to residents in adjacent neighborhoods. The Residential-Office (RO) ~~R-O~~ District shall have principle access to major or secondary thoroughfares, and may serve as an area of transition between residential and high-intensity, non-residential uses or busy arterial thoroughfares.

B. *Permitted Uses*. All land uses permitted within the Residential-Office (RO) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, low intensity office development providing professional, medical and other office services to residents in adjacent neighborhoods, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Residential-Office (RO) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

~~1. Minimum lot area: 6,000 square feet.~~
~~2. Maximum lot area: 43,560 square feet.~~
~~3. Minimum lot frontage on a public street: 60 feet.~~
~~4. Minimum lot depth: 100 feet.~~
~~5. Minimum depth of front yard setback: 25 feet (from future right-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater) in those instances where an existing structure is converted into an office use.~~
~~6. Minimum width of side yard setback: ten feet, except if the adjacent property is predominantly residentially zoned or residentially used, in which case the setback shall be 20 feet.~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~7. Minimum depth of rear yard setback: 30 feet.~~
~~8. Minimum distance between detached buildings on the same lot or parcel of land:~~

~~a. Without fire retardant wall: 15 feet.~~
~~b. With fire retardant wall: zero feet.~~

~~9. Minimum requirement for construction materials. For existing structures, no change to exterior walls shall be required. For new structures, each exterior wall shall consist of 90 percent masonry material excluding doors and windows.~~
~~10. Maximum building coverage as a percentage of lot area: 40 percent.~~
~~11. Maximum floor-area ratio (FAR): 0.33 FAR.~~
~~12. Maximum amount of impervious coverage as a percentage of lot area: 75 to 80 percent.~~
~~13. Minimum amount of landscaped areas: all development shall comply with article VIII, section 5.12, Required Landscaping.~~

~~Amenity open space: seven percent of the interior of the parking lot, not including the setback and buffer development standards, shall be previous land area in association with plantings.~~

~~14. Maximum building height: 36 feet.~~
~~15. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading. Off-street parking shall not be permitted in the required setback in this district.~~
~~16. Maximum number of entrances and/or exits:~~

~~a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.~~
~~b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.~~
~~c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.~~

17. ~~Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the planning and zoning commission.~~
18. ~~Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.~~

SUBSECTION 4.03: NEIGHBORHOOD SERVICES (NS) DISTRICT

A. *Purpose*. The Neighborhood Services (NS) District is a zoning district intended to provide limited retail land uses near neighborhoods for the purpose of supplying the *day-to-day* retail and personal service needs of residents. The Neighborhood Services (NS) District is typically located at limited corner locations on arterials in existing developments, and is intended to serve small service areas. The average site is from ½-acre to a maximum of two (2) acres. Since these sites are typically small and surrounded by residential development they can appear to be spot zones; however, the Comprehensive Plan acknowledges the need to create neighborhood units, which involve the need for limited retail and service uses in close proximity to neighborhoods. These convenience centers should be constructed to a residential scale, and be visually and dimensionally compatible to adjacent residential developments. The Neighborhood Services (NS) District should not contain uses that create excessive amounts of traffic, noise, litter or that would not be conducive to residential adjacency. Due to the residential adjacency of this zoning district, increased landscaping and buffering requirements are necessary.

1. ~~The (NS) Neighborhood Service District is established as a limited retail category intended for use near neighborhood areas for the purpose of supplying day-to-day retail needs of the residents in the area, such as food, drugs and personal services.~~
2. ~~The NS District occurs at limited corner locations on arterials in existing developments and is intended for small service areas in new developments. The average site is from one-half to one acre, up to two acres.~~
3. ~~Since the site is typically small, and surrounded by residential type land uses, this zoning would have the appearance of a spot zone. It is not an illegal spot zone, however, if it is called for in the comprehensive plan, or if it serves a need in the neighborhood. A similar neighborhood convenience center within one-fourth mile of a proposed center would be an indication that the need for such a center is already being met.~~
4. ~~While the uses allowed in this district are intended to be located within or adjacent to residential areas, care must be taken to ensure that adjacent residential uses are protected. Uses with excessive amounts of traffic, noise, or litter are not intended for this district. Areas where two or more comers of an intersection are intended to have shopping facilities should be zoned a less restrictive district. The centers should be located at the intersection of collector type streets or larger that are capable of handling the additional traffic. The area, landscaping, and buffering requirements are more restrictive in this district in order to protect adjacent uses.~~

B. *Permitted Uses*. All land uses permitted within the Neighborhood Services (NS) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, retail businesses which supply day-to-day retail needs of the residents in adjacent neighborhoods, such as food, pharmaceuticals and personal services, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Neighborhood Services (NS) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

4. Minimum site size: 6,000 square feet.
5. Minimum site frontage on a public street: 60 feet.
6. Minimum site depth: 100 feet.
7. Minimum depth of front yard setback: 15 feet. Parking should not be located between the front facade and the property line.
8. Minimum width of side yard setback:

    a. Without fire retardant wall: five feet.
    b. With fire retardant wall: zero feet.
    c. Abutting residentially zoned property: 20 feet.

9. Minimum depth of rear yard setback:

    d. Abutting nonresidentially zoned property with fire retardant wall and alley separating: zero feet.
    e. Without fire retardant wall or alley: 20 feet.
    f. Abutting residentially zoned property: 20 feet.

10. Minimum distance between detached buildings on the same lot or parcel of land:

    c. Without fire retardant wall: 15 feet.
    d. With fire retardant wall: zero feet.

11. Maximum building size: 5,000 square feet in area, unless otherwise approved as a specific use permit (SUP) by the planning and zoning commission and city council.

    (Ord. No. 06-14, 4-17-2006)

12. Maximum building coverage as a percentage of lot area: 40 percent.
13. Maximum amount of impervious coverage as a percentage of lot area: 80 to 85 percent. See article VIII.5.12, Required Landscaping.
14. Minimum amount of landscaped area: all development shall comply with the landscaping regulations in article VIII, Landscape Standards.
15. Maximum building height: 36 feet.
16. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading.
17. Maximum number of entrances and/or exits:

    a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.
    b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.
    c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.

18. Residential adjacency. Neighborhood service uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.
19. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.

SUBSECTION 4.04: GENERAL RETAIL (GR) DISTRICT

A. *Purpose.* The General Retail (GR) District is a zoning district intended to provide limited retail and service uses for one (1) or more neighborhoods. The land uses specified in this district include most types of retail and office activity, and are typically located on/at the intersections of major thoroughfares. This district does ***not*** include strip commercial/retail centers, large shopping centers, wholesaling operations, lumberyards, contractor yards, and/or warehouses with high volumes of commercial truck traffic. The General Retail (GR) District is not a major commercial/retail district, and should try to avoid intensive commercial land uses that carry large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering and screening from residential areas. Traffic from land uses in this district should not pass through residential areas, except on arterial or major collectors. There are restrictions on access to prevent traffic congestion or an adverse effect on major thoroughfares adjacent to residential areas. Areas should not be zoned General Retail (GR) District unless they are located on or close to an arterial or major collector that is capable of carrying increased traffic. Since the General Retail (GR) District will be located close to residential areas, the development standards are stringent and require high standards of development similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts.

~~1. The general retail district is established to provide limited retail and service uses for one or more neighborhoods. The uses specified in this district include most types of retail activity and are located on, or at the intersections of, major thoroughfares. This district does not include strip commercial, large shopping centers, wholesaling operations, lumber yards, contractor yards, and warehousing with high volumes of truck traffic and low volumes of retail type traffic.~~
~~2. This district will not be a major retail district, and will try to avoid intensive commercial uses and large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterial or major collectors. There are restrictions on access to prevent traffic congestion or an adverse effect on major thoroughfares.~~
~~3. Areas should not be zoned to this use unless they are located on or close to arterial or major collectors capable of carrying the additional traffic they will generate, and in areas where there is increased water, fire protection, wastewater and drainage capacity.~~
~~4. This zone is a light retail zone, and it is intended that limited commercial uses fall in this district. Since the zone will be located close to residential areas, the development standards are stringent and require as high a standard of development as the RO and NS Districts.~~

B. *Permitted Uses.* All land uses permitted within the General Retail (GR) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, retail and service uses for one or more neighborhoods may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a General Retail (GR) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

~~1. Minimum site size: 6,000 square feet; one acre when adjacent to Interstate 30.~~
~~2. Minimum site frontage on a public street: 60 feet; 200 feet when adjacent to Interstate 30.~~
~~3. Minimum site depth: 100 feet; 200 feet when adjacent to Interstate 30.~~
~~4. Minimum depth of front yard setback: 15 feet from the future right-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater. Parking should not be located between the front facade and the property line.~~
~~5. Minimum width of side yard setback.~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~a. Without fire retardant wall: ten feet, or as required by building and/or fire codes.~~
~~b. With fire retardant wall: zero feet.~~
~~c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.~~
~~d. In no case shall more than a 50 foot setback be required.~~

~~6. Minimum depth of rear yard setback:~~

~~a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet.~~
~~b. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.~~
~~c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.~~
~~d. In no case shall more than a 50 foot setback be required.~~

~~7. Minimum distance between detached buildings on the same lot or parcel of land:~~
~~a. Without fire retardant wall: 15 feet.~~
~~b. With fire retardant wall: zero feet.~~

~~8. Maximum building size: 25,000 square feet in area, unless otherwise approved as a specific use permit (SUP) by the planning and zoning commission and city council.~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~9. Maximum building coverage as a percentage of lot area: 40 percent.~~
~~10. Maximum amount of impervious coverage as a percentage of lot area: 85 to 90 percent. See article VIII.5.12, Required Landscaping.~~
~~11. Minimum amount of landscaped area: all development shall comply with article VIII, Landscape Standards.~~
~~12. Maximum floor area ratio (FAR): 2:1 (FAR).~~
~~13. Maximum building height: 60 feet. Any structure over 36 feet shall require a specific use permit.~~
~~14. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading.~~
~~15. Maximum number of entrances and/or exits:~~

~~a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.~~
~~b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.~~
~~c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.~~

~~16. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.~~
~~17. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.~~

SUBSECTION 4.05: COMMERCIAL (C) DISTRICT

A. *Purpose*. The Commercial (C) District is the proper zoning classification for most types of commercial development (*e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*). The land uses specified for the Commercial (C) District include most types of office and retail activity with some special provisions for wholesale land uses. This district mostly excludes land uses that are not compatible with retail shopping (*e.g. lumberyards, contractor yards,*

warehousing, or other land uses with high volumes of truck traffic and low volumes of retail traffic). The noise, traffic, litter, late night hours, and other influences that could be harmful to neighborhoods require adequate buffering and mitigating factors when locating adjacent to residential areas. Areas should not be zoned to Commercial (C) District unless they are located on or close to an arterial or major collector that is capable of carrying the additional traffic generated by land uses in this district. In addition, these areas may require increased water, fire protection, wastewater and drainage capacity. The Commercial (C) District is a general business zone, and is intended to service most commercial land uses, with the exception of land uses that would fall into the Heavy Commercial (HC) District. Since the Commercial (C) District is general in nature, the development standards are less stringent and do not require as high of standards of development as the Residential-Office (RO), Neighborhood Services (NS) and General Retail (GR) Districts.

~~1. The Commercial District is established to provide adequate space and site diversification for most types of commercial development in the City of Rockwall. Larger shopping centers and most of the existing commercial strips along major arterial roadways would be included in this district. The uses specified in this district include most types of retail activity and some wholesale with the exception of those uses which are not compatible with the retail shopping function. For example, lumberyards, contractor yards, and warehousing with high volumes of truck traffic and low volumes of retail type traffic are not included in this district.~~

~~2. This district will be the major retail district, with intensive commercial uses and large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterial or major collectors.~~

~~3. Areas should not be zoned to this use unless they are located on or close to arterial or major collectors capable of carrying the additional traffic they will generate, and in areas where there is increased water, fire protection, wastewater and drainage capacity.~~

~~5. This zone is the general business zone, and it is intended that most commercial uses fall in this district, with the exception of the heavy commercial type uses. Since the zone is of a general nature, the development standards are less stringent and do not require as high a standard of development as the RO, NS and GR Districts.~~

B. *Permitted Uses*. All land uses permitted within the Commercial (C) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, any retail business, personal service, professional service, or business service conducted within a completely enclosed building, excluding high truck traffic uses, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Commercial (C) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

~~1. Minimum site size: 10,000 square feet; one acre when adjacent to Interstate 30.~~

~~2. Minimum site frontage on a public street: 60 feet; 200 feet when adjacent to Interstate 30.~~

~~3. Minimum site depth: 100 feet; 200 feet when adjacent to Interstate 30.~~

~~4. Minimum depth of front yard setback: 15 feet from the future right-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater. Parking should not be located between the front facade and the property line.~~

~~6. Minimum width of side yard setback:~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~a. Without fire retardant wall: ten feet, or as required by building and/or fire codes.~~

~~b. With fire retardant wall: zero feet.~~
~~c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.~~
~~d. In no case shall more than a 50 foot setback be required.~~

~~7. Minimum depth of rear yard setback:~~

~~a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet.~~
~~b. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.~~
~~c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.~~
~~d. In no case shall more than a 50 foot setback be required.~~

~~8. Minimum distance between detached buildings on the same lot or parcel of land:~~

~~a. Without fire retardant wall: 15 feet.~~
~~b. With fire retardant wall: zero feet.~~

~~9. Maximum building coverage as a percentage of lot area: 60 percent.~~
~~10. Maximum amount of impervious coverage as a percentage of lot area: 85 to 90 percent. See article VIII.5.12, Required Landscaping.~~
~~11. Minimum amount of landscaped area - all development shall comply with article VIII, Landscape Standards.~~
~~12. Maximum floor area ratio (FAR): 4:1 (FAR).~~
~~13. Maximum building height: 240 feet. Any structure over 60 feet shall require a specific use permit.~~
~~14. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading.~~
~~15. Maximum number of entrances and/or exits:~~

~~a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.~~
~~b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.~~
~~c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.~~

~~16. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.~~
~~17. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.~~

D. ~~*Special standards.*~~ *Special District Requirements.*

~~1. *Sale of Goods*. All business establishments other than those selling a service, shall be retail or wholesale service establishments dealing directly with customers. All goods produced on the premises shall be sold on premises where they are produced.~~
1. ~~2.~~ *Business Operations and Storage*. All business operations including storage shall be conducted within a completely enclosed building unless specifically authorized for the use as ~~listed~~ stipulated in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. This excludes off-street parking and loading, incidental display of retail items for sale, retail outlets where gasoline products are sold and drive-in businesses.

~~Sec. 4.6. - Reserved.~~

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SUBSECTION 4.06 ~~4.7~~: HEAVY COMMERCIAL (HC) DISTRICT

A. *Purpose*. The Heavy Commercial (HC) District is the proper zoning classification for commercial establishments that may involve uses that would not be suitable in the other commercial zoning districts. Included in this district are commercial uses that involve large volumes of commercial truck traffic, outside operations, outside storage of materials and equipment, excessive noise from heavy service operations, and/or any other possibly adverse operations. The Heavy Commercial (HC) District is commercial in nature, but has some aspects that are similar to industrial land uses. The zoning district allows noise, traffic, litter, late night hours, outside storage of materials and equipment, and other influences that could be harmful if directly adjacent to residential areas, and will require adequate buffering and other mitigating factors if such an adjacency exists. Areas should not be zoned to Heavy Commercial (HC) District unless they are located on or close to an arterial that is capable of carrying large volumes of commercial truck traffic. Businesses locating in the Heavy Commercial (HC) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property, and that streets in and adjacent to this district are of a size and strength to accommodate commercial truck traffic.

~~1. The Heavy Commercial District is established to provide adequate space and site diversification for commercial establishments may involve uses that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly adverse influences.~~

~~2. This district is commercial in nature, but has some aspects that are similar to industrial uses. The noise, traffic, litter, late night hours, outside storage of materials and equipment, and other influences that could be harmful to residential areas require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas at all, if possible. These areas should not be located in close proximity to residential areas of any type.~~

~~3. Areas should not be zoned to this use unless they are located on or close to arterials capable of carrying commercial and truck traffic. They should be located close to major truck routes. Internal streets in such developments should be sized and strengthened to accommodate truck traffic. Fire protection should be adequate for large warehouse type operations, and the water, wastewater, and drainage systems should have enough existing capacity to support such development.~~

B. *Permitted Uses*. All land uses permitted within the Heavy Commercial (HC) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, any retail business, personal service, professional service, or business service conducted within a completely enclosed building, excluding high truck traffic uses, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Commercial (C) District shall conform to Section 4.01, *General Commercial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

~~1. Minimum site size: 12,500 square feet; one acre when adjacent to Interstate 30.~~
~~2. Minimum site frontage on a public street: 100 feet; 200 feet when adjacent to Interstate 30.~~
~~3. Minimum site depth: 125 feet; 200 feet when adjacent to Interstate 30.~~
~~4. Minimum depth of front yard setback: 25 feet from the future rights-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.~~
~~5. Minimum width of side yard setback:~~

(Ord. No. 06-14, 4-17-2006)

a. Without fire retardant wall: 15 feet plus one-half of the building height over 36 feet.
b. With fire retardant wall: zero feet plus one-half of the building height over 36 feet.
c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
d. In no case shall more than a 50 foot setback be required.

6. Minimum depth of rear yard setback:

a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet plus one-half the building height over 36 feet.
b. Without fire retardant wall, or alley: 20 feet.
c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
d. In no case shall more than a 50 foot setback be required.

7. Minimum distance between detached buildings on the same lot or parcel of land:

a. Without fire retardant wall: 15 feet plus one-half the building height over 36 feet.
b. With fire retardant wall: zero feet plus one-half the building height over 36 feet.
c. In no case shall more than a 50 foot setback be required.

8. Maximum building coverage as a percentage of lot area: 60 percent.
9. Maximum amount of impervious coverage as a percentage of lot area: 90 to 95 percent. See article VIII.5.12, Required Landscaping.
10. Minimum amount of landscaped area: all development shall comply with article VIII, Landscape Standards.
11. Maximum floor area ratio (FAR): 4:1 (FAR).
12. Maximum building height: 240 feet. Any structure over 60 feet shall require a specific use permit.
13. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading.
14. Maximum number of entrances and/or exits:

a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.
b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.
c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.

15. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.
16. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.
17. Outside storage.

d. All outside storage shall be placed behind the front facade of the main structure. This does not apply to uses that allow incidental display, in which case only the amount of goods necessary for display purposes shall be exempt from this requirement.
e. All outside storage shall be screened from streets and public areas.

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D. *Special District Requirements.*

1. *Outside Storage*.

a. All outside storage shall be placed behind the front facade of the main structure. This does not apply to uses that allow incidental display, in which case only the amount of goods necessary for display purposes shall be exempt from this requirement.
b. All outside storage shall be screened from streets and public areas.

SUBSECTION 4.07 ~~4.8~~: DOWNTOWN (DT) DISTRICT

Subsection 4.07, *Downtown (DT) District*, is omitted from this ordinance change, but is retained in its entirety.

SECTION 5: INDUSTRIAL DISTRICTS

SUBSECTION 5.01: GENERAL INDUSTRIAL DISTRICT STANDARDS

All industrial development shall conform to the following standards:

A. *Construction Materials*.

1. *Materials and Masonry Composition*. Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials* -- *excluding doors and windows* -- as defined below.

a. *Primary Materials*. *Primary Materials* shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*). Specific requirements for *Primary Materials* are as follows:

1. *Stone.* A minimum of 20% stone (*i.e. natural or synthetic/cultured*) is required on all building façades.
2. *Cementitious Materials.* The use of cementitious materials (*e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade. The use of concrete tilt-up walls may be permitted on a case-by-case basis in accordance with the exception requirements outlined below.
3. *Accent Brick and Stone.* Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of the primary brick or stone materials used on each building elevation.

b. *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above. This includes materials like aluminum composite materials, metal panels, acrylic products (*i.e. EIFS products*) cast stone, or other materials identified by the Director of Planning and Zoning or his/her designee.

~~1. *Exterior Walls.* Each exterior wall shall consist of 90 percent masonry materials as defined in article XIII, Definitions, excluding doors and windows, on walls which are visible from a public street or open space, including a minimum of 20 percent stone.~~

~~All buildings shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g., stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the buildings exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area.~~

2. *Exceptions*. Exceptions to ~~this~~ the material requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission ~~council~~ upon recommendation from the Architectural Review Board (ARB). The submission and approval of material samples and building elevations ~~drawings~~ of the ~~subject~~ structure shall be required~~, and material samples~~. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).

B. *Maximum Building Height.*

1. ~~All districts. The height limit for all structures shall be as established in the districts governing the property on which the structures are located, and the exceptions to height setback standards below.~~
2. ~~Building height and~~ *Setback Exceptions for Building Height in Industrial Districts*. ~~*Exceptions.*~~ All structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by Section 7.03, *Non-Residential District Development Standards*; however, ~~The~~ the following features may be constructed 12-feet higher than the maximum height requirement ~~of the zoning district in which the structure is located~~ if they [*1*] are not more than 33% of the total roof area, and [*2*] are setback from the edge of the roof a minimum of two (2) feet for every one (1) foot that the feature extends above the surface of the roof:

   a. Chimneys, Church Spires, Elevator Shafts, and similar appendages not intended as places of occupancy and/or storage.~~;~~
   b. Flag Poles~~ and similar devices~~.~~;~~
   c. ~~Heating and air conditioning equipment~~, Solar Collectors and/or Similar Equipment, Fixtures, and Devices~~;~~.

   ~~provided that they are:~~

      ~~a. Not more than one-third of the total roof area; and~~
      ~~b. Set back from the edge of the roof a minimum distance of two feet for every foot by which such features extend above the roof surface of the building to which they are attached.~~

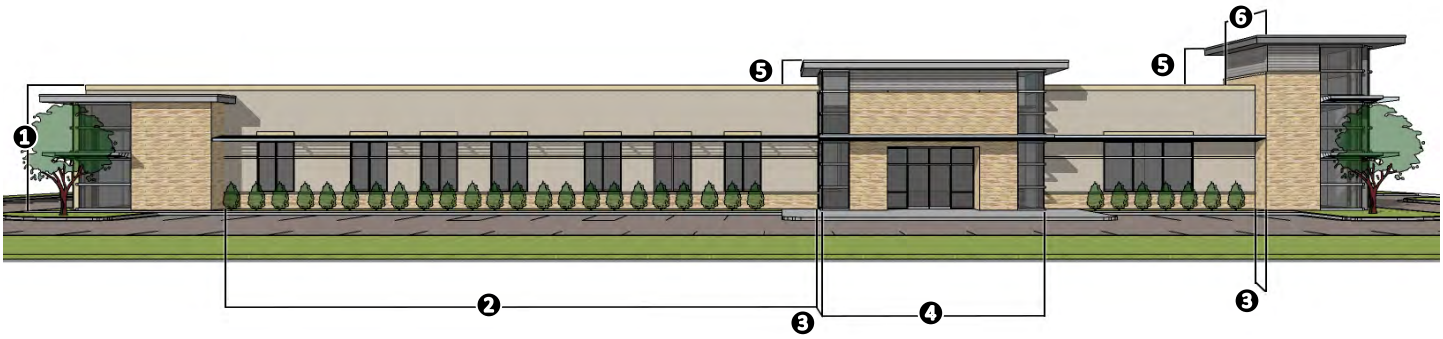
C. *Building Articulation*.

1. ~~*Requirements*. Facades which face streets shall meet the following minimum standards for articulation:~~

   ~~a. *Horizontal articulation*. No building wall shall extend for a distance equal to four times the wall's height without having an offset of 25 percent of the wall's height, and that new plane shall extend for a distance equal to at least 20 percent of the maximum length of the first plane.~~

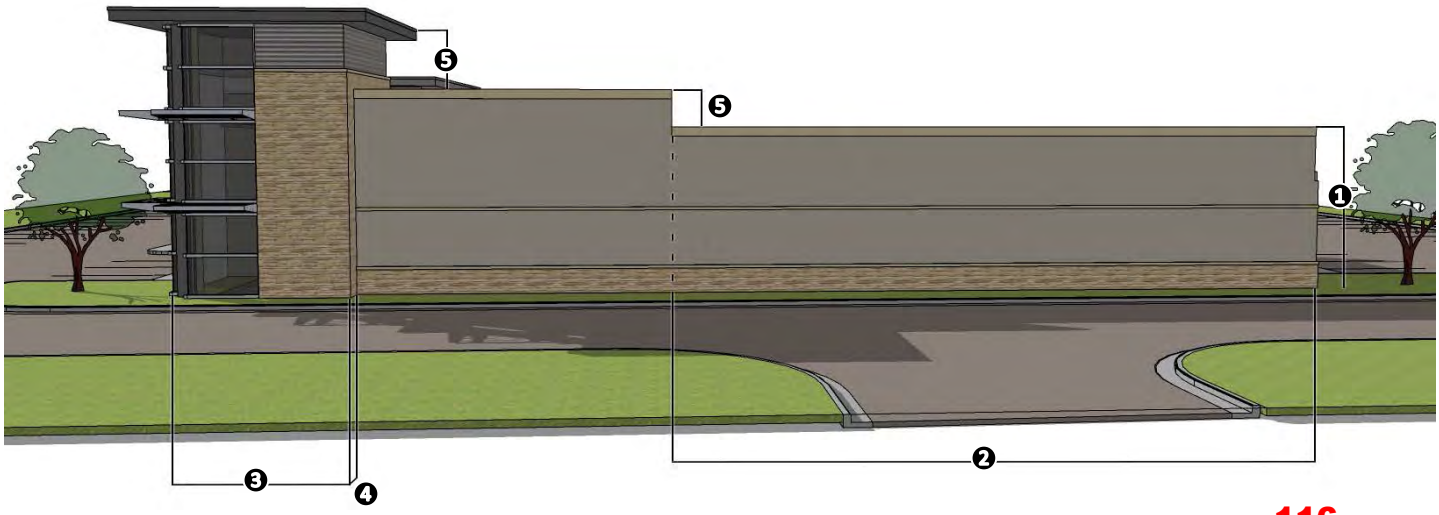
~~b. *Vertical articulation.* No horizontal wall shall extend for a distance greater than four times the height of the wall without changing height by a minimum of 25 percent of the wall's height.~~

1. *Primary Building Façades.* A primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All industrial buildings shall meet the following standards for articulation on primary building façades:



❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.
❷: *Wall Length*. The maximum wall length shall not exceed four (4) times the wall height (*i.e. 4 x* ❶ ≥ ❷).
❸: *Wall Projection*. The minimum wall projection for an entryway/architectural element shall be 25% of the wall height (*i.e. 25% x* ❶ ≤ ❸).
❹: *Entryway/Architectural Element Length*. The minimum entryway/architectural element length shall be 33% of the wall height (*i.e. 33% x* ❷ ≥ ❹).
❺: *Projection Height*. The entryways/architectural elements shall extend a minimum of 25% of the wall height above the top of the wall (*i.e. 25% x* ❶ ≤ ❺).
❻: *Entryway/Architectural Element Width*. The minimum width of the entryway/architectural element shall extend for twice the required wall projection (*i.e. 2 x* ❸ ≥ ❻).

2. *Secondary Building Façade.* A secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residentially zoned district or residentially used property. All industrial buildings shall meet the following standards for articulation on secondary building façades:



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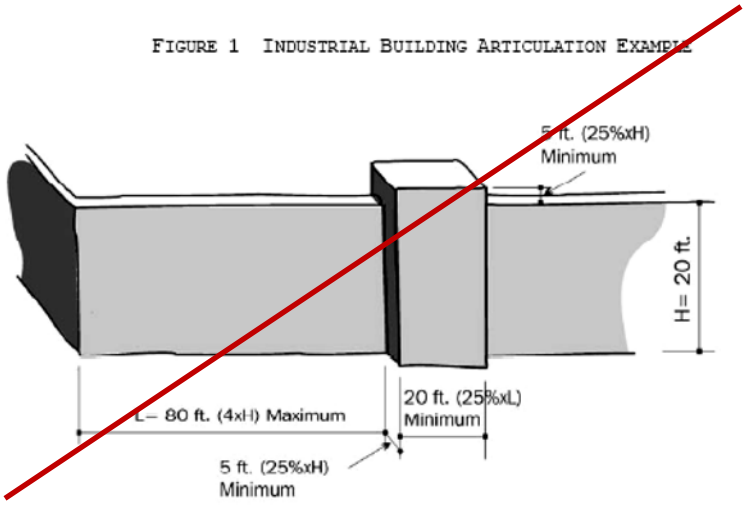
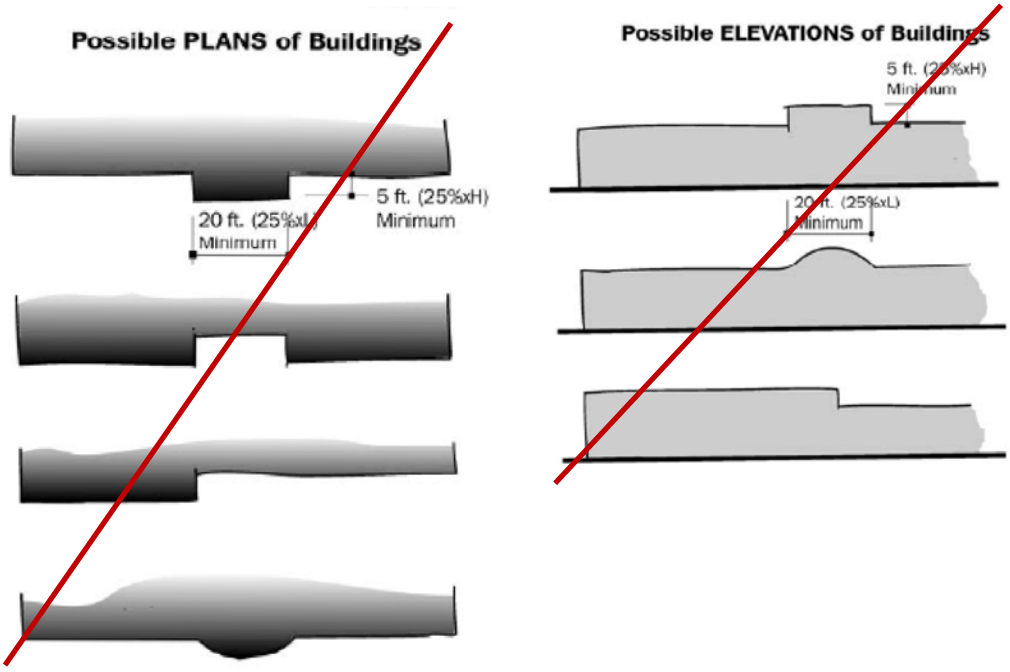
❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.
❷: *Wall Length*. The maximum wall length shall not exceed three (3) times the wall height (*i.e. 3 x* ❶ ≥ ❷).
❸: *Secondary Entryway/Architectural Element Length*. The minimum length of the secondary entryway or projecting architectural element shall be 15% of the wall length *(i.e. 15% x* ❷ ≤ ❸).
❹: *Secondary Entryway/Architectural Element Width*. The minimum wall projection for a secondary entryway/architectural element shall be 15% of the wall height (*i.e. 15% x* ❶ ≤ ❹).
❺: *Projection Height*. The secondary entryways/architectural elements shall extend a minimum of 15% of the wall height above the top of the wall (*i.e. 15% x* ❶ ≤ ❺).

FIGURE 1 INDUSTRIAL BUILDING ARTICULATION EXAMPLE





~~*(Ord. No. 14-52, § 1, 12-1-2014)*~~

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3. *Exceptions.* Exceptions to the building articulation requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB). In determining if an exception to the building articulation requirements is appropriate the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements, and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).

D. *Open Space Guidelines*. Industrial land uses should be designed to be integrated with adjacent land uses, as opposed to separating land uses using physical barriers or screening walls (*unless necessary*). This should be achieved by making industrial developments pedestrian-oriented and easily accessible to adjacent developments through the use of natural buffers, open space and trails. This involves creating trails that connect commercial and residential developments, using landscape buffers that incorporate berms and landscaping to separate residential and non-residential land uses, and utilizing building design to create compatibility with surrounding land uses.

~~*SUBSECTION 5.02: RESEARCH TECHNOLOGY (RT) DISTRICT*~~

~~E. Purpose.~~

~~2. The purpose of the research technology district is to create a light office/industrial zone that provides for the modern type of office and technology park development that would include research and development as well as light manufacturing and assembly. Limitations are placed on the uses in this district to significantly restrict the outside activities and storage of materials, noise, vibration, smoke, pollution, fire and explosive hazard, glare and any other potentially adverse influences.~~

~~3. The light manufacturing and assembly uses should be conducted within a totally enclosed building. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.~~

~~4. Because this is a light industrial zone with substantial screening and buffering requirements, these uses are suitable for high visibility locations such as along the freeway, or within a reasonable distance of residential areas. Residential uses should be discouraged from locating near the industrial district to protect the industries from residential complaints.~~

~~18. Though truck traffic should be minimal, areas zoned for this use should be located with access to arterials capable of accommodating some truck traffic. Each industry should work with the city to ensure the water pressure and capacity is adequate to provide fire protection for that particular industry before such industry is developed. Industries should also work with the city to ensure that the water, wastewater, and drainage capacity is adequate before the industry is developed.~~

~~F. Permitted uses. In general, office, research and development as well as light manufacturing and assembly uses are allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

~~G. Development standards.~~

~~1. Minimum site size: 12,500 square feet; adjacent to IH-30: one acre.~~
~~2. Minimum site frontage on a public street: 100 feet; adjacent to IH-30: 200 feet.~~

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3. Minimum site depth: 125 feet; adjacent to IH-30: 200 feet.
4. Minimum depth of front yard setback: 25 feet from the future rights-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.

19. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

a. Without fire retardant wall: 15 feet plus one-half of the building height over 36 feet.
b. With fire retardant wall: zero feet plus one-half of the building height over 36 feet.
c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
d. In no case shall more than a 50-foot setback be required.

20. Minimum depth of rear yard setback:

a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet plus one-half the building height over 36 feet.
b. Without fire retardant wall or alley; ten feet, or as required by building and/or fire codes.
c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
d. In no case shall more than a 50-foot setback be required.

21. Minimum distance between detached buildings on the same lot or parcel of land:
a. Without fire retardant wall: 15 feet plus one-half the building height over 36 feet.
b. With fire retardant wall: zero feet plus one-half the building height over 36 feet.
c. In no case shall more than a 50-foot setback be required.

22. Maximum building coverage as a percentage of lot area: 60 percent.
23. Maximum amount of impervious coverage as a percentage of lot area: 80 to 85 percent. See article VIII.5.12, Required Landscaping.
24. Minimum amount of landscaped areas: all development shall comply with article VIII, Landscape Standards.
25. Maximum floor area ratio: 2:1 FAR.
26. Maximum building height: 120 feet. Any structure over 60 feet shall require a specific use permit.
27. Minimum number of paved off-street parking spaces required: See article VI, Parking and Loading.
28. Maximum number of entrances and/or exits:

a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.
b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.
c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.

29. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII [of this Unified Development Code], Landscape Standards, or as approved by the city council.
30. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.

H. Special requirements.

1. Manufacturing operations and storage. All business and light assembly and manufacturing operations including storage shall be conducted within a completely enclosed building.

SUBSECTION 5.02 ~~5.03~~: LIGHT INDUSTRIAL (LI) DISTRICT

A. *Purpose*. The Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses. With the exception of hazardous materials/manufacturing, this zone allows the same uses as the Heavy Industrial (HI) District. Limitations have been placed on the uses in this district to significantly restrict outside activities and the storage of materials, noise, vibration, smoke, pollution, fire and explosive hazards, glare and any other potentially adverse externalities. The Light Industrial (LI) District is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building, and any activities conducted outside should be screened and buffered to ensure no external effects (*e.g. excessive noise or odor*) extend beyond the property lines. The locations for these types of industrial land uses are typically a minimum of two (2) acres and average of five (5) to ten (10) acres. These types of development also incorporate open space and significant amounts of land dedicated to landscaping.

Since this zoning district accommodates limited industrial activities that require substantial screening and buffering requirements, the Light Industrial (LI) District is a suitable zoning designation for high visibility locations (*e.g. IH-30 and SH-276*) or within a reasonable distance of residential areas as long as they are separated by an appropriate amount of open space. Residential uses should be discouraged from locating directly adjacent to or near the Light Industrial (LI) District to protect these types of businesses from excessive complaints about performance standards. Areas should not be zoned to Light Industrial (LI) District unless they are located on or close to an arterial capable of carrying commercial truck traffic. In industrial parks, internal streets should be of a size and strength to accommodate commercial truck traffic. Businesses locating in the Light Industrial (LI) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property.

~~1. The purpose of the Light Industrial district is to create a limited industrial zone that provides for the modern type of industrial uses or industrial park. With the exception of hazardous materials manufacture, this zone allows the same uses as the HI, Heavy Industrial District. Limitations are placed on the uses in this district to significantly restrict the outside activities and storage of materials, noise, vibration, smoke, pollution, fire and explosive hazard, glare and any other potentially adverse influences.~~

~~2. This zone is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.~~

~~3. Because this is a limited industrial zone with substantial screening and buffering requirements, limited industrial uses are suitable for high visibility locations such as along the freeway, or within a reasonable distance of residential areas. Residential uses should be discouraged from locating near the industrial district to protect the industries from residential complaints.~~

~~4. Areas should not be zoned to this use unless they are located on or close to arterial capable of carrying commercial and truck traffic. They should be located close to major truck routes. Internal streets in such developments should be sized and strengthened to accommodate truck traffic. Each industry should work with the city to ensure the water pressure and capacity is adequate to provide fire protection for that particular industry before such industry is developed. Industries should also work with the city to ensure that the water, wastewater, and drainage capacity is adequate before the industry is developed.~~

B. *Permitted Uses*. All land uses permitted within the Light Industrial (LI) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, industrial parks and larger, cleaner types of industrial uses are allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Light Industrial (LI) District shall conform to Section 4.01, *General Industrial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

~~1. Minimum site size: 12,500 square feet; adjacent to IH-30: one acre.~~
~~2. Minimum site frontage on a public street: 100 feet; adjacent to IH-30: 200 feet.~~
~~3. Minimum site depth: 125 feet; adjacent to IH-30: 200 feet.~~
~~4. Minimum depth of front yard setback: 25 feet from the future rights-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.~~
~~5. Minimum width of side yard setback:~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~a. Without fire retardant wall: 15 feet plus one-half of the building height over 36 feet.~~
~~b. With fire retardant wall: zero feet plus one-half of the building height over 36 feet.~~
~~c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.~~
~~d. In no case shall more than a 50 foot setback be required.~~

~~6. Minimum depth of rear yard setback:~~

~~a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet plus one-half the building height over 36 feet.~~
~~b. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.~~
~~c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.~~
~~d. In no case shall more than a 50-foot setback be required.~~

~~7. Minimum distance between detached buildings on the same lot or parcel of land:~~

~~a. Without fire retardant wall: 15 feet plus one-half the building height over 36 feet.~~
~~b. With fire retardant wall: zero feet plus one-half the building height over 36 feet.~~
~~c. In no case shall more than a 50-foot setback be required.~~

~~8. Maximum building coverage as a percentage of lot area: 60 percent.~~
~~9. Maximum amount of impervious coverage as a percentage of lot area: 90 to 95 percent. See article VIII.5.12, Required Landscaping.~~
~~10. Minimum amount of landscaped areas: all development shall comply with article VIII, Landscape Standards.~~
~~11. Maximum floor area ratio: 2:1 FAR.~~
~~12. Maximum building height: 120 feet. Any structure over 60 feet shall require a specific use permit.~~
~~13. Minimum number of paved off-street parking spaces required: See article VI, Parking and Loading.~~
~~14. Maximum number of entrances and/or exits:~~

~~a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.~~
~~b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.~~
~~c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.~~

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~~15. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.~~

~~16. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.~~

D. ~~Special requirements.~~ Special District Requirements.

1. *Manufacturing Operations and Storage*. All business and manufacturing operations including storage shall be conducted within a completely enclosed building unless specifically authorized for the use as listed in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

SUBSECTION 5.03 ~~5.04~~: HEAVY INDUSTRIAL (HI) DISTRICT

A. *Purpose*. The City of Rockwall recognizes that some industrial uses cannot be conducted within a totally enclosed building, are not visually attractive, may involve hazardous materials, and could have adverse impacts to adjacent land uses due to noise, odor, pollution, and truck traffic. The Heavy Industrial (HI) District is intended to provide adequate space and site diversification for these types of developments. The development standards in the Heavy Industrial (HI) District are minimal, and allow both large and small industrial uses either on separate small lots or as part of a larger industrial park. Some screening is required, but because of the potential for hazardous or possibly adverse uses, this district should not be located close to residential areas of any type. Areas should not be zoned Heavy Industrial (HI) District unless they are located on or close to an arterial roadway capable of carrying commercial truck traffic. Internal streets in the Heavy Industrial (HI) District should be of a size and strength to accommodate commercial truck traffic. Businesses locating in the Heavy Industrial (HI) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property.

~~1. The City of Rockwall recognizes that some industrial uses including fabrication processes, cannot be conducted within a totally enclosed building, are not visually attractive, may involve hazardous materials, and could have adverse impacts due to noise, odor, pollution and truck traffic. The Heavy Industrial District is intended to provide adequate space and site diversification for such types of developments.~~

~~2. The development standards in this district are minimal, and will allow both large and small industrial uses either on separate small lots or as part of a park. Some screening is required, but because of the potential for hazardous or possibly adverse uses, this district should not be located close to residential areas of any type.~~

~~3. Areas should not be zoned to this use unless they are located on or close to arterial roadways capable of carrying commercial and truck traffic. They should be located close to major truck routes. Internal streets in such developments should be sized and strengthened to accommodate truck traffic. Each industry should work with the city to ensure the water pressure and capacity is adequate to provide fire protection for that particular industry before such industry is developed.~~

B. *Permitted Uses*. All land uses permitted within the Heavy Industrial (HI) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. ~~In general, industrial uses which cannot be conducted within an enclosed building, and which may involve hazardous materials, and could have adverse impacts due to noise, odor, pollution and truck traffic, are allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

C. *Area Requirements*. ~~Development standards.~~ All development within a Heavy Industrial (HI) District shall conform to Section 4.01, *General Industrial District Standards*, and the related standards listed within Section 7.03, *Non-Residential District Development Standards*.

~~1. Minimum site size: two acres.~~
~~2. Minimum site frontage on a public street: 200 feet.~~
~~3. Minimum site depth: 350 feet.~~
~~4. Minimum depth of front yard setback: 25 feet plus one-half the building height over 36 feet, but in no case shall more than a 50-foot front yard setback be required.~~

~~a. Adjacent to IH-30: 50 feet from the future width of right-if-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.~~

~~5. Minimum width of side yard setback:~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

~~a. Without fire retardant wall: 15 feet plus one-half of the building height over 36 feet.~~
~~b. With fire retardant wall: eight feet plus one-half of the building height over 36 feet.~~
~~c. Abutting residentially zoned property: 50 feet.~~
~~d. In no case shall more than a 50-foot setback be required.~~

~~6. Minimum depth of rear yard setback:~~

~~a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: eight feet plus one-half the building height over 36 feet.~~
~~b. Without fire retardant wall or alley: 20 feet plus one-half the building height over 36 feet.~~
~~c. Abutting residentially zoned property: 50 feet plus one-half the building height over 36 feet.~~
~~d. In no case shall more than a 50-foot setback be required.~~

~~7. Minimum distance between detached buildings on the same lot or parcel of land:~~

~~a. Without fire retardant wall: 25 feet plus one-half the building height over 36 feet.~~
~~b. With fire retardant wall: 16 feet plus one-half the building height over 36 feet.~~
~~c. In no case shall more than a 50-foot setback be required.~~

~~8. Maximum building coverage as a percentage of lot area: 85 percent.~~
~~9. Maximum amount of impervious coverage as a percentage of lot area: 90 to 95 percent. See article VIII.5.12, Required Landscaping.~~
~~10. Minimum amount of landscaped areas: all development shall comply with article VIII, Landscape Standards.~~
~~11. Required screening: all outside storage shall be screened as herein defined from all public streets and neighboring zoning districts.~~
~~12. Maximum floor area ratio: 4:1 FAR.~~
~~13. Maximum building height: 120 feet. Any structure over 60 feet shall require a specific use permit.~~
~~14. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading.~~
~~15. Maximum number of entrances and/or exits:~~

~~a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.~~
~~b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.~~

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~~c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.~~

~~16. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.~~

~~17. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.~~

SECTION 6: OVERLAY DISTRICTS

SUBSECTION 6.01: ~~GENERAL OVERLAY DISTRICT STANDARDS~~ OVERLAY DISTRICTS

~~A. *Applicability*. Overlay districts are applied to land which has a traditional district already applied. It establishes additional uses and standards which may be either more or less restrictive than the underlying zoning district. The overlay district governs in all cases where it sets out a particular use or standard. Otherwise, standards and uses in the underlying district will govern.~~

Overlay districts are applied to land that has a traditional zoning district designation already applied to it. It establishes additional uses and standards, which may be either more or less restrictive than the underlying zoning district. The overlay district governs in all cases where it sets out a particular use or standard that conflicts with other sections of this Unified Development Code (UDC). In cases where the overlay district does not specifically address a standard or requirement, the underlying zoning district will govern.

SUBSECTION 6.02: GENERAL OVERLAY DISTRICT STANDARDS

A. *Applicability*. The *General Overlay District Standards* shall be applied to the following overlay districts:

- ☑ IH-30 Overlay (IH-30 OV) District
- ☑ SH-205 Overlay (SH-205 OV) District
- ☑ Scenic Overlay (SOV) District
- ☑ SH-66 Overlay (SH-66 OV) District
- ☑ SH-205 By-Pass Overlay (SH-205 BY OV) District
- ☑ North SH-205 Overlay (N. SH-205 OV) District
- ☑ East SH-66 Overlay (E. SH-66 OV) District
- ☑ FM-549 Overlay (FM-549 OV) District
- ☑ SH-276 Overlay (SH-276 OV) District

All other overlay district standards are detailed in Sections 6.03 – 6.15.

B. *Special Use Standards.* Development within the Scenic Overlay (SOV) District and the SH-66 Overlay (SH-66 OV) District shall comply with the *Land Use Schedule* contained in Article IV, *Permissible Uses*, of this Unified Development Code (UDC); however, the following land uses may be considered on a case-by-case basis through a Specific Use Permit:

a. Retail Store with Gasoline Sales (*Any Amount of Dispensers or Vehicles*)
b. Car Wash (*Any Type*)
c. Structures Over 36-Feet in Height

C. *Architectural Standards.*

1. *Materials and Masonry Composition*. Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials -- excluding doors and windows* -- as defined below.

   c. *Primary Materials*. *Primary Materials* shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*). Specific requirements for *Primary Materials* are as follows:

      1. *Stone.* A minimum of 20% natural or quarried stone is required on all building façades; however, the Planning and Zoning Commission, upon recommendation from the Architectural Review Board (ARB), may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building. In making this determination, both the Architectural Review Board (ARB) and the Planning and Zoning Commission should consider the shape, texture, size, quality and warranty of the product being proposed.
      2. *Cementitious Materials.* The use of cementitious materials (*e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade.
      3. *Accent Brick and Stone.* Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of primary brick or stone materials in an elevation.

   d. *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above. This includes materials like aluminum composite materials, metal panels, acrylic products (*i.e. EIFS products*) cast stone, cultured stone or other materials identified by the Director of Planning and Zoning or his/her designee.

2. *Roof Design Standards*. All structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane-type roofs that are visible from adjacent public right-of-way shall be prohibited.

3. *Mechanical Equipment Screening*. All buildings shall be designed so that no HVAC, satellite dishes, appurtenances and/or any other mechanical equipment visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

   a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances shall be accomplished by either the construction of [*1*] a roof system described in the *Roof Design Standards* above, or [*2*] an architectural feature that is integral to the building's design and ensures that such rooftop mechanical equipment is not visible from any direction. Fencing or the enclosing of individual mechanical units shall not be permitted.

   b. All rooftop mechanical equipment or architectural features shall be shown on the required building elevations and submitted along with the site plan for review by City Staff, the Architectural Review Board (ARB), and the Planning and Zoning Commission.

4. *Required Architectural Elements.* All buildings that are less than 50,000 SF shall be designed to incorporate a minimum of four (4) architectural elements, buildings over 50,000 SF shall include a minimum of six (6) architectural elements, and buildings over 100,000 SF shall include a minimum of seven (7) architectural elements. The accepted architectural elements for all buildings are as follows:

   - ☑ Canopies, Awnings, or Porticos
   - ☑ Recesses/Projections
   - ☑ Arcades
   - ☑ Peaked Roof Forms
   - ☑ Arches
   - ☑ Outdoor Patios
   - ☑ Display Windows
   - ☑ Architectural Details (*e.g. Tile Work and Moldings*) Integrated into the Building's Facade
   - ☑ Articulated Ground Floor Levels or Bases
   - ☑ Articulated Cornice Line
   - ☑ Integrated Planters or Wing Walls that Incorporate Landscape and Sitting Areas
   - ☑ Offsets, Reveals or Projecting Rib Expressing Architectural or Structural Bays
   - ☑ Varied Roof Heights

NOTE: Other architectural features maybe approved by the Director of Planning and Zoning or his/her designee.

5. *Four (4) Sided Architecture.* All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (*i.e. four [4] or more accent or canopy trees*) shall be planted along perimeter of the subject property to the rear of the building.

6. *Windows.* The color of all windows shall be reviewed by the Architectural Review Board (ARB), and shall have a maximum visible exterior reflectivity of 20%.

7. *Office Parks, Shopping Centers and Mixed Use Centers.* All buildings within a common retail, commercial or office development shall incorporate complementary architectural styles, materials, and colors. Staff may require a conceptual façade plan and/or sample boards for these types of developments to ensure consistency and compatibility for all buildings within a proposed development. Conceptual façade plans will be used only to ensure compliance to the minimum standards.

8. *Corporate Identity.* A company's building corporate identity that conflicts with the *General Overlay District Standards* shall be reviewed case-by-case basis as a variance in accordance with the requirements of Section 6.16, *Variances to the General Overlay District Standards*.

D. *Site Design Guidelines and Standards.*

1. *Building Setbacks*. The building setbacks adjacent to the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) shall be as follows:

   (1) Scenic Overlay (SOV) District: 15-feet
   (2) SH-66 Overlay (SH-66 OV) District: 15-feet
   (3) IH-30 Overlay (IH-30 OV) District: 25-feet
   (4) SH-205 Overlay (SH-205 OV) District: 25-feet

(5) North SH-205 Overlay (N. SH-205 OV) District: 25-feet
(6) SH-205 By-Pass Overlay (SH-205 BY OV) District:

- ☑ Residential Land Uses: *See Section 6.3.5, SH-205 By-Pass Overlay (SH-205 BY OV) District*
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(7) East SH-66 Overlay (E. SH-66 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(8) FM-549 Overlay (FM-549 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(9) SH-276 Overlay (SH-276 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

All other building setback regulations shall be the same as set forth in the underlying zoning district.

2. *Parking Restrictions*. No more than one (1) full row of parking (*i.e. two rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*).

3. *Access/Ingress/Egress*. In an effort to minimize potential vehicular and pedestrian conflicts, special attention must be given to the location of median breaks along major thoroughfares, the number and location of driveways providing ingress/egress, the design of driveways providing ingress/egress in relation to the parking areas and sight/visibility distances. Taking this into consideration it is important to review all site plans for the following guidelines:

   (a) Driveways should be spaced a minimum of 100-feet from the intersection of any major thoroughfare.
   (b) The ingress/egress driveways shall have a minimum radius of 30-feet;
   (c) Driveways should maintain an appropriate visibility triangle at ingress/egress driveways.
   (d) Main entrances should generally be located at median breaks that provide left turn access into the site.
   (e) Main entrances should connect to a *straightaway* aisle that does not dead end or require an immediate turn to approach the main building.
   (f) Aisles intersecting with entrance drives should be spaced at a minimum of 20-feet from the property line to provide for smooth turning movements.

4. *Cross Access*. *Cross Access Easements* may be required by the Planning and Zoning Commission at the time of site plan approval to ensure access to future median breaks and to reduce the number of curb cuts needed along roadways.

5. *Shared Parking.* In all office parks, shopping centers and mixed use centers cross access and shared parking agreements may be required by the City Council along with final plat approval.

6. *Loading and Service Areas*. All loading and service areas shall be located on the rear and side of buildings where possible. In the event that a loading or service area faces towards the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*), additional screening of the loading and service area may be required by the Architectural Review Board (ARB) and Planning and Zoning Commission. A minimum of a ten (10) foot masonry screening wall shall be required to screen the view of loading docks and loading spaces intended for tractor/semi-trailer delivery from any public right-of-way. This ten (10) foot masonry screening wall must screen the entire loading dock or loading space. Screening materials shall utilize similar masonry materials as the front façade of the primary building. The accommodation of adequate access for service delivery trucks shall be evaluated to determine the extent of screening required.

7. *Trash/Recycling Receptacles and Dumpster Enclosures*. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building.

8. *Play Structures*. Play structures shall not be placed between the primary building façade and a public right-of-way.

9. *Plan Review*. In addition to the other processes and factors established by this Unified Development Code (UDC), all concept plans, development plans and site plans for property situated within an established overlay district shall be reviewed for the following:

   a. The conformance of the proposed site plan to the site design guidelines and standards.
   b. The conformance of the proposed landscape plan to the intent of the landscaping and screening requirements.
   c. The conformance of the building elevations to the intent of the architectural standards.
   d. The provision of sufficient cross access and circulation on the site plan.
   e. The provision of sufficient visibility triangles to avoid congestion at ingress/egress driveways.

E. *Landscape Standards*.

1. *Landscape Buffers*. The minimum landscape buffer adjacent to *Primary Roadways* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) [*outside of and beyond any required right-of-way dedication*] shall be as follows:

   (1) Scenic Overlay (SOV) District: 20-feet
   (2) SH-66 Overlay (SH-66 OV) District: 20-feet
   (3) IH-30 Overlay (IH-30 OV) District: 20-feet
   (4) SH-205 Overlay (SH-205 OV) District: 20-feet
   (5) North SH-205 Overlay (N. SH-205 OV) District: 20-feet
   (6) SH-205 By-Pass Overlay (SH-205 BY OV) District:

      ☑ Residential Land Uses: 50-feet
      ☑ Retail/Commercial Land Uses: 25-feet

- ☑ Industrial/Office/Technology Land Uses: 50-feet

(7) East SH-66 Overlay (E. SH-66 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(8) FM-549 Overlay (FM-549 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(9) SH-276 Overlay (SH-276 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

All landscape buffers shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the *Primary Roadway*. In the E. SH-66 Overlay (E SH-66 OV), FM-549 Overlay (FM-549 OV), and SH-205 By-Pass Overlay (SH-205 BY OV) Districts the required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the *Primary Roadway*.

2. *Plant Material Sizes and Selection*. All canopy trees, accent trees, shrubs and ground cover proposed to be planted in any overlay district shall be in conformance to the tables depicted in Appendix F, *Landscaping Guidelines and Requirements*, of this Unified Development Code (UDC) and shall be subject to the following sizes:

   a. *Canopy Trees* shall be a minimum of four (4) caliper inches at DBH.
   b. *Accent Trees* shall be a minimum of four (4) feet in total height.
   c. *Deciduous Shrubs* shall be a minimum of two (2) gallons in size.
   d. *Evergreen Shrubs* shall be a minimum of two (2) gallons in size.

3. *Erosion Control/Retaining Walls.* Any slope embankments or retaining walls within the public right-of-way or within the required landscape buffer must be terraced every four (4) feet in height (maximum) with a minimum of a two (2) foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material, which matches the masonry materials used on the primary structure. The planting area must incorporate shrubs, ground cover and grasses.

F. *Signs.* All signage requirements and variances to these requirements shall conform to Chapter 32, *Signs*, of the Municipal Code of Ordinances; however, approval of any variance to the sign standards for property situated within an established overlay district shall require approval by the City Council by a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.

G. *Lighting Standards.* No light standard, light fixture, light pole, pole base or combination thereof shall exceed 20-feet in total height in any overlay district with the exception of the IH-30 Overlay (IH-30 OV) District, which shall be limited to a maximum height of 30-feet.

H. *Utility Placement.* All overhead utilities within any overlay district shall be placed underground.

I. *Residential Standards.* No screening walls shall be erected adjacent to the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) in conjunction with any residential development. In addition, *eyebrow drives* with clusters of lots (*i.e. 5 – 12 homes*) shall be utilized along the *Primary Roadway* for residential developments. In lieu of *eyebrow drives,* a 50-foot landscape buffer may be utilized as an alternative. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer. For residential developments within the SH-205 By-Pass Overlay (SH-205 BY OV) District, see *Section 6.3.5, SH-205 By-Pass Overlay (SH-205 BY OV) District*.

SUBSECTION 6.03 ~~6.02~~: HISTORIC OVERLAY (HO) DISTRICT

Subsection 6.03, *Historic Overlay (HO) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.04 ~~6.02-1~~: NORTH GOLIAD CORRIDOR OVERLAY (NGC OV) DISTRICT

Subsection 6.04, *North Goliad Corridor Overlay (NGC OV) District*, is omitted from this ordinance change, but is retained in its entirety.

~~*SUBSECTION 6.03: NEIGHBORHOOD PRESERVATION OVERLAY (NPO) DISTRICT*~~

~~A. Purpose. Neighborhood preservation districts may be designated in certain established neighborhoods. The purpose of such districts will be to preserve the cultural importance and neighborhood uniqueness in order to promote economic, cultural, educational, and general welfare of the city. It is recognized that within the City of Rockwall numerous areas, neighborhood sites and structures represent the distinguishing characteristics of a period style or method of construction that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural and cultural resources that constitute their heritage, and therefore this overlay district is intended to:~~

~~1. Protect, identify, enhance and preserve neighborhoods with historical, architectural, and cultural characteristics and landmarks which represent distinctive cultural, social, economic, political, and architectural history of Rockwall;~~
~~2. Foster civic pride in the accomplishments of the past;~~
~~3. Protect and enhance Rockwall's attractiveness to visitors and the support and stimulus to the economy thereby provided;~~
~~4. Ensure the harmonious, orderly and efficient growth and development of the city;~~
~~5. Promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the city; and~~
~~6. Stabilize and improve values of such properties.~~

~~B. Neighborhood preservation officer. The neighborhood preservation officer shall administer this section and advise the board on matters submitted to it.~~

~~C. Standards. Standards are established for each Historic District which is created. Please refer to the zoning ordinance establishing the district for detailed standards which must be complied with.~~

D. Designation of Neighborhood Preservation Overlay Districts.

1. The city council may designate by zoning ordinance, certain areas as neighborhood preservation districts. Such districts shall bear the word "neighborhood" in their zoning designation.
2. The city council may recommend designation of qualified areas within the city after conducting public hearings and determination that neighborhood preservation designation is appropriate. Property owners within a proposed neighborhood district shall be notified prior to the planning and zoning commission and city council hearing to consider such designation. At the public hearing, owners, and interested parties may present testimony or documentary evidence which will become part of a record regarding the neighborhood enhancement, historic, architectural, or cultural importance of the proposed neighborhood preservation district. The record also may contain staff reports, public comments, or other evidence offered outside of the hearing.

Upon recommendation of the neighborhood preservation officer, the proposed neighborhood preservation district shall be submitted to the planning and zoning commission for review and recommendation. The planning and zoning commission shall give notice, conduct a public hearing, and make recommendations to the city council according to the same procedures as specifically provided in other sections of this [Unified Development Code].

If designation consideration has been requested by a citizen, property owner, or other interested party, the neighborhood preservation officer shall make its recommendation, to be forwarded to the planning and zoning commission, within 30 days from the date of submittal of designation request. The planning and zoning commission shall schedule a public hearing to be held within 45 days of receipt of such recommendation from the neighborhood preservation officer and city manager.

Upon designation of an area as a neighborhood preservation district by action of the Rockwall city council, the designation should be recorded on the official zoning maps. All zoning maps should indicate the designated districts by an appropriate mark.

A neighborhood preservation district may be designated if an area meets one or more of the following:

a. It possesses significance in history, architecture, archeology, and/or culture.
b. It is associated with events that made a significant contribution to the broad patterns of local, regional, state and/or national history.
c. It is associated with the lives of persons significant in the city's past.
d. It embodies the distinctive characteristics of a type, period, and/or method of construction.
e. It represents the work of a master designer, builder, and/or craftsman.
f. It represents an established and familiar visual feature of the city.
g. It constitutes a district section of the city.
h. A specific enhancement effort is underway for the neighborhood.

The boundaries of each designated neighborhood preservation district henceforth shall be specified in detail and shall be filed, in writing, in the city secretary's office for public inspection.

E. Additional standards. The city council may consider special requests in furtherance of neighborhood preservation and enhancement within an established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to, neighborhood signage plans, use of building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, or other requests submitted for consideration.

Upon receipt of such special requests, the city council shall review same and forward its recommendation to the planning and zoning commission for consideration. Upon recommendations

from the planning and zoning commission, the city council may approve said requests by amendment of the ordinance designating such neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in this Unified Development Code. Such special requests may be denied by the city council by passage of a motion to deny.

(Ord. No. 10-14, § 35, 7-6-2010)

SUBSECTION 6.05 6.04: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

Subsection 6.05, *Southside Residential Neighborhood Overlay (SRO) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.05: MIXED USE OVERLAY (MUO) DISTRICT

A. Purpose. The Mixed Use Overlay District applies to those areas specified in the comprehensive plan as "mixed use." These areas may be developed as a pedestrian-oriented district which includes "urban residential" uses. Urban residential uses include residential development which at least partly face streets or public sidewalks, or are located above retail, office or service uses. Ground floor urban residential should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure.

B. Application and boundaries.

1. It is intended that the Mixed Use Overlay District be applied at the time that development is imminent.
2. Mixed use standards will be applied using the planned development (PD) process as specified in the city's Unified Development Code and modified by ordinance.

(Ord. No. 10-14, § 37, 7-6-2010)

3. The zoning application shall include a minimum of ten acres. 4. At the time of PD application, a traffic impact analysis must be submitted to establish impacts on site access points and surrounding roadways and intersections.

C. Permitted uses. Allowed uses may include town homes, urban housing, retail, office, recreation and entertainment. A list of allowed uses, shall be specified in the PD application.

D. District standards.

1. Residential. Residential uses shall be governed by the following standards:

a. They must be integrated with retail and/or office uses in terms of site planning. The separate uses must not be perceived as separate or discrete developments.
b. They may not exceed four square feet of residential use for at least one square foot of nonresidential use (unless approved as part of the PD) for each phase of development.

2. Open space. A minimum of 20 percent of the site shall be devoted to open space. This requirement may be satisfied by either public or by a combination of public and private open space. Open space shall be satisfied with each phase of development, or the developer must execute a reservation of open space in a form that will ensure the city that such open space will be provided.
3. Enhancements. a. Pedestrian areas shall be enhanced with trees, decorative paving and pedestrian-level lighting. b. Public and private open space shall be developed to the extent reflected in the plan.

4. Height. The development should average two to three stories in height, but not exceed three stories unless otherwise approved as part of the PD. If adjacent to single-family zoned areas, this height should taper down to two stories if development is close to the property line.
5. Parking. Parking shall meet the following standards:

   a. Parking required for a building shall primarily be located behind the building. On-street parking may be allowed to partially meet the required parking for a building or use.
   b. A majority of parking shall be structured or decked to minimize the amount of land given over to parking.
   c. Site access and nonresidential use parking shall be shared between nonresidential uses.
   d. The minimum amount of required parking may be ten percent below the city's standard requirement for all uses allowed within the PD.
   e. The minimum amount of parking may be further reduced where parking is shared by multiple uses and is justified by the applicant.

E. Procedures. There are three types of plans that may be required as part of the development process within a PD district. Each successive plan may modify the previous plan provided that it does not substantially change the general intent of the original PD district. Each successive plan becomes part of this [Unified Development Code] governing the property and replaces the previously approved plan.

1. PD concept plan. The PD concept plan is mandatory and is intended to be used as the first step in the PD development process. It establishes the most general guidelines for the PD district by identifying the land uses and intensities, thoroughfare locations, and open space boundaries (including public trail systems). It may include images of intended style and type of development. The concept plan illustrates the integration of these elements into a master plan for the whole PD district. The PD concept plan, as incorporated in the PD ordinance, and together with the text of the ordinance, establishes the development standards for the PD district.
2. PD development plan. A PD development plan is optional and is intended to be used where appropriate as the second step of the PD development process. It may be required by the PD ordinance, or it may be submitted voluntarily by the property owner. A PD development plan constitutes an amendment to the approved PD concept plan and PD ordinance and may be used where the developer requests, or the council requires, certain standards for the PD district to be specified after initial establishment of the PD district. A PD development plan includes more detailed information as to the specific land uses and their boundaries. The purposes of a PD development plan are to allow flexibility in the development process by deferring specification of all development standards at the time of PD District creation and to enable developers to satisfy conditions imposed on creation of the district prior to submittal of a PD site plan.
3. PD site plan. A PD site plan is mandatory and is the final step of the PD development process. The purposes of a PD site plan are to ensure that the development of individual building lots, parcels, or tracts within the PD District are consistent with the approved concept plan and development plan, if any, and to ensure that the standards applicable within the PD District are met for each such lot, parcel or tract. A PD site plan shall continue to be valid for a period of three years after it is approved by the commission; however, such period may be extended by the council upon recommendation of the planning commission.

   a. The site plan shall be accompanied by building elevations and landscape and master sign plans, which shall be reviewed by the architectural review board for consistency with the overall objectives of the district. The board's recommendation shall be forwarded to the planning and zoning commission for consideration in their recommendation to city council.
   b. A PD site plan shall terminate at the end of such three-year period (or extended period if approved by the council) unless, within such period, a preliminary plat has been filed with the city for all of the land covered by the PD site plan. In which case, the site plan will remain valid

as long as there is an approved plat for the property. If a PD site plan terminates, development of the land covered by the terminated plan cannot occur until a new PD site plan has been approved for the land as provided by this article.

SUBSECTION 6.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

A. *Purpose.* The intent of the IH-30 Corridor Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and, as well as to those passing through, the City of Rockwall area. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the an architectural review committee Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, residential single-family land uses shall be excluded from these standards except as otherwise stated.

B. *Application and Boundaries.* The IH-30 Corridor Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Corridor Overlay (IH-30 OV) District Zone spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit on line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Corridor Overlay (IH-30 OV) District Zone are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

C. *Architectural standards.*

1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;

- ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
- ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
- ☑ That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.

3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances shall be accomplished by either the construction of: (a) the construction of the roof systems described in subsection C.2 above; or (b) an architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

b. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements from the list below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

1. Canopies, awnings, or porticos;
2. Recesses/projections;
3. Arcades;
4. Peaked roof forms;
5. Arches;
6. Outdoor patios;
7. Display windows;
8. Architectural details (such as tile work and moldings) integrated into the building facade;
9. Articulated ground floor levels or base;
10. Articulated cornice line;
11. Integrated planters or wing walls that incorporate landscape and sitting areas;
12. Offsets, reveals or projecting rib used to express architectural or structural bays;
13. Varied roof heights;
14. Or other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

   a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

D. *Site design standards.*

1. *Building setback.* All lots within the IH-30 Corridor Overlay District shall maintain a minimum building setback of 25 feet from the front property line adjacent to IH-30. All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.
2. *Parking area restrictions.* No more than one full parking bay (two rows of parking with a driving aisle) shall be allowed between the primary building and the IH-30 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.

   a. *Further guidelines.*

   ☑ Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare;
   ☑ The ingress and egress drives shall have a minimum radius of 30 feet;
   ☑ Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
   ☑ Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
   ☑ Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
   ☑ Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

   b. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.

4. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces IH-30, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semi-trailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of

adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

5. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from IH-30.
6. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
7. *Plan review.* In addition to other factors set out in this Unified Development Code, concept plans, development plans, and site plans shall be reviewed for:

   a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions therein.
   b. Achieving the intent of the architectural standards and site design standards.
   c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

F. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. *Buffer strips.* The buffer strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the IH-30 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.
2. *Buffer strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the IH-30 right-of-way as set out below.
3. *Plant material sizes.* The following minimum sizes shall be required:

   Canopy trees: four-inch caliper.
   Accent trees: four-foot height.
   Shrubs.
   Deciduous: 15 inches; two-gallon minimum.
   Evergreen: 12 inches; two-gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:

   Canopy trees: Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.
   Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

G. *Signs.* All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the IH-30 Overlay (IH-30 OV) District shall require city council approval by a three-quarter majority vote.

H. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 38, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

A. *Purpose.* The intent of the SH-205 Corridor Overlay (SH-205 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and, as well as to those passing through, the City of Rockwall area. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the an architectural review committee Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, residential single-family land uses shall be excluded from these standards except as otherwise stated.

B. *Application and Boundaries.* The SH-205 Corridor Overlay (SH-205 OV) District includes the entirety of all properties which adjoin or are located within 200-feet of the future right-of-way of SH-205. The SH-205 Corridor Overlay (SH-205 OV) District Zone spans north to south along SH-205 from the intersection point of SH-205 and FM 740, south to the southern city limits (approximately 2,800-feet south of FM-1139). The standards and regulations set forth in the SH-205 Corridor Overlay (SH-205 OV) District Zone are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-205 Overlay (SH-205 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

D. *Architectural standards.*

1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As

the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

- ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
- ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
- ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
- ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
- ☑ That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.

3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site:

a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

a) The construction of the roof systems described in subsection C.2 above; or
b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

1. Canopies, awnings, or porticos;
2. Recesses/projections;

3. Arcades;
4. Peaked roof forms;
5. Arches;
6. Outdoor patios;
7. Display windows;
8. Architectural details (such as tile work and moldings) integrated into the building facade;
9. Articulated ground floor levels or base;
10. Articulated cornice line;
11. Integrated planters or wing walls that incorporate landscape and sitting areas;
12. Offsets, reveals or projecting rib used to express architectural or structural bays;
13. Varied roof heights; or
14. Other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of the glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

E. *Site design standards.*

4. *Building setback.* All lots within the SH 205 Corridor Overlay District shall maintain a minimum building setback of 25 feet from the front property line adjacent to SH 205. All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.
5. *Parking area restrictions.* No more than two rows of parking shall be allowed between the primary building and the SH 205 right-of-way.
6. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.

Further guidelines:

a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
b. The ingress and egress drives shall have a minimum radius of 30 feet;
c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
e. Main entrance drives should connect to a "straightaway" aisle that does not dead-end or require an immediate turn to approach the main building;

d. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.
e. Cross access. Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.

7. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces SH 205, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.
8. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 205.
9. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
10. *Plan review.* In addition to other factors set out in this Unified Development Code, concept plans, development plans, and site plans shall be reviewed for:

a. Meeting the intent of article VIII, Landscape Standards, and the screening provisions below.
b. Achieving the intent of the architectural and site design standards.
c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

F. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the requirements of article VIII, Landscape Standards. Where the following standards conflict with the article VIII, these requirements shall prevail:

11. *[Required width and height.]* The buffer strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the SH 205 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.
12. *Buffer strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the SH 205 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E.3 and E.4.

Plant material sizes. The following size requirements shall be required:

Canopy trees: four-inch caliper.
Accent trees: four-foot height.
Shrubs.

Deciduous: 15 inches; two-gallon minimum.
Evergreen: 12 inches; two-gallon minimum.

13. *Plant material selections.* The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:

Canopy trees: Afghan Pine, Bur Oak, Caddo Maple, Cedar Elm, Lacebark Elm, Leyland Cypress, Little Gem Magnolia, Live Oak, October Glory Maple.
Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

G. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

H. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH 205 Overlay (SH 205 OV) District shall require city council approval by a three-quarter majority vote.

I. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-40, 8-15-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 39, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.08: SCENIC OVERLAY (SRO) DISTRICT

A. *Purpose.* The Scenic Overlay (SOV) District is a specialized overlay district along FM-740 which has been identified in the Comprehensive Plan as a scenic thoroughfare. The identified scenic aspects of FM-740 include views of the lake, existing natural topography, and existing natural landscaping. The district has been established to protect scenic or historic qualities through the use of additional development criteria and by requiring uses compatible with both existing uses and with the visual environment. The development requirements for non-residential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development. This district is designed to be primarily an office and retail/commercial shopping district with an intensity of uses normally found along major thoroughfares; however, these uses may be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB).

1. The Scenic Overlay District is a specialized zoning district overlay along FM-740 which has been identified in the comprehensive land use plan as a scenic thoroughfare. The identified scenic aspects of FM-740 include views of the lake, existing natural topography, and existing natural landscaping. The district has been established to protect scenic or historic qualities through the use of additional development criteria and by requiring uses compatible with both existing uses and with the visual environment. The development requirements for nonresidential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development.
2. This district is designed to be primarily an office and retail/commercial shopping district with an intensity of uses normally found along a major thoroughfare. These uses may, however, be located

~~close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas.~~

~~3. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through an architectural review committee.~~

B. *Application and Boundaries.* ~~This~~ The Scenic Overlay (SOV) District shall apply to all property located within the established boundary along FM-740 (*as set forth in Ordinance No. ~~on Exhibit A of Ord. No. 87-64~~*). Property that has been zoned, platted and site planned at the time of adoption of the ordinance, from which this section is derived, shall be exempted from the provisions of this section unless and until an application for zoning, platting, or site planning is re-submitted on the property. All property developed within the Scenic Overlay (SOV) District must meet both the terms and requirements of the underlying zoning classification applicable to the property and the provisions set forth in the Scenic Overlay (SOV) District. The most restrictive requirement applicable to the property shall apply.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the Scenic Overlay (SOV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

~~C. *Special use standards.* All development within the Scenic Overlay District shall comply with the land use tables in article IV, Permissible Uses, as amended; however, the following uses may be considered on a case-by-case basis only and shall require a specific use permit.~~

~~1. Gasoline service stations, and retail outlets where gasoline products are sold as an accessory to a retail use, subject to the conditions established in article IV, Permissible Uses.~~
~~2. Car wash (all types), subject to the conditions of article IV, Permissible Uses.~~
~~3. Any structure over 36 feet in height.~~

~~D. *Architectural standards.*~~

~~1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.~~

~~a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;~~

~~☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;~~
~~☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;~~

- ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
- ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
- ☑ That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.

3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

a) The construction of the roof systems described in subsection D.2 above; or
b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.
c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

a) Canopies, awnings, or porticos;
b) Recesses/projections;
c) Arcades;
d) Peaked roof forms;
e) Arches;
f) Outdoor patios;
g) Display windows;
h) Architectural details (such as tile work and moldings) integrated into the building facade;
i) Articulated ground floor levels or base;
j) Articulated cornice line;
k) Integrated planters or wing walls that incorporate landscape and sitting areas;
l) Offsets, reveals or projecting rib used to express architectural or structural bays;

m) Varied roof heights; or
n) Other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

   a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

E. *Site design standards.*

1. *Building setback.* All lots within the Scenic Overlay District shall maintain a minimum building setback of 15 feet from the front property line adjacent to FM 740. All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.
2. *Parking area restrictions.* No more than two rows of parking shall be allowed between the primary building and the FM 740 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.

   Further guidelines:

   a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
   b. The ingress and egress drives shall have a minimum radius of 30 feet;
   c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
   d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
   e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
   f. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

4. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces FM 740, additional

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screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from FM 740.
8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
9. *Plan review.* In addition to other factors set out in this Unified Development Code, concept plans, development plans, and site plans shall be reviewed for:

a. Meeting the intent of article VIII, Landscape Standards, and the screening provisions below.
b. Achieving the intent of the Architectural and Site Design Standards.
c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

F. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the requirements of article VIII, Landscape Standards. Where the following standards conflict with the article VIII, these requirements shall prevail:

1. *[Required width and height.]* The buffer strip shall be a minimum of 20 feet wide and include a "built up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the FM 740 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.
2. *Buffer strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the FM 740 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections F.3 and F.4.

Plant material sizes. The following size requirements shall be required:
Canopy trees: four-inch caliper.
Accent trees: four-foot height.
Shrubs:

Deciduous: 15 inches; two-gallon minimum.
Evergreen: 12 inches; two-gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:

Canopy trees: Afghan Pine, Bur Oak, Caddo Maple, Cedar Elm, Lacebark Elm, Leyland Cypress, Little Gem Magnolia, Live Oak, October Glory Maple.

Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

G. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the Scenic Overlay (SOV OV) District shall require city council approval by a three-quarter majority vote.

H. *Lighting standards.* In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the Scenic Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

I. *Utility placement.* All overhead utilities within the Scenic Overlay District shall be placed underground.

J. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.09: SH-66 OVERLAY (SH-66 OV) DISTRICT

A. *Purpose.* The SH-66 Overlay (SH-66 OV) District is a specialized overlay district along SH-66 and Washington Street between Lake Ray Hubbard and SH-205, which has been identified as one of the important entry points into the City of Rockwall. The identified important scenic aspects of this corridor include views of the lake, existing natural topography, and existing natural landscaping adjacent to residential neighborhoods. The district has been established to protect scenic or historic qualities through the use of additional development criteria, and by requiring uses compatible with both existing uses and with the visual environment. The development requirements for non-residential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development. This district is designed to be primarily an office and retail/commercial shopping district with an intensity of uses normally found along major thoroughfares; however, these uses may be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB).

1. The S.H. 66 Overlay District is a specialized zoning district overlay along S.H. 66 and Washington Street between Lake Ray Hubbard and S. H. 205 which has been identified as one of the important entry points into the City of Rockwall. The identified important scenic aspects of this corridor include views of the lake, existing natural topography, and existing natural landscaping and adjacent residential neighborhoods. The district has been established to protect scenic or historic qualities through the use of additional development criteria and by requiring uses compatible with both existing uses and with the visual environment. The development requirements for nonresidential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development.

~~2. This district is designed to be primarily an office and retail/commercial district with an intensity of uses normally found along a major thoroughfare. These uses may, however, be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas.~~

~~3. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through an architectural review committee.~~

B. *Application and Boundaries.* ~~This~~ The SH-66 Overlay (SH-66 OV) District shall apply to all property located within the established boundary along SH-66 and Washington Street, between Lake Ray Hubbard and SH-205 (*as set forth in Ordinance No. ~~on exhibit A of Ord. No.~~ 01-18*). Property that has been zoned, platted and site planned at the time of adoption of the ordinance, from which this section is derived, shall be exempted from the provisions of this section unless ~~and until~~ an application for zoning, platting, or site planning is resubmitted on the property. All property developed within the SH-66 Overlay (SH-66 OV) District must meet both the terms and requirements of the underlying zoning classification applicable to the property and the provisions set forth in the SH-66 Overlay (SH-66 OV) District. The most restrictive requirement applicable to the property shall apply.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-66 Overlay (SH-66 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

~~C. *Special use standards.* All development within the SH 66 Overlay District shall comply with the land use tables in article IV, Permissible Uses, as amended; however, the following uses may be considered on a case-by-case basis only and shall require a specific use permit.~~

~~1. Gasoline service stations, and retail outlets where gasoline products are sold as an accessory to a retail use, subject to the conditions established in article IV, Permissible Uses.~~
~~2. Car wash (all types), subject to conditions of article IV, Permissible Uses.~~
~~3. Any structure over 36 feet in height.~~

~~D. *Architectural standards.*~~

~~1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.~~

~~a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;~~

- ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
- ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
- ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
- ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
- ☑ That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matter finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.
3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.
4. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

a) The construction of the roof systems described in subsection D.2 above; or
b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

5. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.
6. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.
7. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

- ☑ Canopies, awnings, or porticos;
- ☑ Recesses/projections;
- ☑ Arcades;
- ☑ Peaked roof forms;
- ☑ Arches;
- ☑ Outdoor patios;
- ☑ Display windows;
- ☑ Architectural details (such as tile work and moldings) integrated into the building facade;
- ☑ Articulated ground floor levels or base;
- ☑ Articulated cornice line;

☑ Integrated planters or wing walls that incorporate landscape and sitting areas;
☑ Offsets, reveals or projecting rib used to express architectural or structural bays;
☑ Varied roof heights; or
☑ Other architectural features approved by the director of planning or his designee.

8. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
9. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
10. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

11. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

E. *Site design standards.*

1. *Building setback.* All lots within the SH 66 Overlay District shall maintain a minimum building setback of 15 feet from the front property line adjacent to SH 66. All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.
2. *Parking area restrictions.* No more than two rows of parking shall be allowed between the primary building and the SH 66 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.

Further guidelines:

a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
b. The ingress and egress drives shall have a minimum radius of 30 feet;
c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
f. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

4. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.

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6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces SH 66, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.
7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 66.
8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
9. *Plan review.* In addition to other factors set out in this Unified Development Code, concept plans, development plans, and site plans shall be reviewed for:

   a. Meeting the intent of article VIII, Landscape Standards, and the screening provisions below.
   b. Achieving the intent of the architectural and site design standards.
   c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

F. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the requirements of article VIII, Landscape Standards. Where the following standards conflict with the article VIII, these requirements shall prevail:

1. *[Required width and height.]* The buffer strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the SH 66 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.
2. *Buffer strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the SH 66 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections F.3 and F.4.
3. *Plant material sizes.* The following size requirements shall be required:

   Canopy trees: four inch caliper.
   Accent trees: four foot height.
   Shrubs:

   Deciduous: 15 inches; two gallon minimum.
   Evergreen: 12 inches; two gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:

   Canopy trees: Afghan Pine, Bur Oak, Cedar Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

   Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

G. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-66 Overlay (SH-66 OV) District shall require city council approval by a three-quarter majority vote.

H. *Lighting standards.* In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the SH 66 Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

I. *Utility placement.* All overhead utilities within the SH 66 Overlay District shall be placed underground.

J. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.10: SH-205 BY-PASS OVERLAY (SH-205 BY OV) DISTRICT

A. *Purpose.* The intent of the SH-205 By-Pass Bypass Corridor Overlay (SH-205 BY OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting, as well as to those and passing through, the City of Rockwall area. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility and plan review shall be conducted through the Architectural Review Board (ARB)an architectural review committee. These development requirements shall apply to non-residential and multi-family uses only. All other residential uses shall be excluded from these standards except has otherwise stated.

B. *Application and Boundaries.* The SH-205 By-Pass Bypass Corridor Overlay (SH-205 BY OV) District includes the entirety of all properties which adjoin or are located within 500 feet of the current and future right-of-way of John King Boulevard Blvd. The SH-205 By-Pass Bypass Corridor Overlay (SH-205 BY OV) District Zone extends along the current and future right-of-way of John King Boulevard Blvd. to the existing city limits. The standards and regulations set forth in the SH-205 By-Pass Bypass Corridor Overlay (SH-205 BY OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-205 By-Pass Overlay (SH-205 BY OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

D. *Special District Requirements*.

(1) *Residential Frontage Requirements*. To ensure proper separation of residential land uses from John King Boulevard all residential developments that have direct frontage on John King Boulevard shall

utilize one (1) or a combination of the following design alternatives along the entire frontage of John King Boulevard:

a. *Increased Landscape Buffer*. A minimum of a 100-foot landscape buffer maybe substituted for the required landscape buffer as depicted in *Design Alternative #1*.

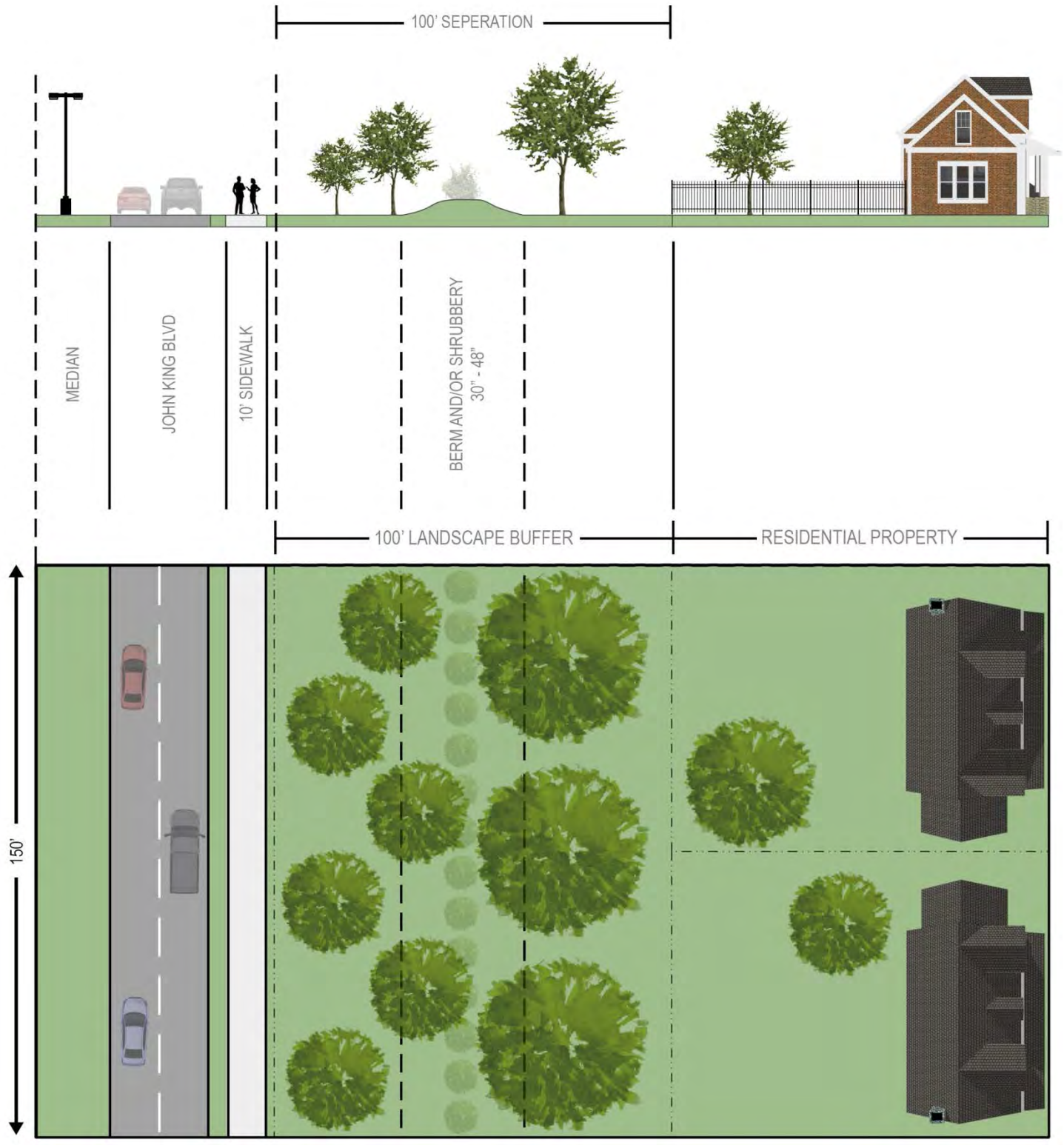
b. *Increased Rear Yard Building Setback*. A minimum of 50-foot rear yard building setback may be incorporated adjacent to the required landscape buffer as depicted in *Design Alternative #2.*

c. *Incorporation of a Slip Street*. A slip street -- *meeting the Engineering Department's requirements for right-of-way design* -- may be incorporated adjacent to and running parallel with the required landscape buffer. Homes are permitted to front or side to the slip street. Examples of this design alternative are depicted in *Design Alternative #3* and *Design Alternative #4*.

d. *Incorporation of an Eyebrow*. An eyebrow street meeting the -- *Engineering Department's requirements for right-of-way design* -- with a minimum cluster of five (5) homes and a maximum cluster of 12 homes can be incorporated with a 30-foot landscape buffer. All homes should front onto the eyebrow street and have a minimum of a 25-foot front yard building setback. An example of this design alternative is depicted *Design Alternative #5.*

(2) *Design Alternatives*.

Design Alternative #1


100' SEPERATION
MEDIAN
JOHN KING BLVD
10' SIDEWALK
BERM AND/OR SHRUBBERY
30" - 48"
100' LANDSCAPE BUFFER
RESIDENTIAL PROPERTY
150'

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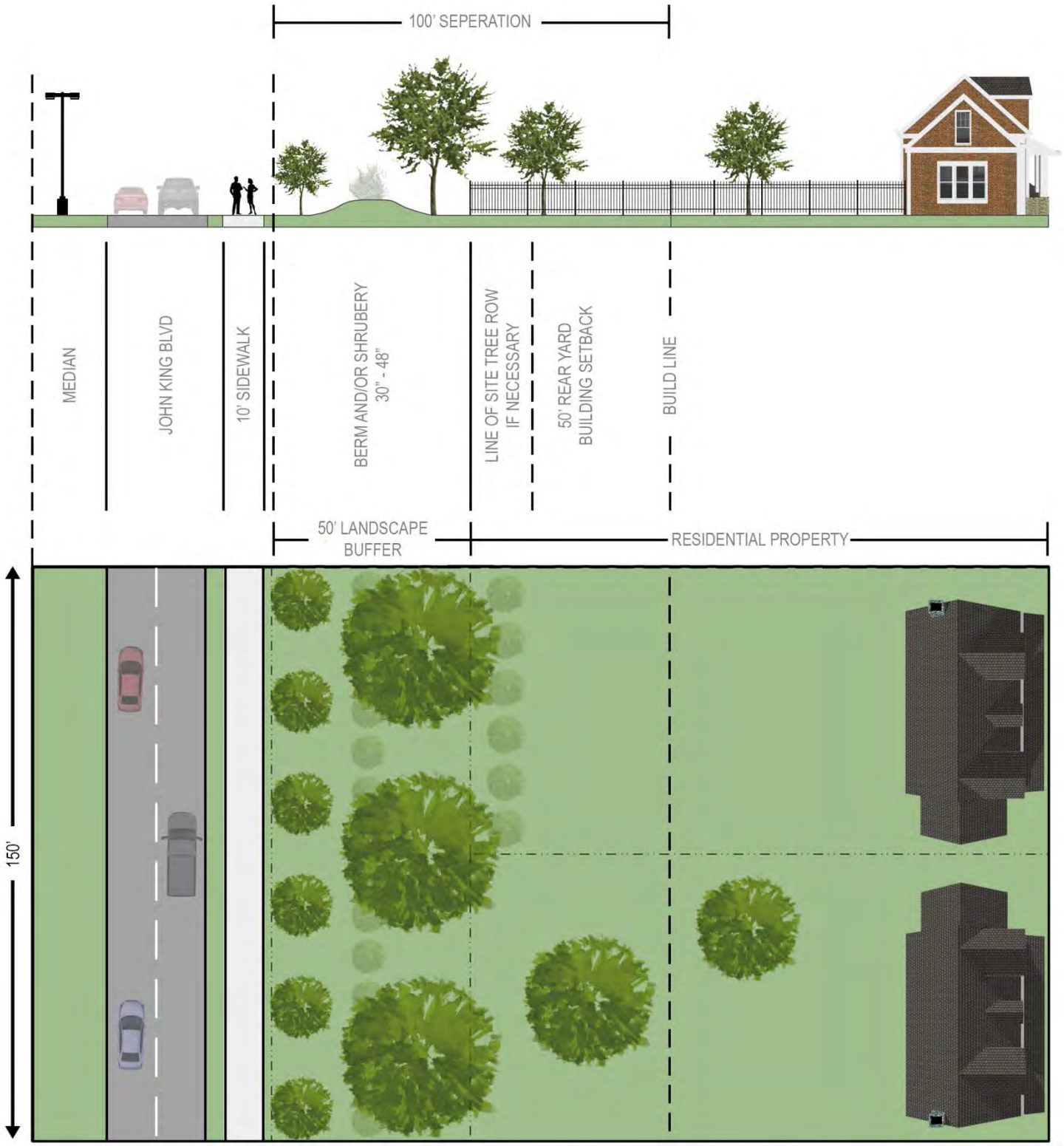
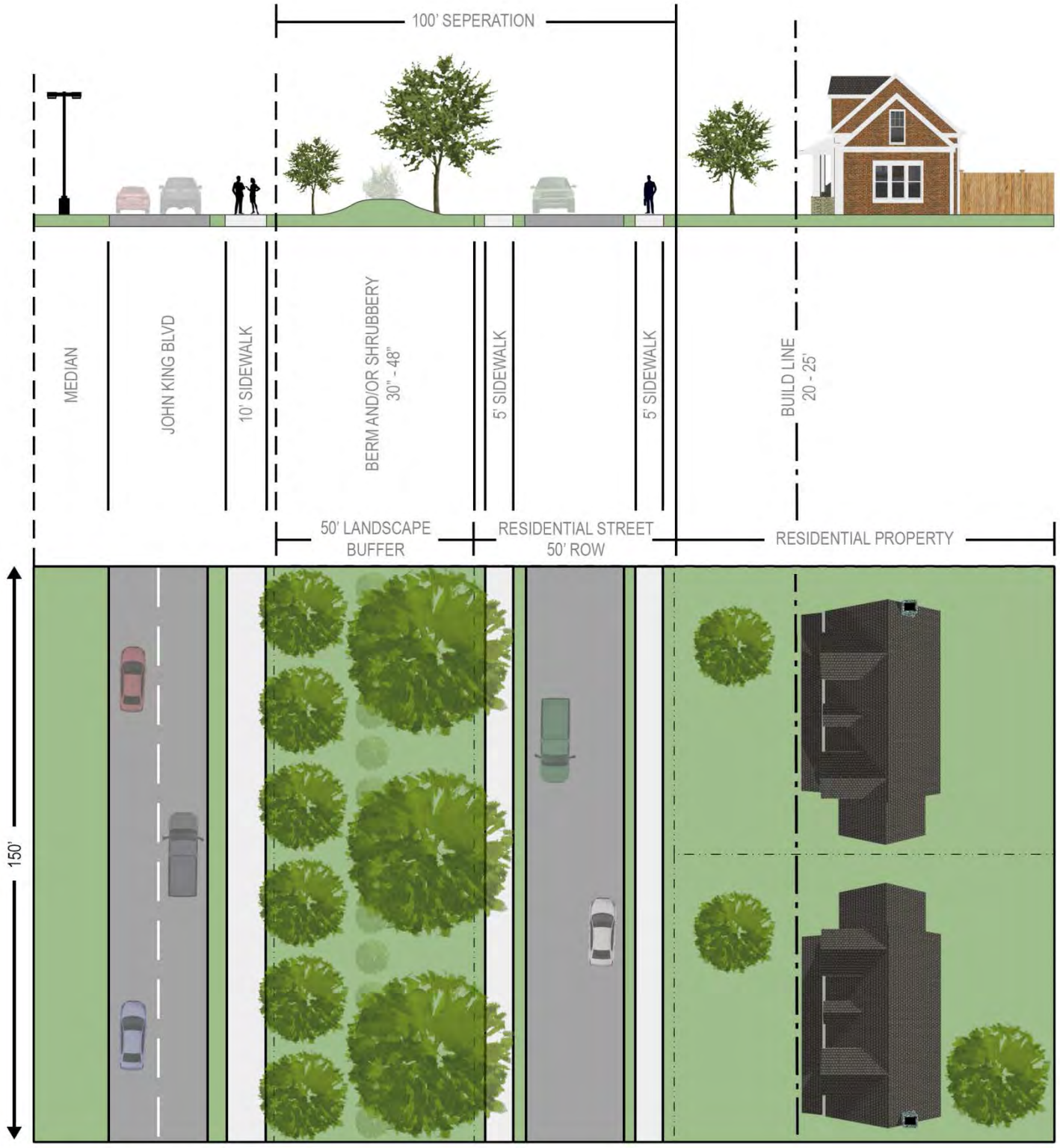
Design Alternative #2



Design Alternative #3



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Design Alternative #4



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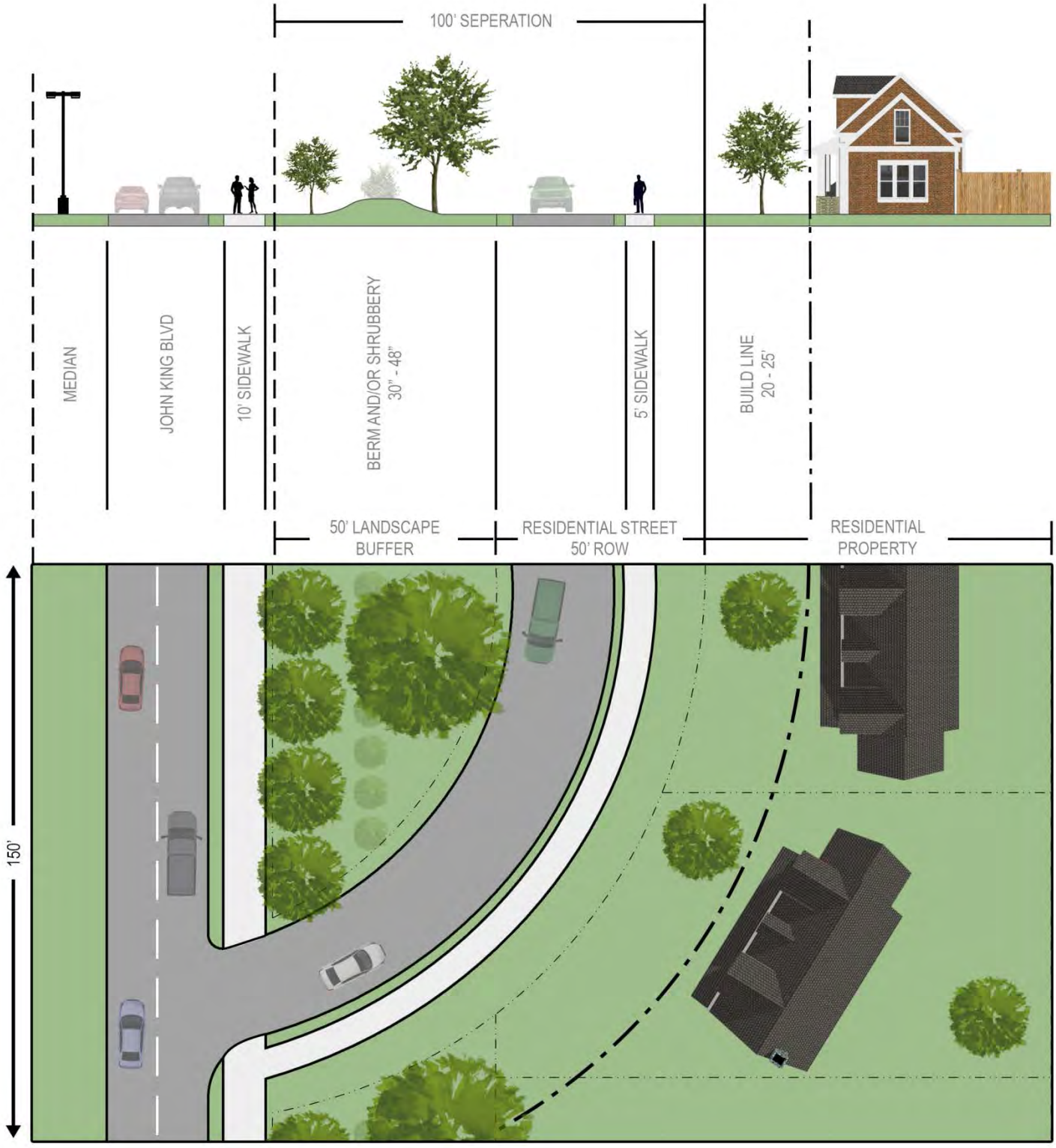
Design Alternative #5



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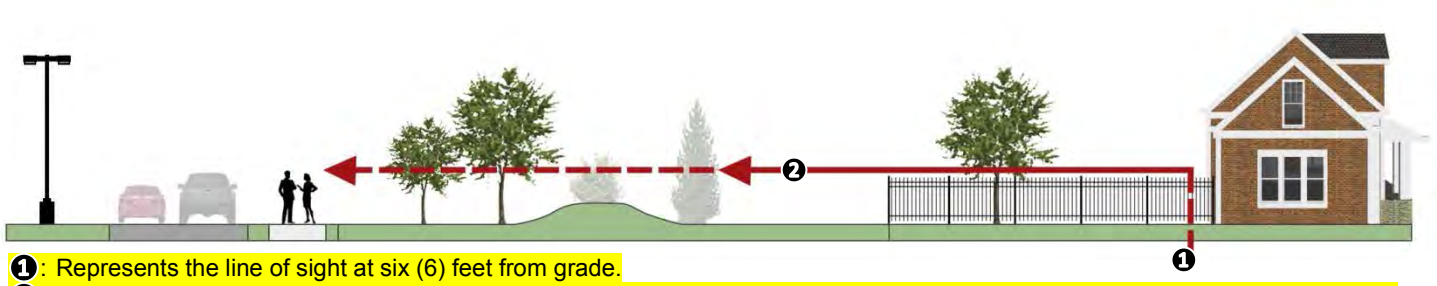
(3) *Line of Sight Requirements*. Homes that back to a required landscape buffer should be built in such a manner where the required berm visually impairs visibility to John King Boulevard. In cases where a berm proves to be ineffective at screening traffic from John King Boulevard (*due to topography, height, etc.*) the developer shall be responsible for incorporating additional landscaping to provide sufficient screening in the required landscape buffer. This will be reviewed by the Planning and Zoning Commission at the time of site plan.



❶: Represents the line of sight at six (6) feet from grade.
❷: The solid red line shows that visibility is impaired from John King Boulevard by [*1*] a row of trees or [*2*] a berm and/or row of shrubbery.

~~C. *Architectural standards.*~~

~~1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.~~

~~a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;~~

~~That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;~~
~~That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;~~
~~That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;~~
~~That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and~~
~~That the manufactured stone product shall have a minimum warranty of 75 years.~~

~~b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.~~

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2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.
3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

   a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

      a) The construction of the roof systems described in subsection C.2 above; or
      b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

   b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.
   c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

      a) Canopies, awnings, or porticos;
      b) Recesses/projections;
      c) Arcades;
      d) Peaked roof forms;
      e) Arches;
      f) Outdoor patios;
      g) Display windows;
      h) Architectural details (such as tile work and moldings) integrated into the building facade;
      i) Articulated ground floor levels or base;
      j) Articulated cornice line;
      k) Integrated planters or wing walls that incorporate landscape and sitting areas;
      l) Offsets, reveals or projecting rib used to express architectural or structural bays;
      m) Varied roof heights; or
      n) Other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

D. *Site design standards.*

1. *Building setback.* All lots within the 205 Bypass Corridor Overlay District shall maintain the following minimum front yard building setbacks:

Retail/Commercial: 15-Feet
Industrial/Office/Technology: 50-Feet

All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.

2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and the John King Blvd. right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances. In addition:

a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
b. The ingress and egress drives shall have a minimum radius of 30 feet;
c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
f. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

4. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces John King Blvd., additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The

accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from John King Blvd.

8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.

9. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:

a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
b. Achieving the intent of the architectural standards and site design standards.
c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

E. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. Landscape Buffer. The buffer strip shall be a minimum of 25 feet wide for retail/commercial use; 50 feet wide for residential use; and 50 feet wide for office, research technology and industrial use, and include a "built-up" berm and shrubbery along the entire length of the subject property's frontage along the John King Blvd. right-of-way. The minimum required height of the aforementioned berm and is 48 inches..

2. Buffer-strip plantings. Two (2) canopy trees, along with four (4) accent trees shall be required per 100 feet of the John King Blvd. right-of-way. Canopy tree, accent tree, and shrub sizes and types are included in Subsection F.3, District Landscaping Requirements, of Appendix F, Landscaping Guidelines and Requirements, of the Unified Development Code. In addition, all shrubs shall be a minimum of two (2) gallons in size and 15 inches in height (i.e. deciduous or evergreen).

3. Erosion control/retaining walls. Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

F. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the 205 By-Pass Overlay (205 BY-OV) District shall require city council approval by a three-quarter majority vote.

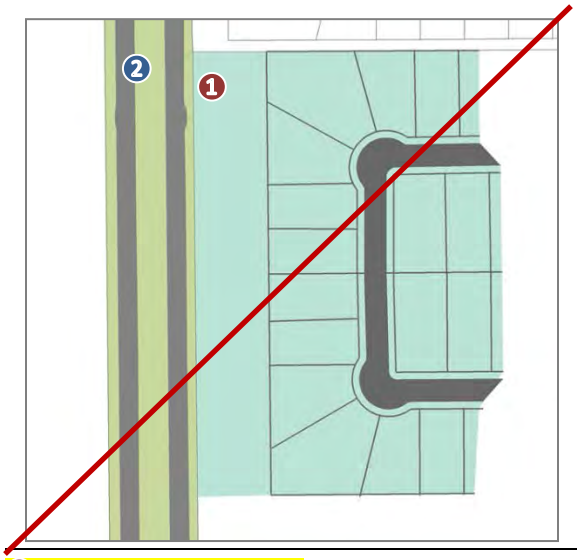
G. *Lighting standards.* In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the 205 Bypass Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

H. *Utility placement.* All overhead utilities within the 205 Bypass Corridor Overlay District shall be placed underground.

I. Residential Frontage Requirements. To ensure proper separation of residential land uses from John King Boulevard all residential developments that have direct frontage on John King Boulevard shall

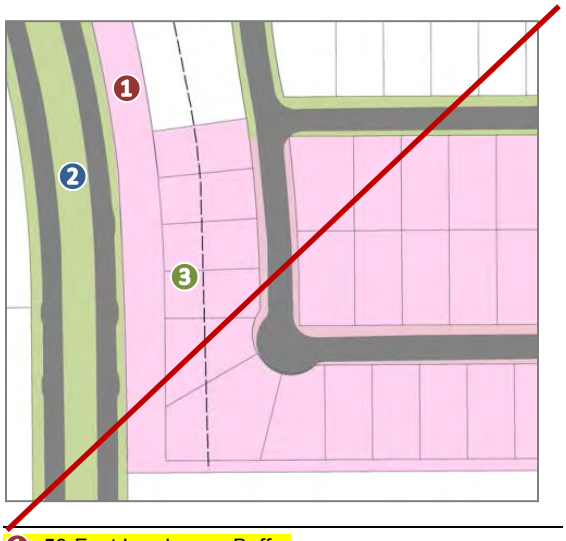
~~utilize one (1) or a combination of the following design alternatives along the entire frontage of John King Boulevard:~~

~~(1) Increased Landscape Buffer. A minimum of 100-foot landscape buffer maybe substituted for the required landscape buffer.~~



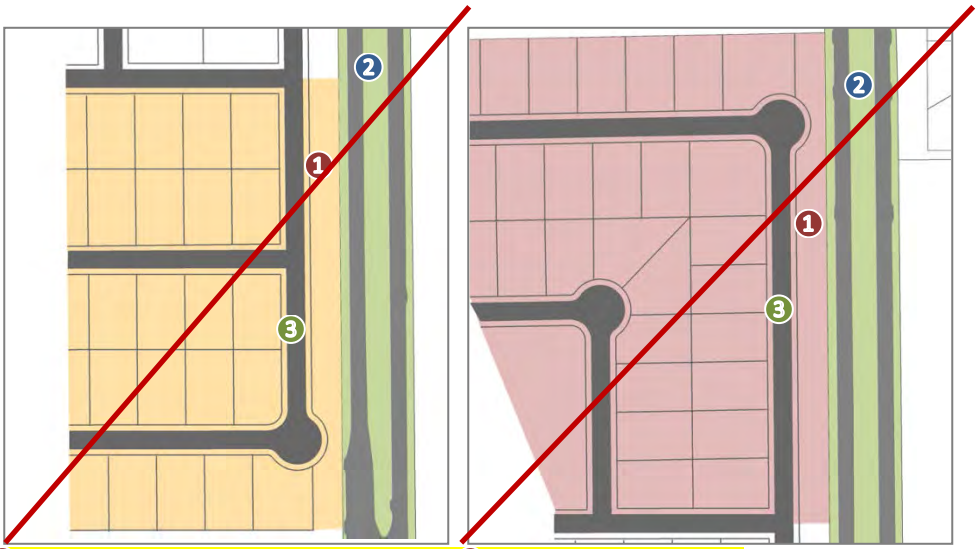
~~1: 100-Foot Landscape Buffer~~
~~2: John King Boulevard~~

~~(2) Increased Rear Yard Building Setback. A minimum of 50-foot rear yard building setback may be incorporated adjacent to the required landscape buffer.~~



~~1: 50-Foot Landscape Buffer~~
~~2: John King Boulevard~~
~~3: 50-Foot Rear Yard Building Setback~~

~~(3) Incorporation of a Slip Street. A slip street meeting the Engineering Department's requirements for right-of-way and design may be incorporated adjacent to and running parallel with the required landscape buffer. Homes are permitted to front or side to the slip street.~~



1: 50-Foot Landscape Buffer
2: John King Boulevard
3: Slip Street

1: 50-Foot Landscape Buffer
2: John King Boulevard
3: Slip Street

(4) Incorporation of an Eyebrow. An eyebrow street meeting the -- Engineering Department's requirements for right-of-way and design -- with a minimum cluster of five (5) homes and a maximum cluster of 12 homes can be incorporated with a 30-foot landscape buffer. All homes should front onto the eyebrow street and have a minimum of a 25-foot front yard building setback.

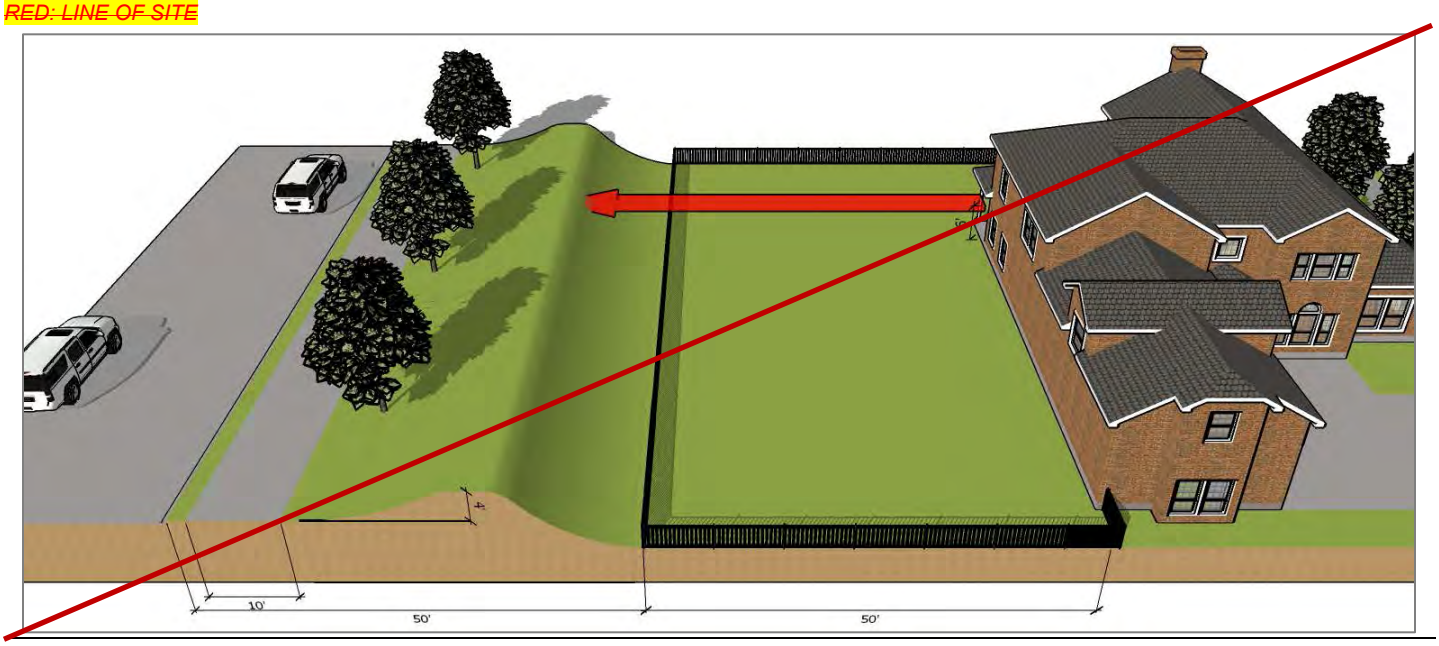


1: 30-Foot Landscape Buffer
2: John King Boulevard
3: Eyebrow Street
4: 25-Foot Front Yard Building Setback

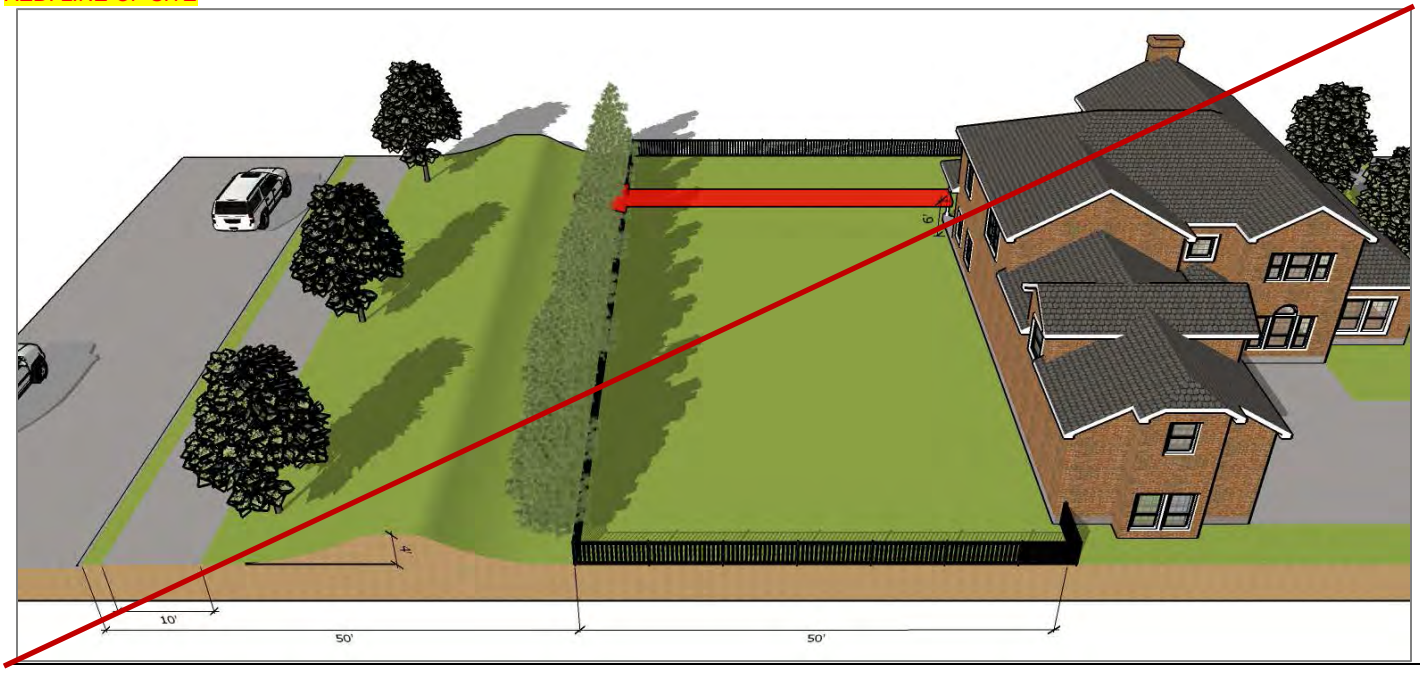
In addition, homes that back to a required landscape buffer should be built in such a manner where the required berm visually impairs visibility to John King Boulevard. In cases where a berm proves to be ineffective at screening traffic from John King Boulevard (due to topography, height, etc.) the developer shall be responsible for incorporating additional landscaping to provide sufficient screening in the required landscape buffer. This will be reviewed by the Planning and Zoning Commission at the time of site plan.

Example 1:

RED: LINE OF SITE



Example 2: Additional Landscaping Required
RED: LINE OF SITE



J. *Residential Subdivision Fence Standards.* No screening walls shall be erected adjacent to the John King Blvd. right-of-way in conjunction with any residential development. Eyebrow drives with clusters of lots (5—12 homes) shall be utilized along the John King Blvd. right-of-way for residential development or a 50-foot landscape buffer can be used as an alternative to the eyebrow drive design. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.

K. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall

require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, §§ 40—44, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.11: NORTH SH-205 OVERLAY (N. SH-205 OV) DISTRICT

A. *Purpose.* The intent of the North SH-205 Corridor Overlay (N. SH-205 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and, as well as to those passing through, the City of Rockwall area. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the an architectural review committee Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, residential single-family land uses shall be excluded from these standards except has otherwise stated.

B. *Application and boundaries.* The North SH-205 Corridor Overlay (N. SH-205 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of N.orth SH-205. The North SH-205 Corridor Overlay (N. SH-205 OV) District Zone spans north to south along SH-205 from the northern city limits (approximately 4,200-feet north of FM-552), south to the intersection point of SH-205 and Health Street. The standards and regulations set forth in the North SH-205 Corridor Overlay (N. SH-205 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the North SH-205 Overlay (N. SH-205 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

C. *Architectural standards.*

1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;

That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances, must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.
3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

a) The construction of the roof systems described in subsection C.2 above; or
b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.
c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.
4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

a. Canopies, awnings, or porticos;
b. Recesses/projections;
c. Arcades;
d. Peaked roof forms;
e. Arches;
f. Outdoor patios;
g. Display windows;
h. Architectural details (such as tile work and moldings) integrated into the building facade;
i. Articulated ground floor levels or base;
j. Articulated cornice line;
k. Integrated planters or wing walls that incorporate landscape and sitting areas;

l. Offsets, reveals or projecting rib used to express architectural or structural bays;
m. Varied roof heights;
n. Or other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

D. *Site design standards.*

1. *Building setback.* All lots within the North SH 205 Corridor Overlay District shall maintain a minimum building setback of 25 feet from the front property line adjacent to North SH 205. All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.
2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and the SH 205 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances. In addition,

a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
b. The ingress and egress drives shall have a minimum radius of 30 feet;
c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
f. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

4. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces SH 205, additional

screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 205.
8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
9. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:

   a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
   b. Achieving the intent of the architectural standards and site design standards.
   c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

D. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. *[Required width and height.]* The buffer-strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the North SH 205 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.
2. *Buffer-strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the SH 205 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E(3) and (4).
3. *Plant material sizes.* The following size requirements shall be required:

   Canopy trees: four-inch caliper.
   Accent trees: four-foot height.
   Shrubs:

   Deciduous: 15 inches; two-gallon minimum.
   Evergreen: 12 inches; two-gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:

   Canopy trees: Afghan Pine, Bur Oak, Caddo Maple, Cedar Elm, Lacebark Elm, Leyland Cypress, Little Gem Magnolia, Live Oak, October Glory Maple.

   Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

E. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the North SH-205 Overlay (N. SH-205 OV) District shall require city council approval by a three-quarter majority vote.

F. *Lighting standards.* In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North SH 205 Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

G. *Utility placement.* All overhead utilities within the North SH 205 Corridor Overlay District shall be placed underground.

H. *Residential standards.* No wall, screening or otherwise, shall be erected adjacent to the North SH 205 right-of-way in conjunction with any residential development. Eyebrow drives with clusters of lots (5—12 homes) shall be utilized along the North SH 205 right-of-way for residential development or a 50-foot landscape buffer can be used as an alternative to the eyebrow drive design. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.

I. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 45, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.12: EAST SH-66 OVERLAY (E. SH-66 OV) DISTRICT

E. *Purpose.* The intent of the East SH-66 Corridor Overlay (E. SH-66 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and, as well as to those passing through, the City of Rockwall area. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the an architectural review committee Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, residential single-family land uses shall be excluded from these standards except has otherwise stated.

A.

B. *Application and boundaries.* The East SH-66 Corridor Overlay (E. SH-66 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of E.ast SH-66. The East SH-66 Corridor Overlay (E. SH-66 OV) District Zone extends from FM-1141 to the east approximately 2,700-feet, and on property that lies within 500-feet of the south right-of-way line of SH-66 beginning at a point approximately 2,700-feet east of FM-1141 and then continuing east to FM-549. The standards and regulations set forth in the East SH-66 Corridor Overlay (E. SH-66 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the East SH-66 Overlay (E. SH-66 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

~~C. *Architectural standards.*~~

~~1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.~~

~~a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;~~

~~☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;~~
~~☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;~~
~~☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;~~
~~☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and~~
~~☑ That the manufactured stone product shall have a minimum warranty of 75 years.~~

~~b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.~~

~~2. Roof design standards. Rooftop mechanical equipment and other appurtenances, must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.~~

~~3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.~~

~~a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:~~

a) The construction of the roof systems described in subsection C.2 above; or
b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.
c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements from the list below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

a. Canopies, awnings, or porticos;
b. Recesses/projections;
c. Arcades;
d. Peaked roof forms;
e. Arches;
f. Outdoor patios;
g. Display windows;
h. Architectural details (such as tile work and moldings) integrated into the building facade;
i. Articulated ground floor levels or base;
j. Articulated cornice line;
k. Integrated planters or wing walls that incorporate landscape and sitting areas;
l. Offsets, reveals or projecting rib used to express architectural or structural bays;
m. Varied roof heights;
n. Or other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

B. *Site design standards.*

1. *Building setback.* All lots within the East SH 66 Corridor Overlay District shall maintain the following minimum front building setbacks:

Residential: 25 feet.

Retail/commercial: 15 feet.
Industrial/office/technology: 50 feet.

All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.

2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and East SH 66 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances. In addition:

   a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
   b. The ingress and egress drives shall have a minimum radius of 30 feet;
   c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
   d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
   e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
   f. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

4. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces East SH 66, additional screening of the area may be required. A minimum ten foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semi-trailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.
7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from East SH 66.
8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
9. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:

   a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
   b. Achieving the intent of the architectural standards and site design standards.

d. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

F. *Landscape standards.*

1. *[Required width and height.]* The buffer strip shall be a minimum of 15 feet wide for retail/commercial use; 25 feet wide for residential use; and 50 feet for office, research-technology and industrial use and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along East SH 66. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.
2. *Buffer strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the East SH 66 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E(3) and (4). The East SH 66 Corridor Overlay shall include an average of one cedar tree for each 100 feet of frontage planted in clusters of three to five trees.
3. *Plant material sizes.* The following size requirements shall be required:

Canopy trees: four-inch caliper.
Accent trees: four-foot height.
Shrubs:

Deciduous: 15 inches; two-gallon minimum.
Evergreen: 12 inches; two-gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:

Canopy trees: Afghan Pine, Bur Oak, Caddo Maple, Cedar Elm, Lacebark Elm, Leyland Cypress, Little Gem Magnolia, Live Oak, October Glory Maple.

Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

C. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the East SH 66 Overlay (E. SH 66 OV) District shall require city council approval by a three-quarter majority vote.

D. *Lighting standards.* In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the East SH 66 Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

E. *Utility placement.* All overhead utilities within the East SH 66 Corridor Overlay District shall be placed underground.

F. *Residential standards.* No screening walls shall be erected adjacent to the East SH 66 right-of-way in conjunction with any residential development. Eyebrow drives with clusters of lots (5—12 homes) shall be utilized along the East SH 66 right-of-way for residential development or a 50-foot landscape buffer

can be used as an alternative to the eyebrow drive design. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.

G. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 46, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.13: FM-549 OVERLAY (FM-549 OV) DISTRICT

A. *Purpose.* The intent of the FM-549 Corridor Overlay (FM-549 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and, as well as to those passing through, the City of Rockwall area. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the an architectural review committee Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, residential single-family land uses shall be excluded from these standards except has otherwise stated.

B. *Application and boundaries.* The FM-549 Corridor Overlay (FM-549 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of FM-549. The FM-549 Corridor Overlay (FM-549 OV) District Zone extends from SH-276 to a point approximately 800-feet north of IH-30 and on property that lies within 500-feet of the west right-of-way line of FM-549 from a point approximately 800-feet north of IH-30 to SH-66. The standards and regulations set forth in the FM-549 Corridor Overlay (FM-549 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the FM-549 Overlay (FM-549 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

C. *Architectural standards.*

1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

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That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.

3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

a) The construction of the roof systems described in subsection C.2 above; or
b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.
c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

a. Canopies, awnings, or porticos;
b. Recesses/projections;
c. Arcades;
d. Peaked roof forms;
e. Arches;

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f. Outdoor patios;
g. Display windows;
h. Architectural details (such as tile work and moldings) integrated into the building facade;
i. Articulated ground floor levels or base;
j. Articulated cornice line;
k. Integrated planters or wing walls that incorporate landscape and sitting areas;
l. Offsets, reveals or projecting rib used to express architectural or structural bays;
m. Varied roof heights;
n. Or other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

B. *Site design standards.*

1. *Building setback.* All lots within the FM 549 Corridor Overlay District shall maintain the following minimum front building setbacks:

Residential: 25 feet.
Retail/commercial: 15 feet.
Industrial/office/technology: 50 feet.

All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.

2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and FM 549 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.
4. *Further guidelines.*

a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
b. The ingress and egress drives shall have a minimum radius of 30 feet;
c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;

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e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
f. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

5. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
6. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
7. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces FM 549, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.
8. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 276.
9. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
10. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:

a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
b. Achieving the intent of the architectural standards and site design standards.
c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

D. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. *[Required width and height.]* The buffer strip shall be a minimum of 15 feet wide for retail/commercial use; 25 feet wide for residential use; and 50 feet for office, research-technology and industrial use and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along FM 549. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.
2. *Buffer-strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the FM 549 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E(3) and (4). The area of the FM 549 Corridor Overlay from Airport Road to SH 66 shall include an average of one cedar tree for each 100 feet of frontage planted in clusters of three to five trees.
3. *Plant material sizes.* The following size requirements shall be required:

Canopy Trees: four-inch caliper.

Accent Trees: four-foot height.
Shrubs:

Deciduous: 15 inches; two-gallon minimum.
Evergreen: 12 inches; two-gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:

Canopy trees: Afghan Pine, Bald Cypress, Bur Oak, Caddo Maple, Cedar Elm, Lacebark Elm, Leyland Cypress, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

C. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the FM-549 Overlay (FM-549 OV) District shall require city council approval by a three-quarter majority vote.

D. *Lighting standards.* In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the FM-549 Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

E. *Utility placement.* All overhead utilities within the FM-549 Corridor Overlay District shall be placed underground.

F. *Residential standards.* No wall, screening or otherwise, shall be erected adjacent to the FM-549 right-of-way in conjunction with any residential development. Eyebrow drives with clusters of lots (5—12 homes) shall be utilized along the FM-549 right-of-way for residential development or a 50-foot landscape buffer can be used as an alternative to the eyebrow drive design. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.

G. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 47, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.14: SH-276 OVERLAY (SH-276 OV) DISTRICT

A. *Purpose.* The intent of the SH-276 Corridor Overlay (SH-276 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and, as well as to those passing through, the City of Rockwall area. In order to ensure that the visual impact of

development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the ~~an architectural review committee~~ Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, ~~residential~~ single-family land uses shall be excluded from these standards except ~~h~~as otherwise stated.

B. *Application and boundaries.* The SH-276 ~~Corridor~~ Overlay (SH-276 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of SH-276. The SH-276 ~~Corridor~~ Overlay (SH-276 OV) District ~~Zone~~ extends from SH-205 east to the eastern city limits ~~line~~, as may be extended with future annexation(s). The standards and regulations set forth in the SH-276 ~~Corridor~~ Overlay (SH-276 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-276 Overlay (SH-276 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

~~C. *Architectural standards.*~~

~~1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.~~

~~a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;~~

~~That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;~~
~~That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;~~
~~That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;~~
~~That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and~~
~~That the manufactured stone product shall have a minimum warranty of 75 years.~~

~~b. Secondary materials used on the facade of a building are those that comprise less than two percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.~~

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.
3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

   a. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

      a) The construction of the roof systems described in subsection C.2 above; or
      b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

   b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.
   c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

   a. Canopies, awnings, or porticos;
   b. Recesses/projections;
   c. Arcades;
   d. Peaked roof forms;
   e. Arches;
   f. Outdoor patios;
   g. Display windows;
   h. Architectural details (such as tile work and moldings) integrated into the building facade;
   i. Articulated ground floor levels or base;
   j. Articulated cornice line;
   k. Integrated planters or wing walls that incorporate landscape and sitting areas;
   l. Offsets, reveals or projecting rib used to express architectural or structural bays;
   m. Varied roof heights; or
   n. Other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

B. *Site design standards.*

1. *Building setback.* All lots within the FM 549 Corridor Overlay District shall maintain the following minimum front building setbacks:

Residential: 25 feet.
Retail/commercial: 15 feet.
Industrial/office/technology: 50 feet.
All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.

2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and SH 276 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.
4. *Further guidelines.*

a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
b. The ingress and egress drives shall have a minimum radius of 30 feet;
c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
f. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

5. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
6. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
7. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces SH 276, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

8. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 276.
9. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
10. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:

    a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
    b. Achieving the intent of the architectural standards and site design standards.
    c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

E. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. *[Required width and height.]* The buffer strip shall be a minimum of 15 feet wide for retail/commercial use; 25 feet wide for residential use; and 50 feet for office, research technology and industrial use and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along SH 276. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.
2. *Buffer strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the SH 276 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E(3) and (4).
3. *Plant material sizes.* The following size requirements shall be required:

    Canopy trees: four-inch caliper.
    Accent trees: four-foot height.
    Shrubs:

    Deciduous: 15 inches: two-gallon minimum.
    Evergreen: 12 inches: two-gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:

    Canopy trees: Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak.

    Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry

~~material used on the front facade of the primary building. The planting area must contain plant materials other than grass.~~

~~C. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH 276 Overlay (SH 276 OV) District shall require city council approval by a three-quarter majority vote.~~

~~D. *Lighting standards.* In addition to the requirements of the outdoor lighting requirements, no light pole, pole base or combination thereof shall exceed 20 feet in the SH 276 Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site.~~

~~E. *Utility placement.* All overhead utilities within the SH 276 Corridor Overlay District shall be placed underground.~~

~~F. *Residential standards.* For any residential development adjacent to SH 276, a seven-foot wall comprised of masonry and wrought iron style fencing set back at least 25 feet from the right-of-way is required in addition to landscaping of the area. At least ten percent of the wall shall be a wrought iron style. Such walls adjacent to SH 276 shall be off-set by at least eight feet for at least 16 feet for every 100 feet of length.~~

~~G. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this ordinance section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.~~

~~*(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 48, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)*~~

SUBSECTION 6.15: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT

Subsection 6.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.16: VARIANCES TO THE GENERAL OVERLAY DISTRICT STANDARDS

Unless otherwise specified in this section, an applicant may request the Planning and Zoning Commission grant a variance to any provision contained in *Section 6.02, General Overlay District Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship. If the Planning and Zoning Commission denies a variance request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the variance or variances being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*). Approval of any variance to the requirements of this section by the Planning and Zoning Commission or City Council shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.

SECTION 7: DISTRICT DEVELOPMENT STANDARDS

SUBSECTION 7.01: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Residential District Development Standards Zoning Districts → Development Standards ↓		Single-Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single-Family Estate 4.0 (SFE-4.0) District	Single-Family 1 (SF-1) District	Single-Family 16 (SF-16) District	Single-Family 10 (SF-10) District	Single-Family 8.4 (SF-8.4) District	Single-Family 7 (SF-7) District	Zero Lot Line (ZL-5) District	Two-Family (2F) District	Agricultural (AG) District
Abbreviation		SFE-1.5	SFE-2.0	SFE-4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
Dwelling Units/Lot		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0
Dwelling Units/Acre		0.67	0.5	0.25	1.0[1]	2.7	4.4	5.2	6.2	8.7	12.4	0.1[11]
Minimum Dwelling Unit (SF)		2,000	2,200	2,500	2,500	2,400	2,200	1,500	1,100	1,000	800	1,600
Minimum Lot Requirements	Area (Square Feet)	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	Width (Feet)[2]	150	150	200	70	90	80	70	60	50	60	100
	Depth (Feet)	250	250	250	100	100	100	100	100	90	100	200
Minimum Setbacks	Front (Feet)	50	50	50	20	25	20	20	20	20	20	40
	Rear (Feet)	10	10	10	10	10	10	10	10	10	10	10
	Side (Feet)[3]	25	25	25	6	8	6	6	6	0/10[4]	0[5]/6[6]	6
Between Buildings (Feet)		10	10	10	10	10	10	10	10	10	10	12
Building Height (Feet)		36	36	36	36	36	36	36	32	30	32	36
Minimum Masonry Content (%)		80	80	80	80	80	80	80	80	80	80	80
Maximum Lot Coverage (%)		35	35	35	45	45	45	45	45	50	45	*N/A*
Required Parking Spaces[7]		2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[9]	2[10]	2[8]

ADDITIONAL REQUIREMENTS:

[1]: The Single Family 1 (SF-1) District allows for one (1) unit per gross acre.

[2]: Frontage on a Public Street

[3]: The side setback adjacent to a street is treated the same as a front yard building setback.

[4]: Minimum maintenance easement is ten (10) feet. Minimum maintenance easement on the non-zero lot line side, when adjacent to another lot in the same zoning district is five (5) feet (*this easement shall be maintained as an open space except upon a finding by the building official that the proposed improvements do not impede the use of said easement for maintenance of the adjoining structure*).

[5]: Abutting structures separated by fire retardant walls.

[6]: Townhouses separated by firewall meeting the requirements of the building code may build to the property line where such structures abut.

[7]: Minimum length of driveway pavement from public right-of-way for rear and side yard is 20-feet.

[8]: An enclosed garage shall not be considered in meeting the off-street parking requirements. For all other uses see Article VI, *Parking and Loading*.

[9]: A two (2) car garage is required.

[10]: Two (2) off-street parking spaces plus one (1) garage parking space for each dwelling unit is required.

[11]: A minimum lot size of ten (10) acres is required for the construction of any single-family dwelling.

SUBSECTION 7.02: MULTI-FAMILY DISTRICT DEVELOPMENT STANDARDS

Multi-Family District Development Standards Zoning Districts → Development Standards ↓		Multi-Family 14 (MF-14) District [1]
Abbreviation		MF-14
Dwelling Units/Acre		14.0[2]
Minimum Lot Requirements	Site Area (Square Feet)	10,000
	Lot Area (Square Feet)	2,000 (*Per Unit*)
	Width (Feet)[3]	60
	Depth (Feet)	100
Minimum Setbacks	Front (Feet)	25
	Rear (Feet) w/ Residential Adjacency (Feet)[3 & 8]	One Story = 25
		Two Stories = 50
		Three Stories = 75
	Rear (Feet)	10
	Side w/ Residential Adjacency (Feet)[4 & 8]	One Story = 25
		Two Stories = 50
		Three Stories = 75
	Side (Feet)	One Story = 10
		Two or More Stories = 15
Between Buildings (Feet)		Main to Accessory = 10
		Two Main Buildings w/ Doors or Windows in Facing Walls = 20
		Two Main Buildings w/o Doors or Windows in Facing Walls = 15
Building Height (Feet)		36
Minimum Masonry Content (%)		100
Maximum Lot Coverage (%)		45[5]
Minimum Landscaping (%)[7]		25% of Total Lot Area w/ 30% of Total Required in the Front and Alongside Buildings w/ Street Frontage [6]
Required Parking Spaces		See Article VI, *Parking and Loading*

ADDITION REQUIREMENTS:

[1]: Duplexes shall meet the requirements of the Two-Family (2F) District, with only one (1) duplex per lot.

[2]: Density is calculated by gross acre.

[3]: Unenclosed carports may be built within five (5) feet of any property line that abuts an alley, but no closer than 20-feet from any street intersection.

[4]: Side on street is treated the same as a front yard building setback.

[5]: Each development containing over 100 dwelling units shall provide 300 SF of open space per two (2) and three (3) bedroom units, with at least one (1) open area with the minimum dimensions of 200-feet by 150-feet. Swimming pools, tennis courts and other recreational facilities can be counted toward the overall open space requirement, but not toward the required 200-feet by 150-feet area.

[6]: Any parking lot with more than two (2) rows of parking spaces shall have a minimum of two (2) percent of the interior of the parking lot landscaped. Such landscaping shall be counted toward the landscaping requirement.

[7]: All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable city codes.
[8]: Lots with more than five (5) dwelling units that are contiguous to a residential zoning district, must be separated by a buffer as established in Article VIII, *Landscape Standards*.

SUBSECTION 7.03: NON-RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Non-Residential District Development Standards *: For development in the Downtown (DT) District see the standards in Section 4.8, *Downtown (DT) District*. Zoning Districts → Development Standards ↓		Residential-Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District
Abbreviation		RO	NS	GR	C	HC	LI	HI
Maximum Building Size (SF)		*N/A*	5,000 [1]	25,000 [2]	*N/A*	*N/A*	*N/A*	*N/A*
Minimum Lot Requirements	Area (SF)	6,000 [3]	6,000	6,000 43,560	10,000 43,560	12,500 43,560	12,500 43,560	87,120
	Width (Feet)	60	60	60 200	60 200	100 200	100 200	200
	Depth (Feet)	100	100	100 200	100 200	125 200	125 200	350
Minimum Setbacks	Front (Feet)	25 [4, 12]	15 [5]	15 [4, 5]	15 [4, 5]	25 [4]	25 [4]	50+1/2*H*>36 [7] 50 [4]
	Rear (Feet)	30	20 w/o FRW & Alley	10 w/o FRW & Alley	10 w/o FRW & Alley	20 w/o FRW & Alley	10 w/o FRW [7]	20 + 1/2*H*>36 w/o FRW [7]
			0 w/ FRW & Alley	0 w/ FRW & Alley	0 w/ FRW & Alley	1/2*H*>36 w/ FRW & Alley	1/2*H*>36 w/ FRW & Alley [7]	8 + 1/2*H*>36 w/ FRW & Alley [7]
	Rear Adjacent Residential (Feet) [6]	*N/A*	20	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	50 + 1/2*H*>36 [7]
	Side (Feet)	10	5 w/o FRW	10 w/o FRW	10 w/o FRW	15 + 1/2*H*>36 w/o FRW [7]	15 + 1/2*H*>36 w/o FRW [7]	15 + 1/2*H*>36 w/o FRW [7]
			0 w/ FRW	0 w/ FRW	0 w/ FRW	1/2*H*>36 w/ FRW [7]	1/2*H*>36 w/ FRW [7]	8 + 1/2*H*>36 w/ FRW [7]
	Side Adjacent Residential (Feet) [6]	20	20	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	50
Between Buildings (Feet)		15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 + 1/2*H*>36 w/o FRW [7]	15 + 1/2*H*>36 w/o FRW [7]	25 + 1/2*H*>36 w/o FRW [7]
						1/2*H*>36 w/ FRW [7]	1/2*H*>36 w/ FRW [7]	16 + 1/2*H*>36 w/ FRW [7]
Building Height [*H*] (Feet)		36	36	36 [8]	60 [9]	60 [9]	60 [13]	60 [13]
Minimum Masonry Content (%)		90	90	90	90	90	90	90
Maximum Lot Coverage (%)		40	40	40	60	60	60	85
Floor Area Ratio (FAR)		0.33	*N/A*	2:1	4:1	4:1	2:1	4:1
Maximum Impervious Parking (%)		75-80 [11]	80-85	85-90	85-90	90-95	90-95	90-95
Maximum Number of Entrances and/or Exits	Arterial Streets	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]
	Collector Streets	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]
	Local Streets	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]
Minimum Landscaping (%)		See Article VIII, *Landscape Standards*						

NOTES:
Blue: When adjacent to Interstate 30.
H: Building Height
1/2*H*>36: One-Half the Building Height Over 36-Feet
FRW: Fire Retardant Wall
w/o FRW: Without Fire Retardant Wall

ADDITIONAL REQUIREMENTS:
[1]: A maximum building size of 5,000 SF in area, unless otherwise approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.
[2]: A maximum building size of 25,000 SF in area, unless otherwise approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.
[3]: Maximum lot area is 43,560 SF.
[4]: From future right-of-way as shown on the adopted Master Thoroughfare Plan or as actually exists, whichever is greater.
[5]: Parking should not be located between the front façade and the property line.
[6]: Lots with non-residential uses that have a side or rear yard contiguous or separated only by an alley, easement, or street, from any residential district must be separated from such residential district by a buffer as defined in Article VIII, *Landscape Standards*, or as approved by the Planning and Zoning Commission.
[7]: Not to exceed 50-Feet.
[8]: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.
[9]: Building height may be increased up to 240-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.
[10]: (or) as approved by Planning and Zoning Commission.
[11]: A minimum of seven (7) percent of the interior of the parking lot -- *not including the setback and landscape buffer* -- shall be pervious land area with additional plantings to create an amenity open space.
[12]: Parking shall not be permitted in the required setback.
[13]: Building height may be increased up to 120-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

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SUBSECTION 7.04: ACCESSORY STRUCTURE DEVELOPMENT STANDARDS

Accessory Structure Development Standards Zoning Districts or Accessory Structure Type → Development Standards ↓		Accessory Structures & Accessory Buildings [1, 8, & 9]							
		Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	All Other Single Family Zoning Districts (*i.e. SF-7, SF-8.4, SF-10, SF-16 & SF-1*)	Two Family (2F) District	Portable Accessory Building 0 SF – 120 SF [8]	Detached Garage [8]	Carports [7 & 8]
Number of Accessory Structures or Number of Specific Accessory Structure		2[2]	2[2]	2[2]	2	1	1	1	1
Maximum SF of Accessory Structure [2]		1,250[2]	1,500[2]	2,000[2]	225[6]	100	120	900	500
Minimum Setbacks	Rear (Feet)	10	10	10	3	3	3	10	10
	Rear w/ Alleyway (Feet)	20[4]	20[4]	20[4]	3	3	3	20[4]	20
	Side (Feet)	*See Zoning District*	*See Zoning District*	*See Zoning District*	*See Zoning District*	3	3	*See Zoning District*	*See Zoning District*
Between Buildings (Feet)		10	10	10	6	3	3	10	10
Building Height (Feet)		15	15	15	15	10	10	15	15
Minimum Masonry Content (%) [3]		80[5]	80[5]	80[5]	80[5]	80[5]	0	80[5]	80[5]

ADDITIONAL REQUIREMENTS:

1: Accessory buildings and accessory structures shall be accessory to a residential use and located on the same lot. Unless stipulated above, only two (2) accessory structures are permitted per single-family lot; excluding carports that are integrated into the main accessory structure.

2: If more than one (1) accessory building is proposed or if an accessory building, 625 SF or less, is existing then the maximum accessory building that can be constructed is 625 SF. If there is an existing accessory building greater than 625 SF no additional accessory buildings or structures are permitted.

3: Greenhouses are exempt from the minimum masonry requirements.

4: If the accessory building does not have garage doors facing the alleyway the setback is the same as the base zoning district.

5: The exterior of the accessory building or structure shall be clad in the same materials in roughly the same proportions as the primary structure; however, accessory buildings or structures that are less than 120 SF and under ten (10) feet in height may be constructed with non-masonry materials, or may be all metal with a baked-on pre-painted surface.

6: Each property shall be permitted one (1) detached garage up to 900 SF and one (1) accessory building up to 225 SF.

7: In residential districts, carports must be open on at least two (2) sides, architecturally integrated into the primary structure, and be located 20-feet behind the corner of the front façade and meet the garage setback adjacent to an alley. Porte-cocheres are not considered carports, and are allowed, if they are attached and integral with the design of the house.

8: Accessory buildings and accessory structures not meeting the masonry requirements shall require the approval of an exception from the Planning and Zoning Commission.

9: Barns used for agricultural and/or farm animal purposes, on sites ten (10) acres or more that are zoned Agricultural (AG) District, are excluded from this masonry requirement.

Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~

SECTION F.3: ~~DISTRICT LANDSCAPING REQUIREMENTS~~ RESERVED

		Overlay Districts									
		~~IH-30~~	~~SH-205~~	~~SOV~~	~~SH-66~~	~~205-BY~~	~~N-205~~	~~E-66~~	~~FM-549~~	~~SH-276~~	~~NON~~
~~Landscape Buffer Requirement~~	~~10' Landscape Buffer~~										~~X~~
	~~20' Berm and/or Shrubbery Row (30"-48")~~	~~X~~	~~X~~	~~X~~	~~X~~		~~X~~				
	~~15' Berm and/or Shrubbery Row (30"-48") [*Retail/Commercial*]~~					~~X~~		~~X~~	~~X~~	~~X~~	
	~~25' Berm and/or Shrubbery Row (30"-48") [*Residential*]~~					~~X~~		~~X~~	~~X~~	~~X~~	
	~~50' Berm and/or Shrubbery Row (30"-48") [*Industrial/Research/Technology*]~~					~~X~~		~~X~~	~~X~~	~~X~~	
~~Tree Planting Requirements~~	~~1 Canopy Tree for Each 50-Linear Feet of Street Frontage~~										~~X~~
	~~3, 4" Caliper Canopy Trees for Each 100-Linear Feet of Street Frontage~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	
	~~4, 4' Tall Accent Trees for Each 100-Linear Feet of Street Frontage~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	
	~~1 Cedar Tree for Each 100 Linear Feet of Street Frontage Planted in Clusters of 3-5 Trees~~					~~X~~		~~X~~	~~X~~		

~~*References:*~~
- ☑ IH-30: *Section 6.6, Article V, UDC*
- ☑ SH-205: *Section 6.7, Article V, UDC*
- ☑ SOV: *Section 6.8, Article V, UDC*
- ☑ SH-66: *Section 6.9, Article V, UDC*
- ☑ 205-BY: *Section 6.10, Article V, UDC*
- ☑ N-205: *Section 6.11, Article V, UDC*
- ☑ E-66: *Section 6.12, Article V, UDC*

~~*References (Continued):*~~
- ☑ FM-549: *Section 6.13, Article V, UDC*
- ☑ SH-276: *Section 6.14, Article V, UDC*

~~*Abbreviations:*~~
- ☑ NON: *Non-Overlay Districts*

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Kenneth Cullins, Fire Chief**

DATE: **November 14, 2018**

SUBJECT: **FEMA Assistance to Firefighters Grant**

Diesel exhaust within a fire station presents a significant health risk to firefighters and others working in fire stations. In keeping with our strategic goal of ensuring the health and safety of the membership the department has applied for a grant that would allow us to install vehicle exhaust capture and removal systems in all of our stations. The system has totally automatic start-up and disconnect features and is a generally accepted best practice for controlling carcinogenic diesel exhaust emissions in the station. The total cost of the project is expected to be $201,800. 90% of the project will be funded by the grant, and the remaining 10% will be funded by a match from the city.

Should we be fortunate enough to be awarded the funding I would ask that council consider accepting the grant and the associated 10% commitment. Should council choose to not accept the grant we will respectfully withdraw our application prior to the awards being announced.

CITY OF ROCKWALL, TEXAS
RESOLUTION NO. 18-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, SUPPORTING APPLICATION FOR GRANT FUNDING THROUGH THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA'S) 'ASSISTANCE TO FIREFIGHTERS GRANT' FOR THE PURCHASE AND INSTALLATION OF VEHICLE EXHAUST CAPTURE AND REMOVAL SYSTEMS IN ALL CITY OF ROCKWALL FIRE STATIONS; DESIGNATING THE CITY MANAGER AS BEING RESPONSIBLE FOR AND ACTING FOR AND ON BEHALF OF THE CITY FOR THE PURPOSE OF ACCEPTING THE GRANT (SHOULD IT BE AWARDED) AND EXECUTING ANY ASSOCIATED DOCUMENTS; PROVIDING FOR FUTURE CONSIDERTAION OF REQUIRED MATCHING FUNDS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, diesel exhaust within fire stations presents a significant health risk to firefighters and others working in fire stations; and

WHEREAS, in keeping with the fire department's strategic goal of ensuring health and safety, the Rockwall Fire Department has applied for a grant that, if awarded, will allow for the installation of a vehicle exhaust capture and removal system in all city fire stations; and

WHEREAS, the system has totally automatic start-up and disconnect features and is a generally accepted "best practice" for controlling carcinogenic diesel exhaust emissions in fire stations; and

WHEREAS, the total cost of the project is expected to be $201,800 with 90% of the project cost ($181,620) being funded by the grant, and the remaining 10% ($20,180) being funded by a match from the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THAT:

Section 1. the Rockwall City Council hereby expresses a commitment to support the Rockwall Fire Department's application for the grant for the purposes described above; and

Section 2. should the grant in fact be awarded, the Rockwall City Council hereby authorizes and directs its City Manager, Rick Crowley, to act on behalf of the City for the purpose of accepting the grant and executing any associated documents; and

Section 3. the Rockwall City Council acknowledges that it will take appropriate action to consider the 10% matching funds requirement associated with the grant should it be awarded.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19th DAY OF NOVEMBER, 2018.

ATTEST: **Jim Pruitt, Mayor**

Kristy Cole, City Secretary

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **November 15, 2018**

SUBJECT: **County Line Road Reconstruction**
Construction Contract

The County Line Road Reconstruction Project from Horizon Road (FM 3097) to Renee Drive is one of the four Roadway Capital Improvement Projects passed in the 2012 Bond Election. The existing asphalt 24 to 22 foot wide County Line Road will be reconstructed to concrete curb and gutter roadway with a 5-foot concrete sidewalk on each side. The new roadway will vary in width from 37 ft wide from Horizon Road (FM 3097) to Eva Place, 29 foot wide from Eva Place to Russell Drive, and 24 foot wide from Russell Drive to Renee Drive. Additional improvements for the project will include new underground storm sewer system, installation of new waterlines along the road, and the raising of the road out of the floodplain at Horizon Road.

The City hired Freese and Nichols, Inc. to provide the engineering design and specifications for County Line Road Reconstruction Project. Three (3) bids for construction were received and opened on September 13, 2018. The low bidder is McMahon Contracting, LP with a Bid of $5,335,467.51. The engineering consultants have verified the McMahon Contracting, LP. references and provided a letter of recommendation. Funding will be provided through the Street Bond Fund and the Water / Sewer Fund.

Staff requests City Council consider approval of the County Line Road Reconstruction Project and authorize the City Manager to execute a contract with McMahon Contracting, LP. in an amount of $5,335,467.51, to be funded by Street Bond Fund and the Water / Sewer Fund, and take any action necessary.

AW:jw

Attachments

Cc: Mary Smith, Assistant City Manager
Jeremy White, P.E., CFM, Civil Engineer
Billy Chaffin, Manager Streets and Drainage
Rick Sherer, Manager Water/Wastewater
File

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September 20, 2018

Jeremy White, P.E.
Project Manager
City of Rockwall, Texas
385 S. Goliad St
Rockwall, TX 75087

Re: Rockwall – County Line Road Reconstruction
(FNI Project # ROK15508) CIP2015-009
Recommendation of Award

Dear Mr. White:

A total of three (3) bidders submitted bid packages for the above referenced project on Thursday, September 13, 2018. A quote for soil stabilization was also provided by Earthlok but was determined to be non-responsive to the bid requirements. Bids were for the construction of County Line Road improvements including pavement reconstruction, retaining walls, sidewalks, waterline, sanitary sewer, storm sewer, and traffic signal installation. McMahon Contracting provided the lowest responsive bid for the project. A summary of the bids is provided in the table below, and the detailed bid tabulation is attached.

BID SUMMARY

	BASE BID TOTAL AMOUNT
McMahon Contracting, LP	$ 5,335,467.51
Tiseo Paving Company	$ 5,431,064.75
Ed Bell Construction Company	$ 5,639,244.90

McMahon Contracting, L.P. submitted the low bid of $5,335,467.51. McMahon Contracting is a paving contractor headquartered in Irving, Texas. The unit costs provided by McMahon Contracting are similar to what we have seen on recent projects, and their bid was approximately 15% below the Engineer's estimate.

Freese and Nichols, Inc. has no recent construction experience with McMahon Contracting, L.P.; however, we checked multiple references and received mixed but overall positive feedback. These references consisted of city engineers who were responsible for the projects through the design and construction phases (see attached summary). We, therefore, recommend the contract for construction

of County Line Road Improvements to be awarded to McMahon Contracting in the amount of $5,335,467.51.

Sincerely,

Freese and Nichols, Inc.



Alan D. Hendrix, P.E.

Comprehensive Bid Tab -CIP 2015-009
City of Rockwall
County Line Reconstruction Bids Received 9-13-2018
ROK15508

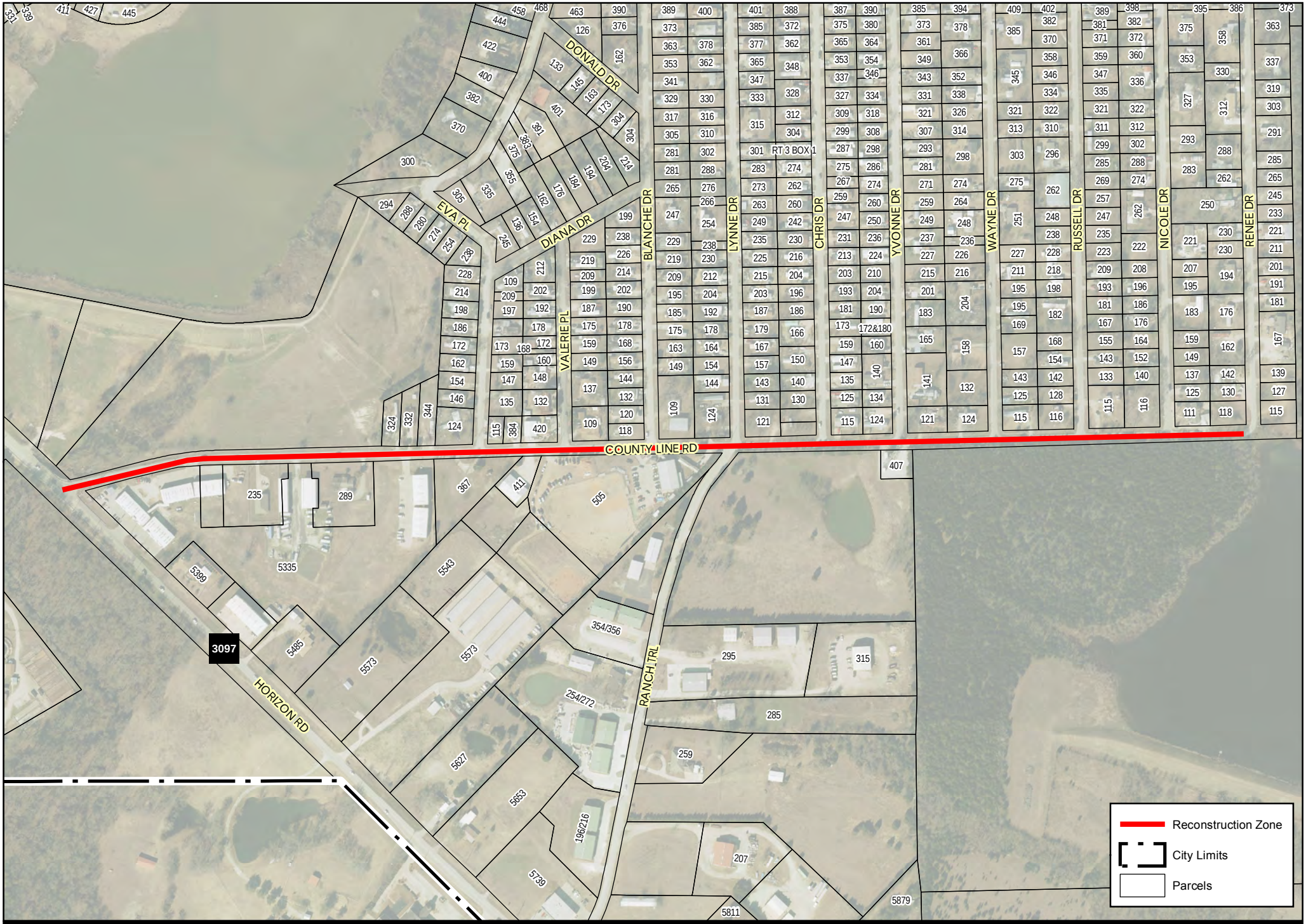
Missing Information
Apparent Lowest Bidder
Decimal quantities that were rounded in the electronic file

Item No.	Description	Unit	Estimated Quantity	McMahon Contracting, LP 3019 Roy Orr Road Grand Prairie, TX 75050		Tiseo Paving Company P.O. Box 270040 Dallas, TX 75227		Ed Bell Construction Company 10605 Harry Hines Blvd Dallas, TX 75220		FNI - Engineer's Estimate	
				Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
	BASE BID										
	GENERAL										
101	Mobilization, Bonds, Insurance (Max. 5% of Contract)	EA	1	$ 224,216.13	$ 224,216.13	$ 64,000.00	$ 64,000.00	$ 265,000.00	$ 265,000.00	$264,200.00	$ 264,200.00
102	Traffic Control	EA	1	$ 163,120.61	$ 163,120.61	$ 219,650.00	$ 219,650.00	$ 541,000.00	$ 541,000.00	$72,000.00	$ 72,000.00
103	Prep ROW	EA	41	$ 4,685.67	$ 192,112.47	$ 15,800.00	$ 647,800.00	$ 5,250.00	$ 215,250.00	$4,000.00	$ 164,000.00
104	Prepare and Implement SWPPP	EA	1	$ 13,652.39	$ 13,652.39	$ 24,000.00	$ 24,000.00	$ 45,000.00	$ 45,000.00	$30,000.00	$ 30,000.00
105	Project Signs	EA	2	$ 420.15	$ 840.30	$ 525.00	$ 1,050.00	$ 393.75	$ 787.50	$600.00	$ 1,200.00
106	Unclassified Excavation (Roadway & Channel)	EA	10,853	$ 19.48	$ 211,416.44	$ 8.50	$ 92,250.50	$ 15.75	$ 170,934.75	$20.00	$ 217,060.00
107	Unclassified Compacted Earth Fill	EA	5,000	$ 7.31	$ 36,550.00	$ 6.00	$ 30,000.00	$ 10.50	$ 52,500.00	$13.00	$ 65,000.00
108	Concrete Removal	EA	1,216	$ 7.07	$ 8,597.12	$ 6.65	$ 8,086.40	$ 15.75	$ 19,152.00	$14.00	$ 17,024.00
109	Remove Asphalt Pavement	EA	11,484	$ 11.42	$ 131,147.28	$ 4.15	$ 47,658.60	$ 6.30	$ 72,349.20	$13.00	$ 149,292.00
110	Solid Sod (Match Existing Type)	EA	6,800	$ 5.57	$ 37,876.00	$ 8.15	$ 55,420.00	$ 5.50	$ 37,400.00	$5.00	$ 34,000.00
111	Remove Existing Fence	EA	3,792	$ 4.06	$ 15,395.52	$ 3.70	$ 14,030.40	$ 3.68	$ 13,954.56	$11.00	$ 41,712.00
112	Replacement Fencing	EA	2,484	$ 30.74	$ 76,358.16	$ 27.85	$ 69,179.40	$ 27.83	$ 69,129.72	$25.00	$ 62,100.00
113	Remove Existing Metal Beam Guard Fence	EA	532	$ 15.38	$ 8,182.16	$ 4.10	$ 2,181.20	$ 5.78	$ 3,074.96	$20.00	$ 10,640.00
114	Remove Existing Storm Drain Pipe (8", 10", 12", 15", 18", 20", 24")	EA	1,141	$ 8.84	$ 10,086.44	$ 5.80	$ 6,617.80	$ 15.75	$ 17,970.75	$20.00	$ 22,820.00
115	Remove Existing Headwall	EA	5	$ 1,028.97	$ 5,144.85	$ 500.00	$ 2,500.00	$ 1,680.00	$ 8,400.00	$1,500.00	$ 7,500.00
116	Remove and Replace Mailbox (Match Existing Type)	EA	11	$ 394.70	$ 4,341.70	$ 350.00	$ 3,850.00	$ 315.00	$ 3,465.00	$400.00	$ 4,400.00
117	Remove Pavement Markings	EA	160	$ 4.41	$ 705.60	$ 4.00	$ 640.00	$ 6.30	$ 1,008.00	$1.25	$ 200.00
118	Remove Sign	EA	7	$ 174.00	$ 1,218.00	$ 250.00	$ 1,750.00	$ 105.00	$ 735.00	$5.00	$ 35.00
					$ 1,140,961.17		$ 1,290,664.30		$ 1,537,111.44		$ 1,163,183.00
	PAVING IMPROVEMENTS										
119	8" Lime Subgrade Treatment	SY	16,900	$ 3.81	$ 64,389.00	$ 2.45	$ 41,405.00	$ 4.25	$ 71,825.00	$10.00	$ 169,000.00
120	Lime (48#/ SY)	TON	406	$ 182.12	$ 73,940.72	$ 209.50	$ 85,057.00	$ 180.00	$ 73,080.00	$180.00	$ 73,080.00
121	10" Thick Reinforced Concrete Pavement with 6" Integral Curb	SY	15,338	$ 64.44	$ 988,380.72	$ 56.60	$ 868,130.80	$ 55.00	$ 843,590.00	$75.00	$ 1,150,350.00
122	6" Thick Reinforced Concrete Driveway	SY	1,336	$ 73.38	$ 98,035.68	$ 67.00	$ 89,512.00	$ 66.00	$ 88,176.00	$65.00	$ 86,840.00
123	4" Thick Reinforced Concrete Sidewalk	SY	2,918	$ 57.04	$ 166,442.72	$ 51.00	$ 148,818.00	$ 52.00	$ 151,736.00	$55.00	$ 160,490.00
124	4" Thick Type B Asphalt Pavement	TON	82	$ 223.88	$ 18,358.16	$ 205.00	$ 16,810.00	$ 126.00	$ 10,332.00	$190.00	$ 15,580.00
125	2" Thick Type D Asphalt Pavement	TON	41	$ 303.92	$ 12,460.72	$ 280.00	$ 11,480.00	$ 132.00	$ 5,412.00	$250.00	$ 10,250.00
126	Prime Coat (0.2 Gals/ SY)	GAL	75	$ 20.18	$ 1,513.50	$ 19.00	$ 1,425.00	$ 21.00	$ 1,575.00	$10.00	$ 750.00
127	Street Header	LF	349	$ 25.75	$ 8,986.75	$ 25.00	$ 8,725.00	$ 25.20	$ 8,794.80	$30.00	$ 10,470.00
128	TxDOT Type 3 Barrier Free Ramps	EA	1	$ 3,271.20	$ 3,271.20	$ 1,680.00	$ 1,680.00	$ 3,150.00	$ 3,150.00	$2,000.00	$ 2,000.00
129	TxDOT Type 7 Barrier Free Ramps	EA	20	$ 1,525.40	$ 30,508.00	$ 1,575.00	$ 31,500.00	$ 1,575.00	$ 31,500.00	$1,500.00	$ 30,000.00
130	Metal Beam Guard Fence (Rounded Timber Post)	LF	636	$ 32.48	$ 20,657.28	$ 29.50	$ 18,762.00	$ 28.09	$ 17,865.24	$25.00	$ 15,900.00
131	Metal Beam Guard Fence SGT	EA	3	$ 4,582.00	$ 13,746.00	$ 4,150.00	$ 12,450.00	$ 3,958.50	$ 11,875.50	$3,000.00	$ 9,000.00
132	Metal Beam Guard Fence DAT	EA	1	$ 1,740.00	$ 1,740.00	$ 1,575.00	$ 1,575.00	$ 1,260.00	$ 1,260.00	$2,000.00	$ 2,000.00
133	Metal Beam Guard Fence (Long Span System)	LF	24	$ 69.60	$ 1,670.40	$ 63.00	$ 1,512.00	$ 33.08	$ 793.92	$30.00	$ 720.00
134	Metal Beam Guard Fence Rip Rap Mow Strip (4")	SY	345	$ 92.63	$ 31,957.35	$ 105.00	$ 36,225.00	$ 55.00	$ 18,975.00	$15.00	$ 5,175.00
135	Reinforced Concrete Retaining Wall with Form Liner	SF	4,778	$ 80.41	$ 384,198.98	$ 95.00	$ 453,910.00	$ 85.00	$ 406,130.00	$95.00	$ 453,910.00
136	Reinforced Concrete Retaining Wall with Sidewalk	SF	1,707	$ 53.17	$ 90,761.19	$ 79.00	$ 134,853.00	$ 44.00	$ 75,108.00	$95.00	$ 162,165.00
137	Reflective Pavement Mark (W) 24" (SLD) (090 Mil)	LF	299	$ 6.96	$ 2,081.04	$ 6.30	$ 1,883.70	$ 6.30	$ 1,883.70	$6.50	$ 1,943.50

Item No.	Description	Unit	Estimated Quantity	McMahon Contracting, LP 3019 Roy Orr Road Grand Prairie, TX 75050		Tiseo Paving Company P.O. Box 270040 Dallas, TX 75227		Ed Bell Construction Company 10605 Harry Hines Blvd Dallas, TX 75220		FNI - Engineer's Estimate	
				Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
138	Reflective Pavement Mark (W) 12" (SLD) (090 Mil)	LF	928	$ 4.64	$ 4,305.92	$ 4.20	$ 3,897.60	$ 3.15	$ 2,923.20	$2.50	$ 2,320.00
139	Reflective Pavement Mark (W) 8" (SLD) (090 Mil)	LF	150	$ 2.32	$ 348.00	$ 2.10	$ 315.00	$ 2.10	$ 315.00	$1.50	$ 225.00
140	Reflective Pavement Mark (Y) 4" (SLD) (090 Mil)	LF	2,330	$ 1.22	$ 2,842.60	$ 1.10	$ 2,563.00	$ 1.05	$ 2,446.50	$1.00	$ 2,330.00
141	Reflective Pavement Mark (Y) 4" (SLD) (DBL) (090 Mil)	LF	2,264	$ 2.44	$ 5,524.16	$ 2.25	$ 5,094.00	$ 2.10	$ 4,754.40	$1.50	$ 3,396.00
142	Reflective Pavement Mark (Y) 4" (BRK) (090 Mil)	LF	2,330	$ 0.52	$ 1,211.60	$ 0.50	$ 1,165.00	$ 1.16	$ 2,702.80	$0.70	$ 1,631.00
143	Reflective Pavement Mark (W) (Arrow) (090 Mil)	EA	15	$ 174.00	$ 2,610.00	$ 160.00	$ 2,400.00	$ 141.75	$ 2,126.25	$150.00	$ 2,250.00
144	Reflective Pavement Mark (W) (Word) (090 Mil)	EA	3	$ 174.00	$ 522.00	$ 160.00	$ 480.00	$ 152.25	$ 456.75	$150.00	$ 450.00
145	Raised Pavement Marker (TY II-AA)	EA	120	$ 4.64	$ 556.80	$ 4.20	$ 504.00	$ 4.20	$ 504.00	$2.00	$ 240.00
146	Raised Pavement Marker (TY II-B-B)	EA	15	$ 4.64	$ 69.60	$ 4.20	$ 63.00	$ 10.50	$ 157.50	$3.00	$ 45.00
147	Relocate Existing Signs	EA	18	$ 539.40	$ 9,709.20	$ 490.00	$ 8,820.00	$ 519.75	$ 9,355.50	$250.00	$ 4,500.00
148	Install New Sign	EA	15	$ 551.00	$ 8,265.00	$ 500.00	$ 7,500.00	$ 414.75	$ 6,221.25	$500.00	$ 7,500.00
151	Wrought Iron Pedestrian Railing	LF	458	$ 116.57	$ 53,389.06	$ 105.00	$ 48,090.00	$ 210.00	$ 96,180.00	$110.00	$ 50,380.00
152	Gravel Driveway (Crushed Stone Grade 1 or 2)	SY	247	$ 17.55	$ 4,334.85	$ 12.00	$ 2,964.00	$ 21.00	$ 5,187.00	$25.00	$ 6,175.00
153	Install New 5' Hog Wire Fence	LF	860	$ 12.47	$ 10,724.20	$ 11.30	$ 9,718.00	$ 11.29	$ 9,709.40	$20.00	$ 17,200.00
154	Install New Hog Wire Gate	EA	1	$ 870.00	$ 870.00	$ 790.00	$ 790.00	$ 787.50	$ 787.50	$1,500.00	$ 1,500.00
155	Temporary Fence	LF	860	$ 5.80	$ 4,988.00	$ 4.75	$ 4,085.00	$ 6.00	$ 5,160.00	$15.00	$ 12,900.00
156	Curb Around Traffic Controller	LF	20	$ 55.07	$ 1,101.40	$ 5.00	$ 100.00	$ 50.00	$ 1,000.00	$25.00	$ 500.00
					$ 2,124,471.80		$ 2,064,262.10		$ 1,973,049.21		$ 2,473,165.50
	TRAFFIC SIGNAL IMPROVEMENTS										
157	Installation of Traffic Signals (Isolated)	EA	1	$ 13,862.00	$ 13,862.00	$ 21,525.00	$ 21,525.00	$ 21,525.00	$ 21,525.00	$20,000.00	$ 20,000.00
158	Zinc - Coat Stl Wire Strand (3/16")	LF	265	$ 2.32	$ 614.80	$ 10.50	$ 2,782.50	$ 10.50	$ 2,782.50	$3.50	$ 927.50
159	Zinc - Coat Stl Wire Strand (5/16")	LF	270	$ 2.61	$ 704.70	$ 17.50	$ 4,725.00	$ 17.33	$ 4,679.10	$3.60	$ 972.00
161	INS TRF SIG PL AM (S) STR (TY B)	EA	1	$ 4,935.80	$ 4,935.80	$ 10,100.00	$ 10,100.00	$ 10,038.00	$ 10,038.00	$2,900.00	$ 2,900.00
161A	INS TRF SIG PL AM (S) STR (TY B) LUM	EA	1	$ 5,904.40	$ 5,904.40	$ 11,850.00	$ 11,850.00	$ 11,812.50	$ 11,812.50	$3,800.00	$ 3,800.00
162	Drill Shaft (36 in)	EA	26	$ 496.48	$ 12,908.48	$ 465.00	$ 12,090.00	$ 462.00	$ 12,012.00	$275.00	$ 7,150.00
163	ELC SRV TY D 120 / 240 060 (NS) GS (E) PS (U)	LF	1	$ 6,380.00	$ 6,380.00	$ 6,650.00	$ 6,650.00	$ 6,641.25	$ 6,641.25	$4,000.00	$ 4,000.00
164	2" PVC Trenched	EA	11	$ 23.20	$ 255.20	$ 22.00	$ 242.00	$ 21.53	$ 236.83	$8.50	$ 93.50
165	3" PVC Trenched	LF	19	$ 25.52	$ 484.88	$ 24.00	$ 456.00	$ 23.78	$ 451.82	$13.00	$ 247.00
166	Ground Boxes TY D with Apron	LF	1	$ 986.00	$ 986.00	$ 885.00	$ 885.00	$ 882.00	$ 882.00	$720.00	$ 720.00
167	Back Plate (3-Section)	EA	5	$ 116.00	$ 580.00	$ 79.00	$ 395.00	$ 78.75	$ 393.75	$95.00	$ 475.00
168	Back Plate (5-Section)	EA	1	$ 127.60	$ 127.60	$ 90.00	$ 90.00	$ 89.25	$ 89.25	$110.00	$ 110.00
169	Vehicle Signal Section (Green) LED	EA	5	$ 371.20	$ 1,856.00	$ 350.00	$ 1,750.00	$ 346.50	$ 1,732.50	$250.00	$ 1,250.00
170	Vehicle Signal Section (Yellow) LED	EA	5	$ 371.20	$ 1,856.00	$ 350.00	$ 1,750.00	$ 346.50	$ 1,732.50	$250.00	$ 1,250.00
171	Vehicle Signal Section (Red) LED	EA	5	$ 371.20	$ 1,856.00	$ 350.00	$ 1,750.00	$ 346.50	$ 1,732.50	$250.00	$ 1,250.00
172	Vehicle Signal Section (Green Arrow) LED	EA	1	$ 371.20	$ 371.20	$ 350.00	$ 350.00	$ 346.50	$ 346.50	$250.00	$ 250.00
173	Vehicle Signal Section (Yellow Arrow) LED	EA	2	$ 371.20	$ 742.40	$ 350.00	$ 700.00	$ 346.50	$ 693.00	$250.00	$ 500.00
174	Vehicle Signal Section (Red Arrow) LED	EA	2	$ 371.20	$ 742.40	$ 350.00	$ 700.00	$ 346.50	$ 693.00	$250.00	$ 500.00
176	1 Conductor #6 Bare Wire	EA	31	$ 2.03	$ 62.93	$ 2.10	$ 65.10	$ 2.10	$ 65.10	$1.50	$ 46.50
177	1 Conductor #6 XHHW Wire	LF	24	$ 2.03	$ 48.72	$ 2.30	$ 55.20	$ 2.26	$ 54.24	$1.50	$ 36.00
177A	1 Conductor #8 XHHW Wire	LF	632	$ 1.68	$ 1,061.76	$ 2.25	$ 1,422.00	$ 2.21	$ 1,396.72	$1.50	$ 948.00
178	Traffic Signal Cable, 9 Conductor (TY A)(14 AWG)	LF	527	$ 2.32	$ 1,222.64	$ 4.20	$ 2,213.40	$ 4.20	$ 2,213.40	$1.75	$ 922.25
179	Traffic Signal Cable, 12 Conductor (TY A)(14 AWG)	LF	100	$ 2.67	$ 267.00	$ 5.60	$ 560.00	$ 5.51	$ 551.00	$5.00	$ 500.00
183	Relocate Uni-Directional Opticom Detector	EA	2	$ 290.00	$ 580.00	$ 245.00	$ 490.00	$ 241.50	$ 483.00	$500.00	$ 1,000.00
184	Provide and Install Uni-directional Opticom Detector	EA	1	$ 2,186.60	$ 2,186.60	$ 1,395.00	$ 1,395.00	$ 1,391.25	$ 1,391.25	$800.00	$ 800.00
185	Provide and Install Video Imaging Vehicle Detection System, VIVDS Cable	LF	902	$ 3.25	$ 2,931.50	$ 4.20	$ 3,788.40	$ 4.20	$ 3,788.40	$4.00	$ 3,608.00
186	Opticom Cable, 3 Conductor No. 16	LF	201	$ 1.45	$ 291.45	$ 3.00	$ 603.00	$ 2.89	$ 580.89	$1.50	$ 301.50
187	Aluminum Signs (Ty A)	SF	2	$ 37.12	$ 74.24	$ 255.00	$ 510.00	$ 252.00	$ 504.00	$30.00	$ 60.00

Item No.	Description	Unit	Estimated Quantity	McMahon Contracting, LP 3019 Roy Orr Road Grand Prairie, TX 75050 Unit Price	McMahon Contracting, LP Extended Amount	Tiseo Paving Company P.O. Box 270040 Dallas, TX 75227 Unit Price	Tiseo Paving Company Extended Amount	Ed Bell Construction Company 10605 Harry Hines Blvd Dallas, TX 75220 Unit Price	Ed Bell Construction Company Extended Amount	FNI - Engineer's Estimate Unit Price	FNI - Engineer's Estimate Extended Amount
188	Relocate Spread Spectrum Antenna	EA	1	$ 290.00	$ 290.00	$ 405.00	$ 405.00	$ 404.25	$ 404.25	$600.00	$ 600.00
189	Coaxial Cable	LF	59	$ 5.80	$ 342.20	$ 5.25	$ 309.75	$ 5.25	$ 309.75	$5.00	$ 295.00
190	Removal of Ground Box	EA	1	$ 348.00	$ 348.00	$ 250.00	$ 250.00	$ 246.75	$ 246.75	$475.00	$ 475.00
191	Removal of Signal Head Assembly	EA	6	$ 348.00	$ 2,088.00	$ 220.00	$ 1,320.00	$ 215.25	$ 1,291.50	$250.00	$ 1,500.00
192	Remove / Relocate Signal Related Signs	EA	3	$ 290.00	$ 870.00	$ 340.00	$ 1,020.00	$ 336.00	$ 1,008.00	$200.00	$ 600.00
193	Removal of Traffic Signal Pole Foundation	LF	6	$ 1,102.00	$ 6,612.00	$ 165.00	$ 990.00	$ 162.75	$ 976.50	$400.00	$ 2,400.00
194	Removal of Signal Pole Assembly	EA	1	$ 1,160.00	$ 1,160.00	$ 2,660.00	$ 2,660.00	$ 2,656.50	$ 2,656.50	$1,500.00	$ 1,500.00
195	Relocate Video Image Detection Camera Assembly (VIVDS)	EA	1	$ 580.00	$ 580.00	$ 820.00	$ 820.00	$ 819.00	$ 819.00	$500.00	$ 500.00
					$ 76,184.90		$ 97,667.35		$ 97,214.25		$ 62,487.25
	DRAINAGE IMPROVEMENTS										
195A	12" RCP (CL IV)	LF	22	$ 71.16	$ 1,565.52	$ 53.00	$ 1,166.00	$ 63.00	$ 1,386.00	$90.00	$ 1,980.00
196	15" RCP (CL IV)	LF	102	$ 78.46	$ 8,002.92	$ 56.00	$ 5,712.00	$ 66.00	$ 6,732.00	$90.00	$ 9,180.00
197	21" RCP (CL III)	LF	2,355	$ 67.93	$ 159,975.15	$ 65.00	$ 153,075.00	$ 73.50	$ 173,092.50	$90.00	$ 211,950.00
198	24" RCP (CL III)	LF	290	$ 87.88	$ 25,485.20	$ 76.00	$ 22,040.00	$ 84.00	$ 24,360.00	$95.00	$ 27,550.00
199	27" RCP (CL III)	LF	390	$ 89.55	$ 34,924.50	$ 83.00	$ 32,370.00	$ 94.50	$ 36,855.00	$100.00	$ 39,000.00
200	36" RCP (CL III)	LF	1,200	$ 138.74	$ 166,488.00	$ 123.00	$ 147,600.00	$ 147.00	$ 176,400.00	$125.00	$ 150,000.00
201	42" RCP (CL IV)	LF	532	$ 212.08	$ 112,826.56	$ 192.00	$ 102,144.00	$ 210.00	$ 111,720.00	$150.00	$ 79,800.00
202	48" RCP (CL IV)	LF	78	$ 305.56	$ 23,833.68	$ 237.00	$ 18,486.00	$ 262.50	$ 20,475.00	$170.00	$ 13,260.00
202A	12" RCP Safety End Treatment TY II	EA	2	$ 1,507.75	$ 3,015.50	$ 1,260.00	$ 2,520.00	$ 840.00	$ 1,680.00	$1,500.00	$ 3,000.00
203	15" RCP Safety End Treatment TY II	EA	4	$ 1,595.92	$ 6,383.68	$ 1,365.00	$ 5,460.00	$ 840.00	$ 3,360.00	$1,500.00	$ 6,000.00
204	21" RCP Safety End Treatment TY II	EA	8	$ 1,521.68	$ 12,173.44	$ 2,310.00	$ 18,480.00	$ 945.00	$ 7,560.00	$1,500.00	$ 12,000.00
205	24" RCP Safety End Treatment TY II	EA	1	$ 1,521.68	$ 1,521.68	$ 3,045.00	$ 3,045.00	$ 1,155.00	$ 1,155.00	$1,700.00	$ 1,700.00
206	42" RCP Safety End Treatment TY II	EA	1	$ 4,408.00	$ 4,408.00	$ 4,620.00	$ 4,620.00	$ 9,450.00	$ 9,450.00	$3,500.00	$ 3,500.00
207	48" RCP Safety End Treatment TY II	EA	2	$ 4,872.00	$ 9,744.00	$ 5,145.00	$ 10,290.00	$ 11,550.00	$ 23,100.00	$5,000.00	$ 10,000.00
208	4'x4' Storm Sewer Manhole	EA	11	$ 5,220.00	$ 57,420.00	$ 5,775.00	$ 63,525.00	$ 6,300.00	$ 69,300.00	$4,500.00	$ 49,500.00
209	8'x4' Concrete Box Culvert	LF	195	$ 553.31	$ 107,895.45	$ 500.00	$ 97,500.00	$ 525.00	$ 102,375.00	$700.00	$ 136,500.00
210	Trench Safety System for Storm Drains, Water and Sanitary Sewer Lines	LF	8,000	$ 1.32	$ 10,560.00	$ 1.10	$ 8,800.00	$ 1.05	$ 8,400.00	$1.50	$ 12,000.00
211	Std. 4'x4' Drop Inlet w/ Concrete Apron	EA	1	$ 5,220.00	$ 5,220.00	$ 5,800.00	$ 5,800.00	$ 6,300.00	$ 6,300.00	$6,000.00	$ 6,000.00
212	Std. 10' Curb Inlet w/ Concrete Apron	EA	18	$ 4,524.00	$ 81,432.00	$ 4,800.00	$ 86,400.00	$ 5,250.00	$ 94,500.00	$5,000.00	$ 90,000.00
213	Std. 15' Curb Inlet w/ Concrete Apron	EA	6	$ 6,148.00	$ 36,888.00	$ 6,300.00	$ 37,800.00	$ 7,350.00	$ 44,100.00	$6,000.00	$ 36,000.00
214	4" Thick Concrete Riprap	CY	40	$ 532.75	$ 21,310.00	$ 330.00	$ 13,200.00	$ 630.00	$ 25,200.00	$250.00	$ 10,000.00
					$ 891,073.28		$ 840,033.00		$ 947,500.50		$ 908,920.00
	UTILITIES IMPROVEMENTS										
215	12" PVC Water, AWWA C-900 DR-18 by Open Cut	LF	2,100	$ 67.67	$ 142,107.00	$ 88.00	$ 184,800.00	$ 63.00	$ 132,300.00	$125.00	$ 262,500.00
216	8" PVC Water, AWWA C-900 DR-18 by Open Cut	LF	530	$ 66.14	$ 35,054.20	$ 65.00	$ 34,450.00	$ 52.50	$ 27,825.00	$105.00	$ 55,650.00
217	6" PVC Water, AWWA C-900 DR-18 by Open Cut	LF	125	$ 60.82	$ 7,602.50	$ 60.00	$ 7,500.00	$ 49.00	$ 6,125.00	$100.00	$ 12,500.00
218	4" PVC Water, AWWA C-900 DR-18 by Open Cut	LF	105	$ 89.86	$ 9,435.30	$ 53.00	$ 5,565.00	$ 47.50	$ 4,987.50	$75.00	$ 7,875.00
219	24" Steel Casing by Open Cut (Min. 0.25" Thick)	LF	40	$ 105.82	$ 4,232.80	$ 285.00	$ 11,400.00	$ 105.00	$ 4,200.00	$360.00	$ 14,400.00
220	Cut and Plug Existing 12" Waterline	EA	2	$ 2,548.99	$ 5,097.98	$ 1,260.00	$ 2,520.00	$ 945.00	$ 1,890.00	$700.00	$ 1,400.00
221	Cut and Plug Existing 6" Waterline	EA	1	$ 1,814.73	$ 1,814.73	$ 945.00	$ 945.00	$ 525.00	$ 525.00	$350.00	$ 350.00
222	12" Gate Valve	EA	11	$ 2,690.70	$ 29,597.70	$ 3,100.00	$ 34,100.00	$ 2,520.00	$ 27,720.00	$4,600.00	$ 50,600.00
223	8" Gate Valve	EA	9	$ 1,734.81	$ 15,613.29	$ 1,900.00	$ 17,100.00	$ 1,680.00	$ 15,120.00	$3,000.00	$ 27,000.00
224	6" Gate Valve	EA	9	$ 1,515.69	$ 13,641.21	$ 1,575.00	$ 14,175.00	$ 1,260.00	$ 11,340.00	$2,200.00	$ 19,800.00
225	4" Gate Valve	EA	1	$ 1,417.09	$ 1,417.09	$ 1,050.00	$ 1,050.00	$ 945.00	$ 945.00	$1,200.00	$ 1,200.00
226	Adjust Existing Valve Stems	EA	16	$ 309.99	$ 4,959.84	$ 370.00	$ 5,920.00	$ 420.00	$ 6,720.00	$400.00	$ 6,400.00
227	Fire Hydrant Assembly	EA	15	$ 3,476.65	$ 52,149.75	$ 4,400.00	$ 66,000.00	$ 4,200.00	$ 63,000.00	$5,000.00	$ 75,000.00
228	Remove & Salvage Existing Fire Hydrant and Assembly	EA	7	$ 809.04	$ 5,663.28	$ 630.00	$ 4,410.00	$ 840.00	$ 5,880.00	$700.00	$ 4,900.00
229	Relocate Water Meter	EA	8	$ 838.94	$ 6,711.52	$ 1,050.00	$ 8,400.00	$ 945.00	$ 7,560.00	$300.00	$ 2,400.00

Item No.	Description	Unit	Estimated Quantity	McMahon Contracting, LP 3019 Roy Orr Road Grand Prairie, TX 75050		Tiseo Paving Company P.O. Box 270040 Dallas, TX 75227		Ed Bell Construction Company 10605 Harry Hines Blvd Dallas, TX 75220		FNI - Engineer's Estimate	
				Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
230	Connect to Existing Water Line (Less than 12" Diameter connected to 12" W	EA	14	$ 1,913.98	$ 26,795.72	$ 1,050.00	$ 14,700.00	$ 2,100.00	$ 29,400.00	$5,000.00	$ 70,000.00
231	Connect to Existing Water Line (12" Diameter to 12" WL)	EA	3	$ 2,565.23	$ 7,695.69	$ 1,260.00	$ 3,780.00	$ 2,520.00	$ 7,560.00	$7,500.00	$ 22,500.00
232	2" Long Water Service Connection SDR-9	EA	11	$ 2,160.15	$ 23,761.65	$ 2,415.00	$ 26,565.00	$ 2,100.00	$ 23,100.00	$4,500.00	$ 49,500.00
233	1" Short Water Service Connection SDR-9	EA	17	$ 1,168.35	$ 19,861.95	$ 1,155.00	$ 19,635.00	$ 1,260.00	$ 21,420.00	$3,000.00	$ 51,000.00
234	Concrete Encasement	LF	20	$ 77.28	$ 1,545.60	$ 79.00	$ 1,580.00	$ 84.00	$ 1,680.00	$125.00	$ 2,500.00
235	2" Flush Valve	EA	1	$ 2,256.72	$ 2,256.72	$ 1,890.00	$ 1,890.00	$ 6,300.00	$ 6,300.00	$4,000.00	$ 4,000.00
236	12" Plug	EA	3	$ 1,235.06	$ 3,705.18	$ 735.00	$ 2,205.00	$ 420.00	$ 1,260.00	$4,000.00	$ 12,000.00
237	8" Plug	EA	12	$ 906.77	$ 10,881.24	$ 630.00	$ 7,560.00	$ 315.00	$ 3,780.00	$3,000.00	$ 36,000.00
238	6" Plug	EA	1	$ 861.53	$ 861.53	$ 580.00	$ 580.00	$ 262.50	$ 262.50	$2,500.00	$ 2,500.00
239	4" Plug	EA	1	$ 838.33	$ 838.33	$ 525.00	$ 525.00	$ 210.00	$ 210.00	$800.00	$ 800.00
240	8" PVC Wastewater, SDR-25 by Open Cut	LF	150	$ 67.00	$ 10,050.00	$ 89.00	$ 13,350.00	$ 52.50	$ 7,875.00	$105.00	$ 15,750.00
241	4" Long PVC, SDR-35 Wastewater Service Connection	EA	8	$ 1,197.13	$ 9,577.04	$ 1,260.00	$ 10,080.00	$ 1,155.00	$ 9,240.00	$3,200.00	$ 25,600.00
242	6" Short PVC, SDR-35 Wastewater Service Connection	EA	11	$ 950.19	$ 10,452.09	$ 1,575.00	$ 17,325.00	$ 1,365.00	$ 15,015.00	$1,000.00	$ 11,000.00
243	Temporary Asphalt Pavement Replacement (2" Ty D)	SY	183	$ 56.67	$ 10,370.61	$ 36.00	$ 6,588.00	$ 31.50	$ 5,764.50	$50.00	$ 9,150.00
244	Adjust Existing Manhole Rim Elevation	EA	8	$ 977.63	$ 7,821.04	$ 790.00	$ 6,320.00	$ 1,365.00	$ 10,920.00	$1,300.00	$ 10,400.00
245	Install 4' Diameter Wastewater Manhole	EA	1	$ 5,711.84	$ 5,711.84	$ 5,000.00	$ 5,000.00	$ 4,200.00	$ 4,200.00	$4,000.00	$ 4,000.00
246	30" Watertight Wastewater Manhole Lid	EA	5	$ 1,229.96	$ 6,149.80	$ 1,210.00	$ 6,050.00	$ 1,050.00	$ 5,250.00	$1,000.00	$ 5,000.00
247	30" Non-watertight Wastewater Manhole Lid	EA	4	$ 1,032.86	$ 4,131.44	$ 1,050.00	$ 4,200.00	$ 1,155.00	$ 4,620.00	$750.00	$ 3,000.00
248	4' Offset Wastewater Manhole Cone	EA	4	$ 1,936.03	$ 7,744.12	$ 1,000.00	$ 4,000.00	$ 1,365.00	$ 5,460.00	$2,500.00	$ 10,000.00
249	4' Wastewater Manhole Cone	EA	7	$ 1,936.04	$ 13,552.28	$ 840.00	$ 5,880.00	$ 1,365.00	$ 9,555.00	$2,000.00	$ 14,000.00
250	Install Double Sanitary Sewer Cleanout	EA	20	$ 603.71	$ 12,074.20	$ 735.00	$ 14,700.00	$ 735.00	$ 14,700.00	$800.00	$ 16,000.00
251	Install Single Sanitary Sewer Cleanout	EA	3	$ 1,367.80	$ 4,103.40	$ 370.00	$ 1,110.00	$ 2,520.00	$ 7,560.00	$400.00	$ 1,200.00
252	12" x 8" Tapping Sleeve and Valve	EA	2	$ 5,167.55	$ 10,335.10	$ 5,500.00	$ 11,000.00	$ 7,350.00	$ 14,700.00	$5,000.00	$ 10,000.00
253	Flowable Fill	CY	40	$ 185.04	$ 7,401.60	$ 137.00	$ 5,480.00	$ 210.00	$ 8,400.00	$300.00	$ 12,000.00
					$ 552,776.36		$ 588,438.00		$ 534,369.50		$ 939,875.00
	CONSTRUCTION CONTINGENCY										
254	Owner's Construction Contingency	LS	1	$ 550,000.00	$ 550,000.00	$ 550,000.00	$ 550,000.00	$ 550,000.00	$ 550,000.00	$ 550,000.00	$ 550,000.00
	BASE BID AMOUNT				**$ 5,335,467.51**		**$ 5,431,064.75**		**$ 5,639,244.90**		**$ 6,097,630.75**



City of Rockwall

0 150 300 Feet

Date: 11/16/2018

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

County Line Rd Reconstruction Project

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **November 15, 2018**

SUBJECT: **County Line Road Reconstruction**
Construction Materials Testing

City Engineering Standards of Design and Construction require that Construction Material Testing occur on all projects constructed by the City. Proper materials testing ensures that the City gets projects constructed that meets city standards and reduces maintenance and operation expense in the future after construction is complete.

Staff requests City Council consider approval of the Construction Materials Testing for County Line Road Reconstruction Project and authorize the City Manager to execute a contract with Alliance Geotechnical Group for an amount of $54,883.50 to be funded by Street Bond Funds, and take any action necessary.

AW:jw

Attachments

Cc: Mary Smith, Assistant City Manager
Jeremy White, P.E., CFM, Civil Engineer
File

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ALLIANCE GEOTECHNICAL GROUP

GEOTECHNICAL ENGINEERING
ENVIRONMENTAL CONSULTING
CONSTRUCTION MATERIALS ENGINEERING AND TESTING

September 21, 2018

Jeremy M. White, P.E., CFM
City of Rockwall Public Works
Engineering Division
385 S. Goliad
Rockwall, Texas 75087

Office: (972) 771-7746
email: jwhite@rockwall.com

Re: County Line Road Reconstruction
FM 3097 to Renee Drive
Rockwall, Texas
Engineering Inspection & Testing Services
AGG Proposal No: P18-0933C

Dear Mr. White:

Alliance Geotechnical Group (AGG) is pleased to confirm our firm's interest in providing materials inspection and testing services for the proposed project noted above. Our estimate for providing these services is **$54,883.50**. A schedule of unit fees for this project is attached. Actual charges will be based on the contractors/client scheduling.

After reviewing our fee schedule if you have any questions, please contact the undersigned at (972) 444-8889. If acceptable, please either sign below and return to our office, or issue a Purchase Order as our Authorization to Proceed. We look forward to the opportunity of working with you on this project.

Respectfully submitted,

ALLIANCE GEOTECHNICAL GROUP

Aaron J. Allen, P.E
CME Division Engineer

Approved by:_____ Date:_____
Signature

Proposed Fee Summary

Alliance Geotechnical Group - Construction Materials Testing Services

County Line Road Reconstruction, FM 3097 to Renee Drive, Rockwall, Texas AGG Proposal No. P18-0933C

Item No.	Laboratory Test Description	ASTM/ TXDOT Procedures	Units	Quantity	Unit Price	Total
Soil and Base Material						
	Atterberg Limits - (Liquid and Plastic Limits and Plasticity Index (PI))	D-4318	EA	8	55.00	440.00
	Material finer than #200 Sieve	D-1140	EA	8	45.00	360.00
	Moisture-Density Relationship (Proctor Compaction Curve)	D-698	EA	8	160.00	1280.00
	Proctor Pickup (Includes Trip Charge)		EA	4	150.00	600.00
	Nuclear Field Density Test @ Storm Drain (1 test/300 lf/lift) ***(Est. 15 Trips)***	D-6938	EA	50	15.00	750.00
	Nuclear Field Density Test @ Paving/Sidewalk/Driveway Subgrade (1 test/300 lf) ***(Est. 55 Trips)***	D-6938	EA	114	15.00	1710.00
	Senior Engineering Technician to Perform Lime Gradations ***(Est. 20 Trips)***	D-6938	HR	80	39.50	3160.00
	Senior Engineering Technician to Perform Nuclear Field Density Testing/Lime Depth Checks	D-6938	HR	265	39.50	10467.50
	Project Manager		HR	20	75.00	1500.00
Concrete at Paving/Sidewalks/Driveways/Retaining Walls/Mow Strips						
	Concrete Compression Test (Concrete Cylinders - Test and Hold) ***(Est. 59 Trips)***	C-39	EA	380	16.00	6080.00
	Cylinder Pickup (Includes Trip Charge)		EA	30	150.00	4500.00
	Pavement Thickness - 2" Core (1 core/400 lf/lane) ***(Est. 4 Trips)***		Per Inch	200	15.50	3100.00
	Concrete Patching		EA	20	35.00	700.00
	Senior Engineering Technician to Perform Concrete Inspection		HR	276	39.50	10902.00
	Senior Engineering Technician to Perform Coring		HR	32	39.50	1264.00
	Project Manager		HR	26	75.00	1950.00
Travel Item Number						
	Trip Charge		EA	153	40.00	6120.00
			TOTAL			***$54,883.50***

****Overtime rates of 1.5 times the regular hourly rate will be charged for work over 8 hours or any time before 7am or after 5pm. Services performed on recognized holidays will be charged at 2.0 times the the regular hourly rate.**

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **November 15, 2018**

SUBJECT: **S. Lakeshore Drive and Summit Ridge Drive Reconstruction Project Construction Contract**

The S. Lakeshore Drive and Summit Ridge Drive Reconstruction Project from SH 66 to FM 740 is one of the four Roadway Capital Improvement Projects passed in the 2012 Bond Election. The existing 36 foot wide S. Lakeshore Drive will be reconstructed to a narrower 22 foot wide roadway with a 5 foot concrete sidewalk on each side, traffic circles at four-way intersections and parking niches in various locations. Summit Ridge Drive will be reconstructed to 22 foot wide with 5 foot concrete sidewalks on both sides and traffic circles at the four-way intersections. Additional improvements for the project will include new underground storm sewer system, installation of new waterlines and wastewater lines along the road.

The City hired Kimley–Horn and Associates, Inc. to provide the engineering design and specifications for S. Lakeshore Drive and Summit Ridge Drive Reconstruction Project. Two (2) bids for construction were received and opened on November 6th, 2018. The low bidder is Tiseo Paving Co. with a Base Bid of $9,192,153.80 an add Alternate A Bid of $151,127.00 and add Alternate B Bid of $364,769.00. The alternates stated above are for different roadway subbase material and thickness. Alternate A is to construct the roadway with 6 inches of flex base and Alternate B is 10 inches of flex base in lieu of 6 inch standard lime subbase. Constructing the roadway with flex base decreases construction time and strengthens the road base. The engineering consultants have verified the Tiseo Paving Co. references and provided a letter of recommendation. Funding will be provided through the Street Bond Fund and the Water / Sewer Fund.

Staff requests City Council consider approval of the S. Lakeshore Drive and Summit Ridge Drive Reconstruction Project and authorize the City Manager to execute a contract with Tiseo Paving Co. for the Base Bid and add Alternate Bid A for a total amount of $9,343,280.80, to be funded by Street Bond Fund and the Water / Sewer Fund, and take any action necessary.

AW:jw

Attachments
Cc: Mary Smith, Assistant City Manager
Jeremy White, P.E., CFM, Civil Engineer
Billy Chaffin, Manager Streets and Drainage
Rick Sherer, Manager Water/Wastewater

November 9, 2018

Jeremy White, P.E., CFM
City of Rockwall
385 Goliad Street
Rockwall, TX 75087

RE: S. Lakeshore Drive / Summit Ridge Drive Reconstruction
KHA No. 064420911

Dear Mr. White:

On November 6, 2018, the City of Rockwall received bids for the S. Lakeshore Drive / Summit Ridge Drive Reconstruction. The following bids were received:

Bidder	Base Bid	Alternate A	Alternate B
Tiseo Paving Company	$9,192,153.80	$151,127.00	$364,769.00
FNH Construction, LLC.	$11,954,130.00	$183,390.00	$416,020.00

Kimley-Horn and Associates, Inc. has reviewed the lowest bidders' qualifications and has verified that the Contractor's bonding company is licensed in the State of Texas. Based on these reviews, it appears that Tiseo Paving Company is the lowest responsive bidder.

Enclosed is a copy of the Bid Tabulation for your reference. Thank you for the opportunity to be of service to the City of Rockwall. Should you have any questions or comments, please to not hesitate to contact us.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Jacob Reinig, P.E., ENV SP

BID TABULATION

KIMLEY-HORN AND ASSOCIATES, INC.

CHECKED BY: _____

Jacob Reinig, P.E. 11/6/2018

Owner:	**City of Rockwall**
Job No.:	**064420911**
Project:	**S. Lakeshore Drive / Summit Ridge Drive Reconstruction**
Date:	**November 6, 2018**

				BIDDER 1 Tiseo Paving Co. P.O. Box 270040 Dallas, Texas 75227		**BIDDER 2** FNH Construction, LLC 4099 McEwen Road, Suite 600 Farmers Branch, Texas 75244	
Item No.	**Item Description**	**Quantity**	**Unit**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**
Schedule A - Demolition/Preparation/Controls							
1	Mobilization	1	LS	$195,000.00	$195,000.00	$1,198,765.00	$1,198,765.00
2	General Site Preparation	1	LS	$418,000.00	$418,000.00	$350,000.00	$350,000.00
3	Unclassified Street Excavation	10,750	CY	$14.40	$154,800.00	$17.50	$188,125.00
4	Excavation (Roadway) (TxDOT)	200	CY	$14.40	$2,880.00	$20.00	$4,000.00
5	Excavation (Channel) (TxDOT)	963	CY	$22.25	$21,426.75	$35.00	$33,705.00
6	Embankment (Final) (Ord Comp) (Ty A) (TxDOT)	200	CY	$32.15	$6,430.00	$30.00	$6,000.00
7	Traffic Control Barricades, Detouring, Lights and Watchmen	1	LS	$363,500.00	$363,500.00	$250,000.00	$250,000.00
8	Remove Existing Asphalt Pavement	180	SY	$4.15	$747.00	$20.00	$3,600.00
9	Remove Existing Reinforced Concrete Pavement (Street)	31,750	SY	$6.15	$195,262.50	$15.00	$476,250.00
10	Remove Existing Reinforced Concrete (Drive/Walk)	3,810	SY	$5.80	$22,098.00	$20.00	$76,200.00
11	Removing Concrete (Pav) (TxDOT)	410	SY	$7.85	$3,218.50	$20.00	$8,200.00
12	Removing Concrete (Sidewalk) (TxDOT)	65	SY	$4.15	$269.75	$20.00	$1,300.00
13	Removing Concrete (Median) (TxDOT)	50	SY	$14.25	$712.50	$20.00	$1,000.00
14	Removing Concrete (Curb and Gutter) (TxDOT)	320	LF	$4.15	$1,328.00	$13.50	$4,320.00
15	Remove Structure (Stone Wall)	24	LF	$41.20	$988.80	$150.00	$3,600.00
16	Remove Existing 4' x 4' Drop Inlet	1	EA	$360.50	$360.50	$2,500.00	$2,500.00
17	Remove Existing 10' Inlet	10	EA	$412.00	$4,120.00	$1,500.00	$15,000.00
18	Remove Existing 15' Inlet	6	EA	$463.50	$2,781.00	$2,500.00	$15,000.00
19	Remove Existing 30' Inlet	2	EA	$927.00	$1,854.00	$5,000.00	$10,000.00
20	Remove Existing Grate Inlet	2	EA	$360.50	$721.00	$1,500.00	$3,000.00
21	Remove Existing Storm Manhole	4	EA	$775.00	$3,100.00	$2,500.00	$10,000.00
22	Remove Existing Culvert (12")	90	LF	$4.15	$373.50	$30.00	$2,700.00
23	Remove Existing RCP (18")	110	LF	$5.15	$566.50	$30.00	$3,300.00
24	Remove Existing RCP (21")	170	LF	$5.70	$969.00	$30.00	$5,100.00
25	Remove Existing RCP (24")	1,165	LF	$5.70	$6,640.50	$30.00	$34,950.00
26	Remove Existing RCP (27")	80	LF	$6.20	$496.00	$40.00	$3,200.00
27	Remove Existing RCP (36")	1,065	LF	$6.70	$7,135.50	$40.00	$42,600.00
28	Remove Existing RCP (42")	40	LF	$6.70	$268.00	$50.00	$2,000.00
29	Remove Existing RCP (48")	55	LF	$7.25	$398.75	$60.00	$3,300.00
30	Remove Existing RCP (54")	25	LF	$10.30	$257.50	$100.00	$2,500.00
31	Remove Existing RCP (60")	315	LF	$11.35	$3,575.25	$150.00	$47,250.00
32	Remove Existing Sanitary Sewer Manhole	9	EA	$470.00	$4,230.00	$2,500.00	$22,500.00
33	Remove Existing Light Pole and Foundation	16	EA	$750.00	$12,000.00	$500.00	$8,000.00
34	Relocate Existing Metal Pole Structure	3	EA	$2,575.00	$7,725.00	$2,500.00	$7,500.00
35	Relocate Existing Mailbox (Wood/Metal Post)	30	EA	$350.00	$10,500.00	$650.00	$19,500.00
36	Relocate Mailbox (Brick)	50	EA	$1,500.00	$75,000.00	$850.00	$42,500.00
37	Relocate Mailbox (Stone)	1	EA	$2,000.00	$2,000.00	$1,250.00	$1,250.00
38	Remove Existing Tree (Various Sizes 4" to 40")	34	EA	$450.00	$15,300.00	$2,000.00	$68,000.00
39	Solid Block Sodding	17,960	SY	$12.00	$215,520.00	$6.00	$107,760.00
40	Temporary Erosion, Sedimentation, and Water Pollution Prevention and Control, SWPPP, NOI	1	LS	$42,000.00	$42,000.00	$25,000.00	$25,000.00
41	Equipment Access Restoration	1	LS	$25,750.00	$25,750.00	$100,000.00	$100,000.00
42	Trench Safety	22,220	LF	$1.60	$35,552.00	$3.00	$66,660.00
Total Amount Bid - Schedule A - Demolition/Preparation/Controls					**$1,865,855.80**		**$3,276,135.00**

BID TABULATION

KIMLEY-HORN AND ASSOCIATES, INC.

CHECKED BY: _____
Jacob Reinig, P.E. 11/6/2018

Owner:	**City of Rockwall**
Job No.:	**064420911**
Project:	**S. Lakeshore Drive / Summit Ridge Drive Reconstruction**
Date:	**November 6, 2018**

				BIDDER 1		**BIDDER 2**	
				Tiseo Paving Co. P.O. Box 270040 Dallas, Texas 75227		FNH Construction, LLC 4099 McEwen Road, Suite 600 Farmers Branch, Texas 75244	
Item No.	**Item Description**	**Quantity**	**Unit**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**
Schedule B - Paving							
43	8-inch Thick, Reinforced Concrete Pavement (Roadway)	16,700	SY	$63.85	$1,066,295.00	$60.00	$1,002,000.00
44	6-inch Thick, Reinforced Concrete Pavement (Side Street)	5,900	SY	$51.30	$302,670.00	$58.00	$342,200.00
45	Conc Pvmt (Jointed - CPCD) (8") (TxDOT)	265	SY	$105.00	$27,825.00	$85.00	$22,525.00
46	D-GR HMA Ty-B PG64-22	90	TON	$150.00	$13,500.00	$140.00	$12,600.00
47	Approach Slab (Bridge)	93	CY	$721.00	$67,053.00	$1,000.00	$93,000.00
48	6-inch Thick, Lime Stabilized Subgrade (Roadway) (36#/SY)	17,970	SY	$3.45	$61,996.50	$4.00	$71,880.00
49	6-inch Thick, Lime Stabilized Subgrade (Side Street) (36#/SY)	6,265	SY	$3.45	$21,614.25	$5.00	$31,325.00
50	Hydrated Lime (Roadway)	323	TON	$288.00	$93,024.00	$175.00	$56,525.00
51	Hydrated Lime (Side Street)	113	TON	$288.00	$32,544.00	$180.00	$20,340.00
52	Lime Trt (Exst Matl) (6") (TxDOT)	285	SY	$6.00	$1,710.00	$5.00	$1,425.00
53	Lime (Hydrated Lime (Slurry)) (TxDOT)	5	TON	$288.00	$1,440.00	$185.00	$925.00
54	6-inch Thick, Driveway (Concrete)	645	SY	$61.00	$39,345.00	$85.00	$54,825.00
55	6-inch Thick, Driveway (Special Material)	695	SY	$104.00	$72,280.00	$125.00	$86,875.00
56	6-inch Thick, Reinforced Concrete Driveway Approach	2,335	SY	$61.00	$142,435.00	$75.00	$175,125.00
57	7-inch Thick (Max), Reinforced Concrete Pavement (Alley)	2,455	SY	$66.00	$162,030.00	$86.00	$211,130.00
58	6-inch Thick, Flexible Base (Crushed Stone) (Alley)	3,025	SY	$11.00	$33,275.00	$13.50	$40,837.50
59	6-inch Standard Concrete Curb (Alley)	1,105	LF	$11.00	$12,155.00	$25.00	$27,625.00
60	7-inch Thick, Reinforced Concrete Alley Approach	1,000	SY	$66.00	$66,000.00	$80.00	$80,000.00
61	4-inch Thick, Reinforced Concrete Sidewalk	5,815	SY	$56.00	$325,640.00	$52.00	$302,380.00
62	4-inch Thick, Sidewalk (Special Material)	130	SY	$99.00	$12,870.00	$125.00	$16,250.00
63	6-inch Thick, Reinforced Concrete Sidewalk (Bridge)	90	SY	$260.00	$23,400.00	$200.00	$18,000.00
64	Conc Sidewalk (4") (TxDOT)	170	SY	$56.00	$9,520.00	$72.00	$12,240.00
65	TxDOT Type 1 Curb Ramp	1	EA	$1,650.00	$1,650.00	$1,850.00	$1,850.00
66	TxDOT Type 1 Curb Ramp (No Detectable Warning Surface)	2	EA	$1,550.00	$3,100.00	$1,850.00	$3,700.00
67	TxDOT Type 2 Curb Ramp	6	EA	$1,650.00	$9,900.00	$1,850.00	$11,100.00
68	TxDOT Type 3 Curb Ramp	1	EA	$1,650.00	$1,650.00	$1,850.00	$1,850.00
69	TxDOT Type 5 Curb Ramp	1	EA	$1,650.00	$1,650.00	$1,850.00	$1,850.00
70	TxDOT Type 7 Curb Ramp	57	EA	$1,650.00	$94,050.00	$1,850.00	$105,450.00
71	TxDOT Type 10 Curb Ramp (No Detectable Warning Surface)	48	EA	$1,550.00	$74,400.00	$1,950.00	$93,600.00
72	Stamped and Stained Crosswalk	585	SF	$21.00	$12,285.00	$16.50	$9,652.50
73	Traffic Circle (Including Stamped and Stained Concrete)	7	EA	$5,000.00	$35,000.00	$25,000.00	$175,000.00
74	Concrete Median Nose	6	EA	$2,600.00	$15,600.00	$3,500.00	$21,000.00
75	Concrete Median (Bridge)	55	SY	$206.00	$11,330.00	$150.00	$8,250.00
76	Adjust Existing Pedestrian Bridge (Wood)	1	EA	$2,000.00	$2,000.00	$15,000.00	$15,000.00
77	Concrete Steps	280	SF	$24.00	$6,720.00	$85.00	$23,800.00
78	Landscape Rock with Grout	5	SY	$620.00	$3,100.00	$285.00	$1,425.00
79	Metal Beam Guard Fence Trans. (Thrie-Beam)	1	EA	$2,900.00	$2,900.00	$2,500.00	$2,500.00
80	1.5-inch SCH 80 PVC Conduit by Open Cut	975	LF	$9.00	$8,775.00	$15.00	$14,625.00
81	4-inch SCH 80 PVC Conduit by Open Cut	720	LF	$10.00	$7,200.00	$20.00	$14,400.00
Total Amount Bid - Schedule B - Paving					**$2,879,931.75**		**$3,185,085.00**

BID TABULATION

KIMLEY-HORN AND ASSOCIATES, INC.

CHECKED BY: _____
Jacob Reinig, P.E. 11/6/2018

Owner: **City of Rockwall**
Job No.: **064420911**
Project: **S. Lakeshore Drive / Summit Ridge Drive Reconstruction**
Date: **November 6, 2018**

Item No.	Item Description	Quantity	Unit	BIDDER 1 Tiseo Paving Co. P.O. Box 270040 Dallas, Texas 75227 Unit Price	BIDDER 1 Item Cost	BIDDER 2 FNH Construction, LLC 4099 McEwen Road, Suite 600 Farmers Branch, Texas 75244 Unit Price	BIDDER 2 Item Cost
Schedule C - Pavement Markings and Signage							
82	Type I (Y) Sld 4" (90 Mil)	3,375	LF	$1.10	$3,712.50	$2.00	$6,750.00
83	Type I (W) Sld 8" (90 Mil)	225	LF	$2.10	$472.50	$6.00	$1,350.00
84	Type I (Y) Sld 12" (90 Mil)	50	LF	$4.15	$207.50	$8.00	$400.00
85	Type I (W) Sld 24" (90 Mil)	40	LF	$6.20	$248.00	$20.00	$800.00
86	Type I (W) 18" Yield Triangle (90 Mil)	155	EA	$41.20	$6,386.00	$350.00	$54,250.00
87	Type I (W) Arrow (TxDOT)	4	EA	$170.00	$680.00	$500.00	$2,000.00
88	Signage	1	LS	$37,000.00	$37,000.00	$25,000.00	$25,000.00
Total Amount Bid - Schedule C - Pavement Markings and Signage					**$48,706.50**		**$90,550.00**
Schedule D - Drainage							
89	18-inch Reinforced Concrete Pipe (RCP) (Class III)	2,400	LF	$59.00	$141,600.00	$72.00	$172,800.00
90	18-inch Reinforced Concrete Pipe (RCP) (Class IV)	295	LF	$64.00	$18,880.00	$75.00	$22,125.00
91	24-inch Reinforced Concrete Pipe (RCP) (Class III)	1,155	LF	$65.00	$75,075.00	$85.00	$98,175.00
92	24-inch Reinforced Concrete Pipe (RCP) (Class IV)	110	LF	$70.00	$7,700.00	$98.00	$10,780.00
93	30-inch Reinforced Concrete Pipe (RCP) (Class III)	1,260	LF	$110.00	$138,600.00	$110.00	$138,600.00
94	36-inch Reinforced Concrete Pipe (RCP) (Class III)	1,065	LF	$143.00	$152,295.00	$150.00	$159,750.00
95	48-inch Reinforced Concrete Pipe (RCP) (Class III)	805	LF	$219.00	$176,295.00	$250.00	$201,250.00
96	54-inch Reinforced Concrete Pipe (RCP) (Class III)	290	LF	$330.00	$95,700.00	$425.00	$123,250.00
97	60-inch Reinforced Concrete Pipe (RCP) (Class III)	15	LF	$392.00	$5,880.00	$650.00	$9,750.00
98	5'x2' Reinforced Concrete Box (RCB) (Class III)	185	LF	$255.00	$47,175.00	$450.00	$83,250.00
99	6'x5' Reinforced Concrete Box (RCB) (Class III)	485	LF	$495.00	$240,075.00	$685.00	$332,225.00
100	7'x4' Reinforced Concrete Box (RCB) (Class III)	50	LF	$521.00	$26,050.00	$1,100.00	$55,000.00
101	5-inch Thick, Concrete Flume	130	SY	$104.00	$13,520.00	$185.00	$24,050.00
102	Standard Curb Inlet (5')	1	EA	$3,502.00	$3,502.00	$3,600.00	$3,600.00
103	Standard Curb Inlet (10')	19	EA	$4,400.00	$83,600.00	$6,500.00	$123,500.00
104	Standard Curb Inlet (15')	21	EA	$5,900.00	$123,900.00	$7,500.00	$157,500.00
105	Standard Curb Inlet (20')	8	EA	$7,470.00	$59,760.00	$9,500.00	$76,000.00
106	Combination Inlet (5')	3	EA	$5,130.00	$15,390.00	$6,500.00	$19,500.00
107	Combination Inlet (10')	8	EA	$6,592.00	$52,736.00	$7,500.00	$60,000.00
108	4' x 4' Standard Square Manhole	5	EA	$5,150.00	$25,750.00	$5,000.00	$25,000.00
109	5' x 5' Standard Square Manhole	6	EA	$7,416.00	$44,496.00	$8,500.00	$51,000.00
110	6' x 6' Standard Square Manhole	4	EA	$9,888.00	$39,552.00	$12,500.00	$50,000.00
111	7' x 7' Standard Square Manhole	1	EA	$12,669.00	$12,669.00	$15,000.00	$15,000.00
112	7' x 5' Junction Box	1	EA	$9,888.00	$9,888.00	$15,000.00	$15,000.00
113	8' x 4' Junction Box	3	EA	$13,200.00	$39,600.00	$16,500.00	$49,500.00
114	9' x 4' Junction Box	1	EA	$12,950.00	$12,950.00	$16,500.00	$16,500.00
115	9' x 6' Junction Box	1	EA	$13,000.00	$13,000.00	$25,000.00	$25,000.00
116	Connect Prop. 18-inch RCP to Exist. 21-inch RCP	2	EA	$450.00	$900.00	$1,500.00	$3,000.00
117	Connect Prop. 24-inch RCP to Exist. 21-inch RCP	2	EA	$470.00	$940.00	$2,000.00	$4,000.00
118	Connect Prop. 24-inch RCP to Exist. 24-inch RCP	2	EA	$465.00	$930.00	$2,500.00	$5,000.00
119	Connect Prop. 30-inch RCP to Exist. 27-inch RCP	1	EA	$545.00	$545.00	$3,000.00	$3,000.00
120	Connect Prop. 60-inch RCP to Exist. 60-inch RCP	1	EA	$1,010.00	$1,010.00	$8,500.00	$8,500.00
121	Connect Prop. 6'X5' RCB to Exist. 48-inch RCP	1	EA	$1,236.00	$1,236.00	$8,500.00	$8,500.00
122	Connect Prop. 30-inch RCP to Exist. Inlet	1	EA	$1,236.00	$1,236.00	$2,500.00	$2,500.00

BID TABULATION

KIMLEY-HORN AND ASSOCIATES, INC.

CHECKED BY: _____
Jacob Reinig, P.E. 11/6/2018

Owner:	**City of Rockwall**
Job No.:	**064420911**
Project:	**S. Lakeshore Drive / Summit Ridge Drive Reconstruction**
Date:	**November 6, 2018**

				BIDDER 1 Tiseo Paving Co. P.O. Box 270040 Dallas, Texas 75227		**BIDDER 2** FNH Construction, LLC 4099 McEwen Road, Suite 600 Farmers Branch, Texas 75244	
Item No.	**Item Description**	**Quantity**	**Unit**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**
123	Connect Prop. 5'X5' Manhole to Exist. 48-inch RCP	1	EA	$1,545.00	$1,545.00	$6,500.00	$6,500.00
124	Connect Prop. 6'X6' Manhole to Exist. 54-inch RCP	1	EA	$2,266.00	$2,266.00	$9,500.00	$9,500.00
125	Connect Prop. 7'X7' Manhole to Exist. 54-inch RCP	1	EA	$2,678.00	$2,678.00	$12,500.00	$12,500.00
126	Connect Prop. 8'X4' Junction Box to Exist. 60-inch RCP	3	EA	$1,030.00	$3,090.00	$15,000.00	$45,000.00
127	Headwall (SETP-CD) (Dia = 48-inch)	1	EA	$4,841.00	$4,841.00	$10,000.00	$10,000.00
128	Dewatering	1	LS	$50,000.00	$50,000.00	$50,000.00	$50,000.00
Total Amount Bid - Schedule D - Drainage					**$1,746,855.00**		**$2,286,105.00**
Schedule E - Water							
129	PVC Water Line (8 inch) (AWWA C900) (DR 14) (PC 305)	7,980	LF	$49.00	$391,020.00	$45.00	$359,100.00
130	PVC Water Line (10 inch) (AWWA C900) (DR 14) (PC 305)	180	LF	$68.00	$12,240.00	$62.00	$11,160.00
131	Water Line Service Installation (1 inch) (Short)	41	EA	$980.00	$40,180.00	$1,150.00	$47,150.00
132	Water Line Service Installation (1 inch) (Long)	48	EA	$1,175.00	$56,400.00	$1,500.00	$72,000.00
133	Water Line Service Installation (2 inch) (Short)	1	EA	$1,875.00	$1,875.00	$1,500.00	$1,500.00
134	Temporary Water Service	1	LS	$4,400.00	$4,400.00	$72,000.00	$72,000.00
135	Gate Valve (8 inch)	45	EA	$1,775.00	$79,875.00	$3,650.00	$164,250.00
136	Gate Valve (10inch)	4	EA	$2,630.00	$10,520.00	$5,500.00	$22,000.00
137	Abandon Existing Gate Valve	32	EA	$310.00	$9,920.00	$1,500.00	$48,000.00
138	Fire Hydrant Assembly Installation	20	EA	$5,000.00	$100,000.00	$4,200.00	$84,000.00
139	Salvage Existing Fire Hydrant Assembly	12	EA	$440.00	$5,280.00	$2,500.00	$30,000.00
140	Installation of Ductile Iron Fittings	15	TON	$3,940.00	$59,100.00	$8,500.00	$127,500.00
141	Connect to Existing Water Line	22	EA	$1,135.00	$24,970.00	$1,500.00	$33,000.00
Total Amount Bid - Schedule E - Water					**$795,780.00**		**$1,071,660.00**

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KIMLEY-HORN AND ASSOCIATES, INC.

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Jacob Reinig, P.E. 11/6/2018

Owner: **City of Rockwall**
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Project: **S. Lakeshore Drive / Summit Ridge Drive Reconstruction**
Date: **November 6, 2018**

Item No.	Item Description	Quantity	Unit	BIDDER 1 Tiseo Paving Co. P.O. Box 270040 Dallas, Texas 75227 Unit Price	BIDDER 1 Item Cost	BIDDER 2 FNH Construction, LLC 4099 McEwen Road, Suite 600 Farmers Branch, Texas 75244 Unit Price	BIDDER 2 Item Cost
Schedule F - Sanitary Sewer							
142	PVC Gravity Sewer Pipe (8 inch) (SDR 26) (By Open Cut)	1,650	LF	$82.00	$135,300.00	$48.00	$79,200.00
143	PVC Gravity Sewer Pipe (10 inch) (SDR 26) (In Place By Open	135	LF	$105.00	$14,175.00	$65.00	$8,775.00
144	PVC Gravity Sewer Pipe (8 inch) (SDR 35) (By Open Cut)	3,770	LF	$59.00	$222,430.00	$55.00	$207,350.00
145	PVC Gravity Sewer Pipe (8 inch) (SDR 35) (In Place By Open	140	LF	$62.00	$8,680.00	$85.00	$11,900.00
146	PVC Gravity Sewer Pipe (12 inch) (SDR 35) (In Place By Open	90	LF	$135.00	$12,150.00	$65.00	$5,850.00
147	8 inch HDPE DR17 Sewer Pipe (Trenchless Method by Pipe	355	LF	$91.00	$32,305.00	$150.00	$53,250.00
148	Concrete Encasement for Proposed Sanitary Sewer Line	385	LF	$78.00	$30,030.00	$45.00	$17,325.00
149	Concrete Encasement for Existing Sanitary Sewer Line	150	LF	$93.00	$13,950.00	$45.00	$6,750.00
150	Sanitary Sewer Service Installation (4 inch including cleanout)	43	EA	$880.00	$37,840.00	$1,500.00	$64,500.00
151	Sanitary Sewer Service Installation (4 inch including cleanout)	26	EA	$1,250.00	$32,500.00	$2,000.00	$52,000.00
152	Sanitary Sewer Service Installation (Pipe Bursting)	3	EA	$1,675.00	$5,025.00	$5,000.00	$15,000.00
153	Sanitary Sewer Manhole (48 inch diameter) (Complete)	16	EA	$5,175.75	$82,812.00	$5,500.00	$88,000.00
154	Sanitary Sewer Manhole (48 inch diameter) (Complete In Place)	7	EA	$4,635.00	$32,445.00	$6,500.00	$45,500.00
155	Sanitary Sewer Manhole (60 inch diameter) (Complete)	10	EA	$7,790.00	$77,900.00	$8,500.00	$85,000.00
156	Sanitary Sewer Drop Manhole (60 inch diameter) (Complete)	4	EA	$7,931.00	$31,724.00	$9,500.00	$38,000.00
157	Sanitary Sewer Drop Manhole (72 inch diameter) (Complete)	1	EA	$14,200.00	$14,200.00	$12,500.00	$12,500.00
158	Connect Prop. 8-inch PVC to Exist. Sanitary Sewer Manhole	1	EA	$1,236.00	$1,236.00	$1,500.00	$1,500.00
159	Adjust Existing Manhole Rim Elevation	2	EA	$772.50	$1,545.00	$1,500.00	$3,000.00
160	Abandon Existing Sanitary Sewer Manhole	17	EA	$489.25	$8,317.25	$2,500.00	$42,500.00
161	Wastewater Main Single Cleanout	1	EA	$437.75	$437.75	$1,500.00	$1,500.00
162	Point Repair	2	EA	$5,000.00	$10,000.00	$5,000.00	$10,000.00
Total Amount Bid - Schedule F - Sanitary Sewer					**$805,002.00**		**$849,400.00**
Schedule G - Illumination							
163	Street Light Foundation	14	EA	$1,265.00	$17,710.00	$1,850.00	$25,900.00
164	2-inch SCH 80 PVC Conduit by Open Cut	2,770	LF	$9.30	$25,761.00	$15.00	$41,550.00
165	Ground Box Ty C (162911) w/ Apron	15	EA	$905.00	$13,575.00	$850.00	$12,750.00
166	Electrical Connection (Street Illumination)	7	EA	$3,360.00	$23,520.00	$1,500.00	$10,500.00
167	Bridge Lighting	1	LS	$30,000.00	$30,000.00	$50,000.00	$50,000.00
Total Amount Bid - Schedule G - Illumination					**$110,566.00**		**$140,700.00**
Schedule H - Retaining Wall							
168	Type 1 Reinforced Concrete Retaining Wall	25	CY	$2,835.00	$70,875.00	$950.00	$23,750.00
169	Type 2 Reinforced Concrete Retaining Wall	15	CY	$1,340.00	$20,100.00	$950.00	$14,250.00
170	36" Diameter Drilled Shafts (Type 1 Wall)	405	VF	$289.00	$117,045.00	$210.00	$85,050.00
171	TxDOT C221 Rail with Formliner	60	LF	$309.00	$18,540.00	$210.00	$12,600.00
Total Amount Bid - Schedule H - Retaining Wall					**$226,560.00**		**$135,650.00**

BID TABULATION

KIMLEY-HORN AND ASSOCIATES, INC.

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Jacob Reinig, P.E. 11/6/2018

Owner:	**City of Rockwall**
Job No.:	**064420911**
Project:	**S. Lakeshore Drive / Summit Ridge Drive Reconstruction**
Date:	**November 6, 2018**

				BIDDER 1 Tiseo Paving Co. P.O. Box 270040 Dallas, Texas 75227		**BIDDER 2** FNH Construction, LLC 4099 McEwen Road, Suite 600 Farmers Branch, Texas 75244	
Item No.	**Item Description**	**Quantity**	**Unit**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**
Schedule I - Traffic Signal							
172	DRILL SHAFT (TRF SIG POLE) (24 IN)	4	LF	$270.00	$1,080.00	$250.00	$1,000.00
173	DRILL SHAFT (TRF SIG POLE) (36 IN)	57	LF	$440.00	$25,080.00	$285.00	$16,245.00
174	CONDT (PVC) (SCH 40) (1") (TRENCH)	90	LF	$8.25	$742.50	$15.00	$1,350.00
175	CONDT (PVC) (SCH 40) (2") (TRENCH)	190	LF	$8.80	$1,672.00	$15.00	$2,850.00
176	CONDT (PVC) (SCH 40) (3") (BORE)	190	LF	$23.20	$4,408.00	$40.00	$7,600.00
177	ELEC CONDR (NO.14) INSULATED	1,440	LF	$1.15	$1,656.00	$2.00	$2,880.00
178	ELEC CONDR (NO.8) INSULATED	385	LF	$1.30	$500.50	$3.00	$1,155.00
179	ELEC CONDR (NO.6) BARE	315	LF	$1.35	$425.25	$4.00	$1,260.00
180	GROUND BOX TY A (122311)	2	EA	$800.00	$1,600.00	$650.00	$1,300.00
181	GROUND BOX TY A (122311)W/APRON	1	EA	$850.00	$850.00	$850.00	$850.00
182	INSTALL HWY TRF SIG (ISOLATED)	1	EA	$12,300.00	$12,300.00	$35,000.00	$35,000.00
183	VEH SIG SEC (12")LED(GRN)	3	EA	$300.00	$900.00	$285.00	$855.00
184	VEH SIG SEC (12")LED(GRN ARW)	1	EA	$300.00	$300.00	$285.00	$285.00
185	VEH SIG SEC (12")LED(YEL)	3	EA	$300.00	$900.00	$285.00	$855.00
186	VEH SIG SEC (12")LED(RED)	3	EA	$300.00	$900.00	$285.00	$855.00
187	PED SIG SEC (LED)(COUNTDOWN)	4	EA	$700.00	$2,800.00	$2,850.00	$11,400.00
188	BACK PLATE (12")(3 SEC)(VENTED)ALUM	2	EA	$62.00	$124.00	$125.00	$250.00
189	BACK PLATE (12")(4 SEC)(VENTED)ALUM	1	EA	$83.00	$83.00	$150.00	$150.00
190	TRF SIG CBL (TY A)(14 AWG)(2 CONDR)	800	LF	$1.60	$1,280.00	$3.00	$2,400.00
191	TRF SIG CBL (TY A)(14 AWG)(5 CONDR)	105	LF	$1.90	$199.50	$3.00	$315.00
192	TRF SIG CBL (TY A)(14 AWG)(7 CONDR)	320	LF	$2.10	$672.00	$3.00	$960.00
193	TRF SIG CBL (TY A)(14 AWG)(12 CONDR)	160	LF	$5.40	$864.00	$3.00	$480.00
194	TRF SIG CBL (TY A)(14 AWG)(15 CONDR)	260	LF	$5.80	$1,508.00	$5.00	$1,300.00
195	TRF SIG CBL (TY C)(12 AWG)(2 CONDR)	20	LF	$1.70	$34.00	$5.00	$100.00
196	INS TRF SIG PL AM(S)1 ARM(36')LUM	1	EA	$13,400.00	$13,400.00	$6,500.00	$6,500.00
197	PED POLE ASSEMBLY	2	EA	$1,300.00	$2,600.00	$2,850.00	$5,700.00
198	PEDESTRIAN PUSH BUTTON POLE	1	EA	$1,100.00	$1,100.00	$3,500.00	$3,500.00
199	PED DETECT PUSH BUTTON (STANDARD)	3	EA	$590.00	$1,770.00	$1,850.00	$5,550.00
200	VEH LP DETECT (SAWCUT)	750	LF	$22.00	$16,500.00	$12.00	$9,000.00
201	REMOVE TRAFFIC SIGNAL	1	EA	$4,600.00	$4,600.00	$5,000.00	$5,000.00
202	FURNISH/ISNTALL LUMINAIRE FIXTURE (LED)	1	EA	$630.00	$630.00	$1,250.00	$1,250.00
203	REMOVE GROUND BOX	1	EA	$98.00	$98.00	$250.00	$250.00
204	CONDUIT (PREPARE)	600	LF	$1.15	$690.00	$30.00	$18,000.00
205	GROUND BOX (PREPARE)	6	EA	$160.00	$960.00	$650.00	$3,900.00
Total Amount Bid - Schedule I - Traffic Signal					**$103,226.75**		**$150,345.00**

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KIMLEY-HORN AND ASSOCIATES, INC.

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Jacob Reinig, P.E. 11/6/2018

Owner: **City of Rockwall**
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Project: **S. Lakeshore Drive / Summit Ridge Drive Reconstruction**
Date: **November 6, 2018**

Item No.	Item Description	Quantity	Unit	BIDDER 1 Tiseo Paving Co. P.O. Box 270040 Dallas, Texas 75227 Unit Price	BIDDER 1 Item Cost	BIDDER 2 FNH Construction, LLC 4099 McEwen Road, Suite 600 Farmers Branch, Texas 75244 Unit Price	BIDDER 2 Item Cost
Schedule J - Channel Improvements							
206	Channel Dewatering	1	LS	$16,000.00	$16,000.00	$125,000.00	$125,000.00
207	10 inch Reinforced Concrete Channel Lining	94	CY	$435.00	$40,890.00	$1,000.00	$94,000.00
208	15 inch Grouted Rock Riprap (Type R)	459	CY	$215.00	$98,685.00	$200.00	$91,800.00
209	Flowable Backfill (3,000 PSI)	6	CY	$210.00	$1,260.00	$450.00	$2,700.00
210	Adjust Existing Water Valve to Proposed Grade	4	EA	$515.00	$2,060.00	$750.00	$3,000.00
211	Adjust Existing Fire Hydrant to Proposed Grade	1	EA	$775.00	$775.00	$2,000.00	$2,000.00
Total Amount Bid - Schedule J - Channel Improvements					**$159,670.00**		**$318,500.00**
Schedule K - Construction Contingency Allowance							
212	Construction Contingency Allowance (Project)	1	LS	$450,000.00	$450,000.00	$450,000.00	$450,000.00
Total Amount Bid - Schedule K - Construction Contingency Allowance					**$450,000.00**		**$450,000.00**
Alternate A - Flexible Base							
213	6-inch Thick, Lime Stabilized Subgrade (Roadway) (36#/SY)	-17,970	SY	$3.45	-$61,996.50	$4.00	-$71,880.00
214	6-inch Thick, Lime Stabilized Subgrade (Side Street) (36#/SY)	-6,265	SY	$3.45	-$21,614.25	$5.00	-$31,325.00
215	Hydrated Lime (Roadway)	-323	TON	$288.00	-$93,024.00	$175.00	-$56,525.00
216	Hydrated Lime (Side Street)	-113	TON	$288.00	-$32,544.00	$180.00	-$20,340.00
217	Unclassified Street Excavation	4,040	CY	$14.50	$58,580.00	$20.00	$80,800.00
218	6-inch Thick, Flexible Base (Type A) (Grade 1 or 2) (Roadway)	17,970	SY	$12.45	$223,726.50	$10.50	$188,685.00
219	6-inch Thick, Flexible Base (Type A) (Grade 1 or 2) (Side Street)	6,265	SY	$12.45	$77,999.25	$15.00	$93,975.00
Total Amount Bid - Alternate A - Flexible Base					**$151,127.00**		**$183,390.00**
Alternate B - Flexible Base							
220	6-inch Thick, Lime Stabilized Subgrade (Roadway) (36#/SY)	-17,970	SY	$3.45	-$61,996.50	$4.00	-$71,880.00
221	6-inch Thick, Lime Stabilized Subgrade (Side Street) (36#/SY)	-6,265	SY	$3.45	-$21,614.25	$5.00	-$31,325.00
222	Hydrated Lime (Roadway)	-323	TON	$288.00	-$93,024.00	$175.00	-$56,525.00
223	Hydrated Lime (Side Street)	-113	TON	$288.00	-$32,544.00	$180.00	-$20,340.00
224	Unclassified Street Excavation	6,740	CY	$14.50	$97,730.00	$20.00	$134,800.00
225	10-inch Thick, Flexible Base (Type A) (Grade 1 or 2) (Roadway)	17,970	SY	$19.65	$353,110.50	$18.00	$323,460.00
226	10-inch Thick, Flexible Base (Type A) (Grade 1 or 2) (Side	6,265	SY	$19.65	$123,107.25	$22.00	$137,830.00
Total Amount Bid - Alternate B - Flexible Base					**$364,769.00**		**$416,020.00**

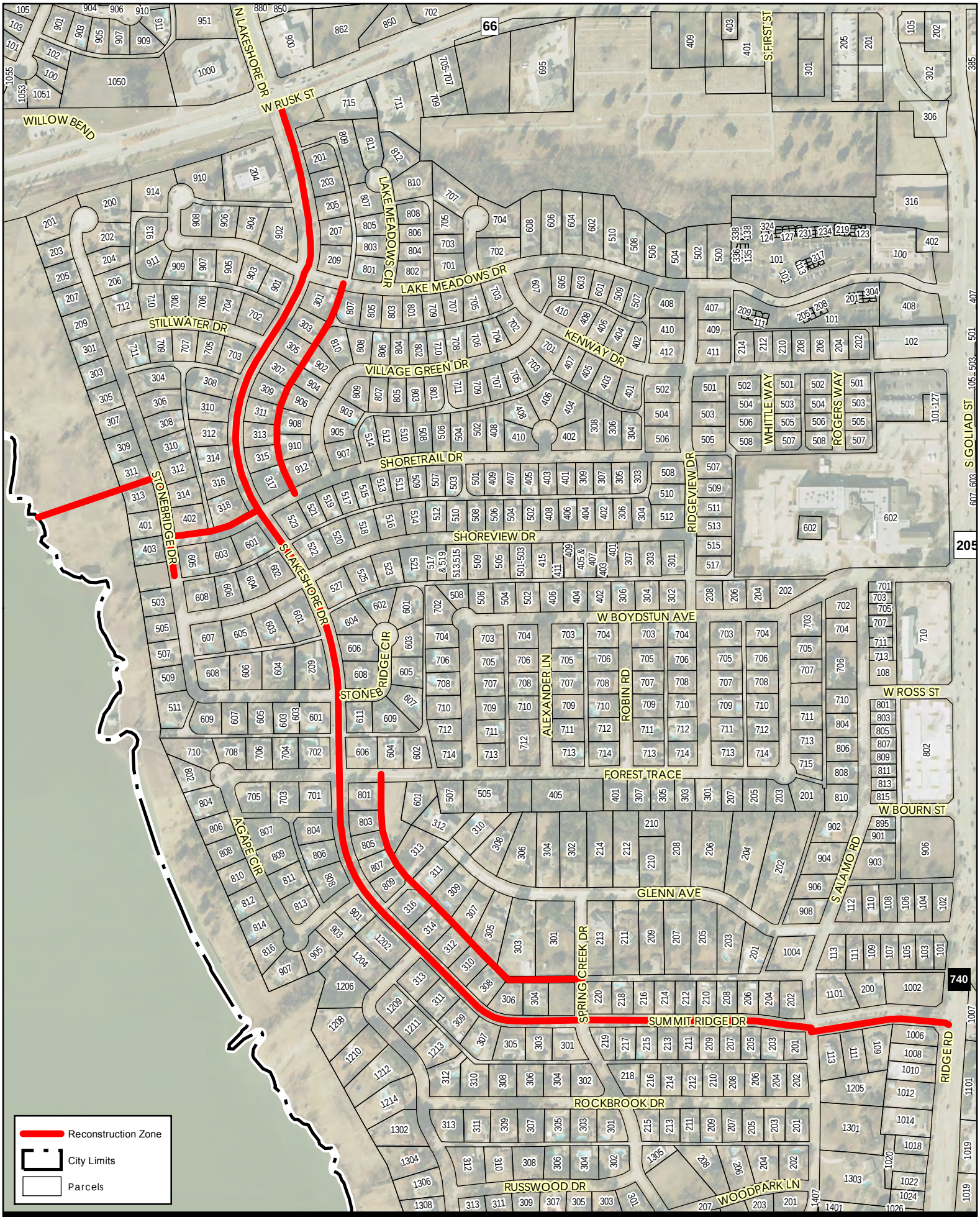
BID TABULATION

KIMLEY-HORN AND ASSOCIATES, INC.

CHECKED BY: _____
Jacob Reinig, P.E. 11/6/2018

Owner: **City of Rockwall**
Job No.: **064420911**
Project: **S. Lakeshore Drive / Summit Ridge Drive Reconstruction**
Date: **November 6, 2018**

Item No.	Item Description	Quantity	Unit	BIDDER 1 Tiseo Paving Co. P.O. Box 270040 Dallas, Texas 75227 Unit Price	BIDDER 1 Item Cost	BIDDER 2 FNH Construction, LLC 4099 McEwen Road, Suite 600 Farmers Branch, Texas 75244 Unit Price	BIDDER 2 Item Cost
Total Amount Bid - Schedule A - Demolition/Preparation/Controls					**$1,865,855.80**		**$3,276,135.00**
Total Amount Bid - Schedule C - Pavement Markings and Signage					**$2,879,931.75**		**$3,185,085.00**
Total Amount Bid - Schedule C - Pavement Markings and Signage					**$48,706.50**		**$90,550.00**
Total Amount Bid - Schedule D - Drainage					**$1,746,855.00**		**$2,286,105.00**
Total Amount Bid - Schedule E - Water					**$795,780.00**		**$1,071,660.00**
Total Amount Bid - Schedule F - Sanitary Sewer					**$805,002.00**		**$849,400.00**
Total Amount Bid - Schedule G - Illumination					**$110,566.00**		**$140,700.00**
Total Amount Bid - Schedule H - Retaining Wall					**$226,560.00**		**$135,650.00**
Total Amount Bid - Schedule I - Traffic Signal					**$103,226.75**		**$150,345.00**
Total Amount Bid - Schedule J - Channel Improvements					**$159,670.00**		**$318,500.00**
Total Amount Bid - Schedule K - Construction Contingency Allowance					**$450,000.00**		**$450,000.00**
Total Amount - Base Bid - (A + B + C + D + E + F + G + H + I + J + K)					**$9,192,153.80**		**$11,954,130.00**
Total Amount Bid - Alternate A - Flexible Base					**$151,127.00**		**$183,390.00**
Total Amount Bid - Alternate B - Flexible Base					**$364,769.00**		**$416,020.00**



City of Rockwall

Lakeshore/Summit Ridge Reconstruction Project

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **November 15, 2018**

SUBJECT: **S. Lakeshore Drive/Summit Ridge Drive Reconstruction Project Construction Materials Testing**

City Engineering Standards of Design and Construction require that Construction Material Testing occur on all projects constructed by the City. Proper materials testing ensures that the City gets projects constructed that meets city standards and reduces maintenance and operation expense in the future after construction is complete.

Staff requests City Council consider approval of the Construction Materials Testing for S. Lakeshore Drive/Summit Ridge Drive Reconstruction Project and authorize the City Manager to execute a contract with Alliance Geotechnical Group for an amount of $77,426.50 to be funded by Street Bond Funds, and take any action necessary.

AW:jw

Attachments

Cc: Mary Smith, Assistant City Manager
Jeremy White, P.E., CFM, Civil Engineer
File

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ALLIANCE GEOTECHNICAL GROUP

GEOTECHNICAL ENGINEERING
ENVIRONMENTAL CONSULTING
CONSTRUCTION MATERIALS ENGINEERING AND TESTING

November 8, 2018

Jeremy M. White, P.E., CFM
City of Rockwall Public Works
Engineering Division
385 S. Goliad
Rockwall, Texas 75087

Office: (972) 771-7746
email: jwhite@rockwall.com

Re: S. Lakeshore Dr./Summit Ridge Dr. Reconstruction
Rockwall, Texas
Engineering Inspection & Testing Services
AGG Proposal No: P18-1109C

Dear Mr. White:

Alliance Geotechnical Group (AGG) is pleased to confirm our firm's interest in providing materials inspection and testing services for the proposed project noted above. Our estimate for providing these services is **$77,426.50**. A schedule of unit fees for this project is attached. Actual charges will be based on the contractors/client scheduling.

After reviewing our fee schedule if you have any questions, please contact the undersigned at (972) 444-8889. If acceptable, please either sign below and return to our office, or issue a Purchase Order as our Authorization to Proceed. We look forward to the opportunity of working with you on this project.

Respectfully submitted,

ALLIANCE GEOTECHNICAL GROUP

Aaron J. Allen, P.E
CME Division Engineer

Approved by:_____ Date:_____
Signature

Proposed Fee Summary

Alliance Geotechnical Group - Construction Materials Testing Services

South Lakeshore Dr./Summit Ridge Dr. Reconstruction, Rockwall, Texas AGG Proposal No. P18-1109C

Item No.	Laboratory Test Description	ASTM/ TXDOT Procedures	Units	Quantity	Unit Price	Total
Soil and Base Material						
	Atterberg Limits - (Liquid and Plastic Limits and Plasticity Index (PI))	D-4318	EA	8	55.00	440.00
	Material finer than #200 Sieve	D-1140	EA	8	45.00	360.00
	Moisture-Density Relationship - Soils (Proctor Compaction Curve)	D-698	EA	8	160.00	1280.00
	Moisture-Density Relationship - Flexbase (Proctor Compaction Curve)	D-698	EA	1	175.00	175.00
	Proctor Pickup (Includes Trip Charge)		EA	4	150.00	600.00
	Nuclear Field Density Test @ Utilities (1 test/300 lf/lift) ***(Est. 45 Trips)***	D-6938	EA	271	0.00	0.00
	Nuclear Field Density Test @ Paving/Sidewalk/Driveway/Alley Subgrade (1 test/300 lf) ***(Est. 12 Trips)***	D-6938	EA	51	0.00	0.00
	Senior Engineering Technician to Perform Lime Gradations ***(Est. 11 Trips)***	D-6938	HR	44	39.50	1738.00
	Senior Engineering Technician to Perform Nuclear Field Density Testing/Lime Depth Checks	D-6938	HR	228	39.50	9006.00
	Project Manager		HR	18	75.00	1350.00
Concrete at Paving/Sidewalks/Driveways/Retaining Walls/Alleys/Inlets/ Curb Ramps						
	Concrete Compression Test (Concrete Cylinders - Test and Hold) ***(Est. 151 Trips)***	C-39	EA	668	16.00	10688.00
	Cylinder Pickup (Includes Trip Charge)		EA	75	150.00	11250.00
	Pavement Thickness - 2" Core (1 core/400 lf/lane) ***(Est. 4 Trips)***		Per Inch	256	0.00	0.00
	Concrete Patching		EA	32	0.00	0.00
	Senior Engineering Technician to Perform Concrete Inspection		HR	639	39.50	25240.50
	Senior Engineering Technician to Perform Coring		HR	32	39.50	1264.00
	Project Manager		HR	54	75.00	4050.00
Pier Inspection and Testing						
	Concrete Compression Test (Concrete Cylinders - Test and Hold) ***(Est. 2 Trips)***	C-39	EA	8	16.00	128.00
	Cylinder Pickup (Includes Trip Charge)		EA	1	150.00	150.00
	Senior Engineering Technician to Perform Pier Inspection		HR	16	39.50	632.00
	Project Manager		HR	1	75.00	75.00
Travel Item Number						
	Trip Charge		EA	225	40.00	9000.00
			TOTAL			***$77,426.50***

****Overtime rates of 1.5 times the regular hourly rate will be charged for work over 8 hours or any time before 7am or after 5pm. Services performed on recognized holidays will be charged at 2.0 times the the regular hourly rate.**

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **November 8, 2018**

SUBJECT: **Bid Award for Park Light Poles Replacement**

Approved in the General Fund Parks Operating Budget is $49,500 for the replacement of seven old light poles at the SH 66 Boat Ramp (6 poles) and Myers Park Pavilion (1 pole). These new park light poles will match the light poles in the downtown district; moving from conventional lighting to LED. The contract price includes the new pole, globe, wiring, pole base replacement and labor.

Sealed competitive bids were solicited and five bids were received. Bids are as follows:

IWC Texas	$ 42,000
Nema 3 Electric	42,434
Electric Inc.	45,800
K Tillman Construction	47,444
Rapier and Assoc.	48,400

For Council consideration is the bid award to IWC Texas, the lowest responsible bidder, for $42,000 and authorize the City Manager to execute a contract for this project.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E., Director of Public Works/City Engineer**

DATE: **November 12, 2018**

SUBJECT: **County Line Road Reconstruction Project**
Engineering Services

During the Right-of-Way Acquisition negotiation process, which the City is currently wrapping up, for County Line Road additional Engineering Services were required. These services with the consulting engineer Freese and Nichols, Inc. entailed construction plan and bid documents modifications that resulted from the Cities Right-of-Way Acquisition negotiation process. These services are in the attached Contract Amendment Number Eight.

Staff is requesting City Council consideration for approval Contract Amendments Number Eight for the total additional contract amount of $49,115.00 with Freese and Nichols, Inc. for the County Line Road Reconstruction Project. If you have any questions, please advise.

AW:jw

Cc: Mary Smith, Assistant City Manager
Brad Griggs, Assistant City Manager
Jeremy M. White, P.E., CFM, Civil Engineer
File

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FREESE AND NICHOLS

CONTRACT CHANGE AUTHORIZATION #8

Client: **Amy Williams, P.E.** **Director of Public Works – City Engineer** **City of Rockwall** **385 S. Goliad** **Rockwall, TX 75087**	**FNI Project No.: ROK15508** **Client Contract Ref.:** **Date: September 12, 2018**

Project Description: County Line Road from Horizon Road to Renee Drive

Description of Services Added:
Items defined below along with associated compensation amounts are additional effort as requested by the City of Rockwall on 07/20/18:

Basic Services

Plan and Specification Modifications – Total $39,315 plus $1,585.84 reallocation; $40,900.84 total

- Plan modifications and revisions required for Parcels 4, 5, 10, 14, 17, 18, 27, 28, and 32 (20 and 29 covered in Amend 7)
- Plan modifications to move inlet B-13 and make associated changes to drainage area map and hydraulic calculation sheets
- Plan modifications to allow for alternate bid on traffic control plan to allow one lane of traffic rather than full closure on west end
- Plan modifications to remove alternate bid and change traffic control plan to maintain one lane of traffic during Phase 0
- Plan modifications to amend residential and commercial water service size
- Plan modifications to adjust construction easement on Parcel 1
- Inclusion of all updated City paving, drainage, and utility details (15 additional sheets)
- Additional design required for cross culvert at Renee (reduce from 100 yr design; realign Line B and cross culvert due to ROW limitations

Advertisement – Total $900

- List project on CivCast; Amend specifications to address CivCast; place on-line advertisement; respond to on-line questions

Special Services

TDLR Registration, Review and Inspection - $1,600

- Register project with TDLR, have plans inspected, and provide for post-construction inspection

ED Hearing Support - $4,000

- Provide up to 12 hours of meeting attendance and/or support from Kevin Johnson

Right of way parcel descriptions - $3,300

- Provide 2 additional parcel descriptions or revisions (in addition to documents from Amend. 7)

Geotechnical – Reallocate remaining funds to Basic Services – ($725.06)

Environmental – Reallocate remaining funds to Basic Services – ($860.78)

Compensation shall be adjusted as follows: Amendment #8 will adjust budgets as defined below.

	Original	Amd 1	Amd 2	Amd 3	Amd 4	Amd 5	Amd 6	Amd 7	Amd 8	Revised
Basic Services	$403,949	$5,432		$18,150	$10,791	$2,540	$25,220	$32,950	$41,800.84	$540,832.84
Utility & ROW	$74,347	$8,096	$46,750	($18,150)	($10,791)	$20,460		$15,950	$7,300	$143,962
Geotechnical	$15,480								($725.06)	$14,754.94
Environmental	$58,219	($13,528)	($26,445)						($860.78)	$17,385.22
Utilities	$28,445									$28,445
TDLR	$0								$1,600	$1,600
Total	$580,440	$0	$20,305	$0	$0	$23,000	$25,220	$48,900	$49,115	$746,980

Original Contract	$580,440
Previous Authorizations	$117,425
Amount this Authorization	$49,115
Revised Total Contract	$746,980

Schedule shall be adjusted as follows: Not Applicable

The above described services shall proceed upon return of this Contract Change Authorization. Services will be billed as they are done. All other provisions, terms, and conditions of the agreement for services which are not expressly amended shall remain in full force and effect.

☐ A contract modification will be submitted.
☒ This Contract Change Authorization will serve as contract modification.

FREESE AND NICHOLS, INC.:

BY: _____

Chris Bosco, P.E.
Print or Type Name

TITLE: Principal / Vice President

DATE: 9/12/18

CITY OF ROCKWALL:

BY: _____

_____
Print or Type Name

TITLE: _____

DATE: _____

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 11/19/2018

APPLICANT: Cameron Slown; *F. C. Cuny Corporation*

AGENDA ITEM: **P2018-037;** *Lots 3 & 4, Block A, Harbor Village Addition*

SUMMARY:

Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lots 3 & 4, Block A, Harbor Village Addition, being a 6.196-acre tract of land currently identified as Lot 2A of the Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 6.196-acre tract of land (*i.e. Lot 2A of the Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition*) into two (2) parcels of land (*i.e. Lots 3 & 4, Block A, Harbor Village Addition*) for the purpose of conveying land for the development of the subject property.
- ☑ On February 19, 2018, the City Council approved PD Development Plan [*Z2018-001*] for the subject property.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

Should the City Council choose to approve of *replat* for *Lots 3 & 4, Block A, Harbor Village Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

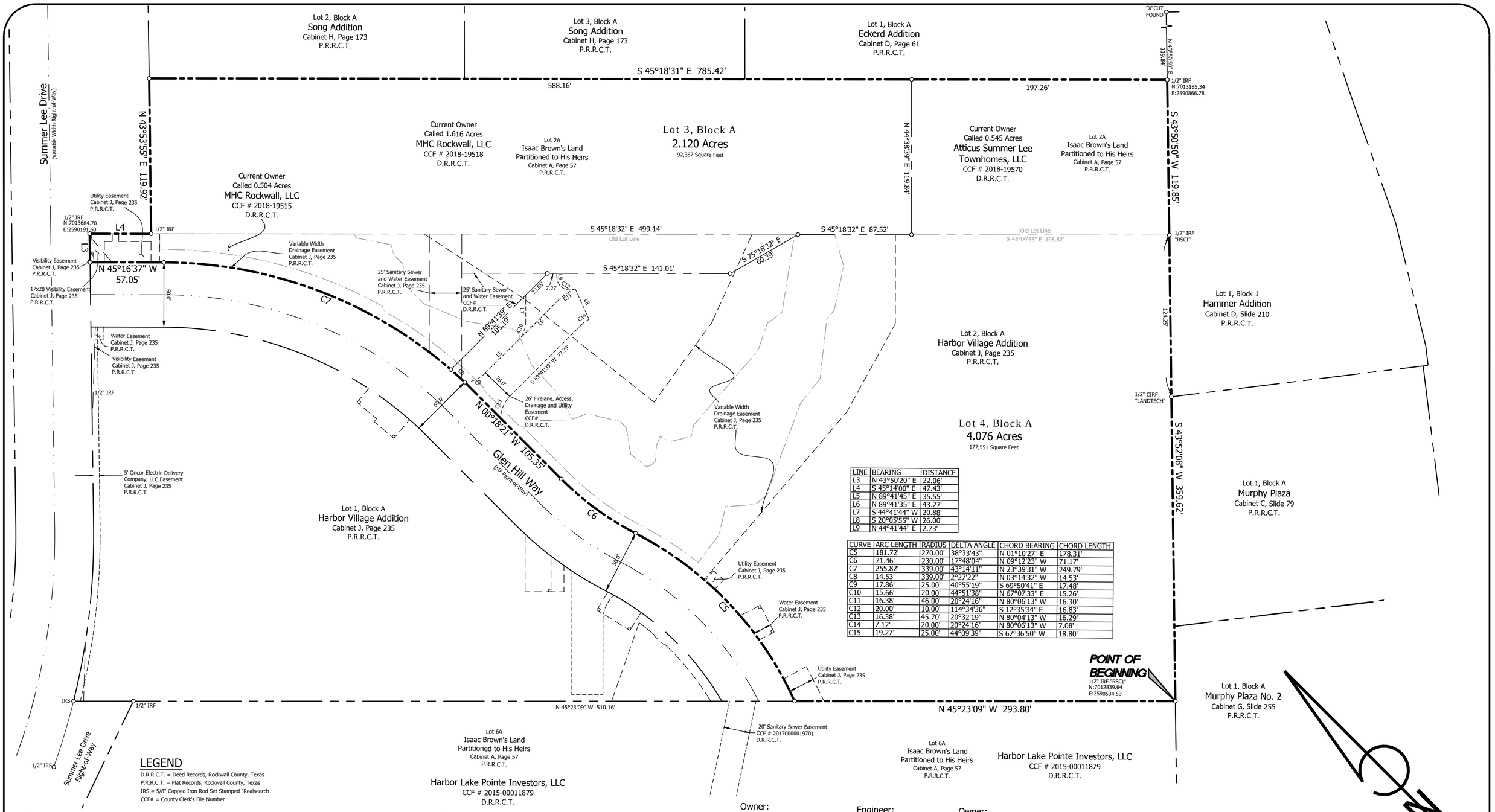
On November 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat passed by a vote of 6-0 with Vice-Chairman Chodun absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



LINE	BEARING	DISTANCE
L3	N 43°50'20" E	22.06'
L4	S 45°14'00" E	47.43'
L5	N 89°41'45" E	35.55'
L6	N 89°41'35" E	43.27'
L7	S 44°41'44" W	20.88'
L8	S 20°05'55" W	26.00'
L9	N 44°41'44" E	2.73'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	181.72'	270.00'	38°33'43"	N 01°10'27" E	178.31'
C6	71.46'	230.00'	17°48'04"	N 09°12'23" W	71.17'
C7	255.82'	339.00'	43°14'11"	N 23°39'31" W	249.79'
C8	14.53'	339.00'	2°27'22"	N 03°14'32" W	14.53'
C9	17.86'	25.00'	40°55'19"	S 69°50'41" E	17.48'
C10	15.66'	20.00'	44°51'38"	N 67°07'33" E	15.26'
C11	16.38'	46.00'	20°24'16"	N 80°06'13" W	16.30'
C12	20.00'	10.00'	114°34'36"	S 12°35'34" E	16.83'
C13	16.38'	45.70'	20°32'19"	N 80°04'13" W	16.29'
C14	7.12'	20.00'	20°24'16"	N 80°06'13" W	7.08'
C15	19.27'	25.00'	44°09'39"	S 67°36'50" W	18.80'

LEGEND

D.R.R.C.T. = Deed Records, Rockwall County, Texas
P.R.R.C.T. = Plat Records, Rockwall County, Texas
IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch
CCF# = County Clerk's File Number

Surveyor's Certification

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JEREMY LUKE DEAL, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Executed this the _____ day of October, in the year of our Lord 2018.

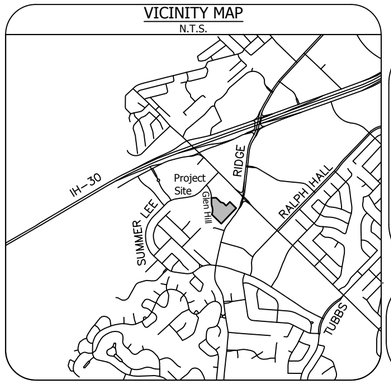
_____
Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

Owner:
Atticus Summer Lee
Townhomes, LLC
5339 Alpha Road
Suite 300
Dallas, Texas 75240
Contact: Mark Humphreys

Engineer:
HPCivil Engineering
5339 Alpha Road
Suite 300
Dallas, Texas 75240
Contact: Brian Abbott

Owner:
MHC Rockwall, LLC
1468 Kimbrough Rd
Suite 103
Germantown, Tennessee 38138

VICINITY MAP
N.T.S.



Flood Statement

According to Community Panel Number 48397C0040L, dated September 26, 2008, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Project Number: 160099 Date: November 7, 2018
Revised Date:
Revision Notes:

Sheet 1 of 2

CONVEYANCE PLAT OF
HARBOR VILLAGE ADDITION
LOTS 3 AND 4, BLOCK A
Being a Replat of
Isaac Brown Addition
Lot 2A
and Lot 2, Block A, Harbor Village Addition and
Lot 2ACity of Rockwall, Rockwall County, Texas
Prepared: November 7, 2018
Case # P2018-XXXX

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 *TBPE Firm Registration # 17968*

© copyright 2018, Realsearch of Texas, LLC

Owner's Certification

WHEREAS ATTICUS SUMMER LEE TOWNHOMES, LLC, and MHC ROCKWALL, LLC, being the owners of a 6.196 acre tract of land situated in the Edward Teal Survey, Abstract Number 207, Rockwall County, Texas, and being a portion of Lot 2A, Isaac Brown's Land Partitioned to His Heirs, an addition to the City of Rockwall, according to the plat recorded in Cabinet A, Slide 57, Plat Records, Rockwall County, Texas, and being a portion of Lot 2, Block A, Harbor Village Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet J, Page 235, Plat Records, Rockwall County, Texas, and being all of a called 1.616 acre tract of land described by deed to MHC Rockwall, LLC, recorded in County Clerk's File Number 2018-19518, Deed Records, Rockwall County, Texas, and being all of a called 0.545 acre tract of land described by deed to Atticus Summer Lee Townhomes, LLC, recorded in County Clerk's File Number 2018-19570, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped iron rod found stamped "RSCI" at the southernmost corner of said Lot 2, same being the easternmost corner of Lot 6A, said Isaac Brown's Land Partitioned to His Heirs, and being on the northwest line of Lot 1, Block 1, Murphy Plaza No. 2, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 255, Plat Records, Rockwall County, Texas;

THENCE North 45 Degrees 23 Minutes 09 Seconds West, along the southwest line of said Lot 2, being common with the northeast line of said Lot 6A, a distance of 293.80 feet, to a 5/8" capped iron rod found stamped "Realsearch" at the southwest corner of said Lot 2, being on the East right-of-way line of Glenn Hill Way, a 50' public right-of-way, and being at the beginning of a non-tangent curve to the left;

THENCE Northerly, departing said common line and along the East right-of-way line of said Glenn Hill Way, the following calls:

181.72 feet, with said curve to the left, having a radius of 270.00 feet, through a central angle of 38 Degrees 33 Minutes 43 Seconds, whose long chord bears North 01 Degrees 10 Minutes 27 Seconds East, a chord length of 178.31 feet, to a 5/8" capped iron rod found stamped "Realsearch", being at the beginning of a reverse curve to the right;

71.46 feet, with said curve to the right, having a radius of 230.00 feet, through a central angle of 17 Degrees 48 Minutes 04 Seconds, whose long chord bears North 09 Degrees 12 Minutes 23 Seconds West, a chord length of 71.17 feet, to a 5/8" capped iron rod found stamped "Realsearch";

North 00 Degrees 18 Minutes 21 Seconds West, a distance of 105.35 feet, to a 5/8" capped iron rod found stamped "Realsearch", being at the beginning of a curve to the left;

255.82 feet, with said curve to the left, having a radius of 339.00 feet, through a central angle of 43 Degrees 14 Minutes 11 Seconds, whose long chord bears North 23 Degrees 39 Minutes 31 Seconds West, a chord length of 249.79 feet, to a 5/8" capped iron rod set stamped "Realsearch";

North 45 Degrees 16 Minutes 37 Seconds West, a distance of 57.05 feet, to a 5/8" capped iron rod set stamped "Realsearch", being on the East right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE North 43 Degrees 50 Minutes 20 Seconds East, along said East right-of-way line, a distance of 22.06 feet, to a 1/2" iron rod found at the northwest corner of said Lot 2;

THENCE South 45 Degrees 14 Minutes 00 Seconds East, continuing along said right-of-way line, same being the northeast line of said Lot 2, a distance of 47.43 feet, to a 1/2" iron rod found at the westernmost corner of said called 1.616 acre tract;

THENCE North 43 Degrees 53 Minutes 55 Seconds East, continuing along said southeast right-of-way line, same being the northwest line of said called 1.616 acre tract, a distance of 119.92 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the northernmost corner of said called 1.616 acre tract, same being the westernmost corner of Lot 2, Block A, Song Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet H, Page 173, Plat Records, Rockwall County, Texas;

THENCE South 45 Degrees 18 Minutes 31 Seconds East, departing said southeast right-of-way line and along the North line of said called 1.616 acre tract and the North line of said called 0.545 acre tract, being common with the southwest lines of said Lot 2, Block A, Lot 3, Block A, said Song Addition, and Lot 1, Block A, Eckerd Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet D, Page 61, Plat Records, Rockwall County, Texas, at a distance of 588.16 feet, passing the southeast corner of said called 1.616 acre tract, and continuing in all 785.42 feet, to a 1/2" iron rod found at the southeast corner of said called 0.545 acre tract, same being the southeast corner of said Lot 2A, Isaac Brown's Land, and being the southernmost corner of said Lot 1, Block A, Eckerd Addition, and being on the northwest line of Lot 1, Block 1, Hammer Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet D, Page 210, Plat Records, Rockwall County, Texas, from which an ""X"CUT" found at the northernmost corner of said Hammer Addition bears North 43 Degrees 50 Minutes 50 Seconds East, a distance of 119.84 feet;

THENCE South 43 Degrees 50 Minutes 50 Seconds West, departing said common line and along the southeast line of said called 0.545 acre tract, being common with the northwest line of said Hammer Addition, a distance of 119.85 feet, to a 1/2" capped iron rod found stamped "RSCI" at the southwest corner of said called 0.545 acre tract, same being the southwest corner of said Lot 2A, said Isaac Brown's Land, and being the easternmost corner of said Lot 2, Block A, Harbor Village Addition;

THENCE South 43 Degrees 52 Minutes 08 Seconds West, departing said common line and along the southeast line of said Lot 2, Block A, said Harbor Village Addition, being common with the northwest line of said Hammer Addition, the northwest line Lot 1, Block A, Murphy Plaza, an addition to the City of Rockwall, according to the plat recorded in Cabinet C, Page 79, Plat Records, Rockwall County, Texas, and the northwest line of said Lot 1, Block A, said Murphy Plaza No. 2, a distance of 359.62 feet, to the POINT OF BEGINNING, and containing 6.196 acres or 269,918 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as LOT 3, BLOCK A, HARBOR VILLAGE ADDITION an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ATTICUS HARBOR VILLAGE, LLC subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

Owner's Certification Continued

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

By: ATTICUS SUMMER LEE TOWNHOMES, LLC

_____

Name: Mark Humphreys
Title: Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2018.

_____ _____ _____

Notary Public in and for the State of Texas My Commission Expires

By: MHC ROCKWALL, LLC
a Texas limited liability company

By:_____

Name: Phillip H. McNeill, Sr.
Its: Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2018.

_____ _____ _____

Notary Public in and for the State of Texas My Commission Expires

Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.

2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

3. All drainageways and drainage improvements not in the right-of-way to be maintained, repaired and replaced by property owner.

Standard City Signature Block

_____ _____

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____day of _____, 2018.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2018.

_____ _____ _____

Mayor, City of Rockwall City Secretary City Engineer

CONVEYANCE PLAT OF
HARBOR VILLAGE ADDITION LOTS 3 AND 4, BLOCK A
Being a Replat of
Isaac Brown Addition
Lot 2A
and Lot 2, Block A, Harbor Village Addition and Lot 2ACity of Rockwall, Rockwall County, Texas
Prepared: November 7, 2018
Case # P2018-XXXX

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 *TBPE Firm Registration # 17968*

Project Number: 160099 Date: November 7, 2018
Revised Date:
Revision Notes:

Sheet 2 of 2

© copyright 2018, Realsearch of Texas, LLC

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Lot Report                                                Wed Nov  7 12:13:12
2018

Lot File: Z:\Job\2016\160099\data\160099-Conveyance Plat-3-4.lot
CRD File: Z:\Job\2016\160099\data\160099.crd

Lot: BOUNDARY    , Block: 1, Type: LOT
PNT#   Bearing          Distance  Northing     Easting      Station
152                              7012839.640  2590534.530  0.000
       N 45°23'09" W    293.801
102209                           7013045.985  2590325.387  293.801
  Radius: 270.000   Length: 181.718   Chord: 178.308   Delta: 38°33'43"
  Chord BRG: N 01°10'27" E  Rad-In: N 69°32'42" W  Rad-Out: S 71°53'35" W
  Radius Pt: 102210 7013140.342,2590072.411  Tangent: 94.452 Dir: Left
  Tangent-In: N 20°27'18" E  Tangent-Out: N 18°06'25" W  Non Tangential-In
Tangential-Out
102211                           7013224.255  2590329.041  475.519
  Radius: 230.000   Length: 71.458    Chord: 71.171    Delta: 17°48'04"
  Chord BRG: N 09°12'23" W  Rad-In: N 71°53'35" E  Rad-Out: N 89°41'39" E
  Radius Pt: 102212 7013295.737,2590547.651  Tangent: 36.019 Dir: Right
  Tangent-In: N 18°06'25" W  Tangent-Out: N 00°18'21" W  Tangential-In
Tangential-Out
102213                           7013294.510  2590317.654  546.977
       N 00°18'21" W    105.346
102214                           7013399.855  2590317.092  652.324
  Radius: 339.000   Length: 255.815   Chord: 249.789   Delta: 43°14'11"
  Chord BRG: N 23°39'31" W  Rad-In: S 87°57'34" W  Rad-Out: S 44°43'23" W
  Radius Pt: 10005 7013387.784,2589978.306  Tangent: 134.344 Dir: Left
  Tangent-In: N 02°02'26" W  Tangent-Out: N 45°16'37" W  Non Tangential-In
Tangential-Out
10016                            7013628.649  2590216.855  908.139
       N 45°16'37" W    57.050
10017                            7013668.795  2590176.320  965.190
       N 43°50'20" E    22.056
9006                             7013684.703  2590191.596  987.245
       S 45°14'00" E    47.430
9007                             7013651.302  2590225.270  1034.675
       N 43°53'55" E    119.918
102202                           7013737.711  2590308.419  1154.593
       S 45°18'31" E    785.417
8101                             7013185.337  2590866.777  1940.010
       S 43°50'50" W    119.853
156                              7013098.900  2590783.750  2059.863
       S 43°52'08" W    359.620
152                              7012839.640  2590534.530  2419.483
Closure Error Distance> 0.00000
Total Distance> 2419.483
Area: 269918 Sq. Feet, 6.196 Acres

Block 1 Total Area: 269918 Sq. Feet, 6.196 Acres
```


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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Mary Smith, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: November 19, 2018

SUBJECT: OURHometown Vision 2040 Comprehensive Plan

The OURHometown Vision 2040 Comprehensive Plan commenced in October 2016 after the City Council directed staff to update the Comprehensive Plan for the purpose of accounting for the growth experienced by the community since the original adoption of *Hometown 2000 Comprehensive Plan*. As part of this process the City Council appointed a seven (7) member citizen action committee (*i.e. the Comprehensive Plan Advisory Committee [CPAC]*), which held monthly meetings starting on February 13, 2017. Through these meetings, the CPAC reviewed the current *Hometown 2000 Comprehensive Plan*, and adapted the vision of this plan to meet the future needs of the City.

At the October 9, 2018 City Council meeting, the City Council reviewed the proposed plan and directed staff to bring the Comprehensive Plan Update forward through the approval process. As part of this approval process, staff is brought the Comprehensive Plan Update forward to all boards and commissions for a work session and recommendation to the City Council concerning the update. The following is a summary of all recommendation from all of the City's boards and commissions that are affected by the proposed Comprehensive Plan:

Comprehensive Plan Advisory Committee
On July 18, 2018, the CPAC unanimously approved the proposed Comprehensive Plan by a vote of 7-0.

Parks and Recreation Board
On November 6, 2018, the Parks and Recreation Board approved a motion to recommend approval of the proposed Comprehensive Plan by a vote of 5-0, with Board Members Denny and Maurhof absent.

Architectural Review Board
On November 13, 2018, the Architectural Review Board approved a motion to recommend approval of the proposed Comprehensive Plan by a vote of 5-0, with Board Members Miller and Mitchell absent.

Planning and Zoning Commission
On November 13, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the proposed Comprehensive Plan by a vote of 6-0, with Commissioner Chodun absent.

Historic Preservation Advisory Board
On November 15, 2018, the Historic Preservation Advisory Board approved a motion to recommend approval of the proposed Comprehensive Plan by a vote of 5-0, with Board Members Mishler and Odom absent.

In addition, the City Manager has reviewed the Comprehensive Plan in accordance with the requirements of the City's Charter and provided his recommendations to the City Council. Staff and the CPAC held an Open House Meeting on November 12, 2018. At this meeting, staff received one (1) comment, which is in the attached packet. Staff also received a verbal comment concerning an omission from the *Historic Context* section regarding the exclusion of any reference to the *Old Aluminum Plant*. Staff will rectify this prior to the adoption of the plan on December 3, 2018. Staff will submit a memorandum outlining the changes to the *Historic Context* section for the City Council's review prior to the final reading of the adopting ordinance. Should the City Council have any questions concerning this document staff will be available at the *November 19, 2018* City Council meeting.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

WHEREAS, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

WHEREAS, the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Master Plan; and

WHEREAS, the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in a citizen action committee (*i.e. the Comprehensive Plan Advisory Committee [CPAC]*) and public meetings; and

WHEREAS, the Comprehensive Plan shall serve as a guide to all future City Council action concerning land use and development regulations, and expenditures for capital improvements; and

WHEREAS, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of or amendment to a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter of the City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. The *OURHometown Vision 2040 Comprehensive Plan* as amended is hereby approved as the Comprehensive Plan for the City of Rockwall;

Section 2. The Comprehensive Plan shall be used by City Staff in planning and as a guide for future development of the City of Rockwall; and,

Section 3. This ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF DECEMBER, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

DRAFT ORDINANCE 12.03.2018

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APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *November 19, 2018*

2nd Reading: *December 3, 2018*

DRAFT
ORDINANCE
12.03.2018

2017-2018 COMPREHENSIVE PLAN UPDATE ACKNOWLEDGEMENTS

CITY COUNCIL
Jim Pruitt, *Mayor*
Kevin Fowler, *Mayor Pro-Tem*
John Hohenshelt
Bennie Daniels
Trace Johannesen
Dana Macalik
Patrick Trowbridge

FORMER CITY COUNCIL
David White
Scott Milder
Dennis Lewis
Mike Townsend

PLANNING AND ZONING COMMISSION
Johnny Lyons, *Chairman*
Eric Chodun, *Vice-Chairman*
Annie Fishman
John Womble
Mark Moeller
Jerry Welch
Tracey Logan

COMPREHENSIVE PLAN ADVISORY COMMITTEE
Jerry Welch, *Chairman*
Bob Wacker, *Vice-Chairman*
Dale Cherry
Johnny Lyons
Donna Dorman
Shannon Nerren
Mike Larriviere

CITY STAFF
Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Mary Smith, *Assistant City Manager*
Ryan Miller, *Director of Planning and Zoning*
David Gonzales, *Senior Planner*
Korey Brooks, *Planner*
Laura Morales, *Planning and Zoning Coordinator*
Lance Singleton, *GIS Supervisor*
Lindsay Gnann, *GIS Analyst*
Amy Williams, *Director of Public Works/City Engineer*
Andy Hesser, *Director of Parks and Recreation*
Jeffrey Widmer, *Building Official*
Kirk Riggs, *Chief of Police*
Kenneth Cullins, *Fire Chief*
Ariana Hargrove, *Fire Marshal/Assistant Fire Chief*

THE CELEBRATE DOWNTOWN ROCKWALL EVENT ON APRIL 16, 2016: THIS EVENT MARKED THE COMPLETION OF THE DOWNTOWN CAPITAL IMPROVEMENT PROJECTS.



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FORMER COMPREHENSIVE PLAN UPDATE/ADOPTION ACKNOWLEDGEMENTS

2012 COMPREHENSIVE PLAN UPDATE | LAND USE AND THOROUGHFARE PLAN

CITY COUNCIL
David Sweet, *Mayor*
Mark Russo
Cliff Sevier
Margo Nielsen
Michelle Smith
David White
Bennie Daniels
Bill Cecil, *Former Mayor*

PLANNING AND ZONING COMMISSION
Phillip Herbst, *Chairman*
Connie Jackson, *Vice-Chairman*
Barry Buchanan
Kristen Minth
Craig Renfro
John McCuthcheon
Dennis Lewis
Michael Hunter, *Former Chairman*

2011 COMPREHENSIVE PLAN ADVISORY COMMITTEE
Bill Cecil, *Chairman*
Michael Hunter
Lorie Grinnan
Brian Williams
Carl Jackson
Stephen Straughan
Mike Lucas
Bob Cotti

2012 COMPREHENSIVE PLAN ADVISORY COMMITTEE
David Sweet
David White
Kevin Shepherd
Bob Cotti
Nell Welborn
Sharon Hillgartner
Ross Ramsay

CITY STAFF
Rick Crowley, *Interim City Manager*
Robert LaCroix, *Director of Planning and Zoning*
Michael Hampton, *Planning Manager*
Chris Spencer, *Senior Planner*
Chuck Todd, *City Engineer*
Brad Griggs, *Director of Parks and Recreation*

CONSULTANTS
Dennis Wilson, *Townscape, Inc.*
Jim Richards, *Townscape, Inc.*
Andrew Howard, *Kimley-Horn & Associates*

2007 COMPREHENSIVE PLAN UPDATE | RESIDENTIAL POLICIES

CITY COUNCIL
Bill Cecil, *Mayor*
Matt Scott
Bob Cotti
Tim McCallum
Margo Nielsen
Cliff Sevier
Stephen Straughan

PLANNING AND ZONING COMMISSION
Greg Burgamy, *Chairman*
Bill Bricker, *Vice-Chairman*
Glen Farris
Connie Jackson
Mike Lucas
Glen Smith
Michael Hunter

CITY STAFF
Julie Couch, *City Manager*
Rick Crowley, *Assistant City Manager*
Robert LaCroix, *Director of Planning and Zoning*
Michael Hampton, *Planning Manager*
Chris Spencer, *Senior Planner*

CONSULTANTS
Dennis Wilson, *Townscape, Inc.*

2000 COMPREHENSIVE PLAN | HOMETOWN 2000

CITY COUNCIL
Ken Jones, *Mayor*
Terry Raulston
Bill Cecil
Ron Coleson
Bob Cotti
John King
Billy Morris

PLANNING AND ZONING COMMISSION
Kevin Hall, *Chairman*
Nell Welborn, *Vice-Chairman*
Larry Dobbs
Homer Flores
Ross Ramsay
Corky Randolph
David Thompson

COMPREHENSIVE PLAN ADVISORY COMMITTEE
Ross Ramsay, *Chairman*
Bill Cecil
Bill Crolley
Bob Clements
Carol Crow
Bob Edwards
Margaretta Groark
Carl Jackson
Elizabeth Jones
Travis Rhodes
Jack Robinson
Nell Welborn
Rob Whittle
Jerry Wimpee

CITY STAFF
Julie Couch, *City Manager*
Rick Crowley, *Assistant City Manager*
Robert LaCroix, *Director of Planning and Zoning*
James Williams, *Planner*
Chuck Todd, *City Engineer*
Denise LaRue, *Planning and Zoning Coordinator*
Bill Crolley, *Former Director of Planning and Zoning*

CONSULTANTS
J. D. Wilson & Associates
James Richards Studio, Inc.
Newman, Jackson, Bieberstein, Inc.
Parsons Transportation Grou

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THE CELEBRATE DOWNTOWN ROCKWALL EVENT ON APRIL 16, 2016: THE PARADE, ENTITLED "ROCKWALL THROUGH THE DECADES", THE PARADE HIGHLIGHTED THE RICH HISTORY OF THE CITY.

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EXECUTIVE SUMMARY

HOMETOWN 2000

The HOMETOWN 2000 Comprehensive Plan was adopted on December 17, 2001, with the intention of directing Rockwall's planning efforts toward the physical form of the City by addressing land use, urban design, open space and parks, and transportation. Through a collaborative planning process, this plan laid out a vision for the City in a series of vision and policy statements, and -- *through the creation of a physical land use plan* -- intended to guide the community's growth over a 20-year period. This plan included provisions for land use that targeted creating a compact and integrated mix of land uses, a greater variety of housing to accommodate a broad range of individual and family demand, pedestrian-oriented retail areas, and preservation of the City's natural and open space areas. The plan also looked to strengthen the Downtown's position as the cultural heart of the community, and utilized guidelines for the City's natural gateways and public spaces to establish a cohesive and unique urban design framework. Through the *Urban Design* guidelines contained in the plan, non-residential development was envisioned in unison with the City's existing residential development, and the *Transportation* section addressed offering mutually supportive transportation choices intended to create an interconnected and diverse street pattern.

These principles collectively were intended to build on the City's small town character with the future of Rockwall being envisioned as a City that, "… retains and builds upon its charming small town Texas ambience, as expressed in its historic architecture, its Old Town Square, its tree-lined streets and its traditional neighborhoods; that welcomes and accommodates growth and change in a manner that builds upon our distinctive sense of place, the wise use of our community resources, our community spirit and our quality of life; that is a true lakefront community taking maximum advantage of our dramatic site, our shorelands, and our views to and from the water; that takes maximum advantage of our rolling topography, our wooded areas and our creek valleys to help shape a distinctive town character; that is an attractive, memorable place -- one of Texas' most desirable, admired and emulated communities; that is a great HOMETOWN."

2007 COMPREHENSIVE PLAN UPDATE

The 2007 Comprehensive Plan update focused its planning efforts on adding residential policies to the plan. *Resolution 07-03*, approved on January 16, 2007, incorporated these residential policies into *Appendix A* of the document. This was changed under the current plan and the residential policies were codified into the *Residential* section of the plan.

2012 COMPREHENSIVE PLAN UPDATE

The 2012 Comprehensive Plan update (*commenced in 2010*) centered on incorporating updates that addressed the roughly 3,500-acres of land that was annexed from the 2007 Comprehensive Plan update. Some of the updates addressed in this process included adding new land use designations (*i.e. Employment Center, Special Commercial Corridor, and Special Districts*), and incorporating recommendations that included addressing and encouraging sustainability and environmental conservation. This update also included the codification of a *Downtown Plan* and the *John King Boulevard Design Concept Plan*.

OURHOMETOWN VISION 2040

The 2017 Comprehensive Plan update commenced in January 2017 with the intent of taking the vision established in the HOMETOWN 2000 Comprehensive Plan and updating the goals and policies to address growth and changes in development patterns that have occurred over the last 17-years. In addition, the update sought to take the current plan and increase the scope to make it more comprehensive in nature. This included reducing the rhetoric contained in the plan to make the document easier to reference.

The major policy objectives addressed in this update included a reorganization of the plan and the incorporation of additional sections that include *Infrastructure*, *Public Health, Services and Safety*, and *Economic Development*. In addition, the *Urban Design Framework* and *Urban Design Development* sections were changed to *Community Character* and *Non-Residential* to better convey the intent of these sections. The residential policies created with the 2007 Comprehensive Plan updated were moved from the appendix to a standalone *Residential* section to highlight the importance of the City's future residential growth, and an *Environment and Ecology* section was created from policies contained in the previous *Land Use* section. Additional emphasis was placed on creating updated policies to address infrastructure, connectivity, housing and the future growth of the community.

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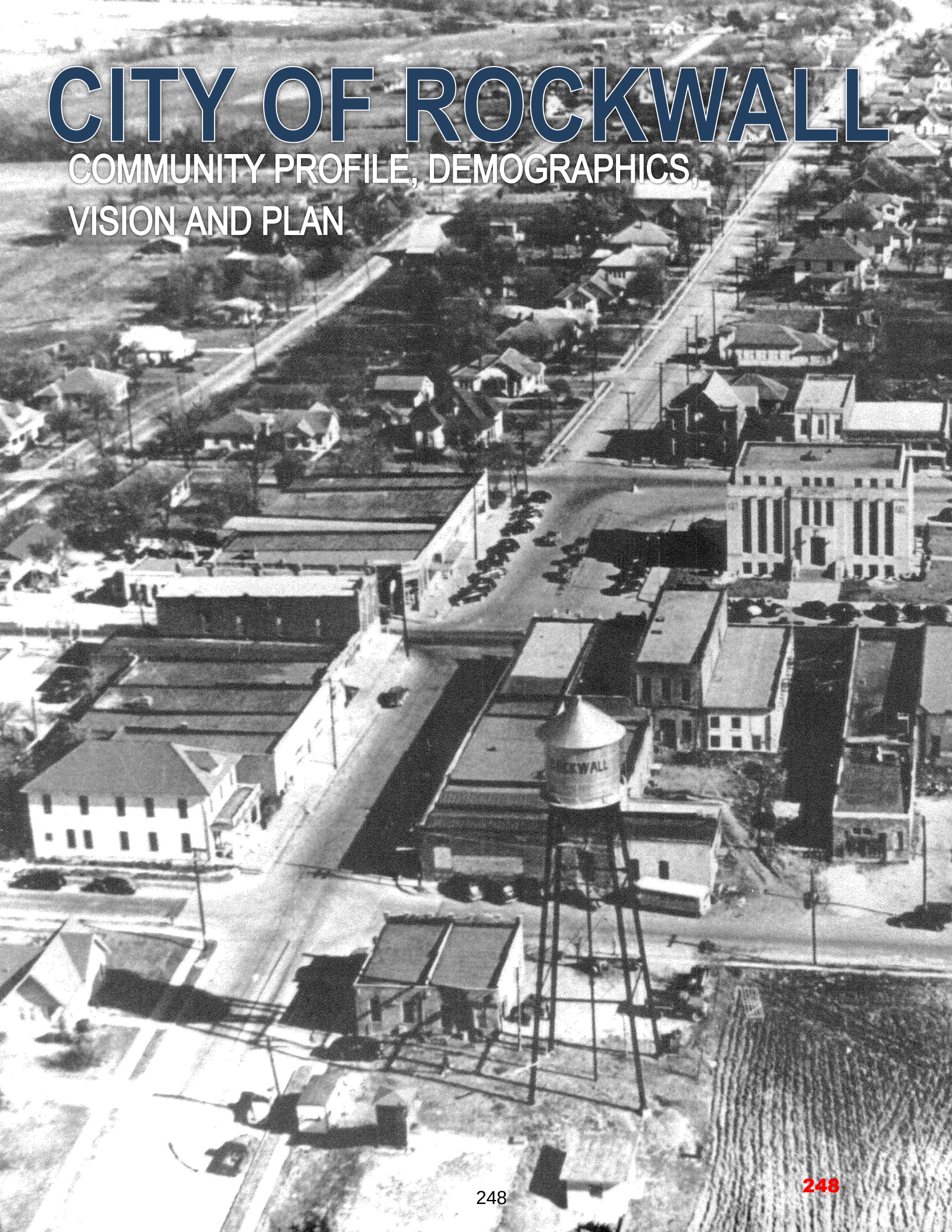
CITY OF ROCKWALL

COMMUNITY PROFILE, DEMOGRAPHICS, VISION AND PLAN





I. COMMUNITY PROFILE

HISTORICAL CONTEXT

EARLY 1800's – 1890: THE FOUNDING OF ROCKWALL AND ROCKWALL COUNTY

Prior to the arrival of the first Anglo-American settlers, the land that makes up the present day City of Rockwall was occupied by various tribes of the Caddo Indians. The Caddo Indians were an agricultural-based people that used the rich black soil and surrounding springs to grow corn, squash, and beans.

On December 14, 1839, the Texas Congress established the *National Road of the Texas Republic* (*also known as the Central Road and the Military Road*), which was intended to connect established areas throughout the republic. On February 4, 1841, the Texas Congress enacted a law that allowed land to be granted to people who settled unclaimed public land. In January 1844, Charles Fenton Mercer was granted a contract by President Sam Houston to settle 100 families per year for five (5) years. This later became known as the *Mercer Colony*. The boundaries of the colony extended from the present day cities of Waco, north to McKinney, and east of Dallas into the land that would become the City of Rockwall. According to documents from the Mercer Colony, the first Anglo-Americans to settle in what is now Rockwall County were Sterling Rex Barnes and the Heath family who arrived in 1846 and established homesteads near the crossing of the *National Road of the Texas Republic*.

Colonists continued to arrive and settle the area and in 1852, a Baptist Church was established to serve the population. Two (2) years later in 1854, Elijah Elgin donated 40-acres of land on a hill east of the river overlooking the valley for the purpose of establishing a town. The community became known as Rockwall, with its name hailing from a strange geological formation discovered by a farmer digging a well. The formation resembled a rock wall, with its origins being attributed to both lost prehistoric tribes and natural geologic phenomena (1 *depicts the well where the rock wall was discovered in 1852; see Page IV*).

In 1855, the post office of which was located in the nearby community of Heath moved and reopened in Rockwall. During this time period, Rockwall served the surrounding cotton farming communities and contained services such as a blacksmith shop, grinding mill,

church, general store, a (two [2] story Masonic Lodge) and school.

From its founding, the City of Rockwall was the northernmost part of Kaufman County. However, area residents felt that the county seat of Kaufman was too inconvenient, and successfully led an effort to lobby the Texas legislature to create a new county. In 1873, Rockwall County was formed and the City of Rockwall became the county seat. The first county courthouse was a wood-frame building that was constructed at the northeast corner of the town square. The town was platted in a grid pattern following cardinal directions, with the main commercial district surrounding and immediately to the south of the courthouse square. This building, along with all its records, was destroyed by fire on March 16, 1878. The second courthouse was a two (2) story wood-frame *Italianate* building designed by James Edward Flanders and constructed c. 1878. A second stone building was constructed on the courthouse grounds to house the City Secretary and county records. At the time of construction, the approximate cost of the courthouse and annex was $4,000.00. This buildings were located in the middle of the square and were utilized until they were destroyed by a fire on January 27, 1891 (2 *depicts the Rockwall County Courthouse in 1878*).

Rockwall County remained a largely agrarian-based economy focusing on farming and cattle ranching through the end of the 1800's. In 1886, the Greenville Railway -- *which was later incorporated as the Missouri, Kansas and Texas (MKT) railroad system* -- was constructed through Rockwall County, extending approximately one (1) mile southeast of Rockwall's courthouse. The arrival of the railroad elevated the town's status as a shipping point for locally-cultivated cotton, wheat, and corn. The following year, the first passenger depot was constructed. Rockwall was not a regular passenger stop along this rail line; however, trains would stop for those who signaled. The arrival of the railroad and the designation of Rockwall as the county seat spurred growth in the community attracting residents from nearby communities (*e.g. Heath and Blackland*), establishing the town as a governmental and commercial hub. In 1890, the City had a population of approximately 1,000 residents and had three (3) churches, a jail, a school, a weekly newspaper, and about a dozen various businesses.

1890 – 1920: GROWTH OF THE CITY

Rockwall continued to grow steadily during the remainder of the nineteenth and early twentieth centuries. The area around the courthouse square remained the central commercial center of the community, and was finished out with mostly one (1) and two (2) story brick buildings (3 *depicts shops around the town square c. 1900*). The increased sophistication of the design, materials, and methods of construction added to the sense of permanence and prosperity that the city experienced during this period. The advent of the rail service contributed to these trends, and the construction of the new courthouse in 1892 raised public awareness and appreciation for architectural design and construction. The courthouse was designed by Maximillian Anton Orlopp, Jr. and was a two (2) story stone building designed in the Romanesque Revival style. The cost of the building was approximately $25,000.00 to build (4 *depicts the Rockwall County Courthouse in 1892*).

In 1893, Professor J. K. Wells resigned as the Superintendent of the Rockwall School District to establish Wells College -- *also known as Rockwall College* --, a private institution located at the southeast corner of Rusk Street and San Augustine Street. In 1908, a $25,000.00 bond was approved and issued for the construction of a new three (3) story brick schoolhouse at the southwest corner of Fannin Street and Denison Street (*the current location of City Hall*). The new building served the first through eleventh grades, and was equipped with electricity, indoor plumbing, and an auditorium. This building continued to serve all grades until 1925, when a two (2) story high school was constructed east of Clark Street on Rusk Street. This facility served grades eighth through eleventh.

In addition to public facilities, the City of Rockwall had a number of other industrial, commercial, and religious-based institutions. Highlighting the primarily agrarian-based economy, the City had three (3) cotton gins, two (2) lumberyards, a cotton oil company, a gristmill, and an ice company by 1911 (5 *depicts Elite Barbershop in 1910*).

By 1923, the town had extended its corporate boundaries south to the *MKT* Railroad passenger depot and tracks, and one of the nation's earliest and most important east-west transcontinental highways, the Bankhead Highway had extended through Rockwall (6 *depicts local residents celebrating the dedication of the Bankhead Highway c. 1916*).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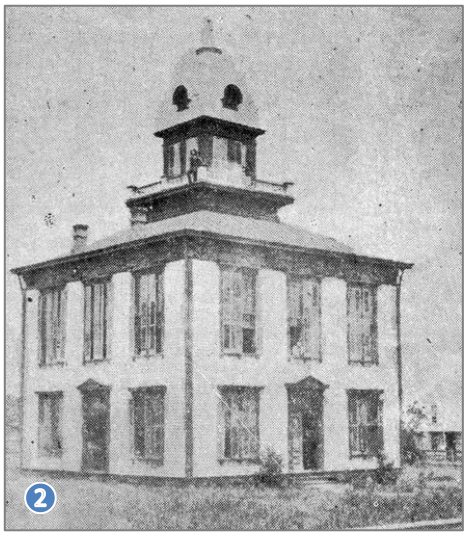
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The establishment of this highway in 1916 led to an influx of motorists to Rockwall and encouraged the development of gas stations, auto dealerships, and auto repair facilities along the route (7 *depicts the Paul Snow Ford Dealership c. 1917 located on Fannin Street along the Bankhead Highway*). In the City of Rockwall, the Bankhead Highway extended along Williams Street, Fannin Street, and Rusk Street.

1920 – 1945: THE GREAT DEPRESSION AND WORLD WAR II

The City's population had reached 1,388 by 1926, after which time it began to stabilize. With the on-set of the *Great Depression* in the 1930's, the population started to slightly decline. The county as a whole suffered during these years, starting in 1930 with a decline in farm values by 60%. During this period, the City's commercial activity remained concentrated along the courthouse square. The City's residential neighborhoods extended to the north, east, and south of the downtown area. In general, residential development in the City remained dispersed and rural, with the greatest concentration of non-retail commercial and industrial development remaining in the City's southeast corner, in close proximity to the *MKT* Railroad.

The devastating effects of the Great Depression lingered throughout the region, and by 1940, approximately 16% of Rockwall County's workforce remained unemployed. Partially in response to the high unemployment numbers and structural deficiencies of the current courthouse, Rockwall County Judge Mike Reinhardt sought funding for a new courthouse through the Works Progress Administration (WPA) program. This program was instituted in the 1930's by then President Franklin D. Roosevelt to combat unemployment during the Great Depression. To secure funding, Judge Reinhardt traveled to Washington D. C. and petitioned lawmakers to obtain the *Works Project* grant for the courthouse construction. On January 19, 1940, the Judge was awarded a $52,000.00 grant that would go towards the complete construction cost of the courthouse, which totaled $92,000.00. Later that night, Judge Reinhardt came down with a case of acute pneumonia and died in the early morning hours of January 20, 1940 at Washington Hospital. However, with the grant secured, the old sandstone courthouse was razed in March 1941, and by December that same year the finishing touches on the new courthouse were complete. The new courthouse was designed by architects Voelcker and Dixon of Wichita Falls, utilizing an Art Deco architecture (8 *depicts the Rockwall County Courthouse dedication in 1941*). This building remains at the center of the downtown square and was renovated in 2002.

1945 – 1980: POSTWAR GROWTH

After World War II, Rockwall experienced renewed development and rapid growth. In addition, the economy started a fundamental shift with the advent of the suburbs. In 1948, it was estimated that 1/3 of the county's workforce commuted to jobs in Dallas. This helped transition Rockwall from a rural county to a part of the greater Dallas metropolitan area.

To address rapid residential growth during the late 1940's, the Rockwall School District consolidated over 20 smaller schools into the Rockwall Independent School District (RISD) in 1947. The purpose of this undertaking was to improve education in the public school system. To handle the growing number of children in the education system, the school district constructed a new elementary school in the fall of 1950. In 1959, Interstate Highway 30 or IH-30 -- *the successor of the Bankhead Highway* -- was constructed through Rockwall County. The highway was approximately 1½-miles south of the downtown square, allowing traffic to by-pass the city center. With these improvements and the shift to a more automobile centric community, the *MKT* Railroad closed its passenger depot in the mid-1950's. In addition, the completion of IH-30 spurred growth for both residential and commercial land uses south of the downtown.

The years between 1960 and 1980 saw great change for both Rockwall and Rockwall County, as the area increasingly became a bedroom community of Dallas. In 1969, Lake Ray Hubbard was constructed along the western boundary of the town (9 *depicts the IH-30 crossing over Lake Ray Hubbard c. 2011*). During the construction process, the City of Dallas hired Marvin Springer, a land planner, to create a plan for roadway improvements and public access to the lake. The design concepts used by Mr. Springer were similar to the concepts used around White Rock Lake; the plan became known as the *Springer Plan*. However, the City of Rockwall never adopted the plan, opting to push for single-family subdivisions to line the shoreline of the lake. Regardless, the construction of the lake proved to be a boon for the local economy and its surrounding



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communities. Employment in the area tripled and the City's population almost doubled in the same period.

1980 – PRESENT: THE END OF TWENTIETH CENTURY AND BEGINNING OF THE TWENTY-FIRST CENTURY

The period between 1980 and 2000 saw some of the greatest growth for the City of Rockwall with the population growing almost 300% to 17,976 residents. The population as of the 2010 census was 37,000 residents, an increase of 106% between 2000 and 2010.

In 2005, the City of Rockwall broke ground on the Harbor Retail District, a 12.67-acre mixed

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retail, office, and restaurant development that overlooks Lake Ray Hubbard (10 *depicts the Harbor Retail District and Harbor Fountain*). Two (2) years later, the Hilton Hotel and Resort was constructed south of the Harbor Retail, providing resort amenities along with an ~11,800 SF ballroom, a 52-seat amphitheater, and ten (10) break out rooms with the ability to seat 50-attendees each (11 *depicts the Hilton Hotel and Resort*).

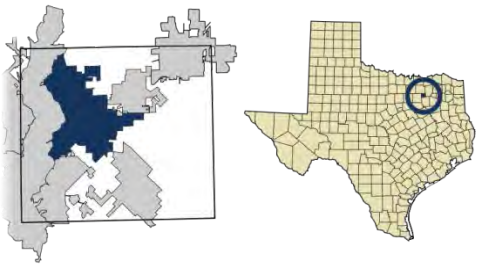
In 2009, the City of Rockwall added to the district, establishing a plan for a ~75.87-acre mixed residential, retail, and office district north of the Harbor Retail District. This district was intended to provide a walkable mixed-use environment along the shores of Lake Ray Hubbard. Development in this area has also served as the eastern gateway of the City from IH-30. Recently, this district has started to take shape with nearly all of the 1,161 urban condominiums being entitled and under construction.

More recently, the City of Rockwall completed the Downtown Capital Improvement Projects, which included retro-fitting the existing downtown sidewalks to make them ADA compliant, adding ADA ramps and crossings, incorporating decorative planters and landscape and hardscape elements, narrowing the streets to promote traffic calming, and adding additional decorative lighting to increase nighttime visibility (12 & 13 *show the intersection of San Jacinto Street and Rusk Street after the completion of the Downtown CIP*). In addition, the City added an additional 136 parking spaces to the downtown area through the construction of six (6) public parking lots. However, perhaps the greatest achievement of this $8.6 million bond package was the creation of San Jacinto Plaza, which is a pedestrian mall created from the existing San Jacinto Street. This element of downtown incorporates a stage area, public seating/tables, decorative lighting and landscaping (14 *depicts the annual Farm to Feast Event held in San Jacinto Plaza*).

Today the City of Rockwall remains a vibrant bedroom community of Dallas, as well as a thriving recreational, heritage tourism and retail destination. The City also continues to be a regional job creator as the Rockwall Economic Development Corporation (REDC) continues to successfully recruit new businesses into the City. Moving forward the City of Rockwall is expected to continue to grow in a steady and controlled manner, and provide the small town character that its residents currently enjoy.

REGIONAL CONTEXT

At a population of 42,120[1] and a total area of 29.82-square miles (*with another 22.79-square miles in extraterritorial jurisdiction*), the City of Rockwall is the largest city in Rockwall County. It is the county seat of Rockwall County, which -- *at 149-square miles* – is geographically the smallest county in the State of Texas. Lake Ray Hubbard -- *which consumes 22-square miles of the County* -- is situated along the western corporate limits of the City, and separates both the City and County from the larger metroplex[2]. The City and County are accessible by IH-30, which acts as the major east/west entry portal for both entities. The major north/south entry portal for both the City and County is SH-205.



MAP 1.1: Depicts the location of the City of Rockwall within Rockwall County and the location of Rockwall County within the State of Texas.

The City is approximately 30-minutes (*24.9-miles*) from downtown Dallas via IH-30. This proximity has greatly influenced the composition and growth of the community, and has firmly established the city as a suburban bedroom community of Dallas; however, in Rockwall County, the City of Rockwall is a job creator with an E-R Ratio[3] of 1.08 (*North Central Texas Council of Governments*). This means that after the morning commute, the City of Rockwall has eight (8) percent more persons working in the city than currently live in the city limits. This can be attributed to [*1*] a successful effort by the Rockwall Economic Development Corporation (REDC) to build an industrial base for the community, and [*2*] the City of Rockwall's position as a major commercial center for the region.

[1] : As of 2017; North Central Texas Council of Governments.
[2]: A "Metroplex" is a contiguous metropolitan area that typically has two (2) larger cities that are of equal population and geographic area. This phrase is commonly associated with the Dallas/Fort Worth area.
[3]: An E-R Ration is a measure of the total number of workers working in a place relative to the total number of workers living in the place.











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Rockwall County is currently the sixth (6th) wealthiest county in the State of Texas, with a per capita income of $33,274.00 and a median household income of $78,032.00. The City of Rockwall has a slightly higher per capita income of ~$35,100.00 and a slightly higher median income of ~$86,597.00. In addition, as of 2018 the City of Rockwall was ranked as having the third (3rd) highest *purchasing power index score* of all cities in the United States (*i.e. a score of 96.79*)[4], and consistently has a high per capita sales tax compared to other cities in the region estimated to be $380.00 per person in 2017.

Looking forward, the City of Rockwall will continue to be the largest commercial and residential center in Rockwall County. This means that the City will need to take a lead role in regional planning initiatives that deal with natural resources, transportation, and the regional economy. Through its strategic planning and partnerships, the City of Rockwall can ensure the prosperity of Rockwall citizens and residents in the Rockwall County area.

II. DEMOGRAPHICS

Prior to commencing with this Comprehensive Plan Update, City staff assembled the *2017 Existing Conditions Report* and the *Tapestry Segmentation Report*. These two (2) documents were intended to provide detailed demographic data that could be used to assist the Comprehensive Plan Advisory Committee (CPAC) in making policy recommendations for this Comprehensive Plan Update. The following is a summary of the findings from these documents.

2017 EXISTING CONDITIONS REPORT

The information contained in the *2017 Existing Conditions Report* represents the City of Rockwall as of January 1, 2017. The following information is summarized from the 2017 Existing Conditions Report, and is more thoroughly stated and referenced in that document.

[4]: *Places with the Most Favorable Cost of Living (2018). Retrieved April 18, 2018, from https://smartasset.com/mortgage/cost-of-living-calculator.*

POPULATION AND DEMOGRAPHICS

As of 2016, the City of Rockwall had 41,370 residents living in its corporate boundaries. This population represents a 143% growth since 2000 when the population was 17,050 residents. The majority of the City's current population is primarily between the ages of 35-54 (*i.e. 30.85%*), with the fastest growing age cohort being people between the ages of 45-54 (*i.e. growing at a rate of 102% from 2000-2010*). There has also been rapid increase in the number of children between 0-19 years of age, which represents 31.64% of the total population.

From a gender standpoint, the City is almost equally divided between its male and female residents with 49% of the population being male and 51% of the population being female. The median age by gender is 35.3 years old for males and 37.3 years old for females. From an ethnicity standpoint, the City of Rockwall is primarily Caucasian at 82.4%; however, this has been changing in recent years with all other ethnicities growing at rates that range from 219% - 364% compared to the Caucasian cohort, which has grown at a rate of 88%.

From a cost of living and income basis, the City of Rockwall is relatively affluent with a high per capita income of ~$35,100.00 and an average household income of $78,032.00. These numbers are higher than both the state and national averages. As was stated previously, the City of Rockwall was ranked as having one of the highest purchasing powers in the country, which indicates an affordable cost of living with regard to the City's median income. In addition, the City of Rockwall has a high level of educational attainment with 91.70% of its residents having at least a high school diploma. This is more than ten (10) percent higher than the state average (*i.e. 81.60%*) and three (3) percent higher than the national average (*i.e. 88.40%*). The Rockwall Independent School District (RISD) also has a 98% graduation rate, which is 15% higher than the State of Texas average (*83%*). In addition, 40% of the population has a Bachelor's Degree with another 33% having an Associate's Degree or some college.

INFRASTRUCTURE AND TRANSPORTATION

The City of Rockwall contracts with the North Texas Municipal Water District (NTMWD) to provide treated water and treatment of wastewater services. The City's responsibility is water distribution and wastewater collection, while the NTMWD is responsible for the provision of treated water and the treatment of wastewater.

The majority of the City's infrastructure is relatively new with only an estimated 25%-30% being installed prior to 1990. This is reflective of the growth experienced by the community over the last 20+ years. Currently, in the City's corporate limits there are approximately 322.95-linear miles of water lines (*308.76-linear miles of City owned water lines*), 406.95-linear miles of wastewater lines (*244.35-linear miles of City owned wastewater lines*), and 143.58-linear miles of City maintained stormwater lines. In addition, the City has 287.21-miles of roadways consisting of 59.90-miles of State Highways, 209.51-miles of City streets, and 17.81-miles of private streets. The City also owns and maintains 61.16-miles of alleyways.

LAND USE AND ZONING

The City of Rockwall's corporate limits consist of 19,087.63-acres or 29.81-square miles that can be broken down into 17,622 parcels of

land. The Extraterritorial Jurisdiction (ETJ) of the City adds another 14,583.55-acres or 22.79-square miles. Of the incorporated land area, approximately 46.55% (*i.e. ~7,884.84-acres; excluding right-of-way*) is developed and approximately 53.45% (*i.e. ~9,053.73-acres; excluding right-of-way*) is vacant. The majority of the developed land is consumed with single-family housing (*i.e. 25.94%*), with the next highest use being commercial land uses (*i.e. 7.38%*).

Based on this Comprehensive Plan Update, the City is anticipated to be ~62.42% single-family at buildout with a population of 146,321 residents. The remaining future land use breakdown is as follows: High Density Residential (HDR): 0.87%; Non-Residential land uses (*i.e. Commercial, Industrial and Office*): 15.21%; Public and Quasi-Public land uses: 3.04%; Mixed-Use Districts: 1.53%; and Parks, Open Space and Cemeteries: 16.93%. Aggregating these land use categories in only commercial and residential (*i.e. removing public, quasi-public, parks and open space and cemeteries*) yields a 79.09% residential versus 20.91% commercial/mixed-use breakdown, which is consistent with the land use and growth policies contained in this document and in the City's *Strategic Plan*.

HOUSING AND NEIGHBORHOODS

The existing housing stock in the City of Rockwall is primarily single-family homes, which make up an estimated 82.54% of the current housing composition. Multi-family is the next largest category of housing, making up another estimated 12.38%. Assisted living at 4.54% and government housing at 0.55% complete the housing breakdown.

The majority of the City's single-family homes were built after 1990 (*i.e. ~76.34%*), which is consistent with the City's population growth. In addition, the City has seen large reinvestment in the housing stock that was constructed prior to 2000. This reinvestment is particularly noticeable in the Old Town Rockwall (OTR) Historic District, Lake Rockwall Estates Subdivision, Chandler's Landing Subdivision, and portions of the Shores Subdivision. In addition, the City has seen a growth of single-family housing starts with the number of building permits steadily increasing every year from 2008. This coupled with a low homeowner vacancy rate of 2.1% (*2010 US Census*) indicates an overall strong and sustainable housing market for new and pre-owned homes.

As of January 1, 2017, there were approximately 1,006 vacant single-family lots within 27 active subdivisions across the City. Under the City's current permitting trends, this equates to a 2½-year lot inventory. Additionally, the City had an estimated 2,786 single-family lot entitlements between various planned development districts.

On the multi-family side of City's housing entitlements, the City had a total of 1,324 entitled multi-family units. This equates to a single-family to multi-family entitlement ratio of 68% single-family to 32% multi-family. If all entitlements were constructed and no additional entitlements were granted the City's housing mix as of January 1, 2017 would be 80.42% single-family, 15.40% multi-family, 3.73% assisted living, and 0.45% government housing.

NON-RESIDENTIAL

Since 2012, the City of Rockwall has experienced rapid growth in non-residential development adding an estimated 2,353,533 SF of building area. This translates to an estimated value of $225,394,713.79. A large part of this growth -- *on the commercial/non-retail side of development* -- can be attributed to the Rockwall Economic Development Corporation's (REDC's) ability to successfully recruit industrial businesses to the City's Technology Park. Over the last five (5) years, the REDC has successfully recruited Channell Commercial Corporation, Pratt Industries, Bimbo Bakeries USA, Lollicup USA and Pegasus Foods.

On the commercial/retail side of development, the City has proven to be an attractive market due to its expanded trade area, and its residents' high level of purchasing power. These aspects have allowed Rockwall to emerge as a regional commercial center. Moving forward, the City will continue to look to expand its current employment centers and preserve its strategic retail centers.

PUBLIC FACILITIES

The City of Rockwall has eight (8) general service buildings, totaling 63,548 SF of building area, on 130.656-acres of land; four (4) fire stations with a total building area of 41,030 SF on 5.946-acres of land; and three (3) police facilities, totaling 38,341 SF of building area on ~11.048-acres of land. These 15 buildings total 142,919 SF of building area, on 147.65-acres of land. Currently, the City does not have any plans to expand any of the existing facilities or build any new administrative or support facilities in the near future.

PARKS, TRAIL AND OPEN SPACE

Currently, there are 280.16-acres of community parks, 90.09-acres of neighborhood parks, 26.29-acres of sports complexes, and approximately 24.27-acres of specialty parks (*i.e. school parks, mini-parks and special-use parks*) situated within the City. In addition, Rockwall has another 95.29-acres of greenbelts/greenways that help connect the 25.35-linear miles of neighborhood and park trails to the larger 216.36-linear miles of on-street sidewalks.

TAPESTRY SEGMENTATION REPORT

The Tapestry Segmentation Report was developed to help the Comprehensive Plan Advisory Committee (CPAC) better understand the community by breaking it up into specific segments. This process was based on ESRI's tools that take the entire population of the United States and break it down into 68 unique population segments based on demographic and socioeconomic characteristics. These segments can also be grouped into 14 *LifeMode* categories that describe each group's lifestyle and life stage, and six (6) *Urbanization* groups that describe the geographic and physical features of the groups. The following is a summary of the findings from this report.

TABLE 1.1: TAPESTRY SEGMENTS
HH = Household

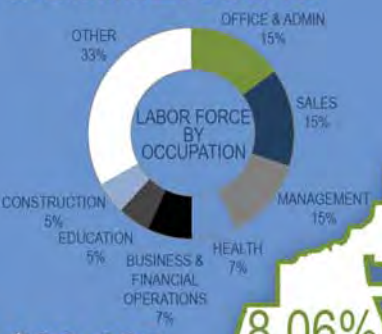
Tapestry Segment	*% of HH*
Up and Coming Families	*20.8%*
Boomburbs	*16.6%*
Soccer Moms	*12.3%*
Comfortable Empty Nesters	*10.8%*
In Style	*9.7%*
Bright Young Professionals	*6.7%*
Green Acres	*6.5%*
Savvy Suburbanites	*4.9%*
Down the Road	*3.4%*
Southwestern Families	*2.5%*
Professional Pride	*2.5%*
Retirement Communities	*2.4%*
Exurbanites	*0.7%*

TABLE 1.2: LIFEMODES GROUPS
HH = Household

LifeMode Groups	*% of HH*
Affluent Estates	*24.70%*
Ethnic Enclave	*23.30%*
GenXUrban	*20.50%*
Family Landscape	*6.70%*
Middle Ground	*6.70%*
Cozy Country Living	*6.50%*
Rustic Outposts	*3.40%*
Senior Styles	*2.40%*

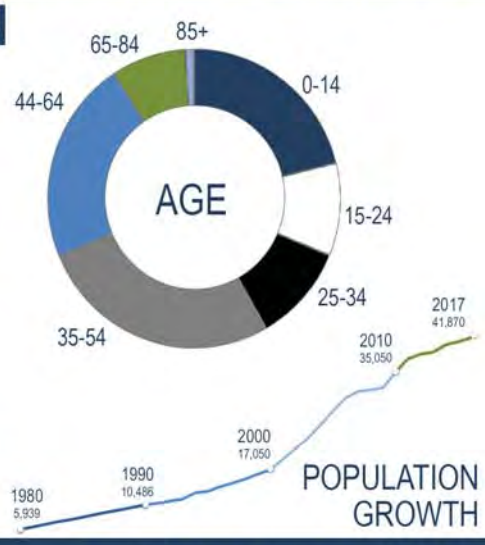
CITY OF ROCKWALL
AT A GLANCE

UTILITIES
244.35 MILES OF SEWER LINES
308.76 MILES OF WATER LINES
143.58 MILES OF STORM LINES

COMMERCIAL


PARKS
555 ACRES OF PARK FACILITIES
16.15 MILES OF TRAILS

POPULATION
51% 49%
MEDIAN AGE
MALE: 35.3
FEMALE: 37.3



11.22% ROW
8.06% ZONED LIGHT INDUSTRIAL
35.1% ZONED PD

$86,627 MEDIAN HOUSEHOLD INCOME

14,583.55 ACRES ETJ

3RD IN COUNTRY
96.96 PURCHASING POWER INDEX

$340.41 PER CAPITA SALES TAX

17,622 PARCELS

46.55% DEVELOPED
53.45% UNDEVELOPED

ETHNICITY


THIS CHART EXCLUDES WHITE, WHICH MADE UP 91.3% IN 2000 AND 82.4% IN 2010



2,228 VETERANS LOCATED WITHIN THE CITY

25.94% SINGLE FAMILY DEVELOPMENT

2,295 ETJ PARCELS

42.29% FLU LOW DENSITY RESIDENTIAL

146,321 Build-out Projection

34.92% ZONED AG

20.12% FLU MEDIUM DENSITY RESIDENTIAL

16.75% FLU PARKS & OPEN SPACE

FLU = FUTURE LAND USE

STREETS
287.21 MILES OF ROADWAYS
209.51 MILES OF CITY STREETS
30.2 MINUTES AVERAGE COMMUTE

29.82 SQ MILES
19,087.63 ACRES CITY LIMITS

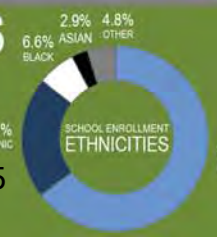
HOUSING


$237,939 AVERAGE MARKET VALUE

2,835 SQFT AVERAGE LIVING AREA SINGLE FAMILY RESIDENCE

TRADE AREA


SCHOOLS
98% GRADUATION RATE



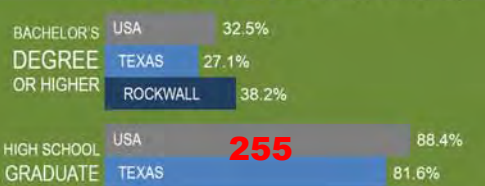


TABLE 1.3: URBANIZATION GROUPS
HH = Household

Urbanization Groups	*% of HH*
Suburban	*68.70%*
Metro Cities	*12.10%*
Urban Periphery	*9.30%*
Rural	*6.50%*
Semi-Rural	*3.40%*

According to this study, the majority of Rockwall's population is split between three (3) categories: *Up and Coming Families*, *Boomburbs*, and *Soccer Moms*. These groups are described as follows:

UP AND COMING FAMILIES (20.8%)

The *Up and Coming Families* segment is described as residents that are younger, more mobile, diverse, and more optimistic than previous generations. The median age of this segment is 30.7, median household income is $64,000 and the average household size is 3.10. Generally, people in this segment are considered to be educated with 66% having at least some college education. This segment is also described as being willing to accept a longer than average commute for better/affordable housing opportunities. They are also described as being tech savvy and careful shoppers.

BOOMBURBS (16.6%)

People in the *Boomburbs* segment are described as affluent 30-somethings with high incomes/financial means. They have a median income of $105,000, median age of 33.6, high rate of home ownership at 84%, and an average household size of 3.22. Members of the *Boomburbs* segment are considered to be well-educated, young professionals with 52% having college degrees. They are well connected, typically own the latest electronic devices and are willing to trade longer commute times for the amenities of the suburbs.

SOCCER MOMS (12.3%)

Soccer Moms are described as a segment that have a relatively high median household income ($84,000), median age of 36.6 and an average household size of 2.96. This segment is considered to be an affluent, family-oriented market who have people that prefer the suburban periphery of metropolitan areas. This segment is a heavy user of timesaving devices and services like housekeeping and landscaping services, online banking, and online shopping. This group typically carries higher levels of debt including first and second mortgages and auto loans. They are also accustomed to longer than average commutes with a disproportionate number commuting from a different county.

For more information concerning demographics, see the *City of Rockwall at a Glance* insert on the previous page or view the following reports:

- *2017 Existing Conditions Report*
- *Tapestry Segmentation Report*

III. PLAN AND VISION

THE PURPOSE OF THE COMPREHENSIVE PLAN AND LONG-RANGE PLANNING

A City's Comprehensive Plan -- *also known as a general plan or master plan* -- is a roadmap to a community's future. Its purpose is to articulate the community's vision for itself, and provide the policies and goals necessary to achieve that vision. More specifically, a City's Comprehensive Plan is:

- A document that is designed to guide the future actions of the community, and layout a 20-year vision for the City.
- A document that is used to identify the long-term needs of a community, and their relationship between the structures and programs used to address these needs.
- A document that is intended to direct City staff, the City's various boards and commissions, and the City Council's action on policy decisions relating to land use and development regulations, and expenditures for capital improvements.
- A reference/umbrella document for the City's various other plans and policy guides.

Perhaps the most important aspect of the Comprehensive Plan is the involvement and *buy-in* from the public, which is necessary to create a community plan. Through this collaborative process, the community, City staff, and the elected and appointed officials design a plan intended to address the long-term needs of the community by using creative problem solving techniques to envision a better tomorrow. Without the Comprehensive Plan as a guiding document, cities would leave their future up to the possibility of disconnected decision-making. This means decision-making would be more apt to be reactive as opposed to proactive, which could lead to an uncertain future.

HISTORY OF THE COMPREHENSIVE PLAN IN ROCKWALL

The first Comprehensive Plan adopted by the City of Rockwall dates back to September of 1966. This plan -- *simply entitled "A Comprehensive Plan Report"* -- was composed of sections that addressed the economic base of the community, land uses, thoroughfares, and public facilities. Additional comprehensive planning efforts were adopted in 1986, 1995 and 2001.

The most recent Comprehensive Plan is the HOMETOWN 2000 Comprehensive Plan, which was adopted by the City Council on December 17, 2001 by *Resolution 01-40*. This plan had minor updates in 2004 (*i.e. to incorporate the Downtown Plan*) and 2007 (*i.e. to incorporate updated residential policies*), and an overhaul 2011. The framework of this plan can best be summarized through the vision and policy statements adopted in the document, and which are as follows: Land Use, Urban Design Framework, Urban Design Development, Open Space and Parks, Transportation, and the Implementation Plan.

PLANNING PROCESS

On October 3, 2016, the City Council directed staff to update the HOMETOWN 2000 Comprehensive Plan to account for the growth in population and land area experienced by the City from 2000 to present (*more specifically from 2011 to present*). To assist staff, the City Council appointed a seven (7) member Comprehensive Plan Advisory Committee (CPAC) that was tasked with performing an extensive review and revision of the existing plan. The CPAC committee was composed of members from the Planning and Zoning Commission, Architectural Review Board, Rockwall Economic Development Corporation's Board of Directors, and several citizens interested in the future of the community. This committee was an integral part in the update process, and served as the primary planning committee for the project.

Over the next two (2) years, this committee met regularly to revise the vision laid out in the original HOMETOWN 2000 Comprehensive Plan, and craft goals and policies that could be used to implement this vision in the future. The plan incorporated the planning efforts from the two (2) previous Comprehensive Planning updates (*i.e. 2007 & 2012*), and integrated several plans and policy documents that had been drafted and approved since 2001.

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PLAN STRUCTURE

The original HOMETOWN 2000 Comprehensive Plan established the following sections:

- Land Use
- Urban Design Framework
- Urban Design Development
- Open Space and Parks
- Transportation
- Implementation

Through these sections, the plan specifically addressed the physical form of the City. After reviewing this effort, it was determined by the Comprehensive Plan Advisory Committee (CPAC) that -- *while the physical form of the City is one of the most important aspects of the Comprehensive Plan* -- the social and fiscal structures of the City were equally important in planning for the long-term success of the community. Based on this ideology, the CPAC proposed the following structure/revisions for the update:

- Land Use and Growth Management
- Environment and Ecology
- Parks, Open Space and Trails
- Infrastructure
- Public Health, Services and Safety
- Economic Development
- Community Character
- Residential
- Non-Residential
- Implementation

The purpose of this structure was to create a scope that was more comprehensive in nature and not limited to the constraints of the City's built environment. Specifically, the structure was changed to achieve the following:

(1) Change *Urban Design Framework* to *Community Character* and *Urban Design Development* to *Non-Residential* to better convey the intent of these sections.
(2) Change *Land Use* to *Land Use and Growth Management,* and add policies and goals directed at addressing the future growth of the community.
(3) Add *Economic Development* and *Public Health, Services and Safety* to increase the scope of the plan, and to plan for the future fiscal health of the community.
(4) Move the residential policies contained in Appendix 'A', *Residential Development Policies*, to a standalone section (*i.e. Residential*) to highlight the importance of residential land uses in the community.
(5) Change the *Transportation* section to *Infrastructure* and incorporate sections for water and wastewater.

EXAMPLES OF CPAC EXERCISES

EXERCISE #1: GRADING ROCKWALL

In this exercise, the CPAC was asked a series of questions that related to specific aspects of the City and its policies. With each question they were asked to indicate how well the City currently addresses the issue. These were then used to determine the CPAC's priorities for this update. The following are the findings from this exercise:

PRIORITY LIST	
PHYSICAL	1
SOCIAL	2
FISCAL	3

EXERCISE #2: VISIONING QUESTIONS

In this exercise the Comprehensive Plan Advisory Committee (CPAC) was asked to answer the following questions. The following is an aggregate of their answers.

(1) What are ten (10) words that describe Rockwall today?

(a) Community
(b) Safe
(c) Family
(d) Scenic
(e) Active
(f) Growing
(g) Education
(h) Pro-Business
(i) Healthy
(j) Lakeside

Other answers by the CPAC included friendly, busy, faithful, beautiful, open, involved, growing, conservative, clean, resort, casual, bridge, education, committed and home.

(2) What is the best kept secret in Rockwall?

Free Live Music

Other answers by the CPAC included the rock wall, quality restaurants, Harry Myers Park, and Squabble Creek Park.

(3) What trends have you seen develop in Rockwall that you feel are encouraging? What trends do you find discouraging?

The trends the CPAC feel are most encouraging are the developing downtown, parks, City events, and City sponsored activities. The CPAC also expressed that the high-ended growth, amount of locally owned restaurants, the diversity of development, City's pro-business attitude, chances for public involvement, and maintaining the hometown feel were trends that they found encouraging.

The trends that the CPAC found discouraging were roadway construction, traffic congestion, ability to easily enter the City, truck traffic in the Downtown area and along John King Boulevard, uncontrolled growth that could possibly change the small town feel and the beauty of Rockwall, water pollution, trash, maintenance of areas around the lake, decaying streets/alleys/sidewalks, lack of good sports facilities, and government spending.

(4) In a few short words or sentences describe what you hope Rockwall will be like in the next 20-years.

The CPAC felt that in 20-years they hoped the City of Rockwall would be a more connected/walkable city, have self-contained entertainment (*i.e. concert venues/performing arts center*), have water taxies across the lake and class A retail/restaurants. They also hoped the community would continue to be a great place to raise a family.

(5) What is Rockwall's biggest issue today? What will the biggest issue be in 20-years?

The CPAC felt the biggest issue today was traffic, and in 20-years it will be infrastructure and water.

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(6) Move the environmental policies contained in the *Land Use* section of the plan into a standalone section entitled *Environment and Ecology*.

SECTIONS

At the beginning of the update process, staff constructed several exercises that were intended to identify the Comprehensive Plan Advisory Committee's (CPAC's) view of the community's significant issues and priorities. The identification of these issues and priorities created a basis for the policies and goals detailed in this Comprehensive Plan Update. The initial findings of these exercises indicated that the CPAC's major policy efforts should be focused on infrastructure, housing, connectivity, and the future growth of the community. In addition, the CPAC indicated that a specific emphasis on the physical environment should be continued; however, the CPAC should also focus on the City's social and fiscal structures, and incorporate them into the plan as part of this planning effort (*two [2] examples of the exercises -- with the CPAC's answers -- are depicted on previous page*).

Another change that was brought out through City staff's preliminary conversations with the CPAC, was the desire to create a document that was more succinct and easier to reference than the HOMETOWN 2000 Comprehensive Plan. The thinking behind this initiative was that the vision of the plan could be better conveyed utilizing less rhetoric. It was also hypothesized that this may have the added benefit of being more direct with regard to the intent of each goal and policy statement. This effort mostly involved a reorganization of the previous plan and a change in the language used in the document. Specifically, City staff and the CPAC chose a format that was broken down into [*1*] a vision statement, [*2*] goals targeted at achieving the vision statement, [*3*] policy statements describing how to meet the goals identified, and [*4*] implementation strategies detailing how each policy can be implemented into standard operations. Based on this direction and the changes to the structure of the document, the following describes the major policy directions identified by the CPAC for each section of the update.

LAND USE AND GROWTH MANAGEMENT

The *Land Use and Growth Management* section of this Comprehensive Plan expanded upon the *Land Use* section of the HOMETOWN 2000 Comprehensive Plan. The scope of this section was increased to include growth management strategies that will provide the targeted, steady and controlled growth required to maintain the character of the community. This initiative also included a reorganization of the land use policies into perspective land use categories for the purpose of making the section easier to reference.

A major component of this update focused on the residential and commercial screening standards and the separation of land uses. The purpose of this focus was to provide *soft transitions* (*large landscape buffers utilizing berms, trees and landscape screening to separate land uses*) and to avoid *hard transitions* (*i.e. direct adjacency of land uses separated by masonry screening walls or a single row of trees*). Another major policy focus for this section was the connectivity of land uses. The previous HOMETOWN 2000 Comprehensive Plan placed an emphasis on the *Neighborhood Concept* or *Neighborhood Unit* (*i.e. creating a block of residential that incorporates supportive commercial and public land uses*) and connectivity between commercial/retail land uses and adjacent residential land uses. The current update expands this emphasis to include connectivity between all land uses.

Another significant change to the *Land Use* section involved the creation of *Land Use Districts*. This process was aimed at creating micro plans for specific areas of the City to [*1*] break down the Future Land Use Plan in to smaller sections to convey the plan's objectives, and [*2*] to highlight the difference in character between different areas of the City (*e.g. the Harbor versus Downtown*). As part of this process, staff included a *Build Out Analysis* that can be used to understand what the ultimate composition of a particular area will be in the future.

ENVIRONMENT AND ECOLOGY

The *Environment and Ecology* section was created from the environmental policies contained in the *Land Use* section of the HOMETOWN 2000 Comprehensive Plan. While many of these policies tend to overlap information contained in the *Land Use and Growth Management* and *Parks, Open Space and Trails* sections of the plan, it was determined that it would be beneficial to isolate issues relating to floodplains, water conservation, water quality, environmental planning and design, light pollution, and tree coverage and preservation in a standalone section. The majority of these policies existed in various sections throughout the previous plan, and other than breaking them out into a standalone section no major shifts in the previous policy and goals were established.

PARKS, OPEN SPACE AND TRAILS

The *Parks, Open Space and Trails* section of the plan acted as an update to the *Open Space and Parks* section of the HOMETOWN 2000 Comprehensive Plan. Many of the policies and goals were updated to align with the *Parks, Recreation & Open Space Master Plan Update*, which was updated and adopted by the City Council in May 2017. In addition, the Master Trail Plan was added to this Comprehensive Plan Update to convey the intent of the City to construct an interconnected trail system that provides for hike and bike trail opportunities throughout the City.

INFRASTRUCTURE

The *Infrastructure* section of this Comprehensive Plan is intended to provide a more complete look at the City's streets, water and wastewater systems than was provided in the HOMETOWN 2000 Comprehensive Plan under the *Transportation* section. To achieve this objective, the CPAC drafted specific policies relating to the City's water and wastewater systems, and incorporated the Master Water Distribution System Plan and the Master Wastewater Collection System Plan into the update.

On the transportation side of the *Infrastructure* section, staff worked with the CPAC to update the Master Thoroughfare Plan and roadway cross sections. In addition, the policies contained in the original *Transportation* section were updated with an emphasis on creating an interconnected street system that could better accommodate traffic in the community.

PUBLIC HEALTH, SERVICES AND SAFETY

The addition to the *Public Health, Services and Safety* section of the Comprehensive Plan Update is intended to provide a section that addresses the City's services and facilities, and the community's health, safety and general welfare needs in the future. This section is also intended to make the scope of the update more comprehensive than the scope contained in the original HOMETOWN 2000 Comprehensive Plan.

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As part of this section, policies targeted at public health were added to address the City's focus on making facilities and programs available to encourage healthy lifestyle choices for all age groups. The addition of the public safety section is intended to provide broad policy objectives that can complement the Police and Fire Department's strategic and operational objectives contained in their strategic plans, and the long-term goals each department. In addition, policies relating to public services were added to address all civilian departments, and the need for future City facilities.

ECONOMIC DEVELOPMENT

The *Economic Development* section of the Comprehensive Plan Update was added to provide an emphasis on the fiscal goals of the community, and to provide for policies that could help guide economic policy decision making in the future. These goals included items relating to small business support, workforce development, creating an atmosphere conducive to attracting and retaining businesses, improving the City's support for the Rockwall Economic Development Corporation (REDC), and diversifying the City's tax base.

COMMUNITY CHARACTER

The *Community Character* section of the Comprehensive Plan Update was derived from the *Urban Design Framework* section of the HOMETOWN 2000 Comprehensive Plan. This section was renamed to better communicate the intent of the goals and policy statements contained in this section. These include goals and policies targeted at preserving view corridors, creating gateways into the City, preserving art and culture, and the promotion of the City's unique shopping and dining areas. These statements are largely unchanged from the HOMETOWN 2000 Comprehensive Plan with the exception of a few additional statements being added.

RESIDENTIAL

In the 2007 Comprehensive Plan Update, residential policies were added to the plan and incorporated as an appendix in the document. The purpose of this update was to highlight the importance of residential development in the City and communicate the City's desired standards for future residential developments. In the new Comprehensive Plan Update, these policies were consolidated into a standalone section entitled *Residential*. This section expanded the scope of the residential policies to incorporate specific goals for multi-family and townhome development. The purpose of setting specific goals for these types of housing was to ensure that the City of Rockwall is demanding the highest quality, residential development for all housing types being constructed in the City.

NON-RESIDENTIAL

The *Non-Residential* section of the current Comprehensive Plan Update was previously the *Urban Design Development* section of the HOMETOWN 2000 Comprehensive Plan. This section was renamed for the purpose of compliment the newly established *Residential* section and to better communicate the intent of the policies and goals contained in this section.

The purpose of this section is to layout all goals and policies for non-residential development within the City. This effort placed a specific emphasis on connectivity between land uses and involved items relating to landscaping, architecture, signage, visual impacts, and drainage and detention.

IMPLEMENTATION

The *Implementation* section of this Comprehensive Plan Update looked to create a system of accountability that would ensure the plan creates measurable successes for the community. To do this, the plan implemented a three (3) tiered review process (*i.e. an annual review, five [5] year update, and ten [10] year overhaul of the plan*). This objective will also include the adoption of a standing Comprehensive Plan Advisory Committee (CPAC), who will be responsible for review and recommendations to the City Council during the review processes.

In addition, the new implementation plan strived to create a set of measurable timelines for each of the identified implementation strategies. By doing this staff will be accountable for the implementation of the plan over a ten (10) year period, and through the annual review process the City Council will be able to track the progress of implementing the plan. The previous HOMETOWN 2000 Comprehensive Plan did not incorporate timelines for implementation, and it was determined by the CPAC that this was a necessary step to ensure the success of the plan.

PUBLIC PARTICIPATION

Public participation is essential to creating a plan that expresses the vision of Rockwall's citizens. This plan utilized several different methods of soliciting public input at each stage of the process. These methods included the traditional public hearing approach and new technology based approaches that included interaction with the community through digital formats. Specifically, a website was created that allowed citizens to comment on each of the sections/policy initiatives presented to the Comprehensive Plan Advisory Committee (CPAC). This public feedback provided additional insights for staff into what members

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of the community thought would be important in the future. In addition, permanent comments received through the website translated into specific issues that were discussed and addressed by the CPAC in drafting each section of this document.

VISION

The overall vision statement for this Comprehensive Plan is the broad direction statement that is intended to summarize Rockwall's long-term desires. It is the statement to which all policy and goals contained in this document are intended to convey, and the bar to which policy decisions will be measured moving forward. For the City of Rockwall, our vision is to create:

… an authentic lakeside community loved as our hometown, where neighbors choose to live, work, and play.

NOTE FROM THE CITY ATTORNEY
LEGAL PURPOSE OF THE COMPREHENSIVE PLAN

A comprehensive plan is a document prepared for a community, which establishes an overall plan and recommended actions relevant to the current and future needs of the City of Rockwall. Comprehensive plans contain maps, graphics, studies, reports and other descriptive material identifying goals, objectives, policies, guidelines, standards, and options for the immediate and long-range protection, enhancement, growth and development of the community. Among the most important powers and duties granted to the City is the authority and responsibility to undertake comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens

Section 211.004 and Chapter 213 of the Texas Local Government Code recognizes the importance of municipalities to prepare and adopt their own comprehensive plans.



Frank J. Garza
City Attorney of Rockwall
Shareholder at Davidson, Troilo, Ream & Garza

- ☑ The participation of citizens in an open, responsible and flexible planning process is essential to the designing of the optimum comprehensive plan and adds the ability to legally defend the plan because of public input and support;
- ☑ Significant decisions and actions affecting the immediate and long-range protection, enhancement, growth and development of communities are made by the City of Rockwall City Council and using the Comprehensive Plan as a guide for its decisions is a must; and,
- ☑ Recommendations by Planning and Zoning and decisions of the Board of Adjustment and City Council are easier to defend if challenged if the decisions are consistent with the Comprehensive Plan.

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TED CAIN'S CORNER PARK: CONSTRUCTED IN 2017 TED CAIN'S CORNER PARK IS A POCKET PARK AT THE CORNER OF E. KAUFMAN STREET AND N. SAN JACINTO STREET ON PROPERTY ONCE TED CAIN'S USED CARS.

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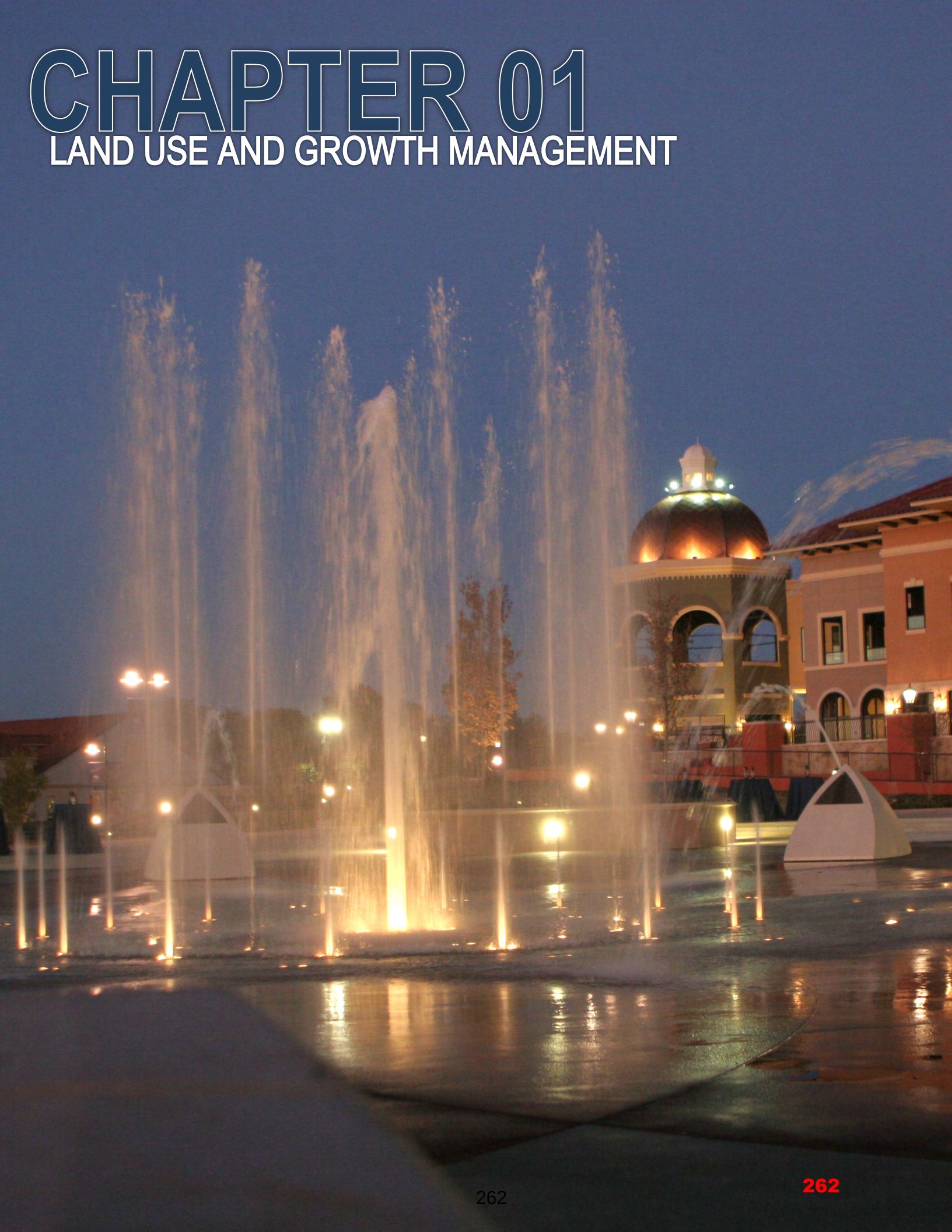
CHAPTER 01
LAND USE AND GROWTH MANAGEMENT



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01 VISION STATEMENT

The City should incorporate a mix of land uses that will strengthen the economic vitality of the community and provide a broad range of opportunities for living, recreation, shopping, and business. Land uses should be distributed in a manner that fosters a sense of community and provides for distinct neighborhood identities. In addition, residents and visitors should have ready access to amenities that the City offers such as recreation, shopping, and cultural activities.

02 GOALS AND POLICY STATEMENTS

02.01 GROWTH MANAGEMENT

GOAL 01 | LAND USE

Continue to foster economic vitality by providing for a mixture of land uses and densities that will meet civic needs, and encourage quality development that will create an attractive *hometown atmosphere*[1] and not result in *suburban sprawl*[2].

POLICIES

1. Preserve the City's current residential to non-residential land use ratio (*i.e. 80% Residential; 20% Commercial*) in order to maintain a balanced mix of land-uses for fiscal sustainability.
2. Provide for open space development throughout the city that will result in the preservation of floodplains and the conservation of open space and natural areas.
3. Discourage *Leapfrog*[3] Development and encourage expansion that is contiguous to existing development, in close proximity to the City's existing

[1]: A "Hometown Atmosphere" is characterized as a community with great social interaction and a high quality of life, one that affords all its residents access to exemplary employment, education and cultural opportunities. This can be synonymous with the idea of a "Small Town Atmosphere".

[2]: Suburban sprawl in this case refers to unplanned, non-contiguous development that puts a strain on the City's services and infrastructure, and is generally not tied to the overall land use plan.

[3]: Leapfrog development is a form of suburban sprawl where the development pattern is scattered leading to gaps in between existing development and new development. The primary motivation for leapfrog development is the lower cost of land in outlying areas.

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infrastructure, and that will serve as a logical extension of the City's current growth pattern.

4. Incorporate neighborhood commercial nodes to allow for small-scale neighborhood services and commercial activity within walking distance of residential subdivisions.

5. Strip commercial centers and other inefficient uses of land should be avoided.

6. Provide for a range of housing types -- *from custom homes on estate lots to urban style housing in the Harbor District and Downtown District* -- to accommodate different age groups, incomes and life styles.

7. Work with the Rockwall Independent School District (RISD) to identify potential schools sites in areas experiencing high residential growth, and encourage new school facilities to locate in areas where there will be open space and pedestrian trails that connect to the adjacent neighborhoods.

8. Ensure there is ample recreation and parkland amenities for residents.

GOAL 02 | ANNEXATION

Anticipate the possibility of the future annexation of land within the City's Extraterritorial Jurisdiction (ETJ) to facilitate the steady and deliberate growth of the City.

02.02 RESIDENTIAL

GOAL 01 | HOUSING DEMAND

A variety of housing should be provided in specific areas of the city to accommodate a broad range of demand. This includes low-density single-family housing in areas designated for traditional neighborhoods, rural style estate housing in undeveloped and agricultural areas, and urban inspired housing in the City's developed cores (*i.e. the Harbor District and the Downtown District*).

POLICIES

1. *Low-Density Residential* land uses should be the predominate residential designation for the City of Rockwall, and should be properly screened from industrial and heavier commercial land uses.

2. All residential land uses should be in close proximity to commercial land uses offering neighborhood services to facilitate the idea of a walkable, connected community.

3. *Medium Density Residential* land uses should generally be used where it would serve as a logical extension or continuation of an existing *Medium Density Residential* development, or as a buffer for *Low-Density Residential* land uses from commercial or *High-Density Residential* land uses.

4. *High-Density Residential* (*e.g. single-family, townhomes, and/or multi-family*) land uses should be used as a transitional use from commercial or industrial developments to *Medium-Density Residential* or *Low-Density Residential* land uses, or where it will serve as a logical extension of an existing *High-Density Residential* development.

GOAL 02 | NEIGHBORHOOD CONCEPT

Encourage land use patterns that provide an effective framework to support the neighborhood concept and that will lead to the establishment of enduring developments.

POLICIES

1. Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

2. In developments where open space, trails, sidewalks, screening, and other common areas are provided, the provision for maintenance of these areas by a Homeowner's Association (HOA) should be required.

3. Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

4. At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

GOAL 03 | RESIDENTIAL DEVELOPMENT

POLICIES

All residential developments should incorporate the applicable policies contained in Chapter 8, *Residential Developments*, of this Comprehensive Plan.

02.03 COMMERCIAL

GOAL 01 | COMMERCIAL MIX

Encourage a mix of high quality, commercial land uses that will provide the goods, services, and entertainment options to meet the needs of residents and visitors within the community.

POLICIES

1. Unless in the IH-30 Corridor, commercial zoning districts should only be approved where a commercial use is eminent and where it would be planned and integrated with the adjacent residential neighborhoods and/or other commercial developments.

2. In areas where major roadways intersect -- *particularly in undeveloped or under-developed areas* -- commercial zoning should not necessarily be permitted on all four (4) corners of an intersection.

3. Strip commercial centers should be avoided to encourage development that will not result in a sprawling community.

GOAL 02 | CONNECTIVITY

Commercial/retail shopping centers should be pedestrian-oriented and easily accessible to adjacent residential and commercial developments.

POLICIES

1. Non-transparent fencing and masonry screening walls should be discouraged in areas between residential and commercial/retail shopping centers where a properly sized landscape buffer can be established.

2. Commercial/retail shopping centers should be screened from residential areas utilizing landscape buffers that are composed of berms, landscaping and trees.

3. The design of commercial/retail shopping centers should incorporate streets, sidewalks and trails to ensure multi-modal access to adjacent residential and commercial developments.

4. Commercial developments should be constructed with logical connections and extensions to the City's existing and proposed hike and bike trails.

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GOAL 03 | REGIONAL COMMERCIAL

Preserve the land along IH-30 for a regional or destination shopping center/entertainment venue that will ensure the City maintains a high per capita sales tax advantage.

POLICIES

1. See the specific Goals and Policies contained in Section 02.01, *IH-30 Corridor Plan*, of Appendix 'B', *Corridor Plans*, of this Comprehensive Plan.

GOAL 04 | COMMERCIAL DEVELOPMENT POLICIES

All new commercial development should incorporate the applicable policies contained in Chapter 9, *Non-Residential Development*, of this Comprehensive Plan.

GOAL 05 | LIVE/WORK CROSS ACCESS

All commercial land uses situated within Planned Development District 50 (PD-50) or Planned Development District 53 (PD-53) should adhere to the access plans contained in Appendix A, *Small Area Plans*, of this Comprehensive Plan.

02.04 INDUSTRIAL/OFFICE

GOAL 01 | INDUSTRIAL LAND USES

Reserve adequate land for industrial and employment land uses along SH-276, the future Outer Loop, and other areas of the City deemed appropriate for industrial and employment land uses/development.

POLICIES

1. Employment centers and commercial land uses should be used to transition to industrial and distribution uses where adjacent to the Outer Loop.
2. Continue to define land use along the Outer Loop as development extends east along SH-276.

GOAL 02 | OFFICE LAND USES

Reserve adequate land for high quality, *Class A* office buildings along IH-30, Ridge Road, in the Harbor District, and other areas of the City deemed appropriate for office and employment land uses/development.

POLICIES

1. High quality, multi-story office buildings should be encouraged to locate along Ridge Road and in the Harbor District to maximize the scenic views offered by Lake Ray Hubbard.

GOAL 03 | SCREENING

Ensure that industrial developments are adequately buffered/screened from residential land uses.

POLICIES

1. Roadways and open space should be utilized as a natural separation between industrial areas and residential subdivisions.
2. Buffers utilizing a combination of berms, landscaping and trees should be used for industrial properties that are adjacent to non-industrial land uses or agricultural land.
3. Commercial and employment uses should be used as a logical transition from industrial developments to lower intensity developments or residentially zoned or used land.

GOAL 04 | INDUSTRIAL DEVELOPMENT POLICIES

All new industrial development should also incorporate the applicable policies contained in Chapter 9, *Non-Residential Development*, of this Comprehensive Plan.

02.05 MIXED-USE

GOAL 01 | MIXED-USE DEVELOPMENT

Encourage mixed-use development (*i.e. the blending of land uses both horizontally and vertically*) that will result in a strong sense of community, foster neighborhood identity, and aid in the efficient use of land.

POLICIES

1. Encourage vertical mixed-use[4] development of residential, commercial, and office land uses in the Harbor District and along Ridge Road (*i.e. Planned Development District 1 [PD-1]*) as indicated on the *Future Land Use Plan*.
2. Encourage new residential developments to incorporate a mixture of commercial/retail land uses to ensure that neighborhood service uses are provided within walking distance of residential subdivisions. This creates mixed-use walkable neighborhoods[5].
3. Continue to support residential properties in transitional areas by allowing these properties the ability to be designated as *Live/Work* units (*i.e. live, work or live and work*). This also provides a transition from residential to non-residential land uses.
4. Reduce barriers (*e.g. walls, parking lots, solid landscaping, fences, etc.*) between land uses to encourage pedestrian connectivity.

02.06 DOWNTOWN DISTRICT AND CITY CENTER

GOAL 01 | PRESERVATION AND CULTURE

Ensure that the Downtown District and Old Town Rockwall (OTR) Historic District maintain their position as the cultural heart of the community.

POLICIES

1. Commercial and residential infill development[6] should be encouraged in the Downtown District.
2. Continue to protect and preserve the historic identity of the neighborhoods surrounding the Downtown District, and enhance these areas by promoting appropriate infill development and redevelopment.
3. Encourage mixed-use and urban style housing within the Downtown District that is complimentary to the scale and architectural character of the existing buildings.
4. Encourage the conservation and adaptive reuse of historic structures in the downtown area by promoting the *Live/Work* provisions contained in the Downtown (DT) District zoning ordinance.
5. Ensure that retail, personal, and professional service uses are clustered in the Downtown District.

[4]: A vertical mixed-use building combines different uses (e.g. these buildings will typically incorporate commercial/retail uses with residential) with the bottom floor usually being composed of more public uses (e.g. commercial/retail) and the top floors more private uses (e.g. residential or office).

[5]: A mixed-use walkable neighborhood is typically composed of horizontal mixed-use (i.e. single use buildings on a development designated for multiple land uses) where the uses are ideally within a five (5) to ten (10) minute walk of each other or roughly a ¼-mile radius of the neighborhood center.

[6]: Infill development is defined as new construction of scattered vacant or underutilized lots in an established neighborhood or business district in the community.

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GOAL 02 | DOWNTOWN DEVELOPMENT POLICIES

All new development within the downtown or city center should incorporate the applicable policies contained in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan.

03 IMPLEMENTATION STRATEGIES

03.01 GROWTH MANAGEMENT

1. Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community.
2. Utilize Fiscal Impact Analysis (FIA)[7] to create a fiscal impact model for the purpose of relating cost of service, assessed value, and taxable value to potential changes in land uses – *as recommended in the City's Strategic Plan* -- for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community.
3. Incorporate procedures to involve the Rockwall Independent School District (RISD) in the development process to inform the school district of residential growth and help them plan for necessary school facilities to serve the community.
4. Work with City Administrators and the City Council to create an Annexation Plan in accordance with Section 43.052 of the Texas Local Government Code to address the possibility of future annexation of land within the City's Extraterritorial Jurisdiction (ETJ).
5. Review the City's Agricultural (AG) District standards to ensure that land can remain agriculturally zoned and designated until development of a site is eminent.
6. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for changes in annual growth/development patterns.

[7]: *Fiscal Impact Analysis (FIA) is an measurement tool that estimates the impact of development or changes in land use on the revenues and service costs associated with the development or change.*

03.02 RESIDENTIAL

1. Review the City's current residential development standards contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan.
2. Review the City's residential screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan.
3. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual residential zoning changes.

03.03 COMMERCIAL

1. Review the City's commercial screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan.
2. Review the City's commercial development regulations contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan.
3. Review the City's zoning map to identify inconsistencies in land use with the Future Land Use Map for properties in the IH-30 Corridor, and work with stakeholders to resolve these issues.
4. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual commercial zoning changes.

03.04 INDUSTRIAL/OFFICE

1. Study the SH-276 Corridor and create a corridor plan that can provide a vision, goals, and policies to guide the growth of the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.
2. Review the City's Permitted Land Use Charts contained in the Unified Development Code to ensure that the employment land use designation on the Future Land Use Map is compatible with the City's zoning districts and the permitted land uses within those zoning districts, make any changes necessary.
3. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual industrial/office zoning changes.

03.05 MIXED-USE

1. Review the residential and non-residential development standards contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan.

03.06 DOWNTOWN DISTRICT AND CITY CENTER

1. Continue to use the Historic Preservation Advisory Board (HPAB) to ensure that all infill development and alterations of existing structures within the Old Town Rockwall (OTR) Historic District are in conformance with the Historic Preservation Guidelines contained in the Unified Development Code.
2. Review and update the Downtown Plan (*Downtown Plan: Blue Print for a Downtown Village*) and incorporate the findings into this Comprehensive Plan.

04 MAP INDEX

See the following map located in Appendix C, *Maps*, of this Comprehensive Plan:

- Future Land Use Plan (1)

05 FUTURE LAND USE PLAN

The Future Land Use Plan is composed of the Land Use Plan, the Land Use Plan Designations and the Land Use Plan Districts contained in this section. It is important to note that the Future Land Use Plan does not represent zoning and it does not dictate or regulate the use of land within the City's Extraterritorial Jurisdiction (ETJ). The Future Land Use Plan is intended to be a depiction of the City's ideal land use pattern, and to be a guide for future zoning decision used by appointed and elected officials.

05.01 LAND USE PLAN DESIGNATIONS

The following *Land Use Plan Designations* represent the various categories of land use within the City of Rockwall. Each of these designations are assigned to general areas of

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the City based on the policies and guidelines contained in this Comprehensive Plan, and the assumptions for the future growth of the community provided by the Comprehensive Plan Advisory Committee (CPAC). Each of the following 15 *Land Use Plan Designations* includes a definition or description of the *Land Use Designation*, a list of the primary and secondary land use examples, the corresponding zoning districts that are typically associated with the *Land Use Designation*, and examples of existing land uses that exemplify the intention of the *Land Use Designation*. In addition, images depicting the ideal development for each of the 15 *Land Use Plan Designations* have been provided. These images have been taken from existing developments in the City of Rockwall, and in some cases areas of other cities that best convey the intent of the *Land Use Designation*.

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05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

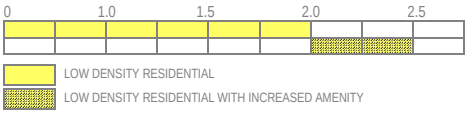
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

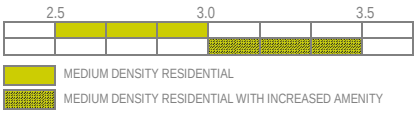
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

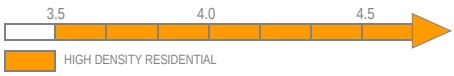
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

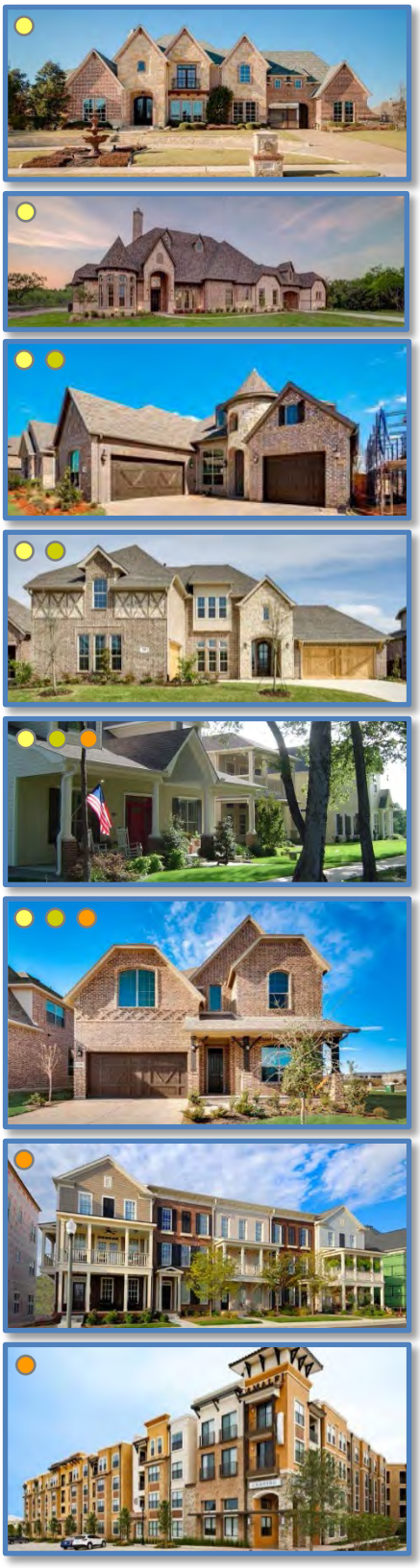
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



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01.02 COMMERCIAL

COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center

COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road

BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, Research/Technology (RT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Trend Tower

















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TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (*e.g. Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
2. *Secondary Land Uses:* Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
3. *Zoning Districts:* Light Industrial (LI) District, Research/Technology (RT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Technology Park
2. Channell Commercial Corporation







SPECIAL DISTRICTS

LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require added flexibility for the purpose of maintaining a specific small town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
2. *Secondary Land Uses:* Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
3. *Zoning Districts:* Residential-Office (RO) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. N. Goliad Street Between East Fork Road and the Downtown
2. West Side of Ridge Road after the SH-205/Ridge Road Split
3. N. Goliad Street Across from the YMCA







MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian freindly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Parks, Open Space, Trails, and Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Commons
2. Harbor District





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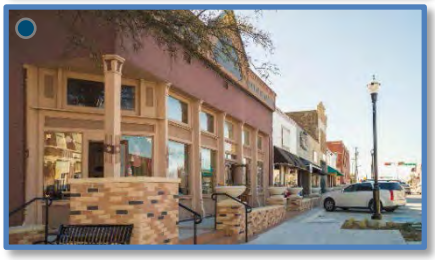
DOWNTOWN (DT)

The *Downtown* land use designation should include a mixture of land uses that are complementary to the existing development pattern and are intended to add to the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. The policies adopted in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan should generally regulate this land use designation.





DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District

EXISTING LAND USE EXAMPLES

1. Downtown Square and Surrounding Areas

SPECIAL COMMERCIAL CORRIDOR (SC)

The *Special Commercial Corridor* land use designation is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region. This area should include the recommendations contained in *Appendix 'B'*, *Corridor Plans*, of this Comprehensive Plan.





DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment and Recreation Land Uses
2. *Secondary Land Uses:* Residential, Open Space, Parks, Trails, Banks, Service Stations and Institutional/Civic Land Uses (Secondary Land Uses should be integrated into a Larger Development)
3. *Zoning Districts:* Commercial (C) District and Planned Development (PD) District

EXISTING LAND USE EXAMPLES

1. IH-30 Corridor

PUBLIC LAND AND OPEN SPACE

PARKS AND OPEN SPACE (OS)

The *Parks and Open Space* land use designation includes all floodplains and major public open spaces (*e.g. neighborhood parks, community parks, greenbelts, trail systems, etc.*). These areas should be preserved and are intended to provide citywide recreation/trail opportunities and natural drainage areas that help define the character of Rockwall.





DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Floodplain, Open Space, Parks, and Trails Land Uses
2. *Secondary Land Uses:* *N/A*
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. Harry Myers Park

PUBLIC (P)

The *Public* land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare. This land use designation includes land uses such as public schools, libraries, the airport, the City's administrative and service facilities, and any other state or federal facilities.



DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Schools, Libraries, Fire Stations, Pump Stations, Water Towers, Police Stations, City Administrative Offices, and County, State or Federal Facilities
2. *Secondary Land Uses:* Open Space, Parks, and Trails Land Uses
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. City Place
2. County Courthouse
3. Municipal Courts Building

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QUASI-PUBLIC (QP)

The *Quasi-Public* land use designation is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Churches, Private Schools, Universities, Community Centers, Youth and Senior Citizen Recreational Facilities, Private Hospitals, and Similar Land Uses
2. *Secondary Land Uses:* *N/A*
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. Presbyterian Hospital of Rockwall
2. First Baptist Church
3. Lake Pointe Church
4. YMCA





CEMETERY (CEM)

The *Cemetery* land use designation is intended to be used for the burial of the animal or human dead and is dedicated for cemetery purposes.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Cemetery
2. *Secondary Land Uses:* *N/A*
3. *Zoning Districts:* Agricultural (AG) District and Cemetery (CEM) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Memorial Cemetery
2. Rest Haven Funeral Home & Cemetery









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05 FUTURE LAND USE PLAN
02 LAND USE DISTRICTS

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PURPOSE OF THE LAND USE DISTRICTS

The purpose of breaking the *Future Land Use Plan* down into districts is to provide comprehensive strategies for future growth in specific areas of the City that may not be applicable citywide. These district maps can also be offered to the City's various boards and commissions and the City Council to provide an overview of a specific area when contemplating policy changes that could affect said area.

Each of the land use districts is composed of (1) a description of the district, (2) district strategies -- *which help explain the growth objectives for the district* --, (3) a map of the future land use designations and thoroughfare planning, (4) information relating to current housing, population and commercial statistics, (5) build out information relating to housing and population, (6) points of reference, (7) table and graphical data relating to *Future Land Use Designation* acreages and composition, (8) a breakdown of residential, commercial and mixed use land uses -- *which are aggregates of the Future Land Use Designations* --, and (9) pictures showing current development in the district and potential future development based on the images in the *Land Use Plan Designations* of this section of this Comprehensive Plan (*i.e. Section 01.05.01*). For more information concerning the components of the *Land Use Plan Districts,* see the *Components of the Land Use Plan Districts* in the right hand sidebar of this page.

COMPONENTS OF THE LAND USE PLAN DISTRICTS

The following section breaks out the *Land Use Plan* into *Districts* and provides a summary of the land uses, number of current houses and businesses, estimated current population, estimated houses and population at build out, and land use strategies for each district. Below is an explanation of each component of the *Land Use Plan Districts*.

Existing Houses. This icon indicates the total number of houses that are currently existing in the district.

Existing Businesses. This icon indicates the total number of businesses that are currently existing in the district.

Estimated Population. This icon indicates the estimated existing population with in the district.

Percent of Total Houses. This icon indicates the percent of the total housing that currently exists in the district.

Percent of Total Businesses. This icon indicates the percent of the total businesses that currently exists in the district.

Percent of Total Population. This icon indicates the percent of the total population that currently exists in the district.

Estimated Houses at Build Out. This icon indicates the estimated total number of houses in the district at build out.

Estimated Population at Build Out. This icon indicates the estimated total population in the district at build out.

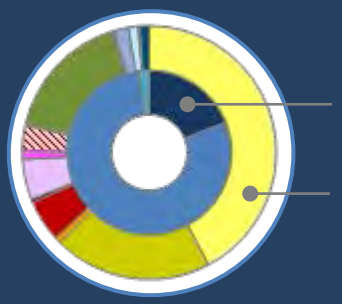
Current and Future Palettes. These borders around pictures indicate current (*i.e. dark blue*) and future (*i.e. light blue*) *Land Use Plan Designation* examples.

Design Element. This icon indicates a design element that relates to district or corridor identity.

Points of Reference. This icon indicates a point of interest that is intended to help orient the reader to the district.

Significant Area. The cross hatched pattern indicated an area that is either in transition or has significance within the district.

Land Use Doughnut Chart. Each district includes a doughnut chart that breaks down both *Land Uses* and *Land Use Designations*. The outer ring is a summary of the *Land Use Designations* in the district and the inner ring is a summary of the *Land Uses* in the district. In addition, a summary of all the land uses and their corresponding acreages have been provided in a chart adjacent to the district map.



Master Thoroughfare Plan. Each district has been overlaid with the *Master Thoroughfare Plan*, and the corresponding designations have been included in a chart adjacent to the district map.

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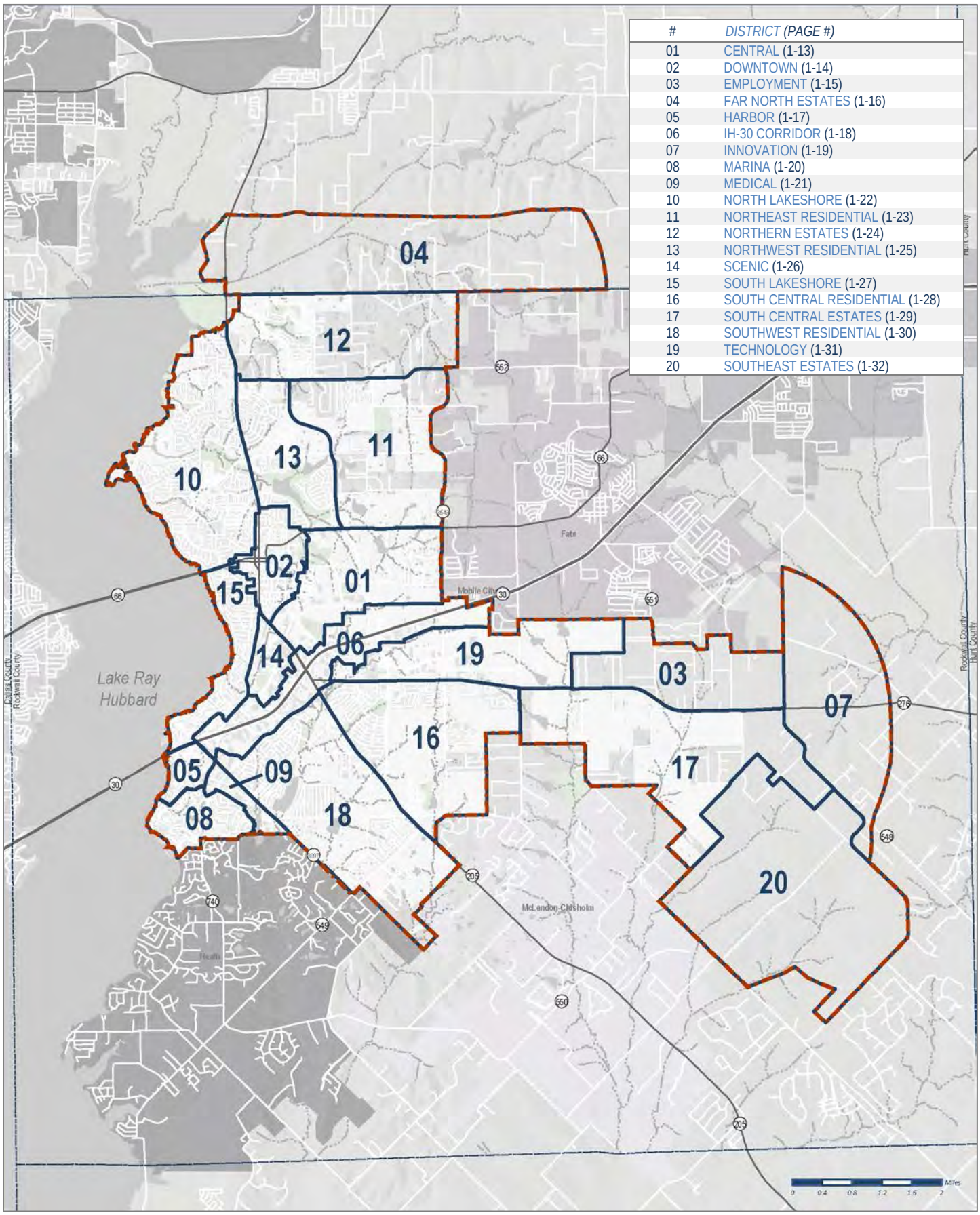
00 OVERVIEW MAP



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01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

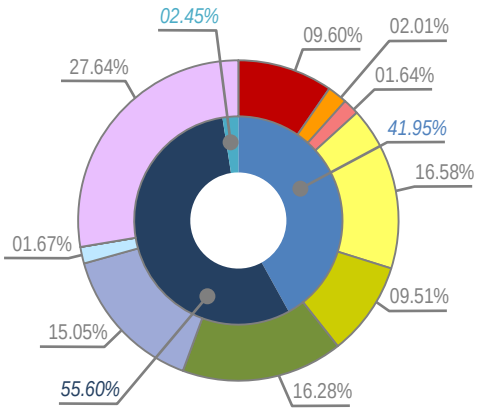
The *Central District* is composed of a wide range of land uses that very from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments (*e.g. Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- *and City* -- in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district.

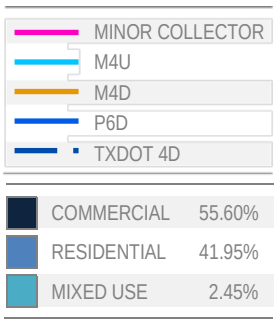
John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

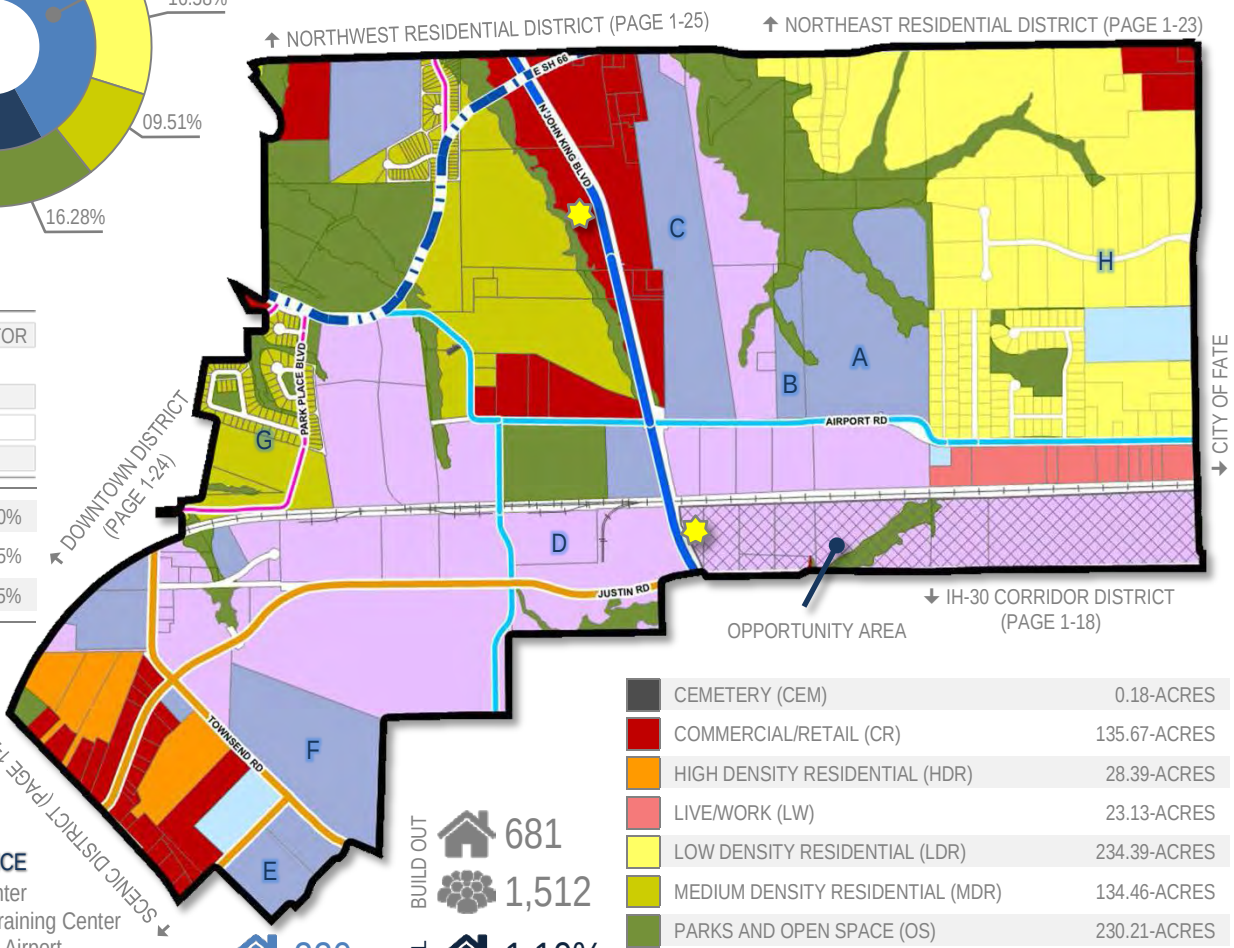
DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

1. *Live/Work*. The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should <u>not</u> be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition *(e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Industrial/Special Commercial Corridor Opportunity Area*. The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor.*
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.







POINTS OF REFERENCE

A. Animal Adoption Center
B. Regional Firearms Training Center
C. Ralph Hall Municipal Airport
D. Leon Tuttle Athletic Complex
E. Rockwall County Courthouse
F. Utley Middle School
G. Park Place Subdivision
H. Rolling Meadows Subdivision

	CURRENT	BUILD OUT	% OF ROCKWALL
	220	681	1.10%
	71		3.91%
	488	1,512	0.82%

CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	135.67-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	28.39-ACRES
LIVE/WORK (LW)	23.13-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	134.46-ACRES
PARKS AND OPEN SPACE (OS)	230.21-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.07-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	390.78-ACRES

275

02 DOWNTOWN DISTRICT

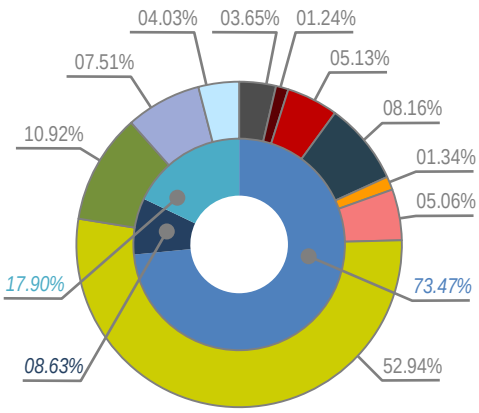
DISTRICT DESCRIPTION

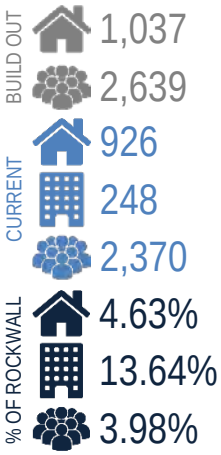
The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's. The *North Goliad Corridor -- also identified by its zoning classification (i.e. PD-50)* -- is a unique *Live/Work* corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City. In the future, the City will need to balance the attractiveness of redevelopment in the Downtown area with the small town atmosphere that makes Rockwall unique to its residents.

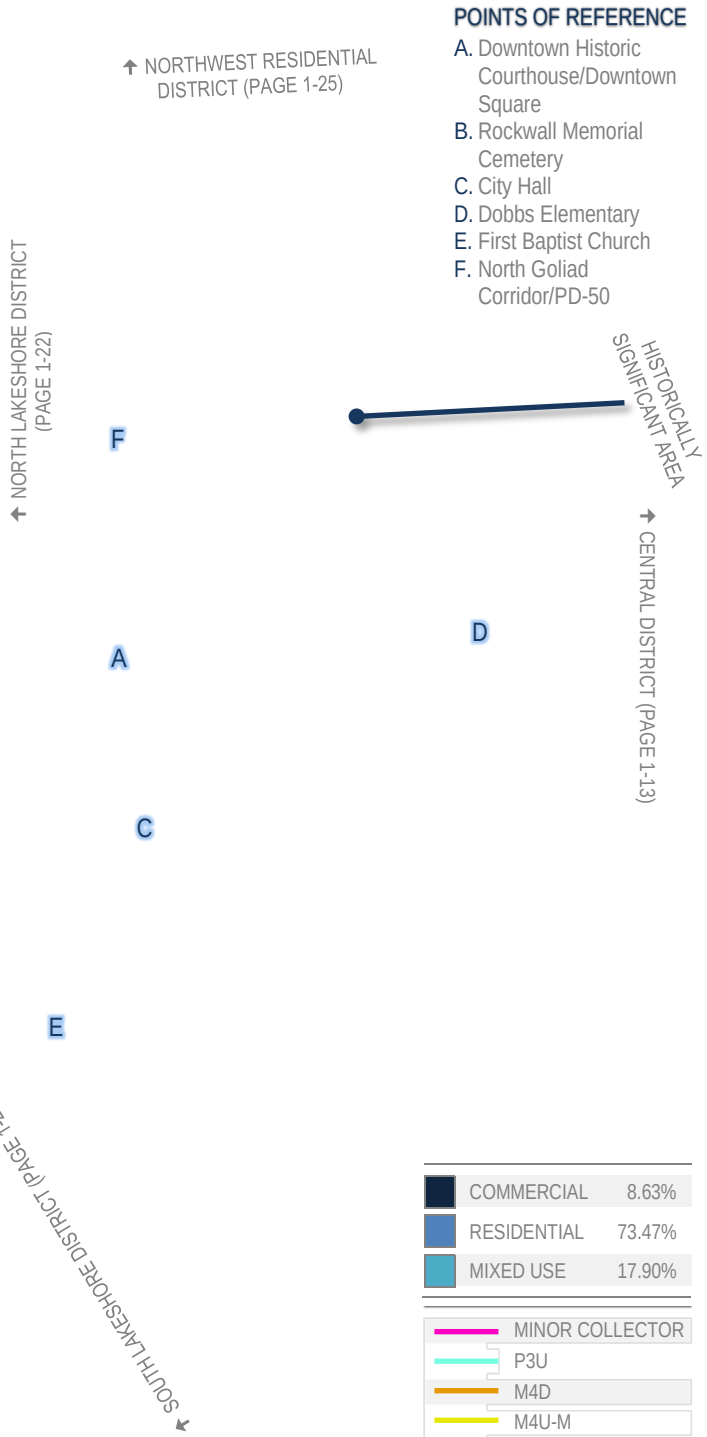
DISTRICT STRATEGIES

The *Downtown District* will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City, to ensure that the district retains its small town character. To ensure these objectives are achieved, the following strategies should be implemented:

1. *Downtown Square*. The *Downtown Square* should be preserved as a historical mixed-use area. Adaptive reuse strategies should be employed to protect and preserve the historic architecture and significance in the district, and redevelopment should be discouraged. In cases where redevelopment is appropriate, architecture and design standards that take into account the form, function and time-period of the existing of the downtown square should be implemented. The downtown square is indicated by the red dashed line (---).
2. *Historic District and North Goliad Corridor*. The *Historic Preservation Advisory Board (HPAB)* should continue its efforts to promote preservation and appropriate infill in the *Historic District* and the *North Goliad Corridor* (*i.e. PD-50*). This includes maintaining comprehensive and accurate records of how this area and its housing stock changes over time. The Historic District is indicated by the dark red dashed line on the district map (---).
3. *Historically Significant Areas*. The *Historically Significant Areas -- indicated in the crosshatched area* --- are areas that are not within the City's Historic District, but contain housing stock that is considered historically significant. This area should look to preserve these historically significant structures while continuing to allow appropriate infill development.
4. *Live/Work*. The flexibility provided by the *Live/Work* designation -- *also allowed in the Downtown (DT) zoning district* -- should be employed to allow for adaptive reuse of the existing housing stock in areas designated for Downtown (DT) District land uses and in the areas designated for *Live/Work* land uses *(i.e. adjacent to W. Rusk Street and North Goliad Street*). These districts are important to allowing change while maintaining the small town atmosphere of the Downtown area.







POINTS OF REFERENCE

A. Downtown Historic Courthouse/Downtown Square
B. Rockwall Memorial Cemetery
C. City Hall
D. Dobbs Elementary
E. First Baptist Church
F. North Goliad Corridor/PD-50

COMMERCIAL	8.63%
RESIDENTIAL	73.47%
MIXED USE	17.90%

MINOR COLLECTOR
P3U
M4D
M4U-M
P6D
TXDOT 4D

CEMETERY (CEM)	17.11-ACRES
COMMERCIAL/INDUSTRIAL (CI)	5.82-ACRES
COMMERCIAL/RETAIL (CR)	24.06-ACRES
DOWNTOWN (DT)	38.24-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	6.27-ACRES
LIVE/WORK (LW)	23.73-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	248.09-ACRES
PARKS AND OPEN SPACE (OS)	51.16-ACRES
PUBLIC (P)	35.21-ACRES
QUASI-PUBLIC (QP)	18.89-ACRES

276

03 EMPLOYMENT DISTRICT

DISTRICT DESCRIPTION

The *Employment District* is a transitional mixed-use district that has a variety of medium density residential and industrial/commercial land uses. In certain areas of the district, the existing medium density residential land uses are considered to be interim in nature and may be subject to change in the future. The commercial uses in this district utilize SH-276 and its connectivity to other major roadways (*e.g. FM-549, SH-205, and John King Boulevard*) that ultimately lead to IH-30. In the future, this district is intended to provide areas for the expansion of the City's employment sectors, and is ideal for incubator and small office/warehouse uses west of Blackland Road, and larger corporate uses east of Blackland Road.

POINTS OF REFERENCE

A. Wat Lao Siribuddhavas Temple
B. North Fork Farms Subdivision
C. Sun Acres Subdivision
D. Equestrian Estates Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

DISTRICT STRATEGIES

With the possibility of the future Outer Loop following the current alignment of FM-548, the *Employment District's* land use pattern is anticipated to change to support the anticipated increase in activity expected at the intersection of FM-548 and SH-276. Taking this possibility into consideration the following strategies should be implemented in this district:

1. *Technology/Employment Center*. Due to the close proximity of SH-276, the areas identified for *Technology/Employment Center* are suitable for smaller to mid-sized businesses (*e.g. contractors shops, small manufacturing shops/warehouses, business incubators, etc.*). These areas should be buffered from the adjacent medium density residential land uses by large buffers and landscape screening. Where applicable masonry fences can be used to screen areas with outside storage.
2. *Business Center*. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing, warehouse and office facilities. These could include larger scale operations such as corporate headquarters. This area is also suitable for mixed office/commercial land uses.
3. *Commercial/Retail Centers*. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the commercial/retail centers along FM-548 and SH-276 are ideal for larger scale retail businesses and restaurants that could support office and/or residential development in the area. These areas could also provide neighborhood service uses intended to accommodate smaller commercial uses targeted at supporting adjacent residential land uses.
4. *Transition Area*. The crosshatched area is a transitional zone that is ideal for larger distribution centers, warehouses, and other clean industrial technology. This area is expected to act as a transition from the smaller *Technology/Employment Center* land uses west of Blackland Road to the larger uses that are more suitable for locations adjacent to major roadways (*e.g. uses that are designated for Business Center and Commercial/Retail land uses*).

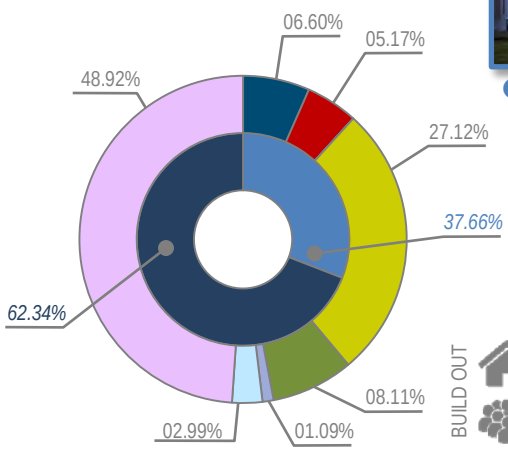


Current Suburban Residential

1 Future Technology/Employment Center



2 Future Business Center



BUILD OUT	987	1.01%
	3,149	5.78%
		1.08%
CURRENT	202	
	105	
	644	
% OF ROCKWALL		

COMMERCIAL	62.34%
RESIDENTIAL	37.66%
MIXED USE	0.00%

- MINOR COLLECTOR
- M4U
- TXDOT 6D

BUSINESS CENTER	86.38-ACRES
COMMERCIAL/RETAIL (CR)	67.72-ACRES
LOW DENSITY RESIDENTIAL (LDR)	0.03-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	355.22-ACRES
PARKS AND OPEN SPACE (OS)	106.27-ACRES
PUBLIC (P)	14.31-ACRES
QUASI-PUBLIC (QP)	39.12-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	640.68-ACRES

277

04 FAR NORTH ESTATES DISTRICT

DISTRICT DESCRIPTION

The *Far North Estates District* is mostly composed of ultra-low-density, single-family residential housing, which is typically defined as estate and/or rural residential. This area can best be described as the City's hinterland, and is encumbered by [*1*] a large floodplain that transverses the district and [*2*] the lack of established water, sewer and roadway infrastructure. The only areas that depart from this characterization are the parcels that are directly adjacent to SH-205, which have a mixture of medium density housing and commercial land uses.

POINTS OF REFERENCE

A. Caddo Creek Estates Subdivision
B. Equestrian Trail Subdivision
C. Hidden Valley Estates
D. San Martino Winery

LAND USE PALETTES

- Current Land Use
- Future Land Use

DISTRICT STRATEGIES

The *Far North Estates District* has large tracts of land that could be suitable for a master planned community; however, due to the availability of water and sewer in these areas it is anticipated that this area will remain low-density residential with more estate residential development in the future. Based on this understanding the strategies for this district moving forward are as follows:

1. *Estate and Rural Residential.* *Estate* and *Rural Residential* are anticipated to continue to define this district, and the maintenance of these housing types is important to balancing the diversity of suburban lots in other districts. These areas also provide rural reserves for the City and create a natural transition zone from higher density districts to the south, which have more *Suburban Residential*.
2. *Suburban Residential*. While the development of *Suburban Residential* in these areas is limited, any new *Suburban Residential* development should include a mix of larger to mid-sized lots. Lots in these developments should provide transitions from existing *Estate* and *Rural Residential* by utilizing larger lots and landscape buffers along the perimeter of the development.
3. *Commercial/Retail Centers*. The commercial/retail centers along SH-205 are transitional in nature, but should shift towards providing support to the existing and proposed residential developments. These areas should be compatible in size and scale with the adjacent residential structures. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.



3 Future Neighborhood/Convenience Center



1 Future Suburban Residential



NORTHERN ESTATES DISTRICT (PAGE 1-24)



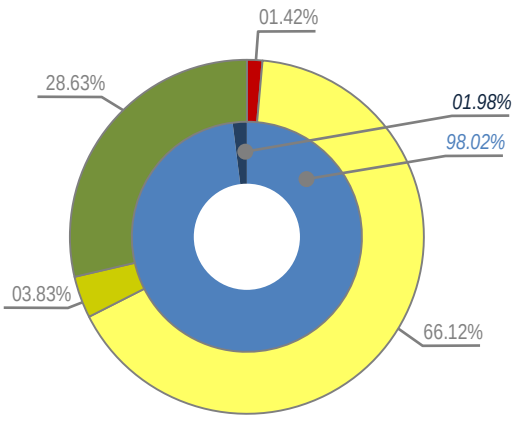
3 San Martino Winery



1 Current Estate Residential



1 Current Estate Residential



BUILD OUT	4,269	
	13,191	
CURRENT	256	1.28%
	5	0.00%
	791	1.33%

% OF ROCKWALL

- TXDOT 4D
- MINOR COLLECTOR
- TXDOT 6D
- P6D

COMMERCIAL	1.98%
RESIDENTIAL	98.02%
MIXED USE	0.00%

COMMERCIAL/RETAIL (CR)	48.50-ACRES
LOW DENSITY RESIDENTIAL (LDR)	2,265.24-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	131.27-ACRES
PARKS AND OPEN SPACE (OS)	981.02-ACRES

278

05 HARBOR DISTRICT

DISTRICT DESCRIPTION

Being an entry portal into the City of Rockwall, the *Harbor District* is intended to provide a pedestrian oriented, mixed-use district that accommodates residential, non-residential, and public spaces. This district is characterized by the live, work and play environment that will be provided through professional offices, scenic condominiums, and an abundance of shopping, restaurants, entertainment, and recreational opportunities. The Harbor District is intended to act as a regional commercial center that offers a unique alternative to the small town, local shopping options provided in the City's *Downtown Square*.

POINTS OF REFERENCE

A. Harbor Fountain
B. Hilton Hotel & Resort
C. Trend Tower
D. Lago Vista Subdivision
E. Signal Ridge Condominiums

LAND USE PALETTES

- Current Land Use
- Future Land Use



1 Trend Tower Office Building

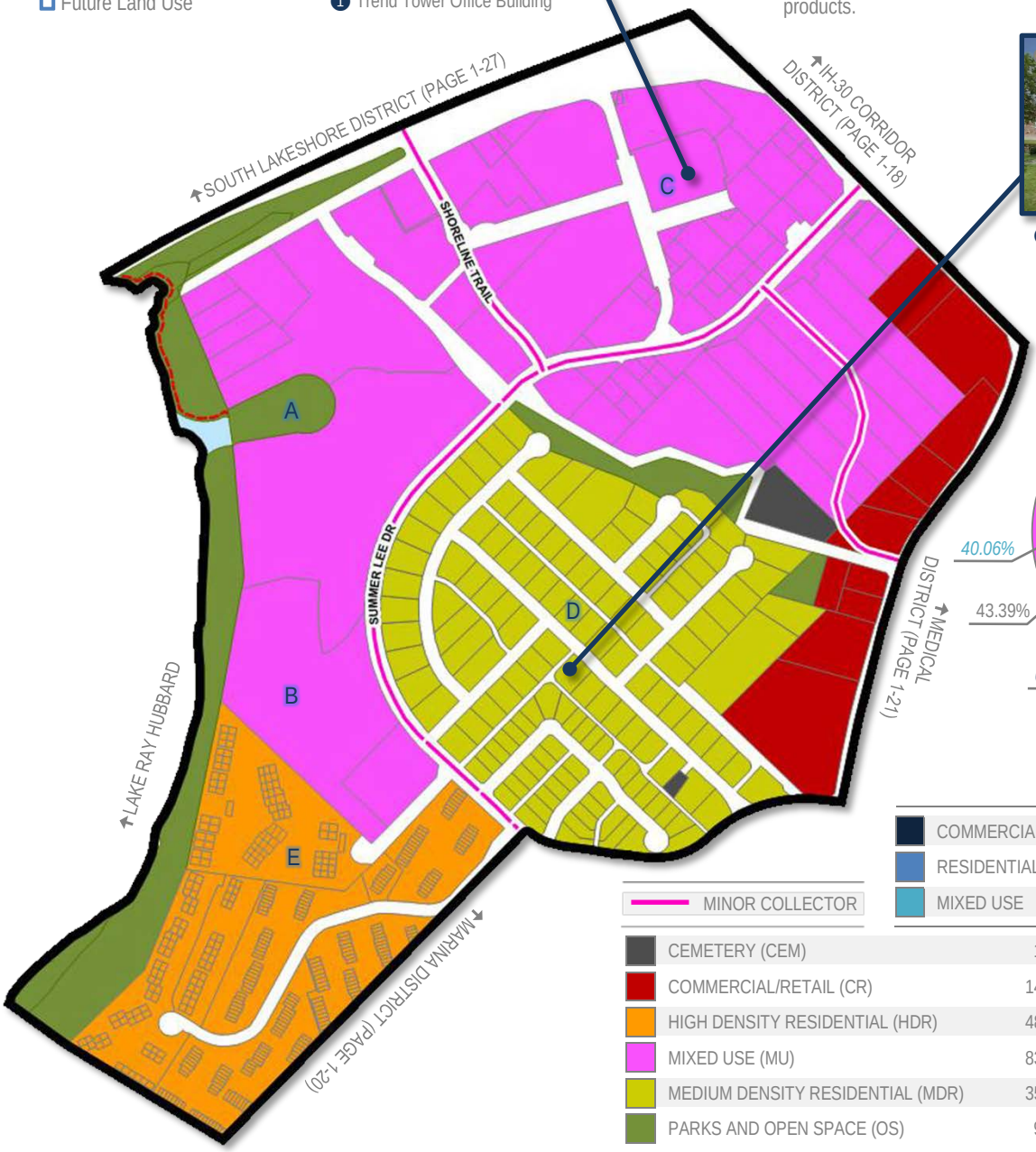
DISTRICT STRATEGIES

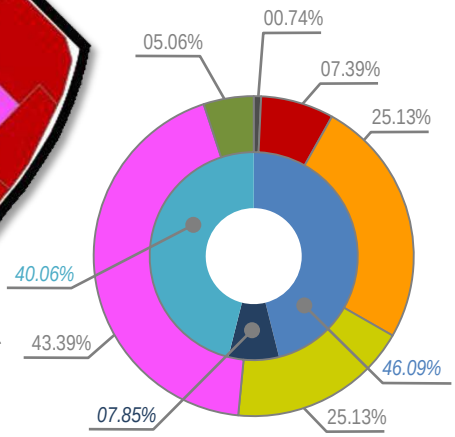
With the majority of the urban residential and townhome units being entitled and much of the vacant land planned in accordance with the regulating Planned Development District ordinance, the Harbor District's vision is starting to be realized. To continue to support the growth experienced over the last few years the following strategies should be implemented:

1. *Mixed Use*. The areas identified as mixed-use on the district map should generally be developed in accordance with the concept plan contained in Planned Development District 32 (PD-32), and be targeted at providing a pedestrian friendly, walkable, mixed-use district.
2. *Lake Access*. The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to provide a transition from the adjacent mixed-use district and should include small offices and uses intended to support the residential developments in the area. These areas should focus on connectivity and walkability.
4. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products.



1 Current Suburban Residential





COMMERCIAL	7.85%	
RESIDENTIAL	46.09%	
MIXED USE	46.06%	

CEMETERY (CEM)	1.43-ACRES
COMMERCIAL/RETAIL (CR)	14.25-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	48.42-ACRES
MIXED USE (MU)	83.60-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	35.22-ACRES
PARKS AND OPEN SPACE (OS)	9.75-ACRES

		% OF ROCKWALL
CURRENT	1,292	6.46%
	119	6.55%
	3,915	6.58%
BUILD OUT	1,921	
	5,821	

279

06 IH-30 CORRIDOR DISTRICT

DISTRICT DESCRIPTION

The IH-30 Corridor is the primary retail corridor for the City of Rockwall. Currently the corridor is approximately 55% developed, with the remaining 45% being vacant or raw land. The Corridor acts as the western gateway for both the City and County of Rockwall, and has land uses that include retail, personal services, medical, and industrial. In the future the health of the IH-30 corridor is vital to maintaining a high per capita sales tax for the City of Rockwall.

POINTS OF REFERENCE

A. Lake Point Church
B. Rochell Elementary School
C. Walmart
D. Costco

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

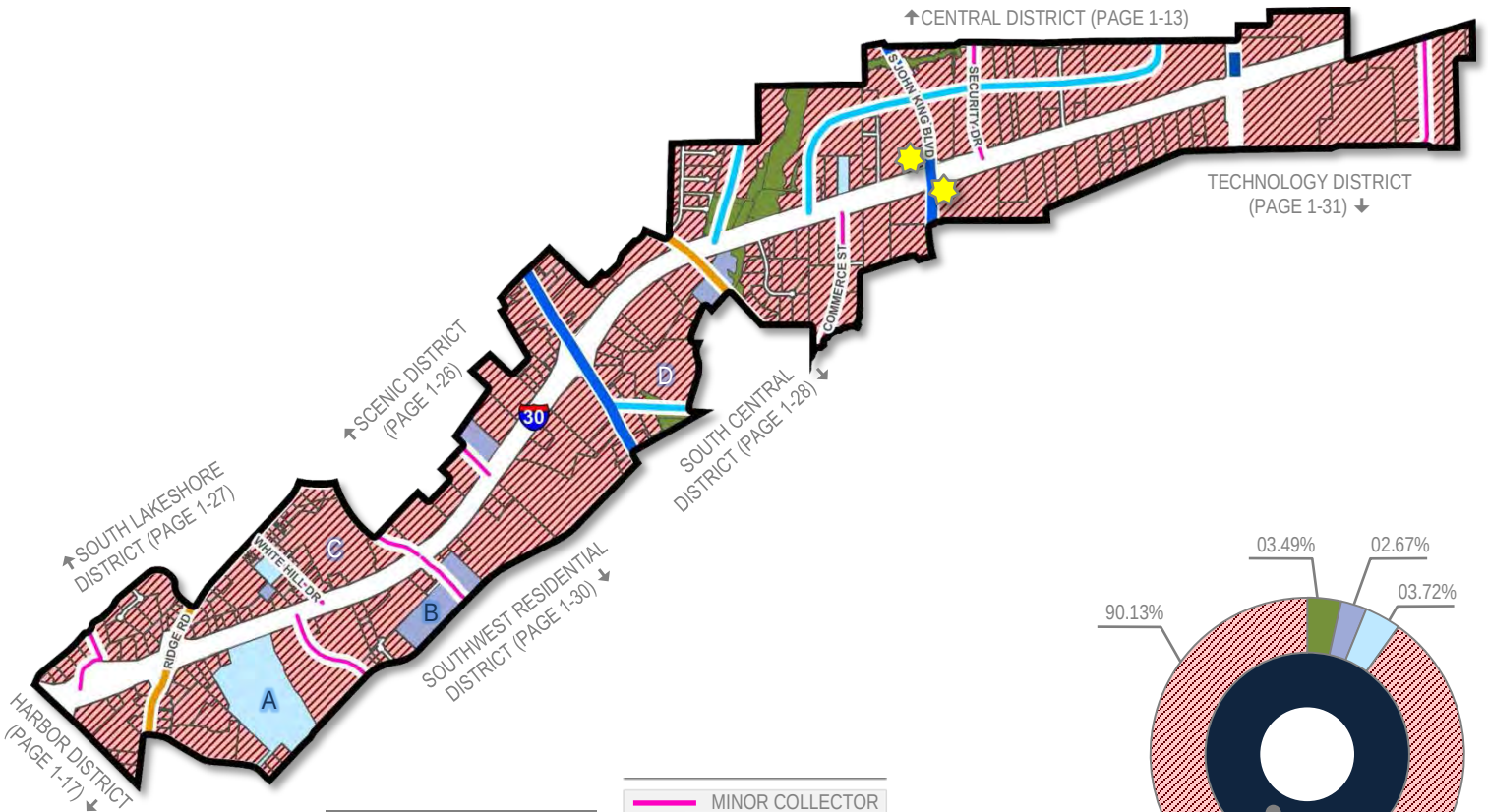
DISTRICT STRATEGIES

The *IH-30 Corridor District* will continue to be the City's primary retail corridor in the future. Based on this the following strategies should be employed:

1. *Corridor Strategies*. The specific goals and policies contained in Section 02.01, *IH-30 Corridor Plan*, of Appendix 'B', *Corridor Plans*, of this Comprehensive Plan should be summarized in this section upon the completion of the corridor study.

   RESERVED.

2. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



COMMERCIAL	100.00%
RESIDENTIAL	0.00%
MIXED USE	0.00%

- MINOR COLLECTOR
- M4U
- M4D
- P6D
- TXDOT 4D

PARKS AND OPEN SPACE (OS)	37.03-ACRES
PUBLIC (P)	28.31-ACRES
QUASI-PUBLIC (QP)	39.49-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	957.15-ACRES

	BUILD OUT	% OF ROCKWALL	CURRENT
	0	0.00%	0
		31.41%	571
	0	0.00%	0

280

07 INNOVATION DISTRICT

DISTRICT DESCRIPTION

The *Innovation District* is located at the eastern most point of the City's Extraterritorial Jurisdiction (ETJ). This district currently has several existing medium density residential subdivisions, including Alexander Ranch, Wanda Ridge Estates, Bent Trail Estates and portions of the Chisholm Trail Subdivision. Currently, the district is bisected by SH-276, which acts as the districts primary east/west access. The *Innovation District* is intended to build on the possibilities of the future Outer Loop, which could dramatically reshape land use in this area. In addition, this district could provide the potential for a second major commercial/retail and office corridor that could complement the existing IH-30 corridor.

DISTRICT STRATEGIES

With the possibility of the future Outer Loop following the current alignment of FM-548, the *Innovation District's* land use pattern is anticipated to change at the intersection of FM-548 and SH-276. Taking this possibility into consideration the following strategies should be implemented in this district:

1. *Opportunity Zone (Intersection of SH-276 & FM-548)*. When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses. These uses that can create an "18-Hour" environment (*i.e. an environment that provides the ability to live, work, shop, and dine*) in the area.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community, any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in the district. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. Due to the anticipated alignment of the Outer Loop (*current alignment of FM-548*), the commercial/retail centers along FM-548 and SH-276 are ideal for larger scale retail businesses and restaurants that could support office or residential development in the area. These areas could also provide neighborhood service uses intended or smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping, and large buffers*) to transition uses.
4. *Business Center*. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (*e.g. corporate headquarters*). This area is also suitable for mixed office/commercial land uses.

POINTS OF REFERENCE

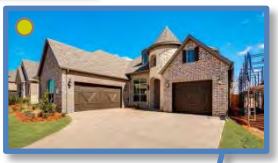
A. Alexander Ranch Subdivision
B. Wanda Ridge Estates Subdivision
C. Bent Trail Estates Subdivision
D. Chisholm Trail Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use



1 Future Mixed-Use



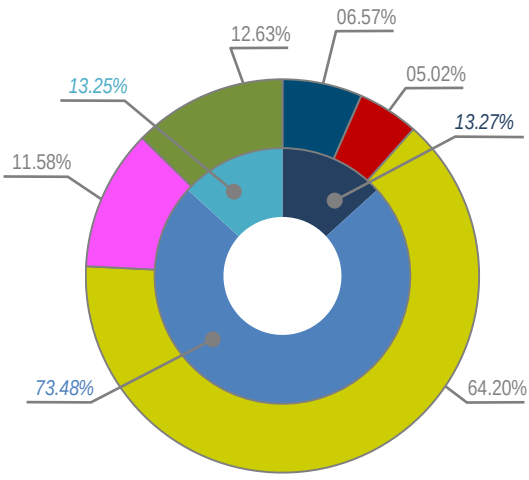
2 Future Suburban Residential



4 Future Business Center



2 Current Suburban Residential



BUILD OUT
3,861
12,530

CURRENT
244
2
790

% OF ROCKWALL
1.22%
0.11%
1.33%

COMMERCIAL	13.27%
RESIDENTIAL	73.48%
MIXED USE	13.25%

- MINOR COLLECTOR
- M4U
- TXDOT 6D

BUSINESS CENTER (BC)	140.62-ACRES
COMMERCIAL/RETAIL (CR)	107.49-ACRES
MIXED USE (MU)	247.86-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	1,374.03-ACRES
PARKS AND OPEN SPACE (OS)	270.30-ACRES

08 MARINA DISTRICT

DISTRICT DESCRIPTION

The *Marina District* is a residential district that is significantly developed with medium density, suburban housing. The Chandler's Landing Subdivision is the largest subdivision in the district and was constructed to take advantage of the views provided by Lake Ray Hubbard, which is situated west of the district. In addition to the Chandler's Landing Subdivision, the district also contains the Fox Chase, Benton Woods, and Rainbow Lake Estates subdivisions. Ridge Road [*FM-740*] provides the main north/south access, and bisects the district along the boundary of the Chandler's Landing Subdivision.

POINTS OF REFERENCE

A. Henry M. Chandler's Park
B. Chandler's Landing Marina
C. Chandler's Landing Community Park
D. Fox Chase Subdivision
E. Rainbow Lakes Estates Subdivision
F. Benton Woods Subdivision

DISTRICT STRATEGIES

The *Marina District* is significantly developed and is not anticipated to change its land use pattern in the future. As a result, this district's land use strategies are centered on infill and potential redevelopment. These policies are as follows:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing. Non-residential infill development should be designed utilizing an architectural style and scale that will be complementary to the adjacent residential structures and neighborhoods.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.

LAND USE PALETTES

- Current Land Use
- Future Land Use



1 Current Suburban Residential



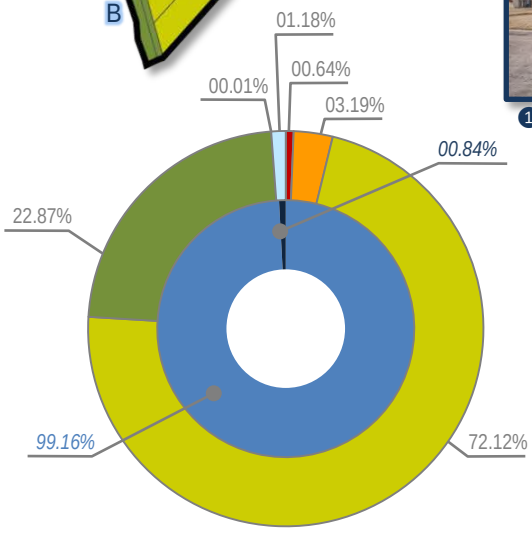
1 Current Suburban Residential



1 Current Suburban Residential

1 Current Suburban Residential

CURRENT		1,536
		6
		3,923
BUILD OUT		1,624
		4,146
% OF ROCKWALL		6.59%
		0.33%
		7.68%



COMMERCIAL	0.84%
RESIDENTIAL	99.16%
MIXED USE	0.00%

- MINOR COLLECTOR
- M4D
- M4U

CEMETERY (CEM)	0.03-ACRES
COMMERCIAL/RETAIL (CR)	2.80-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	14.04-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	317.63-ACRES
PARKS AND OPEN SPACE (OS)	100.71-ACRES
QUASI-PUBLIC (QP)	5.18-ACRES

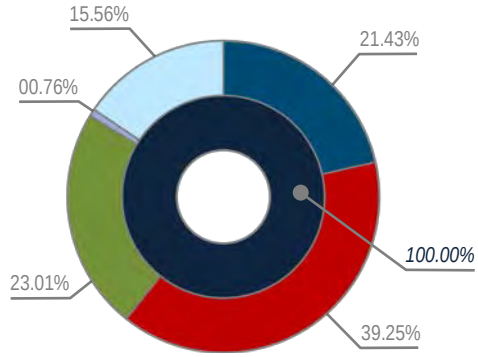
282

09 MEDICAL DISTRICT

CURRENT: 0 / 173 / 0

BUILD OUT: 0 / 0

% OF ROCKWALL: 0.00% / 9.79% / 0.00%



BUSINESS CENTER	36.01-ACRES
COMMERCIAL/RETAIL (CR)	65.95-ACRES
PARKS AND OPEN SPACE (OS)	38.65-ACRES
PUBLIC (P)	1.27-ACRES
QUASI-PUBLIC (QP)	26.14-ACRES

COMMERCIAL	100.00%
RESIDENTIAL	0.00%
MIXED USE	0.00%

MINOR COLLECTOR
M4U
M4D

DISTRICT DESCRIPTION

The *Medical District* is a highly specialized district that is characterized by the medical and professional offices, which line Horizon Road [*FM-3097*], Rockwall Parkway, and Tubbs Road. At the center of this district is Presbyterian Hospital of Rockwall, a ~100,000 SF full service hospital facility. Along the southern boundary of the district is a long-term rehabilitation center followed by an assisted living facility. Extending north from W. Ralph Hall Parkway are several retail and personal service businesses that transition the district from medical and professional offices to commercial/retail land uses, which are more characteristic of the land uses along Ridge Road [*FM-740*].

DISTRICT STRATEGIES

Currently, the *Medical District* is nearing buildout with only a few parcels of vacant land left in the central and southern areas of the district. Considering this, the following are the recommended strategies for this district:

1. *Business Center*. The Business Center (BC) areas surrounding the Presbyterian Hospital of Rockwall -- *which is the largest employer in the district* -- are designed to continue to attract medical and professional offices. These uses should support each other and continue to define the district.
2. *Commercial*. The crosshatched pattern on the northern side of the district represents a transitional area from the medical and professional office uses to the commercial/retail land uses that are more typical of the uses found along Ridge Road. It is anticipated that this area will continue to function in this manner, providing financial and retail services that support the district and the residential subdivisions surrounding this district. The commercial areas on the southern side of the district are less defined and should develop in accordance with the Commercial (C) land use designation.
3. *Infill Development*. Infill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map below. Buildings being proposed between Tubbs Road and Ralph Hall Parkway should take into account the residential subdivisions along Horizon Road [*FM-3097*] and Summer Lee Drive.

CROSSED HATCHED AREA DENOTES TRANSITION

↗ SOUTHWEST RESIDENTIAL DISTRICT (PAGE 1-30)

← HARBOR DISTRICT (PAGE 1-17)

MARINA DISTRICT (PAGE 1-20) →

B

A

C



1 Presbyterian Hospital of Rockwall

POINTS OF REFERENCE

A. The Park at Fox Chase
B. Fire Station #2
C. Rainbow Lake/Brockway Branch

LAND USE PALETTES

Current Land Use
Future Land Use



2 Kroger Signature Grocery Store



1 Lakeside Allergy, Ears, Nose & Throat



1 Broadmoor Medical Lodge

↓ CITY OF HEATH

283

10 NORTH LAKESHORE DISTRICT

DISTRICT DESCRIPTION

The *North Lakeshore District* is an established district that is significantly developed with medium density, suburban housing. Many of the subdivisions in this district are considered established and it is not anticipated that this district's development patterns will drastically change moving forward.

DISTRICT STRATEGIES

Currently, the *North Lakeshore District* is nearing its buildout capacity with only a few parcels of vacant land left in the northern areas of the district. Considering this, the following are the recommended strategies for this district moving forward:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products. Non-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
3. *Live/Work*. The live/work designations in this district are intended to provide a low intensity transition from residential properties to N. Goliad Street [*SH-205*]. These centers should be constructed to a similar residential scale as the adjacent residential properties.
4. *Land Use Scenarios*. Depending on adjacent development this area could also transition to a *Live/Work* or *Commercial* designation.
5. *Northern Lake Access*. The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).

POINTS OF REFERENCE

A. Nebbie Williams Elementary School
B. Rockwall Golf & Athletic Club
C. Grace Hartman Elementary School
D. Virginia Reinhardt Elementary School
E. SH-66 Boat Ramp

LAND USE PALETTES

☐ Current Land Use
☐ Future Land Use



1 Current Suburban Residential



1 Current Suburban Residential



1 Current Suburban Residential

LAKE ACCESS OPPORTUNITY AREA

→ NORTHERN ESTATES DISTRICT (PAGE 1-24)

A

LAND USE SCENARIOS



B

→ NORTHWEST RESIDENTIAL DISTRICT (PAGE 1-25)

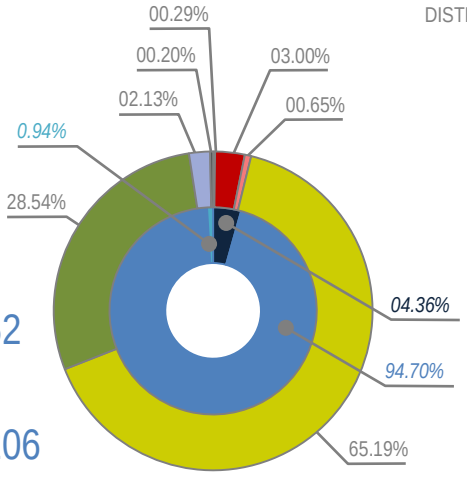
C

D

SOUTH LAKESHORE DISTRICT (PAGE 1-17) ↓

E

DOWNTOWN DISTRICT (PAGE 1-14) →



COMMERCIAL	4.36%	
RESIDENTIAL	94.70%	
MIXED USE	0.94%	

MINOR COLLECTOR	
M4U	
M4D	

CEMETERY (CEM)	3.76-ACRES
COMMERCIAL/RETAIL (CR)	56.94-ACRES
LIVE/WORK (LW)	12.29-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	1,237.76-ACRES
PARKS AND OPEN SPACE (OS)	541.83-ACRES
PUBLIC (P)	40.53-ACRES
QUASI-PUBLIC (QP)	5.58-ACRES

	CURRENT	% OF ROCKWALL	BUILD OUT
	4,052	20.26%	4,358
	65	3.58%	
	12,206	20.50%	13,135

284

11 NORTHEAST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *Suburban Residential*. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

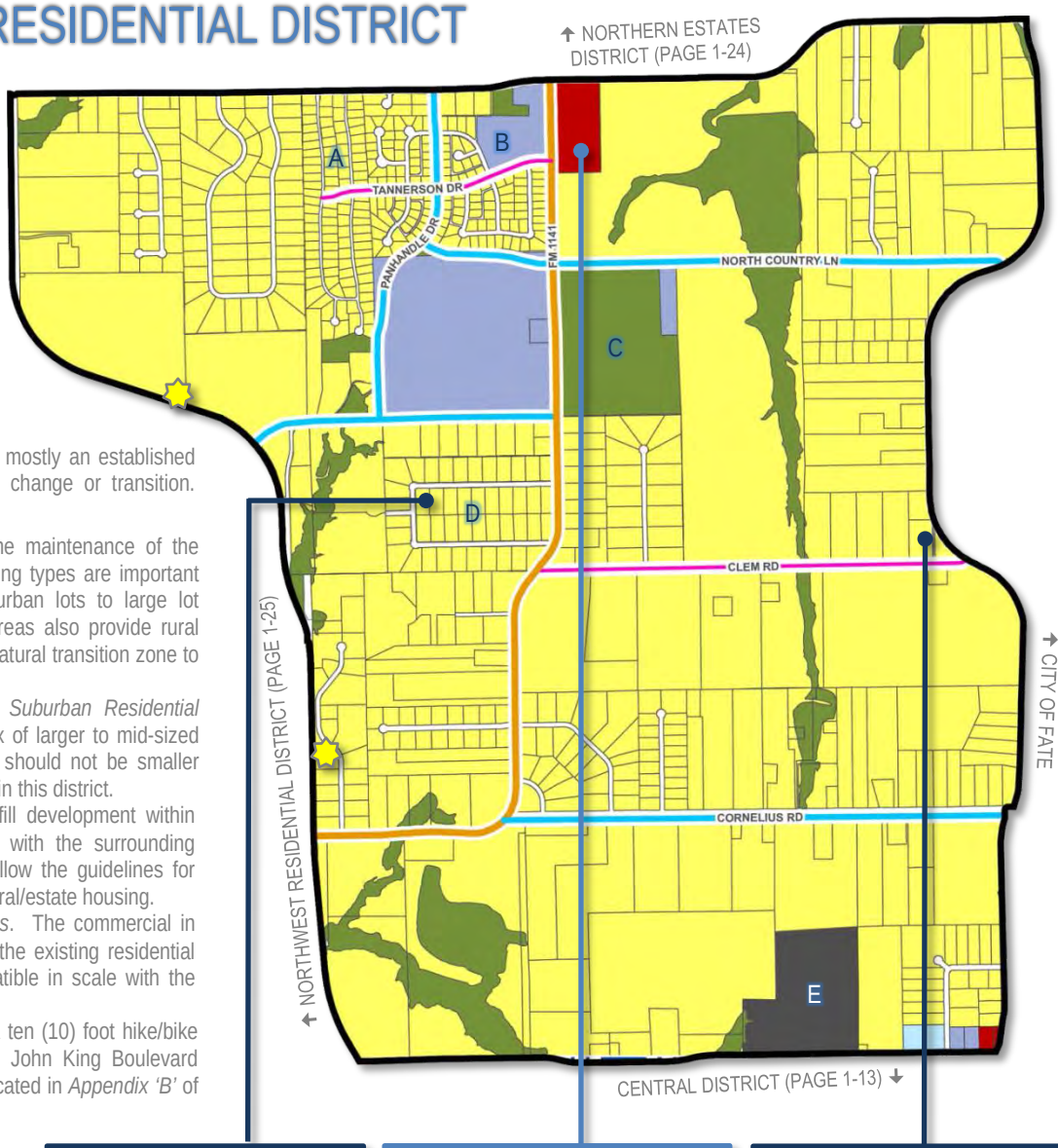
POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon




2 Current Suburban Residential

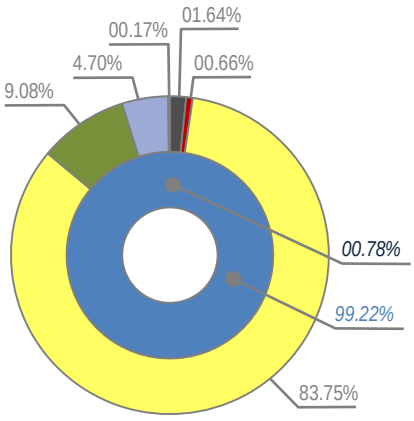

4 Future Neighborhood/Convenience Center


1 Current Rural Residential

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



MINOR COLLECTOR
M4U
M4D

COMMERCIAL	0.78%
RESIDENTIAL	99.22%
MIXED USE	0.00%

CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	13.02-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,646.83-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

285

12 NORTHERN ESTATES DISTRICT

DISTRICT DESCRIPTION

The *Northern Estates District* is characterized by its low-density, single-family residential housing. This area typically consists of estate and rural living on lots that range in size from one (1) to two (2) acres, to larger 50+ acre tracts of land. Breaking from this land use pattern is the Breezy Hill Subdivision, which is an estate style, master planned community that consists of lot sizes that range from 60' x 120' (7,200 SF) to 100' x 200' (20,000 SF).

POINTS OF REFERENCE

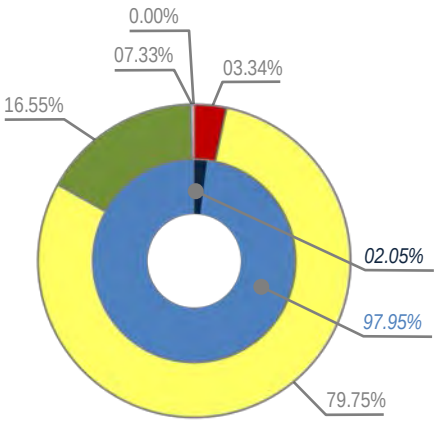
A. Park at Breezy Hill
B. Breezy Hill Subdivision
C. Hidden Valley Estates
D. Skyview Country Estates
E. Holiday Farm Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

	CURRENT	BUILD OUT	% OF ROCKWALL
	904	2,395	4.52%
	1	7,114	0.06%
	2,671		4.49%



COMMERCIAL	2.05%	
RESIDENTIAL	97.95%	
MIXED USE	0.00%	

COMMERCIAL/RETAIL (CR)	68.87-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,643.65-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	0.04-ACRES
PARKS AND OPEN SPACE (OS)	341.15-ACRES
QUASI-PUBLIC (QP)	7.33-ACRES

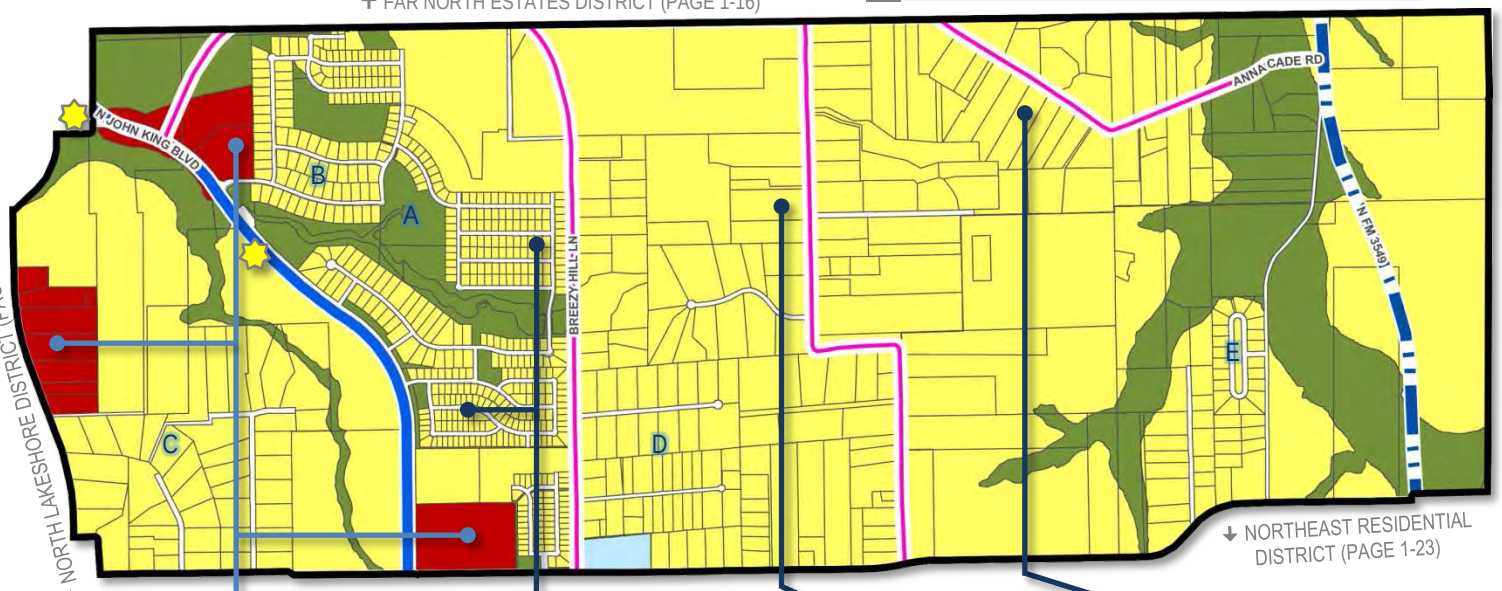
- MINOR COLLECTOR
- P6D
- TXDOT 4D

DISTRICT STRATEGIES

The *Northern Estates District* being mostly an established single-family district, is not anticipated to change or transition in the future. The following are the strategies for this district:

1. *Estate and Rural Residential*. *Estate* and *Rural Residential* are anticipated to continue to define this district, and the maintenance of these housing types is important to balancing the diversity of suburban lots to large lot housing. These areas also provide rural reserves for the City and create a natural transition zone from the Districts to the south, which have more *Suburban Residential*.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community like the Breezy Hill Subdivision, any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses.
4. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

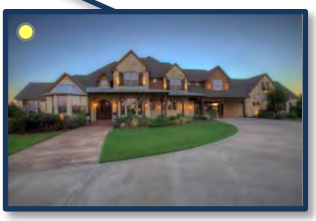
↑ FAR NORTH ESTATES DISTRICT (PAGE 1-16)



NORTH LAKESHORE DISTRICT (PAGE 1-22)
NORTHWEST RESIDENTIAL DISTRICT (PAGE 1-24)
NORTHEAST RESIDENTIAL DISTRICT (PAGE 1-23)


3 Future Neighborhood/Convenience Center


2 Current Suburban Residential


1 Current Estate Residential


1 Current Rural Residential

286

13 NORTHWEST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)



2 Shops at Stone Creek



1 Current Suburban Residential

← NORTH LAKESHORE DISTRICT (PAGE 1-22)

→ NORTHEAST RESIDENTIAL DISTRICT (PAGE 1-23)



2 Kroger Shopping Center

↓ DOWNTOWN DISTRICT (PAGE 1-14)

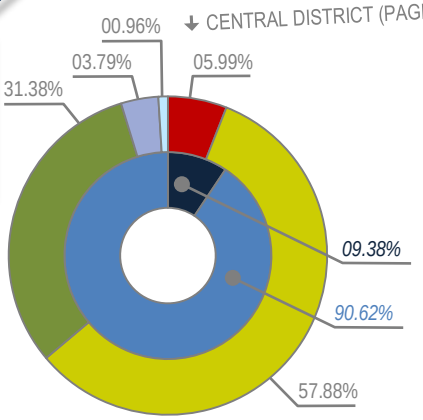


1 Current Suburban Residential



2 Future Neighborhood/Convenience Center

↓ CENTRAL DISTRICT (PAGE 1-13)



BUILD OUT
2,347
7,018

% OF ROCKWALL
8.91%
1.38%
8.95%

CURRENT
1,782
25
5,328

DISTRICT DESCRIPTION

The *Northwest Residential District* is characterized by the two (2) large master planned communities that make up the majority of the acreage in this district. These developments are the Caruth Lakes and Stone Creek Subdivisions. The remainder of this district is expected to develop with similar medium density residential housing product.

DISTRICT STRATEGIES

The *Northwest Residential District* is expected to continue to provide master planned suburban neighborhoods in the future and has no areas that are thought to be transitioning. Based on these assumptions the strategies for this district are as follows:

1. *Suburban Residential.* Many of the remaining tracts of land in this area have been entitled with planned development districts that are targeted at bringing similar *Suburban Residential* products as those that currently exist in the Caruth Lakes and Stone Creek Subdivisions. Any new residential development in these areas should be highly amenitized and include a mixture of lots similar to the lot mixture in the Stone Creek Subdivision.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas should provide pedestrian access between the *Neighborhood/Convenience Centers* and the *Suburban Residential* developments.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

POINTS OF REFERENCE

A. J. W. Williams Middle School
B. The Park at Stone Creek
C. Stone Creek Subdivision
D. Fire Station #3
E. The Parks at Squabble Creek
F. Caruth Lakes Subdivision

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

TXDOT 4D	
MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	9.38%
RESIDENTIAL	90.62%
MIXED USE	0.00%

COMMERCIAL/RETAIL (CR)	60.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	581.3-ACRES
PARKS AND OPEN SPACE (OS)	315.22-ACRES
PUBLIC (P)	38.11-ACRES
QUASI-PUBLIC (QP)	9.66-ACRES

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14 SCENIC DISTRICT

DISTRICT DESCRIPTION

The *Scenic District* is situated between S. Goliad Street [*SH-205*] and Ridge Road [*FM-740*], which are two (2) of the City's major north/south arterials. This district is significantly developed and has residential land uses that range from medium to high density. The area adjacent to Ridge Road represents a mixed-use district and includes one of the City's larger mixed residential/office developments (*i.e. the Commons*). In addition, this district has a large percentage (*~26.58%*) of public and quasi-public land uses, which include Rockwall High School, Yellow Jacket Park, Heritage Christian Academy and Our Lady of the Lake Catholic Church. This district should continue to function as it does today, with the vacant areas -- *designated for Commercial land uses* -- adjacent to Ridge Road [*FM-740*] eventually developing with office or neighborhood/convenience center uses that will service the residential areas on the west side of Ridge Road.

DISTRICT STRATEGIES

The *Scenic District* being significantly developed is not anticipated to change or transition in the future. As a result, the following are the strategies for this district:

1. *Live/Work*. The properties designated for *Live/Work* land uses (*i.e. at the end of Old County Road*) have limited access and low visibility making the land not suitable for retail land uses. In addition, one of the three (3) properties has already transitioned to a non-residential land use and one (1) of the properties is currently vacant. The flexibility provided by the *Live/Work* designation allows these properties to establish unique land uses that are destination type uses.
2. *Mixed-Use*. The mixed-use areas in this district are mostly established and are anticipated to continue to function as they do today. Any development of vacant land or redevelopment of these areas should generally conform to the existing land uses.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments in and adjacent to the district, and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses.
4. *Infill Development*. Infill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map.

POINTS OF REFERENCE

A. Rockwall Commons
B. Spring Sports Complex
C. Waterstone Estates Subdivision
D. Rockwall High School
E. Yellow Jacket Park

LAND USE PALETTES

- Current Land Use
- Future Land Use



3 Future Neighborhood/ Convenience Center



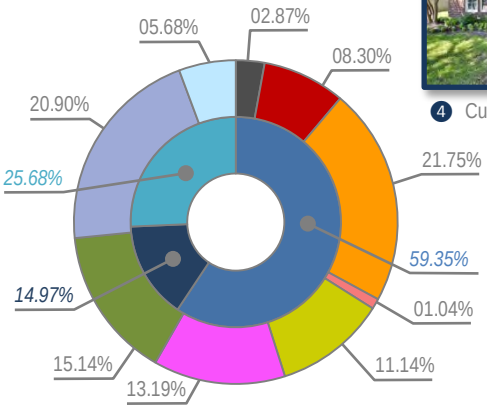
4 Current Suburban Residential



2 The Commons

MINOR COLLECTOR
M4D

COMMERCIAL	14.97%
RESIDENTIAL	59.35%
MIXED USE	25.68%



	CURRENT	BUILD OUT	% OF ROCKWALL
	1,040	1,092	5.20%
	71		3.91%
	2,309	2,424	3.88%

CEMETERY (CEM)	7.22-ACRES
COMMERCIAL/RETAIL (CR)	20.89-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	54.77-ACRES
LIVE/WORK (LW)	2.63-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	28.04-ACRES
MIXED USE (MU)	33.21-ACRES
PARKS AND OPEN SPACE (OS)	38.13-ACRES
PUBLIC (P)	52.63-ACRES
QUASI-PUBLIC (QP)	14.31-ACRES

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15 SOUTH LAKESHORE DISTRICT

DISTRICT DESCRIPTION

Like the *North Lakeshore District*, the *South Lakeshore District* is an established district that is significantly developed with medium density, suburban housing. Many of the subdivisions in this district are considered established, and are not anticipated to change. In addition, it is not expected that this district's development patterns will drastically change moving forward.

DISTRICT STRATEGIES

Currently, the *Sorth Lakeshore District* is nearing its buildout capacity with only a few parcels of vacant land left in the northern areas of the district. Considering this, the following are the recommended strategies for this district moving forward:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products. Non-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas may also contain office uses that are compatible with regard to traffic and intensity as the *Neighborhood/Convenience Centers*.
3. *Live/Work*. The live/work designations in this district are intended to provide a low intensity transition from residential to office for properties that front onto Ridge Road [*FM-740*]. These centers should be constructed to a similar residential scale as the adjacent residential properties.

POINTS OF REFERENCE

A. Lakeside Village Subdivision
B. Turtle Cove Subdivision
C. Lake Ridge Park Subdivision
D. Ridge Road Village Subdivision
E. Gardenhire Cemetery

LAND USE PALETTES

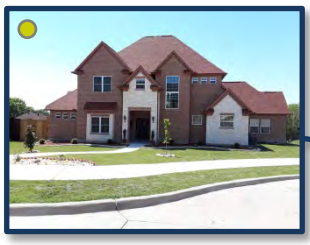
Current Land Use
Future Land Use



1 Current Suburban Residential



3 Dyer Insurance



1 Current Suburban Residential



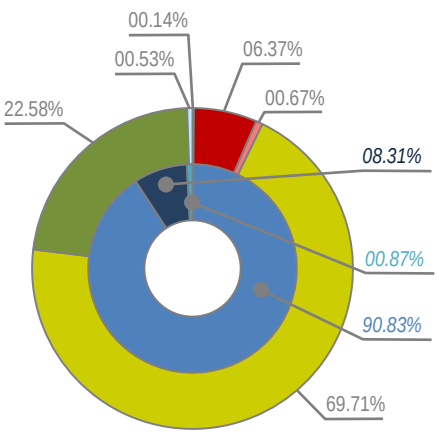
1 Current Suburban Residential



1 Current Suburban Residential



1 Current Suburban Residential



CURRENT
1,618
32
5,501

% OF ROCKWALL
8.09%
1.76%
9.24%

BUILD OUT
1,638
5,569

COMMERCIAL	8.31%
RESIDENTIAL	90.83%
MIXED USE	0.87%

MINOR COLLECTOR

CEMETERY (CEM)	0.75-ACRES
COMMERCIAL/RETAIL (CR)	34.92-ACRES
LIVE/WORK (LW)	3.66-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	381.87-ACRES
PARKS AND OPEN SPACE (OS)	123.68-ACRES
QUASI-PUBLIC (QP)	2.93-ACRES

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.

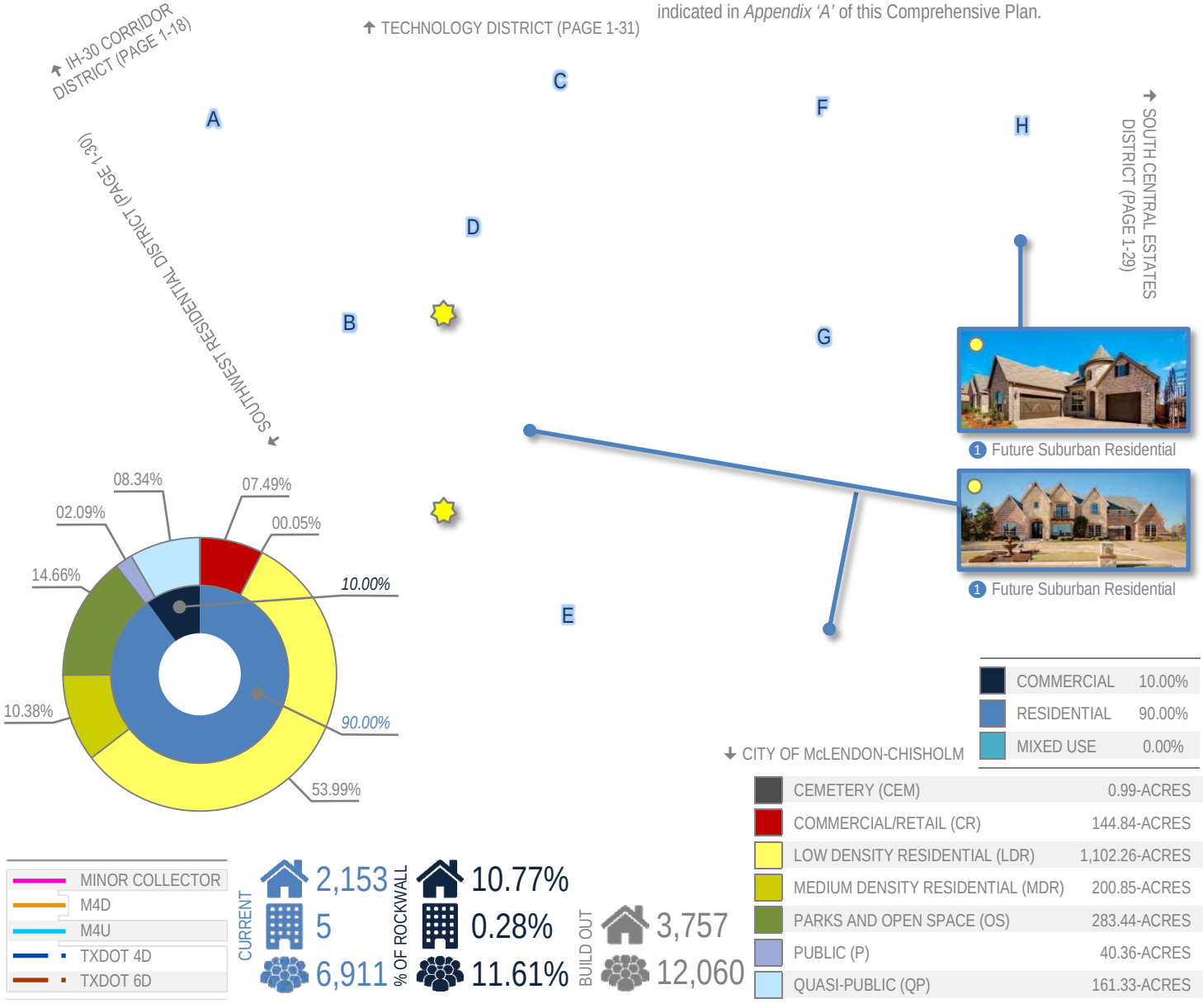
POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*



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17 SOUTH CENTRAL ESTATES DISTRICT

DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (*i.e. Equestrian Meadows*) and a medium density (*i.e. West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

POINTS OF REFERENCE

A. Equestrian Meadows Subdivision
B. Westhaven Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (*i.e. water and wastewater facilities*), the following are the recommended strategies for this district:

1. *Opportunity Zone (Intersection of SH-276 & FM-548)*. When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (*i.e. an environment that provides the ability to live, work, shop and dine*).
2. *Suburban Residential*. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
3. *Commercial/Retail Centers*. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Business Center*. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (*e.g. corporate headquarters*). This area is also suitable for mixed office/commercial land uses.



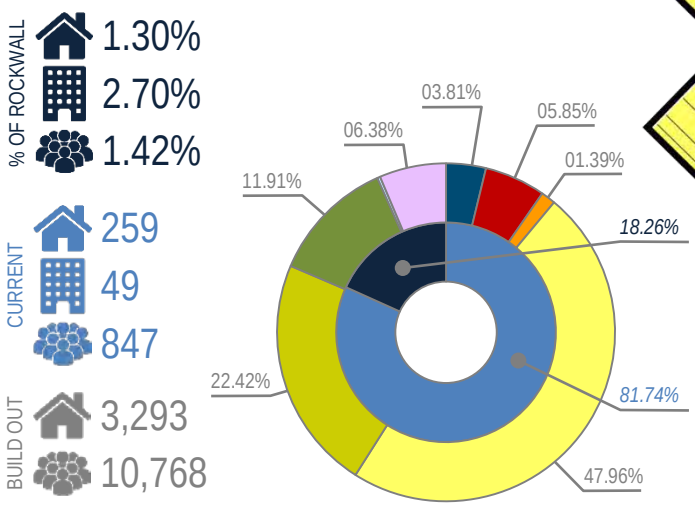
2 Future Suburban Residential



4 Future Business Center



2 Future Suburban Residential



COMMERCIAL	18.26%
RESIDENTIAL	81.74%
MIXED USE	0.00%

BUSINESS CENTER	106.13-ACRES
COMMERCIAL/RETAIL (CR)	162.92-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,336.88-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
PARKS AND OPEN SPACE (OS)	332.01-ACRES
QUASI-PUBLIC (QP)	7.79-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES

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18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



1 Current Suburban Residential



1 Current Suburban Residential



1 Future Suburban Residential



1 Current Suburban Residential

POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437

COMMERCIAL	20.04%	
RESIDENTIAL	79.96%	
MIXED USE	0.00%	

MINOR COLLECTOR	
M4D	
M4U	
TXDOT 4D	

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

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19 TECHNOLOGY DISTRICT

DISTRICT DESCRIPTION

The *Technology District* is primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base. This area benefits from easy access to IH-30 from John King Boulevard, Corporate Crossing, and SH-276 via SH-205. The district also contains a mixture of high to medium density residential land uses and several additional large vacant tracts of land that are entitled for low density residential land uses. The commercial areas adjacent to SH-276 contain a mixture of transitional uses and land uses targeted at supporting the existing and anticipated residential land uses. In the future, the *Technology District* is anticipated to continue to provide a mix of non-retail commercial and an assortment of housing options that will provide a balance with regard to the City's economic base and population.

POINTS OF REFERENCE

A. Townsend Village Subdivision
B. Rockwall Downes Subdivision
C. Sixteen 50 @ Lake Ray Hubbard Apartment Complex
D. Rockwall Economic Development Corporation's Technology Park

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

Considering the existing composition and future intent of the *Technology District*, the following are the strategies for this district:

1. *Technology/Employment Center*. Taking into consideration the City's desire to preserve the current residential to non-residential land use ratio, encroachment of incompatible land uses (*e.g. residential, commercial, etc.*) should be discouraged in areas designated for *Technology/Employment Center* land uses. This is especially important in the City's Technology Park, which is denoted in a red dashed line (---). These areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base. The areas adjacent to Rochelle Road should utilize large buffers, berms and landscaping to off-set adjacency to the residential areas on the east side of Rochelle Road.
2. *Suburban Residential*. The low density residential land uses on the east side of Rochelle Road should be large master planned communities that incorporate a mixture of lot types and housing products to create unique subdivisions of enduring value. These areas should be highly amenitized and utilize the existing floodplain/ponds for a robust trail and park system.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition to residential land uses. The existing transitional areas adjacent to SH-276 should be transition to neighborhood/convenience centers in the future.
4. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



1 Current Suburban Residential



1 Pegasus Foods



1 Future Technology/Employment Center



2 Future Suburban Residential





3 Future Neighborhood/Convenience Centers

COMMERCIAL	53.90%	
RESIDENTIAL	46.10%	
MIXED USE	0.00%	

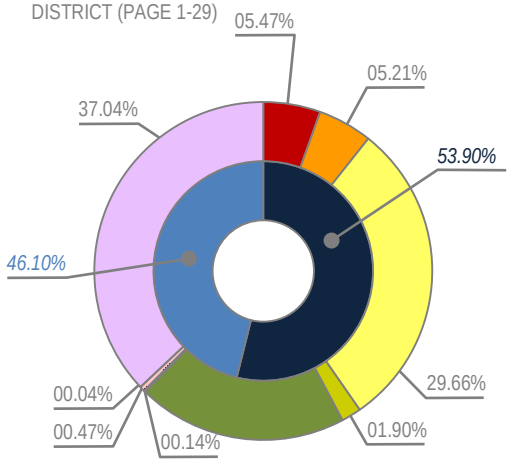
- MINOR COLLECTOR
- M4D
- M4U
- P6D
- TXDOT 4D

COMMERCIAL/RETAIL (CR)	78.42-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	74.61-ACRES
LOW DENSITY RESIDENTIAL (LDR)	425.14-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	27.22-ACRES
PARKS AND OPEN SPACE (OS)	287.78-ACRES
PUBLIC (P)	1.95-ACRES
QUASI-PUBLIC (QP)	0.61-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	6.76-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	530.85-ACRES

% OF ROCKWALL
3.51%
3.52%
2.61%

CURRENT
701
64
1,556

BUILD OUT
2,376
6,414



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20 SOUTHEAST ESTATES DISTRICT

DISTRICT DESCRIPTION

The *Southeast Estates District* consists of several large vacant tracts of land that are situated within the City's Extraterritorial Jurisdiction (ETJ). Currently, this area does not have any residences or commercial businesses situated within its boundaries, and all land in this area is consider raw or undeveloped land. This area is ideal for larger master planned communities; however, estate and rural residential could prove to be viable land use options due to the lack of infrastructure adjacent to and within this district. Depending on the timing of development and the eventual route of the Outer Loop this district could also develop with additional commercial forming at the proposed alignment of the Outer Loop and Wallace Road.



1 Future Suburban Residential



3 Future Neighborhood/Convenience Center

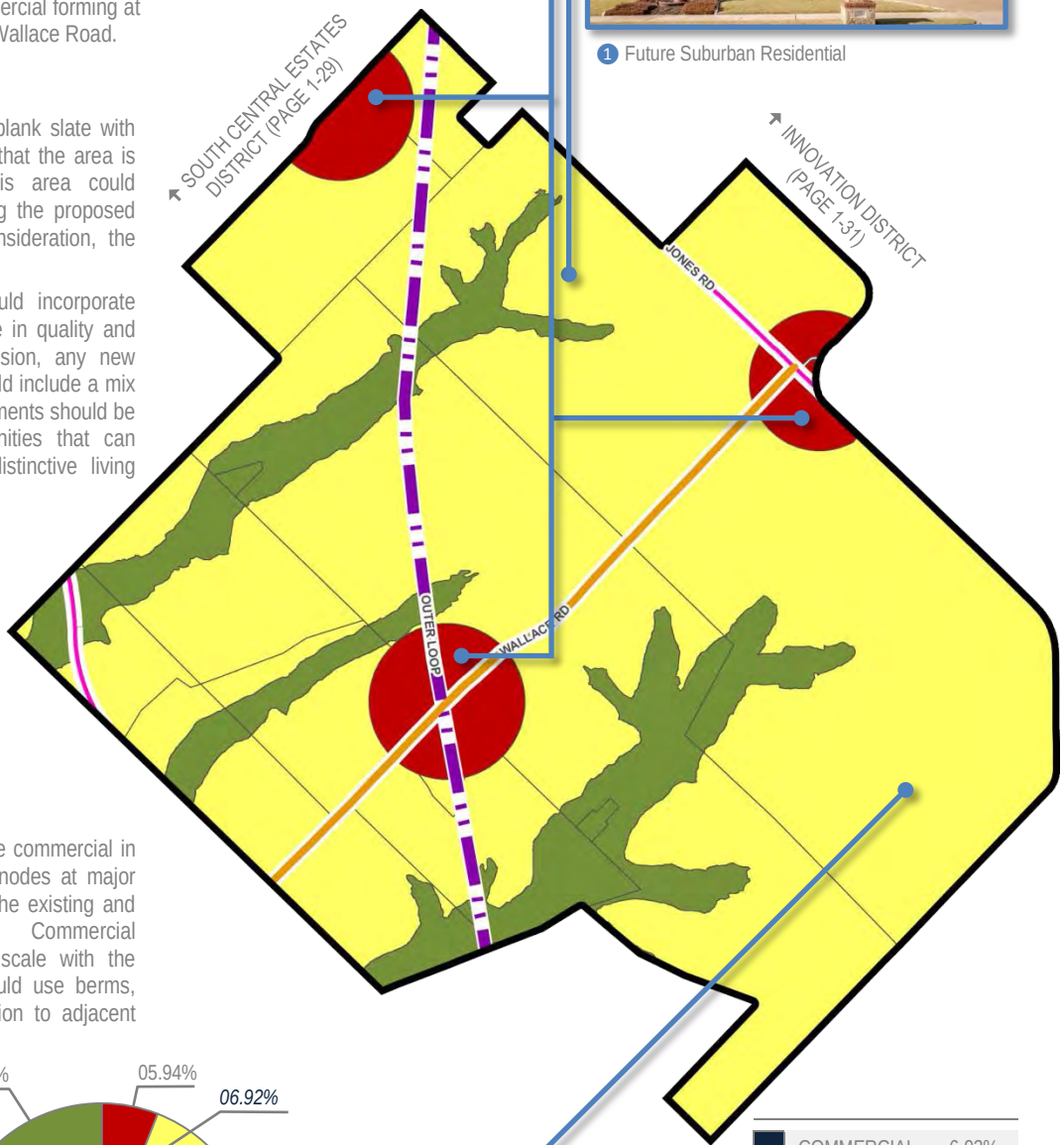


1 Future Suburban Residential

DISTRICT STRATEGIES

The *Southeast Estates District* is currently a blank slate with regard to land use and while it is anticipated that the area is ideal for master planned communities, this area could incorporate a major commercial corridor along the proposed Outer Loop alignment. Taking this into consideration, the following are the strategies for this district:

1. *Suburban Residential*. This area should incorporate master planned communities comparable in quality and composition to the Breezy Hill Subdivision, any new *Suburban Residential* developments should include a mix of large to mid-sized lots. These developments should be amenity rich and include unique amenities that can provide prospective residents with a distinctive living experience.
2. *Estate and Rural Residential*. An alternative to *Suburban Residential* would be *Estate* and *Rural Residential*. These types of housing could provide an alternative to master planned communities in this district, and could be setup on larger lots that support septic systems (*i.e. 1½-acres or greater*). These developments should be amenity rich and utilize floodplains and open spaces to create natural connections throughout the district.
3. *Neighborhood/Convenience Centers*. The commercial in this district is planned to be located in nodes at major intersection, and is intended to support the existing and proposed residential developments. Commercial development should be compatible in scale with the adjacent residential structures, and should use berms, landscaping and large buffers to transition to adjacent residential uses.

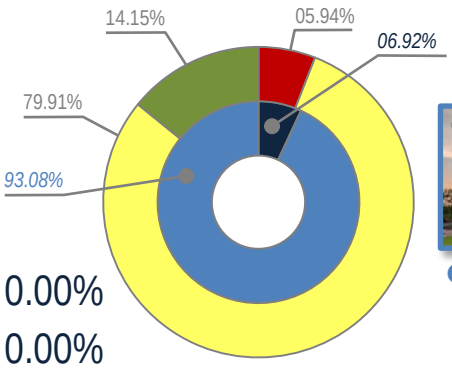




2 Estate and Rural Residential

LAND USE PALETTES

- Current Land Use
- Future Land Use



COMMERCIAL	6.92%
RESIDENTIAL	93.08%
MIXED USE	0.00%

MINOR COLLECTOR	
M4D	
OUTER LOOP	

COMMERCIAL/RETAIL (CR)	242.68-ACRES
LOW DENSITY RESIDENTIAL (LDR)	3,266.62-ACRES
PARKS AND OPEN SPACE (OS)	578.64-ACRES

	BUILD OUT	CURRENT	% OF ROCKWALL
	5,897	0	0.00%
	18,929	0	0.00%
		0	0.00%

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21 SUMMARY OF LAND USE PLAN

SUMMARY OF LAND USE PLAN IN ACRES BY DISTRICT, LAND USE DESIGNATION AND LAND USE

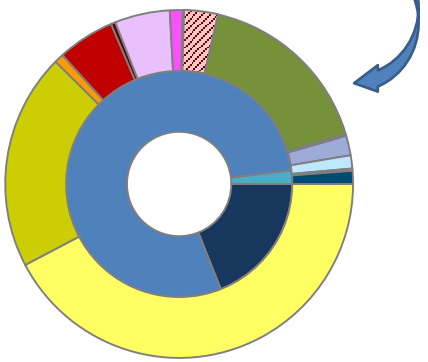
The following is a summary of the total acreage by *Land Use District* for each *Land Use Designation* and the corresponding land use breakdown at the time of the adoption of the Comprehensive Plan:

		RESIDENTIAL: 79.09%			COMMERCIAL: 19.00%					MIXED USE: 1.91%						
		LDR	MDR	HDR	CR	CI	TEC	SC	BC	MU	DT	LW	OS	P	QP	CEM
#	DISTRICT (PAGE #)															
01	CENTRAL (1-12)	234.39	134.46	30.62	133.44		390.78	0.07				23.13	228.02	212.77	23.65	0.18
02	DOWNTOWN (1-13)		248.09	6.27	24.06	5.82					38.24	23.73	51.16	35.21	18.89	17.11
03	EMPLOYMENT (1-14)	0.03	355.53		67.72		640.37		86.38				106.27	14.31	39.12	
04	FAR NORTH ESTATES (1-15)	2,265.23	131.27		48.50								981.02			
05	HARBOR (1-16)		35.22	48.42	14.25					83.60			9.97			1.43
06	IH-30 CORRIDOR (1-17)							957.15					37.03	28.31	39.49	
07	INNOVATION (1-18)		1,374.03		107.49				140.62	247.86			270.30			
08	MARINA (1-19)		317.63	14.04	2.80								100.71		5.18	0.03
09	MEDICAL (1-20)				65.95				36.01				38.65	1.27	26.14	
10	NORTH LAKESHORE (1-21)		1,237.77		56.94							12.29	541.83	40.53	5.58	3.76
11	NORTHEAST RESIDENTIAL (1-22)	1,646.83			13.02								178.54	92.45	3.25	32.34
12	NORTHERN ESTATES (1-23)	1,643.65	0.04		68.87								341.15		7.33	
13	NORTHWEST RESIDENTIAL (1-24)		581.43		60.20								315.22	38.11	9.66	
14	SCENIC (1-25)		28.04	54.77	20.89					33.21		2.63	38.13	52.63	14.31	
15	SOUTH LAKESHORE (1-26)		381.87		34.92							3.66	123.68		2.93	0.75
16	SOUTH CENTRAL RESIDENTIAL (1-27)	1,102.26	200.85		144.84								283.44	40.36	161.33	0.99
17	SOUTH CENTRAL ESTATES (1-28)	1,336.88	624.93	38.71	162.92		7.79		106.13				332.01		7.79	
18	SOUTHWEST RESIDENTIAL (1-29)	1,025.90	481.39		277.44	120.50							570.30		8.67	
19	TECHNOLOGY (1-30)	425.14	27.22	74.61	78.42		530.85	6.76						1.95	0.61	
20	SOUTHEAST ESTATES (1-31)	3,266.62			242.68								578.64			
		12,946.93	*6,159.77*	*267.44*	*1,625.35*	*126.32*	*1,569.79*	*963.98*	*369.14*	*364.67*	*38.24*	*65.44*	*5,126.07*	*557.90*	*373.93*	*56.59*
		42.29%	*20.12%*	*0.87%*	*5.31%*	*0.41%*	*5.13%*	*3.15%*	*1.21%*	*1.19%*	*0.12%*	*0.21%*	*16.75%*	*1.82%*	*1.22%*	*0.18%*

SUMMARY OF HOUSING, BUSINESSES AND POPULATION BY DISTRICT

The following is a summary of the number of housing units, businesses and total population broken out by the *Land Use Plan District* at the time of the adoption of the Comprehensive Plan and at the projected build out for the City:

		CURRENT						BUILD OUT			
#	DISTRICT (PAGE #)	Houses	%	Businesses	%	Population	%	Houses	%	Population	%
01	CENTRAL (1-12)	220	1.10%	71	3.91%	488	0.82%	681	1.43%	1,512	1.03%
02	DOWNTOWN (1-13)	926	4.63%	248	13.64%	2,370	3.98%	1,037	2.17%	2,639	1.80%
03	EMPLOYMENT (1-14)	202	1.01%	105	5.78%	644	1.08%	987	2.07%	3,149	2.15%
04	FAR NORTH ESTATES (1-15)	256	1.28%	5	0.00%	791	1.33%	4,269	8.94%	13,191	9.02%
05	HARBOR (1-16)	1,292	6.46%	119	6.55%	3,915	6.58%	1,921	4.02%	5,821	3.98%
06	IH-30 CORRIDOR (1-17)	0	0.00%	571	31.41%	0	0.00%	0	0.00%	0	0.00%
07	INNOVATION (1-18)	244	1.22%	2	0.11%	790	1.33%	3,861	8.09%	12,530	8.56%
08	MARINA (1-19)	1,536	7.68%	6	0.33%	3,923	6.59%	1,624	3.40%	4,146	2.83%
09	MEDICAL (1-20)	0	0.00%	173	9.79%	0	0.00%	0	0.00%	0	0.00%
10	NORTH LAKESHORE (1-21)	4,052	20.26%	65	3.58%	12,206	20.50%	4,358	9.13%	13,135	8.98%
11	NORTHEAST RESIDENTIAL (1-22)	625	3.13%	18	0.99%	1,844	3.10%	1,964	4.11%	5,794	3.96%
12	NORTHERN ESTATES (1-23)	904	4.52%	1	0.06%	2,671	4.49%	2,395	5.02%	7,114	4.86%
13	NORTHWEST RESIDENTIAL (1-24)	1,782	8.91%	25	1.38%	5,328	8.95%	2,347	4.92%	7,018	4.80%
14	SCENIC (1-25)	1,040	5.20%	71	3.91%	2,309	3.88%	1,092	2.29%	2,424	1.66%
15	SOUTH LAKESHORE (1-26)	1,618	8.09%	32	1.76%	5,501	9.24%	1,638	3.43%	5,569	3.81%
16	SOUTH CENTRAL RESIDENTIAL (1-27)	2,153	10.77%	5	0.28%	6,911	11.61%	3,757	7.87%	12,060	8.24%
17	SOUTH CENTRAL ESTATES (1-28)	259	1.30%	49	2.70%	847	1.42%	3,293	6.90%	10,768	7.36%
18	SOUTHWEST RESIDENTIAL (1-29)	2,190	10.95%	188	10.34%	7,437	12.49%	4,251	8.90%	14,108	9.64%
19	TECHNOLOGY (1-30)	701	3.51%	64	3.52%	1,556	2.61%	2,376	4.98%	6,414	4.38%
20	SOUTHEAST ESTATES (1-31)	0	0.00%	0	0.00%	0	0.00%	5,897	12.35%	18,929	12.94%
		20,000	*100.00%*	*1,818*	*100.00%*	*59,533*	*100.00%*	*47,748*	*100.00%*	*146,321*	*100.00%*



LAND USE DESIGNATIONS:
- *LDR*: Low Density Residential
- *MDR*: Medium Density Residential
- *HDR*: High Density Residential
- *CR*: Commercial/Retail
- *CI*: Commercial/Industrial
- *TEC*: Technology/Employment Centers
- *SC*: Special Commercial Corridor
- *BC*: Business Center
- *OS*: Parks and Open Space
- *LW*: Live/Work
- *MU*: Mixed-Use
- *DT*: Downtown
- *CEM*: Cemetery
- *P*: Public
- *QP*: Quasi-Public

LAND USE:
- Commercial
- Residential
- Mixed Use

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CHAPTER 02
ENVIRONMENT AND ECOLOGY



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01 VISION STATEMENT

The City should encourage stewardship of the natural environment and seek to protect its open spaces, floodplains, creeks, and natural habitats to promote an environmentally conscious community and to preserve these valuable resources for future generations.

02 GOALS AND POLICY STATEMENTS

GOAL 01 | PRESERVATION

Strive to maintain and preserve plant and animal habitat areas and corridors in a functional, native condition.

GOAL 02 | FLOODPLAINS

Preserve floodplains to reduce the risk of flooding and to provide recreational opportunities in the form of an open space and trail system.

POLICIES

1. Encourage regional stormwater detention[1] systems in lieu of individual lot detention systems.
2. Encourage developments that incorporate floodplains as recreational opportunities, natural amenities and vegetative screens from adjacent land uses.
3. Continue to require that no improvements or alterations -- *including stormwater detention systems* -- be constructed within floodplains.
4. Ensure that open space is accessible to all of Rockwall citizens by providing public access.

GOAL 03 | TREE COVERAGE

Protect, improve, and increase tree coverage for existing and new developments throughout the City to ensure that the benefits provided by trees are maintained and improved for the community.

GOAL 04 | ENVIRONMENTAL PLANNING AND DESIGN

Make a conscious effort to implement planning and design principles targeted at reducing energy costs and increasing environmental

[1]: Regional stormwater detention in this case refer to facilities that are strategically located within a development to support the drainage and detention needs of two (2) or more parcels of land regardless of size.

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quality by encouraging development that is environmentally sensitive.

POLICIES

1. Encourage the use of green building principles and practices in the construction of new buildings and the rehabilitation of existing buildings.
2. Maximize open space through the preservation of natural floodplains, creation of parks, and conservation of environmentally sensitive areas to reduce the heat island effect.
3. Encourage environmentally conscious site layout and density requirements that will minimize the need for continuously high levels of energy consumption (*e.g. require open space developments that preserve natural green spaces*).
4. Reduce the need for unnecessary paving by reducing all on-site parking requirements and allowing narrower streets as may be deemed appropriate.

GOAL 05 | LIGHT POLLUTION

Continue to minimize the impact of lighting from non-residential land uses in accordance with the City's Dark Sky ordinance and to reduce light pollution for neighboring residential areas.

GOAL 06 | WATER CONSERVATION

Encourage water conservation by employing the use of the most current techniques and processes to ensure the most efficient and effective strategies are in place to protect and conserve the City's water resources.

GOAL 07 | AIR & WATER QUALITY

Continue to maintain and exceed local and state air and water quality standards, and continue to be a prime example of an environmentally conscious community.

POLICIES

1. Require and encourage the preservation of open space throughout developments to allow ground absorption of water, and the natural filtering and cleaning effect of soil and plant material to improve ground and stream water quality.
2. Encourage the use of native and/or drought-tolerant plant and tree species along with organic mulch for landscaping to minimize fertilizers and excessive water use.
3. Encourage and require the interconnectedness of streets and trails between neighborhoods, retail, recreation and other community services to minimize trip length and congestion.
4. Provide transportation alternatives (*e.g. on-demand transit services for special populations, and hike/bike trails*).
5. Encouraging mixed use in those areas designated as Mixed-Use on the Future Land Use Map contained in this Comprehensive Plan.

GOAL 08 | EDUCATION

Look for opportunities to implement education and recognition programs for environmental stewardship to continue to promote an environmentally conscious community.

03 IMPLEMENTATION STRATEGIES

1. Review the Master Trail Plan on an annual basis to ensure that trails and floodplain conform to the policies contained in this Comprehensive Plan. In addition, public access points for the trail system should be identified.
2. Review the City's development, landscape and tree mitigation requirements contained in the Unified Development Code to ensure that a sufficient amount of open space is being required with all developments (*residential and non-residential*), and that the expansion of any non-residential development requires trees to be planted proportionally to the proposed scope of work.
3. Work with the North Texas Municipal Water District (NTMWD) and its member/customer cities to encourage the use of existing water conservation plans and evaluate opportunities for the reuse of wastewater effluent to promote water conservation throughout the City.
4. Review the City's development requirements contained in the Unified Development Code to ensure that they do not discourage green building practices and principles.
5. Review the parking standards contained in Article VI, *Parking and Loading*, of the Unified Development Code to establish maximum parking ratios and ensure current parking ratios are appropriate for each specified land use, and to consider flexibility in cases of redevelopment.
6. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for changes in annual growth/development patterns.



Bridge at Shores Park 2018: A pedestrian bridge connecting two (2) play areas and extending over a riparian area at Shores Park.



Butterfly Garden at Shores Park 2017: Volunteers plant flowers at the butterfly gardens at Shores Park.



Butterfly Garden at Emerald Bay Park 2017: A butterfly siting on a wildflower in the butterfly garden at Emerald Bay Park.



Bluebonnet Fields at Harry Myers Park 2018: Bluebonnets bloom in the wild flower fields at Harry Myers Park.



PICKENS LAKE 2016: PEOPLE CANOEING AT PICKENS LAKE AT HARRY MYERS PARK.

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CHAPTER 03
PARKS, OPEN SPACE AND TRAILS





01 VISION STATEMENT

Design, construct and maintain a citywide system of parks, trails and natural open space in perpetuity, which will provide opportunities for citizens in the City of Rockwall to experience nature, create a sense of community, and engage in memorable and enriching activities. The system of parks, trails, and natural open space should reflect the level of character, quality and care that communicates responsible stewardship, pride of place and encourages citizens to GO OUTSIDE AND PLAY!

02 GOALS AND POLICY STATEMENTS

GOAL 01 | PARKS, OPEN SPACE, AND TRAILS

Develop and maintain a comprehensive parks, open space and trail system that incorporates a creative mix of green spaces, and takes advantage of Rockwall's unique open space amenities.

POLICIES

1. Continue to implement the acquisition and development goals and policies concerning neighborhood and community parks established in the Parks, Recreation and Open Space Master Plan. This includes the following:
    - Develop the Community Parks Program by identifying alternative funding sources that can support three (3) community parks (*i.e. a north and south community park and Harry Myers Park*).
    - Identify and acquire property for the location of a Community Park south of IH-30.
    - Continue to strive to meet the neighborhood park goal of providing a minimum of 11-acres of contiguous parkland in each park district.
2. Explore opportunities to evaluate and address the demand for additional sports facilities and fields within the community.
3. Encourage the creation of small, private greens and common areas in new neighborhoods, commercial shopping centers, and industrial developments for the purpose of enhancing the character, desirability and quality of social interaction in the city.

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4. Encourage development so that every Rockwall resident is located within ½-mile of a public or private park and/or a *multi-use trail*[1] or trail.

GOAL 02 | PUBLIC USE OF WATERFRONTS

Actively explore opportunities for the use of waterfront property along the Lake Ray Hubbard shoreline and preserve those areas for public use.

POLICIES

1. Preserve the waterfront areas that are identified in this Comprehensive Plan for the use and enjoyment of the public.
2. Explore the potential for parks, passive greenway spaces, and trails at appropriate locations along the shoreline of Lake Ray Hubbard consistent with the area identified in the *Future Land Use Plan*.
3. Utilize the property adjacent to the Harbor District to create a unique park amenity that will serve the residents in the immediate area and serve as a destination.

GOAL 03 | CONSERVATION AREAS

Identify and incorporate conservation areas (*i.e. floodplains and prairie land*) into the city's comprehensive park plan to serve as a preservation tool for protecting the city's natural areas, and to provide for an interconnected greenbelt and trail system.

POLICIES

1. Continue to require the preservation of floodplains (*i.e. no improvements or alterations be constructed within a floodplain*).
2. Look for opportunities to preserve the Texas Blackland Prairie, which is an important historic, natural feature within the City.
3. Look for opportunities to establish multi-use trails.
4. Incorporate other sensitive natural features into the City's greenbelt and trail network (*e.g. areas with steep slopes, sensitive habitats, floodplains, etc.*).

[1]: *A multi-use trail is a trail that can be utilized by bicyclists, walkers and runners for both transportation and recreation. These trails can be can be paved or unpaved.*

GOAL 04 | MAINTENANCE AND CUSTOMER SERVICE

Continue to develop high quality, first-class park and open space amenities, and provide superior maintenance and customer service to all the city's citizens.

POLICIES

1. Continue to engage the Parks Board to review all proposed park and open space amenities associated with new development to ensure the City is receiving viable parkland and open space from the standpoints of quality, durability, access, and maintenance.
2. Look to establish high amenity/low maintenance equipment and improvements that will serve the community's needs in all new and existing parkland.
3. Maintain adopted maintenance standards for all public land and amenities.

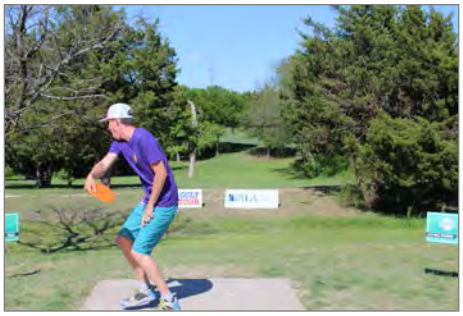
03 IMPLEMENTATION STRATEGIES

1. Review the Mandatory Parkland Dedication Ordinance to incorporate requirements relating to the dedication of trails for all residential and non-residential developments in accordance with the *Master Trail Plan* contained within this Comprehensive Plan.
2. Review the Mandatory Parkland Dedication Ordinance for the purpose of creating Community Park Districts.
3. Review the Parks, Recreation and Open Space Plan and this Comprehensive Plan on a five (5) year basis to ensure the documents goals and policies conform.
4. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for changes in the Parks, Recreation and Open Space Master Plan.
5. Consider the creation of a capital project and amenity life-cycle replacement plan that includes projected budget needs.

04 MAP INDEX

See the following map located in Appendix C, *Maps*, of this Comprehensive Plan:

- Master Trail Plan Map (2)



Harry Myers Disc Golf Course 2017: Disc golfer tees off at the Disc Golf Pro Tour at Harry Myers Disc Golf Course.



Harry Myers Pool 2017: Swim classes for kids ages 5-12, all skill levels at Harry Myers Pool.



Little Athletes Program 2011: Kids playing flag football as part of the Little Athletes Program for preschoolers.



National Archery Day 2016: Kids learning archery at Harry Myers Park as part of archery camp.



Rockwall Baseball & Softball League (RBSL) Spring Picnic 2016: RBSL Awards Ceremony at the Spring Picnic.



EASTER EGG HUNT 2014:
12TH ANNUAL EASTER EGG HUNT AT HARRY MYERS PARK..

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CHAPTER 04
INFRASTRUCTURE



01 VISION STATEMENT

The City of Rockwall shall place the same level of importance to the construction and maintenance of the City's infrastructure as to the construction of new facilities, and ensure that all streets, water, wastewater and drainage/detention facilities compliment the City's land use goals while being adequately sized to serve and support the future growth of the community.

02 GOALS AND POLICY STATEMENTS

02.01 TRANSPORTATION AND STREETS

GOAL 01 | STREET NETWORK

Continue to create an interconnected and diverse street network that compliments the City's existing and future land uses.

POLICIES

1. Create connections to establish continuity between key thoroughfares.
2. Discourage the use of *cul-de-sacs* in residential subdivisions in support of providing connected streets that offer multiple points of access to all single-family homes.
3. Design new street systems -- *and explore opportunities to modify existing ones* -- to create an interconnected transportation network that offers flexibility of routes and modes of transportation, disperses automobile traffic efficiently, shortens walking distances and lends order and coherent structure to the community.
4. Maximize the current capacity of the existing transportation system by designing and implementing improvements that utilize the City's existing rights-of-way.
5. Evaluate the City's streets and alleyways on a five (5) year basis to account for changes in growth and demand, and to help prioritize and schedule projects on the City's Capital Improvement Plan (CIP).

GOAL 02 | TRANSPORTATION POLICIES AND DESIGN

Balance transportation options by utilizing policies and design approaches that require all streets be planned, designed, operated, and maintained to facilitate the convenient and efficient access for automobiles while providing

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safe, well designed pedestrian and bicycle facilities.

POLICIES

1. Provide a safe and walkable district in the Downtown area that provides connections to all adjacent districts and that tie into the City's Master Trail Plan.
2. Enhance walkability with an interconnected pattern of streets, continuous sidewalks, short blocks, and safe pedestrian crossings.
3. Create a long-range transportation plan for improving bicycle mobility and access in the city.
4. Ensure that the City's Master Trail Plan provides a citywide, interconnected trail system.
5. Focus retail, employment, and higher density housing developments -- *consistent with the Future Land Use Map contained in this Comprehensive Plan* -- into walkable, mixed-use districts.
6. Encourage developments utilizing Traditional Neighborhood Development (TND)[1] principles, which place an emphasis on sidewalks/trails, mixed land uses, smaller blocks, connected street patterns, etc. to create a more aesthetically pleasing and maintainable transportation system.
7. Work with Texas Department of Transportation (TXDOT) to identify and implement safe pedestrian routes across the City's major thoroughfares.

GOAL 03 | NEIGHBORHOOD STREETS

Design neighborhood streets for low speeds to encourage walking, bicycling, and social interaction.

POLICIES

1. Design streets with roadway geometrics (*e.g. street width, centerline radii of curves, stopping sight distances on hills and curves, intersection turning radii, etc.*) that discourage speeding.
2. Encourage and allow on-street parking -- *where feasible* -- especially adjacent to parks, schools and open space.
3. Use of traffic calming policies (*e.g. planted medians, street trees, traffic circles, neck downs, etc.*) to address speed problems on existing streets.

GOAL 04 | NATURAL ENVIRONMENT

Design new roadways and improve existing roadways in a way that respects the natural environment.

POLICIES

1. Neighborhood streets should be designed to run parallel to the natural contours of an area -- *where possible* -- to avoid the stair-stepping of lots, unless the stair-stepping of lots will preserve attractive views. In these cases, streets may be permitted to transverse the topography.
2. In neighborhoods or subdivisions designed to incorporate a lower density rural-style, vegetated roadside swales can be utilized as opposed to *curb-and–gutter* systems to minimize infrastructure cost, enhance the treatment of stormwater run-off, and support a countryside aesthetic.
3. Roadway alignments and cross-sections should be designed to preserve significant expanses of existing trees.
4. Discourage street improvements that require the removal of mature street trees.
5. Work with the existing topography to provide grade-separated crossings for bicycle and pedestrian paths where appropriate.

GOAL 05 | STREET FURNITURE

Use street furniture on key streets to enhance their functions, appearance, and comfort.

POLICIES

1. Provide street furnishings (*e.g. benches, waste containers, flower shrub planters, trees, bollards lampposts, kiosks, etc.*) on streets where walking is desirable and encouraged.

GOAL 06 | THOROUGHFARE PLAN

Continue to support, review, and amend the adopted Thoroughfare Plan contained in this Comprehensive Plan to account for changes in land use patterns and transportation needs throughout the City, and to enhance minor collector continuity, provide accessibility to activity centers, and provide for effective delivery of emergency services.

GOAL 07 | INTERGOVERNMENTAL COOPERATION

Continue to work with the Texas Department of Transportation (TXDOT) to optimize access and circulation along IH-30, SH-205, Ridge Road [FM-740], Horizon Road [FM-3097], FM-3549, SH-276, FM-552, SH-66, FM-1141 and FM-549.

02.02 WATER, WASTEWATER, DRAINAGE AND DETENTION

GOAL 01 | FUTURE SERVICE DEMANDS

Maintain a Citywide water distribution system and wastewater collection system to meet the future demands of the City.

POLICIES

1. Evaluate the water and wastewater master plans on a five (5) year basis to account for changes in growth and demand, and to help prioritize and schedule projects on the City's Capital Improvement Plan (CIP).
2. Utilize impact fees to construct projects that are identified on the Impact Fee Study.
3. Update the Impact Fee Study on a five (5) year basis to ensure that the water/wastewater system will be capable of handling system demands.

GOAL 02 | EXISTING SYSTEM

Maintain the integrity and reliability of the existing water distribution system and wastewater collections system, and remain in compliance with local, state, and federal requirements.

POLICIES

1. Develop and implement an Asset Management System (AMS) to provide a reliable conduit to evaluate and update public infrastructure.
2. Verify the structural integrity of the City's water distribution and wastewater collection systems.
3. Identify and replace substandard water and wastewater lines as feasible based on the City's annual budget.

[1]: *Traditional Neighborhood Development or Traditional Neighborhood Design (TND) is a development model that utilizes traditional town planning principles to create village-style developments. To qualify as a TND, a project should incorporate a range of housing types, a network of well-connected streets and blocks, vibrant public spaces, and have amenities and institutions within walking distance of residences.*

GOAL 03 | AFFECTS OF LAND USE ON THE EXISTING SYSTEM

Plan for and identify potential impacts on the existing water and wastewater systems due to changes in land use.

POLICIES

1. Advise elected officials of potential impacts on the City's water and wastewater systems caused by proposed changes in zoning and land use decisions.

GOAL 04 | REGIONAL DETENTION

Promote and encourage regional detention[2] for the purpose of clustering open space/green space/natural space and landscaped area within large developments and maximizing contiguous development area.

GOAL 05 | DETENTION PONDS

Detention ponds should be well landscaped with plants and trees that will create picturesque open spaces that can be easily maintained.

GOAL 06 | STORMWATER CARRYING CAPACITY

Evaluate the existing capacity of the stormwater system to determine carrying capacity.

POLICIES

1. Update the Master Drainage Study to account for growth in the community and the use of new technologies.
2. Explore the possibility of creating a Drainage Utility District (DUD) fee on all existing and new developments in the City.

03 IMPLEMENTATION STRATEGIES

03.01 TRANSPORTATION AND STREETS

1. Review and revise the Master Thoroughfare Plan on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan, and to account for annual changes in land use patterns and transportation needs.
2. Review and revise the Paving Assessment on a five (5) year basis to account for changes in roadway conditions.
3. Review and revise the City Master Trail Plan to account for changes in the City's Master Thoroughfare Plan.
4. Review the City's community design elements and develop a Community Design Plan that can address the use of street furniture throughout the City.
5. Review the City's existing thoroughfares to look for opportunities to redevelop existing right-of-ways utilizing the goals and policies contained in this Comprehensive Plan.
6. Ensure that the City's *Standards of Design and Construction Manual* allows for the implementation of Traditional Neighborhood Development (TND) principles.

03.03 WATER, WASTEWATER, DRAINAGE AND DETENTION

1. Review and revise the water and wastewater master plans every five (5) years to account for changes to the future land use map and population projects.
2. Review and revise the Impact Fee Study on a five (5) year basis to account for changes to the Future Land Use Map and population projections.
3. Utilize CityWorks Asset Management System software to evaluate the existing water/wastewater system and streamline reoccurring maintenance.
4. Camera all existing wastewater lines to evaluate the structural integrity and capacity of each segment, and log into the Asset Management System.
5. Utilize the City's Geographic Information Systems (GIS) software to track and evaluate existing waterlines, and create a replacement program.
6. Incorporate an infrastructure section into staff's development case memorandums to account for potential impacts/needs for zoning changes that propose more intense land uses.
7. Review Drainage Utility Districts (DUD) in other cities and create a feasibility report on DUD's to report to the City Manager and City Council.
8. Review and revise the Master Drainage Study on an as needed basis (*i.e. upon the annexation of new land or changing of land use*).

04 MAP INDEX

See the following maps located in Appendix C, *Maps*, of this Comprehensive Plan:

- Master Thoroughfare Plan (3)
- Master Water Distribution System Plan (4)
- Master Wastewater Collection System Plan (5)

05 STREET CROSS SECTIONS

The City of Rockwall has a variety of developments from low-density rural developments to mixed-use, pedestrian oriented retail districts. These various developments all have different needs with regard to the necessary street cross section needed to adequately serve the development. For example, the mixed-use, pedestrian oriented retail district requires a higher capacity street cross section that incorporates curb and gutter, street trees, and on-street parking. Whereas, a low-density rural development would require a smaller, two (2) lane roadway that incorporates either curb and gutter or drainage swales depending on the desired design of the community.

In certain parts of the City, it may be necessary to modify the required street cross sections to account for unique circumstances and to account for existing right-of-ways. As a general principal all streets and roadways should attempt to incorporate the following:

- A minimum of a six (6) foot planting strip of accent trees and shrubs.
- A minimum of a five (5) foot sidewalk.

Both of these elements will create a pedestrian friendly streetscape that gives the feeling of enclosure or separation from the main traffic lanes of the street cross section. For non-residential development the five (5) foot sidewalk should be increased to provide a greater sense of pedestrian protection.

The following are the recommended typical street cross sections that should be used in the community. Each street cross section indicates road type, symbol, and abbreviation that correspond to the Master Thoroughfare Plan. In addition, the general design standards have been provided for reference.

[2]: *While the word regional can sometimes indicate a large area, regional detention facilities in this case refer to facilities that are strategically located within a development to support the drainage and detention needs of two (2) or more parcels of land regardless of size.*

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05 STREET CROSS SECTIONS
01 RURAL LOCAL ROADWAYS

ROAD TYPE: RURAL LOCAL, TWO (2) LANE, UNDIVIDED ROADWAY
ABBREVIATION: RL2
DESIGN STANDARDS: *[1]* 50' ROW, *[2]* NO ON-STREET PARKING, *[3]* 30 MPH DESIGN SPEED, & *[4]* NO CURB AND GUTTER



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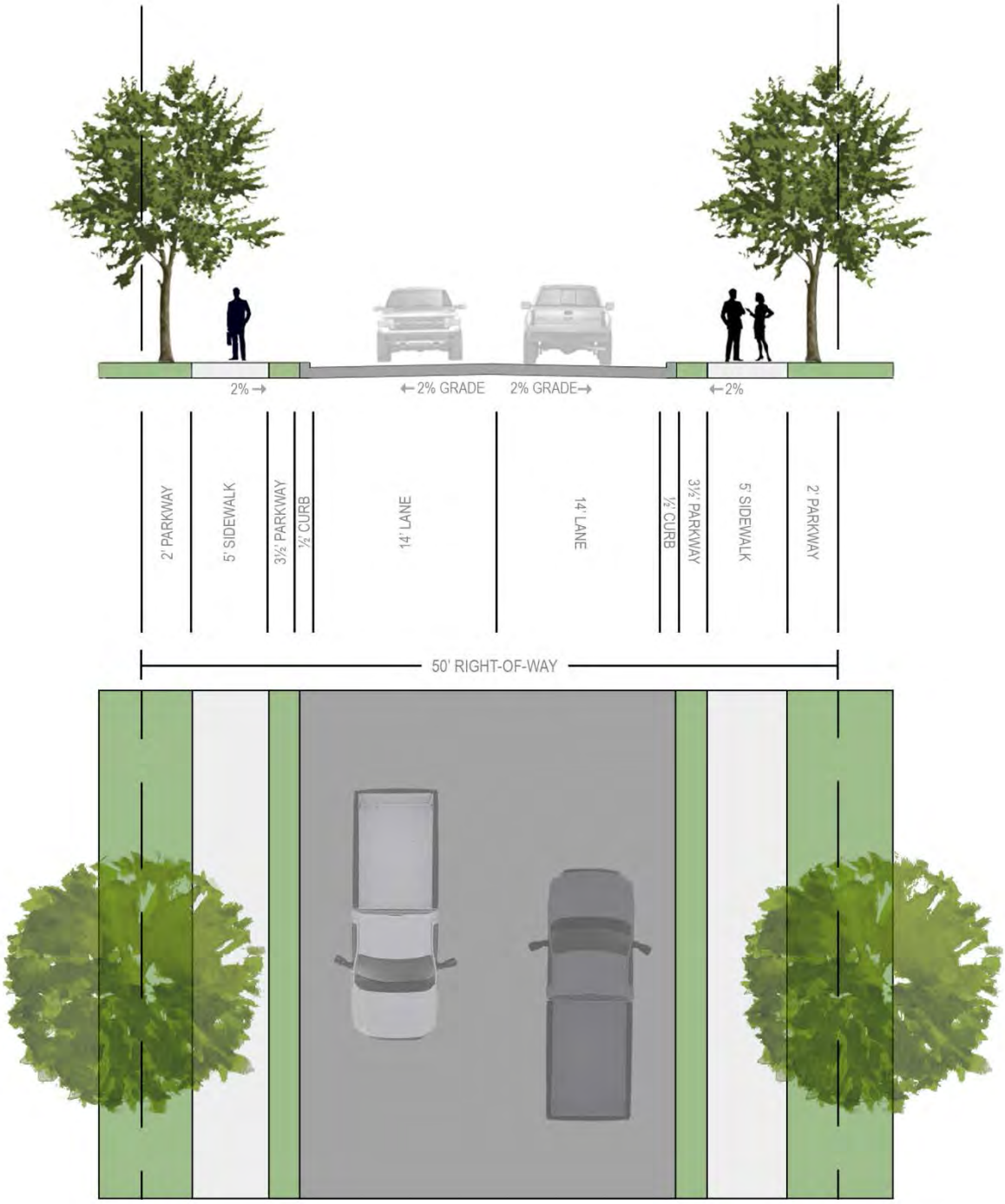
05 STREET CROSS SECTIONS
02 RESIDENTIAL STREETS

ROAD TYPE: RESIDENTIAL, TWO (2) LANE, UNDIVIDED ROADWAY
ABBREVIATION: R2
DESIGN STANDARDS: [*1*] 50' ROW, [*2*] NO ON-STREET PARKING, & [*3*] 30 MPH DESIGN SPEED



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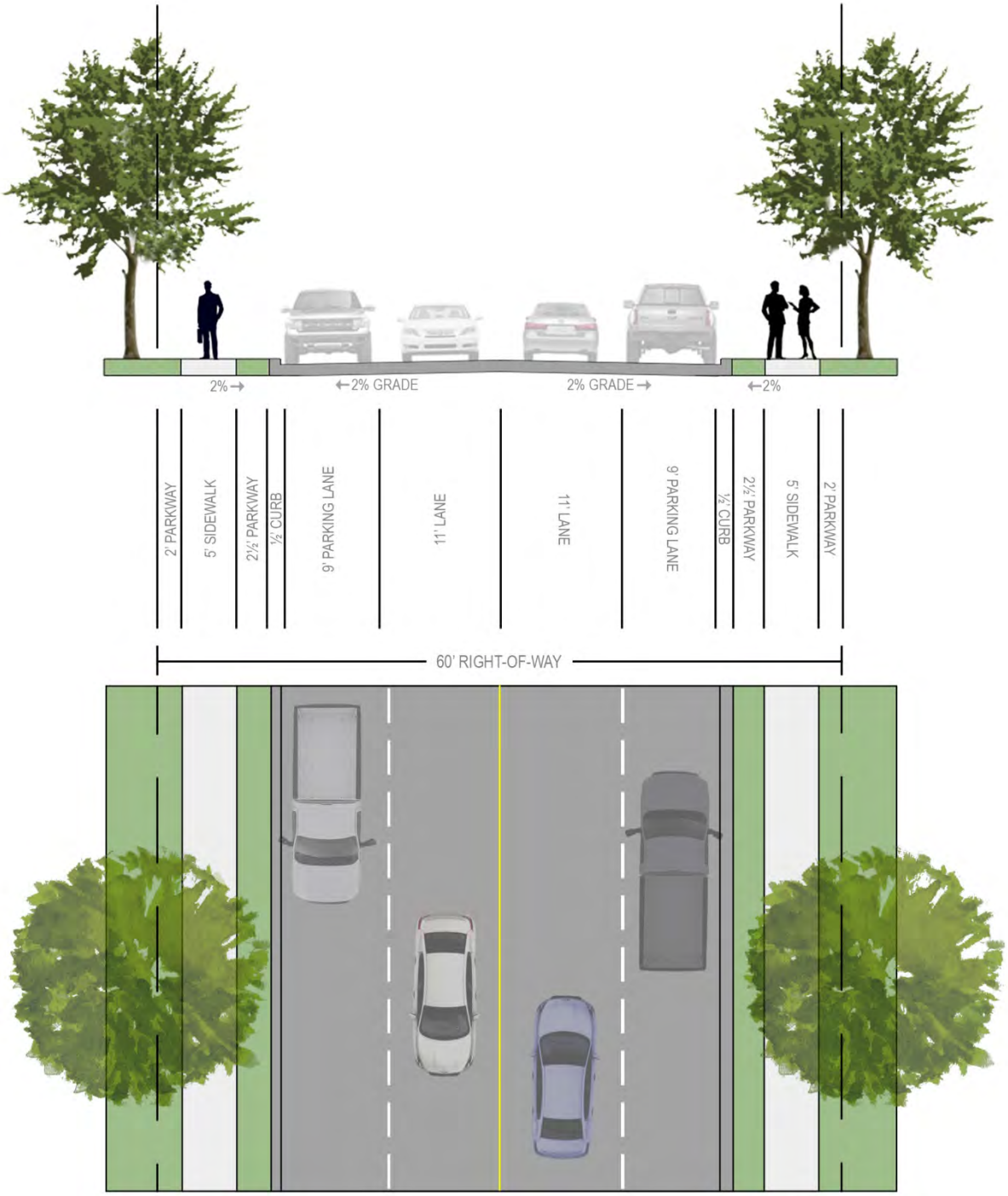
05 STREET CROSS SECTIONS
03 MINOR COLLECTORS

ROAD TYPE: MINOR COLLECTOR, TWO (2) LANE, UNDIVIDED ROADWAY
ABBREVIATION: MC
DESIGN STANDARDS: [*1*] 60' ROW, [*2*] TWO (2) ON-STREET PARKING LANES, & [*3*] 30 MPH DESIGN SPEED



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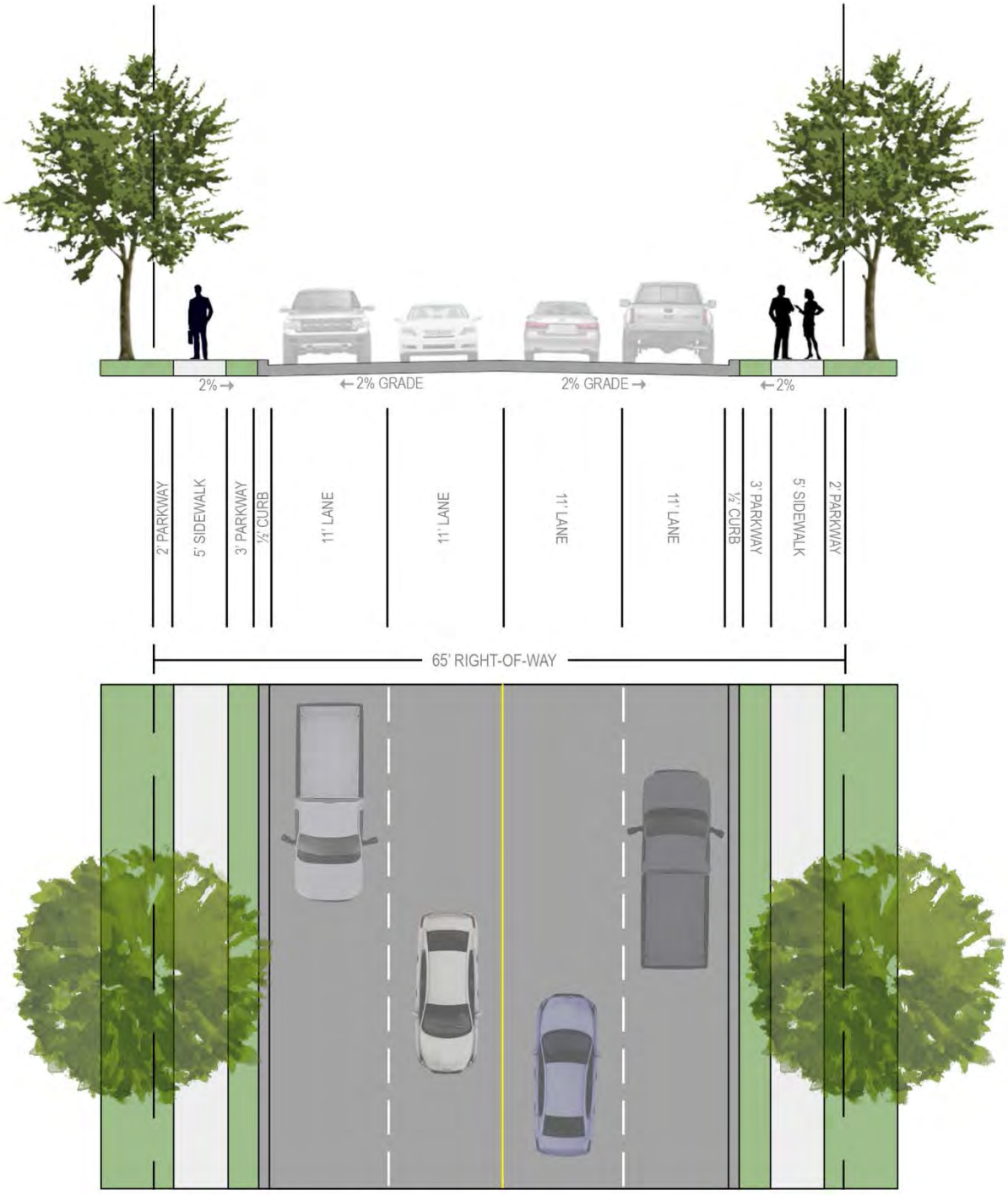
05 STREET CROSS SECTIONS
04 MAJOR COLLECTORS

ROAD TYPE: MAJOR COLLECTOR, FOUR (4) LANE, UNDIVIDED ROADWAY
ABBREVIATION: M4U
DESIGN STANDARDS: [*1*] 65' ROW, [*2*] NO ON-STREET PARKING, & [*3*] 35 MPH DESIGN SPEED



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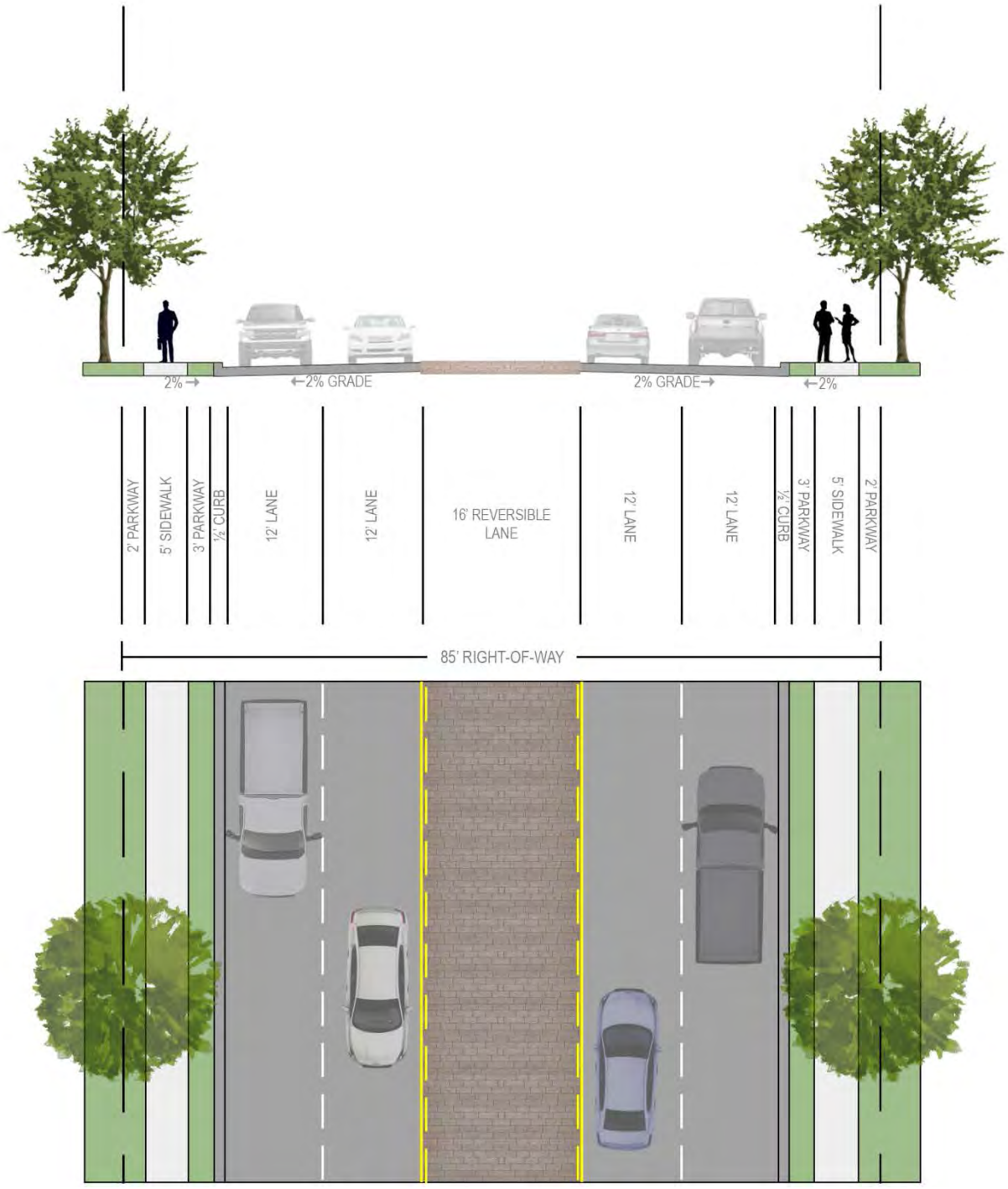
05 STREET CROSS SECTIONS
04 MAJOR COLLECTORS

ROAD TYPE: MODIFIED MAJOR COLLECTOR, FOUR (4) LANE, UNDIVIDED ROADWAY
ABBREVIATION: M4U-M
DESIGN STANDARDS: [*1*] MAXIMUM OF 85' ROW, [*2*] NO ON-STREET PARKING, [*3*] 35 MPH DESIGN SPEED, & [*4*] REVERSIBLE LANE



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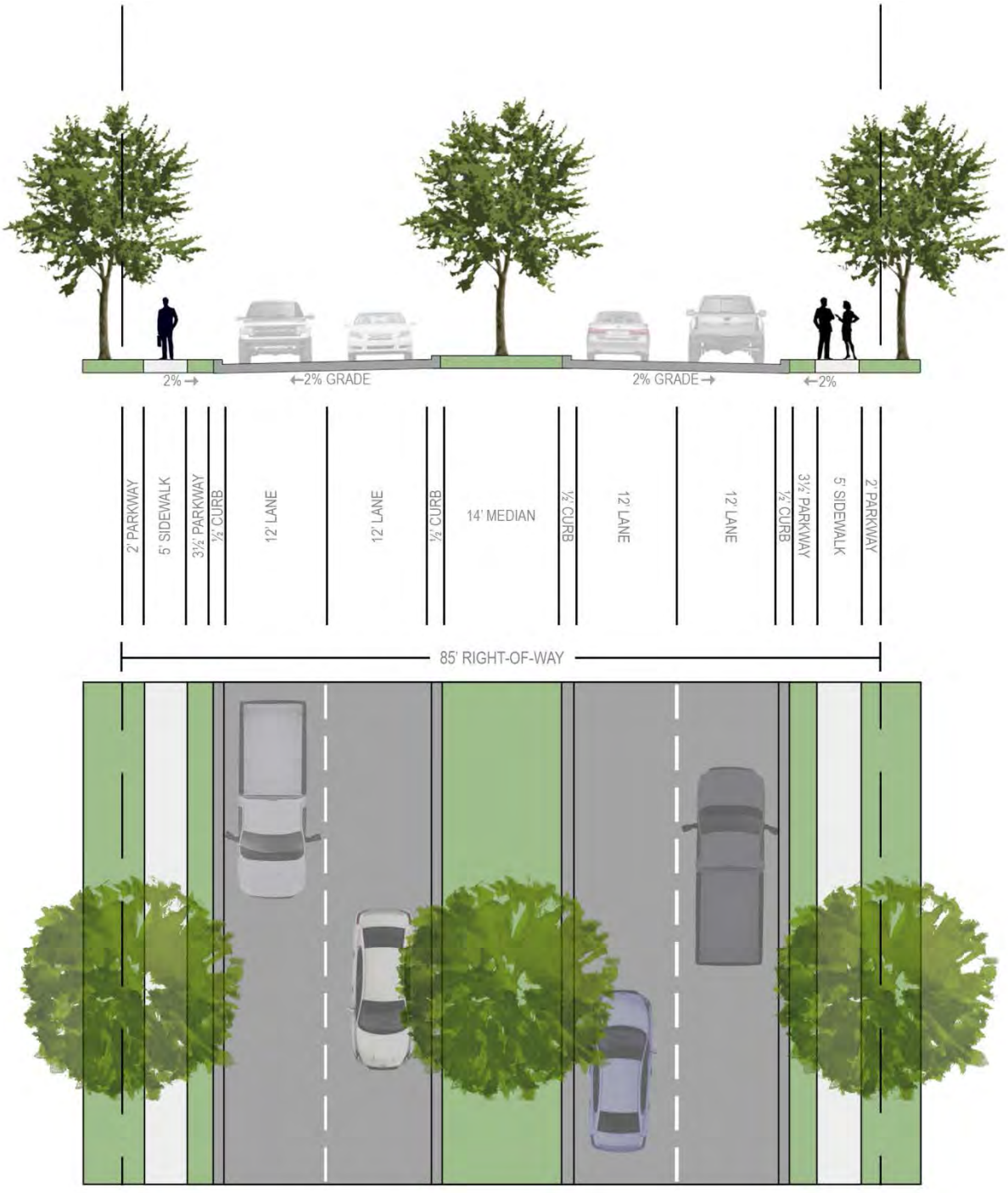
05 STREET CROSS SECTIONS
04 MAJOR COLLECTORS

ROAD TYPE: MAJOR COLLECTOR, FOUR (4) LANE, DIVIDED ROADWAY
ABBREVIATION: M4D
DESIGN STANDARDS: [1] 85' ROW, [2] NO ON-STREET PARKING, & [3] 40 MPH DESIGN SPEED



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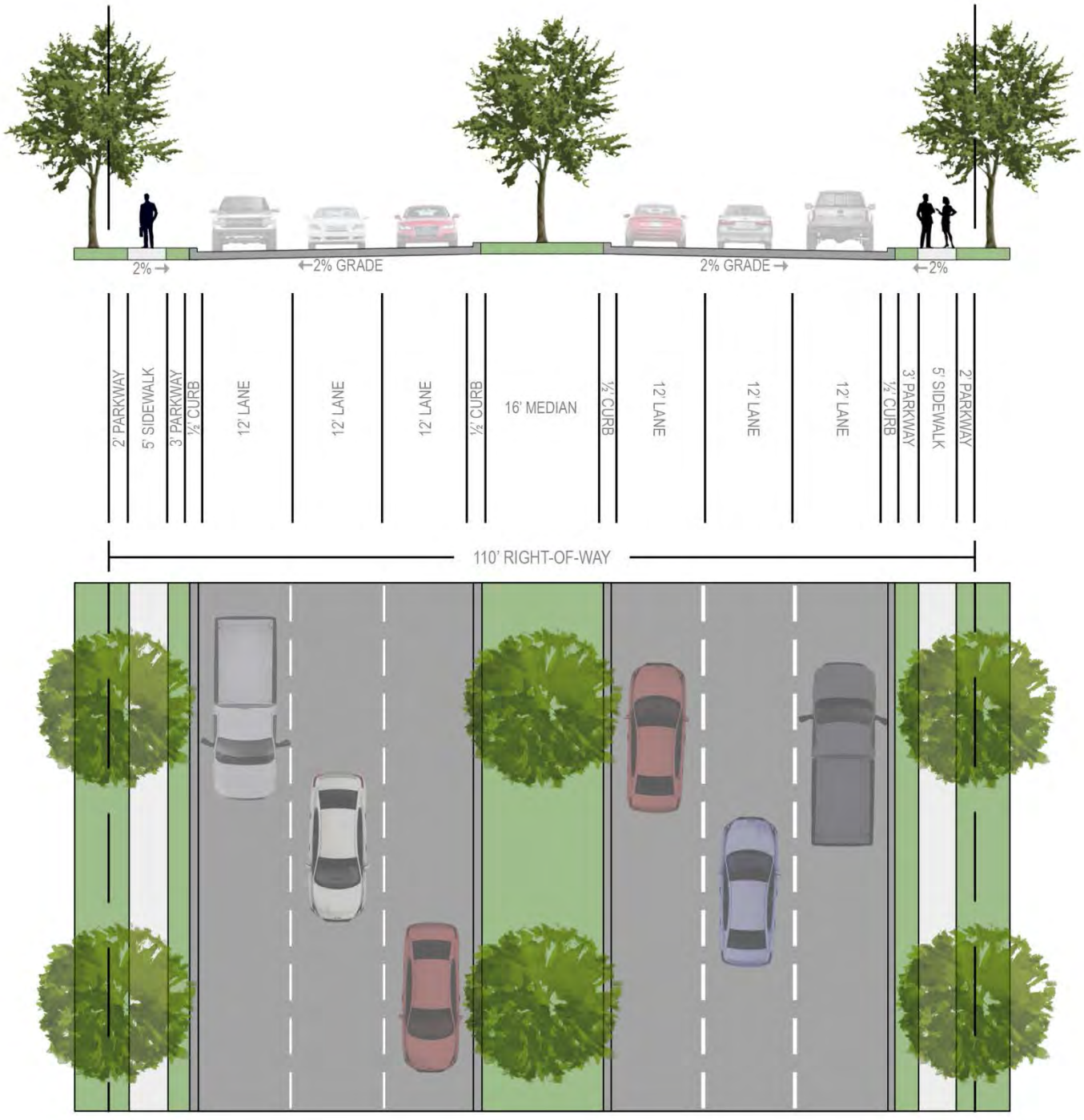
05 STREET CROSS SECTIONS
05 PRINCIPLE ARTERIALS

ROAD TYPE: PRINCIPAL ARTERIAL, SIX (6) LANE, DIVIDED ROADWAY
ABBREVIATION: P6D
DESIGN STANDARDS: [*1*] 110' ROW, [*2*] NO ON-STREET PARKING, & [*3*] 45 MPH DESIGN SPEED



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05 STREET CROSS SECTIONS
06 TXDOT ROADWAYS

ROAD TYPE: TEXAS DEPARTMENT OF TRANSPORTATION PRINCIPLE ARTERIAL ROADWAYS
ABBREVIATION: TXDOT4D & TXDOT6D
DESIGN STANDARDS: [*1*] 120' ROW, [*2*] NO ON-STREET PARKING, & [*3*] VARIABLE DESIGN SPEED















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CHAPTER 05
PUBLIC HEALTH, SERVICES AND SAFETY



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01 VISION STATEMENT

The City of Rockwall will continue to provide its citizens and visitors with the highest level of municipal services. This includes providing recreational and programming opportunities aimed at allowing citizens the ability to choose a healthy lifestyle, public services that are superior to other cities in the region, and public safety services that ensure a safe and secure community.

02 GOALS AND POLICY STATEMENTS

02.01 PUBLIC HEALTH

GOAL 01 | HEALTHY LIFESTYLE

Encourage community design that promotes options for physical activity, and the choice of a healthy lifestyle.

POLICIES

1. Residential and non-residential development should be designed with access to trails and parks to promote physical activity.
2. Explore opportunities for the incorporation of specialized recreational amenities (*e.g. kayak/canoe launches, mountain bike trails, etc.*).
3. Residential development should be located and designed to ensure that all homes in the City are located within a 15 minute walk (*or ½-mile*) of a Neighborhood Park.
4. Look to increase recreational bicycle and pedestrian activity and connectivity throughout the City.

GOAL 02 | EVENTS FOR ACTIVE LIFESTYLES

Encourage City events that promote healthy and active lifestyles.

POLICIES

1. Continue to provide Rockwall's citizens with access to healthy, locally grown foods through the Downtown Farmers Market.
2. Continue to provide events and programs like Family Fun Fridays, outdoor education, and local partnerships that promote a healthy and active lifestyle.

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GOAL 03 | PROGRAMS FOR SENIORS

Look to expand programming targeted at senior citizens to address the growing number of retirees in the City.

POLICIES

1. Continue to offer fitness programs, volunteer opportunities, and other social events for seniors targeted at active and social aging.

02.02 PUBLIC SERVICES

GOAL 01 | LEVEL OF SERVICE

Strive to provide the highest level of service (*i.e. proactive, reactive and coactive*) by ensuring that there are proper public facilities to serve the community consistent with the City's growth and financial abilities.

POLICIES

1. Maximize the efficiency and effectiveness of the City's current public facilities to extend their useful life (e.g. repair, renovations, maintenance, and adaptive reuses).
2. Design and locate new facilities to account for the future growth and community accessibility.
3. Design new facilities in harmony with the design of adjacent land uses so that the facility will blend into the character of the surrounding area.
4. Design new facilities to adapt to the changing nature of technology and incorporate flexible spaces that can be adapted for future uses/workspace.

GOAL 02 | TECHNOLOGY

Improve efficiency and access to the City's existing public services by utilizing and adapting to new technologies.

POLICIES

1. Explore opportunities to increase efficiency in current services and application processes (*e.g. development services, water services, etc.*) by encouraging citizens to interface with the City online (*e.g. fill out applications, request assistance, etc.*).
2. Shift all plan review processes to a paperless system to free up storage space for additional workspaces.

GOAL 03 | REGIONAL COOPERATION

Continue to coordinate and collaborate with the City's regional partners to ensure continued cooperation, and sharing of resources and facilities.

02.03.01 PUBLIC SAFETY: POLICE

GOAL 01 | COMMUNITY POLICING

Strengthen and increase community interaction through *Community Policing*[1] and personal relationships to enhance safety and trust in the community.

POLICIES

1. Increase high visibility patrols in the community.
2. Increase the number of neighborhoods with crime watch programs and encourage residents to participate.
3. Encourage strategic partnerships in the community like the Rockwall Clergy and Police Partnership.
4. Encourage and strengthen the partnership with the Rockwall Independent School District (RISD) to ensure safe school environments.
5. Engage residents to take a proactive approach to Community Policing by promoting educational programs like Citizens On Patrol, Citizens Police Academy, Property Identification Program and Rockwall Police Summer Safety Camp.
6. Encourage open communication with residents by continuing *Park Walk and Talks* and holding events like *Texas Night Out*.

GOAL 02 | CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Work closely with the City's Planners, Engineers, developers and property owners to ensure a safe physical environment that incorporates building and site design techniques that are consistent with the Crime Prevention through Environmental Design (CPTED)[2] guidelines.

[1] *Community Policing: Community Policing is a philosophy that promotes organizational strategy intended to support the systematic use of partnerships within a community and problem-solving techniques to proactively address the immediate conditions that give rise to public safety issues (e.g. crime, social disorder, and fear of crime).*

[2] *Crime Prevention through Environmental Design (CPTED): Crime Prevention through Environmental Design, or CPTED (pronounced sep•ted), is a multi-disciplinary approach to deterring crime and criminal behavior through environmental design. The principle strategies rely upon the ability to influence offender decisions that precede criminal acts by affecting the built, social and administrative environment.*



Out to Lunch Bunch 2017: A program targeted at connecting the City's seniors by sponsoring outings to restaurants and shopping.



Rockwall's Downtown Farmers Market 2016: The Downtown Farmers Market has been providing citizens with access to locally grown produce and specialty products since 2008.



Rib Rub & Run 2014: An annual barbecue competition with live music and a 5K & 10K race.



Senior Health Fair 2016: The annual Senior Health Fair offers citizens the ability to interface with various health care and senior service providers in one convenient location.

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CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) STRATEGIES FOR THE BUILT ENVIRONMENT

NATURAL SURVEILLANCE STRATEGIES

- ☑ Design streets with sidewalks to promote pedestrian accessibility.
- ☑ Use windows to increase visibility onto sidewalks and parking areas.
- ☑ Use adjacent vehicular traffic as an asset in surveillance.
- ☑ Design landscaping schemes to allow for visibility of building entryways and parking areas.
- ☑ Use transparent fencing, and limit opaque fencing where possible.
- ☑ Design site lighting plans to ensure that all areas of a property have good night visibility.
- ☑ Use shielded or cut-off luminaire fixtures to control glare.

NATURAL ACCESS CONTROL

- ☑ Use a single and identifiable point of entry.
- ☑ Use structures/building design to divert people to reception areas.
- ☑ Use landscaping as a natural barrier to entry adjacent to windows and fences.
- ☑ Eliminate external access points to roofs.
- ☑ Use locking gates between front and rear yards of properties.

NATURAL TERRITORIAL REINFORCEMENT

- ☑ Incorporate trees into residential subdivisions.
- ☑ Create distinctions between publicly accessible open space and private open space.
- ☑ Avoid chain link fencing and fencing with barbed wire/razor wire.
- ☑ Place amenities in public areas that promote increased use of these spaces.
- ☑ Use motion sensor lighting at key entry points.
- ☑ Avoid running trails and sidewalks directly behind residential areas.

POLICIES

1. Incorporate Natural Surveillance, Access Control, and Territorial Reinforcement Techniques into the site planning process (*see side bar at left*).
2. Incorporate the concepts of Activity Support and Management and Maintenance in collaboration with Community Policing to ensure safe physical environments.
3. Require vandal-resistant construction and design methods.

GOAL 03 | DESIGN STANDARDS

Ensure the City's land development policies and design standards incorporate planning for public safety.

GOAL 04 | RISK IDENTIFICATION

Identify risks in the community associated with crime, and the potential for crime, and look for proactive strategies to address those risks.

02.03.02 PUBLIC SAFETY: FIRE

GOAL 01 | EMERGENCY RESPONSE

Maintain and improve the high level of emergency response currently offered to the community and continue to protect life, property, and the built environment.

POLICIES

1. Ensure that operational personnel, equipment, and facilities are appropriately sized to the City's population and financial ability.
2. Evaluate operations in general compliance to national standards.
3. Continue to use metrics like International Insurance Services Office (ISO) ratings and response time mapping to ensure that citizens are consistently receiving the best service possible.
4. Identify underserved areas and look for ways to improve response times in these areas.
5. Work with the Public Works Department to ensure that infrastructure is properly sized and maintained to respond to an emergency.

GOAL 02 | RAISE AWARENESS ABOUT FIRE SAFETY

Develop, prepare, and improve educational programs and community events that can increase awareness about department procedures, life safety, and fire prevention techniques.

GOAL 03 | REGULATORY CODES

Ensure that the City's land development policies and design standards incorporate planning for public safety.

GOAL 04 | RISK PREVENTION

Identify risks in the community associated with fire and fire prevention, and look for proactive strategies to address those risks.

02.03.03 PUBLIC SAFETY: ENFORCEMENT

GOAL 01 | ENFORCEMENT

Develop effective maintenance and enforcement strategies that ensure that the City's residential and non-residential developments continue to be well maintained as they age.

POLICIES

1. Explore community partnerships with Homeowner's Associations (HOA's), property management companies, and other community groups to expand community involvement in maintenance and enforcement issues.
2. Look to leverage new and existing technologies to streamline the public reporting process concerning maintenance and enforcement issues.
3. Continue and expand the process of removing substandard structures that pose a risk to the health, safety and welfare of the general public.

GOAL 02 | NEIGHBORHOODS

Document and monitor the City's housing stock and neighborhoods to help facilitate effective allocation of inspectors and resources.

03 IMPLEMENTATION STRATEGIES

1. Work to update an Annual Parks and Recreation Business Plan that can guide programming and events on a yearly basis.

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2. Create a Pedestrian Walkability Plan for the community that specifically addresses strategies for pedestrian access and crossings in areas of the City that do not have sidewalks.
3. Develop a long-term strategy for the replacement of City facilities that includes potential adaptive reuses of the existing facilities.
4. Perform an in-house audit of the development review process and look for ways to streamline the process by incorporating technology and reducing redundancies.
5. Incorporate a representative from the Police Department in the development review process to ensure that development is being planned in accordance with Crime Prevention through Environmental Design (CPTED) guidelines.
6. Review the Unified Development Code and Municipal Code of Ordinances to ensure that these documents incorporate policies and design standards for public safety.
7. Evaluate resident-initiated enforcement cases for each subdivision and put together an Inspection Efficiency Analysis that can help increase the efficiency of the Neighborhood Improvement Services (NIS) Department in the department in the future.
8. Create a Community Housing Survey that documents the character and condition of the City's various neighborhoods for the purpose of tracking the City's housing stock and drafting strategies related to the on-going maintenance and support of these neighborhoods.



Residential Structure Fire 2017: Rockwall firefighters putting out a mobile home that caught on fire.



Public Education on Fire Prevention 2015: Captain Kevin Clark with the Fire Marshal's Division educating elementary school students about fire prevention.



NIS Cookout 2013: Neighborhood Improvement Services (NIS) Department interfacing with the community at a City sponsored cookout.



National Day of Prayer 2013: The honor guard standing at attention at the National Day of Prayer Ceremony.



Rockwall Police Explorers 2017: The Mayor, Chief of Police, and *Rockwall Police Explorers* at the 2017 Duck Regatta.

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COOKIES FOR COPS 2016:
ASSISTANT CHIEF ALDRIDGE AT THE COOKIES FOR COPS EVENT AT LAKE ROCKWALL ESTATES IN 2016.

CHAPTER 06
ECONOMIC DEVELOPMENT



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01 VISION STATEMENT

The City of Rockwall should continue to build a diversified local economy by attracting and retaining businesses that can utilize the City's existing highly skilled workforce and aid in the creation of a stable and resilient tax base. In addition, the City should look for ways to expand and develop its current workforce while taking a proactive approach in recruiting specific businesses that can provide the desired jobs, goods and services to residents in the community.

02 GOALS AND POLICY STATEMENTS

GOAL 01 | MARKETING THE CITY

Take a proactive approach in promoting the City of Rockwall on a regional and national scale as a place that provides a superior live/work environment, and that caters to all aspects of daily life (*e.g. shopping, recreation, dining, etc.*).

GOAL 02 | DIVERSIFY THE ECONOMY & TAX BASE

Establish policies that will diversify the local economy and create a stable tax base.

POLICIES

1. Strive to maintain a balanced mix of land uses that can create a fiscally sustainable tax base of 67% residential value to 33% commercial value -- *as recommend in the City's Strategic Plan* -- by preserving the City's current residential to non-residential land use ratio (*i.e. 80% Residential; 20% Commercial*).
2. Evaluate the potential economic impacts of all development submittals by assessing the fiscal impact of the project with regard to the City's operating revenues, expenditures and capital improvements.

GOAL 03 | COMMERCIAL/RETAIL

Address the changing nature of retail by adopting strategies that can help the City of Rockwall adapt to shifts in design, land use and the commercial market to create unique retail spaces that focus on experience.

POLICIES

1. Survey, document, and analyze the City's current retail facilities and compare these to identified and perceived shifts in the retail market.

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2. Identify the City's commercial corridors and create plans that classify strategic areas, and lay out goals and policies intended to preserve the long-term viability of these areas.
3. Review commercial development and parking standards, and ensure that they allow for smaller more compact commercial/retail centers that incorporate less parking (i.e. allow more shared parking) in the City's commercial/retail corridors.
4. Explore opportunities to incorporate adaptive reuse standards into certain areas of the City to address the possibility of future vacancy.

GOAL 04 | SMALL BUSINESS

Support the development and growth of small businesses.

POLICIES

1. Identify and preserve areas of the City suitable for smaller businesses.
2. Promote shop local programs throughout the City rather than only in the Downtown areas.
3. Look for opportunities to create incubators to grow and support the creation of small local businesses.

GOAL 05 | ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (REDC)

Continue to work with the Rockwall Economic Development Corporation (REDC) to assist in attracting desirable corporate office, technology and clean industrial businesses to the City of Rockwall.

POLICIES

1. Support the REDC in the development of marketing materials that help convey opportunities for new development/redevelopment within areas of the City that are deemed appropriate for industrial and employment land uses.
2. Ensure that there is an appropriate and sufficient amount of land designated for Technology/Employment Center land uses on the Future Land Use map. This is particularly important in the SH-276 Corridor and along the alignment of the future Outer Loop.
3. When appropriate, protect land that is currently entitled and zoned for light industrial land uses.
4. Work with the REDC to identify land appropriate for future expansions of the City's Technology Park.

GOAL 06 | ATMOSPHERE

Continue to work to create a business friendly atmosphere built around strong customer support and efficient delivery of municipal services to ease the transition/process for businesses looking to build facilities in the City.

POLICIES

1. Look for opportunities to incorporate technology (*i.e. online applications, online plan submittal, etc.*) to increase efficiency in the City's development process.
2. Anticipate infrastructure needs (*i.e. water, wastewater and streets*) required for non-residential development within the City.

GOAL 07 | WORKFORCE

Develop, maintain and recruit a highly skilled workforce that can attract the businesses necessary for the long-term prosperity of the City.

POLICIES

1. Continue to enhance the City's quality of life to help recruit and retain a highly skilled workforce that can make the community more competitive.
2. Identify strategic partnerships with local colleges/universities, private businesses, the Rockwall Economic Development Corporation (REDC), the Rockwall Independent School District (RISD), and the City of Rockwall to create programs and training opportunities to develop and recruit a highly skilled workforce.
3. Strive to produce high quality work environments that create a sense of place, and that provide access in a close proximity to retail and restaurants.

03 IMPLEMENTATION STRATEGIES

1. Work with the Rockwall Economic Development Corporation (REDC) to develop an Economic Development Strategic Plan that focuses on providing a unified approach to addressing proactive recruitment of commercial businesses (i.e. industrial, office, and retail).
2. Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community.
3. In accordance with the Strategic Plan, utilize Fiscal Impact Analysis (FIA) to create a fiscal impact model for the purpose of relating cost of service, assessed value, and taxable value to potential changes in land uses for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community.
4. Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting, and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.
5. Review the parking standards contained in Article VI, *Parking and Loading*, of the Unified Development Code to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use. In addition, provide incentives for shopping centers to provide shared parking to reduce the overall parking for retail centers.
6. Perform an in-house audit of the development review process and look for ways to streamline the process by incorporating technology and reducing redundancies.
7. Perform an assessment of all vacant land suitable for non-residential development within the City and anticipate the possible infrastructure required to effectively develop these areas with non-residential development.
8. Prepare an annual community progress report that details the City's major economic development projects and the employment associated with each project. This report should also convey information regarding the City's current major employers, and should be disseminated to local colleges/ universities, private businesses, the Rockwall Economic Development Corporation (REDC), and the Rockwall Independent School District (RISD).

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PRATT INDUSTRIES 2017: PRATT INDUSTRIES OPENED ITS NEWEST PLANT IN THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION'S TECHNOLOGY PARK IN JUNE 2017.

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CHAPTER 07
COMMUNITY CHARACTER



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01 VISION STATEMENT

Through conscious design of the City's natural and built environment, the City of Rockwall will strive to create a sense of place for it residents that highlight the principles of a hometown atmosphere. The resulting community will impart to residents and visitors a sense of security, convenience, efficiency, comfort and nostalgia.

02 GOALS AND POLICY STATEMENTS

GOAL 01 | RECOGNITION & IDENTITY

Strengthen the City of Rockwall's identity and sense of place through landmarks and monumentation, and the creation of memorable places that engage and attract people.

POLICIES

1. Explore opportunities for the incorporation of gateway elements (*e.g. signage, plantings, and/or architectural elements*) that can be used to create a sense of destination or arrival.
2. Work with the Texas Department of Transportation (TXDOT) to ensure good visibility of the city from the IH-30 bridge and causeway by managing vegetation along its side slopes. This can be accomplished by creating windows through selective thinning and removal of vegetation without affecting the majority of the existing vegetation.

GOAL 02 | UNIQUE DESTINATIONS

Create distinctive destinations built around the City's existing assets that invite people into the community and encourage social interaction.

POLICIES

1. Explore opportunities to incorporate public open spaces into commercial and industrial developments.
2. Encourage public events that utilize existing parks and community facilities to encourage social interaction.
3. Continue to develop and plan for an interconnected trail and sidewalk system that promotes connectivity and access to all areas of the City.

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Existing Gateway Elements.

1. *Rockwall Signage Adjacent to Ridge Road*
2. *SH-66 Boat Ramp Pavilion*
3. *Harbor Lighthouse*
4. *Water Tower along IH-30*

GOAL 03 | ENVIRONMENTAL RESPONSIBILITY

Encourage environmental responsibility by preserving and enhancing the City's natural areas for the benefit of the community.

POLICIES

1. See the specific Goals and Policies contained in Chapter 2, *Environment & Ecology*, of this Comprehensive Plan.

GOAL 04 | DOWNTOWN IDENTITY

Create an identity for the Downtown that is distinct from competing uses along IH-30.

POLICIES

1. Continue to utilize the downtown historic courthouse, downtown square and San Jacinto Plaza as the focal points for the community and as gathering places for civic, cultural and recreational events.
2. New infill development and redevelopment within the downtown area should employ site design and architecture that builds on the traditional character of the downtown square.
3. Encourage the preservation and adaptive reuse of existing buildings within the downtown area.
4. The Downtown should incorporate attractive branding elements or other thematic devises (*e.g. banners, street signs, etc.*) that complement existing businesses and create a sense of place.
5. The Downtown should exemplify pedestrian safety and mobility.

GOAL 05 | DEVELOPMENT

Allow only high-quality buildings that are constructed for the long-term value of the community, are easily adaptable to the changing market conditions, and that reflect a sense of permanence and public pride.

POLICIES

1. All buildings should be architecturally significant, reflecting characteristics of the community.
2. Corporate branding elements that make buildings difficult to rebrand or adapt to other uses should be highly discouraged.
3. Public buildings should be constructed to create a continuity between the past, present and future of the community. This includes creating architecturally significant structures that are consistent in design, expression, materials, and/or other elements. The buildings should use high visibility areas to underscore their significance and be designed with an emphasis on conservation and environmental quality.
4. Increase the amount of permeable surface area (*i.e. landscaping and greenspace*) by reducing the amount of concrete or other non-permeable surfaces used for parking areas.

GOAL 06 | VIEW CORRIDORS

Identify areas of the City that provide unique views of Lake Ray Hubbard and the North Texas skyline, and implement strategies to protect these view corridors for future generations.

POLICIES

1. Consider creating stair-step height restrictions for properties along Ridge Road that preserve the view of Lake Ray Hubbard and the North Texas Skyline.
2. Explore opportunities along the Lake Ray Hubbard shoreline -- *specifically in the Harbor District (i.e. PD-32)* -- for property that can be used to create scenic viewpoints of the Lake and the surrounding areas.

GOAL 07 | STREET ENHANCEMENTS

Use street enhancements along key thoroughfares to reinforce community character, and provide a more appealing pedestrian experience.

POLICIES

1. Use street trees to provide key thoroughfares with a safe and aesthetically pleasing streetscape. This will assist in traffic calming, and create a separation between vehicles and pedestrians.
2. Design streets to the minimum width feasible to minimize maintenance and construction cost and reduce storm water runoff. This will also help to control the speed of motor vehicles.

GOAL 08 | ART & CULTURE

Continue to support the advancement of art and culture in the community to strengthen citizen's quality of life and contribute to the City's unique character and personality.

POLICIES

1. Look for opportunities to incorporate water themes into public art to highlight the City's lakeside identity.
2. Continue to utilize the *Percent for Art Program* to fund public art in conjunction with the City's Capital Improvement Plan (CIP) projects.
3. Identify key locations and high visibility structures to implement public art for the purpose of maximizing the potential impact and exposure of the installations.

4. Look for opportunities to coordinate, work with, and support private and non-profit organizations that provide cultural experiences to the community.

GOAL 09 | SIGN CLUTTER AND OVERHEAD UTILITIES

Reduce visual clutter along roadways by diminishing or removing the negative visual impacts of overhead utility lines and unnecessary signage.

POLICIES

1. Look for ways to bury or relocate existing overhead utility lines.
2. Require all new development to install utilities underground.
3. Encourage shorter ornamental trees beneath utility lines to mask the visual impact of the overhead lines while continuing to provide an aesthetically pleasing streetscape.

GOAL 10 | CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Ensure a safe physical environment by incorporating the use of building and site design techniques that are consistent with Crime Prevention through Environmental Design (CPTED) guidelines.

POLICIES

1. See the specific Goals and Policies contained in Chapter 5, *Public Health, Services & Safety*, of this Comprehensive Plan.

GOAL 11 | MAINTENANCE & ENFORCEMENT

Develop maintenance and enforcement strategies that ensure successful implementation and outcomes of the community's vision.

POLICIES

1. See the specific Goals and Policies contained in Chapter 5, *Public Health, Services & Safety*, of this Comprehensive Plan.

GOAL 12 | FREE LIVE MUSIC

Further identity the City of Rockwall as the *Free Live Music Capital of North Texas*.

POLICIES

1. Continue to build on the successes of the Concert by the Lake and the San Jacinto Plaza Music Series.
2. Look for more opportunities to incorporate free live music events and festivals.

03 IMPLEMENTATION STRATEGIES

1. Review the corridor overlay district standards contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code to ensure that each corridor overlay district contains requirements that convey the community's character, while continuing to provide unique design standards tailored to the geography and land use of the corridor.
2. Review the existing density, development and design standards contained in the Unified Development Code to ensure the requirements support and encourage the creation of vibrant public spaces built around social interaction.
3. Review the City's community design elements and develop a *Community Design Plan* that can identify new opportunities for landmarks, monuments and public art.
4. Identify opportunities and explore possible incentives for the relocation of existing overhead utilities underground.
5. Review the parking standards contained in Article VI, *Parking and Loading*, of the Unified Development Code to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use.
6. Develop a comprehensive wayfinding plan that identifies appropriate locations for signage and provides design standards for standardization.
7. Review the City's Master Trail Plan to ensure the plan provides connectivity and access to all areas of the City.



Rockwall Founder's Day 2016: Stoney LaRue Band on stage at Harry Myer's Park.



Downtown Mural Completed in 2017 by Isaac Davies: The mural is intended to pay homage to Rockwall's rich history.



Dallas Race Week on Lake Ray Hubbard 2007: Sailboats racing off the shores of Rockwall.



Rockwall Founder's Day 2006: Jerry Jeff Walker on stage in the Downtown Square.



Memorial Day Concert at the Harbor 2014: Jason Castro takes the stage in front of the Hilton Hotel and Resort.

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CHAPTER 08
RESIDENTIAL



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01 VISION STATEMENT

The City of Rockwall should continue to employ conscious design techniques that create attractive and unique, master planned communities, which complement the City's existing residential housing stock, and lead to the creation of enduring value. In addition, the City should continue to support its existing neighborhoods for the purpose of ensuring the long-term health and prosperity of the community.

02 GOALS AND POLICY STATEMENTS

02.01 EXISTING RESIDENTIAL DEVELOPMENTS

GOAL 01 | EXISTING RESIDENTIAL SUBDIVISIONS AND DEVELOPMENTS

Respect the character of the City's existing residential subdivisions and developments by strengthening and supporting these areas.

POLICIES

1. Consider the impact of a proposed development on an adjacent existing residential subdivision when considering a new development proposal to ensure the protection of the City's established residential land uses.
2. New residential development in the City that will be adjacent to an established residential subdivision should incorporate construction standards that are equal to or more restrictive than the existing residential subdivision (*e.g. masonry content, landscaping requirements, garage orientation, roof pitch etc.*). This will ensure that any new residential development will complement the existing residential subdivision.
3. Protect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and buffers to create a natural transition. Where this is not possible, a masonry wall matching the aesthetics of the residential subdivision along with mature canopy trees spaced at a minimum spacing should be used to visually screen the development.
4. Work to understand the different needs of the City's existing residential neighborhoods, and work with residents to address these needs.

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GOAL 02 | INFILL DEVELOPMENT

Preserve and enhance the City's established residential neighborhoods and encourage appropriate infill development when pertinent to a revitalization effort.

GOAL 03 | EXISTING NEIGHBORHOODS

Promote clean, safe, healthy, and active neighborhoods.

POLICIES

1. Look for opportunities to provide sidewalks and trail connections to existing single-family neighborhoods for the purpose of promoting walkability within the community. This will also provide connections to parks and commercial activity centers.
2. Continue to strictly enforce the property maintenance code to ensure that all residential properties are maintained to at least the minimum standard.
3. Look for opportunities to foster stronger relationships and better communication with Homeowner's Associations and Neighborhood groups.

02.02 GENERAL RESIDENTIAL/MASTER PLANNED COMMUNITIES

GOAL 01 | MASTER PLANNED COMMUNITIES

Encourage large master planned communities that incorporate a mixture of land uses (*i.e. residential, commercial, etc.*), unit types and lot sizes to create neighborhoods with unique identities and to facilitate the proper transition between land uses.

POLICIES

1. All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.
2. Large residential developments and master planned communities should require differing residential home types, lot sizes and land uses in the overall development plan.
3. Large residential developments should include ten (10) percent housing that is suitable for young persons, empty nesters, and the elderly for the purpose of creating a master planned community[1]. These units may include townhouse[2], garden homes[3], lofts[4], guest homes[5], and live/work units[6].
4. Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.
5. Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.
6. The residential development process should include consideration for the way in which residential and non-residential lots are laid out, and adjacency and accessibility to parks and open spaces should be optimized.

GOAL 02 | OPEN SPACE

Support the establishment of contiguous open spaces and encourage mixed lot sizes and layouts that will preserve open space.

POLICIES

1. When planning a residential development, open space, drainage areas, trails and tree groupings should be identified prior to laying out the development. This will lead to a development that places an emphasis on preserving the natural environment.
2. Open space should be preserved and utilized in a manner that will contribute significantly to the surrounding development and the City as a whole.

GOAL 03 | PUBLIC PARKS AND PRIVATE OPEN SPACE

Encourage all residential developments to incorporate open space that can serve as a public park or privately maintained open space.

POLICIES

1. All residential development -- *five (5) acres or greater* -- should consist of a minimum of 20% open space as calculated by the gross land area. Floodplain should be counted at a rate of ½-acre for every acre provided (*e.g. ten [10] acres of floodplain dedicated as open space would count as five [5] acres of open space*).
2. Public parks should be established per the *Parks, Recreation & Open Space Master Plan* to ensure that all residential communities have access to high quality recreational park amenities.
3. In general, parks and private open space should have a minimum width/depth of 50–feet and be contiguous throughout the development.
4. All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.
5. Developments should incorporate privately maintained open space in the form of landscaped medians, boulevards, landscape islands, and conservation areas to provide a heightened sense of green space.

GOAL 04 | CONNECTIVITY

Encourage connectivity between residential and non-residential developments.

POLICIES

1. A hike-and-bike trail system should connect residential units, parks, schools, retail, employment, and entertainment centers where possible. These trail connections should be primarily off-street/dedicated trails, and only be located adjacent to streets in retail areas,

[1] *Master Planned Community: Communities that incorporate a variety of housing that cater to the full life cycle of citizens. This includes housing for young singles, young professionals, professional couples, families with children, empty-nesters, retirees and seniors, and those requiring living assistance. This should include high-income homes of various types (e.g. large lot, small lot, townhome, loft and condominium) and more affordable housing types (small lot/small home, townhome, loft, condominium, and garden homes).*

[2] *Townhouse: A single-family dwelling unit constructed in a series, or group of units having common walls, each on a separate lot.*

[3] *Garden House: Single-family home with a house size that is a maximum of 1,500 SF. These are popular products for active adult/age-restricted communities and young professionals.*

[4] *Loft: These units are typically located in association with retail (either above or in close proximity to) and generally include mezzanine space. They are often located above the first floor, which may be used for office or retail land uses.*

[5] *Guest House: This is an accessory residential unit located on a single-family lot, which does not have a presence from the street. It will also include a separate entry from the main house. It is often constructed above the primary unit's garage or attached to the rear of the primary home.*

[6] *Live/Work Unit: A live/work unit is a residential unit that includes the capability for the ground floor space adjacent to the front sidewalk to become an allowed business use.*

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or where it is absolutely necessary for continuity.

2. Use berms and buffers to transition land uses as opposed to walls. This creates a natural transition in which trails can be incorporated to connect residential areas with non-residential areas.

02.03 SINGLE FAMILY/SUBURBAN RESIDENTIAL

GOAL 01 | UNIQUE AND DISTINCTIVE NEIGHBORHOODS

Encourage single-family/ suburban developments that will have a distinctive and unique identity and create a sense of place, resulting in a neighborhood of enduring value.

POLICIES

1. Preserve contiguous open space and integrate it into the neighborhood as common greens, boulevards, recreation areas, trails, private open space, public parks, and for the preservation of floodplain.

2. To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, the house on the property should face onto the park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

3. Locate single-family lots in a manner that ensures a mixture of amenities can be provided (*e.g. ensuring a close proximity to open space and access to retail services, preserving unique views, etc.*).

4. Identify and preserve existing neighborhood landmarks (*e.g. historic or unique buildings and prominent natural features*) to foster distinctiveness, neighborhood pride, and sense of ownership.

5. Design neighborhoods utilizing the *Housing Tree Model*[7].

6. Only allow increased densities (*i.e. up to 2½ units per gross acre for properties identified as Low Density Residential [LDR] and up to 3½ units per gross acre for properties identified as Medium Density Residential [MDR]*) for Planned Development Districts that are in conformance with all applicable residential requirements, incorporate a mixture of land uses, and provide increased amenities. Increased amenities in this case refers to developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreational facilities, (3) amenity/recreation center, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council.

GOAL 02 | SINGLE-FAMILY DEVELOPMENT STANDARDS

1. Maintain high single-family development standards and review these standards on an annual basis to ensure that the City's subdivisions retain their value over time.

GOAL 03 | HOUSING STRATEGIES AND DESIGN STANDARDS

Use targeted housing strategies and design standards to create distinct areas with a broad range of housing product within the City that will help maintain long-term values.

POLICIES

1. Encourage *Suburban Design*[8] and *Traditional Neighborhood Design (TND)*[9] principles in specified areas of the City (*see the individual district strategies contained in Chapter 1, Land Use &*

[7] *Housing Tree Model: A method of laying of single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.*

[8] *Suburban Design is a traditional development model for suburban residential that tends to follow the neighborhood concept model, which places commercial developments adjacent to major intersections and creates a distinct separation of the commercial and residential land uses. These developments typically embrace the City's standard street cross sections, provide a limited range of housing product (i.e. the majority single-family detached housing) on larger lots, incorporating green spaces and public/private parks as amenities and at times will incorporate schools within walking distance of the residential.*

[9] *Traditional Neighborhood Development or Traditional Neighborhood Design (TND) is a development model that utilizes traditional town planning principles to create village-style developments. To qualify as a TND, a project should incorporate a range of housing types, a network of well-connected streets and blocks, vibrant public spaces, and have amenities and institutions within walking distance of residences.*



Stone Creek Subdivision: Representative housing product from the Stone Creek Subdivision, which commenced construction in 2007 and is currently in the final phases of development.



Breezy Hill Subdivision: Representative housing product from the Breezy Hill Subdivision, which commenced construction in 2011 and is currently in the final phases of development.



Fontanna Ranch Subdivision: Representative housing product from Fontanna Ranch, Phase 3, which is currently under construction.



Caruth Lakes Subdivision: Representative housing product from the final phases of the Caruth Lakes Subdivision.



Lakeview Summit: Representative housing product from Lakeview Summit, Phase 4, which commenced construction in 2015-2016.

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Growth Management, of this Comprehensive Plan).

2. Require rear-entry garages and alleyways on all lots that have a lot width of 55-feet or less; however, alleyways should be prohibited on all lots greater than 55-feet. These lots should incorporate J-Swing[10] or Recessed Front Entry[11] garages.

3. In cases where flat front entry garages (i.e. *even with the front façade of the primary structure*) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, flat front entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

4. Require a larger separation between homes to make neighborhoods feel more spacious. This separation should be no less than 12-feet (*i.e. six [6] foot side yard building setback*) and should be scaled to the height of the home.

5. Balance housing demand by encouraging high-quality small lot, custom homes in appropriate locations.

02.04 TOWNHOMES

GOAL 01 | TOWNHOME DEVELOPMENT

When proposed, townhome developments should maintain the City's hometown atmosphere and add to the creation of neighborhoods of enduring value.

POLICIES

1. Townhome developments should differ in appearance through the use of varying entry features, architectural features, materials, articulation and building setbacks.

2. Townhomes should incorporate rear entry garages accessible from mews or alleyways, and provide direct pedestrian access to the street from the front of each unit.

3. If approved to be used as an infill product adjacent to existing single-family homes, a townhome should incorporate similar development standards and materials as the adjacent housing. This is intended to create a product that is complementary and blends with the existing single-family homes.

4. Niche parking should be provided adjacent to the street in the front of any townhome developments to provide sufficient visitor parking.

5. When more than ten (10) units are proposed, townhome developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar levels of amenities that are enjoyed in a master planned community.

6. Townhome developments should incorporate trails and sidewalks and be designed to have a focus on walkability and connectivity of adjacent land uses.

GOAL 02 | TOWNHOME DEVELOPMENT STANDARDS

Create and maintain townhome development standards that will require quality development in the City of Rockwall, and review these standards on an annual basis to ensure they are achieving this objective.

02.05 CONDOMINIUMS AND APARTMENTS

GOAL 01 | MULTI-FAMILY DEVELOPMENTS

When proposed, only high quality, appropriately located multi-family developments that represent a long-term investment in the community and that will create and retain value over time should be considered.

POLICIES

1. Condominium and apartment developments should be located adjacent to, and/or incorporated in, commercial developments to form activity centers (e.g. the Harbor District). In addition, these developments should conform to the commercial design standards (e.g. articulation, materials, etc.) to create continuity with adjacent commercial buildings. The Architectural Review Board (ARB) should be responsible for reviewing these developments to ensure compatibility with surrounding developments.

2. High-density condominium and apartment projects should be established in areas that can support a mix of land uses (*e.g. hotel, office, retail, commercial, etc.*) and have roadways that can accommodate higher volumes of traffic (*e.g. IH-30*). These areas are typically located away from existing single-family residential neighborhoods, east of John King Boulevard and are adjacent to commercial and office land uses.

3. High-density developments that incorporate more than ten (10) units per gross acre should incorporate structured parking that is visually screened from public view on all sides of the development. This can be achieved by wrapping the parking garage with buildings or creating false façades. Surface parking should be reserved to accommodate visitors, office staff, and prospective residents.

4. If structured parking is not provided on a high-density development, garages dedicated to each unit should be provided.

5. High-density developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar levels of amenities that are provided in a master planned community.

6. Additional landscaping and canopy trees in landscape buffers and open space areas should be required to reduce the scale of buildings, and increase the amount of green space provided for residents.

7. Higher-density projects should incorporate trail systems targeted at creating walkability and connectivity between land uses.

GOAL 02 | MULTI-FAMILY DEVELOPMENT STANDARDS

Create and maintain multi-family development standards that will require quality developments in the City of Rockwall, and review these standards annually to ensure they are achieving this objective.

[10] *J-Swing or Traditional Swing garages are garages that protrude from the front façade of the house towards the public right-of-way -- with the garage door facing towards the adjacent property -- and requiring an automobile to make a 90-degree turn to enter the garage from the public right-of-way.*

[11] *Recessed Front Entry garages are garages that are situated a minimum distance (e.g. 20-feet) behind the front façade of the house articulating the front façade of the home and allowing additional parking area in the driveway.*

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1. Create a Community Housing Survey that documents the character and condition of the City's various neighborhoods for the purpose of tracking the City's housing stock and drafting strategies targeted at housing retention and support of these neighborhoods.
2. Review the residential standards contained in Article X, *Planned Development Regulations*, of the Unified Development Code to ensure conformity to the policies of this document.
3. Draft model standards for areas zoned for alternative forms of housing (*i.e. Townhouses, Condominiums, and Apartments*) that can be incorporated in to Article X, *Planned Development Regulations*, of the Unified Development Code. These policies will ensure the City has development standards targeted at encouraging the best product available.
4. Review these residential policies on a five (5) year basis to ensure that they adjust to changes in the market, and continue to provide a long-term vision for the community.



Turtle Cove Subdivision: The Turtle Cove Subdivision is an established subdivision that was primarily constructed in the 1990's.



Lakeside Village Subdivision: Lakeside Village Subdivision is a private lakeside community that was constructed in phases from the 1980's to mid-2000's.



Chandler's Landing Subdivision: Chandler's Landing Subdivision is a private lakeside community that has seen construction since its inception in the late 1970's.



The Shores Subdivision: The Shores Subdivision is a popular neighborhood with lakeside views that was constructed in the 1990's and early 2000's.



Downtown Rockwall: Downtown Rockwall is host to some of the oldest housing stock in the City with several properties being constructed in the late 1800's.

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CHAPTER 09
NON-RESIDENTIAL



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01 VISION STATEMENT

Non-residential development in the City should respect the natural topography and environment, and be designed to create memorable places that will contribute to the small-town character of the community. Residents and visitors should immediately identify Rockwall as a place in which they want to shop, invest, work and conduct business.

02 GOALS AND POLICY STATEMENTS

GOAL 01 | CREATING DISTINCTIVE DESTINATIONS

All non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community.

POLICIES

1. Balance the City's land uses by limiting clusters of like land uses, and requiring discretionary approvals for certain land uses within high visibility retail corridors.

2. Buildings should be constructed close to streets and roadways, with parking areas primarily located to the rear and/or sides of buildings.

3. Developments should be encouraged to incorporate a mix of land uses. This is especially vital adjacent to the City's major roadways (*i.e. IH-30, Ridge Road, Goliad Street and John King Boulevard*).

4. Commercial, retail, and office developments should look to create central greenspaces that are well-landscaped and functional promoting increased social interaction. Central greenspaces should be connected from all points of the development, and ultimately provide connection to the City's greater trail system.

5. The City should be proactive in pursuing regional developments at key intersections. This is especially important within the IH-30 corridor.

6. Developments should incorporate pedestrian elements (*i.e. benches, trash receptacles, etc.*) at regular intervals to ensure that developments are created to a pedestrian scale.

7. Connectivity in the forms of sidewalks and trails should be incorporated into

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commercial developments and link commercial, non-commercial and public land uses.

GOAL 02 | LANDSCAPING

Landscaping should be designed to complement non-residential buildings, and be installed in a manner that will ensure the long-term vigorous health of the planted materials.

POLICIES

1. Required landscaping should be comprised of native or hardy, drought tolerant plants that are better adapted to local soils and weather conditions.
2. Landscape/Treescape plans that are required by the Unified Development Code should be prepared by a registered Landscape Architect.
3. Shopping centers and big-box retail buildings should incorporate planters, ornamental pots, and landscape beds adjacent to building façades that are visible from streets and open space.
4. The use of a combination of hardscape elements (*i.e. rock, mulch, etc.*) and grass/turf should be encouraged throughout parking areas and adjacent to the buildings.
5. Mitigation incentives and standards for the preservation of existing mature trees should continue to be encouraged and implemented.

GOAL 03 | VISUAL IMPACTS

All non-residential buildings should be designed so that negative visual impacts of the development are minimized.

POLICIES

1. Large industrial developments should utilize a campus design style (*e.g. utilizing green spaces adjacent to roadways, incorporating pedestrian scale elements throughout the development, assimilating functional green spaces into the development, using traditional architecture characteristics, etc.*) to further the small-town, park-like feeling that is characteristic of the City of Rockwall.
2. Increased setbacks should be implemented based on the size and square footage of commercial/industrial buildings.
3. In industrial developments, outside storage and loading dock areas should be screened with berms, landscaping, and wrought iron fences. Mature, densely foliaged trees, and shrubs should be utilized to ensure that these areas are properly screened at the time of development.
4. Long, blank wall facades on all non-residential buildings should be subdivided with vertical breaks -- *or "articulated" in architectural terms* --, and architectural elements should be incorporated to reflect a scale and rhythm that is more traditional of a small-town.
5. Big-Box buildings should be highly articulated both horizontally and vertically, and use material/style breaks to give the appearance of multiple storefronts.
6. Green spaces, berms, and trees should be utilized adjacent to large facades to help break up the façade and reduce the scale of the structure.

GOAL 04 | COMMERCIAL BUILDING DESIGN

All non-residential buildings should be designed and constructed in unity with the community's existing commercial and residential buildings, and should incorporate high quality materials that will minimize the need for maintenance over time.

POLICIES

1. Non-residential buildings should be constructed of masonry materials and contain a minimum of 20% stone on every façade that faces a street, public open space, trail or park.
2. Non-residential buildings should be architecturally finished on all four (4) sides with the same materials, detailing and features.
3. Non-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development.

GOAL 05 | SIGNAGE

Maintain sign standards for the City that will reduce the potential for visual clutter, while providing clear business identification.

POLICIES

1. Encourage the use of symbols and infographics in signage in order to convey information more effectively.
2. New freestanding signage should be limited to monument style signs.
3. Require master signage plans for shopping centers in order to coordinate signage and encourage co-location of signage.

GOAL 06 | MITIGATION OF NEGATIVE IMPACTS

Where potential incompatible land uses are not part of an integrated master plan, and where there are potentially negative impacts on adjacent properties, screening and buffering should be utilized to mitigate these conflicts and impacts.

POLICIES

1. All garbage storage/dumpster enclosures and delivery areas should be screened from public view (*i.e. streets, open spaces, drive isles, etc.*) and adjacent properties, and be generally situated behind the building to reduce the visual impact.
2. Outside storage areas should be discouraged in commercial/retail areas. This is especially important along major commercial/retail corridors (*e.g. Goliad Street [SH-205], Ridge Road [FM-740], John King Boulevard, and IH-30*). Where permitted outside storage should be fully screened from public view (*i.e. along streets, open spaces, drive isles, adjacent properties, etc.*).
3. All non-residential developments should screen residential land uses from spillover lighting, views of parking, traffic noise, and other undesirable externalities of non-residential development.
4. All non-residential uses should be screened from residential land uses utilizing large buffers that contain berms, trees and shrubs that have dense foliage. Industrial development should be screened from all land uses utilizing the same method of screening through separation and landscaping. Visual barriers should be avoided where possible.

GOAL 07 | DRAINAGE AND DETENTION

On-site drainage features should be addressed in a natural manner to create an amenity for a development as opposed to a non-functional open space.

POLICIES

1. Water detention facilities should be treated with soft edges, using natural materials such as stone and vegetation for erosion control. These features should be designed in harmony with the developments landscape plan.
2. Headwalls/retaining walls should be faced with cultured or natural cut stone.
3. Drainage courses should be bioengineered to use natural vegetation, stone, and soil (e.g. soil lifts and plant material used in a structural manner) as opposed to concrete as an erosion control measure.
4. All non-residential developments should incorporate the applicable policies contained in Chapter 2, *Environment and Ecology*, of this Comprehensive Plan.

GOAL 08 | ARCHITECTURE

The community should strive to investigate and adopt techniques that will encourage the development of a sophisticated architectural language that will inspire unique and attractive buildings authentic to the City's identity.

POLICIES

1. Consider proactive methods to encourage high quality and inspiring architecture throughout the City, particularly on undeveloped sites that are highly visible from major roadways.
2. Develop policies and measures to encourage private developers to incorporate innovative and sustainable designs into their developments.
3. Use the City's Architectural Review Board (ARB) to review all new development in the City.

GOAL 09 | NON-RESIDENTIAL BUILDING EXAMPLES

All non-residential development should strive to meet the examples provided in Section 4, *Non-Residential Development Examples*, of this Chapter of the Comprehensive Plan.

03 IMPLEMENTATION STRATEGIES

1. Review the corridor overlay district standards contained in Section 6, *Overlay Districts*, of the Unified Development Code to see if the design standards from various overlay districts are suitable to apply to development citywide.
2. Review the parking standards contained in Article VI, *Parking and Loading*, of the Unified Development Code to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use.
3. Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update
4. Review the City's non-residential screening requirements contained in the Unified Development Code to ensure conformance to the policies and procedures of this Comprehensive Plan.
5. Review the City's residential adjacency standards to ensure that building height and design are addressed in conformance to the policies and procedures of this Comprehensive Plan.
6. Review Article IV, *Permissible Uses*, of the Unified Development Code to ensure conformance with the policies and procedures of this Comprehensive Plan.
7. Work with the Architectural Review Board (ARB) to create a Visual Preference Survey that can help identify examples of exemplary non-residential development and incorporate these examples into Section 4, *Non-Residential Development Examples*, of this chapter of this Comprehensive Plan.

04 NON-RESIDENTIAL DEVELOPMENT EXAMPLES

RESERVED.

CHAPTER 10
IMPLEMENTATION



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01 INTRODUCTION

Implementation Plans are the method of taking the ideas and directions created through the planning process and finding ways to deploy, install, and transition them into standard operations. Essentially, an *Implementation Plan* is the process of transitioning from the act of *Planning* to *Application*. This chapter of the Comprehensive Plan looks to highlight the importance of the implementation process *by* building; not just a timeline for the implementation of the strategies identified in this document, but also a process for accountability that can create measurable successes for the community.

In the following sections, this chapter will layout the implementation strategies identified through the planning process, and the steps necessary to completely integrate these strategies into the City's standard operations. This section will also layout an *Action Plan* intended to create accountability and ensure that the plan is being implemented on a realistic timeline that can be adjusted to best fit the community's needs over the next ten (10) years.

02 IMPLEMENTATION SCHEDULES

To begin the process of creating an *Implementation Plan*, each of the strategies was assigned to a specific implementation schedule. These schedules are intended to provide an indication of [*1*] how the strategy will be implemented (*i.e. process*) and [*2*] the overall effect of the strategy on the City's standard operations once it is implemented. A summary of each schedule type is as follows:

1. *Regulations*: This group of implementation strategies represent changes to the City's ordinances or codes, which are intended to strengthen the City's development regulations by bringing them in line with the goals and policy statements of this Comprehensive Plan. In addition, these changes will directly affect the day-to-day decision-making process of City Staff, the City's various boards and commissions, and the City Council.
2. *Policies & Actions*: These implementation strategies are intended to provide changes to the City's current procedures and/or processes. These typically involve changes to work flow, process or responsibility, but can also include the creation of new policy documents.

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Similar to the strategies listed on the *Regulations Implementation Schedule*, these strategies will directly affect the day-to-day decision making process of City Staff, the City's various boards and commissions, and the City Council.

3. *Guidelines*: Implementation strategies that are identified on this implementation schedule represent changes intended to strengthen the appeal of the physical environment by providing policy documents that can guide future decision making for the City's regulatory boards. These typically involve changes to the City's design guidelines and translate to changes in the physical form and placement of the built environment (*i.e. signage, design, etc.*).

4. *Education & Communication*: This group of implementation strategies represent educational programs and/or communication initiatives that can be implemented to engage the community on certain issues and convey information that may be useful to citizens.

5. *Regional Partnerships*: Implementation strategies listed in this group represent opportunities for strategic partnerships with individuals, businesses, government agencies and/or other groups that can further the City's goals and objectives as laid out in this Comprehensive Plan.

6. *Capital & Financial Improvements*: These implementation strategies relate to the City's capital improvements or financial objectives and can help guide the allocation of resources by the City Council. These types of implementation strategies can include goals and objectives that affect capital projects, public improvements, or the maintenance of physical infrastructure.

In each of the implementation schedules, the implementation strategies are ranked as either a *HIGH*, *MEDIUM* or *LOW* strategy based on its conformance to the City's future priorities. These priorities were established by the Comprehensive Plan Advisory Committee (CPAC) at the beginning of the update process, and place a specific emphasis on infrastructure, walkability (*i.e. connectivity*), growth and the physical environment (*see the Vision and Plan section of the Community Profile, Demographics, Vision and Plan forward in this Comprehensive Plan*). This ranking system also provides a way to prioritize strategies that have dependencies that link two (2) or more strategies together. Each implementation strategy was also assigned a *Department Lead* that is intended to act as the project manager, and that can usher the strategy through the various stages of implementation. The *Department Lead* is the department that would be most responsible for the implementation strategy; however, it is understood that many of these implementation strategies will require the work of several different departments to be fully implemented. Finally, each of the implementation strategies was evaluated and assigned to a timeline that is intended to guide the implementation process. In assigning these timelines, staff estimated the approximate time for any review, evaluation, and/or regulatory process necessary to implement each strategy.

03 ACTION PLAN

In putting together the implementation schedules, staff understood that these strategies would require oversight. It was also understood that the Comprehensive Plan is not a static document, and that -- *while the overall vision may stay the same* -- the strategies contained in the document evolve as the community evolves. Based on these points, it was determined that several actions needed to be incorporated into the *Implementation Plan* for the purpose of creating a level of accountability that will produce measurable successes for the community. To provide this accountability an *Action Plan* was drafted.

The *Action Plan* contained in the *Implementation Plan* represents the actions necessary to ensure that the implementation strategies are: (1) being implemented in accordance to the timelines contained in the *Implementation Plan*, and (2) being reviewed and adjusted to account for changes in the community. A major component of this *Action Plan* is the creation of a standing Comprehensive Plan Advisory Committee (CPAC) that can meet annually to (1) review changes in land use due to development, (2) review changes requested by the City Council, and (3) review the timelines set out in the *Implementation Plan* and make any necessary adjustments.

Another major component of the *Action Plan* involves transparency and access. Specifically, how people will access and interface with the plan. To achieve this goal, the *Action Plan* proposes creating a dedicated online version of the plan that provides pertinent information and real-time updates concerning staff's progress with regard to the *Implementation Plan*. The City will continue to have physical copies of the plan and copies in various digital formats; however, the new format has the potential to allow for continued community interaction.

Finally, the *Action Plan* calls for an *Annual Review*, *5-Year Review* (*i.e. reassessment*) and *10-Year Review* (*i.e. overhaul*) of the plan. The annual review process is intended to allow for minor changes to the goals and policy statements, updates of maps and demographics, ratification of changes to the Future Land Use Map and Master Thoroughfare Plan due to development cases, and any other minor changes identified by City staff, the Comprehensive Plan Advisory Committee (CPAC) and/or the City Council. The five (5) year reassessment allows for a closer examination of the goals, policies and implementation strategies contained in the document, and gives the CPAC and the City Council the ability to make changes that are more substantial to the plan. The ten (10) year overhaul of the plan allows the CPAC and City Council the ability to reassess the entire plan, redirect or redefine the vision of the plan, and pivot the direction if necessary. The ten (10) year review also allows for the CPAC to set new policies, goals and implementation strategies in line with the vision of the plan and provide steps towards meeting that vision over the next ten (10) years.

04 IMPLEMENTATION PLAN

The following *Implementation Plan* lays out a matrix that makes up the *Action Plan* and *Implementation Schedules* necessary to take this Comprehensive Plan from words to action.

04 IMPLEMENTATION PLAN

01 ACTION PLAN

	AS #	Action Plan Strategy	IMPLEMENTATION TIME PERIOD
			2019 2020 2021 2022 2023 2024 2025 2026 2027 2028
ACTION PLAN	1	*Annual Review Process*. The *Annual Review Process* is a review of the previous year's actions and their corresponding effect on the Comprehensive Plan. Through this review City staff, the Comprehensive Plan Advisory Committee (CPAC) and the City Council can make minor changes to the plan to ensure that it continues to be an effective tool for decision-making and accurate representation of the City's vision.	
	2	*5 Year Review Process*. The *5-Year Review Process* is a more in-depth review of the goals, policies and implementation strategies contained in the plan. Through this review the City staff, the Comprehensive Plan Advisory Committee (CPAC) and the City Council have the ability adjust or add goals, policies and implementation strategies.	
	3	*10 Year Review Process*. The *10-Year Review Process* is intended to allow the Comprehensive Plan Advisory Committee (CPAC) and the City Council set new goals, policies and implementation strategies, and make any changes to the vision necessary to meet that vision over the next ten (10) years.	
	4	Review all development applications for consistency with this Comprehensive Plan.	
	5	Ensure that all proposed Capital Improvement Projects are consistent with the recommendations of the plan.	
	6	In an effort to make the plan available to all Rockwall citizens, staff should ensure that the plan is available in paper copies at City Hall and various electronic formats through the City's website.	
	7	Create an online version of the plan that can be used to track staff's progress, update the community of any changes to the plan through the review process, and allow for continued community interaction.	
	8	Revise and update the *Existing Conditions Report* on a five (5) year basis.	

KEY: ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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04 IMPLEMENTATION PLAN

02 REGULATIONS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority
REGULATIONS	1	Work with City Administrators and the City Council to create an Annexation Plan in accordance with Section 43.052 of the Texas Local Government Code to address the possibility of future annexation of land within the City's Extraterritorial Jurisdiction (ETJ).	1	PLANNING AND ZONING DEPARTMENT	HIGH
	2	Review the parking standards contained in Article VI, *Parking and Loading*, of the Unified Development Code to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use, and consider flexibility in cases of redevelopment. In addition, provide incentives for shopping centers to provide shared parking to reduce the overall parking for retail centers.	2, 6, 7, 9	PLANNING AND ZONING DEPARTMENT	MEDIUM
	3	Review the Unified Development Code and Municipal Code of Ordinances to ensure that these documents incorporate policies and design standards for public safety.	5	POLICE AND FIRE DEPARTMENTS	LOW
	4	Review the City's residential and commercial screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan.	1, 9	PLANNING AND ZONING DEPARTMENT	LOW
	5	Review the residential and non-residential development standards and regulations contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan.	1, 8	PLANNING AND ZONING DEPARTMENT	MEDIUM
	6	Review the corridor overlay district standards contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code to ensure that each corridor overlay district contains requirements that convey the community's character, while continuing to provide unique design standards tailored to the geography and land use of the corridor. In addition, these standards should be reviewed to see if the design standards from the various overlay districts are suitable to apply to development citywide.	7, 9	PLANNING AND ZONING DEPARTMENT	MEDIUM
	7	Review the City's development, landscape and tree mitigation requirements contained in the Unified Development Code to ensure that a sufficient amount of open space is being required with all developments (*i.e. residential and non-residential*), and that the expansion of any non-residential development requires trees to be planted proportionally to the proposed scope of work.	2	PLANNING AND ZONING DEPARTMENT	LOW
	8	Review the Mandatory Parkland Dedication Ordinance to incorporate requirements relating to the dedication of trails for all residential and non-residential developments in accordance with the *Master Trail Plan* contained within this Comprehensive Plan.	3	PARKS AND RECREATION DEPARTMENT	LOW
	9	Review the Mandatory Parkland Dedication Ordinance for the purpose of creating Community Park Districts.	3	PARKS AND RECREATION DEPARTMENT	LOW
	10	Review the City's zoning map to identify inconsistencies in land use with the Future Land Use Map for properties in the IH-30 Corridor, and work with stakeholders to resolve these issues.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM

IMPLEMENTATION TIME PERIOD



KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | REGULATORY TIME PERIOD:

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04 IMPLEMENTATION PLAN

02 REGULATIONS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
REGULATIONS	11	Review the City's Agricultural (AG) District standards to ensure that land can remain agriculturally zoned and designated until development of a site is eminent.	1	PLANNING AND ZONING DEPARTMENT	LOW										
	12	Ensure that the City's *Standards of Design and Construction Manual* allows for the implementation of Traditional Neighborhood Development (TND) principles.	4	ENGINEERING DEPARTMENT	LOW										
	13	Review the City's Permitted Land Use Charts contained in the Unified Development Code to ensure that the employment land use designation on the Future Land Use Map is compatible with the City's zoning districts and the permitted land uses within those zoning districts, make any changes necessary.	1	PLANNING AND ZONING DEPARTMENT	LOW										
	14	Review the City's development requirements contained in the Unified Development Code to ensure that they do not discourage green building practices and principals.	2	PLANNING AND ZONING DEPARTMENT	LOW										
	15	Review the existing density, development and design standards contained in the Unified Development Code to ensure the requirements support and encourage the creation of vibrant public spaces built around social interaction.	7	PLANNING AND ZONING DEPARTMENT	LOW										
	16	Draft model standards for areas zoned for alternative forms of housing (*i.e. Townhouses, Condominiums, and Apartments*) that can be incorporated in to Article X, *Planned Development Regulations*, of the Unified Development Code. These policies will ensure the City has development standards targeted at encouraging the best product available.	8	PLANNING AND ZONING DEPARTMENT	HIGH										
	17	Review the City's residential adjacency standards to ensure that building height and design are addressed in conformance to the policies and procedures of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW										
	18	Review Article IV, *Permissible Uses*, of the Unified Development Code to ensure conformance with the policies and procedures of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | REGULATORY TIME PERIOD:

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04 IMPLEMENTATION PLAN

03 POLICIES & ACTIONS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
POLICIES & ACTIONS	1	Utilize Fiscal Impact Analysis (FIA) to create a fiscal impact model for the purpose of relating cost of service, assessed value and taxable value to potential changes in land uses for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community.	1, 6	PLANNING AND ZONING DEPARTMENT	MEDIUM										
	2	Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual changes in [1] growth/development patterns, [2] residential and non-residential zoning changes, [3] and changes in the Parks, Recreation and Open Space Master Plan.	1, 2, 3	PLANNING AND ZONING DEPARTMENT	LOW										
	3	Develop an Economic Development Strategic Plan that focuses on providing a unified approach to addressing proactive recruitment of commercial businesses (*i.e. industrial, office and retail*).	6	ADMINISTRATION	HIGH										
	4	Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community.	1, 6	PLANNING AND ZONING DEPARTMENT	MEDIUM										
	5	Review the Master Trail Plan on an annual basis to ensure that trails and floodplain conform to the policies contained in this Comprehensive Plan. In addition, the plan should be reviewed and revised to account for changes in the City's Master Thoroughfare Plan, and to ensure that plan provides public access points and connectivity and access to all areas in the City.	2, 4, 7	PARKS & RECREATION DEPARTMENT	LOW										
	6	Review the Parks, Recreation and Open Space Plan and this Comprehensive Plan on a five (5) year basis to ensure the documents goals and policies conform.	3	PARKS & RECREATION DEPARTMENT	LOW										
	7	Work to create an Annual Parks and Recreation Business Plan that can guide programming and events on a yearly basis.	5	PARKS & RECREATION DEPARTMENT	LOW										
	8	Review these residential policies on a five (5) year basis to ensure that they adjust to changes in the market, and continue to provide a long-term vision for the community.	8	PLANNING AND ZONING DEPARTMENT	LOW										
	9	Review and revise the Master Drainage Study on an as needed basis (*i.e. upon the annexation of new land or changing of land use*).	4	ENGINEERING DEPARTMENT	LOW										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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04 IMPLEMENTATION PLAN

03 POLICIES & ACTIONS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
POLICIES & ACTIONS	10	Review Drainage Utility Districts (DUD) in other cities and create a feasibility report on DUD's to report to the City Manager and City Council.	4	ENGINEERING DEPARTMENT	MEDIUM										
	11	Incorporate a representative from the Police Department in the development review process to ensure that development is being planned in accordance with Crime Prevention through Environmental Design (CPTED) guidelines.	5	POLICE DEPARTMENT	LOW										
	12	Evaluate residential initiated enforcement cases for each subdivision and put together an Inspection Efficiency Analysis that can help increase the efficiency of the Neighborhood Improvement Services (NIS) Department in the future.	5	NEIGHBORHOOD IMPROVEMENT SERVICES	LOW										
	13	Review and update the Downtown Plan (*i.e. Downtown Plan: Blue Print for a Downtown Village*) and incorporate the findings into this Comprehensive Plan.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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04 GUIDELINES IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD
GUIDELINES	1	Review the City's community design elements and develop a Community Design Plan that can identify new opportunities for landmarks, monuments and public art, and address the use of street furniture throughout the City.	4, 7	PLANNING AND ZONING DEPARTMENT	LOW	
	2	Identify opportunities and explore possible incentives for the relocation of existing overhead utilities underground.	7	ENGINEERING DEPARTMENT	LOW	
	3	Create a Community Housing Survey that documents the character and condition of the City's various neighborhoods for the purpose of tracking the City's housing stock and drafting strategies related to the on-going maintenance and support of these neighborhoods.	5, 8	PLANNING AND ZONING DEPARTMENT	MEDIUM	
	4	Create a Pedestrian Walkability Plan for the community that specifically addresses strategies for pedestrian access and crossing in areas of the City that do not have sidewalks.	5	PLANNING AND ZONING DEPARTMENT	HIGH	
	5	Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.	6, 9	PLANNING AND ZONING DEPARTMENT	HIGH	
	6	Study the SH-276 Corridor and create a corridor plan that can provide a vision, goals, and policies to guide the growth of the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM	
	7	Continue to use the Historic Preservation Advisory Board (HPAB) to ensure that all infill development and alterations of existing structures within the Old Town Rockwall (OTR) Historic District are in conformance with the Historic Preservation Guidelines contained in the Unified Development Code.	1	PLANNING AND ZONING DEPARTMENT	LOW	
	8	Work with the Architectural Review Board (ARB) to create a Visual Preference Survey that can help identify examples of exemplary non-residential development and incorporate them into Chapter 9, *Non-Residential*, of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW	

2019 2020 2021 2022 2023 2024 2025 2026 2027 2028

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

04 IMPLEMENTATION PLAN

05 EDUCATION & COMMUNICATION IMPLEMENTATION SCHEDULE

IMPLEMENTATION TIME PERIOD

Schedule	*IS #*	*Implementation Strategy*	*Chapter Reference*	*Department Lead*	*Strategy Priority*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*
EDUCATION & COMMUNICATION	1	Perform an in-house audit of the development review process and look for ways to streamline the process by incorporating technology and reducing redundancies.	5, 6	PLANNING AND ZONING DEPARTMENT	*MEDIUM*										
	2	Prepare an annual community progress report that details the City's major economic development projects and the employment associated with each project. This report should also convey information regarding the City's current major employers, and should be disseminated to local colleges/universities, private businesses, the Rockwall Economic Development Corporation (REDC), and the Rockwall Independent School District (RISD).	6	ADMINISTRATION	*MEDIUM*										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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04 IMPLEMENTATION PLAN

06 REGIONAL PARTNERSHIPS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
REGIONAL PARTNERSHIPS	1	Incorporate procedures to involve the Rockwall Independent School District (RISD) in the development process to inform the school district of residential growth and help them plan for necessary school facilities to serve the community.	1	PLANNING AND ZONING DEPARTMENT	LOW										
	2	Work with the North Texas Municipal Water District (NTMWD) and its member/customer cities to encourage the use existing water conservation plans and evaluate opportunities for the reuse of wastewater effluent to promote water conservation throughout the City.	2	ENGINEERING DEPARTMENT	LOW										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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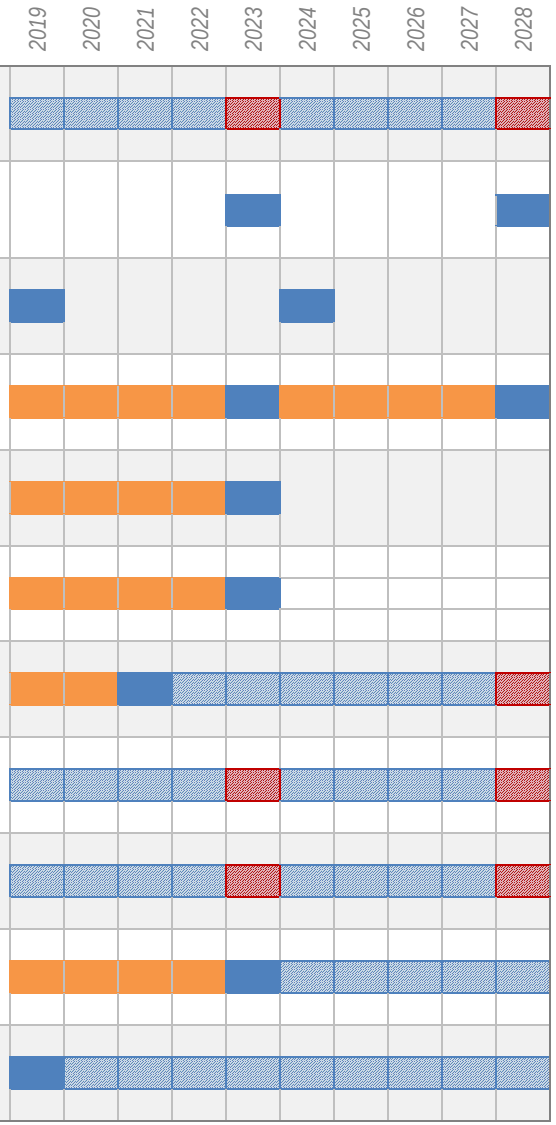
04 IMPLEMENTATION PLAN

07 CAPITAL & FINANCIAL IMPROVEMENTS IMPLEMENTATION SCHEDULE

IMPLEMENTATION TIME PERIOD

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority
CAPITAL & FINANCIAL IMPROVEMENTS	1	Review and revise the Master Thoroughfare Plan on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan, and to account for annual changes in land use patterns and transportation needs.	4	PLANNING AND ZONING DEPARTMENT	LOW
	2	Review and revise the Paving Assessment on a five (5) year basis to account for changes in roadway conditions.	4	ENGINEERING DEPARTMENT	HIGH
	3	Review and revise the Water and Wastewater Master Plans and the Impact Fee Study every five (5) years to account for changes to the Future Land Use Map and population projects.	4	ENGINEERING DEPARTMENT	HIGH
	4	Review the City's existing thoroughfares to look for opportunities to redevelop existing right-of-ways utilizing the goals and policies contained in this Comprehensive Plan.	4	PLANNING AND ZONING DEPARTMENT	LOW
	5	Develop a long-term strategy for the replacement of City facilities that includes potential adaptive reuses of the existing facilities.	5	INTERNAL OPERATIONS	MEDIUM
	6	Consider creating a capital project and amenity life-cycle replacement plan that includes projected budget needs.	3	PARKS & RECREATION DEPARTMENT	MEDIUM
	7	Perform an assessment of all vacant land suitable for non-residential development within the City and anticipate the possible infrastructure required to effectively develop these areas with non-residential development.	6	PLANNING AND ZONING DEPARTMENT	LOW
	8	Utilize the City's Geographic Information Systems (GIS) software to track and evaluate existing waterlines, and create a replacement program.	4	PLANNING AND ZONING DEPARTMENT	MEDIUM
	9	Utilize CityWorks Asset Management System software to evaluate the existing water/wastewater system and streamline reoccurring maintenance.	4	PLANNING AND ZONING DEPARTMENT	MEDIUM
	10	Camera all existing wastewater lines to evaluate the structure integrity and capacity of each segment and log into the Asset Management System.	4	ENGINEERING DEPARTMENT	MEDIUM
	11	Incorporate an infrastructure section into staff's development case memorandums to account for potential impacts/needs for zoning changes that propose more intense land uses.	4	PLANNING AND ZONING DEPARTMENT	LOW



KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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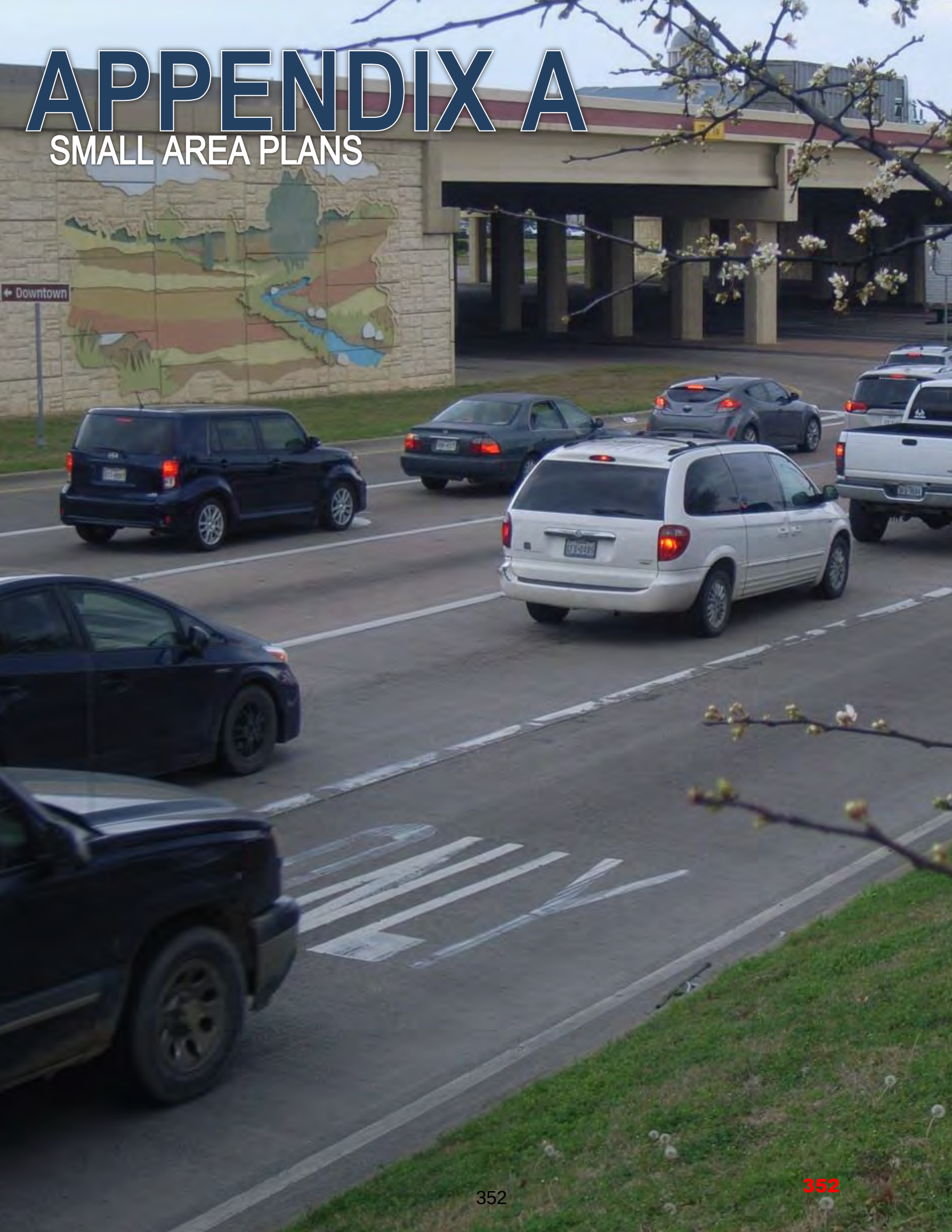
APPENDIX A

SMALL AREA PLANS



01 PURPOSE

This appendix is dedicated to the City's *Small Area* planning efforts. *Small Area Plans* are a type of planning effort -- *typically associated with the neighborhood level* -- targeted at addressing a specific issue or issues (*e.g. land uses, transportation, traffic circulation, etc.*) with the ultimate goal of improving the quality of life for citizens, visitors and business owners in the area. These plans are intended to assist the decision making process of City staff, the City's various boards and commissions, and the City Council.

02 SMALL AREA PLANS

02.01 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 50 (PD-50)

The access plan for Planned Development District 50 (PD-50), also known as the N. Goliad Street Corridor, is intended to provide a long-term solution to the increasing traffic problems along N. Goliad Street [*SH-205*] for business owners along N. Goliad Street and customers looking to patron these businesses.

02.02 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 53 (PD-53)

The access plan for Planned Development District 53 (PD-53) is intended to: (1) provide alternative access for the businesses along Ridge Road [*FM-740*], (2) reduce the amount of driveways along Ridge Road [*FM-740*], and (3) assist in the adaptive reuse of the single-family structures in this area as low impact offices and personal service land uses.

02.03 DOWNTOWN DISTRICT PLAN

RESERVED.

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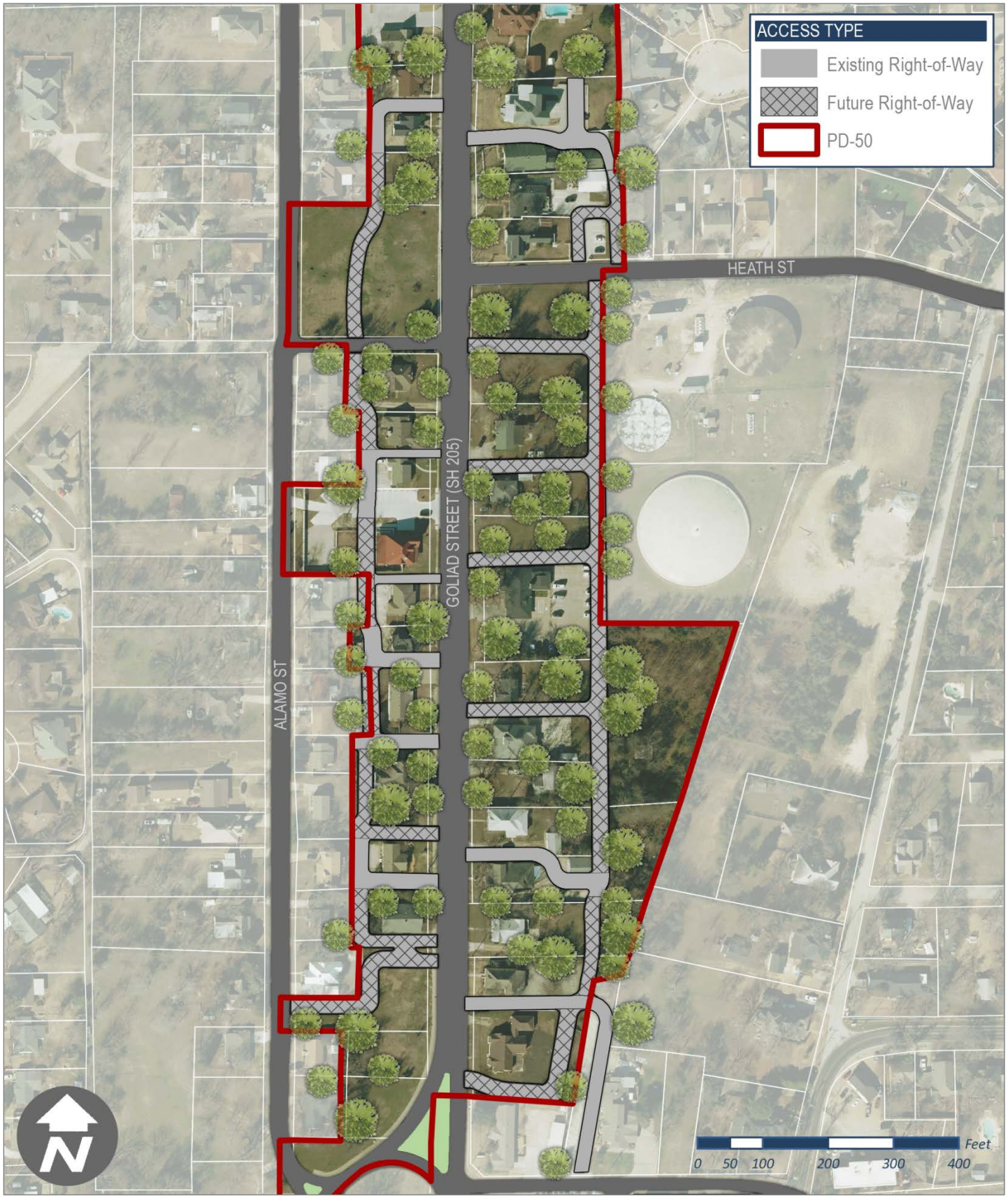
02.01 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 50 (PD-50)



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02.02 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 53 (PD-53)



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02.03 DOWNTOWN DISTRICT PLAN

RESERVED.

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RESERVED.

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APPENDIX B
CORRIDOR PLANS



01 PURPOSE

This appendix is intended to focus on the City's various major corridors and the relationship of the roadway to the adjacent land, land uses, and aesthetics of these areas. Each corridor study is intended to provide a framework and design guidelines that can assist the decision making process of City staff, the City's various boards and commissions, and the City Council.

02 CORRIDOR PLANS

02.01 IH-30 CORRIDOR PLAN

RESERVED.

02.02 JOHN KING BOULEVARD CORRIDOR PLAN

1. Background and Introduction
2. Issues and Opportunities
3. Design Concept and Palette
4. Design Elements
5. Access Policies
6. Implementation

02.03 SH-276 CORRIDOR PLAN

RESERVED.

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02.01 IH-30 CORRIDOR PLAN

RESERVED.

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02.02 JOHN KING BOULEVARD CORRIDOR PLAN

ACKNOWLEDGEMENTS

CITY COUNCIL

Bill Cecil, *Mayor*
David Sweet, *Mayor Pro-Tem*
Mark Russo
Cliff Sevier
Margo Nielsen
Matt Scott
Glen Farris

CITY STAFF

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Brad Griggs, *Director of Parks and Recreation*
Chuck Todd, *City Engineer*

CONSULTANTS

Townscape, Inc.
Kimley Horn & Associates

1 BACKGROUND AND INTRODUCTION

John King Boulevard is a City initiated, funded and constructed roadway. Named for an exceptional City leader, statesman and former Councilman, it was conceived to provide by-pass traffic relief to SH-205 which penetrates downtown, and to provide access and structure for developing properties on the east side of the City.

The design concept for this corridor is intended to evoke and enhance an image of the City of Rockwall that has evolved through the Comprehensive Plan, development standards and development approvals over recent years.

From the outset, it was determined that this concept would provide the City with a *kit of parts* and clear direction on how they could be applied to this specific corridor. A side benefit is that elements of this design concept are flexible enough to be used to meet identity and enhancement needs throughout the City – *along other roadway corridors, entries, hike and bike trails and such*.

It is anticipated that the elements for John King Boulevard would be detailed by a landscape architect for each specific application. The quality of construction of the physical elements is paramount. They will provide a timeless legacy to the community – aging with grace and beauty for all to enjoy.

2 ISSUES AND OPPORTUNITIES

OBSERVATIONS

The strongest enhancement concepts for John King Boulevard should build on the existing landscape character, both natural and manmade, that the roadway traverses. It must also recognize the likely character of future land uses, and build upon existing branding efforts throughout the city so that a cohesive community character continues to emerge and strengthen through these efforts.

Townscape's field observations and analysis of aerial photos and planning documents recognized the following attributes as significant cues and inspiration for enhancement concepts.

Wooded Creeks & Drainage Ways. Several wooded creeks and drainage ways cross the boulevard at fairly regular intervals. These wooded bottoms are the most dramatic landscape feature of the corridor. Their visual impact can be heightened and the corridor made more interesting extending the character of these woods into the boulevard parkways and medians at the crossings, reinforcing the character of the creeks and creating a visual rhythm for the roadway traveler.

Prairie Uplands. Prairie uplands with broad, rolling slopes and long views occur between the wooded bottoms. The dominant visual character here is of prairie grasses sparsely studded with lower-growing tree species.

Gateway Identity. Gateway identity opportunities exist where John King Boulevard begins at North Goliad, at South Goliad, and on both sides of IH-30.

Key Intersections. Key intersections offer opportunities to create *pulse points* along the driver's path with enhanced paving and plantings, and to provide seating and shade for trail users.

Future Land Uses. Future land uses, as presently zoned or called for in the Comprehensive Plan, can cue related design treatments. For example, more structured, formal plantings and material finishes would be appropriate at commercial and mixed-use intersections, while more naturalistic arrangements might be used in rural/future residential areas that have yet to be developed.

Branding. Existing community icons and branding efforts, including the Rockwall County















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Courthouse, existing limestone *gateway* walls, and the Rockwall Technology Park entrances all share a consistent look of native limestone, the classic Times Roman font and drought tolerant plantings that are appropriate to carry forward into new designs. Newer additions such as the Harbor Place development and the newest murals at IH-30 and SH-205 have introduced a pale yellow color into the townscape that can enhance plain concrete abutments along the roadway.











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ISSUES AND OPPORTUNITIES: SOUTH

ISSUES AND OPPORTUNITIES: NORTH

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3 DESIGN CONCEPT AND PALETTE

John King Boulevard provides opportunities for enhancement and placemaking that can be a strong reflection of Rockwall's history, culture, natural landscape and values, and an important investment in furthering the city's position as a first-tier home and business location. To realize this potential, these impressions must be translated into usable architectural terms, and guided by overarching concepts that tie the individual parts together into a perceivable and pleasing whole.

GUIDING CONCEPTS

Build on the Strengths of the Existing Landscape. Heighten the visual impact of the wooded bottoms and prairie uplands by emulating and enhancing those landscape types in the medians and parkways.

Unity with Variety. Consistent architectural and planting materials, colors, sign fonts, and related elements will lend overall unity to the road corridors. While unity is desirable, "sameness" is not. Varying configurations to fit the unique characteristics of individual sites will allow this consistent palette to be interpreted in slightly different yet complementary designs, providing variety within a unified whole.

Pulse Points. The "wooded bottoms" crossings and major intersection enhancements will act as "pulse points" in the driving experience, punctuating the boulevard corridor with sophisticated design forms and eye- catching detail at regular intervals, producing a pleasing and predictable visual rhythm in the driving experience.

Quality and Timelessness. The design forms for John King Boulevard should be rooted in Rockwall's strong landscape and heritage, while coexisting comfortably with new development, never looking "dated." High quality of materials and construction should be a defining characteristic of new enhancement projects.

PALETTE OF FORMS AND MATERIALS

- ☑ Austin limestone block
- ☑ Native fossil limestone
- ☑ Cast stone
- ☑ Times Roman font
- ☑ Pale cream/yellow concrete stain
- ☑ Native and drought-tolerant trees, shrubs and grasses in bold, rhythmic patterns
- ☑ Freestanding horizontal limestone walls
- ☑ Vertical landmarks and focal points
- ☑ Sailboat icon or city logo repeated in architectural elements
- ☑ Pure geometries; timeless classic forms

ROADWAY ENHANCEMENT CONCEPT: SOUTH

ROADWAY ENHANCEMENT CONCEPT: NORTH

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ROADWAY ENHANCEMENT CONCEPT DIAGRAM

The Roadway Enhancements Concept diagrams identify locations for the boulevard "character zones," and key architectural and landscape architectural elements, which collectively comprise a "family" of related design treatments to lend character and a distinct Rockwall image to the boulevard corridor.

DESIGN ELEMENTS

MEDIANS AND PARKWAYS

The median and parkway design concepts reflect the "character zones" in which they are located:

The Wooded Bottoms: These areas are intended to appear as extensions of the vegetation in the natural wooded creeks and drainage ways that are spanned by the boulevard. Accordingly, planting arrangements should be tight, informally grouped masses of native and adapted riparian canopy and understory trees designed to emulate the character of the creek vegetation. These tree masses are to be set in native ornamental grasses to minimize the need for maintenance.

The Prairie Uplands: In these areas lower growing tree species native (or adapted and of similar character to the natives) to the rolling hills of eastern Rockwall County would be arranged to emulate the sparser tree cover of the surrounding uplands. These informal tree groupings would also be set in masses of native ornamental grasses, minimizing maintenance needs.

The concepts illustrated reflect accurate roadway dimensions and indicate that trees should not be planted in the median areas where future roadway expansion is likely to occur. The illustrated plant materials and their design arrangements are indicative of the size and character appropriate for the character zones in which they occur; subsequent detailed planting plans will make specific plant species recommendations that take into account site- specific horticultural conditions and established project budgets.

KEY ENHANCED INTERSECTIONS

Special intersection enhancements are proposed for three key intersections (shown in purple on the Enhancements diagram). The adjacent boulevard medians would be planted with three or more formal groupings of matching canopy trees set in beds of ornamental grasses. The three or more tree groupings should be separated by conventional turf, such as Bermuda to create a visual pattern and rhythm that signals the intersection for the approaching motorist. As the median narrows to accommodate its turn lane, the median plantings would transition to ornamental grasses and drought-tolerant shrubs.

Small paved "plaza" areas with seat-height limestone walls would anchor each corner of the intersection, providing visual interest for motorists as well as informal seating and shade for trail users and other pedestrians and cyclists.

GATEWAY IDENTITY

Due to the wide variation in site size and configuration at potential gateway sites, the "kit of parts" approach, utilizing a combination of limestone walls, the vertical "trailblazer" monument pylon, canopy or ornamental trees and broad masses of drought tolerant shrubs and grasses can be used to great effect. This will result in a "family" of gateway designs comprised of the same key elements, but arranged in unique compositions to best fit their particular site configuration and topography.

TRAIL REST STOPS

Shaded "rest areas" are shown in preliminary locations on the Enhancements diagram, spaced roughly one mile apart on both sides of the boulevard. This results in a rest area along the boulevard about every half mile. The key design elements shown in the prototype design consist of a shaded shelter of limestone and architectural metal, a seat-height wall for informal seating, a waste receptacle and a drinking fountain with dog dish. The edges should be enhanced with boulders and drought tolerant plantings as shown.

EXPOSED CONCRETE WALLS

Low exposed concrete headwalls visible from the travel lanes of the boulevard should be colored with the same pale yellow concrete stain utilized for the new John King Boulevard bridge spanning Phelps Branch. This subtle color change will be helpful in tying disparate elements of the corridor together and giving the boulevard design a "finished" appearance.

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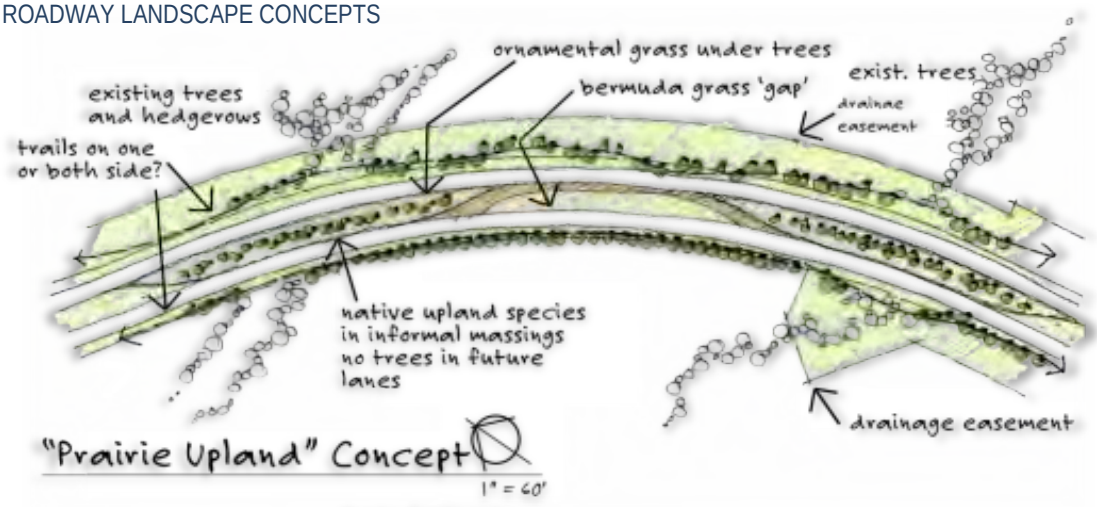
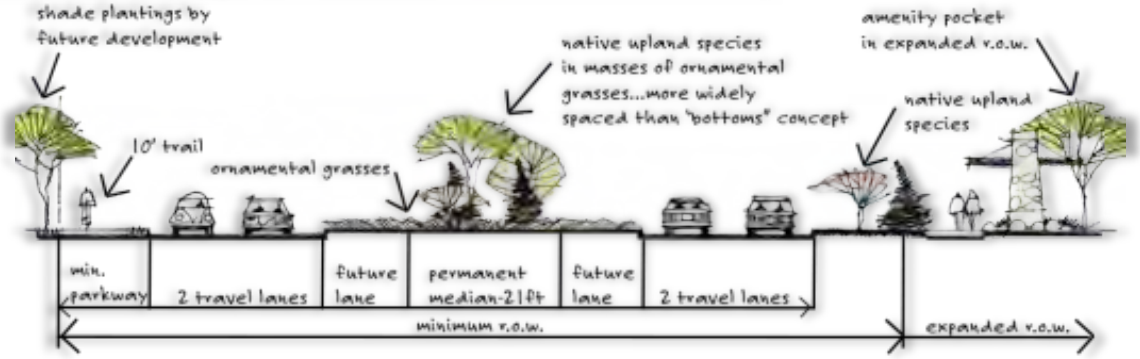
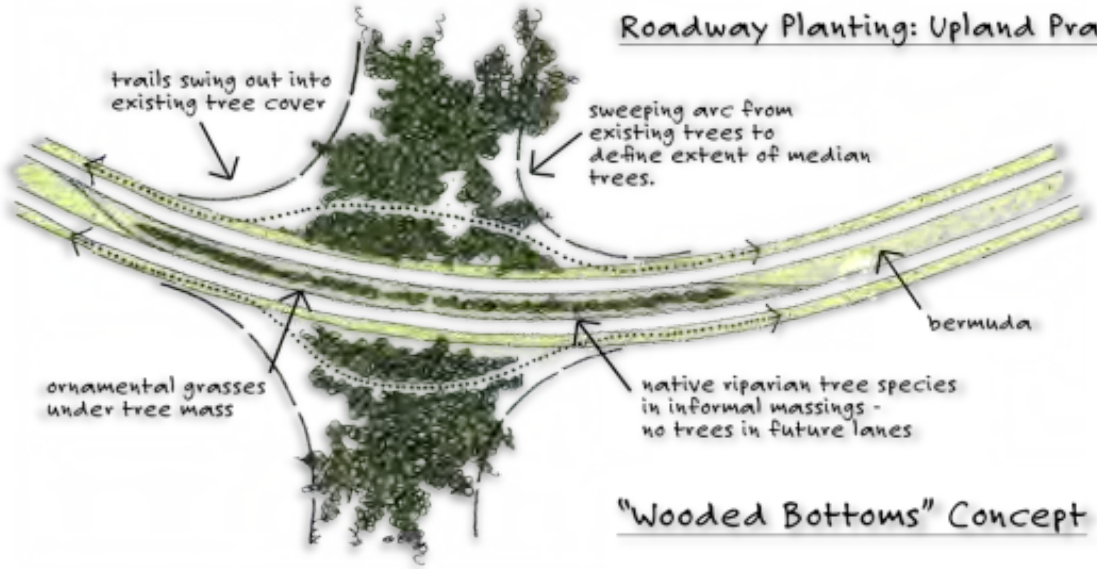


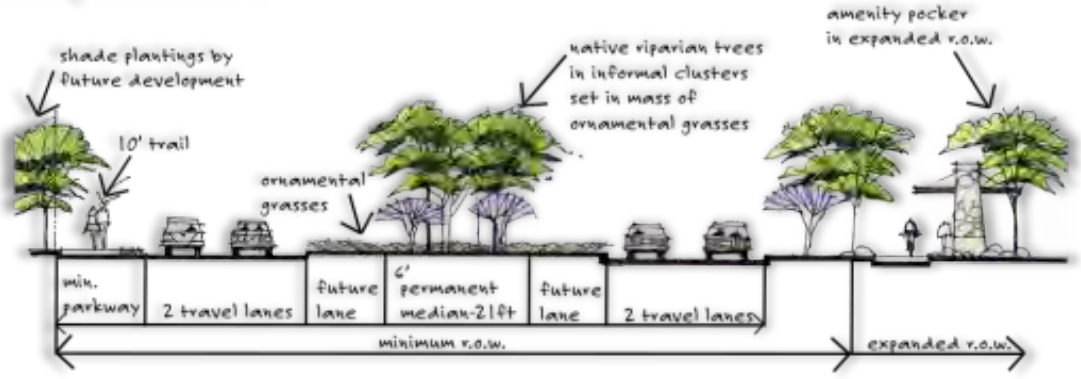
"Prairie Upland" Concept 1" = 60'



Roadway Planting: Upland Prairie Concept 1" = 10'



"Wooded Bottoms" Concept



Roadway Planting: Wooded Bottoms Concept 1" = 10'

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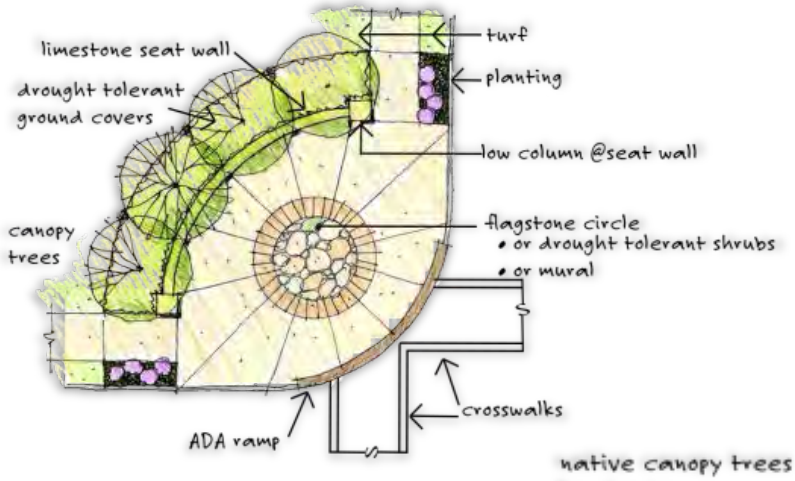
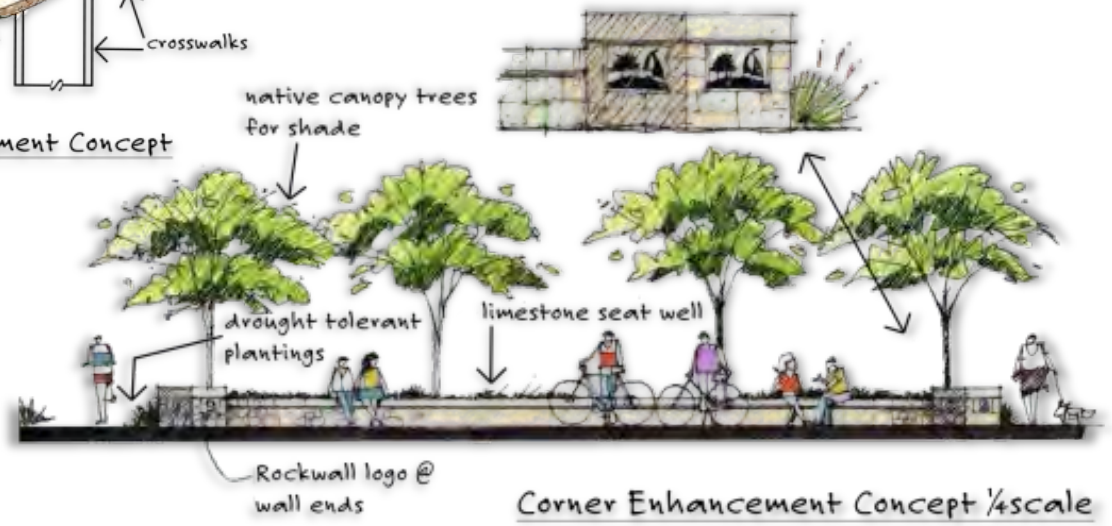
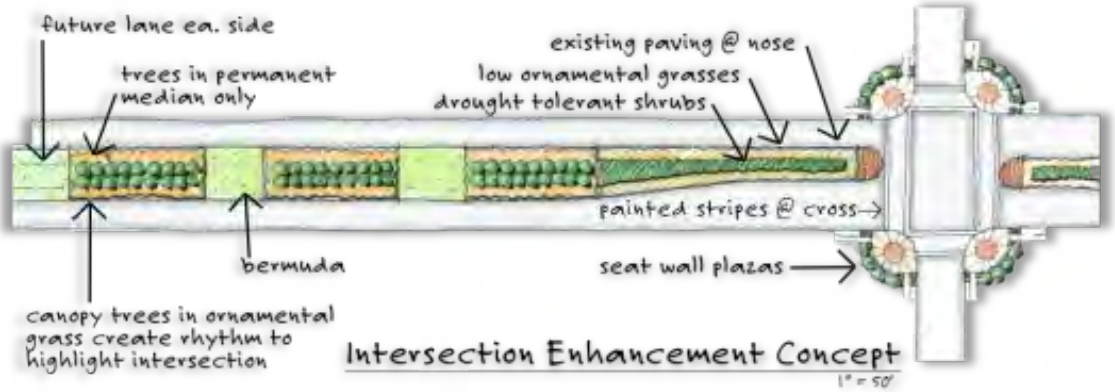
INTERSECTION ENHANCEMENTS



Corner Enhancement Concept



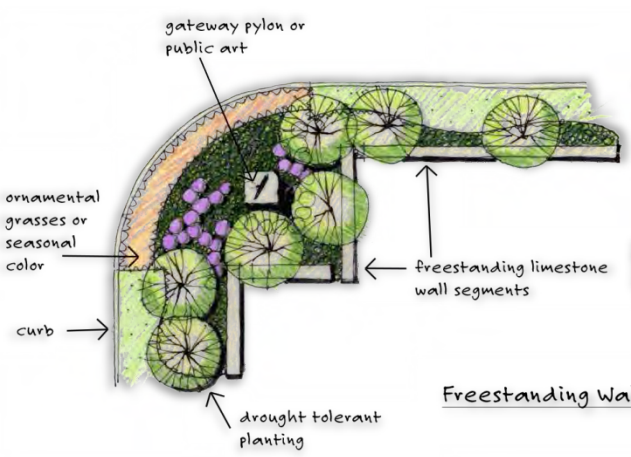
Corner Enhancement Concept ¼scale



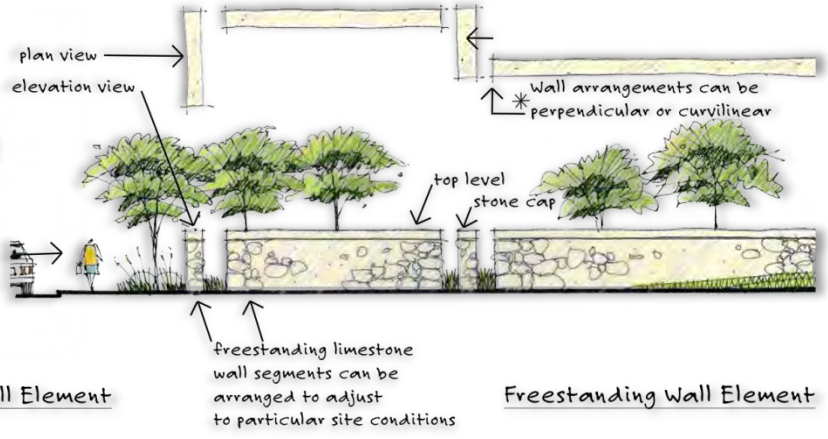
Intersection Enhancement Concept

1" = 50'

PLACE-MAKING ELEMENTS



Freestanding Wall Element



Freestanding Wall Element

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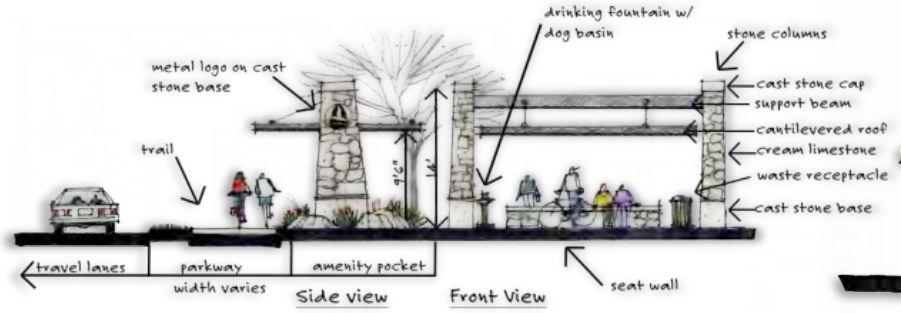
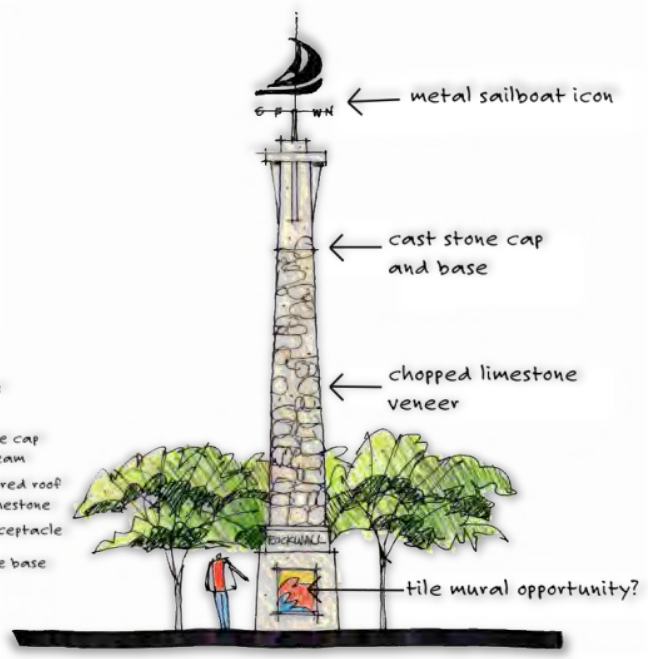


Trail Rest Area Concept 3/16" = 1'



Trailblazer Concept Major Gateways

5 ACCESS POLICIES

JOHN KING ACCESS MANAGEMENT POLICY

The purpose of this section is to provide the policy and decision making process for determining access to James King Boulevard. Access management involves the planning and coordination of the location, number, spacing and design of access points from a roadway to adjacent land. Historically, transportation and access management plans have concentrated primarily on efficiently controlling the movement of vehicles by seeking to reduce conflicts and maximizing the traffic capacity of a roadway. However, recent planning efforts recognize that transportation is inextricably linked to land use decisions and that sprawl and inefficient land use policies go hand in hand with congestion, reliance on automobiles, and increased pollution.

The "Transportation/Land Use Cycle" involves a sequence of events in which improvements are made to the transportation network that lead to new land use development, which generates additional traffic and the need for further roadway improvements.

It is possible to stop this cycle with proper management of access and network design. The following policy establishes the idea that one standard does not fit all. The spacing and design standards for the roadway should accommodate varying land development types with flexible standards. The result will be a roadway that maintains a high level of mobility, while supporting wise land development patterns.

Accordingly, this policy varies according to the area through which the roadway passes and the function of the roadway itself. The land development context of this boulevard in its current and planned state varies from rural to sub-urban to urban. This policy seeks to balance the access requirements for each of these development contexts with the desire to maintain the mobility function of this arterial road. The chart on the following page should be referred to during planning and designing of this roadway.

To see how the standards apply to the corridor, please refer to the *Access Standards Diagrams* below.

JOHN KING ACCESS STANDARDS

MEDIAN OPENING SPACING

Openings should only be provided for street intersections or at intervals designated by the Access Standards below. Spacing between median openings must be adequate to allow for introduction of left-turn with proper deceleration and storage lengths.

PARTIAL ACCESS SPACING

Right-in and right-out driveway or private street access locations seek to create a mid- block parking ingress and egress. These access points are defined by a split or T design that restricts full access. They are not associated with a median access opening.

SHARED ACCESS

Parcels are required to share full and some partial access locations through agreement. When possible, shared access should be accomplished through placement of access connections on shared parcel lines or through private drives, streets and stub-outs.

RECIPROCAL EASEMENT AGREEMENT

When applicable, owners and permittees of parcels may enter into an agreement for reasonable access, ingress and egress between property lines for the purpose of paved driveways, roadways and/or walkways.

SHARED ACCESS LANES

Similar to off-site access roadways, shared access lanes establish the shared access easements for rural land owners to connect to the city street system. They can be established along shared parcel lines or at the discretion of the city.

STREET CONNECTIVITY

Street connectivity requirements are essential to maintaining the long-term mobility of a corridor and potentially very important at the local neighborhood level, since connectivity is a key factor in ensuring that people can walk or bike between neighborhoods, cul-de-sacs and communities. An interconnected street system is necessary in order to promote

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orderly and safe development by ensuring that streets function in an interdependent manner, provide adequate access for emergency and service vehicles, enhance access by ensuring connected transportation routes, and provide continuous and comprehensible traffic routes.

Connectivity shall be defined by the ratio of links to nodes in any subdivision.

A. The connectivity ratio shall be the number of street links divided by the number of nodes or end links, including cul-de-sac heads.

B. A link shall be any portion of a street, other than an alley, defined by a node at either end. Stub outs to adjacent property shall be considered links. For the purpose of determining the number of links in a development, boulevards, median-divided roadways, and divided entrances shall be treated the same as conventional two-way roadways. A pathway between neighborhoods for walking, bicycling and emergency access shall be counted as a link.

C. A node shall be the terminus of a street or the intersection of two or more streets. Pathway connections between neighborhoods and to an adjacent trail can count as a street connectivity link, but are limited to one per development.

1. Any curve or bend of a street that exceeds 75 degrees shall receive credit as a node. Any curve or bend of a street that does not exceed 75 degrees shall not be considered a node.
2. A divided entrance shall only count once.

Required Ratio

A. Street Network

1. The street network for any subdivision with internal roads or access to any public road shall achieve a connectivity ratio of not less than 1.3 in the Urban Context Zone, 1.2 in the Sub-Urban Context Zone and 1.0 in the Rural Context Zone.

B. Street links and nodes along a collector or arterial street providing access to a proposed subdivision shall not be considered in computing the connectivity ratio.

C. Stub outs shall be considered as being present as a link at the ratio of one link per side as provided for purposes of determining if the required ratio has been met.

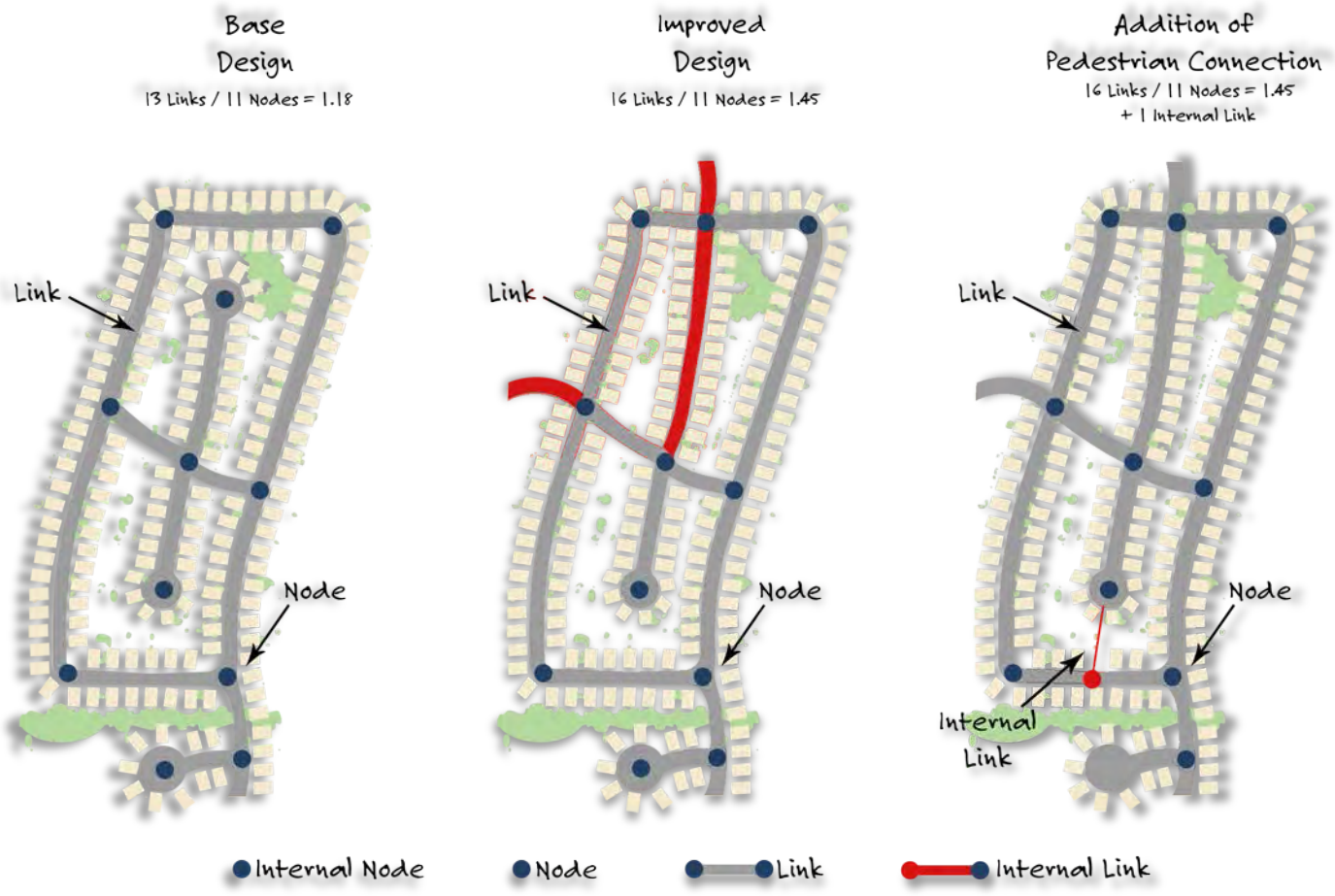
D. Trail connections out of the subdivision shall be considered as being present as a link at the ratio of one link per side as provided for purposes of determining if the required ratio has been met.

SIGNAL SPACING

Spacing between intersections is especially critical in rural areas because vehicle speeds are high. One-mile spacing between public road intersections is preferred.

The ideal spacing for traffic signals is at least one half-mile apart (2,640 feet), which also corresponds to the preferred spacing of intersections between arterials and collectors in a sub-urban development pattern.

A minimum spacing of one-quarter mile (two to three blocks) is appropriate for an urban area. This shorter distance encourages pedestrian access and slows traffic through the urban area.



370

ACCESS STANDARDS: SOUTH

ACCESS STANDARDS: NORTH

371

6 IMPLEMENTATION

This concept design represents a long-term vision for enhancement of the corridor. It will not likely be built within a short time horizon.

INCORPORATE TRAIL SYSTEM INTO THE THOROUGHFARE PLAN

Nationally as well as within the Metroplex region, communities are realizing that multi-modal access such as bicycle and pedestrian trails are an important ingredient to becoming sustainable. This is reflected in the new LEED-ND (Neighborhood Development) standards. The trail system should therefore be added to the Thoroughfare Plan in order to ensure continuity of the system.

ADOPT PLAN AS DESIGN GUIDELINES FOR THE OVERLAY DISTRICT

Adopt this John King Boulevard Plan as guidelines and standards for the 205 By-Pass Overlay District.

COST SHARING OF ENHANCEMENTS

As a rule, developments make improvements to the curb line, which would include sidewalk/trails and landscaping elements of this plan. Notable exceptions would be Landmark Pylons and trailhead washroom facilities. The City should provide landscaping within the median except when development requires additional median cuts in accordance with the City adopted standards.

CITY ENHANCEMENT PRIORITIES

The highest visual impact improvement would be landscaping the medians in the “Wooded Bottoms” area as a first priority. This could be followed by additional landscaping of medians and the introduction of gateway pylons.

QUALITY STRUCTURAL FEATURES

A qualified landscape architect should be engaged to provide final design and detailed specifications for all structural elements including wall, pylons, corner plazas and amenity pockets. The quality of design and construction of these elements is vital to building upon an image rooted in the heritage of the community.

372

02.03 SH-276 CORRIDOR PLAN

RESERVED.

APPENDIX C
MAPS



374

01 MAPS

1. Future Land Use Map
2. Master Trail Plan
3. Master Thoroughfare Plan
4. Master Water Distribution System Plan
5. Master Wastewater Collection System Plan

NOTE: For additional maps of the City see the 2017 Existing Conditions Report, which was prepared as a compendium to this Comprehensive Plan.

375

376

FUTURE LAND USE PLAN

COMPREHENSIVE PLAN

01 | LAND USE & GROWTH MANAGEMENT

1

378

Wylie
Collin County
Dallas County
Rowlett
Lake Ray
Hubbard
Dallas County
Rockwall County
Collin County
Rockwall County
Royse City
Fate
Mobile City
McLendon-Chisholm
Heath
Collin County
Hunt County
Rockwall County
Hunt County
Kaufman County
N GOLIAD ST
N JOHN KING BLVD
N LAKESHORE DR
W RUSK ST
S GOLIAD ST
CORPORATE CROSSING
S JOHN KING BLVD
RIDGE RD
RALPH HALL PKWY
HORIZON RD
66
30
552
1138
3549
551
276
548
205
3097
740
549
550
MAP LEGEND
County Boundary
Planning Boundary (ETJ)
Rockwall City Limits
Trees
City Parks
Future Parks
Greenbelts & Greenways
HOA PARKS
Trails: Concrete 8'
Trails: Concrete 5'
Trails: Roadway
Trails - Future
PARKS
A1 Alma Williams Park
A2 Harry Myers Park
A3 The Lakes of Squabble Creek Park
B1 The Park at Breezy Hill
B2 Emerald Bay
B3 Fontanna Park
B4 The Park at Fox Chase
B5 Henry M Chandler Park
B6 The Park at Hickory Ridge
B7 Jewel Park
B8 Shores Park
B9 The Park at Stone Creek
B10 Windmill Ridge Park
C1 Clark Street Park
C2 Dalton Ranch Park
C3 Gloria Williams Park
C4 Lofland Park
D1 Northshore Park
E1 Spring Sports Complex
E2 Wilkerson-Sanders Memorial Stadium
F1 The Harbor
G1 Highland Meados Greenbelt
G2 Lago Vista Greenbelt
G3 Lakeview Summit Greenbelt
G4 Lynden Park Greenebelt
G5 Meadowcreek #1 - Madison
G6 Meadowcreek #2 - Foxwood
G7 Timbercreek Greenbelt
G8 Waterstone Greenbelt
H1 SH-66 Boat Ramp Park
H2 Squabble Creek Mountain Bike Trail
I1 Leon Tuttle Athletic Complex
I2 Yellow Jacket Park
J1 Ted Cains Corner Park
K1 Lakeside Park (Future)
K3 South Community Park (Future)
L1 Pettinger Nature Preserve
Miles
0 0.4 0.8 1.2 1.6 2

380

MASTER THOROUGHFARE PLAN

COMPREHENSIVE PLAN
04 | INFRASTRUCTURE

3

381

382

Wylie
Collin County
Dallas County
Rowlett
Lake Ray
Hubbard
Dallas County
Rockwall County
Heath
Mobile City
Fate
Royse City
McLendon-Chisholm
Collin County
Rockwall County
Rockwall County
Hunt County
Hunt County
Kaufman County
EMERSON LAKE
BEAR CREEK
BLUFF CREEK
CAMP CREEK
THOMPSON BRANCH
SQUABBLE CREEK
LAKESIDE
BUFFALO CREEK
BROCKWAY BRANCH
CHANDLERS LANDING
LITTLE BUFFALO CREEK
LONG BRANCH
BRUSHY CREEK
HACKBERRY CREEK
PARKER CREEK
KLUTTS BRANCH
66
552
1138
3549
30
551
276
548
205
740
549
3997
550
WASTE WATER LEGEND
Existing Lift Stations
Lift Stations (to be abandoned)
Proposed Lift Stations
Proposed Manholes
Proposed Sanitary Sewer Pipes
6" - 10" FM
6" - 10"
11" - 15"
16" - 20" FM
16" - 20"
21" - 25"
21" - 25" FM
26" - 30"
26" - 30" FM
Greater than 30"
Sub Basins
MAP LEGEND
County Boundary
Planning Boundary (ETJ)
Rockwall City Limits
DISCLAIMER
Does not include required on-site and off-site infrastructure improvements necessary to serve future development.
Miles
0 0.4 0.8 1.2 1.6 2

384

WATER LEGEND

- Elevated Water Tanks
- Existing Pump Stations
- Proposed Water Tanks
- Water Junction

Proposed Water Pipes

- Less than 10"
- 10" - 20"
- 21" - 30"
- 31" - 40"
- Greater than 40"

Water Service Area

- 700
- 720
- 740
- 780

MAP LEGEND

- County Boundary
- Planning Boundary (ETJ)

DISCLAIMER

Does not include required on-site and off-site infrastructure improvements necessary to serve future development.

Miles
0 0.4 0.8 1.2 1.6 2

385

386

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387

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 11/19/2018

APPLICANT: Reubin E. Harle

AGENDA ITEM: **Z2018-044;** *SUP for an Accessory Building at 825 Zion Hills Circle*

SUMMARY:

Hold a public hearing to discuss and consider a request by Reubin E. Harle for the approval of an ordinance for a Specific Use Permit (SUP) allowing an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family One (SF-1) District, addressed as 825 Zion Hills Circle, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Reubin E. Harle is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a metal accessory building that does not meet the requirements stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) on a 4.632-acre lot. The ~3,000 SF (*i.e. 50' x 60'*) structure will stand approximately 16-feet in height, and have a roll-up door, and an overhang on the left and right sides of the structure. According to the submitted site plan, the accessory building will be situated to the rear of the primary structure, and the existing concrete driveway will be extended to the new accessory building. The accessory building will be more than 150-feet from the front, side, and rear property lines. According to the applicant, the accessory building will be utilized as a barn to store equipment (*e.g. lawnmower, garden tools, etc.*) and will not be used for commercial land uses. Currently the subject property has two (2) accessory buildings that do not conform to the requirements of the Unified Development Code (UDC), and--according to the applicant--one (1) of the buildings will be removed once construction of the new accessory building has been completed. The applicant is proposing to keep the second accessory building (*i.e. metal carport*), which is approximately 400 SF.

On October 1, 2018, the City Council approved a zoning change from an Agricultural (AG) District to a Single-Family One (SF-1) District for the purpose of constructing an accessory building on the subject property. The subject property was annexed in 2010 and given a holding zoning designation of Agricultural (AG) District. According to Section 2.1, *Agricultural (AG) District,* of Article V, *District Development Standards,* of the Unified Development Code (UDC), a single-family dwelling is allowed on any Agricultural (AG) District zoned property that is more than ten (10) acres. Since the subject property is less than ten (10) acres and is considered legally non-conforming, the applicant was required to rezone the property to make it conforming in order to construct an accessory building.

According to Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), no more than two (2) accessory buildings no larger than 225 SF each are permitted in a Single-Family One (SF-1) District, provided the exterior cladding contains materials found on the main structure. In this case, since the proposed an accessory building that exceeds the maximum size requirements (*i.e. the applicant is proposing 3,000 S*F), does not conform to the exterior materials requirements, and exceeds the maximum number of accessory buildings of a certain size, a Specific Use Permit (SUP) is required. Staff should note there are similar structures on adjacent properties; however, this is a discretionary decision for the City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) single-family homes, which are zoned Single-Family Estate 4.0 (SFE-4.0) District and Agricultural (AG) District. Beyond this is Cornelius Road, which is identified as an M4-U (*major collector, four (4) lane, undivided roadway*) according to the City's Master Thoroughfare Plan. This roadway delineates the city limits of Rockwall.

South: Directly south of the subject property are several single-family homes within the Zion Hills Estates Subdivision and a church (*i.e. Lake Ray Hubbard Church*). Beyond this is SH-66, which is identified as a TxDOT 4D (*TxDOT four [4] lane roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Agricultural (AG) District.

East: Directly east of the subject property are several single-family homes within the Zion Hills Estates Subdivision that are zoned Agricultural (AG) District. Beyond this is FM-3549 [*Stodgehill Road*], which is identified as a TxDOT 4D (*TxDOT four [4] lane roadway*), and delineates the city limits of Rockwall.

West: Directly west of the subject property is a landscaping business (*i.e. Landscape Source*) followed by a funeral home (*i.e. Rest Haven Funeral Home*). These areas are zoned Agricultural (AG) District.

STAFF ANALYSIS:

When analyzing the applicant's original request (*i.e. to rezoning the property for the purpose of constructing an accessory building*) and the size of the subject property, (*i.e. more than four [4]-acres*), the Single-Family Estate 4.0 (SFE-4.0) District would have been an appropriate district, however, an earlier request for a zoning change from an Agricultural (AG) District to a Single-Family One (SF-1) District [*Z2018-031*] established the zoning pattern for this area. With that being said, properties located in a Single-Family Estate 4.0 (SFE-4.0) District are allowed an accessory building up to 2,000 SF (*i.e. 1,550 SF larger than the maximum size allowed in a Single-Family One (SF-1) District*). Although the applicant's property is zoned Single-Family One (SF-1) District, its layout and configuration is comparable to a Single-Family Estate 4.0 (SFE-4.0) District, which allows larger accessory buildings; however, the applicant's request would not be in compliance with the development standards for either district.

NOTIFICATION:

On October 19, 2018, staff mailed 28 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) email in favor of the request.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request, staff would offer the following conditions of approval:

1) The accessory building shall be subject to the following operational conditions, which are contained in the SUP ordinance:

a) The accessory building shall generally conform to the building elevations and site plan depicted in Exhibits 'B' & 'C' of the attached ordinance.

b) The accessory building shall not exceed a maximum size of 3,000 SF;

c) The existing accessory building toward the rear of the property shall be demolished after the new accessory building is constructed.

d) The subject property shall not have more than two (2) accessory buildings;

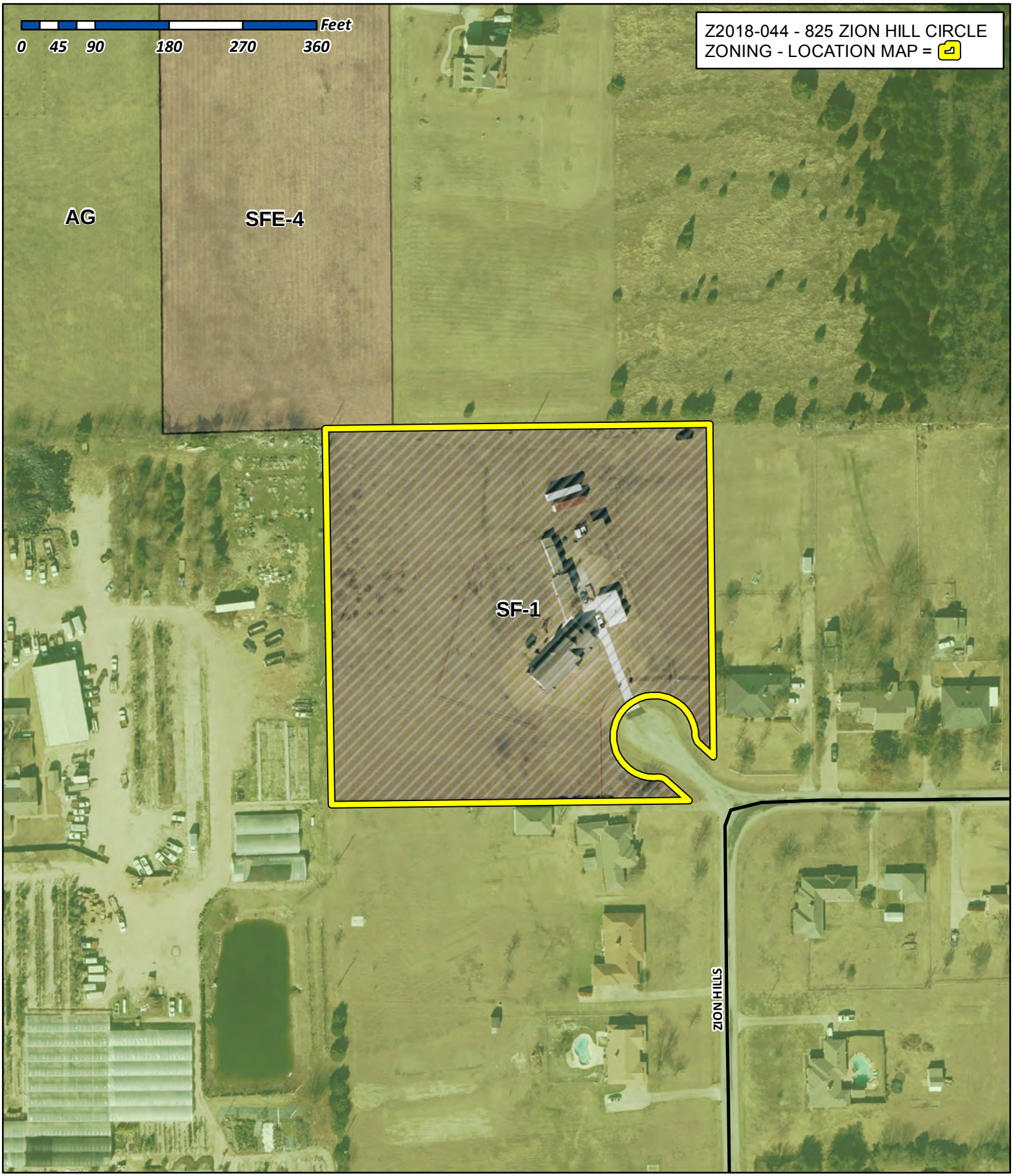
e) The accessory building shall not exceed a maximum overall height of 17-feet;

f) The accessory building shall not be operated as a commercial use; and,

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On November 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) passed by a vote of 6-0 with Vice-Chair Chodun absent.



City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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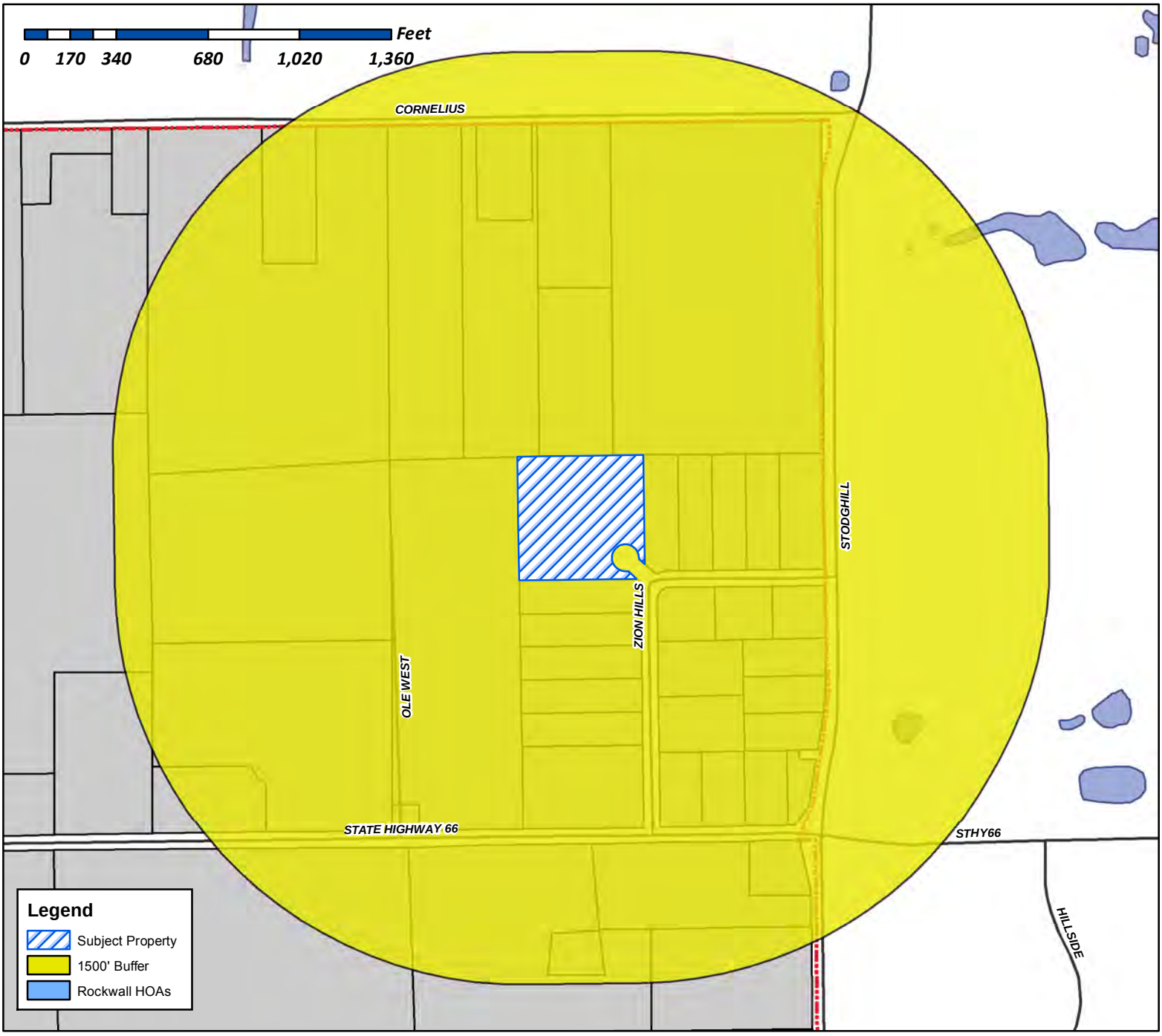
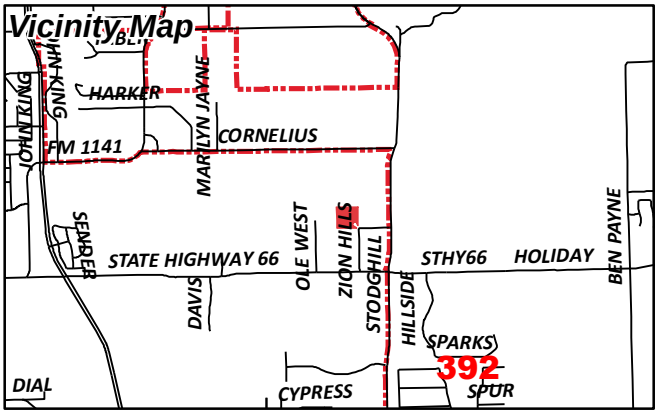


Case Number: Z2018-044
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family 1 (SF-1) District
Case Address: 825 Zion Hill Circle



Date Created: ***10/12/2018***
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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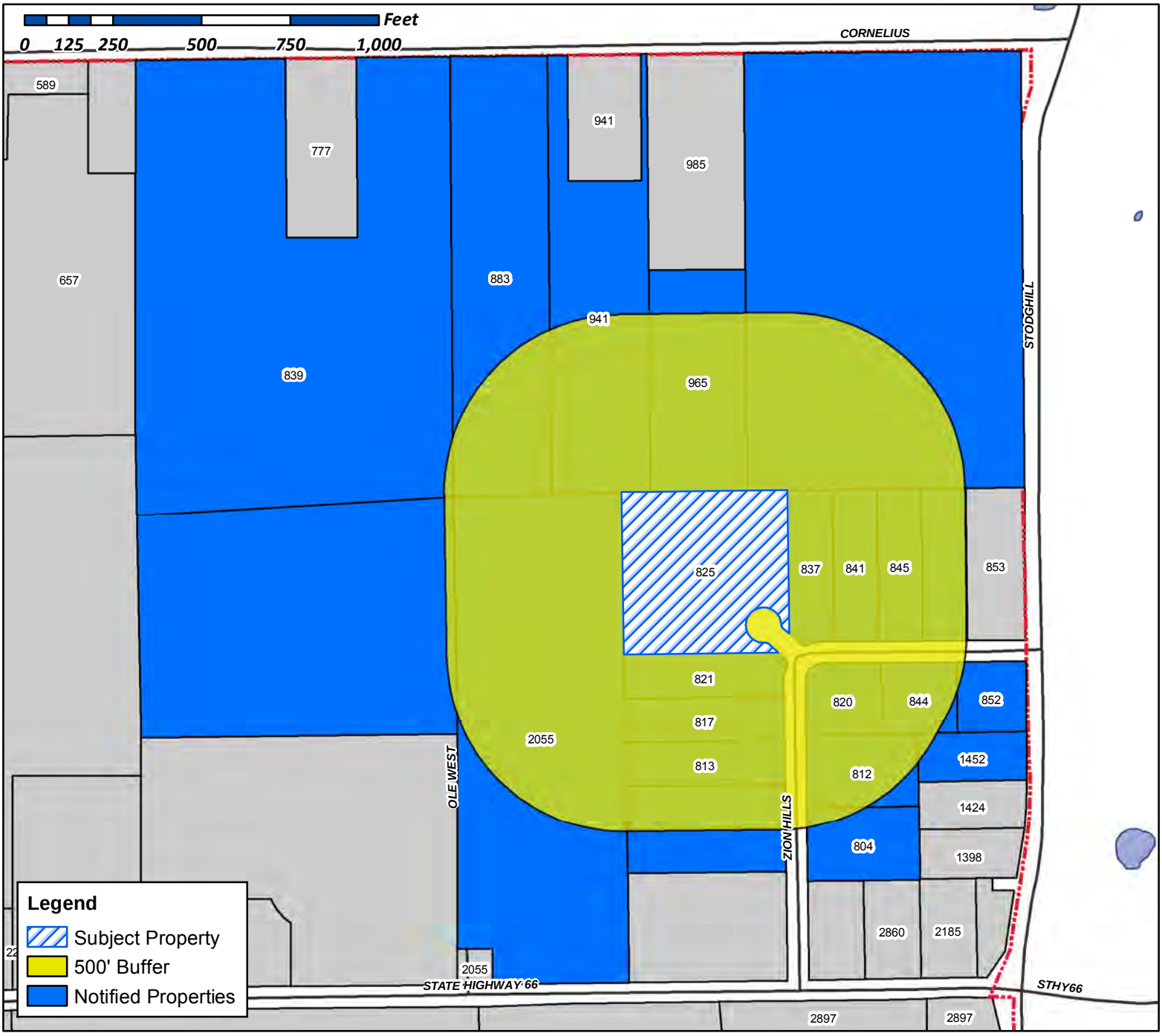
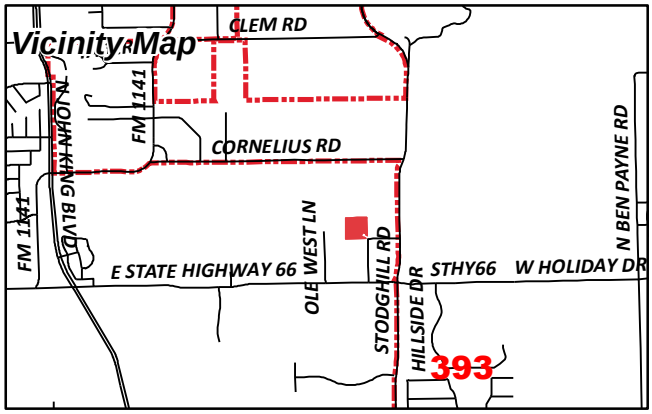


Case Number: Z2018-044
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family 1 (SF-1) District
Case Address: 825 Zion Hill Circle



Date Created: 10/12/2018
For Questions on this Case Call (972) 771-7745

BROWN JEFFREY C & LISA
1452 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

BRIMELOW TIM
2055 WILLIAMS ST
ROCKWALL, TX 75087

E V S R (D) LLC
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CODY OLIVIA L & STEPHEN H
3424 SPRUCE ST
ROYSE CITY, TX 75189

WILLIAMS ERSKINE JR ETAL
4501 EDMONDSON AVE
DALLAS, TX 75205

KEMP MARY CAYCE ERSKINE WILLIAMS
4501 EDMONDSON AVE
DALLAS, TX 75205

WILLIAMS MARY MARNIE WARRINER
4501 EDMONDSON AVE
DALLAS, TX 75205

LAKE RAY HUBBARD BIBLE CHURCH INC
801 ZION HILL CIR
ROCKWALL, TX 75087

ROCKWALL BIBLE CHURCH
801 ZION HILL CIR
ROCKWALL, TX 75087

WHITE CHRISTOPHER AND CLAUDIA
804 ZION HILL CIR
ROCKWALL, TX 75087

KIRK JEREMY C AND STEPHANIE A
812 ZION HILL CIR
ROCKWALL, TX 75087

LE THAO THI PHUONG HONG
813 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
817 ZION HILL CIR
ROCKWALL, TX 750087

FITZPATRICK ORAL L & BARBARA
820 ZION HILL CIR
ROCKWALL, TX 75087

MILLER CHARLES E & BETTY M
821 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
825 ZION HILL CIR
ROCKWALL, TX 750087

MURPHY ROCKY SR & DEBRA J
837 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
839 CORNELIUS RD
ROCKWALL, TX 750087

HOLCOMB FRED G & CAROL
841 ZION HILL CIR
ROCKWALL, TX 75087

CHOATE DAVID E ET UX
844 ZION HILL CIR
ROCKWALL, TX 75087

AKARD DANNY ETUX
845 ZION HILL CIR
ROCKWALL, TX 75087

BROWN DAVID C & LINDA K
852 ZION HILL CIR
ROCKWALL, TX 75087

HAMMOND SCOTT H SR & DEBORAH
883 CORNELIUS RD
ROCKWALL, TX 75087

OLLOM GREGORY D
941 CORNELIUS RD
ROCKWALL, TX 75087

BRIZENDINE MICHAEL LEE
965 CORNELIUS ROAD
ROCKWALL, TX 75087

CAIN CEMETERY CORP
PO BOX 1119
ROCKWALL, TX 75087

WOODY TOMMIE J
PO BOX 315
FATE, TX 75132

HARLE REUBIN E
PO BOX 912
ROCKWALL, TX 75087

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To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-044: 825 Zion Hill Circle

Hold a public hearing to discuss and consider a request by Reubin E. Harle for the approval of a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/13/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 11/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **11/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-044: 825 Zion Hill Circle

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From:	Planning
To:	Brooks, Korey
Subject:	FW: Case No. Z2018-044:825 Zion Hill Circle
Date:	Wednesday, November 07, 2018 3:18:32 PM

From: [redacted]
Sent: Wednesday, November 07, 2018 1:35 PM
To: Planning
Subject: Case No. Z2018-044:825 Zion Hill Circle

I am in favor of the request.

Thank you,

David E. Choate
844 Zion Hill Cir
Rockwall, TX 75087-6827

NOW OR FORMERLY
DENNIS R. AND
SARAH J. LUCKEY
VOL. 813, PG. 296
D.R.R.C.T.

NOW OR FORMERLY
MICHAEL AND LORI BEZENDINE
VOL. 1230, PG. 1
D.R.R.C.T.

NOW OR FORMERLY
ERKSTINE
WILLIAMS, JR, et al
VOL. 1122, PG. 15
D.R.R.C.T.

3/8" IRF
0.8'

3/8" IRF

N 89°40'18" E 468.40'

10' UTILITY ESMT.

1/2" IRF
0.9'±

5' UTILITY ESMT.

LOT 5-R, BLOCK A
4.63 ACRES

NEW BARN
30'x60'x16'

50'
60'

EXTEND DRIVEWAY
EXISTING 2-CAR GARAGE

SEE DETAIL

168.2'

EXISTING DRIVEWAY

75' BLDG. LINE

145.3'

404.72'

454.70'

250.00'

UNDERGROUND TELEPHONE BOX

2-STORY HOUSE

5.0'

S 73°17'46" E
5.0'
200.00

10' UTILITY ESMT. (CAB. A, SLIDE 271)

SEE DETAIL

62.3'

NOW OR FORMERLY
GARY L. HARTIS & JAMIE A. HARTIS
VOL. 180, PG. 62
D.R.R.C.T.

N 00°00'42" W

10' UTILITY ESMT.

132.9'

R = 50.00'
L = 249.80'
N 46°23'37" W

45.23'

ZION HILLS CIRCLE

S 46°23'37" E
28.0'

60.32'

1/2" IRF

N 89°48'59" W 435.25'

73.07'

LOT 9

10' UTILITY ESMT. (CAB A, SLIDE 271)

3.7'
5/8" IRF

3.4'
5/8" IRF

5/8" IRF
2.3'

S 00°23'54" W

LOT 6

5/8" IRF
2.6'

TWO STORY BRICK
LOT 5-R, BLOCK A
825 ZION HILLS CIRCLE

4.4' 3.2' 2.4' 2.7' 23.0' 32.2' 27.5' 2.1' 2.4' 3.2' 50.0' 0.4' 6.8' 2.5' 3.9' 4.2' 34.9' 35.0'

HOUSE DETAIL
N.T.S.

12.0' 12.4' 37.0' 24.3' 20.4'

GARAGE DETAIL
N.T.S.

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 825 ZION HILLS CIRCLE in the County of ROCKWALL, Texas, described as follows:

BEING LOT 5-R, BLOCK A, OF ZION HILLS ESTATES, AN ADDITION TO THE COUNTY OF ROCKWALL, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN CABINET C, SLIDE 151, MAP OR PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF ROCKWALL COUNTY UNINCORPORATED AREAS COMMUNITY PANEL NO. 480543 035 B, MAP DATED 9/17/80 (ZONE "C").

TO THE BEST OF MY KNOWLEDGE THE FOLLOWING EASEMENTS ARE BLANKET EASEMENTS:
1) VOLUME 126, PAGE 101, R.R.R.C.T.
2) VOLUME 76, PAGE 480, R.R.R.C.T.
3) VOLUME 68, PAGE 395, R.R.R.C.T.

TO THE BEST OF MY KNOWLEDGE THE FOLLOWING EASEMENTS DO NOT AFFECT THIS PROPERTY:
1) VOLUME 16, PAGE 86, R.R.R.C.T.
2) VOLUME 54, PAGE 243, R.R.R.C.T.

BEARINGS BASED ON PLAT.
THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTUSIONS, EXCEPT AS SHOWN.
The plat hereon is a representation of an on the ground survey as dated thereabove, the lines and dimensions of said property being indicated, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, all easements and other matters of record of which I have been advised are as shown hereon. This survey was performed in connection with the transaction described in G.F. No. 200301091 of ROCKWALL CO. ABSTRACT Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible to any others for any loss resulting therefrom.

Registered Professional Land Surveyor

Daniel A. Smith, R.P.L.S. No. 4845

STATE OF TEXAS
REGISTERED
DANIEL A. SMITH
4845
PROFESSIONAL
LAND SURVEYOR

Monuments as shown found or set are references to the recorded Plat corners.

LEGEND

IRF= IRON ROD FND.
IRS= IRON ROD SET
IPF= IRON PIPE FND.
= POWER POLE
= GAS METER
= SURFACE ELECTRIC BOX
(W) = WATER METER
o —— CHAIN-LINK FENCE
// —— WOOD FENCE
x —— BARBED-WIRE FENCE
□ —— IRON FENCE
—— OVERHEAD ELECTRIC LINE(S)

Daniel A. Smith Land Surveying, Inc.
309 N. Galloway, Suite 107
Mesquite, Texas 75149
(972) 216-3334 fax (972) 216-9922

©

Job No. 7166 Scale: 1" = 60'
Date: 2/7/03 Drawn by: JWR

397


398

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC) ON A 4.632-ACRE TRACT OF LAND ZONED SINGLE-FAMILY ONE (SF-1) DISTRICT AND IDENTIFIED AS LOT 5R, BLOCK A, ZION ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Reubin E. Harle for the approval of a Specific Use Permit (SUP) for the purpose of constructing an accessory building that does not meet the masonry requirements, exceeds the maximum size requirements, and exceeds the maximum number of accessory buildings of a certain size as stipulated by the Unified Development Code (UDC), situated on a 4.632-acre tract of land, zoned Single-Family One (SF-1) District, and being identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, addressed 825 Zion Hills Circle, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the construction of a metal accessory building that does not conform to the minimum masonry requirements, exceeds the maximum number of accessory buildings, and exceeds the maximum size requirements for accessory buildings of a certain size in a Single-Family One (SF-1) District as stipulated by Article IV, *Permissible Uses,* and Article V, *District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

DRAFT ORD. 2018

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 3.2.1*, Single-Family One (SF-1) District,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an accessory building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The accessory building shall generally conform to the building elevations and site plan depicted in *Exhibits 'B'* & *'C'* of this ordinance.

2) The accessory building shall not exceed a maximum size of 3,000 SF;

3) The existing accessory building toward the rear of the property shall be removed once the new accessory building is constructed;

4) The subject property shall not have more than two (2) accessory buildings;

5) The accessory building shall not exceed a maximum overall height of 16-feet;

6) The accessory building shall not be operated as a commercial use; and,

7) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] will require compliance to the following:

1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC) [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

DRAFT ORD 03.2018

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF DECEMBER, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

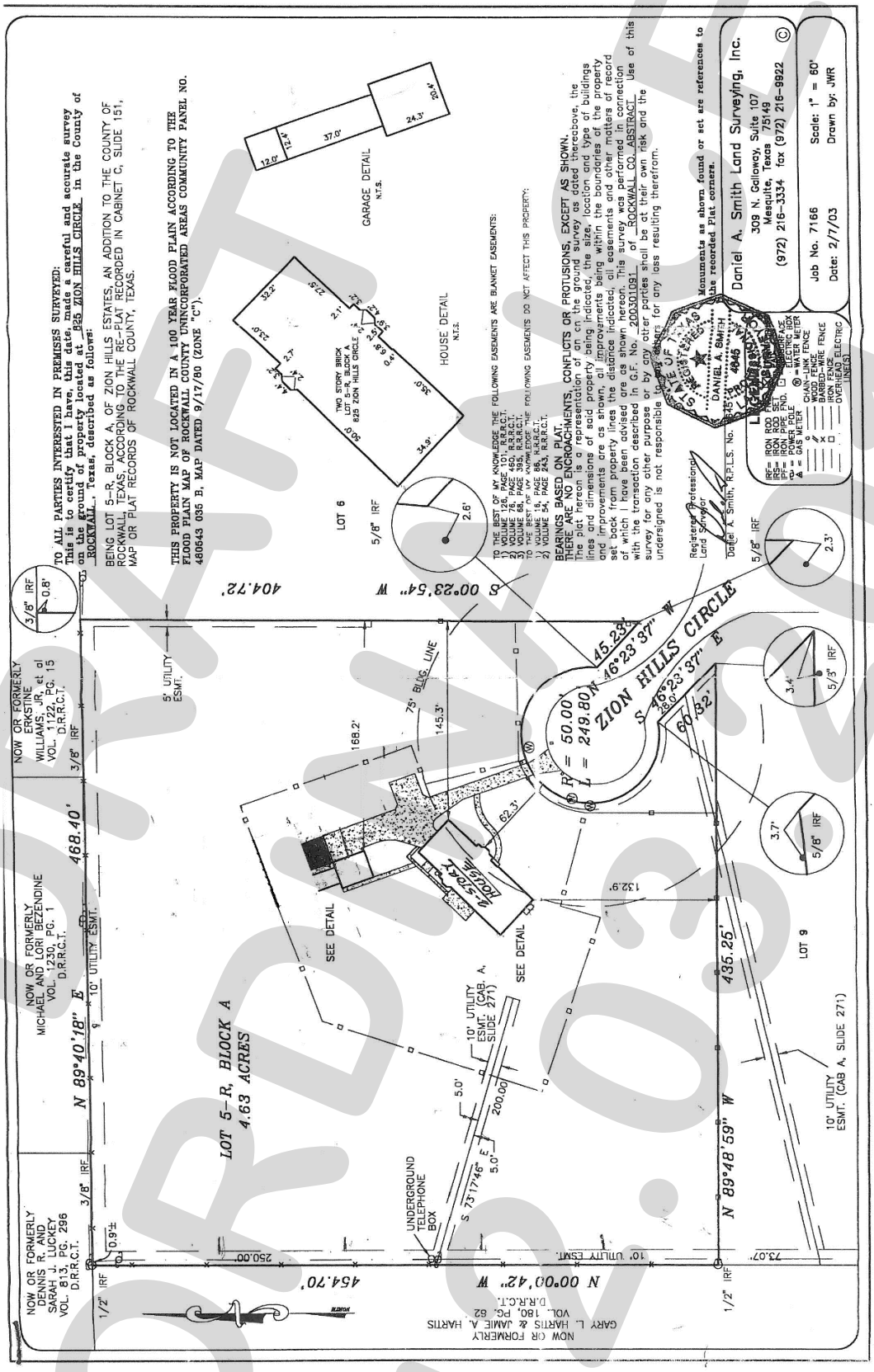
_____
Frank J. Garza, *City Attorney*

1st Reading: *November 19, 2018*

2nd Reading: *December 3, 2018*

DRAFT ORDINANCE 12.03.2018

Exhibit 'A':
Survey



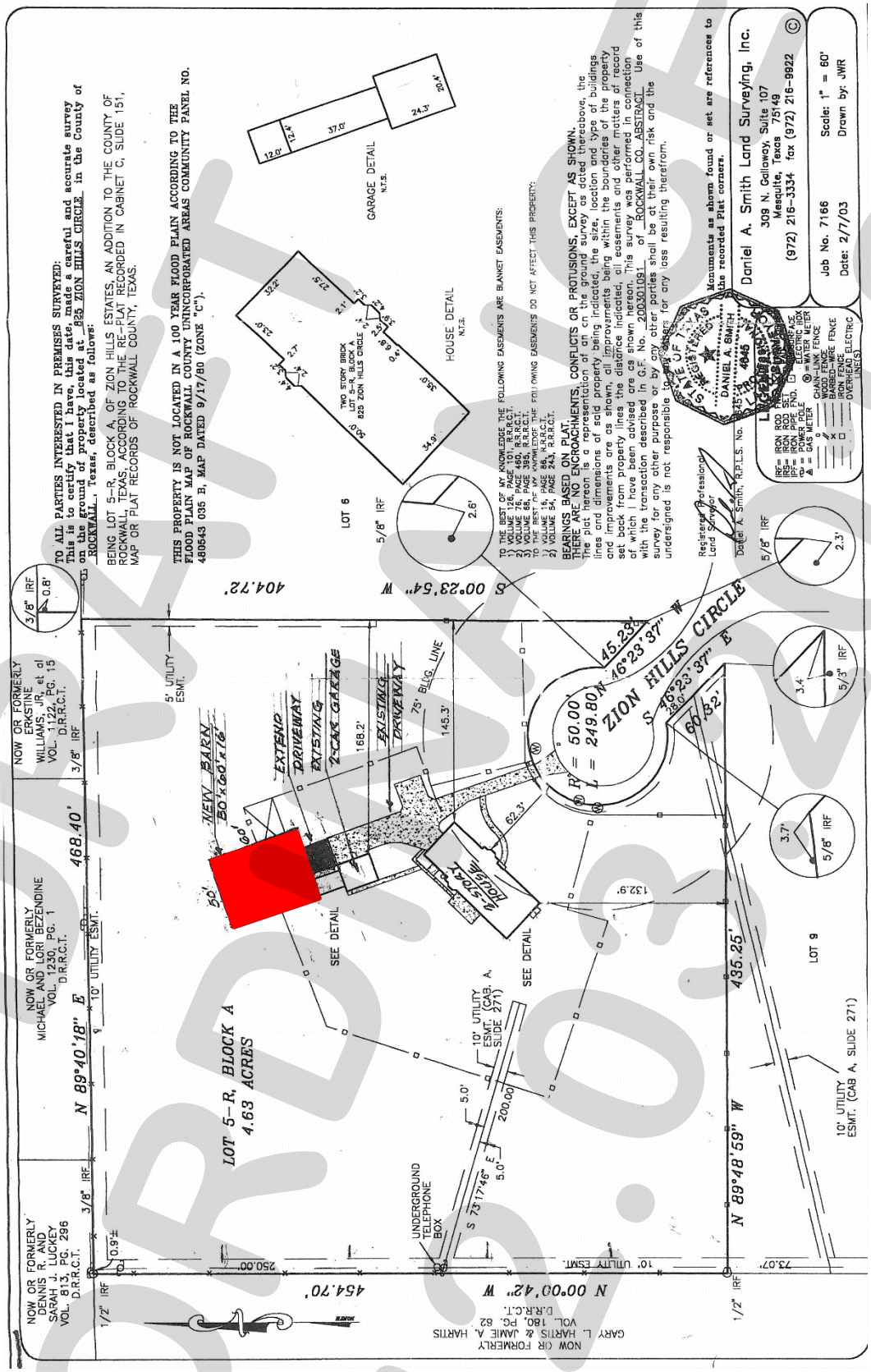
DRAFT
ORDINANCE
12.03.2018

Exhibit 'B':
Building Elevations



DRAFT ORDINANCE 10.9.2018

Exhibit 'C':
Site Plan



DRAFT
ORDINANCE
17.03.2018

404

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405

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 11/19/2018

APPLICANT: Kira Bauman of *Bauman Consultants*

AGENDA ITEM: **Z2018-045**; *SUP for a Freestanding Commercial Antenna*

SUMMARY:

Hold a public hearing to discuss and consider a request by Kira Bauman of Bauman Consultants on behalf of John Gatz of EcoSite for the approval of an ordinance for a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as Yellow Jacket Park, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Kira Bauman of Bauman Consultants, is requesting the approval of a Specific Use Permit (SUP) to allow a *freestanding commercial antenna* in a General Retail (GR) District. The proposed *freestanding commercial antenna* will be situated in the southwest corner of Yellow Jacket Park on property owned by the City of Rockwall.

The proposed monopole will be a freestanding structure that will be 150-feet in overall height. An antenna (*i.e. T-Mobile*) and lighting rod will be affixed to the top of the monopole, which will extend the overall height to 160-feet. The applicant has stated that the proposed monopole will incorporate an additional three (3) antennas -- *for different carriers* -- in the future. The additional antennas will not increase the overall height of the structure, and a maximum height of 160-feet has been incorporated as an operational condition in the Specific Use Permit (SUP) ordinance. The antennas will have ground-mounted equipment that will be enclosed within a metal cabinet. The proposed monopole, metal cabinets, and any accessory equipment will be enclosed in a 50-foot by 50-foot compound that will be secured by an eight (8) foot high wrought iron fence, and screened by Nellie R. Stevens Holly trees that will be planted on eight (8) to ten (10) foot centers. Prior to constructing the proposed *freestanding commercial antenna*, the applicant has stated that an additional 30 public parking spaces will be constructed along the western property line of the park. This will increase the total number of public parking spaces in the park from 80 parking spaces to 110 parking spaces. The addition of the public parking spaces has been included as an operational condition in the SUP ordinance.

According to Section 2.1.1.11.c, of Article IV, of the Unified Development Code (UDC), a *freestanding commercial antenna*, when attached to a utility installation in a public park, should meet the following conditions:

(1) The height of the utility installation or light pole upon which the antenna is attached shall be greater than 75 feet but no more than 150 feet.

(2) The antenna shall extend no more than ten feet above the maximum height of the utility structure.

(3) A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

(4) A minimum setback of 20 feet shall be maintained from the utility installation, light pole or any equipment building to the lot line of the nearest property developed for residential occupancy.

(5) Any necessary equipment building may be constructed of metal with a baked-on or pre-painted surface and shall not exceed seven feet in height and 75 square feet in area. The exterior surfaces shall be covered in paint or a similar coating; or the building may be built of a material allowed by the applicable zoning district for the principal building; or the necessary equipment may be contained entirely within a principal building on the property or in an underground vault. All equipment buildings shall be maintained free from graffiti.

(6) At least one paved parking space with paved access may be required at the antenna location; this parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property, if any.

(7) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(8) No more than three separate antennas and three equipment buildings shall be located on a single lot or structure.

The applicant's request conforms to a majority of the applicable requirements -- *with the exception of an additional antenna and storage cabinet* -- regarding a Specific Use Permit (SUP) for a *freestanding commercial antenna* within a public park that is zoned General Retail (GR) District. The additional antenna and storage cabinet being requested have been included with the draft SUP ordinance; however, granting a SUP remains a discretionary act of the City Council. Contained in the attached packet is a copy of the applicant's letter, a detailed concept plans, and the draft ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north and adjacent to the subject property are multi-family residential developments known as Sonoma Court, Canyon Ridge, and Pebble Brook Apartment Complexes. These properties are zoned MF-14, with Canyon Ridge being zoned Planned Development District 39 (PD-39) for MF-14 land uses.

South: Directly south of the subject property is the Rockwall Ford Car Dealership, Best Western Hotel, and Rockwall Honda, which are located along East IH-30. These properties are zoned Commercial (C) District and are located within the IH-30 Overlay (IH-30 OV) District.

East: Directly east of the subject property is the Hobby Lobby shopping center, which includes uses such as restaurants, nail salons, and other retail merchants. The property is zoned General Retail (GR) District.

West: Directly west of the subject property is the Rockwall Ford Dealership and Liberty Heights congregate care facility. Rockwall Ford is zoned Commercial (C) District, and Liberty Heights is zoned General Retail (GR) District.

NOTIFICATION:

On October 22, 2018, staff mailed 57 notices to property owners and residents within 500-feet of the *subject property*. Staff also emailed a notice to the Waterstone Homeowners Association (*HOA*), which is the only HOA located within 1,500-feet of the *subject property* participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Herald Banner as required by the UDC. At the time this case memo was drafted staff had received two (2) notices opposed to the applicant's request. It should be known the two (2) notices received represent one (1) property.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a *Freestanding Commercial Antenna* use on the s*ubject property* then staff would recommend the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

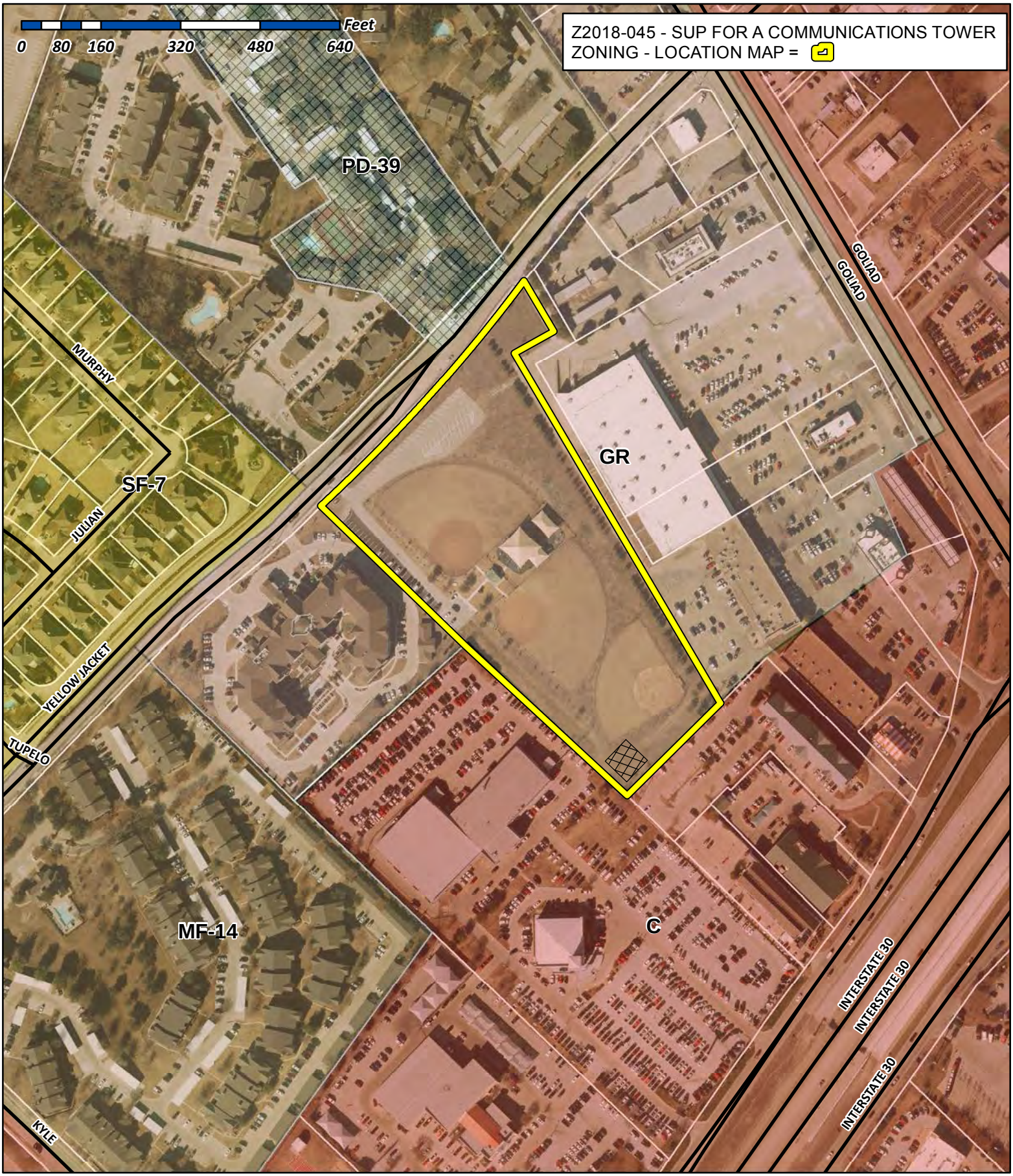
    a) All development must generally conform to the *Concept Plans* as depicted in *Exhibit 'B'* & *'C"* of the draft SUP ordinance.
    b) The 30 parking spaces depicted in Exhibit 'B' shall be required to be constructed prior to the proposed communications tower/monopole and equipment storage area.
    c) The communications tower/monopole shall not exceed a maximum overall height of 150-feet.
    d) Antennas shall not extend more than ten (10) feet above the maximum overall height of the communications tower (i.e. 160-feet).
    e) No more than four (4) separate antennas and four (4) separate cabinet/buildings shall be located within the subject property.
    f) The proposed communications tower/monopole and equipment storage area shall be fenced with an eight (8) foot wrought iron fence, and screened with Nellie R. Stevens Holly trees that will completely impair visibility of the equipment storage areas. The proposed screening plan shall be reviewed and approved by the Planning and Zoning Commission at the time of site plan review.
    g) All landscaping required to screen the proposed equipment storage area shall be irrigated, and maintained in a healthy, growing condition at all times.
    h) Submittal and approval of a site plan and building permit shall be required prior to the installation of the communications tower/monopole and/or any of its components.

2) The applicant shall comply with all Planning, Engineering, Fire, and Parks Department comments prior to the approval of a site plan.

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On November 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) request for a *free standing commercial antenna* with staff conditions passed by a vote of 6- 0 with Vice Chairman Chodun absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

409

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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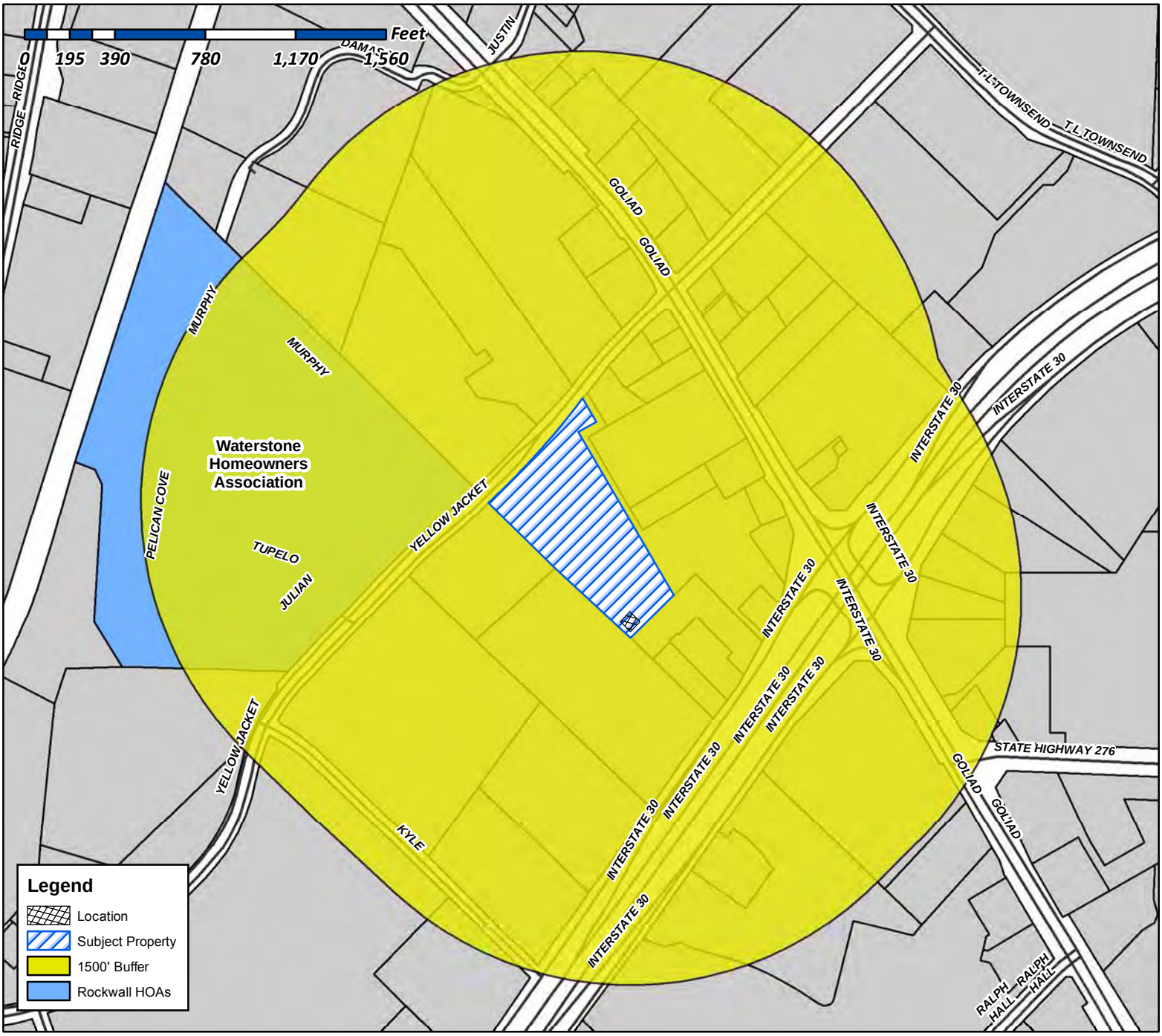
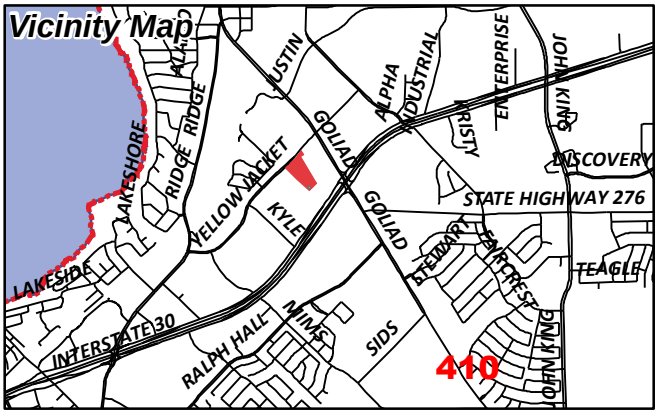


Case Number: Z2018-045
Case Name: SUP for a Communications Tower
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 995 W. Yellow Jacket Lane



Date Created: ***10/16/2018***
For Questions on this Case Call (972) 771-7745

Gonzales, David

From: Morales, Laura
Sent: Monday, October 22, 2018 1:46 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request
Attachments: Z2018-045 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***October 19, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 11/13/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 11/19/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2018-045- Hold a public hearing to discuss and consider a request by Kira Bauman of Bauman Consultants on behalf of John Gatz of EcoSite for the approval of a Specific Use Permit (SUP) for a *Freestanding Commercial Antenna* on a 0.08-acre portion of a larger 7.64-acre tract of land, known as Yellow Jacket Park, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [*SH-205*] and Yellow Jacket Lane, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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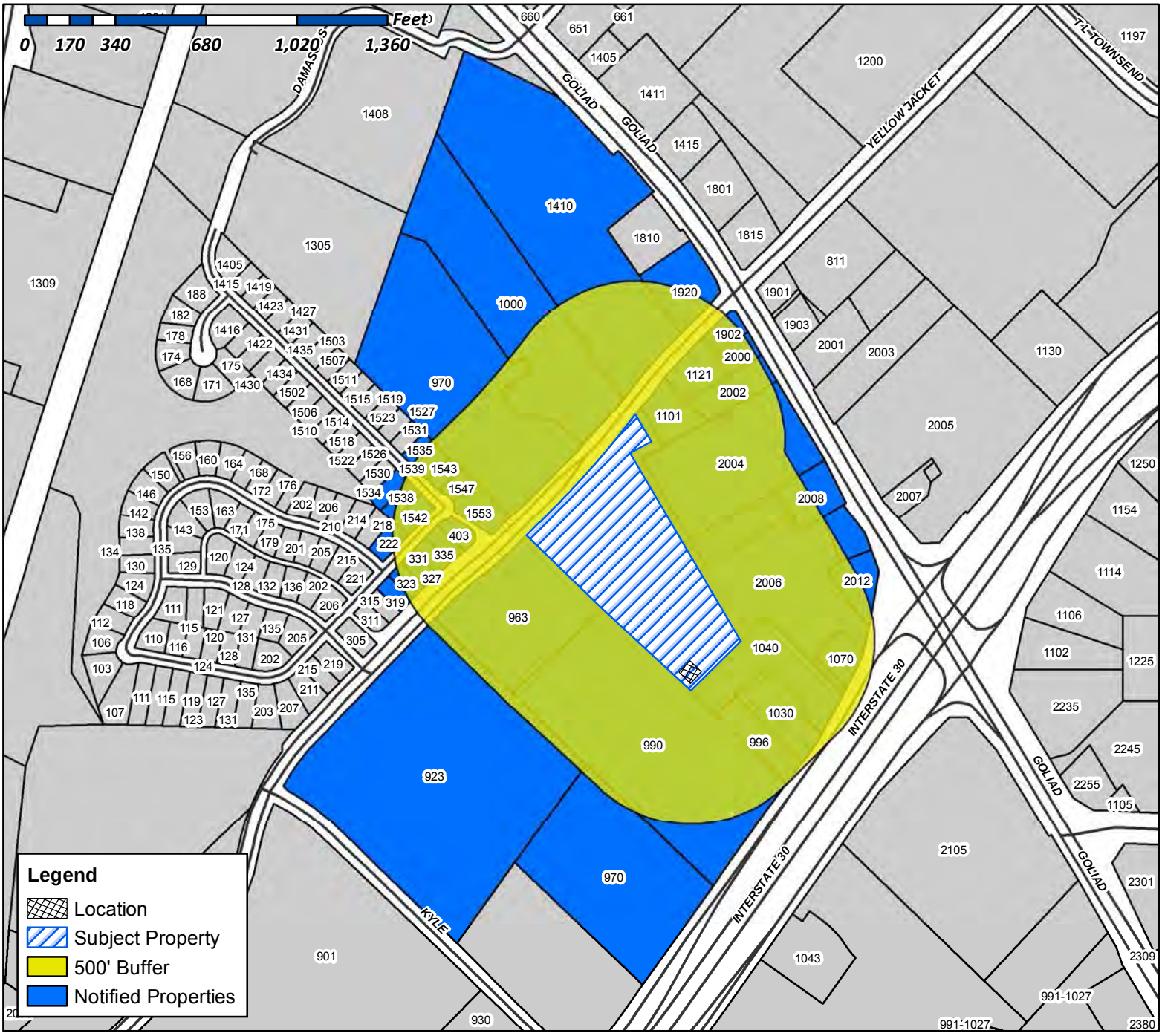

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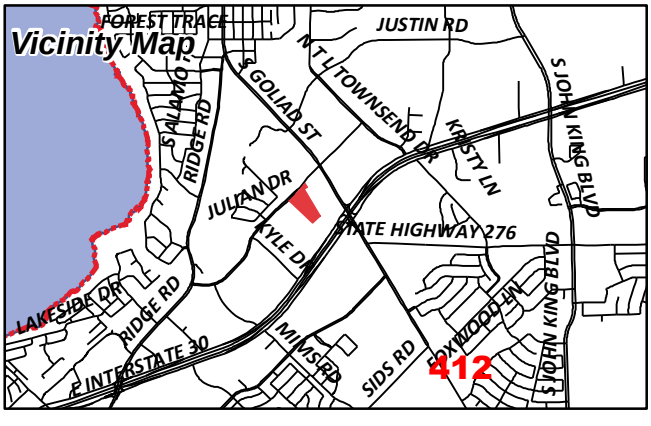
Date Created: 10/16/2018
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
1000 YELLOW JACKET LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1030 E I30
ROCKWALL, TX 75087

ROCKWALL HONDA REAL ESTATE LP
1030 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1040 E I30
ROCKWALL, TX 75087

ROGERS RYAN & LINDSAY
105 YANKEE CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1070 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 YELLOW JACKET LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1121 YELLOW JACKET LN
ROCKWALL, TX 75087

FOLSOM JERRY L & JACQUELINE
13 NW 69TH ST
LAWTON, OK 73505

B5HP ROCKWALL LLC
1300 E HWY 199
SPRINGTOWN, TX 76082

WDC PEBBLEBROOK APARTMENTS LLC
13400 BISHOP'S LANE 0
BROOKFIELD, WI 53005

CURRENT RESIDENT
1410 S GOLIAD
ROCKWALL, TX 75087

SMAJLI ISMET & DYLDYL
1422 MURPHY DR
ROCKWALL, TX 75087

ALVAREZ KENETH & JO ANNA
1534 MURPHY DR
ROCKWALL, TX 75087

BARBIERI MARTHA JO
1535 MURPHY DR
ROCKWALL, TX 75087

HOUSE MICHAEL
1538 MURPHY DR
ROCKWALL, TX 75087

JODAN JASON T
1539 MURPHY DRIVE
ROCKWALL, TX 75087

BIERSTEDT MARK A
1542 MURPHY DR
ROCKWALL, TX 75087

MARTIN DAVID H
1543 MURPHY DR
ROCKWALL, TX 75087

JACKSON SHERAH
1547 MURPHY DR
ROCKWALL, TX 75087

NOP SOPHA
1553 MURPHY DR
ROCKWALL, TX 75087

SONOMA COURT LTD
1603 LBJ FWY 0
DALLAS, TX 75234

ROCKWALL CENTRAL SHOP/CNTR JV
16475 DALLAS PKWY 0
ADDISON, TX 75001

ROCKWALL CENTRAL SHOP/CNTR JV
16475 DALLAS PKWY 0
ADDISON, TX 75001

CURRENT RESIDENT
1902 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1920 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2000 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2002 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2006 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2008 S GOLIAD
ROCKWALL, TX 75087

413

CURRENT RESIDENT
2012 S GOLIAD
ROCKWALL, TX 75087

CHILES LARRY & KAY
222 PELICAN COVE DR
ROCKWALL, TX 75087

ROBERTS MARLYN & BARBARA
2325 S GOLIAD ST
ROCKWALL, TX 75032

I30 AT 205 LLC
2600 E SOUTHLAKE BLVD 0
SOUTHLAKE, TX 76092

RETAIL BUILDERS INC
3000 NE 63RD ST
OKLAHOMA CITY, OK 73121

CHABROL JASON A
319 JULIAN DR
ROCKWALL, TX 75087

ALBRITTON JOHN A
3200 N TOWN EAST BLVD
MESQUITE, TX 75150

STEVENS MARK R
327 JULIAN DR
ROCKWALL, TX 75087

ROCK HOB LP
3305 BUCHANAN ST
WICHITA FALLS, TX 76308

CURRENT RESIDENT
331 JULIAN DR
ROCKWALL, TX 75087

PATEL MUKESH & MINAL
335 JULIAN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
403 JULIAN DR
ROCKWALL, TX 75087

QUIKTRIP CORPORATION
4705 SOUTH 129TH EAST AVE
TULSA, OK 74174

WDOP SUB I LP
5429 LBJ FREEWAY 0
DALLAS, TX 75240

IX MC 923 YELLOW JACKET LANE LP
591 W PUTNAM AVE
GREENWICH, CT 06830

JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

ROCKWALL DIRT CO LTD
800 GESSNER RD 0
HOUSTON, TX 77024

ROCKWALL LAND COMPANY LTD
800 GESSNER RD 0
HOUSTON, TX 77024

CURRENT RESIDENT
923 YELLOW JACKET LN
ROCKWALL, TX 75087

ROCKWALL RETIREMENT RESIDENCE LLC
9310 NE VANCOUVER MALL DR 0
VANCOUVER, WA 98662

CURRENT RESIDENT
963 W YELLOWJACKET LN
ROCKWALL, TX 75087

CURRENT RESIDENT
970 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
970 W YELLOW JACKET LN
ROCKWALL, TX 75087

CURRENT RESIDENT
990 I30
ROCKWALL, TX 75087

JAGH HOTELS LP
996 EAST INTERSTATE 30
ROCKWALL, TX 75087

E Z MART #77
PO BOX 1426
TEXARKANA, TX 75504

414

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-045: SUP for a Communication Tower

Hold a public hearing to discuss and consider a request by Kira Bauman of Bauman Consultants on behalf of John Gatz of EcoSite for the approval of a Specific Use Permit (SUP) for a Freestanding Commercial Antenna on a 0.08-acre portion of a larger 7.64-acre tract of land, known as Yellow Jacket Park, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/13/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 11/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **11/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-045: SUP for a Communication Tower

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2018-045: SUP for a Communication Tower

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

COMMUNICATION EQUIPMENT IN A CHILDRENS PARK AREA WOULD BE A SAFETY CONCERN HEALTH WISE. WOULD NOT ADD VALUE TO MY PROPERTY. WOULD NOT ADD VALUE AESTHETICALLY TO THE I30 CORRIDOR

Name: Michael Worrell

Address: 1030 I30 EAST, ROCKWALL, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Case No. Z2018-045: SUP for a Communication Tower

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☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

COMMUNICATION EQUIPMENT IN A CHILDRENS PARK AREA WOULD BE A SAFETY CONCERN HEALTH WISE. WOULD NOT ADD VALUE TO MY PROPERTY. WOULD NOT ADD VALUE AESTHETICALLY TO THE I30 CORRIDOR

Name: Rockwall Honda Real Estate / Michael Worrell

Address: 1030 I30 EAST, ROCKWALL, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

baumanconsultants

October 11, 2018

Kira Bauman
Bauman Consultants
agent for Eco-Sites
2300 Springmere Dr
Arlington, TX 76012

Ryan Miller, AICP
Director
Rockwall Development Services
385 S Goliad
Rockwall, TX 75087

RE: LETTER OF EXPLANATION for new telecom monopole at Yellowjacket Park

Eco-Sites has been retained by T-Mobile for placement of a new cellular telephone site in central Rockwall. The purpose of the new site is to provide "in-building" coverage for emerging technology in the congested I-30 corridor through Rockwall. Current in building coverage is spotty in this area. This location will provide increased capacity, speed and penetration of signal in this coverage area which is depicted in the attachment provided.

We look forward to appearing before the Commission and Council to further explain and answer questions.

Regards,

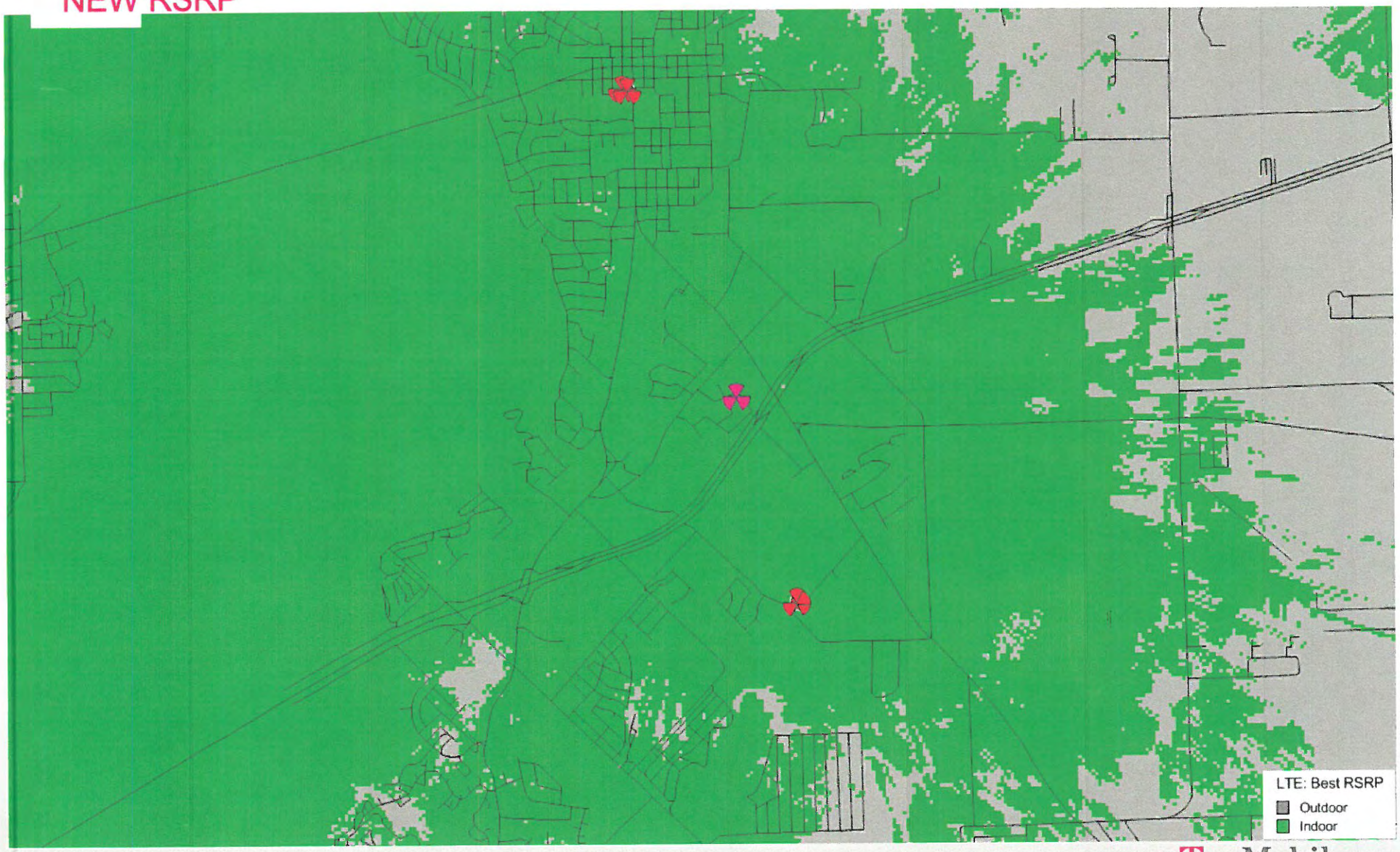
Kira Bauman

Kira Bauman
Agent for Eco-Site

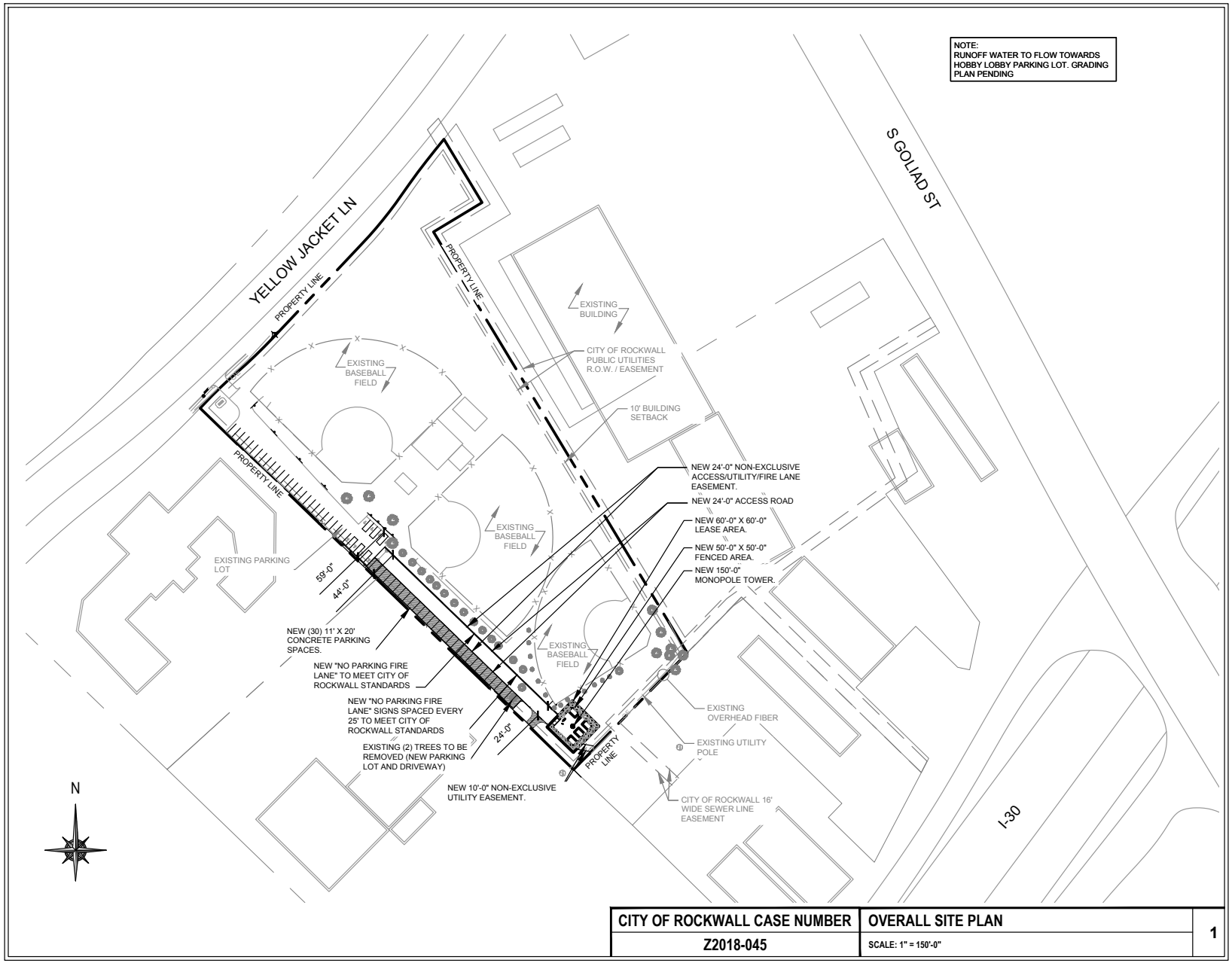
418

DA02390 – NEW COVERAGE @ 150' (RSRP)

NEW RSRP



419



CITY OF ROCKWALL CASE NUMBER	OVERALL SITE PLAN	1
Z2018-045	SCALE: 1" = 150'-0"	

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:

YELLOWJACKET PARK
TX-0274
T-MOBILE: DA02390A

995 W YELLOW JACKET LN
ROCKWALL, TX 75087

T1801313

CURRENT ISSUE DATE:
11/07/18

ISSUED FOR:
ZONING DRAWINGS

REV:	DATE:	ISSUED FOR:	BY:
A	08/16/18	ZONING FOR REVIEW	CSM
B	08/23/18	ZONING DRAWINGS	CSM
0	08/27/18	ZONING DRAWINGS	CSM
1	11/05/18	ZONING DRAWINGS	CSM
2	11/07/18	ZONING DRAWINGS	CSM

CONSULTANT:
W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
6230 N. BELTLINE RD., STE. 325
IRVING, TX 75063
PH: (214) 384-0744
www.wtengineering.com
Texas Firm Registration No.: F-11754 Exp: 09/30/17

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DRAWN BY:	CHK:	APV:
CSM	AG	LAF

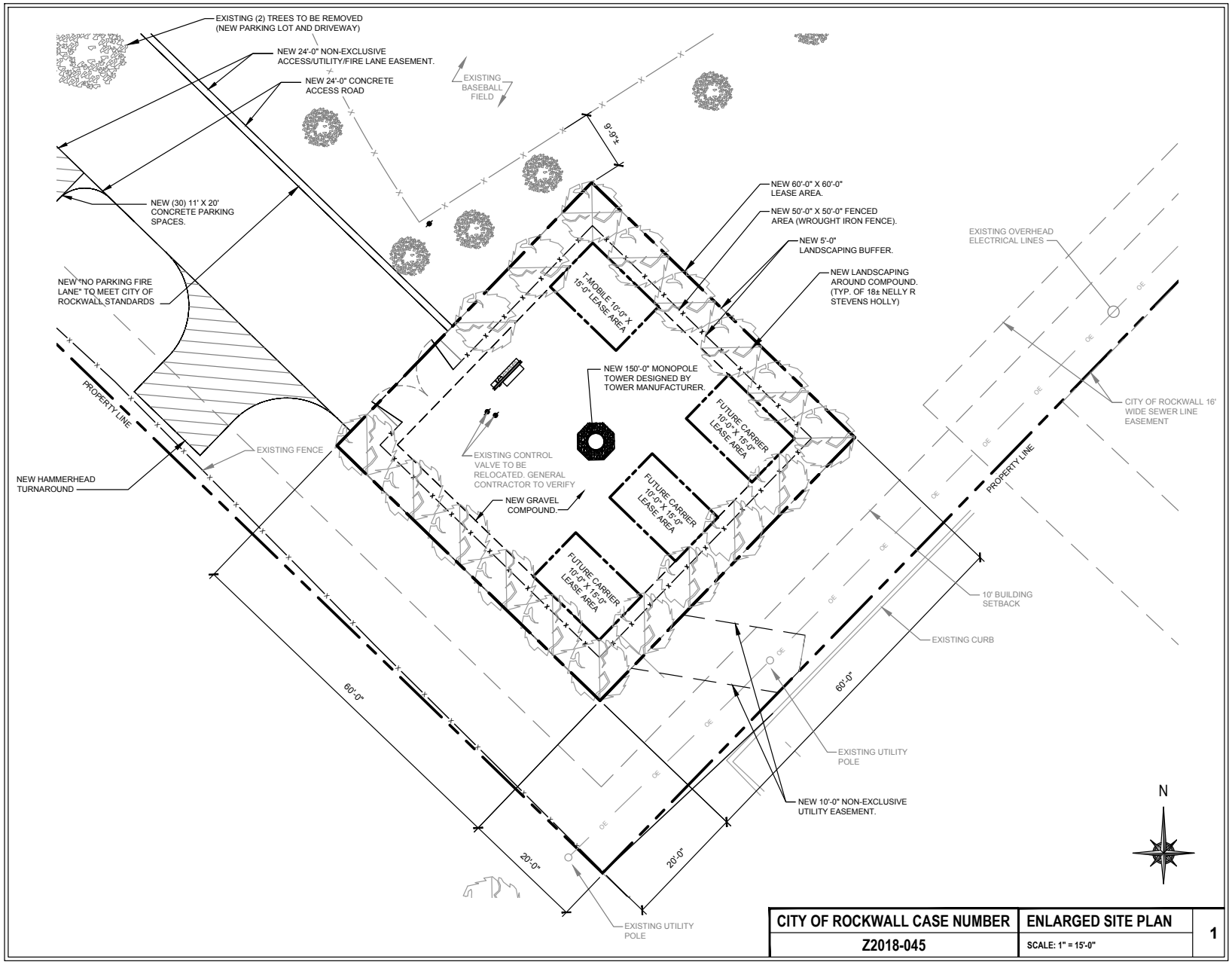
LICENSER:

JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF TEXAS
LICENSE # PE106604
EXPIRES: 06/30/2019 SIGNED: 11/07/2018

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
Z-1	3

420



CITY OF ROCKWALL CASE NUMBER	ENLARGED SITE PLAN	1
Z2018-045	SCALE: 1" = 15'-0"	

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:

YELLOWJACKET PARK
TX-0274
T-MOBILE: DA02390A

995 W YELLOW JACKET LN
ROCKWALL, TX 75087

T1801313

CURRENT ISSUE DATE:
11/07/18

ISSUED FOR:
ZONING DRAWINGS

REV:	DATE:	ISSUED FOR:	BY:
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2	11/07/18	ZONING DRAWINGS	CSM

CONSULTANT:

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DRAWN BY:	CHK:	APV:
CSM	AG	LAF

LICENSER:

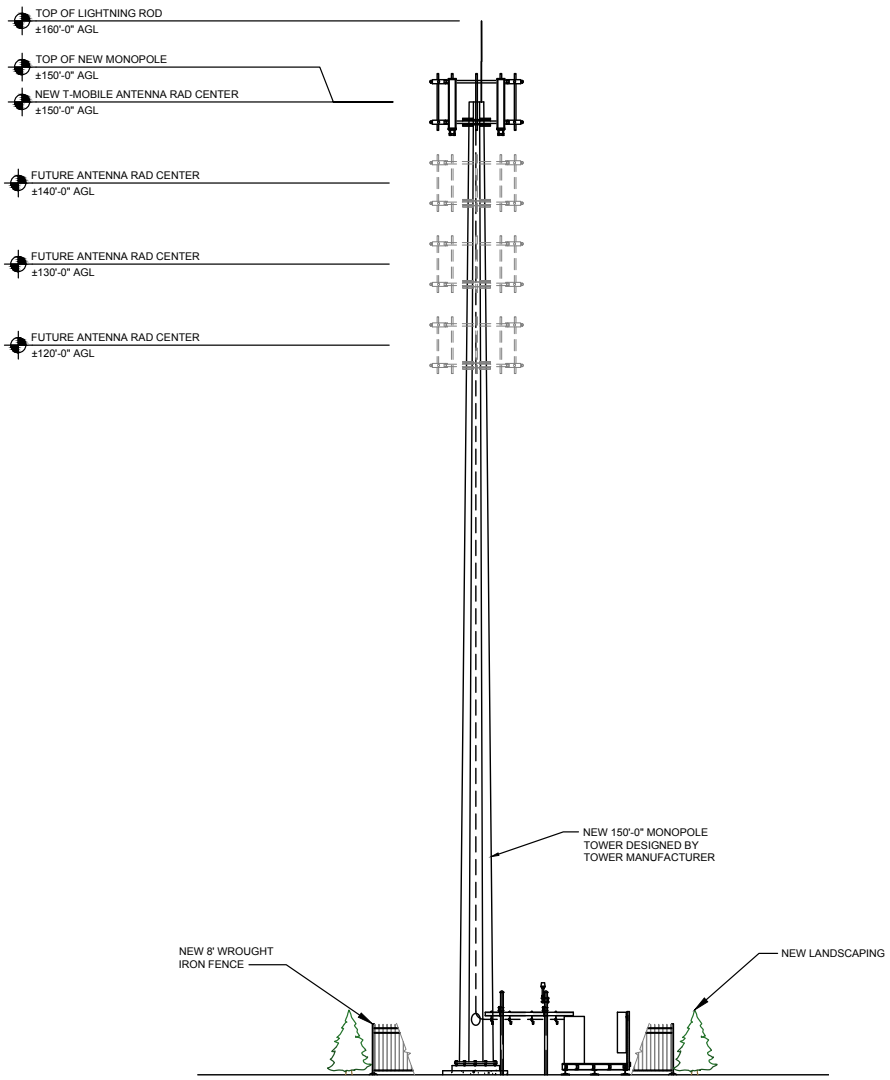
JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF TEXAS
LICENSE # PE106604
EXPIRES: 06/30/2019 SIGNED: 11/07/2018

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: **Z-2**
REVISION: **3**

421

NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.



CITY OF ROCKWALL CASE NUMBER	ELEVATION	1
Z2018-045	SCALE: 1" = 15'-0"	

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:

YELLOWJACKET PARK
TX-0274
T-MOBILE: DA02390A

995 W YELLOW JACKET LN
ROCKWALL, TX 75087

T1801313

CURRENT ISSUE DATE:
11/07/18

ISSUED FOR:
ZONING DRAWINGS

REV:	DATE:	ISSUED FOR:	BY:
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CSM	AG	LAF

LICENSER:

JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF TEXAS
LICENSE # PE106604
EXPIRES: 06/30/2019 SIGNED: 11/07/2018

SHEET TITLE:
TOWER ELEVATION

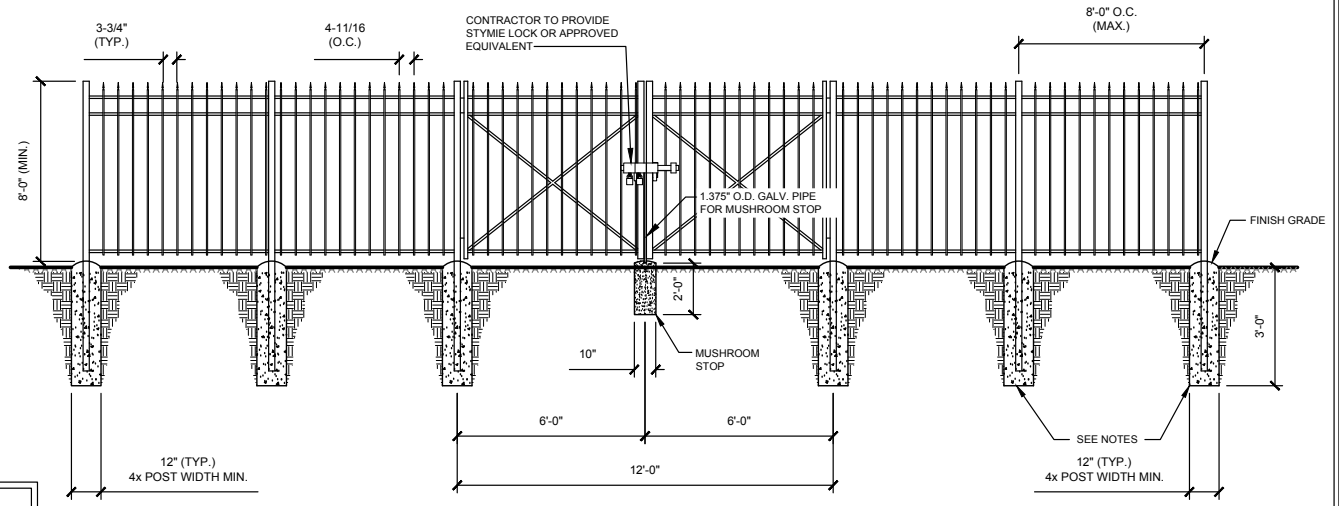
SHEET NUMBER:	REVISION:
Z-3	3

422

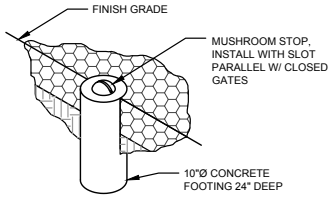
FENCE NOTES

1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
5. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
6. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
7. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.

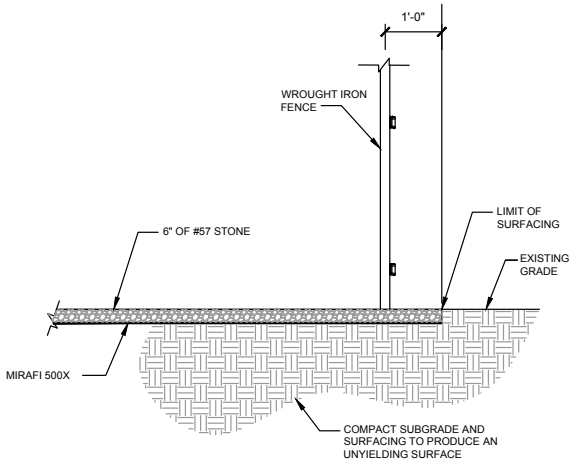
NOTE:
FENCE DETAIL SPECIFICATIONS PER ECO-SITE STANDARDS. GENERAL CONTRACTOR TO CONFIRM SPECIFICATIONS WITH CONSTRUCTION MANAGEMENT PRIOR TO INSTALLATION.



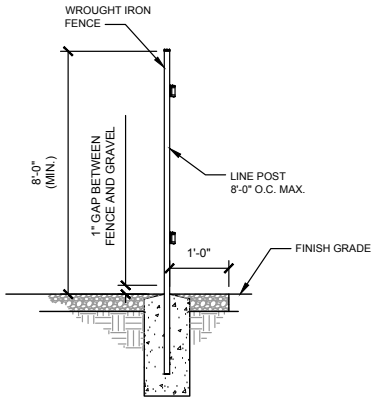
WROUGHT IRON FENCE AND GATE ELEVATION — 1
SCALE: NONE



MUSHROOM STOP — 2
SCALE: NONE



SITE COMPOUND SURFACE DETAIL — 3
SCALE: NONE



SECTION AT FENCE — 4
SCALE: NONE

CITY OF ROCKWALL CASE NUMBER
Z2018-045

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:
YELLOWJACKET PARK
TX-0274
T-MOBILE: DA02390A
995 W YELLOW JACKET LN
ROCKWALL, TX 75087
T1801313

CURRENT ISSUE DATE: 11/07/18

ISSUED FOR: ZONING DRAWINGS

REV:	DATE:	ISSUED FOR:	BY:
A	08/16/18	ZONING FOR REVIEW	CSM
B	08/23/18	ZONING DRAWINGS	CSM
0	08/27/18	ZONING DRAWINGS	CSM
1	11/05/18	ZONING DRAWINGS	CSM
2	11/07/18	ZONING DRAWINGS	CSM

CONSULTANT:
W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
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IRVING, TX 75063
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www.wtengineering.com
Texas Firm Registration No.: F-11754 Exp: 09/30/17

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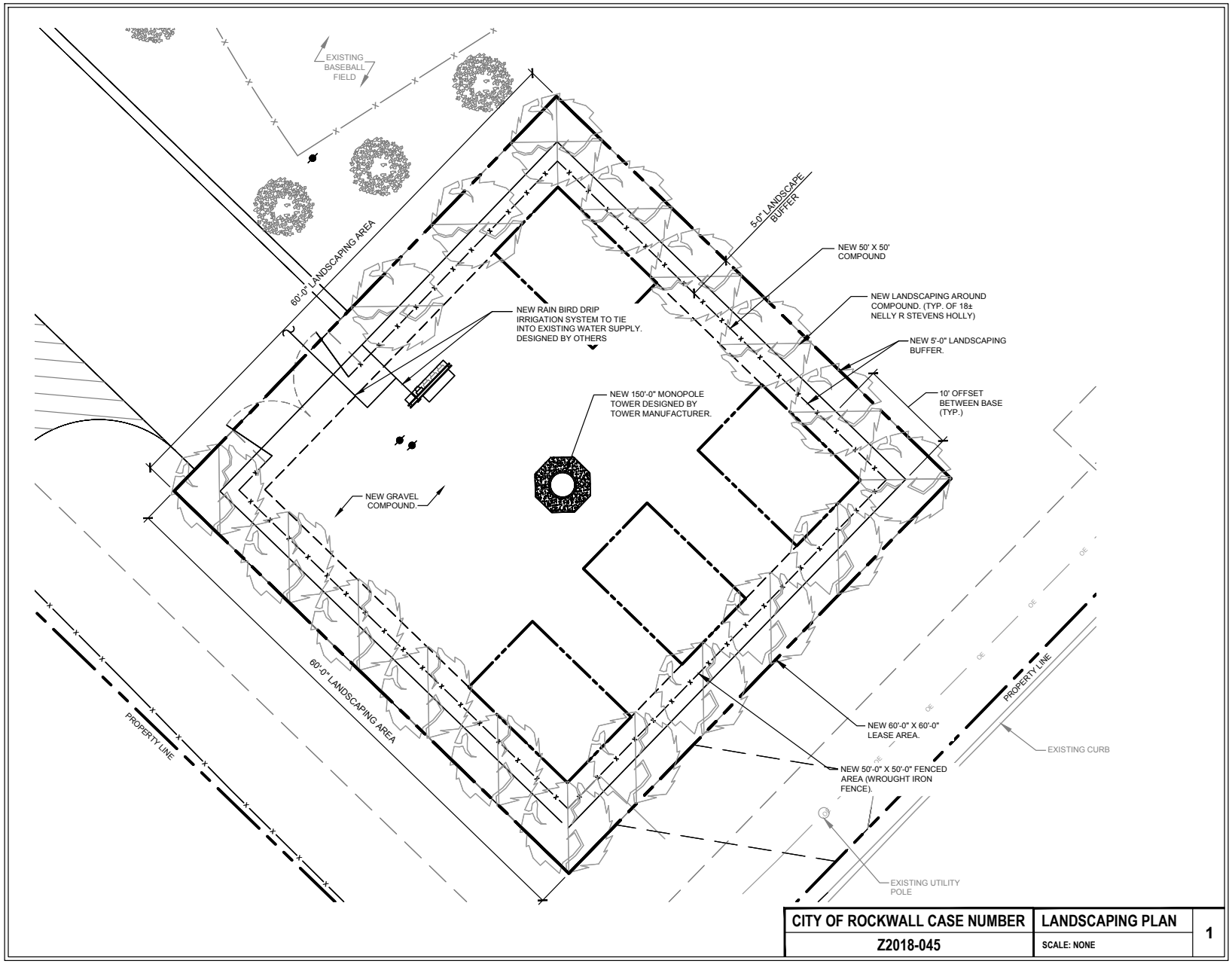
DRAWN BY:	CHK:	APV:
CSM	AG	LAF

LICENSER:
JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF TEXAS
LICENSE # PE106604
EXPIRES: 06/30/2019 SIGNED: 11/07/2018

SHEET TITLE:
FENCE, GATE & COMPOUND DETAILS

SHEET NUMBER: Z-4
REVISION: 3



CITY OF ROCKWALL CASE NUMBER	LANDSCAPING PLAN	1
Z2018-045	SCALE: NONE	

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:

YELLOWJACKET PARK
TX-0274
T-MOBILE: DA02390A

995 W YELLOW JACKET LN
ROCKWALL, TX 75087

T1801313

CURRENT ISSUE DATE:
11/07/18

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ZONING DRAWINGS

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Texas Firm Registration No.: F-11754 Exp: 09/30/17

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CSM	AG	LAF

LICENSER:

JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF TEXAS
LICENSE # PE106604
EXPIRES: 06/30/2019 SIGNED: 11/07/2018

SHEET TITLE:
LANDSCAPING PLAN

SHEET NUMBER:	REVISION:
L-1	3

424

LANDSCAPING GENERAL NOTES:

ALL PLACEMENT OF LANDSCAPING SHALL MEET THE FOLLOWING CONDITIONS:

1. ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT TO INTERFERE WITH OVERHEAD WIRES OR BE INTRUSIVE TO UTILITIES OR PAVEMENT.
2. NO TREES OR OTHER LANDSCAPING SHALL BE LOCATED CLOSER THAN 10 FEET TO A FIRE HYDRANT OR OTHER ABOVE GROUND UTILITIES.
3. NO LANDSCAPING SHALL INTERFERE WITH SITE REQUIREMENTS FOR SAFE INGRESS AND EGRESS.

INSTALLATION STANDARDS:

1. PLANT MATERIAL SHALL CONFORM WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
2. ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
3. ALL TAGS, WIRES, PLASTIC TIES AND ROPE SHALL BE CUT FROM EACH TREE TO PREVENT GIRDLING OF THE TREE. THE BURLAP SHALL BE PULLED BACK FROM THE UPPER THIRD OF THE ROOTBALL. IF A PLASTIC 'BURLAP' IS USED, IT SHALL BE REMOVED IN ITS ENTIRETY FROM THE ROOTBALL.
4. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF DEPTH OF THREE (3) INCHES OF MULCHED MATERIAL AND A DIAMETER OF THREE (3) FEET AROUND THE BASE OF THE TREE.
5. TREES SHALL BE STAKED WITH POSTS AND NOT STAKES IN AREAS OF HIGH WIND FOR ONE TO THREE YEARS TO ALLOW THE GROWTH OF PROPOSED ROOTS TO STABILIZE. ALL ROPES SHALL BE COVERED TO PREVENT CUTTING INTO THE BARK.
6. ANY EXCESS SOIL, CLAY, OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PLANTING SITE, PRIOR TO PLANTING OF INDIVIDUAL TREES AT FINAL GRADE.
7. THE JURISDICTION, AT ITS DISCRETION, HAS THE RIGHT TO RETAIN A PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST TO REVIEW SUBMITTED LANDSCAPE PLAN AND THE PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST WILL SUBMIT A WRITTEN REPORT TO THE PLANNING AND ZONING COMMISSION. ALL EXPENSES INCURRED BY THE JURISDICTION FOR THE USE OF THE LANDSCAPE ARCHITECT OR ARBORIST SHALL BE REIMBURSED BY THE DEVELOPER.

PLANTING SEASONS:

1. PLANTS MUST BE PLANTED DURING THE FOLLOWING DATES: APRIL 1ST TO MAY 15TH AND SEPTEMBER 1ST TO OCTOBER 1ST.
2. THE PLANTING PERIODS INDICATED MAY BE EXTENDED DUE TO WEATHER CONDITIONS OR OTHER FACTORS, WHICH MUST BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER.
3. THE CONTRACTOR WILL BE RELIEVED FOR HIS GUARANTEE RESPONSIBILITY SHOULD THE OWNER REQUIRE PLANT MATERIAL INSTALLATIONS TO BE COMPLETED DURING OTHER TIMES THAN THE PLANTING PERIODS INDICATED.

PLANTING:

1. ALL SHADE TREES, ORNAMENTAL TREES, EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN HOLES EXCAVATED AT LEAST 3x THE WIDTH OF THE DIAMETER OF THE BALL OR CONTAINER AND DEEP ENOUGH SO THAT THE TOP OF THE BALL OR SOIL IN THE CONTAINER IS AT OR JUST ABOVE EXISTING GRADE.
2. ALL TWINE OR ROPE MUST BE CUT AND REMOVED AND THE BURLAP FOLDED AWAY FROM THE TOP OF THE BALL. THE EXCAVATION MUST BE BACKFILLED WITH THE PLANTING MIXTURE AND WATERED. ANY SETTLEMENT WILL BE FILLED WITH PLANTING MIXTURE.
3. A 4" DEEP SAUCER, SIMILAR TO THE DIAMETER OF THE PLANTING HOLE SHALL BE CREATED USING PLANTING MIX.
4. PLANTING MIX TO CONSIST OF 1/3 TOP SOIL, 1/3 SOIL FROM EXCAVATION, AND 1/3 MUSHROOM COMPOST (OR 1/3 PEAT MOSS).

CLEAN UP:

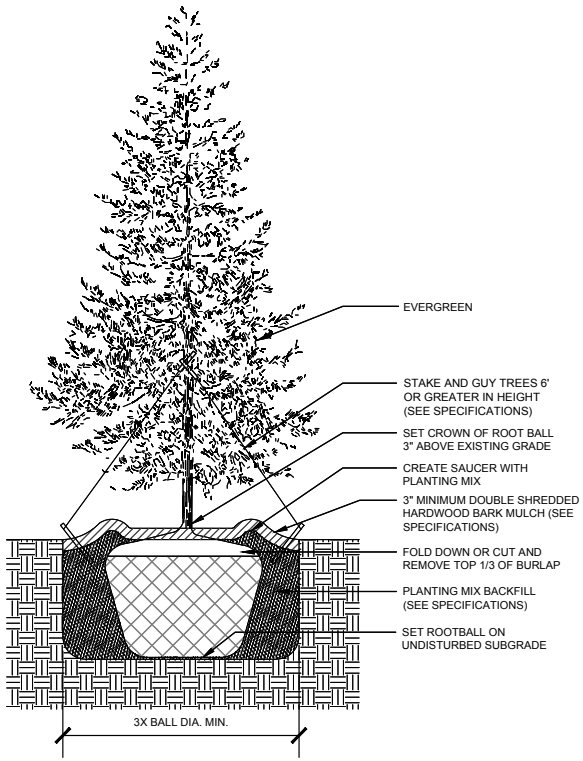
1. ALL DEBRIS GENERATED DURING THE INSTALLATION OF PLANT MATERIALS MUST BE REMOVED FROM THE SITE.
2. ALL PAVEMENTS AND WALKS MUST BE SWEPT AFTER EACH DAYS WORK. UPON COMPLETION OF THE WORK, ALL PAVEMENTS MUST BE WASHED TO REMOVE ALL MUD OR DIRT.

LANDSCAPING NOTES	1
SCALE: NONE	

LANDSCAPE CHART

QTY.	COMMON NAME	HT. AT INSTALL	SPACING	ROOTBALL	OVERALL PROJECTED WIDTH
18	NELLY R. STEVENS HOLLY	12"-24"	10'-0" O.C. MIN	B/B	10'-0"

NOTE:
ALL MATERIALS SURROUNDING THE TREE ROOT BALL, INCLUDING WIRING, ARE TO BE REMOVED PRIOR TO PLANTING OF TREES.



CITY OF ROCKWALL CASE NUMBER	LANDSCAPING DETAILS	2
Z2018-045	SCALE: NONE	

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:

YELLOWJACKET PARK
TX-0274
T-MOBILE: DA02390A

995 W YELLOW JACKET LN
ROCKWALL, TX 75087

T1801313

CURRENT ISSUE DATE:
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2	11/07/18	ZONING DRAWINGS	CSM

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DRAWN BY:	CHK:	APV:
CSM	AG	LAF

LICENSER:

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PROFESSIONAL ENGINEER
STATE OF TEXAS
LICENSE # PE106604
EXPIRES: 06/30/2019 SIGNED: 11/07/2018

SHEET TITLE:
LANDSCAPING DETAILS / NOTES

SHEET NUMBER:	REVISION:
L-2	3

425

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR A FREE STANDING COMMERCIAL ANTENNA, ON A 0.08-ACRE PORTION OF A LARGER 7.64-ACRE TRACT OF LAND KNOWN AS YELLOW JACKET PARK AND IDENTIFED AS TRACT 11 OF THE J. CADLE SURVEY, ABSTRACT NO. 65, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFIALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kira Bauman of Bauman Consultants, on behalf of John Gatz of EcoSite for a Specific Use Permit (SUP) allowing for a *Freestanding Commercial Antenna* on a 0.08-acre portion of a larger 7.64-acre tract of land known as Yellow Jacket Park and identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street and Yellow Jacket Lane, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* within a General Retail (GR) District on the *Subject Property*; and

SECTION 2. That the Subject Property shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP), and as specifically set forth in Section 2.1.11, *Utilities, Communications and Transportation,* of Article IV, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, as amended herein by the

DRAFT
ORD. 18-XX

granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following operational conditions and compliance standards:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Freestanding Commercial Antenna* on the *subject property* and conformance to these operational conditions are required for continued operations:

1) All development must generally conform to the *Concept Plans* depicted in *Exhibits 'B' & 'C'* of this ordinance.

2) The 30 parking spaces depicted in *Exhibit 'B'* shall be required to be constructed prior to the proposed communications tower/monopole and equipment storage area.

3) The communications tower/monopole shall not exceed a maximum overall height of 150-feet.

4) Antennas shall not extend more than ten (10)-feet above the maximum overall height of the communications tower (*i.e. 160-feet*).

5) No more than four (4) separate antennas and four (4) separate cabinets/buildings shall be located within the *subject property*.

6) The proposed communications tower/monopole and equipment storage area shall be fenced with an eight (8) foot wrought iron fence, and screened with Nellie R. Stevens Holly trees that will completely impair visibility of the equipment storage areas. The proposed screening plan shall be reviewed and approved by the Planning and Zoning Commission at the time of site plan review.

7) All landscaping required to screen the proposed equipment storage area shall be irrigated, and maintained in a healthy, growing condition at all times.

8) Submittal and approval of a site plan and building permit shall be required prior to the installation of the communications tower/monopole and/or any of its components.

9) The operation of this site shall conform to all federal, state and local standards.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

DRAFT ORDINANCE 10.03.2018

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF DECEMBER, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *October 19, 2018*

2nd Reading: *December 3, 2018*

DRAFT ORDINANCE 12.03.2018

Exhibit 'A'
Legal Description

Legal Description of Leased Area

BEING 0.082-acres (3,600 square feet) of land, out of a called 7.624-acres described in Deed to the City of Rockwall, Texas, recorded under Volume 747, Page 52 In the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), located in the JOSEPH CADLE SURVEY, Abstract 65, Rockwall County, Texas, said 0.0826-acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point in the southeast Right-of-Way (R.O.W.) line of West Yellow Jacket Lane (R.O.W. varies), for the west corner of said 7.624-acres and the north corner of a called 4.279-acre Lot 1, Block A, Rockwall Retirement Residence, a subdivision recorded under Volume H, Page 187 in the Plot Records of Rockwall County, Texas, conveyed in Deed to Rockwall Retirement Residence LLC, recorded under Volume 6624, Page 178 O.P.R.R.C.T., from which a found 5/8-Inch Iron rod with cap bears South 62'37'32" East, a distance of 2.21 feet;

THENCE South 45°55'07" East, along the common line between sold 7.624-acres and a said 4.279-acres, a distance of 375.81 feet, to a point;

THENCE North 43°51'04" East, over and across said 7.624-acres a distance of 23.27 feet for a point being the west corner of a 0.2182-acre Access and Utility Easement (A.U.E.);

THENCE South 45°55'07" East, along and with the southwest line of said A.U.E., a distance of 395.92 feet to a point for the south corner of said A .U.E. for the POINT OF BEGINNING in the northwest line of the herein described tract;

THENCE North 44°04'53" East, a distance of 56.73 feet to a 5/8 Inch Iron rod with orange cap stamped "Landpoint 10194172" set for the north corner of the herein described tract;

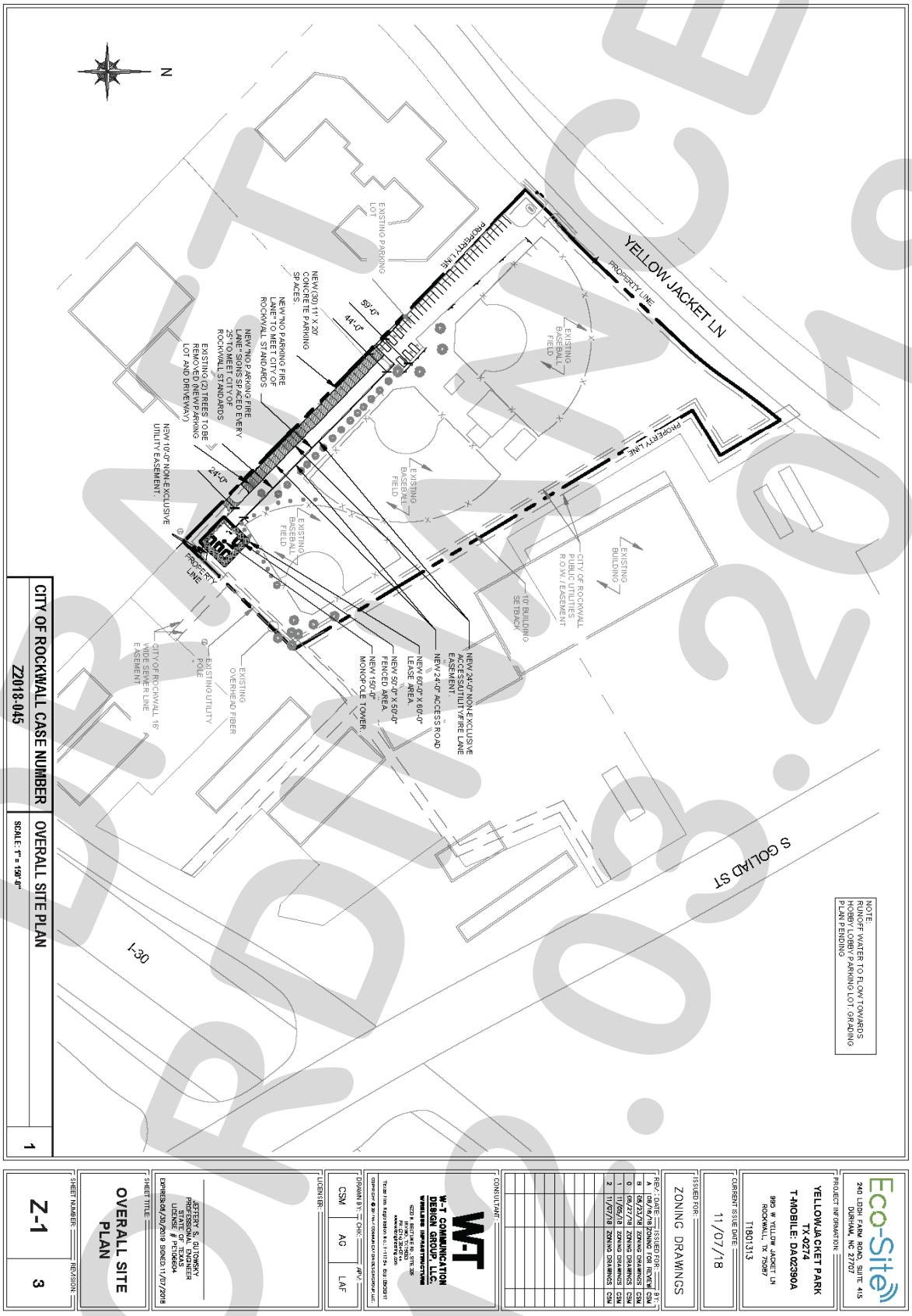
THENCE South 45°55'07" East, a distance of 60.00 feet to a 5/8 Inch iron rod with orange cap stamped "·Landpoint 10194172" set for the east corner of the herein described tract;

THENCE South 44°04'53" West, a distance of 60.00 feet to a 5/8 inch iron rod with orange cap stamped "·Landpoint 10194172" set for the south corner of the herein described tract;

THENCE North 45°55'07" West, a distance of 60.00 feet to a 5/8 inch iron rod with orange cap stamped "·Landpoint 10194172" set for the west corner of the herein described tract;

THENCE North 44°04'53" East, a distance of 3.27 feet to the *POINT OF BEGINNING*, containing a computed 0.0826-acres (3,600 square feet) of land.

DRAFT ORDINANCE 12.3.2018



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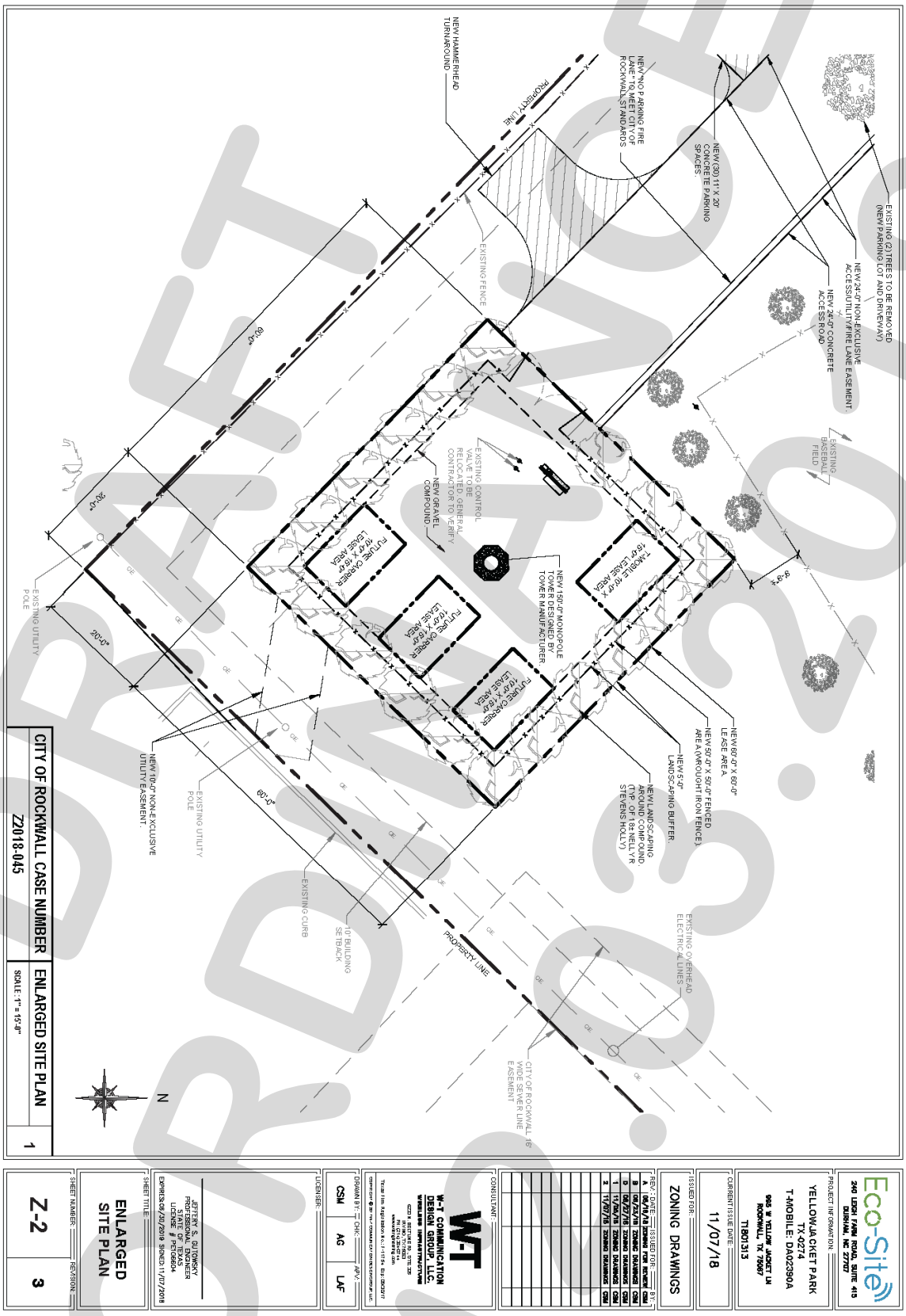
ORDINANCE
DRAFT 03.20.2018

Exhibit 'C'
Enlarged Concept Plan



DRAFT ORDINANCE 11.07.18

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 11/19/2018

APPLICANT: Brad Helmer, *Heritage Christian Academy*

AGENDA ITEM: **Z2018-046;** *SUP for Temporary Educational Buildings*

SUMMARY:

Hold a public hearing and consider a request by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings in conjunction with a private school to remain on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH-205], and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Brad Helmer of Heritage Christian Academy is requesting the approval of a Specific Use Permit (SUP) to allow existing temporary educational buildings in conjunction with an existing private school (*i.e. Heritage Christian Academy*) to remain on the subject property. The temporary educational buildings are located behind the main structure and are approximately 1,540 SF each. The subject property is a 6.64-acre parcel of land (*i.e. Lot 1, Block A, Heritage Christian Academy Addition*), zoned Multi-Family 14 (MF-14) District, and addressed as 1408 S Goliad Street [SH-205].

In 1999, the City Council approved a Conditional Use Permit (CUP) to allow one (1) temporary educational building on the subject property for a period of five (5) years. The CUP stipulated that after a period of three (3) years, the City Council could review the CUP to determine if permanent buildings were planned to replace the temporary educational buildings. In 2003, the City Council approved a Conditional Use Permit (CUP) to allow additional temporary educational buildings on the subject property for a period of five (5) years. In 2009, the City Council approved a Specific Use Permit (SUP) to allow three (3) temporary educational buildings on the subject property. At that time, the Specific Use Permit (SUP) ordinance stipulated that it shall be valid for a period of one (1) year, at which time the City Council shall review the Specific Use Permit (SUP) to determine if an extension is warranted. On September 20, 2010, the City Council reviewed the Specific Use Permit (SUP) and approved an extension for three (3) years (*i.e. ending September 7, 2013*). In November, 2013, the City Council approved a five (5) year extension (*i.e. ending November 4, 2018*). Staff should note, at the time of the approval of the five (5) year extension, staff, the Planning and Zoning Commission, and the City Council were informed that this would be the last request for extension of the Specific Use Permit (SUP) and that permanent educational buildings would be constructed within that time. Should this request be approved, it will be the fifth extension for temporary educational buildings on the subject property.

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), temporary educational buildings are permitted in a Multi-Family 14 (MF-14) District with a Specific Use Permit (SUP). The Unified Development Code (UDC) goes on to state that the application for a temporary educational building shall include a schedule indicating the expected phasing-out of the temporary structure, and shall be valid for a period of five (5) years. At this time, the expected phase-out period has been exceeded and a new proposed schedule has not been provided. Should the City Council choose to approve this

request, the applicant would be allowed five (5) additional years to continue the use of the temporary educational buildings on the subject property, and shall be required to provide an updated schedule indicating the expected phasing-out of the temporary educational buildings. Should the City Council deny this request, the applicant shall be required to remove the temporary educational buildings within a reasonable amount of time.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a cemetery followed by S. Goliad Street [SH-205], which is identified as a TxDOT highway on the City's Master Thoroughfare Plan. Beyond this is a vacant tract of land zoned Planned Development District 68 (PD-68) for mixed-use development containing retail, assisted living units, and independent living units.

South: Directly south of the subject property is a house of worship *(i.e. Our Land of the Lake Catholic Church*) and an apartment complex (*i.e. Sonoma Court Apartments*). These areas are zoned Multi-Family 14 (MF-14) District. Beyond this is a single-family residential subdivision (*i.e. Waterstone Estates Subdivision*), which is zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is an apartment complex (*i.e. Pebble Brook Apartments*) followed by S. Goliad Street [SH-205], which is identified as a TxDOT highway on the City's Master Thoroughfare Plan. Beyond this are several commercial buildings (*e.g. Auto Zone, Rustic Warehouse, Dairy Queen, etc*.). This area is zoned Commercial (C) District.

West: Directly west of the subject property is a vacant tract of land, which is zoned Planned Development District 27 (PD-27) for multi-family land uses. Beyond this is a shopping center (*i.e. Eastridge Center*), which is zoned Planned Development District 1 (PD-1) for General Retail (GR) District and Multi-Family 14 (MF-14) District land uses.

NOTIFICATION:

On October 19, 2018, staff mailed 34 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Waterstone Estates Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices returned.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request, staff would offer the following conditions of approval:

1) The temporary educational buildings shall be subject to the following operational conditions, which are contained in the attached SUP ordinance:

    a) The temporary educational buildings shall generally conform to the building elevations and site plan depicted in *Exhibit 'B'* of the attached SUP ordinance.

    b) The subject property shall not have more than three (3) temporary educational buildings;

c) The Specific Use Permit (SUP) shall be valid for a period of one (1) year from the date of approval at which time the buildings shall be removed from the property.

d) The temporary educational buildings are subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On November 13, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) for a period of one (1) year, with the condition that upon expiration the temporary educational buildings shall be removed from the property. The motion passed by a vote of 6-0 with Vice-Chair Chodun absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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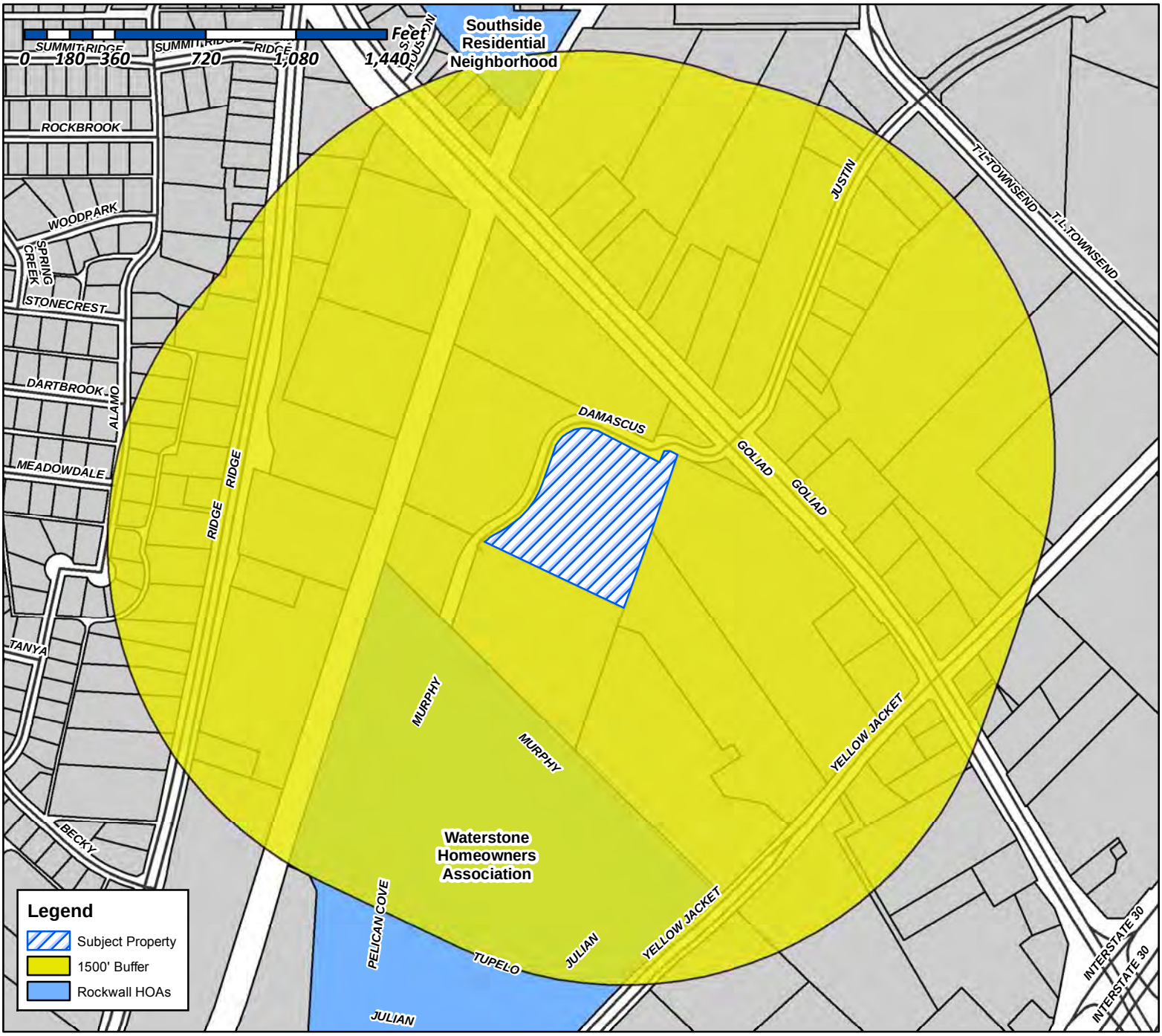
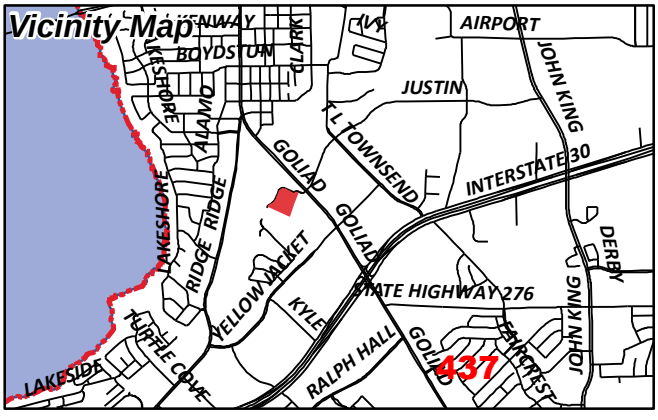


Case Number: Z2018-046
Case Name: SUP for Heritage Christian Academy
Case Type: Zoning
Zoning: Multi-Family 14 (MF-14) Distict
Case Address: 1408 S. Goliad Street

Date Created: *10/17/2018*
For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	Brooks, Korey
Subject:	FW: Neighborhood Noification Program: Notice of zoning request
Date:	Friday, November 09, 2018 10:11:25 AM
Attachments:	Z2018-046 HOA Map (2).pdf

From: Morales, Laura
Sent: Monday, October 22, 2018 4:55 PM
[redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***October 19, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 11/13/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 11/19/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2018-046- Hold a public hearing and consider a request by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings in conjunction with a private school to remain on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH-205], and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com/planning/

City of Rockwall

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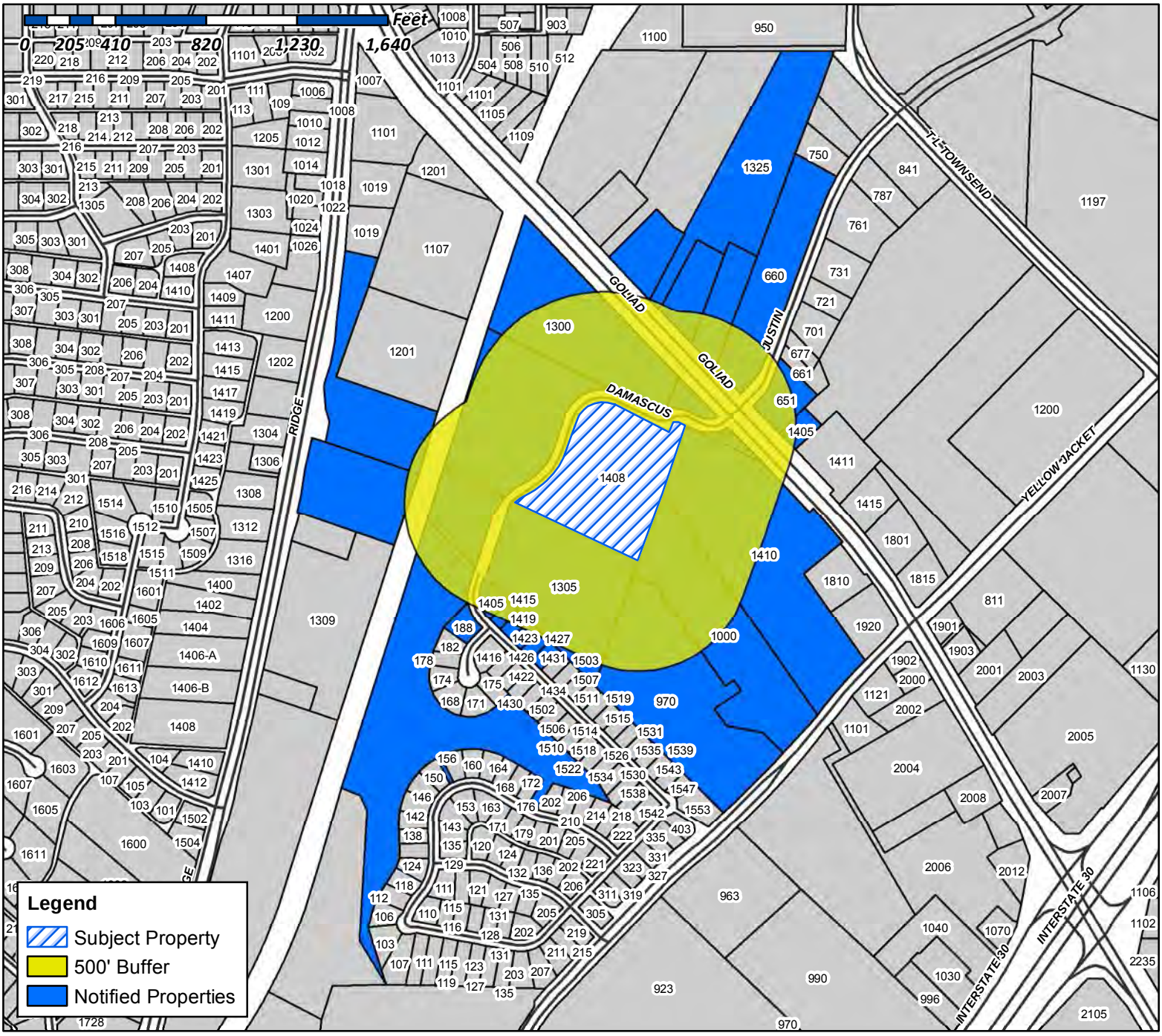

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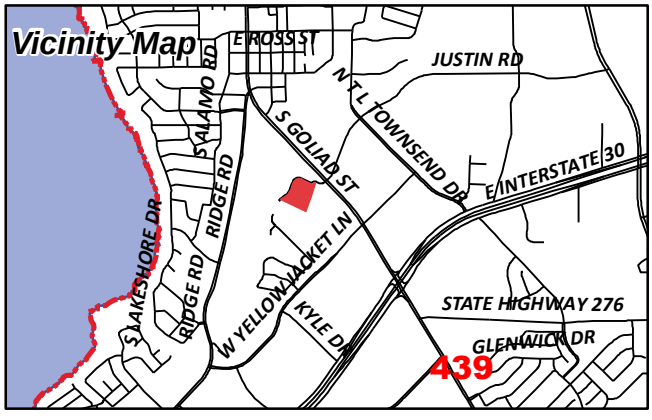


Date Created: 10/17/2018
For Questions on this Case Call (972) 771-7745

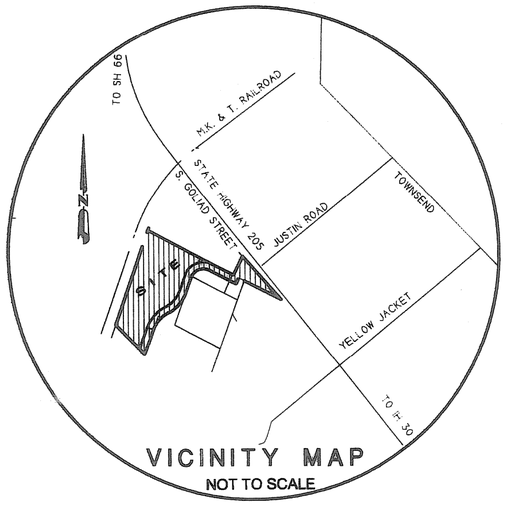
NOTES

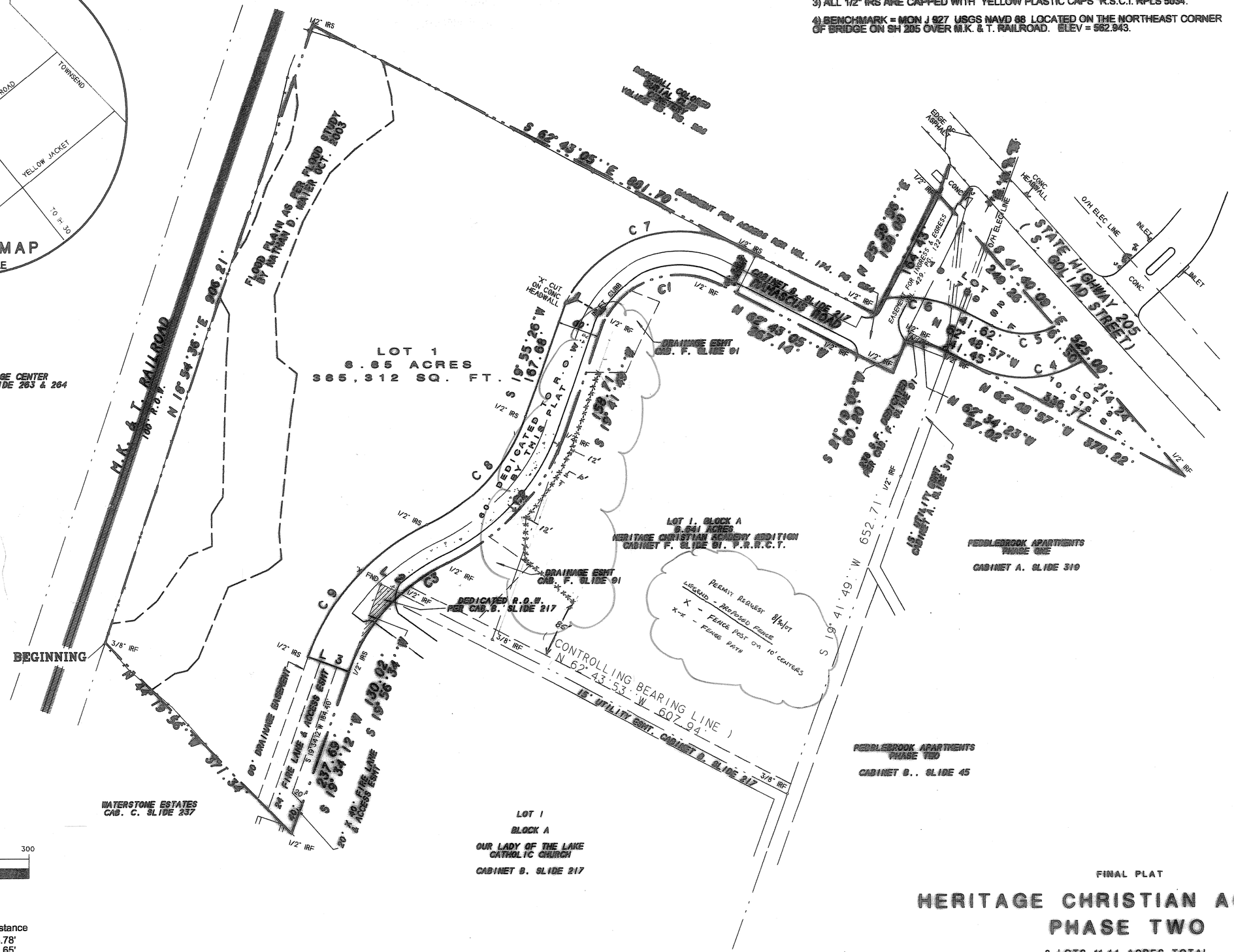
1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zones A and X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT IN CABINET B, SLIDE 217, P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

4) BENCHMARK = MON J 927 USGS NAVD 88 LOCATED ON THE NORTHEAST CORNER OF BRIDGE ON SH 205 OVER M.K. & T. RAILROAD. ELEV = 562.943.





0 100 200 300

GRAPHIC SCALE 1" = 100'

LINE TABLE

Line	Bearing	Distance
1	S 42°22'14"E	55.78'
2	N 64°08'34"W	31.65'
3	S 70°06'27"E	60.00'

CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	89°40'28"	125.00	195.64	124.29	176.27	S 73°03'56"W
2	44°10'47"	330.00	254.46	133.93	248.20	S 41°43'23"W
3	16°13'04"	270.00	76.42	38.47	76.17	S 55°59'45"W
4	58°52'18"	160.00	164.40	90.29	157.26	N 87°44'54"E
5	52°45'08"	100.00	92.07	49.59	88.85	N 89°11'31"W
6	35°21'25"	186.70	115.21	59.51	113.39	N 80°47'38"W
7	89°40'17"	185.00	289.55	183.95	260.88	S 73°03'56"W
8	44°28'19"	270.00	209.57	110.38	204.35	S 41°52'09"W
9	43°55'12"	330.00	252.96	133.06	246.81	S 41°51'09"W

OWNER:
HERITAGE CHRISTIAN ACADEMY
1408 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
BRANDY 214-212-6512

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	TU ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	1/2" IRF IRON ROD FOUND (CORNER)	
FENCE		A/C AIR COND. UNIT	LP LIGHT POLE	PROPANE TANK
PROPERTY LINE				

FILED FOR RECORD
ROCKWALL CO.
06 OCT 18 AM 9:56
JANETTE BURKS
CO. CLERK
BY: _____ DEPUTY

FINAL PLAT

HERITAGE CHRISTIAN ACADEMY
PHASE TWO

3 LOTS 11.44 ACRES TOTAL
B.J.T. LEWIS SURVEY, A-225
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

R.S.C.I
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SHEET 1 OF 2
SURVEY DATE NOVEMBER 7, 2005
SCALE 1" = 100' FILE# 20030924PP
CLIENT HCA

957
440

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS HERITAGE CHRISTIAN ACADEMY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.J.T. LEWIS SURVEY, ABSTRACT NO. 225, City of Rockwall, Rockwall County, Texas, and being a part of that 24.15 acres tract of land as described in a Warranty deed from E.W. Titus and wife, Elizabeth Titus to G.C. Rochell, Jr., dated March 30, 1943 and being recorded in Volume 38, Page 117 of the Deed Records of Rockwall County, Texas, and being all of Tract I, Tract II and Tract III as described in a Warranty deed from Raymond B. Cameron and Elizabeth Cameron to Heritage Christian Academy, dated June 23, 2004 and being recorded in Volume 3574, Page 24 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner in the Southeast right-of-way line of the M.K. & T. Railroad (100' R.O.W.) at the Southwest corner of the above cited 24.15 acres tract;

THENCE N. 18 deg. 54 min. 36 sec. E. along the Southeast right-of-way line of said railroad, a distance of 906.21 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Northwest corner of said 24.15 acres tract and being at the Southwest corner of a 7.8 acres tract of land as described in a Warranty deed from N.L. Lofland to Rockwall Colored Burial Club, dated March 12, 1940 and being recorded in Volume 35, Page 568 of the Deed Records of Rockwall County, Texas;

THENCE S. 62 deg. 43 min. 05 sec. E. along the South line of said 7.8 acres tract, a distance of 881.70 feet to a 1/2" iron rod found for corner in the West right-of-way line of Damascus Road (60' R.O.W. easement per Cab. B. Slide 217) ;

THENCE N. 25 deg. 59 min. 56 sec. E. , a distance of 188.00 feet to a 1/2" iron rod found for corner in the Southwest right-of-way line of State Highway 205 S. Goliad Street;

THENCE S. 41 deg. 40 min. 09 sec. E. along said right-of-way line, a distance of 525.00 feet to a 1/2" iron rod found for corner at the East corner of said Tract III;

THENCE N. 62 deg. 48 min. 57 sec. W. a distance of 378.22 feet to a 1/2" iron rod found for corner;

THENCE N. 62 deg. 34 min. 23 sec. W. a distance of 57.02 feet to a 1/2" iron rod found for corner;

THENCE S. 21 deg. 19 min. 02 sec. W. a distance of 60.20 feet to a 1/2" iron rod found for corner;

THENCE N. 62 deg. 43 min. 05 sec. W. along the South right-of-way line of Damascus Road, a distance of 267.14 feet to a 1/2" iron rod found for corner;

THENCE in a Southwesterly direction along a curve to the left having a central angle of 89 deg. 40 min. 28 sec., a radius of 125.00 feet, a tangent of 124.29 feet, a chord of S. 73 deg. 03 min. 56 sec. W., 176.27 feet along said right-of-way line, an arc distance of 195.64 feet to a 1/2" iron rod found for corner;

THENCE S. 19 deg. 41 min. 49 sec. W. along the East right-of-way line of Damascus Road, a distance of 158.71 feet to a 1/2" iron rod found for corner;

THENCE in a Southwesterly direction along a curve to the right having a central angle of 44 deg. 10 min. 47 sec., a radius of 330.00 feet, a tangent of 133.93 feet, a chord of S. 41 deg. 43 min. 23 sec. W., 248.20 feet, along said right-of-way line, an arc distance of 254.46 feet to a 1/2" iron rod found for corner;

THENCE in a Southwesterly direction along a curve to the left having a central angle of 16 deg. 13 min. 04 sec. , a radius of 270.00 feet, a tangent of 38.47 feet, a chord of S. 55 deg. 59 min. 45 sec. W., 76.17 feet, along said right-of-way line, an arc distance of 76.42 feet to a 1/2" iron rod found for corner at the Southwest corner of a 0.350 acres tract of land as described in a Deed to the Trustees of the First United Methodist Church, as recorded in Volume 1070, Page 319 of the Real Property Records of Rockwall County, Texas;

THENCE N. 64 deg. 08 min. 34 sec. W. a distance of 31.65 feet to an "X" found chiseled in concrete street, at the Northwest corner of OUR LADY OF THE LAKE CATHOLIC CHURCH ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 217 of the Plat Records of Rockwall County, Texas;

THENCE S. 19 deg. 56 min. 34 sec. W. along the West line of said Addition, a distance of 130.02 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 19 deg. 34 min. 12 sec. W. along the West line of said Addition, a distance of 237.69 feet to a 1/2" iron rod found for corner at the Southwest corner of same, said point being in the South line of said 24.15 acres tract, and said point also being in the Northeast boundary line of WATERSTONE ESTATES, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 237 of the Plat Records of Rockwall County, Texas;

THENCE N. 44 deg. 19 min. 56 sec. W. along the Southwest line of said 24.15 acres tract, a distance of 371.34 feet to the POINT OF BEGINNING and containing 498,349 square feet or 11.44 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as HERITAGE CHRISTIAN ACADEMY ADDITION, PHASE TWO an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

JEFFREY MATEER
FOR HERITAGE CHRISTIAN ACADEMY

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEFFREY MATEER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 26th day of Sept , 2006.

Jenell Lee Strickland
Notary Public in and for the State of Texas

My Commission Expires: 2-16-08

JENELL LEE STRICKLAND
MY COMMISSION EXPIRES
February 16, 2008

RECOMMENDED FOR FINAL APPROVAL

Greg Burgamy 10-2-06
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of HERITAGE CHRISTIAN ACADEMY ADDITION PHASE TWO, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 17th day of April, 2006

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 16th day of October, 2006.

William R. Cecil
Mayor, City of Rockwall

Dorothy Brooks
City Secretary City of Rockwall

Chuck Todd 9-29-06
City Engineer

CITY OF ROCKWALL TEXAS SEAL

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS REGISTERED HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for w ater for personal use and fire protection within such plat, as required under Ordinance 83-54.

OWNER:
HERITAGE CHRISTIAN ACADEMY
1408 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
BRANDY 214-212-6512

FINAL PLAT

HERITAGE CHRISTIAN ACADEMY
PHASE TWO

3 LOTS 11.44 ACRES TOTAL
B.J.T. LEWIS SURVEY, A-225
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

R.S.C.I
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SHEET 2 OF 2
SURVEY DATE NOVEMBER 7, 2005
SCALE 1" = 100' FILE # 20030924PP
CLIENT HCA

441

CITY OF ROCKWALL

ORDINANCE NO. 13-44

SPECIFIC USE PERMIT NO. S-114

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR THREE (3) "PRIVATE SCHOOL TEMPORARY EDUCATION BUILDINGS" WITHIN THE (MF-14) MULTI-FAMILY RESIDENTIAL DISTRICT ON LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION, LOCATED AT 1408 SOUTH GOLIAD; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Specific Use Permit (SUP) has been requested by Heritage Christian Academy to allow for three (3) "Private School Temporary Education Buildings" within the (MF-14) Multi-Family Residential district on Lot 1, Block A, Heritage Christian Academy Addition, being 6.64-acres and located at 1408 South Goliad, City and County of Rockwall, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit for three (3) "Private School Temporary Education Buildings" within the (MF-14) Multi-Family Residential district on Lot 1, Block A, Heritage Christian Academy Addition, being 6.64-acres and located at 1408 South Goliad, City and County of Rockwall, Texas; and

Section 2. That the Specific Use Permit shall be subject to the conditions set forth in the City of Rockwall Unified Development Code (Ord. No. 04-38), as heretofore amended and as may be amended in the future, and shall be subject to the following additional conditions:

1. The SUP shall be valid for a period of five (5) years from the date of approval, at which time all portable buildings shall be removed from the property.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

FILED
AT 0:00 AM

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4th day of November, 2013.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: October 21, 2013

2nd Reading: November 4, 2013

EXPIRED 11.04.2018

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THREE (3) TEMPORARY EDUCATIONAL BUILDINGS ON A 6.64-ACRE PARCEL OF LAND ZONED MULTI-FAMILY 14 (MF-14) DISTRICT AND IDENTIFIED AS LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings, situated on a 6.64-acre tract of land, zoned Multi-Family 14 (MF-14) District, and being identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, addressed 1408 S. Goliad Street [SH-205], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] and Specific Use Permit (SUP) No. S-114 [*Ordinance No. 13-44*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No. 13-44; and

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing existing temporary educational buildings in a Multi-Family 14 (MF-14) District as stipulated by Article IV*, Permissible Uses,* and Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 3.9*, Multi-Family 14 (MF-14) District,* of Article V*, District Development Standards,* of the Unified

DRAFT ORDINANCE 2018

Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a temporary educational building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The temporary educational buildings shall generally conform to the building elevations and site plan depicted in *Exhibits 'B'* of this ordinance.

2) The subject property shall not have more than three (3) temporary educational buildings;

3) The Specific Use Permit (SUP) shall be valid for a period of one (1) year from the date of approval at which time the buildings shall be removed from the property.

4) The temporary educational buildings are subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] will require compliance to the following:

1) Should the subject property fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC) [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

DRAFT ORDINANCE 12.03.18

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF DECEMBER, 2018.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

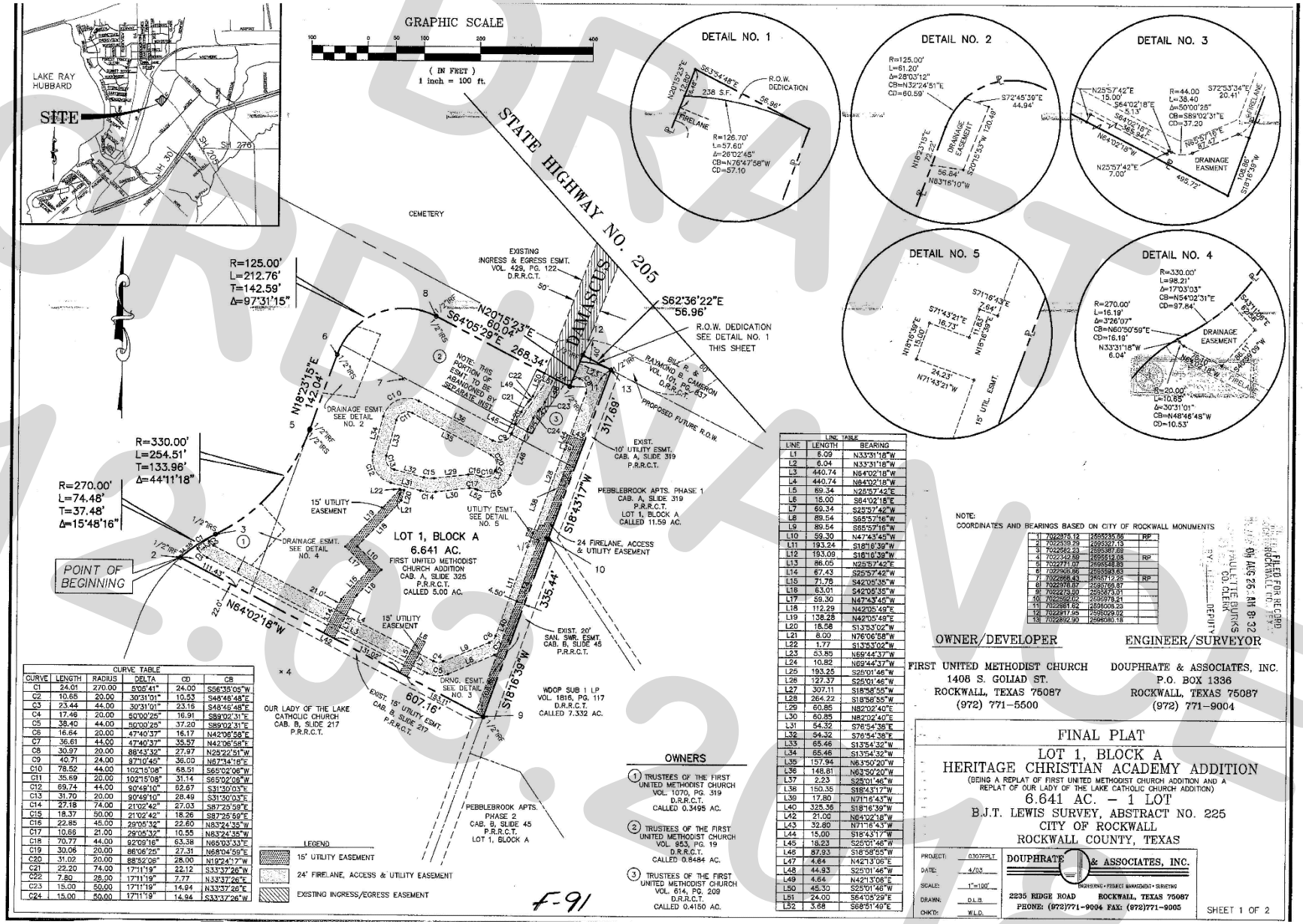
_____

Frank J. Garza, *City Attorney*

1st Reading: *November 19, 2018*

2nd Reading: *December 3, 2018*

DRAFT ORDINANCE 12.03.2018



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CD	CB
C1	24.01	270.00	5°05'41"	24.00	S56°35'05"W
C2	10.65	20.00	30°31'01"	10.53	S48°48'48"E
C3	23.44	44.00	30°31'01"	23.16	S48°46'48"E
C4	17.46	20.00	50°00'25"	16.91	S89°02'31"E
C5	38.40	44.00	50°00'25"	37.20	S89°02'31"E
C6	16.64	20.00	47°40'37"	16.17	N42°06'58"E
C7	36.81	44.00	47°40'37"	35.57	N42°06'58"E
C8	30.97	20.00	88°43'32"	27.97	N25°22'51"W
C9	40.71	24.00	97°10'46"	36.00	N67°34'16"E
C10	78.52	44.00	102°15'08"	68.51	S65°02'06"W
C11	35.69	20.00	102°15'08"	31.14	S65°02'06"W
C12	69.74	44.00	90°49'10"	62.67	S31°30'03"E
C13	31.70	20.00	90°49'10"	28.49	S31°30'03"E
C14	27.18	74.00	21°02'42"	27.03	S87°25'59"E
C15	18.37	50.00	21°02'42"	18.26	S87°25'59"E
C16	22.85	45.00	29°05'32"	22.60	N83°24'38"W
C17	10.66	21.00	29°05'32"	10.55	N83°24'38"W
C18	70.77	44.00	92°09'16"	63.38	N65°03'33"E
C19	30.06	20.00	86°06'25"	27.31	N68°04'59"E
C20	31.02	20.00	88°52'06"	28.00	N19°24'17"W
C21	22.20	74.00	17°11'19"	22.12	S33°37'26"W
C22	7.80	26.00	17°11'19"	7.77	N33°37'26"E
C23	15.00	50.00	17°11'19"	14.94	N33°37'26"E
C24	15.00	50.00	17°11'19"	14.94	S33°37'26"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.09	N33°31'18"W
L2	6.04	N33°31'18"W
L3	440.74	N64°02'18"W
L4	440.74	N64°02'18"W
L5	69.34	N25°57'42"E
L6	15.00	S64°02'18"E
L7	69.34	S25°57'42"W
L8	89.54	S65°57'16"W
L9	89.54	S65°57'16"W
L10	59.30	N47°43'45"W
L11	193.24	S18°16'39"W
L12	193.09	S18°16'39"W
L13	86.05	N25°57'42"E
L14	67.43	S25°57'42"W
L15	71.76	S42°05'35"W
L16	63.01	S42°05'35"W
L17	59.30	N47°43'45"W
L18	112.29	N42°05'49"E
L19	138.28	N42°05'49"E
L20	18.58	S13°53'02"W
L21	8.00	N76°06'58"W
L22	1.77	S13°53'02"W
L23	53.85	N69°44'37"W
L24	10.82	N69°44'37"W
L25	193.25	S25°01'46"W
L26	127.37	S25°01'46"W
L27	307.11	S18°58'55"W
L28	264.22	S18°58'55"W
L29	60.85	N82°02'40"E
L30	60.85	N82°02'40"E
L31	54.32	S76°54'38"E
L32	54.32	S76°54'38"E
L33	65.46	S13°54'32"W
L34	65.46	S13°54'32"W
L35	157.94	N63°50'20"W
L36	146.81	N63°50'20"W
L37	2.23	S25°01'46"W
L38	150.35	S18°43'17"W
L39	17.80	N71°16'43"W
L40	325.36	S18°16'39"W
L42	21.00	N64°02'18"W
L43	32.60	N71°16'43"W
L44	15.00	S18°43'17"W
L45	18.23	S25°01'46"W
L46	87.93	S18°58'55"W
L47	4.64	N42°13'06"E
L48	44.93	S25°01'46"W
L49	4.64	N42°13'06"E
L50	45.30	S25°01'46"W
L51	24.00	S64°05'29"E
L52	3.68	S68°51'49"E

NOTE: COORDINATES AND BEARINGS BASED ON CITY OF ROCKWALL MONUMENTS			
1	7022975.12	2595235.66	RP
2	7022539.29	2593327.13	
3	7022562.23	2593387.69	
4	7022342.58	2595512.08	RP
5	7022771.07	2595548.89	
6	7022906.96	2595583.63	
7	7022968.43	2595712.25	RP
8	7022976.87	2595766.87	
9	7022275.80	2595873.01	
10	7022562.02	2596978.21	
11	7022961.62	2596006.23	
12	7022917.95	2595809.12	
13	7022892.90	2595680.18	

OWNER/DEVELOPER

FIRST UNITED METHODIST CHURCH
1408 S. GOLIAD ST.
ROCKWALL, TEXAS 75087
(972) 771-5500

ENGINEER/SURVEYOR

DOUPHRATE & ASSOCIATES, INC.
P.O. BOX 1336
ROCKWALL, TEXAS 75087
(972) 771-9004

FINAL PLAT

LOT 1, BLOCK A
HERITAGE CHRISTIAN ACADEMY ADDITION

(BEING A REPLAT OF FIRST UNITED METHODIST CHURCH ADDITION AND A REPLAT OF OUR LADY OF THE LAKE CATHOLIC CHURCH ADDITION)

6.641 AC. – 1 LOT

B.J.T. LEWIS SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

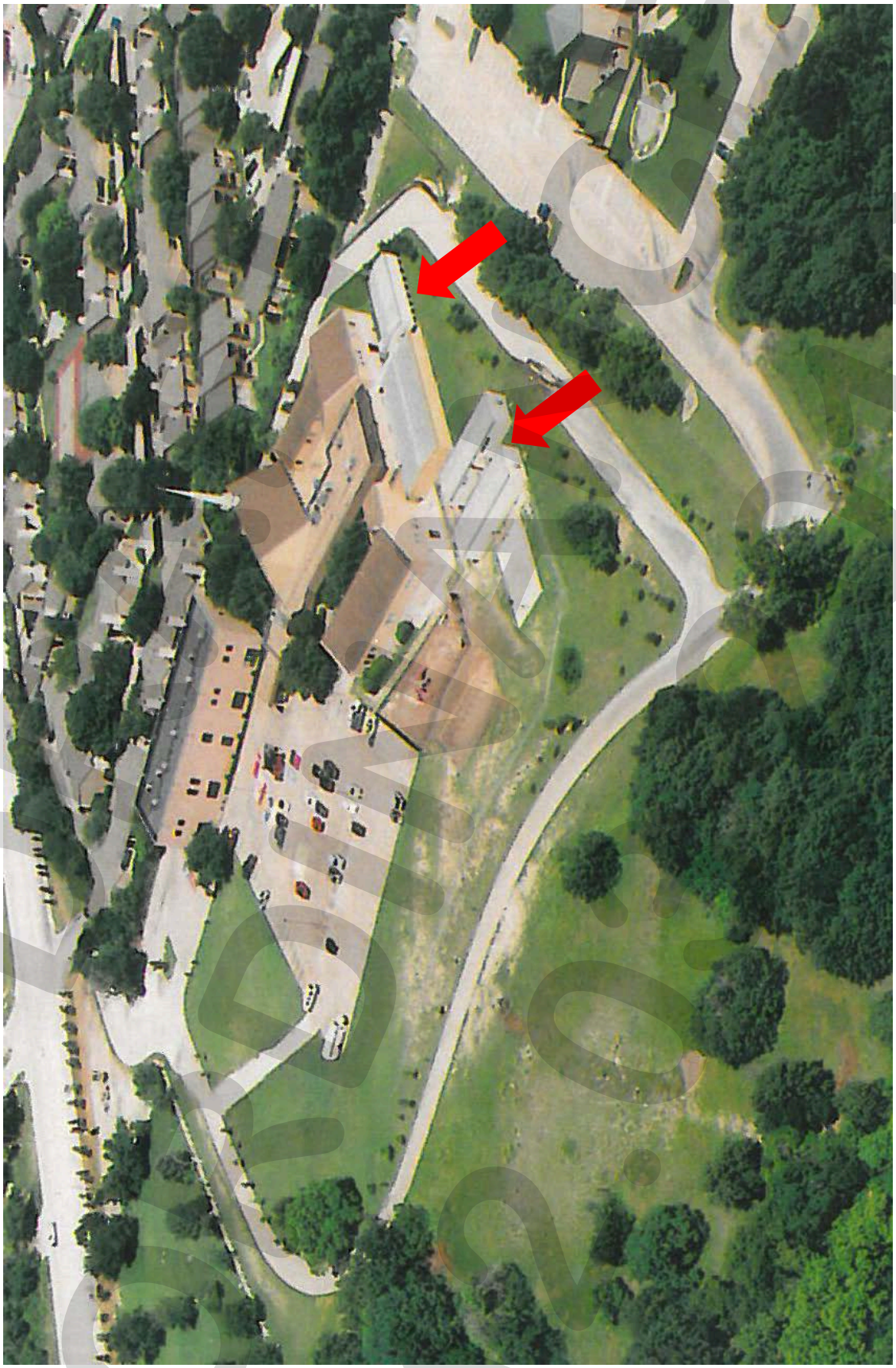
PROJECT:	0307FPLT
DATE:	4/09
SCALE:	1"=100'
DRAWN:	D.L.B.
CHK'D:	W.L.D.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 1 OF 2

DRAFT ORIGINAL 1.03.2018

447



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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 11/19/2018

APPLICANT: William Salee of *Rockwall Independent School District*

AGENDA ITEM: **SP2018-032;** *Site Plan for an Elementary School in PD-70*

SUMMARY:

Discuss and consider a request by William Salee of the Rockwall Independent School District (RISD) for the approval of variances to the material and articulation requirements in conjunction with an approved site plan for an Elementary School on a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

PURPOSE:

The applicant is requesting approval variances to the Unified Development Code (UDC) as outlined in this report. The request is in conjunction with an approved site plan allowing construction of a single-story, 91,983 SF public school facility [*i.e. elementary school*]. The proposed elementary school will be located on a 16.332-acre tract of land that is west of and adjacent to Williams Middle School. The property is zoned Planned Development District 70 (PD-70) for single family land uses and is generally situated on the southeast corner of Greenway Boulevard and FM-552.

DENSITY AND DEMSIONAL REQUIREMENTS:

The submitted site plan, building elevations, landscape plan, and photometric plan are in substantial compliance and conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 70 (PD-70), with the exclusion of the exception request and conditions as listed in the *Recommendations* section of this report. The density and dimensional requirements are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*16.332-Acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*x>1000-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>470-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>20-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*6-Feet*	*x>6-Feet; In Conformance*
Maximum Building Height	*36-Feet*	*x=36-ft"; In Conformance*
Max Building/Lot Coverage	*40%*	*X=12.21%; In Conformance*
Minimum Masonry Requirement	*90%*	*>90%; In Conformance*
Minimum Stone Requirement	*20% ea facade*	*x=0%; Variance Requested*
Minimum Number of Parking Spaces	*36*	*161 Provided; In Conformance*

VARIANCE REQUESTS:

The applicant is requesting variances to Article V, of the Unified Development Code (*UDC*) for not meeting the minimum stone requirement and horizontal articulation requirements as outlined below. As a note, a variance request to the UDC requires approval of a simple majority vote of City Council.

The variance requests are as follows:

1. Section 4.1.A.1, of Article V, of the UDC requires each exterior wall to consist of 90% masonry materials including a minimum of 20 percent stone on walls visible from a public street or open space. The applicant is requesting to allow the elevations as submitted with no stone depicted on the exterior of the building. [*Simple Majority*]

2. Section 4.1.C.1.a, of Article V, of the UDC requires that no wall shall extend for a distance equal to three (3) times the walls height without having an off-set that creates an articulated horizontal element. The applicant is requesting to allow the north facing elevation to extend beyond the distance requirement as depicted on the elevations. [*Simple Majority*]

Requests for the variances as outlined above are considered discretionary decisions for the City Council.

ARCHITECTURAL REVIEW BOARD:

On October 30, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. Generally, the discussion concerned the color of the brick depicted on the elevations and how it compares to the brick used on the adjacent Williams Middle School and the new Montessori school to the west. The concern was the deep burgundy brick represented a sharp contrast to the surrounding area. The board requested to see a rendering that compliments the uses in this area. Additionally, the board agrees that the elevations are represented well without stone. The applicant has submitted revised building elevations and the Architectural Review Board (ARB) will review the revisions and forward a recommendation to the Planning and Zoning Commission at the November 13, 2018 meeting.

On November 13, 2018, the Architectural Review Board (ARB) reviewed the building elevations and rendering provided by the applicant. After review, the ARB made a motion to recommend approval of the elevations, which passed by a vote of 5 to 0 with Board Members Mitchell and Miller absent. Additionally, the motion included a recommendation of approval for the variances being requested as outlined in staff's report.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

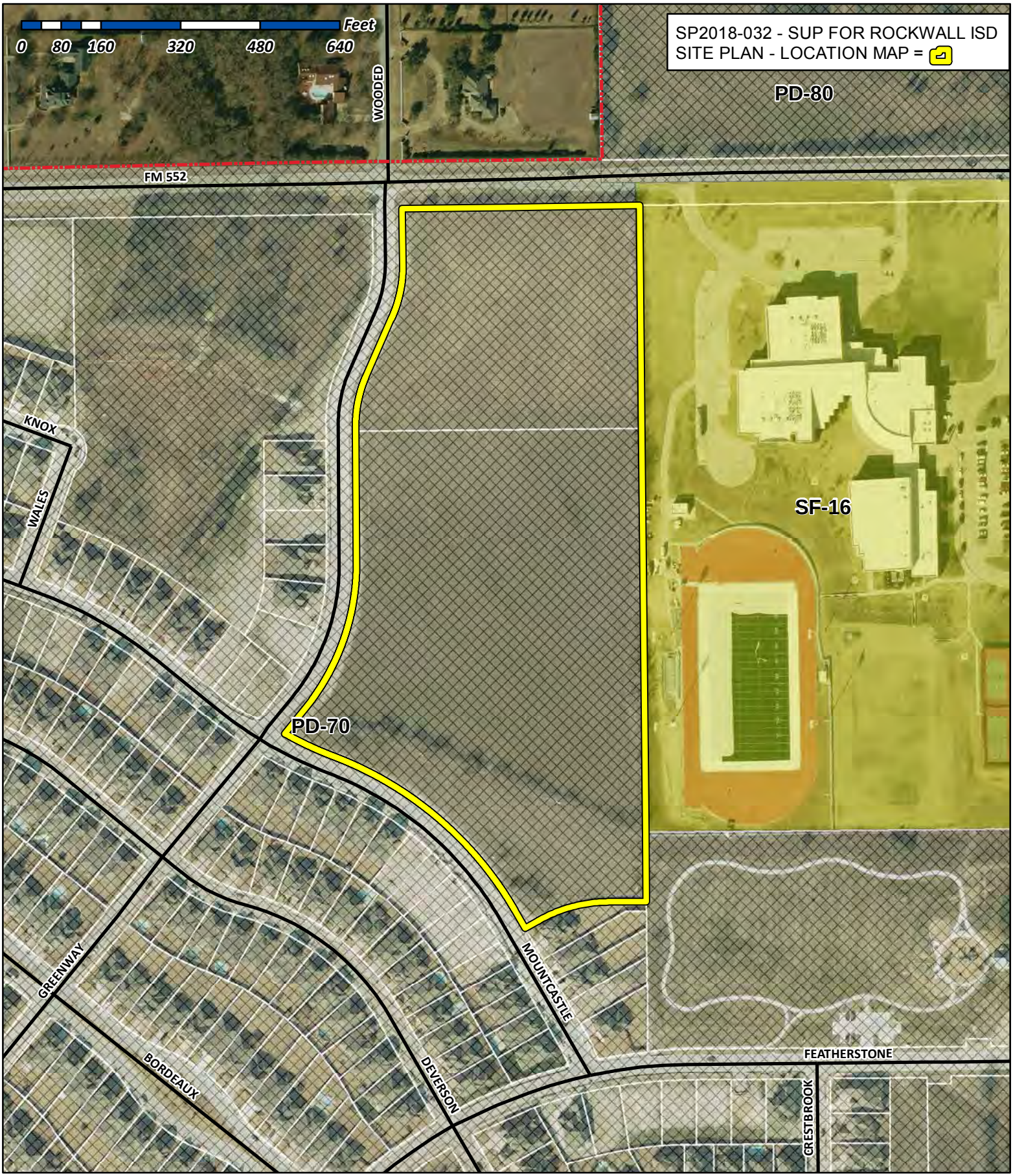
1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Submittal and approval of a treescape plan will be required at final plat.

3) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On November 13, 2018, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and Architectural Review Board (ARB) recommendations passed by a vote of 6-0 with Commissioner Chodun absent. Additionally, the motion included a recommendation of approval of the variances being requested as outlined in staff's report.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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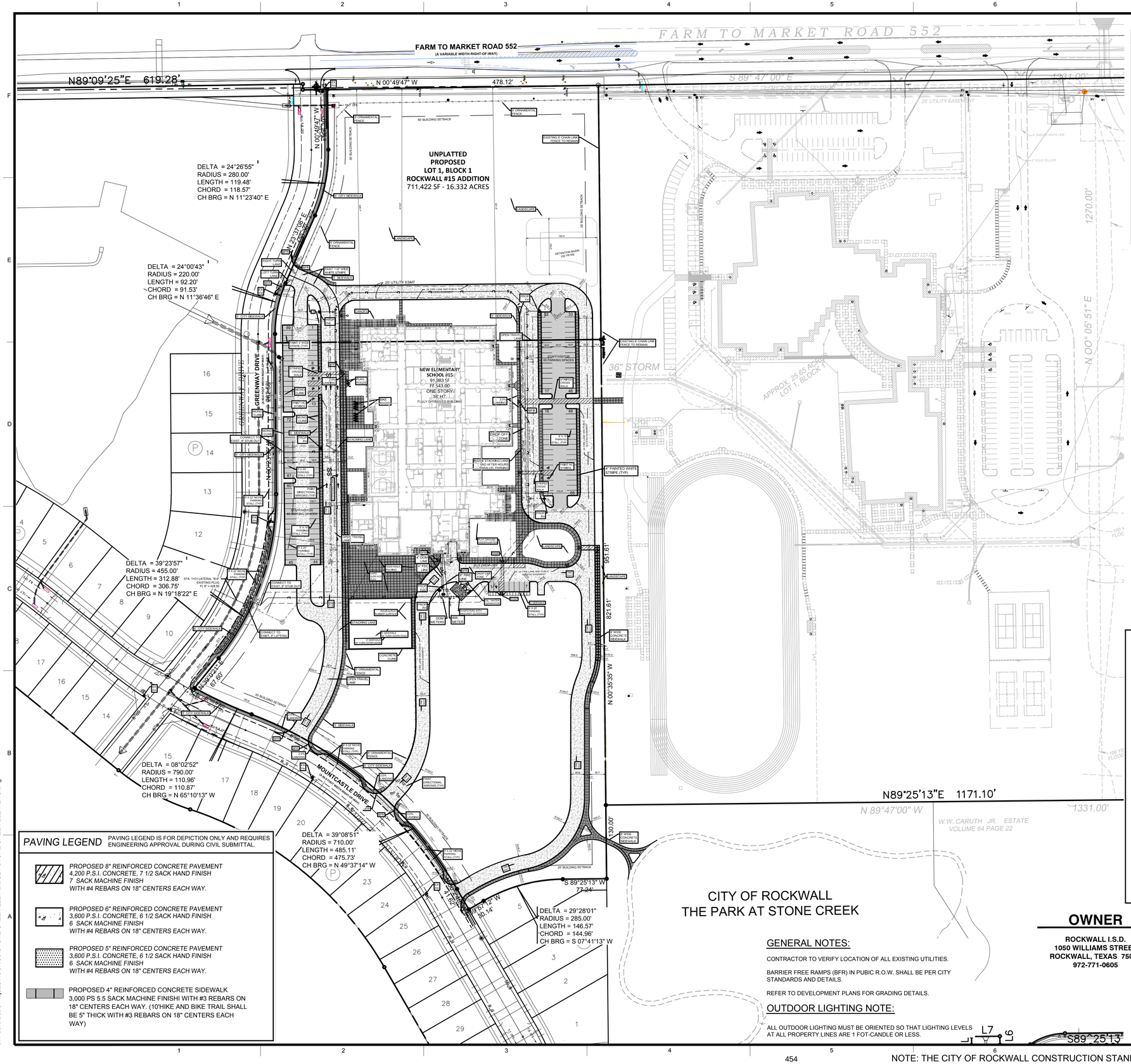
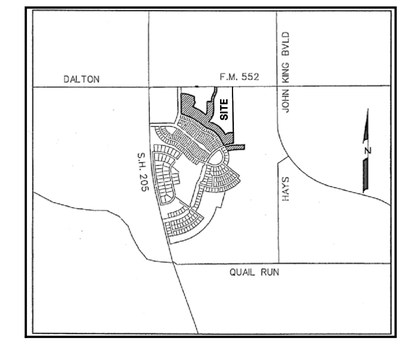


GENERAL SITE NOTES

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
2. ALL FIRE LANES, PARKING STRIPING, HDCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
11. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
12. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED.
13. DUMPSTER ENCLOSURE SHALL HAVE SELF LATCHING MECHANISM AND GATE SHALL BE OPAQUE. ENCLOSURE SHALL BE 6' IN HEIGHT WITH THE EXTERIOR MATERIALS MATCHING PRIMARY STRUCTURE.

0 40 80 160
Scale: 1" = 80'



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

EXISTING ZONING	SF-10
PROPOSED ZONING	SF-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	711,422 SQ. FT. OR 16.332 ACRES
ADDRESS	2911 GREENWAY DRIVE
BUILDING AREA (FLOOR AREA) TOTAL BUILDING AREA	91,983 SF
LOT COVERAGE	91,983 SF / 753,249 SF = 12.21%
FLOOR AREA RATIO	0.12 : 1
TOTAL NEW IMPERVIOUS COVERAGE	191,432 SF OR 4.395 ACRES
CLASSROOM BUILDING HEIGHT - AREA A	27'-0" (1 STORY) "MEASURED TO PARAPET"

PARKING REQUIREMENTS

HOME ROOM - CLASSROOMS			39	CLASSROOMS
2.5 PER HOMEROOM CLASSROOM			97	PARKING SPACES REQUIRED
STUDENTS (K-6TH)			900	STUDENTS
PARKING REQUIRED 1/25 STUDENTS 900/25			36	PARKING SPACES REQUIRED
PARKING PROVIDED				
PARKING ELEMENTARY SCHOOL	FRONT	(9.0' X 20.0')	44	SPACES
		(9.0' X 18.0')	41	SPACES
		HC SPACES	4	SPACES
	REAR	(9.0' X 18.0')	63	SPACES
		HC SPACES	2	SPACES
	KITCHEN	(9.0' X 20.0')	6	SPACES
		HC SPACES	2	SPACES
TOTAL PARKING PROVIDED			161	SPACES

OWNER

ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0605

ARCHITECT

STANTEC
5717 LEGACY DRIVE, SUITE 250
PLANO, TEXAS 75024
(214) 473-2400

ENGINEER

GLENN ENGINEERING
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
(972) 717-5151

GENERAL NOTES:

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

BARRIER FREE RAMPS (BFR) IN PUBIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.

REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.

OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOT-CANDLE OR LESS.

Date: October 12, 2018
Case Number: SP2018-032

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

Stantec
Stantec Architecture Inc.
5717 Legacy Drive Suite 250
Plano, TX 75024-4246
Tel: (214) 473-2400 / Fax: (214) 473-2401
www.stantec.com

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Consultants

GLENN ENGINEERING
T.B.P.E. FIRM REGISTRATION NO. F - 303
PHONE 972-717-5151 FAX 972-717-2176
105 DECKER COURT-SUITE 910 IRVING, TEXAS 75062

Notes

4			
3			
2			
1 - CITY SITE PLAN COMMENTS	RAH	CMG	2018.11.06
Revision	By	Appd	YYYY.MM.DD
FOR CITY SITE PLAN REVIEW	RAH	CMG	2018.10.12
Issued	By	Appd	YYYY.MM.DD

Permit-Seal

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON NOVEMBER 06, 2018. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Client/Project
Rockwall ISD

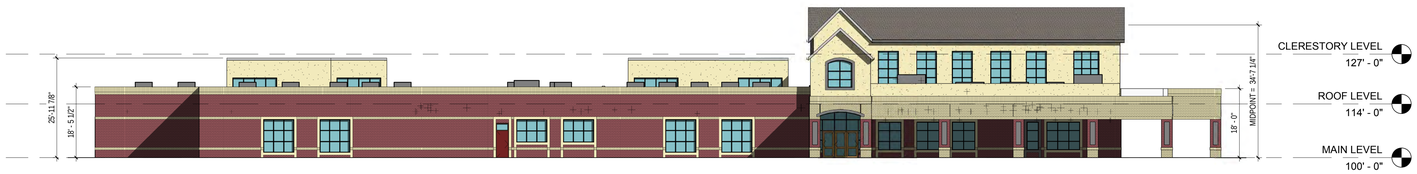
Elementary School #15

4300 Southern Avenue
Rockwall, TX 75205

Title
SITE PLAN

Project No.	Scale
214000358	AS SHOWN
Revision	Drawing No.
	C 03.00

Plotted: Nov 5, 2018, 7:25 AM by user: robert - Saved: 11/5/2018 by user: robert
D:\Public\Bob's Projects\ROCKISD\STONE CREEK ELEM\BIDSET\STONE CREEK ELEM ENG.dwg

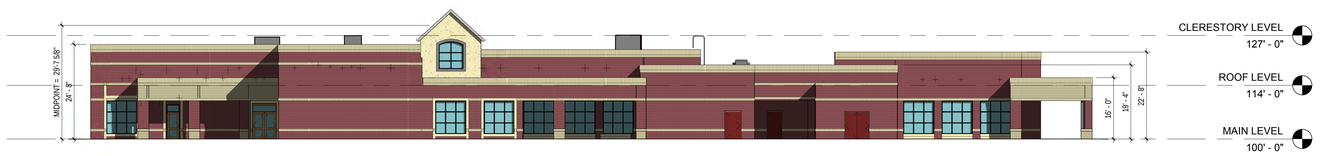


1 A201 OVERALL EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"

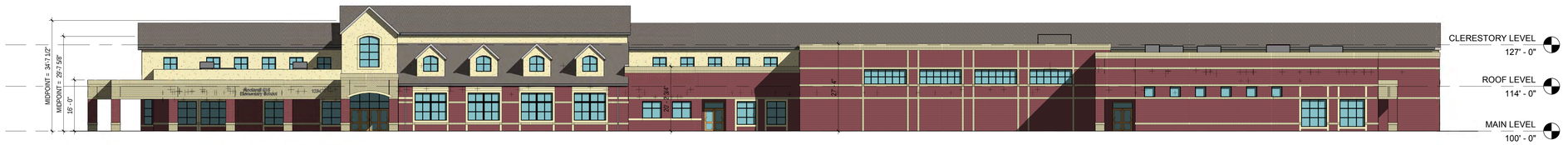


2 A201 OVERALL EXTERIOR ELEVATION - EAST
1/16" = 1'-0"

ELEVATION	BRICK	STUCCO	EIFS	GLAZING
NORTH	4,009.54 SF 60.77%	859.21 SF 13.02%	469.09 SF 7.11%	1,260.40 SF 19.10%
EAST	6,717.66 SF 61.96%	1,621.40 SF 14.95%	1,055.57 SF 9.74%	1,446.92 SF 13.35%
SOUTH	4,795.2 SF 83.90%	168.68 SF 2.95%	0 SF 0%	751.67 SF 13.15%
WEST	7,236.73 SF 69.89%	1,342.62 SF 12.97%	0 SF 0%	1,774.55 SF 17.14%
TOTAL	22,759.13 SF 67.92%	3,991.91 SF 11.91%	1,524.66 SF 4.55%	5,233.54 SF 15.62%



3 A201 OVERALL EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



4 A201 OVERALL EXTERIOR ELEVATION - WEST
1/16" = 1'-0"

Stantec

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Plano, TX 75024
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Consultant

Notes

ROCKWALL INDEPENDENT SCHOOL DISTRICT

B C A D

N

Revision	By	Appd	YYYY.MM.DD
DD QA/QC			2018.10.29
Issued	By	Appd	YYYY.MM.DD

File Name: N/A | Author: Dwn. | Designer: Dsgn. | Checker: Chkd. | 05/10/17 YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION
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Client/Project Logo

Client/Project
Rockwall ISD

Elementary School #15

2911 Greenway Dr
Rockwall, TX 75087

Title
EXTERIOR ELEVATIONS

Project No.
214000654

Scale
1/16" = 1'-0"

Revision

Drawing No.
A201

455

<Plot location in Project Information>
11/7/2018 8:40:13 AM
ORIGINAL SHEET - ARCH E1

Rockwall
INDEPENDENT SCHOOL DISTRICT

ELEMENTARY SCHOOL #15

Stantec

456

Rockwall
INDEPENDENT SCHOOL DISTRICT

ELEMENTARY SCHOOL #15

Stantec

457

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 11/19/2018

APPLICANT: John David; *Express Oil Change, LLC*

AGENDA ITEM: **SP2018-030**; Brakes Plus

SUMMARY:

Discuss and consider a request by John David of Express Oil Change, LLC for the approval of a variance to the articulation requirements in conjunction with an approved site plan for a Minor Auto Repair Garage (i.e. Brakes Plus) on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

PURPOSE:

The applicant is requesting approval of variances associated with an approved site plan for an ~4,954 minor auto repair garage (*i.e. Brakes Plus)* on the subject property. The proposed minor auto repair garage will be approximately 4,924 SF and situated on a 0.656-acre tract of land *(i.e. Lots 1 & 2, Block A, Billy Peoples #1 Addition*), zoned General Retail (GR) District, and addressed as 1902 and 2000 S. Goliad Street [SH-205].

The proposed minor auto repair garage (*i.e. Brakes Plus*) is permitted in a General Retail (GR) District with a Specific Use Permit (SUP). On October 13, 2018, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 18-45*] to allow a minor auto repair garage in a General Retail (GR) District. The proposed garage will have eight (8) bays that will face west (*i.e. face away from S. Goliad Street [SH-205]*) and will be screened with landscaping (*e.g. pampas grass, trees, etc.*). The proposed Brakes Plus will be accessible via a drive aisle on Yellow Jacket Road, a drive aisle on S. Goliad Street [SH-205], and will also have cross-access with the adjacent shopping center. Currently, the subject property has one (1) large drive approach on Yellow Jacket Lane and two (2) drive approaches on S. Goliad Street [SH-205]. The applicant is proposing to narrow the drive approach on Yellow Jacket Lane and eliminate one (1) of the drive approaches on S. Goliad Street [SH-205]. The subject property is zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, and addressed as 1902 and 2000 S. Goliad Street [SH-205].

VARIANCES:

The applicant is requesting the following variances to the SH-205 Overlay (SH-205 OV) District standards. These variances require a ¾ majority vote of the City Council members present to be passed.

A) *Four (4)-Sided Architecture*

a. *Horizontal Articulation*. Subsection 4.1.C, *Building Articulation*, of Section 4, *Commercial District Standards,* of Article V, *District Development Standards*, of the Unified Development Code (UDC) states that no building wall shall extend for a distance equal to three (3) times the wall's height without having an offset of 25% of the wall's height, and that new plane shall extend for a distance equal to at least 25% of the maximum length of the first plane. In this case, the rear elevation does not provide projections or recesses. According to the applicant, this is due to the rear elevation being primarily garage bays. Since

this does not conform to the requirements of the Unified Development Code (UDC) a variance is required.

b. *Vertical Articulation*. Subsection 4.1.C, *Building Articulation*, of Section 4, *Commercial District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) states that no horizontal wall shall extend for a distance greater than three (3) times the height of the wall without a change in height by a minimum of 25% (*i.e. five (5) feet*) of the wall's height. In this case, the rear elevation provides a change in height of approximately two (2) feet to provide some articulation. Since this does not meet the minimum requirement of five (5)-feet, a variance is required.

B) *Architectural Standards*

a. *Pitched Roof.* Subsection 2, *Roof Design Standards*, of Subsection C, *Architectural Standards*, of Section 6.7, *SH 205 Corridor Overlay (SH-205 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) states that structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system. In this case, the applicant is proposing to utilize a flat roof design. Since this does not conform to the requirements of the Unified Development Code (UDC), a variance is required.

ARCHITECTURAL REVIEW BOARD

On October 30, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations and asked the applicant to utilize a minimum of 20% natural stone in-lieu of cultured stone, to provide additional vertical and horizontal articulation, and to adhere to the four (4)-sided architecture requirements. The applicant has submitted revised building elevations for the Architectural Review Board (ARB) to review. The Board will forward a recommendation to the Planning and Zoning Commission at the November 13, 2018 Planning and Zoning Commission meeting.

On November 13, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations and made a motion to recommend approval of the variances to the vertical articulation, horizontal articulation, and pitched roof requirements, with the condition that two (2) faux windows be added to the east elevation. The motion passed by a vote of 5-0 with Board Members Miller and Mitchell absent.

RECOMMENDATIONS:

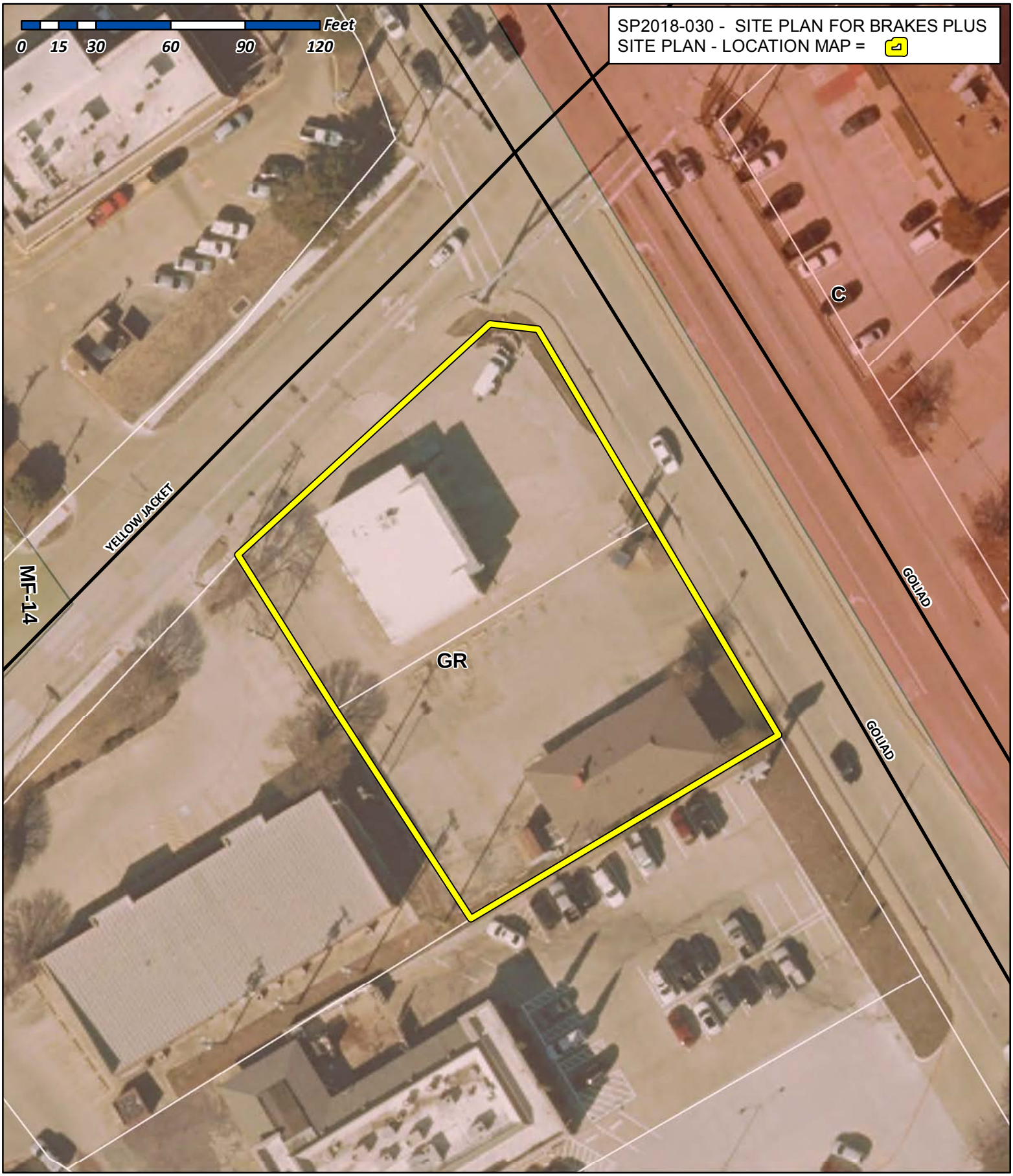
Should the City Council choose to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On November 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the variances to the vertical articulation, horizontal articulation, and pitched roof requirements, with the condition that two (2) faux windows be added to the east elevation, passed by a vote of 6-0 with Vice-Chair Chodun absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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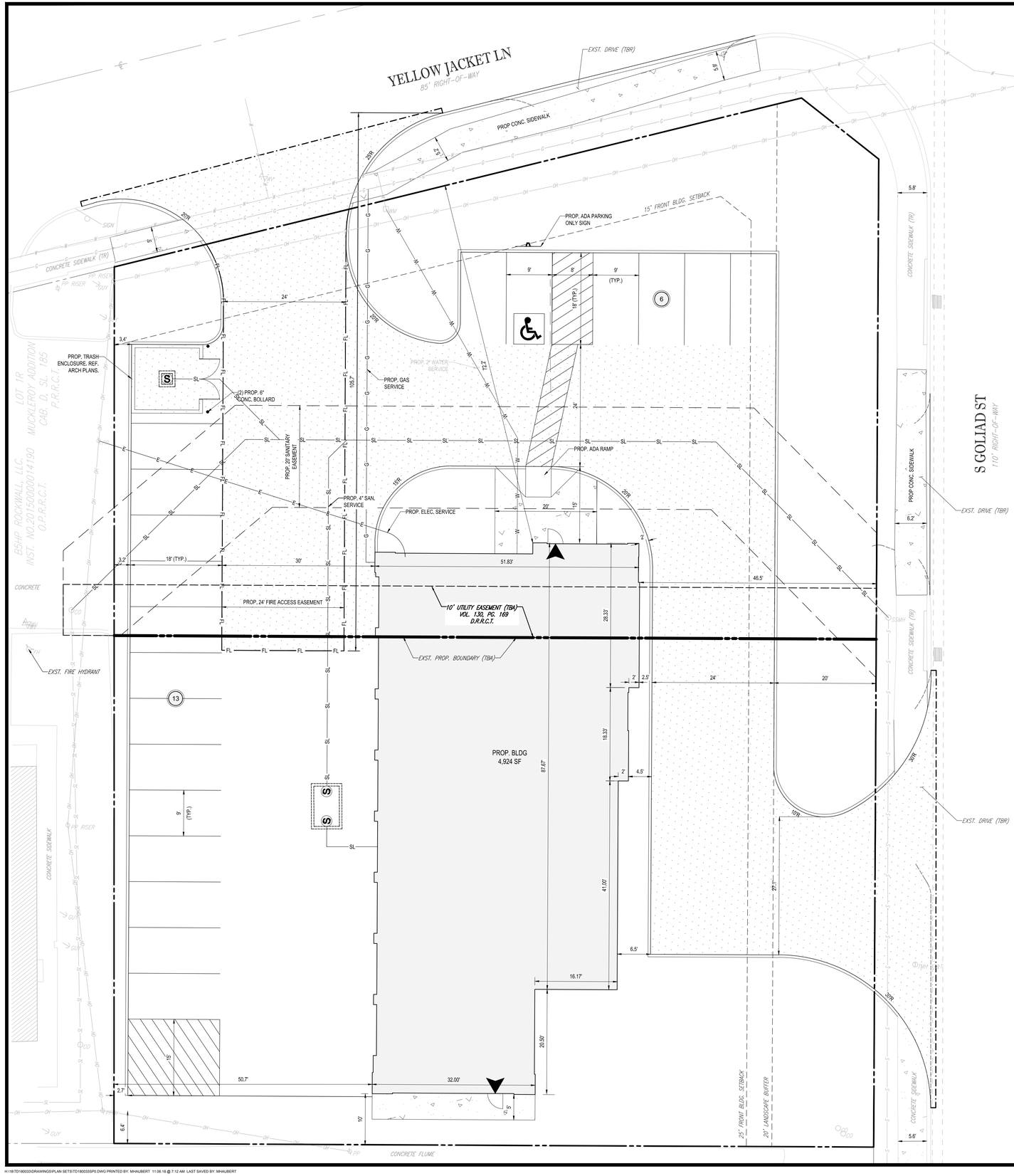





LOCATION MAP
SCALE: N.T.S.

SITE DATA TABLE

TOTAL SITE AREA	0.653 AC (28,452 SF)
TOTAL BUILDING SIZE	4,924 SF
SITE ZONING DISTRICT	GR - GENERAL RETAIL
SITE OVERLAY DISTRICT	SH-205 OVERLAY DISTRICT
PROPOSED LAND USE	COMMERCIAL (AUTO REPAIR GARAGE, MINOR)
FRONT BUILDING SETBACK (S. GOLIAD)	25 FT
FRONT BUILDING SETBACK (YELLOW JACKET)	15 FT
SIDE BUILDING SETBACK	0 FT (PROVIDED BLDG IS FIRE RETARDANT)
TYPICAL PARKING SPACE	9' x 18'
CODE REQUIRED PARKING SPACES	2 SPACES PER SERVICE BAY = 16 SPACES
CODE REQUIRED ADA SPACES	1 SPACE
PROVIDED PARKING SPACES	20 SPACES
PROVIDED ADA SPACES	1 SPACE
EXISTING IMPERVIOUS AREA	26,234 SF (92.20%)
PROPOSED IMPERVIOUS AREA	19,933 SF (70.06%)
NET IMPERVIOUS AREA	- 6,301 SF (- 22.14%)

LEGEND

	PROP. HEAVY DUTY PAVEMENT
	PROP. SIDEWALK
FL FL	PROP. FIRE LANE
	PROPERTY BOUNDARY
	PROPERTY BOUNDRY TO BE REMOVED VIA PLAT
	BUILDING SETBACK
	STREET CENTERLINE
W W	EXST. WATER
W W	PROP. WATER
S S	EXST. SANITARY MAIN
SL SL	EXST. SANITARY LATERAL
SL SL	PROP. SANITARY LATERAL
	EXST. FIRE HYDRANT
	EXST. POWER POLE
TR	TO REMAIN
TBR	TO BE REMOVED
TBA	TO BE ABANDONED

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 4.0' UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
4. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
5. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
6. FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES IMMEDIATELY PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.
7. ON-SITE DETENTION IS NOT REQUIRED BASED PRE-DEVELOPMENT PERVIOUS/IMPERVIOUS COVER AREAS COMPARED TO POST-DEVELOPMENT COVER AREAS. PROPOSED IMPROVEMENTS INCREASE THE AMOUNT OF PERVIOUS AREA COVER.
8. ALL PAVED AREAS SHALL BE CONCRETE. HEAVY DUTY PAVED AREAS SHALL BE 6" CONCRETE OVER 6" LIME STABILIZED CLAY. ALL PAVED AREAS NOT INDICATED AS HEAVY DUTY SHALL BE STANDARD DUTY CONCRETE. STANDARD DUTY CONCRETE SHALL BE 5" CONCRETE OVER 6" LIME STABILIZED CLAY.
9. PROPOSED TRASH ENCLOSURE MUST BE SCREENED FROM SH 205 (S GOLIAD) AND SHALL BE 4-SIDED WITH AN OPAQUE SELF-LATCHING GATE. .

SURVEYOR:
BOHLER ENGINEERING
6017 MAIN STREET
FRISCO, TX 76107
PHONE: (469) 458 - 7300
CONTACT: BILLY LOGSDON
DATE: JULY 2018

APPLICANT:
BRAKES PLUS, LLC
1800 SOUTHPARK DR
BIRMINGHAM, AL 35244
PHONE: (205) 397-1164
CONTACT: JOHN DAVIS

OWNER:
DYNAMIC DEVELOPMENT
1725 21ST ST
SANTA MONICA, CA 90404
PHONE: (214) 662-5167
CONTACT: DANIEL J. PORTER

ENGINEER:
BOHLER ENGINEERING
6017 MAIN STREET
FRISCO, TX 75034
PHONE:(469) 458-7300
CONTACT: MATHIAS HAUBERT

BOHLER™
ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SURVEYING DESIGN PLANNING TRANSPORTATION SERVICES
◆ UPSTATE NEW YORK ◆ SOUTHERN NEW JERSEY ◆ BALTIMORE, MD ◆ CHARLOTTE, NC
◆ NEW ENGLAND ◆ PHILADELPHIA, PA ◆ SOUTHERN MARYLAND ◆ ATLANTA, GA
◆ BOSTON, MA ◆ PITTSBURGH, PA ◆ NORTHERN VIRGINIA ◆ TAMPA, FL
◆ ROCHESTER, NY ◆ WILKES-BARRE, PA ◆ RICHMOND, VIRGINIA ◆ AUSTIN, FLORIDA
◆ NEW YORK METRO ◆ SOUTHEASTERN, PA ◆ RALEIGH, NC
◆ NORTHERN NEW JERSEY ◆ BERKSHIRE-TAUNTON, MA ◆ WASHINGTON, DC ◆ DALLAS, TX
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REVISIONS

REV	DATE	COMMENT	BY

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	TD180033
DRAWN BY:	MJH
CHECKED BY:	JGR
DATE:	10/12/18
SCALE:	1"=30'
CAD I.D.:	SPO

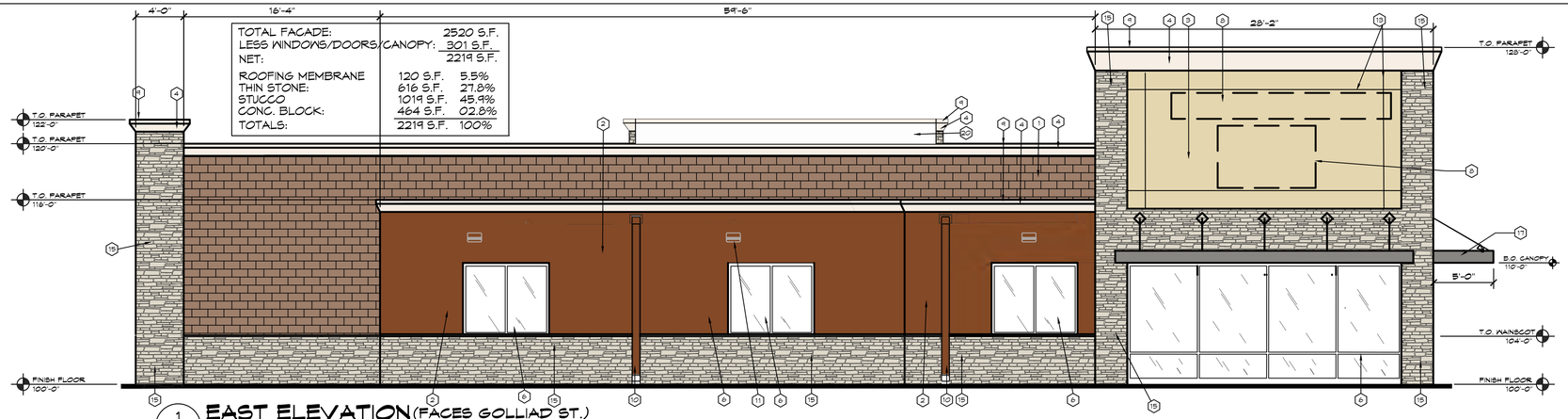
PROJECT:
PROPOSED SITE PLAN
FOR
BRAKES PLUS
LOCATION OF SITE
1902 S. GOLIAD ST
LOTS 1 & 2, BLOCK A, BILLY PEOPLES ADDITION NO. 1
ROCKWALL, TX 75087
ROCKWALL COUNTY

BOHLER ENGINEERING
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
—

CASE NUMBER: SP2018-030



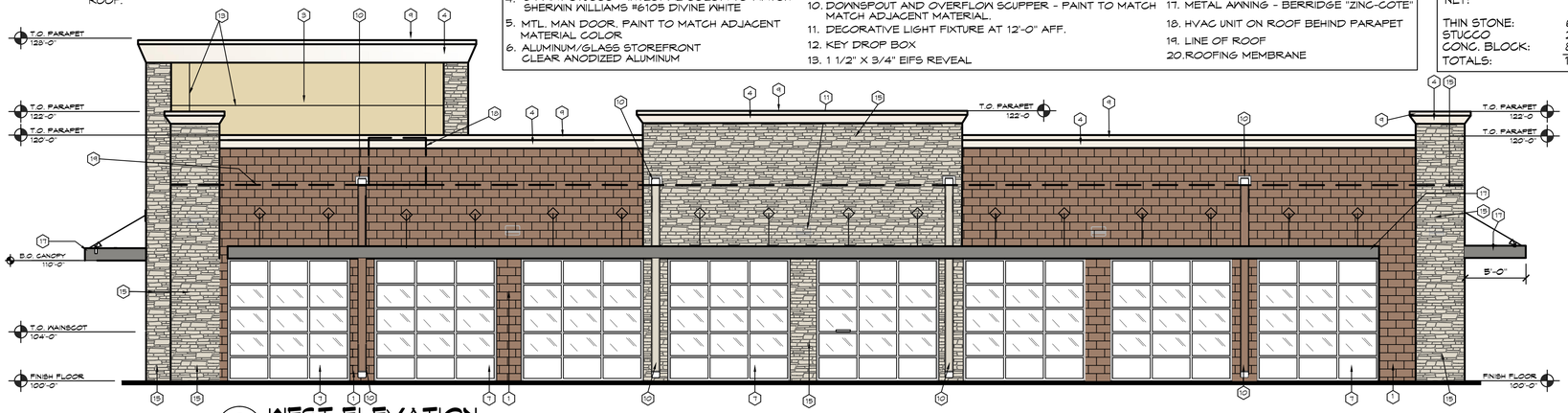
TOTAL FACADE:		2520 S.F.
LESS WINDOWS/DOORS/CANOPY:		301 S.F.
NET:		2219 S.F.
ROOFING MEMBRANE	120 S.F.	5.5%
THIN STONE:	616 S.F.	27.8%
STUCCO	1019 S.F.	45.9%
CONC. BLOCK:	464 S.F.	02.8%
TOTALS:	2219 S.F.	100%

1/1 EAST ELEVATION (FACES GOLLIAD ST.)
3/16"=1'-0"

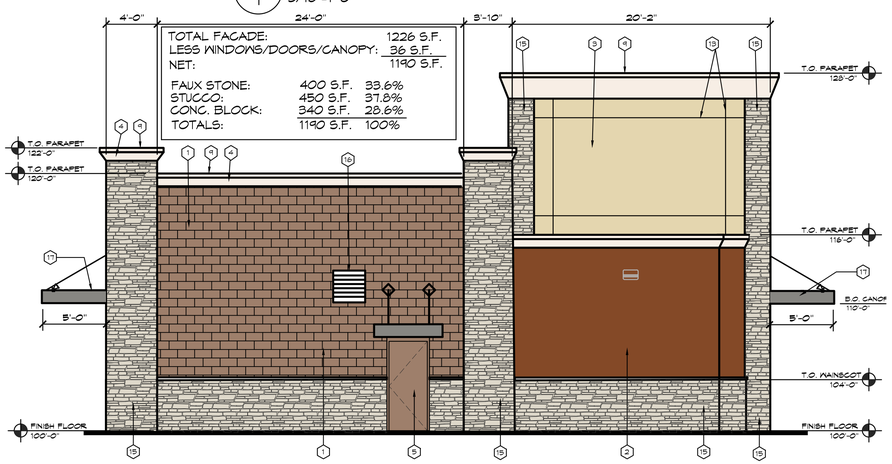
KEYNOTES

1. SPLIT FACE CONCRETE BLOCK - MAHOGANEY
2. 3 PART STUCCO - INTEGRAL COLOR TO MATCH SHERWIN WILLIAM #2835 CRAFTSMAN BROWN
3. 3 PART STUCCO - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2834 BIRDSEYE MAPLE
4. 3 PART STUCCO - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #6105 DIVINE WHITE
5. MTL. MAN DOOR. PAINT TO MATCH ADJACENT MATERIAL COLOR
6. ALUMINUM/GLASS STOREFRONT CLEAR ANODIZED ALUMINUM
7. ALUMINUM SECTIONAL OVERHEAD DOORS CLEAR ANODIZED ALUMINUM
8. AREA FOR INTERNALLY-ILLUMINATED "BRAKES PLUS" SIGNAGE
9. PRE-FINISHED METAL CAP FLASHING PREFINISHED TO MATCH FINISH #4
10. DOWNSPOUT AND OVERFLOW SCUPPER - PAINT TO MATCH MATCH ADJACENT MATERIAL.
11. DECORATIVE LIGHT FIXTURE AT 12'-0" AFF.
12. KEY DROP BOX
13. 1 1/2" X 3/4" EIFS REVEAL
13. 1 1/2" X 3/4" EIFS REVEAL
14. NOT USED.
15. THIN STONE BY ALAMO STONE - DELIOTTE
16. MECH. GRILLE - PAINT TO MATCH ADJACENT MATERIAL
17. METAL AWNING - BERRIDGE "ZINC-COTE"
18. HVAC UNIT ON ROOF BEHIND PARAPET
19. LINE OF ROOF
20. ROOFING MEMBRANE

NOTE:
ROOF IS NOT VISIBLE IN ELEVATION VIEW AS ROOF IS FLAT BEHIND THE PARAPET BUT WILL BE A WHITE TPO SINGLE MEMBRANE ROOF.

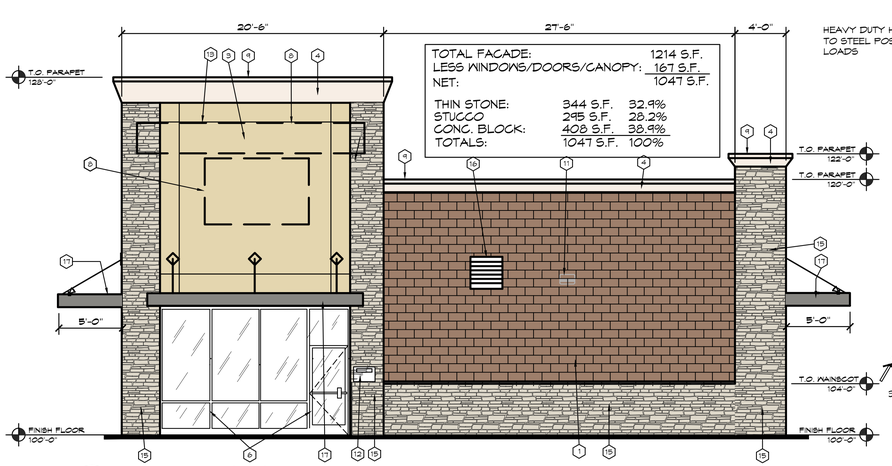


2/1 WEST ELEVATION
3/16"=1'-0"



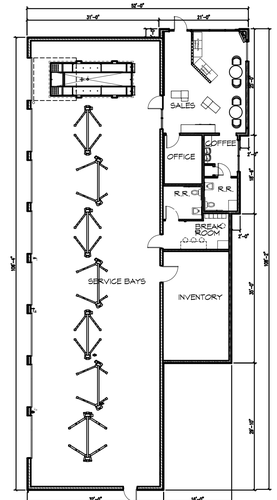
TOTAL FACADE:		1226 S.F.
LESS WINDOWS/DOORS/CANOPY:		36 S.F.
NET:		1190 S.F.
FAUX STONE:	400 S.F.	33.6%
STUCCO:	450 S.F.	37.8%
CONC. BLOCK:	340 S.F.	28.6%
TOTALS:	1190 S.F.	100%

3/1 SOUTH ELEVATION
3/16"=1'-0"



TOTAL FACADE:		1214 S.F.
LESS WINDOWS/DOORS/CANOPY:		167 S.F.
NET:		1047 S.F.
THIN STONE:	344 S.F.	32.9%
STUCCO	295 S.F.	28.2%
CONC. BLOCK:	408 S.F.	38.9%
TOTALS:	1047 S.F.	100%

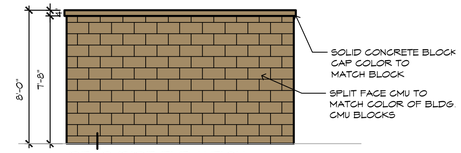
4/1 NORTH ELEVATION (FACES YELLOW JACKET LANE)
3/16"=1'-0"



6/1 BUILDING KEY PLAN
NO SCALE

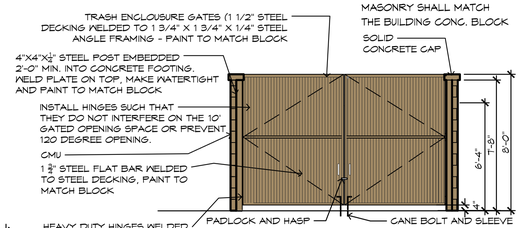
TOTAL FACADE:		2672 S.F.
LESS WINDOWS/DOORS/CANOPY:		898 S.F.
NET:		1774 S.F.
THIN STONE:	684 S.F.	38.6%
STUCCO	251 S.F.	14.1%
CONC. BLOCK:	839 S.F.	47.3%
TOTALS:	1774 S.F.	100%

NOTE:
TRASH ENCLOSURE SHALL BE SUCH THAT DUMPSTER SHALL NOT BEVISIBLE FROM SH205 AND IH-30.

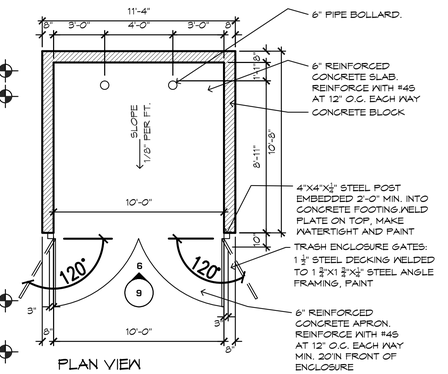


REAR/SIDE ELEVATION

NOTE:
MASONRY SHALL MATCH THE BUILDING CONC. BLOCK



FRONT ELEVATION



5/1 TRASH ENCLOSURE DETAIL
3/16"=1'-0"

BRAKES PLUS

YELLOW JACKET LN. & S. GOLIAD ST.
ROCKWALL, TEXAS

ARCHITECT OF RECORD

REVISION	DATE	COMMENTS
	10.30.18	RESUBMITTAL TO PLANNING
	11.05.18	RESUBMITTAL TO PLANNING

ARCODEV JOB #:	-
CLIENTJOB #:	-
DRAWN BY:	NLH
CHECKED BY:	NLH
DATE OF ISSUE:	10.09.18

ARCHITECT
NORMAN L. HERMAN
5285 RIO GRANDE ST. SUITE 202
LITTLETON, CO 80120
VOICE: 303.365.1203
FAX: 303.738.8990

SHEET
1
EXTERIOR ELEVATIONS

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning Commission*

DATE: November 19, 2018

SUBJECT: A2018-005; *Harlan Property Annexation*

On behalf of Harlan Properties Inc., the applicant Suresh Shridharani, is requesting that the City Council annex a 69.679-acre tract of land identified as Tract 3 of the J. Merriman Survey, Abstract No. 155, City of Rockwall, Rockwall County, Texas. The subject property is located within the City's Extraterritorial Jurisdiction (ETJ). If the City Council elects to move forward with this annexation request, the annexation schedule (*per the requirements of Chapter 43 of the Texas Local Government Code*) would be as follows:

- ☑ *December 21, 2018:* Staff will have a preliminary *Service Plan* prepared.
- ☑ *January 4, 2019:* Notice of the first and second public hearings will be posted in the Harold Banner and on the City's website.
- ☑ *January 22, 2019 (Tuesday):* First (*6:00 PM*) and second (*6:30 PM*) public hearing held in the City Council Chambers.
- ☑ *February 18, 2019:* City Council approves first reading of the annexation ordinance.
- ☑ *March 4, 2019:* City Council approves second reading of the annexation ordinance.

Staff should point out that since the property is not contiguous with the City's corporate limits an additional 9.885-acres of SH-276 right-of-way will also need to be annexed along with the subject property (*see Annexation Map/Property Boundary exhibit in the attached packet*). Staff has conferred with the City Attorney and verified that the additional right-of-way would not be subject to the 1,000-foot rule stipulated by *TLGC §43.054*. Should the City Council choose to annex this property and once the first reading of the ordinance is read into the record, the City Council will have 90 days to approve the annexation ordinance (*i.e. May 19, 2019*). Attached to this memorandum is a location map showing the subject property and a legal description. If the City Council has any questions staff and the applicant will be available at the *November 19, 2018* City Council meeting.

AFFIDAVIT/PETITION FOR ANNEXATION

TO THE MAYOR AND CITY COUNCIL OF THE GOVERNING BODY OF ROCKWALL, TEXAS:

The undersigned owners of the hereinafter described tract of land, hereby petition your honorable Body to extend the present city limits so as to include as part of the City of Rockwall, Texas, the territory more fully described in Exhibit A, attached hereto and incorporated herein for all intents and purposes, and hereinafter known as the "Property".

Harlan Properties, Inc. is the legal owner of the Property, and is hereinafter referred to as the "Owner". I legally represent the Owner of the Property, and I am a duly authorized representative of the Owner with the legal authority to execute this document.

The undersigned represents that the Owner of the Property desires to be annexed to and made part of the City of Rockwall, Texas, subject to all laws, rules, and regulations of said city.

There are no qualified voters in the said territory, and I certify that this affidavit is signed and acknowledged by each and every person, including any entity owning the described land or having an interest in any part thereof.

I swear, or affirm under penalty of perjury, that the information in this affidavit is true and correct.

AFFIANT, Suresh Shridharani

Harlan Properties, Inc.

Subscribed and sworn to before me, this the 12th day of November, 2018.

Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS

LARRY KEIZER
My Commission Expires
March 14, 2019

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LEGAL DESCRIPTION

BEING an approximate 79.564 acre tract of land situated in the J. Merriman Survey, Abstract 155, A.M. Wilson Survey, Abstract 223, and J.R. Marr's Survey, Abstract 152 as recorded in the County of Rockwall, Texas and being more particularly described as follows:

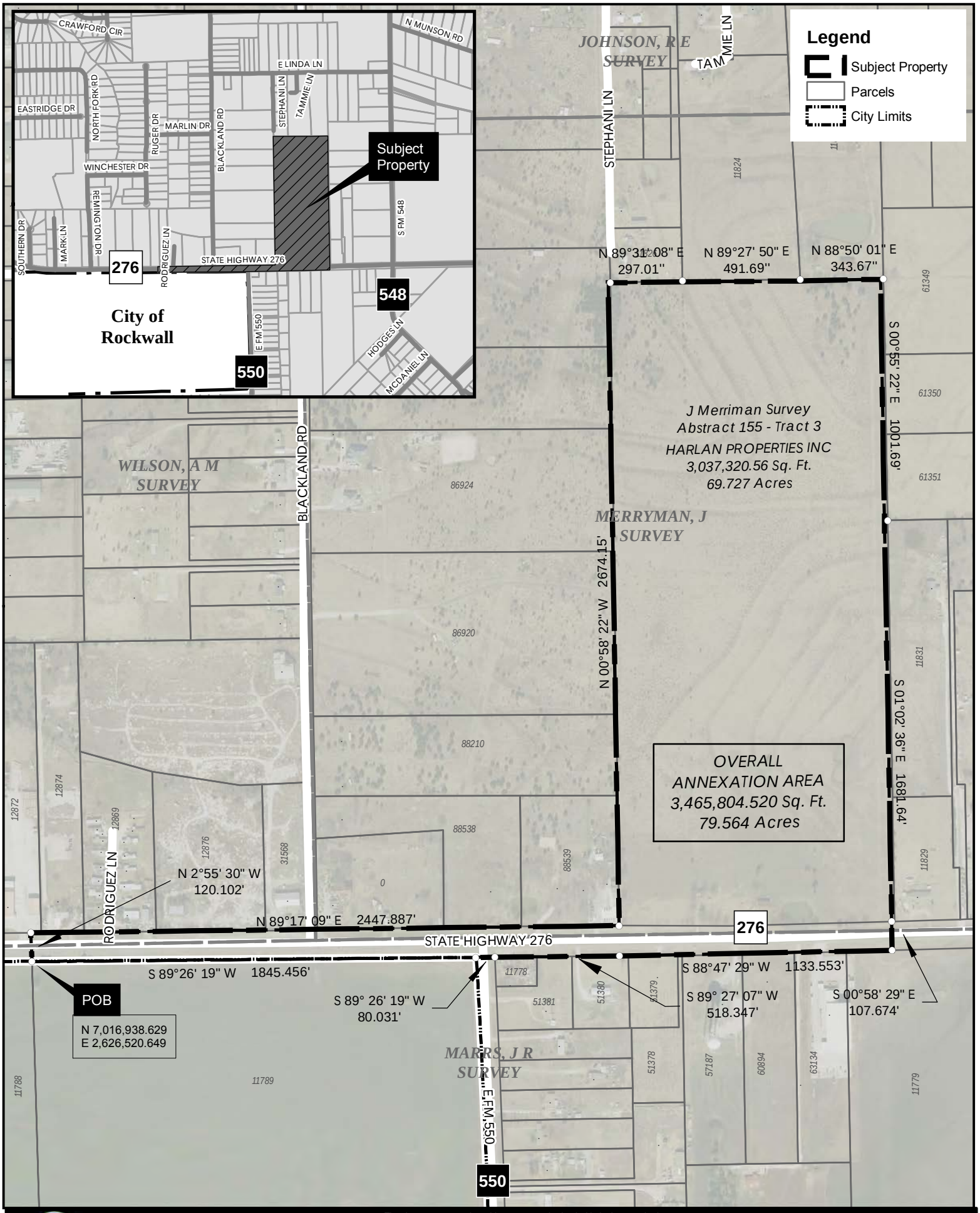
BEGINNING at a point in the Northwestern corner of Abstract J.R. Marr's Survey, Tract 10-1 (105.925 acres) and the South Right of Way line of State Highway 276, (NAD83- State Plane Coordinates, North Central Texas Zone 4202, N 7,016,938.629, E 2,626,520.649), said point being the **POINT OF BEGINNING**;

THENCE N.02°55'30"W., crossing State Highway 276, a distance of 120.102 feet for a corner;
THENCE N.89°17'09"E., along the North Right of Way line of State Highway 276, a distance of 2447.887 feet for a corner;
THENCE N.00°58'22"W., along the West property line of Abstract 155, Tract 3 (a 69.727 acre tract) a distance of 2674.15 feet for a corner;
THENCE N.89°31'08"E., along the North property line of said tract, a distance of 297.01 feet for a point;
THENCE N.89°27'50"E., along the North property line, a distance of 491.69 feet for a point;
THENCE N.88°50'01"E., along the North property line, a distance of 343.67 feet for a corner;
THENCE S.00°55'22"E., along the East property line, a distance of 1001.69 feet for a point;
THENCE S.01°02'36"E., along the East property line, a distance of 1681.64 feet for a point;
THENCE S.00°58'29"E., crossing State Highway 276, a distance of 107.674 feet for a corner;
THENCE S.88°47'29"W., along the South Right of Way line of State Highway 276, a distance of 1133.553 feet for a corner;
THENCE S.89°27'07"W., along said Right of Way line, a distance of 518.347 feet for a corner;
THENCE S.89°26'19"W., crossing Farm to Market 550, a distance of 80.031 feet for a corner;
THENCE S.89°26'19"W., continuing along the South Right of Way line of State Highway 276, a distance of 1845.456 feet to the **POINT OF BEGINNING**. Containing 3,465,804.520 square feet or 79.564 acres, more or less.

This description is intended to follow any adjacent recorded tract lines and existing City Limits or Road Right of Way lines.

END OF DESCRIPTION.

467



City of Rockwall

N

Date: 11/7/2018

0 100 200 300 Feet

CITY OF ROCKWALL GIS

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

STATE HWY 276 EAST ANNEXATION

468 79.564 Acres

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Councilmembers**

FROM: **Rick Crowley, City Manager**

DATE: **November 16, 2018**

SUBJECT: **Compensation Discussion**

During the budget process, Council indicated a desire to conduct a comprehensive review of compensation to include all aspects of compensation.

Our recommendation is this first be considered by sub-committee of the Council. If we use the subcommittee approach then the full Council should provide direction to guide the subcommittee as well as set reporting requirements back to the full Council on an interim basis.

If Council is satisfied with the subcommittee approach then we can ratify this process and appoint the subcommittee this evening.

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MEMORANDUM

TO: **Rick Crowley, City Manger**

FROM: **Amy Williams, Director of Public Works/ City Engineer**

DATE: **November 8, 2018**

SUBJECT: **State Highway 66 and Farm to Market 740 Maintenance Request**

On November 6, 2018, Jeff Bush, TXDOT Area Engineer, requested the City of Rockwall's preference on construction times for two maintenance projects in the City limits of Rockwall.

TXDOT has scheduled to award the contract on full concrete panel replacement on FM 740 (north of I-30 to SH 205) and SH 66 (west of Downtown Rockwall to the county line) in February 2019 with an estimated construction start date in May 2019. Mr. Bush has requested the City of Rockwall's preference on the time of day that construction would take place.

If the work is during the day time hours of 9:30 am to 3:30 pm, one lane of each roadway would be closed for a minimum of 24 hours for each segment of concrete replaced. If construction was done during the evening hours of 7:00 pm to 6:00 am, the one lane being closed for construction could possibly be open for peak morning traffic times, but the construction noise could be a potential issue. There are 27 residents that are adjacent to FM 740 and six along SH 66 as well as eight neighborhoods close enough to possibly be affected by the construction noise during the evening hours. The approximate length of construction will be four months. Mr. Bush did explain that the construction time does not have to be the same for each roadway, if the City's preference was different for one of the roadways.

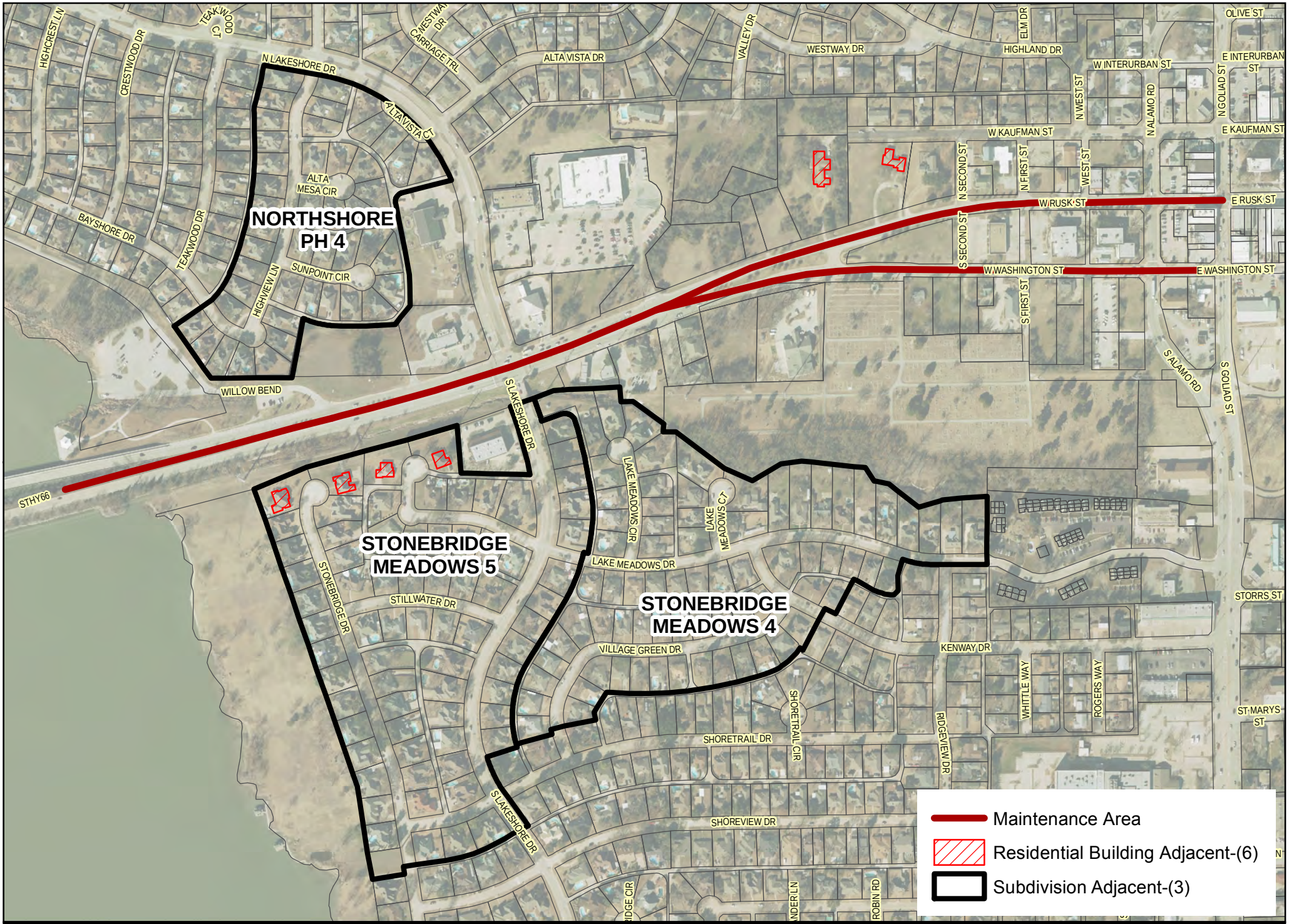
Attached are maps illustrating the limits of construction as well as the residential adjacencies to the construction and neighborhoods that could be potentially affected by evening construction noise.

Mr. Bush requests the City of Rockwall's preference on the time of day the construction will occur for FM 740 and SH 66.

AJW:ajw

Attachments

Cc:
Mary Smith, Assistant City Manager
File



City of Rockwall

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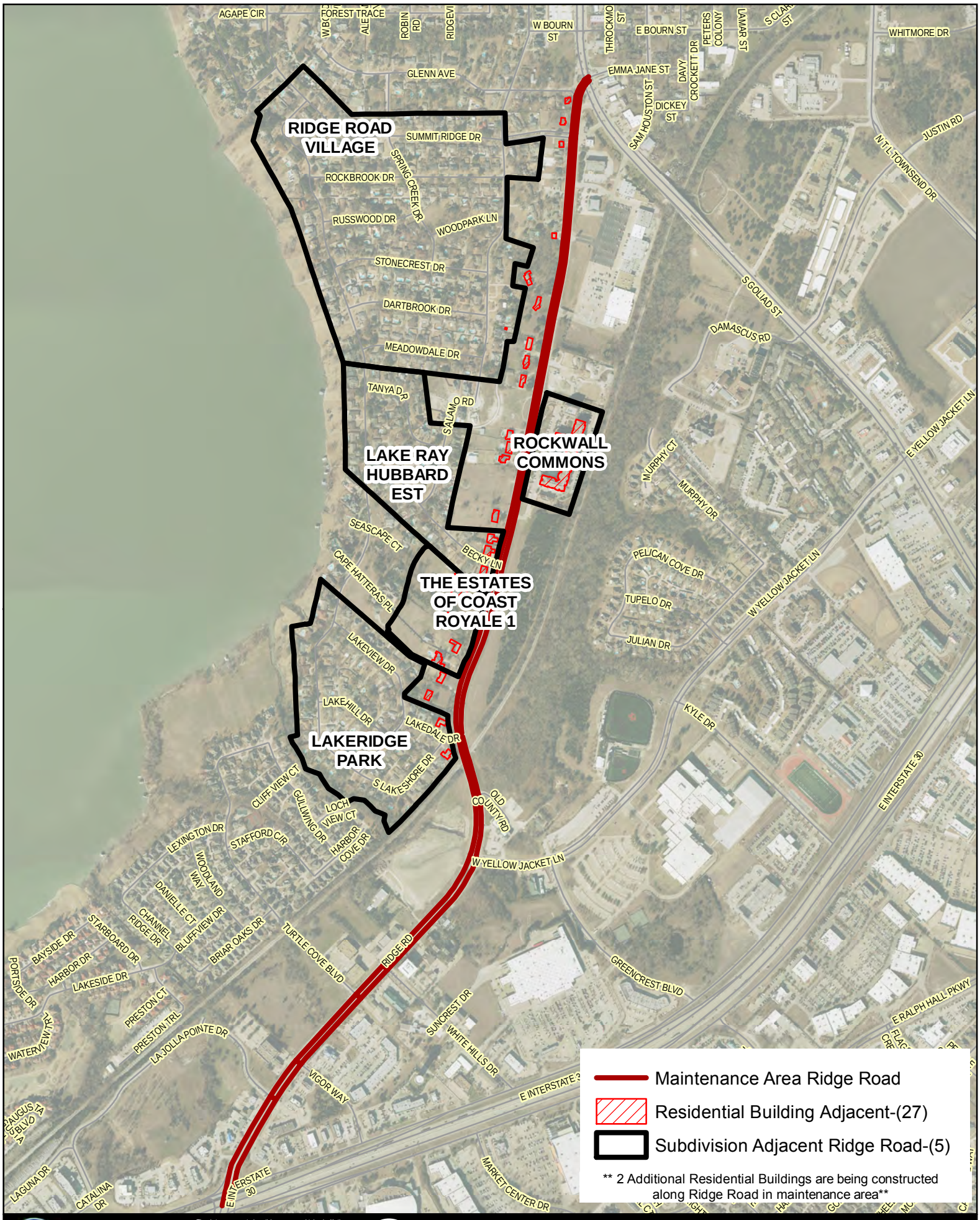
0 87.5 175 350 Feet

Date: 11/7/2018

SH-66 Concrete Maintenance Effected Areas

TXDOT Project



City of Rockwall

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0 180 360 720 Feet

Date: 11/7/2016

Ridge Road to I -30 Concrete Maintenance Effected Areas

TXDOT Project

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Table of Contents

Agenda 4

Hold a work session to discuss a study of the IH-30 Corridor.

IH-30 Commercial Corridor Plan (1) 8

IH-30 Commercial Corridor Plan (2) 61

IH-30 Commercial Corridor Plan (3) 93

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Our Lady of Guadalupe Week

Proclamation 169

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Consider approval of the minutes from the November 19, 2018 regular city council meeting, and take any action necessary.

Minutes 171

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Z2018-045 - Consider a request by Kira Bauman of Bauman Consultants on behalf of John Gatz of EcoSite for the approval of an ordinance for a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as Yellow Jacket Park, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane, and take any action necessary (2nd Reading).

Ord #18-49 188

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P2018-038 - Consider a request by Mitchell Lenamond, PE of Eric L. Davis Engineering, Inc. on behalf of Jeff Johnston of Woodhill Dental for the approval of a replat for Lot 16, Block 2, Alliance Addition, Phase 2 being a 0.85-acre parcel of land currently identified as Lot 12, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

P2018-038 195

Blank Report 200

P2018-039 - Consider a request by Clay Shipman for the approval of a replat for Lot 21, Block A, La Jolla Pointe Addition, Phase 2, being a 1.28-acre parcel of land currently identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

P2018-039 201

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P2018-040 - Consider a request by Stephen A. Lamastra on behalf of 4TP Rockwall, LLC for the approval of a final plat for Lot 1, Block A, Village Green Residence Addition, being a 2.0896-acre parcel of land identified as Lot 1, Block A, Rockwall Seniors Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, generally located south of the intersection of T. L. Townsend Drive and Justin Road, and take any action necessary.

P2018-040 . . . 206
Blank Page . . . 211

A2018-004 (6:00 PM) – Hold a public hearing to discuss and consider a request by Pat Atkins on behalf of the owner CDT Rockwall/2017 LLC for the approval of a voluntary annexation of a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and take any action necessary.

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Z2018-047 - Discuss and consider approval of an ordinance adopting the OURHometown Vision 2040 Comprehensive Plan (i.e. 2018 Comprehensive Plan Update), and take any action necessary (2nd Reading).

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Discuss and consider approval of a land lease agreement with Eco-Site II, LLC and authorize the City Manager to execute the agreement on behalf of the City for a new monopole cellular tower on City-owned property at Yellowjacket Park, and take any action necessary.

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Discuss and consider approval of a resolution creating a Regional Emergency Communication District, and take any action necessary.

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AGENDA
ROCKWALL CITY COUNCIL
Monday, December 03, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. HEARING / WORK SESSION

1. Hold a hearing with Jon Weygandt of "Get Healthy" to discuss city health inspections related to food service establishments.

p.8 2. Hold a work session to discuss a study of the IH-30 Corridor.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding potential litigation associated with Breezy Hill Road pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding Chapter 12, Article X of the Code of Ordinances as related to inspection of food service establishments pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding (re)appointment of municipal court judge and associate judge and related interviews, pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, December 03, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER HOHENSHELT

VIII. PROCLAMATIONS / AWARDS

p.169 **1.** Our Lady of Guadalupe Week

IX. OPEN FORUM

X. CONSENT AGENDA

p.171 **1.** Consider approval of the minutes from the November 19, 2018 regular city council meeting, and take any action necessary.

p.188 **2.** **Z2018-045** - Consider a request by Kira Bauman of Bauman Consultants on behalf of John Gatz of EcoSite for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as Yellow Jacket Park, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane, and take any action necessary **(2nd Reading)**.

p.195 **3.** **P2018-038** - Consider a request by Mitchell Lenamond, PE of Eric L. Davis Engineering, Inc. on behalf of Jeff Johnston of Woodhill Dental for the approval of a replat for Lot 16, Block 2, Alliance Addition, Phase 2 being a 0.85-acre parcel of land currently identified as Lot 12, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

p201 **4.** **P2018-039** - Consider a request by Clay Shipman for the approval of a replat for Lot 21, Block A, La Jolla Pointe Addition, Phase 2, being a 1.28-acre parcel of land currently identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

p206 5. **P2018-040** - Consider a request by Stephen A. Lamastra on behalf of 4TP Rockwall, LLC for the approval of a final plat for Lot 1, Block A, Village Green Residence Addition, being a 2.0896-acre parcel of land identified as Lot 1, Block A, Rockwall Seniors Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, generally located south of the intersection of T. L. Townsend Drive and Justin Road, and take any action necessary.

XI. PUBLIC HEARING ITEMS

p.212 1. **A2018-004** ***(6:00 PM)*** – Hold a public hearing to discuss and consider a request by Pat Atkins on behalf of the owner CDT Rockwall/2017 LLC for the approval of a voluntary annexation of a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and take any action necessary.

2. **A2018-004** ***(6:30 PM)*** – Hold a public hearing to discuss and consider a request by Pat Atkins on behalf of the owner CDT Rockwall/2017 LLC for the approval of a voluntary annexation of a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and take any action necessary.

XII. ACTION ITEMS

p.219 1. **Z2018-047** - Discuss and consider approval of an **ordinance** adopting the OURHometown Vision 2040 Comprehensive Plan (i.e. 2018 Comprehensive Plan Update), and take any action necessary **(2nd Reading).**

p.381 2. Discuss and consider approval of a land lease agreement with Eco-Site II, LLC and authorize the City Manager to execute the agreement on behalf of the City for a new monopole cellular tower on City-owned property at Yellowjacket Park, and take any action necessary.

p.403 3. Discuss and consider approval of a resolution authorizing the creation of a Regional Emergency Communication District, and take any action necessary.

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports

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p.428 Harbor PD Monthly Report - October 2018
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2. City Manager's Report

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding potential litigation associated with Breezy Hill Road pursuant to Section §551.071 (Consultation with Attorney).

2. Discussion regarding Chapter 12, Article X of the Code of Ordinances as related to inspection of food service establishments pursuant to Section §551.071 (Consultation with Attorney).

3. Discussion regarding (re)appointment of municipal court judge and associate judge and related interviews, pursuant to Section 551.074 (Personnel Matters)

4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.087 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 30th day of November, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Mary Smith, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: December 3, 2018

SUBJECT: IH-30 Commercial Corridor Planning Study Work Session

Under the *Strategic Initiatives* for *Goal #2 -- maintain or increase the current per capita sales tax revenue* -- of the Planning and Zoning Department's *Strategic Plan*, the Planning and Zoning Department was tasked with creating an IH-30 Commercial Corridor Plan that would emphasize strategic properties and development opportunities in the corridor. This process commenced in October of 2016, but was delayed to allow staff the time necessary to amend the Comprehensive Plan. With the OURHometown Vision 2040 Comprehensive Plan nearing adoption, staff has completed the final revision of the proposed IH-30 Commercial Corridor Plan and is bringing the document forward to the City Council for a review. The objective of this work session is to introduce the plan to the City Council and describe the process that the Staff Planning Committee (SPC) took to arrive at the recommendations contained in the document. To allow the City Council time to review the plan, staff will schedule a subsequent work session in late January/early February of 2019, which will allow for a more in depth discussion and potential direction from the City Council regarding the plan.

It should be noted that this plan was anticipated when drafting the OURHometown Vision 2040 Comprehensive Plan, and that one of the implementation strategies contained in *Chapter 06 | Economic Development* of the Comprehensive Plan refers to the creation of "…a long term-plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting, and adopting land uses situated within the corridor." In addition, the *IH-30 Corridor District* in the land use plan contained in *Chapter 01 | Land Use and Growth Management* of the Comprehensive Plan was labeled as *RESERVED* in anticipation of the City Council's direction regarding the IH-30 Commercial Corridor Plan. Ultimately, it is the intent of the Comprehensive Plan to incorporate a summary of the plan -- based on the City Council's direction -- into *Appendix B | Corridor Plans*, and to update the *IH-30 Corridor District* in *Chapter 01 | Land Use and Growth Management* with the City Council's chosen *District Strategies*. This can be achieved through the annual update process. Should the City Council have any questions about this memorandum or the attached plan, staff will be available to discuss at the *December 3, 2018* work session meeting.


PLAZA
at
ROCKWALL
JCPenney
belk
BEST BUY
DICK'S
SPORTING GOODS
STAPLES
DRESSBARN
ULTA
maurices
LANE BRYANT
S.A.BANK
PLACE



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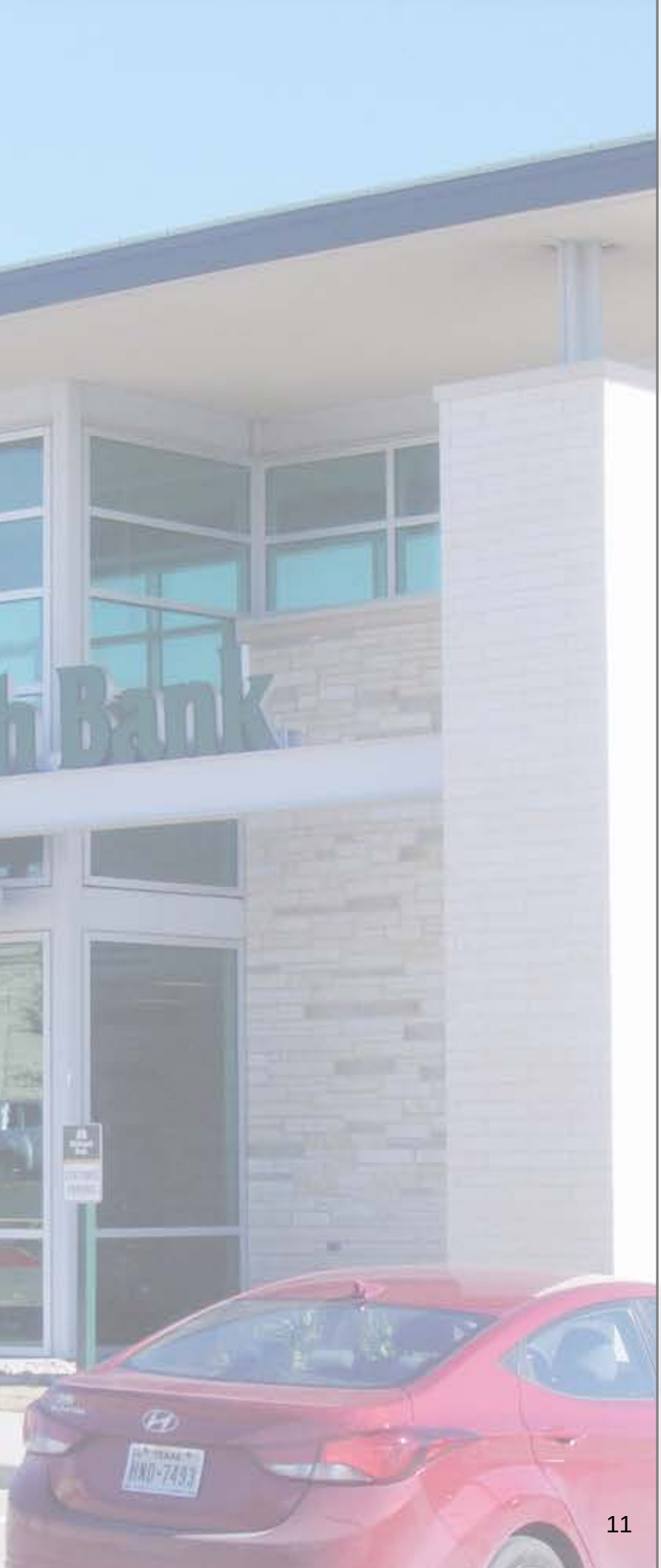

ACKNOWLEDGEMENTS

CITY COUNCIL

Jim Pruitt, *Mayor*
John Hohenshelt, *Mayor Pro-Tem*
Kevin Fowler
Bennie Daniels
Dana Macalik
Trace Johannesen
Patrick Trowbridge

FORMER CITY COUNCIL

Scott Milder
David White
Mike Townsend
Dennis Lewis

PLANNING AND ZONING COMMISSION

Johnny Lyons, *Chairman*
Eric Chodun, *Vice-Chairman*
Tracey Logan
Jerry Welch
Mark Moeller
Annie Fishman
John Womble

STAFF PLANNING COMMITTEE

Ryan Miller, AICP, *Director of Planning & Zoning*
David Gonzales, AICP, *Planning Manager*
Korey Brooks AICP, *Senior Planner*
Amy Williams, PE, *City Engineer/Director of Public Works*
Ariana Hargrove, *Fire Marshal*
John Ankrum, *[Former] Building Inspections Supervisor*
Lance Singleton, *GIS Supervisor*
Lindsay Gnann, *GIS Analyst*
Laura Perez, *Executive Secretary*
Lauri Dodd, *Public Information Officer*

ADMINISTRATION

Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Mary Smith, *Assistant City Manager*

STAFF MEMBERS

Ryan Miller, AICP, *Director of Planning & Zoning*
David Gonzales, AICP, *Senior Planner*
Korey Brooks, *Planner*
Laura Morales, *Planning Coordinator*

Lance Singleton, *GIS Supervisor*
Lindsay Gnann, *GIS Analyst*
Bruce Hanby, *GIS Technician*

Amy Williams, PE, *City Engineer/Director of Public Works*
Jeremy White PE, *Civil Engineer*

Jeffery Widmer, *Chief Building Official*

FORMER STAFF MEMBERS

Tim Tumulty, PE, *Former City Engineer/Director of Public Works*
John Ankrum, *Former Building Inspections Supervisor*

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CHAPTER 1 EXISTING CORRIDOR CONDITIONS



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SECTION 1 INTRODUCTION

The Interstate Highway 30 (IH-30) Corridor serves as the City of Rockwall's principal commercial/retail and transportation corridor. Retail and commercial businesses along this passageway are responsible for a large majority of the sales tax generated within the city. Since Rockwall has become the main commercial/retail generator for the county, IH-30 has served as the primary east/west roadway and acts as not only the gateway for traffic entering and exiting the city, but also the county. In addition, Rockwall's businesses have greatly benefited from the high volumes of traffic carried by IH-30 on a daily basis; however, as the region grows so do the cities situated east of Rockwall, and as demand for commercial/retail grows in these communities, businesses will be attracted to these areas. To maintain the City's competitiveness in the region, Rockwall's City Council directed staff to study the IH-30 Corridor and provide potential strategies that will: (1) address retail/business retention in the corridor, (2) provide strategies to target regional land uses, and (3) provide a plan for strategically located vacant land along IH-30. It is also the intent of this document to act as a roadmap for planning the IH-30 Corridor's land uses and development characteristics to ensure the future prosperity of the community.

STAFF PLANNING COMMITTEE (SPC)

To begin the corridor study, staff organized an internal action committee that was composed of members from various city departments. The majority of these staff members had some involvement with development or the development review process. These members included representatives from the Planning and Zoning, Building Inspections, Engineering and Fire Marshal Departments. The committee also included two (2) members from the administration (*i.e. the Public Information Officer and the Executive Secretary*). The purpose of this committee was to serve as the primary recommending body responsible for putting together the existing corridor conditions, benchmarking analysis and plan alternatives that would be taken for public comment.

SECTION 2 ASSESSMENT OF EXISTING CONDITIONS

After defining the boundaries of the study area, the first objective to formulating a plan for the corridor involved a comprehensive review of the existing corridor conditions. This data collection phase of the project heavily involved the City's Geographic Information Systems (GIS) Division, and their ability to collect and analyze data and present it in a geospatial format. In addition, staff conducted field research, which involved cataloging current land uses and collecting photos of all buildings, structures and properties within the planning area. Staff also compiled all current policies relating to development and land use regulations that affect property in the corridor.

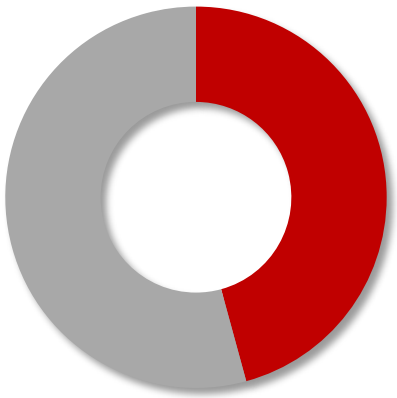
PHYSICAL ASSESSMENT OF STUDY AREA

The physical assessment of the corridor involved analyzing the existing land uses, development patterns, transportation patterns, infrastructure, and natural conditions. Staff also reviewed all existing structures in the study area (*see Appendix 'A': Existing Buildings of this document*). The following is a summary of findings for the physical assessment:

LAND USE/DEVELOPMENT PATTERNS

Currently, the corridor is 49.10% developed with 50.90% being vacant (*see Figure 1.1 below*). Development within the corridor has primarily followed a west to east pattern and has remained somewhat contiguous (*i.e. has not leapfrogged through the corridor*). The majority of the 524.98-acres of vacant land in the corridor is located east of John King Boulevard (*see Map 1.2: Built/Vacant*).

FIGURE 1.1: STUDY AREA BUILT/VACANT
GREY: BUILT (54.25%); RED: VACANT (45.75%)



Looking at the breakdown of all developed land uses in the study area, the corridor has primarily developed as retail (37.39%), with the automotive sales/service (16.45%) and industrial (15.31%) land uses being the next highest percentage of developed land within the study area (*see Table 1.1: Existing Land Uses*). The majority of the retail land uses exist west of T. L. Townsend Drive on the south side of IH-30. The industrial land uses are opposite of the retail land uses and mostly exist west of T. L. Townsend Drive on both sides of the Highway. Automotive land uses are primarily in the center of the corridor around SH-205 and along the south side of the corridor east of SH-205 (*see Map 1.3: Existing Land Use & Highway Frontage Map*).

TABLE 1.1: EXISTING LAND USE BY ACREAGE
NOTE: EXCLUDES ALL VACANT LAND (~524.98-ACRES)

Land Use	Acreage	% of Corridor
Industrial	96.85	15.31%
School	17.32	2.74%
Medical	10.37	1.64%
Automotive Sales/Services	104.08	16.45%
Business Centers/Office	10.15	1.60%
Bank	5.31	0.84%
Restaurant	53.77	8.50%
Church	45.67	7.22%
Gas Station	26.53	4.19%
Government	14.9	2.35%
Hotel/Assisted Living	11.17	1.77%
Retail	236.6	37.39%

ZONING

Looking at the zoning map, the majority of the land within the study area is zoned Commercial (C) District (53.06%) or Light Industrial (LI) District (28.29%). The remainder of the corridor is zoned Agricultural (AG) District (16.93%), General Retail (GR) District (1.00%), Planned Development District (0.43%), and Heavy Commercial (HC) District (0.29%) (*see Map 1.4: Map of Zoning*).

TRANSPORTATION

The network of streets in the corridor is for the most part existing, with the exception of a few proposed streets that will be located in the eastern part of the corridor. These streets are all anticipated to be constructed with the development of the remaining 50.90% vacant land (*i.e. development driven*), and are currently on the City's Master Thoroughfare Plan contained in the Comprehensive Plan.

Looking at the traffic counts in the area, IH-30 currently carries around 123,986 trips per day at the western boundary of the study area. This drops to 70,526 trips per day at the eastern boundary of the study area, which is also the city limits between the City of Rockwall and the City of Fate. This means that 53,460 trips per day are traveling through the City of Rockwall, and using either Ridge Road (FM-740), Goliad Street (SH-205), John

King Boulevard, or FM-3549. In addition, Goliad Street (SH-205) currently carries 28,604 trips per day heading north and 18,143 trips per day heading south. Ridge Road currently carries 27,503 trips per day heading north and 24,995 trips per day heading south. These numbers are anticipated to increase with the surge of residential development taking place in both the northern and southern sections of the City. The SPC also anticipates an increase in vehicular activity at the corner of the John King Boulevard as a result the recent ramp reversal project and the proposed future designation as a state highway. Currently, no traffic counts have been collected along John King Boulevard around the intersection of John King Boulevard and IH-30 (*see Map 1.5: Transportation Facilities*).

INFRASTRUCTURE

As with the built/vacant section above, the corridor's infrastructure is somewhat split by developed property and undeveloped property. The majority of the corridor west of Industrial Boulevard on the north, and west of Kristy Lane on the south, has existing water and wastewater facilities that are adequate for the present development and any potential redevelopment (*that conforms to the Land Use Plan*). With this being said, water facilities are currently available for all properties in the study area that have frontage on the IH-30 Frontage Road with the exception of the properties east of FM-3549. Wastewater will be required to be installed with any proposed development on the vacant tracts of land in the corridor; however, existing wastewater facilities do exist on the east side of John King Boulevard. Currently, all proposed water/wastewater facilities are driven by development, and will be provided in accordance to the Master Water and Wastewater Plans (*see Map 1.9: Map of Storm Water Facilities, Map 1.10: Map of Water Facilities and Map 1.11: Map of Wastewater Facilities*).

FLOODPLAIN AND TOPOGRAPHY

Currently, there is 55.18-acres of floodplain existing within the corridor. All of the floodplain runs north to south, parallel with Industrial Boulevard, and only affects ~13-15 properties within the corridor. The majority of these properties are developed (*see Map 1.7: Map of Floodplain and Topography*).

The topography in the study area fluctuates some throughout the corridor on the developed and vacant properties; however, there does not appear to be any major issues or hurdles with regard to topographic variation in the study area (*see Map 1.7: Map of Floodplain and Topography*).

EXISTING STRUCTURES

The age of the buildings in the study area -- *for the most part* -- progress linearly from west to east following the development pattern of the corridor. These structures range in age from the early 1970's to present. It does appear that the majority of the larger retail developments were built between 1995-1999 and 2005-2009. The majority of the industrial buildings appear to have been built in the late 1980's and early 1990's.

Based on the age of the buildings only a small percentage of the corridor has been built utilizing the current overlay district requirements, which were originally approved in 2004. The areas that were constructed to the current corridor development standards all appear to be in and around the intersection of IH-30 and SH-205 (*see Map 1.8: Map of Existing Building Footprints/Building Ages*).

POLICY ASSESSMENT OF STUDY AREA

The policy assessment portion of the existing condition assessment primarily involved examining various sections of the Unified Development Code (UDC) and the Comprehensive Plan to compile the development regulations, policies and guidelines affecting properties within the study area. The following is a summary of the findings from the policy assessment:

ARTICLE IV; UDC

Article IV, *Permissible Uses*, of the UDC contains a list of all the permissible land uses allowed in the City broken out by zoning district. For the most part these regulations apply citywide and do not impose any special restrictions or grant any specific permissions for the properties within the IH-30 corridor; however, the article does provide two (2) specific restrictions with regard to land use adjacent to IH-30. These are as follows:

Outside Storage and/or Outside Display

"No outside storage shall be allowed in any zoning district adjacent to IH-30. However, on property that is zoned Light Industrial (LI) District and adjacent to IH-30, a Specific Use Permit (SUP) may be considered on a case-by-case basis to allow for outside storage and/or display in conjunction with a use that is permitted under this article [i.e. Article IV; UDC]. An SUP approved for this use may be subject to time limitations, site /landscaping or building enhancements, or other restrictions deemed appropriate by the Planning and Zoning Commission or City Council."

Boat and Trailer Dealership (New and Used)

"*Such uses shall only be permitted along IH-30 and other arterials, as identified on the City's Thoroughfare plan, but shall be excluded within the Scenic Overlay District along FM-740 and SH-66."*

Both of these land use standards are targeted at limiting industrial development and outside storage/display within the study area.

ARTICLE V; UDC

Article V, *District Development Standards*, of the UDC contains the development standards for all zoning districts and overlay districts in the City. This includes the IH-30 Corridor Overlay (IH-30 OV) District, which lays out additional standards for increased landscaping and architectural requirements. A summary of these additional requirements is as follows:

- ☑ 90% Masonry
- ☑ 20% Natural Stone
- ☑ Four (4) Sided Architecture
- ☑ Row of Trees Behind the Building
- ☑ 25-Foot Minimum Setback Adjacent to IH-30
- ☑ No More Than One (1) Row of Parking Between the Building and IH-30
- ☑ Eight (8) Foot Masonry Trash Enclosure
- ☑ Two (2) Canopy and Four (4) Accent Trees per 100-Linear Feet of Frontage Along IH-30
- ☑ 20-Foot Landscape Buffer
- ☑ Berm and/or Shrub Row in the Landscape Buffer

In addition, the overlay district requires that any variance be subject to a ¾-majority vote of the City Council for approval.

LAND USE POLICIES; COMPREHENSIVE PLAN

Under the *Land Use* section of the HOMETOWN 2000 Comprehensive Plan, the following policy statements regarding the IH-30 Corridor were included:

"1.A. Reserve adequate land for industrial uses on or near IH-30, the proposed Outer Loop and in other areas of the City deemed appropriate for industrial and employment driven development."

"5. Reserve adequate land for industrial and employment uses on or near IH-30, the Outer Loop and other areas of the City."

In addition, the *Future Land Use Plan* contained in this section designates property along IH-30 -- *and situated in the study area* -- as being dedicated for the following designations: Special Commercial Corridor (37.59%), Commercial (38.35%), Technology/Light Industrial (13.33%), Public Uses (3.10%) and Quasi-Public Uses (2.94%). The *High Density Residential* and *Parks and Open Space* designations also showed up in the study area; however, not to the extent as the previously stated land use designations (*i.e. 0.01%*) (*see Map 1.9: Future Land Use Map*).

URBAN DESIGN FRAMEWORK; COMPREHENSIVE PLAN

Under the *Urban Design Framework* section of the Comprehensive Plan the only references to the IH-30 Corridor are in response to strengthening "…Rockwall's identity and sense of arrival upon entering the City." This section describes creating clear visibility from the IH-30 Bridge and gateways at key entry points along IH-30.

URBAN DESIGN DEVELOPMENT; COMPREHENSIVE PLAN

The *Urban Design Development* section of the Comprehensive Plan makes the following reference to IH-30:

"9.A. Consider proactive methods to encourage high quality and inspiring architecture throughout the City, particularly on undeveloped sites that are highly visible from IH-30 or other major traffic routes."

TRANSPORTATION; COMPREHENSIVE PLAN

Under the *Transportation* section of the Comprehensive Plan, the IH-30 Corridor is referenced under the following policy:

"7. Continue to work with the Texas Department of Transportation (TXDOT) to optimize access and circulation in the IH-30 Corridor."

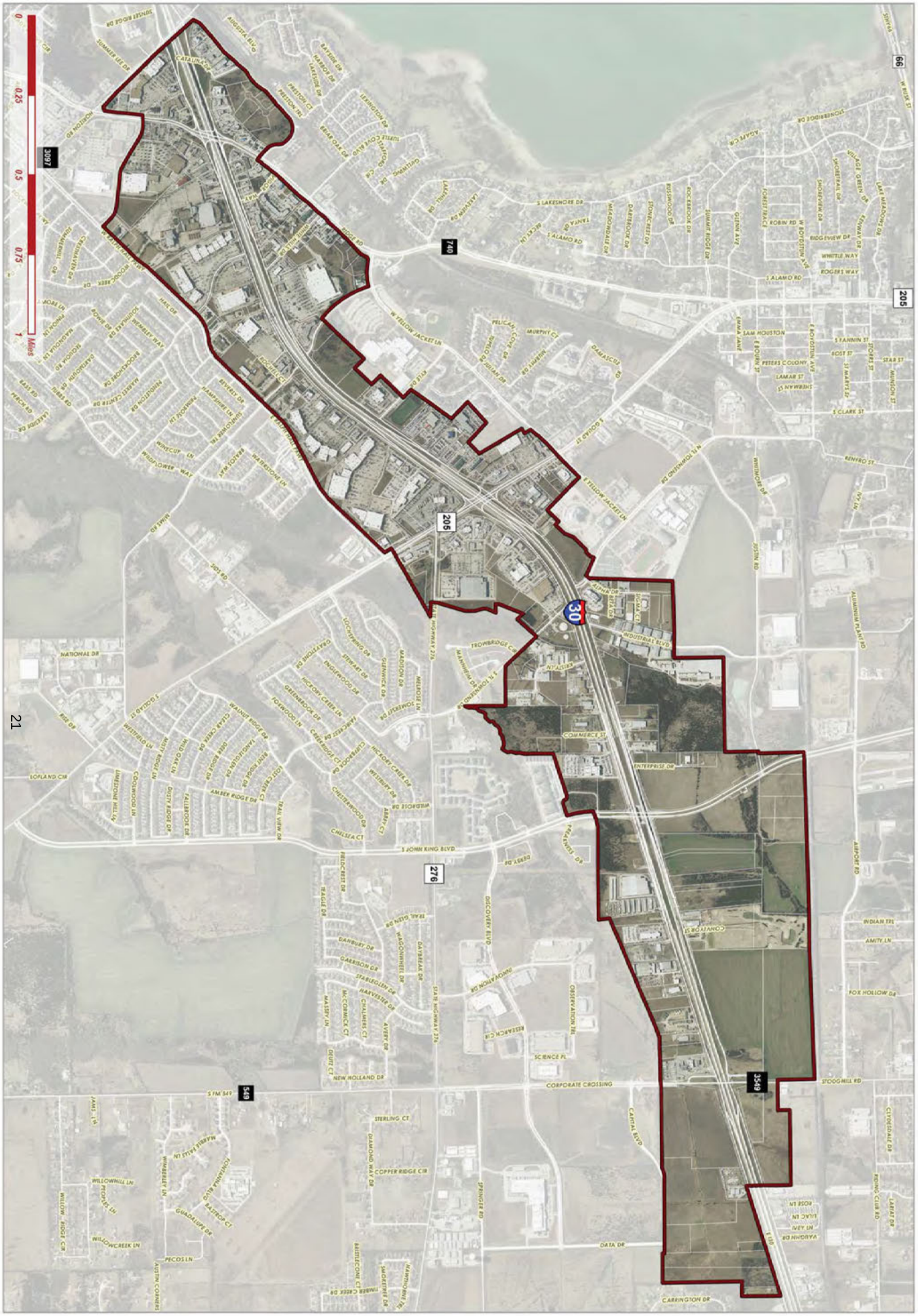
While other sections of the Comprehensive Plan and UDC may have requirements that affect potential development and redevelopment within the IH-30 corridor these sections are the only policy/requirements contained in the documents that directly reference the property in the study area (*i.e. the IH-30 Corridor*).

It should be noted that this analysis was completed prior to the adoption of the OURHOMETOWN Vision 2040 Comprehensive Plan update; however, no major policy shifts were identified that would alter the findings of the *Policy Assessment*.

MAP INDEX

(1) *MAP 1.1: MAP OF STUDY AREA*
(2) *MAP 1.2: BUILT/VACANT MAP*
(3) *MAP 1.3: EXISTING LAND USE & HIGHWAY FRONTAGE MAP*
(4) *MAP 1.4: MAP OF ZONING*
(5) *MAP 1.5: MAP OF TRANSPORTATION FACILITIES*
(6) *MAP 1.6: FUTURE LAND USE MAP*
(7) *MAP 1.7: MAP OF FLOODPLAIN AND TOPOGRAPHY*
(8) *MAP 1.8: MAP OF EXISTING BUILDING FOOTPRINTS/BUILDING AGES*
(9) *MAP 1.9: MAP OF STORM WATER FACILITIES*
(10) *MAP 1.10: MAP OF WATER FACILITIES*
(11) *MAP 1.11: MAP OF WASTEWATER FACILITIES*

20



ROCKWALL'S 30 CORRIDOR PLAN

STUDY AREA

1.1

22

1.2

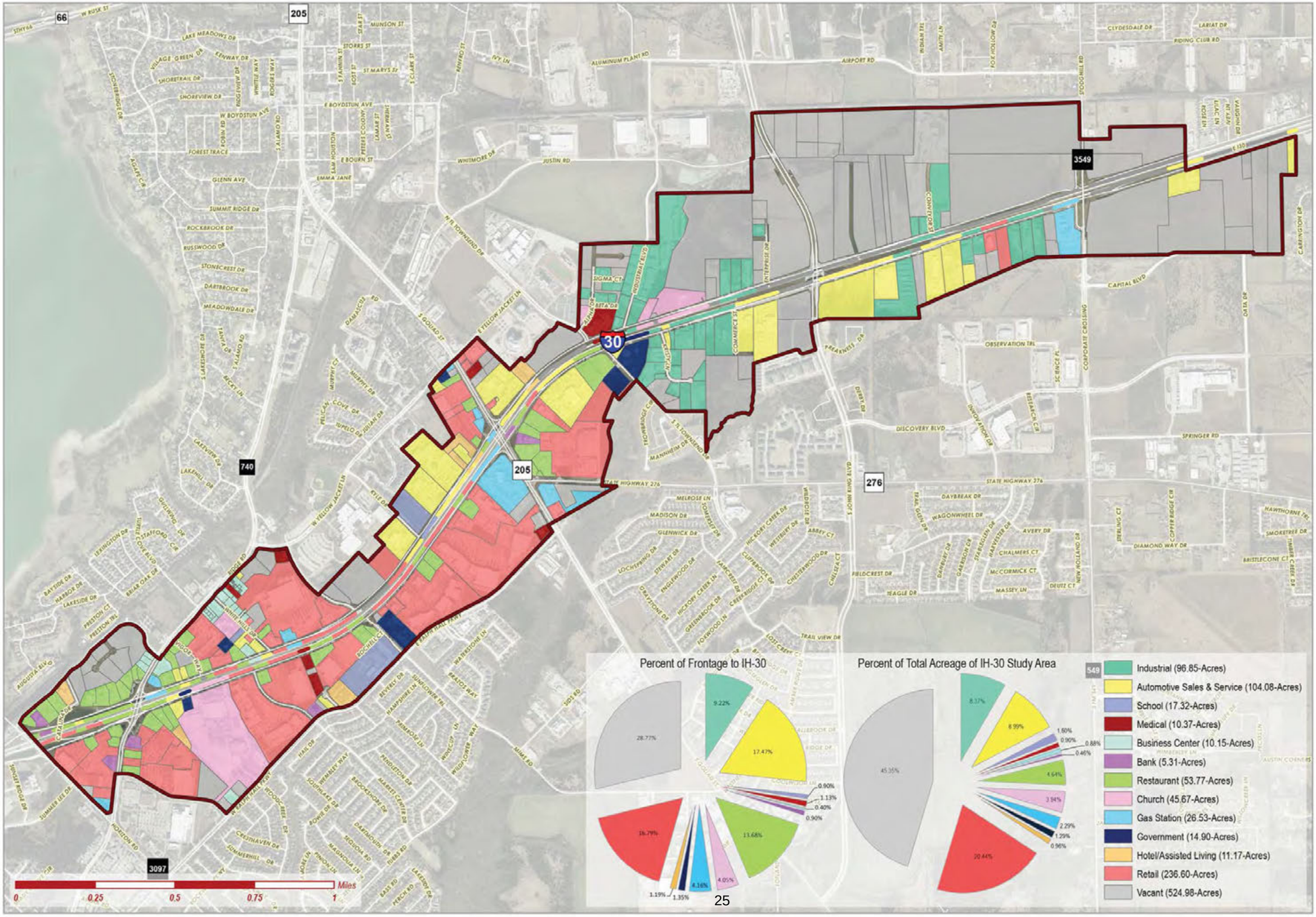
BUILT/VACANT

Built 49.10%

Not Built 50.90%

0 0.25 0.5 0.75 1 Miles

24


Percent of Frontage to IH-30
9.22%
17.47%
0.90%
1.13%
0.40%
0.90%
13.68%
4.05%
4.16%
1.35%
1.19%
16.79%
28.77%
Percent of Total Acreage of IH-30 Study Area
8.37%
8.99%
1.60%
0.90%
0.88%
0.46%
4.64%
3.94%
2.29%
1.29%
0.96%
20.44%
45.35%
549
Industrial (96.85-Acres)
Automotive Sales & Service (104.08-Acres)
School (17.32-Acres)
Medical (10.37-Acres)
Business Center (10.15-Acres)
Bank (5.31-Acres)
Restaurant (53.77-Acres)
Church (45.67-Acres)
Gas Station (26.53-Acres)
Government (14.90-Acres)
Hotel/Assisted Living (11.17-Acres)
Retail (236.60-Acres)
Vacant (524.98-Acres)
0
0.25
0.5
0.75
1
Miles

26

- Agriculture (AG) 16.93%
- Commercial (C) 53.06%
- General Retail (GR) 1.00%
- Heavy Commercial (HC) 0.29%
- Light Industrial (LI) 28.29%
- Planned Development (PD) 0.43%

0 0.25 0.5 0.75 1 Miles

28

28,604
16,379
109,935
18,143
27,503
123,986
24,995
79,188
70,526
3549

Speed Limit
30 mph
35 mph
40 mph
45 mph
50 mph
55 mph
65 mph
70 mph

Thoroughfares
M4D
M4U
Minor
P6D
TxDOT4D
Traffic Counts

0 0.25 0.5 0.75 1 Miles

30

- Special Commercial Corridor 37.56%
- Special District 4.70%
- High Density Residential 0.01%
- Public Uses 3.10%
- Quasi-Public Uses 2.94%
- Parks and Open Space 0.01%
- Commercial 38.35%
- Technology/Light Industrial 13.33%

0 0.25 0.5 0.75 1 Miles

32

FLOODPLAIN AND TOPOGRAPHY

Floodplain (55.18-Acres)
2ft Contours
10ft Contours
Streams
Ponds

0 0.25 0.5 0.75 1 Miles

33

34

Year Built
- Unknown
- 1970-1974
- 1975-1979
- 1980-1984
- 1985-1989
- 1990-1994
- 1995-1999
- 2000-2004
- 2005-2009
- 2010-2014
- 2015-2017

0 0.25 0.5 0.75 1 Miles

36

Storm Sewer Inlets
Storm Sewer Outlets
Storm Sewer Lines
Detention Ponds

0 0.25 0.5 0.75 1 Miles

38

Future Water Lines Required by Master
Fire Hydrants
Water Source
Water Lines

0 0.25 0.5 0.75 1 Miles

40

Future Sanitary Sewer Lines Required by Master

Lift Stations

Sanitary Sewer Manholes

Sanitary Sewer Lines

0 0.25 0.5 0.75 1 Miles

42

CHAPTER 2 RETAIL TRADE AREA ANALYSIS



43



44

SECTION 1 PURPOSE OF TRADE AREA ANALYSIS

As part of the existing conditions assessment, the Staff Planning Committee (SPC) performed an analysis of the retail trade areas for all businesses situated within the IH-30 Corridor study area. In this case, *Trade Area* is defined as the geographic area from which a community generates the majority of its customers. This is typically the geographic area that represents ~75% of all customers shopping in the community. For this study, *Trade Area* was broken down into three (3) categories:

- ☑ *Convenience Trade Area.* The *Convenience Trade Area* is the area that consumers are willing to travel for small convenient goods that are typically sold by strip centers, neighborhood retail centers, or community retail. This area is typically between one (1) to ten (10) miles or a driving time of five (5) to 15-minutes.

- ☑ *Trade Area.* The *Trade Area* is the more traditional idea of what a trade area is. This includes uses like regional centers, power centers, lifestyle restaurants, and some theme/festival businesses. This area is typically between ten (10) to 20-miles or a driving time of 15 to 30-minutes.

- ☑ *Wide Trade Area.* The *Wide Trade Area* is an area that typically contains a regional retail draw like a warehouse club or a super-regional user. These areas are heavily influenced by store availability and regional competition, and are typically between 20 to 30-miles or a drive time of 30 to 45-minutes; however, these areas can extend further depending on the availability of other regional retail uses.

The purpose of this exercise was to understand the corridor's current trade areas, and how changes to the retail mix in the corridor could affect the City in the future.

SECTION 2 RETAIL BUSINESS DEFINITIONS

To begin this process, the SPC needed to establish definitions that could be used to classify each business type within the corridor. To achieve this, the SPC looked at definitions derived from a list prepared by the International Council of Shopping Centers (ICSC) (*i.e. the global trade organization for the shopping center industry*)[1]. From these definitions, the SPC made slight modifications to meet the needs of the study (*see Table 2.1: Retail Designations for a complete breakdown of each retail type*). The resulting set of definitions was then used to classify each business in the corridor for the purpose of projecting their respective trade area (*see Map 2.1: Map of Retail Designations*).

SECTION 3 DATA COLLECTION METHODS AND USE

In calculating a probabilistic retail trade area, staff utilized multiple quantitative inputs (*e.g. distance/travel time, sales tax, population, retail locations road network demographics, etc.*) and some qualitative inputs (*e.g. attractiveness, environment, etc.*). The qualitative variables were weighted using an established set of assumptions provided by the SPC. In addition, staff was required to gather data from several different data sources. A summary of the variables used in this study, their respected data source, and how the information was used to make assumptions by the SPC is as follows:

- ☑ *Sales Tax and Community Attractiveness.* The 2015 gross sales tax data was acquired from the State of Texas Comptroller's Office. This information was also used by the SPC as a measure of a community's attractiveness. The assumption was that the higher the sales tax the more the community offered and thus the more attractive the community was to a consumer. The community's population was used to normalize this variable.

- ☑ *Demographics and Population.* Population data was gathered from the North Central Texas Council of Governments (NCTCOG). In cases where the NCTCOG did not provide population for the particular cities used in this study, the 2010 US Census population estimates were used. In addition, the SPC used the 2010 US Census and the America Community Survey to gather miscellaneous demographic data necessary to complete the study.

- ☑ *Retail Locations/Businesses and Alternatives.* Information concerning store type and locations were gathered from the Rockwall Geographic Information Systems (GIS) Division, the NCTCOG, and ESRI. This information was also used to establish competition/competitive factors existing between other stores and cities.

- ☑ *Road Network and Traffic.* The roadway network datasets that were used in this study were acquired from the Texas Natural Resources Information System (TNRIS) and the Texas Department of Transportation (TXDOT). TNRIS is the GIS data clearinghouse for the State of Texas, and provides the shapefiles necessary to run a drive time analysis. TXDOT provided information concerning traffic volumes and traffic patterns.

SECTION 4 RETAIL TRADE AREA MODELS

In generating the actual trade areas, staff utilized four (4) different models/methods that could be implemented using the City's GIS software. A summary of these models/methods is as follows:

- ☑ *Thiessen Polygons.* The *Thiessen Polygons* or *Equal Competition Model* is a model that creates polygons defined by individual areas of influence around a set of points. These polygons are created with boundaries that are defined by the area that is closest to each point relative to all other points. They are defined mathematically by the perpendicular bisectors of the lines between all points. In this case, the SPC used ArcGIS to construct the *Thiessen Polygons* around major cities, which define the proximal area for each City's trade area (*see Figure 2.1*).

- ☑ *The Huff Model.* The Huff Model is a model that can be used to predict consumer spatial behavior among other various functions. It was developed in 1963 by David Huff, and is one of the more popular models due to its relative ease of use and applicability to a wide range of problems. The Huff Model is a spatial interaction model that calculates gravity-based probabilities of consumer habits. From these probabilities, the sales potential of a specific location can be calculated based on historic sales tax, population, and/or other variables. Based on the sales potential calculated for each location, the model can generate market

areas for each city being studied (*see Figure 2.4*).

Utilizing this model to calculate trade area, the SPC utilized [1] a list of stores/shopping centers (*ranking their attractiveness and spatial locations*); [2] a matrix of distance, drive times, travel costs between each City and the IH-30 Corridor; and [3] various other data sets (*e.g. City boundaries, population size, land area, etc.*).

☑ *Gravity Model.* The *Gravity Model* (*of Trade*) is a model used to estimate the amount of interaction between two (2) or more cities. The model is based off of Newton's universal law of gravitation, which measures the attraction of two (2) objects based off their mass and distance. In this case, the model was used utilizing population and the concentration of retail stores as a measure of attractiveness. This means that the larger the population and the higher the concentration of retail options the more attractive the option is to the consumer. For example, in this model Dallas would be one of the most attractive consumer options because of the large population and concentration of businesses (*see Figure 2.4*).

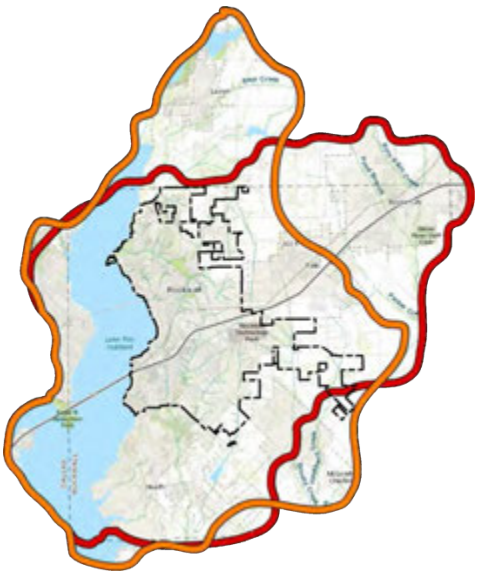


FIGURE 2.4: CONVENIENCE TRADE AREA BY MODEL GRAVITY MODEL & HUFF MODEL

☑ *Drive Time Analysis.* Another method that proved to be useful in analyzing trade area was the *Drive Time Analysis* method. This involved two (2) different approaches to the calculation of drive times. The first involved calculating the

FIGURE 2.1: THIESSEN POLYGONS

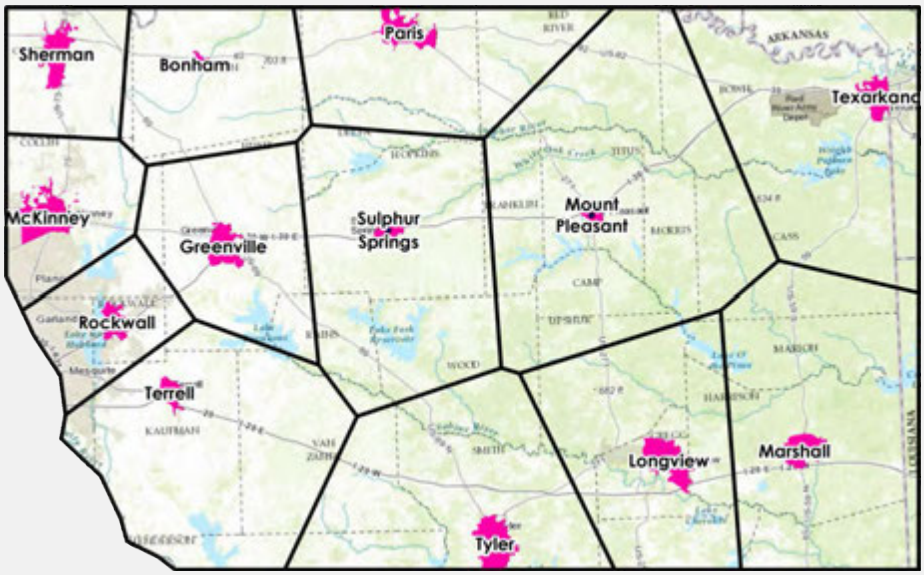


FIGURE 2.2: DRIVE TIME ANALYSIS

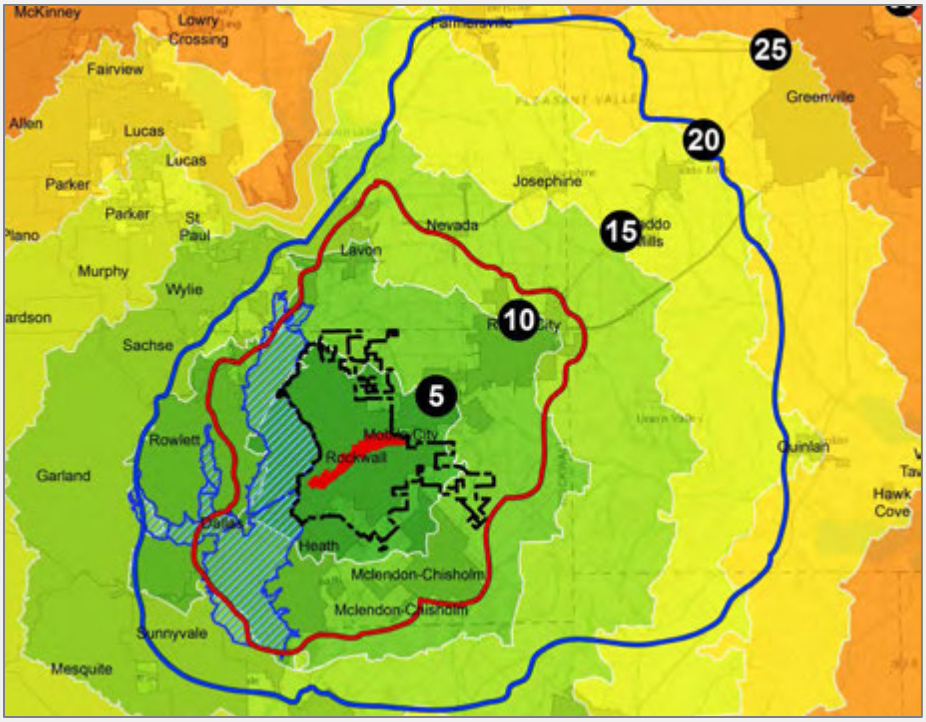


FIGURE 2.3: GENERAL RETAIL TRADE AREA (2015)



drive times at 5, 10, 15, 20, 25, and 30 miles outward from the study area utilizing the *Network Analyst* plugin for ArcGIS. This plugin calculates drive time/distance based on existing roadways (*see Figure 2.2*). This method used the assumption that the average consumer's optimum or preferred driving distance was within 12.75 miles or 17 minutes at a speed of 45 miles per hour[2]. The second use of the *Drive Time Analysis* method was used to establish drive times for the shopping center categories identified in *Table 2.1: Retail Designation*. This model again used the *Network Analyst* plugin to calculate drive times based on the trade areas identified by the ICSC (*and modified by the SPC*) to project the rough trade area of each *Shopping Center Type*. Maps showing the findings from this analysis can be seen in *Exhibit 2.1: Drive Time Analysis for Shopping Center Categories*.

Despite the Huff Model and the Gravity Model producing very similar results, the SPC -- *after examining the outcomes of all models* -- choose an aggregate of the four (4) models results. While this was somewhat subjective and *user defined,* the final product does appear to be an accurate approximation of all models/methods used for this trade area analysis. This final product is depicted in *Map 2.5: Map of the Comprehensive Trade Areas*.

SECTION 5 SUMMARY OF TRADE AREA ANALYSIS

The final trade areas seem to provide a good explanation of the City's high sales tax revenues, rapid retail growth and large personal purchasing power ranking. This information is summarized below. In addition, the wide trade area is similar to the *General Retail Trade Area*[3] cited by the Rockwall Economic Development Corporation (REDC). This trade area is depicted in *Figure 2.3: General Retail Trade Area (2015)*.

SECTION 6 ADDITIONAL TRADE AREA ANALYSIS

FIGURE 2.5: PER CAPITA SALES TAX OF COMPARABLE CITIES (2016)

City	Population (01/01/2015)	Per Capita Sales Tax
Allen	91,390	$193.70
Flower Mound	66,820	$145.91
Rowlett	56,910	$101.87
Wylie	45,000	$86.93
Rockwall	*40,620*	*$340.41*
AVERAGE:	*60,148*	*$173.77*

FIGURE 2.6: PURCHASING POWER NATIONAL RANKINGS (2017)[4]

Rank	County, State	Purchasing Power Index
1	Williamson, TN	100.00
2	Fort Bend, TX	93.34
3	Delaware, OH	91.89
4	Lander, NV	91.80
5	Rockwall, TX	91.72

FIGURE 2.7: RETAIL GROWTH IN TEXAS (2016)[5]

Rank	County	Avg. Annual Growth
1	Brazoria	19.8%
2	Tarrant	12.1%
3	Rockwall	10.7%
4	Guadalupe	10.7%
5	Williamson	10.2%

END NOTES

1 *Shopping Center Definitions (2017). Retrieved October 13, 2016, from http://www.icsc.org/*

2 *2014 Survey by Bright Local (A Consumer Marketing Company)*

3 *General Retail Trade Area (2015). Retrieved June 27, 2017, from http://www.rockwalledc.com/wp-content/uploads/2015/05/RETAIL-FLIER3.pdf*

4 *Purchasing Power Ranking (2017). Retrieved from* smartasset™ *June 27, 2017, from https://smartasset.com/mortgage/cost-of-living-calculator*

5 *Texas Retail Survey (2016). Retrieved June 27, 2017, from http://texasretailsurvey.com/*

TABLE INDEX

(1) TABLE 2.1: RETAIL DESIGNATIONS

EXHIBIT INDEX

(2) EXHIBIT 2.1: DRIVE TIME ANALYSIS FOR SHOPPING CENTER CATEGORIES

MAP INDEX

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(2) MAP 2.2: MAP OF CONVENIENCE TRADE AREA
(3) MAP 2.3: MAP OF TRADE AREA
(4) MAP 2.4: MAP OF WIDE TRADE AREA
(5) MAP 2.5: MAP OF COMPREHENSIVE TRADE AREAS

TABLE 2.1: RETAIL DESIGNATIONS

NOTE: THE COLOR DESIGNATIONS BELOW CORRESPOND TO MAP 2.1: RETAIL DESIGNATIONS

		Shopping Center Type	Concept/Description	Typical Anchors/Examples	Trade Area	Acres	Center Count	Store Count	Aggregate GLA (SF)	% of Total GLA
General-Purpose Centers		Super-Regional User	These are similar to a Regional Center, but offer more variety and assortment.	Usually a single large store (e.g. a one stop for everything store)	25-30 Miles	0	0	0	0	0
		Regional Center	These are typically offer general merchandise or fashion-oriented offerings. These centers are enclosed with inward facing stores that are connected by a common walkway with parking surrounding the outside of the perimeter.	These are typically full-line or junior department stores, mass merchant, discount department stores, and/or fashion apparel stores.	5-15 Miles	43 acres	1	40	467,586	10.24%
		Community Retail	These are typically offer general merchandise or convenience-oriented offerings. They have a wider range of apparel and other soft goods offering than a Neighborhood Center. The center is usually configured in a straight line as a strip, or may be laid out in an 'L' or 'U' shape, depending on the site and design.	These typically include discount stores, supermarkets, drug stores, large specialty discount stores (e.g. toys, books, electronics, home improvement, furnishings, sporting goods, etc.).	3-6 Miles	1 – 22 acres	5	128	921,856	20.18%
		Neighborhood Retail Center	These shopping centers are only convenience-oriented.	These typically include supermarkets, small retail banks, and daycares.	3 Miles	.5 – 1.5 acres	15	18	94,440	2.07%
		Strip/Convenience	These are typically built as attached rows of stores or services managed as a coherent retail entity. They typically have on-site parking that fronts onto the store. Open canopies and breezeways may connect the storefronts, but a strip center does not have an enclosed walkway linking the stores. A strip center may be configured in an 'L' or 'U' shape. A convenience center is among the smallest of the centers, whose tenants provide a narrow mix of goods and personal services.	These shopping centers generally consist of convenience stores (e.g. mini-mart, c-stores, fast food restaurants, and other drive-thru stores).	Less Than A Mile	.25 – 11 acres	52	106	536,150	11.74%
Specialized-Purpose Centers		Power Center	These stores are considered to be category-dominant anchors. These include department stores, off-price stores, wholesale clubs, with only a few small tenants.	These are category killers like home improvement stores, off-price and discount stores, department stores, and car dealerships.	5-10 Miles	1 – 25 acres	19	19	1,114,692	24.40%
		Lifestyle/Restaurants	These are national-chain restaurants with dining and/or entertainment.	These are typically large format, national chain restaurants and other dining/social options.	5-10 Miles	.5 – 2.5 acres	24	26	153,436	3.36%
		Warehouse Club	These shopping centers are manufacturers' and retailers' outlet stores selling brand-name goods at a discounted price.	These are manufacturers' and retailers' outlet stores.	25-30 Miles	20 acres	1	1	155,267	3.40%
		Theme/Festival	These types of shopping centers are centered around leisure, tourist, retail and service-oriented offerings. They typically use entertainment as a unifying theme. They are often located in urban areas, and may be adapted from older (sometimes historic) buildings and can be part of a mixed use project.	These are restaurants and other service oriented businesses with entertainment as the focus of the business.	5-25 Miles	5 – 7 acres	2	2	77,323	1.69%
Other		Quasi-Public/Public	These types of uses include any federal, state or local government property and public to semi-public land uses.	These are city and state buildings, churches, schools and other amenities available to the general public.	N/A	N/A	12	N/A	N/A	N/A
		Medical	These are medical service businesses or businesses intended to support medical services.	These are medical buildings.	N/A	.5 – 4 acres	5	9	58,695	1.28%
		Lodging/Residential	These are types of hotel and living accommodations that do not include single-family residential.	These are hotels, motels, apartments, townhomes, assisted living, and all other types of residential or lodging buildings.	N/A	1 – 3 acres	6	6	101,045	2.21%
		Office	These are general office types of uses.	These are office buildings that provide a service (i.e. not retail buildings).	N/A	.1 – 1.5 acres	23	26	157,797	3.45%
		Other (i.e. Non-Retail)	Other non-retail land uses.	These are other industrial types of buildings not defined above.	N/A	.25 – 18 acres	36	41	729,902	15.98%

EXHIBIT 2.1: DRIVE TIME ANALYSIS BY SHOPPING CENTER CATEGORIES
2.1.1: Community Retail Centers
2.1.2: Lifestyle/Restaurants
2.1.3: Neighborhood Retail Centers
2.1.4: Power Centers
2.1.5: Regional Centers
2.1.6: Strip Convenience
2.1.7: Theme/Festival
2.1.8: Warehouse Club

50

- Community Retail Center
- Lifestyle/Restaurants
- Lodging/Residential
- Medical
- Neighborhood Retail Center
- Office
- Other: Non-Retail
- Power Center
- Quasi-Public/Public
- Regional Center
- Strip/Convenience
- Theme/Festival
- Warehouse Club

0 0.25 0.5 0.75 1 Miles

52

Dallas Co
Collin Co
Rockwall Co
Hunt Co
Kaufman Co

Convenience Trade Area
I-30 Corridor
City Limits

Miles 0 1 2 3 4 5

53

54

Dallas Co
Collin Co
Hunt Co
Kaufman Co
Van Zandt C
Rockwall Co
Trade Area
I-30 Corridor
City Limits
Miles
0 2 4 6 8 10

56

Grayson Co
Collin Co
Fannin Co
Hunt Co
Delta Co
Hopkins Co
Dallas Co
Rockwall Co
Kaufman Co
Van Zandt Co
Rains Co
Wood Co
Smith Co

Wide Trade Area
I-30 Corridor
City Limits

0 5 10 15 Miles

58

Grayson Co
Collin Co
Fannin Co
Hunt Co
Lamar Co
Delta Co
Hopkins Co
Rockwall Co
Kaufman Co
Rains Co
Van Zandt Co
Wood Co
Smith Co

Trade Areas
17 Minute Local Retail Drive Time
I-30 Corridor
City Limits

Miles
0 5 10 15 20

60



CHAPTER 3 BENCHMARK ANALYSIS FOR STRATEGICALLY LOCATED PROPERTIES

61



62

SECTION 1 STRATEGICALLY LOCATED PROPERTY

As part of this study, the Staff Planning Committee (SPC) examined all properties within the corridor and identified areas that are strategically located for development and/or redevelopment. The purpose of this exercise was to look for opportunities that could support a potential regional land user. *Figure 3.1: Strategically Located Property* depicts the SPC's findings.

SECTION 2 BENCHMARK ANALYSIS

While all communities' needs differ and no two developments are identical, lessons can be learned from other types of regional development. The following *Benchmark Analysis* involved the SPC identifying several regional developments from various communities around the State of Texas, and analyzing the site layouts and land use compositions for each development. All of the developments chosen for this portion of the analysis were selected because of some commonality with the vacant or existing property along the IH-30 Corridor (*e.g. they were constructed along a major highway, they involved land uses that have the possibility of generating a high ad valorem tax value, etc.*). The purpose of this exercise was to identify design and land use mixes that could be desirable to the community. In each of these case studies, the following metrics were used to analyze the development:

(1) *Aerial Imagery.* Aerial imagery was used to observe adjacent land uses and how the development was planned in relation to these uses.

(2) *Land Use Composition.* Each of the land uses incorporated into each development were broken out into percentages. This information is presented both in a plan view (*i.e. annotated over the aerial imagery*) and in a *Doughnut* chart.

(3) *Circulation to Arterial Interface.* The circulation network of each development was analyzed and broken down to see the spatial relationship between the various land uses and roadways. This was also intended to look at how the developments circulated traffic to major arterials and highways.

(4) *Street Cross Sections.* The street design used at the main entry and for internal traffic circulation for each development was broken out into street cross sections and analyzed.

Through these metrics, the SPC observed each of the following developments and made findings concerning the structure and composition of the projects.

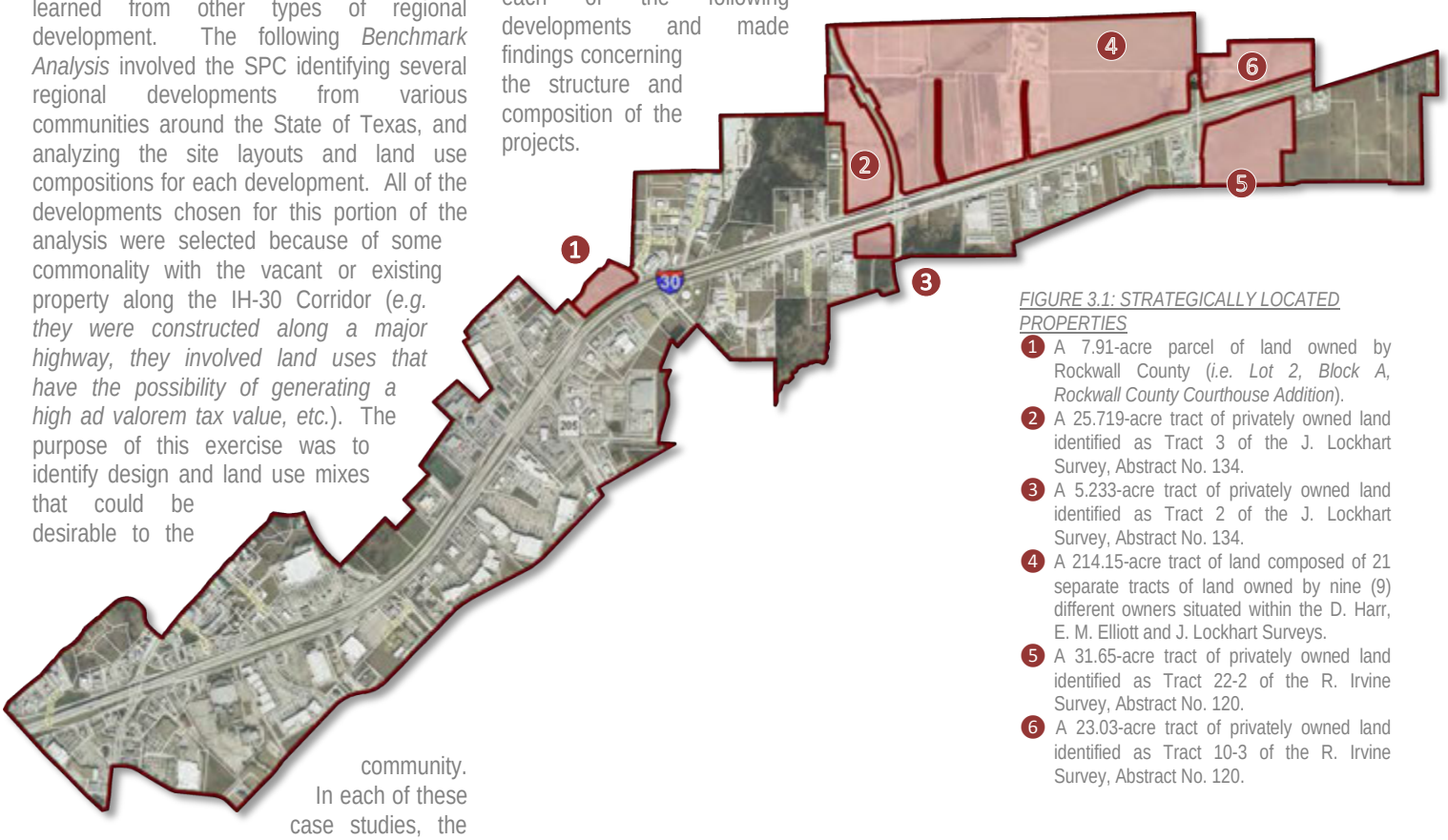


FIGURE 3.1: STRATEGICALLY LOCATED PROPERTIES

1. A 7.91-acre parcel of land owned by Rockwall County (*i.e. Lot 2, Block A, Rockwall County Courthouse Addition*).
2. A 25.719-acre tract of privately owned land identified as Tract 3 of the J. Lockhart Survey, Abstract No. 134.
3. A 5.233-acre tract of privately owned land identified as Tract 2 of the J. Lockhart Survey, Abstract No. 134.
4. A 214.15-acre tract of land composed of 21 separate tracts of land owned by nine (9) different owners situated within the D. Harr, E. M. Elliott and J. Lockhart Surveys.
5. A 31.65-acre tract of privately owned land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120.
6. A 23.03-acre tract of privately owned land identified as Tract 10-3 of the R. Irvine Survey, Abstract No. 120.

BENCHMARK 1 ALLEN PREMIUM OUTLETS



ALLEN PREMIUM OUTLETS

820 Stacey Road
Allen, Texas 75013

The *Allen Premium Outlets* is a ~48-acre shopping center located adjacent to IH-45 (US-75). It was constructed in 2000 by Simon Property Group and is composed of 100 name brand, designer and sportswear shops totaling 443,000 SF. Recently, Simon Property Group announced an expansion of the shopping center adding an additional 122,000 SF of retail on ~22-acres.

COMMITTEE FINDINGS

- ☑ The parking is hidden from the roadway; however, the backs of the buildings face towards the Highway making the development less attractive from the roadway (*see below*).



- ☑ The lack of structured parking means more concrete and further distances for pedestrians to walk.
- ☑ Hotel and retail shops on the south side of the property are physically separated from the rest of the development.
- ☑ The building located in the central part of the loop seems to be undersized and physically separated from the rest of the development.
- ☑ The development should incorporate more green space. Currently, the only green areas are along the outside of the development, which are being used for drainage (*i.e. it is not usable open space*).
- ☑ The property is well circulated to adjacent roadways; however, the development does not circulate internal traffic very well and only provides limited access points to the majority of the development.
- ☑ Any future expansion of the development will be physically separated from the existing shopping center due to the layout.
- ☑ The center is limited to retail land uses with the exception of the hotel.
- ☑ The architecture is homogenous and does not have much variation.

1 AERIAL IMAGE

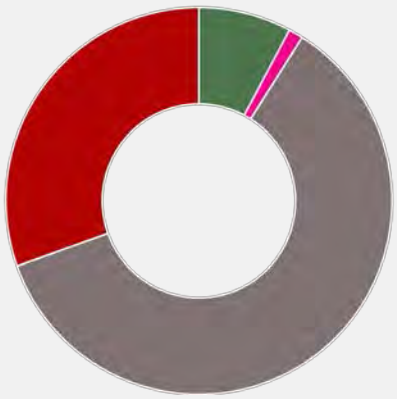


2 LAND USE MAP

OPEN SPACE: 8%; HOTEL: 1%; RETAIL & RESTAURANT: 30%; PARKING: 61%



3 LAND USE BREAKDOWN



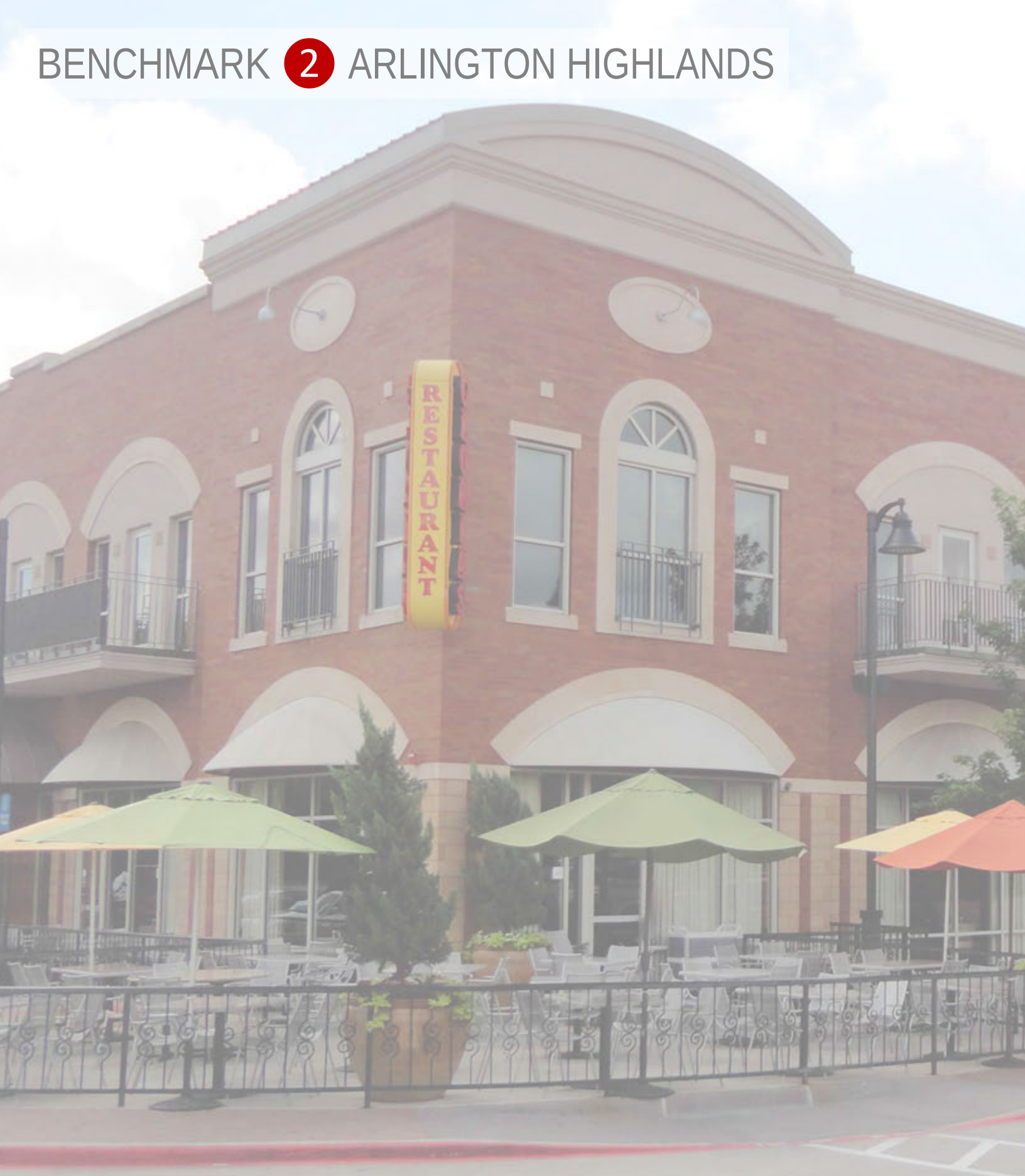
4 CIRCULATION TO ARTERIAL INTERFACE

BLACK: HIGHWAY; GREY: ARTERIAL; ORANGE: PRIMARY ARTERIALS/INTERNAL CIRCULATION





BENCHMARK 2 ARLINGTON HIGHLANDS



66

ARLINGTON HIGHLANDS

225 Merchants Row
Arlington, Texas 76018

A 100-acre development located along IH-20 at *Restaurant Row at Matlock Road*, the Arlington Highlands shopping center offers 735,000 SF of retail shopping and restaurants. This outdoor shopping center, which was completed in mid-2007, also offers a movie theater, comedy improve theater and an office park.

COMMITTEE FINDINGS

- ☑ The development mimics the characteristics of a Town Center development with the layout of a *Strip Development Center*.
- ☑ The development incorporates surface parking creating long walking distances for pedestrians due to the separation of land uses (*i.e. buildings*).
- ☑ The shopping center incorporates limited open space/green space; however, it does incorporate a small central green space.
- ☑ Smaller pad sites have been incorporated on the exterior of the development and the larger, big box buildings have been incorporated on the interior. This leads to a non-contiguous development and a feeling of separation (*i.e. gives the appearance of several unrelated developments*).
- ☑ The development incorporates a major roadway that physically separates the phases of the shopping center.
- ☑ Traditional town center architecture was used (*i.e. brick, cast stone, tri-partite architecture – see below*).



- ☑ Many of the buildings incorporate faux second stories, which represent a missed opportunity to blend additional land uses into the center.
- ☑ The majority of the buildings have a uniform height, which creates an overly homogenous development.
- ☑ The entry roadway lacks street trees, while the internal streets utilize them throughout the development.

1 AERIAL IMAGE

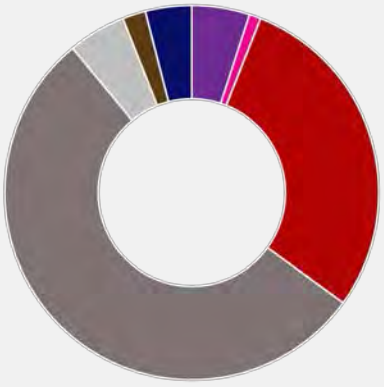


2 LAND USE MAP

ENTERTAINMENT: 5%; HOTEL: 1%; RETAIL & RESTAURANT: 29%; PARKING: 54%; FUTURE DEVELOPMENT: 5%; MEDICAL: 2%; MIXED USE/OFFICE: 4%

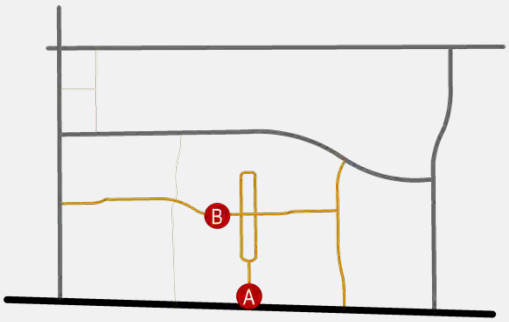


3 LAND USE BREAKDOWN



4 CIRCULATION TO ARTERIAL INTERFACE

BLACK: HIGHWAY; GREY: ARTERIAL; ORANGE: PRIMARY ARTERIALS/INTERNAL CIRCULATION



5 STREET CROSS SECTIONS

NOTE: A AND B CORRESPOND TO THE CIRCULATION TO ARTERIAL INTERFACE ABOVE.



BENCHMARK 3 CITY LINE



68

CITY LINE

3661 N. Plano Road
Richardson, Texas 75082

The *City Line* is a ~186-acre mixed-use development located adjacent to IH-45 (US-75). It incorporates 230,000 SF of retail, restaurant and entertainment land uses; 2,600,000 SF of office space; 150 hotel rooms; 3,925 urban residential units; and 125,000 SF of specialty grocery store space. The developer is KDC.

COMMITTEE FINDINGS

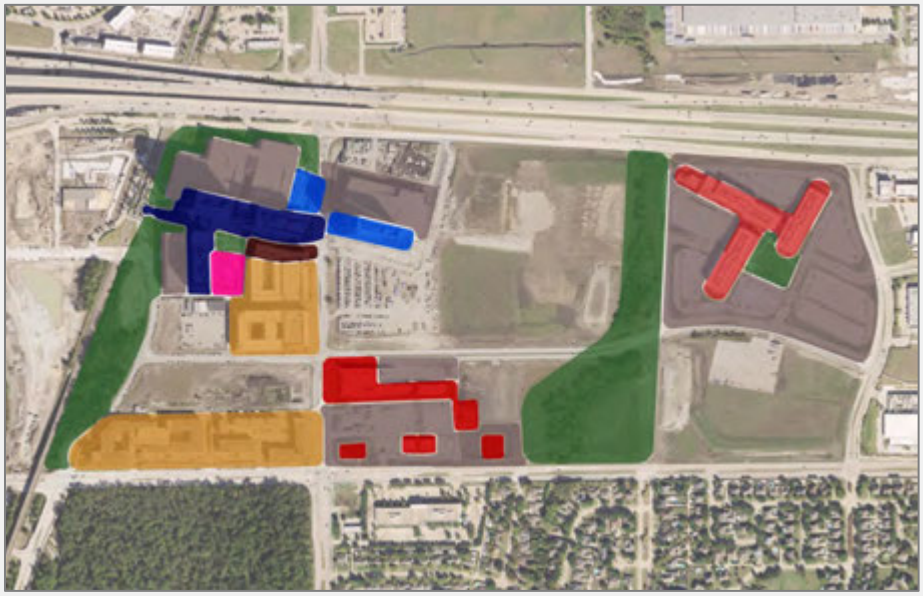
- ☑ Large green spaces are used to create linear parks and central greens.
- ☑ Structured parking is used to consolidate parking fields.
- ☑ The development is connected to DART creating a Transit Oriented Design (TOD) District.
- ☑ The tallest buildings are adjacent to the highway. In addition, the scale of the buildings decreases as the development moves further away from the highway. This leads to better noise attenuation, but lowers building visibility from the highway.
- ☑ The development was created to be a self-sustaining node (*i.e. it incorporates all land uses -- e.g. residential, commercial, office, entertainment*). This is also considered to be a live, work and play center.
- ☑ The development has good circulation for internal traffic.
- ☑ The parking garages adjacent to the highway are poorly screened, which does not create an attractive highway frontage.
- ☑ The interior of the development incorporates pedestrian friendly sidewalks and streetscapes (*i.e. wider sidewalks and buildings pulled closer to the street*). In addition, the interior street section incorporates smaller travel lanes, which are used to calm traffic.
- ☑ The surface parking is located in the interior of the development and is screened from the highway.
- ☑ A major roadway divides the development.
- ☑ The development is highly accessible from all major roadways.
- ☑ The development is adjacent to a single-family subdivision and uses multi-family land uses to transition to more intense office and retail land uses.
- ☑ The development incorporates interior landscaping and pedestrian scale elements on the interior, softening the heights of the buildings.

1 AERIAL IMAGE

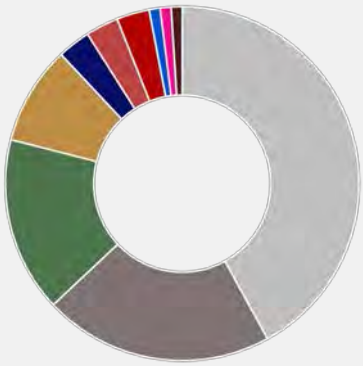


2 LAND USE MAP

OPENSPACE: 16%; HOTEL: 1%; RETAIL & RESTAURANT: 3%; PARKING: 21%; FUTURE DEVELOPMENT: 42%; MIXED USE/RESIDENTIAL: 1%; MIXED USE/OFFICE: 3%; OFFICE: 1%; RESIDENTIAL: 9%; CORPORATE CAMPUS: 3%



3 LAND USE BREAKDOWN



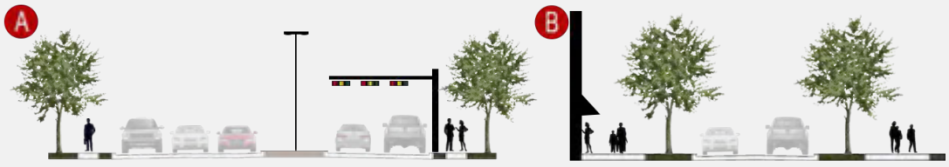
4 CIRCULATION TO ARTERIAL INTERFACE

BLACK: HIGHWAY; GREY: ARTERIAL; ORANGE: PRIMARY ARTERIALS/INTERNAL CIRCULATION



5 STREET CROSS SECTIONS

NOTE: A AND B CORRESPOND TO THE CIRCULATION TO ARTERIAL INTERFACE ABOVE.



BENCHMARK 4 FIREWHEEL TOWN CENTER



70

FIREWHEEL TOWN CENTER

245 Cedar Sage Drive
Garland, Texas 75040

Firewheel Town Center is a 1,004,000 SF main-street style development that offers shopping, dining and entertainment options. Located off Highway 78 (*i.e. President George Bush*) in Garland, Texas, the shopping center opened on October 7, 2005 with construction beginning in 2003. The developer was Simon Property Group. The mall was designed using *new urbanism* principles. Major stores in the mall include Dillards, Macy's, DSW Shoe Warehouse, Dick's Sporting Goods, Barnes & Nobel, Men's Warehouse, Ethan Allen, Old Navy, Pier One Imports, AMC Theaters and World Market.

COMMITTEE FINDINGS

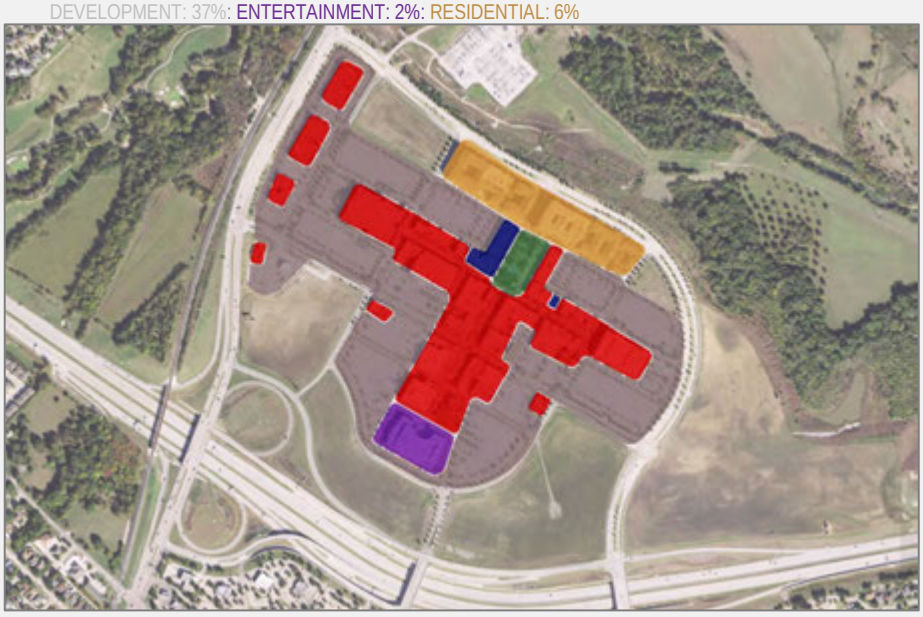
- ☑ The development is an example of retail destination/town center type of land use.
- ☑ The office land use appears to be vacant in the images that were provided. This may be due to the limited visibility of these areas to the adjacent roadways.
- ☑ The residential areas are located at the back of the development and are not visible from the highway.
- ☑ The development appears to be anchored by an entertainment land use (i.e. AMC Movie Theater).
- ☑ The development uses linear strips of retail as opposed to a typical block style development.
- ☑ The parking areas are located around the buildings and have high visibility from the adjacent roadways.
- ☑ The development appears to accommodate several bigger box stores.
- ☑ The majority of the development is single use stores with very little vertical integration.
- ☑ The development uses a central park idea to connect the retail, residential and office areas.
- ☑ The development is not extremely pedestrian friendly due to large parking fields and wide street sections.
- ☑ The buildings incorporate an increased height or a faux second story to give the appearance of height/vertical use integration.
- ☑ The development uses a good mixture of architecture throughout the center to break up building facades and create a town center feel.
- ☑ The development uses smaller varieties of trees (*i.e. accent trees*) that do not have the same presence of larger canopy trees.

1 AERIAL IMAGE

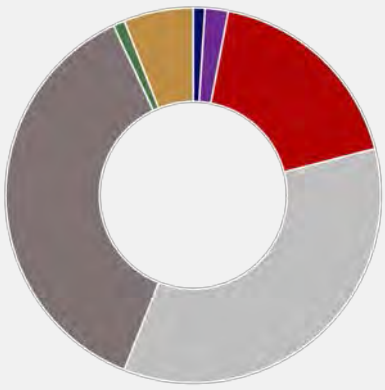


2 LAND USE MAP

OPEN SPACE: 1%; MIXED USE/OFFICE: 1%; RETAIL & RESTAURANT: 18%; PARKING: 35%; FUTURE DEVELOPMENT: 37%: ENTERTAINMENT: 2%: RESIDENTIAL: 6%

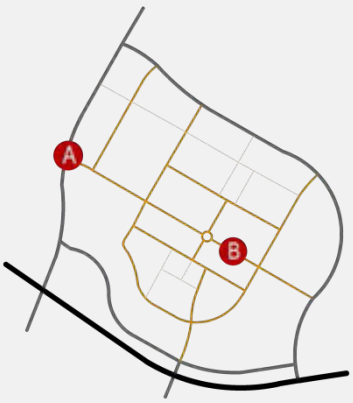


3 LAND USE BREAKDOWN



4 CIRCULATION TO ARTERIAL INTERFACE

BLACK: HIGHWAY; GREY: ARTERIAL; ORANGE: PRIMARY ARTERIALS/INTERNAL CIRCULATION



5 STREET CROSS SECTIONS

NOTE: A AND B CORRESPOND TO THE CIRCULATION TO ARTERIAL INTERFACE ABOVE.



BENCHMARK 5 GAYLORD TEXAN RESORT



72

GAYLORD TEXAN RESORT

1501 Gaylord Trail
Grapevine, Texas 76051

The Gaylord Texan Resort is a ten (10) acre development featuring a nine (9) story 1,511-room hotel (with 127 suites), the Paradise Springs water park, Glass Cactus nightclub, and other various accommodations and amenities. The Texan Hotel was originally developed in 2003-2004 by Nashville based Ryman Hospitality Properties, Inc. and operated by Marriott International.

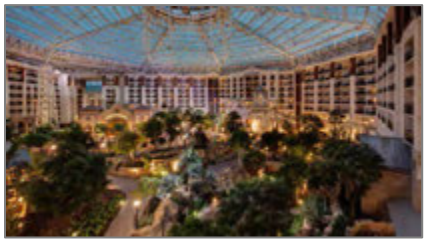
In 2016, Ryman Hospitality Properties, Inc. announced a $120 million expansion that will add 300 guest rooms to the property and 86,000 SF of carpeted meeting space (*bringing the total meeting space to 490,000 SF*). This addition will make the Gaylord Texan Resort the second largest hotel in the state. It is currently the third largest hotel behind the Sheraton Dallas Hotel and the Hilton Anatole.

COMMITTEE FINDINGS

- ☑ The development is a hotel/resort.
- ☑ The development incorporates a large amount of open space that ties it into its surroundings (*i.e. Lake Grapevine*). This open space provides additional amenity to the development.



- ☑ The development utilizes a mix of structured and surface parking.
- ☑ All of the retail/restaurant uses are on the interior of the hotel and are exclusive to the hotel (*see below*).



- ☑ The development is directly adjacent to a single-family subdivision.
- ☑ Provides conference and event space.
- ☑ Incorporates entertainment uses (*i.e. Water Park, restaurant/retail options, etc.*).

1 AERIAL IMAGE

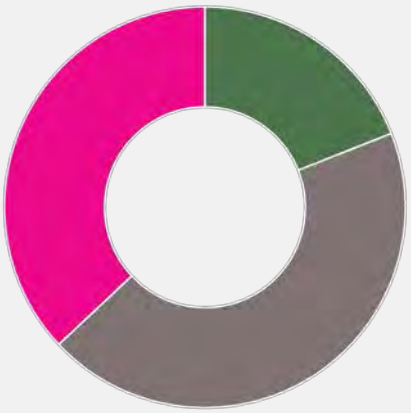


2 LAND USE MAP

OPEN SPACE: 19%; HOTEL: 37%; PARKING: 44%

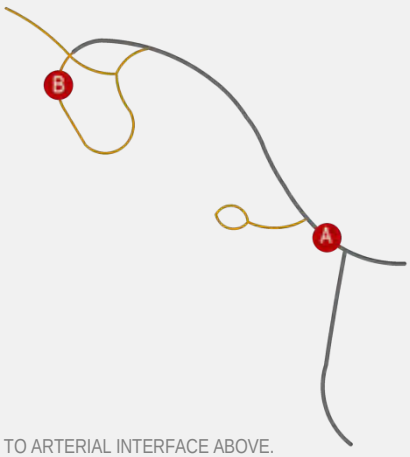


3 LAND USE BREAKDOWN



4 CIRCULATION TO ARTERIAL INTERFACE

BLACK: HIGHWAY; GREY: ARTERIAL; ORANGE: PRIMARY ARTERIALS/INTERNAL CIRCULATIO



5 STREET CROSS SECTIONS

NOTE: A AND B CORRESPOND TO THE CIRCULATION TO ARTERIAL INTERFACE ABOVE.



BENCHMARK 6 GRANDSCAPE



74

GRANDSCAPE

4390 Texas 121
The Colony, Texas 75056

Grandscape is a $1.5 billion mixed-use development on a 433-acre tract of land in the Colony. The development will be anchored by Nebraska Furniture Mart and feature a 1,800-seat concert venue called Lava Cantina. The first phase of this project is anticipated to have 3,900,000 SF of retail, entertainment, dining and attractions. This project will also include a convention center, hotel and spa, as well as, townhomes and a high percentage of green space.

COMMITTEE FINDINGS

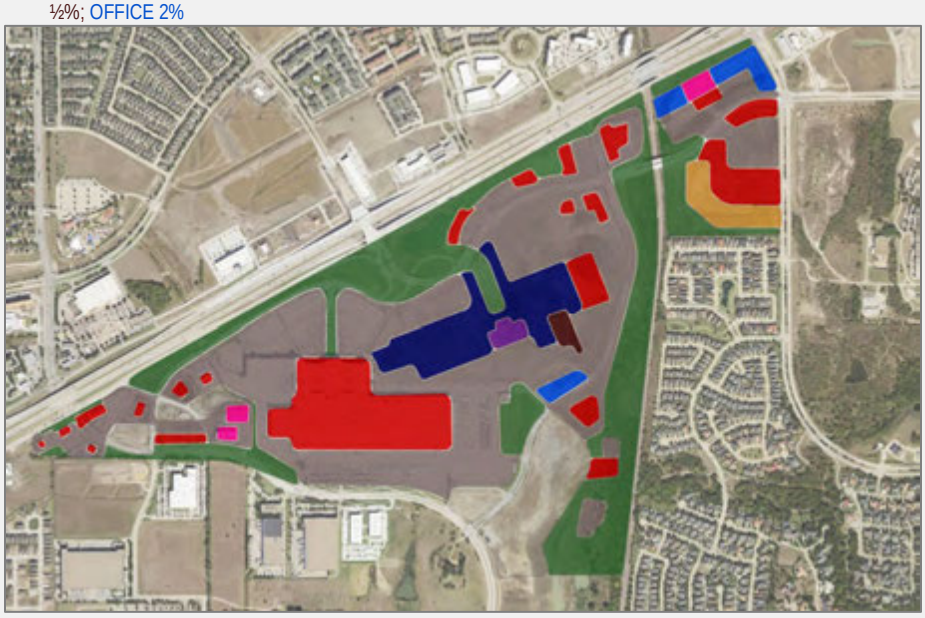
- ☑ The development is an example of a regional retail/entertainment center.
- ☑ The development incorporates a wide range of land uses.
- ☑ The townhomes on the eastern side of the development are used to transition the existing single-family homes to the retail/office north of the subdivision. On the western side of the subdivision, the development incorporates increased green space to create separation from the development.
- ☑ The development incorporates both structured and surface parking.
- ☑ Future development will incorporate a central green space with a music venue.
- ☑ The development does a poor job of incorporating street trees.
- ☑ The development is built around a big box store and is dependent on this space to support the adjacent land uses.
- ☑ The parking fields are located between the building and highway frontage, which detracts from the look of the shopping center.
- ☑ This development is similar to strip development.
- ☑ The land uses are contiguous. In addition, a pedestrian scale central area has been added to facilitate the movement of pedestrians outside of the parking areas.
- ☑ The development has good access and internal circulation.
- ☑ The development incorporates a large amount of greenspace, which helps add to its attractiveness.
- ☑ Commercial retail/restaurant pad sites towards the highway were used to screen parking areas in certain locations.
- ☑ The incorporation of varying heights in the buildings creates movement throughout the development.

1 AERIAL IMAGE

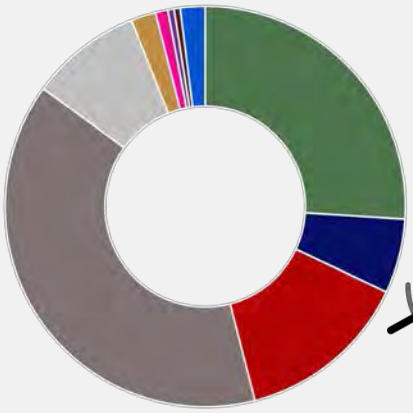


2 LAND USE MAP

OPEN SPACE: 26%; MIXED USE/OFFICE: 6%; RETAIL & RESTAURANT: 14%; PARKING: 39%; FUTURE DEVELOPMENT: 9%; RESIDENTIAL: 2%; HOTEL: 1%; ENTERTAINMENT: ½%; MIXED USE/RESIDENTIAL: ½%; OFFICE 2%

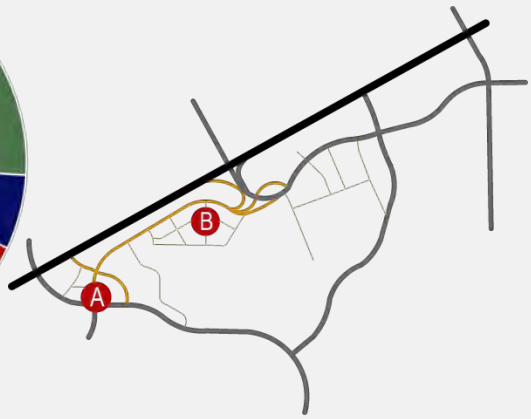


3 LAND USE BREAKDOWN



4 CIRCULATION TO ARTERIAL INTERFACE

BLACK: HIGHWAY; GREY: ARTERIAL; ORANGE: PRIMARY ARTERIALS/INTERNAL CIRCULATION



5 STREET CROSS SECTIONS

NOTE: A AND B CORRESPOND TO THE CIRCULATION TO ARTERIAL INTERFACE ABOVE.



BENCHMARK 7 HILL COUNTRY GALLERIA



76

HILL COUNTRY GALLERIA

12700 Hill Country Boulevard
Bee Cave, Texas 78738

The 152-acre development incorporates shopping, dining and entertainment, mixed with office and residential space. The non-residential portion of the center incorporates 285,938 SF of office and 565,432 SF of retail for a gross total leasable area of 851,370 SF. The residential portion of the development includes 300,000 SF containing 309 units of luxury apartments. Opus West originally developed the property and opened the first phase in 2007.

COMMITTEE FINDINGS

- ☑ The development is an example of a mixed-use center.
- ☑ The buildings are contiguous and easily accessible by pedestrian traffic. This is furthered through the use of a central passage, which acts as the majority of the buildings' entryways.
- ☑ The highway is at grade, which increases the visibility of the pad sites that are situated towards the front of the development screening the parking areas.
- ☑ The development incorporates berms, landscape screening, screening walls and open space to hide the surface parking areas adjacent to the highway.
- ☑ The development uses a combination of surface and structured parking.
- ☑ The development is built to a pedestrian scale and utilizes a central green space for pedestrian interaction.
- ☑ The residential land uses are located adjacent to a major roadway and are the furthest land use away from the highway.
- ☑ The development uses narrower travel lanes, street trees and landscape medians on the interior of the shopping center to encourage traffic calming.
- ☑ The central green area incorporates seating and a fountain that doubles as a stage creating a concert venue.
- ☑ Good use of stonework and brickwork on the roadways and in the sidewalk areas create an interesting streetscape.
- ☑ The development incorporates the city of Bee Cave's City Hall and other public uses into its mixed-use scheme.
- ☑ The architecture mixes a Texas Hill Country look, a modern scheme and a more traditional architecture to create a visually interesting development.
- ☑ Good use of pedestrian scale elements (*e.g. benches, signage, planters, etc.*).

1 AERIAL IMAGE

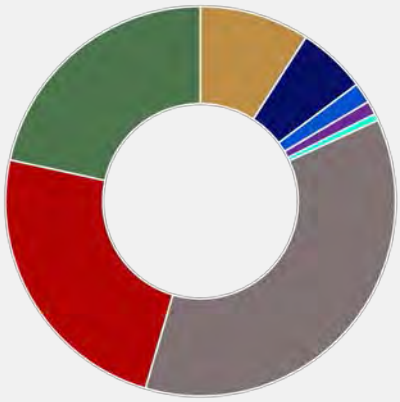


2 LAND USE MAP

OPEN SPACE: 19%; MIXED USE/OFFICE: 8%; RETAIL & RESTAURANT: 21%; PARKING: 32%; RESIDENTIAL: 12%; MEDICAL: ½%; ENTERTAINMENT: 1½%; GOVERNMENT: 1%; OFFICE 5%

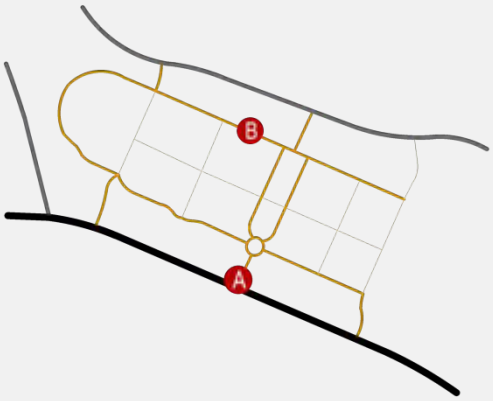


3 LAND USE BREAKDOWN



4 CIRCULATION TO ARTERIAL INTERFACE

BLACK: HIGHWAY; GREY: ARTERIAL; ORANGE: PRIMARY ARTERIALS/INTERNAL CIRCULATION



5 STREET CROSS SECTIONS

NOTE: A AND B CORRESPOND TO THE CIRCULATION TO ARTERIAL INTERFACE ABOVE.



BENCHMARK 8 MARKET STREET



78

MARKET STREET

9595 Six Pines Drive
The Woodlands, Texas 77380

Market Street is a 34-acre, 454,000 SF mixed-use/main street styled town center featuring retail, restaurant, entertainment, office and hotel all in a master planned community. This includes 60,000 SF of restaurants, a 78,000 SF specialty grocer and 92,000 SF of office space. The Market Street development, which was constructed by Trademark (*a Fort Worth based development company*), opened in 2004.

COMMITTEE FINDINGS

- ☑ The development is an example of a mixed-use/town center.
- ☑ The development is built around a central green that acts as a public park space.



- ☑ The development uses a combination of surface parking and structured parking; however, the surface parking is placed strategically between land uses to reduce the distance pedestrians are required to walk.
- ☑ The interior of the development incorporates a small travel lane to promote traffic calming. This is also achieved through the use of niche parking.
- ☑ The development incorporates varying architecture and building heights to create a non-homogenous development.
- ☑ The development provides a mix of land uses in a compact development that does not have a residential component.
- ☑ The development is well circulated.
- ☑ The shopping center benefits from its adjacency to a large concert venue and public land uses like the library and community center. In addition, the Woodlands Mall is directly adjacent to the development.
- ☑ The exterior of the development screens the parking areas with large mature trees.
- ☑ The structured parking garage is highly visible from the adjacent street.
- ☑ The development is not on a major roadway.

1 AERIAL IMAGE

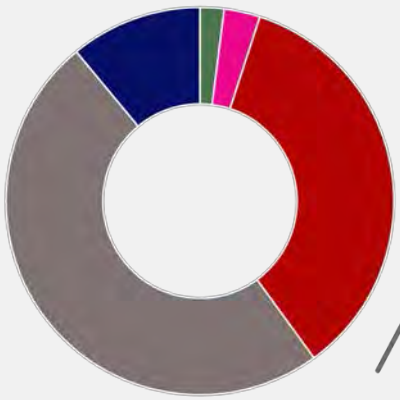


2 LAND USE MAP

OPEN SPACE: 2%; HOTEL: 3%; RETAIL & RESTAURANT: 35%; PARKING: 49%; MIXED USE/OFFICE: 11%

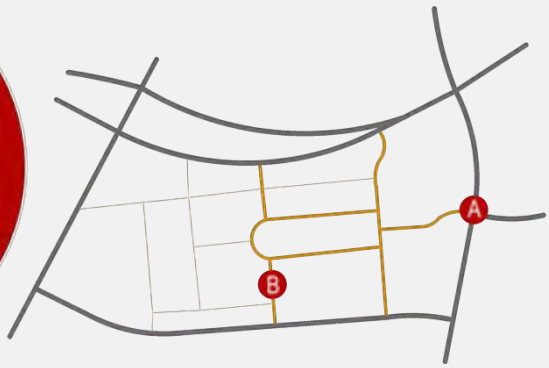


3 LAND USE BREAKDOWN



4 CIRCULATION TO ARTERIAL INTERFACE

BLACK: HIGHWAY; GREY: ARTERIAL; ORANGE: PRIMARY ARTERIALS/INTERNAL CIRCULATION



5 STREET CROSS SECTIONS

NOTE: A AND B CORRESPOND TO THE CIRCULATION TO ARTERIAL INTERFACE ABOVE.



BENCHMARK 9 SHOPS AT LEGACY



80

SHOPS AT LEGACY

5741 Legacy Drive
Plano, Texas 75024

The Shops at Legacy is a 180-acre master planned development composed of boutique retail, restaurants, urban style housing, corporate headquarters, a full service hotel and an eight (8) acre public park and trail system. The development also has a host of entertainment type uses like the Angelika Film Center, which is a theater devoted to independent and specialty films. In addition, the development has an estimated 60,000 people that now live and work in the legacy area. The total office space in the area stands at about 17 million SF. Construction on this development began in the late 1990's and was created by Fehmi Karahan, CEO and President of the Karahan Companies.

COMMITTEE FINDINGS

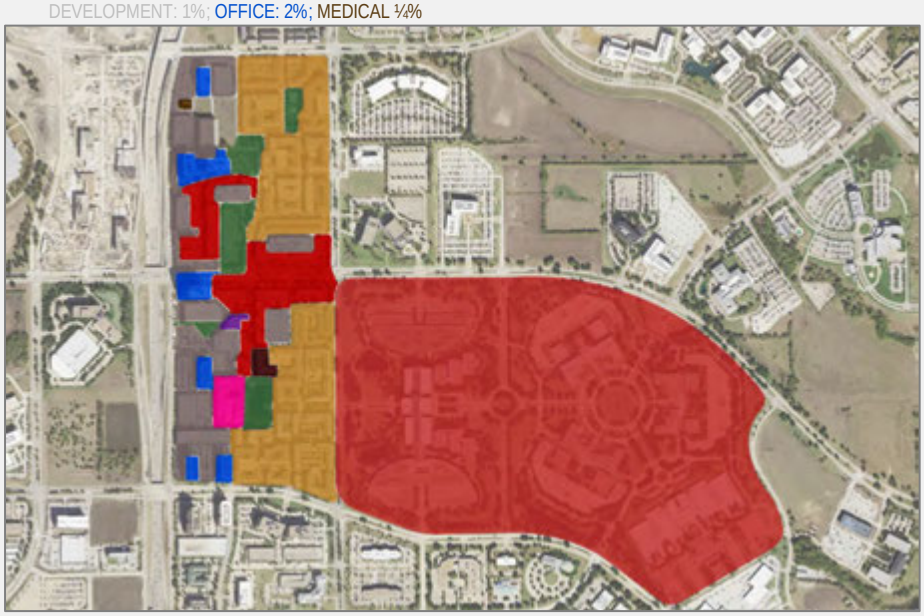
- ☑ The Shops of Legacy is largely seen as a destination type of development despite incorporating a large amount of residential units.
- ☑ The development utilizes large roadway cross sections that divide the shopping areas and may not be pedestrian friendly.
- ☑ The development utilizes wrapped parking garages to hide the parking areas.
- ☑ The development locates the high-density residential land uses behind the shopping areas creating a buffer between the highway and the residences. This also hides the residential areas from the highway giving the center more of a retail look.
- ☑ The townhomes, incorporated into the development, use rear entry garages to hide the parking areas.
- ☑ The decorative brickwork used in the street design and in the sidewalks creates a nice neighborhood feel.
- ☑ The use of boulevards in the residential areas breaks up the large street cross sections with open space. This also clearly delineates the residential areas from the shopping areas, and provides a different feeling in each area.
- ☑ The use of drop offs and outdoor seating in the restaurants creates a curb appeal and adds to the pedestrian feel of the district.
- ☑ The development does a good job of incorporating decorative streetscape elements.
- ☑ The development utilizes a mixture of architectural styles breaking up the look of the buildings and provides variety within the development (*i.e. avoids monotony*).

1 AERIAL IMAGE

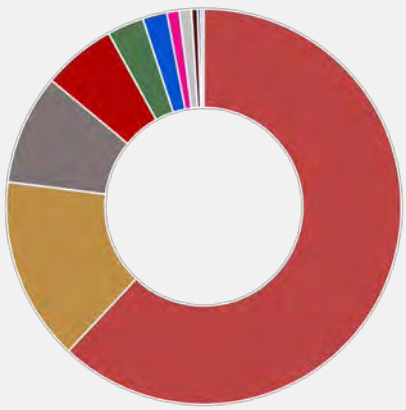


2 LAND USE MAP

OPEN SPACE: 3%; HOTEL: 1%; RETAIL & RESTAURANT: 6%; PARKING: 9%; RESIDENTIAL: 15%; CORPORATE CAMPUS: 62%; ENTERTAINMENT: ¼%; MIXED USE/RESIDENTIAL: ½%; FUTURE DEVELOPMENT: 1%; OFFICE: 2%; MEDICAL ¼%

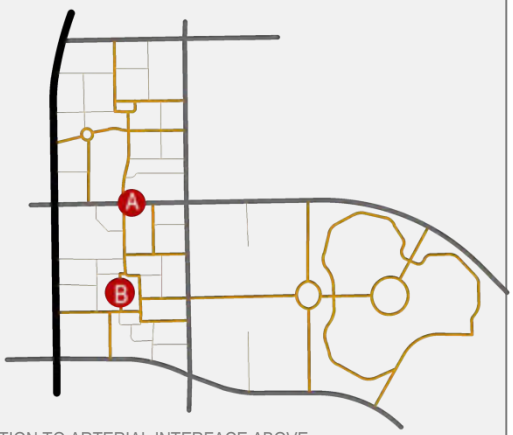


3 LAND USE BREAKDOWN



4 CIRCULATION TO ARTERIAL INTERFACE

BLACK: HIGHWAY; GREY: ARTERIAL; ORANGE: PRIMARY ARTERIALS/INTERNAL CIRCULATION



5 STREET CROSS SECTIONS

NOTE: A AND B CORRESPOND TO THE CIRCULATION TO ARTERIAL INTERFACE ABOVE.



BENCHMARK 10 SOUTHLAKE TOWN SQUARE



SOUTHLAKE TOWN SQUARE

1560 E. Southlake Boulevard
Southlake, Texas 76092

Southlake Town Square is an 840,288 SF shopping center that was constructed in 1999 by RPAI Southwest Management, LLC. This development includes 95 stores that consist of name brand retail and high-end boutiques, 27 eateries/fine-dining restaurants, three (3) parks, various medical offices, Harkins Theater and the Hilton Luxury Boutique and Hotel. Centered around Southlake's Town Hall are several public buildings including Southlake's Municipal Courts, Public Library, and DPS Headquarters. The development integrates several blocks of townhome/single-family residential units throughout this 130-acre shopping center/downtown.

COMMITTEE FINDINGS

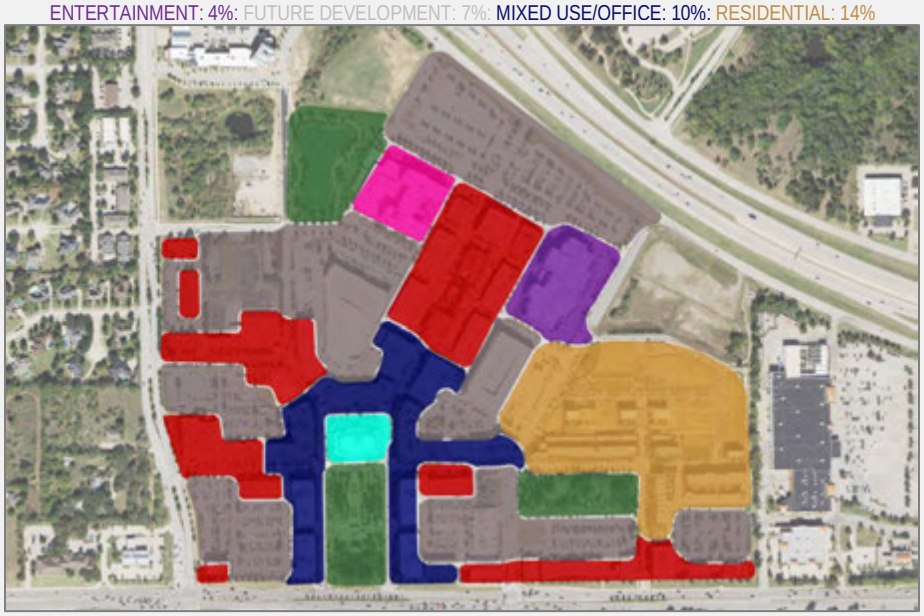
- ☑ The development is a destination type of land use; however, the development is facing onto a major arterial as opposed to the highway (*i.e. parking areas are adjacent to the highway*).
- ☑ The development uses large buffers with street trees spread out evenly along the frontage.
- ☑ The development utilizes mostly surface parking, which uses the buildings to screen parking from the internal development. This does cause parking to face onto the adjacent arterials and highway.
- ☑ In the residential area, the development makes good use of an internal greenspace/park to front load townhomes.
- ☑ The parking areas for the townhomes are located at the rear of the buildings.
- ☑ The development uses a good mixture of traditional architecture to create a town center feel.
- ☑ The development is centered around a government building (*i.e. City Hall*) that has two (2) park/plaza areas leading up to it.
- ☑ The development utilizes a mixture of street sizes to facilitate the flow of traffic while protecting the pedestrian; however, the sidewalks seem to be undersized throughout the development.
- ☑ The development makes good use of street trees.
- ☑ The development incorporates pocket parks and parklets to create a classic downtown feel. No parks are adjacent to retail uses, only office, residential and hotels.

1 AERIAL IMAGE

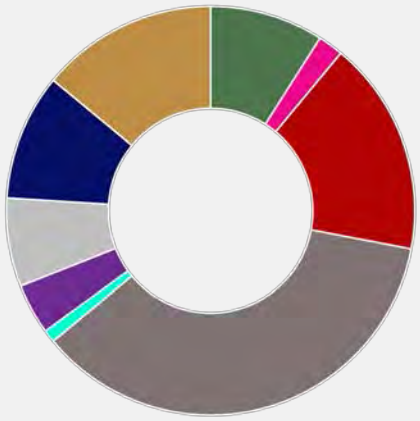


2 LAND USE MAP

OPEN SPACE: 9%; HOTEL: 2%; RETAIL & RESTAURANT: 17%; PARKING: 36%; GOVERNMENT: 1%; ENTERTAINMENT: 4%; FUTURE DEVELOPMENT: 7%; MIXED USE/OFFICE: 10%; RESIDENTIAL: 14%

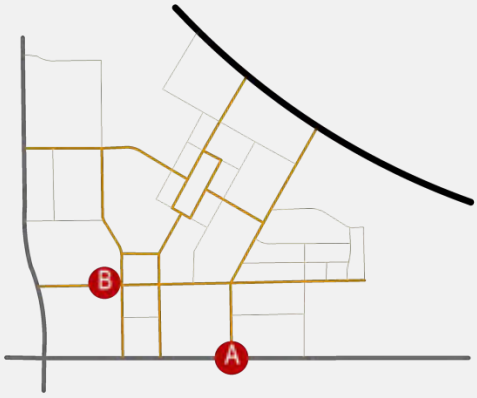


3 LAND USE BREAKDOWN



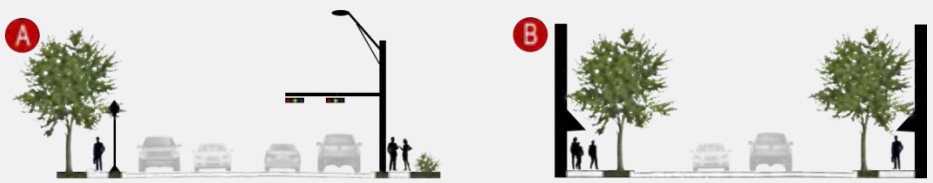
4 CIRCULATION TO ARTERIAL INTERFACE

BLACK: HIGHWAY; GREY: ARTERIAL; ORANGE: PRIMARY ARTERIALS/INTERNAL CIRCULATION



5 STREET CROSS SECTIONS

NOTE: A AND B CORRESPOND TO THE CIRCULATION TO ARTERIAL INTERFACE ABOVE.



BENCHMARK 11 THE DOMAIN



84

THE DOMAIN

11410 Century Oaks Terrace
Austin, Texas 78758

The Domain is a high-density business, retail, and residential center located within the high-tech corridor of northwest Austin. The initial phase of the development -- *which opened in 2007* -- incorporated 57-acres and includes 700,000 SF of restaurants, office space, upscale retail stores, apartments and a hotel. The second phase of the development -- *which opened in 2008* -- added an additional 350,000 SF of retail stores, restaurants, apartments, a theater and various other entertainment options. These entertainment options include a lawn venue that hosts live bands and food trucks on weekends. The third phase of the project will consist of 1.4 million SF of retail, residential, office and hotel space. This phase will include a separate district called Rock Rose, which is intended to be mostly populated with local businesses. The project was a joint venture between Endeavor Real Estate Group and Simon Property Group.

COMMITTEE FINDINGS

- ☑ The Domain is a good example of a live, work, and play mixed-use center.
- ☑ The development incorporates a wide blend of land uses.
- ☑ The development has both surface and structured parking. The surface parking is mostly screened from the roadway by the buildings adjacent to the highway and by landscape buffers adjacent to the roadways. The structured parking is placed at the center of the blocks and adjacent to the railroad tracks which reduces visibility.
- ☑ The development incorporates a central green space (*i.e. central park*) and concert venue (*i.e. Amy Donovan Plaza*).
- ☑ The residential land uses are separated from the highway and major roadways.
- ☑ The development utilizes wayfinding signage and pedestrian scale elements on the interior to facilitate a pedestrian friendly atmosphere.
- ☑ A mix of architectures utilizing similar themes ties the development together and avoids a homogenous feel. In addition, variations of building heights were used to create vertical movement throughout the development.
- ☑ The development utilizes retail first floors with office and residential second floors.
- ☑ Buildings face onto large pedestrian only plazas that connect retail land uses.

1 AERIAL IMAGE

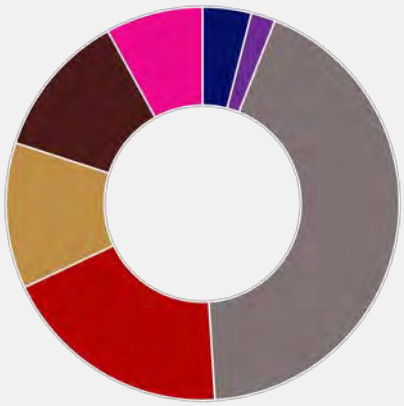


2 LAND USE MAP

ENTERTAINMENT: 2%; HOTEL: 8%; RETAIL & RESTAURANT: 19%; PARKING: 43%; MIXED USE/RESIDENTIAL: 12%: RESIDENTIAL: 12%: MIXED USE/OFFICE: 4%

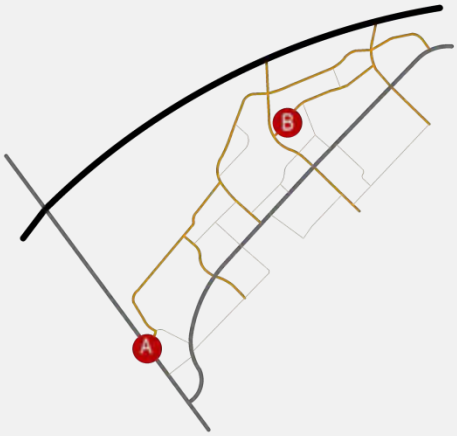


3 LAND USE BREAKDOWN



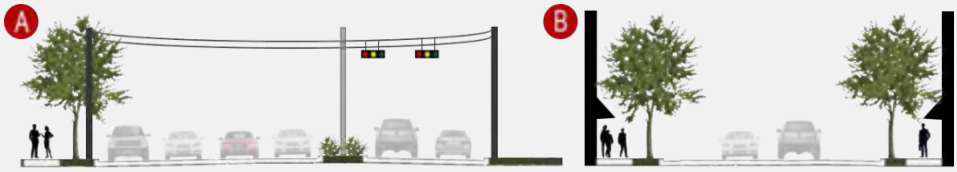
4 CIRCULATION TO ARTERIAL INTERFACE

BLACK: HIGHWAY; GREY: ARTERIAL; ORANGE: PRIMARY ARTERIALS/INTERNAL CIRCULATION



5 STREET CROSS SECTIONS

NOTE: A AND B CORRESPOND TO THE CIRCULATION TO ARTERIAL INTERFACE ABOVE.



BENCHMARK 12 THE VILLAGE AT FAIRVIEW



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THE VILLAGE AT FAIRVIEW

329 Town Place
Fairview, Texas 75069

The Village at Fairview is a 200-acre lifestyle center composed of one (1) million SF of retail, entertainment and dining. In addition, the development incorporates a 275-room hotel, 75,000 SF convention center, 300,000 SF of office space, and over 1,000 residential apartments.

COMMITTEE FINDINGS

- ☑ The development is an example of a town center development.
- ☑ The development incorporates only surface parking and some covered parking. These parking areas surround the development and are not screened from adjacent roadways. In addition, parking directly in front of the buildings on the interior of the shopping center have been provided.
- ☑ The majority of the multifamily is pushed out to the periphery and is not incorporated into the retail/restaurant development. This creates a separation of uses within the shopping center.
- ☑ Across Stacy Road is the Village at Allen, which acts like another phase of this development.
- ☑ Public land uses (*i.e. City of Fairview City Hall*) have been incorporated into the development.
- ☑ Interior roadways use smaller travel lanes and traffic circles to calm traffic, and provide a pedestrian friendly atmosphere.
- ☑ Some of the buildings adjacent to Stacy Road back to the roadway without providing four (4) sided architecture.
- ☑ The brickwork in the streets and other pedestrian scale elements creates attractive streetscapes. In addition, the incorporation of public fountains and gathering spaces spread out throughout the development allows for interaction among patrons.



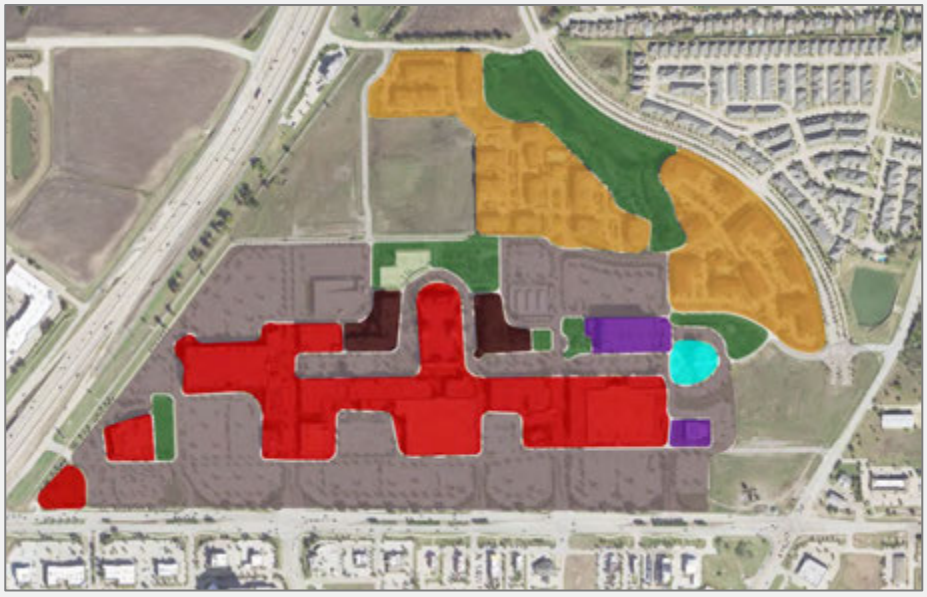
- ☑ The development uses a traditional first floor retail/second and third floor residential scheme.
- ☑ Good use of varying architecture and building heights to create a visually interesting development.

1 AERIAL IMAGE

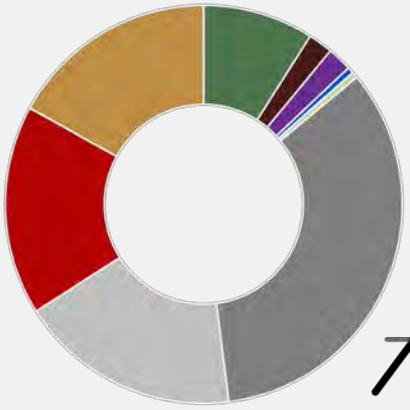


2 LAND USE MAP

OPEN SPACE: 9%; SPORTS FIELD: ½%; RETAIL & RESTAURANT: 17%; PARKING: 34%; FUTURE DEVELOPMENT: 18%; RESIDENTIAL: 17%; MIXED USE/RESIDENTIAL: 2%; ENTERTAINMENT: 2%; GOVERNMENT: ½%

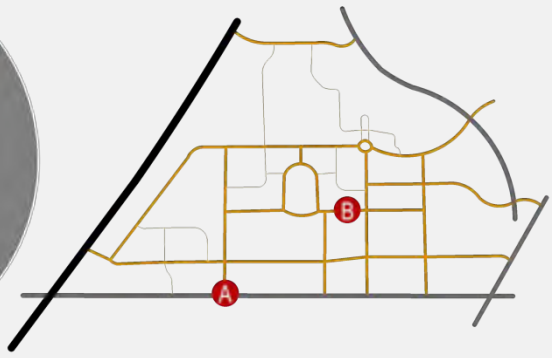


3 LAND USE BREAKDOWN



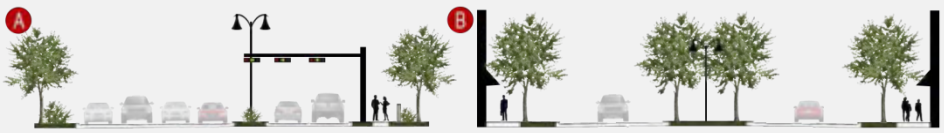
4 CIRCULATION TO ARTERIAL INTERFACE

BLACK: HIGHWAY; GREY: ARTERIAL; ORANGE: PRIMARY ARTERIALS/INTERNAL CIRCULATION



5 STREET CROSS SECTIONS

NOTE: A AND B CORRESPOND TO THE CIRCULATION TO ARTERIAL INTERFACE ABOVE.



BENCHMARK 13 TOYOTA STADIUM



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TOYOTA STADIUM

9200 World Cup Way
Frisco, Texas 75033

The Toyota Stadium project included a $39 Million renovation of the existing development, which was originally built as Pizza Hut Park in 2005. The original project included a 20,500-seat stadium with 18 luxury suites and 6,000 SF of stadium club area. 17-regulation size fields were incorporated on the grounds around the stadium and that host youth soccer tournaments. The proposed changes to the project will include 100,000 SF of renovated space, new locker rooms, premium seats, a private club, and the National Soccer Hall of Fame Museum.

COMMITTEE FINDINGS

- ☑ The development is built around a stadium and incorporates public/private soccer fields adjacent to the stadium.
- ☑ This sports complex consists entirely of surface parking.
- ☑ Retail/restaurant pad sites along with a hotel adjacent to the highway have been incorporated.
- ☑ The development is supported by Frisco Square, which is a mixed-use center containing retail and residential land uses. In addition, Frisco's City Hall is located in Frisco Square.



- ☑ The soccer center (*i.e. the adjacent soccer fields*) provides space for a soccer/sports complex for youth and community use.



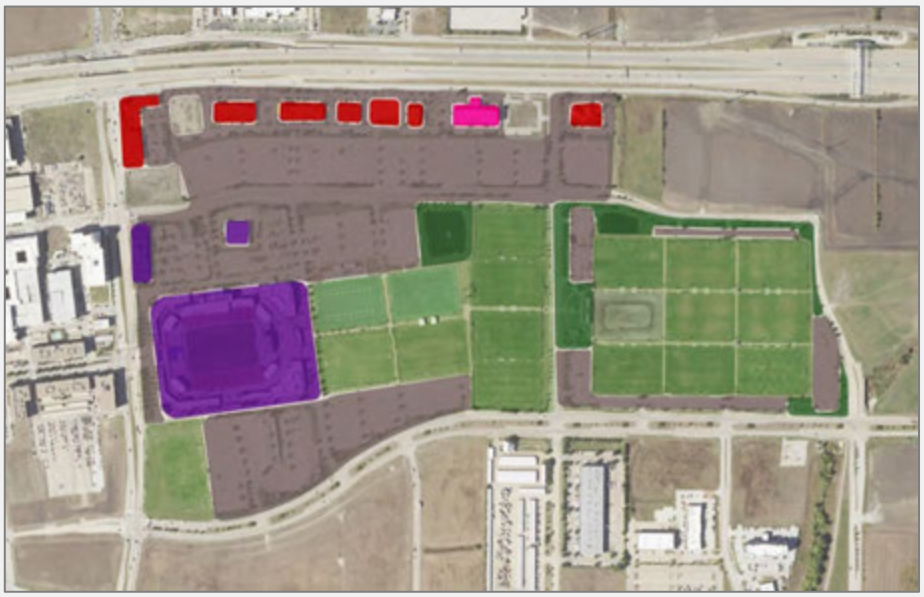
- ☑ Beyond the soccer stadium and soccer related uses, this development has a limited draw and takes up a large acreage adjacent to the highway (*i.e. highway frontage may not be necessary for this land use to be successful since it is a destination type land use*).

1 AERIAL IMAGE

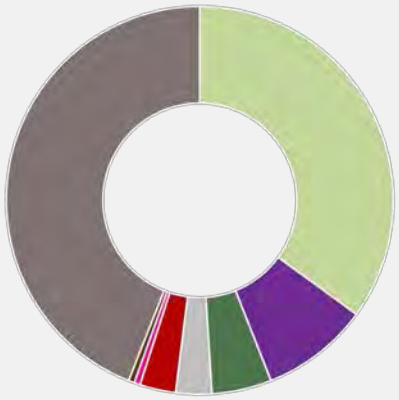


2 LAND USE MAP

OPEN SPACE: 5%; HOTEL: ½%; RETAIL & RESTAURANT: 3%; PARKING: 44%; MEDICAL: ½%; FUTURE DEVELOPMENT: 3%; ENTERTAINMENT: 9%; SPORTS FIELD: 35%

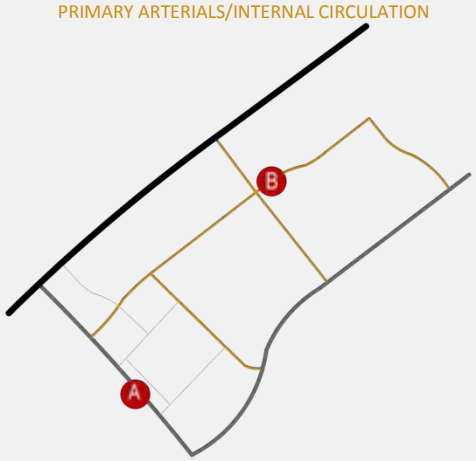


3 LAND USE BREAKDOWN



4 CIRCULATION TO ARTERIAL INTERFACE

BLACK: HIGHWAY; GREY: ARTERIAL; ORANGE: PRIMARY ARTERIALS/INTERNAL CIRCULATION



5 STREET CROSS SECTIONS

NOTE: A AND B CORRESPOND TO THE CIRCULATION TO ARTERIAL INTERFACE ABOVE.



BENCHMARK 14 WATTERS CREEK



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WATTERS CREEK

970 Garden Park Drive
Allen, Texas 75013

Watters Creek at Montgomery Farm is a 52-acre, 1.15 million SF resort-style, mixed-use development that opened in 2008. This project is intended to serve as the town center for the 500-acre master planned community known as Montgomery Farms. Watters Creek offers 750,000 SF of retail and restaurants that incorporate outdoor seating, 230 urban multi-family residential units, 90,000 SF of office space, and a natural greenbelt that runs through the middle of the project. Recently, in 2016 the third phase of the development opened adding 109 residential units and 3,000 SF or additional retail and restaurants. The next phase of the development is planned for 2018 and will add an Aloft Hotel.

COMMITTEE FINDINGS

- ☑ The development uses narrow internal streets to create a town center feel.
- ☑ The development uses a narrow greenbelt that extends from the highway through the development. This park acts as a central meeting/area and connects residential, office and commercial uses.
- ☑ The streets use niche parking and parallel/angled on street parking to provide a barrier between the pedestrian and street traffic.
- ☑ The development utilizes lots of street trees and landscaping.
- ☑ The buildings uses various architectural types to create a unique, town center feel.
- ☑ The development is oriented toward the center putting parking to the outside (*i.e. adjacent to the major arterial*). This means the highway faces the backs of the buildings and the parking garages.
- ☑ A combination of surface and structured parking is used. This also includes pay parking spaces on the internal development adjacent to the shopping areas.
- ☑ The development uses the classic mix-use development scheme of retail bottom floors with residential located on the next two (2) to three (3) stories.
- ☑ The development is pedestrian oriented once the pedestrian enters the shopping center.



1 AERIAL IMAGE

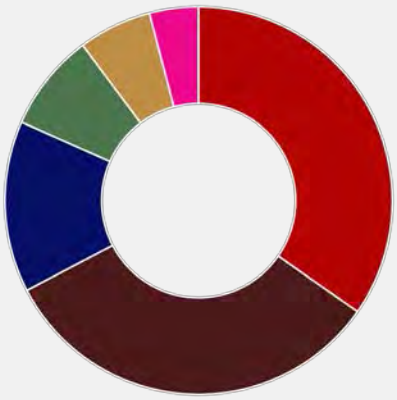


2 LAND USE MAP

OPEN SPACE: 6%; HOTEL: 2%; RETAIL & RESTAURANT: 32%; PARKING: 34%; RESIDENTIAL: 4%; MIXED USE/OFFICE: 8%: MIXED USE/RESIDENTIAL: 14%

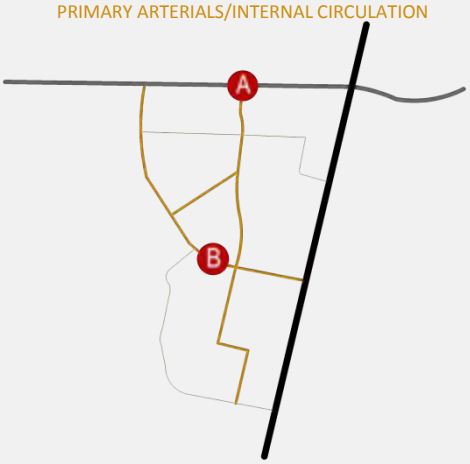


3 LAND USE BREAKDOWN



4 CIRCULATION TO ARTERIAL INTERFACE

BLACK: HIGHWAY; GREY: ARTERIAL; ORANGE: PRIMARY ARTERIALS/INTERNAL CIRCULATION



5 STREET CROSS SECTIONS

NOTE: A AND B CORRESPOND TO THE CIRCULATION TO ARTERIAL INTERFACE ABOVE.



SECTION 3 BENCHMARK ANALYSIS FINDINGS

Based on the analysis of the 14 regional developments identified by the SPC, the following models for regional centers and their characteristics were created:

☑ *Strip Retail Center Model*. The *Strip Retail Center Model* is the more traditional regional center model. These centers became predominate with the shift from indoor malls to outdoor centers. They currently can be seen along most major highways across the country. The general traits for these developments are as follows:

(a) They typically are heavily weighted towards retail land uses and generally do not contain many other land uses. If they do incorporate other land uses they are supportive land uses (*e.g. hotels, restaurants, etc.*), which are generally separated on pad sites adjacent to a highway or major roadways.
(b) *Strip Retail Centers* typically involve linear development that parallels the highway; however, this is not always the case.
(c) They generally only incorporate surface parking, which is usually positioned between the highway and the development. This creates a highly visible parking field.
(d) The buildings are typically one (1) to two (2) story in height -- *mostly one (1) story* -- and are more likely to use a faux second story to create a sense of height in the buildings. This also creates the look of mixed land uses.

Examples of these types of centers from the list surveyed by the SPC include (1) Allen Premium Outlets and (2) Arlington Highlands. To a lesser degree, an argument could be made that the Grandscape development has similar characteristics to the *Strip Retail Center Model.*

☑ *Mixed-Use Center Model.* The *Mixed-Use Center Model* is a model built around old design principals typically implemented in dense pockets of land along major corridors. These centers have become a popular regional model in recent years. The SPC identified the following common traits of this type of center:

(a) These centers are typically compact, utilizing less acreage than the *Strip Retail Model*, due to the use of vertical integration of land uses as opposed to horizontal integration.
(b) These centers typically utilize primarily structured parking; however, some centers incorporate a limited number of on-street parking spaces adjacent to shops and restaurants.
(c) The developments are usually designed to be walkable and pedestrian friendly. They incorporate a high percentage of public space/open space for the purpose of encouraging pedestrian interaction. The use of a central green or park has been a central theme in many of the developments looked at by the SPC.
(d) The buildings range in height and architecture. Retail and restaurant uses are typically located on the ground floor of buildings and residential, office and hotel uses are integrated into the higher floors.
(e) The developments are usually built towards a central pedestrian mall, with the backs or secondary entrances facing towards major roadways.

Examples of the *Mixed-Use Center Model* from the developments surveyed by the SPC include (1) Watters Creek, (2) City Line, (3) Shops at Legacy, and (4) the Domain. Some of the developments that fit the *Mix-Use Center Model* also incorporate characteristics of the *Town Center Model.*

☑ *Town Center Model.* The *Town Center Model* creates a mixed-use development that utilizes architecture that is more traditional and is generally considered a horizontal mixed-use development; however, it is not uncommon for the centers to integrate uses vertically up to three (3) stories. These centers typically mimic a downtown style of development. Common characteristics of this models include:

(a) These centers are typically spread out and incorporate a larger area; however, they can be built in more compact areas to a smaller scale.
(b) These centers very rarely incorporate structured parking, and nearly all parking is surface parking. These centers incorporate on street parking and narrow travel lanes as a traffic-calming device.
(c) These centers tend to mix a variety of land uses including public land uses (*i.e. City Halls*). They also tend to be spread out over a large area, but incorporate contiguous building structure to encourage pedestrian mobility.
(d) Buildings are usually 2-3 stories, but vary in size/height and architecture. Structures with multiple stories tend to have retail first floors, and office and residential second floors. Standalone residential land uses are typically in clusters away from highways or major roadways.

Examples of the *Town Center Model* from the developments surveyed by the SPC include (1) the Southlake Town Square, (2) Fire Wheel Town Center, (3) the Village at Fairview, and (4) Market Street. To a lesser degree, the Hill Country Galleria could qualify under the *Town Center Model* or the *Mixed-Use Center Model*.

☑ *Regional Destination Center Model.* The *Regional Destination Center Model* is reserved for land uses that can drive a regional demand as a standalone use. This demand is sometimes furthered by an adjacent or integrated retail shopping center or restaurant pads, but is not dependent on these land uses. This includes large recreational land uses, the new mega-hotel concepts, entertainment venues/large concert venues, sporting complexes, etc. Examples of this model that were surveyed by the SPC include (1) Toyota Stadium and (2) Gaylord Texan Hotel & Resort.



CHAPTER 4 STAKEHOLDER ENGAGEMENT & PUBLIC PARTICIPATION

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SECTION 1 STAKEHOLDER ENGAGEMENT AND PUBLIC PARTICIPATION

The hallmark of any successful planning effort is its collaboration with citizens and stakeholders. To solicit participation, the Staff Planning Committee (SPC) held a workshop on April 18, 2017 and prepared an online survey that was made available through the City's social media accounts. To help ensure participation, property owners and tenants within the study area were sent letters informing them about the workshop and inviting them to participate. Staff also posted the meeting online inviting the general public to participate.

SECTION 2 CITIZEN AND STAKEHOLDER SURVEY

Prior to the workshop, the SPC created a short five (5) question survey, which was intended to learn more about consumer habits in the corridor and to help identify what land uses the public wanted to see in the corridor in the future.

SURVEY QUESTIONS

The survey asked the following questions:

(1) What is your zip code?

(2) How frequently do you shop along IH-30?
- (a) Every Day
- (b) A Few Times a Week
- (c) A Few Times a Month
- (d) A Few Times a Year
- (e) Never

(3) How frequently do you leave Rockwall for dining, entertainment and/or retail purchases?
- (a) Every Day
- (b) A Few Times a Week
- (c) A Few Times a Month
- (d) A Few Times a Year
- (e) Never

(4A) For what reasons do you leave Rockwall?
- (a) Dining
- (b) Entertainment
- (c) Medical
- (d) Retail
- (e) Work
- (f) Other

(4B) If you selected an option for Question 4, please provide examples.

(5) What dining, retail and/or entertainment uses do you want to see in Rockwall?

This survey was posted online approximately one (1) week prior to the workshop (*i.e. April 12, 2017*) and was taken offline approximately one (1) week after the workshop (*i.e. April 24, 2017*). During this time, the SPC received 542 responses. On the right hand side of this page, is a summary of the answers received for *Questions 1 - 4A*. For *Questions 4B* and *5* the answers that were received were put into general categories and are as follows:

Figure 4.5: Question #4B
If you selected an option for Question 4, please provide examples.

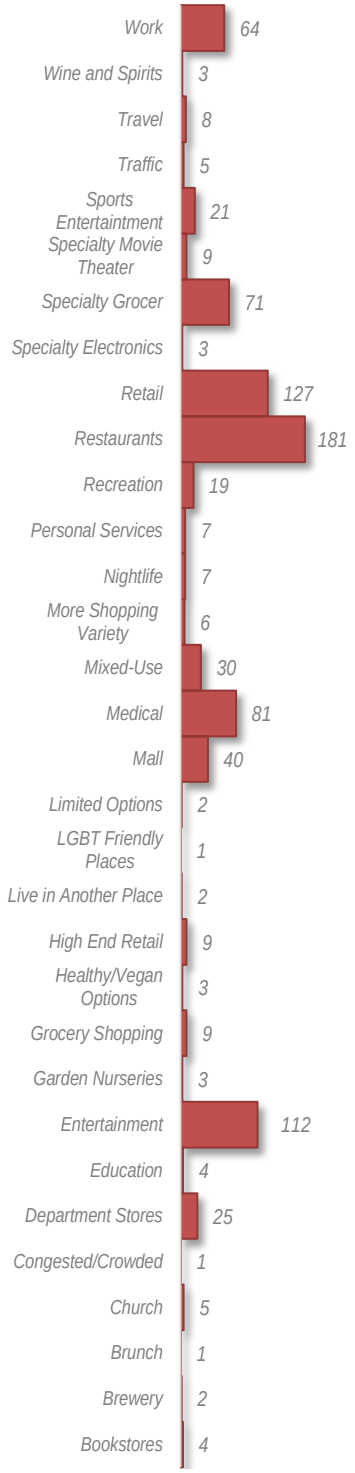


FIGURE 4.1: QUESTION #1
What is your Zip Code?

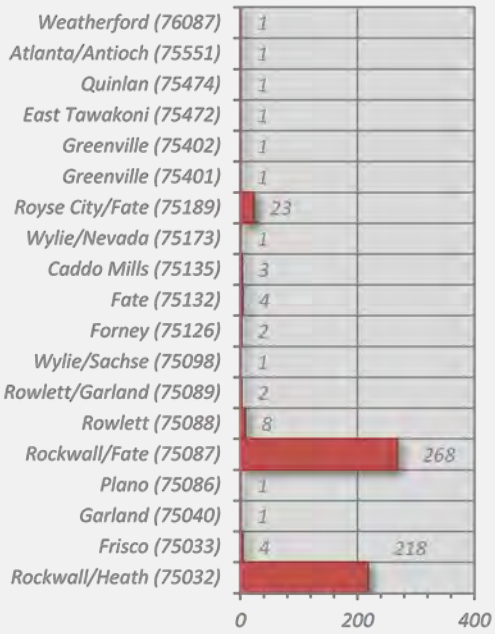


FIGURE 4.2: QUESTION #2
How frequently do you shop along IH-30?

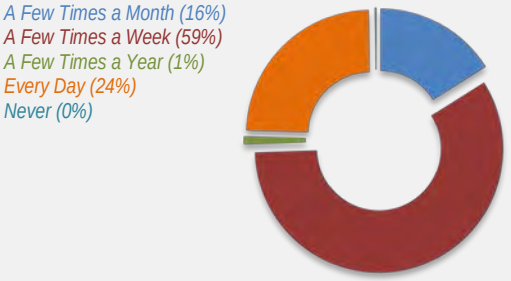


FIGURE 4.3: QUESTION #3
How frequently do you leave Rockwall for dining, entertainment and/or retail purchases?

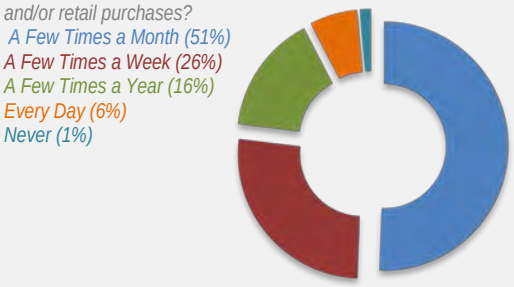
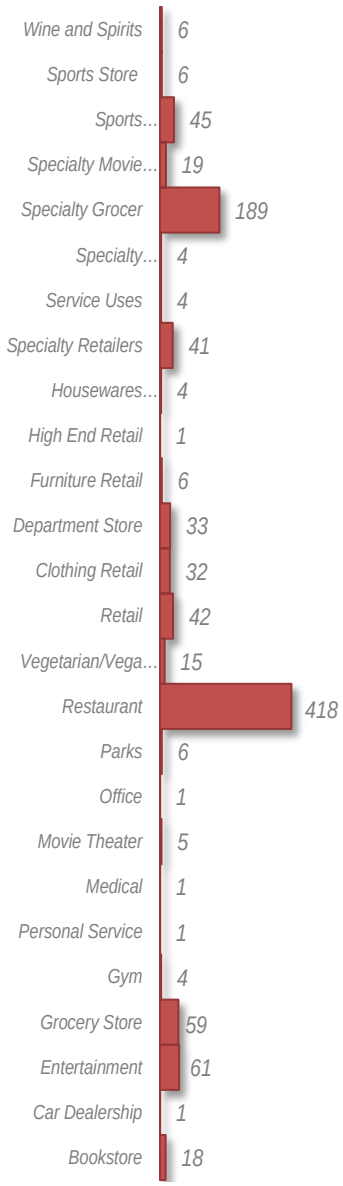


FIGURE 4.4: QUESTION #4A
For what reasons do you leave Rockwall?



Figure 4.6: Question #5
What dining, retail and/or entertainment uses do you want to see in Rockwall?



SURVEY RESULTS

A majority of the respondents that answered the survey were in the Rockwall/Heath/Fate areas and indicated they use the corridor on a fairly regular basis. Based on the reply's the largest reason cited for leaving Rockwall was for a larger variety of restaurants, retail or entertainment options. A breakdown of these responses is as follows: restaurants received 184 replies (*i.e. 181 for Restaurants and three [3] for Vegetarian/Vegan restaurants*), retail uses received 204 replies (*i.e. three [3] for Specialty Electronics, 127 for Retail, 40 for Mall, nine [9] for High End Retail and 25 for Department Stores*) and entertainment received 133 replies (*i.e. 21 responses for Sports Entertainment and 112 for Entertainment*). Another highly cited reason for leaving the city was medical, which received 81 mentions. These were also some of the more popular replies to questions asking what people would like to see in the future. It is also worth noting that *Specialty Grocery Stores* (*i.e. Whole Foods, Trader Joes, Central Market, etc.*) received a high number of replies for reasons people leave the corridor (*i.e. 71 replies*) and uses that people want to see in the future (*i.e. 189 replies*).

(For a complete list of all survey results -- including a list of specific retailers mentioned in the survey --, please see Appendix B, Survey Results, of this document)

SECTION 3 WORKSHOP

At the April 18, 2017 workshop meeting, the SPC explained the purpose of the study and presented findings from the existing condition and benchmark analyses. Once this information was conveyed, the SPC asked the estimated 50 people in attendance (*35 people signed-in on the provided sign-in sheets*) what they perceived the major issues/priorities for the IH-30 Corridor are currently and what they will be in the future. The participants identified the following:

(1) Traffic
(2) Parking Requirements
(3) Increased Open Space
(4) Abundance of Automotive Uses
(5) Above Ground Utilities
(6) Eastern Entry Portal
(7) Screening of Utilities
(8) Parks/Trail/Walkability
(9) Low-End Lodging
(10) Beautification
(11) Business Park/Corporate Park
(12) Overly Restrictive Signage Requirements
(13) Balance of Development Regulations
(14) Small Business Friendly
(15) Sports Complex

After the conversation subsided, the SPC introduced the workshop exercises, which were broken down into the following six (6) stations:

STATION 1: EXISTING CONDITIONS MAPS

The purpose of *Station 1* was to display the *Existing Conditions Boards* and allow participants to review the conditions that were explained in the presentation. This area also included boards showing the market analysis, which was not covered in the opening presentation.

STATION 2: EXISTING CORRIDOR

Station 2 asked participants to look at pictures of existing structures in the IH-30 Corridor and identify five (5) structures they found to be aesthetically pleasing. Part two (2) of this exercise asked the participant to explain why they choose the structures they did. The purpose of this exercise was to provide insight into the City's current architectural standards, which are contained in the City's IH-30 Overlay (IH-30 OV) District.

The buildings identified in this exercise in ranked order -- *followed by the year built, the address and the number of votes received* -- are as follows:

(1) Baylor/Emerus Emergency Care Facility (2013)
Address: 1975 E. IH-30
Votes: 4



(2) Mid-South Bank (2013) at
Address: 1102 E. IH-30
Votes: 3



(3) JC Penny (2007)
Address: 1015 E. IH-30
Votes: 3



(4) *Honda of Rockwall (2013)*
Address: 1550 E. IH-30
Votes: 3



(5) *Lazy-Boy (2013)*
Address: 1154 E. IH-30
Votes: 3



NOTE: Staff excluded all entries with less than three (3) votes.

Based on the results of this exercise, all the buildings receiving three (3) votes or more where constructed within the last decade (*i.e. they were constructed under the City's current ordinances, which would include the IH-30 Overlay [IH-30 OV] District standards for architecture and landscaping*).

The second question in this exercise asked participants to list why they found these structures aesthetically pleasing. In this section, participants cited many physical elements like stone, building materials, color, height, and landscaping. In addition, aspects about the design of the buildings were also cited (*e.g. traditional architecture, modern architecture, contrast, diversity, etc.*). Participants also listed qualitative responses like *contributes to the small town feel* and *lasting design*.

STATION 3: PLAN FRAMEWORK

The plan framework exercises in *Station 3* were used as a comparison to the plan framework created by the SPC. The first exercise asked participants to break down the corridor into one (1) of three (3) different corridor zones. These zones were described on the board as follows:

- ☑ *Preservation Zone.* A *Preservation Zone* is a segment of the existing corridor that is being utilized with the highest and best uses for the properties in that zone, and should be maintained and supported moving forward.
- ☑ *Transition Zone.* A *Transition Zone* is a segment of the existing corridor that is currently underutilized due to incompatible land uses, building design, commercial densities, and/or land uses that do not maximize the City's *Ad Valorem* tax potential. This area may contain uses that should be preserved; however, the majority of the land uses are considered transitional.
- ☑ *Opportunity Zone.* An *Opportunity Zone* is a segment of the existing corridor with vacant or strategically placed or underutilized land that could be developed or redeveloped with the highest and best use for the corridor.

The results from this study were very similar to the SPC's findings and indicated how citizens view existing development, areas in need of redevelopment and future opportunities in the study area. *Map 4.1: Corridor Zones Exercise Results* depicts the results from this exercise.

The second exercise asked participants to place dots on a map over property that they identified as strategic or opportunities for the city in the future. The results of this exercise again were very similar to the SPC's results. The only major discrepancy between the SPC's findings and the citizen's findings was the citizen's map indicated Carlisle Plaza as an opportunity in the future.

STATION 4: CITIZEN AND STAKEHOLDER SURVEY

Station 4 allowed participants in the workshop who had not taken the survey mentioned in Section 2, *Citizen and Stakeholder Survey*, of this chapter a chance to do so. This was done electronically using iPads.

STATION 5: BENCHMARK ANALYSIS AND VISUAL PREFERENCE SURVEY

The purpose of *Station 5* was to provide activities targeted at soliciting what type of regional land uses participants were interested in seeing along the IH-30 Corridor. This was a sort of *micro-design-activity*/visual preference survey.

The first of these activities were two (2) visual preference survey boards involving the 14 regional developments identified by the SPC in the *Benchmark Analysis*. The pictures on the boards showed aerial imagery, land use breakdowns (*i.e. visually and chart forms*), and the circulation to arterial interface of each of the regional developments. None of the pictures were labeled. This was done to avoid any bias that the participants may have towards a shopping center based on personal experience. Participants were given dots and asked to select what they felt was the most desirable development on the two (2) boards.

The results of this exercise in ranking order -- *followed by the number of votes received* -- are as follows (*see Exhibits 4.1 & 4.2*):

(1) Toyota Stadium [*10*]
(2) Grandscape [*9*]
(3) The Domain [*8*]
(4) Watters Creek [*8*]
(5) Hill Country Galleria [*7*]
(6) The Shops of Legacy [*5*]
(7) City Line [*4*]
(8) Market Street [*4*]
(9) Arlington Highlands [*1*]
(10) Allen Outlets [*1*]
(11) The Village at Fairview [*1*]
(12) Firewheel [*0*]
(13) Southlake Town Center [*0*]
(14) Gaylor Texan [*0*]

The second exercise again used the information collected from 14 regional developments identified by the SPC, and asked participants to identify the most desirable entrance and internal street cross sections. Participants were given a dot to make each selection. Again, none of the choices were labeled to give any indication of which development the roadways represented. The outcome of this exercise in ranking order -- *followed by the number of votes received* -- is as follows (*see Exhibit 4.5*):

Entrance Street Cross Sections
(1) Watters Creek [*4*]
(2) Allen Outlets [*4*]
(3) Toyota Stadium [*1*]
(4) The Village at Fairview [*1*]
(5) Shops at Legacy [*1*]
(6) Gaylord Texan [*1*]

Internal Street Cross Sections
(1) The Village at Fairview [*6*]
(2) Toyota Stadium [*3*]
(3) Firewheel [*2*]
(4) City Line [*2*]
(5) The Shops at Legacy [*1*]











The remainder of the developments not mentioned did not receive any votes.

The final exercise of *Station 5* was a visual preference survey that involved pictures from each of the various 14 regional developments. Again none of the pictures were labeled and participants were given two (2) dots to choose what they felt was the most appropriate development for the IH-30 Corridor.

The results of this exercise in ranking order -- *followed by the number of votes received* -- are as follows (*see Exhibits 4.5*):

(1) Grandscape [*15*]
(2) Watters Creek [*12*]
(3) City Line [*8*]
(4) Southlake Town Center [*8*]
(5) Market Street [*6*]
(6) Hill Country Galleria [*5*]
(7) The Domain [*4*]
(8) The Village at Fairview [*2*]
(9) Firewheel [*1*]
(10) Arlington Highlands [*1*]

The remainder of the developments not mentioned did not receive any votes.

STATION 6: ISSUE AND PRIORITY VOTING AND PARTICIPANT FEEDBACK

The final station, *Station 6*, used the list of issues and priorities compiled by participants at the beginning of the workshop. Each participant was given one (1) dot and asked to identify the most pressing issue/top priority for the IH-30 Corridor moving forward. The outcome of this exercise in ranking order -- *followed by the number of votes received* -- is as follows:

(1) Eastern Entry Portal [*3*]
(2) Parks/Trail/Walkability [*3*]
(3) Traffic [*2*]
(4) Parking Requirements [*1*]
(5) Increased Open Space [*1*]
(6) Abundance of Automotive Uses [*1*]
(7) Above Ground Utilities [*1*]
(8) Beautification [*1*]
(9) Small Business Friendly [*1*]
(10) Screening of Utilities [*0*]
(11) Low-End Lodging [*0*]
(12) Business Park/Corporate Park [*0*]
(13) Overly Restrictive Signage Standards [*0*]
(14) Balance of Development Regulations [*0*]
(15) Sports Complex [*0*]

As part of *Station 6,* staff also placed a piece of paper encouraging people to leave notes or provide feedback concerning the exercises, the study, the corridor, etc. The following ten (10) responses were received:

(1) Need a Baseball/Sports Complex like the facility at Craig Ranch in Plano to attract tournaments that fill up all the hotels on Friday and Saturday nights. Field of Dreams in Mansfield is another baseball field to look at.
(2) Need action and people when you drive into town.
(3) An Entertainment Venue for Music
(4) Existing and older buildings need to be grandfathered from any retroactive zoning/building requirements that may be added.
(5) The number of required parking spaces is too high for older buildings on limited property sizes.
(6) City needs a performance hall.
(7) City needs a sports complex.

(8) Would like to see Rockwall have a facility big enough to draw large convention or trade shows. The City could also use existing facilities and smaller venues that are currently in place to attract smaller events.

SECTION 4 SUMMARY OF FINDINGS FROM PUBLIC INPUT

Based on the participation of the stakeholders and the general public, the SPC was able to construct a profile/framework for current and future development and land use within the corridor. The findings from the first exercise seem to indicate that citizens are generally content with the current development standards from an architectural perspective, and through the open response section of this exercise the SPC identified several aspects of the current codes that seem to be important to citizens and stakeholders (*i.e. natural stone, trees, four [4] sided architecture, etc.*). Through the plan framework exercises, the public helped identified additional properties that could be opportunities in the future. This also gave a good indication of how the public currently views the corridor. The benchmark exercise helped the SPC identify potential regional land uses and characteristics that are important to citizens and stakeholders. From these exercises, the SPC was able to surmise the following about regional development:

(1) The public seems to prefer developments that incorporate a large amount of open space (*i.e. 25%+*).
(2) Street trees are very important to the aesthetics of a streetscape.
(3) Public art and entry monumentation is important to entry roadways.
(4) The public appears to be in favor of a town center look that incorporates buildings that are 1-3 stories in height and that maintain a traditional architecture.
(5) Developments that incorporate structured parking or that hide surface parking from the highway appear to be more preferable.
(6) Regional centers that incorporate a large range/mix of land uses are much more preferable to traditional retail only shopping centers (*i.e. more preferable to traditional strip development*).
(7) The majority of the regional centers that were preferred by citizens and stakeholders incorporated some dimension of residential housing (*i.e. townhomes, condos and/or multi-family*).

Finally, the survey helped the SPC understand the wants and needs of the community. This also helped to identify a good cross section of land uses currently missing in the corridor and the land uses that the public wants to see in the future.

EXHIBIT INDEX

(1) EXHIBITS 4.1 & 4.2: EXERCISE 1 -- VISUAL PREFERENCE SURVEY BOARDS FOR THE BENCHMARKING DEVELOPMENT'S LAND USE
(2) EXHIBITS 4.3 & 4.4: EXERCISE 3 -- VISUAL PREFERENCE SURVEY BOARDS S
(3) EXHIBIT 4.5: EXERCISE 2 -- STREET CROSS SECTIONS

MAP INDEX

(1) MAP 4.1: CORRIDOR ZONES EXERCISE RESULTS
(2) MAP 4.2: STRATEGICALLY LOCATED PROPERTIES EXERCISE RESULTS



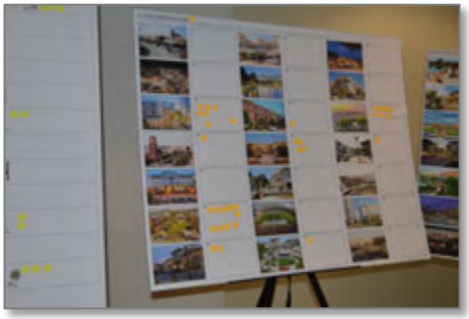
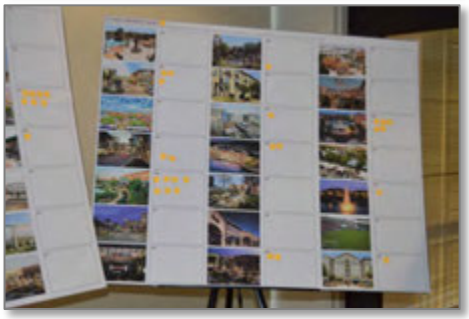
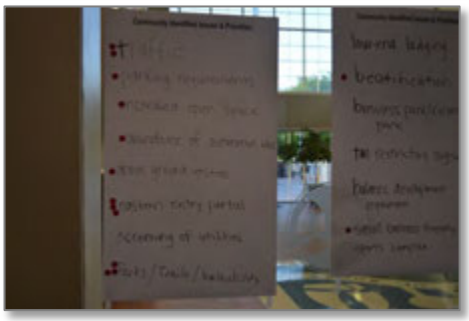





Exhibit 4.1: Exercise 1 -- Visual Preference Survey Boards for the Benchmark Development's Land Use Mix

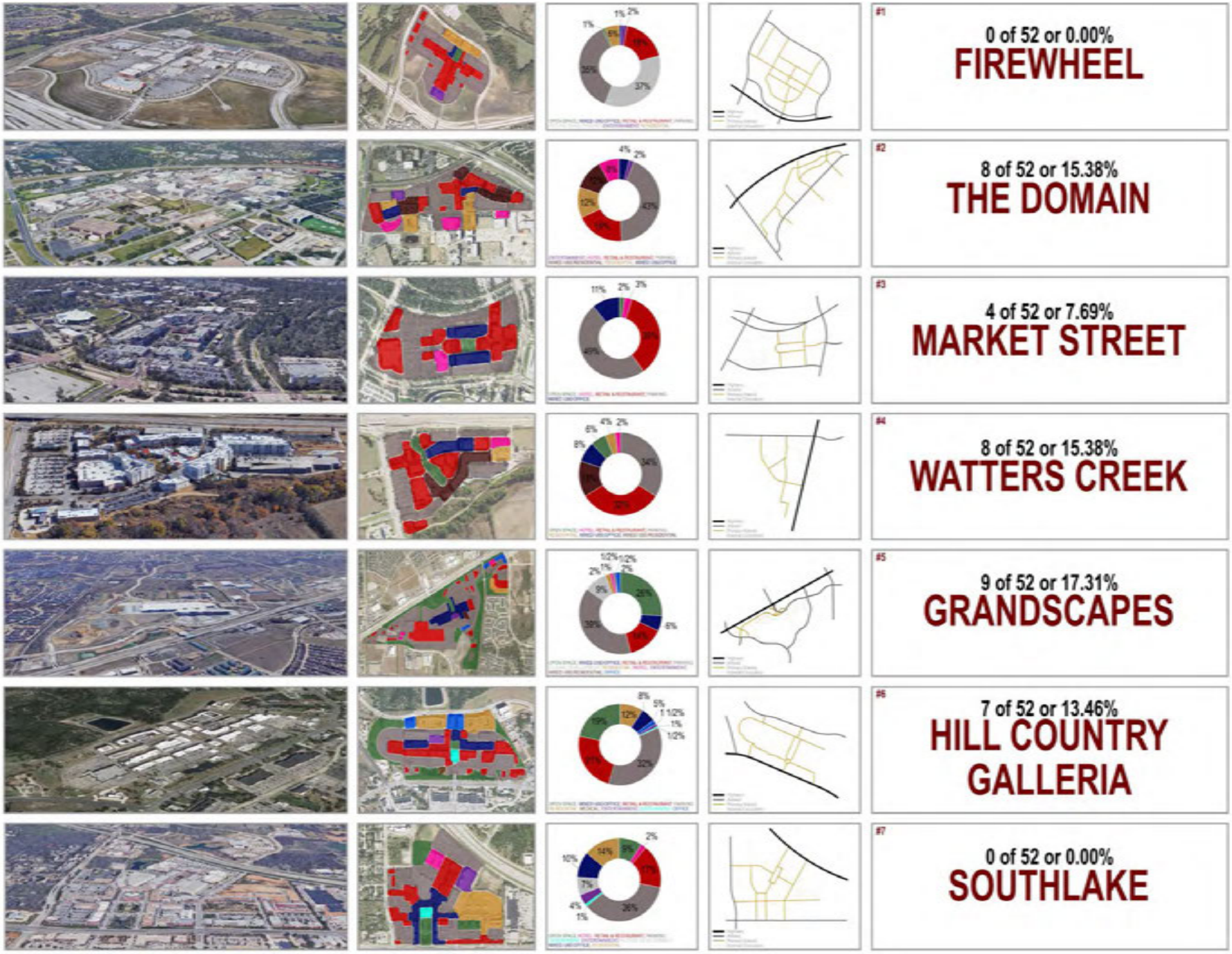


Exhibit 4.2: Exercise 1 -- Visual Preference Survey Boards for the Benchmark Development's Land Use Mix

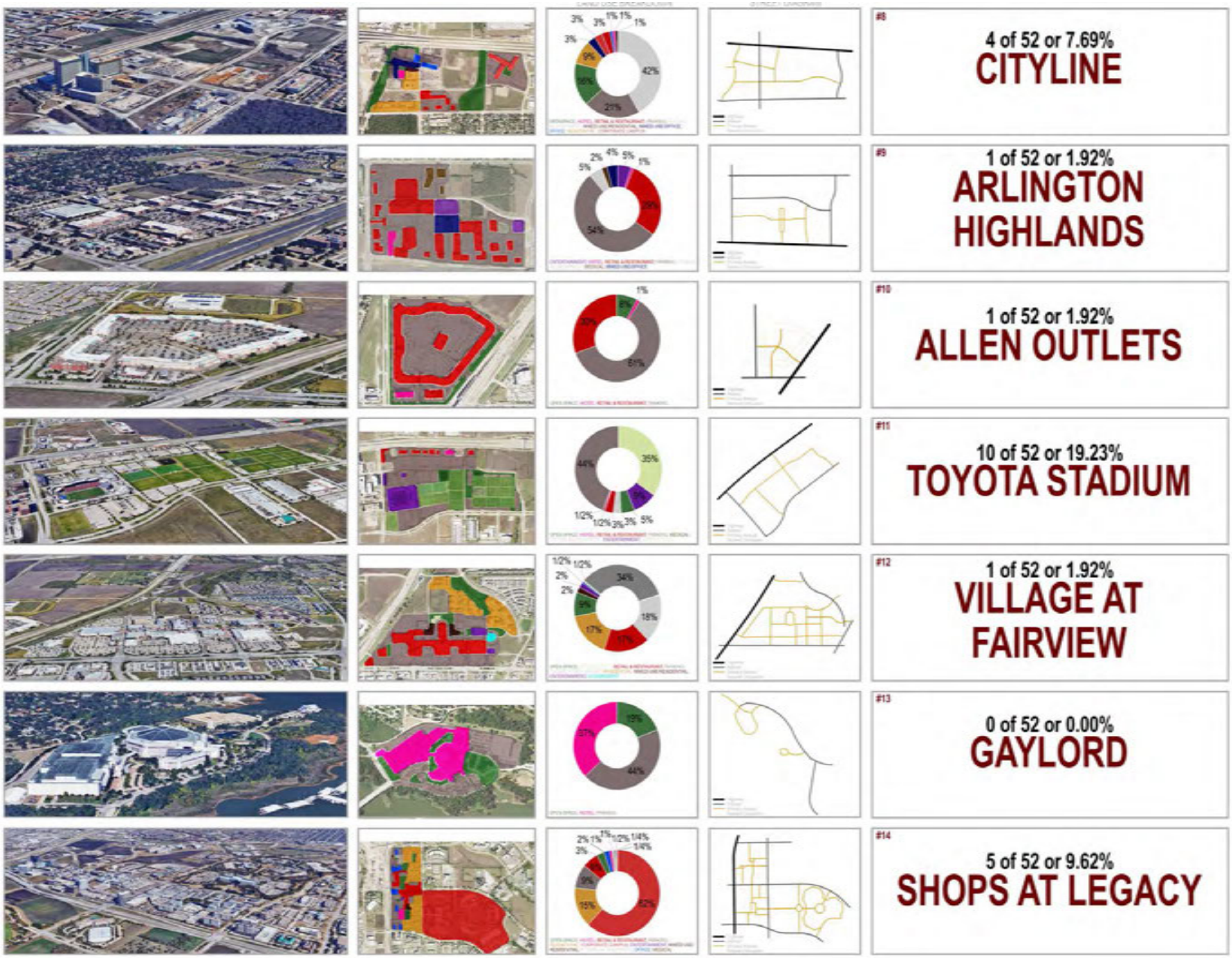


Exhibit 4.3: Exercise 3 -- Visual Preference Survey Boards Showing Pictures of Benchmark Developments



#1
0 of 62 or 0%
ALLEN OUTLET



#8
0 of 62 or 0%
MARKET STREET



#15
0 of 62 or 0%
ALLEN OUTLETS



#2
0 of 62 or 0%
ARLINGTON HIGHLANDS



#9
0 of 62 or 0%
SHOPS AT LEGACY



#16
0 of 62 or 0%
VILLAGE AT FAIRVIEW



#3
7 of 62 or 11.29%
CITYLINE



#10
1 of 62 or 1.61%
SOUTHLAKE TOWN CENTER



#17
7 of 62 or 11.29%
SOUTHLAKE TOWN CENTER



#4
1 of 62 or 1.61%
FIREWHEEL



#11
4 of 62 or 6.45%
WATTERS CREEK



#18
1 of 62 or 1.61%
HILL COUNTRY GALLERIA



#5
0 of 62 or 0%
GAYLORD



#12
0 of 62 or 0%
THE DOMAIN



#19
0 of 62 or 0%
FIREWHEEL



#6
10 of 62 or 16.13%
GRANDSCAPE



#13
0 of 62 or 0%
TOYOTA STADIUM



#20
0 of 62 or 0%
CITYLINE



#7
3 of 62 or 4.84%
HILL COUNTRY GALLERIA

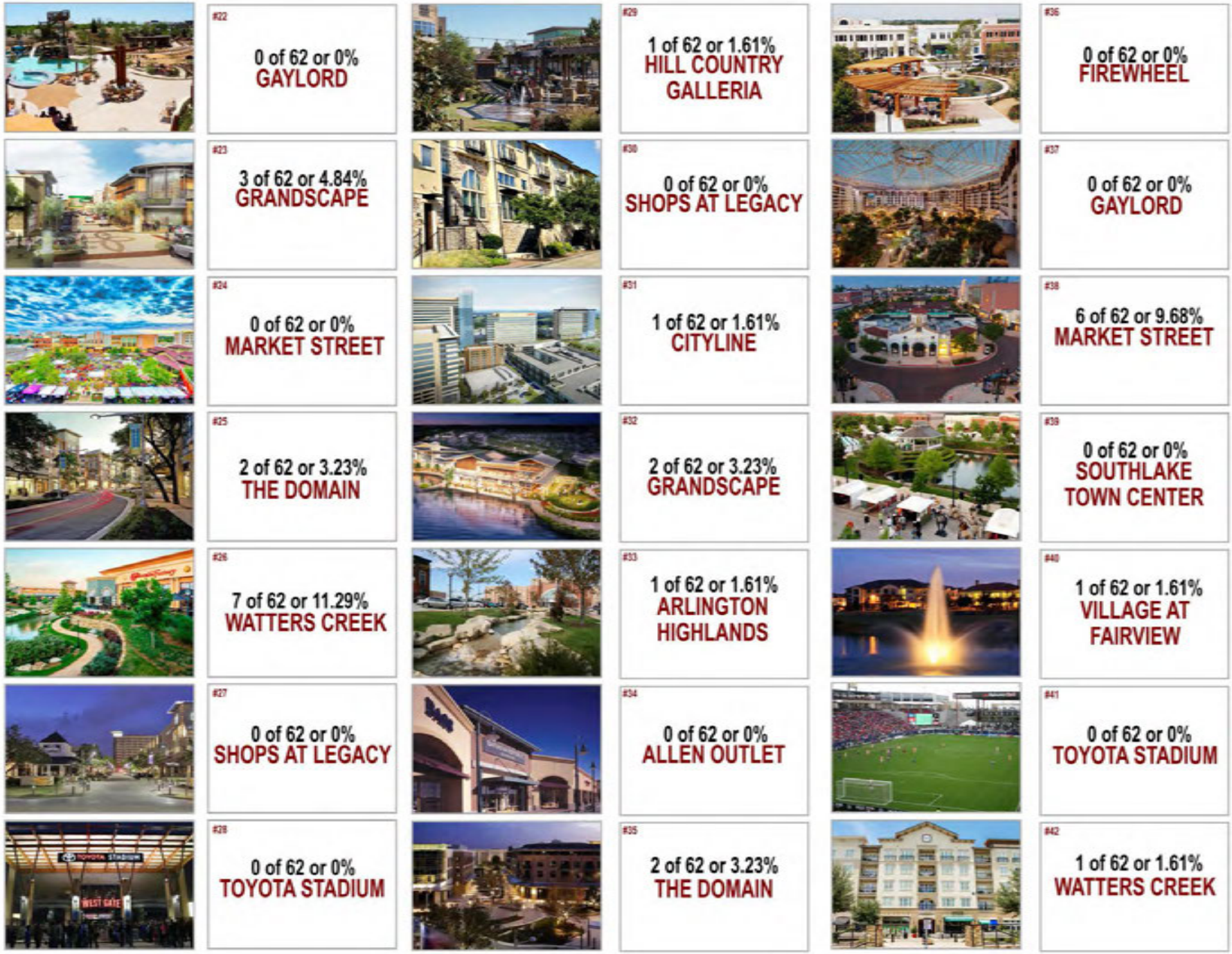


#14
1 of 62 or 1.61%
VILLAGE AT FAIRVIEW

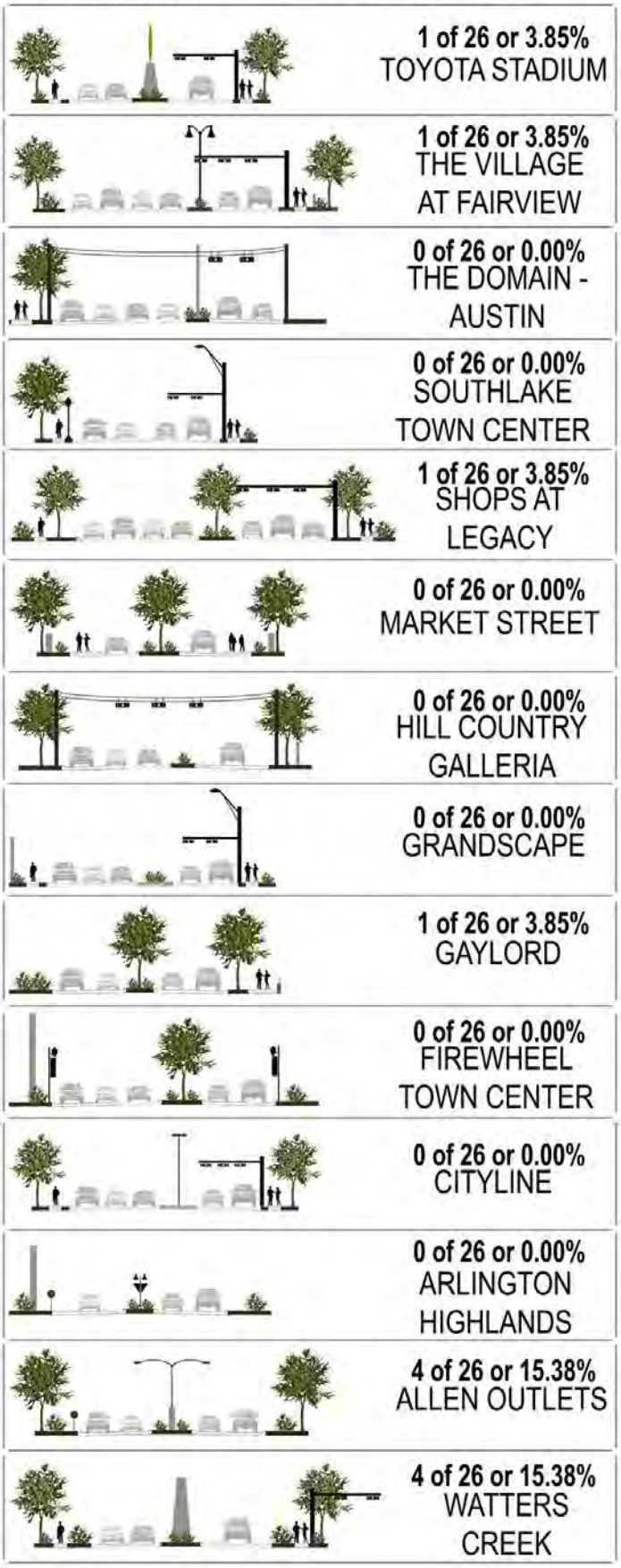


#21
0 of 62 or 0%
ARLINGTON HIGHLANDS

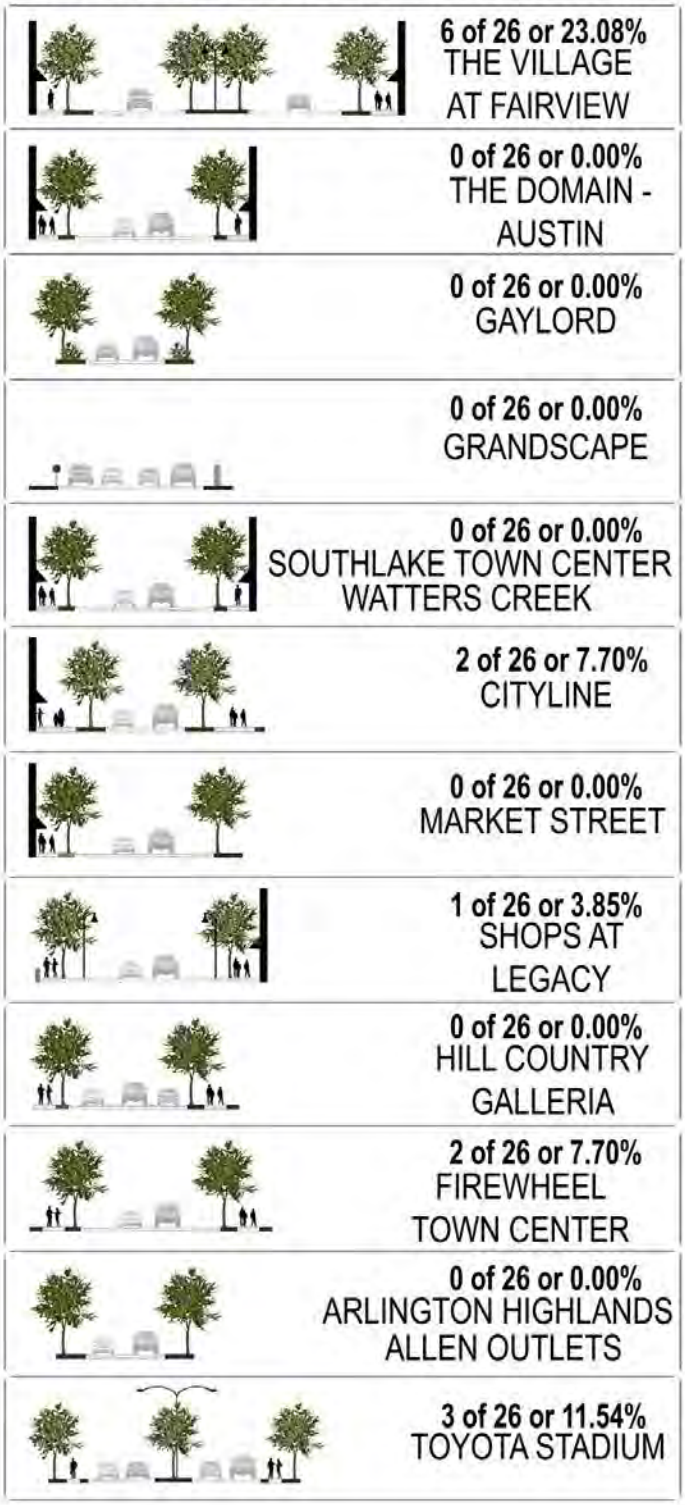
Exhibit 4.4: Exercise 3 -- Visual Preference Survey Boards Showing Pictures of Benchmark Developments



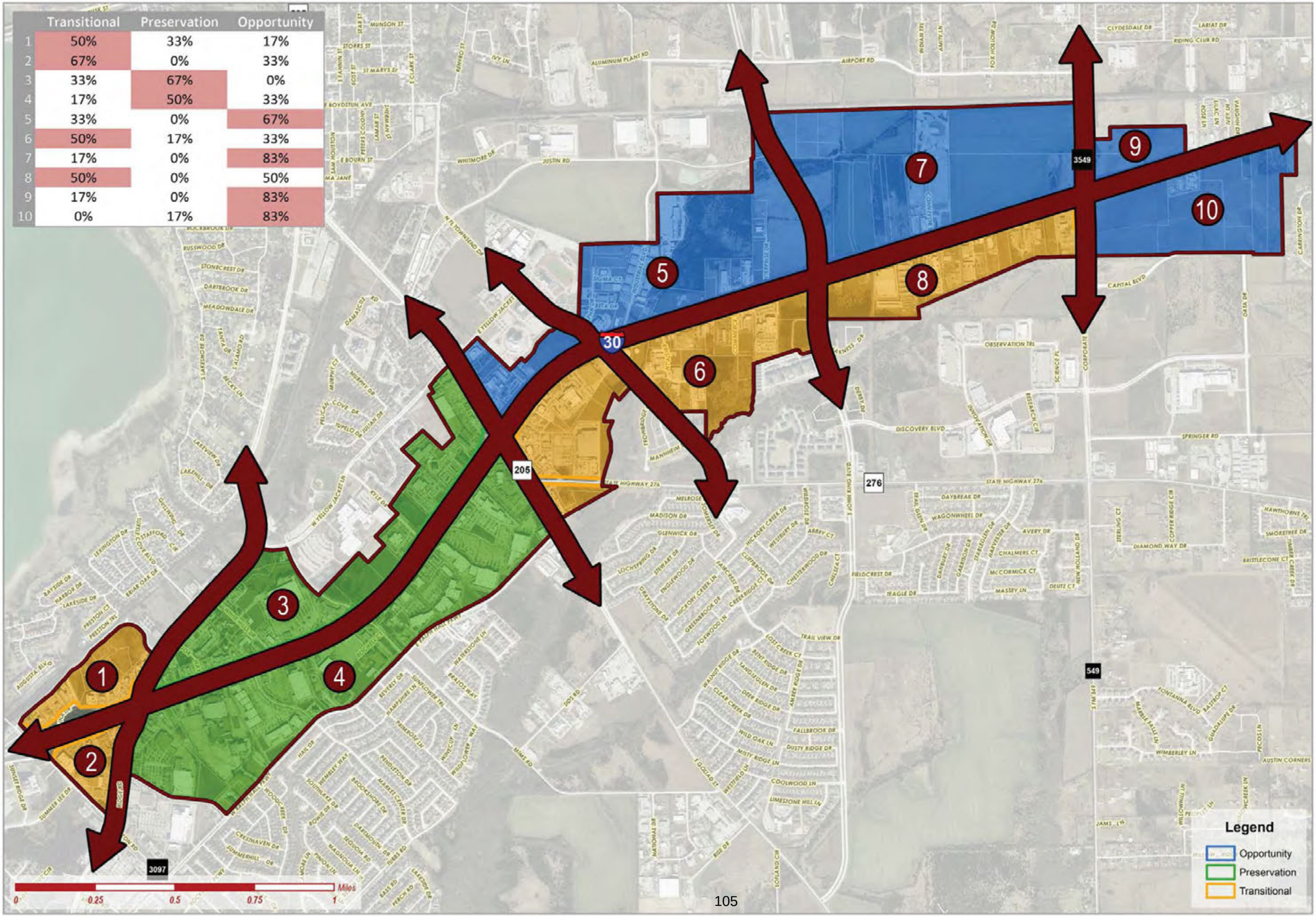
ENTRANCE STREET CROSS SECTIONS



INTERNAL STREET CROSS SECTIONS



	Transitional	Preservation	Opportunity
1	50%	33%	17%
2	67%	0%	33%
3	33%	67%	0%
4	17%	50%	33%
5	33%	0%	67%
6	50%	17%	33%
7	17%	0%	83%
8	50%	0%	50%
9	17%	0%	83%
10	0%	17%	83%



106

66
205
740
30
3549
276
549
3097
0
0.25
0.5
0.75
1
Miles

108

CHAPTER 5 PLAN FRAMEWORK



109



110

SECTION 1 PLAN FRAMEWORK

Broad planning ideas, goals and objectives form the framework used to develop strategies intended to support existing land uses and to target and attract new regional land uses. From the existing conditions analysis, the retail trade area analysis, the benchmark analysis and the stakeholder engagement workshop, the Staff Planning Committee (SPC) created the broad framework depicted in *Figure 5.1: Plan Framework* below and in *Map 5.6: Plan Framework Map*. This framework was later used to identify strategies for business retention/attraction in the corridor and to draft an implementation plan. This framework includes:

CORRIDOR ZONES

The *Corridor Zones* (*i.e. Preservation, Transition and Opportunity Zones*) -- *which were established by citizens and stakeholders as part of Station 3: Plan Framework of the stakeholder engagement workshop* -- were reviewed by the SPC. For the most part the SPC agreed with the findings from the stakeholder engagement workshop; however, they identified three (3) clarifications in the way the zones were broken down. Specifically, the SPC identified the following: [*1*] *Zone #3* should be broken down into two (2) parts and the portion between Greencrest Boulevard and S. Goliad Street (*SH-205*) be identified as a *Transition Zone* as opposed to a *Preservation Zone*; [*2*] *Zone #7 (i.e. Zone #'s 5 & 7 below*) be broken into two (2) parts and the portion between T. L. Townsend Drive and John King Boulevard be identified as *Transition Zone* as opposed to an *Opportunity Zone*; and, [*3*] *Zone #6* (*i.e. Zone #'s 6 & 8 below*) be broken into two (2) parts and the portion in between S. Goliad Street (*SH-205*) and T. L. Townsend Drive be identified as a *Preservation Zone* as opposed to a *Transition Zone*. By breaking the corridor down into these zones, the SPC was better able to look at specific strategies that could be applied to each individual area.

NOTE: See Station #3: Plan Framework in Section 3, Workshop, of Chapter 4, Stakeholder Engagement & Public Participation, of this document for definitions of each zone (i.e. Preservation, Transition, and Opportunity).

The final corridor zones are as follows (*and depicted in Map 5.1: Corridor Zones Map*):

- ☑ *Corridor Zone #1:* This zone is situated between Horizon Road (*FM-3097*) and Ridge Road (*FM-740*) on the north side of IH-30 and is designated as a *Transitional Zone*. This designation is due to the large amount of vacant property that currently exists in this area, and the uncertainty of how the development of this land will affect adjacent/existing land uses.
- ☑ *Corridor Zone #2:* This triangular shaped zone is situated within the bounds of Ridge Road (*FM-740*), Horizon Road (*FM-3097*), and IH-30, and is identified as a *Transition Zone*. This area contains an older shopping center (*i.e. Carlisle Plaza*) that is currently in the process of transitioning. The public also identified this area as a *Strategically Located Property* in the stakeholder engagement meeting. Due to its redevelopment opportunity.
- ☑ *Corridor Zone #3:* This zone is divided between two (2) designations due to discrepancies between the public's map and the SPC's map. The portion from Ridge Road (*FM-740*) to Greencrest Boulevard is identified as a *Preservation Zone*, and the area between Greencrest Boulevard and N. Goliad Street (SH-205) is identified as a *Transition Zone*. The split designation indicates a difference in the development of these two (2) areas, and of how these businesses have changed overtime. This split is also attributed to the new development currently taking place in the area between Greencrest Boulevard and S. Goliad Street (*SH-205*).
- ☑ *Corridor Zone #4:* This zone is directly south of *Corridor Zone #3* and extends from Ridge Road (*FM-740*) to N. Goliad Street (*SH-205*). This area is identified as a *Preservation Zone*, which is primarily attributed to recently developed shopping centers in this zone. These properties are currently considered highly performing commercial/retail properties.
- ☑ *Corridor Zone #5:* This zone extends from N. Goliad Street (*SH-205*) to T. L. Townsend Drive and is identified as an *Opportunity Zone*.

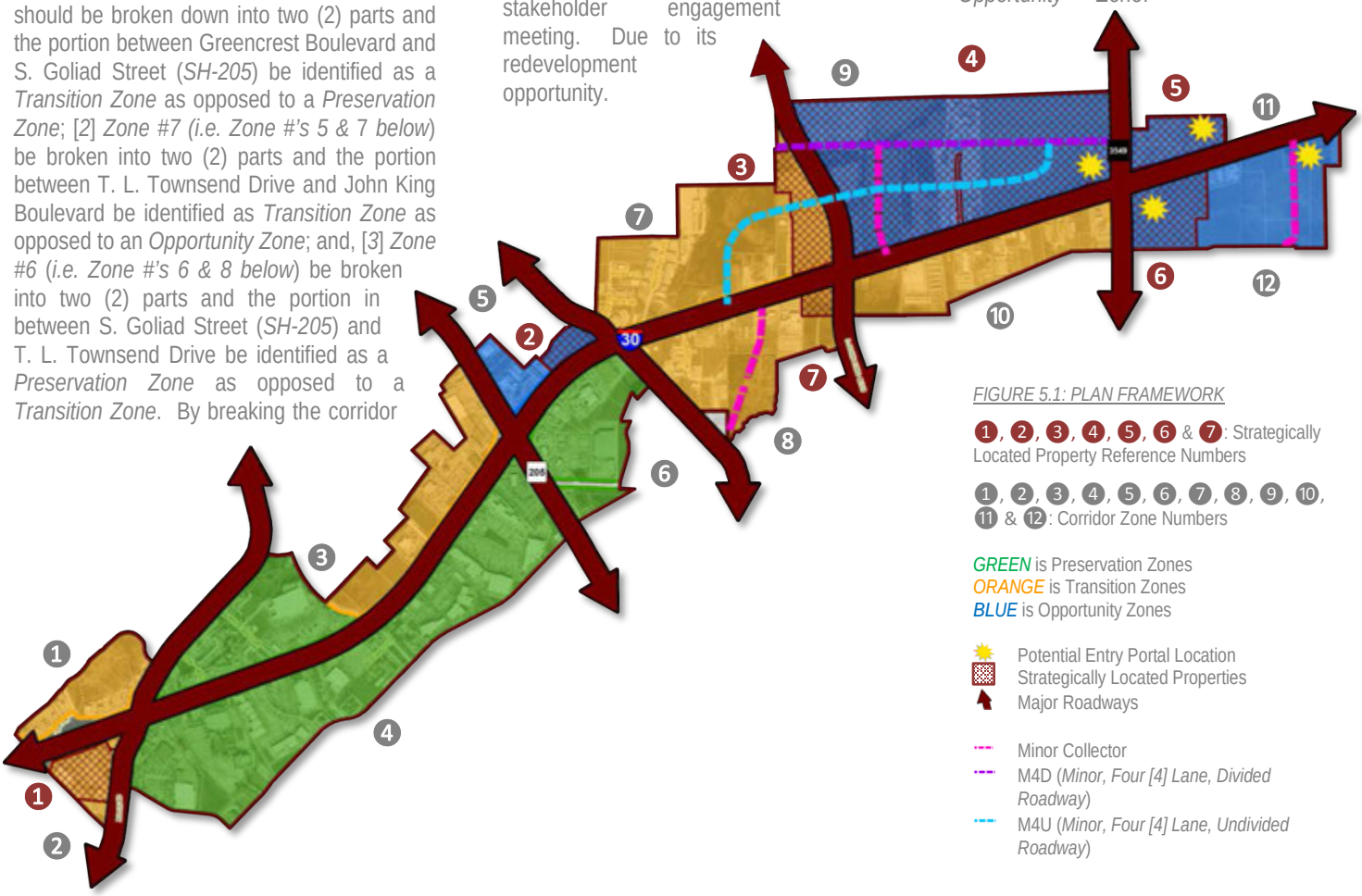


FIGURE 5.1: PLAN FRAMEWORK

1, 2, 3, 4, 5, 6 & 7: Strategically Located Property Reference Numbers

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12: Corridor Zone Numbers

GREEN is Preservation Zones
ORANGE is Transition Zones
BLUE is Opportunity Zones

Potential Entry Portal Location
Strategically Located Properties
Major Roadways

Minor Collector
M4D (*Minor, Four [4] Lane, Divided Roadway*)
M4U (*Minor, Four [4] Lane, Undivided Roadway*)

The purpose of this designation is tied to the large vacant property in front of the County Courthouse, and to other potential redevelopment opportunities within this area.

- ☑ *Corridor Zone #6:* This zone extends from S. Goliad Street (*SH-205*) to T. L. Townsend Drive and is identified as a *Preservation Zone*. This area includes newer development in the IH-30 corridor (*i.e. the CostCo shopping center and adjacent land uses*) that should be preserved moving forward.
- ☑ *Corridor Zone #7:* This zone is identified as a *Transition Zone* and extends from T. L. Townsend Drive to John King Boulevard. This area incorporates industrial and interim land uses that are considered to be transitioning. In addition, this land also incorporates strategically located vacant property adjacent to the John King Boulevard.
- ☑ *Corridor Zone #8:* This zone is also situated between T. L. Townsend Drive and John King Boulevard, south of IH-30. The area is identified as a *Transition Zone*, due to the large amount of transitional or interim land uses along the IH-30 frontage road. In addition, the property has several large tracts of land that are currently vacant. When developed these properties could change the land use pattern for the area. This zone also has a strategically located, vacant property at the southwest corner of John King Boulevard and IH-30.
- ☑ *Corridor Zone #9:* This corridor zone extends from John King Boulevard to Stodgehill Road (*FM-3549*). Since the majority of these tracts are currently vacant, this zone is identified as an *Opportunity Zone* and all property in this area is identified as strategically located property.
- ☑ *Corridor Zone #10:* This zone is situated between John King Boulevard and Corporate Crossing, and is identified as a *Transitional Zone*. The purpose of this designation is tied to the existing land uses and parcelization pattern of the area (*i.e. the way the property has been subdivided over time*).
- ☑ *Corridor Zone #11:* This corridor zone is identified as an *Opportunity Zone* and is located north of IH-30, east of Stodgehill Road (*FM-3549*). This zone is vacant and is directly adjacent to the City's eastern City limit line. This entire zone is considered to be a strategically located property.
- ☑ *Corridor Zone #12:* The final corridor zone is south of IH-30, east of Corporate Crossing. This zone is primarily vacant and only contains a few interim land uses. Due to the largely undeveloped area in this zone, it is identified as an *Opportunity Zone.* In addition, the zone contains strategically located property at the southeast corner of the intersection of John King Boulevard and IH-30.

STRATEGICALLY LOCATED PROPERTIES

Using the findings from the *Benchmark Analysis -- detailed in Chapter 3, Benchmark Analysis for Strategically Located Properties, of this document* -- the SPC identified potentially appropriate developments for each of the strategically located properties. The models used in this exercise are as follows:

(1) Strip Retail Center Model
(2) Mixed-Use Center Model
(3) Town Center Model
(4) Regional Destination Center Model

NOTE: See Section 3, Benchmark Analysis Findings, of Chapter 3, Benchmark Analysis for Strategically Located Properties, of this document for definitions/characteristics of each model.

The findings by the SPC are as follows (*and depicted in Map 5.2: Strategically Located Properties*):

- ☑ *Strategically Located Property #1:* The first strategically located property represents the only redevelopment possibility that was identified by the SPC and/or the public, and could benefit from an adaptive reuse or redevelopment plan. Taking this into consideration the SPC did not apply any of the models to this property. It was simply identified as a *redevelopment opportunity*.
- ☑ *Strategically Located Property #2:* This strategically located property is situated at the southwest corner of T. L. Townsend Drive and the IH-30 frontage road, and is currently owned by Rockwall County. The SPC unanimously identified this property as being suitable for a *Strip Retail Center*. It should also be pointed out that this property is currently entitled for this type of development under the Commercial (C) District as defined by the UDC. The SPC felt that despite being a highly visible site this model was appropriate due to the limited access caused by the location of the on/off ramps at John King Boulevard and S. Goliad Street (*SH-205*).
- ☑ *Strategically Located Property #3:* This strategic area is located adjacent to the western right-of-way line of John King Boulevard, and is partially zoned Commercial (C) District with the remainder being zoned Light Industrial (LI) District. The SPC identified this property as being suitable for a *Mixed-Use Center* or a *Town Center*. This designation is due to the location and visibility of the property, and that it is located near and accessible from two (2) major roadways (*i.e. John King Boulevard and Justin Road*) and a major highway (*i.e. IH-30*). With this being said the property is situated below the highway overpass and as a result the site has limited visibility for a single story structure. Structures that are two (2) to three (3) stories in height would be better suited for this property.
- ☑ *Strategically Located Property #4:* This area is located between John King Boulevard and Stodgehill Road (*FM-3549*), north of IH-30. The properties in this area are zoned as Commercial (C), Light Industrial (LI) and Agricultural (AG) Districts. Due to the large acreage of these strategic properties, the SPC broke the designation of this area into three (3) zones. The first was directly adjacent to John King Boulevard and was identified as being suitable for *Strip Retail Center* by the SPC. The second area was located between Security Drive and the golf course (*i.e. A1 Golf*) and was identified as being suitable for a *Town Center* development. The third area was the remainder of the property and was identified as being suitable for a *Regional Destination Center*. These designations stem from the good visibility and close proximity to major roadways. In addition, this property is in an ideal location for a large commercial/retail development/regional center.
- ☑ *Strategically Located Property #5:* This property is located at the northeast corner of Stodgehill Road (FM-3549) and IH-30 and is zoned Commercial (C) District. Due to the linear nature of this strategically located property, the SPC identified the *Mixed-Use Center* and *Strip Retail Center* as being potentially appropriate models for development. This property does have limited access and poor visibility from east bound traffic, but is located directly adjacent to *Strategic Located Property # 4* making the possibility for a major

intersection at IH-30 and Stodgehill Road (*FM-3549*) highly likely.

- ☑ *Strategically Located Property #6:* This strategically located property is situated at the southeast corner of Corporate Crossing and IH-30 and is currently zoned Commercial (C) District. The SPC identified this property as being appropriate for both a *Mixed-Use Center* or a *Town Center* based on the location, acreage and its relation to the highway and Corporate Crossing. A *Strip Retail Center* and *Regional Destination Center* were also identified by the SPC as being viable alternatives for this property.
- ☑ *Strategically Located Property #7:* The final strategically located property is situated at the southwest corner of John King Boulevard and IH-30. The SPC identified this property as predominantly being suitable for a *Strip Retail Center*; however, it was also thought to be a suitable location for a *Mixed-Use Center*. It was ultimately decided by the SPC that this property has the acreage and carrying capacity for both types of centers, but is probably best suited for a *Strip Retail Center* that incorporates a grocery store or other large neighborhood service retailer as a primary anchor. The purpose of this designation is due to the poor visibility caused by the highway overpass and the close proximity to a large amount of residential homes and apartment units. The property is currently zoned Commercial (C) District.

ENTRY PORTALS

Entry portals are an essential element to creating a sense of place and distinguishing a City's boundaries. Currently, the City's western boundary is well defined by Lake Ray Hubbard and the Harbor District. The portals create a defined natural and built edge to the City. The eastern boundary of the City, on the other hand, is undefined. When the SPC examined this area it was decided that an entry portal was an important element in the plan moving forward; however, the SPC was of the opinion that it was somewhat difficult to define what an entry portal in this area should look like since these properties remain largely undeveloped. With this the SPC choose several locations where an eastern entry portal could be incorporated at the time the adjacent properties develop. The thinking behind this was that the portal would match the architecture of future development if constructed at the same time as the properties. *Map 5.5: Entry Portal Locations* shows the four (4) possible portal locations identified by the SPC along with all existing and proposed monumentation throughout the corridor.

TRANSPORTATION FACILITIES

Looking at the existing and proposed roadway facilities, the corridor is already well circulated, and the future facilities are a good approximation of what will be needed to circulate any future development; however, without knowing exactly what will be developed on these parcels the SPC felt that the current number of roadways depicted on the property between John King Boulevard and Stodgehill Road (*FM-3549*) could be a deterrent to development. With Justin Road extending through the property from east to west and a M4U (*minor, four [4] lane, undivided roadway*) curving through the property from east to west, two (2) Minor Collectors extending north to south were deemed unnecessary. The SPC was also of the opinion that Commerce Street should be continue in a southwardly direction connecting the IH-30 Frontage Road to T. L. Townsend Drive. These were the only changes to the existing and proposed transportation facilities that appeared to be necessary as a result of this study. *Map 5.3: Transportation Facilities* depicts the proposed roadway amendments.

Staff should point out that these changes were incorporated into the revised Master Thoroughfare Plan contained in the proposed OURHOMETOWN Vision 2040 Comprehensive Plan, and that no additional actions would be required with regard to transportation facilities. This was incorporated after the Comprehensive Plan Advisory Committee (CPAC) made similar findings about these areas.

LAND USE PLAN

Looking at the current Future Land Use Plan for the IH-30 Corridor, only about 37.56% of the corridor is identified as a *Special Commercial Corridor*. The remainder of the corridor is scheduled for *Commercial* (38.35%), *Technology/Light Industrial* (13.33%), *Special District* (4.70%), and to a lesser degree *Parks and Open Space, High Density Residential*, *Public Uses* and *Quasi-Public Uses*. After reviewing the goals and objectives of this study, the SPC recommended that the majority of the corridor should be designated as a *Special Commercial Corridor*. The only area that the SPC wanted to deviate from this land use scheme, was the area directly adjacent to the railroad tracks between John King Boulevard and Stodgehill Road (*FM-3549*). The SPC felt that this area should be flexible in nature and be designated for either *Technology/Employment Center* and/or *Special Commercial Corridor*. The purpose of this flexibility was to allow industrial or technology firms the ability to locate within the corridor, adjacent to the existing railroad facilities; however, the flexibility would provide for an easy transition to commercial uses should a regional land use be identify for this area. *Map 5.4: Future Land Use Map* shows the SPC's recommendations concerning land use. As a note, the OURHOMETOWN Vision 2040 Comprehensive Plan incorporated this land use change into the revised Future Land Use Plan, after the Comprehensive Plan Advisory Committee (CPAC) made a similar finding with this area.

SECTION 2 SUMMARY

Putting all this information together forms the *Plan Framework* of this study. A map of this framework is depicted in *Map 5.6: Plan Framework Map*. A summary of the recommendations provided by this framework are as follows:

(1) The corridor zones that were established as part of this study are intended to guide policy decisions for the final recommendations contained in Chapter 6, *Corridor Strategies & Implementation Plan*, of this document.

(2) The strategically located properties identified by the SPC were classified based on their potential carrying capacity for retail/regional land uses. This part of the plan framework was to draw attention to these properties and provide various possibilities that would fit the City's desire for regional development.

(3) Monumentation locations were identified for the purpose of creating an eastern entry portal. The design of these monumentation markers should be incorporated into the site plan approval process to allow for review prior to adoption by the City's Planning and Zoning Commission and City Council.

(4) The SPC identified potential changes to two (2) roadways on the Master Thoroughfare Plan. This involves an extension of Commerce Street and the removal of a proposed street running parallel to Security Drive.

(5) Finally, a coherent land use plan that is tied to the goals of this study was laid out. This plan primarily promotes the future of the corridor being zoned and developed in

accordance with the *Special Commercial Corridor* designation in the Comprehensive Plan; however, it does make some allowances for flexible land use (*i.e. office/industrial*).

As previously mentioned the OURHOMETOWN Vision 2040 Comprehensive Plan incorporated the changes to the Future Land Use Plan and Master Thoroughfare Plan; however, the recommendations contained in this framework would still need to be adopted into the appendices of the Comprehensive Plan in order to draft model policies targeted at attracting the desired regional commercial/retail centers. The adoption of this plan will be covered in the implementation section of this document.

MAP INDEX

(1) MAP 5.1: CORRIDOR ZONES MAP
(2) MAP 5.2: STRATEGICALLY LOCATED PROPERTIES MAP
(3) MAP 5.3: TRANSPORTATION FACILITIES MAP
(4) MAP 5.4: FUTURE LAND USE MAP
(5) MAP 5.5: ENTRY PORTAL LOCATIONS
(6) MAP 5.6: PLAN FRAMEWORK MAP

5.1 CORRIDOR ZONES

ROCKWALL'S 30 CORRIDOR PLAN

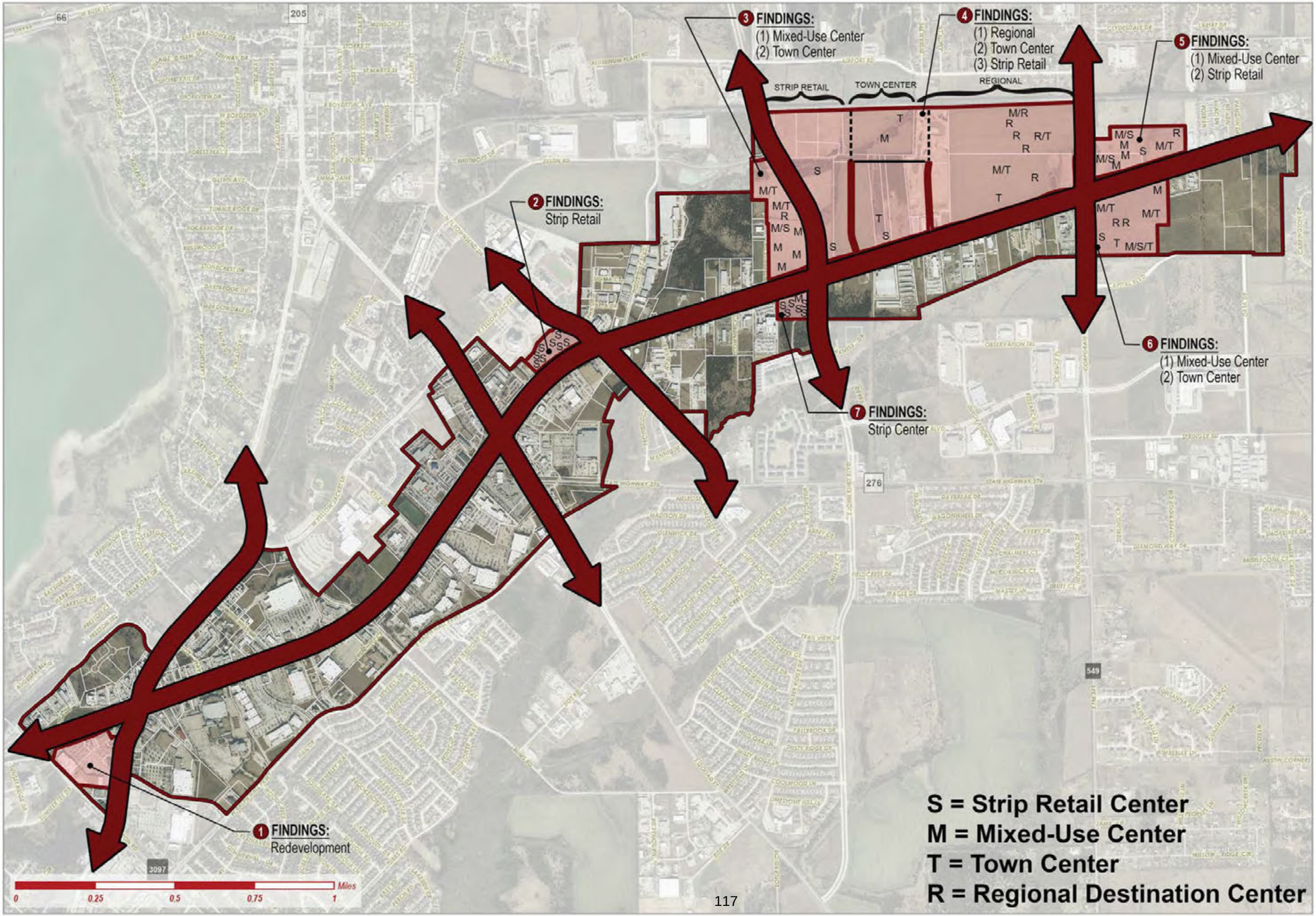
Legend

- Opportunity
- Preservation
- Transitional

0 0.25 0.5 0.75 1 Miles

115

116


3 FINDINGS:
(1) Mixed-Use Center
(2) Town Center
4 FINDINGS:
(1) Regional
(2) Town Center
(3) Strip Retail
5 FINDINGS:
(1) Mixed-Use Center
(2) Strip Retail
STRIP RETAIL
TOWN CENTER
REGIONAL
2 FINDINGS:
Strip Retail
6 FINDINGS:
(1) Mixed-Use Center
(2) Town Center
7 FINDINGS:
Strip Center
1 FINDINGS:
Redevelopment
S = Strip Retail Center
M = Mixed-Use Center
T = Town Center
R = Regional Destination Center
0 0.25 0.5 0.75 1 Miles

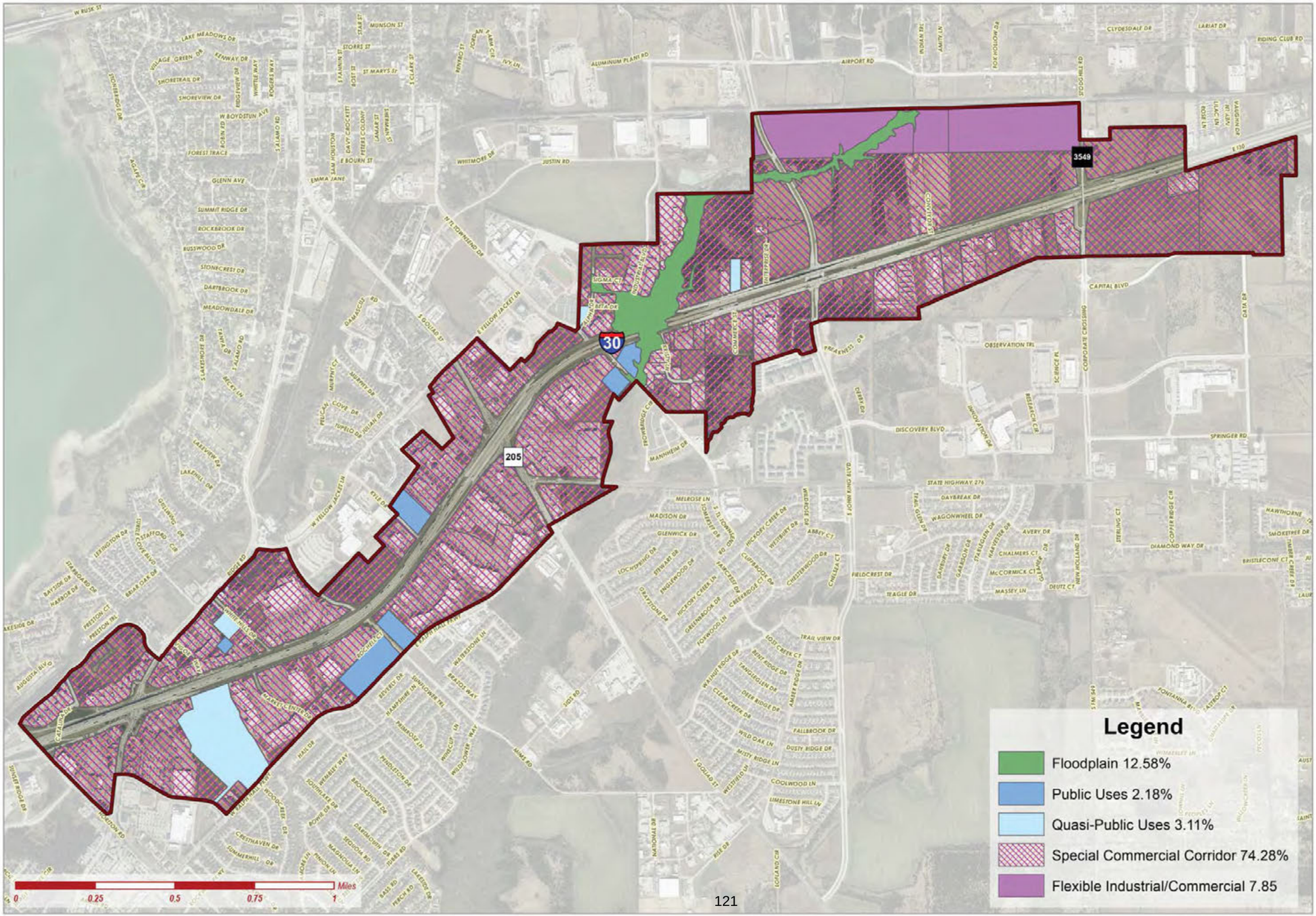
118

1. ADD MINOR ROADWAY
2. REMOVE MINOR ROADWAY

FUTURE THOROUGHFARES
- M4D
- M4U
- Minor
- Remove

0 0.25 0.5 0.75 1 Miles

120


3549
30
205
Legend
Floodplain 12.58%
Public Uses 2.18%
Quasi-Public Uses 3.11%
Special Commercial Corridor 74.28%
Flexible Industrial/Commercial 7.85
0
0.25
0.5
0.75
1
Miles

122

1

2

3

3

3549

3097

740

205

276

549

30

LEGEND

Existing Western Entry Portal

Developing Central Entry Portal

Opportunities for Eastern Entry Portal

0 0.25 0.5 0.75 1 Miles

124

Legend
FUTURE THOROUGHFARES
M4D
M4U
Minor
P6D
TxDOT4D
MTP DESIGNATION DISTRICTS
Opportunity
Preservation
Transitional
Opportunities for Eastern Entry Portal
Strategically Located Properties
0
0.25
0.5
0.75
1
Miles
30
205
276
549
3549
3097
66
W RUSK ST
LAKE MEADOWS DR
VILLAGE GREEN DR
KENWAY DR
SHORETRAIL DR
SHOREVIEW DR
STONEBRIDGE DR
RIDGEVIEW DR
WHITTLE WAY
ROGERS WAY
W BOYDSTUN AVE
ROBIN RD
FOREST TRACE
AGAPE CIR
GLENN AVE
SUMMIT RIDGE DR
ROCKBROOK DR
RUSSWOOD DR
STONECREST DR
DARTBROOK DR
MEADOWDALE DR
TANYA DR
S LAKESHORE DR
BECKY LN
LAKEVIEW DR
LAKEHILL DR
S ALAMO RD
E BOYDSTUN AVE
E BOURN ST
SAM HOUSTON
EMMA JANE
PEEVEY COLONY
LAMAR ST
SHERMAN ST
STARR ST
MUNSON ST
STORRS ST
ROST ST
ST MARYS ST
S FANNIN ST
S CLARK ST
KENRO ST
IVY LN
ALUMINUM PLANT RD
AIRPORT RD
INDIAN TRL
AMITY LN
FOX HOLLOW DR
CLYDESDALE DR
LARIAT DR
RIDING CLUB RD
ROSE LN
LILAC LN
VALHALLA DR
WHITMORE DR
JUSTIN RD
W TOWNSEND DR
E YELLOW JACKET LN
DAMASCUS RD
MURPHY CT
MURPHY DR
PELICAN COVE DR
TUPELO DR
JULIAN DR
TEMPLE DR
MANNHEIM
W YELLOW JACKET LN
KYLE DR
LEXINGTON DR
GUILDFORD CIR
STAFFORD CIR
COVE BLVD
BRIAR OAK DR
BAYSIDE DR
HARBOR DR
LAKESIDE DR
PRESTON CT
PRESTON TRL
AUGUSTA BLVD
SUMMER LEE DR
SUMMER RIDGE DR
E LAWSON PKWY
WATERSTONE LN
BEACOS WAY
BEVERLY DR
HAMPSHIRE DR
SUNFLOWER TRL
PRIMROSE LN
WINECUP CT
WILDFLOWER WAY
HALE DR
WEMBLEY WAY
SOUTHLAKE DR
BOWIE DR
BROOKSHIRE DR
PENNINGTON DR
MARKET CENTER DR
DARTMOUTH DR
TEXOMA DR
MAGNOLIA LN
PINSON LN
CRESTHAVEN DR
SUMMERHILL DR
MORE LN
TIBBS RD
BASS RD
PERCH RD
LAKESIDE DR
SH 205
3053 RD
NUMA RD
S GOLIAD ST
WESTFIELD LN
MATHEWS DR
RISE DR
LORLAND CIR
TRAIL VIEW DR
LOST CREEK CT
BENT RIDGE DR
TANGLEGLEN DR
DEER RIDGE DR
CLEAR CREEK DR
WILD OAK LN
MISTY RIDGE LN
COOLWOOD LN
LIMESTONE HILL LN
FALLBROOK DR
DUSTY RIDGE DR
WALNUT RIDGE DR
AMBER RIDGE DR
MELROSE CT
MADISON DR
GLENWICK DR
LOCHSPRING DR
STEWART DR
INGLEWOOD DR
HICKORY CREEK DR
HICKORY CREEK LN
GRAYSTONE DR
GREENBROOK DR
FOXWOOD LN
TANGLEWOOD DR
CLIFFBROOK DR
CREEKRIDGE CT
CREEKRIDGE DR
WESTBURY DR
ABBEY CT
CHESTERWOOD DR
CHELSEA CT
HICKORY CREEK DR
S JOHN KING BLVD
WILDRIDGE DR
STATE HIGHWAY 276
DAYBREAK DR
TEAL GLEN DR
WAGONWHEEL DR
DAYBERRY DR
GARRISON DR
STARGLEGLEN DR
HARVESTER DR
AVERY DR
CHALMERS CT
McCORMICK CT
MASSEY LN
DEUTZ CT
NEW HOLLAND DR
FIELDCREST DR
EAGLE DR
STERLING CT
COPPER RIDGE CIR
DIAMOND WAY DR
HAWTHORNE TRL
SMOKETREE DR
TIMBER CREEK DR
BRISTLECONE CT
CAPITAL BLVD
DATA DR
CORPORATE
OBSERVATION TRL
SCIENCE PL
RESEARCH CIR
INNOVATION DR
DISCOVERY BLVD
SPRINGER RD
DERBY DR
KENNEDY DR
CARRINGTON DR
FONTANNA BLVD
BASTROP CT
MARBLE FALLS TRL
DALHART DR
DALHART CT
DALLUPE DR
HICKORY DR
WIMBERLEY LN
AUSTIN CONNECTION
SH 549

126

CHAPTER 6 CORRIDOR STRATEGIES & IMPLEMENTATION PLAN



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SECTION 1 CORRIDOR STRATEGIES

The final objective of the Staff Planning Committee (SPC) was to assemble a list of strategies that could be utilized as part of the implementation plan of this study. In doing this the SPC talked about *Offensive* and *Defensive Strategies*. In this case, the *Defensive Strategies* were thought to be pre-emptive strategies centered on regulation or policy actions that the City could implement for the purpose of addressing potential or perceived issues. *Offensive Strategies*, on the other hand, included proactive actions that involved activities like offering incentives, waivers and assistance. In doing this, the SPC also talked about what zone each strategy would affect and who would be responsible for implementing the strategy. A key to the corridor zones and implementation organizations is as follows:

DEPARTMENTS, BOARDS & COMMISSIONS
- ☑ City Council: CC
- ☑ Planning and Zoning Commission: PZC
- ☑ Architecture Review Board: ARB
- ☑ City Manager/Administration: M
- ☑ City Attorney: CA
- ☑ Building Inspections Department: BI
- ☑ Fire Marshals Division: FM
- ☑ Planning and Zoning Department: PZD
- ☑ Engineering Department: E
- ☑ Neighborhood Improvement Services: NIS

CORRIDOR ZONES
- Transitional Zone
- Preservation Zone
- Opportunity Zone

It should be noted that the SPC has compiled the following list of strategies to start the conversation concerning the creation of possible implementation tools that the City can enact to achieve the goals stated by this study. With this being said, it is ultimately the decisions of the elected members of the City of Rockwall to direct staff to implement their chosen strategies. In addition, all of these strategies may not be appropriate for the City of Rockwall. The strategies identified by the SPC include:

DEFENSIVE STRATEGIES

STRATEGY 1 PREVENT THE OVERSATURATION OF CERTAIN LAND USES IN THE CORRIDOR

Prevent the oversaturation of certain land uses in the corridor by prohibiting and/or requiring discretionary approvals of these land uses. Currently, the study area has a high percentage of automotive (8.99%) and industrial (8.37%) land uses, which are typically incompatible with higher end retail users. In addition, these land uses -- *specifically automotive land uses* -- consume a large portion of the current frontage along IH-30 (~26.69%), which means these uses also have high visibility in the corridor. If the intent of the City is to create a commercial/retail corridor, special attention needs to be paid to what land uses are established on the remaining 45.35% vacant land. This is specifically important with the remaining 28.77% of vacant land with frontage on IH-30. To achieve this staff can review Article IV, *Permissible Uses*, of the Unified Development Code to look for possibilities to incorporate discretionary approvals or limit undesirable land uses along IH-30. In addition, staff can look to prohibit certain land uses (*e.g. outside storage*) that are currently allowed through discretionary approval, but may not be desirable for attracting and establishing a regional retail use.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): Since this is a policy change, there are no anticipated hard costs to be incurred by the City as a result of implementing this strategy. In addition, this strategy can be implemented without assistance from outside consultants.

Estimated Implementation Time: This is estimated to take between 20 to 40- hours of staff time to review the Unified Development Code and draft an ordinance addressing the proposed changes for the City Council's review. If directed to make the changes, this text amendment would be required to be advertised and adopted in accordance with the procedures of the Unified Development Code (*i.e. approximately eight [8] weeks*).

STRATEGY 2 INCONSISTENT ZONING REQUESTS

Zoning approvals that are inconsistent with the *Future Land Use Plan* contained in the Comprehensive Plan should be limited. The *Future Land Use Plan* is a document intended to guide zoning in the City of Rockwall. In addition, zoning approvals not consistent with the *Future Land Use Plan* could have a negative impact on existing land uses, and could have an undesirable effect on the economic stability of the corridor (*i.e. create conditions not conducive for retail land uses*). Moreover, inconsistent zoning approvals change the *Future Land Use* mix, which will be designed to yield an 80% Residential/20% Commercial mix (*i.e. intended to yield a 67% residential value/33% commercial value tax base*) when adopted in the *2018 Comprehensive Plan Update*. To better address inconsistent changes in zoning, staff should develop a process to convey how the approval of inconsistent zoning would change the *Future Land Use Plan*. This should be provided with or in staff's case memos to the Planning and Zoning Commission and City Council.

Implementation Responsibility: PZD, CA, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without assistance from outside consultants.

Estimated Implementation Time: The Planning Division can implement this policy amendment through changes in the current procedures and through the creation and implementation of a tool that will clearly convey the desired information. This will need to be studied after the completion and adoption of the *2018 Comprehensive Plan Update*. It should be pointed out that the creation of this process is currently a *strategic goal* on the City's *Strategic Plan*.

STRATEGY 3 DISCOURAGE STRIP DEVELOPMENT

The City of Rockwall has several *Strip Retail Centers* as defined in the findings from the benchmark analysis contained in Chapter 3, *Benchmark Analysis*, of this document. The establishment of new strip retail centers could have the effect of cannibalizing the businesses that are currently located in the City's existing strip retail centers. This could also create a larger problem for the existing centers due to the transient nature of small businesses that tend to locate in these areas (*i.e. businesses in these shopping centers tend to move to newer developments as they progress along the highway*). To combat this possibility, the City could take steps to discourage strip retail centers by amending the design standards contained in the Unified Development Code. Examples of these changes would include policies targeted at requiring shared facilities (*i.e. parking, access, drive facilities, etc.*), limiting parking fields in the fronts of buildings, requiring the provision of open space, restricting signage, etc. This would also require provisions that target mixed-used development (*e.g. office land uses mixed with retail/commercial land uses*). It should be

noted that while the SPC did identify some of the strategically located properties as being ideal for *Strip Retail Centers*, this would ultimately depend on the carrying capacity of the corridor (*i.e. to avoid cannibalizing existing businesses the demand of the community would need to increase to justify an additional strip retail center*).

Implementation Responsibility: PZD, ARB, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: This policy change requires a comprehensive review of the City's commercial design standards, and would take time to prepare the necessary text amendments. The total time necessary to complete this strategy will vary depending on the extent staff will have to amend the ordinances. Staff estimates this could take between 30 to 40-hours to complete. In addition, if the City Council chooses to pursue this strategy it may be advantageous to use the Planning and Zoning Commission and/or Architectural Review Board (ARB) as design committees to assist staff in drafting the desired changes. Any ordinance changes would need to be adopted in accordance with the procedures contained in the Unified Development Code (*i.e. approximately eight [8] weeks*).

STRATEGY 4 LIMIT SINGLE USE BIG-BOX DEVELOPMENT

Single use big-boxes can have an immediate and positive effect on a City's ad valorem tax value; however, if abandoned they can also have an effect on the perception of economic health in an area. Currently, the City's big-boxes appear to be economically sound with little to no risk of being abandoned; however, it is a good idea to take a pro-active approach to this issue. Single use big-boxes are typically attractive to businesses that are considered to be category killers and/or discount warehouse stores (*e.g. Wal-Mart, Home Depot, Costco, etc.*). Developing a single big-box is also the typical suburban model for these types of stores. By creating policies that force co-location and mixed-uses the City ensures that these businesses adapt their models to meet the vision of the community, as opposed to allowing these businesses to dictate the community's appearance. By limiting single use big-boxes moving forward, it also has the added effect of protecting the City's current big-boxes, and perhaps staving off the possibility of having ghost boxes (*i.e. empty big-boxes*) in the future.

To achieve this, the City Council could look at development standards that discourage single use big-box users. These types of policies would include regulations like imposing size caps on single use big-box developments (*i.e. limit individual users to discretionary approvals on buildings that are greater than 20,000 – 30,000 SF*), drafting requirements that provide for roof and façade modulation to allow the buildings to be broken up in the case of abandonment, adopting parking requirements that require parking to be located behind the front façade of the buildings, creating a window requirement, and etcetera.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: This policy change would require staff to review the City's current *General Commercial Building Standards*, and draft an ordinance with the necessary text amendments. The total time necessary to complete this strategy could vary; however, staff estimates a completion time of 30 to 40-hours with an additional eight (8) weeks for the adoption of an ordinance change to the Unified Development Code.

STRATEGY 5 ADAPTIVE REUSE ORDINANCE OR STRATEGY

Building on the previous strategy, one of the main reasons that City's end up with vacant big-box developments are changes in the economics of a property's location (*i.e. the site can no longer support/sustain a larger retail user*). This may mean that a particular site or location is no longer viable as a large retailer. *Adaptive Reuse* ordinances, also referred to as *Ghost Box* ordinances, are ordinances intended to address this common problem. As previously stated, the City of Rockwall has not had issues with empty big-boxes; however, a proactive approach to this issue could prove to be valuable in the future. Below is a picture of the vacant *Sports Authority* building, which is a single user big-box that was vacated in 2016. Luckily, this building was quickly replaced with an *Academy Sports and Outdoors*; however, this quick replacement may not always be the case.

The City's current ordinance does incorporate an accountability clause that states that "(f)or those buildings over 80,000 SF in area, the applicant must demonstrate that the building can be subdivided in a reasonable manner by submitting a plan indicating potential entrances and exits and loading areas for multiple tenants." This language could be strengthened and the requirement for this accountability clause could be lowered to buildings greater than 30,000 SF. In addition, the City Council could look into establishing ordinances that: (1) creates a fee waiver program for the adaptive reuse of buildings greater than 30,000 SF (*i.e. creating a waiver for building permit fees*), (2) establish a bonding program that is tied to the demolition of the big-box, (3) creates a program that stipulates companies building big-boxes be required to pay into a *Land Conservation Fund*, which can be used for re-greening or converting an abandoned big-box to allow for infill development (*these ordinances are referred to as White Elephant Ordinances*), and/or (4) creates an incentive zone that deals with alternative use/requirements for conversion/redevelopment efforts.



Figure 6.1: Vacant Sports Authority building prior to being converted to an Academy this year.

Implementation Responsibility: PZD, CA, CM, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: The time necessary to create an *Adaptive Reuse Ordinance* or policy will depend on the scope that the City Council chooses. These programs also would need to be vetted by the City Attorney. In this case, it may take several months to prepare and adopt an ordinance creating each of these programs.

STRATEGY 6 PROMOTE THE INCORPORATION OF OPEN SPACE IN LARGER DEVELOPMENTS

As was seen in the *Benchmark Analysis* in Chapter 3, *Benchmark Analysis*, of this document, nearly all of the regional developments surveyed by the SPC contained open/green space. The importance of incorporating open/green space in commercial developments was further validated through the stakeholder engagement process. In both exercises that requesting participants to identify their preferred development choice -- *with the choices being those reviewed by the SPC as part of the benchmark analysis* -- the top results were developments incorporating large amounts of open/green space (*e.g. Grandscapes at 26% open space and Toyota Stadium at 5% open space and 35% sports fields*). In addition, the exercise asking participants to prioritize issues/priorities in the corridor indicated that open/green space was important. Both *Parks/Trail/Walkability* and *Increased Open Space* scored in the top five (5) items identified by the public as priorities and issues. Moving forward provisions requiring a percentage of functional open space -- *above and beyond the required landscape buffer and detention ponds* -- could be incorporated into the design standards for large commercial developments. This would need to be scaled to the development and would not be applicable across the board (*i.e. would not be appropriate for developments with less than 20-acres*).

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): Since this strategy would affect future development the implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: The implementation of this policy could be completed with an estimated ten (10) to 20-hours of staff time required to prepare an ordinance amendment to the Unified Development Code (*i.e. approximately eight [8] weeks for approval*).

STRATEGY 7 REVAMP THE CITY'S PARKING STANDARDS

Commercial developments along the corridor are exclusively made up of surface parking lots situated in the fronts of buildings. Often times these parking areas are two (2) to three (3) times larger than the building it services (*see image below*).



Figure 6.2: Kohl's Parking Lot

In most of these cases the parking lot is rarely if ever full. To address this issue the City Council could choose to establish parking maximums that would limit inefficient uses of land within the corridor. These policies could also promote shared parking agreements and structured parking.

Typically, the argument against structured parking is the high initial cost to establish these facilities; however, if a district wide approach that discourages single use big-boxes is taken by the City, it is not inconceivable to expect more efficient parking solutions. In addition, the City should, where possible, promote shared parking arrangements that are mutually beneficial to developers, property owners and tenants by accounting for varying peak demand. This should have the benefit of increasing the buildable land within the corridor.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: The implementation of this policy change is anticipated to take between ten (10) to 20-hours of staff time to research and prepare an ordinance amending the parking requirements contained in the Unified Development Code. The ordinance would take approximately eight (8) weeks for approval/adoption.

STRATEGY 8 CREATE MODEL ZONING ORDINANCE FOR REGIONAL MIXED-USE DEVELOPMENT

Article V, *District Development Standards*, of the Unified Development Code currently contains standards for a Mixed-Use Overlay (MUO) District; however, this district has not been applied to the zoning map. Building off the current standards contained in this section of the code, staff could create a model zoning ordinance for either an overlay district that can be applied to the strategic properties in the corridor or model regulations for a planned development district ordinance -- *similar to the residential standards contained in Article X, Planned Development Regulations, of the Unified Development Code* -- intended to regulate mixed-use development in the corridor. This could include the information observed by the SPC as part of the *Benchmark Analysis*. This type of ordinance would also layout the City's desired site and building design standards, as well as, address any *incentive zoning* practices intended to incentivize regional development.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: Staff estimates that a model zoning ordinance could be drafted in two (2) to three (3) weeks. Should the City Council choose to codify the ordinance into the Unified Development Code the ordinance would take approximately eight (8) weeks for approval.

STRATEGY 9 ADOPT POLICIES TARGETED AT SUPPORTING SMALL BUSINESSES

As part of the *Benchmark Analysis*, the SPC noticed that many of the regional centers they surveyed (*specifically mixed-use centers*) were built with a larger focus on smaller lease spaces. This is directly opposed to the classic anchor model, which is prevalent in *Strip Retail Centers* and until recently was the preferred model for suburban development by developers. This shift, however, signifies the importance that developers are now placing on small businesses. This may be due to the idea that small businesses have several understated benefits that extend beyond a City's bottom line. For example, small businesses that are successful in a community can shape a unique identity, create a sense of place and enhance community character. In addition, small businesses also have the added benefit of being well suited for adaptive reuse situations, which could play a major role in the economic vitality of the corridor in the

future. Rockwall, as a whole, has a healthy history of supporting small businesses -- *especially in the downtown area* -- and there is no reason for this not to continue in the City's primary commercial/retail corridor. To ensure that small businesses are supported in the corridor, staff should look to remove any unintentional barriers in the zoning code that might hinder a small business' ability to open in Rockwall. The majority of these barriers will be in the City's land-use categories, which are somewhat outdated for many of the new types of uses that have been established recently. Addressing this subject, the July 2016 issue of *Zoning Practice* (*a periodical released by the American Planning Association*) identifies four (4) examples of new land uses that have emerged as small businesses recently: (1) specialty food production, (2) industrial design, (3) artisan industrial, and (4) local alcohol production facilities. Under our current use charts these uses, in most cases, would be classified under an *Industrial and Manufacturing* label allowing them to locate in Heavy Commercial (HC), Light Industrial (LI) and Heavy Industrial (HI) Districts; however, these uses typically depend on the foot traffic generated by commercial-retail areas and would not fare well in the City's industrial districts. An example of this dilemma was recently addressed by the City Council with the text amendment incorporating the *Craft Brewery, Distillery and/or Winery* land use. Prior to the amendment, the code treated all breweries the same, and did not make a distinction between large industrial breweries and small-scale craft brewers. As a result, these uses were relegated to only being permitted in a Light Industrial (LI) or Heavy Industrial (HI) District, when in reality they operate more as a retail/restaurant type of business. By changing the code to allow this use by a Specific Use Permit (SUP), the City Council created discretional flexibility that allows this land use into areas of the City that could be better suited to the long-term viability of the business. This flexibility could be beneficial to other land use categories that have undergone fundamental changes in the way they operate. This can be achieved by not only reviewing the City's *Permissible Use Charts*, but also the design standards in the corridor to ensure there are no unreasonable barriers of entry for small businesses.

Another approach the City could take to support small businesses is the continued release of information pertaining to demographics and market analysis. Many small businesses and startups have limited capital to spend on expensive reports and demographic breakdowns of the City. Staff can support these businesses by making reports and studies (*e.g. 2017 Existing Conditions Report and this report*) available online to the public.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: Staff estimates that a comprehensive look into the City's *Permissible Use Charts* and commercial design standards could take between 60 to 70-hours to prepare an ordinance making the necessary amendments. The ordinance would take eight (8) weeks for adoption.

With regard to making reports and demographic information online, this has become standard operating procedure for staff and unless directed otherwise staff will continue to make these items available.

STRATEGY 10 RESIDENTIAL DENSITY BONUSES FOR PROJECTS THAT INCORPORATE A MIXTURE OF LAND USES

The City Council could choose to implement policies that would allow high-density residential land uses along IH-30 pending the project incorporate a mix of land uses (*e.g. hotel, restaurant, retail, entertainment, etc.*). Through the public survey, many citizens indicated a want for higher end retailers and specialty grocers. These uses typically are attracted to areas with high intensity developments that incorporate a higher density residential component. The City Council could use the City's high demand for multi-family, to incentivize a developer proposing a regional mixed-use development along IH-30 by granting density bonuses. This would involve granting densities greater than the current 14 dwelling units per acre permitted in the City's Multi-Family 14 (MF-14) District. It should be noted that this type of strategy would depend on the residential units being integrated into the overall development (*i.e. structured or block styled apartments above retail or office use, which is common in traditional mixed-use developments, would be more desirable under this strategy than garden style apartments – similar to the condominiums constructed at the Harbor*). This strategy depends on the City's demand for multi-family remaining high, which may require other land use strategies moving forward (*e.g. balancing the City's mix of housing units and limiting multi-family development to areas along the IH-30 corridor, away from other single-family neighborhoods, and from any other areas in the city*). Under the City's current housing mix, this policy would only be viable if the multi-family percentage were decreased below an estimated 12%. Currently, this percentage is around 18%. By reducing the percentage and not approving subsequent projects, the City ensures that a high level of demand exists, and that this demand can be leveraged to attract the desired commercial/retail development. It should also be noted that this could be done under an ownership model as opposed to a rental model by using townhomes or condominiums.

Implementation Responsibility: PZD, M, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without assistance from outside consultants.

Estimated Implementation Time: This policy change would have implications on the policies being incorporated in the *2018 Comprehensive Plan Update*. The implementation of this strategy should be reflected in this document and would require staff to review the procedures and design standards in the Unified Development Code to ensure compatibility with the intended objective. Staff estimates this could take between 50 to 60-hours to complete, and would need to be adopted in accordance with the procedures contained in the Unified Development Code (*i.e. approximately eight [8] weeks*). In addition, since this policy is driven by the demand of multi-family, its implementation would depend on the current multi-family percentage being decreased to a level that can be leveraged for the desired commercial/retail development.

STRATEGY 11 ACTIVELY MARKET THE CORRIDOR

The City could take a proactive approach to marketing the corridor to prospective businesses. This could include any of the following initiatives:

(1) *Branding Campaign*. In recent years, branding campaigns have become popular tools used to market places as products. This tool has been used for downtowns and commercial corridors with

a varying degree of success. If done correctly a branding campaign can have the effect of saving time and money by focusing strategies and resources in the same direction, enhancing investor confidence by showing an overall game plan for an area, and expanding market share by making the brand more recognizable. In this case, the City may consider a retail branding campaign for the entire City focusing on Rockwall's major retail areas (*i.e. the Downtown, Harbor and IH-30 Corridor*) and highlighting their differences.

(2) *Education.* Currently, the City holds an educational workshop for residential realtors each year informing them about changes in development patterns of the City, about city provided tools that could be helpful, and introducing key members of the City staff. This should be duplicated for commercial real estate agents/brokers and include similar information with more of a commercial focus. This event would include information concerning workforce and consumer statistics, information concerning key plans (*e.g. this plan*), and other pertinent information concerning the City's role in commercial development and support.

(3) *Business Assistance.* This item could include anything from assisting small businesses with finding vacant property in the corridor to providing incubator space for startups through the Rockwall Economic Development Corporation (REDC).

(4) *Active Marketing Campaigns*. The City currently relies on passive marketing (*i.e. marketing associated with reaching customers through smart positioning, word-of-mouth, or anticipatory strategies*) to attract commercial retail businesses. Active marketing (*i.e. action-based strategies taking a deliberate and purposeful approach*) can be utilized to target businesses the City identifies as a good fit for the community. This can be achieved through several approaches including the creation of targeted marketing materials sent directly to certain businesses and reaching out to these businesses.

Staff should note that this strategy could work well with *Offensive Strategy #7* below.

Implementation Responsibility: M & CC

Anticipated Cost(s): The cost of this could vary depending on what approach the City Council chooses to take. Some approaches could be taken without outside consultants and other approaches may require outside assistance.

Estimated Implementation Time: The estimated time to implement this strategy will depend on the approach and scope the City Council chooses.

STRATEGY 12 WORK WITH THE REDC AND CHAMBER OF COMMERCE TO COORDINATE BUSINESS RECRUITMENT AND RETENTION EFFORTS

Intergovernmental cooperation between the City, Rockwall Economic Development Corporation (REDC) and the Chamber Commerce to create a Community Business Retention and Recruitment Program may be advantageous to retaining the businesses we have while targeting a regional commercial retail user. In addition, this cooperation ensures that all agencies are aware of the strategies and efforts of other agencies.

Implementation Responsibility: M

Anticipated Cost(s): This strategy is not anticipated to have any additional costs to any of the agencies listed above.

Estimated Implementation Time: Since this strategy requires coordination between a government, a quasi-government and a private service organization it is difficult to establish a implementation timeline.

STRATEGY 13 WORK WITH TXDOT

Work with the Texas Department of Transportation (TxDOT) to improve circulation and connectivity in the corridor, and to regulate traffic patterns and speed limits. This could also include plans for improved multi-modal mobility and pedestrian access in the corridor.

Implementation Responsibility: E & M

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and will not require the assistance of outside consultants.

Estimated Implementation Time: The City currently works closely with TxDOT, and is in the process of planning the IH-30 corridor for the proposed IH-30 improvements scheduled for 2021.

OFFENSIVE STRATEGIES

STRATEGY 1 INCENTIVES

The most common offensive strategy used by City's to attract development is the use of incentives. Incentives can be used to move development and redevelopment projects in a direction that is in conformance with the recommendations of any planning effort. In addition, incentives have proven to be an effective tool at attracting businesses to communities and acting as a catalyst to certain industries. For example, as part of the Grandscape development in the Colony, Texas -- *which was one of the benchmarks reviewed by the SPC* -- the City of the Colony used tax incentives to attract Nebraska Furniture Mart. This involved a large investment by the City (*in the ballpark of $802 million[1] for the construction of the store and the surrounding development*) with the hope that this retailer would attract other retailers and generate enough jobs and sales tax revenue to justify the cost of the incentive package.

With this being said, incentives for commercial retail businesses are not without drawbacks. For example, the Domain -- *which was one of the benchmarks reviewed by the SPC* -- received a large 20-year, $37 million tax break package in 2007 by the City of Austin, and as of 2013 the project had only generated ~$17 million in city sales and property tax for the ~$9.25 million refunded by the City as part of the incentive payments. This incentive package led the City of Austin to establish new City policies against offering incentives for retail projects[2]. In addition, incentivizing retail projects for job creation, as opposed to manufacturing or corporate offices, generally leads to the creation of lower paying jobs that typically do not match the incentives granted.

Taking all this into consideration the following is a list of various incentive tools that the City Council could choose to use to attract regional developments:

(1) *Tax Incremental Financing District*. Chapter 311 of the Texas Tax Code allows City's to establish Tax Incremental Financing (TIF) Districts. TIF's are considered to be both a financing and economic development tool because they allow the improvements within the district to be repaid by the future tax revenues of each taxing entity that levies taxes against a property. Developers can benefit from a TIF because a city can agree to apply the accrued increment directly to a developer's project to assist in the development costs.

(2) *Chapter 380 Incentives Agreement*. An agreement under Chapter 380 of the Texas Local Government Code allows municipalities to offer incentives designed to promote economic development for specific commercial/retail properties or projects. These incentives can include

loans, use of city funds, and tax incentives (*i.e. sales/property tax reimbursements*).

(3) *Neighborhood Empowerment Zone*. A Neighborhood Empowerment Zone (NEZ) is an area that is designated to be eligible for incentives pending projects meet certain criteria. In these areas the City can setup incentives that will waive impact fees for roads/sewer/water and fee waivers for building permits, plan review, etc. These fee waivers could encourage developers to create a mixed-use regional development. Under Chapter 378 of the Texas Local Government Code, these agreements are valid for a period of ten (10) years, and if the program is not working the City could simply let it lapse.

(4) *Public Improvement District.* Chapter 372 of the Texas Local Government Code gives the city the ability to establish a Public Improvement District (PID). These special taxing districts are generally used to fund projects or improvements within the district that are typically above and beyond a city's development scope. These tools are useful when being utilized to fund operational and maintenance programs after the initial project is finished. They can also be used to provide infrastructure that is required as part of the development.

(5) *Incentive Zoning.* Incentive zoning is a planning tool that can be employed by local governments to entice developers to provide a public good/want by offering incentives (*e.g. increased density, additional land uses, etc.*). This was addressed above in *Defensive Strategy #3*.

In addition to these incentive tools, the City Council could look at increasing the current scope of the Rockwall Economic Development Corporation (REDC) from a 4A to a 4A/4B, which would allow the REDC to fund or offer incentives for community development initiatives, and for new and expanded business developments. An alternative to this would be to designate an employee or department, with the task of promoting Rockwall as a retail destination and educating retailers on the City's strong purchasing power and thriving consumer market (*see Offensive Strategy #7*).

Implementation Responsibility: CA, M, REDC, & CC

Anticipated Cost(s): The cost of any incentive program varies depending on the program chosen and the project being proposed.

Estimated Implementation Time: The implementation time will vary depending on the project and incentive being offered.

STRATEGY 2 SMALL AREA PLANS

Using the strategically located properties depicted in *Map 5.2: Strategically Located Properties*, staff could create small area plans for each of the properties using the findings from the benchmark analysis of this document. By providing small area plans for each of these properties, the City would better convey to the development community the desired outcome for each of these areas. This could help to facilitate a regional development.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without assistance from outside consultants.

Estimated Implementation Time: The time frame for the completion of the small area plans will vary. Staff estimates that each plan could be completed in approximately one (1) week.

STRATEGY 3 DEMOLITION PERMIT FEE WAIVER

A program creating an administrative waiver of demolition fees could be implemented to assist property owners along IH-30 interested in redeveloping an existing property. While this will not have a major or immediate impact on corridor redevelopment, it is a program that can be implemented easily and can be administered at the staff level (*i.e. as opposed to discretionary oversight of the City Council or other boards or commissions*).

Implementation Responsibility: BI & CC

Anticipated Cost(s): The implementation of this program is not anticipated to have a significant effect on the city's revenues, nor will it be costly to implement. For example, a demolition permit application costs $50.00, and of the 18 demolition permits issued in 2016, six (6) were in the IH-30 corridor. This would represent a total cost to the City of $300.00 for a one-year period.

Estimated Implementation Time: It is estimated that this program could be implemented with five (5) to ten (10) hours staff time to research and prepare an ordinance or resolution outlining the process that can be taken to the City Council for approval. This ordinance can be approved by the City Council without being subject to the requirements of the Unified Development Code (*i.e. approximately four [4] weeks for adoption*).

STRATEGY 4 EXISTING BUILDING CODE

Property owners in the IH-30 corridor interested in redevelopment could be allowed to use the *2015 International Existing Building Code*, which is generally less restrictive than the *2015 International Building Code* (IBC) and *2015 International Fire Code* (IFC). The *2015 International Existing Building Code* is a code that is intended to provide model regulation for existing buildings and is generally less prohibitive than the City's other codes. Currently, the City only utilizes this code in certain circumstances; however, this use could be expanded to ease regulations on existing rehabilitation work. Implementing this strategy would also help to address one (1) of the comments that was expressed at the stakeholder meeting, and which stated that "(e)xisting and older buildings need to grandfathered from any retroactive zoning/building requirements that may be added." While the City does not retroactively apply zoning requirements, new work on existing buildings is typically subject to the building code that is in place at the time of the permit. In this case, it would ease requirements and allow for a code that is expressly intended to regulate existing buildings.

Implementation Responsibility: BI & FM

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: This policy change can be implemented at an administrative level by changing the City's policy and defining when the *2015 International Existing Building Code* can be used.

STRATEGY 5 CIP PROJECTS

Capital Improvement Projects (CIP) scheduled for the study area and intended to support existing businesses could be approached with a higher priority than other projects. Currently, there are no anticipated projects intended for the study area; however, this strategy could be used when projects are identified in the future.

Implementation Responsibility: E, M & CC

Anticipated Cost(s): This strategy is not anticipated to have any additional costs

associated with it since it deals with the future prioritization of projects on the CIP.

Estimated Implementation Time: This strategy is not anticipated to require a great deal of staff time to implement; however, it would require the foresight and consideration of staff when planning the CIP in the future.

STRATEGY 6 IMPLEMENT CORRIDOR BEAUTIFICATION STRATEGIES

The visual aesthetics of the corridor play a major role in attracting consumers, and in attracting and retaining businesses. Specific strategies targeted at creating a uniformed and well-maintained appearance in the corridor can be implemented to ensure the overall beautification of the corridor. Some of these strategies include:

- ☑ An increased code enforcement presence in the corridor targeted at taking a strict approach to the property maintenance code can be implemented. This would be especially important in areas that are designated as *Transition* or *Preservation Zones*.
- ☑ Limiting the approval of variances for properties that have visibility in the corridor will ensure that properties are designed using the same architectural standards and materials, which creates a uniformed look in the corridor. This will help create a sense of place in the corridor and provide for high quality development. In addition, by denying variances this should have the effect of decreasing the number of variances being requested overtime (*i.e. business generally only ask for variances when they know that others have been approved for those variances in the past*).
- ☑ Limiting or prohibiting the height of pole signage and lighting elements in the corridor. This includes LED signage.

NOTE: This strategy can be both offensive and defensive.

Implementation Responsibility: PZD, NIS, BI, PZC, M & CC

Anticipated Cost(s): The implementation of these policy changes is not expected to incur any additional hard costs for the City, and should be able to be implemented without assistance from outside consultants.

Estimated Implementation Time: The implementation of these strategies would simply be a change in policy. In addition, if implemented this would be an on-going effort.

STRATEGY 7 DEVELOP A POSITION RESPONSIBLE FOR BUSINESS RELATIONS/RETENTION IN THE CORRIDOR

Many of the strategies -- *both offensive and defensive* -- deal with recruitment and retention of businesses, marketing the corridor and working with property owners. The implementation of these strategies may warrant a full time position or a shift in responsibilities of an existing position to allow the time necessary to implement these strategies. In addition, this position could work directly with existing businesses and property owners, assist small businesses with finding locations in the corridor, coordinate planning efforts, and actively market the corridor.

Implementation Responsibility: M & CC

Anticipated Cost(s): The anticipated cost of this strategy would have to evaluated by the Human Resources Department and Management.

Estimated Implementation Time: The time required to implement this strategy would depend on the position being approved by the City Council as part of the budget process.

STRATEGY 8 CITY INITIATED ZONING OF THE CORRIDOR

To avoid undesired and unplanned land uses in the corridor the City Council could consider a City initiated action rezoning all property in the corridor to a Commercial (C) District designation. This strategy would ensure that the corridor develops in accordance with the uses permitted in the targeted zoning district; however, this would need to be carefully evaluated and vetted by the City Attorney to avoid any legal hurdles associated with this method. As an alternative strategy, the City could offer the change in zoning classification to property owners on a mass and voluntary basis. This strategy would allow many of the Agricultural (AG) properties within the district the ability to secure Commercial (C) District zoning without having to pay the fees for initiating a zoning case. In addition, this would allow people to market their properties as commercial property.

While the voluntary method is the most desirable, it does not ensure 100% participation from property owners in the corridor. This method could also have the negative effect of entitling property for Commercial (C) District land uses, while not incentivizing a regional mixed-use center. To prevent this, City Council could consider establishing a new zoning district or planned development district that would have the effect of limiting certain land uses. Under this method, if any residential component was incorporated into the zoning it could fall under *upzoning* (*i.e. allowing a greater range of land uses*), which could make the request more difficult to challenge. Staff should note that any City initiated zoning request should be approached under the advisement of the City Attorney.

Implementation Responsibility: CA, M, PZD, PZC & CC

Anticipated Cost(s): All the anticipated costs for this strategy will vary depending on the involvement of the City Attorney.

Estimated Implementation Time: The implementation time of this strategy will depend on the approach of the City Council.

SECTION 2 IMPLEMENTATION PLAN

The following section lays out the implementation plan in sequential order. Of course, any action with regard to this study will largely depend on the desired direction of the City Council. Each of the following implementation efforts is summarized by an action item followed by the necessary steps to achieve the action.

ACTION 1 PLAN FRAMEWORK ADOPTION

This implementation action involves adopting the recommendations contained in Chapter 5, *Planning Framework*, of this document. These include (1) the corridor zones (*i.e. Transition, Preservation and Opportunity Zones*), (2) the strategically located properties and potential regional development models, (3) monumentation locations, (4) changes to the Master Thoroughfare Plan, and (5) changes to the Future Land Use Plan. If adopted, this plan can be incorporated into the Comprehensive Plan as an appendix with the *2018 Comprehensive Plan Update*. This update is anticipated to be complete in Q1 of FY 2019.

By putting these recommendations into the Comprehensive Plan, the City Council is creating a guide for future policy decisions. In addition, if adopted the Comprehensive Plan is perhaps the best place to convey the City Council's chosen vision for the corridor. This plan can also be reviewed on an annual basis with the annual Comprehensive Plan review process that will be included in the implementation strategies for that document. It

will also allow City Council the ability to overhaul the plan on a five (5) year basis with the Comprehensive Plan update.

ACTION 2 STRATEGY ADOPTION

The second step in the implementation plan would be for the City Council to identify and adopt their chosen strategies. The implementation time for these strategies and the organizations responsible for implementation have been outlined above.

ACTION 3 LOOKING TOWARDS THE FUTURE

Perhaps the most important thing to point out is that markets are not static, and have a substantial potential to change. This is especially true with regard to commercial-retail development trends. It will be necessary to update the information in this study on a regular basis and to make sure that the direction of this study is still in-line with the community's vision. This is specifically important with regard to the market analysis contained in this document.

Finally, when making future decisions in the corridor all parties will need to make sure that development requests, policy decisions, discretionary approvals and any other action affecting the study area are looked at in a global sense. Taking a district wide approach to how the corridor develops in the future will ensure that the community is developing in accordance to its vision and not letting individual developments dictate the community's appearance. This will be especially important for staff to relay to applicants looking to develop and/or establish themselves in the IH-30 corridor.

END NOTES

1 *The Colony Goes all in on Big Retail Development (March 2013). Retrieved August 1, 2017, from https://www.dallasnews.com/news/news/2013/03/02/the-colony-goes-all-in-on-big-retail-development*

2 *Austin's Incentives Deals: What City Has Gotten for its Money (June 21, 2014). Retrived August 1, 2017, http://www.mystatesman.com/business/austin-incentives-deals-what-city-has-gotten-for-its-money/v2q4YtvLcLpDp8dZ93kj3l/*

MAP INDEX

(1) *MAP 6.1: SUMMARY OF RECOMMENDATIONS & STRATEGIES*

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- **STRATEGY 3** DISCOURAGE STRIP DEVELOPMENT
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- **STRATEGY 5** ADAPTIVE REUSE ORDINANCE OR STRATEGY
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- **STRATEGY 8** CITY INITIATED ZONING OF THE CORRIDOR

1 FINDINGS: Redevelopment

2 FINDINGS: Strip Retail

3 FINDINGS:
(1) Mixed-Use Center
(2) Town Center

4 FINDINGS:
(1) Regional
(2) Town Center
(3) Strip Retail

5 FINDINGS:
(1) Mixed-Use Center
(2) Strip Retail

6 FINDINGS:
(1) Mixed-Use Center
(2) Town Center

7 FINDINGS: Strip Center

RECOMMENDATIONS

1) CORRIDOR ZONES
2) STRATEGICALLY LOCATED PROPERTIES AND POTENTIAL REGIONAL DEVELOPMENT MODEL
3) MONUMENTATION LOCATIONS
4) CHANGES TO THE MASTER THOROUGHFARE PLAN
   - A ADD MINOR ROADWAY
   - B REMOVE MINOR ROADWAY
5) CHANGES TO THE FUTURE LAND USE PLAN

LEGEND

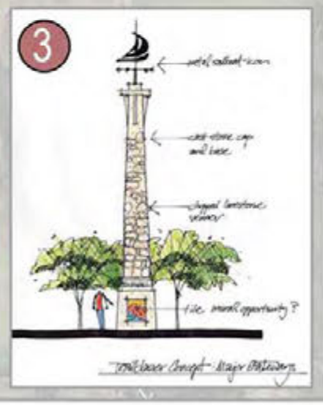
MTP DESIGNATION DISTRICTS
- Opportunity
- Preservation
- Transitional

FUTURE THOROUGHFARES
- M4D
- M4U
- Minor
- Remove

- Existing Western Entry Portal
- Developing Central Entry Portal
- Opportunities for Eastern Entry Portal
- Strategically Located Properties







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APPENDIX A EXISTING BUILDINGS



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1: Starbucks; 1699 Laguna Drive, Suite 101



2: Genghis Grill; 1699 Laguna Drive, Suite 115



3: BB&T Bank; 1675 Laguna Drive



4: Salt Grass Steakhouse; 1649 Laguna Drive



5: Kyoto Steakhouse; 1599 Laguna Drive



6: Hampton Inn; 1549 Laguna Drive



7: Mellow Mushroom; 550 E. IH-30



8: Logan Steakhouse; 560 E. IH-30



9: Taco Cabana; 568 E. IH-30



10: Steak & Shake; 578 E. IH-30



11: IHOP; 2616 Ridge Road



12: Waffle House; 2610 Ridge Road



13: Long John Silvers; 2608 Ridge Road



14: Ebby Halliday; 2604 Ridge Road



15: Ebby Halliday; 2602 Ridge Road



16: Brad Epstein, CPA; 2600 Ridge Road



17: Chevron Gas Station; 600 E. IH-30



18: Rockwall Towne Centre, Phase 1; 2555 Ridge Road



19: Wendy's; 2545 Ridge Road



20: Popeye's; 2535 Ridge Road



21: Culvers; 2475 Ridge Road



22: Rockwall Towne Centre, Phase 4; 2435 Ridge Road



23: Global Advance; 2313 Ridge Road



24: White Hills Offices; 2305 Ridge Road



25: Guaranty Bank & Trust; 2255 Ridge Road


26: Apple Orthodontics; 2245 Ridge Road


27: Lakewood Office Park; 2231 Ridge Road


28: Big D Automotive; 2225 Ridge Road


29: McDonalds;610 E. IH-30


30: GoodYear;630 E. IH-30


31: Valvoline; 650 E. IH-30


32: Denny's; 670 E. IH-30


33: Rockwall Towne Centre, Phase 4; 2455 Ridge Road



34: Schlotzsky's; 706 E. IH-30


35: Rockwall Towne Centre, Phase 3; 708-724 E. IH-30


36: Grandy's; 726 E. IH-30


37: First Presbyterian Church; 602 White Hills Drive


38 : White Hills Child Development Center; 604 White Hills Drive


39: Jackson Automotive; 608 White Hills Drive


40: Farmers Shopping Center; 750 E. IH-30


41: Firestone; 760 E. IH-30


42: Lakewood Park Office Park; 601 White Hills Drive


43: Patrick Short Law Office; 603 White Hills Drive


44: Crowne Pools; 605 White Hills Drive


45: Taco Bueno; 609 White Hills Drive


46: Shafer Plaza; 621-651 White Hills Drive


47: Walmart; 782 E. IH-30


48: Murphy Oil; 776 E. IH-30



49: Starbucks; 778 E. IH-30



50: Rockwall Surgery Center; 825 W. Yellow Jacket Lane



51: Carlisle Plaza (24-Hour Fitness);



52: Carlisle Plaza (Bealls);



53: Carlisle Plaza; 2850 Ridge Road



54: Exxon; 2860 Ridge Road



55: El Chicos; 503 E. IH-30



56: Carlisle Plaza; 469 E. IH-30



57: Vacant Land (Future Panera Bread); 2804 E. IH-30



58: Jack-In-The-Box; 2808 Ridge Road



59: Carlisle Plaza; 513-593 E. IH-30



60: Inwood National Bank; 2830 Ridge Road



61:Chick-Fil-A; 2835 Ridge Road



62: MooYah Burger; 2825 Ridge Road



63: Taco Bell; 2815 Ridge Road



64: Lakeside National Bank; 2805 Ridge Road



65: Steger Towne Crossing, Phase 1; 2779-2791 Ridge Road



66: Steger Towne Crossing (Academy Sports); 920 Steger Town Drive



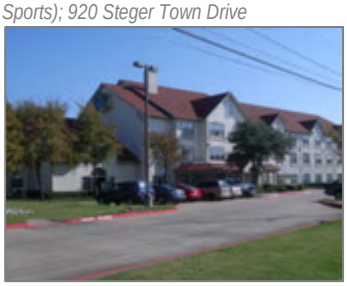
67: Target; 850 Steger Town Drive



68: Chili's; 685 E. IH-30



69: Applebee's; 687 E. IH-30



70: La Quinta Inn & Suites; 689 E. IH-30



71: Soulman's Barbeque; 691 E. IH-30



72: Discount Tire; 693 E. IH-30



73: Chamber of Commerce; 697 IH-30



74: Lakepointe Church; 701 E. IH-30



75: Pier 419 (Lakepointe Church); 699 E. IH-30



76: Drake Business Center; 550-560 W. Ralph Hall Parkway



77: Market Center Shopping Center (Office Max); 2677 Market Center Drive



78: Market Center Shopping Center (Ross); 2853 Market Center Drive



79: Market Center Shopping Center (Old Navy); 2875 Market Center Drive



80: On the Border; 747 E. IH-30



81: The Home Depot; 765 E. IH-30



82: Home Bank; 105 E. Ralph Hall Parkway



83: Christian Brothers Automotive; 129 E. Ralph Hall Parkway



84: Lakeside Veterinarian Clinic; 801 E. IH-30



85: Medical Massage (Lakeside Batting Park); 801B E. IH-30



86: Vacant (Johnny Carinos); 819 E. IH-30



87: Kohls; 823 E. IH-30



88: Autumn Leaves; 225 E. Ralph Hall Parkway



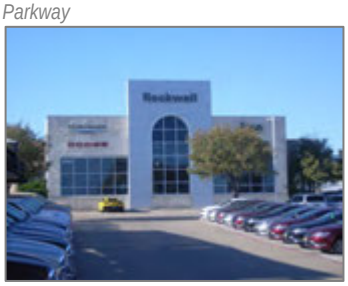
89: Rockwall Towne Center; 2306-2346 E. IH-30



90: Rooms-To-Go; 920 E. IH-30



91: Heritage GMC; 930 E. IH-30



92: Rockwall Buick, Chrysler, Dodge, & Jeep Dealership; 970 E. IH-30



93: Rockwall Ford; 990 E. IH-30



94: Best Western Plus; 996 E. IH-30



95: Honda of Rockwall; 1030 E. IH-30



96: Value Place Inn; 1040 E. IH-30



97: Whataburger; 1070 E. IH-30



98: QuickTrip; 2012 S. Goliad Street



99: I-30/205 Plaza; 2014 S. Goliad Street



100: I-30/205 Plaza; 2006 S. Goliad Street



101: Taco Casa; 2008 S. Goliad Street



102: Yellow Jacket Car Wash



103: Luigi's Italian Café; 2002 S. Goliad Street



104: Texas Dept. of Family Protective Services; 1121-1131 S Goliad Street.



105: Vacant (Old EZ Mart); 1902 S. Goliad Street



106: Vacant; 2000 S. Goliad Street



107: 1901 S. Goliad Street



108: Legends Gym 811 E. Yellow Jacket Lane



109: Sabrina's Flowers; 1903 S. Goliad Street



110: Rockwall Veterinary Hospital; 2001 S. Goliad Street



111: Carmel Carwash; 2003 S. Goliad Street



112: Lakeside Chevrolet; 2005 S. Goliad Street



113: Sherwin Williams; 2007 S. Goliad Street



114: Inn of Rockwall; 1130 E. IH-30



115: Cornerstone; 1950 Alpha Road



116: 1930 Alpha Road



117: Baylor Emergency Medical Center; 1975 E. IH-30



118: Chuck-E-Cheese; 855 E. IH-30



119: Rochell Elementary School; 899Tubbs Road



120: Bahama Bucks; 2025 Rochell Court



121: Texas Department of Transportation (TXDOT); 901 E. IH-30



122: Rockwall Crossing; 909 E. IH-30



123: AT&T Center; 919 E. IH-30



124: Rockwall Crossing; 935 – 945 E. IH-30



125: Buffalo Wild Wings; 951 E. IH-30



126: Mi Cocina; 971 E. IH-30



127: Half Priced Books; 959 E. IH-30



128: La Madeleine; 987 E. IH-30



129: Rockwall Salons; 983 E. IH-30



130: Mattress Firm; 991 E. IH-30



131: Dicks Sporting Goods; 1005 E. IH-30



132: JC Penny; 1015 E. IH-30



133: Rockwall Business Park East; 1039 E. IH-30



134: Olive Garden; 1043 E. IH-30



135: Chicos; 1037 E. IH-30



136: Rockwall Business Park East; 1019-1023 E. IH-30



137: Rockwall Business Park East; 1067 E. IH-30



138: Home Goods; 1059 E. IH-30



139: Rockwall Eye Associates; 2380 S. Goliad Street



140: Speedy Bee Car Wash; 2360 S. Goliad Street



141: TA Truck Stop; 1087 E. IH-30



142: Your Cleaners; 2319 S. Goliad Street



143: White Tiger Tea Kwon Do; 2309 S. Goliad Street



144: RaceTrac; 2301 S. Goliad Street



145: Soulman's Catering; 1105 SH-276



146: Soulman's Barbeque; 2255 S. Goliad Street



147: Rosa's; 2245 S. Goliad Street



148: CostCo; 1225 SH-276



149: Fuddruckers; 2235 S. Goliad Street



150: Mid-South Bank; 1102 E. IH-30



151: In-N-Out Burger; 1114 E. IH-30



152: Raising Caines; 1114 E. IH-30



153: La-Z-Boy; 1154 E. IH-30



154: Toyota of Rockwall; 1250 E. IH-30



155: Platinum Self Storage; 1245 E. IH-30



156: Shenaniganz; 1290 E. IH-30



157: Best Little Body Shop; 1301 E. IH-30



158: Air Concept; 1203 Beta Drive



159: GIS Investigations; 1203 Sigma Court



160: Aerofabrication; 1208 Sigma Court



161: Vacant; 1207 Beta Drive



162: Furniture Outlet; 1401 E. IH-30



163: AT&T; 2000 Industrial Boulevard



164: AACA Frigidaire; 2001 Industrial Boulevard



165: Crowne Electronics; 2005 Industrial Boulevard



166: Surface Armor; 2007 Industrial Boulevard



167: Alpha Graphics; 2009 Industrial Boulevard



168: ATA Martial Arts; 2011 Industrial Boulevard



169: Berstrom; 2014 Industrial Boulevard



170: Multi-Tenant Building; 2010 Industrial Boulevard



171: Hoover Systems; 2004 Industrial Boulevard



172: T1 Racing; 2002 Industrial Boulevard



173: Checkmate Casuals; 2003 Industrial Boulevard



174: Checkmate Embroidery; 1290 Industrial Boulevard



175: Church of Christ; 1405 E. IH-30



176: Vacant, 1501 E. IH-30



177: Elements International; 2020 Industrial Boulevard



178: North Texas Appliance, 1535 E. IH-30



179: Landmark Church; 1541 & 1545 E. IH-30



180: The Morgan Group; 1551 E. IH-30, Suite 400-600



181: Rockwall Heating & Air; 1551 E. IH-30, Suite 700



182: Auto On the Rock; 1551 E. IH-30, Suite 100-300



183: Vacant; 1600 Enterprise Drive



184: Gearheads; 1785 E. IH-30



185: Rockwall Pawn; 1789 E. IH-30



186: A1 Golf; 1805 E. IH-30



187: City of Rockwall Water Tank; 1308 & 1310 E. IH-30



188: Woodcreek Brewery; 1400 E. IH-30



189: Storage Facility; 2000 Kristy Lane



190: Redi Mix Concrete; 2010 Kristy Lane



191: Dallas Glass; 2030 Kristy Lane



192:2050 Kristy Lane



193: Tantara Productions; 2045 Kristy Lane



194: Xcel Metal Finishing; 2065 Kristy Lane



195: Hemisphere Brewing; 2015 Kristy Lane



196: Rite Co.; 1450 E. IH-30



197: 1470 E. IH-30



198: Multi Metal; 1500 E. IH-30



199: Morrison Guitar Shop; 1510 & 1520 E. IH-30



200: Hyundai of Rockwall Storage Lot; 1530 E. IH-30



201: Hyundai of Rockwall; 1540 E. IH-30



202: Rockwall Honda; 1550 E. IH-30



203: Nissan of Rockwall; 1700 & 1730 E. IH-30



204: Premier Park Place; 1750 E. IH-30



205: Rockwall Mini Storage; 1760 E. IH-30



206: KIA of Rockwall; 1790 E. IH-30



207: Rockwall Auto Auction; 1810 E. IH-30



208: Pro Soap; 1830 E. IH-30



209: Vela; 1820 E. IH-30



210: H & V Storage; 1820 E. IH-30



211: Genesta; 1840 E. IH-30



212: Floor N More; 1860 E. IH-30



213: Cavendar's Boot City; 1880 E. IH-30



214: American Homes; 1900 E. IH-30



215: Photon Technologies; 1960 E. IH-30



216: Love's Truck Stop; 1990 E. IH-30



217: Big Tex Trailers; 2260 E. IH-30



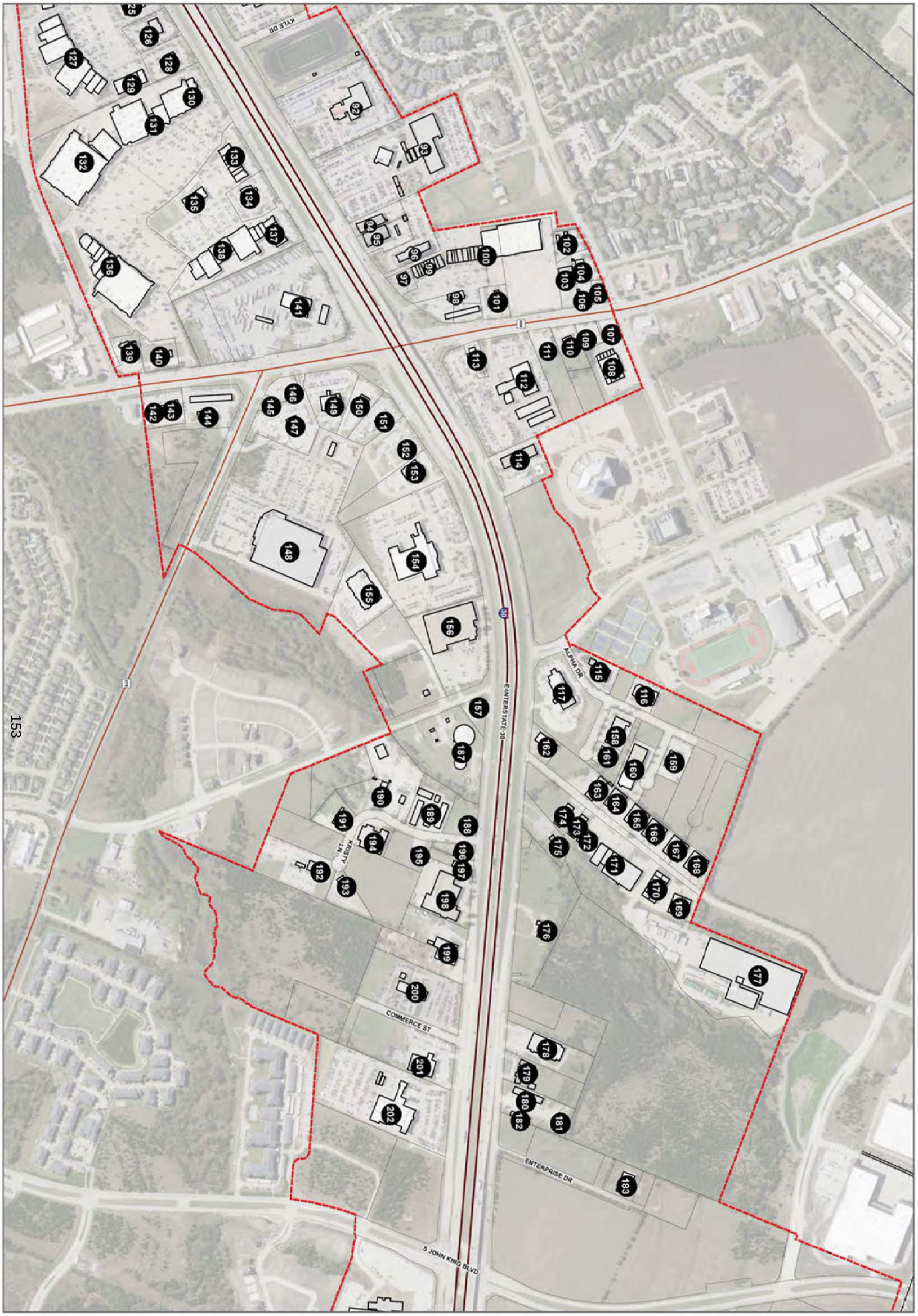
218: Extreme Toys; 3920 E. IH-30

A.1

EXISTING BUILDINGS

ROCKWALL'S 30 CORRIDOR PLAN

152



ROCKWALL'S 30 CORRIDOR PLAN

EXISTING BUILDINGS

A.2

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ROCKWALL'S 30 CORRIDOR PLAN

EXISTING BUILDINGS

A.3

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APPENDIX B SURVEY RESULTS



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CITIZEN SURVEY RESULTS

Survey Release Date: April 12, 2017
Survey Close Date: April 24, 2017
Total Number of Responses: 542

QUESTION 1

What is your zip code?

Number of Responses: 542
Summary of Responses:

Area Code	#	%
Rockwall/Heath (75032)	218	40.22%
Frisco (75033)	4	0.74%
Garland (75040)	1	0.18%
Plano (75086)	1	0.18%
Rockwall/Fate (75087)	268	49.45%
Rowlett (75088)	8	1.48%
Rowlett/Garland (75089)	2	0.37%
Wylie/Sachse (75098)	1	0.18%
Forney (75126)	2	0.37%
Fate (75132)	4	0.74%
Caddo Mills (75135)	3	0.55%
Wylie/Nevada (75173)	1	0.18%
Royse City/Fate (75189)	23	4.24%
Greenville (75401)	1	0.18%
Greenville (75402)	1	0.18%
East Tawakoni (75472)	1	0.18%
Quinlan (75474)	1	0.18%
Atlanta/Antioch (75551)	1	0.18%
Weatherford (76087)	1	0.18%

QUESTION 2

How frequently do you shop along IH-30?
(a) Every Day
(b) A Few Times a Week
(c) A Few Times a Month
(d) A Few Times a Year
(e) Never

Number of Responses: 542
Summary of Responses:

Area Code	#	%
Every Day	87	16.06%
A Few Times a Week	317	58.43%
A Few Times a Month	5	1.00%
A Few Times a Year	132	24.30%
Never	1	0.20%

QUESTION 3

How frequently do you leave Rockwall for dining, entertainment and/or retail purchases?
(a) Every Day
(b) A Few Times a Week
(c) A Few Times a Month
(d) A Few Times a Year
(e) Never

Number of Responses: 542
Summary of Responses:

Area Code	#	%
Every Day	33	6.09%
A Few Times a Week	141	26.01%
A Few Times a Month	276	50.92%
A Few Times a Year	87	16.05%
Never	5	0.92%

QUESTION 4

(*4A*) For what reasons do you leave Rockwall?
(a) Dining
(b) Entertainment
(c) Medical
(d) Retail
(e) Work
(f) Other

Number of Responses: 1,485

NOTE: This question allowed respondents to choose more than one (1) answer choice. There were 542 respondents.

Summary of Responses:

Category	#	%
Dining	343	23.10%
Entertainment	276	18.59%
Medical	203	13.67%
Retail	317	21.35%
Work	230	15.49%
Never	116	7.81%

(*4B*) If you selected an option for Question 4, please provide examples.

Number of Responses: 403
Summary of Responses:

NOTE: This question may have had multiple responses from applicant's since it was a fill in the blank answer.

Category	# of Replies
Bookstores	4
Brewery	2
Brunch	1
Church	5
Congested/Crowded	1
Department Stores	25
Education	4
Entertainment	112
Garden Nurseries	3
Grocery Shopping	9
Healthy/Vegan Options	3
High End Retail	9
Live	2
LGBT Friendly Places	1
Limited Options	2
Mall	40
Medical	81
Mixed-Use	30
More Variety Shopping	6
Nightlife	7
Personal Services	7
Recreation	19
Restaurants	181
Retail	127
Specialty Electronics	3
Specialty Grocer	71
Specialty Movie Theater	9
Sports Entertainment	21
Traffic	5
Travel	8
Wine and Spirits	3
Work	64

Summary of Specific Responses:

NOTE: These responses are an aggregated list of all specific references to business/reasons people listed they were leaving Rockwall.

Business or Reason	*# of Replies*
Retail	61
Work	41
Medical	36
Firewheel	29
Entertainment	27
North Park Mall	22
Central Market	20
Whole Foods	18
Sprouts	15
Trader Joes	15
Baylor Hospital	12
Concerts	11
El Fenix	11
Pei Wei	11

Red Lobster	11
Dillard's	10
Restaurants	10
Cheesecake Factory	9
Grocery Shopping	9
Mall	9
Sporting Events	9
Jason's Deli	8
Nightlife	8
Pappadeaux	8
Visit Family	8
Furniture Stores	7
Macy's	7
Nordstrom	7
Doctor	6
Museums	6
Musicals	6
Outback Steakhouse	6
Top Golf	6
Work in Dallas	6
Airport	5
Church	5
Chuy's	5
High End Retail	5
IKEA	5
P.F. Chang's	5
Texas Roadhouse	5
Deep Ellum	4
Galleria Mall	4
McAlister's Deli	4
Medical Specialists	4
Nebraska Furniture Mart	4
Spring Creek BBQ	4
Traffic in Rockwall	4
UT Southwestern	4
Work in Downtown	4
Work in Mesquite	4
Academy Sports	3
Alamo Drafthouse	3
Allen Premium Outlets	3
AMC	3
Barnes and Noble	3
Baseball Tournaments	3
Bass Pro Shop	3
Carrabba's	3
Corner Bakery Café	3
Cracker Barrel	3
DSW Shoes	3
Neurologist	3
Sam's Club	3
Seafood	3
Studio Movie Grill	3
Super Target	3
Toys "R" US	3
Vegan options	3
Willow Bend Mall	3
AMC 30	2
Antique Stores	2
Apple Store	2
Bishop Arts	2
Bob's Steak and Chop House	2
Breweries	2
Cheddars	2
Child's School	2
Chiropractor	2
Cultural Events	2
Dallas Arboretum	2
Dallas Zoo	2
Dentist	2
Gap	2
Garden Nurseries	2
Hair Salon	2
Hooters	2
Hot Topic	2
Ice Skating	2
Lush	2
Mavericks Games	2
Medical Center Dallas	2
Medical Spa	2
Natural Grocers	2
Ophthalmologist	2
Panera Bread	2
Pappasitos	2
Rangers Games	2
Red Robin	2
Salon	2
The Container Store	2
The Lot	2
Total Wine	2
Travel	2
Trinity Groves	2
Twisted Root	2
Uncle Julio's	2
Upscale Dining	2
Upscale Shopping	2
Uptown	2
Work in Arlington	2
Work in Richardson	2
Zoes Kitchen	2
Abuelos	1
Alcohol	1
Altar'd State	1
Amberjax Fish Market	1
American Airlines Center	1
Angelika Theater	1
Annies Pretzel	1
Arboledos	1
Arts	1
Asian Restaurants	1
Asian Stores	1
At Home	1
AT&T Performing Arts Center	1
Auto Service	1
Babe's	1
Bar Louie	1
Bars	1
Bike Trals	1
BJ's Brewhouse	1
Blue Fish Sushi	1
Blue Goose	1
Bonkers	1
Bowling	1
Cajun Food	1
Calloway's Plant Nursery	1
Casinos	1
Chamberlin's	1
Child Friendly Entertainment	1
Children's Activities	1
Children's Hospital	1
Chilis	1
Christian Bookstore	1
Christina's	1
City Line	1
CJ Banks	1
Colin Creek Mall	1
Comedy Shows	1
Congested/Crowded	1
Costo (w/ Larger Selection)	1
Country Burger	1
Cowboys Games	1
Coyote Drive In Theater	1
Dallas Museum of Art	1
Dance Performances	1
Department Stores	1
Design District	1
Dine-in Movie Theaters	1
Einstien Bagels	1
Entertainment in Dallas	1
Equestrian Uses	1
Eye Doctor	1
Fine Dining	1
Fish City Grill	1
Flying Saucer	1
Forever 21	1
Free Play Arcade	1
Fry's Electronics	1
George Bush Library	1
Growlers	1
Gym	1
Hard 8	1
Harley Davidson	1
High End Mall	1

Hobby Lobby	1
Hockey Games	1
Hollister	1
Home Décor	1
Hook Line & Sinker	1
Hutchins BBQ	1
IMAX Theaters	1
Indoor Surfing	1
Insurance Company	1
Internal Medicine Doctor	1
Italian Restaurants	1
Katy Trail	1
Kendra Scott	1
Kenny's BBQ	1
KFC	1
KidMania	1
Kids Activities	1
Kids Entertainment	1
Kids Sports	1
Klyde Warren Park	1
L-3	1
La Fitnesss	1
LGBTQ Friendly Places	1
Live in Rowlett	1
Live Theater	1
Loft	1
Look Theater	1
Love and War in Texas	1
Love Field	1
Lower Greenville Road	1
Lululemon	1
Magnolia Movie Theater	1
Mamma's Daughter's Diner	1
Marshall's	1
Mediterranean Buffet	1
Mediterranean Food	1
Movie Theater	1
New York & Co	1
Nothern Tools	1
Origins	1
Orthopedist	1
Papas Brother's Steakhouse	1
Pappas Restaurants	1
Party City	1
PDQ	1
Pecan Lodge	1
Pediatrician	1
Plays	1
Posada's	1
Pro Sporting Events	1
Pulmanologist	1
Razoo's	1
Recreation and Exercise	1
REI	1
Rockler	1
Roller Skating	1
Rudy's BBQ	1
Running Trails	1
School	1
Seafood Shack	1
Seasons 51	1
Skate Park	1
Smashburger	1
Smoke Restaurant	1
Snuffers	1
Soccer Practice	1
Symphony	1
Ta Molly's	1
Tattoo Parlor	1
The Loft	1
Torchy's Tacos	1
Town East Mall	1
Trinity River Levee	1
Truck Yard	1
Trulucks	1
Urban Dining	1
Victoria's Secret	1
Walking Trails	1
Water Parks	1
White Rock Lake	1
WinCO	1
Work in Addison	1
Work in Garland	1
Work in Oakcliff	1
World Market	1
Y.O. Steakhouse	1

QUESTION 5

What dining, retail and/or entertainment uses do you want to see in Rockwall?

Number of Responses: 498
Summary of Responses:

Category	*# of Replies*
Bookstore	18
Car Dealership	1
Entertainment	61
Grocery Store	59
Gym	4
Personal Service	1
Medical	1
Movie Theater	5
Office	1
Parks	6
Restaurant	418
Restaurant-Vegetarian/Vegan	15
Retail	42
Retail-Clothing	32
Retail-Department Store	33
Retail Furniture	6
Retail-High End	1
Retail-Housewares	4
Retail-Specialty	41
Service	4
Specialty Electronics Store	4
Specialty Grocer	189
Specialty Movie Theater	19
Sports Entertainment	45
Sports Store	6
Wine and Spirits	6

Summary of Specific Responses: *See Next Page*

NOTE: These responses are an aggregated list of all specific references to business/reasons people listed as things they wanted to see in the IH-30 Corridor.

Business/Use	# of Replies	Type of Establishment
Trader Joe's	69	Specialty Grocer
Whole Foods Market	62	Specialty Grocer
Central Market	58	Specialty Grocer
Sprouts Farmers Market	36	Grocery Store
Cheesecake Factory	25	Restaurant
Jason's Deli	22	Restaurant
Pappadeaux Seafood Kitchen	22	Restaurant
Pei Wei	21	Restaurant
El Fenix	18	Restaurant
Top Golf	18	Sports Entertainment
P. F. Chang's China Bistro	17	Restaurant
Red Lobster	17	Restaurant
Seafood	17	Restaurant
Texas Roadhouse Steakhouse	14	Restaurant
HEB	13	Grocery Store
Dillard's	13	Retail-Department Store
Mall	12	Retail
Barnes and Noble	11	Bookstore
Alamo Draft House	11	Specialty Movie Theater
McAlister's Deli	9	Restaurant
Macy's	9	Retail-Department Store
Chuy's	8	Restaurant
Healthy Dining Options	8	Restaurant
Sam's Club	8	Retail
Gap	8	Retail-Clothing
World Market	8	Retail-Specialty
Waterpark	7	Entertainment
Cheddar's Scratch Kitchen	7	Restaurant
Cracker Barrel	7	Restaurant
Ojeda's Tex Mex Restaurants	7	Restaurant
Outback Steakhouse	7	Restaurant
Souper Salad	7	Restaurant
Zoës Kitchen	7	Restaurant
Toys "R" Us	7	Retail-Specialty
Victoria's Secret	7	Retail-Specialty
Studio Movie Grill	7	Specialty Movie Theater
Concert Venue	6	Entertainment
Aw Shucks Oyster Bar	6	Restaurant
Joe's Crab Shack	6	Restaurant
Firewheel Town Center	6	Retail
Loft	6	Retail-Clothing
Academy Sports	6	Sports Store
AMC Movie Theater	5	Movie Theater
Corner Bakery	5	Restaurant
KFC	5	Restaurant
Panera Bread	5	Restaurant
Mardel Christian Bookstore	4	Bookstore
Performing Arts Center	4	Entertainment
Parks	4	Parks
Einstein Bros. Bagels	4	Restaurant
Fish City Grill	4	Restaurant
Razoos's Cajun Café	4	Restaurant
Red Robin Gourmet Burgers and Brews	4	Restaurant

Business/Use	# of Replies	Type of Establishment
Rudy's Country Store and Bar-B-Q	4	Restaurant
Torchy's Tacos	4	Restaurant
Ann Taylor	4	Retail-Clothing
Nordstrom	4	Retail-Department Store
IKEA	4	Retail-Furniture
The Lot Eatery	4	Restaurant-Specialty
Ice Skating	4	Sports Entertainment
Miniature Golf	4	Sports Entertainment
Skate Park/Rink	4	Sports Entertainment
Sports Complex	4	Sports Entertainment
Brewery	3	Entertainment
Event Venue	3	Entertainment
Kid-Friendly Entertainment	3	Entertainment
Sports Bar	3	Entertainment
Natural Grocers	3	Grocery Store
Lifetime Fitness	3	Gym
Anamias	3	Restaurant
Boston Market	3	Restaurant
California Pizza Kitchen	3	Restaurant
Golden Corral	3	Restaurant
Non-Chain Restaurants	3	Restaurant
Potbelly Sandwich Shop	3	Restaurant
Romano's Macaroni Grill	3	Restaurant
Uncle Julio's Mexican Restaurants	3	Restaurant
Zanata Restaurant	3	Restaurant
Organic and Healthy Foods	3	Restaurant-Specialty
Truck Yard-Complex Housing Food Trucks	3	Restaurant-Specialty
Wholesome Grub Café	3	Restaurant-Specialty
Outlet Mall	3	Retail
Super Target	3	Retail
The Shops at Legacy	3	Retail/Residential
Nordstrom Rack	3	Retail-Department Store
Apple Store	3	Specialty Electronics Store
Total Wine & More	3	Wine and Spirits
Lifeway Christian Resources Bookstore	2	Bookstore
Bars that Stay Open Late	2	Entertainment
Bew Pubs	2	Entertainment
Billiards Hall	2	Entertainment
IMAX Movie Theater	2	Entertainment
iPIC Theaters	2	Entertainment
Klyde Warren Park	2	Entertainment
Wine Bars	2	Entertainment
Carrabba's	2	Restaurant
Chick-Fil-A	2	Restaurant
Fadi's Cuisine-Mediterranean Grill	2	Restaurant
Krispy Kreme	2	Restaurant
La Hacienda Ranch	2	Restaurant
Maggiano's Little Italy	2	Restaurant
Modern Market	2	Restaurant
Pappas Restaurants	2	Restaurant
Rusty Taco	2	Restaurant
Smashburger	2	Restaurant
Standard Service	2	Restaurant

Business/Use	# of Replies	Type of Establishment
Twisted Root Burger Co.	2	Restaurant
Target	2	Retail
Forever 21	2	Retail-Clothing
Covington's Plant Nursery	2	Retail-Specialty
DSW	2	Retail-Specialty
Lush Cosmetics	2	Retail-Specialty
Northern Tool + Equipment	2	Retail-Specialty
Car Wash-Northside	2	Service
Baseball Facilities	2	Sports Entertainment
Batting Cages	2	Sports Entertainment
Soccer Complex	2	Sports Entertainment
Spec's Wines Spirits and Finer Foods	2	Wine and Spirits
Family Christian Stores	1	Bookstore
Luxury Car Dealership	1	Car Dealership
Animal Exhibit	1	Entertainment
Aquarium	1	Entertainment
Arboretum	1	Entertainment
Bowling Alley	1	Entertainment
Dave & Busters	1	Entertainment
Golf Course	1	Entertainment
Improv	1	Entertainment
Indoor Concert Venue	1	Entertainment
KidMania	1	Entertainment
Look Cinemas	1	Entertainment
Main Event Entertainment	1	Entertainment
Museums	1	Entertainment
NickelRama Arcade	1	Entertainment
Nightlife	1	Entertainment
Paintball	1	Entertainment
Speed Zone Go-Kart Racing	1	Entertainment
The Magnolia Theater	1	Entertainment
Verizon Theater	1	Entertainment
Fiesta Mart Supermarkets	1	Grocery Store
Fresh Approach Market	1	Grocery Store
Market Street	1	Grocery Store
Mudhen Meat and Greens	1	Grocery Store
The Fresh Market	1	Grocery Store
Tom Thumb Food and Pharmacy	1	Grocery Store
WinCo Foods	1	Grocery Store
Fitness Connection	1	Gym
AAA Office	1	Insurance
Baylor Hospital	1	Medical
Corporate Offices	1	Office
More Connected Trails	1	Parks
Walkable Areas	1	Parks
Arboledas	1	Restaurant
Arby's	1	Restaurant
Babes Chicken	1	Restaurant
Baker Bros. Deli	1	Restaurant
Bin 303	1	Restaurant
BJ's Brew House	1	Restaurant
Blue Fish Sushi	1	Restaurant
Blue Mesa	1	Restaurant

Business/Use	# of Replies	Type of Establishment
Bob's Steak and Chophouse	1	Restaurant
Café Brazil	1	Restaurant
Café Express	1	Restaurant
Café Izmir	1	Restaurant
Campisi's Pizza	1	Restaurant
Cane Rosso	1	Restaurant
Cantina Laredo	1	Restaurant
Chicken Scratch	1	Restaurant
Christina's Mexican Restaurant	1	Restaurant
Colonial Café	1	Restaurant
Costa Vida	1	Restaurant
Dine-in Mexican Restaurants	1	Restaurant
Dream Café	1	Restaurant
Dunkin Donuts	1	Restaurant
East Hampton Sandwich	1	Restaurant
Eatzies Market and Bakery	1	Restaurant
El Pollo Loco	1	Restaurant
Fazoli's	1	Restaurant
Flower Child	1	Restaurant
Garden Café	1	Restaurant
Grimaldi's Pizzeria	1	Restaurant
Home Town Buffet	1	Restaurant
Hook Line & Sinker	1	Restaurant
Hooters	1	Restaurant
Hopdoddy Burger Bar	1	Restaurant
Houlihan's Restaurant and Bar	1	Restaurant
Italian Restaurants	1	Restaurant
Jimmy Buffet's Margaritaville Restaurant	1	Restaurant
Katy Trail Icehouse	1	Restaurant
La Calle Doce	1	Restaurant
Luna Grill- Fresh Mediterranean Food	1	Restaurant
Lupe Tortilla	1	Restaurant
Lyfe Kitchen	1	Restaurant
Mama's Daughter's Diner	1	Restaurant
Marble Slab Creamery	1	Restaurant
Marco's Pizza	1	Restaurant
Matt's Rancho Martinez Restaurant	1	Restaurant
Mediterranean Food	1	Restaurant
Mi Cocina Restaurant	1	Restaurant
MidiCi The Neapolitan Pizza Company	1	Restaurant
Mimi's Café	1	Restaurant
Morton's The Steakhouse	1	Restaurant
Panda Express	1	Restaurant
Pappasito's Cantina	1	Restaurant
Pepe's and Mito's Mexican Café	1	Restaurant
Pie Shop	1	Restaurant
Pollo Tropical	1	Restaurant
Portillo's Restaurants	1	Restaurant
Pottery Barn	1	Restaurant
Red Hot & Blue BBQ	1	Restaurant
Seasons 52 Wine Bar & Grill	1	Restaurant
Shopping and Dining Overlooking Lake	1	Restaurant
Snappy Salads	1	Restaurant

Business/Use	# of Replies	Type of Establishment
Spiral Diner & Bakery	1	Restaurant
Spring Creek BBQ	1	Restaurant
Steakhouse	1	Restaurant
Steve Fields Steak and Lobster Lounge	1	Restaurant
Sushi Station	1	Restaurant
Sweet Tomatos' Souplantation	1	Restaurant
Ta Molly's Tex-Mex Eatery	1	Restaurant
Taqueria La Ventana	1	Restaurant
The Egg and I Restaurant	1	Restaurant
The Spaghetti Warehouse	1	Restaurant
Truluck's Seafood Steak & Crab House	1	Restaurant
Whiskey Cake Kitchen & Bar	1	Restaurant
Zaxby's Restaurant	1	Restaurant
The Rustic Kitchen & Backyard Bar	1	Restaurant/Entertainment
PDQ Restaurant	1	Restaurants
Tom and Chee Eatery	1	Restaurant-Specialty
True Food Kitchen	1	Restaurant-Specialty
Francesca's Collections	1	Retail
Large Retail Stores	1	Retail
Non-Chain Stores	1	Retail
Outdoor Mall	1	Retail
Sam Moon: Jewelry, Accessories & Apparel	1	Retail
American Eagle	1	Retail-Clothing
Banana Republic	1	Retail-Clothing
Catherines	1	Retail-Clothing
Duluth Trading Co	1	Retail-Clothing
Eddie Bauer	1	Retail-Clothing
H&M	1	Retail-Clothing
Hollister Co.	1	Retail-Clothing
Hot Topic	1	Retail-Clothing
Kendra Scott	1	Retail-Clothing
Talbots	1	Retail-Clothing
Urban Outfitters Clothing Company	1	Retail-Clothing
White House Black Market Clothing	1	Retail-Clothing
Belks	1	Retail-Department Store
Burlington	1	Retail-Department Store
Kohl's	1	Retail-Department Store
Neiman Marcus	1	Retail-Department Store
Havertys	1	Retail-Furniture
Weir's Furniture	1	Retail-Furniture
Coach	1	Retail-High End
Annas Linens	1	Retail-Housewares
At Home	1	Retail-Housewares
Crate and Barrel	1	Retail-Housewares
Housewares Stores	1	Retail-Housewares
Babies R Us	1	Retail-Specialty
Build A Bear	1	Retail-Specialty
Calloway's Plant Nursery	1	Retail-Specialty
REI Outdoor Clothing, Gear, and Footwear	1	Retail-Specialty
Sephora Cosmetics	1	Retail-Specialty
Sur La Table Upscale Cooking and Dining Supplies	1	Retail-Specialty
The Container Store	1	Retail-Specialty
Tractor Supply Company	1	Retail-Specialty

Business/Use	# of Replies	Type of Establishment
True Value Hardware Stores	1	Retail-Specialty
Vera Bradley Luggage and Handbags	1	Retail-Specialty
Williams-Sonoma	1	Retail-Specialty
Comerica Bank	1	Service
Dart	1	Service
Fry's Electronics	1	Specialty Electronics Store
Angelika	1	Specialty Movie Theater
Disco Golf Courses	1	Sports Entertainment
Indoor Skydiving	1	Sports Entertainment
Indoor Surfing	1	Sports Entertainment
Minor League Baseball	1	Sports Entertainment
Shooting Range	1	Sports Entertainment
Goody Goody Liquor	1	Wine and Spirits

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Rockwall, Texas

Proclamation

Whereas, Rockwall Knights of Columbus celebrates the week of Our Lady of Guadalupe, the Patroness of the Americas & the Unborn and expectant Mothers; and

Whereas, this patronage is vital to the rich history and the current celebration and participation in her feast day; and

Whereas, Our Lady of Guadalupe - for Catholics and others - is celebrated with the coming birth of Jesus, her son; and

Whereas, the parish of Our Lady of the Lake and Council #9337 wish to designate this week to demonstrate our parish appreciation of the Patroness of the Americas; and

Whereas, the 2018 theme of Our Lady of Guadalupe Week is that of vocation, Pro-Life, culture of the Americas, Family, and Youth, which celebrates the countless ways we share our inspiring faith.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim the week of December 3, 2018 as:

Our Lady of Guadalupe Week

in the City of Rockwall and urge our citizens to pray for the Americas, to visit friends and loved ones, and to celebrate the sanctity of all families.

In Witness Whereof, I hereunto set my hand and official seal this the 3rd day of December, 2018.

Jim Pruitt, Mayor

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MINUTES
ROCKWALL CITY COUNCIL
Monday, November 19, 2018
4:15 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pro Tem Fowler called the public meeting to order at 4:00 p.m. Present were Mayor Pro Tem Fowler and Council Members Dana Macalik, John Hohenshelt, Bennie Daniels and Trace Johannesen. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs, and City Attorney Frank Garza. Councilmember Patrick Trowbridge and Mayor Jim Pruitt were absent from the meeting.

II. WORK SESSION

1. Hold work session to discuss the city's Hotel Occupancy Tax (HOT) program.

City Manager Rick Crowley came forth and provided brief, introductory comments pertaining to this work session item. General discussion then ensued pertaining to the possibility of utilizing HOT funding for the purpose of creating a Convention Visitors Bureau (CVB) or utilizing the funds in a manner related to attracting visitors to come to our community. Councilmember Hohenshelt generally indicated that he is not necessarily opposed to creating some form of CVB; however, he is not in favor of creating a stand alone, civic center type of facility. He believes that such facilities likely struggle to "break even" annually. Councilmember Macalik pointed out that as the city grows, the need for smaller meeting spaces will likely arise; however, she agrees with Councilmember Hohenshelt that traditional civic centers do struggle to break even. Councilmember Hohenshelt and Councilmember Macalik indicated they believe it would be a good idea to create an "ad hoc" committee made up of members from the city, the Chamber, the EDC, the hotels and others who may have valid input to contribute, to further discuss this topic. Mr. Crowley shared that staff will draft a resolution to create said ad hoc committee and will bring it back to Council for consideration of approval before moving forward.

General discussion then ensued pertaining to the idea of allowing funds to be used to "put heads in beds," acknowledging that such standard is difficult to measure. Councilmember Daniels pointed out the importance of being sure that the legal definitions and rules pertaining to use of these types of funds is clearly understood by all.

Council took no formal action as a result of this discussion item.

2. Hold work session to hear update on the departmental strategic business plans.

City Manager Rick Crowley briefed the Council on the updated strategic initiatives, pointing out that the format of how those are being provided to Council has changed. Following brief comments, the Council took no action concerning this work session discussion item.

3. Hold a work session to discuss the recommendation for a sub-committee to discuss the comprehensive review of compensation.

Mr. Crowley shared that some concerns about the current compensation plan have been discussed. He went on to suggest that the Council may wish to consider formation of a subcommittee of the Council to work with staff on evaluating the compensation plan and then taking any recommendations to the full council for consideration. Councilmember Johannesen volunteered to serve on this subcommittee. Mayor Pro Tem Fowler indicated that Councilmember Hohenshelt would be a good person to serve as well. Councilmember Daniels suggested that Council consider appointing Johannesen, Hohenshelt and Trowbridge to serve on the subcommittee. It was pointed out that an agenda item has been included later on in tonight's agenda so that Council may take formal action to form such subcommittee and make appointments to it. No action was taken at this time.

Mayor Pro Tem Fowler then read the following discussion items into the record before recessing the public meeting to go into Executive Session at 4:29 p.m.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding potential litigation associated with Breezy Hill Road pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding Chapter 12, Article X of the Code of Ordinances as related to inspection of food service establishments pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Rockwall Economic Development Corporation (REDC) - pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding possible lease of real property on city owned land at Yellowjacket Park pursuant to Section §551.072 (Real Property).
5. Discussion regarding land acquisition adjacent to N. Goliad pursuant to Section §551.072 (Real Property).
6. Discussion regarding (re)appointment of municipal court judge and associate judge and related interviews, pursuant to Section 551.074 (Personnel Matters)
7. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:55 p.m.

V. RECONVENE PUBLIC MEETING

Mayor Pro Tem Fowler called the public meeting back to order at 6:00 p.m.

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Councilmember Hohenshelt moved to (newly) appoint Matt Neyland and Rick Johnson to serve a one-year term on the Rockwall Economic Development Corporation Board (REDC), beginning January 1, 2019 (replacing Stewart Storms and Bob Amick, who have termed out) and reappoint Gary Bunch, Dale Cherry, Craig Renfro, and Matthew Nielsen, each for an additional two-year term (also starting January 1, 2019). Councilmember Macalik seconded the motion, which passed by a vote of 5 in favor with 2 absent (Pruitt and Trowbridge).

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER TROWBRIDGE

Councilmember Macalik delivered the invocation and led the Pledge of Allegiance.

VIII. PROCLAMATIONS / AWARDS

1. Diabetes Awareness Month

Mayor Pro Tem Fowler called forth several visitors who were in attendance. He then read and presented the proclamation for Diabetes Awareness Month.

IX. OPEN FORUM

Mayor Pro Tem Fowler explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time.

Bob Wacker
309 Featherstone
Rockwall, TX 75087

Mr. Wacker came forth and suggested that the Council consider placing a list and associated schedule and updates related to streets that are set to be reconstructed. City Engineer, Amy Williams, indicated that this information is already available on the city's website as part of the city's Capital Improvement Program (CIP) map. Mr. Crowley shared that staff can work to make that information more prominent on the city's website.

There being no one else wishing to come forth and speak, Mayor Pro Tem Fowler then closed Open Forum.

X. CONSENT AGENDA

1. Consider approval of the minutes from the November 5, 2018 regular city council meeting, and take any action necessary.

2. **Z2018-032** - Consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an **ordinance** for a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary **(2nd Reading).**

3. **Z2018-042** - Consider the approval of an **ordinance** for a text amendment affecting various sections of the Unified Development Code [Ordinance No. 04-38] for the purpose of generally amending the Development Standards and procedural processes for the approval of Variances, Exceptions, and Waivers, and take any action necessary **(2nd Reading).**

4. Consider approval of a resolution supporting the Rockwall Fire Department's application to FEMA's "Assistance to Firefighters Grant" for the purpose of funding the future purchase and installation of a vehicle exhaust capture and removal system in all City of Rockwall fire stations, and take any action necessary.

5. Consider approval of the County Line Road Reconstruction Project and authorize the City Manager to execute a contract with McMahon Contracting, LP. in an amount of $5,335,467.51, to be funded by Street Bond Fund and the Water / Sewer Fund, and take any action necessary.

6. Consider approval of the Construction Materials Testing for County Line Road Reconstruction Project and authorize the City Manager to execute a contract with Alliance Geotechnical Group for an amount of $54,883.50 to be funded by Street Bond Funds, and take any action necessary.

7. Consider approval of the S. Lakeshore Drive and Summit Ridge Drive Reconstruction Project and authorize the City Manager to execute a contract with Tiseo Paving Co. for the Base Bid and add Alternate Bid A for a total amount of $9,343,280.80, to be funded by Street Bond Fund and the Water / Sewer Fund, and take any action necessary.

8. Consider approval of the Construction Materials Testing for S. Lakeshore Drive/Summit Ridge Drive Reconstruction Project and authorize the City Manager to execute a contract with Alliance Geotechnical Group for an amount of $77,426.50 to be funded by Street Bond Funds, and take any action necessary.

9. Consider awarding a bid to IWC Texas and authorizing the City Manager to execute a Contract for SH 66 Boat Ramp and Myers Park light pole replacement in the amount of $42,000 to be funded out of the General Fund Parks Operations Budget, and take any action necessary.

10. Consider approval of Contract Amendments Number Eight for the total additional contract amount of $49,115.00 with Freese and Nichols, Inc. for the County Line Road Reconstruction Project, and take any action necessary.

11. **P2018-037** - Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lots 3 & 4, Block A, Harbor Village Addition, being a 6.196-acre tract of land currently identified as Lot 2A of the Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

Councilmember Hohenshelt moved to approve the entire Consent Agenda (#1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11). Councilmember Daniels seconded the motion. The ordinances were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-46

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 87 (PD-87) FOR TOWNHOMES, COMMERCIAL/RETAIL, AND LIGHT INDUSTRIAL LAND USES ON THE SUBJECT PROPERTY, BEING A 16.26-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, INDALLOY ADDITION AND TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-47

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES*, ARTICLE III, *ZONING DISTRICTS AND MAPS*, ARTICLE IV, *PERMISSIBLE USES*, ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*, AND APPENDIX F, *LANDSCAPE GUIDELINES AND REQUIREMENTS*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 ayes with 2 absences (Pruitt and Trowbridge).

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Johnny Lyons, Chairman of the P&Z Commission, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's agenda. The Council took no action following Mr. Lyons' presentation.

2. Appointment with Jenny Krueger of the Boys & Girls Club to hear report on the 2018 Duck Regatta.

Ms. Krueger came forth and briefed the Council on the Boys & Girls Club, explaining that it is a "youth development organization." The Rockwall club is part of a North Texas chapter that operates in the cities of Rockwall, Commerce and Greenville. She went on to brief the Council on the Duck Regatta fundraiser, indicating that despite the rain, the club did experience a 6-7% increase in net proceeds from the event this year. At the conclusion of Ms. Krueger's presentation, Mayor Pro Tem Fowler thanked her for the thoroughness of her presentation and for the material she presented this evening. Council took no formal action as a result of this presentation.

XII. PUBLIC HEARING ITEMS

1. **Z2018-047** - Hold a public hearing to discuss and consider the approval of an **ordinance** adopting the OURHometown Vision 2040 Comprehensive Plan (i.e. 2018 Comprehensive Plan Update) and take any action necessary **(1st Reading).**

City Planning Director, Ryan Miller, provided brief introductory comments pertaining to this agenda item. Mayor Pro Tem Fowler opened the public hearing and asked if anyone would like to come forth and speak at this time.

Mr. Hinkley
12300 Park Central Drive
Dallas, TX 75251

Mr. Hinkley came forth and indicated that he represents "Rockwall 227 and Ridgeview Capital Group," which owns a great deal of acreage, generally located southeast of FM550 and northwest of FM548 (next to the Chisholm Trail mobile home park). He explained that it is in the furthest, most eastern portion of the City of Rockwall's extraterritorial jurisdiction (ETJ). He went on to request that Council consider modifying the city's draft comp plan to accurately reflect plans that are in place related to future development of this area.

Mayor Pro Tem Fowler asked if anyone else would like to come forth and speak at this time. There being no one else wishing to do so, he then closed the Public Hearing.

Mayor Pro Tem Fowler asked for clarification regarding the purpose of the plan. Mr. Miller shared that the city's comp. plan is a policy guideline, and its contents and guidelines may be modified by Council at any time in the future at its discretion.

Councilmember Hohenshelt moved to approve Z2018-047 (the OURHometown Vision 2040 Comprehensive Plan (i.e. 2018 Comprehensive Plan Update)) as presented. Councilmember Johannesen seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 ayes with 2 absent (Pruitt and Trowbridge).

2. **Z2018-044** - Hold a public hearing to discuss and consider a request by Reubin E. Harle for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family One (SF-1) District, addressed as 825 Zion Hills Circle, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information related to this agenda item. The approximately 3,000 SF (i.e. 50' x 60') structure will stand approximately 16-feet in height, and have a roll-up door, and an overhang on the left and right sides of the structure. According to the submitted site plan, the accessory building will be situated to the rear of the primary structure, and the existing concrete driveway will be extended to the new accessory building. The accessory building will be more than 150-feet from the front, side, and rear property lines. According to the applicant, the accessory building will be utilized as a barn to store equipment (e.g. lawnmower, garden tools, etc.) and will not be used for commercial land uses. Currently the subject property has two (2) accessory buildings that do not conform to the requirements of the Unified Development Code (UDC), and--according to the applicant--one (1) of the buildings will be removed once construction of the new accessory building has been completed. The applicant is proposing to keep the second accessory building (i.e. metal carport), which is approximately 400 SF.

On October 19, 2018, staff mailed 28 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) email in favor of the request. On November 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) passed by a vote of 6-0 with Vice-Chair Chodun being absent.

Mayor Pro Tem Fowler asked if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing.

Mr. Reubin Harle
825 Zion Hills Circle

Rockwall, TX

Mr. Harle, the applicant, came forth and shared that the purpose of this accessory building will be to house items in an effort to clean up his property. Also, he recently retired, so he would like to utilize the accessory building to tinker with some old cars that he has accumulated over the years.

Councilmember Macalik moved to approve Z2018-044. Councilmember Hohenshelt seconded the motion. Councilmember Hohenshelt expressed concern about the city either having rules or not having them (he is generally dissatisfied with so many variance requests coming forth). Councilmember Daniels expressed concern about this request being so very far removed from what the city's requirements call for. He encouraged the applicant to reconsider what he is proposing and return to the Council at a future date with a proposal that more closely complies with the city's requirements.

Following brief comments, the motion to approve the item failed by a vote of two in favor with three against (Hohenshelt, Fowler and Daniels) and two absent (Pruitt and Trowbridge).

3. **Z2018-045** - Hold a public hearing to discuss and consider a request by Kira Bauman of Bauman Consultants on behalf of John Gatz of EcoSite for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as Yellow Jacket Park, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. Mr. Bauman came forth and provided a presentation to Council related to this request for placement of a cellular tower at Yellow Jacket Park. The proposed monopole will be a freestanding structure that will be 150-feet in overall height. An antenna (i.e. T-Mobile) and lighting rod will be affixed to the top of the monopole, which will extend the overall height to 160-feet. The applicant has stated that the proposed monopole will incorporate an additional three (3) antennas for different carriers in the future. The additional antennas will not increase the overall height of the structure, and a maximum height of 160-feet has been incorporated as an operational condition in the Specific Use Permit (SUP) ordinance. The antennas will have ground-mounted equipment that will be enclosed within a metal cabinet. The proposed monopole, metal cabinets, and any accessory equipment will be enclosed in a 50-foot by 50-foot compound that will be secured by an eight (8) foot high wrought iron fence, and screened by Nellie R. Stevens Holly trees that will be planted on eight (8) to ten (10) foot centers. Prior to constructing the proposed freestanding commercial antenna, the applicant has stated that an additional 30 public parking spaces will be constructed along the western property line of the park. This will increase the total number of public parking spaces in the park from 80 parking spaces to 110 parking spaces. The addition of the public parking spaces has been included as an operational condition in the SUP ordinance.

Bill Bauman
2300 Springer Drive
Arlington, TX

Mr. Bauman came forth and provided a lengthy presentation to Council related to this request. Following the presentation, Mayor Pro Tem Fowler opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the Public Hearing.

Councilmember Daniels moved to approve Z2018-045. Mayor Pro Tem Fowler seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-___
SPECIFIC USE PERMIT NO. S-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR A FREE STANDING COMMERCIAL ANTENNA, ON A 0.08-ACRE PORTION OF A LARGER 7.64-ACRE TRACT OF LAND KNOWN AS YELLOW JACKET PARK AND IDENTIFED AS TRACT 11 OF THE J. CADLE SURVEY, ABSTRACT NO. 65, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFIALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 in favor with 2 absent (Pruitt and Trowbridge).

4. **Z2018-046** - Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing existing temporary educational buildings in conjunction with a private school to remain on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH- 205], and take any action necessary **(1st Reading).**

Planning Director Ryan Miller provided background information pertaining to this agenda item. In 1999, the City Council approved a Conditional Use Permit (CUP) to allow one (1) temporary educational building on the subject property for a period of five (5) years. The CUP stipulated that after a period of three (3) years, the City Council could review the CUP to determine if permanent buildings were planned to replace the temporary

educational buildings. In 2003, the City Council approved a Conditional Use Permit (CUP) to allow additional temporary educational buildings on the subject property for a period of five (5) years. In 2009, the City Council approved a Specific Use Permit (SUP) to allow three (3) temporary educational buildings on the subject property. At that time, the Specific Use Permit (SUP) ordinance stipulated that it shall be valid for a period of one (1) year, at which time the City Council shall review the Specific Use Permit (SUP) to determine if an extension is warranted. On September 20, 2010, the City Council reviewed the Specific Use Permit (SUP) and approved an extension for three (3) years (i.e. ending September 7, 2013). In November, 2013, the City Council approved a five (5) year extension (i.e. ending November 4, 2018). Staff should note, at the time of the approval of the five (5) year extension, staff, the Planning and Zoning Commission, and the City Council were informed that this would be the last request for extension of the Specific Use Permit (SUP) and that permanent educational buildings would be constructed within that time. Should this request be approved, it will be the fifth extension for temporary educational buildings on the subject property. Should the City Council choose to approve this, request, the applicant would be allowed five (5) additional years to continue the use of the temporary educational buildings on the subject property, and shall be required to provide an updated schedule indicating the expected phasing-out of the temporary educational buildings. Should the City Council deny this request, the applicant shall be required to remove the temporary educational buildings within a reasonable amount of time. On October 19, 2018, staff mailed 34 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Waterstone Estates Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices returned.

Mayor Pro Tem Fowler called the applicant forth to address the Council at this time.

Brad Helmer
2917 Chuckwagon Drive
Rockwall, TX

Mr. Helmer came forth and provided a lengthy presentation to Council pertaining to this request. He explained that any staff members from HCA who have may previously come before the city council to request time extensions on the use of portable buildings are no longer employed by HCA. Therefore, he was not aware that a plan (schedule) needed to be presented to the City as part of a request to obtain an additional extension for use of temporary portable buildings. He went on to explain the proposal he plans to present to his board of directors later this month pertaining to future planning for the addition of classrooms, a P.E. gym and a future "competition" gymnasium. He went on to explain that he will commit to attempting to complete this plan for future expansion and addition of classrooms within three to four years; however, he would not be able to do so within one year. He shared that $750,000 has been raised so far for a competition gymnasium; however, the board and school can reapproach the donors to ask that the funding be redirected to be used for additional classrooms instead.

Mayor Pro Tem Fowler opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the

public hearing.

Councilmember Johannesen provided brief comments and clarified that the applicant is now requesting a renewal of the SUP to allow for the use of portable buildings for an additional five-year period. Mr. Helmer indicated that, yes, he believes that the school will be able to complete needed expansions within three and no more than five years.

Councilmember Daniels shared that he understands Mr. Helmer inherited this issue when he began working for HCA; however, he does still have concerns about the Council outright granting a five-year extension without having some sort of benchmarks in place to ensure HCA's plans are progressing forward towards eliminating the need for these temporary, portable buildings. Mr. Miller shared that he can work with the applicant to develop conditions to include within the SUP ordinance that will identify benchmark events and dates to ensure that HCA will in fact move forward with its plans to eventually eliminate these portable buildings.

Councilmember Macalik expressed that she has concerns that are similar to those expressed by Councilman Daniels. On top of those concerns, she pointed out that this school is likely to continue to grow its student population. She generally feels that giving HCA an additional five years is too much time. She would like to see it be granted for less time.

Mayor Pro Tem Fowler clarified that the city will want to see very detailed, concrete plans and benchmarks identified within the ordinance.

Councilmember Hohenshelt shared his strong belief that he does not believe that an additional five years should be granted. He does not wish to extend it for longer than one year, as the school has had nineteen years at this point to get rid of the temporary buildings. He does not expect that the applicant will have newly built classrooms ready and open within one year; however, he does believe it will be prudent to grant it for only one year and then require the applicant to again appear before the Council to report on its progress in implementing its plans to work towards eliminating the portable buildings.

Councilmember Hohenshelt moved to continue the public hearing for a period of thirty days to allow the applicant time to work with staff to identify measurable benchmarks for inclusion in the ordinance language. Councilmember Johannesen seconded the motion, which passed by a vote of 5 ayes with 2 absences (Pruitt and Trowbridge).

XIII. ACTION ITEMS

1. **SP2018-032** - Discuss and consider a request by William Salee of the Rockwall Independent School District (RISD) for the approval of variances to the material and articulation requirements in conjunction with an approved site plan for an Elementary School on a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

The applicant is requesting variances to Article V, of the Unified Development Code (UDC) for not meeting the minimum stone requirement and horizontal articulation requirements as outlined below. As a note, a variance request to the UDC requires approval of a simple majority vote of City Council.

The variance requests are as follows:

1. Section 4.1.A.1, of Article V, of the UDC requires each exterior wall to consist of 90% masonry materials including a minimum of 20 percent stone on walls visible from a public street or open space. The applicant is requesting to allow the elevations as submitted with no stone depicted on the exterior of the building. [Simple Majority]

2. Section 4.1.C.1.a, of Article V, of the UDC requires that no wall shall extend for a distance equal to three (3) times the walls height without having an off-set that creates an articulated horizontal element. The applicant is requesting to allow the north facing elevation to extend beyond the distance requirement as depicted on the elevations. [Simple Majority]

Requests for the variances as outlined above are considered discretionary decisions for the City Council. On November 13, 2018, the Architectural Review Board (ARB) reviewed the building elevations and rendering provided by the applicant. After review, the ARB made a motion to recommend approval of the elevations, which passed by a vote of 5 to 0 with Board Members Mitchell and Miller absent. On November 13, 2018, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and Architectural Review Board (ARB) recommendations passed by a vote of 6-0 with Commissioner Chodun absent.

The applicant came forth and provided brief comments to Council concerning his request for variances.

Councilmember Johannesen moved to approve the requested variances associated with SP2018-032. Councilmember Hohenshelt seconded the motion, which passed by a vote of 5 ayes with 2 absent (Pruitt and Trowbridge).

2. **SP2018-030** - Discuss and consider a request by John David of Express Oil Change, LLC for the approval of a variance to the articulation requirements in conjunction with an approved site plan for a Minor Auto Repair Garage (i.e. Brakes Plus) on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

The proposed minor auto repair garage (i.e. Brakes Plus) is permitted in a General Retail (GR) District with a Specific Use Permit (SUP). On October 13, 2018, the City Council approved a Specific Use Permit (SUP) [Ordinance No. 18-45] to allow a minor auto repair garage in a General Retail (GR) District. The proposed garage will have eight (8) bays that will face west (i.e. face away from S. Goliad Street [SH-205]) and will be screened with

landscaping (e.g. pampas grass, trees, etc.). The proposed Brakes Plus will be accessible via a drive aisle on Yellow Jacket Road, a drive aisle on S. Goliad Street [SH-205], and will also have cross-access with the adjacent shopping center. Currently, the subject property has one (1) large drive approach on Yellow Jacket Lane and two (2) drive approaches on S. Goliad Street [SH-205]. The applicant is proposing to narrow the drive approach on Yellow Jacket Lane and eliminate one (1) of the drive approaches on S. Goliad Street [SH-205]. The subject property is zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, and addressed as 1902 and 2000 S. Goliad Street [SH-205].

The applicant is requesting the following variances to the SH-205 Overlay (SH-205 OV) District standards. These variances require a ¾ majority vote of the City Council members present to be passed.

A) *Four (4)-Sided Architecture*

***Horizontal Articulation*. Subsection 4.1.C, Building Articulation, of Section 4, Commercial District Standards, of Article V, District Development Standards, of the Unified Development Code (UDC) states that no building wall shall extend for a distance equal to three (3) times the wall's height without having an offset of 25% of the wall's height, and that new plane shall extend for a distance equal to at least 25% of the maximum length of the first plane. In this case, the rear elevation does not provide projections or recesses. According to the applicant, this is due to the rear elevation being primarily garage bays. Since (UDC) a variance is required.**

b. *Vertical Articulation*. Subsection 4.1.C, Building Articulation, of Section 4, Commercial District Standards, of Article V, District Development Standards, of the Unified Development Code (UDC) states that no horizontal wall shall extend for a distance greater than three (3) times the height of the wall without a change in height by a minimum of 25% (i.e. five (5) feet) of the wall's height. In this case, the rear elevation provides a change in height of approximately two (2) feet to provide some articulation. Since this does not meet the minimum requirement of five (5)-feet, a variance is required.

B) Architectural Standards

a. Pitched Roof. Subsection 2, Roof Design Standards, of Subsection C, Architectural Standards, of Section 6.7, SH 205 Corridor Overlay (SH-205 OV) District, of Article V, District Development Standards, of the Unified Development Code (UDC) states that structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system. In this case, the applicant is proposing to utilize a flat roof design. Since this does not conform to the requirements of the Unified Development Code (UDC), a variance is required.

On November 13, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations and made a motion to recommend approval of the variances to the vertical articulation, horizontal articulation, and pitched roof requirements, with the condition that two (2) faux windows be added to the east elevation. The motion passed by a vote of 5-0 with Board Members Miller and Mitchell absent. On November 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the variances to the vertical articulation, horizontal articulation, and pitched roof requirements, with the condition that two (2) faux windows be added to the east elevation, passed by a vote of 6-0 with Vice-Chair Chodun absent.

Mathias Albert
6017 Main Street
Frisco, TX

Mr. Albert came forth and expressed that the horizontal articulation has an associated safety concern, and that is the reason a variance is being requested on it. Large vans and trucks would have difficulty turning and exiting the eight bay doors if the variance were not granted.

Regarding the vertical articulation variance request, Mr. Albert seemed to generally explain that it is being requested for aesthetic reasons.

Following brief discussion, Councilmember Hohenshelt moved to approve all of the variances requested. Councilmember Johannesen seconded the motion, which passed by a vote of 5 ayes with 2 absent (Pruitt and Trowbridge).

3. A2018-004 – Discuss and consider a request by Suresh Shridharani on behalf Harlan Properties, Inc. for the approval of annexation of an 69.679- acre tract of land identified as Tract 3 of the J. Merriman Survey, Abstract No. 155, Rockwall County, Texas, and take any action necessary.

Mr. Miller provided background information pertaining to this agenda item, pointing out that since the property is not contiguous with the City's corporate limits, an additional 9.885-acres of SH-276 right-of-way will also need to be annexed along with the subject property (an Annexation Map/Property Boundary exhibit was attached in the meeting packet for Council's review). Staff has conferred with the City Attorney and verified that the additional right-of-way would not be subject to the 1,000-foot rule stipulated by TLGC §43.054. Should the City Council choose to annex this property and once the first reading of the ordinance is read into the record, the City Council will have 90 days to approve the annexation ordinance (i.e. May 19, 2019).

If the City Council elects to move forward with this (voluntary) annexation request, the annexation schedule (per the requirements of Chapter 43 of the Texas Local Government Code) would be as follows:

- **December 21, 2018: Staff will have a preliminary Service Plan prepared.**
- **January 4, 2019: Notice of the first and second public hearings will be posted in the Herald Banner and on the City's website.**
- **January 22, 2019 (Tuesday): First (6:00 PM) and second (6:30 PM) public hearing held in the City Council Chambers.**
- **February 18, 2019: City Council approves first reading of the annexation ordinance.**
- **March 4, 2019: City Council approves second reading of the annexation ordinance.**

Mayor Pro Tem Fowler called the applicant forward at this time.

Aaron Graves
260 E. Davis Street
McKinney, TX

Mr. Graves came forth and provided brief, clarifying comments to Council. Following brief questions and answers, Councilmember Daniels moved to approve A2018-004. Councilmember Hohenshelt seconded the motion, which passed by a vote of 5 ayes with 2 absent (Pruitt and Trowbridge).

4. Discuss and consider the appointment of a subcommittee to discuss the compensation plan.

Mayor Pro Tem Fowler shared that this item is related to a work session the Council held earlier this afternoon. He then moved to appoint Councilmember Trowbridge, Councilmember Johannesen and Councilmember Hohenshelt to serve on this Compensation Plan Subcommittee of Council. Councilmember Daniels seconded the motion, which passed by those present (5 ayes with 2 absences (Pruitt and Trowbridge)).

5. Discuss and consider a request from Texas Department of Transportation regarding the City's preference on the time of day for concrete repair along FM 740/Ridge Road and SH 66, and take any action necessary.

City Engineer Amy Williams briefed the Council on the options that TXDOT has conveyed to the city pertaining to the time of day that the repairs could be performed. Ms. Williams shared that if it is done at night, there could be some noise disruptions. If the repairs are done during the day, it will result in traffic being shut down to one lane during the day, off and on, for four months.

Following brief comments, Mayor Pro Tem Fowler moved to have the road repairs on both roads performed from 7 AM to 6 PM. Councilmember Macalik seconded the motion, which passed by a vote of 5 ayes with 2 absent (Pruitt and Trowbridge).

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding potential litigation associated with Breezy Hill Road pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding Chapter 12, Article X of the Code of Ordinances as related to inspection of food service establishments pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Rockwall Economic Development Corporation (REDC) - pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding possible lease of real property on city owned land at Yellowjacket Park pursuant to Section §551.072 (Real Property).
5. Discussion regarding land acquisition adjacent to N. Goliad pursuant to Section §551.072 (Real Property).

6. Discussion regarding (re)appointment of municipal court judge and associate judge and related interviews, pursuant to Section 551.074 (Personnel Matters)

7. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

The Council did not reconvene in Executive Session following the close of the public meeting agenda. See the start of the public meeting for action taken as a result of the earlier Executive Session.

XVI. ADJOURNMENT

Mayor Pro Tem Fowler adjourned the meeting at 7:54 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 3rd DAY OF DECEMBER, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

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CITY OF ROCKWALL

ORDINANCE NO. 18-49

SPECIFIC USE PERMIT NO. S-198

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR A FREE STANDING COMMERCIAL ANTENNA, ON A 0.08-ACRE PORTION OF A LARGER 7.64-ACRE TRACT OF LAND KNOWN AS YELLOW JACKET PARK AND IDENTIFED AS TRACT 11 OF THE J. CADLE SURVEY, ABSTRACT NO. 65, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFIALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kira Bauman of Bauman Consultants, on behalf of John Gatz of EcoSite for a Specific Use Permit (SUP) allowing for a *Freestanding Commercial Antenna* on a 0.08-acre portion of a larger 7.64-acre tract of land known as Yellow Jacket Park and identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street and Yellow Jacket Lane, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* within a General Retail (GR) District on the *Subject Property*; and

SECTION 2. That the Subject Property shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP), and as specifically set forth in Section 2.1.11, *Utilities, Communications and Transportation,* of Article IV, *Permissible Uses,* of the Unified

Development Code [*Ordinance No. 04-38*], as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following operational conditions and compliance standards:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Freestanding Commercial Antenna* on the *subject property* and conformance to these operational conditions are required for continued operations:

1) All development must generally conform to the *Concept Plans* depicted in *Exhibits 'B' & 'C'* of this ordinance.

2) The 30 parking spaces depicted in *Exhibit 'B'* shall be required to be constructed prior to the proposed communications tower/monopole and equipment storage area.

3) The communications tower/monopole shall not exceed a maximum overall height of 150-feet.

4) Antennas shall not extend more than ten (10)-feet above the maximum overall height of the communications tower (*i.e. 160-feet*).

5) No more than four (4) separate antennas and four (4) separate cabinets/buildings shall be located within the *subject property*.

6) The proposed communications tower/monopole and equipment storage area shall be fenced with an eight (8) foot wrought iron fence, and screened with Nellie R. Stevens Holly trees that will completely impair visibility of the equipment storage areas. The proposed screening plan shall be reviewed and approved by the Planning and Zoning Commission at the time of site plan review.

7) All landscaping required to screen the proposed equipment storage area shall be irrigated, and maintained in a healthy, growing condition at all times.

8) Submittal and approval of a site plan and building permit shall be required prior to the installation of the communications tower/monopole and/or any of its components.

9) The operation of this site shall conform to all federal, state and local standards.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City of Rockwall be corrected to reflect the

changes described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF DECEMBER, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

APPROVED AS TO FORM:

_____

Frank J. Garza, City Attorney

1st Reading: November 19, 2018

2nd Reading: December 3, 2018

Exhibit 'A'
Legal Description

Legal Description of Leased Area

BEING 0.082-acres (3,600 square feet) of land, out of a called 7.624-acres described in Deed to the City of Rockwall, Texas, recorded under Volume 747, Page 52 In the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), located in the JOSEPH CADLE SURVEY, Abstract 65, Rockwall County, Texas, said 0.0826-acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point in the southeast Right-of-Way (R.O.W.) line of West Yellow Jacket Lane (R.O.W. varies), for the west corner of said 7.624-acres and the north corner of a called 4.279-acre Lot 1, Block A, Rockwall Retirement Residence, a subdivision recorded under Volume H, Page 187 in the Plot Records of Rockwall County, Texas, conveyed in Deed to Rockwall Retirement Residence LLC, recorded under Volume 6624, Page 178 O.P.R.R.C.T., from which a found 5/8-lnch Iron rod with cap bears South 62'37'32" East, a distance of 2.21 feet;

THENCE South 45°55'07" East, along the common line between sold 7.624-acres and a said 4.279-acres, a distance of 375.81 feet, to a point;

THENCE North 43°51'04" East, over and across said 7.624-acres a distance of 23.27 feet for a point being the west corner of a 0.2182-acre Access and Utility Easement (A.U.E.);

THENCE South 45°55'07" East, along and with the southwest line of said A.U.E., a distance of 395.92 feet to a point for the south corner of said A .U.E. for the POINT OF BEGINNING in the northwest line of the herein described tract;

THENCE North 44°04'53" East, a distance of 56.73 feet to a 5/8 Inch Iron rod with orange cap stamped "Landpoint 10194172" set for the north corner of the herein described tract;

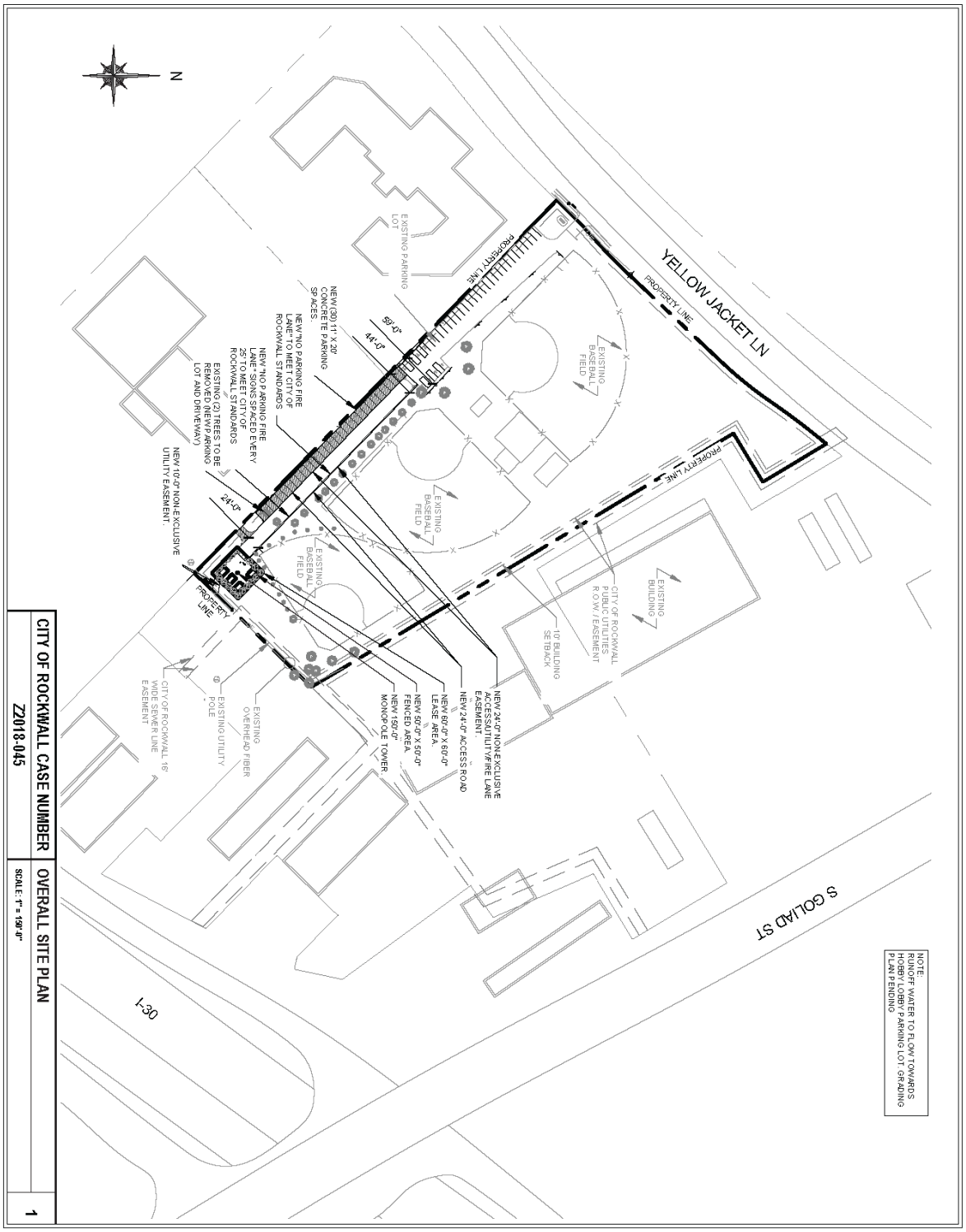
THENCE South 45°55'07" East, a distance of 60.00 feet to a 5/8 Inch iron rod with orange cap stamped "·Landpoint 10194172" set for the east corner of the herein described tract;

THENCE South 44°04'53" West, a distance of 60.00 feet to a 5/8 inch iron rod with orange cap stamped "·Landpoint 10194172" set for the south corner of the herein described tract;

THENCE North 45°55'07" West, a distance of 60.00 feet to a 5/8 inch iron rod with orange cap stamped "·Landpoint 10194172" set for the west corner of the herein described tract;

THENCE North 44°04'53" East, a distance of 3.27 feet to the *POINT OF BEGINNING*, containing a computed 0.0826-acres (3,600 square feet) of land.

Exhibit 'B'
Concept Plan



Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION
YELLOW JACKET PARK
TX-0274
T-MOBILE: DA023904
995 W YELLOW JACKET LN
ROCKWALL, TX 75087
T180.1313

CURRENT ISSUE DATE
11/07/18

ISSUED FOR:
ZONING DRAWINGS

REV	DATE	ISSUED FOR:	BY
A	09/18/18	ZONING DRAWINGS	CSM
B	09/23/18	ZONING DRAWINGS	CSM
0	09/27/18	ZONING DRAWINGS	CSM
1	11/05/18	ZONING DRAWINGS	CSM
2	11/07/18	ZONING DRAWINGS	CSM

CONSULTANT:
W-T COMMUNICATION DESIGN GROUP, LLC
WIRELESS INFRASTRUCTURE
6223 N. WESTLINE RD., STE 326
OKLAHOMA CITY, OK 73121
PH: (214) 325-0171
www.wtgroup.com
"In the Information Age Connectivity is Everything" - Bill Gates

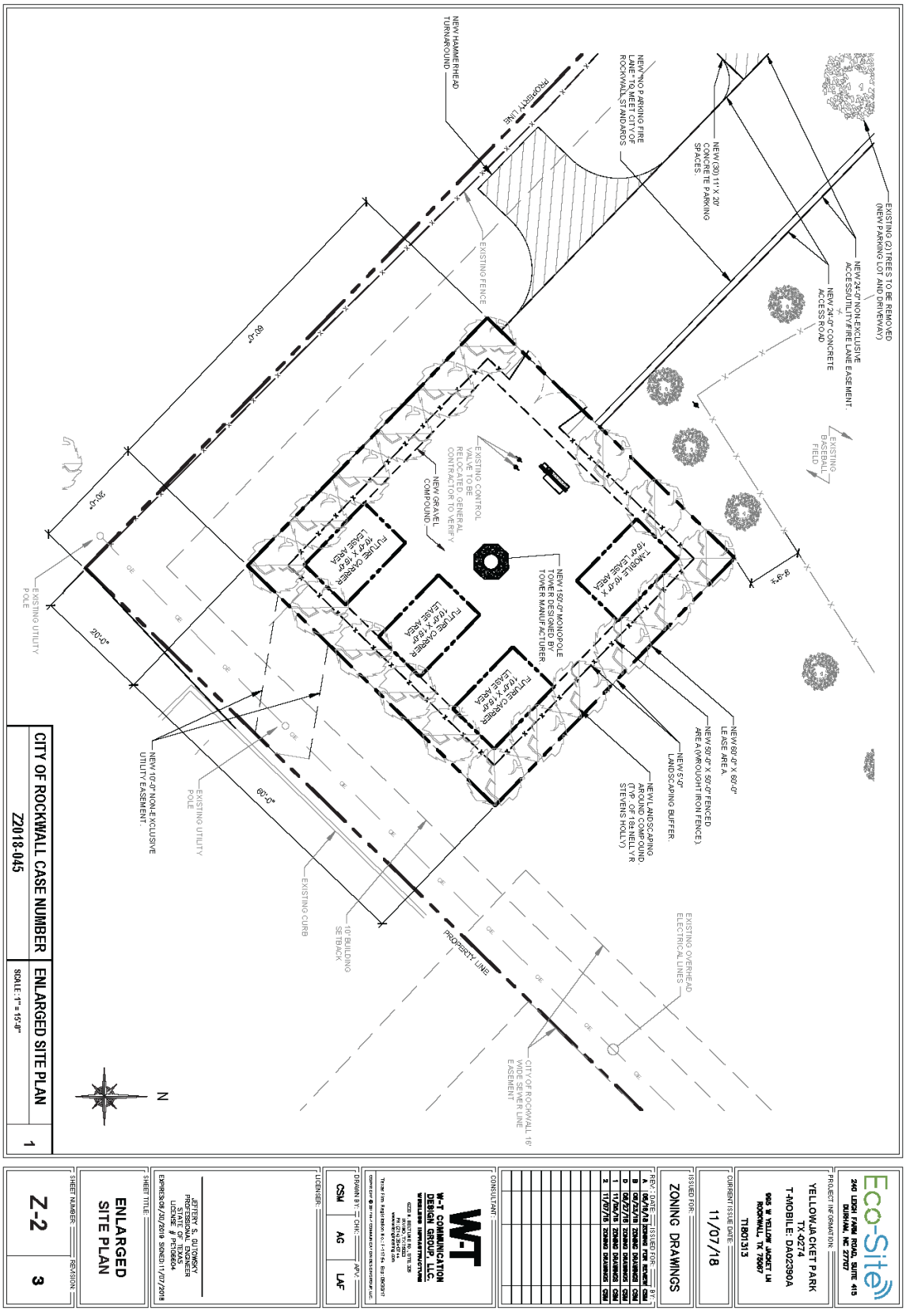
DRAWN BY: CSM | CHK: AG | APV: LAF

LICENSER:
JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
LICENSE # PE104604
EXPIRES:06/30/2019 SIGNED:11/07/2018

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER: Z-1
REVISION: 3

Exhibit 'C'
Enlarged Concept Plan



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194

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 12/03/2018

APPLICANT: Mitchell Lenamond; *Eric L. Davis Engineering, Inc.*

AGENDA ITEM: **P2018-38;** *Lot 16, Block 2, Alliance Addition, Phase 2*

SUMMARY:

Consider a request by Mitchell Lenamond, PE of Eric L. Davis Engineering, Inc. on behalf of Jeff Johnston of Woodhill Dental for the approval of a replat for Lot 16, Block 2, Alliance Addition, Phase 2 being a 0.85-acre parcel of land currently identified as Lot 12, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 0.85-acre parcel of land (*i.e. Lot 12, Block 2, Alliance Addition*) for the purpose of creating one (1) lot (*i.e. Lot 16, Block 2, Alliance Addition, Phase 2*) to establish the necessary public access, fire lane, drainage, and utility easements to construct a medical office building (*i.e. Woodhill Dental*).
- ☑ On June 26, 2018, the Planning and Zoning Commission approved a Site Plan [*i.e SP2018-014*] for a medical office building on the subject property.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the City Council chooses to approve the *replat* for Lot 16, Block 2, Alliance Addition, Phase 2, staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On November 27, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat passed by a vote of 6-0 with Commissioner Logan absent.

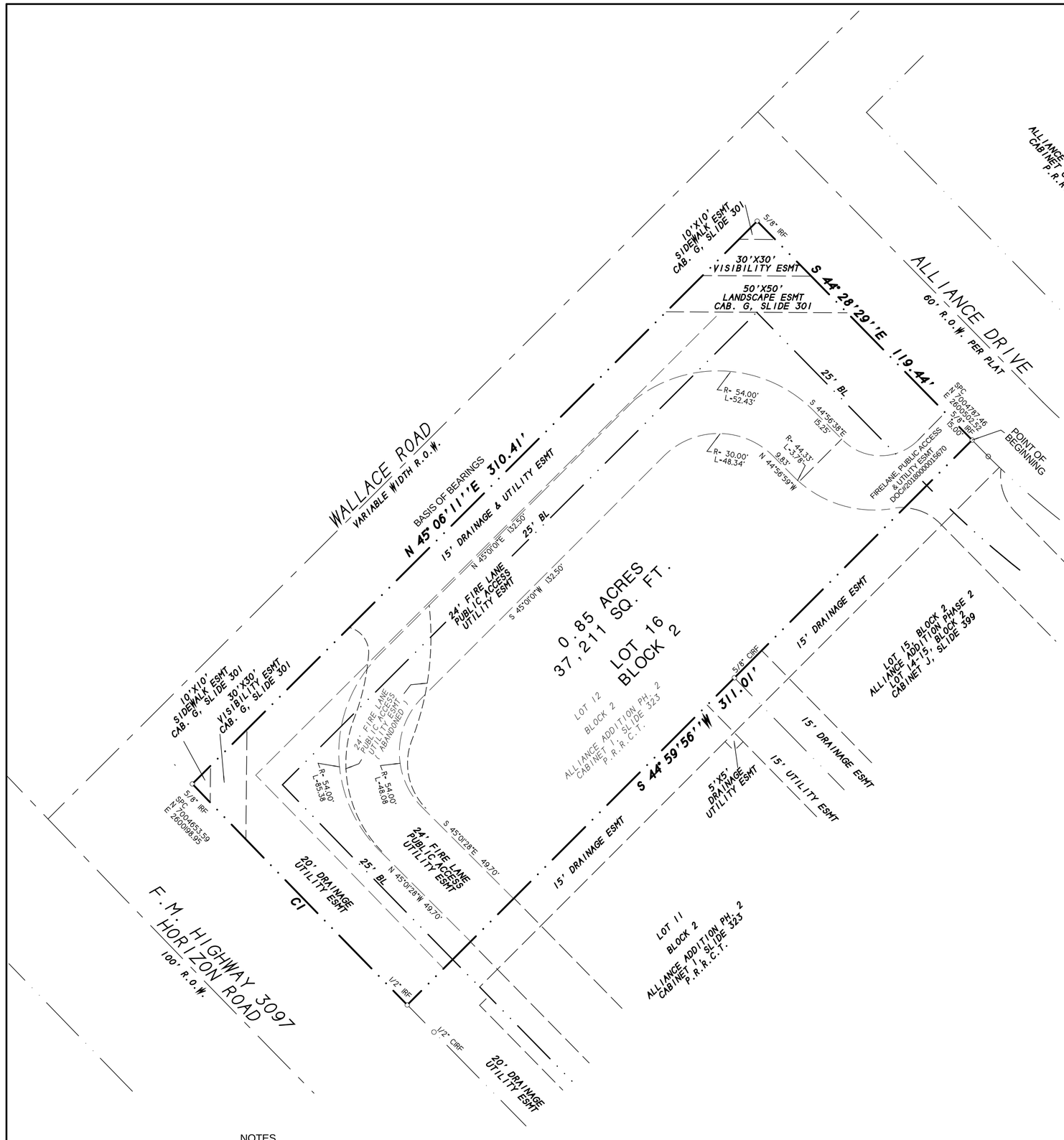


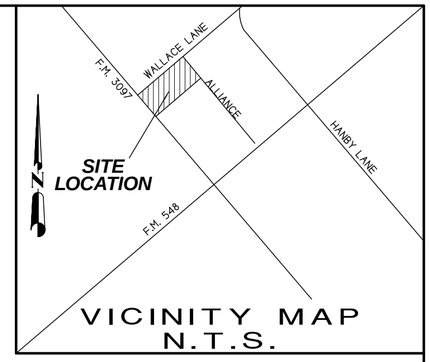
City of Rockwall

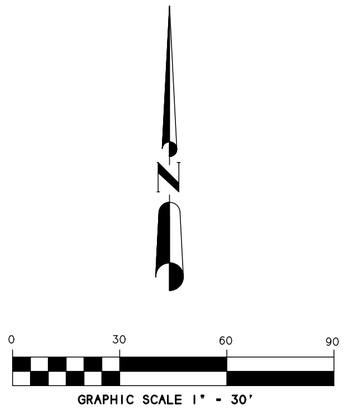
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

196







CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	0°36'10"	11409.16	120.01	60.01	120.01	N 44°11'33"W

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

FINAL PLAT

ALLIANCE ADDITION PHASE 2
LOT 16, BLOCK 2

BEING A REPLAT OF LOT 12, BLOCK 2
ALLIANCE ADDITION PHASE 2
0.85 ACRES OR 37,211 S.F.
(1 LOT)
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
WOODHILL DENTAL SPECIALTIES, LLC
8355 WALNUT HILL LANE
SUITE 100
DALLAS, TEXAS 75237

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE FEBRUARY 9, 2018
SCALE 1" = 40' FILE # 20180036-RP
CLIENT WOODHILL

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2018-

197

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS WOODHILL DENTAL SPECIALTIES, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 12, Block 2, ALLIANCE ADDITION, PHASE 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 323, of the Plat Records of Rockwall County, Texas.and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner at the East most corner of Lot 12, Block 2 and west most corner of Lot 15, Block 2, ALLIANCE ADDITION PHASE 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet I, Slide 399, of the Plat Records of Rockwall County, Texas, and being in the Southwest right-of-way line of Alliance Drive, a 60 foot right-of-way;

THENCE S. 44 deg. 59 min. 56 sec. W. a distance of 311.01 feet to a 1/2" iron rod found for corner in the northeast right-of-way line of Horizon Road F.M. Highway 3097, a 100 foot right-of-way;

THENCE in a northwesterly direction along a curve to the right having a central angle of 00°36'10", a radius of 11409.16 feet, a tangent of 60.01 feet, a chord of N 44°11'33" W, 120.01 feet along said right-of-way line, an arc distance of 120.01 feet to a 5/8" iron rod found for corner in the southeast right-of-way of Wallace Road;

THENCE N. 45 deg. 06 min. 11 sec. E. along said right-of-way line, a distance of 310.41 feet to a 5/8" iron rod found for corner at the north corner of Lot 12, and in the southwest right-of-way line of said Alliance Drive;

THENCE S. 44 deg. 28 min. 29 sec. E. along said right-of-way line, a distance of 119.44 feet to the POINT OF BEGINNING and containing 37,211 square feet or 0.85 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ALLIANCE ADDITION, PHASE 2, LOT 16, BLOCK 2, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ALLIANCE ADDITION, PHASE 2, LOT 16, BLOCK 2, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer, subdivision engineer and owner shall bear total responsibility for storm drain improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
for WOODHILL DENTAL SPECIALTIES, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of ALLIANCE ADDITION PHASE 2, LOT 16, BLOCK 2, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

ALLIANCE ADDITION PHASE 2
LOT 16, BLOCK 2

BEING A REPLAT OF LOT 12, BLOCK 2
ALLIANCE ADDITION PHASE 2
0.85 ACRES OR 37,211 S.F.
(1 LOT)
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
WOODHILL DENTAL SPECIALTIES, LLC
8355 WALNUT HILL LANE
SUITE 100
DALLAS, TEXAS 75237

SYMBOL LEGEND

TV TELEVISION CABLE RISER
GAS GAS METER
TEL PHONE RISER
FH FIRE HYDRANT
PP POWER POLE
ELEC ELECTRIC METER
ELEC BOX SUBSURFACE JUNCTION BOX
WV WATER METER
LP LIGHT POLE
IRF IRON ROD FOUND (CORNER)
FENCE
EASEMENT LINE
PROPERTY LINES
A/C AIR COND. UNIT
PROPANE TANK

SURVEY DATE FEBRUARY 9, 2018
SCALE 1" = 40' FILE # 20180036-RP
CLIENT WOODHILL

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2018-

198

Registered to:
File Name: M:\2014\20140076.ZAK

Point	Direction	Distance	Northing	Easting	Elevation

Database opened: Tuesday, February 20, 2018 9:18 am.

Start					
	33 REF		7004567.54827	2600282.61315	0.00
IC To Cntr. Pt.		N 45°30'22" E			
	38 RP		7012563.47965	2608421.04133	0.00
	Arc	120.01	Central Angle	0°36'10"	
	Chord	120.01	Chord Bearing	N 44°11'33" W	
	Radius	11409.16	Bng from Cntr Pt	S 46°06'31" W	
	Tangent	60.01	Elevation Change		0.00
	35 REF		7004653.59636	2600198.95655	0.00
IN	N 45°06'11" E	310.41			
	34 REF		7004872.69737	2600418.84716	0.00
IN	S 44°28'29" E	119.44			
	30 REF		7004787.46982	2600502.52617	0.00
IN	S 44°59'56" W	311.01			
	33 REF		7004567.54827	2600282.61315	0.00

Area = 37210.56 Sq. Feet or 0.85 Acres

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 12/03/2018

APPLICANT: Clay Shipman

AGENDA ITEM: **P2018-039;** *Lot 21, Block A, La Jolla Pointe Addition, Phase 2*

SUMMARY:

Consider a request by Clay Shipman for the approval of a replat for Lot 21, Block A, La Jolla Pointe Addition, Phase 2, being a 1.28-acre parcel of land currently identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe Drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 1.28-acre parcel of land [*i.e. Lot 3, Block A, La Jolla Pointe Addition, Phase 2*] to create *Lot 21, Block A, La Jolla Pointe Addition, Phase 2* for the purpose of abandoning certain easements and establishing firelane, public access, and utility easements to allow for the construction of an office building.
- ☑ On July 10, 2018, the Planning and Zoning Commission approved a site plan [*SP2018-016*] establishing a three (3) story, ~7,282 SF office building on the subject property.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the *replat* for *Lot 21, Block A, La Jolla Pointe Addition, Phase 2* staff would recommend the following conditions:

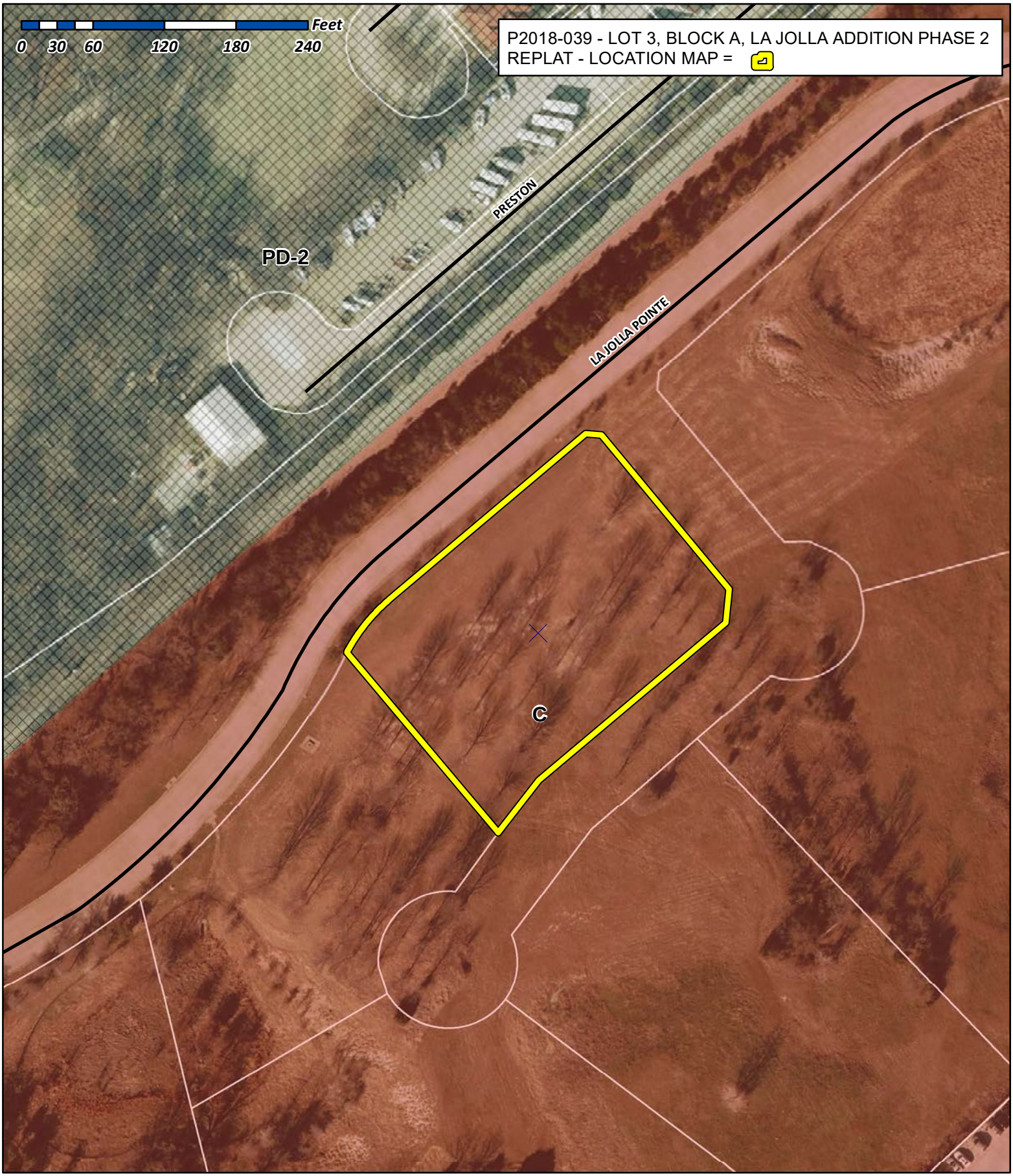
1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) The total tree mitigation balance of 245-caliper inches will be due prior to the issuance of a building permit and/or prior to the filing of a final plat; and,

3) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On November 27, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 6 to 0, with Commissioner Logan absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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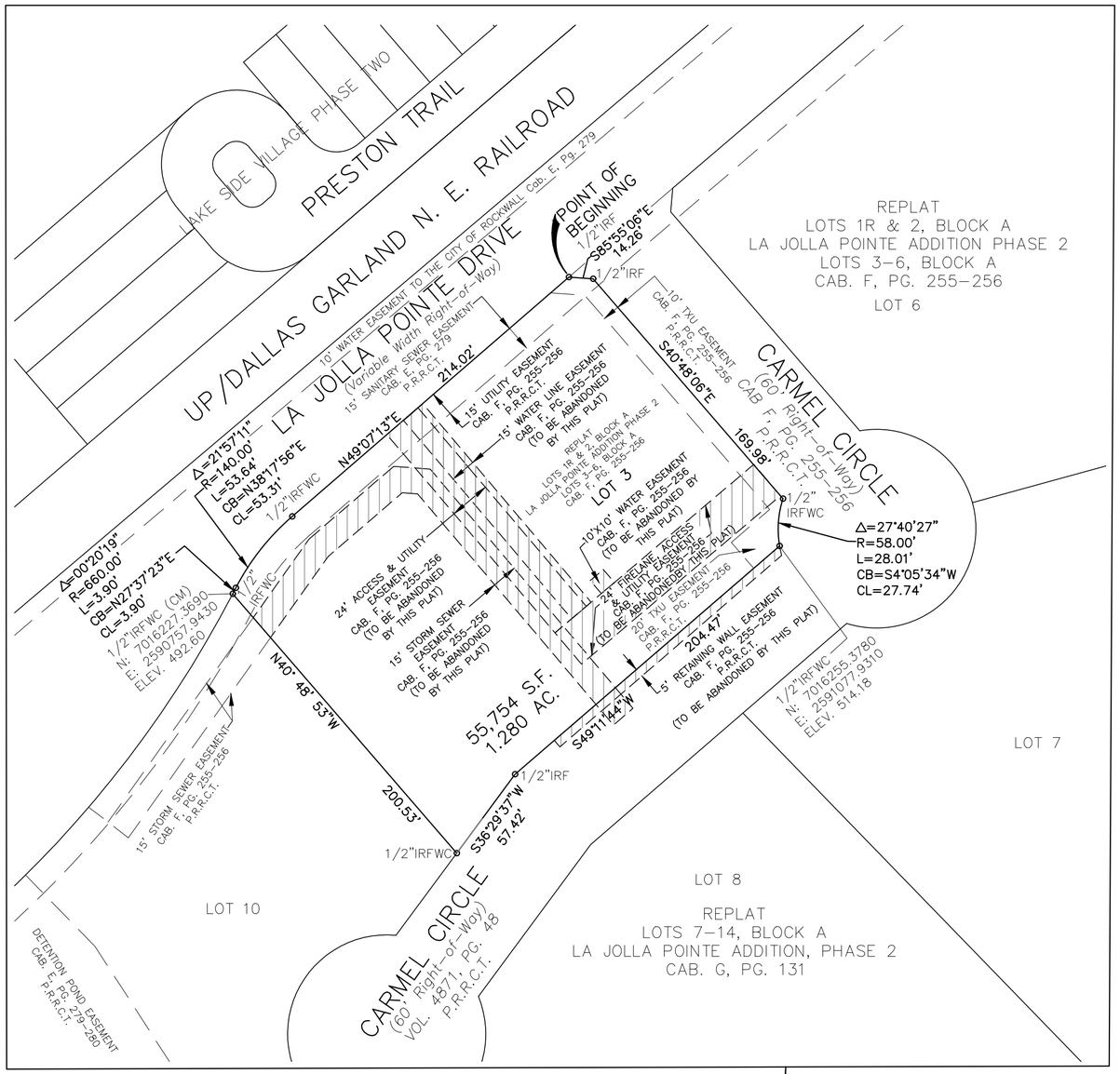
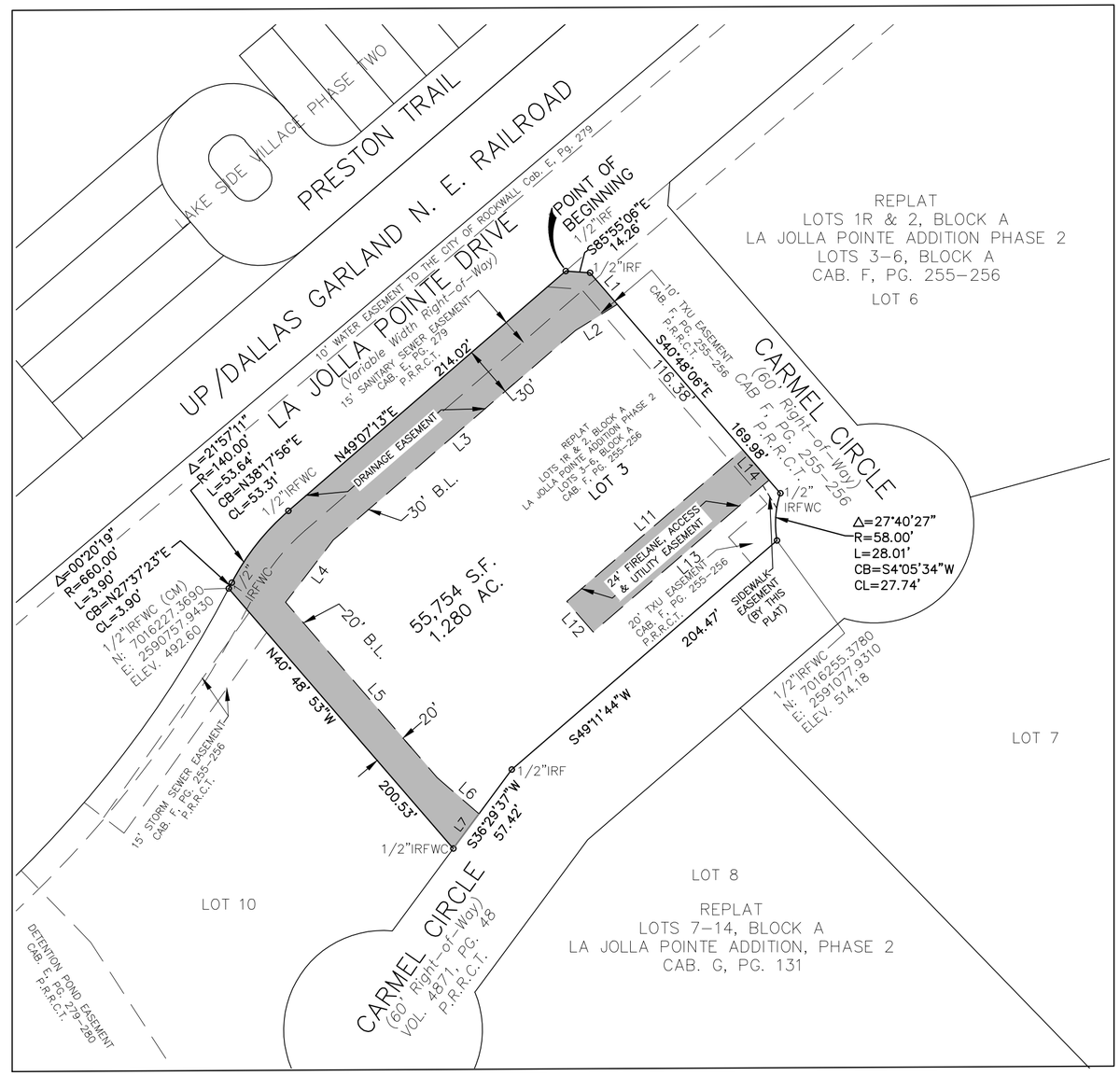
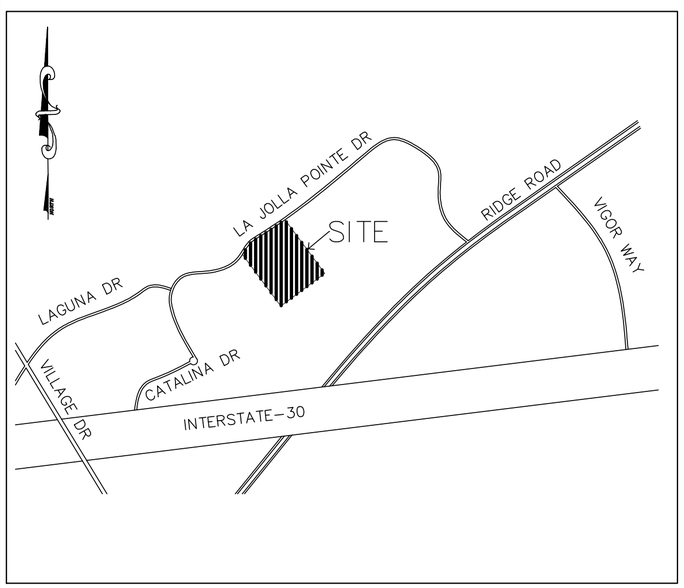


EASEMENT ABANDONMENT



EASEMENT DEDICATION



LOCATION MAP
NOT TO SCALE

NORTH

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

LEGEND:

P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
BL	BUILDING LINE
SQ FT	SQUARE FEET
IRFWC	IRON ROD FOUND WITH CAP
VOL.	VOULME
CAB.	CABINET
PG.	PAGE

EASEMENT TO BE ABANDONED

EASEMENT TO BE DEDICATED

Line Table		
Line #	Direction	Length
L1	S40°48'06"E	24.31'
L2	S57°55'27"W	28.68'
L3	S49°07'13"W	187.06'
L4	S37°30'05"W	45.65'
L5	S40°48'53"E	135.29'
L6	S49°01'37"E	32.29'
L7	S36°29'37"W	25.23'
L11	N49°11'07"E	135.58'
L12	N40°48'53"W	23.50'
L13	S49°11'07"W	135.58'
L14	S40°48'06"E	23.50'

NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
2. Property owner is responsible for maintaining, repairing, and replacing all drainage systems on-site.

SURVEYORS:
33 DEGREES LATITUDE, LLC
17250 DALLAS PARKWAY
DALLAS, TEXAS 75248
(972) 677-9933

DEVELOPER:
CLAY SHIPMAN FIRE PROTECTION, LLC
7700 CODY LANE, SUITE 2705
SACHSE, TEXAS 75048
(469) 853-0400

ENGINEERS:
USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM
USAI 2018006.00

REPLAT
LOT 3, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT
OF
LOTS 1R & 2, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
LOTS 3-6, BLOCK A

1 LOT / 1.280 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SEPTEMBER 2018

P:\Sdskengn\2018006.00 Shipman Office Building\Dwg\2018006.00 replat.dwg, Layout1, 11/8/2018 10:47:25 AM, Craig Smiley

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, CLAY SHIPMAN is the owner of a 1.280 acre tract or parcel of land situated in the W. Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas and all of Lot 3, Block A of the Replat of Lots 1R & 2, Block A La Jolla Pointe Addition, Phase 2, Lots 3–6, Block A as recorded in Cabinet F, Pages 255–256, of the Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for a corner clip at the intersection of the Southerly right–of–way line of La Jolla Pointe Drive (a variable width right–of–way) and Carmel Circle (a 60' right–of–way) as recorded in Cabinet F, Pages 255–256 of the Plat Records, Rockwall County, Texas;

THENCE South 85 degrees 55 minutes 06 seconds East, along said corner clip a distance of 14.26 feet to a 1/2 inch iron rod found in the Westerly right–of–way line of said Carmel Circle;

THENCE South 40 degrees 48 minutes 06 seconds East, along the Westerly right–of–way line of said Carmel Circle, a distance of 169.98 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a non–tangent curve to the left whose chord bears South 04 degrees 05 minutes 34 seconds West a chord distance of 27.74 feet;

THENCE in a Southwesterly direction along said non–tangent curve to the left, having a central angle of 27 degrees 40 minutes 27 seconds, a radius of 58.00 feet, an arc length of 28.01 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Northerly right–of–way line of Carmel Circle (a 60' right–of–way) as recorded in Volume 4871, Page 48 of the Plat Records, Rockwall County, Texas;

THENCE South 49 degrees 11 minutes 44 seconds West, along the Northerly right–of–way line of said Carmel Circle, a distance of 204.47 feet to a 1/2 inch iron rod found for corner;

THENCE South 36 degrees 29 minutes 37 seconds West, continuing along the Northerly right–of–way line of said Carmel Circle, a distance of 57.42 feet to a 1/2 inch iron rod with cap found for corner, said point being the Southwesterly corner of said Lot 3, Block A and the Southeasterly corner of Lot 10, Block A of the Replat of Lots 7–14, Block A LaJolla Pointe Addition, Phase 2 as recorded in Cabinet G, Page 131 of the Plat Records, Rockwall County, Texas;

THENCE North 40 degrees 48 minutes 53 seconds West, along the Easterly line of said Lot 10, Block A and the Westerly line of said Lot 3, Block A, a distance of 200.53 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Southerly right–of–way line of said La Jolla Pointe Drive, said point also being at the beginning of a non–tangent curve to the left whose chord bears North 27 degrees 37 minutes 23 seconds East a chord distance of 3.90 feet;

THENCE in a Northeasterly direction along said non–tangent curve to the left having a central angle of 00 degrees 20 minutes 19 seconds, a radius of 660.00 feet, an arc length of 3.90 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a reverse curve to the right whose chord bears North 38 degrees 17 minutes 56 seconds East a chord distance of 53.31 feet;

THENCE in a Northeasterly direction along said reverse curve to the right having a central angle of 21 degrees 57 minutes 11 seconds, a radius of 140.00 feet, an arc length of 53.64 feet to a 1/2 inch iron rod with cap found for corner;

THENCE North 49 degrees 07 minutes 13 seconds East, a distance of 214.02 feet to the POINT OF BEGINNING and containing 55,754 square feet or 1.280 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as **LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2** the subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of RockwallWe further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

CLAY SHIPMAN FIRE PROTECTION, LLC

By: _____
Owner Name
Title

Dated: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority. On this day personal appeared_____, known to me to be the person whose name is subscribed to the forergoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this _____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance of guarantee that any building within such plat shall approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.

_____
City Engineer Date

RECOMMENDED FOR FINAL APROVAL

_____ _____
Planning and Zoning Commisssion Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the Ciyt of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITHNESS OUR HANDS, this _____ day of _____, 2018.

_____
Mayor, City of Rockwall

_____
City Secretary, City of Rockwall

_____
City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, John Truong, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision

_____
JOHN TRUONG DATE
Registered Professional Land Surveyor Registration No. 6514
33 DEGREES LATITUDE, LLC

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Truong, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

REPLAT
LOT 3, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT
OF
LOTS 1R & 2, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
LOTS 3–6, BLOCK A

1 LOT / 1.280 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SEPTEMBER 2018

SURVEYORS:
33° LATITUDE
33 DEGREES LATITUDE, LLC
17250 DALLAS PARKWAY
DALLAS, TEXAS 75248
(972) 677–9933

DEVELOPER:
CLAY SHIPMAN FIRE PROTECTION, LLC
7700 CODY LANE, SUITE 2705
SACHSE, TEXAS 75048
(469) 853–0400

ENGINEERS:
USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS–SURVEYORS–PLANNERS–LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS – REGISTERED FIRM NO. F–1845
TEXAS BOARD OF LAND SURVEYORS – REGISTERED FIRM 101074–00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634–3300 FAX: (214) 634–3338
WWW.USAENGINEERS.COM
USAI 2018006.00

P:\Sdsengn\2018006.00 Shipman Office Building\Dwg\2018006.00 replat.dwg, Layout1, 11/8/2018 10:47:25 AM, Craig Smiley

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 12/03/2018

APPLICANT: Stephen A. Lamastra; *on behalf of 4TP Rockwall, LLC*

AGENDA ITEM: **P2018-040;** *Lot 1, Block A, Village Green Addition*

SUMMARY:

Consider a request by Stephen A. Lamastra on behalf of 4TP Rockwall, LLC for the approval of a final plat for Lot 1, Block A, Village Green Residence Addition, being a 2.0896-acre parcel of land identified as Lot 1, Block A, Rockwall Seniors Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 2.0896-acre parcel of land [*i.e. Lot 1, Block A, Rockwall Seniors Addition*] to create *Lot 1, Block A, Village Green Residence Addition* and establish the necessary firelane, public access, and utility easements for the purpose of constructing a 28-unit memory care facility. As a note, the development will be constructed simultaneously with a 144-unit multi-family apartment complex [*i.e. Alders at Rockwall Addition*] on the adjacent parcel of land [*i.e. Lot 2, Block A, Alders at Rockwall Addition*].
- ☑ On December 4, 2017, the City Council approved Planned Development District 86 (PD-86) [*i.e. Case No. 2017-0051; Ordinance No. 17-62*], to allow a senior independent living facility and a 28-unit memory care facility on the *subject property*.
- ☑ On June 12, 2018, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2018-013*] for a 28-unit memory care facility on the 2.0896-acre tract.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the *Municipal Code of Ordinances*.

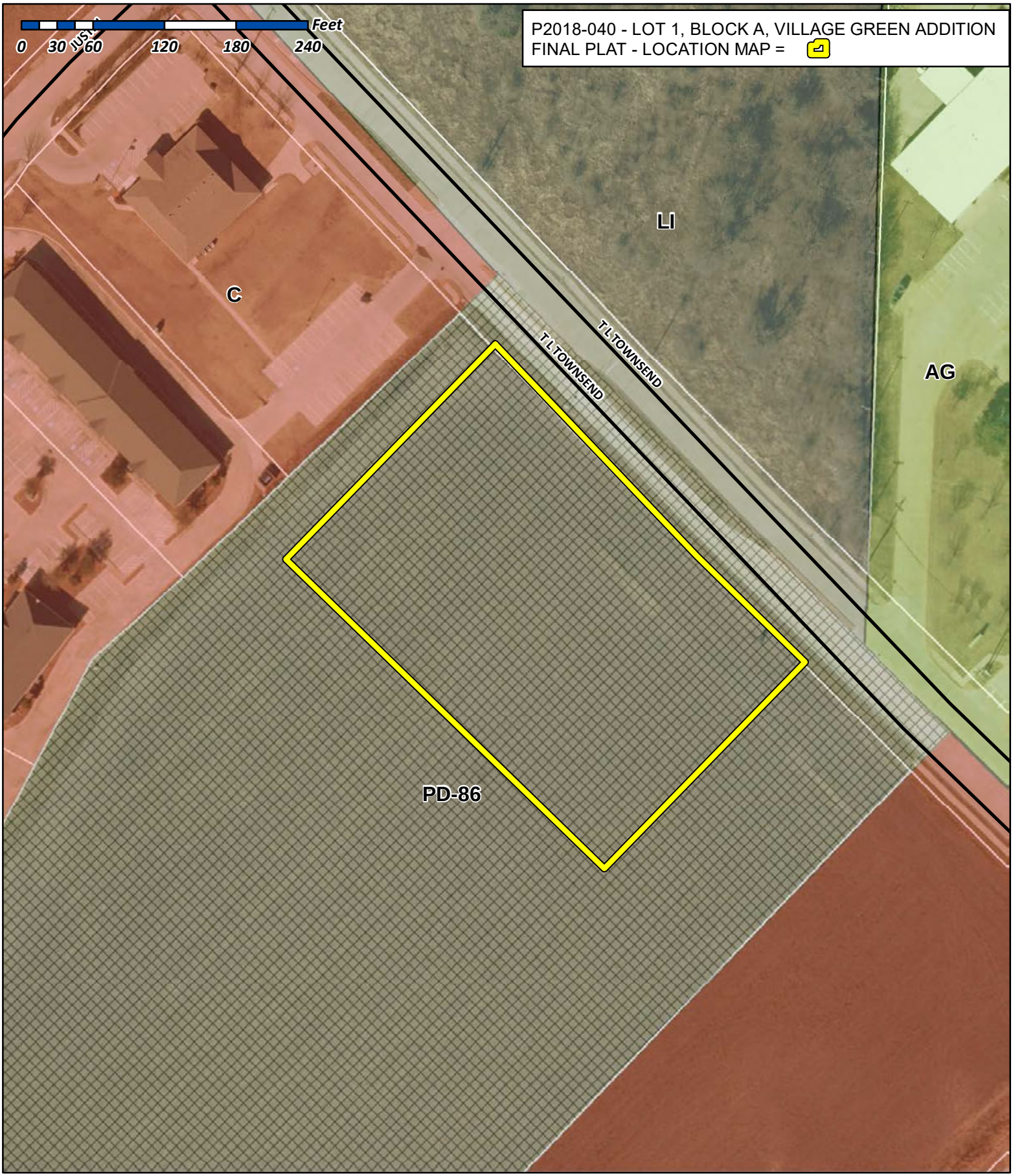
RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the *final plat* for *Lot 1, Block A, Village Green Addition* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On November 27, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 6 to 0, with Commissioner Logan absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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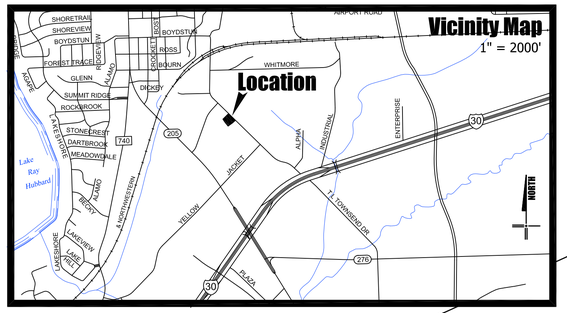

MILLER SURVEYING
EST. 1985

NORTH

0 60 120 180
Graphic Scale in Feet
1" = 60'

JUSTIN DRIVE

BLOCK A - JUSTIN DRIVE PROFESSIONAL PARK LTD.
CABINET E, SLIDE 228, P.R.R.C.T.

LOT 1-R

LOT 1A-R, BLOCK A, LOFLAND
INDUSTRIAL PARK ADDITION
CABINET E, SLIDE 318, P.R.R.C.T.

LOT 2-R

LOT 3-R

LOT 4-R

LOT 5-R

343.43'

Cross in concrete found

24' Firelane, Access & Utility Easement
E/228 P.R.R.C.T.

15' Sanitary Sewer Easement
Vol. 84, Pg. 243, D.R.R.C.T.

N 46°06'22" E 430.00'

42.5' 42.5'

43.95'

NAD83 SPC Tx 4202
N: 7023095.70
E: 2596982.08

N 44°10'16" E 251.57'

24' Fire Lane and Public Access Easement by this plat

5' Landscape Buffer

L5
N 44°10'16"E 128.65'

L6
120.37'

N 89°10'15"E
27.29'

L7
S 00°49'45"E
20.00'

20' Utility Easement by this plat

LOT 1, BLOCK A, ROCKWALL SENIORS ADDITION
INDUSTRIAL PARK ADDITION
INST. 20180000010493 R.P.R.R.C.T.

S 43°33'08" E 245.00'

N 45°49'44" W 371.65'

LOT 1, BLOCK A
2.0896 ACRES
(91,025 SF)

5' Setback and Landscape Buffer

24' Fire Lane and Public Access Easement by this plat

Utility Esmt. by this plat

5' Landscape Buffer

25' Bldg. Line

15' Landscape Buffer

S 45°30'06" E 126.84'

S 44°10'16" W 241.11'

140.12'

NAD83 SPC Tx 4202
N: 7022829.23
E: 2597241.36

124.93'

42.5' 42.5'

1/2" capped steel rod found

S 44°10'16" W 1098.41'

N 28°27'41" E 594.16'

BREEN & McKEON, LLP
VOLUME 3419, PAGE 160, D.R.R.C.T.

LOT 2-B
(E/75)

AUTOZONE, INC.
VOLUME 1302, PAGE 164, D.R.R.C.T.

LOT 2-A
(B/307)

DONALD RICHARD WHITFORD
VOLUME 102, PAGE 686, D.R.R.C.T.

1/2" steel rod found

24' Firelane, Access & Utility Easement
E/228 P.R.R.C.T.

Drainage Esmt.

N 39°26'28" W 126.60'

15' Drainage Esmt.

Cross in concrete set

S 44°52'20" W
103.71'

1/2" capped steel rod found

BRC FAMILY TRUST
20180000002688, O.P.R.R.C.T.

99.90'

S 44°03'31" E

15' Sanitary Sewer Easement
Vol. 84, Pg. 243, D.R.R.C.T.

1/2" capped steel rod found

N 44°07'44" E
59.65'

1/2" capped steel rod found

15' Drainage Sewer Easement
2016-5715 O.P.R.R.C.T.

15' Utility Esmt. per plat B-399

LOT 2, BLOCK A, ROCKWALL SENIORS ADDITION
INDUSTRIAL PARK ADDITION
INST. 20180000010493 R.P.R.R.C.T.

N 43°14'26" W 181.41'

TEASDALE INVESTMENTS, LLC
VOLUME 2015, PAGE 10884, D.R.R.C.T.

N: 7021953.82
E: 2596565.10

1/2" "MILLER 5665" capped steel rod set

TEASDALE INVESTMENTS, LLC
VOLUME 2016, PAGE 18433, D.R.R.C.T.

LOT 8, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION
CABINET I, SLIDE 107, P.R.R.C.T.

Line Table

LINE	BEARING	DISTANCE
L1	N 43°33'08" W	37.34'
L2	N 44°10'15" E	3.59'
L3	S 44°10'15" W	5.55'
L4	N 45°49'40" W	14.75'
L5	N 45°49'44" W	285.96'
L6	S 44°10'16" W	138.62'
L7	S 44°10'16" W	138.62'
L8	N 45°49'44" W	187.21'
L9	N 44°10'16" E	24.34'
L10	N 44°10'15" E	25.00'
L11	S 45°49'45" E	5.00'
L12	S 45°49'45" E	5.00'

Curve Table

Curve	Arc	Radius	Central Angle	Chord	
C-1	20.68'	30.00'	39°29'44"	S 63°55'07" W	20.27'
C-2	47.12'	30.00'	90°00'00"	S 00°49'44" E	42.43'
C-3	20.06'	30.00'	38°18'51"	N 25°00'50" E	19.69'
C-4	47.12'	30.00'	90°00'00"	N 89°10'16" E	42.43'
C-5	47.12'	30.00'	90°00'00"	S 89°10'16" W	42.43'
C-6	84.82'	54.00'	90°00'00"	S 89°10'16" W	76.37'
C-7	3.20'	30.00'	6°06'12"	N 42°46'38" W	3.19'
C-8	3.20'	30.00'	6°06'16"	S 48°52'50" E	3.19'

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS 4TP Rockwall, LLC is the current sole owner of Lot 1, Block A, Rockwall Seniors Addition, an Addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded as Instrument No. 20180000010493 of the Real Property Records of Rockwall County, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as **LOT 1, BLOCK A, VILLAGE GREEN RESIDENCE ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein
expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7. Property owner is responsible for all maintenance, repair and reconstruction of drainage and detention facilities.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____
Stephen M. LaMastra, Manager
4TP Rockwall, LLC

STATE OF GEORGIA
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Stephen M. LaMastra, Manager of 4TP Rockwall, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20 _____ .

_____
Notary Public in and for the State of Georgia
My Commission Expires:_____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Owner/Applicant:

4TP Rockwall, LLC
2870 Peachtree Road
Suite 290
Atlanta, GA 30305
Stephen M. LaMastra
Manager

Engineer:

Burgess & Niple
Joseph T. Reue, P.E.
10701 Corporate Drive, Suite 118
Stafford, Texas 77477
281-980-7705 x6301
Email: joseph.reue@burgessniple.com

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____day of _____, 20_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____day of _____, 20_____.

_____ _____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jason B. Rawlings, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Jason B. Rawlings
Texas Registered Professional Land Surveyor No. 5665

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Jason B. Rawlings, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20 ___ .

_____
Notary Public in and for the State of Texas
My Commission Expires:_____

STATE OF TEXAS
REGISTERED
JASON B. RAWLINGS
5665
PROFESSIONAL
LAND SURVEYOR

○ = 1/2" "MILLER 5665" capped steel rod set

MILLER Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TxLSF No. 10100400
millersurvey.net

FINAL PLAT
Being a replat

VILLAGE GREEN RESIDENCE ADDITION
LOT 1, BLOCK A

An addition to the City of Rockwall, Rockwall County, Texas
Being a replat of Lot 1, Block A, Rockwall Seniors Addition
An addition to the City of Rockwall, Texas according to the plat thereof recorded as Instrument No. 20180000010493 of the Real Property Records Rockwall County, Texas
Being 2.0896 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
Prepared October 2018

City Case No. _____

Job No. 17016 • Plot File 17016 Alders Plat

209

MILLER Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. • Hurst, Texas 76054 • 817-577-1052
millersurvey.net
TX PLS Firm No. 10100400
Boundary Surveying
Topographic Surveying
Subdivision Platting
Commercial Land Title Surveys
Construction Staking
Expert Witness

CLOSURE REPORT FOR VILLAGE GREEN RESIDENCE ADDITION

Deed Report Wed Nov 14 10:41:51 2018

Deed Name: Village
Starting Coordinates: Northing 7023095.70, Easting 2596982.08

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 43°33'08" E	245.00	LINE					
S 45°30'06" E	126.84	LINE					
S 44°10'16" W	241.11	LINE					
N 45°49'44" W	371.65	LINE					
N 44°10'16" E	251.57	LINE					

Ending Coordinates: Northing 7023095.70, Easting 2596982.07

Area: 91024.76 S.F., 2.0896 Acres
Total Perimeter Distance> 1236.18
Closure Error Distance> 0.0062 Error Bearing> N 17°35'40" W
Closure Precision> 1 in 199737.2



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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Ryan Miller, *Director of Planning and Zoning*

FROM: David Gonzales, *Planning and Zoning Manager*

DATE: December 3, 2018

SUBJECT: A2018-004; *Branch Property Annexation*

On December 3, 2018 the City Council will be holding the first (*6:00 PM*) and second (*6:30 PM*) public hearings to consider the voluntary annexation of 14.995-acres of land situated east of the intersection of Featherstone Drive and John King Boulevard. The subject property is located within the City's Extraterritorial Jurisdiction (ETJ). Pat Atkins, on behalf of C.D.T. Rockwall/2017 LLC, is requesting the annexation for the purpose of adding additional area to the approved Planned Development District 79 (PD-79), which is also referred to as the Saddle Star Estates Subdivision.

Staff has followed the procedures for annexations as set forth in Chapter 43, *Municipal Annexations*, of the Texas Local Government Code relative to notifying affected property owners and publishing notices in the newspaper and on the City's website. Attached to this memorandum is a location map and service plan for the proposed annexation. In addition, this document has been made available to the public at City Hall and on the City's website.

No action on this matter is required by the City Council on December 3, 2018. The first reading of the annexation ordinance is scheduled for January 7, 2019 and the second (*and final*) reading of the ordinance is scheduled for January 21, 2019.



The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

City of Rockwall

0 100 200 300 400 Feet

1 inch = 333 feet

CITY OF ROCKWALL
GEOGRAPHIC INFORMATION SYSTEMS

JOHN KING BLVD - 14.995-ACRES
ANNEXATION A2021-004
EXHIBIT A

14.955 ACRE DESCRIPTION

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2” iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2” iron rod with a yellow cap stamped “5034” bears South 68°26'26" West, a distance of 0.18 feet;

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

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SERVICE PLAN FOR ANNEXED AREA

Annexation Case No. A2018-004
City and County of Rockwall, Texas

Acreage Annexed: 14.995-acres

Survey Abstract and County: Tracts 1-03 of the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas

Date of Adoption of Annexation Ordinance: January 21, 2019

Municipal services to the acreage described above shall be furnished by or on behalf of the City of Rockwall, Texas, at the following levels and in accordance with the following schedule:

(A) Police Services

(1) Patrolling, responses to calls, and other routine police services, within the limits of existing personnel and equipment, will be provided within 60 days of the effective date of annexation.

(2) As development and construction commence within this area, sufficient police personnel and equipment will be provided to continue to furnish this area the level of police services consistent with police services available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(B) Fire Services

(1) Fire protection by the present personnel and the present equipment of the fire Department, within the limitations of available water and distances from existing fire stations, will be provided to this area within 60 days of the effective date of annexation.

(2) As development and construction commences within this area, sufficient fire personnel and equipment will be provided to continue to furnish this area the level of fire services consistent with fire service available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(C) Health and Code Compliance Services

(1) Enforcement of the City's health ordinances and regulations including, but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances, food handlers ordinances and animal control ordinances, shall be provided within this area on the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel. *Complaints of ordinance or regulation violations within this area will be responded and investigated by existing personnel beginning with the effective date of the annexation ordinance.*

(2) The City's building, plumbing, electrical, gas heating, air conditioning and all other construction codes will be enforced within this area beginning with the effective date of the annexation ordinance. Existing personnel will be used to provide these services.

(3) The City's zoning, subdivision, and other ordinances shall be enforced in this area beginning on the effective date of the annexation ordinance.

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(4) All inspection services furnished by the City of Rockwall, but not mentioned above, will be provided to this area beginning on the effective date of the annexation ordinance. Any property owner or his/her assigns who in good faith has a new building or structure, as defined in the Comprehensive Zoning Ordinance, under construction on the effective date of annexation shall be exempted from these inspections for that building or structure under construction for a period of one year from the effective date of annexation. For the purpose of this ordinance "under construction" shall mean any work that requires a building permit from the City of Rockwall.

(5) As development and construction commence within this area, sufficient personnel will be provided to continue to furnish this area the same level of Health and Code compliance services as are furnished throughout the City.

(D) Planning and Zoning Services

(1) The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Comprehensive Plan, Zoning Ordinance, Landscape Ordinance and Code of Ordinances.

(E) Recreation and Leisure Services

(1) Residents of this property may utilize all existing recreational and leisure services facilities and sites throughout the City beginning with the effective date of the annexation ordinance.

(2) Existing parks, playgrounds, swimming pools and other recreation and leisure facilities within this property shall, upon dedication to and acceptance by the City, be maintained and operated by the City of Rockwall.

(F) Solid Waste Collection

(1) Solid waste collection shall be provided to the property owner in accordance with existing City policies as to frequency and charges, beginning on the effective date of annexation except for properties that are served by a privately owned solid waste management service provider. Such properties will be allowed to continue private service for a period of two years from the effective date of annexation at which time the property will be required to begin service with a franchised solid waste contractor within the City of Rockwall.

(G) Streets

(1) The City of Rockwall's existing policies with regard to street maintenance, applicable throughout the entire City, shall apply to this property beginning immediately as of the effective date of the annexation ordinance.

(2) As development, improvements or construction of streets to the City standards commence within this property, the policies of the City of Rockwall with regard to impact fees and participation in the cost thereof, acceptance upon completion, and maintenance after completion, shall apply.

(3) The same level of maintenance shall be provided to streets within this property that have been accepted by the City of Rockwall as is provided to like City streets throughout the City.

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(H) Water Services

(1) Connection to existing City water mains for water services for domestic, commercial and industrial use within this property will be provided in accordance with existing City policies. Upon connection to existing mains, water will be provided at rates established by City ordinance for such services throughout the City.

(2) Water mains of the City will be extended in accordance with provisions of the Code of Ordinances and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, population densities similar to those reasonably contemplated or projected in the annexed area.

(3) Water mains which are within the annexed area and are owned and operated by the City shall be maintained beginning with the effective date of the annexation ordinance or upon acquisition by the City.

(4) Private water lines within this property shall be maintained by their owners, in accordance with existing policies applicable throughout the City.

(I) Sanitary Sewer Services

(1) Connections to existing City sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with the existing City policies. Upon connection, sanitary sewage service will be provided at rates established by City ordinances for such services throughout the City.

(2) Sanitary sewer mains and/or lift stations which are within the annexed area and are connected to City mains shall be maintained by the City of Rockwall beginning with the effective date of the annexation ordinance or upon acquisition by the City.

(3) Sanitary sewer mains of the City will be extended in accordance with the provisions of the Code of Ordinances and engineering standards and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise availably in other parts of the City with topography, land uses, and population densities similar to those reasonably contemplated or projected in the area.

(4) Previously granted exceptions to the requirements of connections to the city's sanitary sewer treatment system shall be continued until such alternate systems are determined to no longer function to meet the sanitary sewer needs of the subdivision granted the exception.

(J) Public Utilities

(1) Other public utilities will be provided by the City's franchisee or a provider holding a certificate of convenience issued by the state to serve that area.

(K) Miscellaneous

(1) General municipal administration services of the City shall be available to the annexed area beginning with the effective date of the annexation ordinance.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

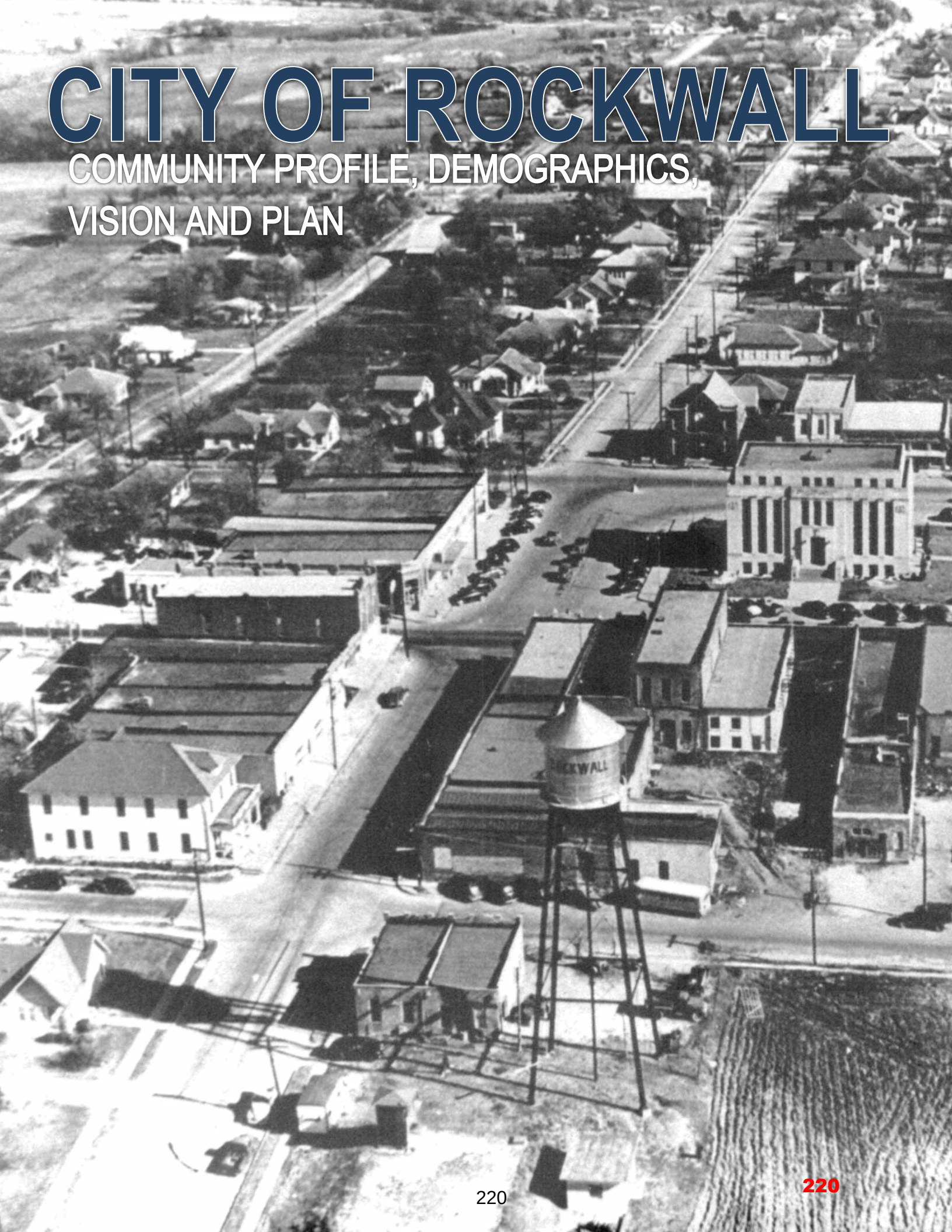
CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Mary Smith, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: December 3, 2018

SUBJECT: OURHometown Vision 2040 Comprehensive Plan

As was discussed at the meeting on November 19, 2018, staff made minor changes to the *Historical Context* section to incorporate references to the *Aluminum Plant*. This came in response to a verbal comment received at the November 12, 2018 Open House meeting about the possible inclusion of the plant into the City's history. Staff has attached the affected section of the plan for the City Council's review prior to the second reading and subsequent adoption of the ordinance for the OURHometown Vision 2040 Comprehensive Plan. Should the City Council have any questions concerning this section of the plan staff will be available at the *December 3, 2018* City Council meeting.



CITY OF ROCKWALL

COMMUNITY PROFILE, DEMOGRAPHICS, VISION AND PLAN

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I. COMMUNITY PROFILE

HISTORICAL CONTEXT

EARLY 1800's – 1890: THE FOUNDING OF ROCKWALL AND ROCKWALL COUNTY

Prior to the arrival of the first Anglo-American settlers, the land that makes up the present day City of Rockwall was occupied by various tribes of the Caddo Indians. The Caddo Indians were an agricultural-based people that used the rich black soil and surrounding springs to grow corn, squash, and beans.

On December 14, 1839, the Texas Congress established the *National Road of the Texas Republic* (*also known as the Central Road and the Military Road*), which was intended to connect established areas throughout the republic. On February 4, 1841, the Texas Congress enacted a law that allowed land to be granted to people who settled unclaimed public land. In January 1844, Charles Fenton Mercer was granted a contract by President Sam Houston to settle 100 families per year for five (5) years. This later became known as the *Mercer Colony*. The boundaries of the colony extended from the present day cities of Waco, north to McKinney, and east of Dallas into the land that would become the City of Rockwall. According to documents from the Mercer Colony, the first Anglo-Americans to settle in what is now Rockwall County were Sterling Rex Barnes and the Heath family who arrived in 1846 and established homesteads near the crossing of the *National Road of the Texas Republic*.

Colonists continued to arrive and settle the area and in 1852, a Baptist Church was established to serve the population. Two (2) years later in 1854, Elijah Elgin donated 40-acres of land on a hill east of the river overlooking the valley for the purpose of establishing a town. The community became known as Rockwall, with its name hailing from a strange geological formation discovered by a farmer digging a well. The formation resembled a rock wall, with its origins being attributed to both lost prehistoric tribes and natural geologic phenomena (1 *depicts the well where the rock wall was discovered in 1852; see Page IV*).

In 1855, the post office of which was located in the nearby community of Heath moved and reopened in Rockwall. During this time period, Rockwall served the surrounding cotton farming communities and contained services such as a blacksmith shop, grinding mill,

LEFT: Aerial image of the Downtown Square and N. Goliad Street in 1956.

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church, general store, a (two [2] story Masonic Lodge) and school.

From its founding, the City of Rockwall was the northernmost part of Kaufman County. However, area residents felt that the county seat of Kaufman was too inconvenient, and successfully led an effort to lobby the Texas legislature to create a new county. In 1873, Rockwall County was formed and the City of Rockwall became the county seat. The first county courthouse was a wood-frame building that was constructed at the northeast corner of the town square. The town was platted in a grid pattern following cardinal directions, with the main commercial district surrounding and immediately to the south of the courthouse square. This building, along with all its records, was destroyed by fire on March 16, 1878. The second courthouse was a two (2) story wood-frame *Italianate* building designed by James Edward Flanders and constructed c. 1878. A second stone building was constructed on the courthouse grounds to house the City Secretary and county records. At the time of construction, the approximate cost of the courthouse and annex was $4,000.00. This buildings were located in the middle of the square and were utilized until they were destroyed by a fire on January 27, 1891 (2 *depicts the Rockwall County Courthouse in 1878*).

Rockwall County remained a largely agrarian-based economy focusing on farming and cattle ranching through the end of the 1800's. In 1886, the Greenville Railway -- *which was later incorporated as the Missouri, Kansas and Texas (MKT) railroad system* -- was constructed through Rockwall County, extending approximately one (1) mile southeast of Rockwall's courthouse. The arrival of the railroad elevated the town's status as a shipping point for locally-cultivated cotton, wheat, and corn. The following year, the first passenger depot was constructed. Rockwall was not a regular passenger stop along this rail line; however, trains would stop for those who signaled. The arrival of the railroad and the designation of Rockwall as the county seat spurred growth in the community attracting residents from nearby communities (*e.g. Heath and Blackland*), establishing the town as a governmental and commercial hub. In 1890, the City had a population of approximately 1,000 residents and had three (3) churches, a jail, a school, a weekly newspaper, and about a dozen various businesses.

1890 – 1920: GROWTH OF THE CITY

Rockwall continued to grow steadily during the remainder of the nineteenth and early twentieth centuries. The area around the courthouse square remained the central commercial center of the community, and was finished out with mostly one (1) and two (2) story brick buildings (3 *depicts shops around the town square c. 1900*). The increased sophistication of the design, materials, and methods of construction added to the sense of permanence and prosperity that the city experienced during this period. The advent of the rail service contributed to these trends, and the construction of the new courthouse in 1892 raised public awareness and appreciation for architectural design and construction. The courthouse was designed by Maximillian Anton Orlopp, Jr. and was a two (2) story stone building designed in the Romanesque Revival style. The cost of the building was approximately $25,000.00 to build (4 *depicts the Rockwall County Courthouse in 1892*).

In 1893, Professor J. K. Wells resigned as the Superintendent of the Rockwall School District to establish Wells College -- *also known as Rockwall College* --, a private institution located at the southeast corner of Rusk Street and San Augustine Street. In 1908, a $25,000.00 bond was approved and issued for the construction of a new three (3) story brick schoolhouse at the southwest corner of Fannin Street and Denison Street (*the current location of City Hall*). The new building served the first through eleventh grades, and was equipped with electricity, indoor plumbing, and an auditorium. This building continued to serve all grades until 1925, when a two (2) story high school was constructed east of Clark Street on Rusk Street. This facility served grades eighth through eleventh.

In addition to public facilities, the City of Rockwall had a number of other industrial, commercial, and religious-based institutions. Highlighting the primarily agrarian-based economy, the City had three (3) cotton gins, two (2) lumberyards, a cotton oil company, a gristmill, and an ice company by 1911 (5 *depicts Elite Barbershop in 1910*).

By 1923, the town had extended its corporate boundaries south to the *MKT* Railroad passenger depot and tracks, and one of the nation's earliest and most important east-west transcontinental highways, the Bankhead Highway had extended through Rockwall (6 *depicts local residents celebrating the dedication of the Bankhead Highway c. 1916*).


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The establishment of this highway in 1916 led to an influx of motorists to Rockwall and encouraged the development of gas stations, auto dealerships, and auto repair facilities along the route (7 *depicts the Paul Snow Ford Dealership c. 1917 located on Fannin Street along the Bankhead Highway*). In the City of Rockwall, the Bankhead Highway extended along Williams Street, Fannin Street, and Rusk Street.

1920 – 1945: THE GREAT DEPRESSION AND WORLD WAR II

The City's population had reached 1,388 by 1926, after which time it began to stabilize. With the on-set of the *Great Depression* in the 1930's, the population started to slightly decline. The county as a whole suffered during these years, starting in 1930 with a decline in farm values by 60%. During this period, the City's commercial activity remained concentrated along the courthouse square. The City's residential neighborhoods extended to the north, east, and south of the downtown area. In general, residential development in the City remained dispersed and rural, with the greatest concentration of non-retail commercial and industrial development remaining in the City's southeast corner, in close proximity to the *MKT* Railroad.

The devastating effects of the Great Depression lingered throughout the region, and by 1940, approximately 16% of Rockwall County's workforce remained unemployed. Partially in response to the high unemployment numbers and structural deficiencies of the current courthouse, Rockwall County Judge Mike Reinhardt sought funding for a new courthouse through the Works Progress Administration (WPA) program. This program was instituted in the 1930's by then President Franklin D. Roosevelt to combat unemployment during the Great Depression. To secure funding, Judge Reinhardt traveled to Washington D. C. and petitioned lawmakers to obtain the *Works Project* grant for the courthouse construction. On January 19, 1940, the Judge was awarded a $52,000.00 grant that would go towards the complete construction cost of the courthouse, which totaled $92,000.00. Later that night, Judge Reinhardt came down with a case of acute pneumonia and died in the early morning hours of January 20, 1940 at Washington Hospital. However, with the grant secured, the old sandstone courthouse was razed in March 1941, and by December that same year the finishing touches on the new courthouse were complete. The new courthouse was designed by architects Voelcker and Dixon of Wichita Falls, utilizing an Art Deco architecture (8 *depicts the Rockwall County Courthouse dedication in 1941*). This building remains at the center of the downtown square and was renovated in 2002.

1945 – 1980: POSTWAR GROWTH

After World War II, Rockwall experienced renewed development and rapid growth. In addition, the economy started a fundamental shift with the advent of the suburbs. In 1948, it was estimated that 1/3 of the county's workforce commuted to jobs in Dallas. This helped transition Rockwall from a rural county to a part of the greater Dallas metropolitan area.

To address rapid residential growth during the late 1940's, the Rockwall School District consolidated over 20 smaller schools into the Rockwall Independent School District (RISD) in 1947. The purpose of this undertaking was to improve education in the public school system. To handle the growing number of children in the education system, the school district constructed a new elementary school in the fall of 1950.

In 1953, Richard Pickens started the Texas Aluminum Company, and opened the Aluminum Plant along W. Washington Street (9 & 10 *depicts the Aluminum Plant in the 1960's*). This was the second large-scale industrial operation established in the City of Rockwall, and would eventually grow to employ ~600 people in 1965. During its early years the plant produced hard aluminum alloy extrusions -- *some of which were used to build B-52 bombers for the US Military* --; however, the plant later shifted to making soft aluminum alloy in the 1970's. In 1979, the then owner -- *Howmet* -- added a slab casting facility. Ultimately, the plant operated as both an extrusion and casting facility until 1984 when Alumax Aluminum purchased the facility. Alumax Aluminum added powder coating to the operation, and at one point this facility was the largest extrusion powder coat line in the United States. The facility continued operations until 1988, when it was closed and was offered for sale. Today, a portion of the facility still exists along with the original foundations of the buildings built in 1953.

In 1959, Interstate Highway 30 or IH-30 -- *the successor of the Bankhead Highway* -- was constructed through Rockwall County. The highway was approximately 1½-miles south of the downtown square, allowing traffic to by-


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pass the city center. With these improvements and the shift to a more automobile centric community, the *MKT* Railroad closed its passenger depot in the mid-1950's. In addition, the completion of IH-30 spurred growth for both residential and commercial land uses south of the downtown.

The years between 1960 and 1980 saw great change for both Rockwall and Rockwall County, as the area increasingly became a bedroom community of Dallas. In 1969, Lake Ray Hubbard was constructed along the western boundary of the town (11 *depicts the IH-30 crossing over Lake Ray Hubbard c. 2011*). During the construction process, the City of Dallas hired Marvin Springer, a land planner, to create a plan for roadway improvements and public access to the lake. The design concepts used by Mr. Springer were similar to the concepts used around White Rock Lake; the plan became known as the *Springer Plan*. However, the City of Rockwall never adopted the plan, opting to push for single-family subdivisions to line the shoreline of the lake. Regardless, the construction of the lake proved to be a boon for the local economy and its surrounding communities. Employment in the area tripled and the City's population almost doubled in the same period.

1980 – PRESENT: THE END OF TWENTIETH CENTURY AND BEGINNING OF THE TWENTY-FIRST CENTURY

The period between 1980 and 2000 saw some of the greatest growth for the City of Rockwall with the population growing almost 300% to 17,976 residents. The population as of the 2010 census was 37,000 residents, an increase of 106% between 2000 and 2010.

In 2005, the City of Rockwall broke ground on the Harbor Retail District, a 12.67-acre mixed retail, office, and restaurant development that overlooks Lake Ray Hubbard (12 *depicts the Harbor Retail District and Harbor Fountain*). Two (2) years later, the Hilton Hotel and Resort was constructed south of the Harbor Retail, providing resort amenities along with an ~11,800 SF ballroom, a 52-seat amphitheater, and ten (10) break out rooms with the ability to seat 50-attendees each (13 *depicts the Hilton Hotel and Resort*).

In 2009, the City of Rockwall added to the district, establishing a plan for a ~75.87-acre mixed residential, retail, and office district north of the Harbor Retail District. This district was intended to provide a walkable mixed-use environment along the shores of Lake Ray Hubbard. Development in this area has also served as the eastern gateway of the City from IH-30. Recently, this district has started to take shape with nearly all of the 1,161 urban condominiums being entitled and under construction.

More recently, the City of Rockwall completed the Downtown Capital Improvement Projects, which included retro-fitting the existing downtown sidewalks to make them ADA compliant, adding ADA ramps and crossings, incorporating decorative planters and landscape and hardscape elements, narrowing the streets to promote traffic calming, and adding additional decorative lighting to increase nighttime visibility (14 & 15 *show the intersection of San Jacinto Street and Rusk Street after the completion of the Downtown CIP*). In addition, the City added an additional 136 parking spaces to the downtown area through the construction of six (6) public parking lots. However, perhaps the greatest achievement of this $8.6 million bond package was the creation of San Jacinto Plaza, which is a pedestrian mall created from the existing San Jacinto Street. This element of downtown incorporates a stage area, public seating/tables, decorative lighting and landscaping (16 *depicts the annual Farm to Feast Event held in San Jacinto Plaza*).

Today the City of Rockwall remains a vibrant bedroom community of Dallas, as well as a thriving recreational, heritage tourism and retail destination. The City also continues to be a regional job creator as the Rockwall Economic Development Corporation (REDC) continues to successfully recruit new businesses into the City. Moving forward the City of Rockwall is expected to continue to grow in a steady and controlled manner, and provide the small town character that its residents currently enjoy.

REGIONAL CONTEXT

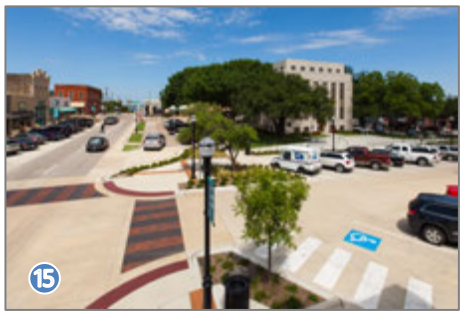
At a population of 42,120[1] and a total area of 29.82-square miles (*with another 22.79-square miles in extraterritorial jurisdiction*), the City of Rockwall is the largest city in Rockwall County. It is the county seat of Rockwall County, which -- *at 149-square miles* – is geographically the smallest county in the State of Texas. Lake Ray Hubbard -- *which consumes 22-square miles of the County* -- is situated along the western corporate limits of the City, and separates both the City and County from the

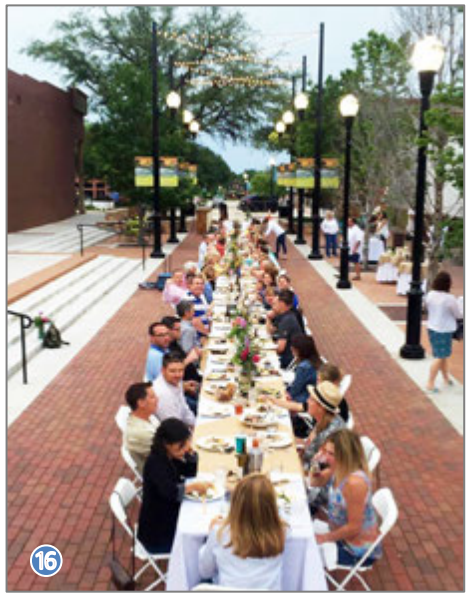
1 : As of 2017; North Central Texas Council of Governments.



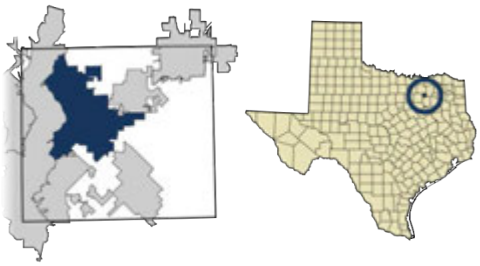








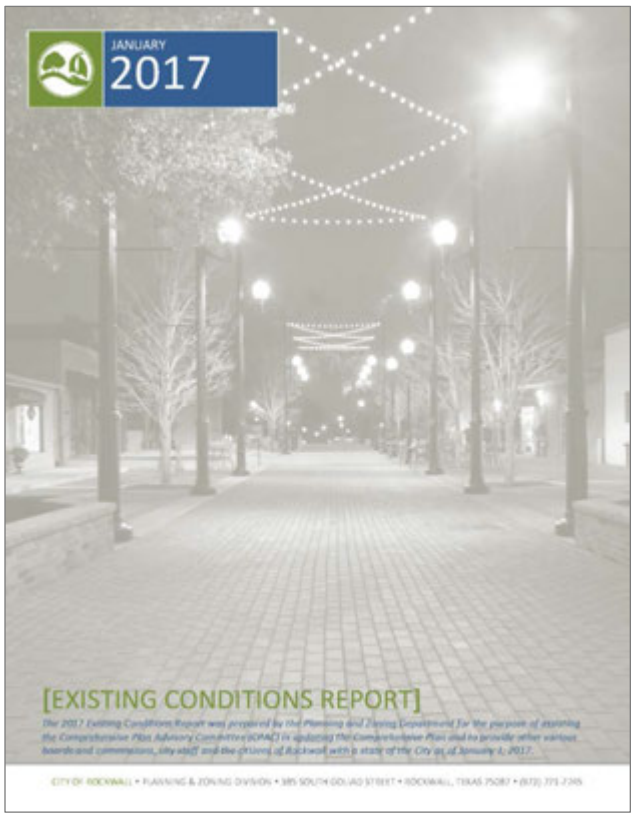
larger metroplex[2]. The City and County are accessible by IH-30, which acts as the major east/west entry portal for both entities. The major north/south entry portal for both the City and County is SH-205.



MAP 1.1: Depicts the location of the City of Rockwall within Rockwall County and the location of Rockwall County within the State of Texas.

The City is approximately 30-minutes (*24.9-miles*) from downtown Dallas via IH-30. This proximity has greatly influenced the composition and growth of the community, and has firmly established the city as a suburban bedroom community of Dallas; however, in Rockwall County, the City of Rockwall is a job creator with an E-R Ratio[3] of 1.08 (*North Central Texas Council of Governments*). This means that after the morning commute, the City of Rockwall has eight (8) percent more persons working in the city than currently live in the city limits. This can be attributed to [*1*] a successful effort by the Rockwall Economic Development Corporation (REDC) to build an industrial base for the community, and [*2*] the City of Rockwall's position as a major commercial center for the region.

Rockwall County is currently the sixth (6th) wealthiest county in the State of Texas, with a per capita income of $33,274.00 and a median household income of $78,032.00. The City of Rockwall has a slightly higher per capita income of ~$35,100.00 and a slightly higher median income of ~$86,597.00. In addition, as of 2018 the City of Rockwall was ranked as having the third (3rd) highest *purchasing power index score* of all cities in the United States (*i.e. a score of 96.79*)[4], and consistently has a high per capita sales tax compared to other cities in the region estimated to be $380.00 per person in 2017.



Looking forward, the City of Rockwall will continue to be the largest commercial and residential center in Rockwall County. This means that the City will need to take a lead role in regional planning initiatives that deal with natural resources, transportation, and the regional economy. Through its strategic planning and partnerships, the City of Rockwall can ensure the prosperity of Rockwall citizens and residents in the Rockwall County area.

II. DEMOGRAPHICS

Prior to commencing with this Comprehensive Plan Update, City staff assembled the *2017 Existing Conditions Report* and the *Tapestry Segmentation Report*. These two (2) documents were intended to provide detailed demographic data that could be used to assist the Comprehensive Plan Advisory Committee (CPAC) in making policy recommendations for this Comprehensive Plan Update. The following is a summary of the findings from these documents.

2017 EXISTING CONDITIONS REPORT

The information contained in the *2017 Existing Conditions Report* represents the City of Rockwall as of January 1, 2017. The following information is summarized from the 2017 Existing Conditions Report, and is more thoroughly stated and referenced in that document.

POPULATION AND DEMOGRAPHICS

As of 2016, the City of Rockwall had 41,370 residents living in its corporate boundaries. This population represents a 143% growth since 2000 when the population was 17,050 residents. The majority of the City's current population is primarily between the ages of 35-54 (*i.e. 30.85%*), with the fastest growing age cohort being people between the ages of 45-54 (*i.e. growing at a rate of 102% from 2000-2010*). There has also been rapid increase in the number of children between 0-19 years of age, which represents 31.64% of the total population.

From a gender standpoint, the City is almost equally divided between its male and female residents with 49% of the population being male and 51% of the population being female. The median age by gender is 35.3 years old for males and 37.3 years old for females. From an ethnicity standpoint, the City of Rockwall is primarily Caucasian at 82.4%; however, this has been changing in recent years with all other ethnicities growing at rates that range from 219% - 364% compared to the Caucasian cohort, which has grown at a rate of 88%.

From a cost of living and income basis, the City of Rockwall is relatively affluent with a high per capita income of ~$35,100.00 and an average household income of $78,032.00. These numbers are higher than both the state and national averages. As was stated previously, the City of Rockwall was ranked as having one of the highest purchasing powers in the country, which indicates an affordable cost of living with regard to the City's median income. In addition, the City of Rockwall has a high level of educational attainment with 91.70% of its residents having at least a high school diploma. This is more than ten (10) percent higher than the state average (*i.e. 81.60%*) and three (3) percent higher than the national average (*i.e. 88.40%*). The Rockwall

2: A "Metroplex" is a contiguous metropolitan area that typically has two (2) larger cities that are of equal population and geographic area. This phrase is commonly associated with the Dallas/Fort Worth area.

3: An E-R Ration is a measure of the total number of workers working in a place relative to the total number of workers living in the place.

4: Places with the Most Favorable Cost of Living (2018). Retrieved April 18, 2018, from https://smartasset.com/mortgage/cost-of-living-calculator.

Independent School District (RISD) also has a 98% graduation rate, which is 15% higher than the State of Texas average (*83%*). In addition, 40% of the population has a Bachelor's Degree with another 33% having an Associate's Degree or some college.

INFRASTRUCTURE AND TRANSPORTATION

The City of Rockwall contracts with the North Texas Municipal Water District (NTMWD) to provide treated water and treatment of wastewater services. The City's responsibility is water distribution and wastewater collection, while the NTMWD is responsible for the provision of treated water and the treatment of wastewater.

The majority of the City's infrastructure is relatively new with only an estimated 25%-30% being installed prior to 1990. This is reflective of the growth experienced by the community over the last 20+ years. Currently, in the City's corporate limits there are approximately 322.95-linear miles of water lines (*308.76-linear miles of City owned water lines*), 406.95-linear miles of wastewater lines (*244.35-linear miles of City owned wastewater lines*), and 143.58-linear miles of City maintained stormwater lines. In addition, the City has 287.21-miles of roadways consisting of 59.90-miles of State Highways, 209.51-miles of City streets, and 17.81-miles of private streets. The City also owns and maintains 61.16-miles of alleyways.

LAND USE AND ZONING

The City of Rockwall's corporate limits consist of 19,087.63-acres or 29.81-square miles that can be broken down into 17,622 parcels of land. The Extraterritorial Jurisdiction (ETJ) of the City adds another 14,583.55-acres or 22.79-square miles. Of the incorporated land area, approximately 46.55% (*i.e. ~7,884.84-acres; excluding right-of-way*) is developed and approximately 53.45% (*i.e. ~9,053.73-acres; excluding right-of-way*) is vacant. The majority of the developed land is consumed with single-family housing (*i.e. 25.94%*), with the next highest use being commercial land uses (*i.e. 7.38%*).

Based on this Comprehensive Plan Update, the City is anticipated to be ~62.42% single-family at buildout with a population of 146,321 residents. The remaining future land use breakdown is as follows: High Density Residential (HDR): 0.87%; Non-Residential land uses (*i.e. Commercial, Industrial and Office*): 15.21%; Public and Quasi-Public land uses: 3.04%; Mixed-Use Districts: 1.53%; and Parks, Open Space and Cemeteries: 16.93%. Aggregating these land use categories in only commercial and residential (*i.e. removing public, quasi-public, parks and open space and cemeteries*) yields a 79.09% residential versus 20.91% commercial/mixed-use breakdown, which is consistent with the land use and growth policies contained in this document and in the City's *Strategic Plan*.

HOUSING AND NEIGHBORHOODS

The existing housing stock in the City of Rockwall is primarily single-family homes, which make up an estimated 82.54% of the current housing composition. Multi-family is the next largest category of housing, making up another estimated 12.38%. Assisted living at 4.54% and government housing at 0.55% complete the housing breakdown.

The majority of the City's single-family homes were built after 1990 (*i.e. ~76.34%*), which is consistent with the City's population growth. In addition, the City has seen large reinvestment in the housing stock that was constructed prior to 2000. This reinvestment is particularly noticeable in the Old Town Rockwall (OTR) Historic District, Lake Rockwall Estates Subdivision, Chandler's Landing Subdivision, and portions of the Shores Subdivision. In addition, the City has seen a growth of single-family housing starts with the number of building permits steadily increasing every year from 2008. This coupled with a low homeowner vacancy rate of 2.1% (*2010 US Census*) indicates an overall strong and sustainable housing market for new and pre-owned homes.

As of January 1, 2017, there were approximately 1,006 vacant single-family lots within 27 active subdivisions across the City. Under the City's current permitting trends, this equates to a 2½-year lot inventory. Additionally, the City had an estimated 2,786 single-family lot entitlements between various planned development districts.

On the multi-family side of City's housing entitlements, the City had a total of 1,324 entitled multi-family units. This equates to a single-family to multi-family entitlement ratio of 68% single-family to 32% multi-family. If all entitlements were constructed and no additional entitlements were granted the City's housing mix as of January 1, 2017 would be 80.42% single-family, 15.40% multi-family, 3.73% assisted living, and 0.45% government housing.

NON-RESIDENTIAL

Since 2012, the City of Rockwall has experienced rapid growth in non-residential development adding an estimated 2,353,533 SF of building area. This translates to an estimated value of $225,394,713.79. A large part of this growth -- *on the commercial/non-retail side of development* -- can be attributed to the Rockwall Economic Development Corporation's (REDC's) ability to successfully recruit industrial businesses to the City's Technology Park. Over the last five (5) years, the REDC has successfully recruited Channell Commercial Corporation, Pratt Industries, Bimbo Bakeries USA, Lollicup USA and Pegasus Foods.

On the commercial/retail side of development, the City has proven to be an attractive market due to its expanded trade area, and its residents' high level of purchasing power. These aspects have allowed Rockwall to emerge as a regional commercial center. Moving forward, the City will continue to look to expand its current employment centers and preserve its strategic retail centers.

PUBLIC FACILITIES

The City of Rockwall has eight (8) general service buildings, totaling 63,548 SF of building area, on 130.656-acres of land; four (4) fire stations with a total building area of 41,030 SF on 5.946-acres of land; and three (3) police facilities, totaling 38,341 SF of building area on ~11.048-acres of land. These 15 buildings total 142,919 SF of building area, on 147.65-acres of land. Currently, the City does not have any plans to expand any of the existing facilities or build any new administrative or support facilities in the near future.

PARKS, TRAIL AND OPEN SPACE

Currently, there are 280.16-acres of community parks, 90.09-acres of neighborhood parks, 26.29-acres of sports complexes, and approximately 24.27-acres of specialty parks (*i.e. school parks, mini-parks and special-use parks*) situated within the City. In addition, Rockwall has another 95.29-acres of greenbelts/greenways that help connect the 25.35-linear miles of neighborhood and park trails to the larger 216.36-linear miles of on-street sidewalks.

CITY OF ROCKWALL
AT A GLANCE

UTILITIES
244.35 MILES OF SEWER LINES
308.76 MILES OF WATER LINES
143.58 MILES OF STORM LINES

COMMERCIAL

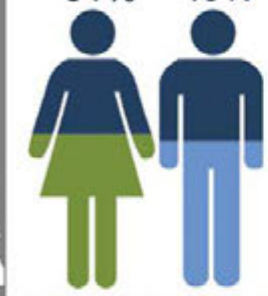


$86,627 MEDIAN HOUSEHOLD INCOME

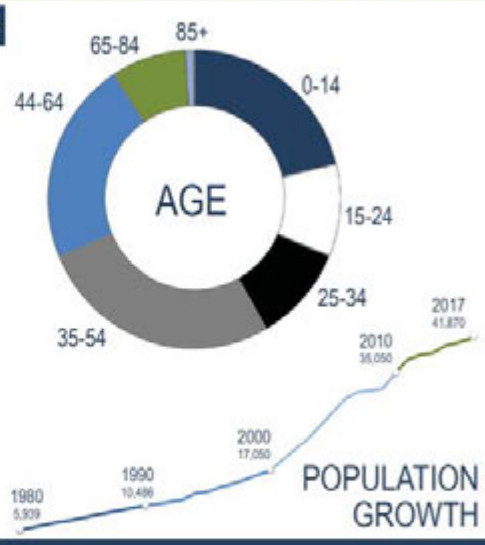
PARKS
555 ACRES OF PARK FACILITIES
16.15 MILES OF TRAILS

11.22% ROW
8.06% ZONED LIGHT INDUSTRIAL
35.1% ZONED PD

POPULATION



MEDIAN AGE
MALE: 35.3
FEMALE: 37.3



14,583.55 ACRES ETJ

3RD IN COUNTRY
96.96 PURCHASING POWER INDEX

$340.41 PER CAPITA SALES TAX

ETHNICITY





17,622 PARCELS

46.55% DEVELOPED
53.45% UNDEVELOPED

2,228 VETERANS LOCATED WITHIN THE CITY

42.29% FLU LOW DENSITY RESIDENTIAL

146,321 Build-out Projection

25.94% SINGLE FAMILY DEVELOPMENT

2,295 ETJ PARCELS

34.92% ZONED AG

20.12% FLU MEDIUM DENSITY RESIDENTIAL

16.75% FLU PARKS & OPEN SPACE

FLU = FUTURE LAND USE

STREETS
287.21 MILES OF ROADWAYS
209.51 MILES OF CITY STREETS
30.2 MINUTES AVERAGE COMMUTE

HOUSING



$237,939 AVERAGE MARKET VALUE

2,835 SQFT AVERAGE LIVING AREA SINGLE FAMILY RESIDENCE

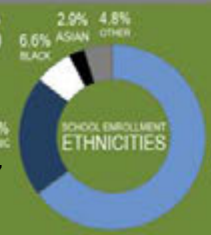
29.82 SQ MILES
19,087.63 ACRES CITY LIMITS

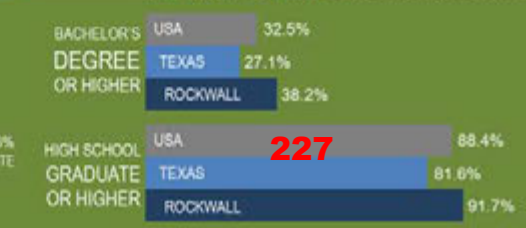
TRADE AREA



SCHOOLS

98% GRADUATION RATE





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TAPESTRY SEGMENTATION REPORT

The Tapestry Segmentation Report was developed to help the Comprehensive Plan Advisory Committee (CPAC) better understand the community by breaking it up into specific segments. This process was based on ESRI's tools that take the entire population of the United States and break it down into 68 unique population segments based on demographic and socioeconomic characteristics. These segments can also be grouped into 14 *LifeMode* categories that describe each group's lifestyle and life stage, and six (6) *Urbanization* groups that describe the geographic and physical features of the groups. The following is a summary of the findings from this report.

TABLE 1.1: TAPESTRY SEGMENTS
HH = Household

Tapestry Segment	*% of HH*
Up and Coming Families	*20.8%*
Boomburbs	*16.6%*
Soccer Moms	*12.3%*
Comfortable Empty Nesters	*10.8%*
In Style	*9.7%*
Bright Young Professionals	*6.7%*
Green Acres	*6.5%*
Savvy Suburbanites	*4.9%*
Down the Road	*3.4%*
Southwestern Families	*2.5%*
Professional Pride	*2.5%*
Retirement Communities	*2.4%*
Exurbanites	*0.7%*

TABLE 1.2: LIFEMODES GROUPS
HH = Household

LifeMode Groups	*% of HH*
Affluent Estates	*24.70%*
Ethnic Enclave	*23.30%*
GenXUrban	*20.50%*
Family Landscape	*6.70%*
Middle Ground	*6.70%*
Cozy Country Living	*6.50%*
Rustic Outposts	*3.40%*
Senior Styles	*2.40%*

TABLE 1.3: URBANIZATION GROUPS
HH = Household

Urbanization Groups	*% of HH*
Suburban	*68.70%*
Metro Cities	*12.10%*
Urban Periphery	*9.30%*
Rural	*6.50%*
Semi-Rural	*3.40%*

According to this study, the majority of Rockwall's population is split between three (3) categories: *Up and Coming Families*, *Boomburbs*, and *Soccer Moms*. These groups are described as follows:

UP AND COMING FAMILIES (20.8%)

The *Up and Coming Families* segment is described as residents that are younger, more mobile, diverse, and more optimistic than previous generations. The median age of this segment is 30.7, median household income is $64,000 and the average household size is 3.10. Generally, people in this segment are considered to be educated with 66% having at least some college education. This segment is also described as being willing to accept a longer than average commute for better/affordable housing opportunities. They are also described as being tech savvy and careful shoppers.

BOOMBURBS (16.6%)

People in the *Boomburbs* segment are described as affluent 30-somethings with high incomes/financial means. They have a median income of $105,000, median age of 33.6, high rate of home ownership at 84%, and an average household size of 3.22. Members of the *Boomburbs* segment are considered to be well-educated, young professionals with 52% having college degrees. They are well connected, typically own the latest electronic devices and are willing to trade longer commute times for the amenities of the suburbs.

SOCCER MOMS (12.3%)

Soccer Moms are described as a segment that have a relatively high median household income ($84,000), median age of 36.6 and an average household size of 2.96. This segment is considered to be an affluent, family-oriented market who have people that prefer the suburban periphery of metropolitan areas. This segment is a heavy user of timesaving devices and services like housekeeping and landscaping services, online banking, and online shopping. This group typically carries higher levels of debt including first and second mortgages and auto loans. They are also accustomed to longer than average commutes with a disproportionate number commuting from a different county.

For more information concerning demographics, see the *City of Rockwall at a Glance* insert on the previous page or view the following reports:

- *2017 Existing Conditions Report*
- *Tapestry Segmentation Report*

III. PLAN AND VISION

THE PURPOSE OF THE COMPREHENSIVE PLAN AND LONG-RANGE PLANNING

A City's Comprehensive Plan -- *also known as a general plan or master plan* -- is a roadmap to a community's future. Its purpose is to articulate the community's vision for itself, and provide the policies and goals necessary to achieve that vision. More specifically, a City's Comprehensive Plan is:

- A document that is designed to guide the future actions of the community, and layout a 20-year vision for the City.
- A document that is used to identify the long-term needs of a community, and their relationship between the structures and programs used to address these needs.
- A document that is intended to direct City staff, the City's various boards and commissions, and the City Council's action on policy decisions relating to land use and development regulations, and expenditures for capital improvements.
- A reference/umbrella document for the City's various other plans and policy guides.

Perhaps the most important aspect of the Comprehensive Plan is the involvement and *buy-in* from the public, which is necessary to create a community plan. Through this collaborative process, the community, City staff, and the elected and appointed officials design a plan intended to address the long-term needs of the community by using creative problem solving techniques to envision a better tomorrow. Without the Comprehensive Plan as a guiding document, cities would leave their future up to the possibility of disconnected decision-making. This means decision-making would be more apt to be reactive as opposed to proactive, which could lead to an uncertain future.

HISTORY OF THE COMPREHENSIVE PLAN IN ROCKWALL

The first Comprehensive Plan adopted by the City of Rockwall dates back to September of 1966. This plan -- *simply entitled "A Comprehensive Plan Report"* -- was composed of sections that addressed the economic base of the community, land uses, thoroughfares, and public facilities. Additional comprehensive planning efforts were adopted in 1986, 1995 and 2001.

The most recent Comprehensive Plan is the HOMETOWN 2000 Comprehensive Plan, which was adopted by the City Council on December 17, 2001 by *Resolution 01-40*. This plan had minor updates in 2004 (*i.e. to incorporate the Downtown Plan*) and 2007 (*i.e. to incorporate updated residential policies*), and an overhaul 2011. The framework of this plan can best be summarized through the vision and policy statements adopted in the document, and which are as follows: Land Use, Urban Design Framework, Urban Design Development, Open Space and Parks, Transportation, and the Implementation Plan.

PLANNING PROCESS

On October 3, 2016, the City Council directed staff to update the HOMETOWN 2000 Comprehensive Plan to account for the growth in population and land area experienced by the City from 2000 to present (*more specifically from 2011 to present*). To assist staff, the City Council appointed a seven (7) member Comprehensive Plan Advisory Committee (CPAC) that was tasked with performing an extensive review and revision of the existing plan. The CPAC committee was composed of members from the Planning and Zoning Commission, Architectural Review Board, Rockwall Economic Development Corporation's Board of Directors, and several citizens interested in the future of the community. This committee was an integral part in the update process, and served as the primary planning committee for the project.

Over the next two (2) years, this committee met regularly to revise the vision laid out in the original HOMETOWN 2000 Comprehensive Plan, and craft goals and policies that could be used to implement this vision in the future. The plan incorporated the planning efforts from the two (2) previous Comprehensive Planning updates (*i.e. 2007 & 2012*), and integrated several plans and policy documents that had been drafted and approved since 2001.

PLAN STRUCTURE

The original HOMETOWN 2000 Comprehensive Plan established the following sections:

- Land Use
- Urban Design Framework
- Urban Design Development
- Open Space and Parks
- Transportation
- Implementation

EXAMPLES OF CPAC EXERCISES

EXERCISE #1: GRADING ROCKWALL

In this exercise, the CPAC was asked a series of questions that related to specific aspects of the City and its policies. With each question they were asked to indicate how well the City currently addresses the issue. These were then used to determine the CPAC's priorities for this update. The following are the findings from this exercise:

PRIORITY LIST	
PHYSICAL	1
SOCIAL	2
FISCAL	3

EXERCISE #2: VISIONING QUESTIONS

In this exercise the Comprehensive Plan Advisory Committee (CPAC) was asked to answer the following questions. The following is an aggregate of their answers.

(1) What are ten (10) words that describe Rockwall today?

(a) Community
(b) Safe
(c) Family
(d) Scenic
(e) Active
(f) Growing
(g) Education
(h) Pro-Business
(i) Healthy
(j) Lakeside

Other answers by the CPAC included friendly, busy, faithful, beautiful, open, involved, growing, conservative, clean, resort, casual, bridge, education, committed and home.

(2) What is the best kept secret in Rockwall?

Free Live Music

Other answers by the CPAC included the rock wall, quality restaurants, Harry Myers Park, and Squabble Creek Park.

(3) What trends have you seen develop in Rockwall that you feel are encouraging? What trends do you find discouraging?

The trends the CPAC feel are most encouraging are the developing downtown, parks, City events, and City sponsored activities. The CPAC also expressed that the high-ended growth, amount of locally owned restaurants, the diversity of development, City's pro-business attitude, chances for public involvement, and maintaining the hometown feel were trends that they found encouraging.

The trends that the CPAC found discouraging were roadway construction, traffic congestion, ability to easily enter the City, truck traffic in the Downtown area and along John King Boulevard, uncontrolled growth that could possibly change the small town feel and the beauty of Rockwall, water pollution, trash, maintenance of areas around the lake, decaying streets/alleys/sidewalks, lack of good sports facilities, and government spending.

(4) In a few short words or sentences describe what you hope Rockwall will be like in the next 20-years.

The CPAC felt that in 20-years they hoped the City of Rockwall would be a more connected/walkable city, have self-contained entertainment (*i.e. concert venues/performing arts center*), have water taxies across the lake and class A retail/restaurants. They also hoped the community would continue to be a great place to raise a family.

(5) What is Rockwall's biggest issue today? What will the biggest issue be in 20-years?

The CPAC felt the biggest issue today was traffic, and in 20-years it will be infrastructure and water.

Through these sections, the plan specifically addressed the physical form of the City. After reviewing this effort, it was determined by the Comprehensive Plan Advisory Committee (CPAC) that -- *while the physical form of the City is one of the most important aspects of the Comprehensive Plan* -- the social and fiscal structures of the City were equally important in planning for the long-term success of the community. Based on this ideology, the CPAC proposed the following structure/revisions for the update:

- Land Use and Growth Management
- Environment and Ecology
- Parks, Open Space and Trails
- Infrastructure
- Public Health, Services and Safety
- Economic Development
- Community Character
- Residential
- Non-Residential
- Implementation

The purpose of this structure was to create a scope that was more comprehensive in nature and not limited to the constraints of the City's built environment. Specifically, the structure was changed to achieve the following:

(1) Change *Urban Design Framework* to *Community Character* and *Urban Design Development* to *Non-Residential* to better convey the intent of these sections.
(2) Change *Land Use* to *Land Use and Growth Management,* and add policies and goals directed at addressing the future growth of the community.
(3) Add *Economic Development* and *Public Health, Services and Safety* to increase the scope of the plan, and to plan for the future fiscal health of the community.
(4) Move the residential policies contained in Appendix 'A', *Residential Development Policies*, to a standalone section (*i.e. Residential*) to highlight the importance of residential land uses in the community.
(5) Change the *Transportation* section to *Infrastructure* and incorporate sections for water and wastewater.
(6) Move the environmental policies contained in the *Land Use* section of the plan into a standalone section entitled *Environment and Ecology*.

SECTIONS

At the beginning of the update process, staff constructed several exercises that were intended to identify the Comprehensive Plan Advisory Committee's (CPAC's) view of the community's significant issues and priorities. The identification of these issues and priorities created a basis for the policies and goals detailed in this Comprehensive Plan Update. The initial findings of these exercises indicated that the CPAC's major policy efforts should be focused on infrastructure, housing, connectivity, and the future growth of the community. In addition, the CPAC indicated that a specific emphasis on the physical environment should be continued; however, the CPAC should also focus on the City's social and fiscal structures, and incorporate them into the plan as part of this planning effort (*two [2] examples of the exercises -- with the CPAC's answers -- are depicted on the previous page*).

Another change that was brought out through City staff's preliminary conversations with the CPAC, was the desire to create a document that was more succinct and easier to reference than the HOMETOWN 2000 Comprehensive Plan. The thinking behind this initiative was that the vision of the plan could be better conveyed utilizing less rhetoric. It was also hypothesized that this may have the added benefit of being more direct with regard to the intent of each goal and policy statement. This effort mostly involved a reorganization of the previous plan and a change in the language used in the document. Specifically, City staff and the CPAC chose a format that was broken down into [*1*] a vision statement, [*2*] goals targeted at achieving the vision statement, [*3*] policy statements describing how to meet the goals identified, and [*4*] implementation strategies detailing how each policy can be implemented into standard operations. Based on this direction and the changes to the structure of the document, the following describes the major policy directions identified by the CPAC for each section of the update.

LAND USE AND GROWTH MANAGEMENT

The *Land Use and Growth Management* section of this Comprehensive Plan expanded upon the *Land Use* section of the HOMETOWN 2000 Comprehensive Plan. The scope of this section was increased to include growth management strategies that will provide the targeted, steady and controlled growth required to maintain the character of the community. This initiative also included a reorganization of the land use policies into perspective land use categories for the purpose of making the section easier to reference.

A major component of this update focused on the residential and commercial screening standards and the separation of land uses. The purpose of this focus was to provide *soft transitions* (*large landscape buffers utilizing berms, trees and landscape screening to separate land uses*) and to avoid *hard transitions* (*i.e. direct adjacency of land uses separated by masonry screening walls or a single row of trees*). Another major policy focus for this section was the connectivity of land uses. The previous HOMETOWN 2000 Comprehensive Plan placed an emphasis on the *Neighborhood Concept* or *Neighborhood Unit* (*i.e. creating a block of residential that incorporates supportive commercial and public land uses*) and connectivity between commercial/retail land uses and adjacent residential land uses. The current update expands this emphasis to include connectivity between all land uses.

Another significant change to the *Land Use* section involved the creation of *Land Use Districts*. This process was aimed at creating micro plans for specific areas of the City to [*1*] break down the Future Land Use Plan in to smaller sections to convey the plan's objectives, and [*2*] to highlight the difference in character between different areas of the City (*e.g. the Harbor versus Downtown*). As part of this process, staff included a *Build Out Analysis* that can be used to understand what the ultimate composition of a particular area will be in the future.

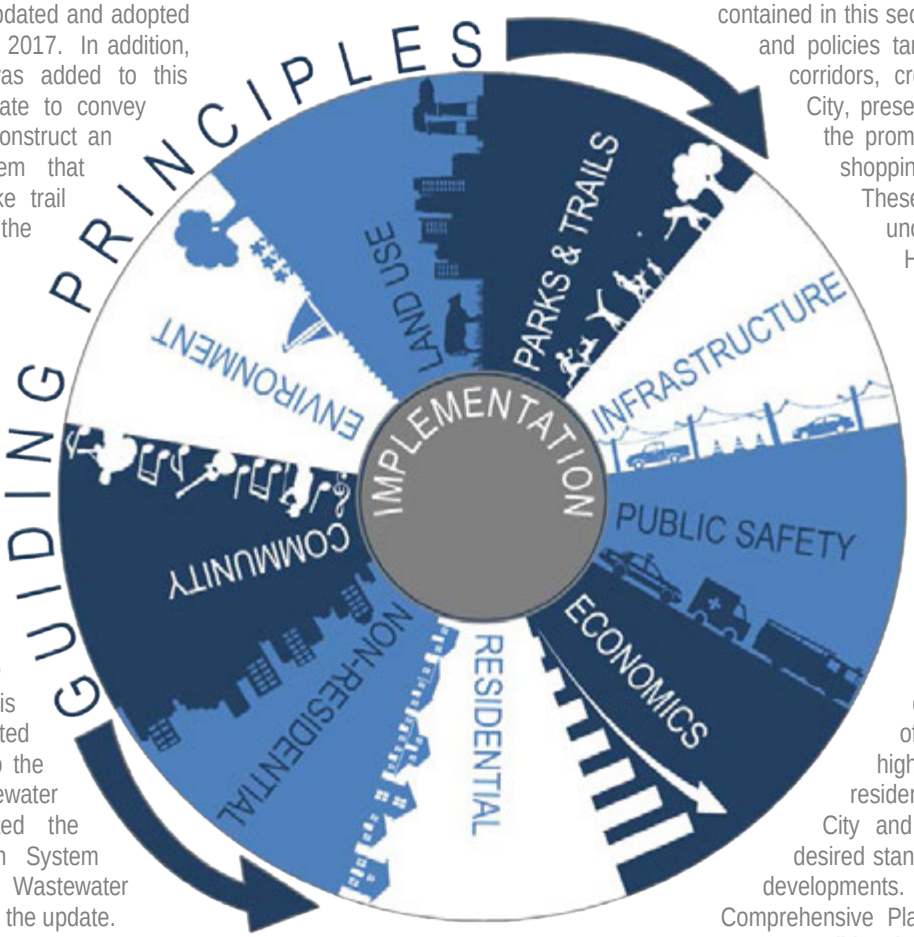
ENVIRONMENT AND ECOLOGY

The *Environment and Ecology* section was created from the environmental policies contained in the *Land Use* section of the HOMETOWN 2000 Comprehensive Plan. While many of these policies tend to overlap information contained in the *Land Use and Growth Management* and *Parks, Open Space and Trails* sections of the plan, it was determined that it would be beneficial to isolate issues relating to floodplains, water conservation, water quality, environmental planning and design, light pollution, and tree coverage and preservation in a standalone section. The majority of these policies existed in various sections throughout the previous plan, and other than breaking them out into a standalone section no major shifts in the previous policy and goals were established.

PARKS, OPEN SPACE AND TRAILS

The *Parks, Open Space and Trails* section of the plan acted as an update to the *Open Space and Parks* section of the HOMETOWN 2000 Comprehensive Plan. Many of the policies and goals were updated to align with the *Parks, Recreation & Open Space Master*

Plan Update, which was updated and adopted by the City Council in May 2017. In addition, the Master Trail Plan was added to this Comprehensive Plan Update to convey the intent of the City to construct an interconnected trail system that provides for hike and bike trail opportunities throughout the City.



INFRASTRUCTURE

The *Infrastructure* section of this Comprehensive Plan is intended to provide a more complete look at the City's streets, water and wastewater systems than was provided in the HOMETOWN 2000 Comprehensive Plan under the *Transportation* section. To achieve this objective, the CPAC drafted specific policies relating to the City's water and wastewater systems, and incorporated the Master Water Distribution System Plan and the Master Wastewater Collection System Plan into the update.

On the transportation side of the *Infrastructure* section, staff worked with the CPAC to update the Master Thoroughfare Plan and roadway cross sections. In addition, the policies contained in the original *Transportation* section were updated with an emphasis on creating an interconnected street system that could better accommodate traffic in the community.

PUBLIC HEALTH, SERVICES AND SAFETY

The addition to the *Public Health, Services and Safety* section of the Comprehensive Plan Update is intended to provide a section that addresses the City's services and facilities, and the community's health, safety and general welfare needs in the future. This section is also intended to make the scope of the update more comprehensive than the scope contained in the original HOMETOWN 2000 Comprehensive Plan.

As part of this section, policies targeted at public health were added to address the City's focus on making facilities and programs available to encourage healthy lifestyle choices for all age groups. The addition of the public safety section is intended to provide broad policy objectives that can complement the Police and Fire Department's strategic and operational objectives contained in their strategic plans, and the long-term goals each department. In addition, policies relating to public services were added to address all civilian departments, and the need for future City facilities.

ECONOMIC DEVELOPMENT

The *Economic Development* section of the Comprehensive Plan Update was added to provide an emphasis on the fiscal goals of the community, and to provide for policies that could help guide economic policy decision making in the future. These goals included items relating to small business support, workforce development, creating an atmosphere conducive to attracting and retaining businesses, improving the City's support for the Rockwall Economic Development Corporation (REDC), and diversifying the City's tax base.

COMMUNITY CHARACTER

The *Community Character* section of the Comprehensive Plan Update was derived from the *Urban Design Framework* section of the HOMETOWN 2000 Comprehensive Plan. This section was renamed to better communicate the intent of the goals and policy statements contained in this section. These include goals and policies targeted at preserving view corridors, creating gateways into the City, preserving art and culture, and the promotion of the City's unique shopping and dining areas. These statements are largely unchanged from the HOMETOWN 2000 Comprehensive Plan with the exception of a few additional statements being added.

RESIDENTIAL

In the 2007 Comprehensive Plan Update, residential policies were added to the plan and incorporated as an appendix in the document. The purpose of this update was to highlight the importance of residential development in the City and communicate the City's desired standards for future residential developments. In the new Comprehensive Plan Update, these policies were consolidated into a standalone section entitled *Residential*. This section expanded the scope of the residential policies to incorporate specific goals for multi-family and townhome development. The purpose of setting specific goals for these types of housing was to ensure that the City of Rockwall is demanding the highest quality, residential development for all housing types being constructed in the City.

NON-RESIDENTIAL

The *Non-Residential* section of the current Comprehensive Plan Update was previously the *Urban Design Development* section of the HOMETOWN 2000 Comprehensive Plan. This section was renamed for the purpose of compliment the newly established *Residential* section and to better communicate the intent of the policies and goals contained in this section.

The purpose of this section is to layout all goals and policies for non-residential development within the City. This effort placed a specific emphasis on connectivity between land uses and involved items relating to landscaping, architecture, signage, visual impacts, and drainage and detention.

IMPLEMENTATION

The *Implementation* section of this Comprehensive Plan Update looked to create a system of accountability that would ensure the plan creates measurable successes for the community. To do this, the plan implemented a three (3) tiered review process (*i.e. an annual review, five [5] year update, and ten [10] year overhaul of the plan*). This objective will also include the adoption of a standing Comprehensive Plan Advisory Committee (CPAC), who will be responsible for review and recommendations to the City Council during the review processes.

In addition, the new implementation plan strived to create a set of measurable timelines for each of the identified implementation strategies. By doing this staff will be accountable for the implementation of the plan over a ten (10) year period, and through the annual review process the City Council will be able to track the progress of implementing the plan. The previous HOMETOWN 2000 Comprehensive Plan did not incorporate timelines for implementation, and it was determined by the CPAC that this was a necessary step to ensure the success of the plan.

PUBLIC PARTICIPATION

Public participation is essential to creating a plan that expresses the vision of Rockwall's citizens. This plan utilized several different methods of soliciting public input at each stage of the process. These methods included the traditional public hearing approach and new technology based approaches that included interaction with the community through digital formats. Specifically, a website was created that allowed citizens to comment on each of the sections/policy initiatives presented to the Comprehensive Plan Advisory Committee (CPAC). This public feedback provided additional insights for staff into what members of the community thought would be important in the future. In addition, permanent comments received through the website translated into specific issues that were discussed and addressed by the CPAC in drafting each section of this document.

VISION

The overall vision statement for this Comprehensive Plan is the broad direction statement that is intended to summarize Rockwall's long-term desires. It is the statement to which all policy and goals contained in this document are intended to convey, and the bar to which policy decisions will be measured moving forward. For the City of Rockwall, our vision is to create:

… an authentic lakeside community loved as our hometown, where neighbors choose to live, work, and play.

NOTE FROM THE CITY ATTORNEY
LEGAL PURPOSE OF THE COMPREHENSIVE PLAN

A comprehensive plan is a document prepared for a community, which establishes an overall plan and recommended actions relevant to the current and future needs of the City of Rockwall. Comprehensive plans contain maps, graphics, studies, reports and other descriptive material identifying goals, objectives, policies, guidelines, standards, and options for the immediate and long-range protection, enhancement, growth and development of the community. Among the most important powers and duties granted to the City is the authority and responsibility to undertake comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens

Section 211.004 and Chapter 213 of the Texas Local Government Code recognizes the importance of municipalities to prepare and adopt their own comprehensive plans.



Frank J. Garza
City Attorney of Rockwall
Shareholder at Davidson, Troilo, Ream & Garza

- ☑ The participation of citizens in an open, responsible and flexible planning process is essential to the designing of the optimum comprehensive plan and adds the ability to legally defend the plan because of public input and support;
- ☑ Significant decisions and actions affecting the immediate and long-range protection, enhancement, growth and development of communities are made by the City of Rockwall City Council and using the Comprehensive Plan as a guide for its decisions is a must; and,
- ☑ Recommendations by Planning and Zoning and decisions of the Board of Adjustment and City Council are easier to defend if challenged if the decisions are consistent with the Comprehensive Plan.



TED CAIN'S CORNER PARK: CONSTRUCTED IN 2017 TED CAIN'S CORNER PARK IS A POCKET PARK AT THE CORNER OF E. KAUFMAN STREET AND N. SAN JACINTO STREET ON PROPERTY ONCE TED CAIN'S USED CARS.

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CITY OF ROCKWALL

ORDINANCE NO. 18-48

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

WHEREAS, the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Master Plan; and

WHEREAS, the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in a citizen action committee (*i.e. the Comprehensive Plan Advisory Committee [CPAC]*) and public meetings; and

WHEREAS, the Comprehensive Plan shall serve as a guide to all future City Council action concerning land use and development regulations, and expenditures for capital improvements; and

WHEREAS, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of or amendment to a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter of the City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. The *OURHometown Vision 2040 Comprehensive Plan* as amended is hereby approved as the Comprehensive Plan for the City of Rockwall;

Section 2. The Comprehensive Plan shall be used by City Staff in planning and as a guide for future development of the City of Rockwall; and,

Section 3. This ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF DECEMBER, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: November 19, 2018

2nd Reading: December 3, 2018



OUR HOMETOWN VISION 2040

COMPREHENSIVE PLAN | 2018 UPDATE

2017-2018 COMPREHENSIVE PLAN UPDATE ACKNOWLEDGEMENTS

CITY COUNCIL
Jim Pruitt, *Mayor*
Kevin Fowler, *Mayor Pro-Tem*
John Hohenshelt
Bennie Daniels
Trace Johannesen
Dana Macalik
Patrick Trowbridge

FORMER CITY COUNCIL
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Mike Townsend

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Eric Chodun, *Vice-Chairman*
Annie Fishman
John Womble
Mark Moeller
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Tracey Logan

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Johnny Lyons
Donna Dorman
Shannon Nerren
Mike Larriviere

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Mary Smith, *Assistant City Manager*
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David Gonzales, *Senior Planner*
Korey Brooks, *Planner*
Laura Morales, *Planning and Zoning Coordinator*
Lance Singleton, *GIS Supervisor*
Lindsay Gnann, *GIS Analyst*
Amy Williams, *Director of Public Works/City Engineer*
Andy Hesser, *Director of Parks and Recreation*
Jeffrey Widmer, *Building Official*
Kirk Riggs, *Chief of Police*
Kenneth Cullins, *Fire Chief*
Ariana Hargrove, *Fire Marshal/Assistant Fire Chief*

THE CELEBRATE DOWNTOWN ROCKWALL EVENT ON APRIL 16, 2016: THIS EVENT MARKED THE COMPLETION OF THE DOWNTOWN CAPITAL IMPROVEMENT PROJECTS.



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FORMER COMPREHENSIVE PLAN UPDATE/ADOPTION ACKNOWLEDGEMENTS

2012 COMPREHENSIVE PLAN UPDATE | LAND USE AND THOROUGHFARE PLAN

CITY COUNCIL
David Sweet, *Mayor*
Mark Russo
Cliff Sevier
Margo Nielsen
Michelle Smith
David White
Bennie Daniels
Bill Cecil, *Former Mayor*

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Craig Renfro
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Lorie Grinnan
Brian Williams
Carl Jackson
Stephen Straughan
Mike Lucas
Bob Cotti

2012 COMPREHENSIVE PLAN ADVISORY COMMITTEE
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David White
Kevin Shepherd
Bob Cotti
Nell Welborn
Sharon Hillgartner
Ross Ramsay

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Michael Hampton, *Planning Manager*
Chris Spencer, *Senior Planner*
Chuck Todd, *City Engineer*
Brad Griggs, *Director of Parks and Recreation*

CONSULTANTS
Dennis Wilson, *Townscape, Inc.*
Jim Richards, *Townscape, Inc.*
Andrew Howard, *Kimley-Horn & Associates*

2007 COMPREHENSIVE PLAN UPDATE | RESIDENTIAL POLICIES

CITY COUNCIL
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Tim McCallum
Margo Nielsen
Cliff Sevier
Stephen Straughan

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Glen Smith
Michael Hunter

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Robert LaCroix, *Director of Planning and Zoning*
Michael Hampton, *Planning Manager*
Chris Spencer, *Senior Planner*

CONSULTANTS
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2000 COMPREHENSIVE PLAN | HOMETOWN 2000

CITY COUNCIL
Ken Jones, *Mayor*
Terry Raulston
Bill Cecil
Ron Coleson
Bob Cotti
John King
Billy Morris

PLANNING AND ZONING COMMISSION
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Nell Welborn, *Vice-Chairman*
Larry Dobbs
Homer Flores
Ross Ramsay
Corky Randolph
David Thompson

COMPREHENSIVE PLAN ADVISORY COMMITTEE
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Travis Rhodes
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Jerry Wimpee

CITY STAFF
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Rick Crowley, *Assistant City Manager*
Robert LaCroix, *Director of Planning and Zoning*
James Williams, *Planner*
Chuck Todd, *City Engineer*
Denise LaRue, *Planning and Zoning Coordinator*
Bill Crolley, *Former Director of Planning and Zoning*

CONSULTANTS
J. D. Wilson & Associates
James Richards Studio, Inc.
Newman, Jackson, Bieberstein, Inc.
Parsons Transportation Group

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THE CELEBRATE DOWNTOWN ROCKWALL EVENT ON APRIL 16, 2016: THE PARADE, ENTITLED "ROCKWALL THROUGH THE DECADES", THE PARADE HIGHLIGHTED THE RICH HISTORY OF THE CITY.

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EXECUTIVE SUMMARY

HOMETOWN 2000

The HOMETOWN 2000 Comprehensive Plan was adopted on December 17, 2001, with the intention of directing Rockwall's planning efforts toward the physical form of the City by addressing land use, urban design, open space and parks, and transportation. Through a collaborative planning process, this plan laid out a vision for the City in a series of vision and policy statements, and -- *through the creation of a physical land use plan* -- intended to guide the community's growth over a 20-year period. This plan included provisions for land use that targeted creating a compact and integrated mix of land uses, a greater variety of housing to accommodate a broad range of individual and family demand, pedestrian-oriented retail areas, and preservation of the City's natural and open space areas. The plan also looked to strengthen the Downtown's position as the cultural heart of the community, and utilized guidelines for the City's natural gateways and public spaces to establish a cohesive and unique urban design framework. Through the *Urban Design* guidelines contained in the plan, non-residential development was envisioned in unison with the City's existing residential development, and the *Transportation* section addressed offering mutually supportive transportation choices intended to create an interconnected and diverse street pattern.

These principles collectively were intended to build on the City's small town character with the future of Rockwall being envisioned as a City that, "… retains and builds upon its charming small town Texas ambience, as expressed in its historic architecture, its Old Town Square, its tree-lined streets and its traditional neighborhoods; that welcomes and accommodates growth and change in a manner that builds upon our distinctive sense of place, the wise use of our community resources, our community spirit and our quality of life; that is a true lakefront community taking maximum advantage of our dramatic site, our shorelands, and our views to and from the water; that takes maximum advantage of our rolling topography, our wooded areas and our creek valleys to help shape a distinctive town character; that is an attractive, memorable place -- one of Texas' most desirable, admired and emulated communities; that is a great HOMETOWN."

2007 COMPREHENSIVE PLAN UPDATE

The 2007 Comprehensive Plan update focused its planning efforts on adding residential policies to the plan. *Resolution 07-03*, approved on January 16, 2007, incorporated these residential policies into *Appendix A* of the document. This was changed under the current plan and the residential policies were codified into the *Residential* section of the plan.

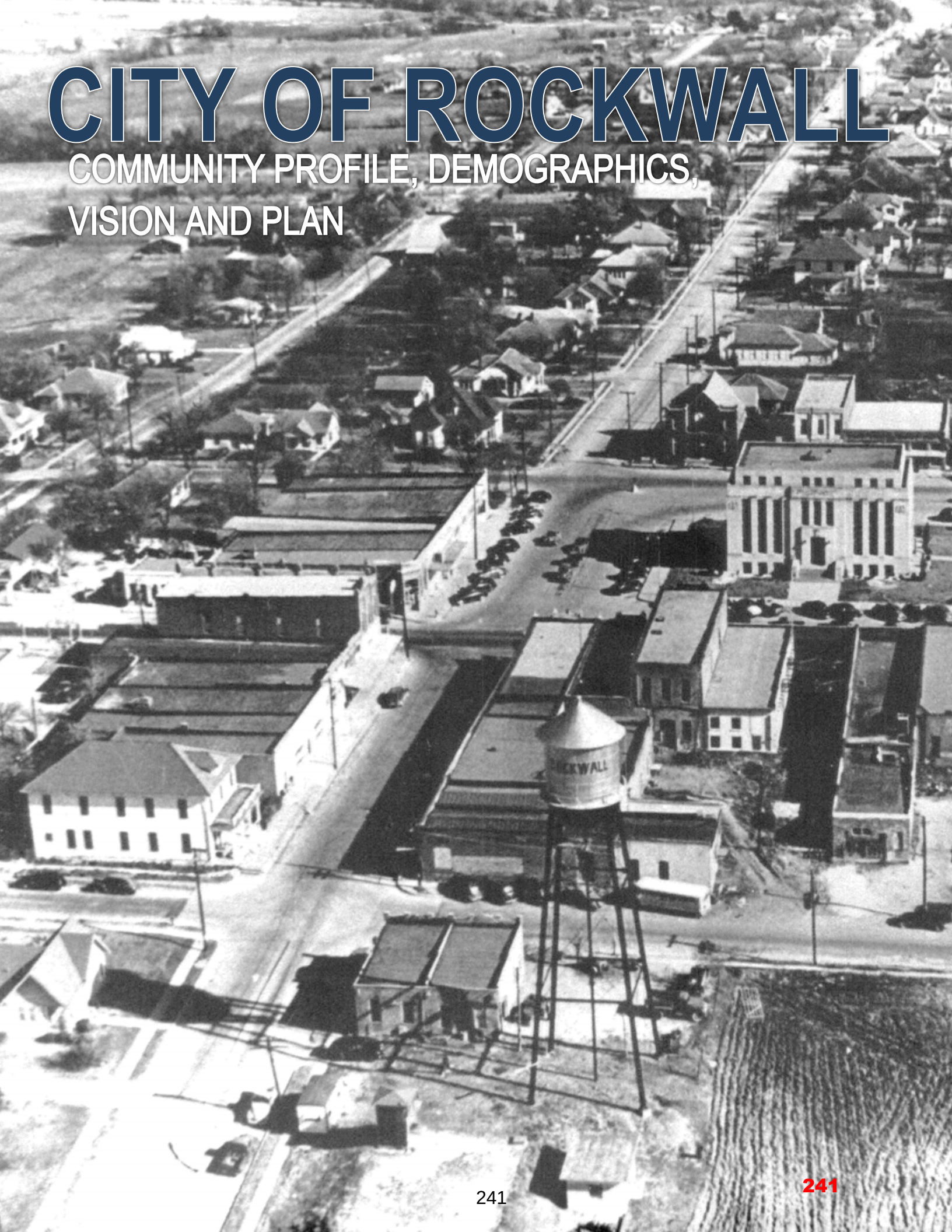
2012 COMPREHENSIVE PLAN UPDATE

The 2012 Comprehensive Plan update (*commenced in 2010*) centered on incorporating updates that addressed the roughly 3,500-acres of land that was annexed from the 2007 Comprehensive Plan update. Some of the updates addressed in this process included adding new land use designations (*i.e. Employment Center, Special Commercial Corridor, and Special Districts*), and incorporating recommendations that included addressing and encouraging sustainability and environmental conservation. This update also included the codification of a *Downtown Plan* and the *John King Boulevard Design Concept Plan*.

OURHOMETOWN VISION 2040

The 2017 Comprehensive Plan update commenced in January 2017 with the intent of taking the vision established in the HOMETOWN 2000 Comprehensive Plan and updating the goals and policies to address growth and changes in development patterns that have occurred over the last 17-years. In addition, the update sought to take the current plan and increase the scope to make it more comprehensive in nature. This included reducing the rhetoric contained in the plan to make the document easier to reference.

The major policy objectives addressed in this update included a reorganization of the plan and the incorporation of additional sections that include *Infrastructure*, *Public Health, Services and Safety*, and *Economic Development*. In addition, the *Urban Design Framework* and *Urban Design Development* sections were changed to *Community Character* and *Non-Residential* to better convey the intent of these sections. The residential policies created with the 2007 Comprehensive Plan updated were moved from the appendix to a standalone *Residential* section to highlight the importance of the City's future residential growth, and an *Environment and Ecology* section was created from policies contained in the previous *Land Use* section. Additional emphasis was placed on creating updated policies to address infrastructure, connectivity, housing and the future growth of the community.



CITY OF ROCKWALL

COMMUNITY PROFILE, DEMOGRAPHICS, VISION AND PLAN

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LEFT: Aerial image of the Downtown Square and N. Goliad Street in 1956.

I. COMMUNITY PROFILE

HISTORICAL CONTEXT

EARLY 1800's – 1890: THE FOUNDING OF ROCKWALL AND ROCKWALL COUNTY

Prior to the arrival of the first Anglo-American settlers, the land that makes up the present day City of Rockwall was occupied by various tribes of the Caddo Indians. The Caddo Indians were an agricultural-based people that used the rich black soil and surrounding springs to grow corn, squash, and beans.

On December 14, 1839, the Texas Congress established the *National Road of the Texas Republic* (*also known as the Central Road and the Military Road*), which was intended to connect established areas throughout the republic. On February 4, 1841, the Texas Congress enacted a law that allowed land to be granted to people who settled unclaimed public land. In January 1844, Charles Fenton Mercer was granted a contract by President Sam Houston to settle 100 families per year for five (5) years. This later became known as the *Mercer Colony*. The boundaries of the colony extended from the present day cities of Waco, north to McKinney, and east of Dallas into the land that would become the City of Rockwall. According to documents from the Mercer Colony, the first Anglo-Americans to settle in what is now Rockwall County were Sterling Rex Barnes and the Heath family who arrived in 1846 and established homesteads near the crossing of the *National Road of the Texas Republic*.

Colonists continued to arrive and settle the area and in 1852, a Baptist Church was established to serve the population. Two (2) years later in 1854, Elijah Elgin donated 40-acres of land on a hill east of the river overlooking the valley for the purpose of establishing a town. The community became known as Rockwall, with its name hailing from a strange geological formation discovered by a farmer digging a well. The formation resembled a rock wall, with its origins being attributed to both lost prehistoric tribes and natural geologic phenomena (1 *depicts the well where the rock wall was discovered in 1852; see Page IV*).

In 1855, the post office of which was located in the nearby community of Heath moved and reopened in Rockwall. During this time period, Rockwall served the surrounding cotton farming communities and contained services such as a blacksmith shop, grinding mill,

church, general store, a (two [2] story Masonic Lodge) and school.

From its founding, the City of Rockwall was the northernmost part of Kaufman County. However, area residents felt that the county seat of Kaufman was too inconvenient, and successfully led an effort to lobby the Texas legislature to create a new county. In 1873, Rockwall County was formed and the City of Rockwall became the county seat. The first county courthouse was a wood-frame building that was constructed at the northeast corner of the town square. The town was platted in a grid pattern following cardinal directions, with the main commercial district surrounding and immediately to the south of the courthouse square. This building, along with all its records, was destroyed by fire on March 16, 1878. The second courthouse was a two (2) story wood-frame *Italianate* building designed by James Edward Flanders and constructed c. 1878. A second stone building was constructed on the courthouse grounds to house the City Secretary and county records. At the time of construction, the approximate cost of the courthouse and annex was $4,000.00. This buildings were located in the middle of the square and were utilized until they were destroyed by a fire on January 27, 1891 (2 *depicts the Rockwall County Courthouse in 1878*).

Rockwall County remained a largely agrarian-based economy focusing on farming and cattle ranching through the end of the 1800's. In 1886, the Greenville Railway -- *which was later incorporated as the Missouri, Kansas and Texas (MKT) railroad system* -- was constructed through Rockwall County, extending approximately one (1) mile southeast of Rockwall's courthouse. The arrival of the railroad elevated the town's status as a shipping point for locally-cultivated cotton, wheat, and corn. The following year, the first passenger depot was constructed. Rockwall was not a regular passenger stop along this rail line; however, trains would stop for those who signaled. The arrival of the railroad and the designation of Rockwall as the county seat spurred growth in the community attracting residents from nearby communities (*e.g. Heath and Blackland*), establishing the town as a governmental and commercial hub. In 1890, the City had a population of approximately 1,000 residents and had three (3) churches, a jail, a school, a weekly newspaper, and about a dozen various businesses.

1890 – 1920: GROWTH OF THE CITY

Rockwall continued to grow steadily during the remainder of the nineteenth and early twentieth centuries. The area around the courthouse square remained the central commercial center of the community, and was finished out with mostly one (1) and two (2) story brick buildings (3 *depicts shops around the town square c. 1900*). The increased sophistication of the design, materials, and methods of construction added to the sense of permanence and prosperity that the city experienced during this period. The advent of the rail service contributed to these trends, and the construction of the new courthouse in 1892 raised public awareness and appreciation for architectural design and construction. The courthouse was designed by Maximillian Anton Orlopp, Jr. and was a two (2) story stone building designed in the Romanesque Revival style. The cost of the building was approximately $25,000.00 to build (4 *depicts the Rockwall County Courthouse in 1892*).

In 1893, Professor J. K. Wells resigned as the Superintendent of the Rockwall School District to establish Wells College -- *also known as Rockwall College* --, a private institution located at the southeast corner of Rusk Street and San Augustine Street. In 1908, a $25,000.00 bond was approved and issued for the construction of a new three (3) story brick schoolhouse at the southwest corner of Fannin Street and Denison Street (*the current location of City Hall*). The new building served the first through eleventh grades, and was equipped with electricity, indoor plumbing, and an auditorium. This building continued to serve all grades until 1925, when a two (2) story high school was constructed east of Clark Street on Rusk Street. This facility served grades eighth through eleventh.

In addition to public facilities, the City of Rockwall had a number of other industrial, commercial, and religious-based institutions. Highlighting the primarily agrarian-based economy, the City had three (3) cotton gins, two (2) lumberyards, a cotton oil company, a gristmill, and an ice company by 1911 (5 *depicts Elite Barbershop in 1910*).

By 1923, the town had extended its corporate boundaries south to the *MKT* Railroad passenger depot and tracks, and one of the nation's earliest and most important east-west transcontinental highways, the Bankhead Highway had extended through Rockwall (6 *depicts local residents celebrating the dedication of the Bankhead Highway c. 1916*).


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The establishment of this highway in 1916 led to an influx of motorists to Rockwall and encouraged the development of gas stations, auto dealerships, and auto repair facilities along the route (7 *depicts the Paul Snow Ford Dealership c. 1917 located on Fannin Street along the Bankhead Highway*). In the City of Rockwall, the Bankhead Highway extended along Williams Street, Fannin Street, and Rusk Street.

1920 – 1945: THE GREAT DEPRESSION AND WORLD WAR II

The City's population had reached 1,388 by 1926, after which time it began to stabilize. With the on-set of the *Great Depression* in the 1930's, the population started to slightly decline. The county as a whole suffered during these years, starting in 1930 with a decline in farm values by 60%. During this period, the City's commercial activity remained concentrated along the courthouse square. The City's residential neighborhoods extended to the north, east, and south of the downtown area. In general, residential development in the City remained dispersed and rural, with the greatest concentration of non-retail commercial and industrial development remaining in the City's southeast corner, in close proximity to the *MKT* Railroad.

The devastating effects of the Great Depression lingered throughout the region, and by 1940, approximately 16% of Rockwall County's workforce remained unemployed. Partially in response to the high unemployment numbers and structural deficiencies of the current courthouse, Rockwall County Judge Mike Reinhardt sought funding for a new courthouse through the Works Progress Administration (WPA) program. This program was instituted in the 1930's by then President Franklin D. Roosevelt to combat unemployment during the Great Depression. To secure funding, Judge Reinhardt traveled to Washington D. C. and petitioned lawmakers to obtain the *Works Project* grant for the courthouse construction. On January 19, 1940, the Judge was awarded a $52,000.00 grant that would go towards the complete construction cost of the courthouse, which totaled $92,000.00. Later that night, Judge Reinhardt came down with a case of acute pneumonia and died in the early morning hours of January 20, 1940 at Washington Hospital. However, with the grant secured, the old sandstone courthouse was razed in March 1941, and by December that same year the finishing touches on the new courthouse were complete. The new courthouse was designed by architects Voelcker and Dixon of Wichita Falls, utilizing an Art Deco architecture (8 *depicts the Rockwall County Courthouse dedication in 1941*). This building remains at the center of the downtown square and was renovated in 2002.

1945 – 1980: POSTWAR GROWTH

After World War II, Rockwall experienced renewed development and rapid growth. In addition, the economy started a fundamental shift with the advent of the suburbs. In 1948, it was estimated that 1/3 of the county's workforce commuted to jobs in Dallas. This helped transition Rockwall from a rural county to a part of the greater Dallas metropolitan area.

To address rapid residential growth during the late 1940's, the Rockwall School District consolidated over 20 smaller schools into the Rockwall Independent School District (RISD) in 1947. The purpose of this undertaking was to improve education in the public school system. To handle the growing number of children in the education system, the school district constructed a new elementary school in the fall of 1950.

In 1953, Richard Pickens started the Texas Aluminum Company, and opened the Aluminum Plant along W. Washington Street (9 & 10 *depicts the Aluminum Plant in the 1960's*). This was the second large-scale industrial operation established in the City of Rockwall, and would eventually grow to employ ~600 people in 1965. During its early years the plant produced hard aluminum alloy extrusions -- *some of which were used to build B-52 bombers for the US Military* --; however, the plant later shifted to making soft aluminum alloy in the 1970's. In 1979, the then owner -- *Howmet* -- added a slab casting facility. Ultimately, the plant operated as both an extrusion and casting facility until 1984 when Alumax Aluminum purchased the facility. Alumax Aluminum added powder coating to the operation, and at one point this facility was the largest extrusion powder coat line in the United States. The facility continued operations until 1988, when it was closed and was offered for sale. Today, a portion of the facility still exists along with the original foundations of the buildings built in 1953.

In 1959, Interstate Highway 30 or IH-30 -- *the successor of the Bankhead Highway* -- was constructed through Rockwall County. The highway was approximately 1½-miles south of the downtown square, allowing traffic to by-


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pass the city center. With these improvements and the shift to a more automobile centric community, the *MKT* Railroad closed its passenger depot in the mid-1950's. In addition, the completion of IH-30 spurred growth for both residential and commercial land uses south of the downtown.

The years between 1960 and 1980 saw great change for both Rockwall and Rockwall County, as the area increasingly became a bedroom community of Dallas. In 1969, Lake Ray Hubbard was constructed along the western boundary of the town (11 *depicts the IH-30 crossing over Lake Ray Hubbard c. 2011*). During the construction process, the City of Dallas hired Marvin Springer, a land planner, to create a plan for roadway improvements and public access to the lake. The design concepts used by Mr. Springer were similar to the concepts used around White Rock Lake; the plan became known as the *Springer Plan*. However, the City of Rockwall never adopted the plan, opting to push for single-family subdivisions to line the shoreline of the lake. Regardless, the construction of the lake proved to be a boon for the local economy and its surrounding communities. Employment in the area tripled and the City's population almost doubled in the same period.

1980 – PRESENT: THE END OF TWENTIETH CENTURY AND BEGINNING OF THE TWENTY-FIRST CENTURY

The period between 1980 and 2000 saw some of the greatest growth for the City of Rockwall with the population growing almost 300% to 17,976 residents. The population as of the 2010 census was 37,000 residents, an increase of 106% between 2000 and 2010.

In 2005, the City of Rockwall broke ground on the Harbor Retail District, a 12.67-acre mixed retail, office, and restaurant development that overlooks Lake Ray Hubbard (12 *depicts the Harbor Retail District and Harbor Fountain*). Two (2) years later, the Hilton Hotel and Resort was constructed south of the Harbor Retail, providing resort amenities along with an ~11,800 SF ballroom, a 52-seat amphitheater, and ten (10) break out rooms with the ability to seat 50-attendees each (13 *depicts the Hilton Hotel and Resort*).

In 2009, the City of Rockwall added to the district, establishing a plan for a ~75.87-acre mixed residential, retail, and office district north of the Harbor Retail District. This district was intended to provide a walkable mixed-use environment along the shores of Lake Ray Hubbard. Development in this area has also served as the eastern gateway of the City from IH-30. Recently, this district has started to take shape with nearly all of the 1,161 urban condominiums being entitled and under construction.

More recently, the City of Rockwall completed the Downtown Capital Improvement Projects, which included retro-fitting the existing downtown sidewalks to make them ADA compliant, adding ADA ramps and crossings, incorporating decorative planters and landscape and hardscape elements, narrowing the streets to promote traffic calming, and adding additional decorative lighting to increase nighttime visibility (14 & 15 *show the intersection of San Jacinto Street and Rusk Street after the completion of the Downtown CIP*). In addition, the City added an additional 136 parking spaces to the downtown area through the construction of six (6) public parking lots. However, perhaps the greatest achievement of this $8.6 million bond package was the creation of San Jacinto Plaza, which is a pedestrian mall created from the existing San Jacinto Street. This element of downtown incorporates a stage area, public seating/tables, decorative lighting and landscaping (16 *depicts the annual Farm to Feast Event held in San Jacinto Plaza*).

Today the City of Rockwall remains a vibrant bedroom community of Dallas, as well as a thriving recreational, heritage tourism and retail destination. The City also continues to be a regional job creator as the Rockwall Economic Development Corporation (REDC) continues to successfully recruit new businesses into the City. Moving forward the City of Rockwall is expected to continue to grow in a steady and controlled manner, and provide the small town character that its residents currently enjoy.

REGIONAL CONTEXT

At a population of 42,120[1] and a total area of 29.82-square miles (*with another 22.79-square miles in extraterritorial jurisdiction*), the City of Rockwall is the largest city in Rockwall County. It is the county seat of Rockwall County, which -- *at 149-square miles* – is geographically the smallest county in the State of Texas. Lake Ray Hubbard -- *which consumes 22-square miles of the County* -- is situated along the western corporate limits of the City, and separates both the City and County from the

1 : As of 2017; North Central Texas Council of Governments.


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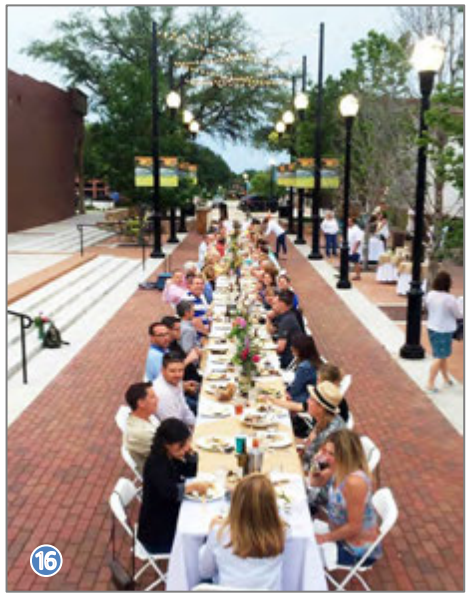
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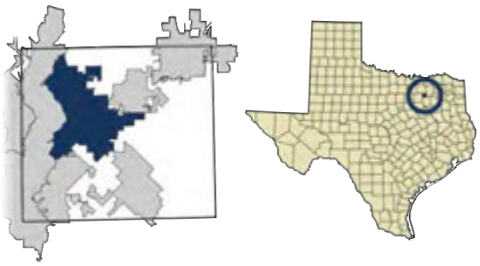
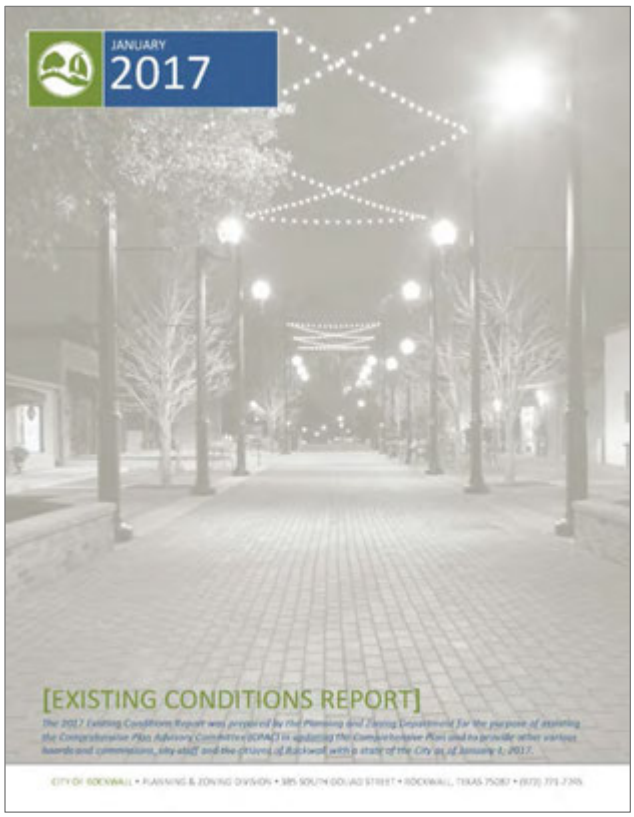
larger metroplex[2]. The City and County are accessible by IH-30, which acts as the major east/west entry portal for both entities. The major north/south entry portal for both the City and County is SH-205.



MAP 1.1: Depicts the location of the City of Rockwall within Rockwall County and the location of Rockwall County within the State of Texas.

The City is approximately 30-minutes (*24.9-miles*) from downtown Dallas via IH-30. This proximity has greatly influenced the composition and growth of the community, and has firmly established the city as a suburban bedroom community of Dallas; however, in Rockwall County, the City of Rockwall is a job creator with an E-R Ratio[3] of 1.08 (*North Central Texas Council of Governments*). This means that after the morning commute, the City of Rockwall has eight (8) percent more persons working in the city than currently live in the city limits. This can be attributed to [*1*] a successful effort by the Rockwall Economic Development Corporation (REDC) to build an industrial base for the community, and [*2*] the City of Rockwall's position as a major commercial center for the region.

Rockwall County is currently the sixth (6th) wealthiest county in the State of Texas, with a per capita income of $33,274.00 and a median household income of $78,032.00. The City of Rockwall has a slightly higher per capita income of ~$35,100.00 and a slightly higher median income of ~$86,597.00. In addition, as of 2018 the City of Rockwall was ranked as having the third (3rd) highest *purchasing power index score* of all cities in the United States (*i.e. a score of 96.79*)[4], and consistently has a high per capita sales tax compared to other cities in the region estimated to be $380.00 per person in 2017.



Looking forward, the City of Rockwall will continue to be the largest commercial and residential center in Rockwall County. This means that the City will need to take a lead role in regional planning initiatives that deal with natural resources, transportation, and the regional economy. Through its strategic planning and partnerships, the City of Rockwall can ensure the prosperity of Rockwall citizens and residents in the Rockwall County area.

II. DEMOGRAPHICS

Prior to commencing with this Comprehensive Plan Update, City staff assembled the *2017 Existing Conditions Report* and the *Tapestry Segmentation Report*. These two (2) documents were intended to provide detailed demographic data that could be used to assist the Comprehensive Plan Advisory Committee (CPAC) in making policy recommendations for this Comprehensive Plan Update. The following is a summary of the findings from these documents.

2017 EXISTING CONDITIONS REPORT

The information contained in the *2017 Existing Conditions Report* represents the City of Rockwall as of January 1, 2017. The following information is summarized from the 2017 Existing Conditions Report, and is more thoroughly stated and referenced in that document.

POPULATION AND DEMOGRAPHICS

As of 2016, the City of Rockwall had 41,370 residents living in its corporate boundaries. This population represents a 143% growth since 2000 when the population was 17,050 residents. The majority of the City's current population is primarily between the ages of 35-54 (*i.e. 30.85%*), with the fastest growing age cohort being people between the ages of 45-54 (*i.e. growing at a rate of 102% from 2000-2010*). There has also been rapid increase in the number of children between 0-19 years of age, which represents 31.64% of the total population.

From a gender standpoint, the City is almost equally divided between its male and female residents with 49% of the population being male and 51% of the population being female. The median age by gender is 35.3 years old for males and 37.3 years old for females. From an ethnicity standpoint, the City of Rockwall is primarily Caucasian at 82.4%; however, this has been changing in recent years with all other ethnicities growing at rates that range from 219% - 364% compared to the Caucasian cohort, which has grown at a rate of 88%.

From a cost of living and income basis, the City of Rockwall is relatively affluent with a high per capita income of ~$35,100.00 and an average household income of $78,032.00. These numbers are higher than both the state and national averages. As was stated previously, the City of Rockwall was ranked as having one of the highest purchasing powers in the country, which indicates an affordable cost of living with regard to the City's median income. In addition, the City of Rockwall has a high level of educational attainment with 91.70% of its residents having at least a high school diploma. This is more than ten (10) percent higher than the state average (*i.e. 81.60%*) and three (3) percent higher than the national average (*i.e. 88.40%*). The Rockwall

2: A "Metroplex" is a contiguous metropolitan area that typically has two (2) larger cities that are of equal population and geographic area. This phrase is commonly associated with the Dallas/Fort Worth area.

3: An E-R Ration is a measure of the total number of workers working in a place relative to the total number of workers living in the place.

4: Places with the Most Favorable Cost of Living (2018). Retrieved April 18, 2018, from https://smartasset.com/mortgage/cost-of-living-calculator.

Independent School District (RISD) also has a 98% graduation rate, which is 15% higher than the State of Texas average (*83%*). In addition, 40% of the population has a Bachelor's Degree with another 33% having an Associate's Degree or some college.

INFRASTRUCTURE AND TRANSPORTATION

The City of Rockwall contracts with the North Texas Municipal Water District (NTMWD) to provide treated water and treatment of wastewater services. The City's responsibility is water distribution and wastewater collection, while the NTMWD is responsible for the provision of treated water and the treatment of wastewater.

The majority of the City's infrastructure is relatively new with only an estimated 25%-30% being installed prior to 1990. This is reflective of the growth experienced by the community over the last 20+ years. Currently, in the City's corporate limits there are approximately 322.95-linear miles of water lines (*308.76-linear miles of City owned water lines*), 406.95-linear miles of wastewater lines (*244.35-linear miles of City owned wastewater lines*), and 143.58-linear miles of City maintained stormwater lines. In addition, the City has 287.21-miles of roadways consisting of 59.90-miles of State Highways, 209.51-miles of City streets, and 17.81-miles of private streets. The City also owns and maintains 61.16-miles of alleyways.

LAND USE AND ZONING

The City of Rockwall's corporate limits consist of 19,087.63-acres or 29.81-square miles that can be broken down into 17,622 parcels of land. The Extraterritorial Jurisdiction (ETJ) of the City adds another 14,583.55-acres or 22.79-square miles. Of the incorporated land area, approximately 46.55% (*i.e. ~7,884.84-acres; excluding right-of-way*) is developed and approximately 53.45% (*i.e. ~9,053.73-acres; excluding right-of-way*) is vacant. The majority of the developed land is consumed with single-family housing (*i.e. 25.94%*), with the next highest use being commercial land uses (*i.e. 7.38%*).

Based on this Comprehensive Plan Update, the City is anticipated to be ~62.42% single-family at buildout with a population of 146,321 residents. The remaining future land use breakdown is as follows: High Density Residential (HDR): 0.87%; Non-Residential land uses (*i.e. Commercial, Industrial and Office*): 15.21%; Public and Quasi-Public land uses: 3.04%; Mixed-Use Districts: 1.53%; and Parks, Open Space and Cemeteries: 16.93%. Aggregating these land use categories in only commercial and residential (*i.e. removing public, quasi-public, parks and open space and cemeteries*) yields a 79.09% residential versus 20.91% commercial/mixed-use breakdown, which is consistent with the land use and growth policies contained in this document and in the City's *Strategic Plan*.

HOUSING AND NEIGHBORHOODS

The existing housing stock in the City of Rockwall is primarily single-family homes, which make up an estimated 82.54% of the current housing composition. Multi-family is the next largest category of housing, making up another estimated 12.38%. Assisted living at 4.54% and government housing at 0.55% complete the housing breakdown.

The majority of the City's single-family homes were built after 1990 (*i.e. ~76.34%*), which is consistent with the City's population growth. In addition, the City has seen large reinvestment in the housing stock that was constructed prior to 2000. This reinvestment is particularly noticeable in the Old Town Rockwall (OTR) Historic District, Lake Rockwall Estates Subdivision, Chandler's Landing Subdivision, and portions of the Shores Subdivision. In addition, the City has seen a growth of single-family housing starts with the number of building permits steadily increasing every year from 2008. This coupled with a low homeowner vacancy rate of 2.1% (*2010 US Census*) indicates an overall strong and sustainable housing market for new and pre-owned homes.

As of January 1, 2017, there were approximately 1,006 vacant single-family lots within 27 active subdivisions across the City. Under the City's current permitting trends, this equates to a 2½-year lot inventory. Additionally, the City had an estimated 2,786 single-family lot entitlements between various planned development districts.

On the multi-family side of City's housing entitlements, the City had a total of 1,324 entitled multi-family units. This equates to a single-family to multi-family entitlement ratio of 68% single-family to 32% multi-family. If all entitlements were constructed and no additional entitlements were granted the City's housing mix as of January 1, 2017 would be 80.42% single-family, 15.40% multi-family, 3.73% assisted living, and 0.45% government housing.

NON-RESIDENTIAL

Since 2012, the City of Rockwall has experienced rapid growth in non-residential development adding an estimated 2,353,533 SF of building area. This translates to an estimated value of $225,394,713.79. A large part of this growth -- *on the commercial/non-retail side of development* -- can be attributed to the Rockwall Economic Development Corporation's (REDC's) ability to successfully recruit industrial businesses to the City's Technology Park. Over the last five (5) years, the REDC has successfully recruited Channell Commercial Corporation, Pratt Industries, Bimbo Bakeries USA, Lollicup USA and Pegasus Foods.

On the commercial/retail side of development, the City has proven to be an attractive market due to its expanded trade area, and its residents' high level of purchasing power. These aspects have allowed Rockwall to emerge as a regional commercial center. Moving forward, the City will continue to look to expand its current employment centers and preserve its strategic retail centers.

PUBLIC FACILITIES

The City of Rockwall has eight (8) general service buildings, totaling 63,548 SF of building area, on 130.656-acres of land; four (4) fire stations with a total building area of 41,030 SF on 5.946-acres of land; and three (3) police facilities, totaling 38,341 SF of building area on ~11.048-acres of land. These 15 buildings total 142,919 SF of building area, on 147.65-acres of land. Currently, the City does not have any plans to expand any of the existing facilities or build any new administrative or support facilities in the near future.

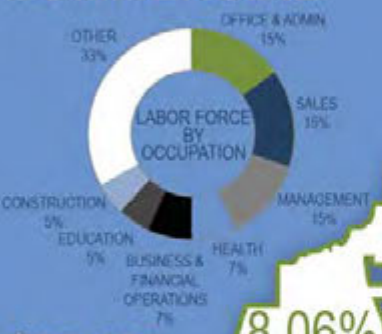
PARKS, TRAIL AND OPEN SPACE

Currently, there are 280.16-acres of community parks, 90.09-acres of neighborhood parks, 26.29-acres of sports complexes, and approximately 24.27-acres of specialty parks (*i.e. school parks, mini-parks and special-use parks*) situated within the City. In addition, Rockwall has another 95.29-acres of greenbelts/greenways that help connect the 25.35-linear miles of neighborhood and park trails to the larger 216.36-linear miles of on-street sidewalks.

CITY OF ROCKWALL
AT A GLANCE

UTILITIES
244.35 MILES OF SEWER LINES
308.76 MILES OF WATER LINES
143.58 MILES OF STORM LINES

COMMERCIAL



$86,627 MEDIAN HOUSEHOLD INCOME

3RD IN COUNTRY
96.96 PURCHASING POWER INDEX

$340.41 PER CAPITA SALES TAX

PARKS
555 ACRES OF PARK FACILITIES
16.15 MILES OF TRAILS

11.22% ROW

8.06% ZONED LIGHT INDUSTRIAL

35.1% ZONED PD

14,583.55 ACRES ETJ

17,622 PARCELS

46.55% DEVELOPED

25.94% SINGLE FAMILY DEVELOPMENT

2,295 ETJ PARCELS

53.45% UNDEVELOPED

29.82 SQ MILES

19,087.63 ACRES CITY LIMITS

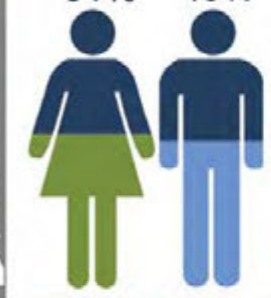
2,228 VETERANS LOCATED WITHIN THE CITY

STREETS
287.21 MILES OF ROADWAYS
209.51 MILES OF CITY STREETS
30.2 MINUTES AVERAGE COMMUTE

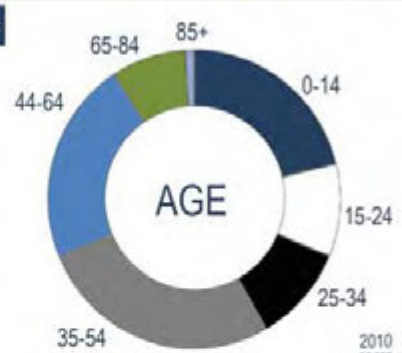
TRADE AREA

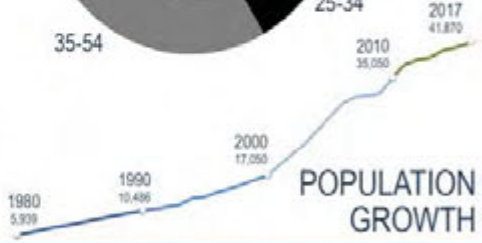


POPULATION



MEDIAN AGE
MALE: 35.3
FEMALE: 37.3





ETHNICITY



THIS CHART EXCLUDES WHITE, WHICH MADE UP 91.3% IN 2000 AND 82.4% IN 2010



42.29% FLU
LOW DENSITY RESIDENTIAL

146,321
Build-out Projection

34.92% ZONED AG

20.12% FLU
MEDIUM DENSITY RESIDENTIAL

16.75% FLU
PARKS & OPEN SPACE

FLU = FUTURE LAND USE

HOUSING

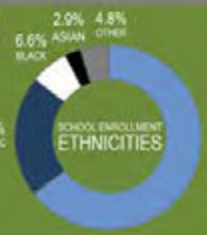


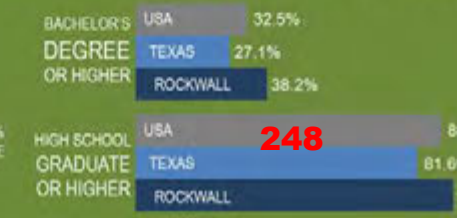
$237,939 AVERAGE MARKET VALUE

2,835 SQFT AVERAGE LIVING AREA SINGLE FAMILY RESIDENCE

SCHOOLS

98% GRADUATION RATE





TAPESTRY SEGMENTATION REPORT

The Tapestry Segmentation Report was developed to help the Comprehensive Plan Advisory Committee (CPAC) better understand the community by breaking it up into specific segments. This process was based on ESRI's tools that take the entire population of the United States and break it down into 68 unique population segments based on demographic and socioeconomic characteristics. These segments can also be grouped into 14 *LifeMode* categories that describe each group's lifestyle and life stage, and six (6) *Urbanization* groups that describe the geographic and physical features of the groups. The following is a summary of the findings from this report.

TABLE 1.1: TAPESTRY SEGMENTS
HH = Household

Tapestry Segment	*% of HH*
Up and Coming Families	*20.8%*
Boomburbs	*16.6%*
Soccer Moms	*12.3%*
Comfortable Empty Nesters	*10.8%*
In Style	*9.7%*
Bright Young Professionals	*6.7%*
Green Acres	*6.5%*
Savvy Suburbanites	*4.9%*
Down the Road	*3.4%*
Southwestern Families	*2.5%*
Professional Pride	*2.5%*
Retirement Communities	*2.4%*
Exurbanites	*0.7%*

TABLE 1.2: LIFEMODES GROUPS
HH = Household

LifeMode Groups	*% of HH*
Affluent Estates	*24.70%*
Ethnic Enclave	*23.30%*
GenXUrban	*20.50%*
Family Landscape	*6.70%*
Middle Ground	*6.70%*
Cozy Country Living	*6.50%*
Rustic Outposts	*3.40%*
Senior Styles	*2.40%*

TABLE 1.3: URBANIZATION GROUPS
HH = Household

Urbanization Groups	*% of HH*
Suburban	*68.70%*
Metro Cities	*12.10%*
Urban Periphery	*9.30%*
Rural	*6.50%*
Semi-Rural	*3.40%*

According to this study, the majority of Rockwall's population is split between three (3) categories: *Up and Coming Families*, *Boomburbs*, and *Soccer Moms*. These groups are described as follows:

UP AND COMING FAMILIES (20.8%)

The *Up and Coming Families* segment is described as residents that are younger, more mobile, diverse, and more optimistic than previous generations. The median age of this segment is 30.7, median household income is $64,000 and the average household size is 3.10. Generally, people in this segment are considered to be educated with 66% having at least some college education. This segment is also described as being willing to accept a longer than average commute for better/affordable housing opportunities. They are also described as being tech savvy and careful shoppers.

BOOMBURBS (16.6%)

People in the *Boomburbs* segment are described as affluent 30-somethings with high incomes/financial means. They have a median income of $105,000, median age of 33.6, high rate of home ownership at 84%, and an average household size of 3.22. Members of the *Boomburbs* segment are considered to be well-educated, young professionals with 52% having college degrees. They are well connected, typically own the latest electronic devices and are willing to trade longer commute times for the amenities of the suburbs.

SOCCER MOMS (12.3%)

Soccer Moms are described as a segment that have a relatively high median household income ($84,000), median age of 36.6 and an average household size of 2.96. This segment is considered to be an affluent, family-oriented market who have people that prefer the suburban periphery of metropolitan areas. This segment is a heavy user of timesaving devices and services like housekeeping and landscaping services, online banking, and online shopping. This group typically carries higher levels of debt including first and second mortgages and auto loans. They are also accustomed to longer than average commutes with a disproportionate number commuting from a different county.

For more information concerning demographics, see the *City of Rockwall at a Glance* insert on the previous page or view the following reports:

- *2017 Existing Conditions Report*
- *Tapestry Segmentation Report*

III. PLAN AND VISION

THE PURPOSE OF THE COMPREHENSIVE PLAN AND LONG-RANGE PLANNING

A City's Comprehensive Plan -- *also known as a general plan or master plan* -- is a roadmap to a community's future. Its purpose is to articulate the community's vision for itself, and provide the policies and goals necessary to achieve that vision. More specifically, a City's Comprehensive Plan is:

- A document that is designed to guide the future actions of the community, and layout a 20-year vision for the City.
- A document that is used to identify the long-term needs of a community, and their relationship between the structures and programs used to address these needs.
- A document that is intended to direct City staff, the City's various boards and commissions, and the City Council's action on policy decisions relating to land use and development regulations, and expenditures for capital improvements.
- A reference/umbrella document for the City's various other plans and policy guides.

Perhaps the most important aspect of the Comprehensive Plan is the involvement and *buy-in* from the public, which is necessary to create a community plan. Through this collaborative process, the community, City staff, and the elected and appointed officials design a plan intended to address the long-term needs of the community by using creative problem solving techniques to envision a better tomorrow. Without the Comprehensive Plan as a guiding document, cities would leave their future up to the possibility of disconnected decision-making. This means decision-making would be more apt to be reactive as opposed to proactive, which could lead to an uncertain future.

HISTORY OF THE COMPREHENSIVE PLAN IN ROCKWALL

The first Comprehensive Plan adopted by the City of Rockwall dates back to September of 1966. This plan -- *simply entitled "A Comprehensive Plan Report"* -- was composed of sections that addressed the economic base of the community, land uses, thoroughfares, and public facilities. Additional comprehensive planning efforts were adopted in 1986, 1995 and 2001.

The most recent Comprehensive Plan is the HOMETOWN 2000 Comprehensive Plan, which was adopted by the City Council on December 17, 2001 by *Resolution 01-40*. This plan had minor updates in 2004 (*i.e. to incorporate the Downtown Plan*) and 2007 (*i.e. to incorporate updated residential policies*), and an overhaul 2011. The framework of this plan can best be summarized through the vision and policy statements adopted in the document, and which are as follows: Land Use, Urban Design Framework, Urban Design Development, Open Space and Parks, Transportation, and the Implementation Plan.

PLANNING PROCESS

On October 3, 2016, the City Council directed staff to update the HOMETOWN 2000 Comprehensive Plan to account for the growth in population and land area experienced by the City from 2000 to present (*more specifically from 2011 to present*). To assist staff, the City Council appointed a seven (7) member Comprehensive Plan Advisory Committee (CPAC) that was tasked with performing an extensive review and revision of the existing plan. The CPAC committee was composed of members from the Planning and Zoning Commission, Architectural Review Board, Rockwall Economic Development Corporation's Board of Directors, and several citizens interested in the future of the community. This committee was an integral part in the update process, and served as the primary planning committee for the project.

Over the next two (2) years, this committee met regularly to revise the vision laid out in the original HOMETOWN 2000 Comprehensive Plan, and craft goals and policies that could be used to implement this vision in the future. The plan incorporated the planning efforts from the two (2) previous Comprehensive Planning updates (*i.e. 2007 & 2012*), and integrated several plans and policy documents that had been drafted and approved since 2001.

PLAN STRUCTURE

The original HOMETOWN 2000 Comprehensive Plan established the following sections:

- Land Use
- Urban Design Framework
- Urban Design Development
- Open Space and Parks
- Transportation
- Implementation

EXAMPLES OF CPAC EXERCISES

EXERCISE #1: GRADING ROCKWALL

In this exercise, the CPAC was asked a series of questions that related to specific aspects of the City and its policies. With each question they were asked to indicate how well the City currently addresses the issue. These were then used to determine the CPAC's priorities for this update. The following are the findings from this exercise:

PRIORITY LIST	
PHYSICAL	1
SOCIAL	2
FISCAL	3

EXERCISE #2: VISIONING QUESTIONS

In this exercise the Comprehensive Plan Advisory Committee (CPAC) was asked to answer the following questions. The following is an aggregate of their answers.

(1) What are ten (10) words that describe Rockwall today?

(a) Community
(b) Safe
(c) Family
(d) Scenic
(e) Active
(f) Growing
(g) Education
(h) Pro-Business
(i) Healthy
(j) Lakeside

Other answers by the CPAC included friendly, busy, faithful, beautiful, open, involved, growing, conservative, clean, resort, casual, bridge, education, committed and home.

(2) What is the best kept secret in Rockwall?

Free Live Music

Other answers by the CPAC included the rock wall, quality restaurants, Harry Myers Park, and Squabble Creek Park.

(3) What trends have you seen develop in Rockwall that you feel are encouraging? What trends do you find discouraging?

The trends the CPAC feel are most encouraging are the developing downtown, parks, City events, and City sponsored activities. The CPAC also expressed that the high-ended growth, amount of locally owned restaurants, the diversity of development, City's pro-business attitude, chances for public involvement, and maintaining the hometown feel were trends that they found encouraging.

The trends that the CPAC found discouraging were roadway construction, traffic congestion, ability to easily enter the City, truck traffic in the Downtown area and along John King Boulevard, uncontrolled growth that could possibly change the small town feel and the beauty of Rockwall, water pollution, trash, maintenance of areas around the lake, decaying streets/alleys/sidewalks, lack of good sports facilities, and government spending.

(4) In a few short words or sentences describe what you hope Rockwall will be like in the next 20-years.

The CPAC felt that in 20-years they hoped the City of Rockwall would be a more connected/walkable city, have self-contained entertainment (*i.e. concert venues/performing arts center*), have water taxies across the lake and class A retail/restaurants. They also hoped the community would continue to be a great place to raise a family.

(5) What is Rockwall's biggest issue today? What will the biggest issue be in 20-years?

The CPAC felt the biggest issue today was traffic, and in 20-years it will be infrastructure and water.

Through these sections, the plan specifically addressed the physical form of the City. After reviewing this effort, it was determined by the Comprehensive Plan Advisory Committee (CPAC) that -- *while the physical form of the City is one of the most important aspects of the Comprehensive Plan* -- the social and fiscal structures of the City were equally important in planning for the long-term success of the community. Based on this ideology, the CPAC proposed the following structure/revisions for the update:

- Land Use and Growth Management
- Environment and Ecology
- Parks, Open Space and Trails
- Infrastructure
- Public Health, Services and Safety
- Economic Development
- Community Character
- Residential
- Non-Residential
- Implementation

The purpose of this structure was to create a scope that was more comprehensive in nature and not limited to the constraints of the City's built environment. Specifically, the structure was changed to achieve the following:

(1) Change *Urban Design Framework* to *Community Character* and *Urban Design Development* to *Non-Residential* to better convey the intent of these sections.
(2) Change *Land Use* to *Land Use and Growth Management,* and add policies and goals directed at addressing the future growth of the community.
(3) Add *Economic Development* and *Public Health, Services and Safety* to increase the scope of the plan, and to plan for the future fiscal health of the community.
(4) Move the residential policies contained in Appendix 'A', *Residential Development Policies*, to a standalone section (*i.e. Residential*) to highlight the importance of residential land uses in the community.
(5) Change the *Transportation* section to *Infrastructure* and incorporate sections for water and wastewater.
(6) Move the environmental policies contained in the *Land Use* section of the plan into a standalone section entitled *Environment and Ecology*.

SECTIONS

At the beginning of the update process, staff constructed several exercises that were intended to identify the Comprehensive Plan Advisory Committee's (CPAC's) view of the community's significant issues and priorities. The identification of these issues and priorities created a basis for the policies and goals detailed in this Comprehensive Plan Update. The initial findings of these exercises indicated that the CPAC's major policy efforts should be focused on infrastructure, housing, connectivity, and the future growth of the community. In addition, the CPAC indicated that a specific emphasis on the physical environment should be continued; however, the CPAC should also focus on the City's social and fiscal structures, and incorporate them into the plan as part of this planning effort (*two [2] examples of the exercises -- with the CPAC's answers -- are depicted on the previous page*).

Another change that was brought out through City staff's preliminary conversations with the CPAC, was the desire to create a document that was more succinct and easier to reference than the HOMETOWN 2000 Comprehensive Plan. The thinking behind this initiative was that the vision of the plan could be better conveyed utilizing less rhetoric. It was also hypothesized that this may have the added benefit of being more direct with regard to the intent of each goal and policy statement. This effort mostly involved a reorganization of the previous plan and a change in the language used in the document. Specifically, City staff and the CPAC chose a format that was broken down into [*1*] a vision statement, [*2*] goals targeted at achieving the vision statement, [*3*] policy statements describing how to meet the goals identified, and [*4*] implementation strategies detailing how each policy can be implemented into standard operations. Based on this direction and the changes to the structure of the document, the following describes the major policy directions identified by the CPAC for each section of the update.

LAND USE AND GROWTH MANAGEMENT

The *Land Use and Growth Management* section of this Comprehensive Plan expanded upon the *Land Use* section of the HOMETOWN 2000 Comprehensive Plan. The scope of this section was increased to include growth management strategies that will provide the targeted, steady and controlled growth required to maintain the character of the community. This initiative also included a reorganization of the land use policies into perspective land use categories for the purpose of making the section easier to reference.

A major component of this update focused on the residential and commercial screening standards and the separation of land uses. The purpose of this focus was to provide *soft transitions* (*large landscape buffers utilizing berms, trees and landscape screening to separate land uses*) and to avoid *hard transitions* (*i.e. direct adjacency of land uses separated by masonry screening walls or a single row of trees*). Another major policy focus for this section was the connectivity of land uses. The previous HOMETOWN 2000 Comprehensive Plan placed an emphasis on the *Neighborhood Concept* or *Neighborhood Unit* (*i.e. creating a block of residential that incorporates supportive commercial and public land uses*) and connectivity between commercial/retail land uses and adjacent residential land uses. The current update expands this emphasis to include connectivity between all land uses.

Another significant change to the *Land Use* section involved the creation of *Land Use Districts*. This process was aimed at creating micro plans for specific areas of the City to [*1*] break down the Future Land Use Plan in to smaller sections to convey the plan's objectives, and [*2*] to highlight the difference in character between different areas of the City (*e.g. the Harbor versus Downtown*). As part of this process, staff included a *Build Out Analysis* that can be used to understand what the ultimate composition of a particular area will be in the future.

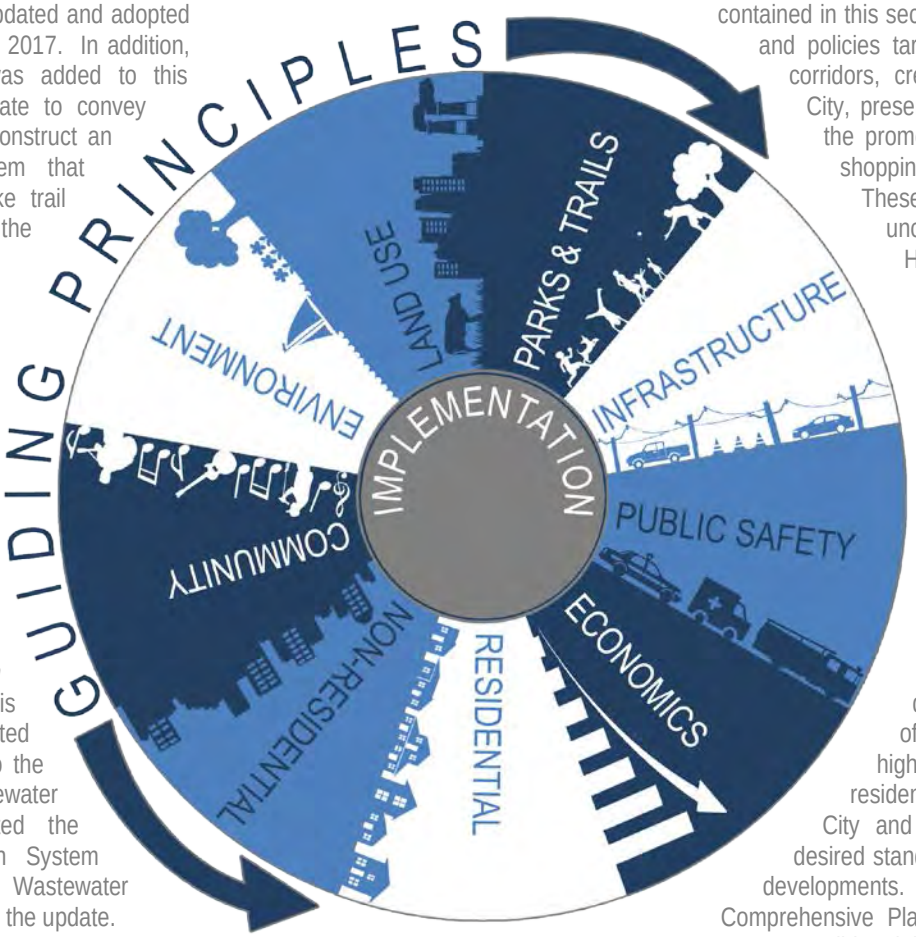
ENVIRONMENT AND ECOLOGY

The *Environment and Ecology* section was created from the environmental policies contained in the *Land Use* section of the HOMETOWN 2000 Comprehensive Plan. While many of these policies tend to overlap information contained in the *Land Use and Growth Management* and *Parks, Open Space and Trails* sections of the plan, it was determined that it would be beneficial to isolate issues relating to floodplains, water conservation, water quality, environmental planning and design, light pollution, and tree coverage and preservation in a standalone section. The majority of these policies existed in various sections throughout the previous plan, and other than breaking them out into a standalone section no major shifts in the previous policy and goals were established.

PARKS, OPEN SPACE AND TRAILS

The *Parks, Open Space and Trails* section of the plan acted as an update to the *Open Space and Parks* section of the HOMETOWN 2000 Comprehensive Plan. Many of the policies and goals were updated to align with the *Parks, Recreation & Open Space Master*

Plan Update, which was updated and adopted by the City Council in May 2017. In addition, the Master Trail Plan was added to this Comprehensive Plan Update to convey the intent of the City to construct an interconnected trail system that provides for hike and bike trail opportunities throughout the City.



INFRASTRUCTURE

The *Infrastructure* section of this Comprehensive Plan is intended to provide a more complete look at the City's streets, water and wastewater systems than was provided in the HOMETOWN 2000 Comprehensive Plan under the *Transportation* section. To achieve this objective, the CPAC drafted specific policies relating to the City's water and wastewater systems, and incorporated the Master Water Distribution System Plan and the Master Wastewater Collection System Plan into the update.

On the transportation side of the *Infrastructure* section, staff worked with the CPAC to update the Master Thoroughfare Plan and roadway cross sections. In addition, the policies contained in the original *Transportation* section were updated with an emphasis on creating an interconnected street system that could better accommodate traffic in the community.

PUBLIC HEALTH, SERVICES AND SAFETY

The addition to the *Public Health, Services and Safety* section of the Comprehensive Plan Update is intended to provide a section that addresses the City's services and facilities, and the community's health, safety and general welfare needs in the future. This section is also intended to make the scope of the update more comprehensive than the scope contained in the original HOMETOWN 2000 Comprehensive Plan.

As part of this section, policies targeted at public health were added to address the City's focus on making facilities and programs available to encourage healthy lifestyle choices for all age groups. The addition of the public safety section is intended to provide broad policy objectives that can complement the Police and Fire Department's strategic and operational objectives contained in their strategic plans, and the long-term goals each department. In addition, policies relating to public services were added to address all civilian departments, and the need for future City facilities.

ECONOMIC DEVELOPMENT

The *Economic Development* section of the Comprehensive Plan Update was added to provide an emphasis on the fiscal goals of the community, and to provide for policies that could help guide economic policy decision making in the future. These goals included items relating to small business support, workforce development, creating an atmosphere conducive to attracting and retaining businesses, improving the City's support for the Rockwall Economic Development Corporation (REDC), and diversifying the City's tax base.

COMMUNITY CHARACTER

The *Community Character* section of the Comprehensive Plan Update was derived from the *Urban Design Framework* section of the HOMETOWN 2000 Comprehensive Plan. This section was renamed to better communicate the intent of the goals and policy statements contained in this section. These include goals and policies targeted at preserving view corridors, creating gateways into the City, preserving art and culture, and the promotion of the City's unique shopping and dining areas. These statements are largely unchanged from the HOMETOWN 2000 Comprehensive Plan with the exception of a few additional statements being added.

RESIDENTIAL

In the 2007 Comprehensive Plan Update, residential policies were added to the plan and incorporated as an appendix in the document. The purpose of this update was to highlight the importance of residential development in the City and communicate the City's desired standards for future residential developments. In the new Comprehensive Plan Update, these policies were consolidated into a standalone section entitled *Residential*. This section expanded the scope of the residential policies to incorporate specific goals for multi-family and townhome development. The purpose of setting specific goals for these types of housing was to ensure that the City of Rockwall is demanding the highest quality, residential development for all housing types being constructed in the City.

NON-RESIDENTIAL

The *Non-Residential* section of the current Comprehensive Plan Update was previously the *Urban Design Development* section of the HOMETOWN 2000 Comprehensive Plan. This section was renamed for the purpose of compliment the newly established *Residential* section and to better communicate the intent of the policies and goals contained in this section.

The purpose of this section is to layout all goals and policies for non-residential development within the City. This effort placed a specific emphasis on connectivity between land uses and involved items relating to landscaping, architecture, signage, visual impacts, and drainage and detention.

IMPLEMENTATION

The *Implementation* section of this Comprehensive Plan Update looked to create a system of accountability that would ensure the plan creates measurable successes for the community. To do this, the plan implemented a three (3) tiered review process (*i.e. an annual review, five [5] year update, and ten [10] year overhaul of the plan*). This objective will also include the adoption of a standing Comprehensive Plan Advisory Committee (CPAC), who will be responsible for review and recommendations to the City Council during the review processes.

In addition, the new implementation plan strived to create a set of measurable timelines for each of the identified implementation strategies. By doing this staff will be accountable for the implementation of the plan over a ten (10) year period, and through the annual review process the City Council will be able to track the progress of implementing the plan. The previous HOMETOWN 2000 Comprehensive Plan did not incorporate timelines for implementation, and it was determined by the CPAC that this was a necessary step to ensure the success of the plan.

PUBLIC PARTICIPATION

Public participation is essential to creating a plan that expresses the vision of Rockwall's citizens. This plan utilized several different methods of soliciting public input at each stage of the process. These methods included the traditional public hearing approach and new technology based approaches that included interaction with the community through digital formats. Specifically, a website was created that allowed citizens to comment on each of the sections/policy initiatives presented to the Comprehensive Plan Advisory Committee (CPAC). This public feedback provided additional insights for staff into what members of the community thought would be important in the future. In addition, permanent comments received through the website translated into specific issues that were discussed and addressed by the CPAC in drafting each section of this document.

VISION

The overall vision statement for this Comprehensive Plan is the broad direction statement that is intended to summarize Rockwall's long-term desires. It is the statement to which all policy and goals contained in this document are intended to convey, and the bar to which policy decisions will be measured moving forward. For the City of Rockwall, our vision is to create:

… an authentic lakeside community loved as our hometown, where neighbors choose to live, work, and play.

NOTE FROM THE CITY ATTORNEY
LEGAL PURPOSE OF THE COMPREHENSIVE PLAN

A comprehensive plan is a document prepared for a community, which establishes an overall plan and recommended actions relevant to the current and future needs of the City of Rockwall. Comprehensive plans contain maps, graphics, studies, reports and other descriptive material identifying goals, objectives, policies, guidelines, standards, and options for the immediate and long-range protection, enhancement, growth and development of the community. Among the most important powers and duties granted to the City is the authority and responsibility to undertake comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens

Section 211.004 and Chapter 213 of the Texas Local Government Code recognizes the importance of municipalities to prepare and adopt their own comprehensive plans.



Frank J. Garza
City Attorney of Rockwall
Shareholder at Davidson, Troilo, Ream & Garza

- ☑ The participation of citizens in an open, responsible and flexible planning process is essential to the designing of the optimum comprehensive plan and adds the ability to legally defend the plan because of public input and support;
- ☑ Significant decisions and actions affecting the immediate and long-range protection, enhancement, growth and development of communities are made by the City of Rockwall City Council and using the Comprehensive Plan as a guide for its decisions is a must; and,
- ☑ Recommendations by Planning and Zoning and decisions of the Board of Adjustment and City Council are easier to defend if challenged if the decisions are consistent with the Comprehensive Plan.



TED CAIN'S CORNER PARK: CONSTRUCTED IN 2017 TED CAIN'S CORNER PARK IS A POCKET PARK AT THE CORNER OF E. KAUFMAN STREET AND N. SAN JACINTO STREET ON PROPERTY ONCE TED CAIN'S USED CARS.

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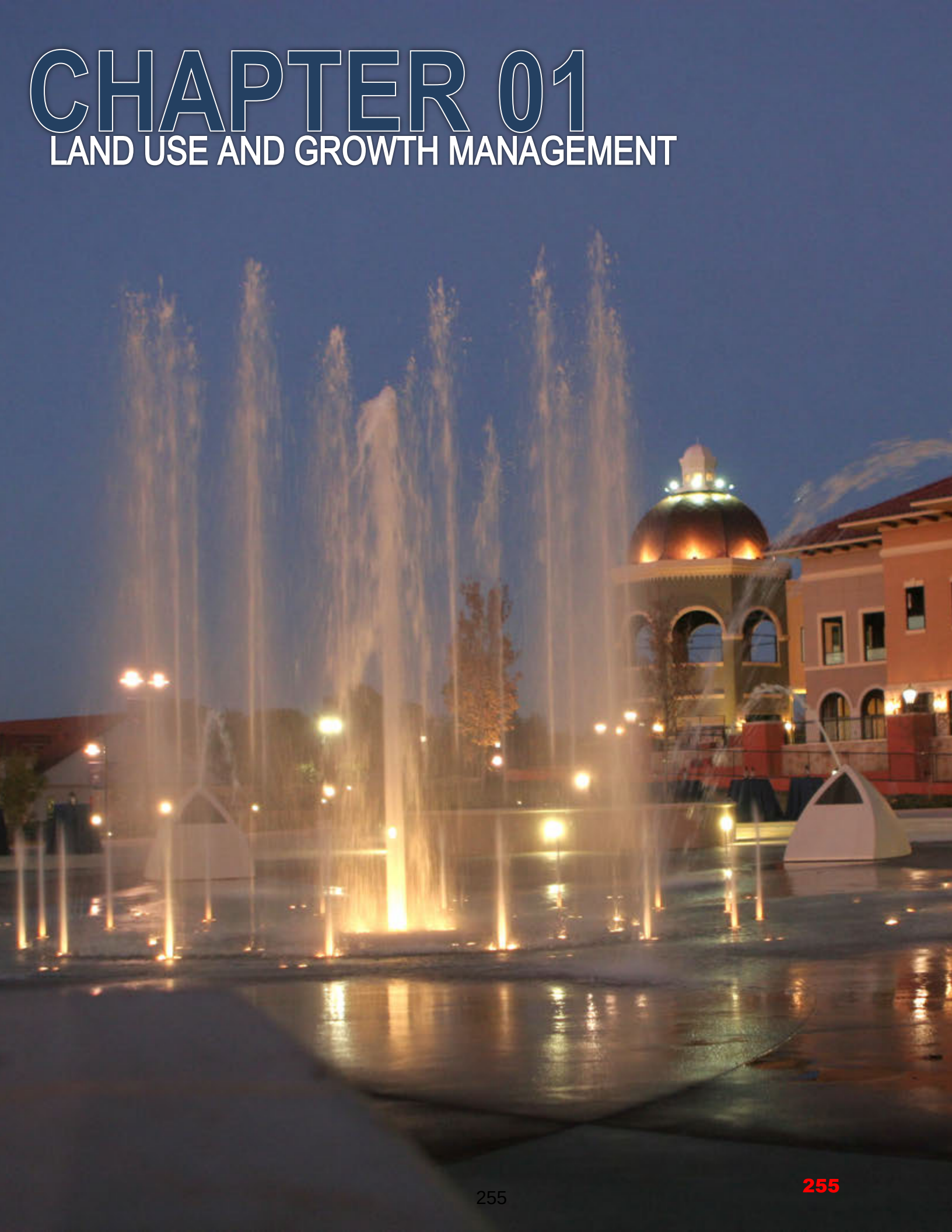
CHAPTER 01
LAND USE AND GROWTH MANAGEMENT



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01 VISION STATEMENT

The City should incorporate a mix of land uses that will strengthen the economic vitality of the community and provide a broad range of opportunities for living, recreation, shopping, and business. Land uses should be distributed in a manner that fosters a sense of community and provides for distinct neighborhood identities. In addition, residents and visitors should have ready access to amenities that the City offers such as recreation, shopping, and cultural activities.

02 GOALS AND POLICY STATEMENTS

02.01 GROWTH MANAGEMENT

GOAL 01 | LAND USE

Continue to foster economic vitality by providing for a mixture of land uses and densities that will meet civic needs, and encourage quality development that will create an attractive *hometown atmosphere*[1] and not result in *suburban sprawl*[2].

POLICIES

1. Preserve the City's current residential to non-residential land use ratio (*i.e. 80% Residential; 20% Commercial*) in order to maintain a balanced mix of land-uses for fiscal sustainability.
2. Provide for open space development throughout the city that will result in the preservation of floodplains and the conservation of open space and natural areas.
3. Discourage *Leapfrog*[3] Development and encourage expansion that is contiguous to existing development, in close proximity to the City's existing

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[1]: *A "Hometown Atmosphere" is characterized as a community with great social interaction and a high quality of life, one that affords all its residents access to exemplary employment, education and cultural opportunities. This can be synonymous with the idea of a "Small Town Atmosphere".*

[2]: *Suburban sprawl in this case refers to unplanned, non-contiguous development that puts a strain on the City's services and infrastructure, and is generally not tied to the overall land use plan.*

[3]: *Leapfrog development is a form of suburban sprawl where the development pattern is scattered leading to gaps in between existing development and new development. The primary motivation for leapfrog development is the lower cost of land in outlying areas.*

LEFT: The Harbor District Fountain located adjacent to the Harbor Commercial Shopping Center.

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infrastructure, and that will serve as a logical extension of the City's current growth pattern.

4. Incorporate neighborhood commercial nodes to allow for small-scale neighborhood services and commercial activity within walking distance of residential subdivisions.

5. Strip commercial centers and other inefficient uses of land should be avoided.

6. Provide for a range of housing types -- *from custom homes on estate lots to urban style housing in the Harbor District and Downtown District* -- to accommodate different age groups, incomes and life styles.

7. Work with the Rockwall Independent School District (RISD) to identify potential schools sites in areas experiencing high residential growth, and encourage new school facilities to locate in areas where there will be open space and pedestrian trails that connect to the adjacent neighborhoods.

8. Ensure there is ample recreation and parkland amenities for residents.

GOAL 02 | ANNEXATION

Anticipate the possibility of the future annexation of land within the City's Extraterritorial Jurisdiction (ETJ) to facilitate the steady and deliberate growth of the City.

02.02 RESIDENTIAL

GOAL 01 | HOUSING DEMAND

A variety of housing should be provided in specific areas of the city to accommodate a broad range of demand. This includes low-density single-family housing in areas designated for traditional neighborhoods, rural style estate housing in undeveloped and agricultural areas, and urban inspired housing in the City's developed cores (*i.e. the Harbor District and the Downtown District*).

POLICIES

1. *Low-Density Residential* land uses should be the predominate residential designation for the City of Rockwall, and should be properly screened from industrial and heavier commercial land uses.

2. All residential land uses should be in close proximity to commercial land uses offering neighborhood services to facilitate the idea of a walkable, connected community.

3. *Medium Density Residential* land uses should generally be used where it would serve as a logical extension or continuation of an existing *Medium Density Residential* development, or as a buffer for *Low-Density Residential* land uses from commercial or *High-Density Residential* land uses.

4. *High-Density Residential* (*e.g. single-family, townhomes, and/or multi-family*) land uses should be used as a transitional use from commercial or industrial developments to *Medium-Density Residential* or *Low-Density Residential* land uses, or where it will serve as a logical extension of an existing *High-Density Residential* development.

GOAL 02 | NEIGHBORHOOD CONCEPT

Encourage land use patterns that provide an effective framework to support the neighborhood concept and that will lead to the establishment of enduring developments.

POLICIES

1. Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

2. In developments where open space, trails, sidewalks, screening, and other common areas are provided, the provision for maintenance of these areas by a Homeowner's Association (HOA) should be required.

3. Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

4. At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

GOAL 03 | RESIDENTIAL DEVELOPMENT

POLICIES

All residential developments should incorporate the applicable policies contained in Chapter 8, *Residential Developments*, of this Comprehensive Plan.

02.03 COMMERCIAL

GOAL 01 | COMMERCIAL MIX

Encourage a mix of high quality, commercial land uses that will provide the goods, services, and entertainment options to meet the needs of residents and visitors within the community.

POLICIES

1. Unless in the IH-30 Corridor, commercial zoning districts should only be approved where a commercial use is eminent and where it would be planned and integrated with the adjacent residential neighborhoods and/or other commercial developments.

2. In areas where major roadways intersect -- *particularly in undeveloped or under-developed areas* -- commercial zoning should not necessarily be permitted on all four (4) corners of an intersection.

3. Strip commercial centers should be avoided to encourage development that will not result in a sprawling community.

GOAL 02 | CONNECTIVITY

Commercial/retail shopping centers should be pedestrian-oriented and easily accessible to adjacent residential and commercial developments.

POLICIES

1. Non-transparent fencing and masonry screening walls should be discouraged in areas between residential and commercial/retail shopping centers where a properly sized landscape buffer can be established.

2. Commercial/retail shopping centers should be screened from residential areas utilizing landscape buffers that are composed of berms, landscaping and trees.

3. The design of commercial/retail shopping centers should incorporate streets, sidewalks and trails to ensure multi-modal access to adjacent residential and commercial developments.

4. Commercial developments should be constructed with logical connections and extensions to the City's existing and proposed hike and bike trails.

GOAL 03 | REGIONAL COMMERCIAL

Preserve the land along IH-30 for a regional or destination shopping center/entertainment venue that will ensure the City maintains a high per capita sales tax advantage.

POLICIES

1. See the specific Goals and Policies contained in Section 02.01, *IH-30 Corridor Plan*, of Appendix 'B', *Corridor Plans*, of this Comprehensive Plan.

GOAL 04 | COMMERCIAL DEVELOPMENT POLICIES

All new commercial development should incorporate the applicable policies contained in Chapter 9, *Non-Residential Development*, of this Comprehensive Plan.

GOAL 05 | LIVE/WORK CROSS ACCESS

All commercial land uses situated within Planned Development District 50 (PD-50) or Planned Development District 53 (PD-53) should adhere to the access plans contained in Appendix A, *Small Area Plans*, of this Comprehensive Plan.

02.04 INDUSTRIAL/OFFICE

GOAL 01 | INDUSTRIAL LAND USES

Reserve adequate land for industrial and employment land uses along SH-276, the future Outer Loop, and other areas of the City deemed appropriate for industrial and employment land uses/development.

POLICIES

1. Employment centers and commercial land uses should be used to transition to industrial and distribution uses where adjacent to the Outer Loop.
2. Continue to define land use along the Outer Loop as development extends east along SH-276.

GOAL 02 | OFFICE LAND USES

Reserve adequate land for high quality, *Class A* office buildings along IH-30, Ridge Road, in the Harbor District, and other areas of the City deemed appropriate for office and employment land uses/development.

POLICIES

1. High quality, multi-story office buildings should be encouraged to locate along Ridge Road and in the Harbor District to maximize the scenic views offered by Lake Ray Hubbard.

GOAL 03 | SCREENING

Ensure that industrial developments are adequately buffered/screened from residential land uses.

POLICIES

1. Roadways and open space should be utilized as a natural separation between industrial areas and residential subdivisions.
2. Buffers utilizing a combination of berms, landscaping and trees should be used for industrial properties that are adjacent to non-industrial land uses or agricultural land.
3. Commercial and employment uses should be used as a logical transition from industrial developments to lower intensity developments or residentially zoned or used land.

GOAL 04 | INDUSTRIAL DEVELOPMENT POLICIES

All new industrial development should also incorporate the applicable policies contained in Chapter 9, *Non-Residential Development*, of this Comprehensive Plan.

02.05 MIXED-USE

GOAL 01 | MIXED-USE DEVELOPMENT

Encourage mixed-use development (*i.e. the blending of land uses both horizontally and vertically*) that will result in a strong sense of community, foster neighborhood identity, and aid in the efficient use of land.

POLICIES

1. Encourage vertical mixed-use[4] development of residential, commercial, and office land uses in the Harbor District and along Ridge Road (*i.e. Planned Development District 1 [PD-1]*) as indicated on the *Future Land Use Plan*.
2. Encourage new residential developments to incorporate a mixture of commercial/retail land uses to ensure that neighborhood service uses are provided within walking distance of residential subdivisions. This creates mixed-use walkable neighborhoods[5].
3. Continue to support residential properties in transitional areas by allowing these properties the ability to be designated as *Live/Work* units (*i.e. live, work or live and work*). This also provides a transition from residential to non-residential land uses.
4. Reduce barriers (*e.g. walls, parking lots, solid landscaping, fences, etc.*) between land uses to encourage pedestrian connectivity.

02.06 DOWNTOWN DISTRICT AND CITY CENTER

GOAL 01 | PRESERVATION AND CULTURE

Ensure that the Downtown District and Old Town Rockwall (OTR) Historic District maintain their position as the cultural heart of the community.

POLICIES

1. Commercial and residential infill development[6] should be encouraged in the Downtown District.
2. Continue to protect and preserve the historic identity of the neighborhoods surrounding the Downtown District, and enhance these areas by promoting appropriate infill development and redevelopment.
3. Encourage mixed-use and urban style housing within the Downtown District that is complimentary to the scale and architectural character of the existing buildings.
4. Encourage the conservation and adaptive reuse of historic structures in the downtown area by promoting the *Live/Work* provisions contained in the Downtown (DT) District zoning ordinance.
5. Ensure that retail, personal, and professional service uses are clustered in the Downtown District.

[4]: A vertical mixed-use building combines different uses (e.g. these buildings will typically incorporate commercial/retail uses with residential) with the bottom floor usually being composed of more public uses (e.g. commercial/retail) and the top floors more private uses (e.g. residential or office).

[5]: A mixed-use walkable neighborhood is typically composed of horizontal mixed-use (i.e. single use buildings on a development designated for multiple land uses) where the uses are ideally within a five (5) to ten (10) minute walk of each other or roughly a ¼-mile radius of the neighborhood center.

[6]: Infill development is defined as new construction of scattered vacant or underutilized lots in an established neighborhood or business district in the community.

GOAL 02 | DOWNTOWN DEVELOPMENT POLICIES

All new development within the downtown or city center should incorporate the applicable policies contained in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan.

03 IMPLEMENTATION STRATEGIES

03.01 GROWTH MANAGEMENT

1. Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community.
2. Utilize Fiscal Impact Analysis (FIA)[7] to create a fiscal impact model for the purpose of relating cost of service, assessed value, and taxable value to potential changes in land uses – *as recommended in the City's Strategic Plan* -- for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community.
3. Incorporate procedures to involve the Rockwall Independent School District (RISD) in the development process to inform the school district of residential growth and help them plan for necessary school facilities to serve the community.
4. Work with City Administrators and the City Council to create an Annexation Plan in accordance with Section 43.052 of the Texas Local Government Code to address the possibility of future annexation of land within the City's Extraterritorial Jurisdiction (ETJ).
5. Review the City's Agricultural (AG) District standards to ensure that land can remain agriculturally zoned and designated until development of a site is eminent.
6. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for changes in annual growth/development patterns.

03.02 RESIDENTIAL

1. Review the City's current residential development standards contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan.
2. Review the City's residential screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan.
3. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual residential zoning changes.

03.03 COMMERCIAL

1. Review the City's commercial screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan.
2. Review the City's commercial development regulations contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan.
3. Review the City's zoning map to identify inconsistencies in land use with the Future Land Use Map for properties in the IH-30 Corridor, and work with stakeholders to resolve these issues.
4. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual commercial zoning changes.

03.04 INDUSTRIAL/OFFICE

1. Study the SH-276 Corridor and create a corridor plan that can provide a vision, goals, and policies to guide the growth of the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.
2. Review the City's Permitted Land Use Charts contained in the Unified Development Code to ensure that the employment land use designation on the Future Land Use Map is compatible with the City's zoning districts and the permitted land uses within those zoning districts, make any changes necessary.
3. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual industrial/office zoning changes.

03.05 MIXED-USE

1. Review the residential and non-residential development standards contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan.

03.06 DOWNTOWN DISTRICT AND CITY CENTER

1. Continue to use the Historic Preservation Advisory Board (HPAB) to ensure that all infill development and alterations of existing structures within the Old Town Rockwall (OTR) Historic District are in conformance with the Historic Preservation Guidelines contained in the Unified Development Code.
2. Review and update the Downtown Plan (*Downtown Plan: Blue Print for a Downtown Village*) and incorporate the findings into this Comprehensive Plan.

04 MAP INDEX

See the following map located in Appendix C, *Maps*, of this Comprehensive Plan:

- Future Land Use Plan (1)

05 FUTURE LAND USE PLAN

The Future Land Use Plan is composed of the Land Use Plan, the Land Use Plan Designations and the Land Use Plan Districts contained in this section. It is important to note that the Future Land Use Plan does not represent zoning and it does not dictate or regulate the use of land within the City's Extraterritorial Jurisdiction (ETJ). The Future Land Use Plan is intended to be a depiction of the City's ideal land use pattern, and to be a guide for future zoning decision used by appointed and elected officials.

05.01 LAND USE PLAN DESIGNATIONS

The following *Land Use Plan Designations* represent the various categories of land use within the City of Rockwall. Each of these designations are assigned to general areas of

[7]: *Fiscal Impact Analysis (FIA) is an measurement tool that estimates the impact of development or changes in land use on the revenues and service costs associated with the development or change.*

the City based on the policies and guidelines contained in this Comprehensive Plan, and the assumptions for the future growth of the community provided by the Comprehensive Plan Advisory Committee (CPAC). Each of the following 15 *Land Use Plan Designations* includes a definition or description of the *Land Use Designation*, a list of the primary and secondary land use examples, the corresponding zoning districts that are typically associated with the *Land Use Designation*, and examples of existing land uses that exemplify the intention of the *Land Use Designation*. In addition, images depicting the ideal development for each of the 15 *Land Use Plan Designations* have been provided. These images have been taken from existing developments in the City of Rockwall, and in some cases areas of other cities that best convey the intent of the *Land Use Designation*.

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

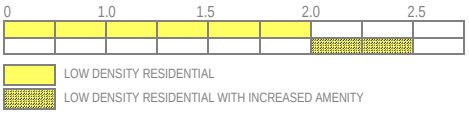
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

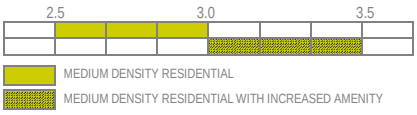
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

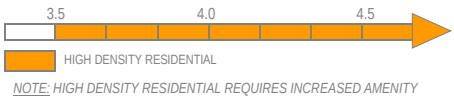
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

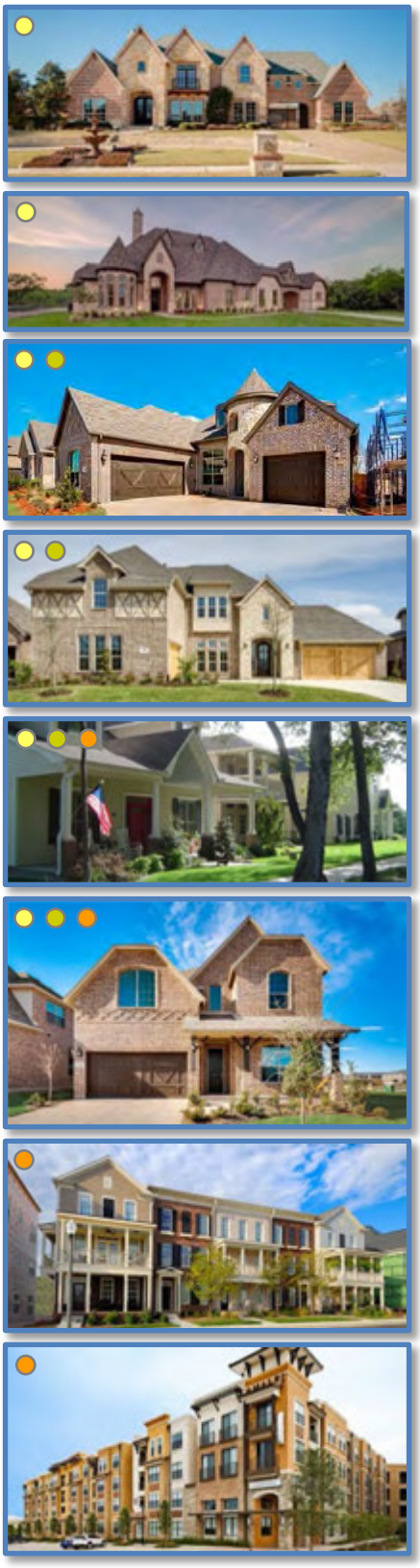
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



01.02 COMMERCIAL

COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center







COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road





BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, Research/Technology (RT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Trend Tower





TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (*e.g. Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
2. *Secondary Land Uses:* Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
3. *Zoning Districts:* Light Industrial (LI) District, Research/Technology (RT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Technology Park
2. Channell Commercial Corporation







SPECIAL DISTRICTS

LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require added flexibility for the purpose of maintaining a specific small town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
2. *Secondary Land Uses:* Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
3. *Zoning Districts:* Residential-Office (RO) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. N. Goliad Street Between East Fork Road and the Downtown
2. West Side of Ridge Road after the SH-205/Ridge Road Split
3. N. Goliad Street Across from the YMCA





MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian freindly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Parks, Open Space, Trails, and Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Commons
2. Harbor District







DOWNTOWN (DT)

The *Downtown* land use designation should include a mixture of land uses that are complementary to the existing development pattern and are intended to add to the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. The policies adopted in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan should generally regulate this land use designation.





DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District

EXISTING LAND USE EXAMPLES

1. Downtown Square and Surrounding Areas

SPECIAL COMMERCIAL CORRIDOR (SC)

The *Special Commercial Corridor* land use designation is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region. This area should include the recommendations contained in *Appendix 'B', Corridor Plans*, of this Comprehensive Plan.





DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment and Recreation Land Uses
2. *Secondary Land Uses:* Residential, Open Space, Parks, Trails, Banks, Service Stations and Institutional/Civic Land Uses (Secondary Land Uses should be integrated into a Larger Development)
3. *Zoning Districts:* Commercial (C) District and Planned Development (PD) District

EXISTING LAND USE EXAMPLES

1. IH-30 Corridor

PUBLIC LAND AND OPEN SPACE

PARKS AND OPEN SPACE (OS)

The *Parks and Open Space* land use designation includes all floodplains and major public open spaces (*e.g. neighborhood parks, community parks, greenbelts, trail systems, etc.*). These areas should be preserved and are intended to provide citywide recreation/trail opportunities and natural drainage areas that help define the character of Rockwall.





DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Floodplain, Open Space, Parks, and Trails Land Uses
2. *Secondary Land Uses: N/A*
3. *Zoning Districts: N/A*

EXISTING LAND USE EXAMPLES

1. Harry Myers Park

PUBLIC (P)

The *Public* land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare. This land use designation includes land uses such as public schools, libraries, the airport, the City's administrative and service facilities, and any other state or federal facilities.



DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Schools, Libraries, Fire Stations, Pump Stations, Water Towers, Police Stations, City Administrative Offices, and County, State or Federal Facilities
2. *Secondary Land Uses:* Open Space, Parks, and Trails Land Uses
3. *Zoning Districts: N/A*

EXISTING LAND USE EXAMPLES

1. City Place
2. County Courthouse
3. Municipal Courts Building

QUASI-PUBLIC (QP)

The *Quasi-Public* land use designation is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Churches, Private Schools, Universities, Community Centers, Youth and Senior Citizen Recreational Facilities, Private Hospitals, and Similar Land Uses
2. *Secondary Land Uses:* *N/A*
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. Presbyterian Hospital of Rockwall
2. First Baptist Church
3. Lake Pointe Church
4. YMCA









CEMETERY (CEM)

The *Cemetery* land use designation is intended to be used for the burial of the animal or human dead and is dedicated for cemetery purposes.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Cemetery
2. *Secondary Land Uses:* *N/A*
3. *Zoning Districts:* Agricultural (AG) District and Cemetery (CEM) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Memorial Cemetery
2. Rest Haven Funeral Home & Cemetery





05 FUTURE LAND USE PLAN
02 LAND USE DISTRICTS

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PURPOSE OF THE LAND USE DISTRICTS

The purpose of breaking the *Future Land Use Plan* down into districts is to provide comprehensive strategies for future growth in specific areas of the City that may not be applicable citywide. These district maps can also be offered to the City's various boards and commissions and the City Council to provide an overview of a specific area when contemplating policy changes that could affect said area.

Each of the land use districts is composed of (1) a description of the district, (2) district strategies -- *which help explain the growth objectives for the district* --, (3) a map of the future land use designations and thoroughfare planning, (4) information relating to current housing, population and commercial statistics, (5) build out information relating to housing and population, (6) points of reference, (7) table and graphical data relating to *Future Land Use Designation* acreages and composition, (8) a breakdown of residential, commercial and mixed use land uses -- *which are aggregates of the Future Land Use Designations* --, and (9) pictures showing current development in the district and potential future development based on the images in the *Land Use Plan Designations* of this section of this Comprehensive Plan (*i.e. Section 01.05.01*). For more information concerning the components of the *Land Use Plan Districts,* see the *Components of the Land Use Plan Districts* in the right hand sidebar of this page.

COMPONENTS OF THE LAND USE PLAN DISTRICTS

The following section breaks out the *Land Use Plan* into *Districts* and provides a summary of the land uses, number of current houses and businesses, estimated current population, estimated houses and population at build out, and land use strategies for each district. Below is an explanation of each component of the *Land Use Plan Districts*.

Existing Houses. This icon indicates the total number of houses that are currently existing in the district.

Existing Businesses. This icon indicates the total number of businesses that are currently existing in the district.

Estimated Population. This icon indicates the estimated existing population with in the district.

Percent of Total Houses. This icon indicates the percent of the total housing that currently exists in the district.

Percent of Total Businesses. This icon indicates the percent of the total businesses that currently exists in the district.

Percent of Total Population. This icon indicates the percent of the total population that currently exists in the district.

Estimated Houses at Build Out. This icon indicates the estimated total number of houses in the district at build out.

Estimated Population at Build Out. This icon indicates the estimated total population in the district at build out.

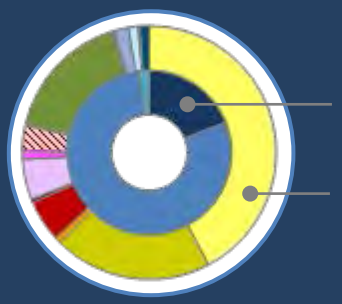
Current and Future Palettes. These borders around pictures indicate current (*i.e. dark blue*) and future (*i.e. light blue*) *Land Use Plan Designation* examples.

Design Element. This icon indicates a design element that relates to district or corridor identity.

Points of Reference. This icon indicates a point of interest that is intended to help orient the reader to the district.

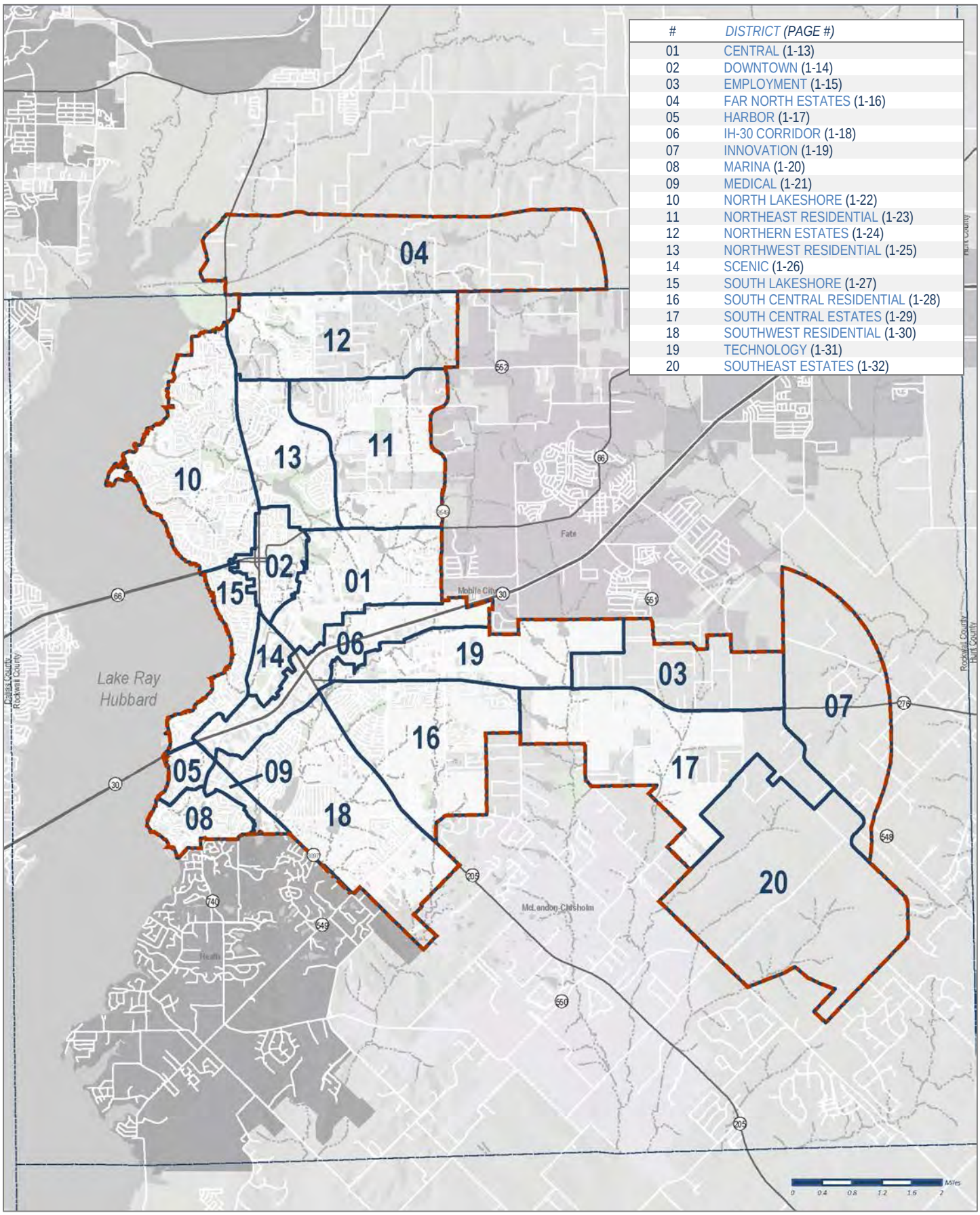
Significant Area. The cross hatched pattern indicated an area that is either in transition or has significance within the district.

Land Use Doughnut Chart. Each district includes a doughnut chart that breaks down both *Land Uses* and *Land Use Designations*. The outer ring is a summary of the *Land Use Designations* in the district and the inner ring is a summary of the *Land Uses* in the district. In addition, a summary of all the land uses and their corresponding acreages have been provided in a chart adjacent to the district map.



Master Thoroughfare Plan. Each district has been overlaid with the *Master Thoroughfare Plan*, and the corresponding designations have been included in a chart adjacent to the district map.

00 OVERVIEW MAP



#	*DISTRICT (PAGE #)*
01	CENTRAL (1-13)
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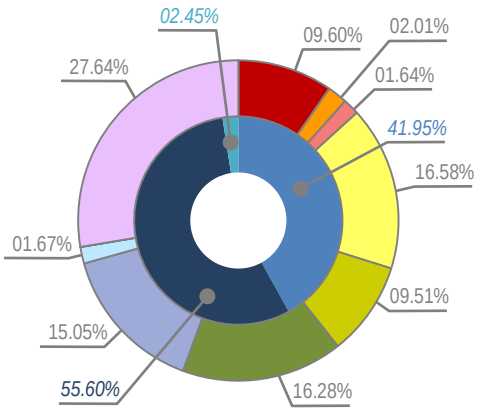
12	NORTHERN ESTATES (1-24)
13	NORTHWEST RESIDENTIAL (1-25)
14	SCENIC (1-26)
15	SOUTH LAKESHORE (1-27)
16	SOUTH CENTRAL RESIDENTIAL (1-28)
17	SOUTH CENTRAL ESTATES (1-29)
18	SOUTHWEST RESIDENTIAL (1-30)
19	TECHNOLOGY (1-31)
20	SOUTHEAST ESTATES (1-32)

01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

The *Central District* is composed of a wide range of land uses that very from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments (*e.g. Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- *and City* -- in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district.

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon



DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

1. *Live/Work*. The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition *(e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Industrial/Special Commercial Corridor Opportunity Area*. The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor.*
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

POINTS OF REFERENCE

A. Animal Adoption Center
B. Regional Firearms Training Center
C. Ralph Hall Municipal Airport
D. Leon Tuttle Athletic Complex
E. Rockwall County Courthouse
F. Utley Middle School
G. Park Place Subdivision
H. Rolling Meadows Subdivision

	CURRENT	BUILD OUT	% OF ROCKWALL
	220	681	1.10%
	71	1,512	3.91%
	488		0.82%

CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	135.67-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	28.39-ACRES
LIVE/WORK (LW)	23.13-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	134.46-ACRES
PARKS AND OPEN SPACE (OS)	230.21-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.07-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	390.78-ACRES

02 DOWNTOWN DISTRICT

DISTRICT DESCRIPTION

The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's. The *North Goliad Corridor -- also identified by its zoning classification (i.e. PD-50)* -- is a unique *Live/Work* corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City. In the future, the City will need to balance the attractiveness of redevelopment in the Downtown area with the small town atmosphere that makes Rockwall unique to its residents.

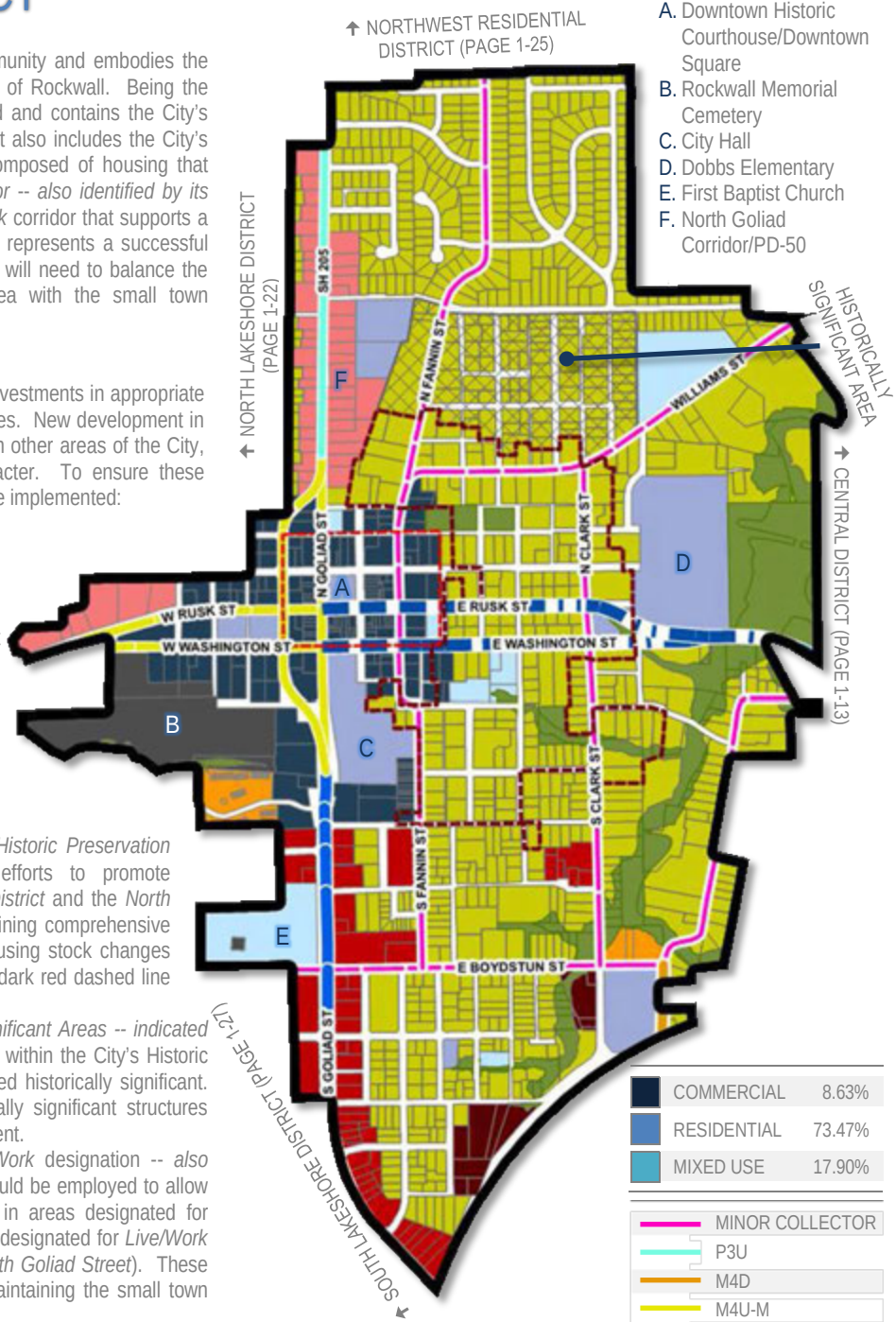
DISTRICT STRATEGIES

The *Downtown District* will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City, to ensure that the district retains its small town character. To ensure these objectives are achieved, the following strategies should be implemented:

1. *Downtown Square*. The *Downtown Square* should be preserved as a historical mixed-use area. Adaptive reuse strategies should be employed to protect and preserve the historic architecture and significance in the district, and redevelopment should be discouraged. In cases where redevelopment is appropriate, architecture and design standards that take into account the form, function and time-period of the existing of the downtown square should be implemented. The downtown square is indicated by the red dashed line (---).
2. *Historic District and North Goliad Corridor*. The *Historic Preservation Advisory Board (HPAB)* should continue its efforts to promote preservation and appropriate infill in the *Historic District* and the *North Goliad Corridor* (*i.e. PD-50*). This includes maintaining comprehensive and accurate records of how this area and its housing stock changes over time. The Historic District is indicated by the dark red dashed line on the district map (---).
3. *Historically Significant Areas*. The *Historically Significant Areas -- indicated in the crosshatched area* --- are areas that are not within the City's Historic District, but contain housing stock that is considered historically significant. This area should look to preserve these historically significant structures while continuing to allow appropriate infill development.
4. *Live/Work*. The flexibility provided by the *Live/Work* designation -- *also allowed in the Downtown (DT) zoning district* -- should be employed to allow for adaptive reuse of the existing housing stock in areas designated for Downtown (DT) District land uses and in the areas designated for *Live/Work* land uses *(i.e. adjacent to W. Rusk Street and North Goliad Street*). These districts are important to allowing change while maintaining the small town atmosphere of the Downtown area.

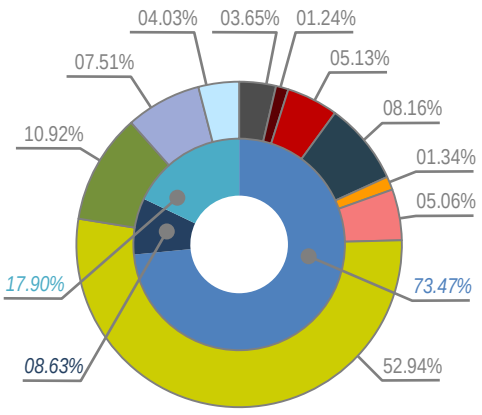
POINTS OF REFERENCE

A. Downtown Historic Courthouse/Downtown Square
B. Rockwall Memorial Cemetery
C. City Hall
D. Dobbs Elementary
E. First Baptist Church
F. North Goliad Corridor/PD-50



COMMERCIAL	8.63%
RESIDENTIAL	73.47%
MIXED USE	17.90%

MINOR COLLECTOR
P3U
M4D
M4U-M
P6D
TXDOT 4D



BUILD OUT		1,037
		2,639
CURRENT		926
		248
		2,370
% OF ROCKWALL		4.63%
		13.64%
		3.98%

CEMETERY (CEM)	17.11-ACRES
COMMERCIAL/INDUSTRIAL (CI)	5.82-ACRES
COMMERCIAL/RETAIL (CR)	24.06-ACRES
DOWNTOWN (DT)	38.24-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	6.27-ACRES
LIVE/WORK (LW)	23.73-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	248.09-ACRES
PARKS AND OPEN SPACE (OS)	51.16-ACRES
PUBLIC (P)	35.21-ACRES
QUASI-PUBLIC (QP)	18.89-ACRES

03 EMPLOYMENT DISTRICT

DISTRICT DESCRIPTION

The *Employment District* is a transitional mixed-use district that has a variety of medium density residential and industrial/commercial land uses. In certain areas of the district, the existing medium density residential land uses are considered to be interim in nature and may be subject to change in the future. The commercial uses in this district utilize SH-276 and its connectivity to other major roadways (*e.g. FM-549, SH-205, and John King Boulevard*) that ultimately lead to IH-30. In the future, this district is intended to provide areas for the expansion of the City's employment sectors, and is ideal for incubator and small office/warehouse uses west of Blackland Road, and larger corporate uses east of Blackland Road.

POINTS OF REFERENCE

A. Wat Lao Siribuddhavas Temple
B. North Fork Farms Subdivision
C. Sun Acres Subdivision
D. Equestrian Estates Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

DISTRICT STRATEGIES

With the possibility of the future Outer Loop following the current alignment of FM-548, the *Employment District's* land use pattern is anticipated to change to support the anticipated increase in activity expected at the intersection of FM-548 and SH-276. Taking this possibility into consideration the following strategies should be implemented in this district:

1. *Technology/Employment Center*. Due to the close proximity of SH-276, the areas identified for *Technology/Employment Center* are suitable for smaller to mid-sized businesses (*e.g. contractors shops, small manufacturing shops/warehouses, business incubators, etc.*). These areas should be buffered from the adjacent medium density residential land uses by large buffers and landscape screening. Where applicable masonry fences can be used to screen areas with outside storage.
2. *Business Center*. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing, warehouse and office facilities. These could include larger scale operations such as corporate headquarters. This area is also suitable for mixed office/commercial land uses.
3. *Commercial/Retail Centers*. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the commercial/retail centers along FM-548 and SH-276 are ideal for larger scale retail businesses and restaurants that could support office and/or residential development in the area. These areas could also provide neighborhood service uses intended to accommodate smaller commercial uses targeted at supporting adjacent residential land uses.
4. *Transition Area*. The crosshatched area is a transitional zone that is ideal for larger distribution centers, warehouses, and other clean industrial technology. This area is expected to act as a transition from the smaller *Technology/Employment Center* land uses west of Blackland Road to the larger uses that are more suitable for locations adjacent to major roadways (*e.g. uses that are designated for Business Center and Commercial/Retail land uses*).

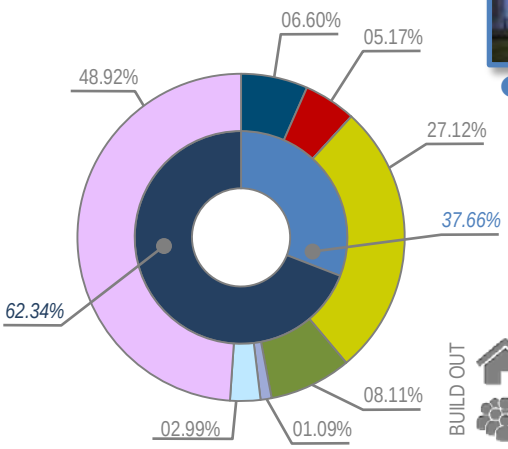


Current Suburban Residential

1 Future Technology/Employment Center



2 Future Business Center



BUILD OUT
987
3,149

CURRENT
202
105
644

% OF ROCKWALL
1.01%
5.78%
1.08%

COMMERCIAL	62.34%
RESIDENTIAL	37.66%
MIXED USE	0.00%

MINOR COLLECTOR	
M4U	
TXDOT 6D	

BUSINESS CENTER	86.38-ACRES
COMMERCIAL/RETAIL (CR)	67.72-ACRES
LOW DENSITY RESIDENTIAL (LDR)	0.03-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	355.22-ACRES
PARKS AND OPEN SPACE (OS)	106.27-ACRES
PUBLIC (P)	14.31-ACRES
QUASI-PUBLIC (QP)	39.12-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	640.68-ACRES

04 FAR NORTH ESTATES DISTRICT

DISTRICT DESCRIPTION

The *Far North Estates District* is mostly composed of ultra-low-density, single-family residential housing, which is typically defined as estate and/or rural residential. This area can best be described as the City's hinterland, and is encumbered by [*1*] a large floodplain that transverses the district and [*2*] the lack of established water, sewer and roadway infrastructure. The only areas that depart from this characterization are the parcels that are directly adjacent to SH-205, which have a mixture of medium density housing and commercial land uses.

POINTS OF REFERENCE

A. Caddo Creek Estates Subdivision
B. Equestrian Trail Subdivision
C. Hidden Valley Estates
D. San Martino Winery

LAND USE PALETTES

- Current Land Use
- Future Land Use

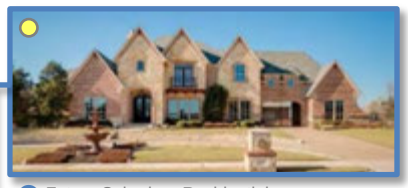
DISTRICT STRATEGIES

The *Far North Estates District* has large tracts of land that could be suitable for a master planned community; however, due to the availability of water and sewer in these areas it is anticipated that this area will remain low-density residential with more estate residential development in the future. Based on this understanding the strategies for this district moving forward are as follows:

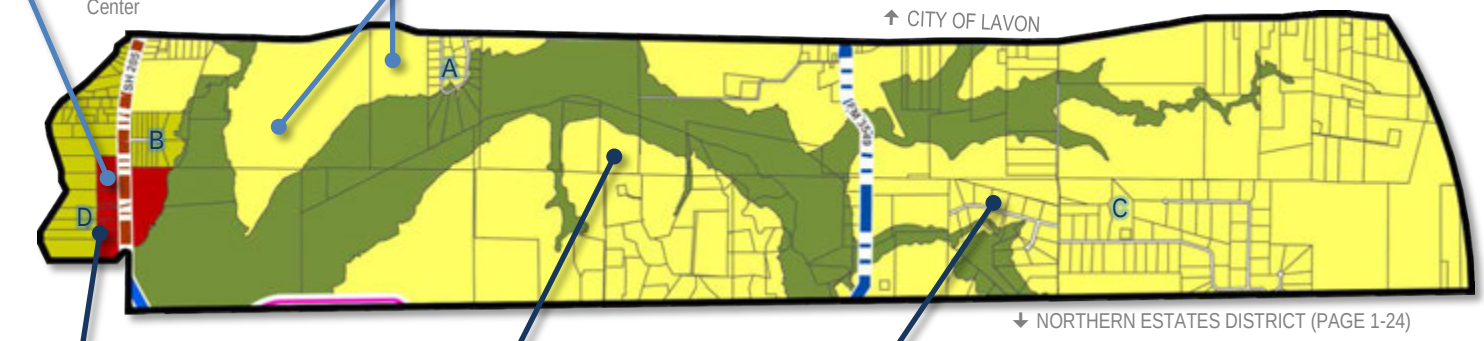
1. *Estate and Rural Residential.* *Estate* and *Rural Residential* are anticipated to continue to define this district, and the maintenance of these housing types is important to balancing the diversity of suburban lots in other districts. These areas also provide rural reserves for the City and create a natural transition zone from higher density districts to the south, which have more *Suburban Residential*.
2. *Suburban Residential*. While the development of *Suburban Residential* in these areas is limited, any new *Suburban Residential* development should include a mix of larger to mid-sized lots. Lots in these developments should provide transitions from existing *Estate* and *Rural Residential* by utilizing larger lots and landscape buffers along the perimeter of the development.
3. *Commercial/Retail Centers*. The commercial/retail centers along SH-205 are transitional in nature, but should shift towards providing support to the existing and proposed residential developments. These areas should be compatible in size and scale with the adjacent residential structures. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.



3 Future Neighborhood/Convenience Center



1 Future Suburban Residential



NORTHERN ESTATES DISTRICT (PAGE 1-24)



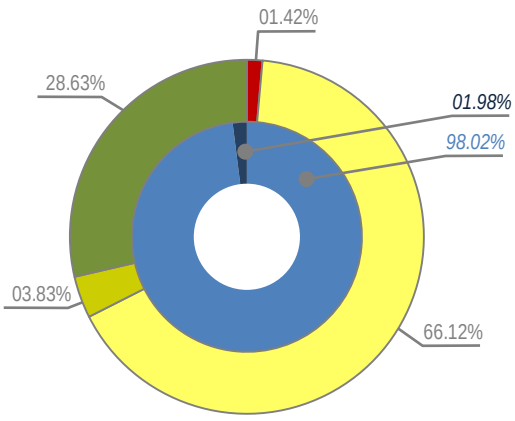
3 San Martino Winery



1 Current Estate Residential



1 Current Estate Residential



BUILD OUT
4,269
13,191

CURRENT
256
5
791

% OF ROCKWALL
1.28%
0.00%
1.33%

TXDOT 4D	
MINOR COLLECTOR	
TXDOT 6D	
P6D	

COMMERCIAL	1.98%
RESIDENTIAL	98.02%
MIXED USE	0.00%

COMMERCIAL/RETAIL (CR)	48.50-ACRES
LOW DENSITY RESIDENTIAL (LDR)	2,265.24-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	131.27-ACRES
PARKS AND OPEN SPACE (OS)	981.02-ACRES

05 HARBOR DISTRICT

DISTRICT DESCRIPTION

Being an entry portal into the City of Rockwall, the *Harbor District* is intended to provide a pedestrian oriented, mixed-use district that accommodates residential, non-residential, and public spaces. This district is characterized by the live, work and play environment that will be provided through professional offices, scenic condominiums, and an abundance of shopping, restaurants, entertainment, and recreational opportunities. The Harbor District is intended to act as a regional commercial center that offers a unique alternative to the small town, local shopping options provided in the City's *Downtown Square*.

POINTS OF REFERENCE

A. Harbor Fountain
B. Hilton Hotel & Resort
C. Trend Tower
D. Lago Vista Subdivision
E. Signal Ridge Condominiums

LAND USE PALETTES

Current Land Use
Future Land Use

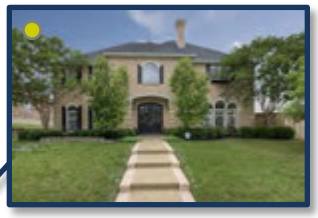


1 Trend Tower Office Building

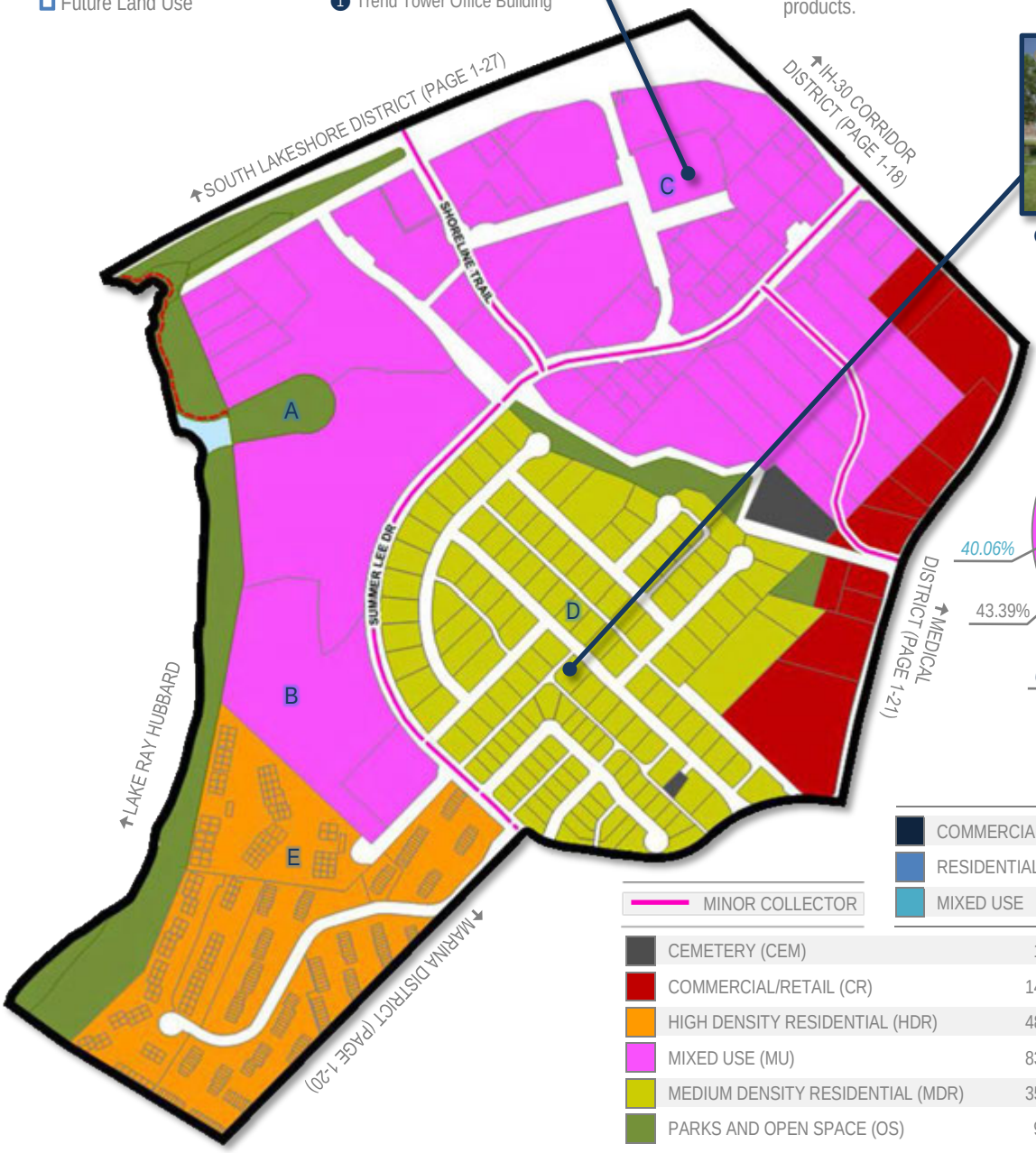
DISTRICT STRATEGIES

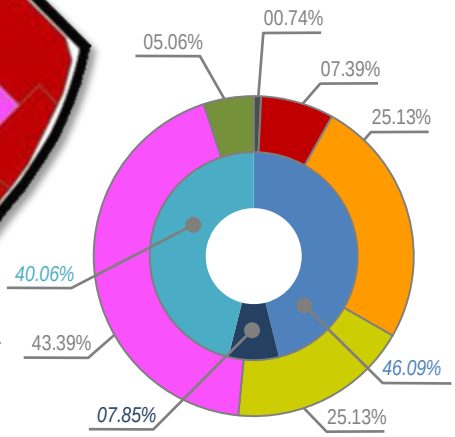
With the majority of the urban residential and townhome units being entitled and much of the vacant land planned in accordance with the regulating Planned Development District ordinance, the Harbor District's vision is starting to be realized. To continue to support the growth experienced over the last few years the following strategies should be implemented:

1. *Mixed Use*. The areas identified as mixed-use on the district map should generally be developed in accordance with the concept plan contained in Planned Development District 32 (PD-32), and be targeted at providing a pedestrian friendly, walkable, mixed-use district.
2. *Lake Access*. The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to provide a transition from the adjacent mixed-use district and should include small offices and uses intended to support the residential developments in the area. These areas should focus on connectivity and walkability.
4. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products.



1 Current Suburban Residential





COMMERCIAL	7.85%
RESIDENTIAL	46.09%
MIXED USE	46.06%

MINOR COLLECTOR

CEMETERY (CEM)	1.43-ACRES
COMMERCIAL/RETAIL (CR)	14.25-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	48.42-ACRES
MIXED USE (MU)	83.60-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	35.22-ACRES
PARKS AND OPEN SPACE (OS)	9.75-ACRES

CURRENT	1,292	
	119	
	3,915	
% OF ROCKWALL	6.46%	
	6.55%	
	6.58%	
BUILD OUT	1,921	
	5,821	

06 IH-30 CORRIDOR DISTRICT

DISTRICT DESCRIPTION

The IH-30 Corridor is the primary retail corridor for the City of Rockwall. Currently the corridor is approximately 55% developed, with the remaining 45% being vacant or raw land. The Corridor acts as the western gateway for both the City and County of Rockwall, and has land uses that include retail, personal services, medical, and industrial. In the future the health of the IH-30 corridor is vital to maintaining a high per capita sales tax for the City of Rockwall.

POINTS OF REFERENCE

A. Lake Point Church
B. Rochell Elementary School
C. Walmart
D. Costco

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

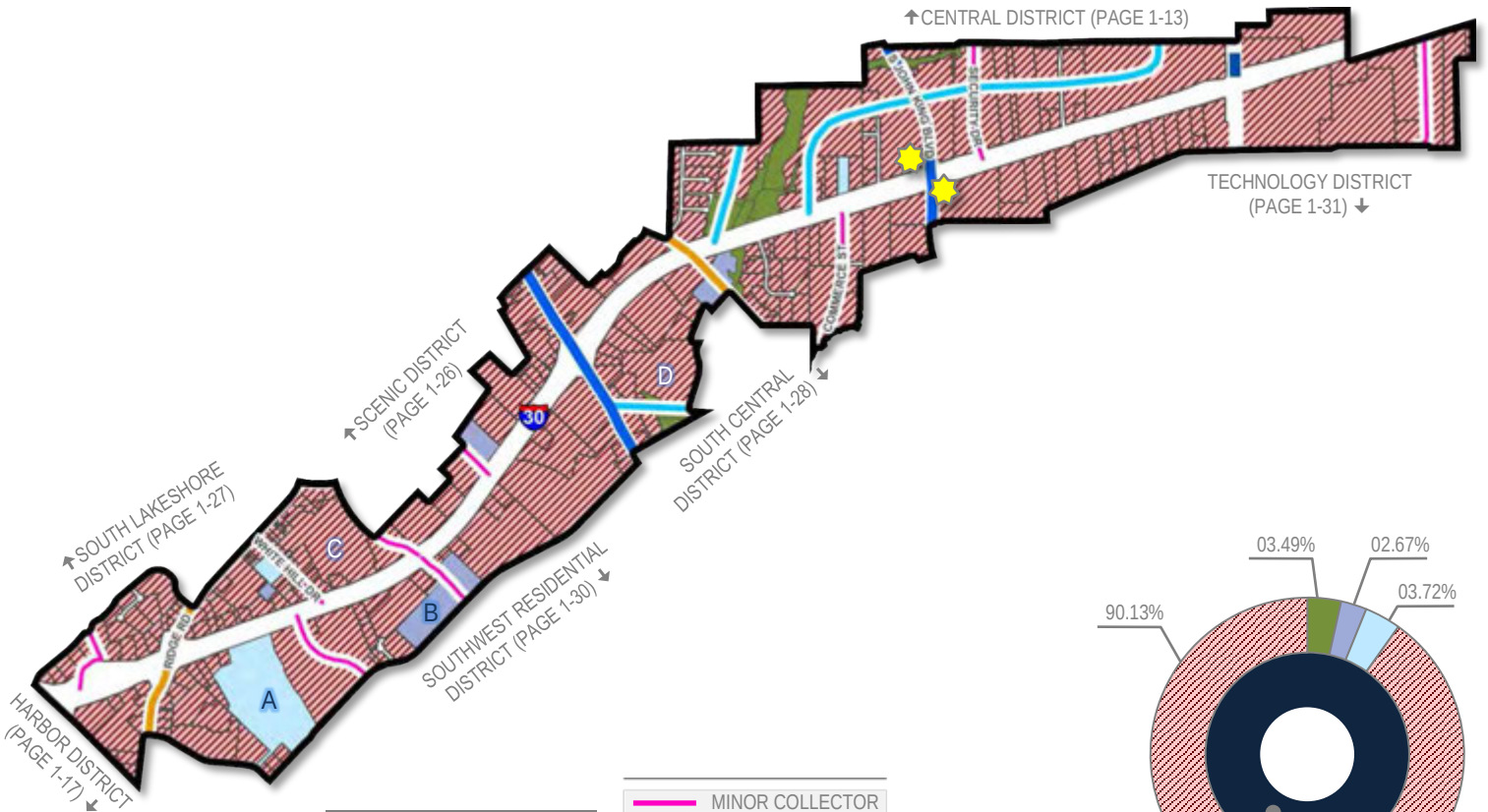
DISTRICT STRATEGIES

The *IH-30 Corridor District* will continue to be the City's primary retail corridor in the future. Based on this the following strategies should be employed:

1. *Corridor Strategies*. The specific goals and policies contained in Section 02.01, *IH-30 Corridor Plan*, of Appendix 'B', *Corridor Plans*, of this Comprehensive Plan should be summarized in this section upon the completion of the corridor study.

   RESERVED.

2. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



COMMERCIAL	100.00%	
RESIDENTIAL	0.00%	
MIXED USE	0.00%	

MINOR COLLECTOR
M4U
M4D
P6D
TXDOT 4D

PARKS AND OPEN SPACE (OS)	37.03-ACRES
PUBLIC (P)	28.31-ACRES
QUASI-PUBLIC (QP)	39.49-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	957.15-ACRES

	BUILD OUT	% OF ROCKWALL	CURRENT
	0	0.00%	0
		31.41%	571
	0	0.00%	0

07 INNOVATION DISTRICT

DISTRICT DESCRIPTION

The *Innovation District* is located at the eastern most point of the City's Extraterritorial Jurisdiction (ETJ). This district currently has several existing medium density residential subdivisions, including Alexander Ranch, Wanda Ridge Estates, Bent Trail Estates and portions of the Chisholm Trail Subdivision. Currently, the district is bisected by SH-276, which acts as the districts primary east/west access. The *Innovation District* is intended to build on the possibilities of the future Outer Loop, which could dramatically reshape land use in this area. In addition, this district could provide the potential for a second major commercial/retail and office corridor that could complement the existing IH-30 corridor.

DISTRICT STRATEGIES

With the possibility of the future Outer Loop following the current alignment of FM-548, the *Innovation District's* land use pattern is anticipated to change at the intersection of FM-548 and SH-276. Taking this possibility into consideration the following strategies should be implemented in this district:

1. *Opportunity Zone (Intersection of SH-276 & FM-548)*. When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses. These uses that can create an "18-Hour" environment (*i.e. an environment that provides the ability to live, work, shop, and dine*) in the area.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community, any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in the district. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. Due to the anticipated alignment of the Outer Loop (*current alignment of FM-548*), the commercial/retail centers along FM-548 and SH-276 are ideal for larger scale retail businesses and restaurants that could support office or residential development in the area. These areas could also provide neighborhood service uses intended or smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping, and large buffers*) to transition uses.
4. *Business Center*. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (*e.g. corporate headquarters*). This area is also suitable for mixed office/commercial land uses.

POINTS OF REFERENCE

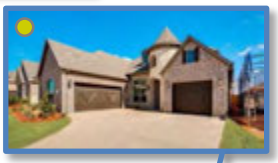
A. Alexander Ranch Subdivision
B. Wanda Ridge Estates Subdivision
C. Bent Trail Estates Subdivision
D. Chisholm Trail Subdivision

LAND USE PALETTES

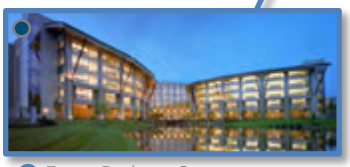
- Current Land Use
- Future Land Use



1 Future Mixed-Use



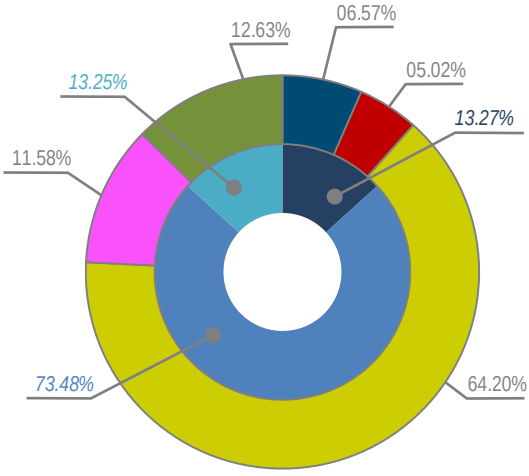
2 Future Suburban Residential



4 Future Business Center



2 Current Suburban Residential



BUILD OUT		3,861
		12,530
CURRENT		244
		2
		790
% OF ROCKWALL		1.22%
		0.11%
		1.33%

COMMERCIAL	13.27%
RESIDENTIAL	73.48%
MIXED USE	13.25%

- MINOR COLLECTOR
- M4U
- TXDOT 6D

BUSINESS CENTER (BC)	140.62-ACRES
COMMERCIAL/RETAIL (CR)	107.49-ACRES
MIXED USE (MU)	247.86-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	1,374.03-ACRES
PARKS AND OPEN SPACE (OS)	270.30-ACRES

08 MARINA DISTRICT

DISTRICT DESCRIPTION

The *Marina District* is a residential district that is significantly developed with medium density, suburban housing. The Chandler's Landing Subdivision is the largest subdivision in the district and was constructed to take advantage of the views provided by Lake Ray Hubbard, which is situated west of the district. In addition to the Chandler's Landing Subdivision, the district also contains the Fox Chase, Benton Woods, and Rainbow Lake Estates subdivisions. Ridge Road [*FM-740*] provides the main north/south access, and bisects the district along the boundary of the Chandler's Landing Subdivision.

POINTS OF REFERENCE

A. Henry M. Chandler's Park
B. Chandler's Landing Marina
C. Chandler's Landing Community Park
D. Fox Chase Subdivision
E. Rainbow Lakes Estates Subdivision
F. Benton Woods Subdivision

DISTRICT STRATEGIES

The *Marina District* is significantly developed and is not anticipated to change its land use pattern in the future. As a result, this district's land use strategies are centered on infill and potential redevelopment. These policies are as follows:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing. Non-residential infill development should be designed utilizing an architectural style and scale that will be complementary to the adjacent residential structures and neighborhoods.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.

LAND USE PALETTES

- Current Land Use
- Future Land Use



1 Current Suburban Residential



1 Current Suburban Residential



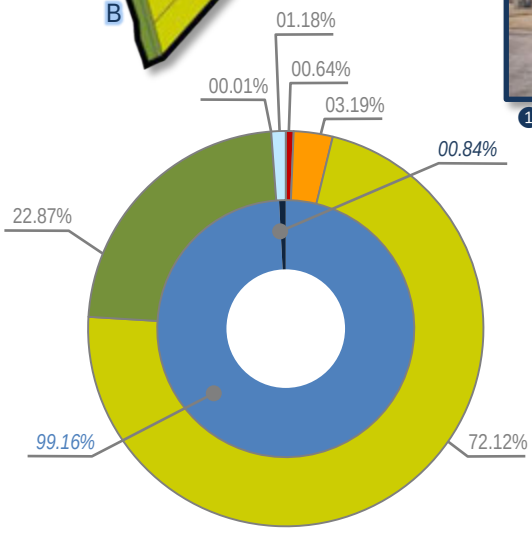
1 Current Suburban Residential

1 Current Suburban Residential

CURRENT
1,536
6
3,923

BUILD OUT
1,624
4,146

% OF ROCKWALL
6.59%
0.33%
7.68%



COMMERCIAL	0.84%
RESIDENTIAL	99.16%
MIXED USE	0.00%

- MINOR COLLECTOR
- M4D
- M4U

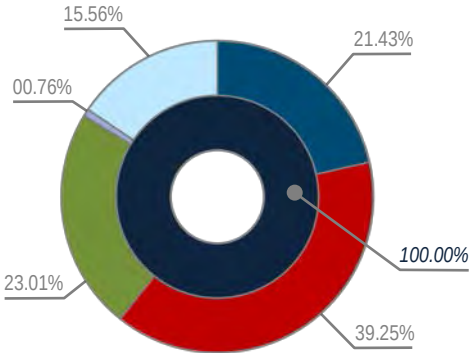
CEMETERY (CEM)	0.03-ACRES
COMMERCIAL/RETAIL (CR)	2.80-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	14.04-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	317.63-ACRES
PARKS AND OPEN SPACE (OS)	100.71-ACRES
QUASI-PUBLIC (QP)	5.18-ACRES

09 MEDICAL DISTRICT

CURRENT: 0 | 173 | 0

BUILD OUT: 0 | 0

% OF ROCKWALL: 0.00% | 9.79% | 0.00%



	BUSINESS CENTER	36.01-ACRES
	COMMERCIAL/RETAIL (CR)	65.95-ACRES
	PARKS AND OPEN SPACE (OS)	38.65-ACRES
	PUBLIC (P)	1.27-ACRES
	QUASI-PUBLIC (QP)	26.14-ACRES

	COMMERCIAL	100.00%
	RESIDENTIAL	0.00%
	MIXED USE	0.00%

	MINOR COLLECTOR
	M4U
	M4D

DISTRICT DESCRIPTION

The *Medical District* is a highly specialized district that is characterized by the medical and professional offices, which line Horizon Road [*FM-3097*], Rockwall Parkway, and Tubbs Road. At the center of this district is Presbyterian Hospital of Rockwall, a ~100,000 SF full service hospital facility. Along the southern boundary of the district is a long-term rehabilitation center followed by an assisted living facility. Extending north from W. Ralph Hall Parkway are several retail and personal service businesses that transition the district from medical and professional offices to commercial/retail land uses, which are more characteristic of the land uses along Ridge Road [*FM-740*].

DISTRICT STRATEGIES

Currently, the *Medical District* is nearing buildout with only a few parcels of vacant land left in the central and southern areas of the district. Considering this, the following are the recommended strategies for this district:

1. *Business Center*. The Business Center (BC) areas surrounding the Presbyterian Hospital of Rockwall -- *which is the largest employer in the district* -- are designed to continue to attract medical and professional offices. These uses should support each other and continue to define the district.
2. *Commercial*. The crosshatched pattern on the northern side of the district represents a transitional area from the medical and professional office uses to the commercial/retail land uses that are more typical of the uses found along Ridge Road. It is anticipated that this area will continue to function in this manner, providing financial and retail services that support the district and the residential subdivisions surrounding this district. The commercial areas on the southern side of the district are less defined and should develop in accordance with the Commercial (C) land use designation.
3. *Infill Development*. Infill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map below. Buildings being proposed between Tubbs Road and Ralph Hall Parkway should take into account the residential subdivisions along Horizon Road [*FM-3097*] and Summer Lee Drive.



POINTS OF REFERENCE

A. The Park at Fox Chase
B. Fire Station #2
C. Rainbow Lake/Brockway Branch

LAND USE PALETTES

Current Land Use
Future Land Use

1 Presbyterian Hospital of Rockwall

1 Broadmoor Medical Lodge

2 Kroger Signature Grocery Store

1 Lakeside Allergy, Ears, Nose & Throat

10 NORTH LAKESHORE DISTRICT

DISTRICT DESCRIPTION

The *North Lakeshore District* is an established district that is significantly developed with medium density, suburban housing. Many of the subdivisions in this district are considered established and it is not anticipated that this district's development patterns will drastically change moving forward.

DISTRICT STRATEGIES

Currently, the *North Lakeshore District* is nearing its buildout capacity with only a few parcels of vacant land left in the northern areas of the district. Considering this, the following are the recommended strategies for this district moving forward:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products. Non-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
3. *Live/Work*. The live/work designations in this district are intended to provide a low intensity transition from residential properties to N. Goliad Street [*SH-205*]. These centers should be constructed to a similar residential scale as the adjacent residential properties.
4. *Land Use Scenarios*. Depending on adjacent development this area could also transition to a *Live/Work* or *Commercial* designation.
5. *Northern Lake Access*. The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).

POINTS OF REFERENCE

A. Nebbie Williams Elementary School
B. Rockwall Golf & Athletic Club
C. Grace Hartman Elementary School
D. Virginia Reinhardt Elementary School
E. SH-66 Boat Ramp

LAND USE PALETTES

- Current Land Use
- Future Land Use



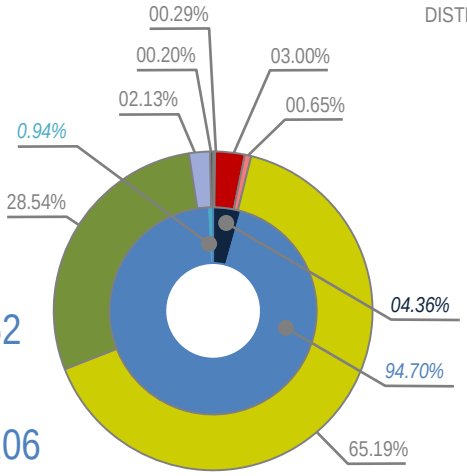
1 Current Suburban Residential



1 Current Suburban Residential



1 Current Suburban Residential



COMMERCIAL	4.36%
RESIDENTIAL	94.70%
MIXED USE	0.94%

MINOR COLLECTOR	
M4U	
M4D	

CEMETERY (CEM)	3.76-ACRES
COMMERCIAL/RETAIL (CR)	56.94-ACRES
LIVE/WORK (LW)	12.29-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	1,237.76-ACRES
PARKS AND OPEN SPACE (OS)	541.83-ACRES
PUBLIC (P)	40.53-ACRES
QUASI-PUBLIC (QP)	5.58-ACRES

	BUILD OUT	CURRENT
	4,358	4,052
	13,135	12,206
% OF ROCKWALL	20.26%	
	3.58%	
	20.50%	

11 NORTHEAST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *Suburban Residential*. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

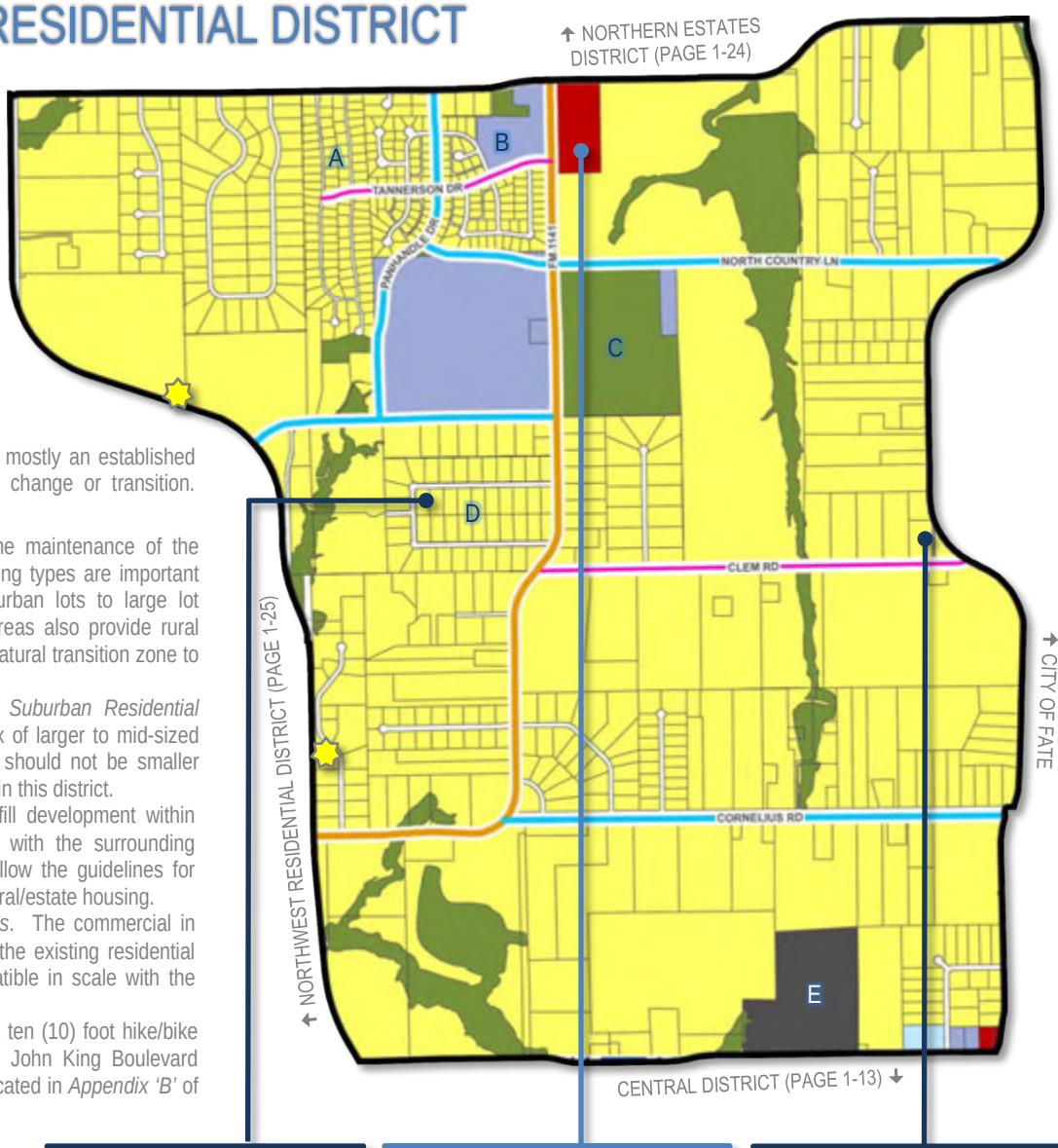
POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon




2 Current Suburban Residential

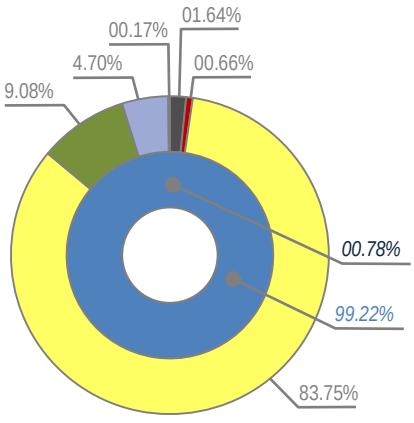

4 Future Neighborhood/Convenience Center


1 Current Rural Residential

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	0.78%
RESIDENTIAL	99.22%
MIXED USE	0.00%

CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	13.02-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,646.83-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

12 NORTHERN ESTATES DISTRICT

DISTRICT DESCRIPTION

The *Northern Estates District* is characterized by its low-density, single-family residential housing. This area typically consists of estate and rural living on lots that range in size from one (1) to two (2) acres, to larger 50+ acre tracts of land. Breaking from this land use pattern is the Breezy Hill Subdivision, which is an estate style, master planned community that consists of lot sizes that range from 60' x 120' (7,200 SF) to 100' x 200' (20,000 SF).

POINTS OF REFERENCE

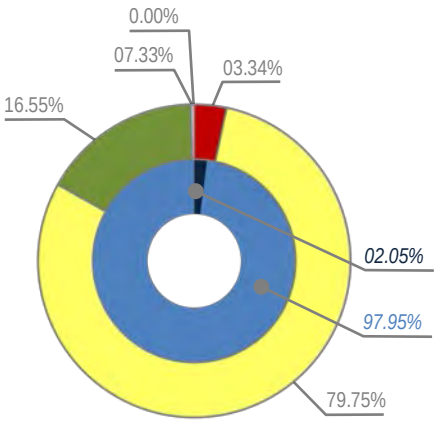
A. Park at Breezy Hill
B. Breezy Hill Subdivision
C. Hidden Valley Estates
D. Skyview Country Estates
E. Holiday Farm Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

CURRENT	904	
	1	
	2,671	
BUILD OUT	2,395	
	7,114	
% OF ROCKWALL	4.52%	
	0.06%	
	4.49%	



↑ FAR NORTH ESTATES DISTRICT (PAGE 1-16)

DISTRICT STRATEGIES

The *Northern Estates District* being mostly an established single-family district, is not anticipated to change or transition in the future. The following are the strategies for this district:

1. *Estate and Rural Residential*. *Estate* and *Rural Residential* are anticipated to continue to define this district, and the maintenance of these housing types is important to balancing the diversity of suburban lots to large lot housing. These areas also provide rural reserves for the City and create a natural transition zone from the Districts to the south, which have more *Suburban Residential*.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community like the Breezy Hill Subdivision, any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses.
4. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

MINOR COLLECTOR	
P6D	
TXDOT 4D	

COMMERCIAL	2.05%
RESIDENTIAL	97.95%
MIXED USE	0.00%

COMMERCIAL/RETAIL (CR)	68.87-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,643.65-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	0.04-ACRES
PARKS AND OPEN SPACE (OS)	341.15-ACRES
QUASI-PUBLIC (QP)	7.33-ACRES



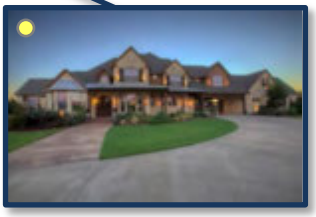
← NORTH LAKESHORE DISTRICT (PAGE 1-22)
↓ NORTHWEST RESIDENTIAL DISTRICT (PAGE 1-24)
↓ NORTHEAST RESIDENTIAL DISTRICT (PAGE 1-23)



3 Future Neighborhood/Convenience Center



2 Current Suburban Residential



1 Current Estate Residential



1 Current Rural Residential

13 NORTHWEST RESIDENTIAL DISTRICT



2 Shops at Stone Creek

1 Current Suburban Residential

2 Kroger Shopping Center



1 Current Suburban Residential



2 Future Neighborhood/Convenience Center

DISTRICT DESCRIPTION

The *Northwest Residential District* is characterized by the two (2) large master planned communities that make up the majority of the acreage in this district. These developments are the Caruth Lakes and Stone Creek Subdivisions. The remainder of this district is expected to develop with similar medium density residential housing product.

DISTRICT STRATEGIES

The *Northwest Residential District* is expected to continue to provide master planned suburban neighborhoods in the future and has no areas that are thought to be transitioning. Based on these assumptions the strategies for this district are as follows:

1. *Suburban Residential.* Many of the remaining tracts of land in this area have been entitled with planned development districts that are targeted at bringing similar *Suburban Residential* products as those that currently exist in the Caruth Lakes and Stone Creek Subdivisions. Any new residential development in these areas should be highly amenitized and include a mixture of lots similar to the lot mixture in the Stone Creek Subdivision.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas should provide pedestrian access between the *Neighborhood/Convenience Centers* and the *Suburban Residential* developments.
3. *John King Boulevard Trail Plan.* A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

POINTS OF REFERENCE

A. J. W. Williams Middle School
B. The Park at Stone Creek
C. Stone Creek Subdivision
D. Fire Station #3
E. The Parks at Squabble Creek
F. Caruth Lakes Subdivision

LAND USE PALETTES

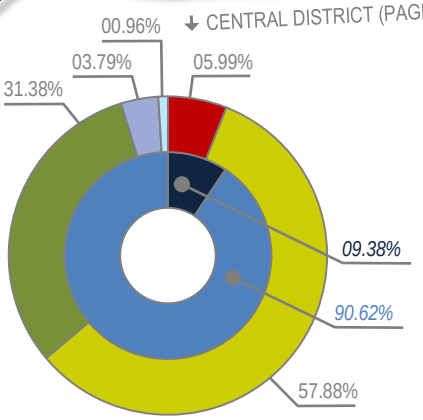
Current Land Use
Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

BUILD OUT
2,347
7,018

% OF ROCKWALL
8.91%
1.38%
8.95%

CURRENT
1,782
25
5,328



TXDOT 4D	
MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	9.38%
RESIDENTIAL	90.62%
MIXED USE	0.00%

COMMERCIAL/RETAIL (CR)	60.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	581.3-ACRES
PARKS AND OPEN SPACE (OS)	315.22-ACRES
PUBLIC (P)	38.11-ACRES
QUASI-PUBLIC (QP)	9.66-ACRES

14 SCENIC DISTRICT

DISTRICT DESCRIPTION

The *Scenic District* is situated between S. Goliad Street [*SH-205*] and Ridge Road [*FM-740*], which are two (2) of the City's major north/south arterials. This district is significantly developed and has residential land uses that range from medium to high density. The area adjacent to Ridge Road represents a mixed-use district and includes one of the City's larger mixed residential/office developments (*i.e. the Commons*). In addition, this district has a large percentage (*~26.58%*) of public and quasi-public land uses, which include Rockwall High School, Yellow Jacket Park, Heritage Christian Academy and Our Lady of the Lake Catholic Church. This district should continue to function as it does today, with the vacant areas -- *designated for Commercial land uses* -- adjacent to Ridge Road [*FM-740*] eventually developing with office or neighborhood/convenience center uses that will service the residential areas on the west side of Ridge Road.

DISTRICT STRATEGIES

The *Scenic District* being significantly developed is not anticipated to change or transition in the future. As a result, the following are the strategies for this district:

1. *Live/Work*. The properties designated for *Live/Work* land uses (*i.e. at the end of Old County Road*) have limited access and low visibility making the land not suitable for retail land uses. In addition, one of the three (3) properties has already transitioned to a non-residential land use and one (1) of the properties is currently vacant. The flexibility provided by the *Live/Work* designation allows these properties to establish unique land uses that are destination type uses.
2. *Mixed-Use*. The mixed-use areas in this district are mostly established and are anticipated to continue to function as they do today. Any development of vacant land or redevelopment of these areas should generally conform to the existing land uses.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments in and adjacent to the district, and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses.
4. *Infill Development*. Infill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map.

POINTS OF REFERENCE

A. Rockwall Commons
B. Spring Sports Complex
C. Waterstone Estates Subdivision
D. Rockwall High School
E. Yellow Jacket Park

LAND USE PALETTES

- Current Land Use
- Future Land Use



3 Future Neighborhood/ Convenience Center



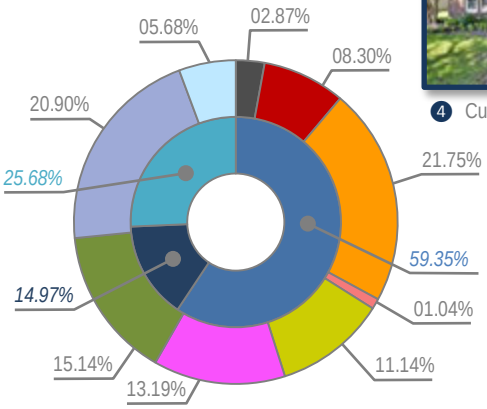
4 Current Suburban Residential



2 The Commons

MINOR COLLECTOR
M4D

COMMERCIAL	14.97%
RESIDENTIAL	59.35%
MIXED USE	25.68%



	CURRENT	BUILD OUT	% OF ROCKWALL
	1,040	1,092	5.20%
	71		3.91%
	2,309	2,424	3.88%

CEMETERY (CEM)	7.22-ACRES
COMMERCIAL/RETAIL (CR)	20.89-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	54.77-ACRES
LIVE/WORK (LW)	2.63-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	28.04-ACRES
MIXED USE (MU)	33.21-ACRES
PARKS AND OPEN SPACE (OS)	38.13-ACRES
PUBLIC (P)	52.63-ACRES
QUASI-PUBLIC (QP)	14.31-ACRES

15 SOUTH LAKESHORE DISTRICT

DISTRICT DESCRIPTION

Like the *North Lakeshore District*, the *South Lakeshore District* is an established district that is significantly developed with medium density, suburban housing. Many of the subdivisions in this district are considered established, and are not anticipated to change. In addition, it is not expected that this district's development patterns will drastically change moving forward.

DISTRICT STRATEGIES

Currently, the *Sorth Lakeshore District* is nearing its buildout capacity with only a few parcels of vacant land left in the northern areas of the district. Considering this, the following are the recommended strategies for this district moving forward:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products. Non-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas may also contain office uses that are compatible with regard to traffic and intensity as the *Neighborhood/Convenience Centers*.
3. *Live/Work*. The live/work designations in this district are intended to provide a low intensity transition from residential to office for properties that front onto Ridge Road [*FM-740*]. These centers should be constructed to a similar residential scale as the adjacent residential properties.

POINTS OF REFERENCE

A. Lakeside Village Subdivision
B. Turtle Cove Subdivision
C. Lake Ridge Park Subdivision
D. Ridge Road Village Subdivision
E. Gardenhire Cemetery

LAND USE PALETTES

Current Land Use
Future Land Use



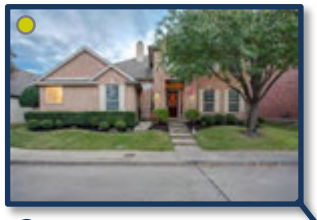
1 Current Suburban Residential



3 Dyer Insurance



1 Current Suburban Residential



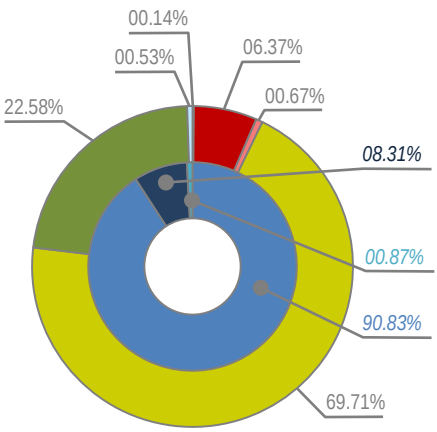
1 Current Suburban Residential



1 Current Suburban Residential



1 Current Suburban Residential



CURRENT		% OF ROCKWALL
1,618		8.09%
32		1.76%
5,501		9.24%

BUILD OUT
1,638
5,569

COMMERCIAL	8.31%
RESIDENTIAL	90.83%
MIXED USE	0.87%

MINOR COLLECTOR

CEMETERY (CEM)	0.75-ACRES
COMMERCIAL/RETAIL (CR)	34.92-ACRES
LIVE/WORK (LW)	3.66-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	381.87-ACRES
PARKS AND OPEN SPACE (OS)	123.68-ACRES
QUASI-PUBLIC (QP)	2.93-ACRES

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

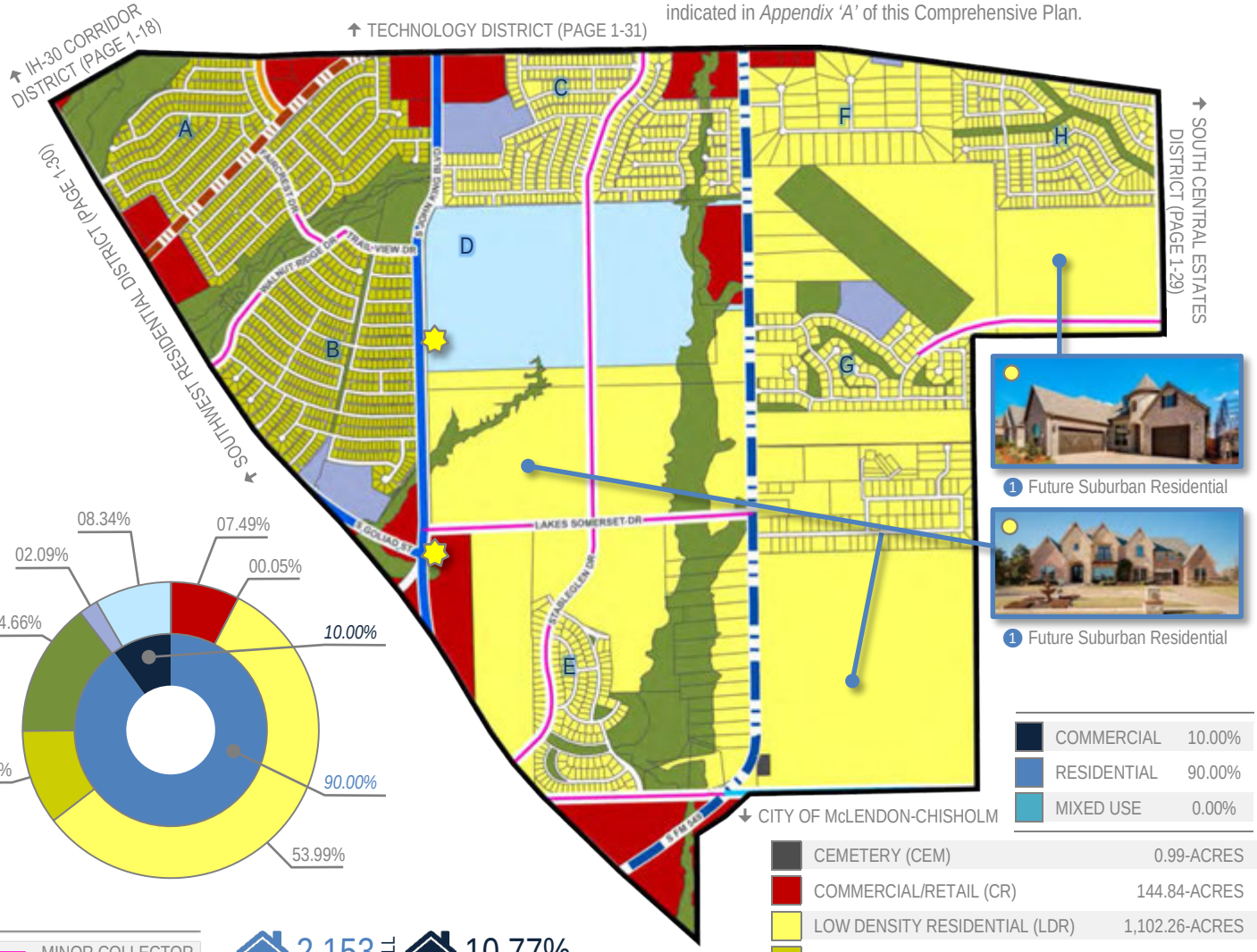
Current Land Use
Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



COMMERCIAL	10.00%
RESIDENTIAL	90.00%
MIXED USE	0.00%

CEMETERY (CEM)	0.99-ACRES
COMMERCIAL/RETAIL (CR)	144.84-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,102.26-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	200.85-ACRES
PARKS AND OPEN SPACE (OS)	283.44-ACRES
PUBLIC (P)	40.36-ACRES
QUASI-PUBLIC (QP)	161.33-ACRES

MINOR COLLECTOR
M4D
M4U
TXDOT 4D
TXDOT 6D

	CURRENT	% OF ROCKWALL	BUILD OUT
	2,153	10.77%	3,757
	5	0.28%	
	6,911	11.61%	12,060

17 SOUTH CENTRAL ESTATES DISTRICT

DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (*i.e. Equestrian Meadows*) and a medium density (*i.e. West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

POINTS OF REFERENCE

A. Equestrian Meadows Subdivision
B. Westhaven Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (*i.e. water and wastewater facilities*), the following are the recommended strategies for this district:

1. *Opportunity Zone (Intersection of SH-276 & FM-548)*. When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (*i.e. an environment that provides the ability to live, work, shop and dine*).
2. *Suburban Residential*. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
3. *Commercial/Retail Centers*. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Business Center*. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (*e.g. corporate headquarters*). This area is also suitable for mixed office/commercial land uses.



2 Future Suburban Residential



4 Future Business Center



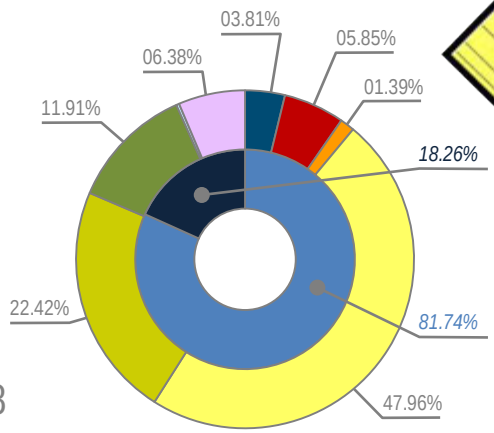
2 Future Suburban Residential

MINOR COLLECTOR	
M4U	
OUTER LOOP	

% OF ROCKWALL
1.30%
2.70%
1.42%

CURRENT
259
49
847

BUILD OUT
3,293
10,768



COMMERCIAL	18.26%
RESIDENTIAL	81.74%
MIXED USE	0.00%

BUSINESS CENTER	106.13-ACRES
COMMERCIAL/RETAIL (CR)	162.92-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,336.88-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
PARKS AND OPEN SPACE (OS)	332.01-ACRES
QUASI-PUBLIC (QP)	7.79-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



1 Current Suburban Residential



1 Current Suburban Residential



1 Future Suburban Residential



1 Current Suburban Residential

POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

BUILD OUT	4,251	
	14,108	
% OF ROCKWALL	10.95%	
	10.34%	
	12.49%	
CURRENT	2,190	
	188	
	7,437	

COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

19 TECHNOLOGY DISTRICT

DISTRICT DESCRIPTION

The *Technology District* is primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base. This area benefits from easy access to IH-30 from John King Boulevard, Corporate Crossing, and SH-276 via SH-205. The district also contains a mixture of high to medium density residential land uses and several additional large vacant tracts of land that are entitled for low density residential land uses. The commercial areas adjacent to SH-276 contain a mixture of transitional uses and land uses targeted at supporting the existing and anticipated residential land uses. In the future, the *Technology District* is anticipated to continue to provide a mix of non-retail commercial and an assortment of housing options that will provide a balance with regard to the City's economic base and population.

POINTS OF REFERENCE

A. Townsend Village Subdivision
B. Rockwall Downes Subdivision
C. Sixteen 50 @ Lake Ray Hubbard Apartment Complex
D. Rockwall Economic Development Corporation's Technology Park

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

Considering the existing composition and future intent of the *Technology District*, the following are the strategies for this district:

1. *Technology/Employment Center*. Taking into consideration the City's desire to preserve the current residential to non-residential land use ratio, encroachment of incompatible land uses (*e.g. residential, commercial, etc.*) should be discouraged in areas designated for *Technology/Employment Center* land uses. This is especially important in the City's Technology Park, which is denoted in a red dashed line (---). These areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base. The areas adjacent to Rochelle Road should utilize large buffers, berms and landscaping to off-set adjacency to the residential areas on the east side of Rochelle Road.
2. *Suburban Residential*. The low density residential land uses on the east side of Rochelle Road should be large master planned communities that incorporate a mixture of lot types and housing products to create unique subdivisions of enduring value. These areas should be highly amenitized and utilize the existing floodplain/ponds for a robust trail and park system.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition to residential land uses. The existing transitional areas adjacent to SH-276 should be transition to neighborhood/convenience centers in the future.
4. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



1 Current Suburban Residential



1 Pegasus Foods



1 Future Technology/Employment Center



2 Future Suburban Residential





3 Future Neighborhood/Convenience Centers

COMMERCIAL	53.90%
RESIDENTIAL	46.10%
MIXED USE	0.00%

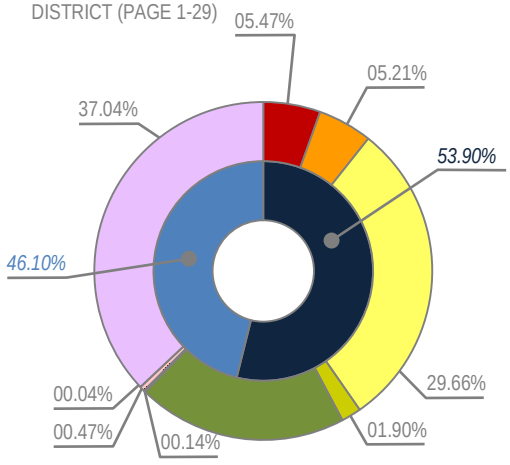
- MINOR COLLECTOR
- M4D
- M4U
- P6D
- TXDOT 4D

COMMERCIAL/RETAIL (CR)	78.42-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	74.61-ACRES
LOW DENSITY RESIDENTIAL (LDR)	425.14-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	27.22-ACRES
PARKS AND OPEN SPACE (OS)	287.78-ACRES
PUBLIC (P)	1.95-ACRES
QUASI-PUBLIC (QP)	0.61-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	6.76-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	530.85-ACRES

% OF ROCKWALL
3.51%
3.52%
2.61%

CURRENT
701
64
1,556

BUILD OUT
2,376
6,414



20 SOUTHEAST ESTATES DISTRICT

DISTRICT DESCRIPTION

The *Southeast Estates District* consists of several large vacant tracts of land that are situated within the City's Extraterritorial Jurisdiction (ETJ). Currently, this area does not have any residences or commercial businesses situated within its boundaries, and all land in this area is consider raw or undeveloped land. This area is ideal for larger master planned communities; however, estate and rural residential could prove to be viable land use options due to the lack of infrastructure adjacent to and within this district. Depending on the timing of development and the eventual route of the Outer Loop this district could also develop with additional commercial forming at the proposed alignment of the Outer Loop and Wallace Road.



1 Future Suburban Residential



3 Future Neighborhood/Convenience Center

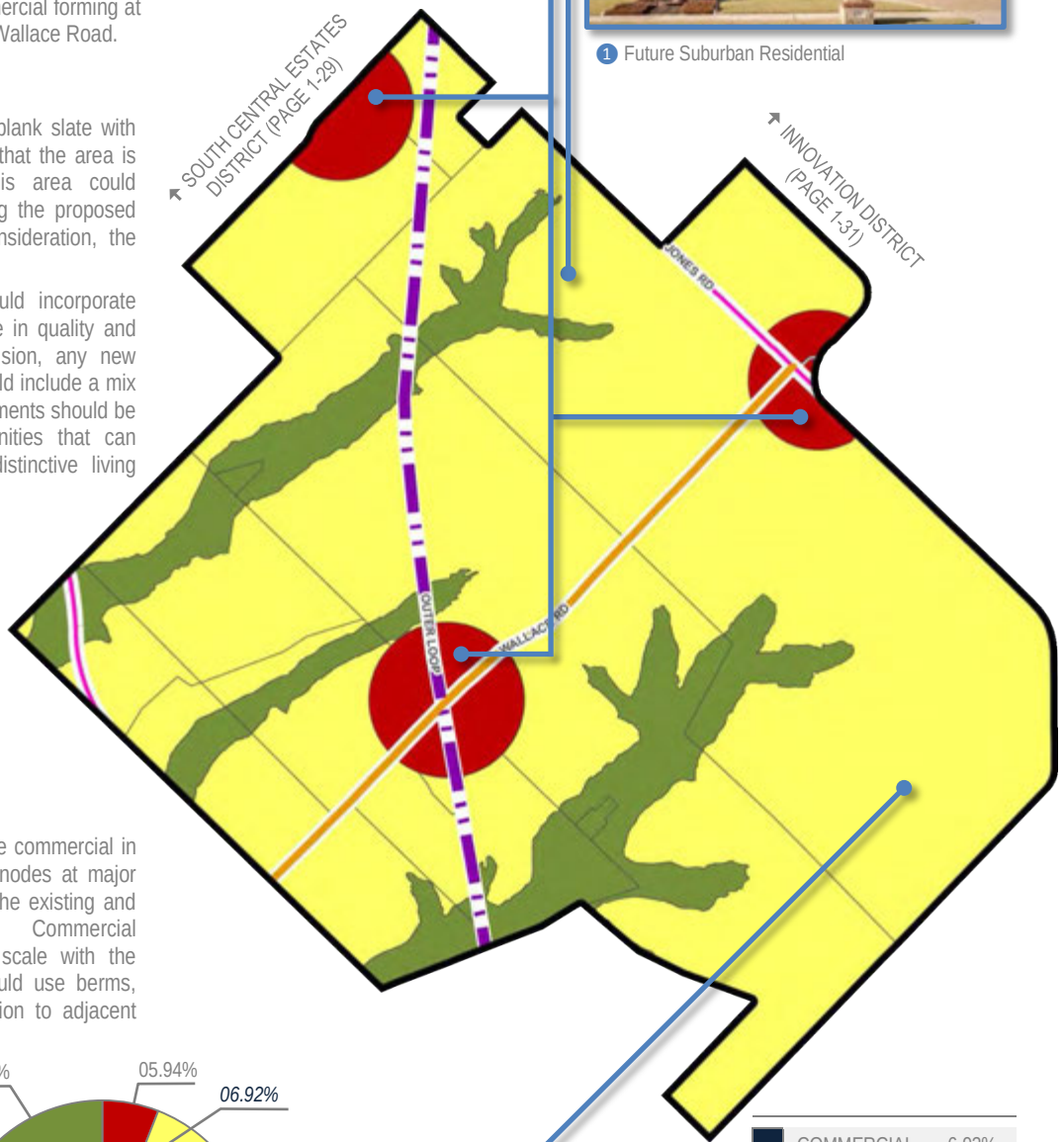


1 Future Suburban Residential

DISTRICT STRATEGIES

The *Southeast Estates District* is currently a blank slate with regard to land use and while it is anticipated that the area is ideal for master planned communities, this area could incorporate a major commercial corridor along the proposed Outer Loop alignment. Taking this into consideration, the following are the strategies for this district:

1. *Suburban Residential*. This area should incorporate master planned communities comparable in quality and composition to the Breezy Hill Subdivision, any new *Suburban Residential* developments should include a mix of large to mid-sized lots. These developments should be amenity rich and include unique amenities that can provide prospective residents with a distinctive living experience.
2. *Estate and Rural Residential*. An alternative to *Suburban Residential* would be *Estate* and *Rural Residential*. These types of housing could provide an alternative to master planned communities in this district, and could be setup on larger lots that support septic systems (*i.e. 1½-acres or greater*). These developments should be amenity rich and utilize floodplains and open spaces to create natural connections throughout the district.
3. *Neighborhood/Convenience Centers*. The commercial in this district is planned to be located in nodes at major intersection, and is intended to support the existing and proposed residential developments. Commercial development should be compatible in scale with the adjacent residential structures, and should use berms, landscaping and large buffers to transition to adjacent residential uses.





2 Estate and Rural Residential

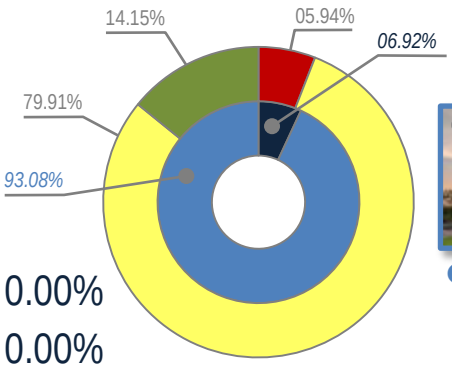
LAND USE PALETTES

- Current Land Use
- Future Land Use

BUILD OUT: 5,897 / 18,929

CURRENT: 0 / 0 / 0

% OF ROCKWALL: 0.00% / 0.00% / 0.00%



COMMERCIAL	6.92%
RESIDENTIAL	93.08%
MIXED USE	0.00%

MINOR COLLECTOR	
M4D	
OUTER LOOP	

COMMERCIAL/RETAIL (CR)	242.68-ACRES
LOW DENSITY RESIDENTIAL (LDR)	3,266.62-ACRES
PARKS AND OPEN SPACE (OS)	578.64-ACRES

21 SUMMARY OF LAND USE PLAN

SUMMARY OF LAND USE PLAN IN ACRES BY DISTRICT, LAND USE DESIGNATION AND LAND USE

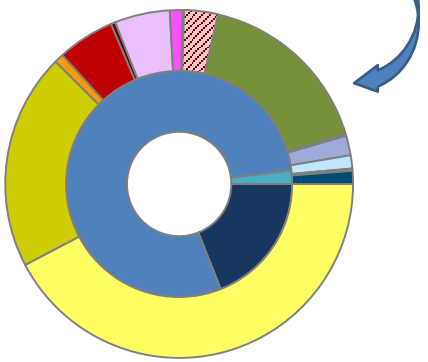
The following is a summary of the total acreage by *Land Use District* for each *Land Use Designation* and the corresponding land use breakdown at the time of the adoption of the Comprehensive Plan:

		RESIDENTIAL: 79.09%			COMMERCIAL: 19.00%					MIXED USE: 1.91%						
		LDR	MDR	HDR	CR	CI	TEC	SC	BC	MU	DT	LW	OS	P	QP	CEM
#	DISTRICT (PAGE #)															
01	CENTRAL (1-12)	234.39	134.46	30.62	133.44		390.78	0.07				23.13	228.02	212.77	23.65	0.18
02	DOWNTOWN (1-13)		248.09	6.27	24.06	5.82					38.24	23.73	51.16	35.21	18.89	17.11
03	EMPLOYMENT (1-14)	0.03	355.53		67.72		640.37		86.38				106.27	14.31	39.12	
04	FAR NORTH ESTATES (1-15)	2,265.23	131.27		48.50								981.02			
05	HARBOR (1-16)		35.22	48.42	14.25					83.60			9.97			1.43
06	IH-30 CORRIDOR (1-17)							957.15					37.03	28.31	39.49	
07	INNOVATION (1-18)		1,374.03		107.49				140.62	247.86			270.30			
08	MARINA (1-19)		317.63	14.04	2.80								100.71		5.18	0.03
09	MEDICAL (1-20)				65.95				36.01				38.65	1.27	26.14	
10	NORTH LAKESHORE (1-21)		1,237.77		56.94							12.29	541.83	40.53	5.58	3.76
11	NORTHEAST RESIDENTIAL (1-22)	1,646.83			13.02								178.54	92.45	3.25	32.34
12	NORTHERN ESTATES (1-23)	1,643.65	0.04		68.87								341.15		7.33	
13	NORTHWEST RESIDENTIAL (1-24)		581.43		60.20								315.22	38.11	9.66	
14	SCENIC (1-25)		28.04	54.77	20.89					33.21		2.63	38.13	52.63	14.31	
15	SOUTH LAKESHORE (1-26)		381.87		34.92							3.66	123.68		2.93	0.75
16	SOUTH CENTRAL RESIDENTIAL (1-27)	1,102.26	200.85		144.84								283.44	40.36	161.33	0.99
17	SOUTH CENTRAL ESTATES (1-28)	1,336.88	624.93	38.71	162.92		7.79		106.13				332.01		7.79	
18	SOUTHWEST RESIDENTIAL (1-29)	1,025.90	481.39		277.44	120.50							570.30		8.67	
19	TECHNOLOGY (1-30)	425.14	27.22	74.61	78.42		530.85	6.76						1.95	0.61	
20	SOUTHEAST ESTATES (1-31)	3,266.62			242.68								578.64			
		12,946.93	*6,159.77*	*267.44*	*1,625.35*	*126.32*	*1,569.79*	*963.98*	*369.14*	*364.67*	*38.24*	*65.44*	*5,126.07*	*557.90*	*373.93*	*56.59*
		42.29%	*20.12%*	*0.87%*	*5.31%*	*0.41%*	*5.13%*	*3.15%*	*1.21%*	*1.19%*	*0.12%*	*0.21%*	*16.75%*	*1.82%*	*1.22%*	*0.18%*

SUMMARY OF HOUSING, BUSINESSES AND POPULATION BY DISTRICT

The following is a summary of the number of housing units, businesses and total population broken out by the *Land Use Plan District* at the time of the adoption of the Comprehensive Plan and at the projected build out for the City:

		CURRENT						BUILD OUT			
#	DISTRICT (PAGE #)	Houses	%	Businesses	%	Population	%	Houses	%	Population	%
01	CENTRAL (1-12)	220	1.10%	71	3.91%	488	0.82%	681	1.43%	1,512	1.03%
02	DOWNTOWN (1-13)	926	4.63%	248	13.64%	2,370	3.98%	1,037	2.17%	2,639	1.80%
03	EMPLOYMENT (1-14)	202	1.01%	105	5.78%	644	1.08%	987	2.07%	3,149	2.15%
04	FAR NORTH ESTATES (1-15)	256	1.28%	5	0.00%	791	1.33%	4,269	8.94%	13,191	9.02%
05	HARBOR (1-16)	1,292	6.46%	119	6.55%	3,915	6.58%	1,921	4.02%	5,821	3.98%
06	IH-30 CORRIDOR (1-17)	0	0.00%	571	31.41%	0	0.00%	0	0.00%	0	0.00%
07	INNOVATION (1-18)	244	1.22%	2	0.11%	790	1.33%	3,861	8.09%	12,530	8.56%
08	MARINA (1-19)	1,536	7.68%	6	0.33%	3,923	6.59%	1,624	3.40%	4,146	2.83%
09	MEDICAL (1-20)	0	0.00%	173	9.79%	0	0.00%	0	0.00%	0	0.00%
10	NORTH LAKESHORE (1-21)	4,052	20.26%	65	3.58%	12,206	20.50%	4,358	9.13%	13,135	8.98%
11	NORTHEAST RESIDENTIAL (1-22)	625	3.13%	18	0.99%	1,844	3.10%	1,964	4.11%	5,794	3.96%
12	NORTHERN ESTATES (1-23)	904	4.52%	1	0.06%	2,671	4.49%	2,395	5.02%	7,114	4.86%
13	NORTHWEST RESIDENTIAL (1-24)	1,782	8.91%	25	1.38%	5,328	8.95%	2,347	4.92%	7,018	4.80%
14	SCENIC (1-25)	1,040	5.20%	71	3.91%	2,309	3.88%	1,092	2.29%	2,424	1.66%
15	SOUTH LAKESHORE (1-26)	1,618	8.09%	32	1.76%	5,501	9.24%	1,638	3.43%	5,569	3.81%
16	SOUTH CENTRAL RESIDENTIAL (1-27)	2,153	10.77%	5	0.28%	6,911	11.61%	3,757	7.87%	12,060	8.24%
17	SOUTH CENTRAL ESTATES (1-28)	259	1.30%	49	2.70%	847	1.42%	3,293	6.90%	10,768	7.36%
18	SOUTHWEST RESIDENTIAL (1-29)	2,190	10.95%	188	10.34%	7,437	12.49%	4,251	8.90%	14,108	9.64%
19	TECHNOLOGY (1-30)	701	3.51%	64	3.52%	1,556	2.61%	2,376	4.98%	6,414	4.38%
20	SOUTHEAST ESTATES (1-31)	0	0.00%	0	0.00%	0	0.00%	5,897	12.35%	18,929	12.94%
		20,000	*100.00%*	*1,818*	*100.00%*	*59,533*	*100.00%*	*47,748*	*100.00%*	*146,321*	*100.00%*



LAND USE DESIGNATIONS:
- *LDR*: Low Density Residential
- *MDR*: Medium Density Residential
- *HDR*: High Density Residential
- *CR*: Commercial/Retail
- *CI*: Commercial/Industrial
- *TEC*: Technology/Employment Centers
- *SC*: Special Commercial Corridor
- *BC*: Business Center
- *OS*: Parks and Open Space
- *LW*: Live/Work
- *MU*: Mixed-Use
- *DT*: Downtown
- *CEM*: Cemetery
- *P*: Public
- *QP*: Quasi-Public

LAND USE:
- Commercial
- Residential
- Mixed Use

CHAPTER 02
ENVIRONMENT AND ECOLOGY



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01 VISION STATEMENT

The City should encourage stewardship of the natural environment and seek to protect its open spaces, floodplains, creeks, and natural habitats to promote an environmentally conscious community and to preserve these valuable resources for future generations.

02 GOALS AND POLICY STATEMENTS

GOAL 01 | PRESERVATION

Strive to maintain and preserve plant and animal habitat areas and corridors in a functional, native condition.

GOAL 02 | FLOODPLAINS

Preserve floodplains to reduce the risk of flooding and to provide recreational opportunities in the form of an open space and trail system.

POLICIES

1. Encourage regional stormwater detention[1] systems in lieu of individual lot detention systems.
2. Encourage developments that incorporate floodplains as recreational opportunities, natural amenities and vegetative screens from adjacent land uses.
3. Continue to require that no improvements or alterations -- *including stormwater detention systems* -- be constructed within floodplains.
4. Ensure that open space is accessible to all of Rockwall citizens by providing public access.

GOAL 03 | TREE COVERAGE

Protect, improve, and increase tree coverage for existing and new developments throughout the City to ensure that the benefits provided by trees are maintained and improved for the community.

GOAL 04 | ENVIRONMENTAL PLANNING AND DESIGN

Make a conscious effort to implement planning and design principles targeted at reducing energy costs and increasing environmental

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[1]: Regional stormwater detention in this case refer to facilities that are strategically located within a development to support the drainage and detention needs of two (2) or more parcels of land regardless of size.

LEFT: The Blackland Prairie is an Ecological Region of tall-grass prairies that extends through portions of the City of Rockwall.

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quality by encouraging development that is environmentally sensitive.

POLICIES

1. Encourage the use of green building principles and practices in the construction of new buildings and the rehabilitation of existing buildings.
2. Maximize open space through the preservation of natural floodplains, creation of parks, and conservation of environmentally sensitive areas to reduce the heat island effect.
3. Encourage environmentally conscious site layout and density requirements that will minimize the need for continuously high levels of energy consumption (*e.g. require open space developments that preserve natural green spaces*).
4. Reduce the need for unnecessary paving by reducing all on-site parking requirements and allowing narrower streets as may be deemed appropriate.

GOAL 05 | LIGHT POLLUTION

Continue to minimize the impact of lighting from non-residential land uses in accordance with the City's Dark Sky ordinance and to reduce light pollution for neighboring residential areas.

GOAL 06 | WATER CONSERVATION

Encourage water conservation by employing the use of the most current techniques and processes to ensure the most efficient and effective strategies are in place to protect and conserve the City's water resources.

GOAL 07 | AIR & WATER QUALITY

Continue to maintain and exceed local and state air and water quality standards, and continue to be a prime example of an environmentally conscious community.

POLICIES

1. Require and encourage the preservation of open space throughout developments to allow ground absorption of water, and the natural filtering and cleaning effect of soil and plant material to improve ground and stream water quality.
2. Encourage the use of native and/or drought-tolerant plant and tree species along with organic mulch for landscaping to minimize fertilizers and excessive water use.
3. Encourage and require the interconnectedness of streets and trails between neighborhoods, retail, recreation and other community services to minimize trip length and congestion.
4. Provide transportation alternatives (*e.g. on-demand transit services for special populations, and hike/bike trails*).
5. Encouraging mixed use in those areas designated as Mixed-Use on the Future Land Use Map contained in this Comprehensive Plan.

GOAL 08 | EDUCATION

Look for opportunities to implement education and recognition programs for environmental stewardship to continue to promote an environmentally conscious community.

03 IMPLEMENTATION STRATEGIES

1. Review the Master Trail Plan on an annual basis to ensure that trails and floodplain conform to the policies contained in this Comprehensive Plan. In addition, public access points for the trail system should be identified.
2. Review the City's development, landscape and tree mitigation requirements contained in the Unified Development Code to ensure that a sufficient amount of open space is being required with all developments (*residential and non-residential*), and that the expansion of any non-residential development requires trees to be planted proportionally to the proposed scope of work.
3. Work with the North Texas Municipal Water District (NTMWD) and its member/customer cities to encourage the use of existing water conservation plans and evaluate opportunities for the reuse of wastewater effluent to promote water conservation throughout the City.
4. Review the City's development requirements contained in the Unified Development Code to ensure that they do not discourage green building practices and principles.
5. Review the parking standards contained in Article VI, *Parking and Loading*, of the Unified Development Code to establish maximum parking ratios and ensure current parking ratios are appropriate for each specified land use, and to consider flexibility in cases of redevelopment.
6. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for changes in annual growth/development patterns.



Bridge at Shores Park 2018: A pedestrian bridge connecting two (2) play areas and extending over a riparian area at Shores Park.



Butterfly Garden at Shores Park 2017: Volunteers plant flowers at the butterfly gardens at Shores Park.



Butterfly Garden at Emerald Bay Park 2017: A butterfly siting on a wildflower in the butterfly garden at Emerald Bay Park.



Bluebonnet Fields at Harry Myers Park 2018: Bluebonnets bloom in the wild flower fields at Harry Myers Park.



PICKENS LAKE 2016: PEOPLE CANOEING AT PICKENS LAKE AT HARRY MYERS PARK.

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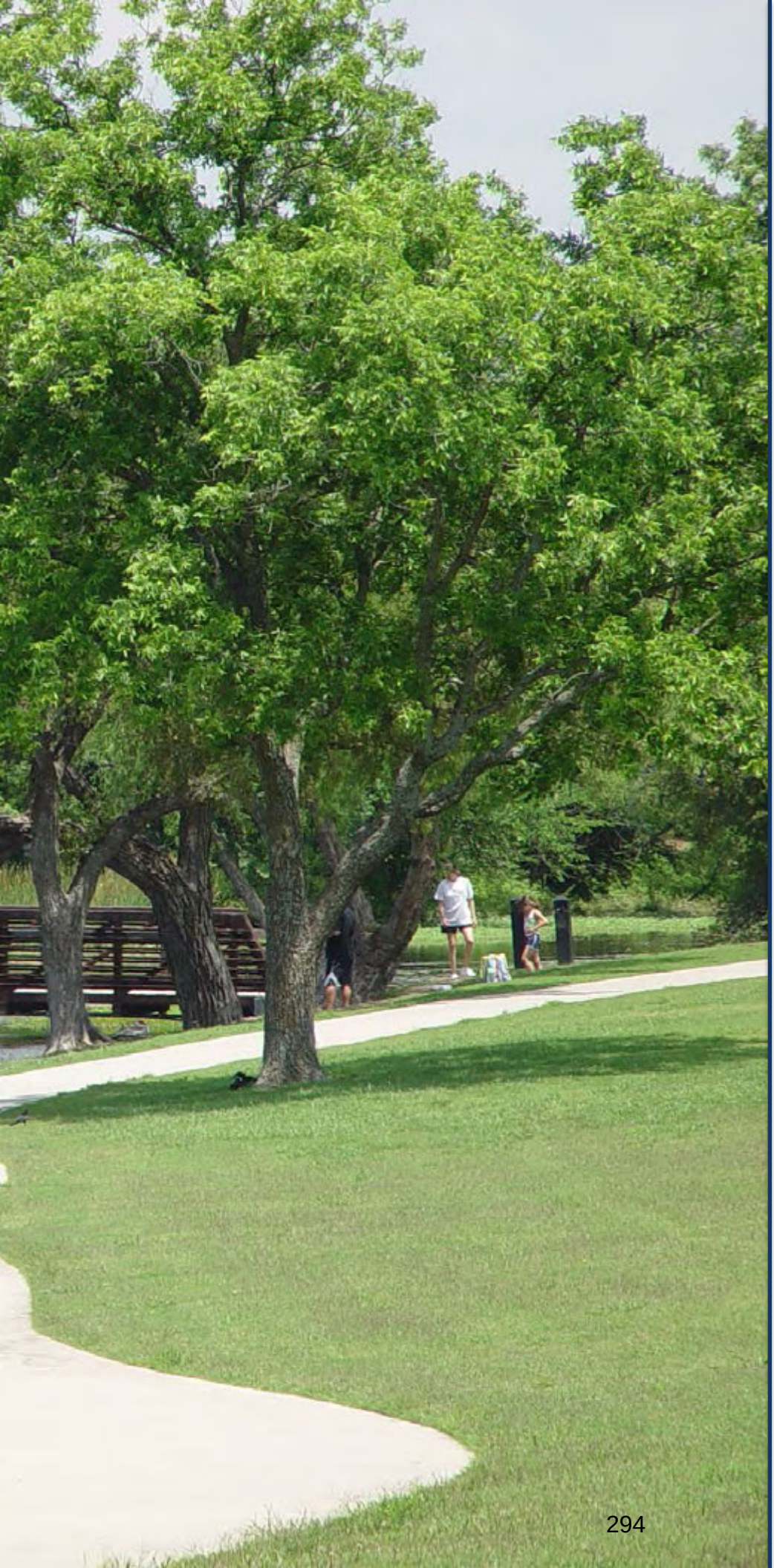
CHAPTER 03
PARKS, OPEN SPACE AND TRAILS





01 VISION STATEMENT

Design, construct and maintain a citywide system of parks, trails and natural open space in perpetuity, which will provide opportunities for citizens in the City of Rockwall to experience nature, create a sense of community, and engage in memorable and enriching activities. The system of parks, trails, and natural open space should reflect the level of character, quality and care that communicates responsible stewardship, pride of place and encourages citizens to GO OUTSIDE AND PLAY!

02 GOALS AND POLICY STATEMENTS

GOAL 01 | PARKS, OPEN SPACE, AND TRAILS

Develop and maintain a comprehensive parks, open space and trail system that incorporates a creative mix of green spaces, and takes advantage of Rockwall's unique open space amenities.

POLICIES

1. Continue to implement the acquisition and development goals and policies concerning neighborhood and community parks established in the Parks, Recreation and Open Space Master Plan. This includes the following:
   - Develop the Community Parks Program by identifying alternative funding sources that can support three (3) community parks (*i.e. a north and south community park and Harry Myers Park*).
   - Identify and acquire property for the location of a Community Park south of IH-30.
   - Continue to strive to meet the neighborhood park goal of providing a minimum of 11-acres of contiguous parkland in each park district.
2. Explore opportunities to evaluate and address the demand for additional sports facilities and fields within the community.
3. Encourage the creation of small, private greens and common areas in new neighborhoods, commercial shopping centers, and industrial developments for the purpose of enhancing the character, desirability and quality of social interaction in the city.

LEFT: Harry Myers Park is the City's Central Community Park and offers a variety of recreational amenities including a disc golf course, amphitheater & spray ground.

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4. Encourage development so that every Rockwall resident is located within ½-mile of a public or private park and/or a *multi-use trail*[1] or trail.

GOAL 02 | PUBLIC USE OF WATERFRONTS

Actively explore opportunities for the use of waterfront property along the Lake Ray Hubbard shoreline and preserve those areas for public use.

POLICIES

1. Preserve the waterfront areas that are identified in this Comprehensive Plan for the use and enjoyment of the public.
2. Explore the potential for parks, passive greenway spaces, and trails at appropriate locations along the shoreline of Lake Ray Hubbard consistent with the area identified in the *Future Land Use Plan*.
3. Utilize the property adjacent to the Harbor District to create a unique park amenity that will serve the residents in the immediate area and serve as a destination.

GOAL 03 | CONSERVATION AREAS

Identify and incorporate conservation areas (*i.e. floodplains and prairie land*) into the city's comprehensive park plan to serve as a preservation tool for protecting the city's natural areas, and to provide for an interconnected greenbelt and trail system.

POLICIES

1. Continue to require the preservation of floodplains (*i.e. no improvements or alterations be constructed within a floodplain*).
2. Look for opportunities to preserve the Texas Blackland Prairie, which is an important historic, natural feature within the City.
3. Look for opportunities to establish multi-use trails.
4. Incorporate other sensitive natural features into the City's greenbelt and trail network (*e.g. areas with steep slopes, sensitive habitats, floodplains, etc.*).

[1]: *A multi-use trail is a trail that can be utilized by bicyclists, walkers and runners for both transportation and recreation. These trails can be can be paved or unpaved.*

GOAL 04 | MAINTENANCE AND CUSTOMER SERVICE

Continue to develop high quality, first-class park and open space amenities, and provide superior maintenance and customer service to all the city's citizens.

POLICIES

1. Continue to engage the Parks Board to review all proposed park and open space amenities associated with new development to ensure the City is receiving viable parkland and open space from the standpoints of quality, durability, access, and maintenance.
2. Look to establish high amenity/low maintenance equipment and improvements that will serve the community's needs in all new and existing parkland.
3. Maintain adopted maintenance standards for all public land and amenities.

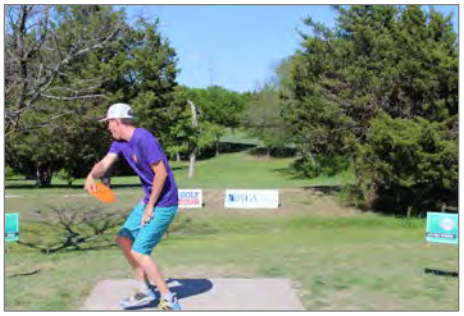
03 IMPLEMENTATION STRATEGIES

1. Review the Mandatory Parkland Dedication Ordinance to incorporate requirements relating to the dedication of trails for all residential and non-residential developments in accordance with the *Master Trail Plan* contained within this Comprehensive Plan.
2. Review the Mandatory Parkland Dedication Ordinance for the purpose of creating Community Park Districts.
3. Review the Parks, Recreation and Open Space Plan and this Comprehensive Plan on a five (5) year basis to ensure the documents goals and policies conform.
4. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for changes in the Parks, Recreation and Open Space Master Plan.
5. Consider the creation of a capital project and amenity life-cycle replacement plan that includes projected budget needs.

04 MAP INDEX

See the following map located in Appendix C, *Maps*, of this Comprehensive Plan:

- Master Trail Plan Map (2)



Harry Myers Disc Golf Course 2017: Disc golfer tees off at the Disc Golf Pro Tour at Harry Myers Disc Golf Course.



Harry Myers Pool 2017: Swim classes for kids ages 5-12, all skill levels at Harry Myers Pool.



Little Athletes Program 2011: Kids playing flag football as part of the Little Athletes Program for preschoolers.



National Archery Day 2016: Kids learning archery at Harry Myers Park as part of archery camp.



Rockwall Baseball & Softball League (RBSL) Spring Picnic 2016: RBSL Awards Ceremony at the Spring Picnic.



EASTER EGG HUNT 2014:
12TH ANNUAL EASTER EGG HUNT AT HARRY MYERS PARK..

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CHAPTER 04
INFRASTRUCTURE



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01 VISION STATEMENT

The City of Rockwall shall place the same level of importance to the construction and maintenance of the City's infrastructure as to the construction of new facilities, and ensure that all streets, water, wastewater and drainage/detention facilities compliment the City's land use goals while being adequately sized to serve and support the future growth of the community.

02 GOALS AND POLICY STATEMENTS

02.01 TRANSPORTATION AND STREETS

GOAL 01 | STREET NETWORK

Continue to create an interconnected and diverse street network that compliments the City's existing and future land uses.

POLICIES

1. Create connections to establish continuity between key thoroughfares.
2. Discourage the use of *cul-de-sacs* in residential subdivisions in support of providing connected streets that offer multiple points of access to all single-family homes.
3. Design new street systems -- *and explore opportunities to modify existing ones* -- to create an interconnected transportation network that offers flexibility of routes and modes of transportation, disperses automobile traffic efficiently, shortens walking distances and lends order and coherent structure to the community.
4. Maximize the current capacity of the existing transportation system by designing and implementing improvements that utilize the City's existing rights-of-way.
5. Evaluate the City's streets and alleyways on a five (5) year basis to account for changes in growth and demand, and to help prioritize and schedule projects on the City's Capital Improvement Plan (CIP).

GOAL 02 | TRANSPORTATION POLICIES AND DESIGN

Balance transportation options by utilizing policies and design approaches that require all streets be planned, designed, operated, and maintained to facilitate the convenient and efficient access for automobiles while providing

LEFT: Construction of the Quail Run/Memorial By-Pass Trunk Sewer Line in 2018, which was approved as part of the Capital Improvement Program.

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safe, well designed pedestrian and bicycle facilities.

POLICIES

1. Provide a safe and walkable district in the Downtown area that provides connections to all adjacent districts and that tie into the City's Master Trail Plan.
2. Enhance walkability with an interconnected pattern of streets, continuous sidewalks, short blocks, and safe pedestrian crossings.
3. Create a long-range transportation plan for improving bicycle mobility and access in the city.
4. Ensure that the City's Master Trail Plan provides a citywide, interconnected trail system.
5. Focus retail, employment, and higher density housing developments -- *consistent with the Future Land Use Map contained in this Comprehensive Plan* -- into walkable, mixed-use districts.
6. Encourage developments utilizing Traditional Neighborhood Development (TND)[1] principles, which place an emphasis on sidewalks/trails, mixed land uses, smaller blocks, connected street patterns, etc. to create a more aesthetically pleasing and maintainable transportation system.
7. Work with Texas Department of Transportation (TXDOT) to identify and implement safe pedestrian routes across the City's major thoroughfares.

GOAL 03 | NEIGHBORHOOD STREETS

Design neighborhood streets for low speeds to encourage walking, bicycling, and social interaction.

POLICIES

1. Design streets with roadway geometrics (*e.g. street width, centerline radii of curves, stopping sight distances on hills and curves, intersection turning radii, etc.*) that discourage speeding.
2. Encourage and allow on-street parking -- *where feasible* -- especially adjacent to parks, schools and open space.
3. Use of traffic calming policies (*e.g. planted medians, street trees, traffic circles, neck downs, etc.*) to address speed problems on existing streets.

GOAL 04 | NATURAL ENVIRONMENT

Design new roadways and improve existing roadways in a way that respects the natural environment.

POLICIES

1. Neighborhood streets should be designed to run parallel to the natural contours of an area -- *where possible* -- to avoid the stair-stepping of lots, unless the stair-stepping of lots will preserve attractive views. In these cases, streets may be permitted to transverse the topography.
2. In neighborhoods or subdivisions designed to incorporate a lower density rural-style, vegetated roadside swales can be utilized as opposed to *curb-and–gutter* systems to minimize infrastructure cost, enhance the treatment of stormwater run-off, and support a countryside aesthetic.
3. Roadway alignments and cross-sections should be designed to preserve significant expanses of existing trees.
4. Discourage street improvements that require the removal of mature street trees.
5. Work with the existing topography to provide grade-separated crossings for bicycle and pedestrian paths where appropriate.

GOAL 05 | STREET FURNITURE

Use street furniture on key streets to enhance their functions, appearance, and comfort.

POLICIES

1. Provide street furnishings (*e.g. benches, waste containers, flower shrub planters, trees, bollards lampposts, kiosks, etc.*) on streets where walking is desirable and encouraged.

GOAL 06 | THOROUGHFARE PLAN

Continue to support, review, and amend the adopted Thoroughfare Plan contained in this Comprehensive Plan to account for changes in land use patterns and transportation needs throughout the City, and to enhance minor collector continuity, provide accessibility to activity centers, and provide for effective delivery of emergency services.

GOAL 07 | INTERGOVERNMENTAL COOPERATION

Continue to work with the Texas Department of Transportation (TXDOT) to optimize access and circulation along IH-30, SH-205, Ridge Road [FM-740], Horizon Road [FM-3097], FM-3549, SH-276, FM-552, SH-66, FM-1141 and FM-549.

02.02 WATER, WASTEWATER, DRAINAGE AND DETENTION

GOAL 01 | FUTURE SERVICE DEMANDS

Maintain a Citywide water distribution system and wastewater collection system to meet the future demands of the City.

POLICIES

1. Evaluate the water and wastewater master plans on a five (5) year basis to account for changes in growth and demand, and to help prioritize and schedule projects on the City's Capital Improvement Plan (CIP).
2. Utilize impact fees to construct projects that are identified on the Impact Fee Study.
3. Update the Impact Fee Study on a five (5) year basis to ensure that the water/wastewater system will be capable of handling system demands.

GOAL 02 | EXISTING SYSTEM

Maintain the integrity and reliability of the existing water distribution system and wastewater collections system, and remain in compliance with local, state, and federal requirements.

POLICIES

1. Develop and implement an Asset Management System (AMS) to provide a reliable conduit to evaluate and update public infrastructure.
2. Verify the structural integrity of the City's water distribution and wastewater collection systems.
3. Identify and replace substandard water and wastewater lines as feasible based on the City's annual budget.

[1]: *Traditional Neighborhood Development or Traditional Neighborhood Design (TND) is a development model that utilizes traditional town planning principles to create village-style developments. To qualify as a TND, a project should incorporate a range of housing types, a network of well-connected streets and blocks, vibrant public spaces, and have amenities and institutions within walking distance of residences.*

GOAL 03 | AFFECTS OF LAND USE ON THE EXISTING SYSTEM

Plan for and identify potential impacts on the existing water and wastewater systems due to changes in land use.

POLICIES

1. Advise elected officials of potential impacts on the City's water and wastewater systems caused by proposed changes in zoning and land use decisions.

GOAL 04 | REGIONAL DETENTION

Promote and encourage regional detention[2] for the purpose of clustering open space/green space/natural space and landscaped area within large developments and maximizing contiguous development area.

GOAL 05 | DETENTION PONDS

Detention ponds should be well landscaped with plants and trees that will create picturesque open spaces that can be easily maintained.

GOAL 06 | STORMWATER CARRYING CAPACITY

Evaluate the existing capacity of the stormwater system to determine carrying capacity.

POLICIES

1. Update the Master Drainage Study to account for growth in the community and the use of new technologies.
2. Explore the possibility of creating a Drainage Utility District (DUD) fee on all existing and new developments in the City.

03 IMPLEMENTATION STRATEGIES

03.01 TRANSPORTATION AND STREETS

1. Review and revise the Master Thoroughfare Plan on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan, and to account for annual changes in land use patterns and transportation needs.
2. Review and revise the Paving Assessment on a five (5) year basis to account for changes in roadway conditions.
3. Review and revise the City Master Trail Plan to account for changes in the City's Master Thoroughfare Plan.
4. Review the City's community design elements and develop a Community Design Plan that can address the use of street furniture throughout the City.
5. Review the City's existing thoroughfares to look for opportunities to redevelop existing right-of-ways utilizing the goals and policies contained in this Comprehensive Plan.
6. Ensure that the City's *Standards of Design and Construction Manual* allows for the implementation of Traditional Neighborhood Development (TND) principles.

03.03 WATER, WASTEWATER, DRAINAGE AND DETENTION

1. Review and revise the water and wastewater master plans every five (5) years to account for changes to the future land use map and population projects.
2. Review and revise the Impact Fee Study on a five (5) year basis to account for changes to the Future Land Use Map and population projections.
3. Utilize CityWorks Asset Management System software to evaluate the existing water/wastewater system and streamline reoccurring maintenance.
4. Camera all existing wastewater lines to evaluate the structural integrity and capacity of each segment, and log into the Asset Management System.
5. Utilize the City's Geographic Information Systems (GIS) software to track and evaluate existing waterlines, and create a replacement program.
6. Incorporate an infrastructure section into staff's development case memorandums to account for potential impacts/needs for zoning changes that propose more intense land uses.
7. Review Drainage Utility Districts (DUD) in other cities and create a feasibility report on DUD's to report to the City Manager and City Council.
8. Review and revise the Master Drainage Study on an as needed basis (*i.e. upon the annexation of new land or changing of land use*).

04 MAP INDEX

See the following maps located in Appendix C, *Maps*, of this Comprehensive Plan:

- Master Thoroughfare Plan (3)
- Master Water Distribution System Plan (4)
- Master Wastewater Collection System Plan (5)

05 STREET CROSS SECTIONS

The City of Rockwall has a variety of developments from low-density rural developments to mixed-use, pedestrian oriented retail districts. These various developments all have different needs with regard to the necessary street cross section needed to adequately serve the development. For example, the mixed-use, pedestrian oriented retail district requires a higher capacity street cross section that incorporates curb and gutter, street trees, and on-street parking. Whereas, a low-density rural development would require a smaller, two (2) lane roadway that incorporates either curb and gutter or drainage swales depending on the desired design of the community.

In certain parts of the City, it may be necessary to modify the required street cross sections to account for unique circumstances and to account for existing right-of-ways. As a general principal all streets and roadways should attempt to incorporate the following:

- A minimum of a six (6) foot planting strip of accent trees and shrubs.
- A minimum of a five (5) foot sidewalk.

Both of these elements will create a pedestrian friendly streetscape that gives the feeling of enclosure or separation from the main traffic lanes of the street cross section. For non-residential development the five (5) foot sidewalk should be increased to provide a greater sense of pedestrian protection.

The following are the recommended typical street cross sections that should be used in the community. Each street cross section indicates road type, symbol, and abbreviation that correspond to the Master Thoroughfare Plan. In addition, the general design standards have been provided for reference.

[2]: *While the word regional can sometimes indicate a large area, regional detention facilities in this case refer to facilities that are strategically located within a development to support the drainage and detention needs of two (2) or more parcels of land regardless of size.*

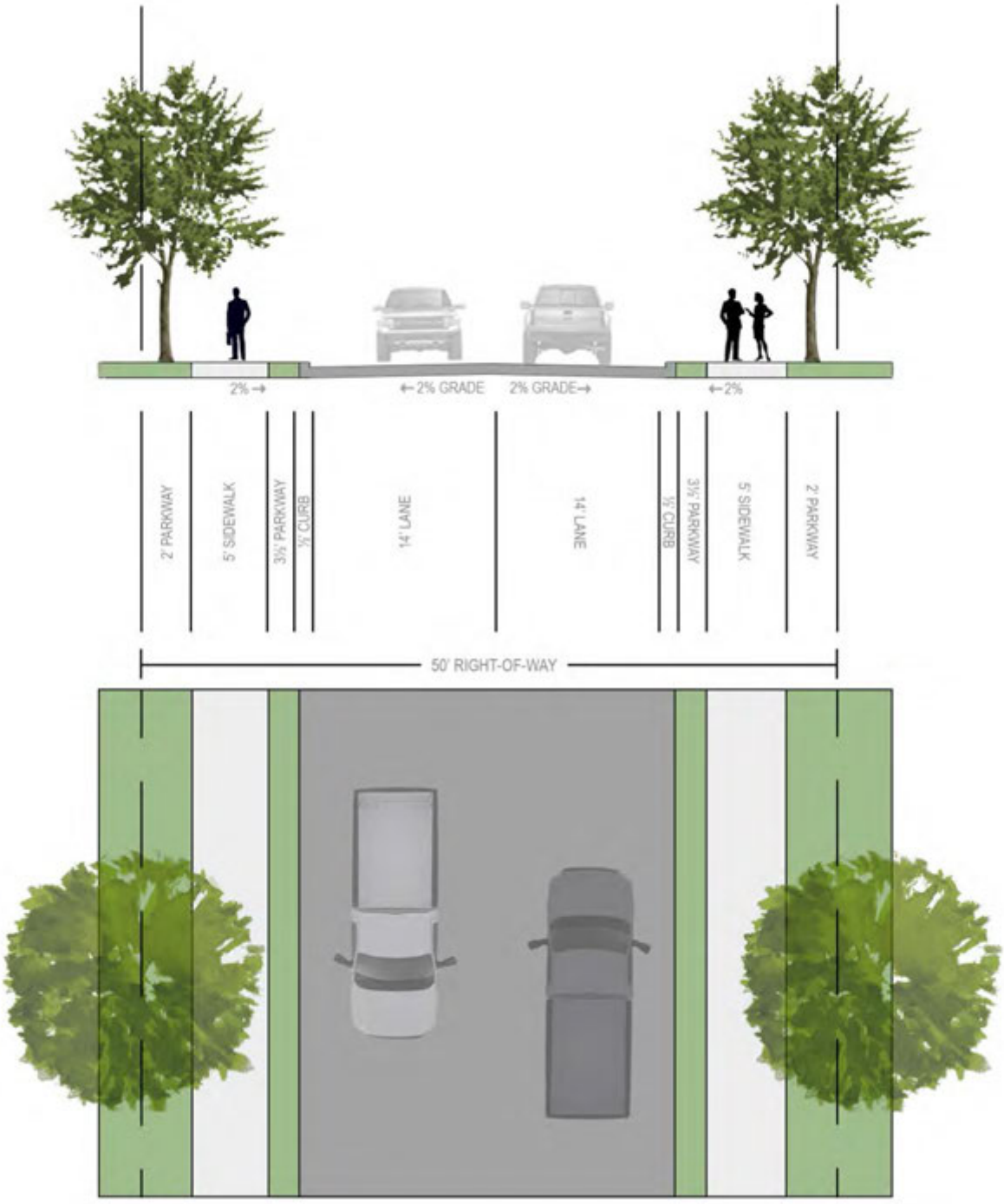
05 STREET CROSS SECTIONS
01 RURAL LOCAL ROADWAYS

ROAD TYPE: RURAL LOCAL, TWO (2) LANE, UNDIVIDED ROADWAY
ABBREVIATION: RL2
DESIGN STANDARDS: *[1]* 50' ROW, *[2]* NO ON-STREET PARKING, *[3]* 30 MPH DESIGN SPEED, & *[4]* NO CURB AND GUTTER



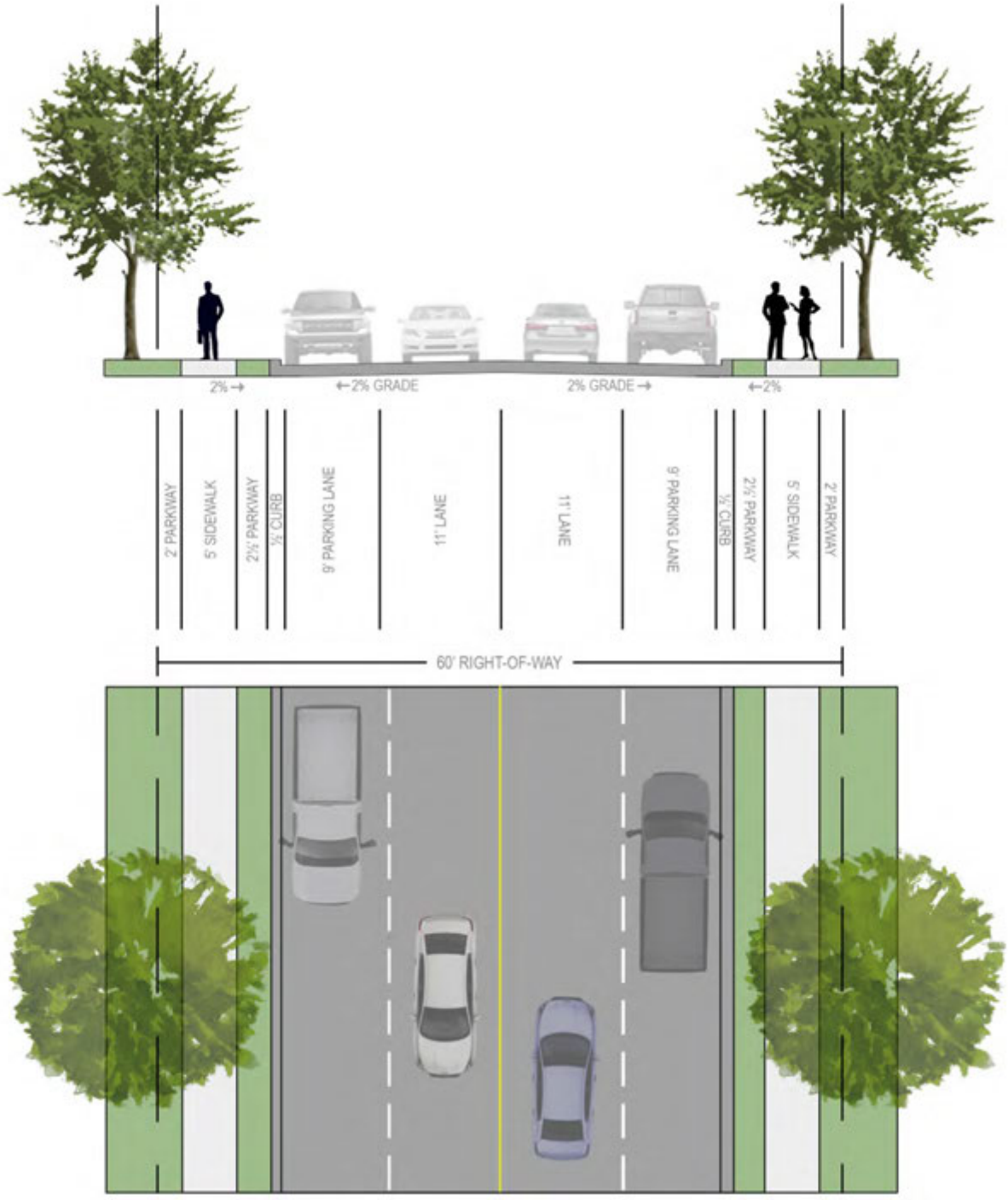
05 STREET CROSS SECTIONS
02 RESIDENTIAL STREETS

ROAD TYPE: RESIDENTIAL, TWO (2) LANE, UNDIVIDED ROADWAY
ABBREVIATION: R2
DESIGN STANDARDS: [1] 50' ROW, [2] NO ON-STREET PARKING, & [3] 30 MPH DESIGN SPEED



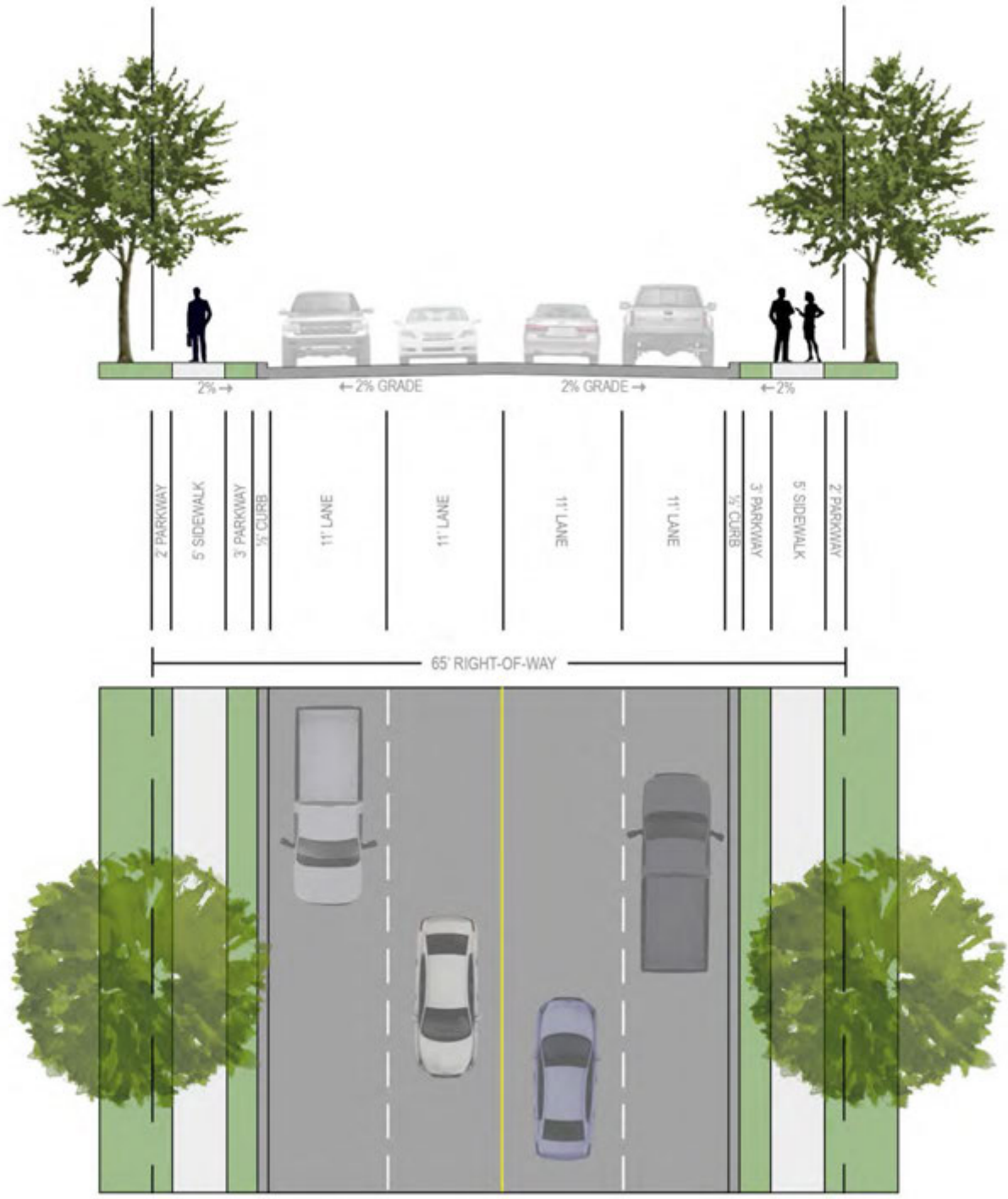
05 STREET CROSS SECTIONS
03 MINOR COLLECTORS

ROAD TYPE: MINOR COLLECTOR, TWO (2) LANE, UNDIVIDED ROADWAY
ABBREVIATION: MC
DESIGN STANDARDS: [*1*] 60' ROW, [*2*] TWO (2) ON-STREET PARKING LANES, & [*3*] 30 MPH DESIGN SPEED



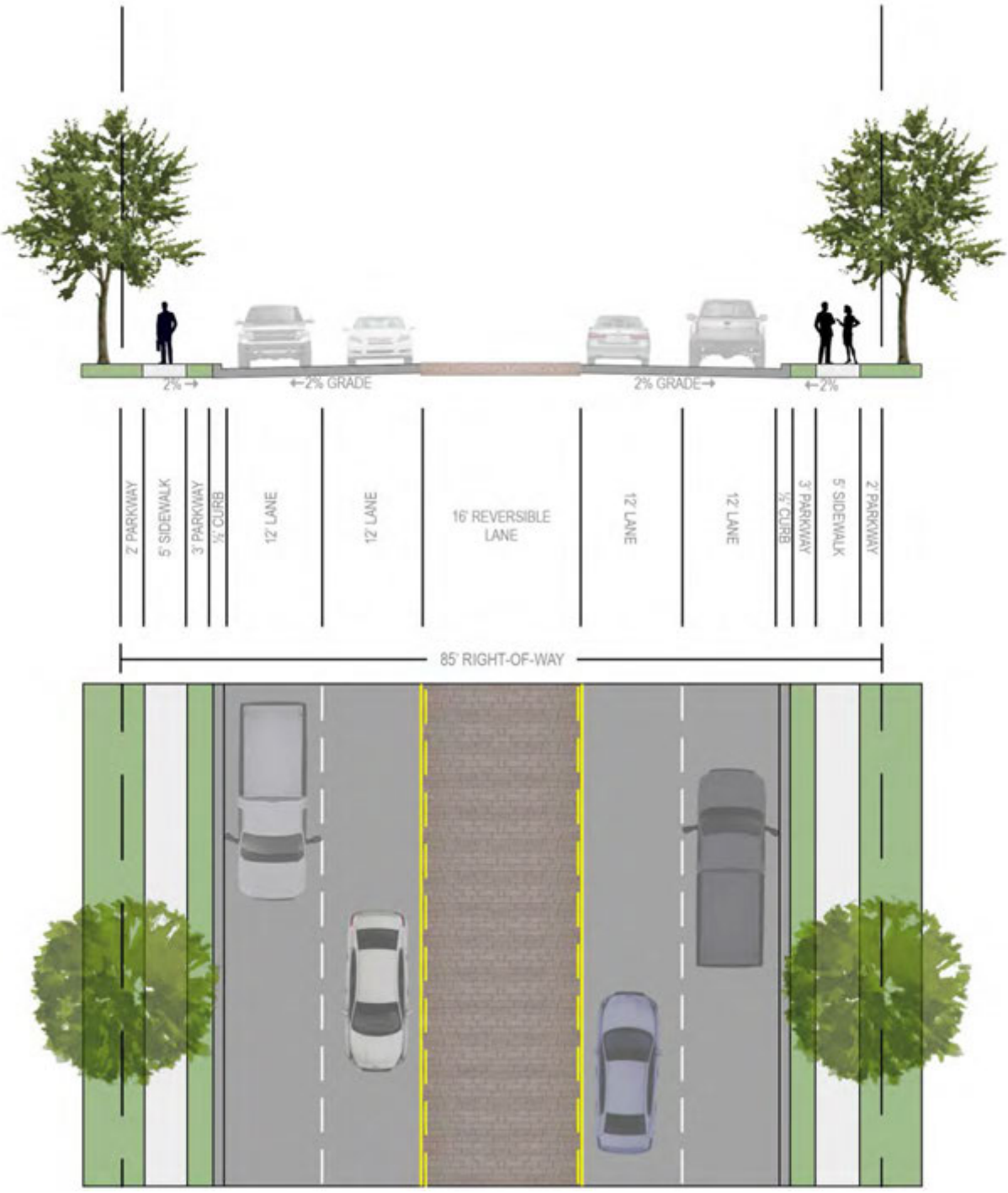
05 STREET CROSS SECTIONS
04 MAJOR COLLECTORS

ROAD TYPE: MAJOR COLLECTOR, FOUR (4) LANE, UNDIVIDED ROADWAY
ABBREVIATION: M4U
DESIGN STANDARDS: [*1*] 65' ROW, [*2*] NO ON-STREET PARKING, & [*3*] 35 MPH DESIGN SPEED



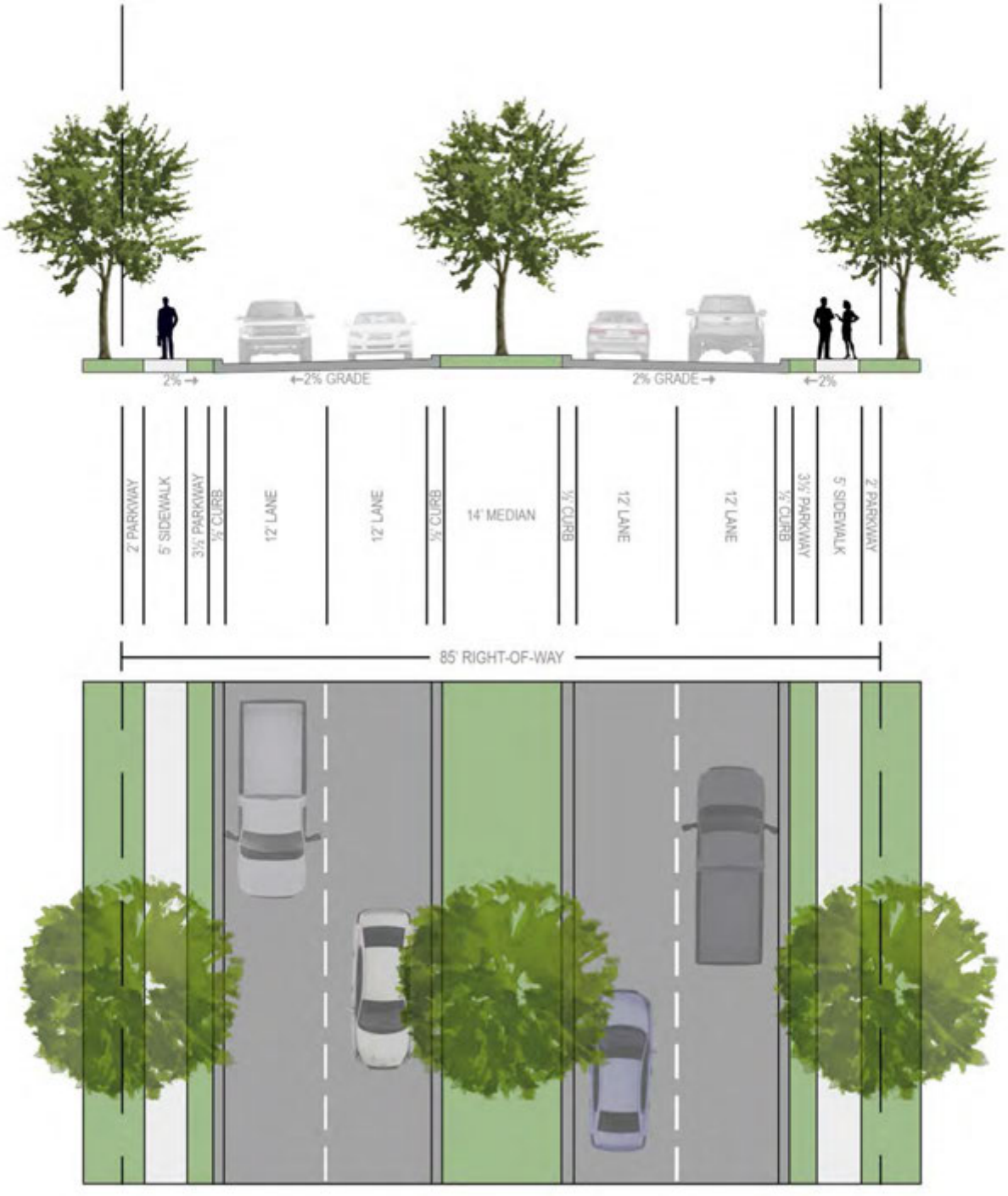
05 STREET CROSS SECTIONS
04 MAJOR COLLECTORS

ROAD TYPE: MODIFIED MAJOR COLLECTOR, FOUR (4) LANE, UNDIVIDED ROADWAY
ABBREVIATION: M4U-M
DESIGN STANDARDS: [*1*] MAXIMUM OF 85' ROW, [*2*] NO ON-STREET PARKING, [*3*] 35 MPH DESIGN SPEED, & [*4*] REVERSIBLE LANE



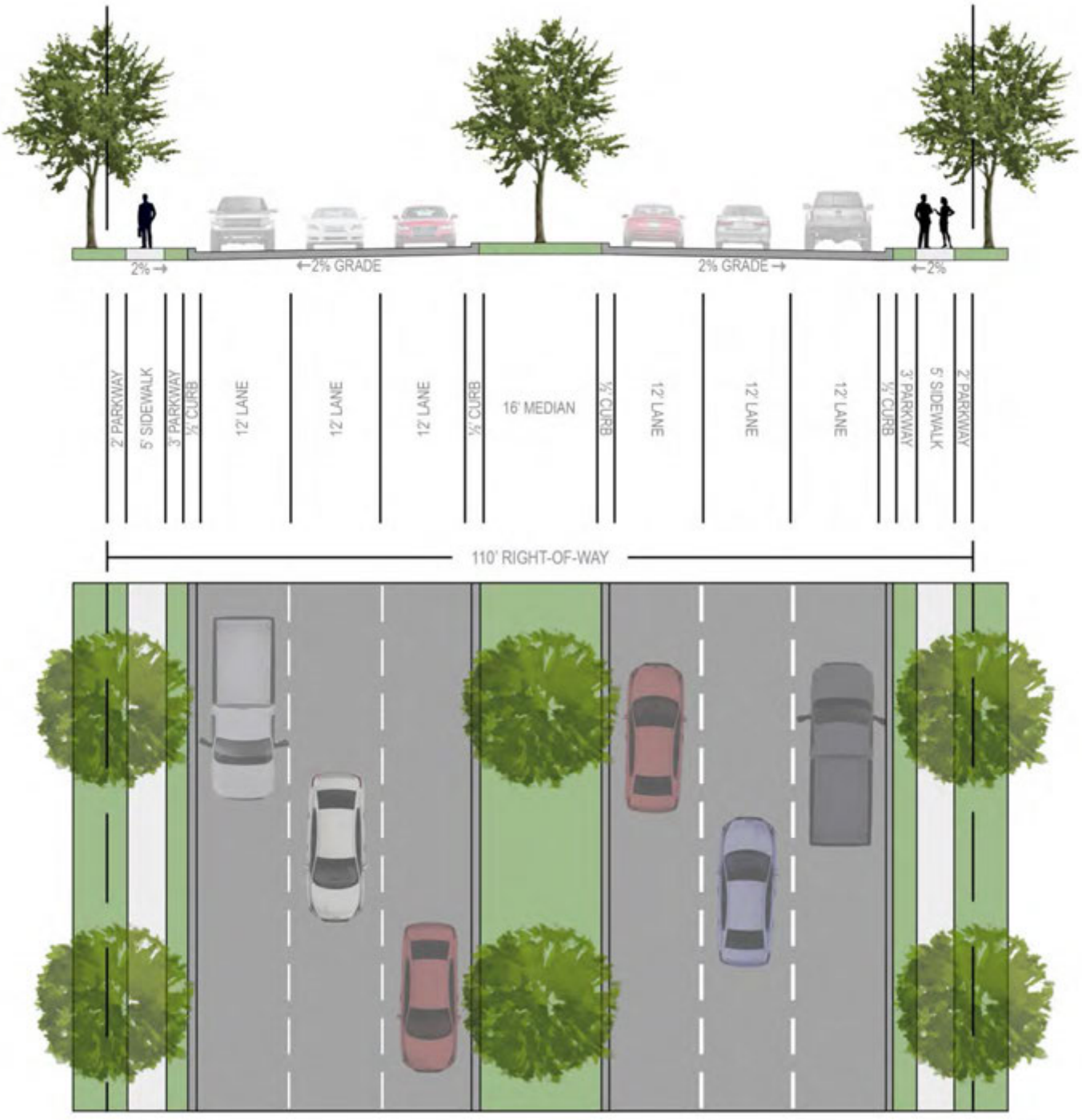
05 STREET CROSS SECTIONS
04 MAJOR COLLECTORS

ROAD TYPE: MAJOR COLLECTOR, FOUR (4) LANE, DIVIDED ROADWAY
ABBREVIATION: M4D
DESIGN STANDARDS: [1] 85' ROW, [2] NO ON-STREET PARKING, & [3] 40 MPH DESIGN SPEED



05 STREET CROSS SECTIONS
05 PRINCIPLE ARTERIALS

ROAD TYPE: PRINCIPAL ARTERIAL, SIX (6) LANE, DIVIDED ROADWAY
ABBREVIATION: P6D
DESIGN STANDARDS: [*1*] 110' ROW, [*2*] NO ON-STREET PARKING, & [*3*] 45 MPH DESIGN SPEED



05 STREET CROSS SECTIONS
06 TXDOT ROADWAYS

ROAD TYPE: TEXAS DEPARTMENT OF TRANSPORTATION PRINCIPLE ARTERIAL ROADWAYS
ABBREVIATION: TXDOT4D & TXDOT6D
DESIGN STANDARDS: [*1*] 120' ROW, [*2*] NO ON-STREET PARKING, & [*3*] VARIABLE DESIGN SPEED















CHAPTER 05
PUBLIC HEALTH, SERVICES AND SAFETY



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01 VISION STATEMENT

The City of Rockwall will continue to provide its citizens and visitors with the highest level of municipal services. This includes providing recreational and programming opportunities aimed at allowing citizens the ability to choose a healthy lifestyle, public services that are superior to other cities in the region, and public safety services that ensure a safe and secure community.

02 GOALS AND POLICY STATEMENTS

02.01 PUBLIC HEALTH

GOAL 01 | HEALTHY LIFESTYLE

Encourage community design that promotes options for physical activity, and the choice of a healthy lifestyle.

POLICIES

1. Residential and non-residential development should be designed with access to trails and parks to promote physical activity.
2. Explore opportunities for the incorporation of specialized recreational amenities (*e.g. kayak/canoe launches, mountain bike trails, etc.*).
3. Residential development should be located and designed to ensure that all homes in the City are located within a 15 minute walk (*or ½-mile*) of a Neighborhood Park.
4. Look to increase recreational bicycle and pedestrian activity and connectivity throughout the City.

GOAL 02 | EVENTS FOR ACTIVE LIFESTYLES

Encourage City events that promote healthy and active lifestyles.

POLICIES

1. Continue to provide Rockwall's citizens with access to healthy, locally grown foods through the Downtown Farmers Market.
2. Continue to provide events and programs like Family Fun Fridays, outdoor education, and local partnerships that promote a healthy and active lifestyle.

LEFT: Rockwall Fire Department's Ladder Truck #2, which is located at Station #2. This is the City's biggest fire truck with an aerial platform that extends 100-feet into the air.

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GOAL 03 | PROGRAMS FOR SENIORS

Look to expand programming targeted at senior citizens to address the growing number of retirees in the City.

POLICIES

1. Continue to offer fitness programs, volunteer opportunities, and other social events for seniors targeted at active and social aging.

02.02 PUBLIC SERVICES

GOAL 01 | LEVEL OF SERVICE

Strive to provide the highest level of service (*i.e. proactive, reactive and coactive*) by ensuring that there are proper public facilities to serve the community consistent with the City's growth and financial abilities.

POLICIES

1. Maximize the efficiency and effectiveness of the City's current public facilities to extend their useful life (e.g. repair, renovations, maintenance, and adaptive reuses).
2. Design and locate new facilities to account for the future growth and community accessibility.
3. Design new facilities in harmony with the design of adjacent land uses so that the facility will blend into the character of the surrounding area.
4. Design new facilities to adapt to the changing nature of technology and incorporate flexible spaces that can be adapted for future uses/workspace.

GOAL 02 | TECHNOLOGY

Improve efficiency and access to the City's existing public services by utilizing and adapting to new technologies.

POLICIES

1. Explore opportunities to increase efficiency in current services and application processes (*e.g. development services, water services, etc.*) by encouraging citizens to interface with the City online (*e.g. fill out applications, request assistance, etc.*).
2. Shift all plan review processes to a paperless system to free up storage space for additional workspaces.

GOAL 03 | REGIONAL COOPERATION

Continue to coordinate and collaborate with the City's regional partners to ensure continued cooperation, and sharing of resources and facilities.

02.03.01 PUBLIC SAFETY: POLICE

GOAL 01 | COMMUNITY POLICING

Strengthen and increase community interaction through *Community Policing*[1] and personal relationships to enhance safety and trust in the community.

POLICIES

1. Increase high visibility patrols in the community.
2. Increase the number of neighborhoods with crime watch programs and encourage residents to participate.
3. Encourage strategic partnerships in the community like the Rockwall Clergy and Police Partnership.
4. Encourage and strengthen the partnership with the Rockwall Independent School District (RISD) to ensure safe school environments.
5. Engage residents to take a proactive approach to Community Policing by promoting educational programs like Citizens On Patrol, Citizens Police Academy, Property Identification Program and Rockwall Police Summer Safety Camp.
6. Encourage open communication with residents by continuing *Park Walk and Talks* and holding events like *Texas Night Out*.

GOAL 02 | CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Work closely with the City's Planners, Engineers, developers and property owners to ensure a safe physical environment that incorporates building and site design techniques that are consistent with the Crime Prevention through Environmental Design (CPTED)[2] guidelines.



Out to Lunch Bunch 2017: A program targeted at connecting the City's seniors by sponsoring outings to restaurants and shopping.



Rockwall's Downtown Farmers Market 2016: The Downtown Farmers Market has been providing citizens with access to locally grown produce and specialty products since 2008.



Rib Rub & Run 2014: An annual barbecue competition with live music and a 5K & 10K race.



Senior Health Fair 2016: The annual Senior Health Fair offers citizens the ability to interface with various health care and senior service providers in one convenient location.

[1] *Community Policing: Community Policing is a philosophy that promotes organizational strategy intended to support the systematic use of partnerships within a community and problem-solving techniques to proactively address the immediate conditions that give rise to public safety issues (e.g. crime, social disorder, and fear of crime).*

[2] *Crime Prevention through Environmental Design (CPTED): Crime Prevention through Environmental Design, or CPTED (pronounced sep•ted), is a multi-disciplinary approach to deterring crime and criminal behavior through environmental design. The principle strategies rely upon the ability to influence offender decisions that precede criminal acts by affecting the built, social and administrative environment.*

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) STRATEGIES FOR THE BUILT ENVIRONMENT

NATURAL SURVEILLANCE STRATEGIES

- ☑ Design streets with sidewalks to promote pedestrian accessibility.
- ☑ Use windows to increase visibility onto sidewalks and parking areas.
- ☑ Use adjacent vehicular traffic as an asset in surveillance.
- ☑ Design landscaping schemes to allow for visibility of building entryways and parking areas.
- ☑ Use transparent fencing, and limit opaque fencing where possible.
- ☑ Design site lighting plans to ensure that all areas of a property have good night visibility.
- ☑ Use shielded or cut-off luminaire fixtures to control glare.

NATURAL ACCESS CONTROL

- ☑ Use a single and identifiable point of entry.
- ☑ Use structures/building design to divert people to reception areas.
- ☑ Use landscaping as a natural barrier to entry adjacent to windows and fences.
- ☑ Eliminate external access points to roofs.
- ☑ Use locking gates between front and rear yards of properties.

NATURAL TERRITORIAL REINFORCEMENT

- ☑ Incorporate trees into residential subdivisions.
- ☑ Create distinctions between publicly accessible open space and private open space.
- ☑ Avoid chain link fencing and fencing with barbed wire/razor wire.
- ☑ Place amenities in public areas that promote increased use of these spaces.
- ☑ Use motion sensor lighting at key entry points.
- ☑ Avoid running trails and sidewalks directly behind residential areas.

POLICIES

1. Incorporate Natural Surveillance, Access Control, and Territorial Reinforcement Techniques into the site planning process (*see side bar at left*).
2. Incorporate the concepts of Activity Support and Management and Maintenance in collaboration with Community Policing to ensure safe physical environments.
3. Require vandal-resistant construction and design methods.

GOAL 03 | DESIGN STANDARDS

Ensure the City's land development policies and design standards incorporate planning for public safety.

GOAL 04 | RISK IDENTIFICATION

Identify risks in the community associated with crime, and the potential for crime, and look for proactive strategies to address those risks.

02.03.02 PUBLIC SAFETY: FIRE

GOAL 01 | EMERGENCY RESPONSE

Maintain and improve the high level of emergency response currently offered to the community and continue to protect life, property, and the built environment.

POLICIES

1. Ensure that operational personnel, equipment, and facilities are appropriately sized to the City's population and financial ability.
2. Evaluate operations in general compliance to national standards.
3. Continue to use metrics like International Insurance Services Office (ISO) ratings and response time mapping to ensure that citizens are consistently receiving the best service possible.
4. Identify underserved areas and look for ways to improve response times in these areas.
5. Work with the Public Works Department to ensure that infrastructure is properly sized and maintained to respond to an emergency.

GOAL 02 | RAISE AWARENESS ABOUT FIRE SAFETY

Develop, prepare, and improve educational programs and community events that can increase awareness about department procedures, life safety, and fire prevention techniques.

GOAL 03 | REGULATORY CODES

Ensure that the City's land development policies and design standards incorporate planning for public safety.

GOAL 04 | RISK PREVENTION

Identify risks in the community associated with fire and fire prevention, and look for proactive strategies to address those risks.

02.03.03 PUBLIC SAFETY: ENFORCEMENT

GOAL 01 | ENFORCEMENT

Develop effective maintenance and enforcement strategies that ensure that the City's residential and non-residential developments continue to be well maintained as they age.

POLICIES

1. Explore community partnerships with Homeowner's Associations (HOA's), property management companies, and other community groups to expand community involvement in maintenance and enforcement issues.
2. Look to leverage new and existing technologies to streamline the public reporting process concerning maintenance and enforcement issues.
3. Continue and expand the process of removing substandard structures that pose a risk to the health, safety and welfare of the general public.

GOAL 02 | NEIGHBORHOODS

Document and monitor the City's housing stock and neighborhoods to help facilitate effective allocation of inspectors and resources.

03 IMPLEMENTATION STRATEGIES

1. Work to update an Annual Parks and Recreation Business Plan that can guide programming and events on a yearly basis.

2. Create a Pedestrian Walkability Plan for the community that specifically addresses strategies for pedestrian access and crossings in areas of the City that do not have sidewalks.
3. Develop a long-term strategy for the replacement of City facilities that includes potential adaptive reuses of the existing facilities.
4. Perform an in-house audit of the development review process and look for ways to streamline the process by incorporating technology and reducing redundancies.
5. Incorporate a representative from the Police Department in the development review process to ensure that development is being planned in accordance with Crime Prevention through Environmental Design (CPTED) guidelines.
6. Review the Unified Development Code and Municipal Code of Ordinances to ensure that these documents incorporate policies and design standards for public safety.
7. Evaluate resident-initiated enforcement cases for each subdivision and put together an Inspection Efficiency Analysis that can help increase the efficiency of the Neighborhood Improvement Services (NIS) Department in the department in the future.
8. Create a Community Housing Survey that documents the character and condition of the City's various neighborhoods for the purpose of tracking the City's housing stock and drafting strategies related to the on-going maintenance and support of these neighborhoods.



Residential Structure Fire 2017: Rockwall firefighters putting out a mobile home that caught on fire.



Public Education on Fire Prevention 2015: Captain Kevin Clark with the Fire Marshal's Division educating elementary school students about fire prevention.



NIS Cookout 2013: Neighborhood Improvement Services (NIS) Department interfacing with the community at a City sponsored cookout.



National Day of Prayer 2013: The honor guard standing at attention at the National Day of Prayer Ceremony.



Rockwall Police Explorers 2017: The Mayor, Chief of Police, and *Rockwall Police Explorers* at the 2017 Duck Regatta.



COOKIES FOR COPS 2016:
ASSISTANT CHIEF ALDRIDGE AT THE COOKIES FOR COPS EVENT AT LAKE ROCKWALL ESTATES IN 2016.

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CHAPTER 06
ECONOMIC DEVELOPMENT



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01 VISION STATEMENT

The City of Rockwall should continue to build a diversified local economy by attracting and retaining businesses that can utilize the City's existing highly skilled workforce and aid in the creation of a stable and resilient tax base. In addition, the City should look for ways to expand and develop its current workforce while taking a proactive approach in recruiting specific businesses that can provide the desired jobs, goods and services to residents in the community.

02 GOALS AND POLICY STATEMENTS

GOAL 01 | MARKETING THE CITY

Take a proactive approach in promoting the City of Rockwall on a regional and national scale as a place that provides a superior live/work environment, and that caters to all aspects of daily life (*e.g. shopping, recreation, dining, etc.*).

GOAL 02 | DIVERSIFY THE ECONOMY & TAX BASE

Establish policies that will diversify the local economy and create a stable tax base.

POLICIES

1. Strive to maintain a balanced mix of land uses that can create a fiscally sustainable tax base of 67% residential value to 33% commercial value -- *as recommend in the City's Strategic Plan* -- by preserving the City's current residential to non-residential land use ratio (*i.e. 80% Residential; 20% Commercial*).
2. Evaluate the potential economic impacts of all development submittals by assessing the fiscal impact of the project with regard to the City's operating revenues, expenditures and capital improvements.

GOAL 03 | COMMERCIAL/RETAIL

Address the changing nature of retail by adopting strategies that can help the City of Rockwall adapt to shifts in design, land use and the commercial market to create unique retail spaces that focus on experience.

POLICIES

1. Survey, document, and analyze the City's current retail facilities and compare these to identified and perceived shifts in the retail market.

LEFT: The sign at the entry of the Rockwall Economic Development Corporation (REDC). The REDC was created in 1996 and is funded by a ½-cent sales tax collected in the City of Rockwall.

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2. Identify the City's commercial corridors and create plans that classify strategic areas, and lay out goals and policies intended to preserve the long-term viability of these areas.
3. Review commercial development and parking standards, and ensure that they allow for smaller more compact commercial/retail centers that incorporate less parking (i.e. allow more shared parking) in the City's commercial/retail corridors.
4. Explore opportunities to incorporate adaptive reuse standards into certain areas of the City to address the possibility of future vacancy.

GOAL 04 | SMALL BUSINESS

Support the development and growth of small businesses.

POLICIES

1. Identify and preserve areas of the City suitable for smaller businesses.
2. Promote shop local programs throughout the City rather than only in the Downtown areas.
3. Look for opportunities to create incubators to grow and support the creation of small local businesses.

GOAL 05 | ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (REDC)

Continue to work with the Rockwall Economic Development Corporation (REDC) to assist in attracting desirable corporate office, technology and clean industrial businesses to the City of Rockwall.

POLICIES

1. Support the REDC in the development of marketing materials that help convey opportunities for new development/redevelopment within areas of the City that are deemed appropriate for industrial and employment land uses.
2. Ensure that there is an appropriate and sufficient amount of land designated for Technology/Employment Center land uses on the Future Land Use map. This is particularly important in the SH-276 Corridor and along the alignment of the future Outer Loop.
3. When appropriate, protect land that is currently entitled and zoned for light industrial land uses.
4. Work with the REDC to identify land appropriate for future expansions of the City's Technology Park.

GOAL 06 | ATMOSPHERE

Continue to work to create a business friendly atmosphere built around strong customer support and efficient delivery of municipal services to ease the transition/process for businesses looking to build facilities in the City.

POLICIES

1. Look for opportunities to incorporate technology (*i.e. online applications, online plan submittal, etc.*) to increase efficiency in the City's development process.
2. Anticipate infrastructure needs (*i.e. water, wastewater and streets*) required for non-residential development within the City.

GOAL 07 | WORKFORCE

Develop, maintain and recruit a highly skilled workforce that can attract the businesses necessary for the long-term prosperity of the City.

POLICIES

1. Continue to enhance the City's quality of life to help recruit and retain a highly skilled workforce that can make the community more competitive.
2. Identify strategic partnerships with local colleges/universities, private businesses, the Rockwall Economic Development Corporation (REDC), the Rockwall Independent School District (RISD), and the City of Rockwall to create programs and training opportunities to develop and recruit a highly skilled workforce.
3. Strive to produce high quality work environments that create a sense of place, and that provide access in a close proximity to retail and restaurants.

03 IMPLEMENTATION STRATEGIES

1. Work with the Rockwall Economic Development Corporation (REDC) to develop an Economic Development Strategic Plan that focuses on providing a unified approach to addressing proactive recruitment of commercial businesses (i.e. industrial, office, and retail).
2. Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community.
3. In accordance with the Strategic Plan, utilize Fiscal Impact Analysis (FIA) to create a fiscal impact model for the purpose of relating cost of service, assessed value, and taxable value to potential changes in land uses for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community.
4. Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting, and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.
5. Review the parking standards contained in Article VI, *Parking and Loading*, of the Unified Development Code to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use. In addition, provide incentives for shopping centers to provide shared parking to reduce the overall parking for retail centers.
6. Perform an in-house audit of the development review process and look for ways to streamline the process by incorporating technology and reducing redundancies.
7. Perform an assessment of all vacant land suitable for non-residential development within the City and anticipate the possible infrastructure required to effectively develop these areas with non-residential development.
8. Prepare an annual community progress report that details the City's major economic development projects and the employment associated with each project. This report should also convey information regarding the City's current major employers, and should be disseminated to local colleges/ universities, private businesses, the Rockwall Economic Development Corporation (REDC), and the Rockwall Independent School District (RISD).



PRATT INDUSTRIES 2017: PRATT INDUSTRIES OPENED ITS NEWEST PLANT IN THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION'S TECHNOLOGY PARK IN JUNE 2017.

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CHAPTER 07
COMMUNITY CHARACTER



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01 VISION STATEMENT

Through conscious design of the City's natural and built environment, the City of Rockwall will strive to create a sense of place for it residents that highlight the principles of a hometown atmosphere. The resulting community will impart to residents and visitors a sense of security, convenience, efficiency, comfort and nostalgia.

02 GOALS AND POLICY STATEMENTS

GOAL 01 | RECOGNITION & IDENTITY

Strengthen the City of Rockwall's identity and sense of place through landmarks and monumentation, and the creation of memorable places that engage and attract people.

POLICIES

1. Explore opportunities for the incorporation of gateway elements (*e.g. signage, plantings, and/or architectural elements*) that can be used to create a sense of destination or arrival.
2. Work with the Texas Department of Transportation (TXDOT) to ensure good visibility of the city from the IH-30 bridge and causeway by managing vegetation along its side slopes. This can be accomplished by creating windows through selective thinning and removal of vegetation without affecting the majority of the existing vegetation.

GOAL 02 | UNIQUE DESTINATIONS

Create distinctive destinations built around the City's existing assets that invite people into the community and encourage social interaction.

POLICIES

1. Explore opportunities to incorporate public open spaces into commercial and industrial developments.
2. Encourage public events that utilize existing parks and community facilities to encourage social interaction.
3. Continue to develop and plan for an interconnected trail and sidewalk system that promotes connectivity and access to all areas of the City.

LEFT: The *Concert by the Lake* series -- *held in the City's Harbor District* -- is one of the many opportunities for free live music provided by the City of Rockwall.

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Existing Gateway Elements.

1. *Rockwall Signage Adjacent to Ridge Road*
2. *SH-66 Boat Ramp Pavilion*
3. *Harbor Lighthouse*
4. *Water Tower along IH-30*

GOAL 03 | ENVIRONMENTAL RESPONSIBILITY

Encourage environmental responsibility by preserving and enhancing the City's natural areas for the benefit of the community.

POLICIES

1. See the specific Goals and Policies contained in Chapter 2, *Environment & Ecology*, of this Comprehensive Plan.

GOAL 04 | DOWNTOWN IDENTITY

Create an identity for the Downtown that is distinct from competing uses along IH-30.

POLICIES

1. Continue to utilize the downtown historic courthouse, downtown square and San Jacinto Plaza as the focal points for the community and as gathering places for civic, cultural and recreational events.
2. New infill development and redevelopment within the downtown area should employ site design and architecture that builds on the traditional character of the downtown square.
3. Encourage the preservation and adaptive reuse of existing buildings within the downtown area.
4. The Downtown should incorporate attractive branding elements or other thematic devises (*e.g. banners, street signs, etc.*) that complement existing businesses and create a sense of place.
5. The Downtown should exemplify pedestrian safety and mobility.

GOAL 05 | DEVELOPMENT

Allow only high-quality buildings that are constructed for the long-term value of the community, are easily adaptable to the changing market conditions, and that reflect a sense of permanence and public pride.

POLICIES

1. All buildings should be architecturally significant, reflecting characteristics of the community.
2. Corporate branding elements that make buildings difficult to rebrand or adapt to other uses should be highly discouraged.
3. Public buildings should be constructed to create a continuity between the past, present and future of the community. This includes creating architecturally significant structures that are consistent in design, expression, materials, and/or other elements. The buildings should use high visibility areas to underscore their significance and be designed with an emphasis on conservation and environmental quality.
4. Increase the amount of permeable surface area (*i.e. landscaping and greenspace*) by reducing the amount of concrete or other non-permeable surfaces used for parking areas.

GOAL 06 | VIEW CORRIDORS

Identify areas of the City that provide unique views of Lake Ray Hubbard and the North Texas skyline, and implement strategies to protect these view corridors for future generations.

POLICIES

1. Consider creating stair-step height restrictions for properties along Ridge Road that preserve the view of Lake Ray Hubbard and the North Texas Skyline.
2. Explore opportunities along the Lake Ray Hubbard shoreline -- *specifically in the Harbor District (i.e. PD-32)* -- for property that can be used to create scenic viewpoints of the Lake and the surrounding areas.

GOAL 07 | STREET ENHANCEMENTS

Use street enhancements along key thoroughfares to reinforce community character, and provide a more appealing pedestrian experience.

POLICIES

1. Use street trees to provide key thoroughfares with a safe and aesthetically pleasing streetscape. This will assist in traffic calming, and create a separation between vehicles and pedestrians.
2. Design streets to the minimum width feasible to minimize maintenance and construction cost and reduce storm water runoff. This will also help to control the speed of motor vehicles.

GOAL 08 | ART & CULTURE

Continue to support the advancement of art and culture in the community to strengthen citizen's quality of life and contribute to the City's unique character and personality.

POLICIES

1. Look for opportunities to incorporate water themes into public art to highlight the City's lakeside identity.
2. Continue to utilize the *Percent for Art Program* to fund public art in conjunction with the City's Capital Improvement Plan (CIP) projects.
3. Identify key locations and high visibility structures to implement public art for the purpose of maximizing the potential impact and exposure of the installations.

4. Look for opportunities to coordinate, work with, and support private and non-profit organizations that provide cultural experiences to the community.

GOAL 09 | SIGN CLUTTER AND OVERHEAD UTILITIES

Reduce visual clutter along roadways by diminishing or removing the negative visual impacts of overhead utility lines and unnecessary signage.

POLICIES

1. Look for ways to bury or relocate existing overhead utility lines.
2. Require all new development to install utilities underground.
3. Encourage shorter ornamental trees beneath utility lines to mask the visual impact of the overhead lines while continuing to provide an aesthetically pleasing streetscape.

GOAL 10 | CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Ensure a safe physical environment by incorporating the use of building and site design techniques that are consistent with Crime Prevention through Environmental Design (CPTED) guidelines.

POLICIES

1. See the specific Goals and Policies contained in Chapter 5, *Public Health, Services & Safety*, of this Comprehensive Plan.

GOAL 11 | MAINTENANCE & ENFORCEMENT

Develop maintenance and enforcement strategies that ensure successful implementation and outcomes of the community's vision.

POLICIES

1. See the specific Goals and Policies contained in Chapter 5, *Public Health, Services & Safety*, of this Comprehensive Plan.

GOAL 12 | FREE LIVE MUSIC

Further identity the City of Rockwall as the *Free Live Music Capital of North Texas*.

POLICIES

1. Continue to build on the successes of the Concert by the Lake and the San Jacinto Plaza Music Series.
2. Look for more opportunities to incorporate free live music events and festivals.

03 IMPLEMENTATION STRATEGIES

1. Review the corridor overlay district standards contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code to ensure that each corridor overlay district contains requirements that convey the community's character, while continuing to provide unique design standards tailored to the geography and land use of the corridor.
2. Review the existing density, development and design standards contained in the Unified Development Code to ensure the requirements support and encourage the creation of vibrant public spaces built around social interaction.
3. Review the City's community design elements and develop a *Community Design Plan* that can identify new opportunities for landmarks, monuments and public art.
4. Identify opportunities and explore possible incentives for the relocation of existing overhead utilities underground.
5. Review the parking standards contained in Article VI, *Parking and Loading*, of the Unified Development Code to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use.
6. Develop a comprehensive wayfinding plan that identifies appropriate locations for signage and provides design standards for standardization.
7. Review the City's Master Trail Plan to ensure the plan provides connectivity and access to all areas of the City.



Rockwall Founder's Day 2016: Stoney LaRue Band on stage at Harry Myer's Park.



Downtown Mural Completed in 2017 by Isaac Davies: The mural is intended to pay homage to Rockwall's rich history.



Dallas Race Week on Lake Ray Hubbard 2007: Sailboats racing off the shores of Rockwall.



Rockwall Founder's Day 2006: Jerry Jeff Walker on stage in the Downtown Square.



Memorial Day Concert at the Harbor 2014: Jason Castro takes the stage in front of the Hilton Hotel and Resort.

CHAPTER 08
RESIDENTIAL



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01 VISION STATEMENT

The City of Rockwall should continue to employ conscious design techniques that create attractive and unique, master planned communities, which complement the City's existing residential housing stock, and lead to the creation of enduring value. In addition, the City should continue to support its existing neighborhoods for the purpose of ensuring the long-term health and prosperity of the community.

02 GOALS AND POLICY STATEMENTS

02.01 EXISTING RESIDENTIAL DEVELOPMENTS

GOAL 01 | EXISTING RESIDENTIAL SUBDIVISIONS AND DEVELOPMENTS

Respect the character of the City's existing residential subdivisions and developments by strengthening and supporting these areas.

POLICIES

1. Consider the impact of a proposed development on an adjacent existing residential subdivision when considering a new development proposal to ensure the protection of the City's established residential land uses.
2. New residential development in the City that will be adjacent to an established residential subdivision should incorporate construction standards that are equal to or more restrictive than the existing residential subdivision (*e.g. masonry content, landscaping requirements, garage orientation, roof pitch etc.*). This will ensure that any new residential development will complement the existing residential subdivision.
3. Protect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and buffers to create a natural transition. Where this is not possible, a masonry wall matching the aesthetics of the residential subdivision along with mature canopy trees spaced at a minimum spacing should be used to visually screen the development.
4. Work to understand the different needs of the City's existing residential neighborhoods, and work with residents to address these needs.

LEFT: The Park Place Subdivision is a successful example of a subdivision that utilizes Traditional Neighborhood Design (TND) design standards.

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GOAL 02 | INFILL DEVELOPMENT

Preserve and enhance the City's established residential neighborhoods and encourage appropriate infill development when pertinent to a revitalization effort.

GOAL 03 | EXISTING NEIGHBORHOODS

Promote clean, safe, healthy, and active neighborhoods.

POLICIES

1. Look for opportunities to provide sidewalks and trail connections to existing single-family neighborhoods for the purpose of promoting walkability within the community. This will also provide connections to parks and commercial activity centers.
2. Continue to strictly enforce the property maintenance code to ensure that all residential properties are maintained to at least the minimum standard.
3. Look for opportunities to foster stronger relationships and better communication with Homeowner's Associations and Neighborhood groups.

02.02 GENERAL RESIDENTIAL/MASTER PLANNED COMMUNITIES

GOAL 01 | MASTER PLANNED COMMUNITIES

Encourage large master planned communities that incorporate a mixture of land uses (*i.e. residential, commercial, etc.*), unit types and lot sizes to create neighborhoods with unique identities and to facilitate the proper transition between land uses.

POLICIES

1. All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.
2. Large residential developments and master planned communities should require differing residential home types, lot sizes and land uses in the overall development plan.
3. Large residential developments should include ten (10) percent housing that is suitable for young persons, empty nesters, and the elderly for the purpose of creating a master planned community[1]. These units may include townhouse[2], garden homes[3], lofts[4], guest homes[5], and live/work units[6].
4. Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.
5. Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.
6. The residential development process should include consideration for the way in which residential and non-residential lots are laid out, and adjacency and accessibility to parks and open spaces should be optimized.

GOAL 02 | OPEN SPACE

Support the establishment of contiguous open spaces and encourage mixed lot sizes and layouts that will preserve open space.

POLICIES

1. When planning a residential development, open space, drainage areas, trails and tree groupings should be identified prior to laying out the development. This will lead to a development that places an emphasis on preserving the natural environment.
2. Open space should be preserved and utilized in a manner that will contribute significantly to the surrounding development and the City as a whole.

GOAL 03 | PUBLIC PARKS AND PRIVATE OPEN SPACE

Encourage all residential developments to incorporate open space that can serve as a public park or privately maintained open space.

POLICIES

1. All residential development -- *five (5) acres or greater* -- should consist of a minimum of 20% open space as calculated by the gross land area. Floodplain should be counted at a rate of ½-acre for every acre provided (*e.g. ten [10] acres of floodplain dedicated as open space would count as five [5] acres of open space*).
2. Public parks should be established per the *Parks, Recreation & Open Space Master Plan* to ensure that all residential communities have access to high quality recreational park amenities.
3. In general, parks and private open space should have a minimum width/depth of 50–feet and be contiguous throughout the development.
4. All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.
5. Developments should incorporate privately maintained open space in the form of landscaped medians, boulevards, landscape islands, and conservation areas to provide a heightened sense of green space.

GOAL 04 | CONNECTIVITY

Encourage connectivity between residential and non-residential developments.

POLICIES

1. A hike-and-bike trail system should connect residential units, parks, schools, retail, employment, and entertainment centers where possible. These trail connections should be primarily off-street/dedicated trails, and only be located adjacent to streets in retail areas,

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[1] *Master Planned Community: Communities that incorporate a variety of housing that cater to the full life cycle of citizens. This includes housing for young singles, young professionals, professional couples, families with children, empty-nesters, retirees and seniors, and those requiring living assistance. This should include high-income homes of various types (e.g. large lot, small lot, townhome, loft and condominium) and more affordable housing types (small lot/small home, townhome, loft, condominium, and garden homes).*

[2] *Townhouse: A single-family dwelling unit constructed in a series, or group of units having common walls, each on a separate lot.*

[3] *Garden House: Single-family home with a house size that is a maximum of 1,500 SF. These are popular products for active adult/age-restricted communities and young professionals.*

[4] *Loft: These units are typically located in association with retail (either above or in close proximity to) and generally include mezzanine space. They are often located above the first floor, which may be used for office or retail land uses.*

[5] *Guest House: This is an accessory residential unit located on a single-family lot, which does not have a presence from the street. It will also include a separate entry from the main house. It is often constructed above the primary unit's garage or attached to the rear of the primary home.*

[6] *Live/Work Unit: A live/work unit is a residential unit that includes the capability for the ground floor space adjacent to the front sidewalk to become an allowed business use.*

or where it is absolutely necessary for continuity.

2. Use berms and buffers to transition land uses as opposed to walls. This creates a natural transition in which trails can be incorporated to connect residential areas with non-residential areas.

02.03 SINGLE FAMILY/SUBURBAN RESIDENTIAL

GOAL 01 | UNIQUE AND DISTINCTIVE NEIGHBORHOODS

Encourage single-family/ suburban developments that will have a distinctive and unique identity and create a sense of place, resulting in a neighborhood of enduring value.

POLICIES

1. Preserve contiguous open space and integrate it into the neighborhood as common greens, boulevards, recreation areas, trails, private open space, public parks, and for the preservation of floodplain.

2. To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, the house on the property should face onto the park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

3. Locate single-family lots in a manner that ensures a mixture of amenities can be provided (*e.g. ensuring a close proximity to open space and access to retail services, preserving unique views, etc.*).

4. Identify and preserve existing neighborhood landmarks (*e.g. historic or unique buildings and prominent natural features*) to foster distinctiveness, neighborhood pride, and sense of ownership.

5. Design neighborhoods utilizing the *Housing Tree Model*[7].

6. Only allow increased densities (*i.e. up to 2½ units per gross acre for properties identified as Low Density Residential [LDR] and up to 3½ units per gross acre for properties identified as Medium Density Residential [MDR]*) for Planned Development Districts that are in conformance with all applicable residential requirements, incorporate a mixture of land uses, and provide increased amenities. Increased amenities in this case refers to developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreational facilities, (3) amenity/recreation center, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council.

GOAL 02 | SINGLE-FAMILY DEVELOPMENT STANDARDS

1. Maintain high single-family development standards and review these standards on an annual basis to ensure that the City's subdivisions retain their value over time.

GOAL 03 | HOUSING STRATEGIES AND DESIGN STANDARDS

Use targeted housing strategies and design standards to create distinct areas with a broad range of housing product within the City that will help maintain long-term values.

POLICIES

1. Encourage *Suburban Design*[8] and *Traditional Neighborhood Design (TND)*[9] principles in specified areas of the City (*see the individual district strategies contained in Chapter 1, Land Use &*

[7] *Housing Tree Model: A method of laying of single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.*

[8] *Suburban Design is a traditional development model for suburban residential that tends to follow the neighborhood concept model, which places commercial developments adjacent to major intersections and creates a distinct separation of the commercial and residential land uses. These developments typically embrace the City's standard street cross sections, provide a limited range of housing product (i.e. the majority single-family detached housing) on larger lots, incorporating green spaces and public/private parks as amenities and at times will incorporate schools within walking distance of the residential.*

[9] *Traditional Neighborhood Development or Traditional Neighborhood Design (TND) is a development model that utilizes traditional town planning principles to create village-style developments. To qualify as a TND, a project should incorporate a range of housing types, a network of well-connected streets and blocks, vibrant public spaces, and have amenities and institutions within walking distance of residences.*



Stone Creek Subdivision: Representative housing product from the Stone Creek Subdivision, which commenced construction in 2007 and is currently in the final phases of development.



Breezy Hill Subdivision: Representative housing product from the Breezy Hill Subdivision, which commenced construction in 2011 and is currently in the final phases of development.



Fontanna Ranch Subdivision: Representative housing product from Fontanna Ranch, Phase 3, which is currently under construction.



Caruth Lakes Subdivision: Representative housing product from the final phases of the Caruth Lakes Subdivision.



Lakeview Summit: Representative housing product from Lakeview Summit, Phase 4, which commenced construction in 2015-2016.

Growth Management, of this Comprehensive Plan).

2. Require rear-entry garages and alleyways on all lots that have a lot width of 55-feet or less; however, alleyways should be prohibited on all lots greater than 55-feet. These lots should incorporate J-Swing[10] or Recessed Front Entry[11] garages.

3. In cases where flat front entry garages (i.e. *even with the front façade of the primary structure*) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, flat front entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

4. Require a larger separation between homes to make neighborhoods feel more spacious. This separation should be no less than 12-feet (*i.e. six [6] foot side yard building setback*) and should be scaled to the height of the home.

5. Balance housing demand by encouraging high-quality small lot, custom homes in appropriate locations.

02.04 TOWNHOMES

GOAL 01 | TOWNHOME DEVELOPMENT

When proposed, townhome developments should maintain the City's hometown atmosphere and add to the creation of neighborhoods of enduring value.

POLICIES

1. Townhome developments should differ in appearance through the use of varying entry features, architectural features, materials, articulation and building setbacks.

2. Townhomes should incorporate rear entry garages accessible from mews or alleyways, and provide direct pedestrian access to the street from the front of each unit.

3. If approved to be used as an infill product adjacent to existing single-family homes, a townhome should incorporate similar development standards and materials as the adjacent housing. This is intended to create a product that is complementary and blends with the existing single-family homes.

4. Niche parking should be provided adjacent to the street in the front of any townhome developments to provide sufficient visitor parking.

5. When more than ten (10) units are proposed, townhome developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar levels of amenities that are enjoyed in a master planned community.

6. Townhome developments should incorporate trails and sidewalks and be designed to have a focus on walkability and connectivity of adjacent land uses.

GOAL 02 | TOWNHOME DEVELOPMENT STANDARDS

Create and maintain townhome development standards that will require quality development in the City of Rockwall, and review these standards on an annual basis to ensure they are achieving this objective.

02.05 CONDOMINIUMS AND APARTMENTS

GOAL 01 | MULTI-FAMILY DEVELOPMENTS

When proposed, only high quality, appropriately located multi-family developments that represent a long-term investment in the community and that will create and retain value over time should be considered.

POLICIES

1. Condominium and apartment developments should be located adjacent to, and/or incorporated in, commercial developments to form activity centers (e.g. the Harbor District). In addition, these developments should conform to the commercial design standards (e.g. articulation, materials, etc.) to create continuity with adjacent commercial buildings. The Architectural Review Board (ARB) should be responsible for reviewing these developments to ensure compatibility with surrounding developments.

2. High-density condominium and apartment projects should be established in areas that can support a mix of land uses (*e.g. hotel, office, retail, commercial, etc.*) and have roadways that can accommodate higher volumes of traffic (*e.g. IH-30*). These areas are typically located away from existing single-family residential neighborhoods, east of John King Boulevard and are adjacent to commercial and office land uses.

3. High-density developments that incorporate more than ten (10) units per gross acre should incorporate structured parking that is visually screened from public view on all sides of the development. This can be achieved by wrapping the parking garage with buildings or creating false façades. Surface parking should be reserved to accommodate visitors, office staff, and prospective residents.

4. If structured parking is not provided on a high-density development, garages dedicated to each unit should be provided.

5. High-density developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar levels of amenities that are provided in a master planned community.

6. Additional landscaping and canopy trees in landscape buffers and open space areas should be required to reduce the scale of buildings, and increase the amount of green space provided for residents.

7. Higher-density projects should incorporate trail systems targeted at creating walkability and connectivity between land uses.

GOAL 02 | MULTI-FAMILY DEVELOPMENT STANDARDS

Create and maintain multi-family development standards that will require quality developments in the City of Rockwall, and review these standards annually to ensure they are achieving this objective.

[10] *J-Swing or Traditional Swing garages are garages that protrude from the front façade of the house towards the public right-of-way -- with the garage door facing towards the adjacent property -- and requiring an automobile to make a 90-degree turn to enter the garage from the public right-of-way.*

[11] *Recessed Front Entry garages are garages that are situated a minimum distance (e.g. 20-feet) behind the front façade of the house articulating the front façade of the home and allowing additional parking area in the driveway.*

1. Create a Community Housing Survey that documents the character and condition of the City's various neighborhoods for the purpose of tracking the City's housing stock and drafting strategies targeted at housing retention and support of these neighborhoods.
2. Review the residential standards contained in Article X, *Planned Development Regulations*, of the Unified Development Code to ensure conformity to the policies of this document.
3. Draft model standards for areas zoned for alternative forms of housing (*i.e. Townhouses, Condominiums, and Apartments*) that can be incorporated in to Article X, *Planned Development Regulations*, of the Unified Development Code. These policies will ensure the City has development standards targeted at encouraging the best product available.
4. Review these residential policies on a five (5) year basis to ensure that they adjust to changes in the market, and continue to provide a long-term vision for the community.



Turtle Cove Subdivision: The Turtle Cove Subdivision is an established subdivision that was primarily constructed in the 1990's.



Lakeside Village Subdivision: Lakeside Village Subdivision is a private lakeside community that was constructed in phases from the 1980's to mid-2000's.



Chandler's Landing Subdivision: Chandler's Landing Subdivision is a private lakeside community that has seen construction since its inception in the late 1970's.



The Shores Subdivision: The Shores Subdivision is a popular neighborhood with lakeside views that was constructed in the 1990's and early 2000's.



Downtown Rockwall: Downtown Rockwall is host to some of the oldest housing stock in the City with several properties being constructed in the late 1800's.

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CHAPTER 09
NON-RESIDENTIAL



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01 VISION STATEMENT

Non-residential development in the City should respect the natural topography and environment, and be designed to create memorable places that will contribute to the small-town character of the community. Residents and visitors should immediately identify Rockwall as a place in which they want to shop, invest, work and conduct business.

02 GOALS AND POLICY STATEMENTS

GOAL 01 | CREATING DISTINCTIVE DESTINATIONS

All non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community.

POLICIES

1. Balance the City's land uses by limiting clusters of like land uses, and requiring discretionary approvals for certain land uses within high visibility retail corridors.

2. Buildings should be constructed close to streets and roadways, with parking areas primarily located to the rear and/or sides of buildings.

3. Developments should be encouraged to incorporate a mix of land uses. This is especially vital adjacent to the City's major roadways (*i.e. IH-30, Ridge Road, Goliad Street and John King Boulevard*).

4. Commercial, retail, and office developments should look to create central greenspaces that are well-landscaped and functional promoting increased social interaction. Central greenspaces should be connected from all points of the development, and ultimately provide connection to the City's greater trail system.

5. The City should be proactive in pursuing regional developments at key intersections. This is especially important within the IH-30 corridor.

6. Developments should incorporate pedestrian elements (*i.e. benches, trash receptacles, etc.*) at regular intervals to ensure that developments are created to a pedestrian scale.

7. Connectivity in the forms of sidewalks and trails should be incorporated into

LEFT: Commercial properties along W. Rusk Street [SH-66] after the completion of the Downtown CIP Project in 2016.

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commercial developments and link commercial, non-commercial and public land uses.

GOAL 02 | LANDSCAPING

Landscaping should be designed to complement non-residential buildings, and be installed in a manner that will ensure the long-term vigorous health of the planted materials.

POLICIES

1. Required landscaping should be comprised of native or hardy, drought tolerant plants that are better adapted to local soils and weather conditions.
2. Landscape/Treescape plans that are required by the Unified Development Code should be prepared by a registered Landscape Architect.
3. Shopping centers and big-box retail buildings should incorporate planters, ornamental pots, and landscape beds adjacent to building façades that are visible from streets and open space.
4. The use of a combination of hardscape elements (*i.e. rock, mulch, etc.*) and grass/turf should be encouraged throughout parking areas and adjacent to the buildings.
5. Mitigation incentives and standards for the preservation of existing mature trees should continue to be encouraged and implemented.

GOAL 03 | VISUAL IMPACTS

All non-residential buildings should be designed so that negative visual impacts of the development are minimized.

POLICIES

1. Large industrial developments should utilize a campus design style (*e.g. utilizing green spaces adjacent to roadways, incorporating pedestrian scale elements throughout the development, assimilating functional green spaces into the development, using traditional architecture characteristics, etc.*) to further the small-town, park-like feeling that is characteristic of the City of Rockwall.
2. Increased setbacks should be implemented based on the size and square footage of commercial/industrial buildings.
3. In industrial developments, outside storage and loading dock areas should be screened with berms, landscaping, and wrought iron fences. Mature, densely foliaged trees, and shrubs should be utilized to ensure that these areas are properly screened at the time of development.
4. Long, blank wall facades on all non-residential buildings should be subdivided with vertical breaks -- *or "articulated" in architectural terms* --, and architectural elements should be incorporated to reflect a scale and rhythm that is more traditional of a small-town.
5. Big-Box buildings should be highly articulated both horizontally and vertically, and use material/style breaks to give the appearance of multiple storefronts.
6. Green spaces, berms, and trees should be utilized adjacent to large facades to help break up the façade and reduce the scale of the structure.

GOAL 04 | COMMERCIAL BUILDING DESIGN

All non-residential buildings should be designed and constructed in unity with the community's existing commercial and residential buildings, and should incorporate high quality materials that will minimize the need for maintenance over time.

POLICIES

1. Non-residential buildings should be constructed of masonry materials and contain a minimum of 20% stone on every façade that faces a street, public open space, trail or park.
2. Non-residential buildings should be architecturally finished on all four (4) sides with the same materials, detailing and features.
3. Non-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development.

GOAL 05 | SIGNAGE

Maintain sign standards for the City that will reduce the potential for visual clutter, while providing clear business identification.

POLICIES

1. Encourage the use of symbols and infographics in signage in order to convey information more effectively.
2. New freestanding signage should be limited to monument style signs.
3. Require master signage plans for shopping centers in order to coordinate signage and encourage co-location of signage.

GOAL 06 | MITIGATION OF NEGATIVE IMPACTS

Where potential incompatible land uses are not part of an integrated master plan, and where there are potentially negative impacts on adjacent properties, screening and buffering should be utilized to mitigate these conflicts and impacts.

POLICIES

1. All garbage storage/dumpster enclosures and delivery areas should be screened from public view (*i.e. streets, open spaces, drive isles, etc.*) and adjacent properties, and be generally situated behind the building to reduce the visual impact.
2. Outside storage areas should be discouraged in commercial/retail areas. This is especially important along major commercial/retail corridors (*e.g. Goliad Street [SH-205], Ridge Road [FM-740], John King Boulevard, and IH-30*). Where permitted outside storage should be fully screened from public view (*i.e. along streets, open spaces, drive isles, adjacent properties, etc.*).
3. All non-residential developments should screen residential land uses from spillover lighting, views of parking, traffic noise, and other undesirable externalities of non-residential development.
4. All non-residential uses should be screened from residential land uses utilizing large buffers that contain berms, trees and shrubs that have dense foliage. Industrial development should be screened from all land uses utilizing the same method of screening through separation and landscaping. Visual barriers should be avoided where possible.

GOAL 07 | DRAINAGE AND DETENTION

On-site drainage features should be addressed in a natural manner to create an amenity for a development as opposed to a non-functional open space.

POLICIES

1. Water detention facilities should be treated with soft edges, using natural materials such as stone and vegetation for erosion control. These features should be designed in harmony with the developments landscape plan.
2. Headwalls/retaining walls should be faced with cultured or natural cut stone.
3. Drainage courses should be bioengineered to use natural vegetation, stone, and soil (e.g. soil lifts and plant material used in a structural manner) as opposed to concrete as an erosion control measure.
4. All non-residential developments should incorporate the applicable policies contained in Chapter 2, *Environment and Ecology*, of this Comprehensive Plan.

GOAL 08 | ARCHITECTURE

The community should strive to investigate and adopt techniques that will encourage the development of a sophisticated architectural language that will inspire unique and attractive buildings authentic to the City's identity.

POLICIES

1. Consider proactive methods to encourage high quality and inspiring architecture throughout the City, particularly on undeveloped sites that are highly visible from major roadways.
2. Develop policies and measures to encourage private developers to incorporate innovative and sustainable designs into their developments.
3. Use the City's Architectural Review Board (ARB) to review all new development in the City.

GOAL 09 | NON-RESIDENTIAL BUILDING EXAMPLES

All non-residential development should strive to meet the examples provided in Section 4, *Non-Residential Development Examples*, of this Chapter of the Comprehensive Plan.

03 IMPLEMENTATION STRATEGIES

1. Review the corridor overlay district standards contained in Section 6, *Overlay Districts*, of the Unified Development Code to see if the design standards from various overlay districts are suitable to apply to development citywide.
2. Review the parking standards contained in Article VI, *Parking and Loading*, of the Unified Development Code to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use.
3. Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update
4. Review the City's non-residential screening requirements contained in the Unified Development Code to ensure conformance to the policies and procedures of this Comprehensive Plan.
5. Review the City's residential adjacency standards to ensure that building height and design are addressed in conformance to the policies and procedures of this Comprehensive Plan.
6. Review Article IV, *Permissible Uses*, of the Unified Development Code to ensure conformance with the policies and procedures of this Comprehensive Plan.
7. Work with the Architectural Review Board (ARB) to create a Visual Preference Survey that can help identify examples of exemplary non-residential development and incorporate these examples into Section 4, *Non-Residential Development Examples*, of this chapter of this Comprehensive Plan.

04 NON-RESIDENTIAL DEVELOPMENT EXAMPLES

RESERVED.

CHAPTER 10
IMPLEMENTATION



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01 INTRODUCTION

Implementation Plans are the method of taking the ideas and directions created through the planning process and finding ways to deploy, install, and transition them into standard operations. Essentially, an *Implementation Plan* is the process of transitioning from the act of *Planning* to *Application*. This chapter of the Comprehensive Plan looks to highlight the importance of the implementation process *by* building; not just a timeline for the implementation of the strategies identified in this document, but also a process for accountability that can create measurable successes for the community.

In the following sections, this chapter will layout the implementation strategies identified through the planning process, and the steps necessary to completely integrate these strategies into the City's standard operations. This section will also layout an *Action Plan* intended to create accountability and ensure that the plan is being implemented on a realistic timeline that can be adjusted to best fit the community's needs over the next ten (10) years.

02 IMPLEMENTATION SCHEDULES

To begin the process of creating an *Implementation Plan*, each of the strategies was assigned to a specific implementation schedule. These schedules are intended to provide an indication of [*1*] how the strategy will be implemented (*i.e. process*) and [*2*] the overall effect of the strategy on the City's standard operations once it is implemented. A summary of each schedule type is as follows:

1. *Regulations*: This group of implementation strategies represent changes to the City's ordinances or codes, which are intended to strengthen the City's development regulations by bringing them in line with the goals and policy statements of this Comprehensive Plan. In addition, these changes will directly affect the day-to-day decision-making process of City Staff, the City's various boards and commissions, and the City Council.
2. *Policies & Actions*: These implementation strategies are intended to provide changes to the City's current procedures and/or processes. These typically involve changes to work flow, process or responsibility, but can also include the creation of new policy documents.

LEFT: The City of Rockwall City Hall, which was constructed in 2001 and houses the majority of the City's Departments and City services.

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Similar to the strategies listed on the *Regulations Implementation Schedule*, these strategies will directly affect the day-to-day decision making process of City Staff, the City's various boards and commissions, and the City Council.

3. *Guidelines*: Implementation strategies that are identified on this implementation schedule represent changes intended to strengthen the appeal of the physical environment by providing policy documents that can guide future decision making for the City's regulatory boards. These typically involve changes to the City's design guidelines and translate to changes in the physical form and placement of the built environment (*i.e. signage, design, etc.*).

4. *Education & Communication*: This group of implementation strategies represent educational programs and/or communication initiatives that can be implemented to engage the community on certain issues and convey information that may be useful to citizens.

5. *Regional Partnerships*: Implementation strategies listed in this group represent opportunities for strategic partnerships with individuals, businesses, government agencies and/or other groups that can further the City's goals and objectives as laid out in this Comprehensive Plan.

6. *Capital & Financial Improvements*: These implementation strategies relate to the City's capital improvements or financial objectives and can help guide the allocation of resources by the City Council. These types of implementation strategies can include goals and objectives that affect capital projects, public improvements, or the maintenance of physical infrastructure.

In each of the implementation schedules, the implementation strategies are ranked as either a *HIGH*, *MEDIUM* or *LOW* strategy based on its conformance to the City's future priorities. These priorities were established by the Comprehensive Plan Advisory Committee (CPAC) at the beginning of the update process, and place a specific emphasis on infrastructure, walkability (*i.e. connectivity*), growth and the physical environment (*see the Vision and Plan section of the Community Profile, Demographics, Vision and Plan forward in this Comprehensive Plan*). This ranking system also provides a way to prioritize strategies that have dependencies that link two (2) or more strategies together. Each implementation strategy was also assigned a *Department Lead* that is intended to act as the project manager, and that can usher the strategy through the various stages of implementation. The *Department Lead* is the department that would be most responsible for the implementation strategy; however, it is understood that many of these implementation strategies will require the work of several different departments to be fully implemented. Finally, each of the implementation strategies was evaluated and assigned to a timeline that is intended to guide the implementation process. In assigning these timelines, staff estimated the approximate time for any review, evaluation, and/or regulatory process necessary to implement each strategy.

03 ACTION PLAN

In putting together the implementation schedules, staff understood that these strategies would require oversight. It was also understood that the Comprehensive Plan is not a static document, and that -- *while the overall vision may stay the same* -- the strategies contained in the document evolve as the community evolves. Based on these points, it was determined that several actions needed to be incorporated into the *Implementation Plan* for the purpose of creating a level of accountability that will produce measurable successes for the community. To provide this accountability an *Action Plan* was drafted.

The *Action Plan* contained in the *Implementation Plan* represents the actions necessary to ensure that the implementation strategies are: (1) being implemented in accordance to the timelines contained in the *Implementation Plan*, and (2) being reviewed and adjusted to account for changes in the community. A major component of this *Action Plan* is the creation of a standing Comprehensive Plan Advisory Committee (CPAC) that can meet annually to (1) review changes in land use due to development, (2) review changes requested by the City Council, and (3) review the timelines set out in the *Implementation Plan* and make any necessary adjustments.

Another major component of the *Action Plan* involves transparency and access. Specifically, how people will access and interface with the plan. To achieve this goal, the *Action Plan* proposes creating a dedicated online version of the plan that provides pertinent information and real-time updates concerning staff's progress with regard to the *Implementation Plan*. The City will continue to have physical copies of the plan and copies in various digital formats; however, the new format has the potential to allow for continued community interaction.

Finally, the *Action Plan* calls for an *Annual Review*, *5-Year Review* (*i.e. reassessment*) and *10-Year Review* (*i.e. overhaul*) of the plan. The annual review process is intended to allow for minor changes to the goals and policy statements, updates of maps and demographics, ratification of changes to the Future Land Use Map and Master Thoroughfare Plan due to development cases, and any other minor changes identified by City staff, the Comprehensive Plan Advisory Committee (CPAC) and/or the City Council. The five (5) year reassessment allows for a closer examination of the goals, policies and implementation strategies contained in the document, and gives the CPAC and the City Council the ability to make changes that are more substantial to the plan. The ten (10) year overhaul of the plan allows the CPAC and City Council the ability to reassess the entire plan, redirect or redefine the vision of the plan, and pivot the direction if necessary. The ten (10) year review also allows for the CPAC to set new policies, goals and implementation strategies in line with the vision of the plan and provide steps towards meeting that vision over the next ten (10) years.

04 IMPLEMENTATION PLAN

The following *Implementation Plan* lays out a matrix that makes up the *Action Plan* and *Implementation Schedules* necessary to take this Comprehensive Plan from words to action.

04 IMPLEMENTATION PLAN

01 ACTION PLAN

	AS #	Action Plan Strategy	IMPLEMENTATION TIME PERIOD
			2019 2020 2021 2022 2023 2024 2025 2026 2027 2028
ACTION PLAN	1	*Annual Review Process*. The *Annual Review Process* is a review of the previous year's actions and their corresponding effect on the Comprehensive Plan. Through this review City staff, the Comprehensive Plan Advisory Committee (CPAC) and the City Council can make minor changes to the plan to ensure that it continues to be an effective tool for decision-making and accurate representation of the City's vision.	
	2	*5 Year Review Process*. The *5-Year Review Process* is a more in-depth review of the goals, policies and implementation strategies contained in the plan. Through this review the City staff, the Comprehensive Plan Advisory Committee (CPAC) and the City Council have the ability adjust or add goals, policies and implementation strategies.	
	3	*10 Year Review Process*. The *10-Year Review Process* is intended to allow the Comprehensive Plan Advisory Committee (CPAC) and the City Council set new goals, policies and implementation strategies, and make any changes to the vision necessary to meet that vision over the next ten (10) years.	
	4	Review all development applications for consistency with this Comprehensive Plan.	
	5	Ensure that all proposed Capital Improvement Projects are consistent with the recommendations of the plan.	
	6	In an effort to make the plan available to all Rockwall citizens, staff should ensure that the plan is available in paper copies at City Hall and various electronic formats through the City's website.	
	7	Create an online version of the plan that can be used to track staff's progress, update the community of any changes to the plan through the review process, and allow for continued community interaction.	
	8	Revise and update the *Existing Conditions Report* on a five (5) year basis.	

KEY: ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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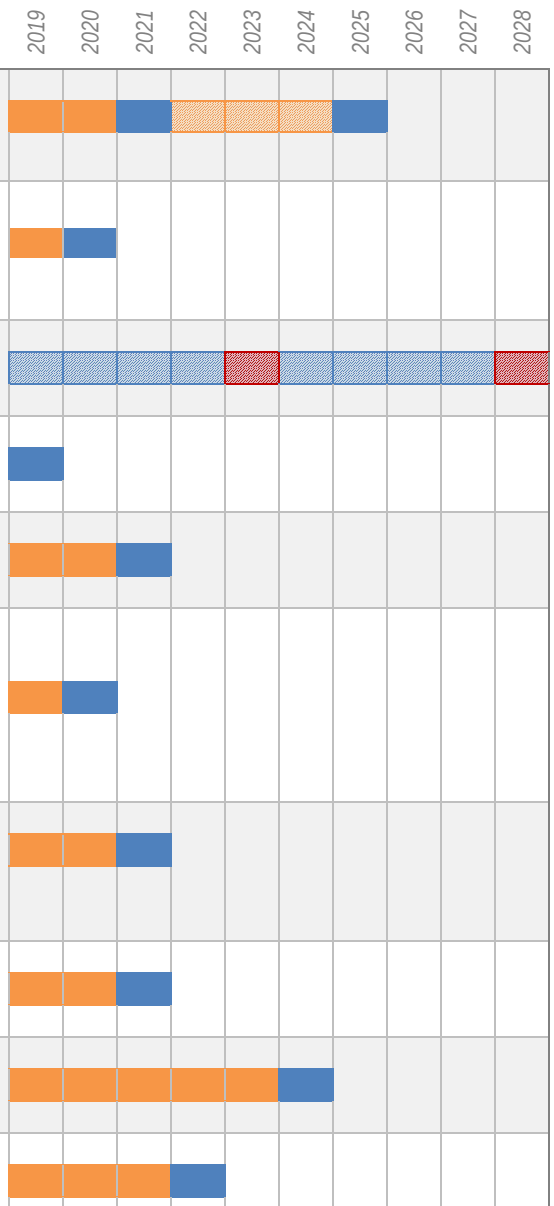
04 IMPLEMENTATION PLAN

02 REGULATIONS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority
REGULATIONS	1	Work with City Administrators and the City Council to create an Annexation Plan in accordance with Section 43.052 of the Texas Local Government Code to address the possibility of future annexation of land within the City's Extraterritorial Jurisdiction (ETJ).	1	PLANNING AND ZONING DEPARTMENT	HIGH
	2	Review the parking standards contained in Article VI, *Parking and Loading*, of the Unified Development Code to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use, and consider flexibility in cases of redevelopment. In addition, provide incentives for shopping centers to provide shared parking to reduce the overall parking for retail centers.	2, 6, 7, 9	PLANNING AND ZONING DEPARTMENT	MEDIUM
	3	Review the Unified Development Code and Municipal Code of Ordinances to ensure that these documents incorporate policies and design standards for public safety.	5	POLICE AND FIRE DEPARTMENTS	LOW
	4	Review the City's residential and commercial screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan.	1, 9	PLANNING AND ZONING DEPARTMENT	LOW
	5	Review the residential and non-residential development standards and regulations contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan.	1, 8	PLANNING AND ZONING DEPARTMENT	MEDIUM
	6	Review the corridor overlay district standards contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code to ensure that each corridor overlay district contains requirements that convey the community's character, while continuing to provide unique design standards tailored to the geography and land use of the corridor. In addition, these standards should be reviewed to see if the design standards from the various overlay districts are suitable to apply to development citywide.	7, 9	PLANNING AND ZONING DEPARTMENT	MEDIUM
	7	Review the City's development, landscape and tree mitigation requirements contained in the Unified Development Code to ensure that a sufficient amount of open space is being required with all developments (*i.e. residential and non-residential*), and that the expansion of any non-residential development requires trees to be planted proportionally to the proposed scope of work.	2	PLANNING AND ZONING DEPARTMENT	LOW
	8	Review the Mandatory Parkland Dedication Ordinance to incorporate requirements relating to the dedication of trails for all residential and non-residential developments in accordance with the *Master Trail Plan* contained within this Comprehensive Plan.	3	PARKS AND RECREATION DEPARTMENT	LOW
	9	Review the Mandatory Parkland Dedication Ordinance for the purpose of creating Community Park Districts.	3	PARKS AND RECREATION DEPARTMENT	LOW
	10	Review the City's zoning map to identify inconsistencies in land use with the Future Land Use Map for properties in the IH-30 Corridor, and work with stakeholders to resolve these issues.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM

IMPLEMENTATION TIME PERIOD



KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | REGULATORY TIME PERIOD:

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04 IMPLEMENTATION PLAN

02 REGULATIONS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
REGULATIONS	11	Review the City's Agricultural (AG) District standards to ensure that land can remain agriculturally zoned and designated until development of a site is eminent.	1	PLANNING AND ZONING DEPARTMENT	LOW										
	12	Ensure that the City's *Standards of Design and Construction Manual* allows for the implementation of Traditional Neighborhood Development (TND) principles.	4	ENGINEERING DEPARTMENT	LOW										
	13	Review the City's Permitted Land Use Charts contained in the Unified Development Code to ensure that the employment land use designation on the Future Land Use Map is compatible with the City's zoning districts and the permitted land uses within those zoning districts, make any changes necessary.	1	PLANNING AND ZONING DEPARTMENT	LOW										
	14	Review the City's development requirements contained in the Unified Development Code to ensure that they do not discourage green building practices and principals.	2	PLANNING AND ZONING DEPARTMENT	LOW										
	15	Review the existing density, development and design standards contained in the Unified Development Code to ensure the requirements support and encourage the creation of vibrant public spaces built around social interaction.	7	PLANNING AND ZONING DEPARTMENT	LOW										
	16	Draft model standards for areas zoned for alternative forms of housing (*i.e. Townhouses, Condominiums, and Apartments*) that can be incorporated in to Article X, *Planned Development Regulations*, of the Unified Development Code. These policies will ensure the City has development standards targeted at encouraging the best product available.	8	PLANNING AND ZONING DEPARTMENT	HIGH										
	17	Review the City's residential adjacency standards to ensure that building height and design are addressed in conformance to the policies and procedures of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW										
	18	Review Article IV, *Permissible Uses*, of the Unified Development Code to ensure conformance with the policies and procedures of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | REGULATORY TIME PERIOD:

04 IMPLEMENTATION PLAN

03 POLICIES & ACTIONS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority
POLICIES & ACTIONS	1	Utilize Fiscal Impact Analysis (FIA) to create a fiscal impact model for the purpose of relating cost of service, assessed value and taxable value to potential changes in land uses for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community.	1, 6	PLANNING AND ZONING DEPARTMENT	MEDIUM
	2	Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual changes in [1] growth/development patterns, [2] residential and non-residential zoning changes, [3] and changes in the Parks, Recreation and Open Space Master Plan.	1, 2, 3	PLANNING AND ZONING DEPARTMENT	LOW
	3	Develop an Economic Development Strategic Plan that focuses on providing a unified approach to addressing proactive recruitment of commercial businesses (*i.e. industrial, office and retail*).	6	ADMINISTRATION	HIGH
	4	Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community.	1, 6	PLANNING AND ZONING DEPARTMENT	MEDIUM
	5	Review the Master Trail Plan on an annual basis to ensure that trails and floodplain conform to the policies contained in this Comprehensive Plan. In addition, the plan should be reviewed and revised to account for changes in the City's Master Thoroughfare Plan, and to ensure that plan provides public access points and connectivity and access to all areas in the City.	2, 4, 7	PARKS & RECREATION DEPARTMENT	LOW
	6	Review the Parks, Recreation and Open Space Plan and this Comprehensive Plan on a five (5) year basis to ensure the documents goals and policies conform.	3	PARKS & RECREATION DEPARTMENT	LOW
	7	Work to create an Annual Parks and Recreation Business Plan that can guide programming and events on a yearly basis.	5	PARKS & RECREATION DEPARTMENT	LOW
	8	Review these residential policies on a five (5) year basis to ensure that they adjust to changes in the market, and continue to provide a long-term vision for the community.	8	PLANNING AND ZONING DEPARTMENT	LOW
	9	Review and revise the Master Drainage Study on an as needed basis (*i.e. upon the annexation of new land or changing of land use*).	4	ENGINEERING DEPARTMENT	LOW



KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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04 IMPLEMENTATION PLAN

03 POLICIES & ACTIONS IMPLEMENTATION SCHEDULE

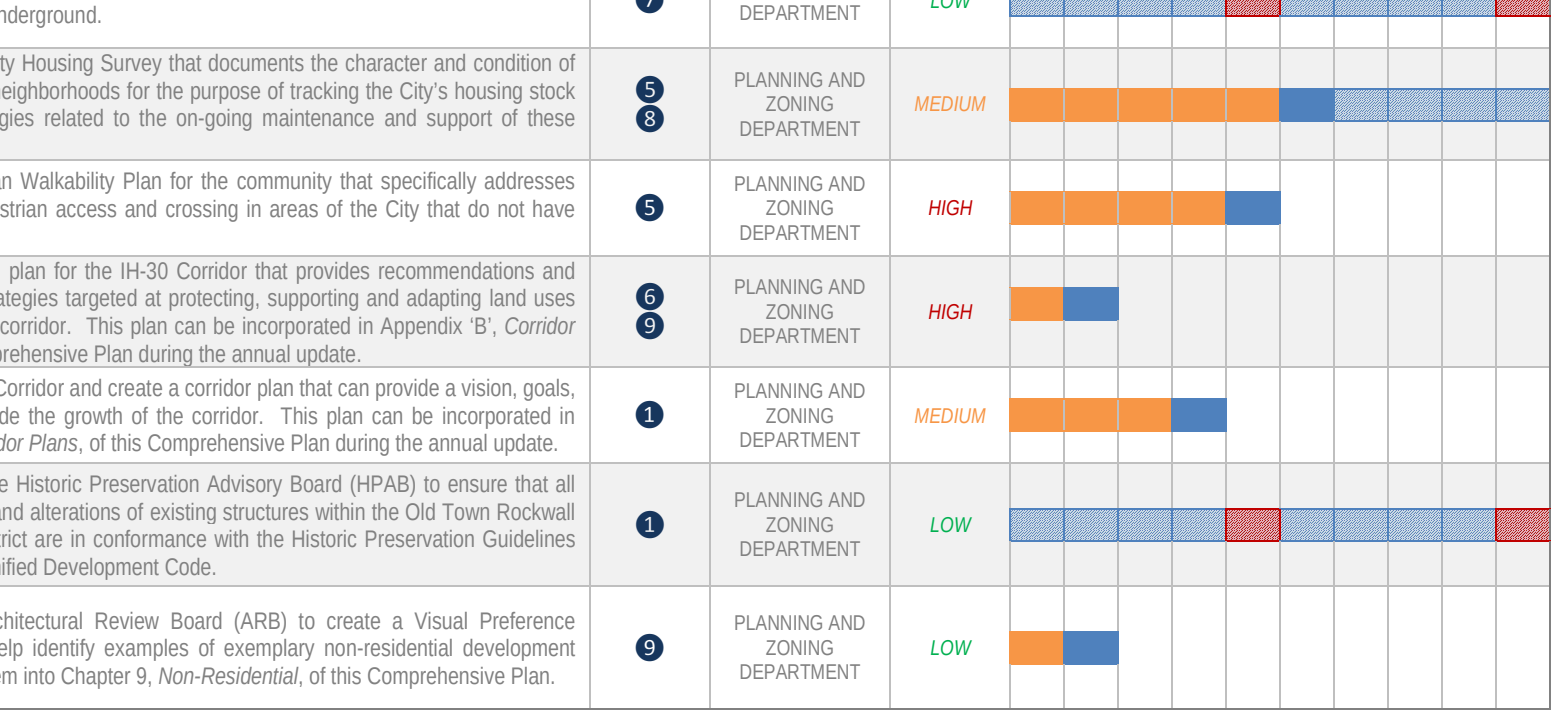
Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
POLICIES & ACTIONS	10	Review Drainage Utility Districts (DUD) in other cities and create a feasibility report on DUD's to report to the City Manager and City Council.	4	ENGINEERING DEPARTMENT	MEDIUM										
	11	Incorporate a representative from the Police Department in the development review process to ensure that development is being planned in accordance with Crime Prevention through Environmental Design (CPTED) guidelines.	5	POLICE DEPARTMENT	LOW										
	12	Evaluate residential initiated enforcement cases for each subdivision and put together an Inspection Efficiency Analysis that can help increase the efficiency of the Neighborhood Improvement Services (NIS) Department in the future.	5	NEIGHBORHOOD IMPROVEMENT SERVICES	LOW										
	13	Review and update the Downtown Plan (*i.e. Downtown Plan: Blue Print for a Downtown Village*) and incorporate the findings into this Comprehensive Plan.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

04 GUIDELINES IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD
GUIDELINES	1	Review the City's community design elements and develop a Community Design Plan that can identify new opportunities for landmarks, monuments and public art, and address the use of street furniture throughout the City.	4, 7	PLANNING AND ZONING DEPARTMENT	LOW	
	2	Identify opportunities and explore possible incentives for the relocation of existing overhead utilities underground.	7	ENGINEERING DEPARTMENT	LOW	
	3	Create a Community Housing Survey that documents the character and condition of the City's various neighborhoods for the purpose of tracking the City's housing stock and drafting strategies related to the on-going maintenance and support of these neighborhoods.	5, 8	PLANNING AND ZONING DEPARTMENT	MEDIUM	
	4	Create a Pedestrian Walkability Plan for the community that specifically addresses strategies for pedestrian access and crossing in areas of the City that do not have sidewalks.	5	PLANNING AND ZONING DEPARTMENT	HIGH	
	5	Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.	6, 9	PLANNING AND ZONING DEPARTMENT	HIGH	
	6	Study the SH-276 Corridor and create a corridor plan that can provide a vision, goals, and policies to guide the growth of the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM	
	7	Continue to use the Historic Preservation Advisory Board (HPAB) to ensure that all infill development and alterations of existing structures within the Old Town Rockwall (OTR) Historic District are in conformance with the Historic Preservation Guidelines contained in the Unified Development Code.	1	PLANNING AND ZONING DEPARTMENT	LOW	
	8	Work with the Architectural Review Board (ARB) to create a Visual Preference Survey that can help identify examples of exemplary non-residential development and incorporate them into Chapter 9, *Non-Residential*, of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW	

2019 2020 2021 2022 2023 2024 2025 2026 2027 2028



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04 IMPLEMENTATION PLAN

05 EDUCATION & COMMUNICATION IMPLEMENTATION SCHEDULE

IMPLEMENTATION TIME PERIOD

Schedule	*IS #*	*Implementation Strategy*	*Chapter Reference*	*Department Lead*	*Strategy Priority*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*
EDUCATION & COMMUNICATION	1	Perform an in-house audit of the development review process and look for ways to streamline the process by incorporating technology and reducing redundancies.	5, 6	PLANNING AND ZONING DEPARTMENT	*MEDIUM*										
	2	Prepare an annual community progress report that details the City's major economic development projects and the employment associated with each project. This report should also convey information regarding the City's current major employers, and should be disseminated to local colleges/universities, private businesses, the Rockwall Economic Development Corporation (REDC), and the Rockwall Independent School District (RISD).	6	ADMINISTRATION	*MEDIUM*										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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04 IMPLEMENTATION PLAN

06 REGIONAL PARTNERSHIPS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
REGIONAL PARTNERSHIPS	1	Incorporate procedures to involve the Rockwall Independent School District (RISD) in the development process to inform the school district of residential growth and help them plan for necessary school facilities to serve the community.	1	PLANNING AND ZONING DEPARTMENT	LOW										
	2	Work with the North Texas Municipal Water District (NTMWD) and its member/customer cities to encourage the use existing water conservation plans and evaluate opportunities for the reuse of wastewater effluent to promote water conservation throughout the City.	2	ENGINEERING DEPARTMENT	LOW										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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04 IMPLEMENTATION PLAN

07 CAPITAL & FINANCIAL IMPROVEMENTS IMPLEMENTATION SCHEDULE

Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	IMPLEMENTATION TIME PERIOD 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
CAPITAL & FINANCIAL IMPROVEMENTS	1	Review and revise the Master Thoroughfare Plan on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan, and to account for annual changes in land use patterns and transportation needs.	4	PLANNING AND ZONING DEPARTMENT	LOW										
	2	Review and revise the Paving Assessment on a five (5) year basis to account for changes in roadway conditions.	4	ENGINEERING DEPARTMENT	HIGH										
	3	Review and revise the Water and Wastewater Master Plans and the Impact Fee Study every five (5) years to account for changes to the Future Land Use Map and population projects.	4	ENGINEERING DEPARTMENT	HIGH										
	4	Review the City's existing thoroughfares to look for opportunities to redevelop existing right-of-ways utilizing the goals and policies contained in this Comprehensive Plan.	4	PLANNING AND ZONING DEPARTMENT	LOW										
	5	Develop a long-term strategy for the replacement of City facilities that includes potential adaptive reuses of the existing facilities.	5	INTERNAL OPERATIONS	MEDIUM										
	6	Consider creating a capital project and amenity life-cycle replacement plan that includes projected budget needs.	3	PARKS & RECREATION DEPARTMENT	MEDIUM										
	7	Perform an assessment of all vacant land suitable for non-residential development within the City and anticipate the possible infrastructure required to effectively develop these areas with non-residential development.	6	PLANNING AND ZONING DEPARTMENT	LOW										
	8	Utilize the City's Geographic Information Systems (GIS) software to track and evaluate existing waterlines, and create a replacement program.	4	PLANNING AND ZONING DEPARTMENT	MEDIUM										
	9	Utilize CityWorks Asset Management System software to evaluate the existing water/wastewater system and streamline reoccurring maintenance.	4	PLANNING AND ZONING DEPARTMENT	MEDIUM										
	10	Camera all existing wastewater lines to evaluate the structure integrity and capacity of each segment and log into the Asset Management System.	4	ENGINEERING DEPARTMENT	MEDIUM										
	11	Incorporate an infrastructure section into staff's development case memorandums to account for potential impacts/needs for zoning changes that propose more intense land uses.	4	PLANNING AND ZONING DEPARTMENT	LOW										

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS:

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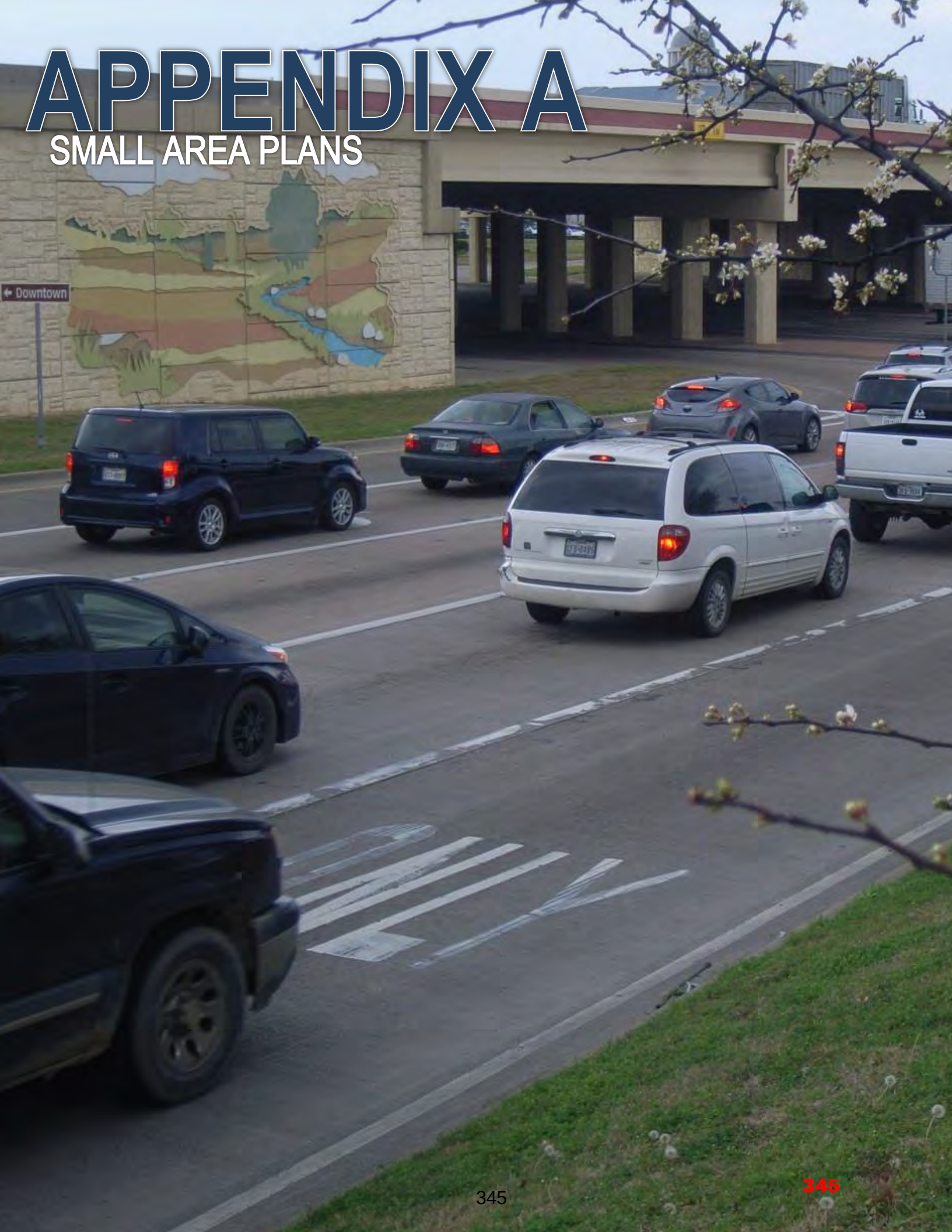
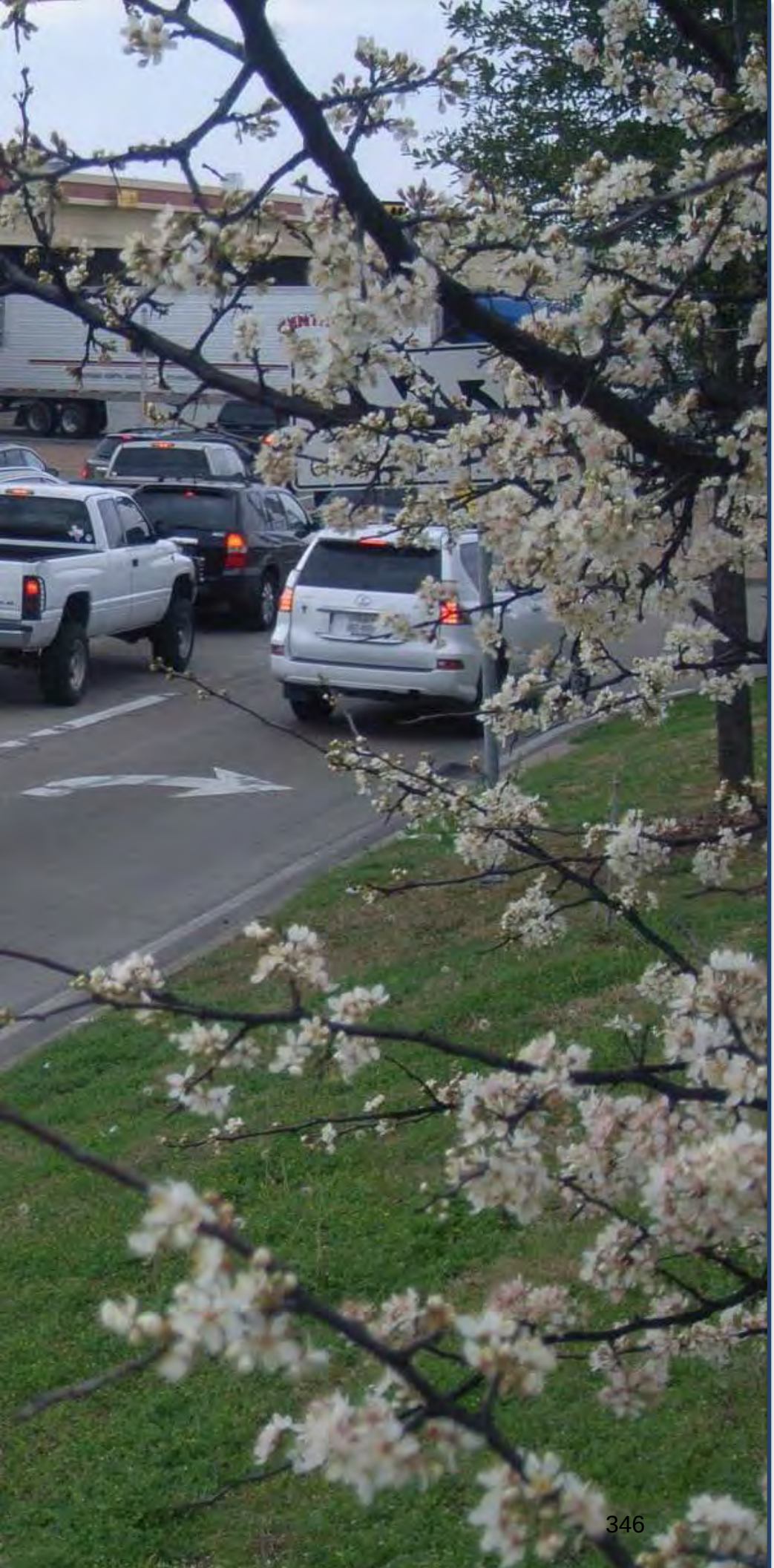
APPENDIX A

SMALL AREA PLANS





01 PURPOSE

This appendix is dedicated to the City's *Small Area* planning efforts. *Small Area Plans* are a type of planning effort -- *typically associated with the neighborhood level* -- targeted at addressing a specific issue or issues (*e.g. land uses, transportation, traffic circulation, etc.*) with the ultimate goal of improving the quality of life for citizens, visitors and business owners in the area. These plans are intended to assist the decision making process of City staff, the City's various boards and commissions, and the City Council.

02 SMALL AREA PLANS

02.01 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 50 (PD-50)

The access plan for Planned Development District 50 (PD-50), also known as the N. Goliad Street Corridor, is intended to provide a long-term solution to the increasing traffic problems along N. Goliad Street [*SH-205*] for business owners along N. Goliad Street and customers looking to patron these businesses.

02.02 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 53 (PD-53)

The access plan for Planned Development District 53 (PD-53) is intended to: (1) provide alternative access for the businesses along Ridge Road [*FM-740*], (2) reduce the amount of driveways along Ridge Road [*FM-740*], and (3) assist in the adaptive reuse of the single-family structures in this area as low impact offices and personal service land uses.

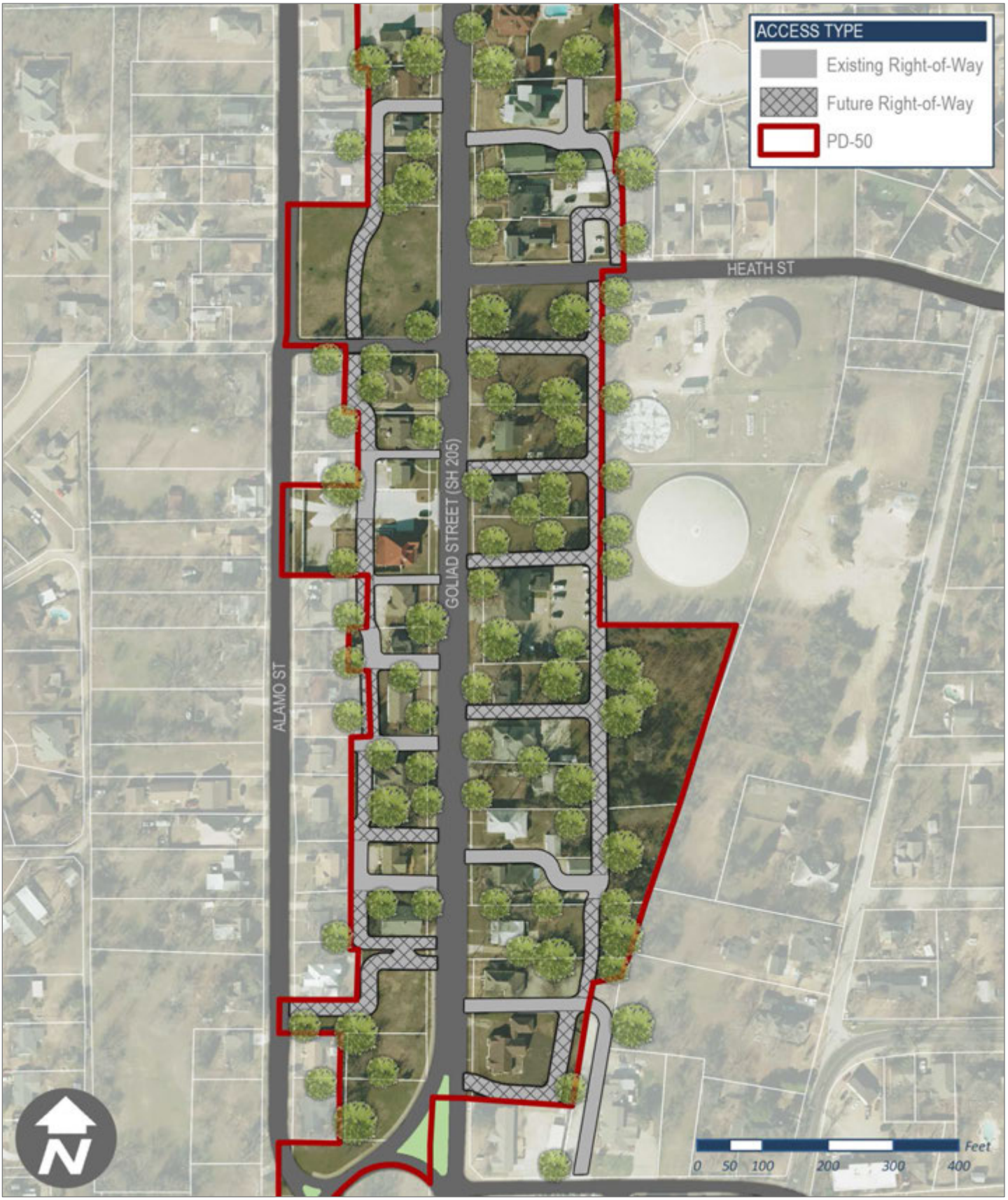
02.03 DOWNTOWN DISTRICT PLAN

RESERVED.

LEFT: The image depicts the overpass along IH-30 and the intersection of the IH-30 Frontage Road and Ridge Road [FM-740].

346

02.01 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 50 (PD-50)



02.02 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 53 (PD-53)



02.03 DOWNTOWN DISTRICT PLAN

RESERVED.

RESERVED.

APPENDIX B
CORRIDOR PLANS





01 PURPOSE

This appendix is intended to focus on the City's various major corridors and the relationship of the roadway to the adjacent land, land uses, and aesthetics of these areas. Each corridor study is intended to provide a framework and design guidelines that can assist the decision making process of City staff, the City's various boards and commissions, and the City Council.

02 CORRIDOR PLANS

02.01 IH-30 CORRIDOR PLAN

RESERVED.

02.02 JOHN KING BOULEVARD CORRIDOR PLAN

1. Background and Introduction
2. Issues and Opportunities
3. Design Concept and Palette
4. Design Elements
5. Access Policies
6. Implementation

02.03 SH-276 CORRIDOR PLAN

RESERVED.

LEFT: The image depicts TXDOT contractors working in the IH-30 Corridor along the eastern most boundary of the City.

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02.01 IH-30 CORRIDOR PLAN

RESERVED.

02.02 JOHN KING BOULEVARD CORRIDOR PLAN

ACKNOWLEDGEMENTS

CITY COUNCIL

Bill Cecil, *Mayor*
David Sweet, *Mayor Pro-Tem*
Mark Russo
Cliff Sevier
Margo Nielsen
Matt Scott
Glen Farris

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Robert LaCroix, *Director of Planning and Zoning*
Brad Griggs, *Director of Parks and Recreation*
Chuck Todd, *City Engineer*

CONSULTANTS

Townscape, Inc.
Kimley Horn & Associates

1 BACKGROUND AND INTRODUCTION

John King Boulevard is a City initiated, funded and constructed roadway. Named for an exceptional City leader, statesman and former Councilman, it was conceived to provide by-pass traffic relief to SH-205 which penetrates downtown, and to provide access and structure for developing properties on the east side of the City.

The design concept for this corridor is intended to evoke and enhance an image of the City of Rockwall that has evolved through the Comprehensive Plan, development standards and development approvals over recent years.

From the outset, it was determined that this concept would provide the City with a *kit of parts* and clear direction on how they could be applied to this specific corridor. A side benefit is that elements of this design concept are flexible enough to be used to meet identity and enhancement needs throughout the City – *along other roadway corridors, entries, hike and bike trails and such*.

It is anticipated that the elements for John King Boulevard would be detailed by a landscape architect for each specific application. The quality of construction of the physical elements is paramount. They will provide a timeless legacy to the community – aging with grace and beauty for all to enjoy.

2 ISSUES AND OPPORTUNITIES

OBSERVATIONS

The strongest enhancement concepts for John King Boulevard should build on the existing landscape character, both natural and manmade, that the roadway traverses. It must also recognize the likely character of future land uses, and build upon existing branding efforts throughout the city so that a cohesive community character continues to emerge and strengthen through these efforts.

Townscape's field observations and analysis of aerial photos and planning documents recognized the following attributes as significant cues and inspiration for enhancement concepts.

Wooded Creeks & Drainage Ways. Several wooded creeks and drainage ways cross the boulevard at fairly regular intervals. These wooded bottoms are the most dramatic landscape feature of the corridor. Their visual impact can be heightened and the corridor made more interesting extending the character of these woods into the boulevard parkways and medians at the crossings, reinforcing the character of the creeks and creating a visual rhythm for the roadway traveler.

Prairie Uplands. Prairie uplands with broad, rolling slopes and long views occur between the wooded bottoms. The dominant visual character here is of prairie grasses sparsely studded with lower-growing tree species.

Gateway Identity. Gateway identity opportunities exist where John King Boulevard begins at North Goliad, at South Goliad, and on both sides of IH-30.

Key Intersections. Key intersections offer opportunities to create *pulse points* along the driver's path with enhanced paving and plantings, and to provide seating and shade for trail users.

Future Land Uses. Future land uses, as presently zoned or called for in the Comprehensive Plan, can cue related design treatments. For example, more structured, formal plantings and material finishes would be appropriate at commercial and mixed-use intersections, while more naturalistic arrangements might be used in rural/future residential areas that have yet to be developed.

Branding. Existing community icons and branding efforts, including the Rockwall County

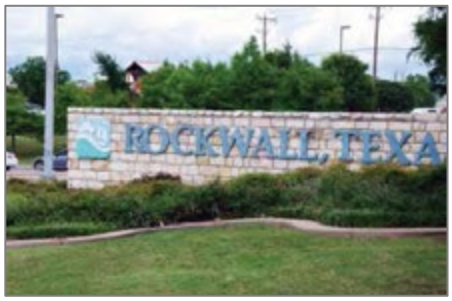














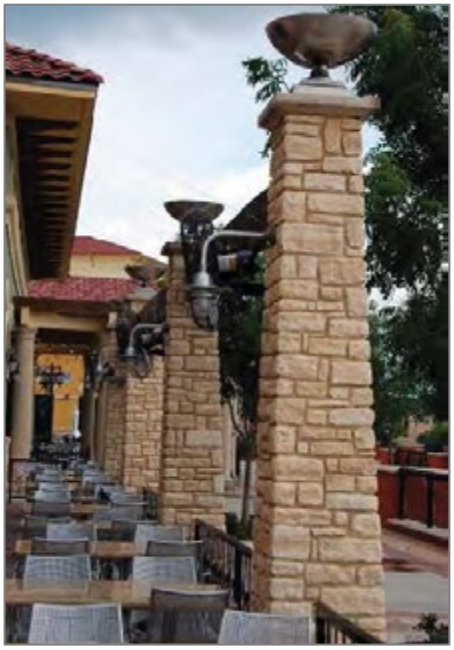
Courthouse, existing limestone *gateway* walls, and the Rockwall Technology Park entrances all share a consistent look of native limestone, the classic Times Roman font and drought tolerant plantings that are appropriate to carry forward into new designs. Newer additions such as the Harbor Place development and the newest murals at IH-30 and SH-205 have introduced a pale yellow color into the townscape that can enhance plain concrete abutments along the roadway.







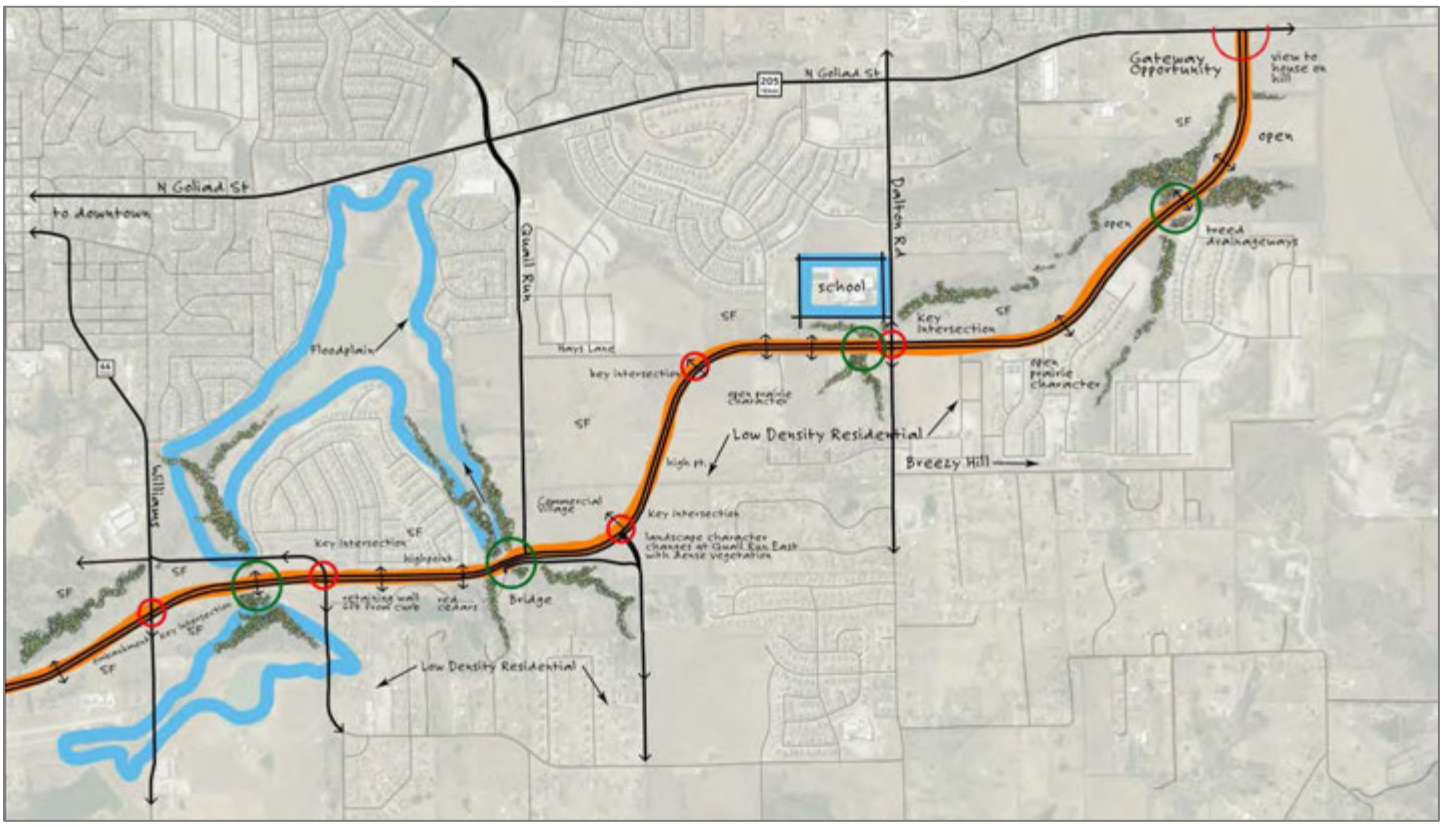




ISSUES AND OPPORTUNITIES: SOUTH



ISSUES AND OPPORTUNITIES: NORTH



3 DESIGN CONCEPT AND PALETTE

John King Boulevard provides opportunities for enhancement and placemaking that can be a strong reflection of Rockwall's history, culture, natural landscape and values, and an important investment in furthering the city's position as a first-tier home and business location. To realize this potential, these impressions must be translated into usable architectural terms, and guided by overarching concepts that tie the individual parts together into a perceivable and pleasing whole.

GUIDING CONCEPTS

Build on the Strengths of the Existing Landscape. Heighten the visual impact of the wooded bottoms and prairie uplands by emulating and enhancing those landscape types in the medians and parkways.

Unity with Variety. Consistent architectural and planting materials, colors, sign fonts, and related elements will lend overall unity to the road corridors. While unity is desirable, "sameness" is not. Varying configurations to fit the unique characteristics of individual sites will allow this consistent palette to be interpreted in slightly different yet complementary designs, providing variety within a unified whole.

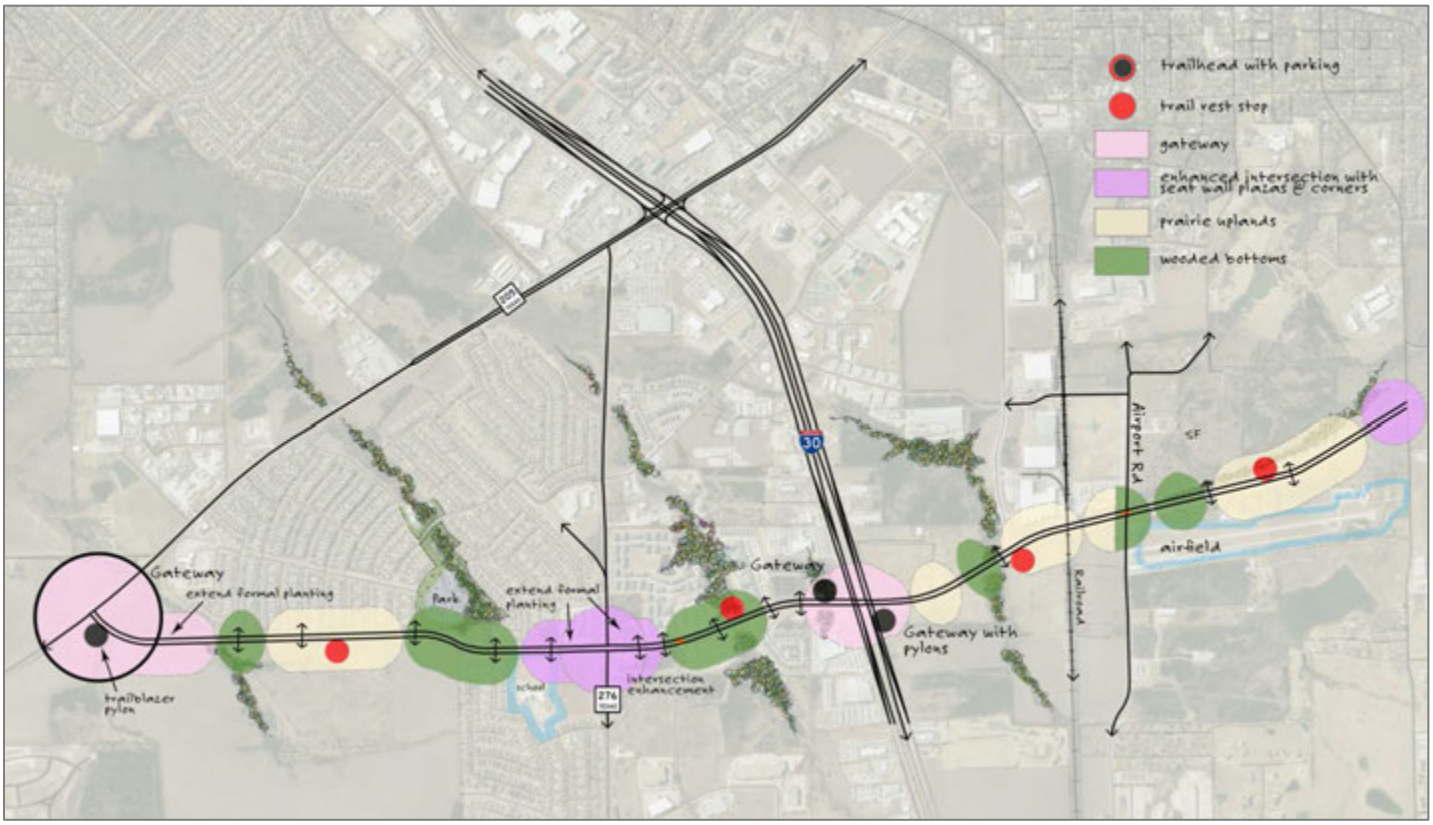
Pulse Points. The "wooded bottoms" crossings and major intersection enhancements will act as "pulse points" in the driving experience, punctuating the boulevard corridor with sophisticated design forms and eye- catching detail at regular intervals, producing a pleasing and predictable visual rhythm in the driving experience.

Quality and Timelessness. The design forms for John King Boulevard should be rooted in Rockwall's strong landscape and heritage, while coexisting comfortably with new development, never looking "dated." High quality of materials and construction should be a defining characteristic of new enhancement projects.

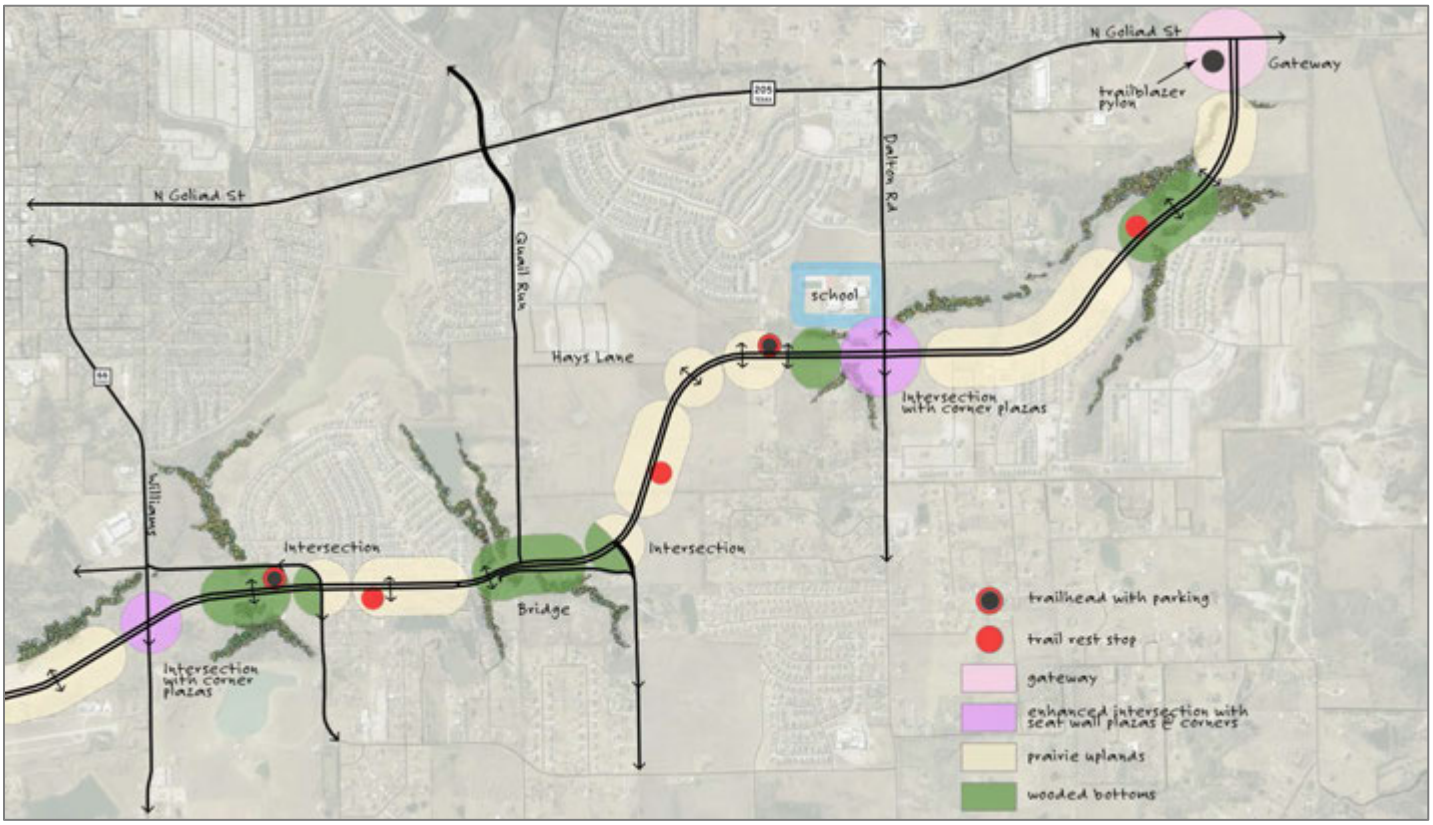
PALETTE OF FORMS AND MATERIALS

- ☑ Austin limestone block
- ☑ Native fossil limestone
- ☑ Cast stone
- ☑ Times Roman font
- ☑ Pale cream/yellow concrete stain
- ☑ Native and drought-tolerant trees, shrubs and grasses in bold, rhythmic patterns
- ☑ Freestanding horizontal limestone walls
- ☑ Vertical landmarks and focal points
- ☑ Sailboat icon or city logo repeated in architectural elements
- ☑ Pure geometries; timeless classic forms

ROADWAY ENHANCEMENT CONCEPT: SOUTH



ROADWAY ENHANCEMENT CONCEPT: NORTH



ROADWAY ENHANCEMENT CONCEPT DIAGRAM

The Roadway Enhancements Concept diagrams identify locations for the boulevard "character zones," and key architectural and landscape architectural elements, which collectively comprise a "family" of related design treatments to lend character and a distinct Rockwall image to the boulevard corridor.

DESIGN ELEMENTS

MEDIANS AND PARKWAYS

The median and parkway design concepts reflect the "character zones" in which they are located:

The Wooded Bottoms: These areas are intended to appear as extensions of the vegetation in the natural wooded creeks and drainage ways that are spanned by the boulevard. Accordingly, planting arrangements should be tight, informally grouped masses of native and adapted riparian canopy and understory trees designed to emulate the character of the creek vegetation. These tree masses are to be set in native ornamental grasses to minimize the need for maintenance.

The Prairie Uplands: In these areas lower growing tree species native (or adapted and of similar character to the natives) to the rolling hills of eastern Rockwall County would be arranged to emulate the sparser tree cover of the surrounding uplands. These informal tree groupings would also be set in masses of native ornamental grasses, minimizing maintenance needs.

The concepts illustrated reflect accurate roadway dimensions and indicate that trees should not be planted in the median areas where future roadway expansion is likely to occur. The illustrated plant materials and their design arrangements are indicative of the size and character appropriate for the character zones in which they occur; subsequent detailed planting plans will make specific plant species recommendations that take into account site- specific horticultural conditions and established project budgets.

KEY ENHANCED INTERSECTIONS

Special intersection enhancements are proposed for three key intersections (shown in purple on the Enhancements diagram). The adjacent boulevard medians would be planted with three or more formal groupings of matching canopy trees set in beds of ornamental grasses. The three or more tree groupings should be separated by conventional turf, such as Bermuda to create a visual pattern and rhythm that signals the intersection for the approaching motorist. As the median narrows to accommodate its turn lane, the median plantings would transition to ornamental grasses and drought-tolerant shrubs.

Small paved "plaza" areas with seat-height limestone walls would anchor each corner of the intersection, providing visual interest for motorists as well as informal seating and shade for trail users and other pedestrians and cyclists.

GATEWAY IDENTITY

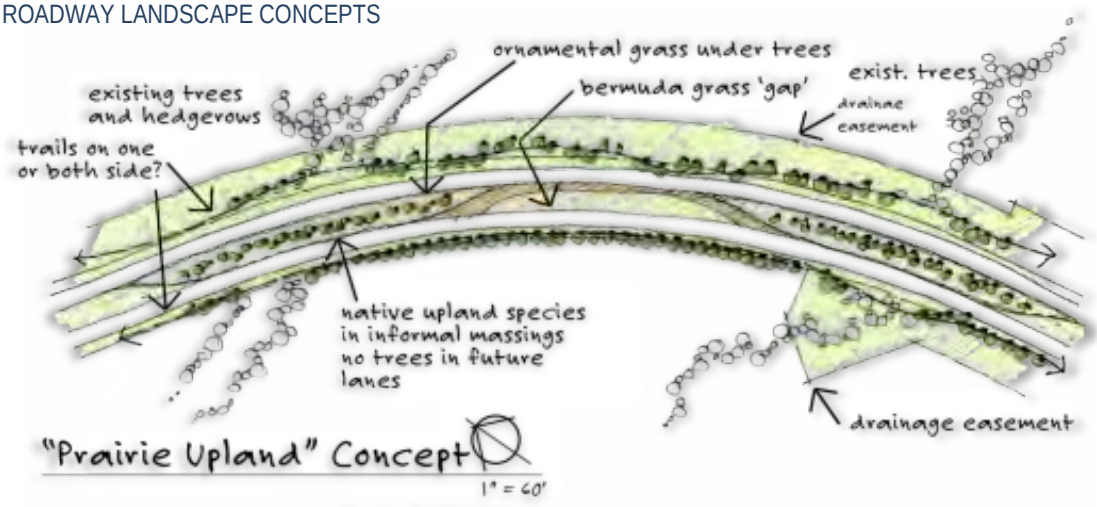
Due to the wide variation in site size and configuration at potential gateway sites, the "kit of parts" approach, utilizing a combination of limestone walls, the vertical "trailblazer" monument pylon, canopy or ornamental trees and broad masses of drought tolerant shrubs and grasses can be used to great effect. This will result in a "family" of gateway designs comprised of the same key elements, but arranged in unique compositions to best fit their particular site configuration and topography.

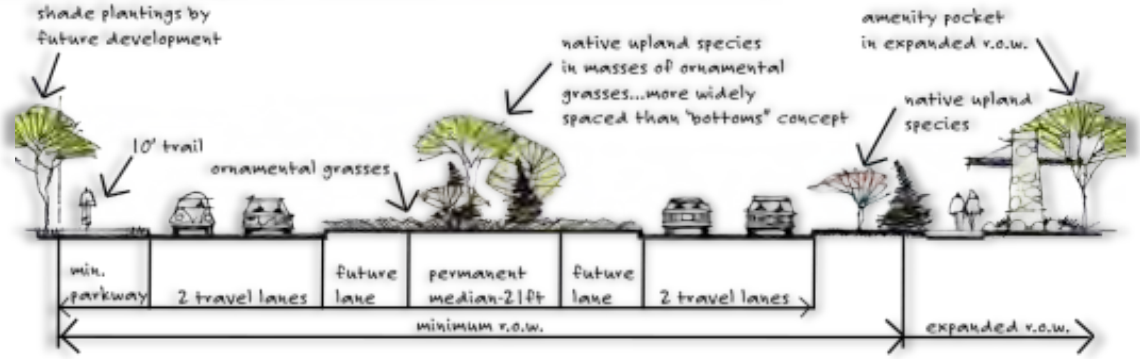
TRAIL REST STOPS

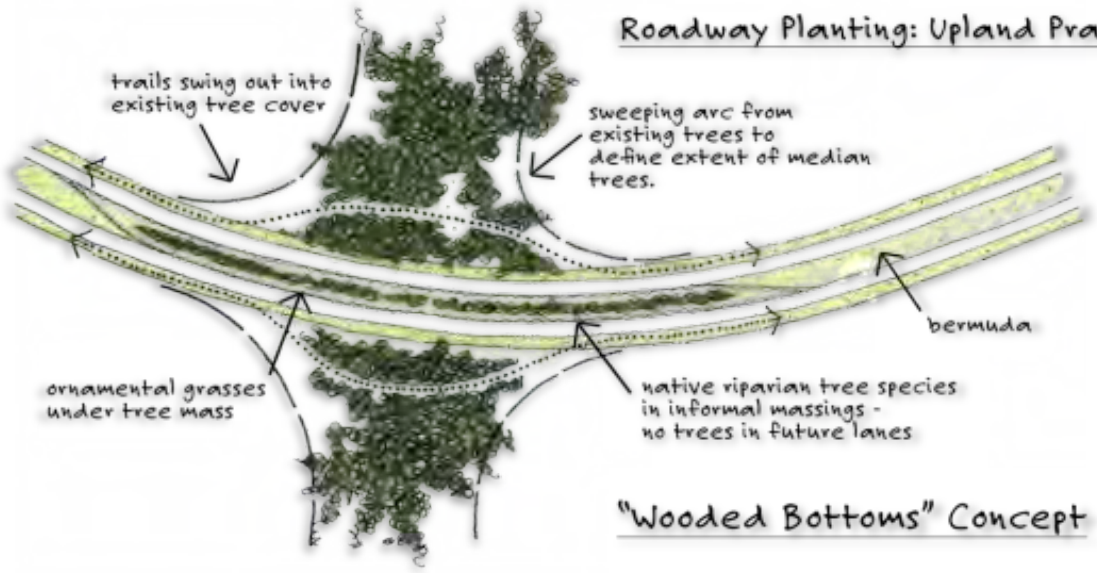
Shaded "rest areas" are shown in preliminary locations on the Enhancements diagram, spaced roughly one mile apart on both sides of the boulevard. This results in a rest area along the boulevard about every half mile. The key design elements shown in the prototype design consist of a shaded shelter of limestone and architectural metal, a seat-height wall for informal seating, a waste receptacle and a drinking fountain with dog dish. The edges should be enhanced with boulders and drought tolerant plantings as shown.

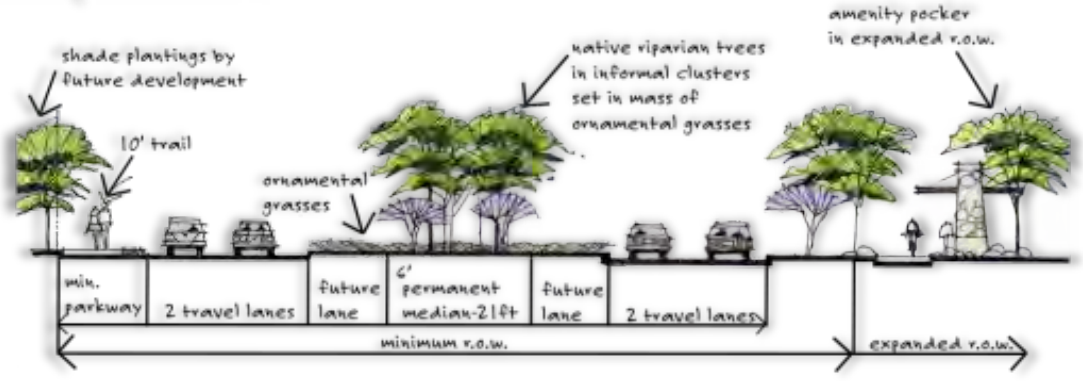
EXPOSED CONCRETE WALLS

Low exposed concrete headwalls visible from the travel lanes of the boulevard should be colored with the same pale yellow concrete stain utilized for the new John King Boulevard bridge spanning Phelps Branch. This subtle color change will be helpful in tying disparate elements of the corridor together and giving the boulevard design a "finished" appearance.

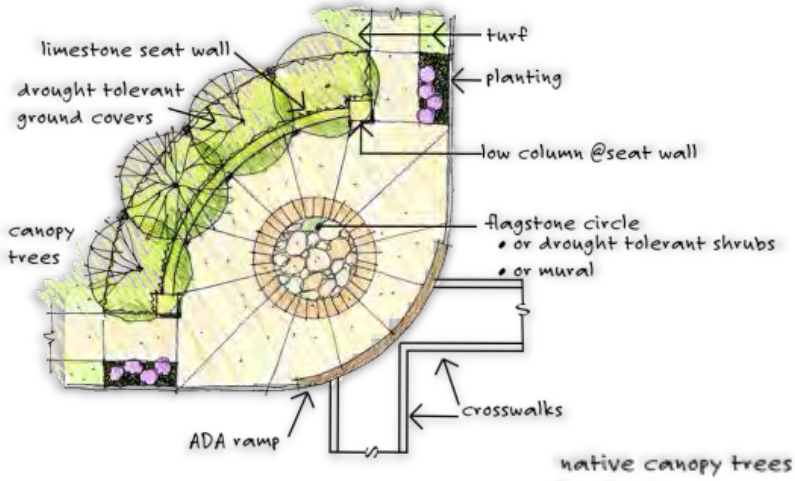

ornamental grass under trees
existing trees and hedgerows
bermuda grass 'gap'
exist. trees
drainage easement
trails on one or both side?
native upland species in informal massings no trees in future lanes
drainage easement
"Prairie Upland" Concept
1" = 60'


shade plantings by future development
native upland species in masses of ornamental grasses...more widely spaced than "bottoms" concept
amenity pocket in expanded r.o.w.
native upland species
10' trail
ornamental grasses
min. parkway
2 travel lanes
future lane
permanent median-21ft
future lane
2 travel lanes
minimum r.o.w.
expanded r.o.w.
Roadway Planting: Upland Prairie Concept 1" = 10'

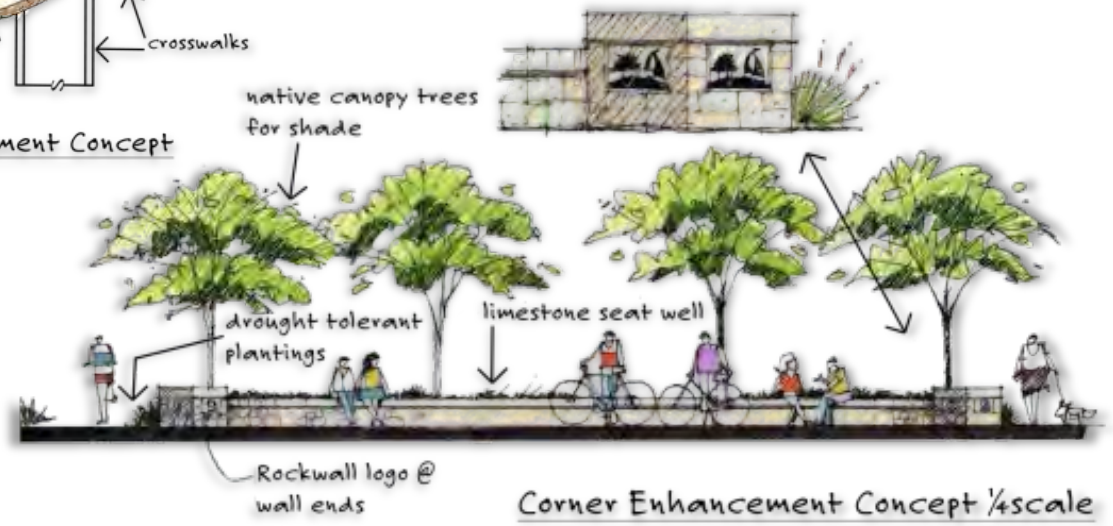

trails swing out into existing tree cover
sweeping arc from existing trees to define extent of median trees.
bermuda
ornamental grasses under tree mass
native riparian tree species in informal massings - no trees in future lanes
"Wooded Bottoms" Concept


amenity pocker in expanded r.o.w.
native riparian trees in informal clusters set in mass of ornamental grasses
shade plantings by future development
10' trail
ornamental grasses
min. parkway
2 travel lanes
future lane
6' permanent median-21ft
future lane
2 travel lanes
minimum r.o.w.
expanded r.o.w.
Roadway Planting: Wooded Bottoms Concept 1" = 10'

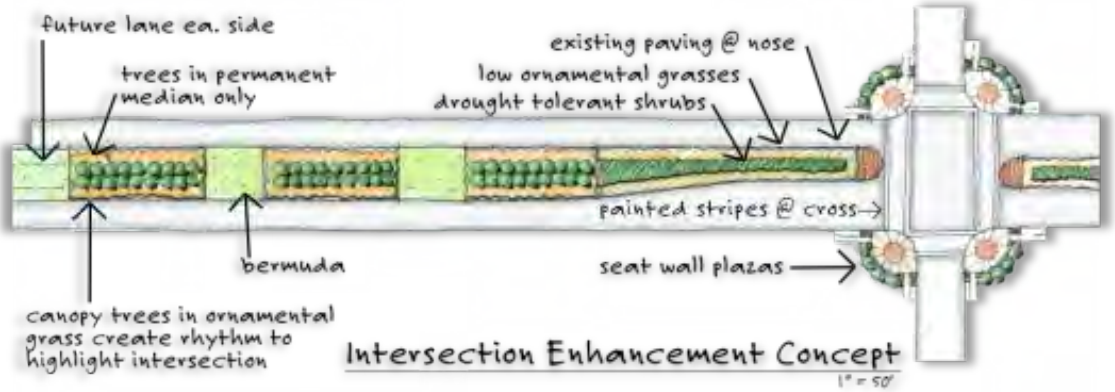
INTERSECTION ENHANCEMENTS



Corner Enhancement Concept

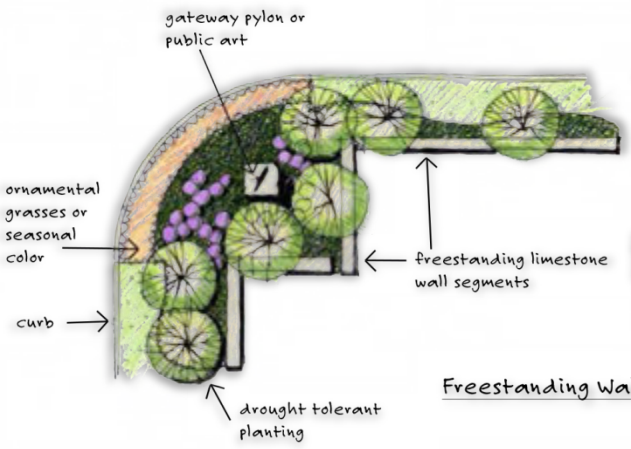


Corner Enhancement Concept ¼scale

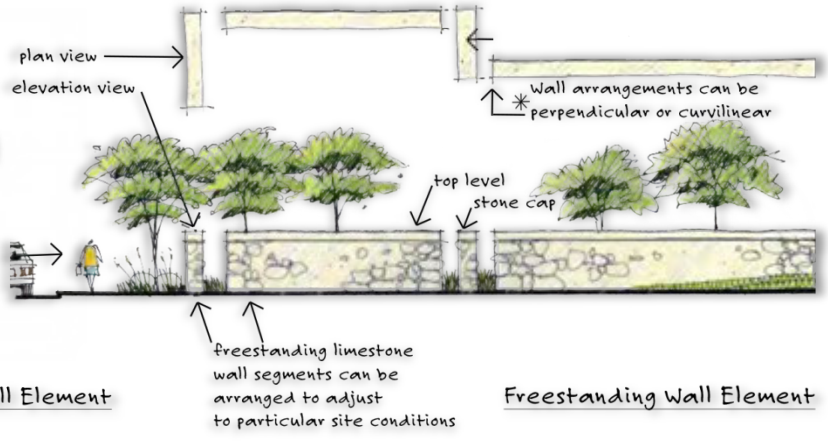


Intersection Enhancement Concept
1" = 50'

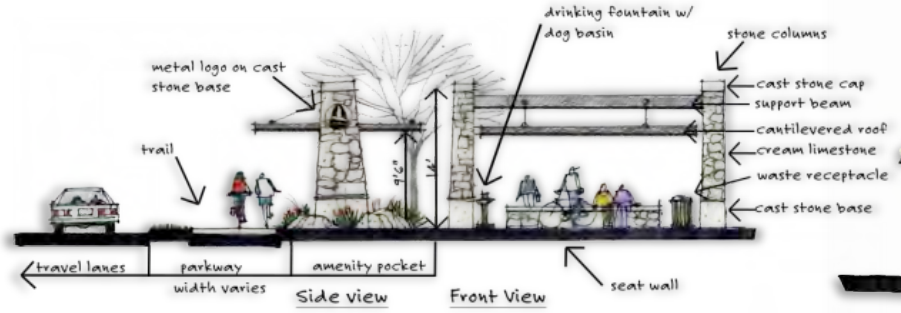
PLACE-MAKING ELEMENTS



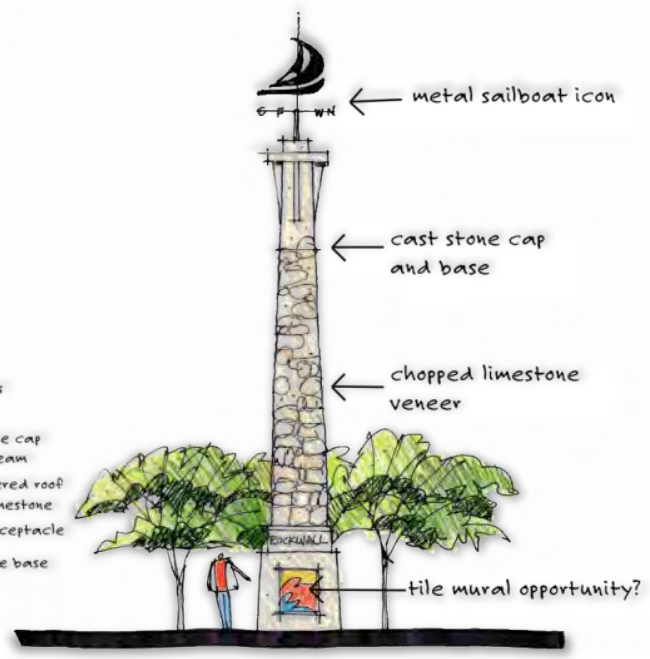
Freestanding Wall Element



Freestanding Wall Element



Trail Rest Area Concept 3/16" = 1'



Trailblazer Concept Major Gateways

5 ACCESS POLICIES

JOHN KING ACCESS MANAGEMENT POLICY

The purpose of this section is to provide the policy and decision making process for determining access to James King Boulevard. Access management involves the planning and coordination of the location, number, spacing and design of access points from a roadway to adjacent land. Historically, transportation and access management plans have concentrated primarily on efficiently controlling the movement of vehicles by seeking to reduce conflicts and maximizing the traffic capacity of a roadway. However, recent planning efforts recognize that transportation is inextricably linked to land use decisions and that sprawl and inefficient land use policies go hand in hand with congestion, reliance on automobiles, and increased pollution.

The "Transportation/Land Use Cycle" involves a sequence of events in which improvements are made to the transportation network that lead to new land use development, which generates additional traffic and the need for further roadway improvements.

It is possible to stop this cycle with proper management of access and network design. The following policy establishes the idea that one standard does not fit all. The spacing and design standards for the roadway should accommodate varying land development types with flexible standards. The result will be a roadway that maintains a high level of mobility, while supporting wise land development patterns.

Accordingly, this policy varies according to the area through which the roadway passes and the function of the roadway itself. The land development context of this boulevard in its current and planned state varies from rural to sub-urban to urban. This policy seeks to balance the access requirements for each of these development contexts with the desire to maintain the mobility function of this arterial road. The chart on the following page should be referred to during planning and designing of this roadway.

To see how the standards apply to the corridor, please refer to the *Access Standards Diagrams* below.

JOHN KING ACCESS STANDARDS

MEDIAN OPENING SPACING

Openings should only be provided for street intersections or at intervals designated by the Access Standards below. Spacing between median openings must be adequate to allow for introduction of left-turn with proper deceleration and storage lengths.

PARTIAL ACCESS SPACING

Right-in and right-out driveway or private street access locations seek to create a mid- block parking ingress and egress. These access points are defined by a split or T design that restricts full access. They are not associated with a median access opening.

SHARED ACCESS

Parcels are required to share full and some partial access locations through agreement. When possible, shared access should be accomplished through placement of access connections on shared parcel lines or through private drives, streets and stub-outs.

RECIPROCAL EASEMENT AGREEMENT

When applicable, owners and permittees of parcels may enter into an agreement for reasonable access, ingress and egress between property lines for the purpose of paved driveways, roadways and/or walkways.

SHARED ACCESS LANES

Similar to off-site access roadways, shared access lanes establish the shared access easements for rural land owners to connect to the city street system. They can be established along shared parcel lines or at the discretion of the city.

STREET CONNECTIVITY

Street connectivity requirements are essential to maintaining the long-term mobility of a corridor and potentially very important at the local neighborhood level, since connectivity is a key factor in ensuring that people can walk or bike between neighborhoods, cul-de-sacs and communities. An interconnected street system is necessary in order to promote

orderly and safe development by ensuring that streets function in an interdependent manner, provide adequate access for emergency and service vehicles, enhance access by ensuring connected transportation routes, and provide continuous and comprehensible traffic routes.

Connectivity shall be defined by the ratio of links to nodes in any subdivision.

A. The connectivity ratio shall be the number of street links divided by the number of nodes or end links, including cul-de-sac heads.

B. A link shall be any portion of a street, other than an alley, defined by a node at either end. Stub outs to adjacent property shall be considered links. For the purpose of determining the number of links in a development, boulevards, median-divided roadways, and divided entrances shall be treated the same as conventional two-way roadways. A pathway between neighborhoods for walking, bicycling and emergency access shall be counted as a link.

C. A node shall be the terminus of a street or the intersection of two or more streets. Pathway connections between neighborhoods and to an adjacent trail can count as a street connectivity link, but are limited to one per development.

1. Any curve or bend of a street that exceeds 75 degrees shall receive credit as a node. Any curve or bend of a street that does not exceed 75 degrees shall not be considered a node.
2. A divided entrance shall only count once.

Required Ratio

A. Street Network

1. The street network for any subdivision with internal roads or access to any public road shall achieve a connectivity ratio of not less than 1.3 in the Urban Context Zone, 1.2 in the Sub-Urban Context Zone and 1.0 in the Rural Context Zone.

B. Street links and nodes along a collector or arterial street providing access to a proposed subdivision shall not be considered in computing the connectivity ratio.

C. Stub outs shall be considered as being present as a link at the ratio of one link per side as provided for purposes of determining if the required ratio has been met.

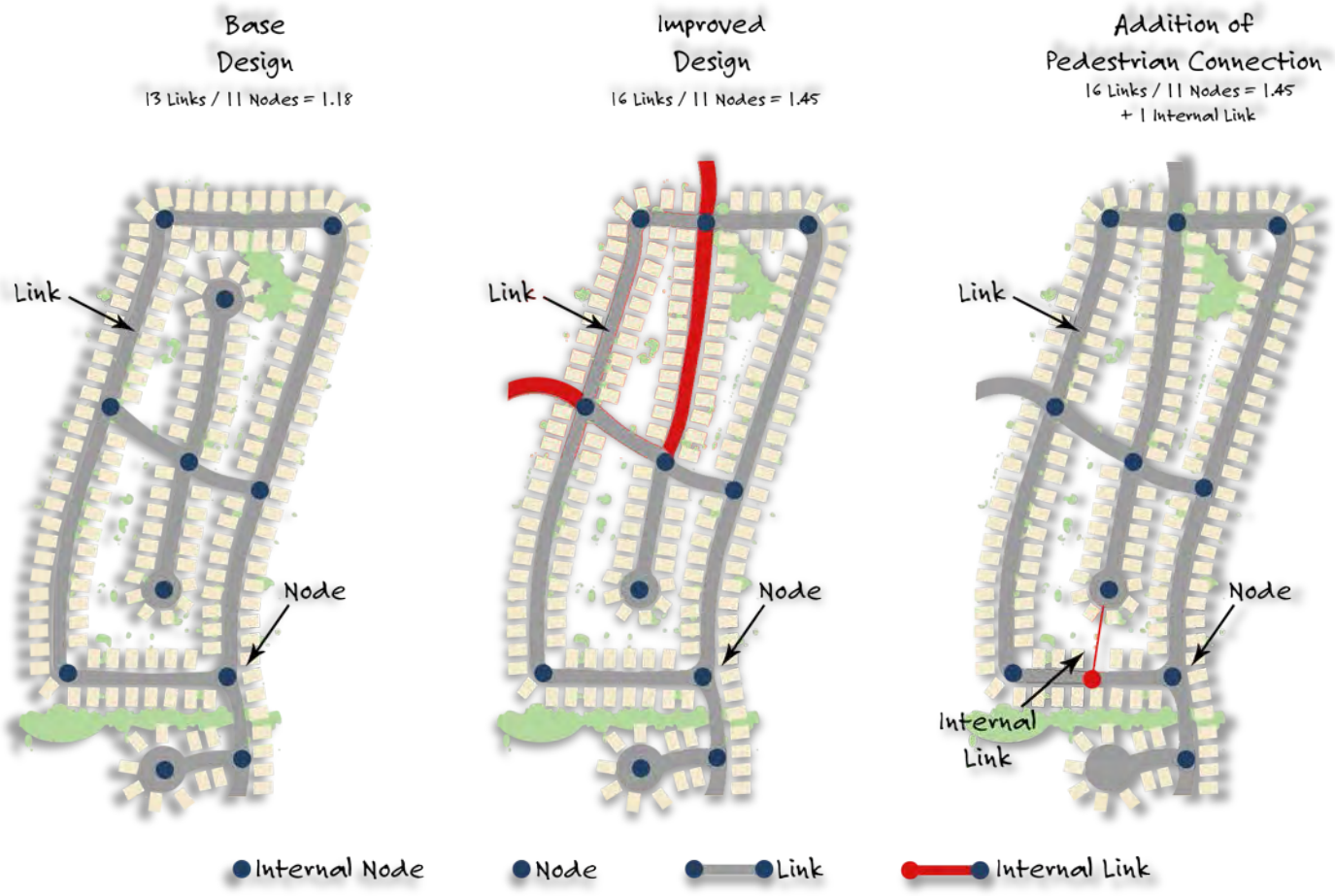
D. Trail connections out of the subdivision shall be considered as being present as a link at the ratio of one link per side as provided for purposes of determining if the required ratio has been met.

SIGNAL SPACING

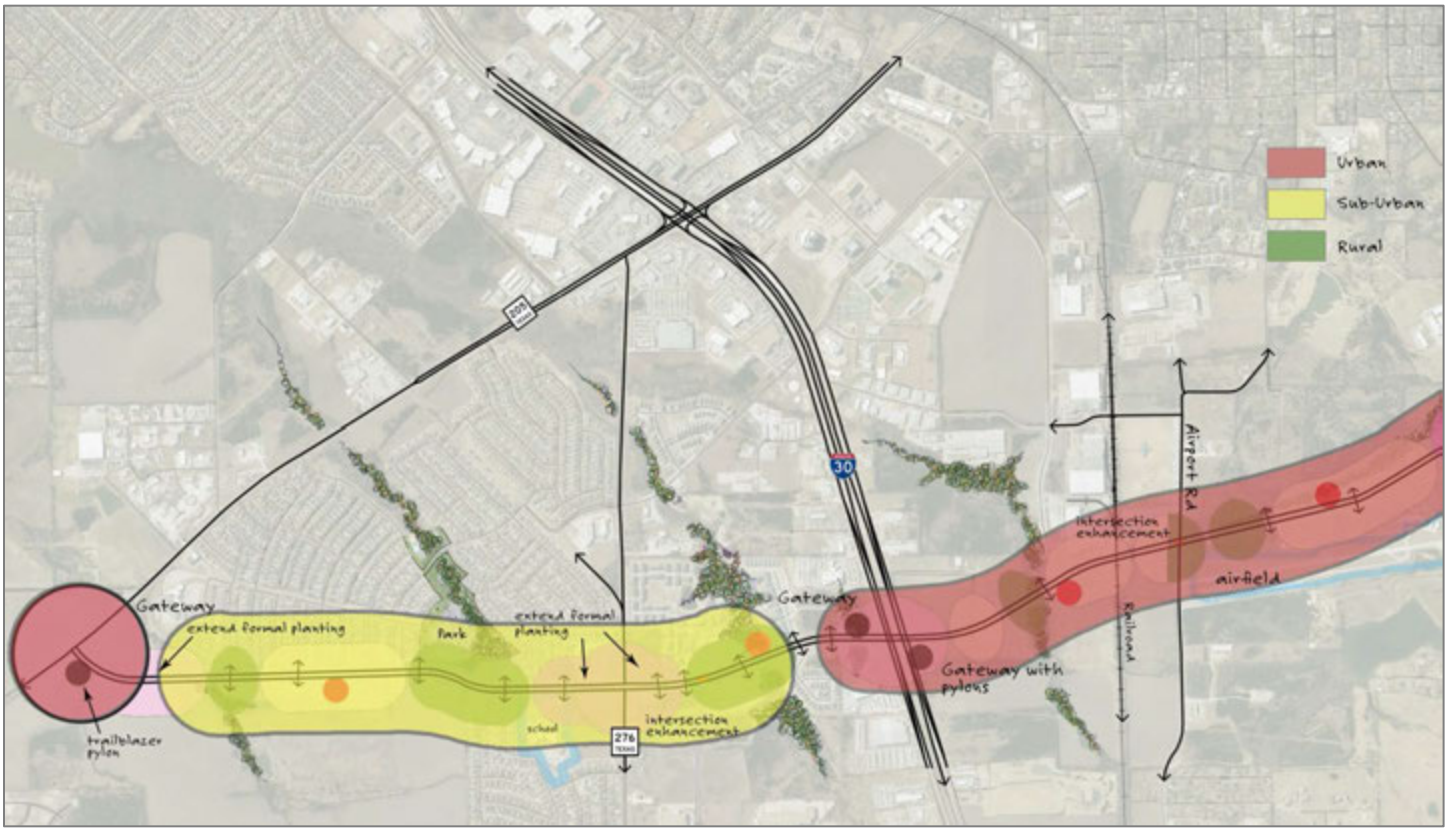
Spacing between intersections is especially critical in rural areas because vehicle speeds are high. One-mile spacing between public road intersections is preferred.

The ideal spacing for traffic signals is at least one half-mile apart (2,640 feet), which also corresponds to the preferred spacing of intersections between arterials and collectors in a sub-urban development pattern.

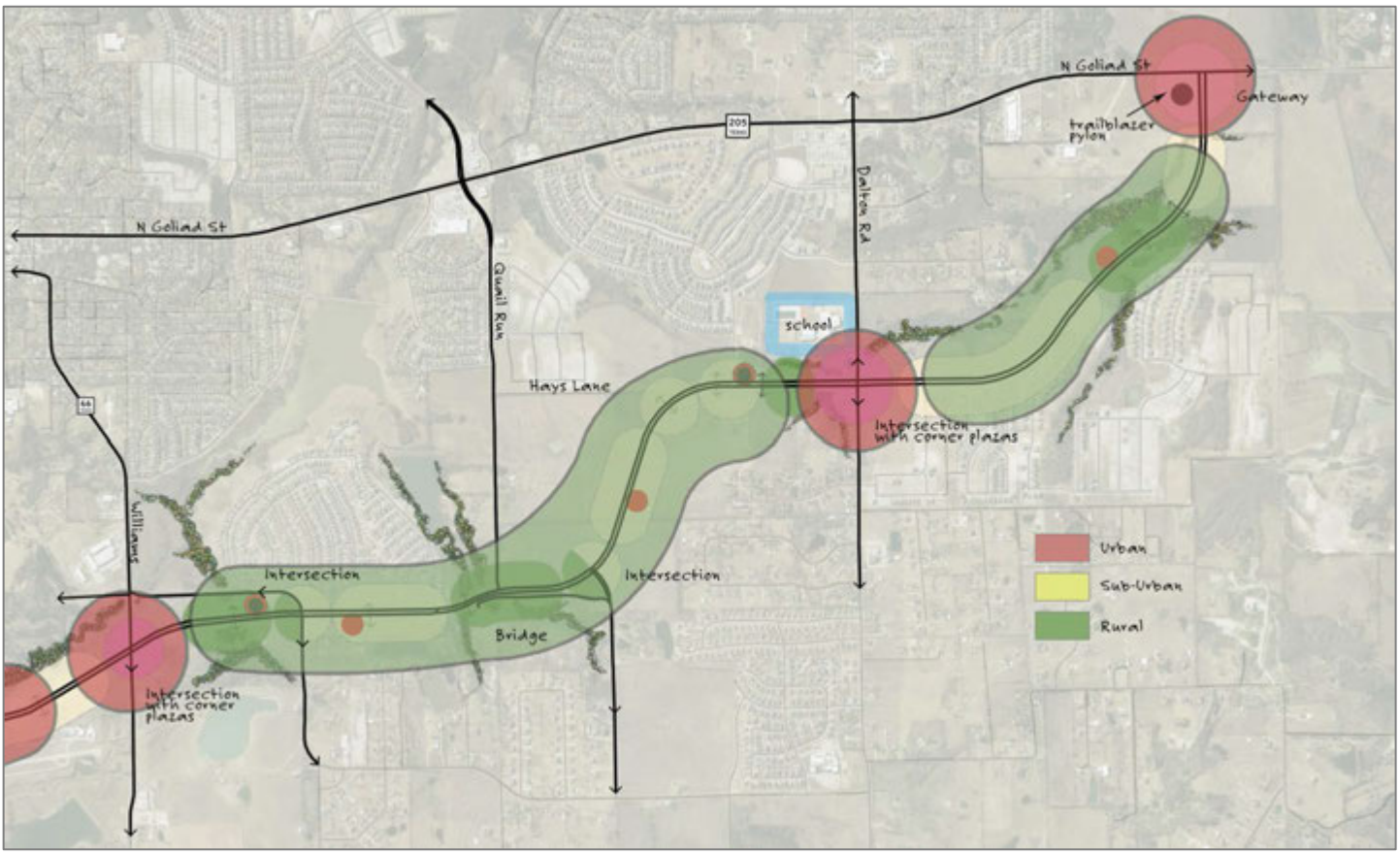
A minimum spacing of one-quarter mile (two to three blocks) is appropriate for an urban area. This shorter distance encourages pedestrian access and slows traffic through the urban area.



ACCESS STANDARDS: SOUTH



ACCESS STANDARDS: NORTH



6 IMPLEMENTATION

This concept design represents a long-term vision for enhancement of the corridor. It will not likely be built within a short time horizon.

INCORPORATE TRAIL SYSTEM INTO THE THOROUGHFARE PLAN

Nationally as well as within the Metroplex region, communities are realizing that multi-modal access such as bicycle and pedestrian trails are an important ingredient to becoming sustainable. This is reflected in the new LEED-ND (Neighborhood Development) standards. The trail system should therefore be added to the Thoroughfare Plan in order to ensure continuity of the system.

ADOPT PLAN AS DESIGN GUIDELINES FOR THE OVERLAY DISTRICT

Adopt this John King Boulevard Plan as guidelines and standards for the 205 By-Pass Overlay District.

COST SHARING OF ENHANCEMENTS

As a rule, developments make improvements to the curb line, which would include sidewalk/trails and landscaping elements of this plan. Notable exceptions would be Landmark Pylons and trailhead washroom facilities. The City should provide landscaping within the median except when development requires additional median cuts in accordance with the City adopted standards.

CITY ENHANCEMENT PRIORITIES

The highest visual impact improvement would be landscaping the medians in the "Wooded Bottoms" area as a first priority. This could be followed by additional landscaping of medians and the introduction of gateway pylons.

QUALITY STRUCTURAL FEATURES

A qualified landscape architect should be engaged to provide final design and detailed specifications for all structural elements including wall, pylons, corner plazas and amenity pockets. The quality of design and construction of these elements is vital to building upon an image rooted in the heritage of the community.

02.03 SH-276 CORRIDOR PLAN

RESERVED.

APPENDIX C
MAPS



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01 MAPS

1. Future Land Use Map
2. Master Trail Plan
3. Master Thoroughfare Plan
4. Master Water Distribution System Plan
5. Master Wastewater Collection System Plan

NOTE: For additional maps of the City see the 2017 Existing Conditions Report, which was prepared as a compendium to this Comprehensive Plan.

LEFT: A public meeting/design charrette held on April 18, 2017 for all citizens and stakeholders interested in the future of the IH-30 Corridor.

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FUTURE LAND USE PLAN

COMPREHENSIVE PLAN

01 | LAND USE & GROWTH MANAGEMENT

1

371

Wylie
Collin County
Dallas County
Rowlett
Lake Ray
Hubbard
Dallas County
Rockwall County
Heath
Collin County
Rockwall County
Royse City
Fate
Mobile City
McLendon-Chisholm
Hunt County
Kaufman County
N JOHN KING BLVD
N GOLIAD ST
N LAKESHORE DR
W RUSK ST
S GOLIAD ST
CORPORATE CROSSING
S JOHN KING BLVD
RIDGE RD
RALPH HALL PKWY
HORIZON RD
66
30
552
1138
3549
551
276
548
205
3097
740
549
550
MAP LEGEND
County Boundary
Planning Boundary (ETJ)
Rockwall City Limits
Trees
City Parks
Future Parks
Greenbelts & Greenways
HOA PARKS
Trails: Concrete 8'
Trails: Concrete 5'
Trails: Roadway
Trails - Future
PARKS
A1 Alma Williams Park
A2 Harry Myers Park
A3 The Lakes of Squabble Creek Park
B1 The Park at Breezy Hill
B2 Emerald Bay
B3 Fontanna Park
B4 The Park at Fox Chase
B5 Henry M Chandler Park
B6 The Park at Hickory Ridge
B7 Jewel Park
B8 Shores Park
B9 The Park at Stone Creek
B10 Windmill Ridge Park
C1 Clark Street Park
C2 Dalton Ranch Park
C3 Gloria Williams Park
C4 Lofland Park
D1 Northshore Park
E1 Spring Sports Complex
E2 Wilkerson-Sanders Memorial Stadium
F1 The Harbor
G1 Highland Meados Greenbelt
G2 Lago Vista Greenbelt
G3 Lakeview Summit Greenbelt
G4 Lynden Park Greenebelt
G5 Meadowcreek #1 - Madison
G6 Meadowcreek #2 - Foxwood
G7 Timbercreek Greenbelt
G8 Waterstone Greenbelt
H1 SH-66 Boat Ramp Park
H2 Squabble Creek Mountain Bike Trail
I1 Leon Tuttle Athletic Complex
I2 Yellow Jacket Park
J1 Ted Cains Corner Park
K1 Lakeside Park (Future)
K3 South Community Park (Future)
L1 Pettinger Nature Preserve
Miles
0 0.4 0.8 1.2 1.6 2

373

MASTER THOROUGHFARE PLAN

COMPREHENSIVE PLAN
04 | INFRASTRUCTURE

3

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WASTE WATER LEGEND

- Existing Lift Stations
- Lift Stations (to be abandoned)
- Proposed Lift Stations
- Proposed Manholes

Proposed Sanitary Sewer Pipes

- 6" - 10" FM
- 6" - 10"
- 11" - 15"
- 16" - 20" FM
- 16" - 20"
- 21" - 25"
- 21" - 25" FM
- 26" - 30"
- 26" - 30" FM
- Greater than 30"
- Sub Basins

MAP LEGEND

- County Boundary
- Planning Boundary (ETJ)
- Rockwall City Limits

DISCLAIMER

Does not include required on-site and off-site infrastructure improvements necessary to serve future development.

Miles
0 0.4 0.8 1.2 1.6 2

377

Wylie
Collin County
Dallas County
Rowlett
Lake Ray
Hubbard
Dallas County
Rockwall County
Heath
Mobile City
Fate
Royse City
Collin County
Rockwall County
McLendon-Chisholm
Rockwall County
Hunt County
Hunt County
Kaufman County
740
700
780
720
552
1138
66
3549
30
551
276
548
3997
205
549
550
WATER LEGEND
Elevated Water Tanks
Existing Pump Stations
Proposed Water Tanks
Water Junction
Proposed Water Pipes
Less than 10"
10" - 20"
21" - 30"
31" - 40"
Greater than 40"
Water Service Area
700
720
740
780
MAP LEGEND
County Boundary
Planning Boundary (ETJ)
DISCLAIMER
Does not include required on-site and off-site infrastructure improvements necessary to serve future development.
Miles
0
0.4
0.8
1.2
1.6
2

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

FROM: **Joey Boyd, Director of Internal Operations**

DATE: **November 28, 2018**

SUBJECT: **Eco-Site Tower Land Lease Agreement**

Eco-Site is requesting to build a new monopole cellular tower at the southern portion of Yellowjacket Park. Eco-Site presented information regarding coverage prediction, photo simulations, and other benefits at the City Council meeting on Monday, November 19, 2018 as part of their application for a Special Use Permit for this site.

Attached for your consideration is a land lease agreement between the City of Rockwall and Eco-Site. The main points of the agreement are:

- $2000 per month in rent with an annual escalation of 1.5%
- 10-year initial term with four 5-year renewals
- Construction of 30 parking spaces for city ball fields
- Lease area of 60' x 60'
- 150 foot tower with 10 foot lightning rod
- Eco-Site will pay the City $100 per month per additional carrier for a potential additional payment of $300 per month.

The City Attorney has reviewed the agreement. Eco-Site will be required to go through permitting, engineering, and inspections just like any other project submitted to the City. If these terms are acceptable, City Council is asked to authorize the City Manager to execute the agreement on behalf of the City of Rockwall.

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LEASE AGREEMENT

THIS LEASE AGREEMENT ("***Lease***") is made as of the Effective Date by and between Landlord (as identified in Section 1.2) and Eco-Site II, LLC, a Delaware limited liability company ("***Tenant***").

WHEREAS, Landlord owns certain real property located the County of Rockwall, in the State of Texas, that is more particularly described or depicted in attached **Exhibit 1** (the "***Property***"); and

WHEREAS, Tenant desires to obtain the right to lease from Landlord (i) a certain portion of the Property of approximately 3,600 square feet (the "***Tower Compound***") for communications and related purposes and (ii) an appurtenant, non-exclusive leasehold easement (the "***Access and Utility Easement***") over certain portions of the Property to access the Tower Compound (the Tower Compound and the Access and Utility Easement being more particularly described on **Exhibit 2**, depicted on the survey attached as **Exhibit 3**, and collectively referred to hereinafter as the "***Premises***").

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree:

1. BUSINESS TERMS AND INFORMATION. For purposes of this Lease, in addition to the defined terms elsewhere in this Lease, including the recitals above, the following capitalized terms or information have the meanings set forth in this Section 1:

1.1 ***Tenant's Notice Address***:

Eco-Site II, LLC
Attn: Asset Management
Eco-Site Site Number TX-0274
240 Leigh Farm Road
Suite 415
Durham, NC 27707

with a copy to:

Eco-Site II, LLC
Attn: General Counsel
240 Leigh Farm Road
Suite 415
Durham, NC 27707

1.2 ***Landlord***: City of Rockwall, a Texas municipal corporation

1.3 ***Landlord's Notice Address***:

City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087
Attn: City Manager

1.4 ***Communications Facility***: One radio and communications tower not to exceed 150 feet, plus 10 foot lightning rod, transmitting and receiving equipment, antennas, dishes, mounting structures, buildings, optional backup generators and any other ancillary equipment related thereto.

1.5 ***Testing Period***: That certain period of time, consisting of the Initial Testing Period and any effective Testing Period Renewal Term, that occurs immediately prior to the commencement of the leasehold and during which Tenant may investigate the feasibility of constructing and operating a wireless telecommunications facility on the Premises as further provided in Section 2.

1.6 ***Initial Testing Period***: A period of one year, commencing on the Effective Date.

1.7 ***Intentionally deleted.***

1.8 ***Testing Period Consideration***: The sum to be paid by Tenant to Landlord for the Testing Period, which is the sum of $2,000.00, due within 30 days of the execution of this Lease.

1.9 ***Term***: The term of the leasehold granted by Landlord to Tenant pursuant to this Lease, which consists of the Initial Term and any effective Renewal Term.

1.10 ***Commencement Date***: Prior to the expiration of the Testing Period and by Tenant's written notice to Landlord indicating the first day of the possessory leasehold under this Lease, and not less than 15 days before Tenant begins visible construction at the Premises (inclusive of site preparation) consistent with the terms of this Lease.

1.11 ***Initial Term***: The term commencing on the Commencement Date and continuing through the last day of the 120th full calendar month after the Rent Accrual Commencement Date.

1.12 ***Renewal Term***: As provided in Section 3, each of the 4 successive periods of 5 years each, with the first Renewal Term commencing upon the expiration of the Initial Term and each subsequent Renewal Term commencing upon the expiration of the immediately preceding Renewal Term.

1.13 ***Rent Accrual Commencement Date***: Provided the Commencement Date occurs between the 1st and the 15th day of a calendar month, then the Rent Accrual Commencement Date is retroactive to the first day of the calendar month in which the Commencement Date occurs; and otherwise, the Rent Accrual Commencement Date is the first day of the calendar month immediately following the Commencement Date.

1.14 ***Rent***: The annual amount of Twenty-Four Thousand and 00/100 Dollars ($24,000.00), payable in equal monthly payments of Two Thousand and 00/100 Dollars ($2,000.00). The Rent shall be subject to an annual increase of one and one-half percent (1 ½%), such increase to take effect on each anniversary of the Rent Accrual Commencement Date. In addition, for each additional subtenant beginning with the 2nd subtenant, which subleases any part of the Premises after the initial subtenant, Rent shall be subject to an increase in the amount of One Hundred and 00/100 Dollars ($100.00) beginning on the first day of the first calendar month after the 2nd, 3rd and 4th additional subtenants commence its equipment installation on the Premises.

2. RIGHT TO LEASE / TESTING PERIOD.

2.1 Landlord grants to Tenant the right to lease the Tower Compound and the Access and Utility Easement, which easement is to install and maintain utility services to and serving the Tower Compound and unrestricted vehicular and pedestrian access from a public right-of-way serving the Property to the Tower Compound.

2.2 During the Testing Period and in exchange for Tenant's payment to Landlord of the Testing Period Consideration within 30 days of the Effective Date, Tenant and its agents, employees, engineers, surveyors and other representatives have the right to enter upon the Property (i) to inspect and examine the Premises; (ii) to conduct and perform soil borings, drainage testing, material sampling, and other geological or engineering tests or studies of the Premises and the Property (collectively, the "***Tests***"); (iii) to apply for and obtain licenses, permits, approvals, or other relief required or deemed necessary or appropriate for Tenant's use of the Premises including, applications for zoning variances, zoning ordinances, amendments, special use permits, and construction permits (collectively, the "***Government Approvals***"); (iv) to initiate, order and/or schedule utilities; and (v) otherwise to do those things on or off the Premises that, in the sole discretion, opinion or judgment of Tenant, are necessary or desirable to determine the physical condition of the Premises, the environmental history of the Premises, Landlord's title to the Property and the feasibility or suitability of the Premises for Tenant's use of the Premises for a Communications Facility, all at Tenant's sole expense. Tenant will not be liable to Landlord or any third party on account of any pre-existing defect or condition on or with respect to the Property, regardless of whether such defect or condition is disclosed by Tenant's inspection. At the conclusion of the Testing Period, to the extent Tenant may alter or damage the Property as a result of its activities on the Property during the Testing Period, Tenant will restore the Property to its condition as it existed at the Effective

Date, reasonable wear and tear and casualty not caused by Tenant excepted. Subject to the foregoing, Tenant shall indemnify, defend and hold Landlord harmless from and against any and all injury, loss, damage or claims arising directly out of or as a result of Tenant conducting the Tests and its entry onto the Property during the Testing Period. During the Testing Period, Tenant will comply with the insurance requirements in Section 14 and require its contractor(s) conducting the Tests to include Landlord as an additional insured.

2.3 Intentionally deleted.

2.4 During the Testing Period, Tenant may commence the Initial Term by written notification to Landlord within 15 days of the Commencement Date and prior to commencement of any construction on the Premises. Immediately upon Tenant's written notification the Testing Period will terminate, the Initial Term commences and Landlord leases the Premises to Tenant subject to the terms and conditions of this Lease. If Tenant does not provide written notification of the commencement of the Initial Term prior to the expiration of the Testing Period and any Testing Period Renewal Term, if any, this Lease will without further deed or act will automatically terminate and the parties will have no further liability to each other except for the indemnity and restoration obligations imposed by Tenant under Section 2.1.

2.5 During the Testing Period and upon written consent of Landlord, Tenant reserves the right (i) to revise the legal description of the Tower Compound and the Access and Utility Easement to conform same to a survey of the Premises to be procured by Tenant from a licensed surveyor and attach such revised legal description as Exhibit 2 to this Lease and (ii) to procure a survey of the Premises by a licensed surveyor if a survey or depiction of the Premises is not, at the execution of this Lease, attached as Exhibit 3. Upon completion of such survey and revision of the aforesaid legal descriptions based thereupon, (i) the revised legal descriptions of the Tower Compound and the Access and Utility Easement will be attached to this Lease as Exhibit 2 and made a part hereof (superseding any prior Exhibit 2), the survey will be attached to this Lease as Exhibit 3 and made a part hereof (superseding any prior Exhibit 3), and Tenant shall promptly provide to Landlord notice of and copies of the revised legal descriptions of the Tower Compound and the Access and Utility Easement and of the survey.

3. TERM. The term of the leasehold granted by Landlord to Tenant hereunder commences on the Commencement Date, which Tenant shall confirm in writing to Landlord as provided in Section 2.4, and continues through the Term. Tenant shall have the option to extend the term of this Lease for each of the Renewal Terms. Each Renewal Term will commence automatically, without further act or deed, unless Tenant delivers written notice to Landlord of Tenant's intent not to renew the Term for the next available Renewal Term, such notice to be delivered not less than 30 days prior to the end of the then-current term (*i.e.*, the Initial Term or the then-effective Renewal Term).

4. RENT. Tenant shall pay Rent to Landlord accruing and beginning as of the Rent Commencement Date. The Rent is payable in advance, on or before the 5th day of each calendar month. Payments will be made via electronic funds transfer directly to Landlord's bank account unless otherwise directed by Landlord. Rent will be equitably prorated for any partial calendar month. Notwithstanding the foregoing, Tenant will tender to Landlord the initial Rent payment within 30 days after the Commencement Date.

5. TAXES AND CHARGES.

5.1 Tenant shall pay any personal property taxes assessed on, or any portion of such taxes directly attributable to, the Communications Facility. Tenant acknowledges that Landlord is a public entity and that prior to the Commencement Date the Premises was exempt from all real and personal property taxes. Tenant shall pay the real property taxes levied against the Premises that are directly attributable to the presence or operation of the Communications Facility on the Premises. Landlord will forward any notice of taxes that it may receive from the Rockwall County Tax Assessor within 2 months of Landlord's receipt of any such notice.

5.2 Landlord shall pay promptly, when due, any other amounts or sums due and owing with respect to its ownership and operation of the Property, including, judgments, liens, mortgage payments and other similar encumbrances. If Landlord fails to make any payment required of it under this Lease required to assure that Tenant is not disturbed in its possession of the Tower Compound, such as the payment of real estate taxes and assessments, or breaches any other obligation or covenant under this Lease, Tenant may (without obligation), after providing 10 days' prior written notice to Landlord, make such payment or perform such obligation on behalf of Landlord. Landlord shall pay or reimburse Tenant for the full amount of any costs or expenses so incurred by Tenant (including any attorneys' fees incurred in connection with Tenant performing such obligation) with interest at the statutory rate thereon, or at Tenant's election, may be offset against the Rent.

6. USE.

6.1 During the Term, Tenant may use the Premises for the erection, operation and maintenance of a Communications Facility (the "***Permitted Use***"). Tenant may make improvements, alterations and modifications to

the Premises as are deemed appropriate by Tenant consistent with the Permitted Use, including the right to clear the Premises of any trees, vegetation, undergrowth or other obstructions which, in Tenant's sole opinion, interferes with the Permitted Use. Tenant shall have the exclusive right to install upon the Tower Compound communications towers, buildings, equipment, antennas, dishes, fencing, and other accessories related thereto, and to alter, supplement, and/or modify same as may be necessary or desirable in Tenant's sole judgment, but subject to compliance with all applicable laws, statutes, rules and regulations of any jurisdictions. For the benefit of Landlord, Tenant shall include in the design and construction of the Communications Facility a paved fire lane and 30 parking spaces along the Access and Utility Easement. Tenant agrees to that the fire lane and parking spaces will be constructed contemporaneously with Tenant's construction of the Communications Facility.

6.2 During the Term, Landlord further grants Tenant (i) the right on the Property to clear trees, undergrowth or other obstructions and to trim, cut and keep trimmed and cut all tree limbs, which in either case may interfere with or fall upon the Communications Facility or the Premises; (ii) a non-exclusive easement in, over, across and through the Property and other adjoining real property owned by Landlord as reasonably required for the construction, installation, maintenance, and operation of the Communications Facility and the access thereto.

6.3 Landlord acknowledges that Tenant is in the business of subleasing all or portions of the Tower Compound and the Communications Facility to its tenants, licensees or customers pursuant to separately negotiated subleases or licenses entered into between Tenant and such tenant, licensee or customer. Tenant may enter into any sublease or license without the consent of Landlord, provided that, Tenant notify Landlord of the execution of such sublease or license and, notwithstanding the terms of that certain sublease or license, Tenant shall remain liable for all of the terms and conditions of this Lease and Tenant shall fulfill each covenant contained herein. Tenant shall remain liable for and hereby indemnifies and shall protect and defend Landlord from and against all costs, damages or liability (including reasonable attorneys' fees) resulting from any act or omission of such subtenant or licensee to the extent such act or omission is permitted Tenant but is contrary to or inconsistent with the terms of this Lease.

6.4 Tenant and its customers, lessees, licensees, employees, agents, invitees, contractors, successors and assigns shall have the unrestricted and free access to the Premises 7 days a week, 24 hours a day. Tenant shall have the exclusive right to sublease or grant licenses to use the Communications Facility or portions thereof, but no such sublease or license shall relieve or release Tenant from its obligations under this Lease. If at any time during the term of this Lease, the Federal Aviation Administration, Federal Communications Commission or other governmental agency changes, amends or modifies its regulations and requirements, issues new regulations or requirements, or otherwise takes any action, the result of which reasonably inhibits Tenant's use of the Premises or any portion of the Communications Facility for the Permitted Use, or if technological changes render the Permitted Use of the Premises obsolete or impractical, or if Tenant otherwise determines, in its sole and absolute discretion, with or without cause, that the Premises is no longer suitable or desirable for the Permitted Use, Tenant shall have the right to terminate this Lease upon written notice to Landlord and effective on the earlier of the date set forth in the notice of termination or 30 days after the date of deemed receipt of such notice by Landlord.

6.5 Landlord hereby authorizes Tenant and its employees, representatives, agents and consultants to prepare, execute, submit, file and present on behalf of Landlord building, permitting, zoning or land-use applications with the appropriate local, state and/or federal agencies necessary to obtain land use changes, special exceptions, zoning variances, conditional use permits, special use permits, administrative permits, construction permits, operation permits and/or building permits consistent with the Permitted Use. At no additional cost to Tenant, Landlord shall cooperate, with Tenant in any effort by Tenant to obtain certificates, permits, licenses and other approvals that may be required by any governmental authorities and agrees to execute any necessary applications, consents or other documents as may be reasonably necessary for Tenant to apply for and obtain the proper zoning approvals required to use and maintain the Premises and the Communications Facility.

6.6 It is intended that the legal description of the Premises accurately reflect an "as-built" survey of the location of the Tower Compound, the communications tower located thereon, and the Access and Utility Easement. Accordingly the parties agree that, upon Landlord consent, the Lease is hereby amended to provide that the Premises includes the existing location of any such improvements as part of the Premises demised in the Lease to the extent that such improvements are located on real property owned by Landlord, and Exhibit 2 and Exhibit 3 to this Lease shall be modified to reflect the "as-built" locations of the Tower Compound and the Access and Utility Easement.

7. ACCESS AND UTILTIES. During the Term, Landlord for itself, its successors and assigns, hereby leases to Tenant, its customers, lessees, licensees, employees, agents, invitees, contractors, successors and assigns, as an appurtenance to the Tower Compound, the

Access and Utility Easement for ingress and egress for the benefit of and access to the Tower Compound as well as for the construction, installation, operation and maintenance of overhead and underground electric, gas and other utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment), with the right to reconstruct, improve, add to, enlarge, change, remove and replace such facilities, over, across and through the Access and Utility Easement for the benefit of and access to the Tower Compound, subject to the terms and conditions herein set forth.

8. EQUIPMENT, FIXTURES AND SIGNS. All improvements, equipment or other property attached to or otherwise brought onto the Premises shall at all times be the personal property of Tenant and/or its customers, tenants and licensees. Tenant and its customers, tenants and licensees shall have the right to erect, install, maintain, and operate on the Premises such equipment, structures, fixtures, signs, and personal property as Tenant may deem necessary or appropriate, and such property shall not be deemed to be part of the Premises, but shall remain the property of Tenant or its customers, tenants and licensees. Notwithstanding the foregoing, Tenant may not install billboards, banners, and/or other forms of business advertisements. At any time during the Term and within a reasonable time after the expiration or earlier termination of the Term, Tenant and its customers, tenants and licensees shall have the right, but not the obligation, to remove their equipment, structures, fixtures, signs, and personal property from the Premises. Any portions of the Communication Facility that Tenant does not remove within 120 days after the later of the end of the Term and cessation of Tenant's operations at the Premises shall be deemed abandoned and owned by Landlord.

9. ASSIGNMENT. Tenant may assign this Lease to any person or entity at any time by providing 10 days written notice to Landlord. After delivery by Tenant to Landlord of an instrument of assumption by an assignee that assumes all of the obligations of Tenant under this Lease, Tenant will be relieved of all liability hereunder thereafter accruing. Landlord may assign this Lease, in whole or in part, to any person or entity (i) who or which acquires fee title to the Premises, and/or (ii) who or which agrees to be subject to and bound by all provisions of this Lease.

10. COVENANTS, WARRANTIES AND REPRESENTATIONS. Landlord covenants, warrants and represents the following:

10.1 Landlord is the owner in fee simple of the Premises, free and clear of all liens and encumbrances except as to those which may have been disclosed to Tenant in writing prior to the execution of this Lease; that it alone has full right to let the Premises for the Term set out herein; and that Tenant, on paying the Rent and performing its obligations hereunder, shall peaceably and quietly hold and enjoy the Premises for the Term.

10.2 Landlord has complied with, and will continue to comply with, all environmental, health, and safety laws with respect to the Premises other than those which arise out of Tenant's use of the Tower Compound for a Communications Facility (which compliance obligation is to be borne by Tenant), and no action, suit, proceeding, hearing, investigation, charge, complaint, claim, demand, or notice has been filed or commenced against Landlord or regarding the Premises alleging any failure to so comply. Without limiting the generality of the preceding sentence, at the commencement of the Term, Landlord and the Premises are in compliance with all environmental, health, and safety laws; no asbestos-containing thermal insulation or products containing PCB, formaldehyde, chlordane, or heptachlor or other hazardous materials have been placed on or in the Premises by Landlord or, to the knowledge of Landlord, by any prior owner or user of the Premises; and to the knowledge of Landlord, there has been no release of or contamination by hazardous materials on the Premises.

10.3 All utilities in place upon the commencement of the Term and serving the Property enter through adjoining public streets or, if they pass through an adjoining private tract, do so in accordance with valid public easements. All utilities are installed and operating and all installation and connection charges have been paid in full.

10.4 Landlord has no knowledge of any fact or condition that could result in the termination or reduction of the current access from the Premises to existing highways and roads or to utility services serving the Premises.

10.5 The Premises abuts on and has direct vehicular access to a public road or has access to a public road via a permanent, irrevocable, appurtenant easement benefiting the Property, and access to the Property is provided by paved public right-of-way with adequate curb cuts available.

10.6 With respect to the Premises, except as disclosed by Landlord in writing to Tenant prior to the execution hereof, (i) there currently exist no licenses, sublicenses, or other agreements, written or oral, granting to any party or parties the right of use or occupancy of any portion of the of Tower Compound; (ii) there are no outstanding options or rights of first refusal to purchase the Premises or any portion thereof or interest therein; and (iii) there are no parties (other than Landlord) in possession of the Premises.

11. HOLD OVER TENANCY. Should Tenant or any assignee, sublessee or licensee of Tenant hold over the Premises or any part thereof after the expiration of the

Term, such holdover shall constitute and be construed as a tenancy from month-to-month only, but otherwise upon the same terms and conditions.

12. INDEMNITY AND HOLD HARMLESS.

12.1 TENANT AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS LANDLORD, ITS OTHER AFFILIATES, SUCCESSORS, ASSIGNS, OFFICERS, DIRECTORS, AGENTS AND EMPLOYEES (EACH, AN "*INDEMNIFIED PERSONS*"), FROM AND AGAINST ALL CLAIMS AND LIABILITIES (INCLUDING REASONABLE ATTORNEYS' AND FEES COURT COSTS) ASSERTED BY A THIRD PARTY AGAINST AN INDEMNIFIED PERSON CAUSED BY OR ARISING OUT OF (I) SUCH INDEMNIFYING PARTY'S BREACH OF ANY OF ITS OBLIGATIONS, COVENANTS, OR WARRANTIES CONTAINED HEREIN, OR (II) SUCH INDEMNIFYING PARTY'S NEGLIGENT OR WILLFUL ACTS OR OMISSIONS WITH REGARD TO THE LEASE. HOWEVER, IN THE EVENT OF AN INDEMNIFIED PERSON'S CONTRIBUTORY NEGLIGENCE OR OTHER FAULT, THE INDEMNIFIED PERSON SHALL NOT BE INDEMNIFIED HEREUNDER TO THE EXTENT THAT THE INDEMNIFIED PERSON'S NEGLIGENCE OR OTHER FAULT CAUSED SUCH CLAIM OR LIABILITY.

12.2 It is expressly understood and agreed that in the execution of this Lease, Landlord does not waives, and shall not be deemed to have waived, any immunity or defense otherwise available to it against any claims arising out of the exercise of governmental powers and functions. The Parties acknowledge that Landlord is a political subdivisions of the State of Texas and is subject to and will comply with applicable provisions of the Texas Tort Claims Act, as set out in Civil Practices and Remedies Code, Section 101.001 et seq. and the remedies authorized therein regarding claims or causes of action that may be asserted by third parties for accident, injury or death. This Lease will be interpreted according the Constitution and laws of the State of Texas.

12.3 LANDLORD AGREES TO HOLD HARMLESS THE TENANT, ITS AGENTS AND EMPLOYEES (EACH A "*HELD HARMLESS PERSONS*") FROM ALL DAMAGES SUSTAINED BY HELD HARMLESS PERSONS ARISING FROM LANDLORD'S NEGLIGENT OR WILLFUL ACTS OR OMISSIONS WITH REGARD TO THIS LEASE. LANDLORD'S AGREEMENT TO HOLD HARMLESS OBLIGATION INCLUDES, BUT IS NOT LIMITED TO DAMAGES ARISING OR RECOVERED UNDER THE "WORKER'S COMPENSATION LAW," THE TEXAS TORT CLAIMS ACT, CHAPTER 101, TEXAS CIVIL PRACTICE AND REMEDIES CODE; OR ANY OTHER APPLICABLE LAWS OR REGULATIONS, ALL AS MAY BE AMENDED FROM TIME TO TIME. IN NO EVENT HOWEVER, WILL LANDLORD'S LIABILITY UNDER THIS PROVISION EXCEED THE AMOUNTS RECOVERABLE UNDER THE POLICY LIMITS AND TERMS OF COVERAGE OF LANDLORD'S INSURANCE AS REQUIRED BY SECTION 14 OF THIS LEASE.

13. WAIVERS.

13.1 Landlord hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Communications Facility or any portion thereof or any equipment located upon the Premises, regardless of whether such Communications Facility or equipment is deemed real or personal property under applicable laws. Landlord will not assert any claim whatsoever against Tenant for loss of anticipatory profits or any other indirect, special, incidental or consequential damages incurred by Landlord as a result of the construction, maintenance, operation or use of the Premises by Tenant.

13.2 EACH OF LANDLORD AND TENANT WAIVES ANY AND ALL CLAIMS AGAINST THE OTHER FOR ANY LOSS, COST, DAMAGE, EXPENSE, INJURY OR OTHER LIABILITY WHICH IS IN THE NATURE OF INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE OR CONSEQUENTIAL DAMAGES AND WHICH IS SUFFERED OR INCURRED AS THE RESULT OF, ARISE OUT OF, OR ARE IN ANY WAY CONNECTED TO THE PERFORMANCE OF THE OBLIGATIONS OF A PARTY UNDER THIS LEASE.

14. INSURANCE.

14.1 During the Term, Tenant will carry, at its own cost and expense, the following insurance: (i) workers' compensation insurance as required by law; and (ii) commercial general liability (CGL) insurance with respect to its activities on the Property, such insurance to afford protection of up to One Million Dollars ($1,000,000) per occurrence and Three Million Dollars ($3,000,000) general aggregate, based on Insurance Services Office (ISO) Form CG 00 01 or a substitute form providing substantially equivalent coverage. Tenant's CGL insurance shall contain a provision including Landlord as an additional insured. Such additional insured coverage:

(a) shall be limited to bodily injury, property damage or personal and advertising injury caused, in whole or in part, by Tenant, its employees, agents or independent contractors;

(b) shall not extend to claims for punitive or exemplary damages arising out of the acts or omissions of Landlord, its employees, agents or independent contractors or where such coverage is prohibited by law or to claims arising out of the gross negligence of Landlord, its employees, agents or independent contractors.

Tenant shall maintain all insurance policies required of it to be maintained hereunder with responsible insurance companies, authorized to do business in the state where the Premises are located if required by law, and which policies will include a provision for cancellation only upon 10 days' prior written notice to Landlord. Tenant shall evidence such insurance coverage by delivering to Landlord, if requested, a copy of all such policies or, at Tenant's option, certificates in lieu thereof issued by the insurance companies underwriting such risks.

14.2 Intentionally deleted.

14.3 Landlord and Tenant release each other and their respective officers, directors and employees and agents from any claims for any injury to any person or any property damage caused by, or that result from, risks insured against under any property or casualty insurance policies carried such insured party and in force at the time of any such injury or damage to the extent that such release and waiver does not invalidate any insurance policy held by such insured party. Landlord and Tenant shall exercise commercially reasonable efforts to cause each insurance policy it obtains to provide that the insurance carrier waives all right of recovery by way of subrogation against the other in connection with any injury or damage covered by any such property or casualty insurance policy.

15. INTERFERENCE. During the Term, Landlord, its successors and assigns will not grant any ground lease, license, easement or other rights with respect to the Property or any land adjacent to the Premises (i) for the Permitted Use; or (b) if such lease, license, easement or other right would detrimentally impact Tenant's Communications Facility or Tenant's use thereof. Landlord shall not cause or permit the construction of radio or communications towers on the Property t.

16. Intentionally deleted.

17. SECURITY. The parties recognize and agree that Tenant shall have the right to safeguard and protect its Communications Facility located upon or within the Premises. Consequently, Tenant shall at its expense, construct such enclosures and/or fences as Tenant reasonably determines to be necessary to secure the Communications Facility, including the tower(s), building(s), guy anchors, and related improvements situated upon the Premises. Tenant may also undertake any other appropriate means to restrict access to its Communications Facility.

18. FORCE MAJEURE. The time for performance by Landlord or Tenant of any term, provision, or covenant of this Lease is to be deemed extended by time lost due to delays resulting from acts of God, strikes, civil riots, floods, material or labor restrictions by governmental authority, and any other cause not within the control of Landlord or Tenant, as the case may be.

19. CONDEMNATION. Notwithstanding any provision of the Lease to the contrary, in the event of condemnation of the Premises or any portion thereof, Landlord and Tenant shall be entitled to separate awards with respect to the Premises, in the amount determined by the court conducting such condemnation proceedings based upon Landlord's and Tenant's respective interests in the Premises. If a separate condemnation award is not determined by such court, Landlord shall permit Tenant to participate in the allocation and distribution of the award. In no event shall the condemnation award to Landlord exceed the unimproved value of the Premises, without taking into account the improvements located thereon, and in no event shall the Lease be terminated or modified (other than an equitable abatement or adjustment of Rent) due to a condemnation without the prior written consent of Tenant.

20. DEFAULT. Should Landlord or Tenant fail to perform any of its respective covenants or obligations imposed upon it or breach any of its respective representations or warranties under this Lease (a "***Non-Performing Party***"), then the other party shall give the Non-Performing Party written notice of such breach or failure, at which time the Non-Performing Party shall be in default under this Lease; provided, however, to the extent such default is susceptible of being cured or remedied, the Non-Performing Party shall have the Cure Period to remedy such breach or failure prior to the Non-Performing Party being in default under this Lease. For purposes hereof, the "***Cure Period***" is a period 30 days, measured from the date of the Non-Performing Party's receipt of such notice of breach or failure; provided, if such breach or failure cannot reasonably be cured within such 30-day period and the Non-Performing Party proceeds promptly after the receipt of such notice of such breach or failure to commence to remedy same and pursue curing such breach or failure with due diligence, Cure Period is extended for such period of time as may be necessary to complete such curing, not to exceed 60 days from the Non-Performing Party's receipt of such written notice of such breach or failure or such longer period of time as agreed by the other party. Upon a default by the Non-Performing Party that is not susceptible of being cured or if it is susceptible of being cured, that is not cured within the Cure Period will give rise to the other party being able to assert against the Non-Performing

Party any remedies available at law or in equity, including the right to terminate this Lease, subject to Section 13.2. Notwithstanding the foregoing, should a Non-Performing Party fail to perform any of its obligations imposed upon it under this Lease and irreparable and immediate harm may befall the other party as a result of such failure, the other party may pursue injunctive relief immediately without the passage of the Cure Period.

21. ATTORNEY'S FEES. If any legal proceeding between Landlord and Tenant arise from, out of or based on this Lease, the unsuccessful party to such action or proceeding shall pay to the prevailing party all costs and expenses, including reasonable attorney's fees and disbursements, incurred by such prevailing party in such action or proceeding and in any appeal in connection therewith. If such prevailing party recovers a judgment in any such action, proceeding or appeal, such costs, expenses and attorney's fees and disbursements shall be included in and be taxed to the unsuccessful party as a part of such judgment.

22. SUBORDINATION AND TENANT'S LENDER.

22.1 This Lease is subordinate to all deeds of trust, mortgages and ground leases now or hereafter encumbering the Premises or Landlord's interest therein (collectively, "***Encumbrances***" and each, an "***Encumbrance***") provided Landlord, its lenders and other tenants (i) are bound by the terms of the Lease; (ii) agree not to disturb or disrespect Tenant's use or possession of the Premises or Tenant's other rights granted under this Lease in the event of a foreclosure of such Encumbrance so long as Tenant is not in default hereunder beyond any applicable cure period; and (iii) agree not to join Tenant as party defendant in any such foreclosure proceeding taken by it unless otherwise required by applicable law. With regard to any Encumbrance, Landlord covenants and agrees that, upon the request of Tenant, it shall use its best efforts to cause the beneficial holder of such Encumbrance to execute a customary subordination, non-disturbance and attornment agreement with regard to this Lease. In addition, each of Landlord and Tenant will, within 10 days after the request of the other party, execute and deliver to the other party, an estoppel letter as to such factual matters relating to the Lease as are reasonably requested by such other party, its lender or prospective successor-in-interest.

22.2 Landlord consents to the granting by Tenant of a lien and security interest in Tenant's interest in the Lease and all of Tenant's personal property and fixtures attached to the Premises, and furthermore consents to the exercise by Tenant's lender ("***Tenant's Lender***") of its rights of foreclosure with respect to its lien and security interest in Tenant's interest therein. Landlord agrees to recognize Tenant's Lender as the tenant under this Lease upon any such exercise by Tenant's Lender of its rights of foreclosure. Landlord hereby (i) agrees that any lien or security interest in favor of Landlord which arises by law or pursuant to the Lease is subordinate to the lien and security interest of Tenant's Lender in the collateral securing all indebtedness at any time owed by Tenant to Tenant's Lender (the "***Collateral***"), and (ii) furthermore agrees that upon an event of default under the loan documents between Tenant and Tenant's Lender or the Lease, Tenant's Lender shall be fully entitled to exercise its rights against the Collateral prior to the exercise by Landlord of any rights which it may have therein, including entry upon the Premises and removal of the Collateral free and clear of Landlord's lien and security interest.

22.3 To the extent that Tenant or Tenant's Lender has given notice to Landlord of Tenant's Lender's security interest in the Lease and other Collateral and an address to which Landlord is to provide notices to Tenant's Lender, (i) Landlord agrees to give Tenant's Lender written notice of any breach, failure or default of the terms of the Lease within 15 days after the occurrence thereof, at such address as is specified to Landlord by Tenant's Lender; (ii) Landlord agrees that no default under the Lease is deemed to have occurred unless notice of such breach, failure or default is also given to Tenant's Lender and any applicable cure period has passed; and (iii) in the event of any such breach, failure or default under the terms of the Lease, Tenant's Lender shall have the right, to the same extent, for the same period and with the same effect, as Tenant, plus an additional 90 days after any applicable cure period to cure or correct any such breach, failure or default (whether the same shall consist of the failure to pay rent or the failure to perform), and Landlord agrees to accept such payment or performance on the part of Tenant's Lender as though the same had been made or performed by Tenant. Landlord agrees that it shall not exercise its right to terminate the Lease or any of its other rights under the Lease upon breach or default of the terms of the Lease without so affording Tenant's Lender the foregoing notice and periods to cure any default or breach under the Lease. In the case of termination of this Lease for any reason or if this Lease is rejected or disaffirmed pursuant to any bankruptcy, insolvency or other law affecting creditor's rights, (i) Landlord shall give prompt notice thereof to Tenant's Lender consistent with this Section 22.3; and (ii) on written request of Tenant's Lender made any time within 30 days after the giving of such notice by Landlord, Landlord shall promptly execute and deliver a new lease of the Premises to Tenant's Lender or its designee or nominee for the remainder of the Term (as if this Lease were not terminated, rejected or disaffirmed) upon all the covenants, conditions, limitations and agreements contained herein (including options to extend the Term) except for such provisions which must be modified to reflect such termination, rejection or disaffirmance and the passage of time, provided that Tenant's Lender (A) shall pay to Landlord,

simultaneously with the delivery of such new lease, all unpaid rent due under this Lease up to and including the date of the commencement of the term of such new lease and all reasonable expenses, including reasonable attorneys' fees and disbursements and court costs, incurred by Landlord in connection with the default by Tenant, the termination of this Lease and the preparation of the new lease, and (B) shall cure all defaults existing under this Lease which are susceptible to being cured by Tenant's Lender promptly and with due diligence after the delivery of such new lease. Notwithstanding anything to the contrary contained herein, provided Tenant's Lender shall have otherwise complied with the provisions of this Section 22.3, Tenant's Lender shall have no obligation to cure any defaults which are not susceptible to being cured by such Lender (for example, the bankruptcy of Tenant). For so long as Tenant's Lender shall have the right to enter into a new lease with Landlord pursuant to this Section 22.3, Landlord shall not enter into a new lease of the Premises with any person or entity other than Tenant's Lender without the prior written consent of Tenant's Lender.

22.4 The provisions of Section 22.3 shall survive the termination, rejection or disaffirmance of this Lease and will continue in full force and effect thereafter to the same extent as if Section 22.3 was a separate and independent contract made among Landlord, Tenant and Tenant's Lender and, from the effective date of such termination, rejection or disaffirmance of this Lease to the date of execution and delivery of such new lease, Tenant's Lender may use and enjoy the leasehold estate created by this Lease without hindrance by Landlord. The aforesaid agreement of Landlord to enter into a new lease with Tenant's Lender is deemed a separate agreement between Landlord and Tenant's Lender, separate and apart from this Lease as well as a part of this Lease and is unaffected by the rejection of this Lease in any bankruptcy proceeding by any party.

22.5 Upon the execution and delivery of a new lease under Section 22.3, all subleases which theretofore have been assigned to, or made by, Landlord with respect to the Communications Facility shall be assigned and transferred, without recourse, by Landlord to the tenant named in such new lease or a third-party manager capable of administering such subleases. Between the date of termination of this Lease and the date of execution of the new lease, if a Tenant Lender shall have requested a new lease as provided in Section 22.3, Landlord shall not cancel any subleases or accept any cancellation, termination or surrender thereof (unless such termination shall be effected as a matter of law on the termination of this Lease) without the consent of Tenant's Lender.

22.6 If Landlord has been given notice of Tenant's Lender as provided in Section 22.3, (i) this Lease shall not be modified or amended by the parties hereto, or terminated or surrendered by Tenant, nor shall Landlord accept any such termination or surrender of this Lease by Tenant, without the prior written consent of Tenant's Lender and (ii) Landlord shall not have the right to terminate this Lease in the event of a casualty or condemnation without the prior written consent of Tenant's Lender.

22.7 The provisions of this Section 22 are for the benefit of Tenant's Lender and may be relied upon and shall be enforceable by Tenant's Lender as if Tenant's Lender were a party to this Lease. Notwithstanding the foregoing, Landlord acknowledges that nothing contained herein is deemed or to be construed to obligate Tenant's Lender to take any action hereunder or to perform or discharge any obligation, duty or liability of Tenant under this Lease.

23. NOTICES. All notices under this Lease shall be in writing either personally delivered (with receipt for delivery); mailed via United States certified mail, return receipt requested; or transmitted by overnight courier for next business day delivery to the notice addresses of Landlord and Tenant set forth in Section 1. Notices will be deemed to have been given upon either receipt or rejection. The parties each reserve the right to modify or change their notice addresses set forth in Section 1 by providing notice to the other party as otherwise provided in this section, with such new notice address being effective 15 days after receipt by the other party.

24. MISCELLANEOUS.

24.1 Each party hereto warrants and represents that it has the necessary power and authority to enter into and perform its respective obligations under this Lease.

24.2 If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.

24.3 All attached exhibits are hereby incorporated by this reference as if fully set forth herein.

24.4 Failure of party to insist on strict performance of any of the conditions or provisions of this Lease or failure to exercise any of a party's rights hereunder, shall not waive such rights.

24.5 This Lease is to be governed by and construed in accordance with the laws of the state in which the Premises are located.

24.6 This Lease constitutes the entire Lease and understanding of the parties and supersedes all offers, negotiations and other lease agreements with regard to the Premises or the subject matter hereof. There are no representations or understandings of any kind not set forth

herein. Any amendment to this Lease must be in writing and executed by both parties.

24.7 This Lease is an appurtenance of and runs with the land and is binding upon and inures to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

24.8 A short-form memorandum of this Lease substantially in the form as depicted in Exhibit 4 attached hereto may be recorded at Landlord or Tenant's option and at the expense of the requesting party.

24.9 This Lease may be executed in any number of counterparts, each of which when so executed and delivered shall be an original, but all of which shall together constitute one and the same instrument. Any counterpart delivered by facsimile, pdf, commercially available electronic e-signature software or other electronic means shall have the same import and effect as original or manually signed counterparts and shall be valid, enforceable and binding for the purposes of this Lease

24.10 The pronouns of any gender shall include the other gender, and either the singular or the plural shall include the other, as the context requires. "Include" and "including" and their derivatives are to be construed as illustrative but not limiting. References in this Lease to sections refer to those sections of this Lease unless the context expressly requires otherwise. Headings of sections are for convenience only and are not be considered in construing the meaning of the contents of such sections.

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IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the date last signed by a party hereto.

LANDLORD:

CITY OF ROCKWALL, a Texas municipal corporation

By: _____

Rick Crowley, City Manager

Date: _____

TENANT:
Eco-Site II, LLC, a Delaware limited liability company

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT 1

Description of Parent Tract

EXHIBIT 2

The Premises is described as follows, subject to replacement by a surveyed legal description when available:

I. Tower Compound Legal Description:

II. Access and Utility Easement Legal Description:

EXHIBIT 3

Survey (depicting Tower Compound and Access and Utility Easement(s))

[attach survey, when completed]

EXHIBIT 4

MEMORANDUM OF LEASE

[TO BE CONFORMED TO PROVISIONS OF LEASE WHEN FULLY NEGOTIATED]
[FORM ONLY – DO NOT EXECUTE]

Prepared by and return to:
Eco-Site II, LLC
240 Leigh Farm Road
Suite 415
Durham, NC 27707

Eco-Site Site Name: _____
Eco-Site Site Number: _____

MEMORANDUM OF LEASE

This Memorandum of Lease evidences a Lease ("***Lease***") dated as of _____ between _____ ("***Landlord***"), whose address is _____ and **Eco-Site II, LLC**, a Delaware limited liability company, whose mailing address is 240 Leigh Farm Rd, Suite 415, Durham, North Carolina 27707 ("***Tenant***"), with regard to that certain real property (the "***Premises***") as described on Exhibit 1 attached hereto, which Premises are located upon a tract of real property owned by Landlord and more particularly described on Exhibit 2 attached hereto (the "***Property***"). The leasehold of the Premises commences on the date Tenant begins visible construction at the Premises (the "***Commencement Date***"), which Commencement Date is to be confirmed in writing from Tenant to Landlord, but shall occur no later than 2 years after the date of the Lease.

Landlord ratifies, restates and confirms the Lease and hereby leases to Tenant (i) that certain portion of the Property (the "***Tower Compound***") for communications and related purposes as more particularly described in the Lease and (ii) an appurtenant, non-exclusive leasehold easement (the "***Access and Utility Easement***") over certain portions of the Property to access the Tower Compound (the Tower Compound and the Access and Utility Easement being more particularly described on Exhibit 1.

The Lease provides for the lease by Landlord to Tenant of the Premises for an initial term of 10 years, commencing on the Commencement Date, with 4 renewal options of an additional 5 years each, for a maximum term (including renewal terms) of ____ years. The Lease further provides for the following:

1. Landlord will attorn to any lender of Tenant and will subordinate any Landlord's lien upon the Premises or property located thereon, to the liens of Tenant's lender.

2. The Lease restricts Landlord's ability to utilize or allow the utilization of its adjacent property for the construction, operation and/or maintenance of communications towers and related facilities.

3. The Access and Utility Easement is a non-exclusive grant of an easement from Landlord to Tenant between a public right of way abutting the Property, for the purpose of ingress and egress for the benefit of, and access to, the Tower Compound, as well as for the construction, installation, operation and maintenance of overhead and underground electric, gas and other utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment), with the right to reconstruct, improve, add to, enlarge, change, remove and replace such facilities.

4. The Tower Compound may be used exclusively by Tenant for all legal purposes, including erecting, installing, operating and maintaining radio and communications towers, buildings, and related equipment, and accessing the same from a public right-of-way.

5. Tenant is entitled, without the consent of Landlord, to sublease and/or sublicense the Premises, or portions thereof, including any communications tower located thereon.

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SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.

LANDLORD:

By: _____

Name: _____

Title: _____

Date: _____

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public for _____ County, _____, do hereby certify that _____ personally appeared before me this day and acknowledged he (or she), as _____ of _____, a _____, and that he (or she) as _____, being authorized to do so, executed the foregoing instrument on behalf of such entity.

Witness my hand and official seal, this the ____ day of _____, 201_.

_____
(Signature of Notary)

Notary Public

My commission expires: _____

TENANT:

Eco-Site II, LLC,
a Delaware limited liability company

By: _____

Name: _____

Title: _____

Date: _____

STATE OF NORTH CAROLINA

COUNTY OF _____

I, _____, a Notary Public for _____ County, North Carolina, do hereby certify that _____ personally appeared before me this day and acknowledged he (or she), as _____ of Eco-Site II, LLC, a Delaware limited liability company, and that he (or she) as _____, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal, this the ____ day of _____, 201_.

_____
(Signature of Notary)

Notary Public

My commission expires: _____

EXHIBIT 1 TO MEMORANDUM OF LEASE

Description of the Premises

Tower Compound Legal Description:

Access and Utility Easement Legal Description:

EXHIBIT 2 TO MEMORANDUM OF LEASE

Description of the Property

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and Council**

FROM: **Kristy Cole, City Secretary/Assistant to the City Manager**

DATE: **November 30, 2018**

SUBJECT: **Resolution Creating a (9-1-1) Regional Emergency Communication District**

Council may recall that Mark Poindexter came and spoke about this item at the October 1, 2018 City Council meeting. A summary of that discussion is shown in the excerpt below (from the meeting minutes).

XI. ACTION ITEMS

1. Discuss and consider approval of a resolution creating a Regional Emergency Communication District and consider acting on the Emergency Communication District Questionnaire, and take any action necessary.

Mark Poindexter came forth and shared that he serves on a committee at the North Central TX Council of Governments (NCTCOG) pertaining to the creation of a regional emergency communication district. He explained that the Council does not actually need to take action on the resolution this evening and that it may be acted upon at a later date. He went on to explain how emergency communication is funded via phone carrier fees that are funneled to the State Comptroller's Office and then distributed to the regional councils of government. He generally explained that the money that is supposed to be being distributed back to the COGs is not actually being distributed. He generally explained that a new board is being formed that will require elected representation from either the Rockwall City Council or Rockwall County. This new board will essentially ensure that monies that fund emergency communications in our region will be fairly budgeted and will stay in our region. Mr. Poindexter further explained that a questionnaire that was included in the council meeting packet does need to be answered by the City at this time, although the resolution does not need to be acted upon until the December 3 city council meeting. At the conclusion of the comments, questions and answers, Mayor Pruitt indicated to Mr. Poindexter that the City is in support of formation of this district.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 18-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AUTHORIZING THE CREATION OF THE NORTH CENTRAL TEXAS REGIONAL 9-1-1 EMERGENCY COMMUNICATIONS DISTRICT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 772, Subchapter H, of the Texas Health and Safety Code, cited as the Regional Emergency Communications District Act (the "Act"), provides the creation of a Regional Emergency Communications District: and

WHEREAS, the Act applies to a state planning region established under Chapter 391 of the Texas Local Government Code with a population of under 1.5 million, composed of counties and municipalities that operate a 9-1-1 system solely through a regional planning commission: and

WHEREAS, the Act requires that the governing bodies of each participating county and municipality in the region adopt a resolution approving the creation of the Regional Emergency Communications District (the "District"): and

WHEREAS, as of March 1, 1999, the City of Rockwall has exclusively received 9-1-1 system services operated through the North Central Texas Council of Governments, a regional planning commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THAT:

Section 1. The City of Rockwall authorizes the creation of the North Central Texas Regional 9-1-1 Emergency Communications District.

Section 2. This Resolution shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 3rd DAY OF DECEMBER, 2018.

ATTEST: **Jim Pruitt, Mayor**

Kristy Cole, City Secretary

North Central Texas Council Of Governments

Jim Pruitt
Mayor
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

Dear Jim Pruitt,

The North Central Texas Council of Governments (NCTCOG) currently administers the State's 9-1-1 Program for your city/county, as directed by legislation enacted in 1987. NCTCOG is recognized nationally as a leader in the provision of 9-1-1 services. They have more than met the legislative charge of providing emergency dispatch centers with the latest and best available equipment and technology; and assuring that this equipment and technology is operating or backed up on a 24 hour/365 day basis. Additionally, they have actively assisted with the training and certification of dispatch center personnel.

I am writing this letter to you on behalf of the NCTCOG 9-1-1 Regional Advisory Committee, which is made up of elected and appointed officials from the entities which are served by the NCTCOG 9-1-1 program. We believe there is a positive opportunity for the participants in the NCTCOG program to have a real and larger impact on policy and fiscal matters than is now available through the state administrative program.

In the most recent legislative session, the Health and Safety Code was amended by SB 1108/HB 3462 to permit Councils of Governments/Regional Planning Commissions to establish Regional Emergency Communications Districts (ECD). We see a lot of potential advantages and opportunities that would be to our benefit by creating an ECD. I will attempt to lay out our reasoning in the following paragraphs.

Currently, our citizens and businesses are charged 50 cents on their phone bills to pay for 9-1-1 services. This money is remitted to and held by the state until the legislature appropriates all or part of the funds collected to the Texas Commission on State Emergency Communications (CSEC). CSEC then allocates these funds to councils of governments. The problem is that the Legislature does not always appropriate all of the funds collected, but rather retains some of the funds to show (on paper) a balanced state budget. Currently, the state is holding over $150 million. Over 15% of this amount has been collected from our Region.

If we were to create an ECD, the monies collected through the maximum 50 cent fee would be remitted in their entirety to this district. The major benefit from this, aside from all the funds collected in our region coming back to it, is that a long-range strategic plan could be adopted outlining future capital improvements and replacements for our dispatch centers based on a known and reliable stream of revenue. Under the present situation, we have no certainty of the amount of funding that the region will receive during any given biennium. This results in a lot of inefficiencies because long-term planning for capital equipment is difficult to do.

The other major benefit to be realized from having our own district is one of local control. Policy and budgetary matters would be decided by a Board of Directors consisting of local elected officials from entities served by NCTCOG's 9-1-1 Program. An initial ECD Board of Directors consisting of a

representative from participating entities would meet to determine the size of the permanent Board, and the qualifications of its members At least two-thirds of the initial Board members must be elected officials.

The new law specifies that councils of governments, NCTCOG in our case, will continue as staff to the district. This assures that there will be no disruption to the current services provided to our citizens and businesses through the already existing dispatch centers.

The new law requires that the governing body of each entity now served by a councils of governments pass a resolution calling for the creation of an ECD. Many of our entities have already indicated an interest in doing so. Thus, the Regional Advisory Council is now reaching out to everyone to see if there is a broader interest in creating a district. Please use the enclosed form to let us know of your preference and/or if you would like to have a meeting to learn more about this matter and to get any questions answered. Also enclosed is a sample resolution, which can be used if you are ready to support the creation of an EDS. The final enclosure is a membership list for the Regional Advisory Committee. Please submit your response forms or resolutions to Mike Eastland, the NCTCOG Executive Director, using the contact information below. I would also encourage you to call me at 903-408-4146, if you have any questions. Other members of the Advisory Committee will be happy to receive inquiries.

Yours Truly,



John Horn
County Judge, Hunt County
Chair, 9-1-1 Regional Advisory Committee

Contact information for Mike Eastland is:
Mailing Address: PO Box 5888, Arlington, Texas 76005
Email Address: meastland@nctcog.org
Phone: 817-695-9101
Fax: 817-704-2543

Enclosures:
Questionnaire Form
Resolution
9-1-1 Regional Advisory Committee Membership List
Frequently Asked Questions

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Dear Mayor & City Council,

I am Mark Poindexter. You may know me as former Fire Chief for the City of Rockwall. I serve on the North Central Texas Council of Governments / 9-1-1 Regional Advisory Committee. I have been asked to reach out to the Rockwall City Council to discuss the importance of creating a Regional Emergency Communication District (RECD). In your packet you will find a letter which was sent to Mayor Pruitt about 18 months ago from County Judge Horn, Chairman of the 911 Regional Advisory Committee. At that time there was informal discussion with the City of Rockwall Council and it was indicated that they would be in support of the passage of a Resolution to form a RECD. I am bringing this back to the City Council because of the four new Council members which have not heard the information and to inform all of you of the importance of creating the RECD. The packet contains information regarding Frequently Asked Questions about creating an RECD. I have also included a sample Draft Resolution for your review. Lastly, enclosed is an Emergency Communication District Questionnaire form which I would like for the Council to indicate through action on one of the three responses at tonight's meeting.

The North Central Texas Council of Governments (NCTCOG) currently administers the State's 9-1-1 Program for 13 Counties and 153 Entities, as directed by legislation enacted in 1987. The passage of SB 1108/HB3462 permits Council of Governments/Regional Planning Commissions to establish Regional Emergency Communication Districts (RECD). Thus, the NCTCOG 911 Regional Advisory Council has reached out to everyone to see if there is a broader interest in creating such a district. At this time all 13 Counties and 152 Cities have indicated an interest in doing so by passing the passage or the RECD Resolution.

At this time NCTCOG wants to present you with the information, answer your questions and see if the City of Rockwall supports the creation of an RECD Resolution or if more information is required before considering a resolution in favor of the RECD or if the city does not support the creation of an Emergency Communications District.

The timing of passage of the Resolution by the City of Rockwall is very crucial and I will explain that more in detail at the Council meeting. If the City of Rockwall is willing to pass the Resolution it should be passed on the December 3, 2018 meeting (not before or after that date). Attached is a form that we would like to have completed stating what the City of Rockwall's informal stance is on this initiative.

If I am unable to answer any of your concerns or questions at the Council meeting, I will ask Mr. Mike Eastland, Director of NCTCOG or one of the staff members to give you a call.

Respectfully,

Mark A. Poindexter, CFE

Emergency Communications District Questionnaire

The County/City of_____supports the creation of an Emergency Communications District and plans to consider the passage of a resolution in favor of the district.

The County/City of_____is interested in the creation of an Emergency Communications District for North Central Texas, but wants to participate in a meeting to get more information before considering a resolution in favor of the District.

The County/City of_____does not support the creation of an Emergency Communications District.

Please send your response by mail, email, or fax to:

Mike Eastland
PO Box 5888, Arlington, Texas 76005
Email Address: meastland@nctcog.org
Phone: 817-695-9101
Fax: 817-704-2543

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9-1-1 Regional Advisory Committee Members:

Chair:	Judge John Horn (Hunt County)
Vice-Chair:	Judge Bruce Woods (Kaufman County)
	Major Pam Palmisano (Collin County Sheriff's Department)
	Brett Latta (Navarro County Sheriff's Department)
	Judge Craig Johnson (Wise County)
	Chief Michael Jennings (City of Dublin)
	Judge Danny Chambers (Somervell County)
	Patrick Adams (City of Mineral Wells)
	Sheriff Roger Deeds (Hood County)
	Chief Mike Manning (Parker County)
	Commissioner Jerry Stringer (Johnson County)
	Ret. Chief Mark Poindexter (Rockwall County)
	Chief Victor Kemp (Dallas County)
	Chief Carl Smith (Ellis County)
	Mayor Steve Terrell (City of Allen)
	Chief Deputy Brian Peterson (Somervell County)

Term Expiration:

December 2016

- Sheriff Rodger Deeds – Representing Hood County
- Mayor Steve Terrell – Representing Urban County

December 2017

- Patrick Adams – Representing Palo Pinto County
- Judge John Horn – Representing Hunt County
- Judge Bruce Woods – Representing Kaufman County

December 2018

- Chief Mike Manning – Representing Parker County
- Ret. Chief Mark Poindexter – Representing Rockwall County
- Chief Victor Kemp – Representing Dallas County
- Commissioner Jerry Stringer – Representing Johnson County
- Judge Danny Chambers – Representing Somervell County
- Chief Carl Smith – Representing Ellis County
- Chief Deputy Brian Peterson – Representing Rural County

December 2019

- Major Pam Palmisano - Representing Collin County
- Captain Brett Latta - Representing Navarro County
- Chief Michael Jennings – Representing Erath County
- Judge Craig Johnson – Representing Wise County

Creation of a Regional Emergency Communications District
Frequently Asked Questions

What is a regional emergency communication district?

A regional emergency communication district is composed of counties and municipalities that operate a 9-1-1 system solely through a council of governments/regional planning commission.

What is required to start the process of creating a regional emergency communication district?

Each county and municipality currently provided 9-1-1 services by the North Central Texas Council of Governments (NCTCOG) must pass a resolution calling for the creation of a district.

How is a governing board formed?

Once all resolutions have been submitted, a meeting will be called and a representative from each county and municipality will be invited to attend for the purpose of determining the appropriate size of a governing board and the qualifications of its members. (At least 2/3 of these representatives must be elected officials.)

What are the responsibilities and powers of the governing board?

- To set policies for the district.
- Adopt an annual budget.
- Adopt bylaws, rules and procedures governing operation of the district.

How is the district staffed?

NCTCOG remains responsible for the day to day administration and operations of the district with services to be provided by its professional 9-1-1 staff.

Does the creation of a district create another level of government with taxing power?

- No, NCTCOG is already providing 9-1-1 support services to the same counties and municipalities that would be members of the district.
- No, the district by state law is prohibited from levying and collecting a tax.

How would the district be funded?

The district would be funded by a maximum fee of $.50 on telephone bills. All revenue would be remitted to the district.

How does this differ from the current funding method?

- The $.50 fee remains the same.
- The difference is all of the revenues would come directly to the district for 9-1-1 services.
- Currently, the revenues are sent to the State Comptroller and remain there until the Legislature appropriates them to the Commission on State Emergency Communications (CSEC) for disbursement to Councils of Governments across the state.
- The problem is the Legislature often does not appropriate all of the monies that have been collected from across the state, in fact, the state is holding approximately $150 million dollars which could be used for 9-1-1 purposes as it is intended.

What are the benefits of being a district?

- Local elected officials would have the authority and responsibility of determining the highest and best use of the revenue to best serve 9-1-1 needs.
- Local elected officials would establish the policies and rules for delivery of 9-1-1 services in the region rather than a state commission, CSEC.
- Better predictability of the amount of funds that will be available in future years, enables local officials to develop a longer range financial plan for capital expenditures which will bring about greater efficiency in the use of the revenue.
- Ability to enter into cooperative agreement with other 9-1-1 entities.

Are there any negative impacts that a district would have on public safety providers as a result of not being state controlled?

No, the same services will continue as they have in the past. Call routing will remain the same as it now exists. After hours support and maintenance will continue to be provided by the highly trained and dedicated technical professionals on a 24 x 7 x 365 basis.

Are there any limitations on the ability for a district to be created?

- The combined population of the entities to be served cannot exceed 1.5 million as of September 2015.
- The Texas State Demographer's population estimates, which are the official numbers used by CSEC, were presented to the Legislature at the time the enabling legislation was passed and confirmed that the 1.5 million population provision was met by NCTCOG.

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City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

October 2018

Permits

Total Permits Issued: 374
Building Permits: 84 Contractor Permits: 290

Total Permit Values: $ 53,426,655.04
Building Permits: $49,265,730.65 Contractor Permits: $4,169,924.39

Total Fees Collected: $645,511.95
Building Permits: $617,524.54 Contractor Permits: $27,987.41

Board of Adjustment

Board of Adjustment Cases 0

413

City of Rockwall

PERMITS ISSUED - Summary by Type and Subtype

For the Period 10/1/2018 thru 10/31/2018

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	3	$0.00	$150.00
	2	$0.00	$100.00
30 DAY BANNER	1	$0.00	$50.00
CLEAN SHOW	1	$0.00	$75.00
	1	$0.00	$75.00
CO	7	$0.00	$528.00
BUSINESS	3	$0.00	$226.50
INTERIOR	2	$0.00	$151.50
NEW CONSTRUCTION	1	$0.00	$75.00
SHELL	1	$0.00	$75.00
COMM	21	$28,438,825.00	$156,717.45
ACC BLDG	1	$80,000.00	$865.25
CONCRETE	1	$3,200.00	$108.00
CONST TRAILER	2	$2,400.00	$202.00
ELECTRICAL	2	$3,150.00	$139.85
INTERIOR COMP	1	$1,500,000.00	$7,445.25
MECHANICAL	1	$72,000.00	$825.44
MISCELLANEOUS	2	$97,200.00	$137.00
NEW	2	$26,300,000.00	$143,823.41
PLUMBING	2	$5,500.00	$193.30
REMODEL	5	$224,745.00	$2,906.55
ROOF	2	$150,630.00	$71.40
INDUSTRIAL	2	$10,125,000.00	$191,865.18
CONCRETE	1	$0.00	$0.00
NEW	1	$10,125,000.00	$191,865.18
NONPROFIT SIGN	2	$0.00	$0.00
	2	$0.00	$0.00
NONPROFIT SIGN PERMI	1	$0.00	$0.00
	1	$0.00	$0.00
SIGNAGE	12	$107,334.51	$1,288.50
DEVELOPMENT	1	$680.00	$76.50
POLE	2	$67,000.00	$151.50
TEMP REAL ESTATE	1	$1,174.51	$153.00
WALL	8	$38,480.00	$907.50
SINGLE FAMILY	283	$14,755,495.53	$293,376.62
ACC BLDG	6	$36,393.54	$808.61
ADDITION	3	$17,100.00	$368.45
BALCONY	1	$6,000.00	$136.75
CONCRETE	12	$65,160.00	$1,567.41
DECK	2	$19,000.00	$371.50
ELECTRICAL	7	$83,126.00	$1,337.44
FENCE	28	$120,466.00	$987.40
IRRIGATION	32	$83,900.00	$1,140.30
MECHANICAL	19	$211,156.72	$4,154.56
MISCELLANEOUS	1	$35,658.61	$35.70
NEW	49	$12,263,973.00	$274,488.77
PATIO COVER	8	$85,461.00	$1,513.72
PERGOLA	2	$17,899.50	$362.20
PLUMBING	26	$42,492.00	$1,695.51
REMODEL	4	$47,300.00	$884.90

CRW SYSTEMS

City of Rockwall

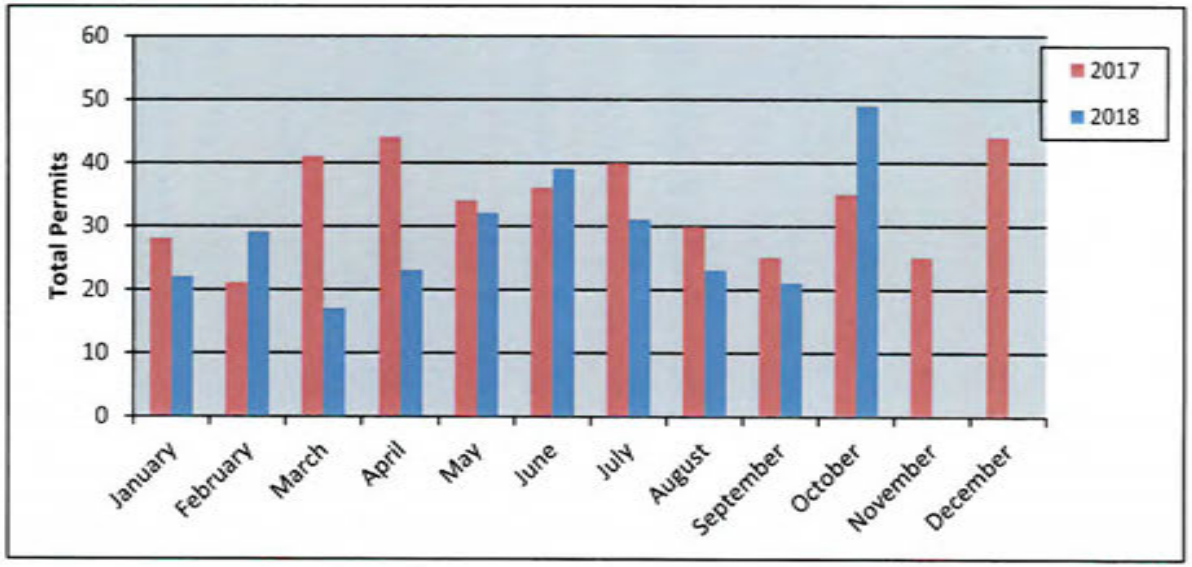
PERMITS ISSUED - Summary by Type and Subtype

For the Period 10/1/2018 thru 10/31/2018

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
RETAINING WALL	5	$50,475.00	$177.10
ROOF	72	$1,297,268.14	$2,560.60
SWIM POOL	5	$263,166.02	$750.00
WINDOWS	1	$9,500.00	$35.70
SPECIAL EVENT	42	$0.00	$1,511.20
	42	$0.00	$1,511.20
Totals:	374	$53,426,655.04	$645,511.95

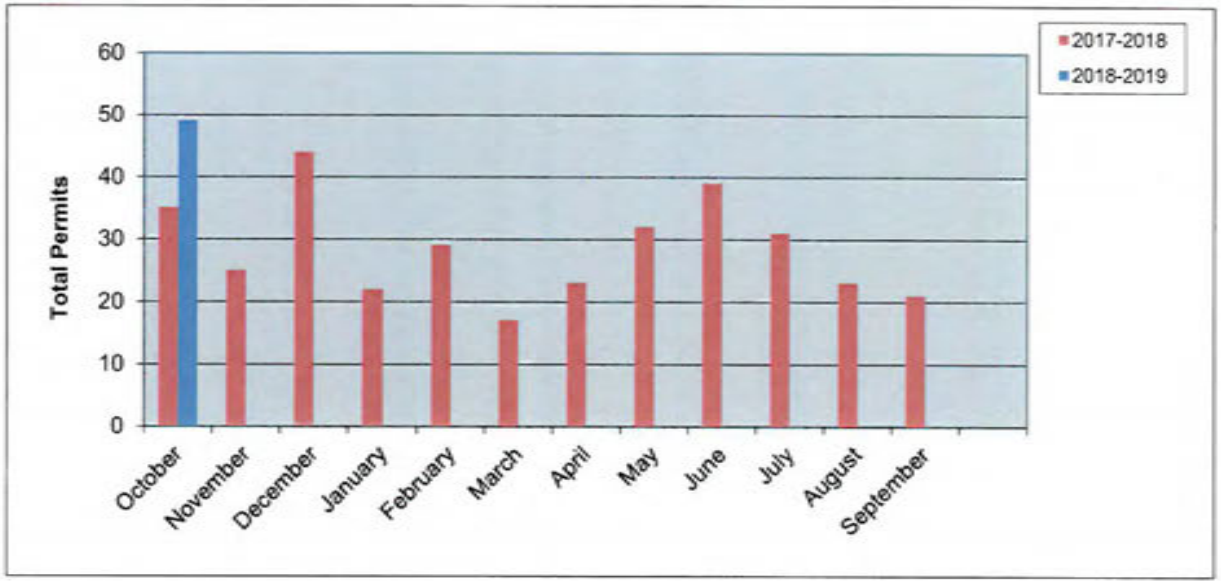
New Residential Permits Calendar Year

	Year	
	2017	2018
January	28	22
February	21	29
March	41	17
April	44	23
May	34	32
June	36	39
July	40	31
August	30	23
September	25	21
October	35	49
November	25	
December	44	
Totals	**403**	286



New Residential Permits Fiscal Year

	Year	
	2017-2018	2018-2019
October	35	49
November	25	
December	44	
January	22	
February	29	
March	17	
April	23	
May	32	
June	39	
July	31	
August	23	
September	21	
Totals	**341**	**49**



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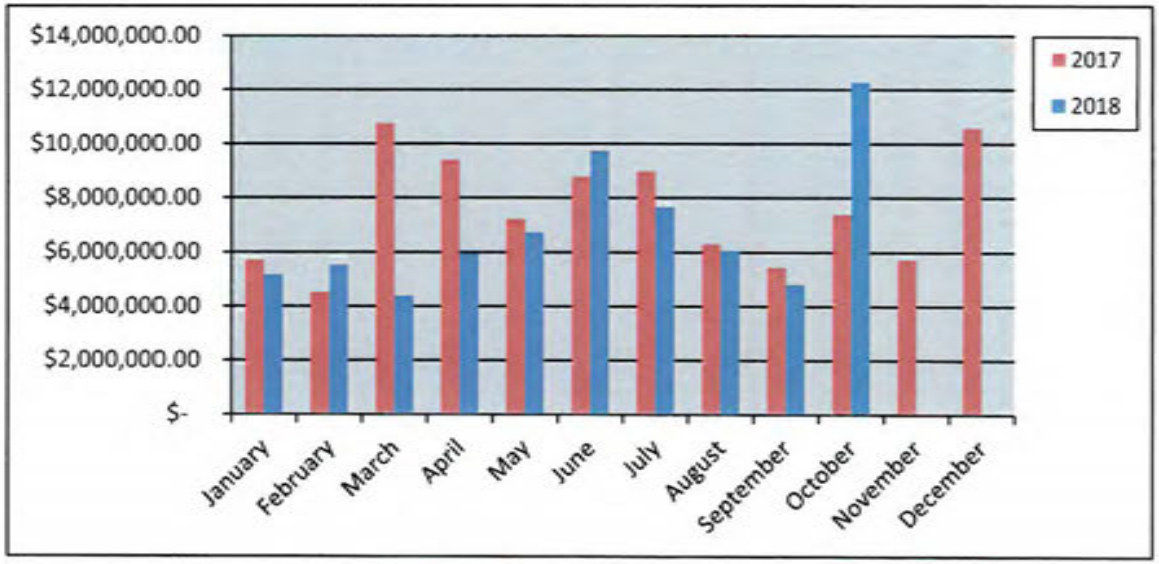
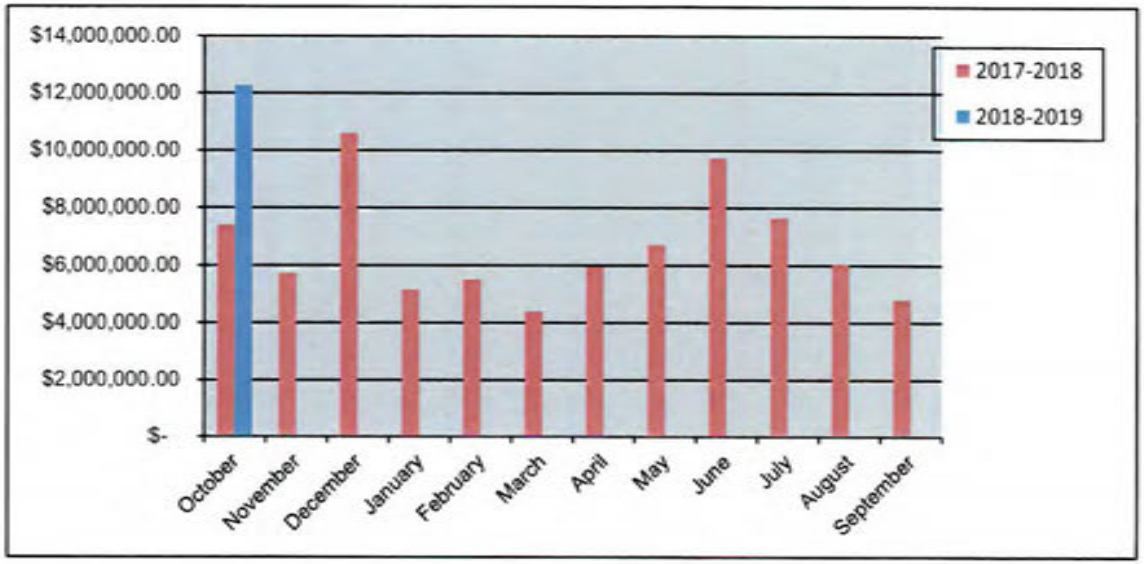
New Residential Value Calendar Year

Year	2017	2018
January	$ 5,698,431.00	$ 5,145,624.00
February	$ 4,497,500.00	$ 5,505,704.00
March	$ 10,740,233.00	$ 4,374,886.00
April	$ 9,394,785.27	$ 5,946,813.00
May	$ 7,210,632.79	$ 6,706,301.00
June	$ 8,782,481.00	$ 9,728,069.00
July	$ 8,983,999.47	$ 7,660,917.00
August	$ 6,295,770.00	$ 6,049,208.00
September	$ 5,443,098.00	$ 4,799,404.00
October	$ 7,402,565.06	$ 12,263,973.00
November	$ 5,722,063.00	
December	$ 10,576,719.30	
Totals	**$ 90,748,277.89**	**$ 68,180,899.00**



New Residential Value Fiscal Year

Year	2017-2018	2018-2019
October	$ 7,402,565.06	$ 12,263,973.00
November	$ 5,722,063.00	
December	$ 10,576,719.30	
January	$ 5,145,624.00	
February	$ 5,505,704.00	
March	$ 4,374,886.00	
April	$ 5,946,813.00	
May	$ 6,706,301.00	
June	$ 9,728,069.00	
July	$ 7,660,917.00	
August	$ 6,049,208.00	
September	$ 4,799,404.00	
Totals	**$79,618,273.36**	**$ 12,263,973.00**



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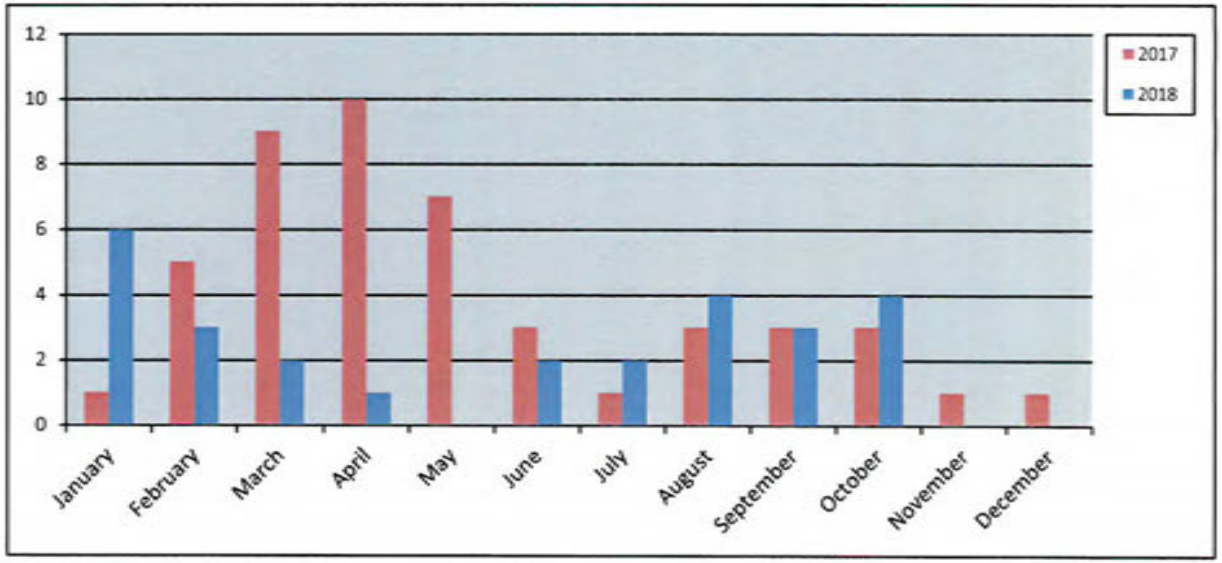
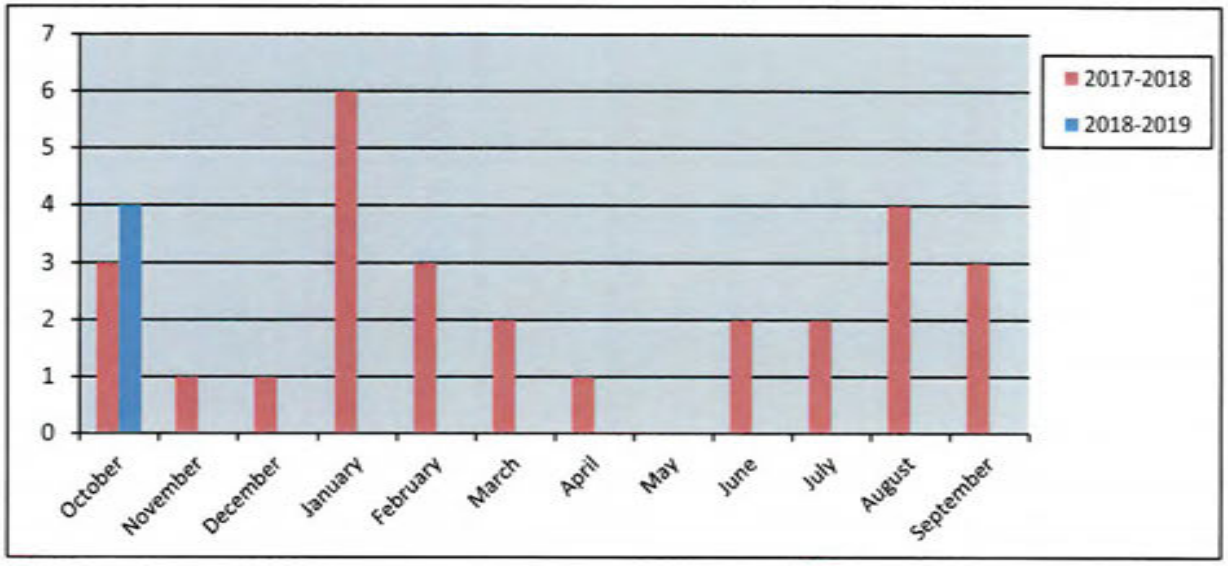
Residential Remodel Permits Calendar Year

	Year	
	2017	2018
January	1	6
February	5	3
March	9	2
April	10	1
May	7	0
June	3	2
July	1	2
August	3	4
September	3	3
October	3	4
November	1	
December	1	
Totals	**47**	27



Residential Remodel Permits Fiscal Year

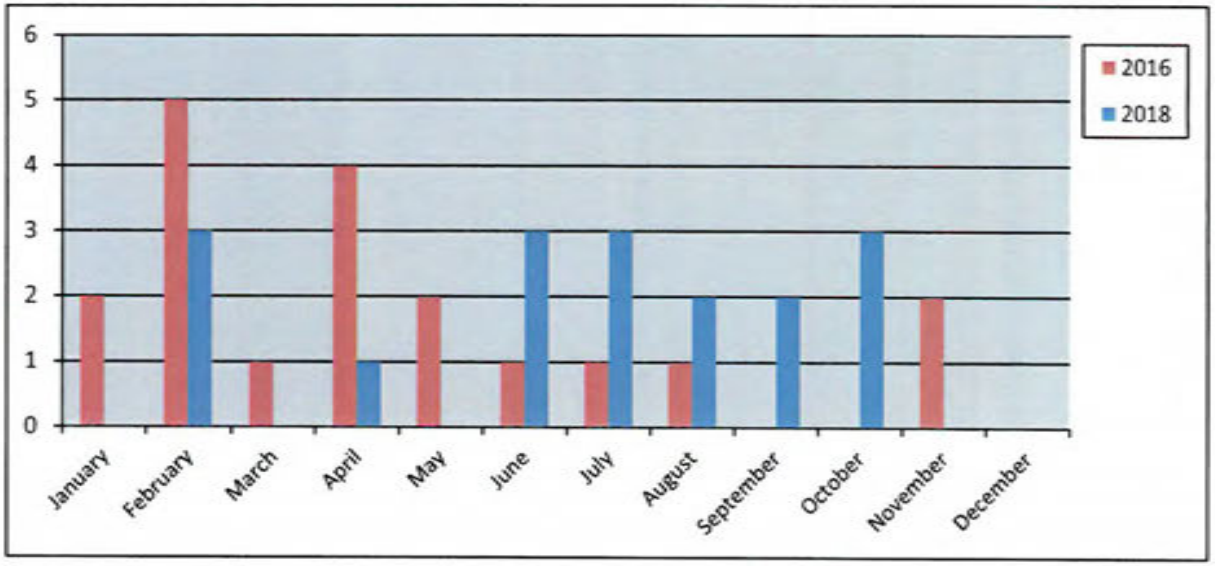
	Year	
	2017-2018	2018-2019
October	3	4
November	1	
December	1	
January	6	
February	3	
March	2	
April	1	
May	0	
June	2	
July	2	
August	4	
September	3	
Totals	**28**	**4**



418

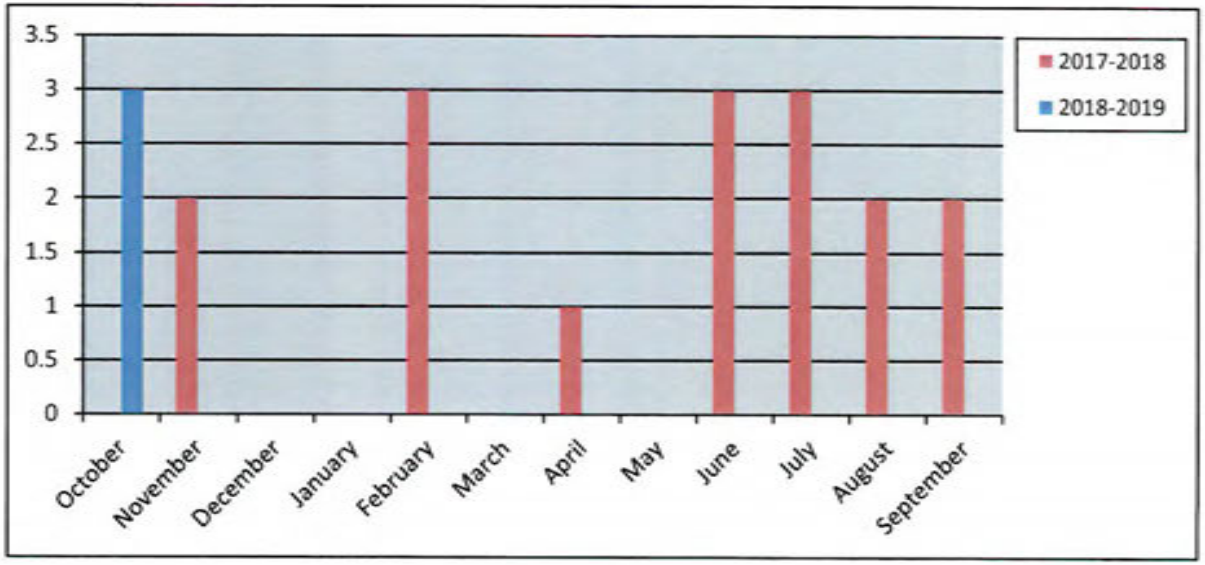
New Commercial Permits Calendar Year

Year		
	2016	2018
January	2	0
February	5	3
March	1	0
April	4	1
May	2	0
June	1	3
July	1	3
August	1	2
September	0	2
October	0	3
November	2	
December	0	
Totals	**19**	**17**



New Commercial Permits Fiscal Year

Year		
	2017-2018	2018-2019
October	0	3
November	2	
December	0	
January	0	
February	3	
March	0	
April	1	
May	0	
June	3	
July	3	
August	2	
September	2	
Totals	**16**	**3**



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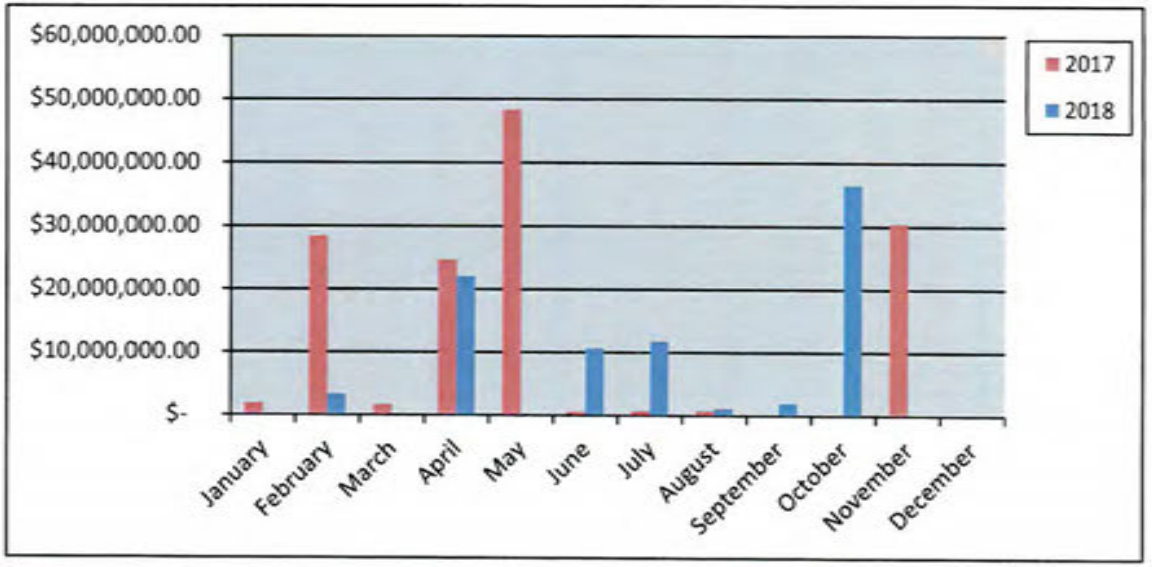
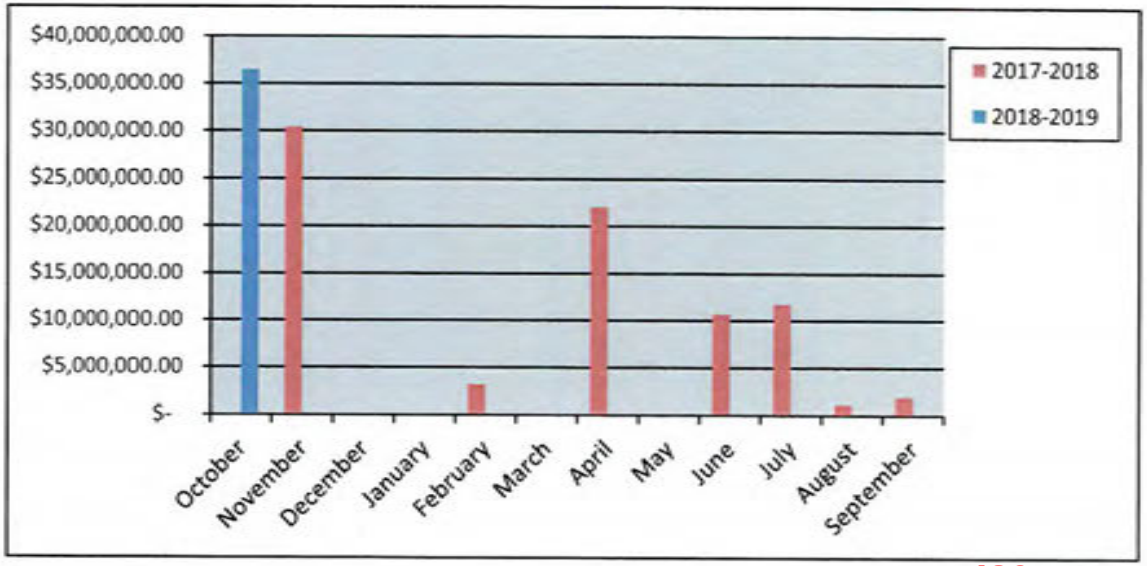
New Commercial Value Calendar Year

Year	2017	2018
January	$ 1,800,000.00	-
February	$ 28,400,000.00	$ 3,221,771.00
March	$ 1,599,026.00	-
April	$ 24,650,000.00	$ 22,000,000.00
May	$ 48,300,000.00	-
June	$ 569,400.00	$ 10,602,430.88
July	$ 700,000.00	$ 11,712,500.00
August	$ 726,506.00	$ 1,111,950.00
September	-	$ 1,930,813.00
October	-	$ 36,425,000.00
November	$ 30,390,000.00	
December	-	
Totals	**$ 137,134,932.00**	**$ 87,004,464.88**



New Commercial Value Fiscal Year

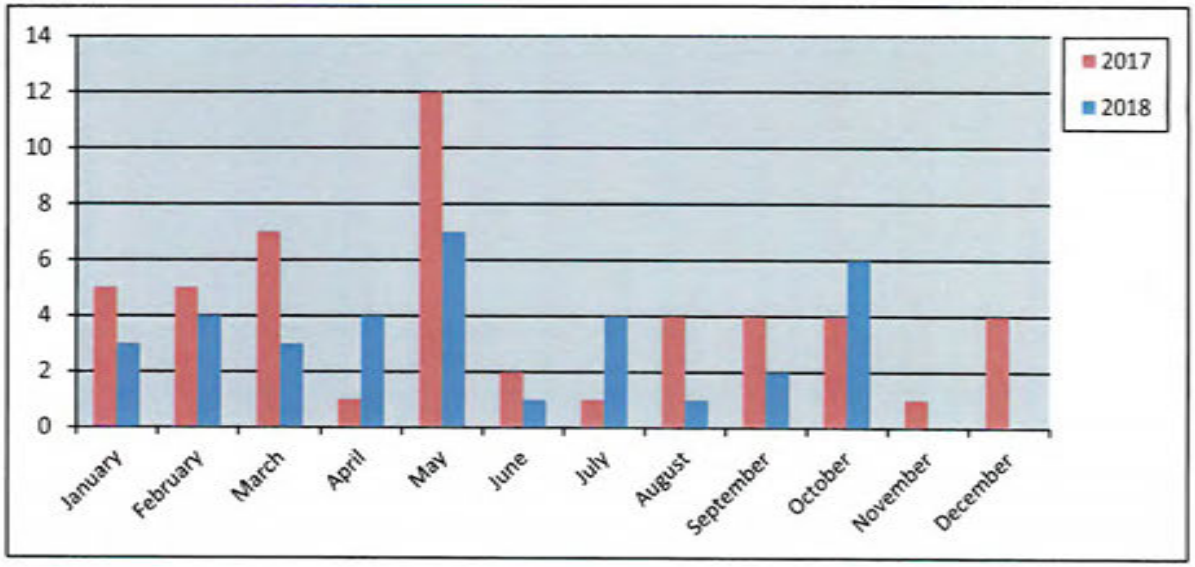
Year	2017-2018	2018-2019
October	-	$ 36,425,000.00
November	$ 30,390,000.00	
December	-	
January	-	
February	$ 3,221,771.00	
March	-	
April	$ 22,000,000.00	
May	-	
June	$ 10,602,430.88	
July	$ 11,712,500.00	
August	$ 1,111,950.00	
September	$ 1,930,813.00	
Totals	**$ 80,969,464.88**	**$ 36,425,000.00**



420

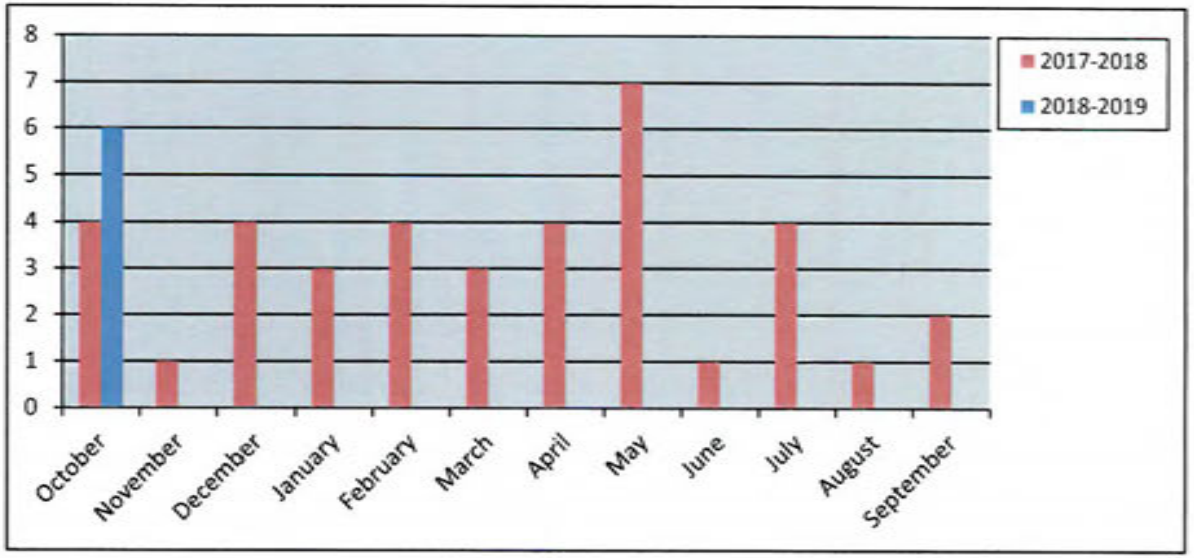
Commercial Remodel Permits Calendar Year

	Year	
	2017	2018
January	5	3
February	5	4
March	7	3
April	1	4
May	12	7
June	2	1
July	1	4
August	4	1
September	4	2
October	4	6
November	1	
December	4	
Totals	**50**	**35**



Commercial Remodel Permits Fiscal Year

	Year	
	2017-2018	2018-2019
October	4	6
November	1	
December	4	
January	3	
February	4	
March	3	
April	4	
May	7	
June	1	
July	4	
August	1	
September	2	
Totals	**38**	**6**



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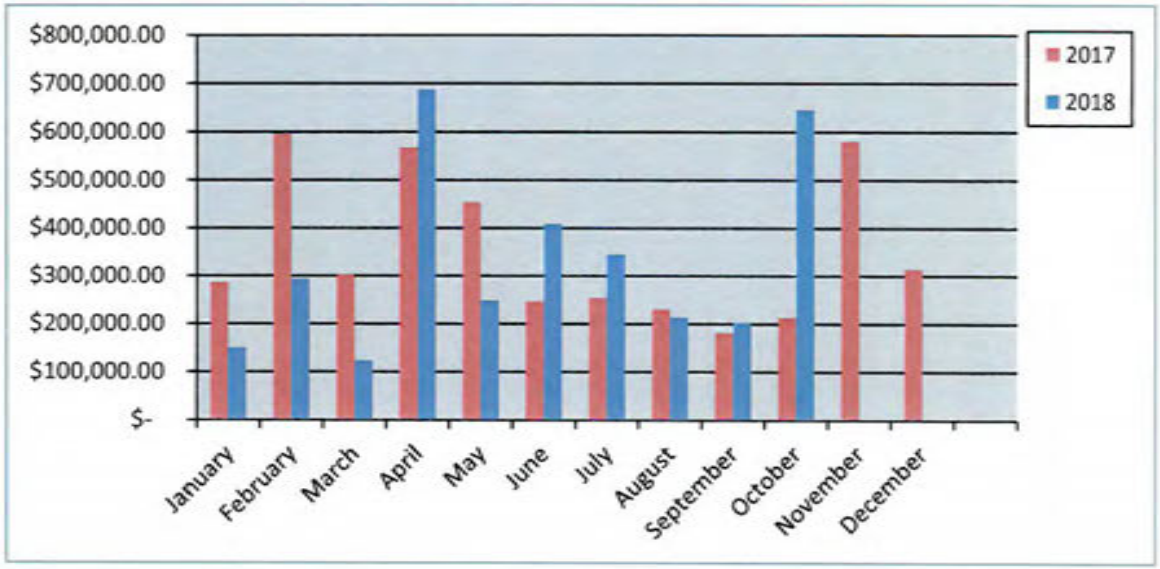
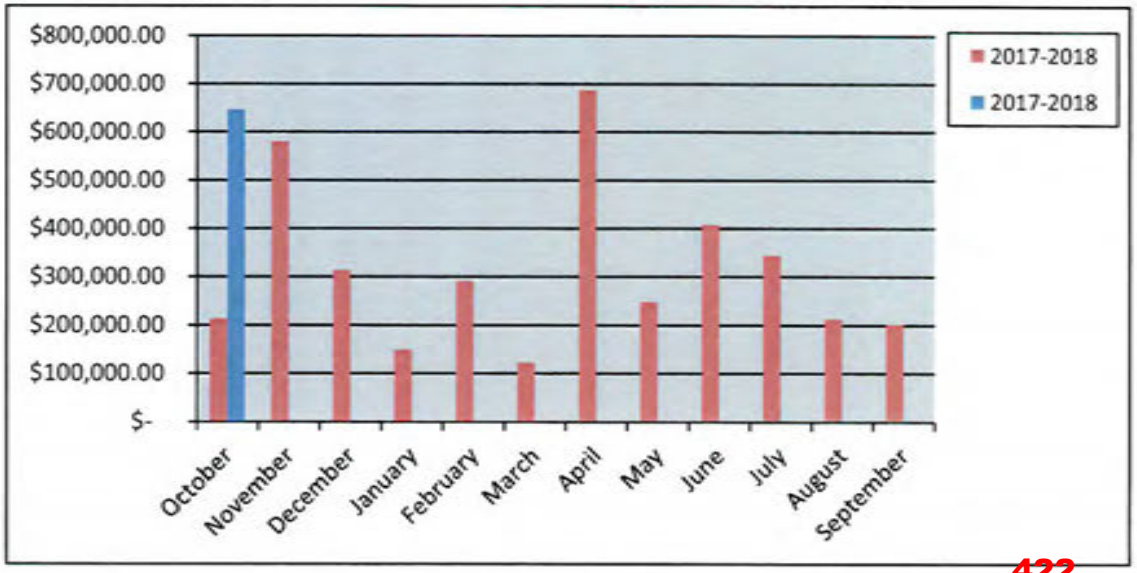
Total Fees Collected Calendar Year

Year	2017	2018
January	$ 284,774.34	$ 149,088.54
February	$ 595,848.26	$ 291,324.78
March	$ 302,406.79	$ 122,271.28
April	$ 566,291.24	$ 686,154.89
May	$ 451,389.66	$ 247,465.55
June	$ 244,930.08	$ 406,799.91
July	$ 252,374.52	$ 343,682.23
August	$ 229,266.56	$ 212,643.16
September	$ 180,561.41	$ 201,855.47
October	$ 212,560.59	$ 645,511.95
November	$ 579,208.80	
December	$ 313,423.19	
Totals	**$ 4,213,035.44**	**$ 3,306,797.76**



Total Fees Collected Fiscal Year

Year	2017-2018	2017-2018
October	$ 212,560.59	$ 645,511.95
November	$ 579,208.80	
December	$ 313,423.19	
January	$ 149,088.54	
February	$ 291,324.78	
March	$ 122,271.28	
April	$ 686,154.89	
May	$ 247,465.55	
June	$ 406,799.91	
July	$ 343,682.23	
August	$ 212,643.16	
September	$ 201,855.47	
Totals	**$ 3,766,478.39**	**$ 645,511.95**



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City of Rockwall
PERMITS ISSUED
For the Period 10/1/2018 thru 10/31/2018

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit	Site Address / Parcel Number / Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0020 02/12/2018 10/23/2018	CO SHELL Active	1201 N Goliad St 0124-0000-0003-00-0R Livay - Shell Bldg. CO	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Lizandro Ormeno	1009 Hot Srings, Allen, TX 75013	(214) 475-5144
BUS OWNER	Lizandro Ormeno	1201 Goliad St N, Allen, TX 75013	(214) 475-5144
OWNER	Lizandro Ormeno	1009 Hot Srings, Allen, TX 75013	(214) 475-5144

CO2018-0087 08/01/2018 10/01/2018	CO BUSINESS Active	1599 Laguna Dr 4118-000C-0003-00-0R Kyoto Japanese Steak House	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	James Park	1599 Laguna Dr., Rockwall, TX 75087	(214) 704-8878
BUS OWNER	James Park	1599 Laguna Dr., Rockwall, TX 75087	(214) 704-8878
BUSINESS	Kyoto Japanese Steak House	1599 Laguna Dr., ROCKWALL, TX 75087	(214) 771-0688
OWNER	Tom Mach	8113 Munich Dr., ROWLETT, TX 75089	(214) 208-8889

CO2018-0109 09/11/2018 10/16/2018	CO NEW CONSTRUCTION Active	3251 N Goliad St. 0030-0000-0004-01-0R Aldi #49	0.00	75.00	75.00

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Amanda Clark-Narramore Ar	310 Mills Ave. # 203, Greenville, SC 29605	(864) 242-9881
BUS OWNER	Heather Rimmer	3251 N Goliad St., Rockwall, TX 75087	(940) 220-5400
CONTRACTOR	M L Gray Partnership	1811 Greenville Ave. # 150, Dallas, Tx 75206	(214) 628-9425
ELEC CONTR	Electrical Construction Servi	2944 Motley Dr., #402, Mesquite, TX 75150	(972) 613-6430
INSP RPT EMAIL	M L Gray Partnership	1811 Greenville Ave. # 150, Dallas, Tx 75206	(214) 628-9425
MECH CONTR	ABLE SHEET METAL & AI	6400 GREEN VALLEY CIRCLE, AUBREY, TX 76227	(940) 566-6406
OWNER	CONSTANTINE, SAMI E	, DALLAS, TX 75220	
PLB CONTR	B & J Mechanical	10845 Sharondale, Dallas, TX 75228	21453783190000

CO2018-0112 09/24/2018 10/04/2018	CO BUSINESS Active	905 S Goliad St 3230-0000-0003-00-0R Mattress Unlimited	0.00	76.50	76.50

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Ronald Wyont	9707 Walnut Hill Ln. #526, Dallas, TX 75238	(682) 999-7866
BUS OWNER	Ronald Wyont	905 S Goliad St., Rockwall, TX 75087	(682) 999-7866
BUSINESS	Mattress Unlimited	905 S Goliad St, ROCKWALL, TX 75087	(469) 264-7296
OWNER	Timothy Moore	903 S. Goliad St., ROCKWALL, TX 75087	(972) 771-8391

City of Rockwall
PERMITS ISSUED
For the Period 10/1/2018 thru 10/31/2018

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name	Valuation	Total Fees	Fees Paid
CO2018-0114	CO	1201 N Goliad St	0.00	76.50	76.50
09/27/2018	INTERIOR				
10/23/2018	Active	700 Services			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	William Alt	609 Life Spring, Rockwall, TX 75087	(972) 279-0444
BUS OWNER	William Alt	1201 Goliad St. N, Rockwall, TX 75087	(972) 279-0444
OWNER	Lizondro Orm	, ,	

CO2018-0118	CO	304 N San Jacinto	0.00	75.00	75.00
10/16/2018	BUSINESS	4820-000D-0002-00-0R			
10/26/2018	Active	Ashmore & Ashmore			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	KC Ashmore	133 Liberty Ln, ROCKWALL, TX 75087	(972) 325-5938
BUS OWNER	KC Ashmore	304 N San Jacinto, Rockwall, TX 75087	(972) 834-9360
OWNER	CULLINS, KENNETH L & I ,	ROCKWALL, TX 75087	

CO2018-0121	CO	3100 Ridge Rd.	0.00	75.00	75.00
10/29/2018	INTERIOR	3413-0001-000B-B2-0R			
10/30/2018	Active	Rockwall School of Music			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Russ Porter	3318 Royal Ridge Dr., ROCKWALL, TX 75087	(972) 722-6874
BUS OWNER	Russ Porter	3100 Ridge Rd., Rockwall, TX 75087	(972) 722-6874
OWNER	CHAKMAKJIAN, ZAVEN C ,	ROCKWALL, TX 75032	

Total Valuation:	**0.00**
Total Fees:	**528.00**
Total Fees Paid:	**528.00**

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Key Projects:

(1) **Asset Management System**. Maintenance
Permitting & Project Tracking System. Prepared RFP

(2) **Outside Agencies & Citizens Request**. RCAD

(3) **Engineering/Public Works**. Consultant assistance / data request, LIDAR request, Mail-out notifications, PDF linking, Utility calculations

(4) **Parks and Rec**. Rib Rub mapping, Event Maps, Harbor Urban Beach Maps,

(5) **Planning Department**. Planner interview team, Future Land Use map, Comp Plan 2040 Update Preparations, Alley Abandonment Legal Desc. & Exhibit, Case Maps, Yard location renderings, Building Dimensions, John King Renderings, Thoroughfare Plan map update

(6) **GIS**. 911 Addressing, NCTCOG NG911 maintenance, Building Footprint (planimetrics) clean up, Trak-it issues, Geocaching maps, Plotter Lease and Install, GIS Day Preparations

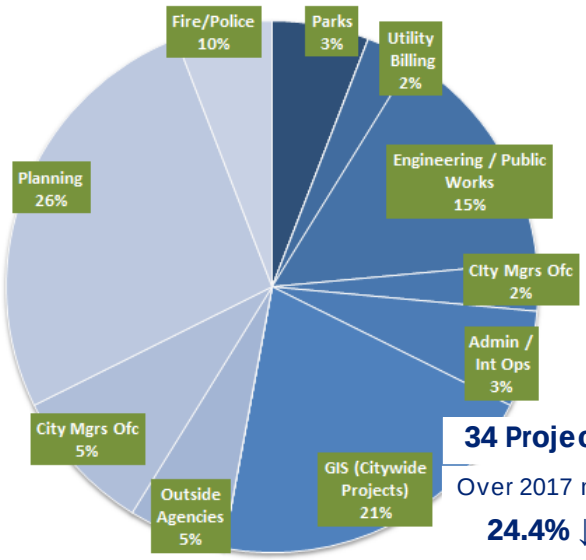
(7) **Police.** NWS update – changes, Crosswalk intersection map

(8) **Fire Department. D**istrict road calculations, Demographics

(9) **Admin / CMO / Internal Ops.-** IH30 Study, Scare on the Square Fun Guide, TML Map

(10) **Utility Billing-** Address listing and various zones

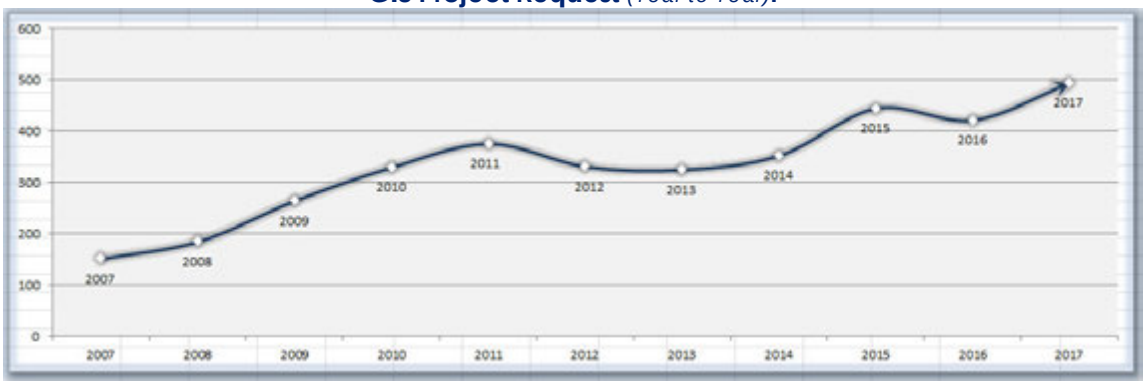
Monthly Project Request by Department:



34 Projects
Over 2017 mo.
24.4% ↓

Admin / HR / Internal Ops	2
Building Inspections	0
Citizen Request	0
City Council	0
City Manager's Office	1
Neighborhood Improvement Services	0
Engineering / Public Works	5
Finance / Utility Billing	1
Fire Department	2
GIS (Citywide Projects)	7
IT	0
Main Street Program	0
Outside Agencies	2
Parks and Recreation	3
Planning	9
Police Department	2
REDC	0
Total	**34**

GIS Project Request *(Year to Year)*:



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Rockwall Police Department
Harbor District Call For Service
October 2018

Incident Number	Date	Time	Common Name	Incident Type	Incident CFS Disposition
2018-00033710	10/21/2018	21:17:09	Cinemark Movies 12	Criminal Trespass	Report
2018-00033010	10/14/2018	21:14:02	Three Sheets	Disturbance	Arrest
2018-00033642	10/21/2018	0:56:28	Hilton Hotel	Disturbance	Unable To Locate
2018-00034300	10/27/2018	20:01:44	Hilton Hotel	Disturbance	No Report
2018-00032826	10/12/2018	20:44:48	Cinemark Movies 12	Intoxicated	No Report
2018-00032826	10/12/2018	20:44:48	Cinemark Movies 12	Intoxicated	No Report
2018-00033227	10/17/2018	13:28:45	Hilton Hotel	Intoxicated	Report
2018-00032094	10/5/2018	22:16:09	The Harbor	Investigation	No Report
2018-00032119	10/6/2018	1:18:17	The Harbor	Investigation	No Report
2018-00033620	10/20/2018	21:29:10	The Harbor	Investigation	No Report
2018-00033677	10/21/2018	13:30:44	The Harbor	Investigation	No Report
2018-00034030	10/24/2018	23:55:08	The Harbor	Investigation	No Report
2018-00032323	10/8/2018	0:48:55	Cinemark Movies 12	Meet Complainant	No Report
2018-00034449	10/29/2018	9:49:03	Rocky Mountain Chocolate Factory	Meet Complainant	No Report
2018-00033631	10/20/2018	23:31:00	Hilton Hotel	Motor Vehicle Theft	Report
2018-00032401	10/8/2018	17:05:13	Cinemark Movies 12	Narcotics	No Report
2018-00032498	10/9/2018	22:14:41	Hilton Hotel	Theft	No Report

Common Name	
Cinemark Movies 12	5
Hilton Hotel	5
Rocky Mountain Chocolate Factory	1
The Harbor	5
Three Sheets	1
	17

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
FACILITY MAINTENANCE REQUESTS FOR SERVICE
OCTOBER 2018

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	7	7	0	100%
ADMINISTRATIVE SERVICES	5	5	0	100%
AIRPORT	0	0	0	0%
ANIMAL SERVICES	13	13	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	2	2	0	100%
ENGINEERING	2	2	0	100%
FINANCE	3	3	0	100%
FIRE DEPARTMENT	37	37	0	100%
INTERNAL OPERATIONS	112	112	0	100%
MUNICIPAL COURT	28	28	0	100%
PARKS & RECREATION	26	26	0	100%
PLANNING & ZONING	10	10	0	100%
POLICE DEPARTMENT	26	26	0	100%
PUBLIC WORKS	10	10	0	100%
UTILITY BILLING	1	1	0	100%
TOTAL	282	282	0	100%

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
FACILITY MAINTENANCE REQUESTS FOR SERVICE
OCTOBER 2018

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	7	7	0	100%
ADMINISTRATIVE SERVICES	5	5	0	100%
AIRPORT	0	0	0	0%
ANIMAL SERVICES	13	13	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	2	2	0	100%
ENGINEERING	2	2	0	100%
FINANCE	3	3	0	100%
FIRE DEPARTMENT	37	37	0	100%
INTERNAL OPERATIONS	112	112	0	100%
MUNICIPAL COURT	28	28	0	100%
PARKS & RECREATION	26	26	0	100%
PLANNING & ZONING	10	10	0	100%
POLICE DEPARTMENT	26	26	0	100%
PUBLIC WORKS	10	10	0	100%
UTILITY BILLING	1	1	0	100%
TOTAL	282	282	0	100%

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PARTICIPATION



HALLOWEEN EXTRAVAGANZA: 350 PARTICIPANTS



NOT SO SCARY HAYRIDE @HARRY MYERS:
31 PARTICIPANTS



RIB RUB RUN & ROLL:
45 BBQ TEAMS

MONTHLY OVERVIEW	OCT '18
Part Time Labor Hours	164
Program Offerings	11
Program Participants	442
Resident Participants	125
Non-Resident Participants	317
Programs that Made	11
Cancelled Programs	0
% of Programs Cancelled	0%

FEE BASED RESIDENT VS NON-RESIDENT

11 programs

28%	72%

VOLUNTEER IN THE PARKS (V.I.P.)



EVENT SUPPORT

TOTAL # OF VOLUNTEER HOURS

# OF VOLUNTEERS	40
# OF VOLUNTEER HOURS	160

160



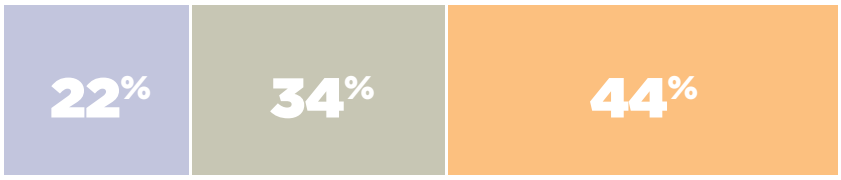
HMCC

	OCT '18
Time Blocks Rented	58
Monthly Revenue	**$2320**

HMCC RENTAL ACTIVITY BY TIME BLOCK

58 Rentals

6 - 11 AM | 11 AM - 5 PM | 5 - 11 PM





PAVILIONS

	OCT '18
Time Blocks Rented	26
Monthly Revenue	**$1040**

PAVILION RENTAL ACTIVITY BY TIME BLOCK

26 Rentals

6 AM - 3 PM | 3 - 11 PM



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PARKS



FACILITY MANAGEMENT:

The Harbor Azalea Installation: Cora Bell, Formosa and Empress Encore Azalea



FACILITY MANAGEMENT:

Leon Tuttle goes pink for Breast Cancer Awareness for October



FACILITY MAINTENANCE:

Harry Myers Park Sidewalk Relocation involving an effort to re-align main walkway crossing the entrance drive for safety purposes and to be more user friendly



MARKETING

FACEBOOK PAGE LIKES

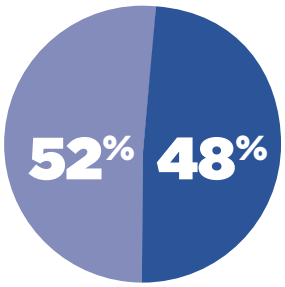
	GAIN OR LOSS
SEP	+259
OCT	+113

TOTAL LIKES THRU 10/31/2018

Like **12,120**

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

	ACCOUNTS	GAIN OR LOSS
SEP	6923	+217
OCT	7376	+453



RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

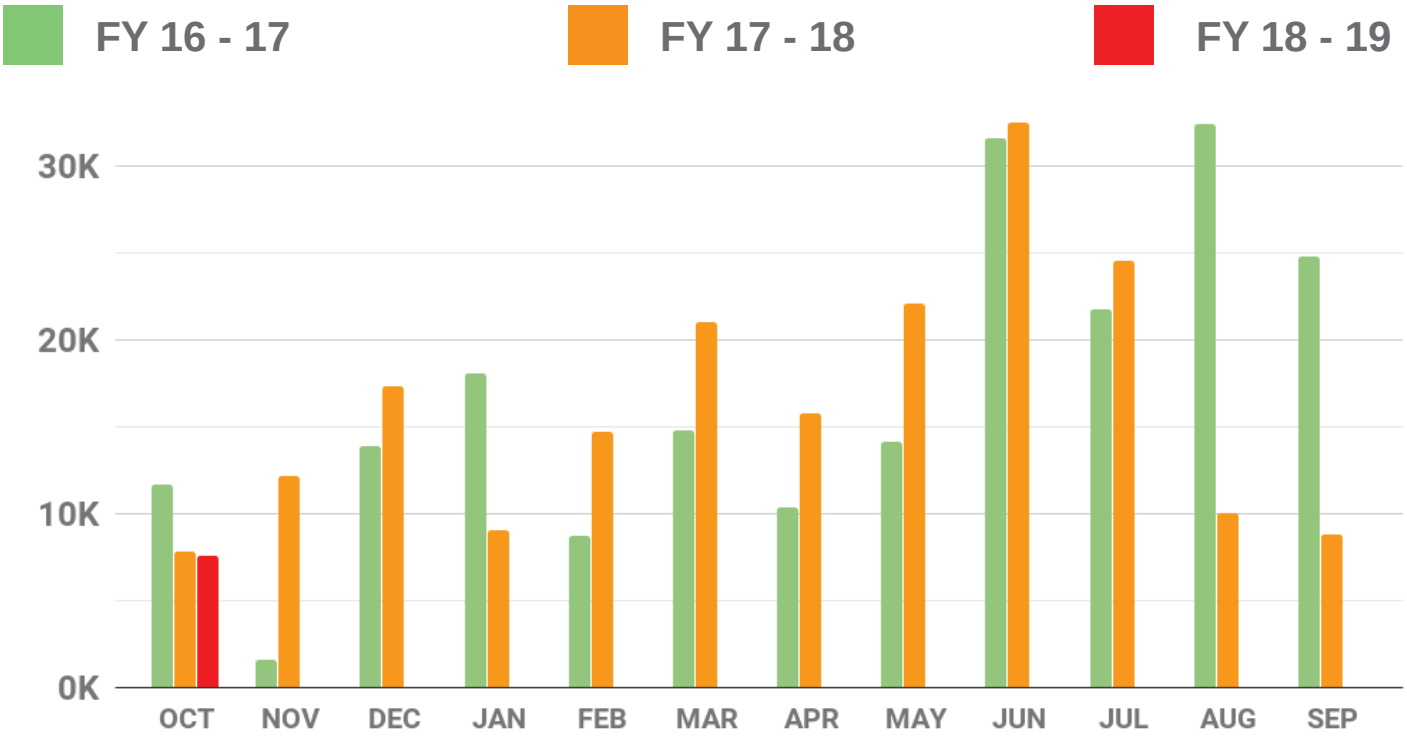
PLAYROCKWALL.COM

PAGEVIEWS Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of October 2018.	69,432
SESSIONS Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com	14,629
USERS Visitors to playrockwall.com	9,998

REVENUE

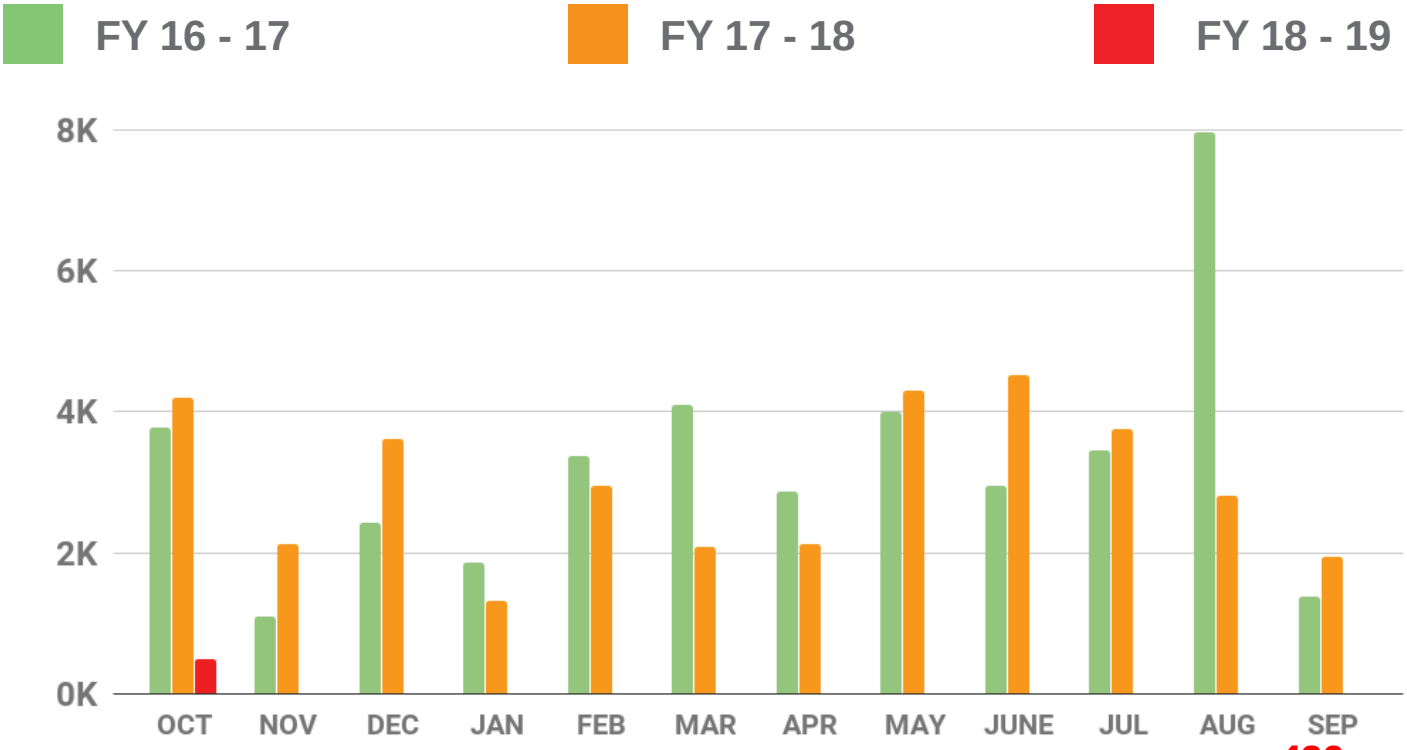
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



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Rockwall Police Department

Monthly Activity Report

October-2018

ACTIVITY	CURRENT MONTH OCTOBER	PREVIOUS MONTH SEPTEMBER	YTD 2018	YTD 2017	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	0	1	0	**100.00%**
Sexual Assault	4	0	11	10	**10.00%**
Robbery	1	0	6	6	**0.00%**
Aggravated Assault	3	1	17	20	**-15.00%**
Burglary	2	5	29	64	**-54.69%**
Larceny	52	48	557	515	**8.16%**
Motor Vehicle Theft	1	2	39	39	**0.00%**
TOTAL PART I	**63**	**56**	**660**	**654**	**0.92%**
TOTAL PART II	**139**	**142**	**1476**	**1632**	**-9.56%**
TOTAL OFFENSES	**202**	**198**	**2136**	**2286**	**-6.56%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	18	20	170	180	**-5.56%**
D.W.I.	17	19	210	179	**17.32%**
ARRESTS					
FELONY	42	21	301	317	**-5.05%**
MISDEMEANOR	67	81	730	790	**-7.59%**
WARRANT ARREST	11	14	129	159	**-18.87%**
JUVENILE	9	5	51	69	**-26.09%**
TOTAL ARRESTS	**129**	**121**	**1211**	**1335**	**-9.29%**
DISPATCH					
CALLS FOR SERVICE	1444	1343	13824	15006	**-7.88%**
ACCIDENTS					
INJURY	4	2	108	169	**-36.09%**
NON-INJURY	82	56	562	544	**3.31%**
FATALITY	0	0	2	4	**-50.00%**
TOTAL	**86**	**58**	**672**	**717**	**-6.28%**
FALSE ALARMS					

ROCKWALL NARCOTICS UNIT

Number of Cases	**7**
Arrests	
Arrest Warrants	
Search Warrants	**1**
Seized	
Methamphetamine	1 Kilogram(s)
Heroin	5 Kilogram(s)

438

Rockwall Police Department

Dispatch and Response Times

October 2018

Police Department

	Average Response Time		
Priority 1		Number of Calls	**92**
Call to Dispatch	0:01:29		
Call to Arrival	0:06:26		
% over 7 minutes	32%		

	Average Response Time		
Priority 2		Number of Calls	**282**
Call to Dispatch	0:03:11		
Call to Arrival	0:09:49		
% over 7 minutes	59%		

	Average Response Time		
Priority 3		Number of Calls	**51**
Call to Dispatch	0:06:40		
Call to Arrival	0:18:59		
% over 7 minutes	67%		

Average dispatch response time goals are as follows:
Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

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Rockwall Adoption Center

2018 Animal Statistics

	ADOPTIONS	RESCUED	RETURN TO OWNER	EUTHANIZED	1045*	INTAKES	DISPOSITIONS	LIVE
	Total—Average	Total-Average	Total—Average	Total—Average	Total-Average			OUTCOME
Jan '18	75-78%	7-7%	11-12%	0-0%	0-0%	112	95	**97%**
Feb '18	90-69%	15-12%	23-18%	2-1%	0-0%	121	130	**99%**
March '18	63-56%	15-13%	28-25%	3-3%	3-3%	110	112	**94%**
April '18	52-60%	8-1%	22-25%	4-1%	0-0%	90	87	**86%**
May '18	80-63%	20-16%	19-15%	2-2%	6-5%	137	127	**94%**
June '18	75-58%	20-16%	21-16%	4-3%	9-7%	128	129	**90%**
July '18	83-65%	17-13%	27-21%	0-0%	1-1%	150	128	**99%**
August '18	90-63%	15-11%	28-20%	4-3%	5-4%	117	142	**94%**
September '18	66-58%	13-11%	29-25%	2-2%	4-4%	125	114	**94%**
October '18	66-69%	13-14%	14-15%	2-2%	0-0%	108	96	**98%**
November '18								
December '18								

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Rockwall Animal Adoption Center

PROFIT AND LOSS

October 2018

	TOTAL
Income	
4100 - Adoption Fee	
4111 Adoption Fee - Dog	3,695.00
4112 Adoption Fee - Cat	2,005.00
Total 4100 - Adoption Fee	**5,700.00**
4200 - Impound Fee	395.00
4300 - Owner Surrender	1,150.00
43400 Direct Public Support	
43410 Corporate Contributions	2,483.59
Total 43400 Direct Public Support	**2,483.59**
4650 - Medical	35.00
4700 - General Donations	5,910.95
Total Income	**$15,674.54**
GROSS PROFIT	**$15,674.54**
Expenses	
5200 - Shelter Expense	
5201 - Canine Food	75.72
5203 - Medication	3,566.58
5209 - Shelter Supplies	972.67
5220 - Truck Maintenance	368.15
Total 5200 - Shelter Expense	**4,983.12**
5300 - Veterinary Expense	2,651.98
5400 - Professional Services	2,083.34
62800 Facilities and Equipment	
62840 Equip Rental and Maintenance	625.00
Total 62800 Facilities and Equipment	**625.00**
65000 5000 - Administative Expense	
5004 - Paypal/Intuit fee	1,232.35
5005 - Postage	29.22
5006 - Bank Fees	141.63
5050 - Payroll	22,277.55
5055 - Payroll Tax	1,702.30
5056 - 401K Employer/Healthcare	703.30
5099 - Misc	400.00
65040 5001 - Supplies	951.27
65050 5060 -Telephone, Telecomm	240.00
Total 65000 5000 - Administative Expense	**27,677.62**
Total Expenses	**$38,021.06**
NET OPERATING INCOME	**$ -22,346.52**
NET INCOME	**$ -22,346.52**

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ROCKWALL FIRE Department

Monthly Report

October 2018

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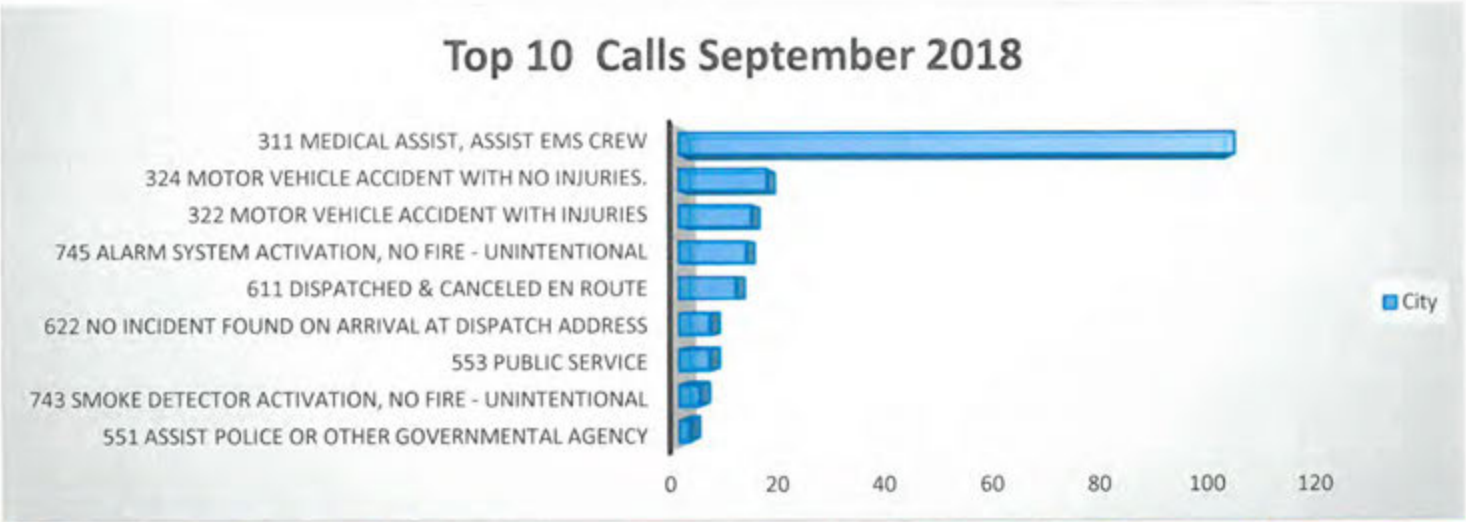

October 2018- All Calls			
Situation Type	Automatic aid received	Mutual aid given	City
111 Building fire	1	1	2
311 Medical assist, assist EMS crew			106
322 Motor vehicle accident with injuries			14
412 Gas leak (natural gas or LPG)			4
550 Public service assistance, other			3
553 Public service			6
611 Dispatched & canceled en route			11
622 No incident found on arrival at dispatch address			6
733 Smoke detector activation due to malfunction			2
735 Alarm system sounded due to malfunction			6
743 Smoke detector activation, no fire - unintentional			4
745 Alarm system activation, no fire - unintentional	1		13
411 Gasoline or other flammable liquid spill			4
365 Watercraft rescue			2
131 Passenger vehicle fire (cars, pickups, SUV's)			2
710 Malicious, mischievous false call, other			1
651 Smoke scare, odor of smoke			5
700 False alarm or false call, other			1
736 CO detector activation due to malfunction			1
323 Motor vehicle/pedestrian accident (MV Ped)			2
324 Motor vehicle accident with no injuries.			17
331 Lock-in (if lock out , use 511)			1
520 Water problem, other			1
522 Water or steam leak			1
731 Sprinkler activation due to malfunction			1
741 Sprinkler activation, no fire - unintentional			1
114 Chimney or flue fire, confined to chimney or flue			1
138 Off-road vehicle or heavy equipment fire			1
142 Brush or brush-and-grass mixture fire			1
251 Excessive heat, scorch burns with no ignition			1
300 Rescue, EMS incident, other			1
341 Search for person on land			1
355 Confined space rescue			1
410 Combustible/flammable gas/liquid condition, other			1
442 Overheated motor			3
444 Power line down			5
551 Assist police or other governmental agency			2
552 Police matter			1
652 Steam, vapor, fog or dust thought to be smoke			4
653 Smoke from barbecue, tar kettle			1
671 HazMat release investigation w/no HazMat			3
740 Unintentional transmission of alarm, other			2
744 Detector activation, no fire - unintentional			1
Totals	**2**	**1**	**247**

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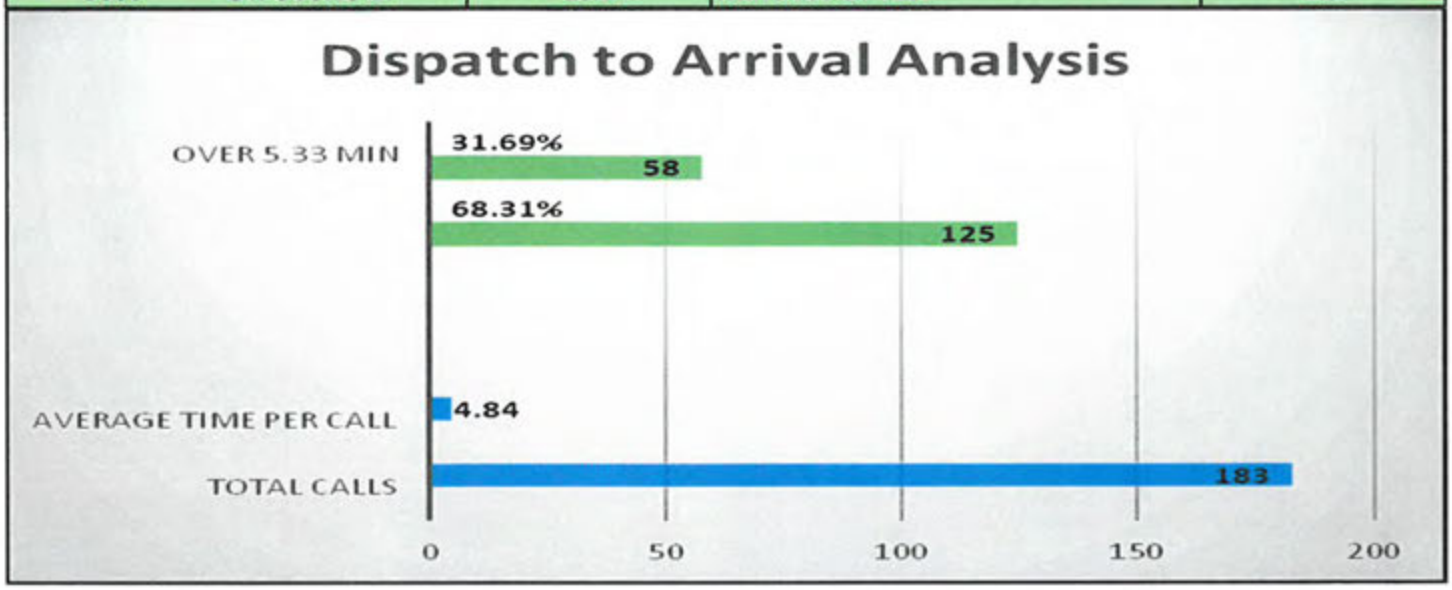
Travel Time Analysis-*By District* (No Mutual Aid)			Total Number of Calls	Average Travel Time Minutes	Percent of Runs per District
% 4 min or less	All Code 3 Calls				
	100s with Station 1				
81%	On Scene in	4.0 minutes or less	56	3.11	33.94%
	200s with Station 2				
71%	On Scene in	4.0 minutes or less	69	3.03	41.82%
	300s with Station 3				
67%	On Scene in	4.0 minutes or less	34	2.65	20.61%
	400s with Station 4				
68%	On Scene in	4.0 minutes or less	40	2.26	24.24%
	500s w/out Station				
100%	On Scene in	4.0 minutes or less	3	4.73	1.82%
	600s w/out Station				
50%	On Scene in	4.0 minutes or less	3	5.54	1.82%
	700s w/out Station				
75%	On Scene in	4.0 minutes or less	4	2.75	2.42%
	800s w/out Station				
0%	On Scene in	4.0 minutes or less	1	4.35	0.61%
	900s w/out Station				
N/A	On Scene in	4.0 minutes or less			
	1000s w/out Station				
N/A	On Scene in	4.0 minutes or less			
		Total Calls	210		

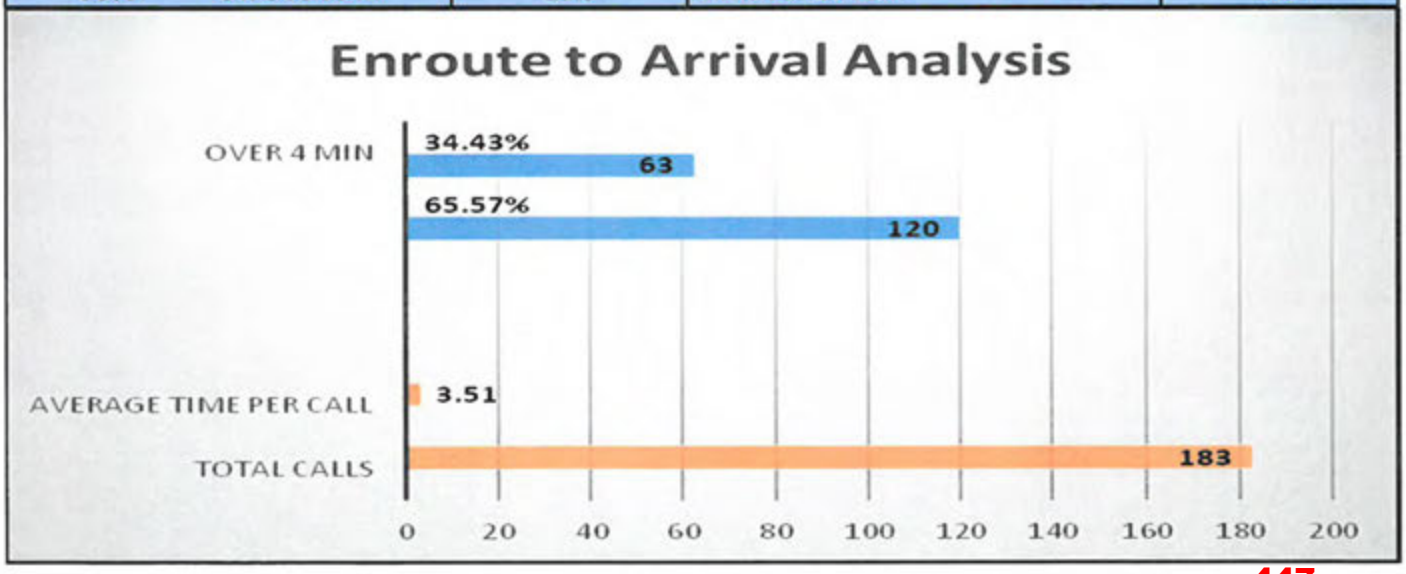


446

Dispatch to Arrival Analysis-All (No Mutual Aid)				Total Calls
65%	On Scene in	5.3	minutes or less	125
74%	On Scene in	6.0	minutes or less	149
85%	On Scene in	7.0	minutes or less	162
92%	On Scene in	8.0	minutes or less	169
95%	On Scene in	9.0	minutes or less	175
99%	On Scene in	13.0	minutes or less	183



Enroute to Arrival Analysis-All (No Mutual Aid)				Total Calls
65%	On Scene in	4.0	minutes or less	120
77%	On Scene in	5.0	minutes or less	152
88%	On Scene in	6.0	minutes or less	162
93%	On Scene in	7.0	minutes or less	171
96%	On Scene in	8.0	minutes or less	176
99%	On Scene in	29.0	minutes or less	183



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Total Dollar Losses

October 2018

City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 11/27/2018 17:10
Login ID: rck\sdean
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$36,000.00	$50,000.00	$162,500.15	$608,248.00	$404,383.49
Total Content Loss:	$0.00	$1,000.00	$80,999.69	$170,216.80	$217,605.51
Total Property Pre-Incident Value:	$6,233,940.00	$50,000.00	$0.00	$8,137,170.00	$1,152,379.15
Total Contents Pre-Incident Value	$1,000,000.00	$1,000.00	$0.00	$1,696,573.00	$646,811.49
Total Losses:	$36,000.00	$51,000.00	$243,499.84	$778,464.80	$36,000.00
Total Value:	$7,233,940.00	$51,000.00	$.00	$9,833,743.00	$1,799,190.64

Fire Marshal Division

Monthly Report - October 2018

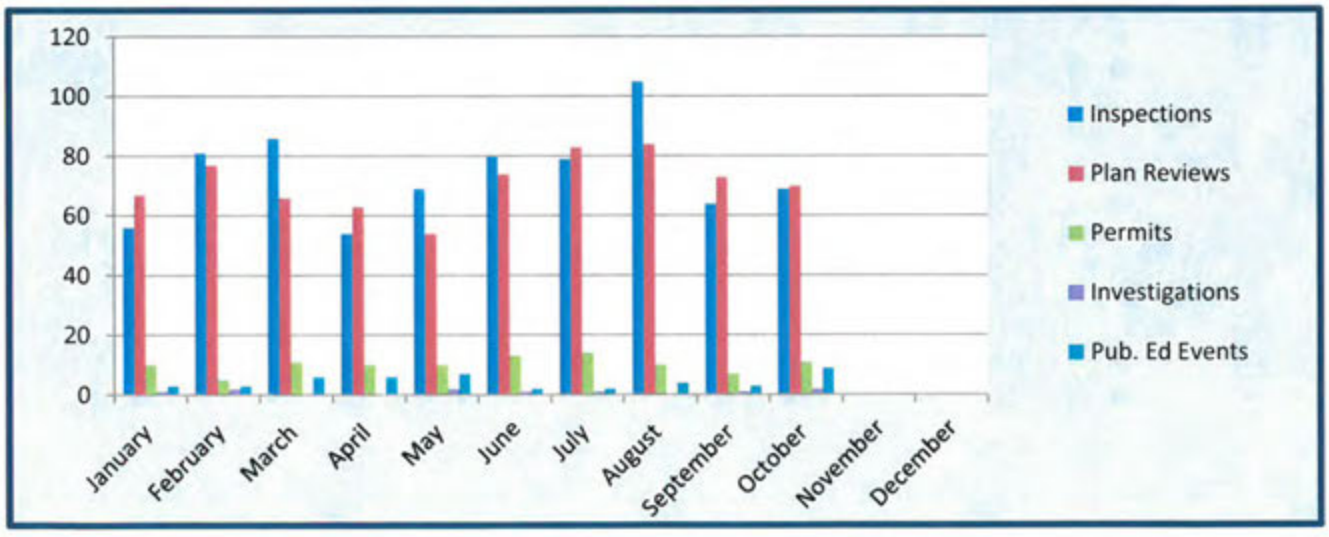
Inspection Status Report	
Finaled Inspections	36
Pending Inspections	33
Total for the Month	**69**

Fire Investigations Status Report	
Active Investigations	0
Closed Investigations	2
Pending Investigations	0
Total for the Month	**2**

Plan Review Report	
Church	2
CO	8
COMM	39
Engineering	3
Industrial	
Plat	4
Single Family	2
Site Plan	7
Special Event	1
Zoning	4
Total for the Month	**70**

Fire Permit Report	
Aboveground Tank	1
Fire Alarm	3
Fire Sprinkler	2
High Rack	1
Temp Aboveground Tank	1
Underground Sprinkler	2
Kitchen Suppression	1
Total for the Month	**11**

Public Education Events	
Total for the Month	**9**



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STAR TRANSIT
Phone: 877-631-5278 | Fax: 972-563-0048 | Website: STARtransit.org
PO Box 703 | Terrell | TX 75160

November 6, 2018

To: City of Rockwall

From: Ashley Ando, Grant Director

Re: October 2018 Demand and Response Ridership Report

TRIP INFORMATION:

MONTH	NO. OF SERVICE DAYS	TRIPS
OCTOBER	23	1,225

Non-Service Days: None

NO. OF TRIPS	PURPOSE
306	Contract Service
41	Education
2	Government
69	Medicaid
235	Medical
11	Nutrition (Senior Center)
247	Other (adult-day care, beauty salon, friend's homes, etc.)
139	Shopping
175	Work

OCTOBER UNDUPLICATED PASSENGERS
88
YEAR TO DATE UNDUPLICATED PASSENGERS
114

Adjusted Trip Total	850

*Trip Totals without Contracts or Medicaid

> = 60	477
DIS >60	167
	644
% E & D Trip Total	76%

FY 2019 TOTAL DEMAND AND RESPONSE TRIPS TO DATE: 2,638
(FY 2019-SEPTEMBER 1, 2018 -AUGUST 31, 2019)

PRIOR YEAR: OCTOBER 2017 TRIP TOTAL= 2,146 (43% DECREASE) DIRECTLY RELATED TO LAKEPOINTE CHURCH SERVICE CONTRACT

STAR TRANSIT

Rockwall (City)

FY2019

ROCKWALL CITY	1Q	2Q	3Q	4Q	PURPOSE TOTALS
CONTRACT	1,015	0	0	0	1,015
EDU	41	0	0	0	41
GOV	3	0	0	0	3
MDE	131	0	0	0	131
MED	406	0	0	0	406
NUT	21	0	0	0	21
OTH	377	0	0	0	377
SHP	310	0	0	0	310
WORK	334	0	0	0	334
	2,638	0	0	0	2,638

ROCKWALL CITY	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS	Avg
(UPT) Unlinked Passenger Trips	1,413	1,225											2,638	1,319
CONTRACT	709	306											1,015	508
EDU	0	41											41	21
GOV	1	2											3	2
MDE	62	69											131	66
MED	171	235											406	203
NUT	10	11											21	11
OTH	130	247											377	189
SHP	171	139											310	155
WORK	159	175											334	167
TOTAL DR TRIPS	1,413	1,225	0	0	0	0	0	0	0	0	0	0	2,638	220

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS	Avg
Medicaid	62	69	0	0	0	0	0	0	0	0	0	0	131	11
Lakepointe Church Contract	709	306											1,015	508
Nursing Home Contracts	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charters	0	0	0	0	0	0	0	0	0	0	0	0		
	771	375	0	0	0	0	0	0	0	0	0	0	1,146	96

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS	Avg
Adjusted Trip Total	642	850	0	0	0	0	0	0	0	0	0	0	1,492	43,511
*Trip Totals without Contracts or Medicaid														

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS	Avg
> = 60	345	477											822	411
DIS <60	142	167											309	155
	487	644	0	0	0	0	0	0	0	0	0	0	1,131	94
% of Adjusted Trip Total	76%	76%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS	Avg
GENERAL PUBLIC	155	206	0	0	0	0	0	0	0	0	0	0	361	30
% of Adjusted Total	24%	24%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS
DOS	19	23											42
NoShow/Cancel	527	474											1,001
UNDUPLICATED M2M	82	88											170
UNDUPLICATED YTD		114											114
			-114	0	0	0	0	0	0	0	0	0	

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS
Subscription Trips	323	440											763
Percent Subs of Total Trips	23%	36%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SUBS Can/NoShow	119	136											255

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Agenda 7

Hold a work session with the city's utility rate consultant to discuss utility rates.

- Memo 13
- Rockwall Council Charts 14
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Consider approval of the minutes from the December 03, 2018 regular city council meeting, and take any action necessary

- 12.03 CC Mtg Mins 26
- Blank Page 32

Consider approval of agreements related to the provision of Rockwall Municipal Court Judge and Associate Judge services, and take any action necessary.

- Judge Agreement 33
- Assoc Judge Agreement 35
- Blank Page 37

Consider approval of Engineering Service Agreement with Pipeline Analysis, LLC, to provide engineering services for Sanitary Sewer Condition Assessments and authorize the City Manager to execute a contract for $134,797.80, to be funded by the Sewer Operations Budget, and take any action necessary.

- Memo 38
- Contract 39
- Blank Page 60

Consider approval of an interlocal agreement for municipal judge services between Rockwall County and the City of Rockwall pertaining to "No Refusal Weekends," and take any action necessary.

- No Refusal Weekends Agmt 61
- Blank Page 65

Consider approval of an Engineering Services Agreement with Binkley & Barfield, Inc. to provide general engineering services for the preparation and review of all Traffic Impact Analysis (TIAs) submitted to the City of Rockwall to be funded by the 2018-2019 Engineering Consulting budget with developer reimbursements, and take any action necessary.

- Memo 66
- Contract 67
- Blank Page 77

Consider awarding a bid to Interstate Trailers Inc. and authorizing the City Manager to execute a Purchase Order for a new heavy equipment trailer in the amount of $26,105 to be funded out of the General Fund Streets and Drainage Operating budget, and take any action necessary.

- memo 78
- Blank Page 79

Consider awarding a bid to Maverick Harley Davidson and authorizing the City Manager to execute a Purchase Order for a new 2019 Police Pursuit Motorcycle in the amount of $34,979.84 to be funded out of the General Fund Police Patrol budget, and take any action necessary.

memo 80

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Consider awarding contracts and authorizing the City Manager to execute said contracts for the purchase and install of new Ticket Writer Hardware in the amount of $72,039 to be funded out of the Public Safety Fund, and take any action necessary.

memo 82

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P2018-035 - Consider a request by Bart A. Tinsley of the Alders at Rockwall Property, LLC for the approval of a final plat for Lot 1, Block A, Alders at Rockwall Addition, being a 10.310-acre parcel of land identified as Lot 2, Block A, Rockwall Seniors Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of T. L. Townsend Drive and Justin Road, and take any action necessary.

P2018-035 84

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P2018-041 - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance III, LLC. for the approval of a preliminary plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.

P2018-041 91

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P2018-042 - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a final plat for Breezy Hill, Phase VIII containing 61 single-family residential lots on 27.822-acres of land identified as a portion of Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.

P2018-042 98

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P2018-043 - Consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a final plat for the Whisper Rock Subdivision containing 28 single-family lots on a 9.477-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3231 Ridge Road, and take any action necessary.

P2018-043 . . . 104
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Consider Park Board recommendation to authorize the City Manager to negotiate a contract with PROS Consulting to perform an athletic facility feasibility study in an amount not to exceed $70,000 to be funded in the Recreation Development budget, and take any action necessary.

Memo . . . 111
Committee Recommendation . . . 112
Agreement DRAFT . . . 123
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Appointment with William Spencer of MHS Planning and Design to view a presentation regarding recommendation for the Harbor Urban Beach neighborhood park concept plan, and take any action necessary.

Memo . . . 137
Concept Plans . . . 138
Meeting Mins . . . 139
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Appointment with resident Jillian Gaines to hear concerns related to water around her home and neighborhood (address: 1305 Clear Meadow Court), and take any action necessary.

Request to address cc . . . 144
4 Eng Related Reports (Combined) . . . 145
Eng Email . . . 168
67 Photos . . . 170
Petition . . . 237
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Z2018-046 - Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of an ordinance for a Specific Use Permit (SUP) allowing existing temporary educational buildings in conjunction with a private school to remain on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH-205], and take any action necessary (1st Reading).

Z2018-046 . . . 243
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Z2018-043 - Hold a public hearing to discuss and consider a request by Michael Worrell of Rockwall Honda for the approval of an ordinance amending SUP No. S-76 (Ordinance No. 10-26) to allow changes to be made to an existing Motorcycle Dealership with Accessory Boat and Trailer Sales being a 1.152-acre parcel of land identified as Lot 6, Block A, Newman Center #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary (1st Reading).

Z2018-043 255

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Z2018-048 - Hold a public hearing to discuss and consider a request by Amanda Henry for the approval of an ordinance for a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 0.253-acre tract of land identified as part of Lot 47B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 S. Clark Street, and take any action necessary (1st Reading).

Z2018-048 285

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Z2018-049 - Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of an ordinance for a Specific Use Permit (SUP) for an animal shelter on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary (1st Reading).

Z2018-049 304

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Z2018-050 - Hold a public hearing to discuss and consider a request by David Rains for the approval of an ordinance for a Specific Use Permit (SUP) allowing a covered patio that exceeds the maximum requirements for property located within the Lake Ray Hubbard Takeline leased area that is adjacent to a parcel of land identified as Lot 12, Block A, Chandlers Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single family land uses, addressed as 5808 Constellation Circle, and take any action necessary (1st Reading).

Z2018-050 332

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Z2018-052 - Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Rockwall Retail Investors, LLC for the approval of an ordinance for a Specific Use Permit (SUP) for a mini-warehouse facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary (1st Reading).

Z2018-052 369

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Z2018-053 - Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of an ordinance for a Specific Use Permit (SUP) for a detached garage that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary (1st Reading).

Z2018-053 393

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Z2018-054 - Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of an ordinance for a Specific Use Permit (SUP) for an office building that will exceed 36-feet in height within the Scenic Overlay (SOV) District on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary (1st Reading).

Z2018-054 419

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SP2018-039 - Discuss and consider a request by Matt Moore of Claymoore Engineering on behalf of Phil Wagner of Rockwall Economic Development Corporation (REDC) for the approval of variances and an exception in conjunction with an approved site plan for an industrial building on a 3.634-acre parcel of land identified as Lot 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northwest corner of the intersection of Technology Way and Observation Trail, and take any action necessary.

SP2018-039 446

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SP2018-037 - Discuss and consider a request by Russell Phillips of Sterling One for the approval of waivers and variances in conjunction with an approved site plan for a 265 unit, condo development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict of PD-32, located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

SP2018-037 457

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Discuss and consider a request by Kent Donahue of Donahue Development Corporation for direction concerning the creation of a Public Improvement District (PID), and take any action necessary.

Memorandum 499
Blank Page 509
Discuss and consider a request by The Standard MCP, LTD. for the approval of a waiver to a facilities agreement with Rockwall Senior Community, L.P., and take any action necessary.
Memo 510
Facilities Agreement 511
Waiver of Facility Agreement 519
Blank Page 525
Discuss and consider adoption of a resolution setting solid waste collection rates, and take any action necessary
Memo 526
Resolution 18-26 527
Blank Page 529
Discuss and consider adoption of a resolution fixing the water and wastewater rates of the city, and take any action necessary.
Memo 530
Resolution Senario I 531
Resolution Senario IIA 534
Blank Page 537
Hear presentation by William Spencer of MHS Planning and Design regarding recommendation for the Harbor Urban Beach neighborhood park concept plan, and take any action necessary.
Memo 538
Concept Plan 539
Park Board Minutes 540
Blank Page 544
Discuss and consider the City's selection of nominees to the Texas Coalition for Affordable Power (TCAP) Board of Directors for the 2019-2020 term of office, and take any action necessary.
TCAP Board Nominations 545
Blank Page 552

AGENDA
ROCKWALL CITY COUNCIL
Monday, December 17, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

pg.13 **1.** Hold a work session with the city's utility rate consultant to discuss utility rates.

2. Hold a work session with Rick Bernas of Republic Waste.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible purchase, sale or lease of real property/land in the vicinity of SH 205 and Washington pursuant to Section §551.072 (Real Property).

2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, December 17, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRUITT

VIII. PROCLAMATIONS / AWARDS

1. Presentation of Award by TX Turfgrass Association

IX. OPEN FORUM

X. CONSENT AGENDA

pg.26 **1.** Consider approval of the minutes from the December 03, 2018 regular city council meeting, and take any action necessary

pg.33 **2.** Consider approval of agreements related to the provision of Rockwall Municipal Court Judge and Associate Judge services, and take any action necessary.

pg.38 **3.** Consider approval of Engineering Service Agreement with Pipeline Analysis, LLC, to provide engineering services for Sanitary Sewer Condition Assessments and authorize the City Manager to execute a contract for $134,797.80, to be funded by the Sewer Operations Budget, and take any action necessary.

pg.61 **4.** Consider approval of an interlocal agreement for municipal judge services between Rockwall County and the City of Rockwall pertaining to "No Refusal Weekends," and take any action necessary.

pg.66 **5.** Consider approval of an Engineering Services Agreement with Binkley & Barfield, Inc. to provide general engineering services for the preparation and review of all Traffic Impact Analysis (TIAs) submitted to the City of Rockwall to be funded by the 2018-2019 Engineering Consulting budget with developer reimbursements, and take any action necessary.

pg.78 **6.** Consider awarding a bid to Interstate Trailers Inc. and authorizing the City Manager to execute a Purchase Order for a new heavy equipment trailer in the amount of $26,105 to be funded out of the General Fund Streets and Drainage Operating budget, and take any action necessary.

pg.80 **7.** Consider awarding a bid to Maverick Harley Davidson and authorizing the City Manager to execute a Purchase Order for a new 2019 Police Pursuit Motorcycle in the amount of $34,979.84 to be funded out of the General Fund Police Patrol budget, and take any action necessary.

pg.82 **8.** Consider awarding contracts and authorizing the City Manager to execute said contracts for the purchase and install of new Ticket Writer Hardware in the amount of $72,039 to be funded out of the Public Safety Fund, and take any action necessary.

pg.84 **9.** **P2018-035** - Consider a request by Bart A. Tinsley of the Alders at Rockwall Property, LLC for the approval of a final plat for Lot 1, Block A, Alders at Rockwall Addition, being a 10.310-acre parcel of land identified as Lot 2, Block A, Rockwall Seniors Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of T. L. Townsend Drive and Justin Road, and take any action necessary.

pg.91 **10.** **P2018-041** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance III, LLC. for the approval of a preliminary plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.

pg.98 **11.** **P2018-042** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a final plat for Breezy Hill, Phase VIII containing 61 single-family residential lots on 27.822-acres of land identified as a portion of Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.

pg.104 **12.** P2018-043 - Consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a final plat for the Whisper Rock Subdivision containing 28 single-family lots on a 9.477-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3231 Ridge Road, and take any action necessary.

pg.111 **13.** Consider Park Board recommendation to authorize the City Manager to negotiate a contract with PROS Consulting to perform an athletic facility feasibility study in an amount not to exceed $70,000 to be funded in the Recreation Development budget, and take any action necessary.

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

pg.137 **2.** Appointment with William Spencer of MHS Planning and Design to view a presentation regarding recommendation for the Harbor Urban Beach neighborhood park concept plan, and take any action necessary.

pg.144 **3.** Appointment with resident Jillian Gaines to hear concerns related to water around her home and neighborhood (address: 1305 Clear Meadow Court), and take any action necessary.

XII. PUBLIC HEARING ITEMS

pg.243 **1.** **Z2018-046** - Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing existing temporary educational buildings in conjunction with a private school to remain on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH-205], and take any action necessary **(1st Reading).**

pg.255 **2.** **Z2018-043** - Hold a public hearing to discuss and consider a request by Michael Worrell of Rockwall Honda for the approval of an **ordinance** amending SUP No. S-76 (Ordinance No. 10-26) to allow changes to be made to an existing Motorcycle Dealership with Accessory Boat and Trailer Sales being a 1.152-acre parcel of land identified as Lot 6, Block A, Newman Center #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary (1st Reading).

pg.285 **3.** **Z2018-048** - Hold a public hearing to discuss and consider a request by Amanda Henry for the approval of an **ordinance** for a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 0.253-acre tract of land identified as part of Lot 47B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 S. Clark Street, and take any action necessary **(1st Reading).**

pg.304 **4.** **Z2018-049** - Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of an **ordinance** for a Specific Use Permit (SUP) for an animal shelter on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary **(1st Reading).**

pg.332 **5.** **Z2018-050** - Hold a public hearing to discuss and consider a request by David Rains for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a covered patio that exceeds the maximum requirements for property located within the Lake Ray Hubbard Takeline leased area that is adjacent to a parcel of land identified as Lot 12, Block A, Chandlers Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single family land uses,

addressed as 5808 Constellation Circle, and take any action necessary **(1st Reading).**

pg.369 **6.** **Z2018-052** - Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Rockwall Retail Investors, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a mini-warehouse facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary **(1st Reading).**

pg.393 **7.** **Z2018-053** - Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of an **ordinance** for a Specific Use Permit (SUP) for a detached garage that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary **(1st Reading).**

pg.419 **8.** **Z2018-054** - Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of an **ordinance** for a Specific Use Permit (SUP) for an office building that will exceed 36-feet in height within the Scenic Overlay (SOV) District on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary **(1st Reading).**

XIII. ACTION ITEMS

pg.446 **1.** **SP2018-039** - Discuss and consider a request by Matt Moore of Claymoore Engineering on behalf of Phil Wagner of Rockwall Economic Development Corporation (REDC) for the approval of variances and an exception in conjunction with an approved site plan for an industrial building on a 3.634-acre parcel of land identified as Lot 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northwest corner of the intersection of Technology Way and Observation Trail, and take any action necessary.

pg.457 **2.** **SP2018-037** - Discuss and consider a request by Russell Phillips of Sterling One for the approval of waivers and variances in conjunction with an approved site plan for a 265 unit, condo development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict of

PD-32, located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

pg.499 **3.** Discuss and consider a request by Kent Donahue of Donahue Development Corporation for direction concerning the creation of a Public Improvement District (PID), and take any action necessary.

pg.510 **4.** Discuss and consider a request by The Standard MCP, LTD. for the approval of a waiver to a facilities agreement with Rockwall Senior Community, L.P., and take any action necessary.

pg.526 **5.** Discuss and consider adoption of a resolution setting solid waste collection rates, and take any action necessary

pg.530 **6.** Discuss and consider adoption of a resolution fixing the water and wastewater rates of the city, and take any action necessary.

pg.538 **7.** Discuss and consider the City's selection of nominees to the Texas Coalition for Affordable Power (TCAP) Board of Directors for the 2019-2020 term of office, and take any action necessary.

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible purchase, sale or lease of real property/land in the vicinity of SH 205 and Washington pursuant to Section §551.072 (Real Property).
2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.087 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 14th day of December, 2018 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **December 14, 2018**

SUBJECT: **Water / Wastewater Rates**

Following the worksession discussion in late September regarding water and wastewater rates, the consultant made one last modification to the rates he proposes. He was asked to look at a scenario which could assist to cushion the impact of the rate increase on customers who use lower volumes of water – often our fixed income residents. The accompanying brief PowerPoint presentation reviews the two scenarios previously submitted and adds a scenario IIA which holds the base rate flat as well as the first tier rates for 2019. If scenario IIA is adopted it makes the increase about $1.00 per month less for most ratepayers.

In summary
Scenario I – raises rates and maintains the current rate structure with the conservation rate kicking in at 12,000 gallons
Scenario II – adds an additional rate tier so the conservation increase comes at 16,000 gallons.
Scenario IIA – keeps the additional tier and does not increase the water base rate or lowest tier rate in year 1 of the plan.

Mr. Jackson will review this scenario with Council in worksession on Monday. Scenario IIA does result in a projected $80,000 less in revenue over the year but Mr. Jackson will explain that there is sufficient contingencies built into the rate plan to accommodate this change if it is adopted.

Rates are adopted by Resolution – scenarios I and IIA are included in the Council packet and labeled accordingly for Council's consideration.

City of Rockwall

City of Rockwall

2018 Water and Wastewater

Rate Study and Financial Forecast

City Council Presentation

WILLDAN

December 17 2018

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Rate Plan Scenarios

City of Rockwall

- **Scenario I – Status Quo**
  - Keeps same rate design; higher adjustments on wastewater
- **Scenario II -- Conservation**
  - Adds a third residential rate tier to encourage conservation
  - Non-residential and wastewater rates same as Scenario I



WILLDAN FINANCIAL SERVICES

Scenario I Rate Plan
Status Quo

City of Rockwall

		Current	Effective Jan-19	Jan-20	Jan-21
Water Rates -- Residential			2.0%	4.0%	3.0%
Monthly Minimum Charge					
3/4"		$ 24.50	**$ 24.99**	$ 25.99	$ 26.77
1"		28.75	**29.33**	30.50	31.41
1 1/2"		33.39	**34.06**	35.42	36.48
2"		42.13	**42.97**	44.69	46.03
Volume Rate Per 1,000 Gal					
2,001	12,000	3.74	**3.81**	3.97	4.09
12,001	Above	6.55	**6.68**	6.95	7.16
Water Rates -- Non-Residential					
Monthly Minimum Charge					
3/4"		26.02	**26.54**	27.60	28.43
1"		28.75	**29.33**	30.50	31.41
1 1/2"		33.39	**34.06**	35.42	36.48
2"		42.13	**42.97**	44.69	46.03
3"		59.73	**60.92**	63.36	65.26
4"		77.22	**78.76**	81.91	84.37
6"		94.69	**96.58**	100.45	103.46
Non-Residential Volume Rate Per 1,000 Gal					
2,001	Above	5.62	**5.73**	5.96	6.14
Irrigation Volume Rate Per 1,000 Gal					
2,001	Above	6.55	**6.68**	6.95	7.16

WILLDAN FINANCIAL SERVICES

Scenario I Rate Plan
Status Quo

City of Rockwall

		Effective		
	Current	Jan-19	Jan-20	Jan-21
Wastewater Rates - Residential		22.0%	18.0%	18.0%
Monthly Minimum Charge	$ 18.65	**$ 22.75**	$ 26.85	$ 31.68
Volume Rate/1,000 Gal	3.25	**3.97**	4.68	5.52
Wastewater Rates - Non-Residential				
Monthly Minimum Charge				
3/4"	18.65	**22.75**	26.85	31.68
1"	21.78	**26.57**	31.35	37.00
1 1/2"	25.30	**30.87**	36.42	42.98
2"	31.90	**38.92**	45.92	54.19
3"	41.14	**50.19**	59.23	69.89
4"	53.24	**64.95**	76.64	90.44
6"	65.29	**79.65**	93.99	110.91
Volume Rate/1,000 Gal	3.25	**3.97**	4.68	5.52

WILLDAN FINANCIAL SERVICES

Scenario I Rate Plan
Impact on Ratepayers

City of Rockwall

			Current	Effective Jan-19	Effective Jan-20	Effective Jan-21
Residential Monthly Charges -- 3/4"						
5,000 Water	5,000 WW	$	70.62	$ 79.01	$ 88.13	$ 98.31
	Increase -- $			**8.39**	**9.12**	**10.18**
	Increase -- %			11.9%	11.5%	11.6%
10,000 Water	5,000 WW		89.32	98.09	107.97	118.75
	Increase -- $			**8.77**	**9.88**	**10.78**
	Increase -- %			9.8%	10.1%	10.0%
30,000 Water	5,000 WW		214.70	225.97	240.97	255.74
	Increase -- $			**11.27**	**15.00**	**14.77**
	Increase -- %			5.3%	6.6%	6.1%
Commercial Monthly Charges -- 2"						
40,000 Water	40,000 WW	$	417.59	$ 458.32	$ 504.31	$ 554.40
	Increase -- $			**40.73**	**45.99**	**50.09**
	Increase -- %			9.8%	10.0%	9.9%

WILLDAN FINANCIAL SERVICES

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Scenario II Rate Plan
Residential Water Rates

City of Rockwall

- Objective: to add a third tier to residential rate structure to encourage conservation
- Average monthly residential consumption -- 8,366 gallons
- Current first tier for residential water rates up to 12,000 gallons; 50% more than average
- Alternative:
  - Reduce first tier to 8,000
  - Add new second tier up to 16,000 gallons
  - Last tier 16,001 gallons and above

Scenario II Rate Plan
Conservation

NOTE: Wastewater rate plan same as Scenario I

		Current	Effective Jan-19	Jan-20	Jan-21
Water Rates -- Residential			2.0%	4.0%	3.0%
Monthly Minimum Charge					
3/4"		$ 24.50	**$ 24.99**	$ 25.99	$ 26.77
1"		28.75	**29.33**	30.50	31.41
1 1/2"		33.39	**34.06**	35.42	36.48
2"		42.13	**42.97**	44.69	46.03
Volume Rate Per 1,000 Gal					
2,001	8,000	3.74	**3.81**	3.97	4.09
8,001	12,000	3.74	**4.79**	**4.99**	**5.14**
12,001	16,000	6.55	**4.79**	4.99	5.14
16,001	Above	6.55	**6.68**	6.95	7.16
Water Rates -- Non-Residential					
Monthly Minimum Charge					
3/4"		26.02	**26.54**	27.60	28.43
1"		28.75	**29.33**	30.50	31.41
1 1/2"		33.39	**34.06**	35.42	36.48
2"		42.13	**42.97**	44.69	46.03
3"		59.73	**60.92**	63.36	65.26
4"		77.22	**78.76**	81.91	84.37
6"		94.69	**96.58**	100.45	103.46
Non-Residential Volume Rate Per 1,000 Gal					
2,001	Above	5.62	**5.73**	5.96	6.14
Irrigation Volume Rate Per 1,000 Gal					
2,001	Above	6.55	**6.68**	6.95	7.16

Scenario II Rate Plan
Impact on Ratepayers

City of Rockwall

		Current	Effective Jan-19	Effective Jan-20	Effective Jan-21
Residential Monthly Charges -- 3/4"					
5,000 Water	5,000 WW	$ 70.62	$ 79.01	$ 88.13	$ 98.31
	Increase -- $		**8.39**	**9.12**	**10.18**
	Increase -- %		11.9%	11.5%	11.6%
10,000 Water	5,000 WW	94.94	100.04	110.01	120.84
	Increase -- $		**10.72**	**9.96**	**10.84**
	Increase -- %		12.0%	10.0%	9.9%
30,000 Water	5,000 WW	225.94	222.34	237.20	251.85
	Increase -- $		**40.94**	**14.85**	**14.65**
	Increase -- %		22.6%	6.7%	6.2%
Commercial Monthly Charges -- 2"					
40,000 Water	40,000 WW	$ 417.59	$ 458.32	$ 504.31	$ 554.40
	Increase -- $		**40.73**	**45.99**	**50.09**
	Increase -- %		9.8%	10.0%	9.9%

WILLDAN FINANCIAL SERVICES

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Scenario IIA Rate Plan
Conservation – No Initial Bottom Block Change

City of Rockwall

NOTE: Wastewater rate plan same as Scenario I

			Current	Effective Jan-19	Jan-20	Jan-21
WATER		**% Incr.**		**0%**	**6%**	**3%**
Water Rates -- Residential						
Monthly Minimum Charge						
3/4"			$ 24.50	**$ 24.50**	$ 25.99	$ 26.77
1"			28.75	**28.75**	30.50	31.42
1 1/2"			33.39	**33.39**	35.42	36.48
2"			42.13	**42.13**	44.69	46.03
Volume Rate Per 1,000 Gal						
2,001	8,000		3.74	**3.74**	3.97	4.09
8,001	16,000		3.74	**4.79**	4.99	5.14
16,001	Above		6.55	**6.68**	6.95	7.16
Water Rates -- Non-Residential						
Monthly Minimum Charge						
3/4"			26.02	**26.54**	27.60	28.43
1"			28.75	**29.33**	30.50	31.41
1 1/2"			33.39	**34.06**	35.42	36.48
2"			42.13	**42.97**	44.69	46.03
3"			59.73	**60.92**	63.36	65.26
4"			77.22	**78.76**	81.91	84.37
6"			94.69	**96.58**	100.45	103.46
Non-Residential Volume Rate Per 1,000 Gal						
2,001	Above		5.62	**5.73**	5.96	6.14
Irrigation Volume Rate Per 1,000 Gal						
2,001	Above		6.55	**6.68**	6.95	7.16

WILLDAN FINANCIAL SERVICES

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Scenario IIA Rate Plan
Impact on Ratepayers

City of Rockwall

		Current	Effective Jan-19	Effective Jan-20	Effective Jan-21
Residential Monthly Charges -- 3/4"					
5,000 Water	5,000 WW	$ 70.62	$ 78.30	$ 88.14	$ 98.32
	Increase -- $		**7.68**	**9.84**	**10.18**
10,000 Water	5,000 WW	89.32	99.11	110.02	120.86
	Increase -- $		**9.79**	**10.92**	**10.84**
30,000 Water	5,000 WW	214.70	221.40	237.21	251.87
	Increase -- $		**6.70**	**15.81**	**14.65**
Commercial Monthly Charges -- 2"					
40,000 Water	40,000 WW	$ 417.59	$ 458.32	$ 504.31	$ 554.40
	Increase -- $		**40.73**	**45.99**	**50.09**

WILLDAN FINANCIAL SERVICES

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City of Rockwall



Questions?

WILLDAN FINANCIAL SERVICES

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MINUTES
ROCKWALL CITY COUNCIL

Monday, December 03, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the public meeting to order at 4:00 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Kevin Fowler and Council Members Patrick Trowbridge, Dana Macalik, John Hohenshelt, Bennie Daniels and Trace Johannesen. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs, and City Attorney Frank Garza.

II. HEARING / WORK SESSION

1. Hold a hearing with Jon Weygandt of "Get Healthy" to discuss city health inspections related to food service establishments.

Mr. and Mrs. Weygandt came forth and generally explained their belief that the city's routine health inspections no longer apply to their business, as it has recently changed to a private membership association (a "PMA"). They believe that the 1st and 14th amendments to the U.S. Constitution protect their business from certain government regulations. Council engaged in extensive dialogue with Mr. and Mrs. Weygandt. City Attorney Frank Garza also spoke, generally explaining the city's health inspection regulations and how and why he believes the PMA designation does not exempt them from inspections.

Council took no action as a result of this discussion.

2. Hold a work session to discuss a study of the IH-30 Corridor.

Mayor Pruitt then read the following discussion items in to the record before recessing the public meeting at 5:01 p.m. to go into Executive Session.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding potential litigation associated with Breezy Hill Road pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding Chapter 12, Article X of the Code of Ordinances as related to inspection of food service establishments pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding (re)appointment of municipal court judge and associate judge and related interviews, pursuant to Section 551.074 (Personnel Matters)

4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:32 p.m.

V. RECONVENE PUBLIC MEETING (6:00 P.M.)

Mayor Pruitt reconvened the public meeting at 6:00 p.m. All seven council members were present.

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Fowler moved to appoint Matt Scott as Associate Judge of the Rockwall Municipal Court. Councilmember Johannesen seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Fowler moved to appoint David Mallard as Municipal Court Judge. Councilmember Macalik seconded the motion, which passed by a vote of 7 ayes to 0 nays.

City Manager Rick Crowley indicated that staff will bring a contract related to Mallard's appointment to the Council for review at a coming meeting.

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER HOHENSHELT

Councilmember Hohenshelt delivered the invocation and led the Pledge of Allegiance.

VIII. PROCLAMATIONS / AWARDS

1. Our Lady of Guadalupe Week

Mayor Pruitt called forth Adan Tovar, sharing that he is a member of the Knights of Columbus. He then read and presented him with this proclamation.

IX. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and expressed that he really enjoyed the city's tree lighting ceremony this past weekend. He thanked the Council and staff for hosting such a wonderful event for the citizens.

X. CONSENT AGENDA

1. Consider approval of the minutes from the November 19, 2018 regular city council meeting, and take any action necessary.
2. **Z2018-045** - Consider a request by Kira Bauman of Bauman Consultants on behalf of John Gatz of EcoSite for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as Yellow Jacket Park, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane, and take any action necessary **(2nd Reading)**.
3. **P2018-038** - Consider a request by Mitchell Lenamond, PE of Eric L. Davis Engineering, Inc. on behalf of Jeff Johnston of Woodhill Dental for the approval of a replat for Lot 16, Block 2, Alliance Addition, Phase 2 being a 0.85-acre parcel of land currently identified as Lot 12, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.
4. **P2018-039** - Consider a request by Clay Shipman for the approval of a replat for Lot 21, Block A, La Jolla Pointe Addition, Phase 2, being a 1.28-acre parcel of land currently identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.
5. **P2018-040** - Consider a request by Stephen A. Lamastra on behalf of 4TP Rockwall, LLC for the approval of a final plat for Lot 1, Block A, Village Green Residence Addition, being a 2.0896-acre parcel of land identified as Lot 1, Block A, Rockwall Seniors Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, generally located south of the intersection of T. L. Townsend Drive and Justin Road, and take any action necessary.

Councilmember Trowbridge moved to approve the entire Consent Agenda. Councilmember Macalik seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-49
SPECIFIC USE PERMIT NO. S-198

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR A FREE STANDING COMMERCIAL ANTENNA, ON A 0.08-ACRE PORTION OF A LARGER 7.64-ACRE TRACT OF LAND KNOWN AS YELLOW JACKET PARK AND IDENTIFED AS TRACT 11 OF THE J. CADLE SURVEY, ABSTRACT NO. 65, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFIALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE;

PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

XI. PUBLIC HEARING ITEMS

1. **A2018-004** ***(6:00 PM)*** – Hold a public hearing to discuss and consider a request by Pat Atkins on behalf of the owner CDT Rockwall/2017 LLC for the approval of a voluntary annexation of a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and take any action necessary.

Planning Director Ryan Miller explained that this is a voluntary annexation of 14.995-acres of land situated east of the intersection of Featherstone Drive and John King Boulevard. The subject property is located within the City's Extraterritorial Jurisdiction (ETJ). Pat Atkins, on behalf of C.D.T. Rockwall/2017 LLC, is requesting this annexation for the purpose of adding additional area to the approved Development District 79 (PD-79), which is also referred to as the Saddle Star Estates Subdivision. Staff has followed the procedures for annexations as set forth in Chapter 43, Municipal Annexations, of the Texas Local Government Code relative to notifying affected property owners and publishing notices in the newspaper and on the City's website. No action on this matter is required by the City Council on December 3, 2018. The first reading of the annexation ordinance is scheduled for January 7, 2019 and the second (and final) reading of the ordinance is scheduled for January 21, 2019.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the Public Hearing. Council took no action related to this agenda item at this time.

2. **A2018-004** ***(6:30 PM)*** – Hold a public hearing to discuss and consider a request by Pat Atkins on behalf of the owner CDT Rockwall/2017 LLC for the approval of a voluntary annexation of a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and take any action necessary.

Initially, Mayor Pruitt skipped over this item, as Mr. Miller indicated that the second public hearing could not be held until 6:30 p.m.

After recessing the public meeting at 6:20 p.m. and calling it back to order at 6:30 p.m., Mayor Pruitt asked if anyone would like to come forth and speak during this public hearing item. There being no one indicating such, he then closed the public hearing. Council took no action related to this agenda item at this time.

XII. ACTION ITEMS

1. **Z2018-047** - Discuss and consider approval of an **ordinance** adopting the OURHometown Vision 2040 Comprehensive Plan (i.e. 2018

Comprehensive Plan Update), and take any action necessary **(2nd Reading).**

Planning Director Ryan Miller provided brief comments related to this agenda item. He shared that minor changes were made to the "history" section of the Comp Plan to reflect information about the local aluminum plant. Mayor Pruitt moved to approve this agenda item. Mayor Pro Tem Fowler seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-48

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

2. Discuss and consider approval of a land lease agreement with Eco-Site II, LLC and authorize the City Manager to execute the agreement on behalf of the City for a new monopole cellular tower on City-owned property at Yellowjacket Park, and take any action necessary.

Director of Internal Operations, Joey Boyd, provided brief background information concerning this agenda item. Councilmember Trowbridge moved to approve this item. Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. Discuss and consider approval of a resolution authorizing the creation of a Regional Emergency Communication District, and take any action necessary.

City Manager Rick Crowley provided background information pertaining to this agenda item. Councilmember Hohenshelt moved to adopt the resolution authorizing the creation of a Regional Emergency Communication District. Mayor Pro Tem Fowler seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports
Building Inspections Monthly Report - October 2018
GIS Division Monthly Report - October 2018
Harbor PD Monthly Report - October 2018
Internal Operations Monthly Report - October 2018
Parks & Rec Monthly Report - October 2018
Police Department Monthly Report - October 2018
Rockwall Animal Adoption Center Monthly Report - October 2018
Fire Department Monthly Report - October 2018
STAR Transit Monthly Report - October 2018

2. City Manager's Report

City Manager Rick Crowley provided brief comments, indicating that he is happy to answer any questions Council may have related to monthly reports they have received. There being none, Mayor Pruitt commented that the city's Christmas tree lighting festivities went very well this past weekend. It was well attended….Mayor Pruitt also thanked Assistant City Manager Mary Smith for her efforts in helping to organize and carry out the annual Kiwanis Christmas Parade. Councilmember Daniels commented that the new parade route was wonderful. He observed that it passed by one of the local nursing homes, and a lot of the residents really seemed to enjoy it. Councilmember Macalik echoed the positive sentiments pertaining to the Christmas tree lighting. Mayor Pruitt thanked the Rockwall Women's League, who has been heavily involved in the city's tree lighting ceremony for the last thirty-five years.

At 6:20 p.m., Mayor Pruitt called for a brief break. He resumed the meeting at 6:30 p.m. and addressed Public Hearing item #2 (A2018-004 *(6:30 PM))*.

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding potential litigation associated with Breezy Hill Road pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding Chapter 12, Article X of the Code of Ordinances as related to inspection of food service establishments pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding (re)appointment of municipal court judge and associate judge and related interviews, pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.07

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not reconvene into Executive Session following the close of the public meeting agenda. (See action taken at the start of the 6:00 p.m. public meeting).

XVI. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 6:30 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 17th DAY OF DECEMBER, 2018.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

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STATE OF TEXAS §
COUNTY OF ROCKWALL §
CITY OF ROCKWALL § AGREEMENT FOR MUNICIPAL COURT JUDGE

THIS AGREEMENT is made and entered into on this **17th** day of **December**, **2018**, by and between the **CITY OF ROCKWALL, TEXAS**, hereinafter referred to as "City," and **DAVID MALLARD**, hereinafter referred to as "Mallard."

WHEREAS, the City Council desires to enter into a contract with David Mallard for services as the Judge of the Municipal Court; and

WHEREAS, it is the intent of the City for the term of the Judge of the Municipal Court to run concurrently with that of the Mayor; and

WHEREAS, the Mayor is elected in odd numbered years for a two-year term with the election occurring the first Saturday in May.

NOW, THEREFORE, in consideration of the mutual terms, conditions, and covenants herein contained, the parties agree as follows:

Section 1. That the recitals above are found to be true and correct and incorporated herein for all purposes.

Section 2. Duties and Responsibilities of Judge. Mallard shall serve as the Judge of the Municipal Court for the City of Rockwall, pursuant to Section 29.004 of the Government Code and Section 4.03 of the Charter of the City of Rockwall, for which the City has the authority to establish the manner and mode of selecting its officers and employees, and to prescribe the qualifications, duties, compensation, and length of employment. The primary duties of the Judge of the Municipal Court are to exercise the powers and duties as are now or as may hereafter be prescribed by the laws of the State of Texas in connection with all cases within the jurisdiction of a municipal court in accordance with Section 29.003, Texas Government Code.

Section 3. Mallard agrees that in the event he may accept another judicial or prosecutorial appointment, he will provide written notice to the City Manager, and the City's court schedule shall not be unduly interrupted.

Section 4. Mallard shall not assign the work under this AGREEMENT except in the case of sickness or vacation to be mutually agreed upon by Mallard and the City's designee. In case of sickness or vacation agreed upon by the City's designee under the AGREEMENT, Mallard shall first provide a list of qualified judges who will temporarily perform Mallard's work. Any judge on the list must agree to perform all duties in accordance with the terms of this AGREEMENT.

Section 5. Term. This AGREEMENT shall be for the ensuing two-year term of the Mayor to expire on the first Saturday in May 2019, unless sooner terminated in accordance with Section 7 herein.

Section 6. CITY Council shall have option to renew AGREEMENT with Mallard for continuous two (2) year terms. Failure of CITY Council to act within ninety (90) days of the Mayor starting a new term, AGREEMENT shall automatically renew for an additional two-year period in accordance with Chapter 29 of the Texas Government Code.

Section 7. This AGREEMENT may be terminated by Mallard after having given sixty (60) days written notice of termination to the CITY.

Section 8. Compensation of the Judge will be set by Resolution of the City Council.

Section 9. Independent Contractor. It is expressly understood and agreed that the Mallard provides services as an independent Contractor. Mallard is responsible for providing the judicial services necessary for the handling of all cases in the Municipal Court, subject only to the provisions of the ordinances of the City, State and Federal statutes and Texas Code of Judicial Conduct. Mallard has a right to direct or control how he performs the tasks for which he is hired and the CITY shall have no authority or oversight on how he conducts Municipal Court.

Section 10. In providing legal services to the City, Mallard shall conduct himself in accordance with the highest ethical standards and in full compliance with the Texas Code of Judicial Conduct. Mallard shall promptly notify the CITY if any disciplinary action is instituted against Mallard.

Section 11. This Agreement contains the entire understanding of the parties and may not be modified except pursuant to written instrument signed by both parties.

EXECUTED on the day and year first above written.

CITY OF ROCKWALL, TEXAS

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

JUDGE OF MUNICIPAL COURT

_____
David Mallard

STATE OF TEXAS §
COUNTY OF ROCKWALL §
CITY OF ROCKWALL § AGREEMENT FOR MUNICIPAL COURT ASSOCIATE JUDGE

THIS AGREEMENT is made and entered into on this **17th** day of **December**, **2018**, by and between the **CITY OF ROCKWALL, TEXAS**, hereinafter referred to as "City," and **MATTHEW R. SCOTT**, hereinafter referred to as "Scott."

WHEREAS, the City Council desires to enter into a contract with Matthew R. Scott for services as the Associate Judge of the Municipal Court; and

WHEREAS, it is the intent of the City for the term of the Associate Judge of the Municipal Court to run concurrently with that of the Mayor; and

WHEREAS, the Mayor is elected in odd numbered years for a two-year term with the election occurring the first Saturday in May.

NOW, THEREFORE, in consideration of the mutual terms, conditions, and covenants herein contained, the parties agree as follows:

Section 1. That the recitals above are found to be true and correct and incorporated herein for all purposes.

Section 2. Duties and Responsibilities of Associate Judge. Scott shall serve as the Associate Judge of the Municipal Court for the City of Rockwall, pursuant to Section 29.004 of the Government Code and Section 4.03 of the Charter of the City of Rockwall, for which the City has the authority to establish the manner and mode of selecting its officers and employees, and to prescribe the qualifications, duties, compensation, and length of employment. The primary duties of the Associate Judge of the Municipal Court are to exercise the powers and duties as are now or as may hereafter be prescribed by the laws of the State of Texas in connection with all cases within the jurisdiction of a municipal court in accordance with Section 29.003, Texas Government Code.

Section 3. Scott agrees that in the event he may accept another judicial or prosecutorial appointment, he will provide written notice to the City Manager, and the City's court schedule shall not be unduly interrupted.

Section 4. Scott shall not assign the work under this AGREEMENT except in the case of sickness or vacation to be mutually agreed upon by Scott and the City's designee. In case of sickness or vacation agreed upon by the City's designee under the AGREEMENT, Scott shall first provide a list of qualified judges who will temporarily perform Scott's work. Any judge on the list must agree to perform all duties in accordance with the terms of this AGREEMENT.

Section 5. Term. This Agreement shall be for the ensuing two-year term of the Mayor to expire on the first Saturday in May 2019, unless sooner terminated in accordance with Section 7 herein.

Section 6. CITY Council shall have option to renew AGREEMENT with Scott for continuous two (2) year terms. Failure of CITY Council to act within ninety (90) days of the Mayor starting a new term, this AGREEMENT shall automatically renew for an additional two-year period in accordance with Chapter 29 of the Texas Government Code.

Section 7. This AGREEMENT may be terminated by Scott after having given sixty (60) days written notice of termination to the CITY.

Section 8. Compensation of the Associate Judge will be set by Resolution of the City Council.

Section 9. Independent Contractor. It is expressly understood and agreed that Scott provides services as an independent Contractor. Scott is responsible for providing the judicial services necessary for the handling of all cases in the Municipal Court, subject only to the provisions of the ordinances of the City, State and Federal statutes and Texas Code of Judicial Conduct. Scott has a right to direct or control how he performs the tasks for which he is hired, and the CITY shall have no authority or oversight on how he conducts Municipal Court.

Section 10. In providing legal services to the City, Scott shall conduct himself in accordance with the highest ethical standards and in full compliance with the Texas Code of Judicial Conduct. Scott shall promptly notify the CITY if any disciplinary action is instituted against Scott.

Section 11. This Agreement contains the entire understanding of the parties and may not be modified except pursuant to written instrument signed by both parties.

EXECUTED on the day and year first above written.

CITY OF ROCKWALL, TEXAS

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

ASSOC. MUNICIPAL COURT JUDGE

_____
Matthew R. Scott

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, P.E.,Director of Public Works/City Engineer**

DATE: **December 12, 2018**

SUBJECT: **Proposed 2019 Sanitary Sewer Condition Assessment**

The strategic plan associated with the City's Capacity, Management, Operations, and Maintenance (CMOM) Plan presented to the EPA requires that the City must complete a condition assessment of the sewer system within ten years. To develop this strategic initiative, staff and the firm that worked on the CMOM took the information provided through the flow monitoring study conducted in the spring of 2015. The study was divided into 37 basins that were ranked depending on how much inflow and infiltration was detected in rain events.

The strategic initiative consists of a condition assessment of evaluating the basins that scored the lowest score in the study first. In 2019, the wastewater division proposes to complete condition assessment of one basin that has a total of 119,423 feet of pipe with 362 manholes. The Professional Services Contract for the sanitary sewer condition assessment cost $134,797.80. The funds are available in the water and sewer operating budget, sewer line repair and replacement. Assessments of these basins will include:

- Manhole inspections
- Smoke testing
- Dye flooding
- Cleaning (City)
- CCTV (City)
- Analysis of any defects
- Mapping
- Cost estimates for repair or rehab
- Data collecting
- Final report

Included in this document is the contract for council considerations for engineering services through Pipeline Analysis, LLC for $134,797.80, and to authorize the City Manager to execute the contract.

Professional Services Contract

City of Rockwall

Phase 2

Sanitary Sewer Condition Assessment

Flow Meter Basin

BC20B

City of Rockwall

December 5, 2018

PIPELINE ANALYSIS LLC
WASTEWATER COLLECTION ENGINEERS

PIPELINE ANALYSIS LLC
1115 Main Street
Garland, Texas 75040
800-637-0164
TBPE Firm No. F-6538

CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES

THIS CONTRACT made and entered into on the date last stated below between the City of Rockwall, hereinafter called "City", and Pipeline Analysis, LLC hereinafter called "ENGINEER", acting by and through James H. Forbes, Jr., P.E. (Project Manager) duly authorized to so act on behalf of the ENGINEER.

WHEREAS, the CITY desires professional engineering services in connection with the Sanitary Sewer Condition Assessment of sewer on a specified portion of the City of Rockwall, Texas, hereinafter called "the PROJECT"; and

WHEREAS, the CITY has determined that the ENGINEER has experience in the area involved in the Project and is qualified to perform the work, and the ENGINEER is willing to enter into a contract with CITY to perform the engineering services desired by CITY in connection with the PROJECT.

THE CITY AND ENGINEER AGREE AS FOLLOWS:

The CITY hereby retains the ENGINEER to perform engineering services in connection with the PROJECT described above.

1. SCOPE OF SERVICES

The scope of Professional Engineering Services to be performed by the ENGINEER shall be as follows:

1.1 Approach to Project

This project will perform various field testing and inspection of the wastewater collection system within the Study Area as defined on the map included in Exhibit A and prepare a final report that recommend system repairs and estimated costs.

1.2 Detailed Scope of Services

See Exhibit A attached.

2. CITY'S RESPONSIBILITIES

So as not to delay the services of ENGINEER, the CITY shall do the following in a timely manner:

2.1 Provide Existing Data

CITY will provide to ENGINEER at no cost those sewer maps and any applicable previous reports. Existing data delivered to the ENGINEER by the CITY remains

the property of the CITY and must be returned to the CITY after completion of the PROJECT.

2.2 Provide Access

Arrange for access to, and make all provisions for, ENGINEER to perform services under this AGREEMENT.

2.3 CITY Representative

CITY designates the following person as the project representative to act as the contact person on behalf of the CITY.

Rick Sherer
Water/ Wastewater Manager
City of Rockwall
1600 Airport Road
Rockwall, TX 75087
972.772.6337

2.4 Cleaning and CCTV Inspection

CITY desires to perform the cleaning and CCTV inspection of sanitary sewers identified by Pipeline Analysis LLC. Pipeline Analysis LLC shall prepare a listing of line segments requiring internal cleaning and CCTV inspection based on field testing and inspection within the study areas. City will perform the cleaning and CCTV of the designated gravity sewers and provide Pipeline Analysis LLC the resulting database and digital video of the inspections where possible and incorporate these findings into the final report. Should the City elect not to perform these work tasks, then Pipeline Analysis LLC will undertake the required cleaning and CCTV inspection at the unit prices presented in Exhibit A Compensation.

3. SCHEDULE

3.1 Schedule

The ENGINEER'S services shall be performed in a timely manner consistent with sound professional practices. The ENGINEER will complete the work according to the schedule presented in Exhibit A.

The time limits set forth in the schedule shall include allowances for reasonable and expected review time by the CITY and approval by authorities having jurisdiction over the PROJECT, and shall not be allowed as cause for delay or adjustments to the

schedule. Delays in the project critical path caused by review times by the CITY or a permitting agency exceeding those anticipated by the ENGINEER'S schedule are cause for adjustments in the schedule. Any adjustments made to the agreed upon schedule shall be made in writing and acceptable to both parties.

The ENGINEER shall begin work immediately upon receipt of the executed CONTRACT and/or written Notice to Proceed.

3.2 Completion of Services

ENGINEER'S services under each item of the finalized Scope of Work shall be considered complete on the date when the submissions for that item have been accepted by CITY.

3.3 Changes

If the CITY requests significant modifications or changes in the Scope of Services, general scope, extent or character of the PROJECT, the time of performance of ENGINEER'S services, the various rates of compensation and schedule shall be adjusted equitably.

3.4 Written Authorization for Additional Work

Any provision in this CONTRACT notwithstanding, it is specifically understood and agreed that the ENGINEER shall not authorize or undertake any work pursuant to this CONTRACT which would require the payment of any fee, expense or reimbursement in addition to the fees stipulated in Section 4 (Payment for Services) of this CONTRACT, without first having obtained the specific written authority to do so from CITY.

4. PAYMENT FOR SERVICES

4.1 Terms

Terms used in describing the applicable method of payment for services provided by the ENGINEER shall have the meaning indicated below:

Basic Engineering Fee:

Basic Engineering Fee shall mean those expenses incurred by the ENGINEER in prosecuting the PROJECT Scope of Services.

Reimbursable Expenses

Not applicable

Additional Services

Additional services **not** covered under the Scope of Services, will be provided to the CITY on a unit price or lump sum basis. A revised written detailed scope of services for additional services will be provided with the pricing summary. Additional services must be approved by City along with a written notice to proceed.

4.2 Basis and Amount of Compensation for Basic Services

Compensation for basic services will be as shown in Exhibit A. These services will be billed monthly based on a percentage completed and will not exceed the total presented.

4.3 Basis and Amount of Compensation for Additional Services

Not applicable. No additional services are anticipated.

4.4 Partial Payments for Services

Partial fee payments may be applied for at monthly intervals, based upon statements which reflect the percentage of work completed for the various items listed under Scope of Services. These statements shall be prepared by the ENGINEER and must be verified and approved by CITY.

4.5 Delay

If ENGINEER'S design services or service during construction of the PROJECT are delayed or suspended in whole or in part by the CITY for more than one year for reasons beyond ENGINEER'S control the various rates of compensation, including Additional Services, provided for elsewhere in this CONTRACT shall be subject to equitable adjustment.

5. TERMINATION, SUSPENSIONS OR ABANDONMENT

5.1 Termination

The CITY or the ENGINEER may terminate this CONTRACT for reasons identified elsewhere in this CONTRACT. In the event such termination becomes necessary, the party effecting termination shall so notify the other party, and termination will become effective thirty (30) calendar days after receipt of the termination notice. Irrespective of which party shall effect termination or the cause therefore, CITY shall within thirty (30) calendar days of termination remunerate ENGINEER for services rendered and costs incurred, in accordance with the ENGINEER'S prevailing fee schedule (Exhibit A).

Services shall include those rendered up to the time of termination. All plans, field survey, and other data related to the PROJECT shall become the property of CITY upon termination of the CONTRACT and shall be promptly delivered to CITY in a reasonably organized form. Should CITY subsequently contract with a new Engineer for continuation of services on the PROJECT, ENGINEER shall cooperate in providing information. No amount shall be due for lost or anticipated profits.

5.2 Suspension

If the Project is suspended by CITY for more than 30 consecutive days, the ENGINEER shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the ENGINEER'S compensation shall be equitably adjusted to provide for expenses incurred in the interruption and resumption of the ENGINEER'S services.

5.3 Abandonment

This CONTRACT may be terminated by CITY upon not less than seven (7) days written notice to the ENGINEER in the event that the Project is permanently abandoned. If the Project is abandoned by CITY for more than ninety (90) consecutive days, the ENGINEER or CITY may terminate this CONTRACT by giving written notice.

5.4 Failure to Pay

Failure of CITY to make payments to the ENGINEER in accordance with this CONTRACT shall be considered substantial nonperformance and cause for termination.

If CITY fails to make payment to ENGINEER within thirty (30) days of a statement for services properly performed, the ENGINEER may, upon fourteen (14) days written notice to CITY, suspend performance of services under this CONTRACT. Unless ENGINEER receives payment in full within fourteen (14) days of the date of the notice, the suspension shall take effect without further notice. In the event of a suspension of services under this section, the ENGINEER shall have no liability to CITY for delay or damage caused CITY because of such suspension of services.

6. GENERAL CONSIDERATIONS

6.1 Professional Standards

Services performed by the ENGINEER under this CONTRACT will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. The ENGINEER shall comply with the applicable laws and rules of the current "Texas Engineering Practice Act". CITY's approval, acceptance, use of or payment for all or any part of the ENGINEER'S services herein under or of the project itself shall in no

way alter the ENGINEER'S obligations or CITY'S rights thereunder.

6.2 Progress and Performance

The provisions of this CONTRACT and the compensation to ENGINEER have been agreed to in anticipation of continuous and orderly progress through the completion of the ENGINEER'S services. Time for performance shall be extended to the extent necessary for delays due to circumstances over which the ENGINEER has no control. If the ENGINEER'S services are suspended or delayed the times of performance shall be extended to the extent of such delay or suspension. A delay or suspension shall not terminate this CONTRACT unless ENGINEER elects to terminate in accordance with the provisions of Section 5 of this CONTRACT. If a delay or suspension extends for a period of greater than one year for reasons beyond the control of the ENGINEER, the fees and rates of compensation set forth in Section 4 shall be subject to re-negotiating.

6.3 CITY Control

It is understood and agreed that CITY shall have complete control of the services to be rendered, and that no work shall be done under this CONTRACT until the ENGINEER is instructed to proceed with the work.

6.4 Independent Agent

ENGINEER and CITY agreed that ENGINEER and any officer, employee or agent of ENGINEER, in the performance of this CONTRACT shall act in an independent capacity and not as an officer, agent or employee of CITY.

6.5 Compliance with Laws

ENGINEER shall comply with all Federal, State, and local laws and ordinances in the execution of all work in connection with this PROJECT.

6.6 No Additional Work Without Authorization

Any provision in the CONTRACT notwithstanding, it is specifically understood and agreed that the ENGINEER shall not authorize or undertake any work pursuant to this CONTRACT, which would require the payment of any fee, expense or reimbursement in addition to the fee stipulated in Article 4 of this CONTRACT, without having first obtained specific written authority therefore from CITY.

6.7 Assignment & Subcontracting

This CONTRACT shall not be assigned or subcontracted in whole or part without the written consent of CITY.

6.8 Indemnification

ENGINEER, its officers, agents and employees agree to indemnify, hold harmless, and defend CITY, at ENGINEER'S cost, its officers, agents, and employees from and against any and all claims or suits for injuries, damages, loss, or liability of whatever kind of character, arising out of or in connection with the performance by the ENGINEER of those services contemplated by the CONTRACT, based upon negligent acts or omissions of ENGINEER, its officers, agents, employees, consultants and subcontractors, whether or not caused solely by the ENGINEER, its officers, agents, employees, consultants or subcontractors or jointly with any other party.

ENGINEER agrees that he is solely responsible for the safety of himself and his employees in the performance of this CONTRACT and agrees to indemnify and hold harmless CITY, its officers and agents from and against any liability arising from the personal injury or death of the ENGINEER or the employees of the ENGINEER arising out of or in connection with this CONTRACT.

6.9 Insurance

ENGINEER shall secure and maintain insurance that will protect him from claims under the Worker's Compensation Act (statutory amounts).

ENGINEER shall secure and maintain Commercial General Liability Insurance that will protect him from claims for bodily injury, death or property damage which may arise from the performance of his services under this CONTRACT, written on an occurrence basis, in the following amounts:

> For engineering design contracts for more than $10,000.00, insurance in an amount not less than $500,000 per occurrence and $1,000,000 annual aggregate for bodily injury or death and property damage. ENGINEER shall maintain Comprehensive Automobile Liability Insurance covering all owned, non-owned, and hired vehicles with combined single limit coverage of $1,000,000 for bodily injury, death or property damage.

ENGINEER shall maintain, at no expense to CITY, a professional liability (errors and omissions) insurance policy placed with a company rated at least A-/VII by Best's Key Rating Guide, authorized to do business in Texas. This coverage must be maintained for at least two (2) years after the PROJECT is completed. Coverage must be written on an occurrence basis. However, at its sole discretion, the CITY may accept coverage written on a claims-made basis if the policy provides for a retroactive date equivalent to the inception date of the CONTRACT or earlier, maintained during the full term of the CONTRACT. The minimum limits of coverage shall be in the following amounts:

All policies, except Worker's Compensation and Professional Liability, shall name the CITY as additional insured. All policies shall contain a waiver of subrogation in favor of the CITY and shall require the giving of written notice to CITY at least thirty (30) days

prior to cancellation, non-renewal or material modification of any policies, evidenced by return receipt of United States Certified Mail. ENGINEER shall furnish CITY with copies of said policies or certificates evidencing such coverage.

6.10 Property

All documents, including drawings, field notes, surveys, tracings, calculations, computer input and output, digital or computer files, etc., prepared by the ENGINEER pursuant to this contract shall become the property of CITY. The ENGINEER may retain copies of all documents. Any reuse of the documents shall conform to The Texas Engineering Practice Act.

6.11 Governing Law

This CONTRACT has been made under and shall be governed by the laws of the State of Texas. The parties agree that the performance and all matters related thereto shall be in Rockwall, Texas.

7. DOCUMENT EXECUTION

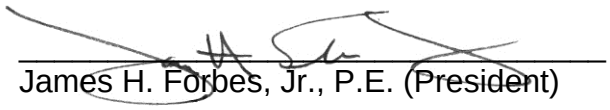
IN WITNESS WHEREOF, the parties have executed this CONTRACT the _____ day of _____, 2018.

City of Rockwall, Texas
Rockwall City Hall
385 South Goliad
Rockwall, Texas 75087

By: _____

Date: _____

ENGINEER
Pipeline Analysis, LLC
1115 Main Street
Garland, Texas 75040
(800)637-0164
(972)479-0659 FAX

By: 
_____
James H. Forbes, Jr., P.E. (President)

Date: November 16, 2018

Exhibit A
Detailed Scope of Services

The purpose of this project is to perform a condition assessment on a portion of the City of Rockwall wastewater collection system and identity system defects that contribute to wet weather infiltration/inflow. The following summarizes the project tasks and approach to the project:

TASK 100 MOBILIZATION

Mobilize project team and coordinate startup. Establish personnel assignments and responsibilities. Inventory equipment needs and order expendable supplies. Review all relevant existing materials, previous reports, etc. developed for or by the City of Rockwall.

Deliverable:

1. Delivery of equipment and personnel
2. Work maps with delineated boundaries

To Be Provided by City:

1. Previous studies for the service area to be investigated
2. Sewer maps
3. Previous inspection data where available
4. Access for placement of equipment and personnel
5. Copies of all applicable reports, maps and historical data for the study area at no cost to ENGINEER
6. As-built drawings, sewer key maps, street plans, electronic aerial photographs if available and if requested at no cost to ENGINEER

TASK 200 MANHOLE/PIPE INSPECTION

Manholes can be a significant source of extraneous infiltration/inflow and thereby reduce system wet weather capacity. For this reason, each manhole within the study area is inspected. For the study area designated, field inspection crews will perform an inspection of manholes. The data gathered during this phase of the project will be used to prioritize manholes for rehabilitation and establish the base data necessary to accurately determine mainline sewer rehabilitation alternatives and costs. Other important deliverables resulting from this work task are the updating of the collection system map, determination of debris levels in pipes and verification of pipe sizes. This information is critical in preparing subsequent rehabilitation plans, cleaning requirements to restore capacity and updating of the system maps.

Inspection personnel will use digital cameras during the inspection of all manholes on this project. All

photographs will be included in the field inspection computer database so that a permanent electronic record can be maintained. During inspection, each of the following types of information will be obtained to establish the condition and prioritize least cost repairs:

1. Study Area Designation
2. Manhole/Cleanout ID
3. Inspection Status (buried, could not locate, no access, etc.)
4. Address and Sub-meter GPS coordinate (x,y) of manhole
5. Surface cover, grade, type of cover (paved, yard, etc.)
6. Material of construction – brick, concrete, etc.
7. Area and Internal photo of manhole
8. All incoming and outgoing pipe depths from rim to invert
9. All incoming and outgoing pipe digital photographs
10. Outgoing pipe length
11. Defects – Active, Evidence or No Infiltration/Inflow with digital photographs
12. Field corrections to collection system map

Upon completion of the manhole inspection, a condition assessment will be prepared for inclusion in the final report that will include:

1. Documentation with summary of field observations
2. List of manholes/lines requiring repair/rehabilitation
3. Digital photos
4. Documentation for preparing manhole rehabilitation quantities
5. Field updated map(s)
6. Prioritized Manhole Repair Recommendations and Cost Estimates

To Be Provided by City:

1. Current collection system map
2. Access (if requested) to manholes that are buried or could not be opened.
3. Assistance in locating assets (if requested)

Measurement of Payment:

Payment for this work task shall be a unit price for each manhole documented. Those manholes that are located, but buried or could not be opened will be noted and a list provided to the City. Manholes that could not be located using metal detectors or probes will be listed as Could Not Located (CNL). CNL manholes will not be billed. The City will provide replacement covers at no cost should a cover be broken while attempting opening.

TASK 300 SMOKE TESTING/PUBLIC AWARENESS/DATA ENTRY & ANALYSIS

Smoke testing will provide detailed information on wet weather inflow sources for the study area. In order to identify defects in the lines, a non-toxic smoke will be forced into the sewer by high capacity blowers. Data documentation includes measurements from two permanent points and will be sufficient to establish the location of each defect and determine the best repair method and priority. Color digital photographs will be taken to document each defect during the smoke test.

Forty-eight (48) hours prior to testing, door hangers will be used to notify residents. A local telephone number will be provided for those individuals with questions or for anyone requiring special assistance. Each day the fire department will be notified of the crew location since smoke may enter homes through defective plumbing.

To Be Provided by City:

1. Review and approval of Notice to Residents
2. Letter of introduction to be carried by field crews
3. Previous City smoke testing data, if any

Deliverables:

1. Defects listing and database
2. Defect location sketch
3. Digital photographs
4. Smoke Notification Flyers and Notification of Residents
5. Priority ranking of defects (both private and public sector)
6. Repair methods and estimated costs

Review Draft

City of Rockwall

For the next few days, inspection crews will conduct a physical survey of the wastewater collection system. Pipeline Analysis will perform this study, which involves opening manholes in the streets and backyard utility easements. Information gained from this study will be used to repair and improve the wastewater collection system.

One important task of the survey will be **smoke testing** of sewer lines to locate breaks and defects in the system. During this testing, white smoke will exit through vent pipes on the roofs of homes and through sewer line breaks. **The smoke is non-toxic, leaves no residue, and creates no fire hazard.** The smoke should not enter your home unless defective plumbing exists or drain traps are dry.

If you have seldom-used drains, please pour a gallon of water in the drain to fill the drain trap. This procedure will help prevent the possibility of smoke entering your living areas through those drains.

Field crews will perform testing of all sewers in the area. **At no time will field crews have to enter your business or residence.**

Your cooperation is appreciated. Should you have any additional questions concerning this study or if you desire special assistance, please phone:

800-637-0164

PIPELINE ANALYSIS LLC
WASTEWATER COLLECTION SYSTEM ENGINEERS

Review Draft

City of Rockwall

PRUEBAS DE HUMO
AVISO A LOS RESIDENTES

Para los próximos días, los equipos de inspección llevará a cabo una inspección física de la red de alcantarillado. El Análisis de Pipeline Company, LLC llevará a cabo este estudio bajo contrato con la ciudad de Rockwall. El proyecto consiste en la apertura de pozos en las calles y servidumbres domésticas de servicios públicos. La información obtenida de este estudio se utilizarán para reparar y mejorar el sistema de recolección de aguas residuales.

Una tarea importante de la encuesta serán las pruebas de humo de líneas de alcantarillado para localizar roturas y defectos en el sistema. Durante esta prueba, el humo blanco saldrá a través de tubos de ventilación en los techos de las casas y por medio de saltos de línea de alcantarillado. El humo no es tóxico, no deja ningún residuo, y no crea ningún peligro de incendio. El humo no debe entrar a su casa a menos que exista o plomería defectuosa sifones están secos.

Si ha utilizado muy pocas veces-piso, lavabo, bañera o ducha desagües, por favor, vierta un litro de agua en el desagüe para llenar el sifón. Este procedimiento le ayudará a prevenir la posibilidad de humo introducción de sus áreas vivas a través de los desagües.

El personal de campo se realizan pruebas de todos los desagües de la zona. En ningún momento desplegar los equipos tiene que introducir su negocio o residencia.

Su cooperación es apreciada. Si tiene alguna pregunta adicional sobre este estudio o si desea recibir asistencia especial, por favor llame al:

972-479-0655

PIPELINE ANALYSIS LLC
WASTEWATER COLLECTION SYSTEM ENGINEERS

Task 400 Dye Flooding

Pipeline Analysis staff will provide a listing of recommended location(s) for dye water flooding. Dye water flooding can be anticipated to assist in the locating of specific defects during CCTV inspection of specific defects. Non-toxic dye may be introduced as a powder or liquid. Cross-connections, roof drains and area drains that are suspected of being connected to the sanitary sewer may be positively identified using the dye tracer procedure. Internal CCTV inspection, while the dye flooding is taking place, will determine the exact source of the 'cross-connection'.

To Be Provided by City:

1. Cleaning and CCTV crew
2. Water for dye flooding
3. Coordination with Pipeline Analysis

To Be Provided by Pipeline Analysis:

1. Locations for dye water flooding
2. Liquid or powder dye for use by the City
3. Field Forms to be used to document results
4. Documentation of results

TASK 500 & 600 PREPARATORY CLEANING AND CCTV INSPECTION

Task 500 and 600 will be performed by City crews. Pipeline Analysis staff will prepare a detailed listing of line segments recommended for cleaning and CCTV inspection. Preparatory cleaning shall consist of hydraulic jet cleaning to facilitate the internal CCTV inspection. The City of Rockwall staff will perform this phase of the work in coordination with Pipeline Analysis.

To Be Provided by City:

1. Preparatory cleaning of CCTV pipe segments
2. CCTV inspection of recommended pipe segments
3. Provide CCTV video including:
    a. Date inspected
    b. Line segment inspected
    c. Location (Address) and Asset ID
    d. Digital video of inspection and written logs of work performed

To Be Provided by Pipeline Analysis:

1. Review video and logs not to exceed 15% of study area linear footage
2. Summary of line segments cleaned and CCTV'd
3. Prepare prioritized mainline rehabilitation plan and estimated costs
4. Incorporate Cleaning and CCTV inspection results into final report

TASK 700 ADMINISTRATION AND PROJECT MANAGEMENT

This task includes internal project administration and oversight including scheduling, budget, quality assurance and control meetings and reporting. The project schedule will be reviewed and milestones for the completion of each task will be assigned. The project schedule will be reviewed and updated monthly to ensure that all tasks are completed in a timely and organized fashion.

Management work items include:

1. Field crew supervision and project planning
2. Obtain initial maps for field use and verification
3. Prepare cleaning, CCTV and dye flooding documentation for City
4. Prepare monthly billings
5. Schedule equipment and order supplies

Major system deficiencies that are identified during the field inspections that if corrected would result in significant reduction in I/I or is deemed to be of a safety concern will be recorded and forwarded as soon as possible to City's designated project manager. Likewise, should City undertake a major repair within the study area, they will immediately notify ENGINEER to determine the impact on data analysis.

Deliverables:

1. Monthly invoice
2. Status reports
3. Project schedule and updates

To Be Provided by City:

1. All reports or materials deemed necessary by ENGINEER and identified during the course of the project that is not specifically stated above will be provided at no additional cost to the ENGINEER

TASK 800 DEFECT ANALYSIS/ REHABILITATION PLAN/FINAL REPORT

This project will generate a considerable amount of data that will require proper entry and quality control. Data collection will include the following:

1. All collected defect data will be correlated between sources to address duplicate defects that were identified by different testing methods. Identify duplicate defects to ensure multiple rehabilitation methods are not recommended for the same defect.
2. Much of the baseline data required for rehabilitation decision is gathered during the normal course of field investigations. For example, "area photos" are taken of each manhole in the direction of the outgoing pipe. This photograph not only shows the location of the manhole but also provide data on the line cover and easement conditions.
3. Rehabilitation recommendations will consider the best repair for the particular asset (manhole, pipeline, etc.) being rehabilitated. A long-term least-cost solution may have an initial higher cost, but provide a higher level of service and lower operating and maintenance cost. The supporting data will be provided in electronic format.

To Be Provided by City:

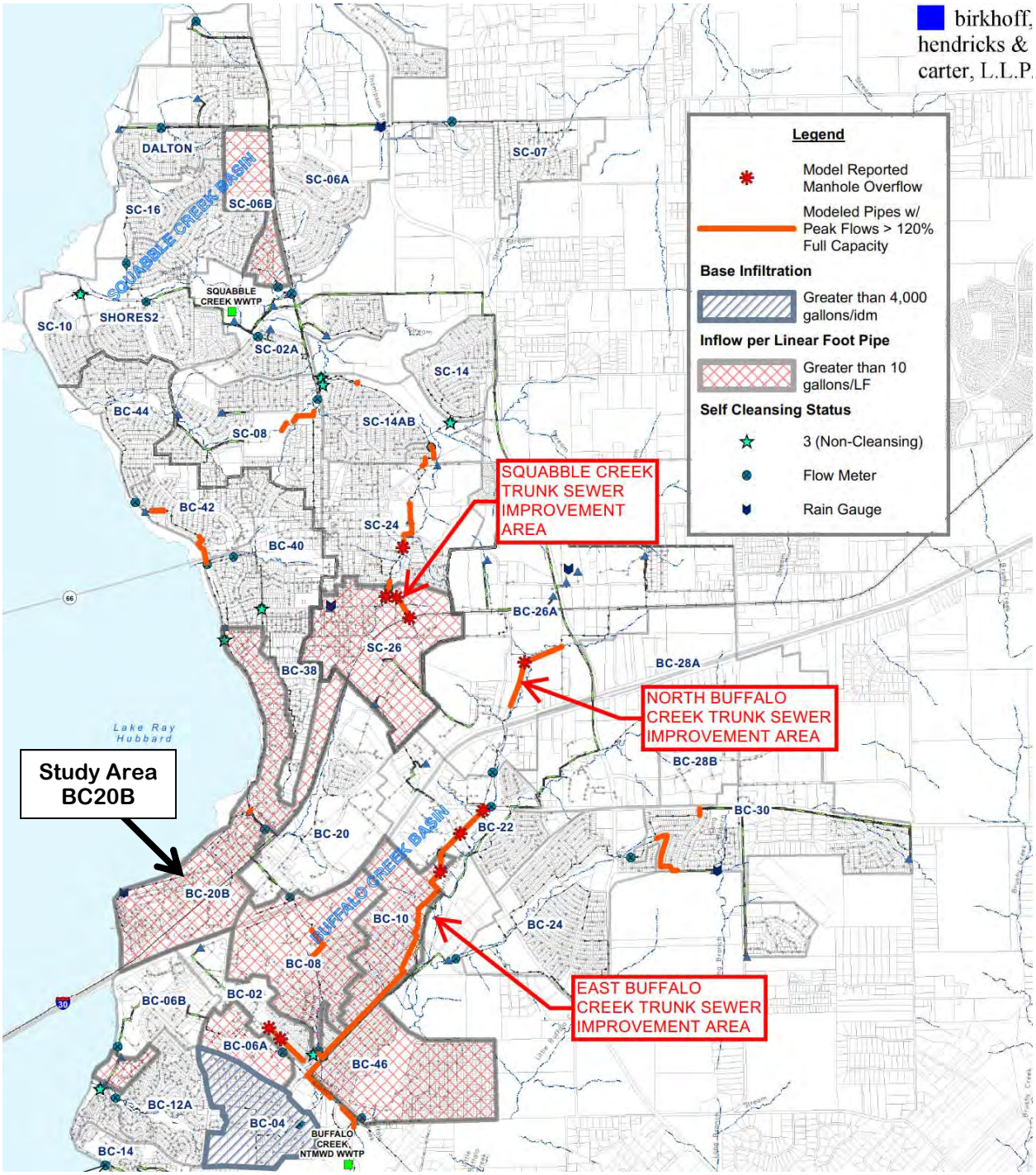
- Complaint records and SSO database
- Review and comments on rehabilitation methods, cost estimates, and alternatives
- Engineer will provide electronic files of the City corrected GIS maps in ArcGIS. The City will have the final authority to accept the changes and update their master GIS map files.

Prepare and submit a Final Report that includes the following:

- Executive Summary
- Description of all tasks
- Manhole and pipe inspection summary/inventory
- Manhole defect summary
- Pipeline defect summary
- Service lateral defect summary
- Smoke test data summary
- Dye Flooding and CCTV data summary
- Recommendations and Cost Estimates for Private and Public sector repairs

Prepare and submit three (3) Final Reports and electronic database.

Study Area Map
Flow Meter Basin
BC20B



Condition Assessment Priority Ranking

City of Rockwall

10 Year Condition Assessment CMOM Program
Priority Ranking of Meter Basins
2015 Wastewater Flow Monitoring Study - Birkhoff, Hendricks & Carter, LLP

PIPELINE ANALYSIS

Meter Basin	RDII (mg)	Pipe (l.f.)	Manholes	RDII/Linear Foot	RDII Ranking	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
BC26	0.51	21,915	66	23.27	1	21915										
BC20B	1.76	119,423	362	14.74	2			119,423								
BC06A	0.33	22,548	232	14.64	3		22,548									
BC06B	0.11	8,527	26	12.90	4		8,527									
BC10	0.49	42,097	128	11.64	5		42,097									
BC08	0.48	45,259	137	10.61	6				45,259							
BC46	0.50	48,992	148	10.21	7				48,992							
BC38	0.39	39,947	121	9.76	8				39,947							
BC42	0.25	26,060	79	9.59	9		26,060									
SC08	0.46	48,246	146	9.53	10					48,246						
SC14AB	0.31	33,192	101	9.34	11					33,192						
SC24	0.37	45,123	137	8.20	12					45,123						
BC28A	0.22	27,135	82	8.11	13						27,135					
BC28B	0.06	7,920	24	7.58	14						7,920					
SC14	0.11	14,724	45	7.47	15						14,724					
BC04	0.18	24,305	74	7.41	16						24,305					
BC40	0.22	30,832	93	7.14	17						30,832					
BC20	0.15	22,751	69	6.59	18						22,751					
BC44	0.21	32,812	99	6.40	19							32,812				
SC02A	0.31	48,943	148	6.33	20							48,943				
BC02	0.12	19,463	59	6.17	21							19,463				
SC10	0.06	11,174	34	5.37	22							11,174				
BC26A	0.29	59,525	180	4.87	23								59,525			
BC30	0.31	72,994	221	4.25	24								72,994			
SC16	0.08	20,323	62	3.94	25									20,323		
BC12B	0.05	13,290	40	3.76	26										13,290	
SHORES2	0.20	55,232	167	3.62	27									55,232		
BC12A	0.16	46,198	140	3.46	28									46,198		
BC24	0.16	52,277	158	3.06	29										52,277	
BC06B	0.06	20,108	61	2.98	30										20,108	
BC14	0.10	34,103	103	2.93	31										34,103	
DALTON	0.05	18,598	56	2.69	32										18,598	
BC22	0.11	45,170	137	2.44	33											45,170
SC06A	0.10	43,218	131	2.31	34											43,218
BC36	0.05	22,340	68	2.24	35											22,340
SC07	0.05	23,299	71	2.15	36											23,299
CRIDGE	0.02	11,551	35	1.73	37											11,551
Total		1,279,614	4,042			21,915	99,232	119,423	134,198	126,561	127,667	112,392	132,519	121,753	138,376	145,678

Study Area Quantities

362 Manholes
119,423 Liner Feet Mainline

Compensation
Sewer System Evaluation Survey

Sanitary Sewer Evaluation Survey
Year 2 Condition Assessment Basin BC20B

Task	Description	Estimated Quantity	Unit Price	Total
100	Mobilization	L.S.	L.S.	$ 1,648.00
200	Manhole/Pipe Inspection -(100%)	362	$ 108.00	$ 39,096.00
300	Smoke Testing, Public Awareness, Data Entry & Analysis (100%)	119,423	$ 0.60	$ 71,653.80
400*	Dye Flooding	0	$ 250.00	$ -
500*	Preparatory Cleaning	0	$ 2.75	$ -
600*	CCTV Inspection	0	$ 2.00	$ -
700	Admin.,Project Mgt.	L.S.	L.S.	$ 3,900.00
800	Defect Analysis/Rehab.	L.S.	L.S.	$ 4,500.00
900	Database, Cost Estimates, Mapping, Final Reports	L.S.	L.S.	$ 14,000.00
Total Not To Exceed (City performs Cleaning & CCTV)				$134,797.80

Project Schedule
Sewer System Evaluation Survey

Task	Description	Month									
		1	2	3	4	5	6	7	8	9	10
100	Mobilization										
200	Manhole/Pipe Inspection -(100%)										
300	Smoke Testing, Public Awareness, Data Entry & Analysis (100%)										
400*	Dye Flooding										
500*	Preparatory Cleaning										
600*	CCTV Inspection										
700	Admin.,Project Mgt.										
800	Defect Analysis/Rehab.										
900	Database, Cost Estimates, Mapping, Final Reports										

**Note: By City of Rockwall*

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INTERLOCAL COOPERATION AGREEMENT BETWEEN ROCKWALL COUNTY AND THE CITY OF ROCKWALL REGARDING MUNICIPAL JUDGE SERVICES

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into by and between Rockwall County, Texas, a political subdivision of the State of Texas (*hereinafter referred to as "COUNTY"*), and the City of Rockwall, a municipal corporation of the State of Texas (*hereinafter referred to as "CITY."*)

WHEREAS, the CITY is located within the COUNTY and its citizens are represented by the Rockwall County Criminal District Attorney in criminal matters; and

WHEREAS, both the CITY and the COUNTY seek to protect their citizens from harm and damage to property; and

WHEREAS, the COUNTY through the Rockwall County Criminal District Attorney intends to hold multiple "No Refusal Weekends" during the course of the year wherein warrants will be sought to draw blood from individuals suspected of driving while intoxicated who have refused to provide a breath or blood sample; and

WHEREAS, the CITY through its municipal court has the authority to issue evidentiary warrants in the State of Texas under certain conditions; and

WHEREAS, the CITY desires to make a municipal judge available to review, consider and sign, if appropriate, evidentiary warrants to obtain blood samples from individuals in Rockwall County suspected of driving while intoxicated during the periods set forth in this Agreement; and

WHEREAS, it is in the best interest of the citizens of Rockwall County to hold "No Refusal Weekends"; and

WHEREAS, both the COUNTY and CITY desire to enter into an Interlocal Cooperation Agreement, pursuant to chapter 791 of the Texas Government Code, whereby the COUNTY and the CITY will agree upon the terms of said written agreement;

NOW, THEREFORE, the COUNTY and the CITY mutually agree as follows:

I.
TERM OF AGREEMENT

A. The COUNTY and the CITY mutually agree that the term of this Agreement shall be for one (1) year commencing on the date it is formally and duly executed by both the COUNTY and the CITY.

B. During the term of this Agreement the COUNTY shall perform the "No Refusal Weekend" on four occasions as follows:

(1) New Year's Day – 12:01 a.m. December 28, 2018 through 5:00 p.m. January 2, 2019;
(2) Memorial Day – 12:01 a.m. May 24, 2019 through 5:00 p.m. May 28, 2019;
(3) Independence Day – 12:01 a.m. July 3, 2019 through 5:00 p.m. July 5, 2019; and
(4) Labor Day – 12:01 a.m. August 30, 2019 through 5:00 p.m. September 3, 2019.

C. Notwithstanding the foregoing, this Agreement may be terminated by either party by giving thirty (30) days' written notice of intent to terminate this Agreement to the other party. Any notice of intent to terminate must be delivered by deposit in the United States mail, certified, return mail receipt requested, to the other party at the addresses set out herein. Upon termination of this Agreement, neither party will have any obligations to the other party under this Agreement, except with respect to payment for services already rendered under this Agreement, but not yet paid.

II.
COUNTY RESPONSIBILITIES

The COUNTY will pay the CITY at a rate of $120.00 an hour for a total amount not to exceed $2500.00 for each of the aforementioned "No Refusal Weekend" periods, for the services of Associate Judge David Mallard to review, consider and sign, if appropriate, evidentiary warrants to obtain blood samples from individuals suspected of driving while intoxicated during the "No Refusal Weekend" periods. Payment of the judge's fee is specifically not made contingent upon approval of the warrant by the judge.

III.
CITY RESPONSIBILITIES

The CITY through Associate Municipal Judge David Mallard shall review, consider and sign, if appropriate, evidentiary warrants to obtain blood samples from individuals suspected of driving while intoxicated during the "No Refusal Weekend" periods. The CITY agrees that Judge Mallard will be available to provide these services at times to be scheduled at a later date during the "No Refusal Weekend" periods. The CITY further agrees to submit an invoice to the COUNTY (c/o the Rockwall County Auditor) for the services provided by the Judge. Payment shall be made 30 days after receipt of the invoice by the Rockwall County Auditor.

IV.
GENERAL PROVISIONS

A. **General Administration:**
The COUNTY and the CITY will designate their respective representatives for the general administration of this Agreement.

B. **Alteration, Amendment or Modification:**
This Agreement may not be altered, amended, or modified except in writing signed by all parties to this Agreement.

C. **Notice:**
All notices sent pursuant to this Agreement will be in writing and must be sent by registered or certified mail, postage prepaid, return-receipt requested.

Notices sent pursuant to this Agreement will be sent to the Rockwall County Judge's Office at the following address:

County Judge
Rockwall County Judge's Office
101 East Rusk, Room 202
Rockwall, Texas 75087

Notices sent pursuant to this Agreement may be delivered or sent to the City at the following address:

Rick Crowley
City Manager of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

When notices sent pursuant to this Agreement are mailed by registered or certified mail, notices will be deemed effective three (3) days after deposit in a U.S. mail box or at a U.S. postal office.

D. **Severability:**
If any provision of this Agreement is found to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability will not affect the remaining provisions of this Agreement.

E. **Breach:**
The failure of either party to comply with the terms and conditions of this Agreement will constitute a breach of this Agreement. Either party will be entitled to any and all rights and remedies allowed under Texas law for any breach of this Agreement by the other party.

F. **Non-Waiver:**
The waiver by either party of a breach of this Agreement will not constitute a continuing waiver of such breach or of a subsequent breach of the same or a different provision. Nothing in this Agreement is intended by either party to constitute a waiver of any immunity from suit or liability to which it is entitled under applicable law.

G. **Entire Agreement:**
This Interlocal Cooperative Agreement constitutes the entire Agreement between the COUNTY and the CITY. No other agreement, statement, or promise relating to the subject matter of this Agreement and which is not contained in this Agreement or incorporated by reference in this Agreement will be valid or binding.

H. **Terms used in Document:**
As used in this Agreement, the terms "Interlocal Cooperation Agreement", "Interlocal Agreement", "Agreement", and "Contract" are synonymous.

I. **Non-Defined Terms:**
If not specifically defined in this Agreement, words and phrases used in this Agreement will have their ordinary meaning as defined by common usage.

EXECUTED THIS 27th day of Novembe 2018.

Rockwall County

By: _____
Honorable David Sweet
Rockwall County Judge

Attest:

_____ Date: 11/27/18

EXECUTED THIS _____ day of _____ 2018.

City of Rockwall

By: _____
Mayor Jim Pruitt
City of Rockwall

Attest:

_____ Date: _____

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, Director of Public Works/City Engineer**

DATE: **December 10, 2018**

SUBJECT: **General Engineering Service Agreement for Traffic Impact Analysis**

At the November 5, 2018 City Council meeting, the City Council approved a policy requiring a Traffic Impact Analysis (TIA) for specific zoning applications. To recoup the City's review costs, a Traffic Impact Analysis (TIA) review fee was implemented in October 2018 by the City for developments requiring a TIA. The City will use Binkley & Barfield, Inc., to perform the review of TIAs and to ensure compliance with the City's TIA requirements.

Staff requests the City Council consider approval of the attached Engineering Services Agreement with Binkley & Barfield, Inc. to provide general engineering services for the preparation and review of all TIAs submitted to the City of Rockwall. This agreement will be funded by the 2018-2019 Engineering Consulting budget with developer reimbursement.

AW:jw

Cc:
Mary Smith, Assistant City Manager
Jeremy White, City Engineer
File

STATE OF TEXAS ♦
♦
COUNTY OF ROCKWALL ♦

PROFESSIONAL ENGINEERING SERVICES CONTRACT

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and Binkley & Barfield, Inc., ("ENGINEER"), located at 1801 Gateway Blvd., Suite 101 Richardson, Texas 75080, Engineers duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Engineer as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for Miscellaneous Traffic Consulting Services.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Exhibit "A" and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and detailed in Exhibit "A".

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be based on an as-needed time-and-materials basis and billed as an hourly basis plus costs per rates provided in Exhibit "B". Engineer is not authorized to perform any work without approval by City.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Exhibit "C". In the event of termination, Engineer will assist the CITY in arranging a smooth transition process. However, Engineer's obligation to provide services to the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Engineer its fees based on the presentation by Engineer to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay Engineer its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Engineer for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4. Engineer's Standard of Care

Engineer shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Engineer under similar circumstances for a similar project. Engineer represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Engineer any unsatisfactory performance of Engineer personnel for appropriate corrective action. Engineer shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business that has an agreement or is in negotiations of an agreement with CITY. CITY may waive this conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at reuser's sole risk and without liability or legal exposure to the Engineer, and CITY to the extent allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. Engineer agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

Workmen's Compensation – Statutory
Employer's Liability – $100,000.00
Bodily Injury by Disease - $500,000 (policy limits)
Bodily Injury by Disease - $100,000 (each employee)

B. Engineer also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Engineer for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

$2,000,000.00 General aggregate limit

$1,000,000.00 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

$1,000,000.00 each occurrence sub-limit for Personal Injury and Advertising

C. Engineer shall add CITY, its City Council members and employees, as an additional insureds on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Engineer shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

E. Engineer agrees to maintain errors and omissions professional liability insurance in the amount of not less than one million dollars ($1,000,000) annual aggregate, on a claims made basis, as long as reasonably available under standard policies.

7. **INDEMNIFICATION**

ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF ENGINEER OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

ENGINEER'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING ENGINEER'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL NOT EXCEED ONE MILLION DOLLARS ($1,000,000.00). NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY CLAIMING THROUGH THE OTHER RESPECTIVE PARTY, FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, LIQUIDATED, DELAY OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO LOST PROFITS OR USE OF PROPERTY, FACILITIES OR RESOURCES, THAT MAY RESULT FROM THIS AGREEMENT, OR OUT OF ANY GOODS OR SERVICES FURNISHED HEREUNDER.

8. Addresses for Notices and Communications

CITY

Richard Crowley
City Manager
City of Rockwall
385 S. Goliad
Rockwall, Texas 75087

Amy Williams, P.E.
Director of Public Works/City Engineer
City of Rockwall
385 S. Goliad
Rockwall, Texas 75087

ENGINEER

Binkley & Barfield, Inc.
Attn: Cameron L. Williams, P.E.
1801 Gateway Boulevard Suite 101
Richardson, Texas 75080

All notices and communications under this Contract shall be mailed or delivered to **CITY** and **Engineer** at the above addresses.

9. Successors and Assigns

CITY and Engineer each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Engineer shall assign, sublet or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

10. Termination for Convenience of the Parties

Engineer and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Engineer as provided herein, Engineer will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Engineer, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of **Engineer** to be performed hereunder. Such changes, including any increase or decrease in the amount of **Engineer's** compensation, or time for performance, which are mutually agreed upon by and between **CITY** and **Engineer**, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment **in writing** executed by both CITY and Contractor.

13. Reports and Information

Engineer, at such times and in such forms as **CITY** may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish **CITY** periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

14. Entire Agreement

This Contract and its Exhibits and any future Contract Amendments constitute the entire agreement, and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

15. Waiver

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision, or any other provision. Any waiver by any party herein of any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

16. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

17. Survival

Any and all representations, conditions and warranties made by Engineer under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

18. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

19. Attorney's Fees

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in triplicate originals on this ____ day of December 2018.

Binkley & Barfield, Inc.

By: _____

Name: Antonio Romo, II, P.E.

Title: Regional Vice President

EXECUTED in triplicate originals on this ____ day of December 2018.

ATTEST:

City of Rockwall

_____

Richard Crowley, City Manager

EXHIBIT "A"

SCOPE OF SERVICES

The scope of services for this contract is for Binkley & Barfield, Inc. (BBI) to provide miscellaneous consulting services on an as-needed basis for issues related to traffic impact analysis and other traffic engineering matters, which may be requested from time to time by, or approved by, the City of Rockwall's City Engineer/Public Works Director, or by the City Engineer's/Public Works Director's representative(s) or assistant(s). Such services are anticipated to typically consist of the following:

A. Perform traffic impact analyses for the City as requested.

B. Perform traffic counts for the City as requested.

C. Assist in scoping traffic impact analyses for proposed developments which shall include study intersections/limits, required traffic counts, analyses, etc.

D. Review and provide comments on traffic impact analyses submitted to the City

E. Provide opinions, advice, recommendations and other miscellaneous assistance to the City regarding traffic impact analyses and traffic operations.

F. Attendance at developer review meetings, planning and zoning meetings, City Council meetings, and others as required or needed.

G. Other miscellaneous traffic engineering services as requested by the City and agreed by BBI provided that such services are within the field of expertise of BBI.

Exclusions
The following services are excluded from this scope of services:

A. PS&E Documents
B. Construction Inspection
C. Construction Administration
D. Surveying

EXHIBIT "B"

COMPENSTATION

Hourly rate schedule

CLASSIFICATION	2018 BILLABLE RATES
Principal (Eng. VII)	$243.00
Sr. Project Manager (Eng. VI)	$229.00
Project Manager (Eng. V)	$194.00
Structural Engineer	$194.00
Construction Manager (Eng V)	$194.00
Project Engineer (Eng. IV)	$163.00
Process / Civil / Engineer	$163.00
Electrical & Instrumentation Engineer	$163.00
Associate / Staff Engineer (Eng. III)	$139.00
Engineer Technician	$136.00
Graduate Engineer (EIT)	$125.00
Crew - 2 person	$185.00
Sr. Construction Observer / Sr. Inspector	$125.00
Construction Observer / Inspector	$116.00
Construction Observer / Inspector I	$95.00
Sr. Designator	$105.00
Designator	$90.00
Sr. Utility Coordinator	$151.00
Utilty Coordinator	$132.00
Production Manager	$205.00
Production Technician	$84.00
Sr. Electrical Designer	$143.00
Sr. CADD / Designer	$135.00
CADD / Designer	$122.00
CADD Technician	$100.00
Sr. Clerical / Sr. Administrator	$85.00
Clerical / Administrator	$80.00
3D Modeling (Per day)	$788.00

Note:
1. For years past 2017, maximum rates can be determined using an annual escalation rate of five percent, or, will be renegotiated.
2. Subconsultant, reproduction, delivery and other associated expenses shall be reimbursed at cost plus 10%.
3. Mileage shall be reimbursed at the current Federal rate as published by the IRS.

Traffic Counts would be considered a subconsultant service and reimbursed at cost plus 10%

EXHIBIT "C"

SCHEDULE

The term of this agreement shall commence upon execution of the agreement by both parties and will extend through September 30, 2019, unless otherwise terminated or extended as agreed in writing. Consulting services listed in Exhibit "A" will be scheduled on an as-needed basis during the term of contract and any extension as agreed. Consulting services will end immediately upon termination of the contract.

BBI will provide services and response on the following time tables for these specific tasks:

A. Traffic Impact Analyses – Within 5 weeks of receiving traffic counts.

B. Traffic Counts – Within 2 weeks of receiving notice to proceed with counts.

C. Scoping of traffic impact analyses – Within one week of initial NTP from City and available information from the City.

D. Review of traffic impact analyses – Within two weeks of receiving traffic impact analysis.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **November 30, 2018**

SUBJECT: **Purchase of new Trailer**

Approved in the current Streets and Drainage operating budget is $27,000 for a new heavy equipment trailer to transport the rubber tire loader. Total cost for this trailer is $26,105.

This equipment is available from Interstate Trailers Inc. through the BuyBoard purchasing cooperative contract #516-16. As a member and participant in this cooperative, the City has met all formal bidding requirements pertaining to the purchase of this new equipment.

For Council consideration is the bid award to Interstate Trailers Inc. for $26,105 and authorize the City Manager to execute a purchase order for the new trailer.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **November 30, 2018**

SUBJECT: **Purchase of 2019 Model Police Pursuit Motorcycle**

Approved is $38,200 in the Police Patrol operating budget for an additional Traffic Division Motorcycle. Sealed competitive bids were solicited for the new bike. The following bids were received:

Maverick Harley Davidson	$ 34,979.84
Dallas Harley Davidson	35,599.40

The apparent low bidder is Maverick Harley-Davidson located in Carrollton. The cost of the new bike with Maverick providing and installing the safety lights, after market equipment, and necessary wiring is $34,979.84.

For Council consideration is the bid award to Maverick Harley-Davidson for the 2019 Harley-Davidson FLTHP Police Pursuit Motorcycle for $34,979.84 and authorize the City Manager to execute a purchase order for the new bike.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Richard Crowley, City Manager**

FROM: **Lea Ann Ewing, Purchasing Agent**

DATE: **December 11, 2018**

SUBJECT: **Brazos Ticket Writer Hardware Upgrade**

Approved is $73,000 in the Public Safety Fund to upgrade our current Brazos Ticket Writing System Hardware. Total cost for the new hardware and installation is $72,039.

For Council consideration are contract awards to Tyler Technologies for the hardware $69,077 and Pursuit Safety for new equipment install $2,962 and authorize the City Manager to execute the contracts.

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 12/17/2018

APPLICANT: Bart A. Tinsley; *Alders at Rockwall Property, LLC*

AGENDA ITEM: **P2018-035;** *Lot 1, Block A, Alders at Rockwall Addition*

SUMMARY:

Discuss and consider a request by Bart A. Tinsley of Alders at Rockwall Property, LLC for the approval of a final plat for Lot 1, Block A, Alders at Rockwall Addition, being a 10.310-acre portion of a larger 12.40-acre tract of land currently identified as Lot 1 and Lot 2, Block A, Rockwall Seniors Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 10.310-acre parcel of land [*i.e. Lot 2, Block A, Rockwall Seniors Addition*] to create *Lot 1, Block A, Alders at Rockwall Addition* and establish the necessary firelane, public access, and utility easements for the purpose of constructing a 144-unit multi-family apartment complex. The development will be constructed simultaneously with a 28-unit memory care facility [*i.e. Village Green Residence Addition*] on the adjacent parcel of land [*i.e. Lot 1, Block A, Village Green Residence Addition*].
- ☑ On December 4, 2017, the City Council approved Planned Development District 86 (PD-86) [*i.e. Case No. 2017-0051; Ordinance No. 17-62*], to allow a senior independent living facility and a 30-unit memory care facility on the *subject property*.
- ☑ On June 12, 2018, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2018-013*] for a 144-unit multi-family apartment complex on the 10.310-acre tract of land.
- ☑ On December 4, 2018, the Parks and Recreation Board reviewed the proposed *final plat* and made the following recommendations:
    1. The developer is to pay the cash-in-lieu of land fees required in the amount of $160,416 [*i.e. 144 units @ $114.00 per dwelling unit*] and are due at the time of final plat.
    2. The developer is to pay the pro-rata equipment fees required in the amount of $130,464 [*i.e. 144 units @ $906.00 per dwelling unit*] and are due at the time of final plat.
    3. In accordance with the Mandatory Parkland Dedication Ordinance the cash-in-lieu of land and pro-rata equipment fees totaling $290,880 are estimated and assumed to be collected in the year 2018; however, these fees are subject to change in the year 2019 or thereafter.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the City Council chooses to approve the *final plat* for *Lot 1, Block A, Alders at Rockwall Addition* staff would recommend the following conditions:

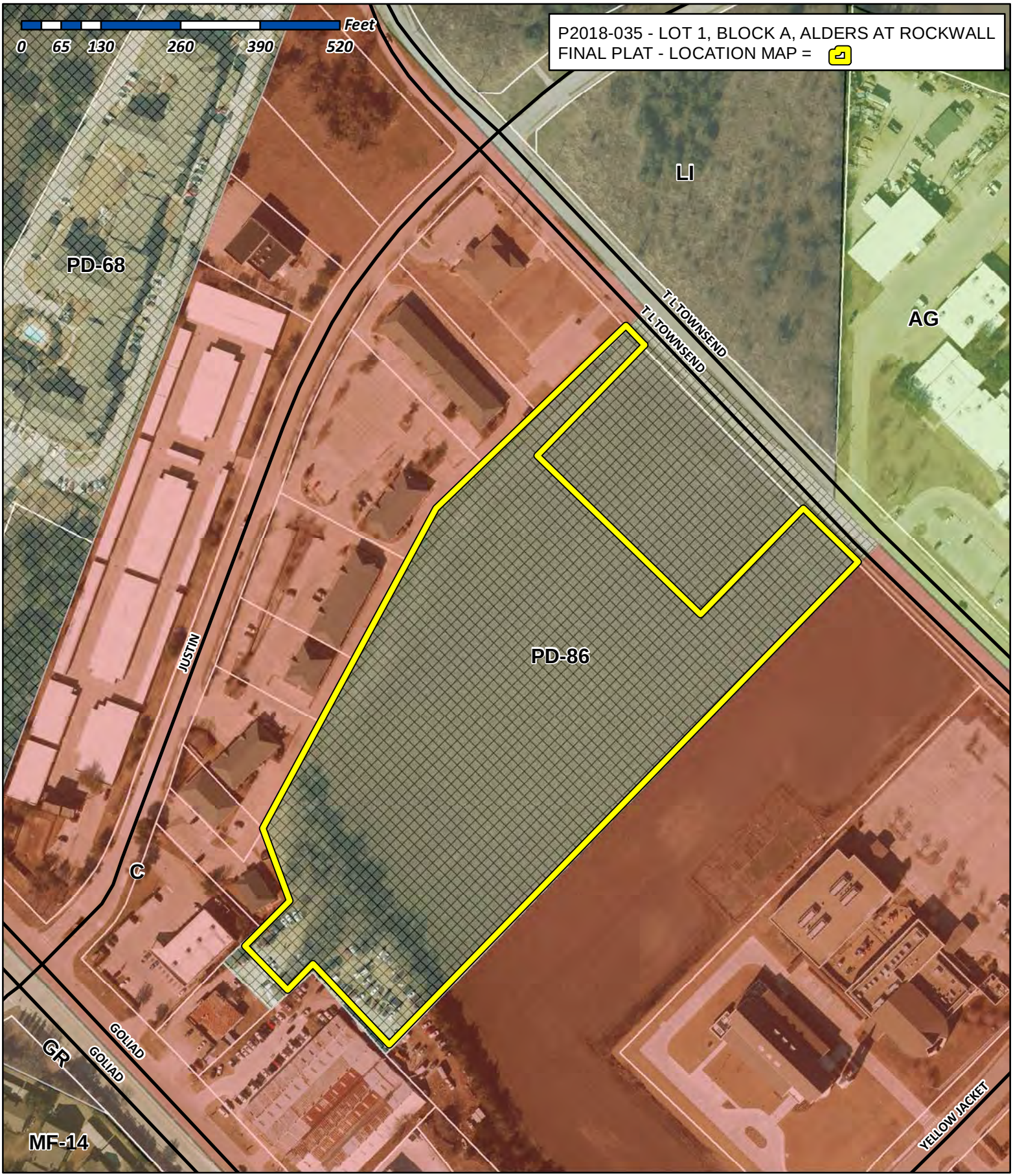
1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) The *final plat* shall conform to the recommendations made by the Parks and Recreation Board; and,

3) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On December 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions and the Parks and Recreation Board recommendation passed by a vote of 6 to 0 with Commissioner Moeller absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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JUSTIN DRIVE

LOT 1A-R, BLOCK A, LOFLAND INDUSTRIAL PARK ADDITION CABINET E, SLIDE 318, P.R.R.C.T.

LOT 1-R

LOT 2-R

LOT 3-R

LOT 4-R

LOT 5-R

BLOCK A - JUSTIN DRIVE PROFESSIONAL PARK LTD. CABINET E, SLIDE 228, P.R.R.C.T.

BREEN & McKEON, LLP VOLUME 3419, PAGE 160, D.R.R.C.T.

LOT 2-B (E/75)

AUTOZONE, INC. VOLUME 1302, PAGE 164, D.R.R.C.T.

LOT 2-A (B/307)

DONALD RICHARD WHITFORD VOLUME 102, PAGE 686, D.R.R.C.T.

15' Drainage Easement

Drainage Esmt.

15' Drainage Esmt.

Cross in concrete found

24' Firelane, Access & Utility Easement E/228 P.R.R.C.T.

N 46°06'22" E 430.00'

343.43'

42.5' 42.5'

S 43°33'08" E 43.95'

15' Sanitary Sewer Easement Vol. 84, Pg. 243, D.R.R.C.T.

S 44°10'16" W 251.57'

N 28°27'41" E 594.16'

24' Firelane, Access & Utility Easement E/228 P.R.R.C.T.

1/2" steel rod found

N 20°26'34" W 126.60'

1/2" capped steel rod found

S 44°52'20" W 103.71'

Cross in concrete set

S 44°03'31" E 99.90'

BRC FAMILY TRUST 20180000002688, O.P.R.R.C.T.

15' Sanitary Sewer Easement Vol. 84, Pg. 243, D.R.R.C.T.

1/2" capped steel rod found

1/2" capped steel rod found

40.00' N 46°45'34" E

N 44°07'44" E 59.65'

15' Drainage Sewer Easement 2016-5715 O.P.R.R.C.T.

N 43°14'26" W 181.41'

S 43°14'26" E 179.60'

15' Utility Esmt. per plat Cabinet B, Silde 399 hatched area abandoned by this plat

40' Cross Access Easement by this plat

TEASDALE INVESTMENTS, LLC VOLUME 2015, PAGE 10884, D.R.R.C.T.

N: 7021953.82
E: 2596565.10
NAD83 SPC Tx 4202

1/2" "MILLER 5665" capped steel rod set

15' Sanitary Easement 84/243 P.R.R.C.T.

TEASDALE INVESTMENTS, LLC VOLUME 2016, PAGE 18433, D.R.R.C.T.

EL-4 EC-2 EL-3 EC-1 EC-15 EL-20 EC-16 EL-11 EC-9 EC-19 EL-23 EL-2

24' Fire Lane and Public Access Easement by this plat

See Sheet 2 for additional easements & callouts

LOT 2, BLOCK A, ROCKWALL SENIORS ADDITION INDUSTRIAL PARK ADDITION INST. 20180000010493 R.P.R.R.C.T.

EL-19 EL-18 EC-14 EL-17 EL-16 EC-13 EL-10 EL-12 EL-22

24' Fire Lane and Public Access Easement by this plat

LOT 1, BLOCK A
10.3100 ACRES
(449,103 SF)

EL-15

24' Fire Lane and Public Access Easement by this plat

LOT 1, BLOCK A, ROCKWALL SENIORS ADDITION INDUSTRIAL PARK ADDITION INST. 20180000010493 R.P.R.R.C.T.

S 45°49'44" E 371.65'

245.00'

NORTH T. L. TOWNSEND DRIVE

42.5' 42.5'

126.84'

N 44°10'16" E 241.11'

168.45' 48.32'

EL-1 EL-5 EC-17 EL-21 EC-18 EC-3 EC-4 EL-6 EC-5 EL-7 EC-10 EL-13 EC-11 EC-6 EL-8 EC-7 EC-8 EL-9 EL-14 EC-12

24' Fire Lane and Public Access Easement by this plat

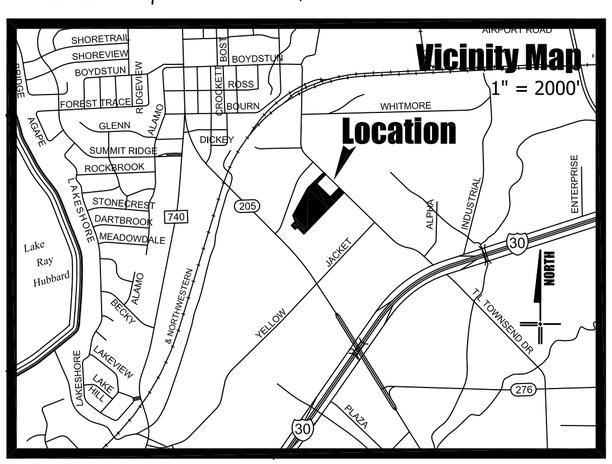
30.00' 15.29'

S 45°30'06" E 124.93'

S 44°10'16" W 1098.41'

POINT OF BEGINNING
1/2" capped steel rod found
NAD83 SPC Tx 4202
N: 7022741.67
E: 2597330.47

LOT 8, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION CABINET I, SLIDE 107, P.R.R.C.T.



MILLER SURVEYING EST. 1985

NORTH

○ = 1/2" "MILLER 5665" capped steel rod set

0 60 120 180
Graphic Scale in Feet
1" = 60'

STATE OF TEXAS REGISTERED JASON B. RAWLINGS 5665 PROFESSIONAL LAND SURVEYOR

MILLER Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TxLSF No. 10100400
millersurvey.net

Owner/Applicant:

Alders at Rockwall Property, LLC
1625 Clarke Springs Drive
Allen, Texas 75002
Bart Tinsley
469-446-1276
Email: bart@alder-group.com

Engineer:

Burgess & Niple
Joseph T. Reue, P.E.
10701 Corporate Drive, Suite 118
Stafford, Texas 77477
281-980-7705 x6301
Email: joseph.reue@burgessniple.com

RECOMMENDED FOR FINAL APPROVAL

_____
Planning and Zoning Commission

_____
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____day of _____, 20_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____day of _____, 20_____.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

FINAL PLAT

ALDERS AT ROCKWALL

LOT 1, BLOCK A

An addition to the City of Rockwall, Rockwall County, Texas

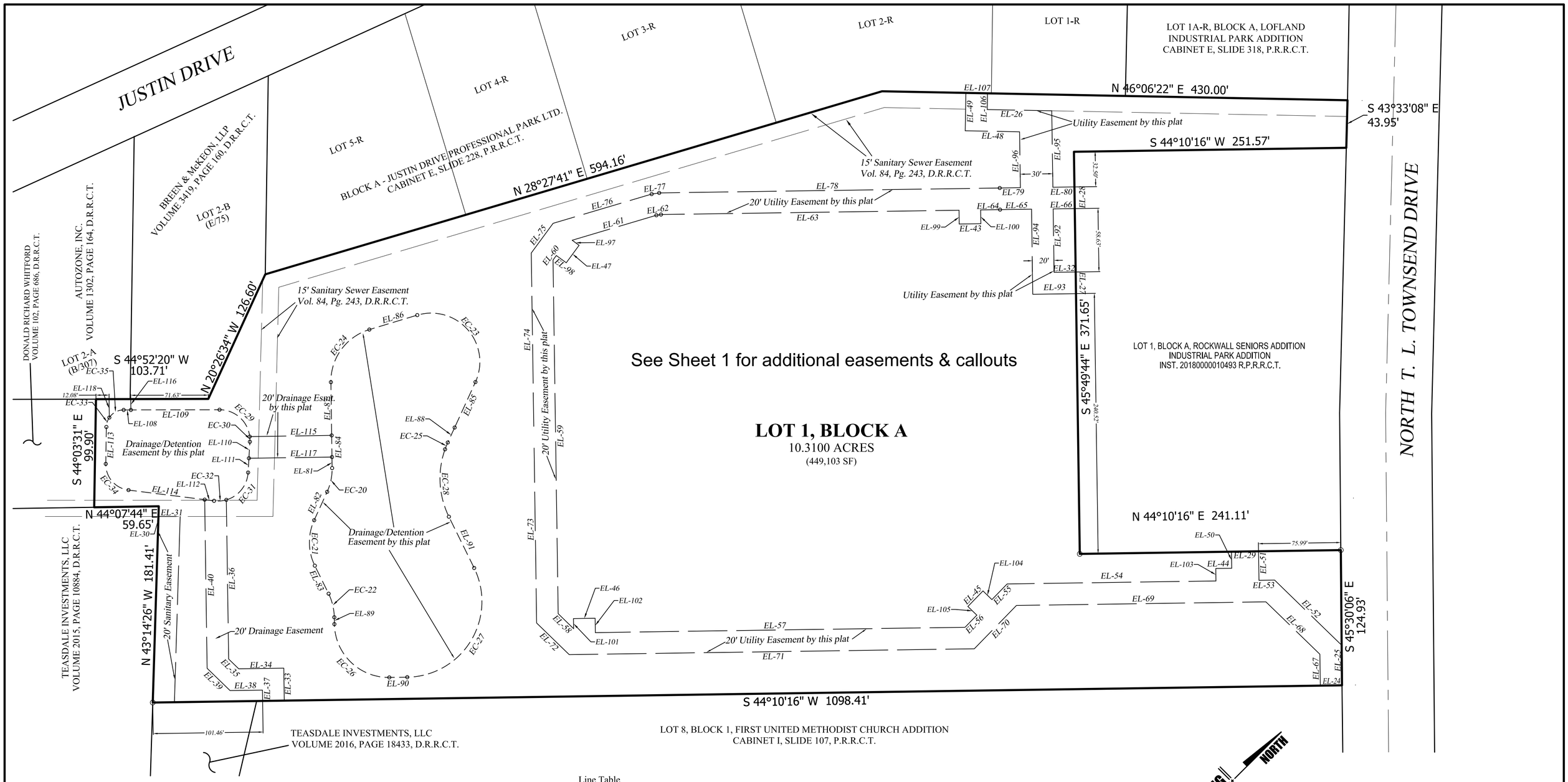
Being Lot 2, Block A, Rockwall Seniors Addition
An addition to the City of Rockwall, Texas according to the plat thereof recorded as Instrument No. 20180000010493 of the Real Property Records Rockwall County, Texas

And being 10.3100 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
Prepared September 2018

SHEET 1 OF 3

City Case No. P2018-035

Job No. 17062 • Plot File 17062 Alders 18x24



See Sheet 1 for additional easements & callouts

LOT 1, BLOCK A
10.3100 ACRES
(449,103 SF)

Curve Table

Curve	Arc	Radius	Central Angle	Chord	
EC-1	70.02'	54.00'	74°17'26"	S 08°41'01" E	65.21'
EC-2	14.81'	54.00'	15°42'34"	S 36°18'58" W	14.76'
EC-3	43.93'	30.00'	83°54'07"	N 86°07'19" E	40.11'
EC-4	19.11'	30.00'	36°30'01"	N 25°55'13" E	18.79'
EC-5	20.29'	30.00'	38°45'24"	S 63°32'57" W	19.91'
EC-6	23.56'	30.00'	45°00'00"	S 21°40'15" W	22.96'
EC-7	42.41'	54.00'	45°00'00"	N 21°40'15" E	41.33'
EC-8	84.82'	54.00'	90°00'00"	N 89°10'16" E	76.37'
EC-9	47.12'	30.00'	90°00'03"	S 89°10'15" W	42.43'
EC-10	23.56'	30.00'	45°00'00"	N 23°19'45" W	22.96'
EC-11	23.56'	30.00'	45°00'00"	N 21°40'15" E	22.96'
EC-12	47.12'	30.00'	90°00'00"	N 89°10'16" E	42.43'
EC-13	47.12'	30.00'	90°00'00"	S 00°49'44" E	42.43'
EC-14	47.12'	30.00'	90°00'00"	N 89°10'16" E	42.43'
EC-15	38.90'	30.00'	74°17'26"	S 08°41'01" E	36.23'
EC-16	8.23'	30.00'	15°42'34"	S 36°18'58" W	8.20'
EC-17	43.93'	30.00'	83°54'08"	N 02°13'11" E	40.11'
EC-18	47.12'	30.00'	90°00'00"	N 89°10'15" E	42.43'
EC-19	47.12'	30.00'	90°00'03"	S 00°49'44" E	42.43'
EC-20	22.60'	51.00'	25°23'14"	S 33°08'11" E	22.41'
EC-21	43.42'	49.00'	50°46'27"	S 45°49'48" E	42.02'
EC-22	22.60'	51.00'	25°23'14"	S 58°31'25" E	22.41'
EC-23	102.96'	45.00'	131°05'45"	N 85°59'27" W	81.93'
EC-24	64.59'	50.00'	74°00'59"	S 08°49'19" E	60.19'
EC-25	6.81'	80.00'	4°52'49"	N 22°52'59" W	6.81'
EC-26	78.54'	50.00'	89°59'56"	N 89°10'14" E	70.71'
EC-27	140.97'	70.00'	115°23'17"	N 13°31'23" W	118.33'
EC-28	64.08'	80.00'	45°53'38"	N 48°16'13" W	62.38'
EC-29	40.87'	28.00'	83°38'16"	S 86°41'28" W	37.34'
EC-30	4.78'	28.00'	9°47'03"	N 46°35'52" W	4.78'
EC-31	34.42'	28.00'	70°25'54"	N 06°29'24" W	32.29'
EC-32	11.46'	28.00'	23°26'45"	N 40°26'56" E	11.38'
EC-33	9.26'	16.00'	33°08'50"	S 27°29'06" E	9.13'
EC-34	35.09'	24.00'	83°46'10"	S 85°56'36" E	32.05'
EC-35	15.58'	16.00'	55°47'01"	S 16°58'50" W	14.97'

Line Table

Line	Beasring	Distance
EL-1	N 44°10'16" E	24.34'
EL-2	S 45°49'44" E	24.00'
EL-3	S 28°27'41" W	75.07'
EL-4	S 44°10'16" W	380.20'
EL-5	S 44°10'15" W	0.53'
EL-6	N 45°30'06" W	36.49'
EL-7	N 44°10'15" E	267.11'
EL-8	N 00°49'45" W	21.00'
EL-9	N 44°10'16" E	333.12'
EL-10	S 45°49'44" E	305.09'
EL-11	S 44°10'16" W	275.70'
EL-12	N 45°49'44" W	310.57'
EL-13	N 00°49'45" W	21.00'
EL-14	N 44°10'16" E	333.12'
EL-15	S 45°49'44" E	120.65'
EL-16	S 44°10'16" W	108.00'
EL-17	S 45°49'44" E	24.00'
EL-18	N 44°10'16" E	108.00'
EL-19	S 45°49'44" E	100.44'
EL-20	S 28°27'41" W	75.07'
EL-21	N 44°10'15" E	159.12'
EL-22	S 45°49'44" E	285.96'
EL-23	S 44°10'16" W	20.50'
EL-24	S 44°10'16" W	20.00'
EL-25	S 45°30'06" E	37.05'
EL-26	N 46°06'22" E	79.58'
EL-27	S 45°49'44" E	20.00'
EL-28	S 45°49'44" E	20.00'
EL-29	N 44°10'16" E	25.00'
EL-30	S 45°00'00" W	1.47'
EL-31	S 45°00'00" W	15.02'
EL-32	S 44°10'16" W	19.94'
EL-33	S 45°49'44" E	30.00'
EL-34	N 44°10'16" E	41.67'
EL-35	N 89°10'16" E	12.93'

Line	Beasring	Distance
EL-36	S 45°49'44" E	147.12'
EL-37	S 45°49'44" E	10.00'
EL-38	N 44°10'16" E	29.96'
EL-39	N 89°10'16" E	29.50'
EL-40	S 45°49'44" E	155.88'
EL-43	S 44°10'16" W	20.00'
EL-44	S 44°10'15" W	14.72'
EL-45	S 00°49'45" E	20.00'
EL-46	S 44°10'16" W	20.00'
EL-47	S 08°41'01" E	20.00'
EL-48	S 46°06'22" W	50.20'
EL-49	N 43°59'58" W	35.00'
EL-50	S 45°49'45" E	15.31'
EL-51	S 45°49'45" E	26.81'
EL-52	N 89°10'15" E	86.37'
EL-53	N 44°10'15" E	14.42'
EL-54	N 44°10'15" E	192.87'
EL-55	N 00°49'45" W	20.18'
EL-56	N 00°49'45" W	15.62'
EL-57	N 44°10'16" E	341.48'
EL-58	N 89°10'16" E	19.89'
EL-59	S 45°49'44" E	326.90'
EL-60	S 08°41'01" E	5.15'
EL-61	S 28°27'41" W	81.16'
EL-62	S 36°18'58" W	4.30'
EL-63	S 44°10'16" W	275.26'
EL-64	S 44°10'16" W	17.90'
EL-65	S 44°10'16" W	29.06'
EL-66	S 44°10'16" W	19.94'
EL-67	S 45°49'44" E	28.98'
EL-68	N 89°10'15" E	69.50'
EL-69	N 44°10'15" E	230.45'
EL-70	N 00°49'45" W	55.79'
EL-71	N 44°10'16" E	374.14'

Line	Beasring	Distance
EL-72	N 89°10'16" E	41.98'
EL-73	S 45°49'44" E	161.69'
EL-74	S 45°49'44" E	160.22'
EL-75	S 08°41'01" E	34.07'
EL-76	S 28°27'41" W	94.92'
EL-77	S 36°18'58" W	7.04'
EL-78	S 44°10'16" W	314.54'
EL-79	S 44°10'16" W	19.06'
EL-80	S 44°10'16" W	19.94'
EL-81	S 45°49'48" E	10.21'
EL-82	S 20°26'34" E	28.85'
EL-83	S 71°13'02" E	28.85'
EL-84	S 45°49'48" E	20.00'
EL-85	N 20°26'34" W	46.22'
EL-86	S 28°11'11" W	46.21'
EL-87	S 45°49'48" E	49.22'
EL-88	N 20°26'34" W	15.19'
EL-89	S 45°49'48" E	6.33'
EL-90	N 44°10'16" E	16.57'
EL-91	N 71°13'02" W	52.81'
EL-92	S 45°49'44" E	58.63'
EL-93	N 44°10'16" E	39.94'
EL-94	S 45°49'44" E	78.63'
EL-95	S 45°49'44" E	70.64'
EL-96	S 45°49'44" E	51.64'
EL-97	S 81°18'59" W	7.92'
EL-98	S 81°18'59" W	11.34'
EL-99	N 45°49'44" W	12.76'
EL-100	N 45°49'44" W	12.76'
EL-101	S 45°49'44" E	9.35'
EL-102	S 45°49'44" E	13.26'
EL-103	S 45°49'45" E	11.50'
EL-104	N 89°10'15" E	11.50'
EL-105	N 89°10'15" E	11.50'
EL-106	N 43°59'58" W	15.04'
EL-107	N 46°00'02" E	20.00'

Line	Beasring	Distance
EL-108	S 44°52'20" W	6.69'
EL-109	S 44°52'20" W	81.88'
EL-110	N 41°42'20" W	15.26'
EL-111	N 41°42'20" W	13.20'
EL-112	N 52°10'19" E	8.73'
EL-113	S 44°03'31" E	34.12'
EL-114	N 52°10'19" E	70.91'
EL-115	N 44°10'16" E	75.67'
EL-116	S 45°49'44" E	10.00'
EL-117	N 44°10'16" E	76.70'
EL-118	S 45°49'44" E	17.00'

MILLER SURVEYING EST. 1985 NORTH

0 60 120 180
Graphic Scale in Feet 1" = 60'

STATE OF TEXAS REGISTERED JASON B. RAWLINGS 5665 PROFESSIONAL LAND SURVEYOR

MILLER Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TxLSF No. 10100400
millersurvey.net

FINAL PLAT

ALDERS AT ROCKWALL

LOT 1, BLOCK A

An addition to the City of Rockwall, Rockwall County, Texas

Being Lot 2, Block A, Rockwall Seniors Addition
An addition to the City of Rockwall, Texas according to the plat thereof recorded as Instrument No. 20180000010493 of the Real Property Records Rockwall County, Texas

And being 10.3100 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
Prepared September 2018

City Case No. P2018-035

Job No. 17062 • Plot File 17062 Alders 18x24

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS Alders Rockwall Property, LLC is the current sole owner of a tract of land out of the B. J. Lewis Survey, Abstract No. 225 and situated in the City of Rockwall, Rockwall County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas, in September of 2018, said tract being a portion of the same tract of land described in the deed to BRC Family Land Trust recorded in Document No. 2012-00480248, of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch capped steel rod found for the most easterly corner of said BRC tract, said rod being in the southwesterly right-of-way line of North T. L. Townsend Drive, and being the most northerly corner of Lot 8, Block 1, First United Methodist Church Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet I, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 10 minutes 16 seconds West with the northwesterly boundary line of said Lot 8 a distance of 1098.41 feet to a 1/2 inch capped "MILLER 5665" steel rod set for the most westerly corner thereof, and also being in the northeasterly boundary line of the same tract of land described in the deed to Teasdale Investments, LLC., recorded in Volume 2015, Page 10884, of the Deed Records of Rockwall County, Texas;

THENCE North 43 degrees 14 minutes 26 seconds West with the northeasterly boundary line of said Teasdale tract a distance of 181.41 feet to a 1/2 inch capped steel rod found for the most northerly corner of the said Teasdale tract;

THENCE South 44 degrees 07 minutes 44 seconds West a distance of 59.65 feet to a 1/2 inch capped steel rod found;

THENCE North 44 degrees 03 minutes 31 seconds West a distance of 99.90 feet to a cross in concrete set;

THENCE North 44 degrees 52 minutes 20 seconds East a distance of 103.71 feet to a 1/2 inch capped steel rod found;

THENCE North 20 degrees 26 minutes 34 seconds West a distance of 126.60 feet to a 1/2 inch capped steel rod found for the most southerly corner of Lot 5-R, Block A, Justin Drive Professional Park, LTD, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 228 of the Plat Records of Rockwall County, Texas;

THENCE North 28 degrees 27 minutes 41 seconds East with the southeasterly boundary line of said Block A a distance of 594.16 feet to a cross in concrete found for an angle point therein;

THENCE North 46 degrees 06 minutes 22 seconds East continuing with said southeasterly boundary line a distance of 430.00 feet to a 1/2 inch capped "MILLER 5665" steel rod set for the most easterly corner of Lot 1A-R, Block A, Lofton Industrial Park Addition, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 318 of the Plat Records of Rockwall County, Texas, said rod being in the said southwesterly right-of-way line of North T. L. Townsend Drive;

THENCE South 43 degrees 33 minutes 08 seconds East with said southwesterly right-of-way line a distance of 43.95 feet to a 1/2 inch capped "MILLER 5665" steel rod set;

THENCE South 44 degrees 10 minutes 16 seconds West a distance of 51.57 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

THENCE South 45 degrees 49 minutes 44 seconds East a distance of 371.65 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

THENCE North 44 degrees 10 minutes 16 seconds East a distance of 51.57 feet to a 1/2 inch "MILLER 5665" capped steel rod set in said southwesterly right-of-way line;

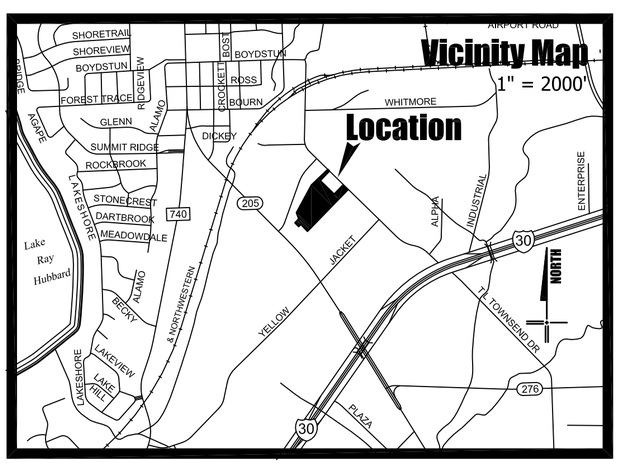
THENCE South 45 degrees 30 minutes 06 seconds East with said southwesterly right-of-way line a distance of 124.93 feet to the point of beginning and containing 10.3100 acres of land more or less.

Owner/Applicant:

Alders at Rockwall Property, LLC
1625 Clarke Springs Drive
Allen, Texas 75002
Bart Tinsley
469-446-1276
Email: bart@alder-group.com

Engineer:

Burgess & Niple
Joseph T. Reue, P.E.
10701 Corporate Drive, Suite 118
Stafford, Texas 77477
281-980-7705 x6301
Email: joseph.reue@burgessniple.com



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jason B. Rawlings, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
JASON B. RAWLINGS
5665
PROFESSIONAL
LAND SURVEYOR

_____
Jason B. Rawlings
Texas Registered Professional Land Surveyor No. 5665

MILLER
Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TxLSF No. 10100400
millersurvey.net

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 1, Block A, Alders at Rockwall, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7. Property owner shall be responsible for all maintenance, repair and reconstruction of drainage and detention systems;

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____
Bart Tinsley
"Alders Rockwall Property, LLC"

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Bart Tinsley, of Alders Rockwall Property, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20 _____ .

_____
Notary Public in and for the State of Texas
My Commission Expires:_____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

FINAL PLAT

ALDERS AT ROCKWALL

LOT 1, BLOCK A

An addition to the City of Rockwall, Rockwall County, Texas

Being Lot 2, Block A, Rockwall Seniors Addition
An addition to the City of Rockwall, Texas according to the plat thereof recorded as Instrument No. 20180000010493 of the Real Property Records Rockwall County, Texas

And being 10.3100 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
Prepared September 2018

SHEET 3 OF 3
City Case No. P2018-035

Job No. 17062 • Plot File 17062 Alders 18x24

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 12/17/2018

APPLICANT: Chase Finch; *Corwin Engineering*

AGENDA ITEM: **P2018-041;** *Breezy Hill, Phase XI*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance III, LLC. for the approval of a preliminary plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.

PLAT INFORMATION:

☑ The Breezy Hill Subdivision is a master planned community that will provide approximately 405-acres of residential and commercial development. The residential subdivision will be composed of 750 single-family lots on 371.45-acres of land, and be broken down per the lot mix indicated in Planned Development District 74 (PD-74). The lot mix in this Planned Development District is as follows.

Lot Types	A	B	C	D	E	F	G
Typical Lot Frontage (Feet)	60’	70’	80’	100’	60’	100’	70’
Typical Lot Depth (Feet)	120’	120’	125’	200’	110’	180’	120’
Minimum Lot Size (Sq. Ft.)	7,200 SF	8,400 SF	10,000 SF	20,000 SF	7,200 SF	18,000 SF	8,400 SF
Number of Units	164	131	137	140	40	44	94
Dwelling Unit %	21.86%	17.46%	18.27%	18.67%	5.34%	5.87%	12.53%

☑ The applicant is requesting to *preliminary plat* Phase XI of the Breezy Hill Subdivision for the purpose of laying out 78 of the 750 lots on ~23.849-acres. Of the 78 proposed lots, one (1) lot will be constructed to the *Type “F”* standards and 77 will be constructed to the *Type “G”* standards (*all standards are displayed in the above table*). In addition to the preliminary plat, the applicant has also submitted a preliminary water and sanitary sewer plan and a drainage plans establishing that the developer can provide adequate utilities to service the proposed phase.

☑ On December 4, 2018 the Parks and Recreation Board reviewed the *preliminary plat* and made a recommendation to approve the plat with the following conditions:

- The developer is to pay the pro-rata equipment fees required in the amount of $19,890 [*i.e. 78 Lots @ $255.00 Per Lot*].

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for preliminary plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

Should the City Council choose to approve the *preliminary plat* for *Breezy Hill, Phase XI,* staff would recommend the following conditions:

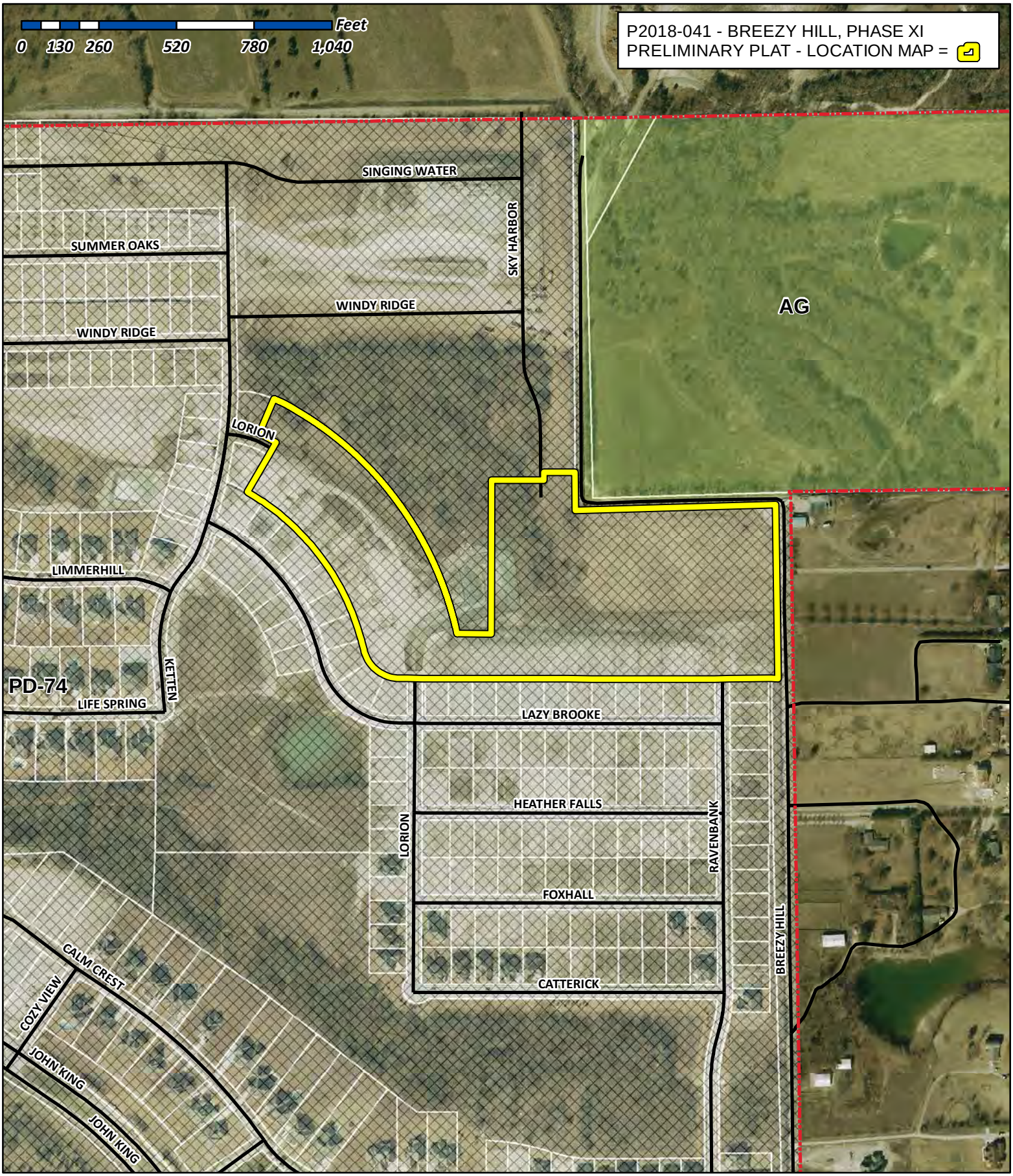
1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) The development shall adhere to the recommendations of the Parks and Recreation Board;

3) Any construction resulting from the approval of this *preliminary plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On December 11, 2017, the Planning and Zoning Commission's motion to recommend approval of the preliminary plat passed by a vote of 6-0 with Commissioner Moeller absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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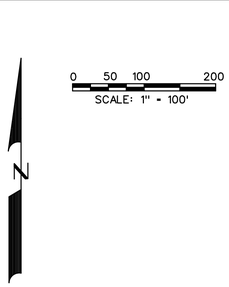
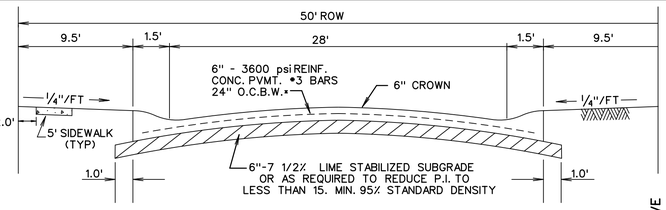
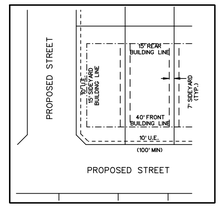
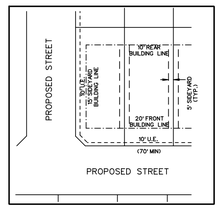




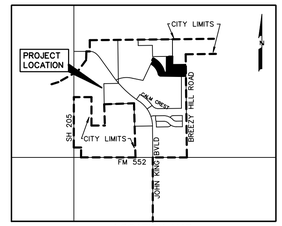
TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
#MIN. 6 1/2 SACK MIX IF HAND PLACED



SINGLE FAMILY RESIDENTIAL
LOT TYPE F
MIN. 13,000 SF
LOT 98 BLOCK D
1 TOTAL LOT
N.T.S.

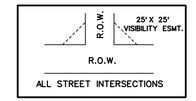


SINGLE FAMILY RESIDENTIAL
LOT TYPE G
MIN. 8,400 SF
BLOCKS D LOTS 88-97, K, L, M, Q & S
77 TOTAL LOTS
N.T.S.

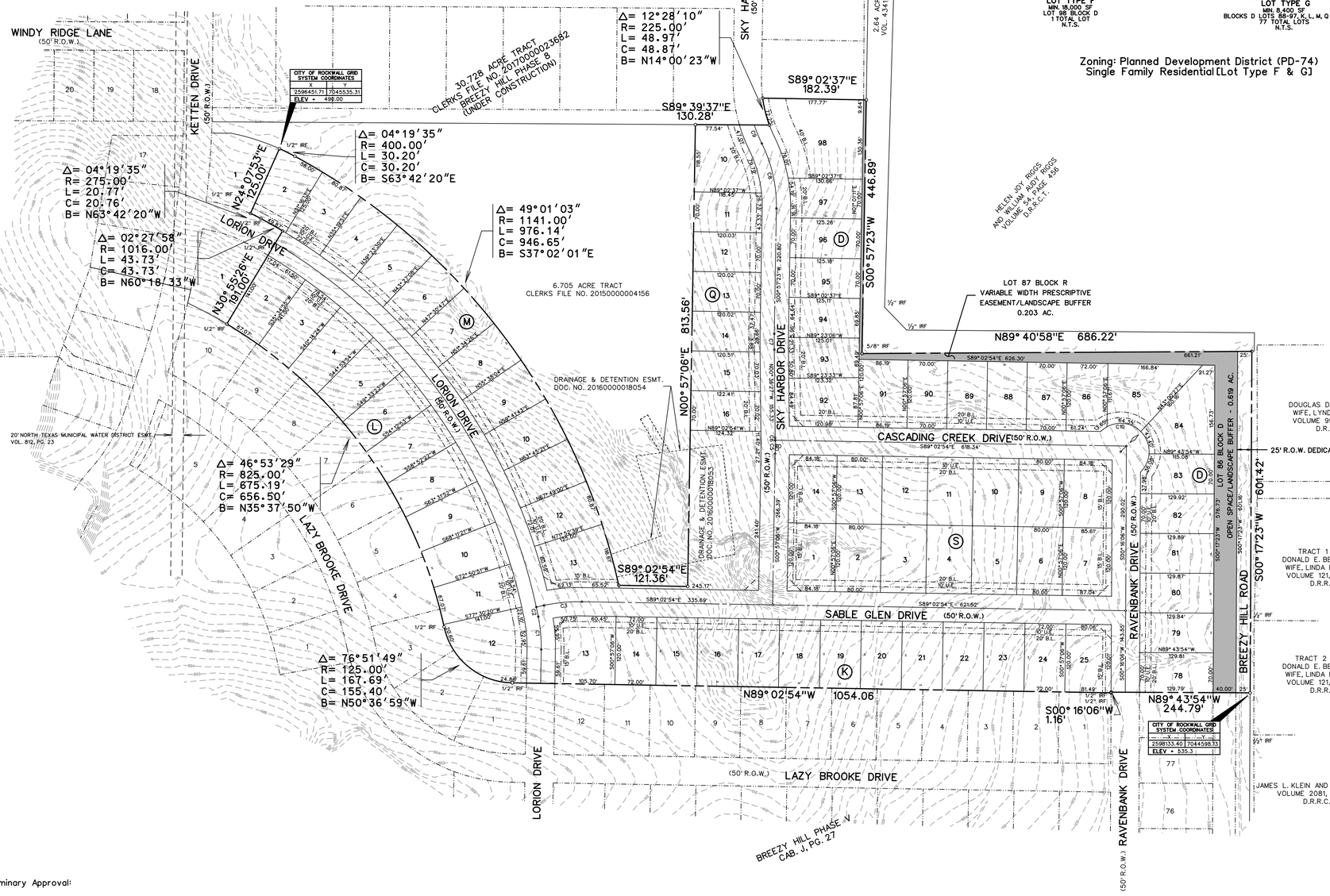


LOCATION MAP
N.T.S.

Zoning: Planned Development District (PD-74)
Single Family Residential [Lot Type F & G]



VISIBILITY EASEMENT DETAIL
N.T.S.



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	12°08'07"	275.00'	58.25'	58.14'	N05°06'58"W
2.	00°59'43"	991.00'	17.21'	17.21'	N11°40'53"W
3.	13°07'50"	295.00'	67.61'	67.46'	S84°23'11"W
4.	46°53'50"	991.00'	811.14'	788.69'	N35°37'39"W
5.	01°19'11"	1025.00'	23.61'	23.61'	N00°17'31"E
6.	00°14'22"	1025.00'	4.28'	4.28'	N00°29'16"W
7.	01°33'49"	1025.00'	27.97'	27.97'	N00°10'28"E
8.	27°07'56"	250.00'	118.36'	117.26'	N12°36'25"W
9.	08°03'59"	250.00'	35.20'	35.17'	N22°08'14"W
10.	179°32'14"	50.00'	157.48'	100.00'	S44°23'24"E

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that the above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the____ of _____,2018.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall — City Secretary — City Engineer

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

Zoning: Planned Development District (PD-74)
Single Family Residential [Lot Type F & G]

TOTAL ACRES 23.849
TOTAL RESIDENTAL LOTS 78
DENSITY 3.270

PRELIMINARY PLAT
OF

BREEZY HILL PHASE XI

LOTS 78-85, BLOCK D
LOTS 13-25, BLOCK K
LOTS 2-12, BLOCK L
LOTS 2-13, BLOCK M
LOTS 10-16, BLOCK Q
LOTS 88-100, BLOCK R
LOTS 1-14, BLOCK S
BEING 23.849 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE 11, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

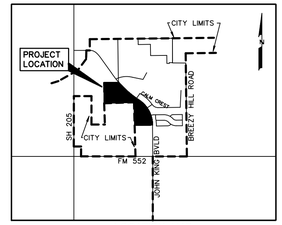
DECEMBER 2018 SCALE 1" = 100'

CASE #P2018-041

94

0 50 100 200
SCALE: 1" = 100'

N



LOCATION MAP
N.T.S.

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

BREEZY HILL PHASE VI
CAB. J, PG. 291

WINDY RIDGE LANE

KETTEN DRIVE

30.728 ACRE TRACT
CLERKS FILE NO. 20170000023582
BREEZY HILL PHASE 8
(UNDER CONSTRUCTION)

SKY HARBOR DRIVE (50' R.O.W.)

2.64 ACRE TRACT
VOL. 4341, PG. 2426

HELEN JOY RIGGS AND WILLIAM ALDY RIGGS
VOLUME 94, PAGE 436
D.R.R.C.T.

LORION DRIVE

6.705 ACRE TRACT
CLERKS FILE NO. 20150000004156

DRAINAGE & DETENTION ESMT.
DOC. NO. 20160000018054

LOT 87 BLOCK R
VARIABLE WIDTH
PRESCRIPTIVE EASEMENT
0.203 AC.

20' NORTH TEXAS MUNICIPAL WATER DISTRICT ESMT.
VOL. 812, PG. 23

LAZY BROOKE DRIVE

DRAINAGE & DETENTION ESMT.
DOC. NO. 20160000018053

CASCADING CREEK DRIVE

DOUGLAS D. MORRIS AND WIFE, LYNDA J. MORRIS
VOLUME 99, PAGE 880
D.R.R.C.T.

25' R.O.W. DEDICATION

LOT 86 BLOCK D
OPEN SPACE = 0.69 AC.

SABLE GLEN DRIVE

RAVENBANK DRIVE

BREEZY HILL ROAD

TRACT 1 (LOT 1)
DONALD E. BENNETT AND WIFE, LINDA H. BENNETT
VOLUME 121, PAGE 997
D.R.R.C.T.

TRACT 2 (LOT 2)
DONALD E. BENNETT AND WIFE, LINDA H. BENNETT
VOLUME 121, PAGE 997
D.R.R.C.T.

JAMES L. KLEIN AND MARY F. KLEIN
VOLUME 2081, PAGE 133
D.R.R.C.T.

BREEZY HILL PHASE V
CAB. J, PG. 27

PRELIMINARY
WATER & SANITARY SEWER
OF

BREEZY HILL PHASE XI

LOTS 78-85, BLOCK D
LOTS 13-25, BLOCK K
LOTS 2-12, BLOCK L
LOTS 2-13, BLOCK M
LOTS 10-16, BLOCK Q
LOTS 88-100, BLOCK R
LOTS 1-14, BLOCK S
BEING 23.849 ACRES

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

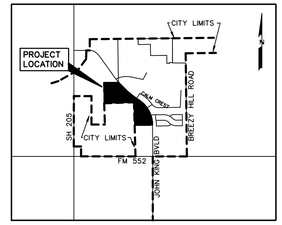
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

DECEMBER 2018 SCALE 1" = 100'

CASE #P2018-041

0 50 100 200
SCALE: 1" = 100'

N



LOCATION MAP
N.T.S.

LEGEND

PROP. STORM SEWER
PROP. CURB INLETS
PROP. CONC. HEADWALL

BREEZY HILL PHASE VI
CAB. J, PG. 291

WINDY RIDGE LANE

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VOLUME 121, PAGE 997
D.R.R.C.T.

BREEZY HILL ROAD

½" IRF

TRACT 2 (LOT 2)
DONALD E. BENNETT AND
WIFE, LINDA H. BENNETT
VOLUME 121, PAGE 997
D.R.R.C.T.

½" IRF

JAMES L. KLEIN AND MARY F. KLEIN
VOLUME 2081, PAGE 133
D.R.R.C.T.

BREEZY HILL PHASE V
CAB. J, PG. 27

(50' R.O.W.)

NOTE:
PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEMS.

PRELIMINARY
DRAINAGE PLAN
OF

BREEZY HILL PHASE XI

LOTS 78-85, BLOCK D
LOTS 13-25, BLOCK K
LOTS 2-12, BLOCK L
LOTS 2-13, BLOCK M
LOTS 10-16, BLOCK Q
LOTS 88-100, BLOCK R
LOTS 1-14, BLOCK S
BEING 23.849 ACRES

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

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8214 WESTCHESTER DRIVE., SUITE 710
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214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2018 SCALE 1" = 100'

CASE #P2018-041

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97

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 12/17/2018

APPLICANT: Chase Finch; *Corwin Engineering*

AGENDA ITEM: **P2018-042;** *Breezy Hill, Phase VIII*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a final for Breezy Hill, Phase VIII containing 61 single-family residential lots on 27.822-acres of land identified as a portion of Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.

PLAT INFORMATION:

☑ The Breezy Hill Subdivision is a master planned community that will provide approximately 405-acres of residential and commercial development. The residential subdivision will be composed of 750 single-family lots on 371.45-acres of land, and be broken down per the lot mix indicated in Planned Development District 74 (PD-74). The lot mix in this Planned Development District is as follows.

Lot Types	*A*	*B*	*C*	*D*	*E*	*F*	*G*
Typical Lot Frontage (Feet)	*60'*	*70'*	*80'*	*100'*	*60'*	*100'*	*70'*
Typical Lot Depth (Feet)	*120'*	*120'*	*125'*	*200'*	*110'*	*180'*	*120'*
Minimum Lot Size (Sq. Ft.)	*7,200 SF*	*8,400 SF*	*10,000 SF*	*20,000 SF*	*7,200 SF*	*18,000 SF*	*8,400 SF*
Number of Units	*164*	*131*	*137*	*140*	*40*	*44*	*94*
Dwelling Unit %	*21.86%*	*17.46%*	*18.27%*	*18.67%*	*5.34%*	*5.87%*	*12.53%*

☑ The applicant is requesting to final plat Phase VIII of the Breezy Hill Subdivision for the purpose of laying out 61 of the 750 lots. Of the 61 proposed lots, three (3) lots will be constructed to the *Type "C"* standards, 32 will be constructed to the *Type "F"* standards, and 26 will be constructed to the *Type "G"* standards (*all standards are displayed in the above table*) and be situated on approximately 30.785-acres.

☑ On December 4, 2018 the Parks and Recreation Board reviewed the *final plat* and made a recommendation to approve the plat with the following conditions:

- The developer is to pay the pro-rata equipment fees required in the amount of $15,555.00 [*i.e. 61 Lots @ $255.00 Per Lot*].

☑ On April 16, 2018 the City Council approved a preliminary plat for 72 lots for Breezy Hill, Phase VIII.

☑ On March 8, 2018, the Board of Adjustments approved a variance [*Order No. BOA 2018-2-V*] to the zoning requirements for Planned Development District 74 (PD-74) to reduce the required lot depth from 180-feet to 175-feet for eight (8) lots [*i.e. Lots 101-108, Block R*] to allow for the required 10-foot landscape buffer adjacent to Breezy Hill Lane.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

Should the City Council choose to approve the *final plat* for *Breezy Hill, Phase VIII,* staff would recommend the following conditions:

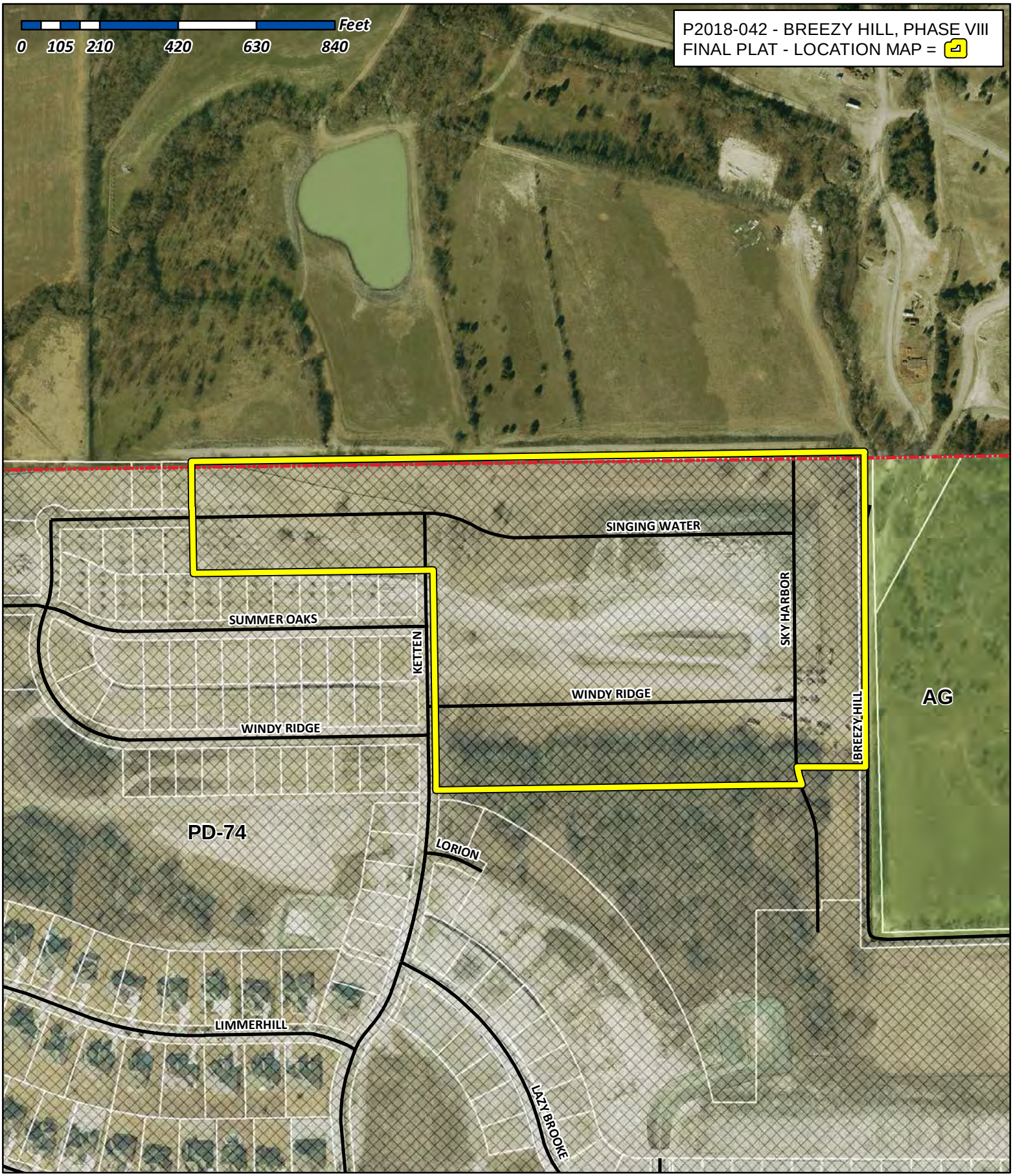
1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) The development shall adhere to the recommendations of the Parks and Recreation Board;

3) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On December 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat passed by a vote of 6-0 with Commissioner Moeller absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

100

0 50 100 200
SCALE: 1" = 100'

N

BREEZY HILL RESIDENTIAL DEVELOPMENT
FLOOD STUDY FOR CAMP CREEK
CITY OF ROCKWALL, ROCKWALL, COUNTY, TEXAS. REPORT VERSION DATE 02/04/16
BOYD HYDROLOGY PLLC
100 YR WATER SURFACE

DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
2597442.15	7046484.86
ELEV = 481.00	

POINT OF BEGINNING

½" IRF

COLLIN COUNTY
ROCKWALL COUNTY

COUNTY LINE

S89° 39'37"E 1803.60'

J. STRICKLAND SURVEY
ABSTRACT NO. 794-3
J. STRICKLAND SURVEY
ABSTRACT NO. 187

N00° 20'10"E 125.00'

TEMP. TURNAROUND ESMT.
DOC. NO. 20170000020740

N89° 39'50"W 1.14'

N00° 20'10"E 175.00'

SINGING WATER DRIVE
S89° 39'50"E 617.40'

(50' R.O.W.)

SINGING WATER DRIVE
S89° 39'37"E 717.45'

N89° 39'50"W 642.40'

20' NORTH TEXAS MUNICIPAL WATER DISTRICT ESMT.
VOL. 812, PG. 23

SUMMER OAKS DRIVE
(50' R.O.W.)

KETTEN DRIVE (50' R.O.W.)
N00° 20'10"E 553.78'

PLEASANT BREEZY DRIVE (50' R.O.W.)
S89° 39'37"E 942.90'

SKY HARBOR DRIVE (50' R.O.W.)
N00° 57'23"E 440.03'

S00° 57'23"W 844.54'

2.64 ACRE TRACT
VOL. 4341, PG. 2426

LOT 108 BLOCK R
OPEN SPACE/DRIANGE EASEMENT
0.163 AC.

HELEN JOY RIGGS
AND WILLIAM AUDY RIGGS
VOLUME 54 PAGE 456
D.R.R.C.T.

BREEZY HILL PHASE VI
(UNDER CONSTRUCTION)
32.020 ACRE TRACT
DOC. NO. 20160000008617

WINDY RIDGE DRIVE
(50' R.O.W.)

Δ= 01°20'20"
R= 1550.00'
L= 36.22'
C= 36.22'
B= N01°00'20"E

LOT 10 BLOCK Q - OPEN SPACE/DRAINAGE EASEMENT - 0.532 AC.

N89° 39'50"W 850.79'

N89° 39'37"W 130.28'

N89° 02'37"W 182.39'

Δ= 12°28'10"
R= 225.00'
L= 48.97'
C= 48.87'
B= S14°00'23"E

TEMP. TURNAROUND ESMT.
DOC. NO.

6.705 ACRE TRACT
CLERKS FILE NO. 20150000004156

405.184 ACRE TRACT
TRACT 1
CLERKS FILE NO. 2007-00375392

39.298 ACRE TRACT
CLERKS FILE NO. 20130000498882

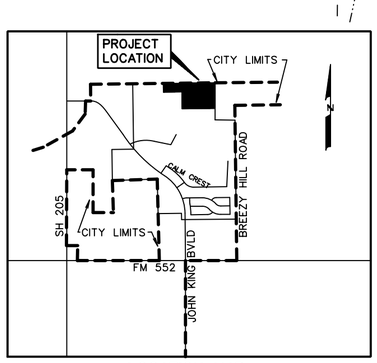
CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596306.10	7045653.88
ELEV = 486.0	

25' X 25' VISIBILITY, MAINTENENCE & SIDEWALK ESMT.

R.O.W.

ALL STREET INTERSECTIONS

VISIBILITY, MAINTENENCE & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

NOTES

1. Bearings are referenced to Breezy Hill Phase III, an addition to the City of Rockwall, as described in Cab. I, Slides 159-160, in the Plat Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
   H.O.A. - Homeowners Association
5. All open spaces, drainage easements, detention easements and other common areas shall be repaired, replaced, and maintained by property owner and/or Homeowners Association.
6. No building permits will be issued until all public improvements are accepted by the City.
7. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage system have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	30°41'40"	250.00'	193.93'	132.33'	S74°19'00"E
2.	30°41'28"	250.00'	133.91'	132.32'	S74°18'53"E
3.	27°07'36"	250.00'	118.36'	117.26'	S12°36'25"E
4.	27°06'36"	250.00'	118.36'	117.26'	S12°36'25"E
5.	00°20'29"	1025.00'	6.11'	6.11'	S00°47'08"W

FINAL PLAT
OF

BREEZY HILL PHASE VIII

61 LOTS, BEING 27.822 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2018 SCALE 1" = 100'

CASE NO. P2018-042 SHEET 1 OF 2

LEGAL DESCRIPTION

BEING, a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most northerly northeast corner of said 405.184 acre tract and being the northwest corner of a 2.64 acre tract, as described in Vol. 4341, Pg. 2426, in the Deed Records of Collin County, Texas;

THENCE, South 00° 57'23" West, along the east line of said 405.184 acre tract and the west line of said 2.64 acre tract, for a distance of 844.54 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 02'37" West, departing said east and west lines, for a distance of 182.39 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 225.00 feet, a central angle of 12° 28'10";

THENCE, along said curve to the left for an arc distance of 48.97 feet (Chord Bearing South 14° 00'23" East - 48.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 39'37" West, for a distance of 130.28 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of a 6.705 acre tract, as described in Clerks File No. 20150000004156 in said Deed Records;

THENCE, North 89° 39'50" West, along the north line of said 6.705 acre tract, for a distance of 850.79 feet, to a 1/2 inch iron rod found at the northwest corner of said 6.705 acre tract and being in the east line of a 32.020 acre tract, as described in Doc. No. 20160000008617 in said Deed Records, being on a curve to the left, having a radius of 1550.00, a central angle of 01° 20'20";

THENCE, along the east line of said 32.020 acre tract and with said curve to the left for an arc distance of 36.22 feet (Chord Bearing North 01° 00'20" East - 36.22 feet), to a 1•2 inch iron rod found at the point of tangency;

THENCE, North 00° 20'10" East, continuing along said east line, for a distance of 553.78 feet, to a 1/2 inch iron rod found at the most easterly northeast corner of said 32.020 acre tract;

THENCE, North 89° 39'50" West, along a north line of said 32.020 acre tract, for a distance of 642.40 feet, to a 1•2 inch iron rod found at an ell corner of said 32.020 acre tract;

THENCE, North 00° 20'10" East, along the east line of said 32.020 acre tract, for a distance of 175.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 39'50" West, continuing along said east line, for a distance of 1.14 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 20'10" East, continuing along said east line, for a distance of 125.00 feet, to a 1/2 inch iron rod found at the most northerly northeast corner of said 32.020 acre tract and being in the north line of said 405.184 acre tract;

THENCE, South 89° 39'37" East, along the north line of said 405.184 acre tract, for a distance of 1803.60 feet, to the POINT OF BEGINNING and containing 27.822 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2018.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2019.

_____
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner"s" of the land shown on this plat, and designated herein as the BREEZY HILL PHASE VIII, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the BREEZY HILL PHASE VIII, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

BH PHASE 8, LTD.
a Texas limited partnership
By: BH PHASE 8 GP Corporation,
a Texas corporation, its General Partner

_____
John Arnold
Director

_____
Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2019.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared_____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2019.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Recommended for Final Approval:

_____ _____
Planning & Zoning Commission Date

APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of_____, 2019.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
OF
BREEZY HILL PHASE VIII
61 LOTS, BEING 27.822 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

DECEMBER 2018

CASE NO. P2018-042

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 12/17/2018

APPLICANT: Matt Atkins; *of Engineering Concepts*

AGENDA ITEM: **P2018-043;** *Final Plat for Whisper Rock Addition*

SUMMARY:

Discuss and consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a final plat for the Whisper Rock Subdivision containing 28 single-family lots on a 9.477-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3231 Ridge Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The applicant is requesting approval of a final plat for 28 single-family residential lots on a 9.477-acre tract of land for the purpose of constructing a single phase, residential subdivision [*i.e. Whisper Rock Addition*]. The development will consist of minimum 10,000 SF lots [*i.e. 80-ft x 100-ft*] with a minimum 3,000 SF home built on each lot. It should be noted that a site plan [*i.e. SP2018-041*] is being considered concurrently with this request. The *subject property* is zoned Planned Development District 47 (PD-47), is situated within the Scenic Overlay District, and is addressed as 3231 Ridge Road.
- ☑ On June 7, 1999, the City Council approved Planned Development District 47 (PD-47) [*i.e. Ordinance No. 99-17*], to allow a single-family residential land uses on the *subject property*.
- ☑ On January 16, 2018, the City Council approved a preliminary plat [*P2017-066*] for 28 single-family residential lots within Planned Development District 47 (PD-47).
- ☑ On December 4, 2018, the Parks and Recreation Board reviewed the proposed *final plat* and made the following recommendations:
    1. The developer is to pay the pro-rata equipment fees required in the amount of $50,428 [*i.e. 28 units @ $1,801.00 per dwelling unit*] and are due at the time of final plat.
    2. The developer is not required to pay the cash-in-lieu of land fees due to the fact that the Foxchase Park has fulfilled the 11-acre neighborhood park requirement.
    3. In accordance with the Mandatory Parkland Dedication Ordinance the pro-rata equipment fees totaling $50,428 are estimated and assumed to be collected in the year 2018; however, these fees are subject to change in the year 2019 or thereafter.
- ☑ The treescape plan indicates a total of 471-caliper inches being removed from the site that require mitigation. The applicant has indicated that they intend to mitigate for all inches on site in order to satisfy the mitigation balance by planting a total of 118 trees within the development -- *four (4), four (4)-inch caliper trees on each residential lot and six (6) trees in the common areas*. This totals 472-caliper inches.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the City Council chooses to approve the *final plat* for *Whisper Rock Addition* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) The *final plat* shall conform to the recommendations made by the Parks and Recreation Board; and,

3) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On December 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions and the Parks and Recreation Board recommendation passed by a vote of 6 to 0 with Commissioner Moeller absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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TREES TO BE PRESERVED

Point Table	
Point #	Raw Description
4136	10 ELM
4128	10 ELM
4130	12 ELM
4131	16 ELM
4132	20 ELM
4133	18 ELM
4134	18 ELM
4199	24 ELM
4135	12 ELM
4137	14 ELM
4138	10 ELM
4139	12 ELM
4140	8 ELM
4141	14 ELM
4142	16 ELM
4143	14 ELM
4144	6 ELM
4145	8 ELM
4146	12 ELM
4147	16 ELM

Point Table	
Point #	Raw Description
4148	12 ELM
4149	12 ELM
4150	12 ELM
4151	16 ELM
4152	8 ELM
4153	12 ELM
4154	14 ELM
4155	18 ELM
4156	8 ELM
4157	14 ELM
4158	16 ELM
4159	14 ELM
4161	12 ELM
4188	18 ELM

N

40 20 0 40 80

SCALE IN FEET
1" = 40'

TREES TO BE REMOVED

Point Table	
Point #	Raw Description
4200	14 ELM
4008	8 ELM
4005	12 ELM
4102	10 ELM
4006	14 ELM
4007	24 ELM
4202	20 HACK
4010	8 ELM
4107	14 ELM
4203	12 HACK
4011	8 ELM
4164	14 ELM
4100	16 ELM
4172	12 ELM
4108	16 ELM
4182	12 ELM
4118	14 ELM
4184	14 ELM
4120	14 ELM
4127	14 ELM

Point Table	
Point #	Raw Description
4167	14 ELM
4169	14 ELM
4174	20 ELM
4175	18 ELM
4176	16 ELM
4177	12 ELM
4178	10 ELM
4183	14 ELM
4185	16 ELM
4186	12 ELM
4187	12 CEDAR
4189	12 CEDAR
4192	16 CEDAR
4193	20 ELM
4207	24 ELM
4209	14 HACK

MITIGATION CALCULATION

PRIMARY PROTECTED 478"
SECONDARY PROTECTED 86"
MITIGATION = 478 + 0.5 x 86 = 471" TO BE MITIGATED
DEVELOPMENT TO PLANT 118 - 4" TREES,
6 TREES IN COMMON AREA & 4 TREES PER LOT.

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARKS

BM = MONUMENT RESET #1
32± LF WEST OF FM 740 & SUMMER LEE DRIVE INTERSECTION. SOUTH SIDE OF SUMMER LEE DRIVE.
ELEV=567.704

BM = MONUMENT R014
375± LF WEST OF RIDGE ROAD & HENRY M CHANDLER DRIVE INSTERSECTION. ON NORTH SIDE OF HENRY M. CHANDLER DRIVE
ELEV=561.017

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: JD DATE:
CHECKED: M.A. DATE: DECEMBER 2018
PROJECT NO.: 02114
DWG FILE NAME: TREE PLAN.DWG

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATT ATKINS, P.E. 93968

STATE OF TEXAS
MATT ATKINS
93968
REGISTERED PROFESSIONAL ENGINEER
12/04/2018

TREESCAPE PLAN
WHISPER ROCK
CITY OF ROCKWALL
ROCKWALL COUNTY

SHEET 01 OF 01

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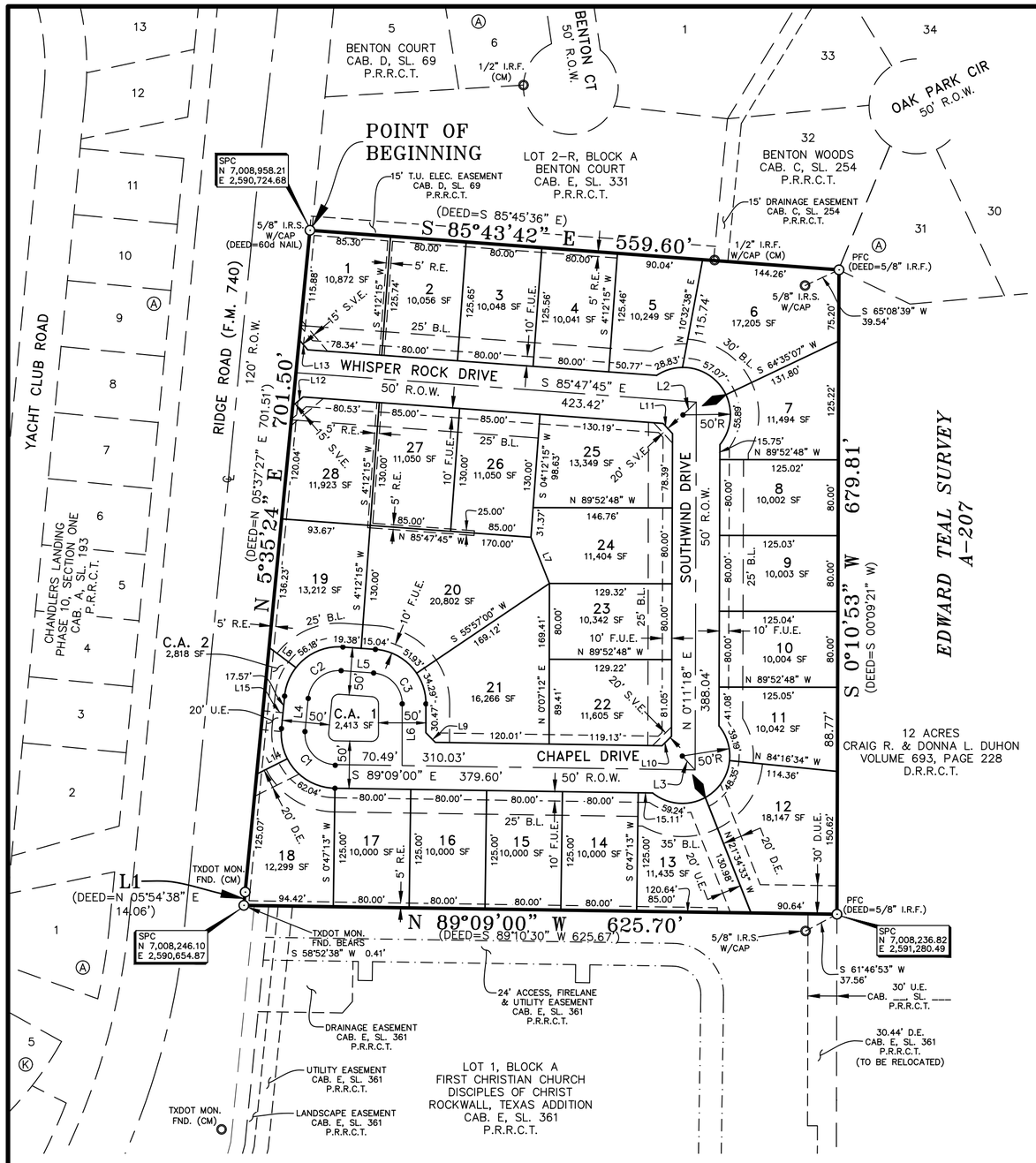
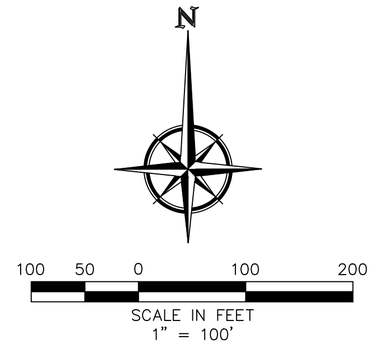


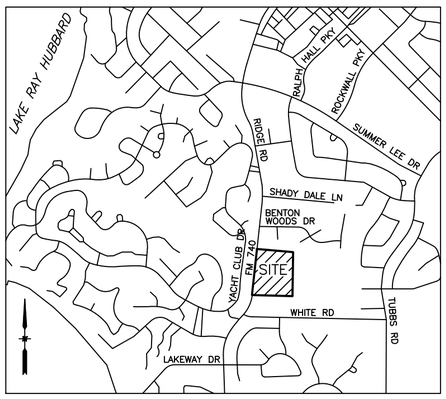
LEGEND

5/8" I.R.S. W/CAP	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
C.A.	COMMON AREA TRACT
B.L.	BUILDING SETBACK LINE
R.E.	RETAINING WALL EASEMENT
U.E.	UTILITY EASEMENT
F.U.E.	FRANCHISE UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.V.E.	SIDEWALK & VISIBILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
◆	INDICATES CHANGE IN STREET NAME



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	094°40'18"	32.50'	35.26'	53.70'	S 41°48'51" E	47.80'
C2	088°40'57"	32.50'	31.76'	50.30'	S 49°51'47" W	45.43'
C3	085°54'57"	32.50'	30.26'	48.73'	N 42°50'16" W	44.29'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 5°42'52" E	14.11'
L2	N 46°11'20" E	19.51'
L3	S 42°43'50" E	19.90'
L4	S 5°31'18" W	34.36'
L5	N 85°47'45" W	34.42'
L6	N 0°07'12" E	65.15'
L7	N 21°46'40" W	52.49'
L8	S 53°11'39" E	35.52'
L9	S 44°30'54" E	14.23'
L10	N 45°31'09" E	14.06'
L11	N 42°48'13" W	14.63'
L12	S 49°53'50" W	14.31'
L13	S 40°06'10" E	13.97'
L14	S 63°25'20" W	36.13'
L15	S 84°28'42" E	21.33'



VICINITY MAP
N.T.S.

Notes:

1. Bearings and grid coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
2. Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners, whenever possible, after all construction for this subdivision is completed.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0040L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
4. The retaining walls located within the Retaining Wall Easements will be owned and maintained by the property owner of the lot in which the retaining wall is located. Retaining walls may not be located on the property lines between lots. The Retaining Wall Easements are private easements to provide access for construction and maintenance of the retaining walls by the affected lot owners.
5. The Homeowners Association or Property Owner will be responsible for all maintenance of the Common Area tracts.

OWNER
RRDC, LTD.
900 HEATHLAND CROSSING
HEATH, TX 75032

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 426

FINAL PLAT

WHISPER ROCK
LOTS 1-28, BLOCK A

BEING

28 SINGLE FAMILY LOTS
2 COMMON AREA TRACTS
ZONED: PD-47
9.477 ACRES

SITUATED IN THE

EDWARD TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: DECEMBER 3, 2018 CASE: P2018-043 SHEET 1 OF 2

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OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RRDC, LTD., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 9.477 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of a called 9.4769 acre tract of land described in a deed to RRDC, LTD., recorded as instrument No. 20170000023557, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 5/8"iron rod with a yellow plastic cap stamped "RPLS 3963"set for corner in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

THENCE South 85 degrees 43 minutes 42 seconds East along the north line thereof and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69, and Benton Woods, an Addition to the City of Rockwall recorded in Cabinet C, Slide 254, all recorded in the Plat Records of Rockwall County, Texas (PRRCT), for a total distance of 559.60 feet to a point for corner near the base of a steel fence post at the northeast corner of said 9.4769 acre tract, common to the southwest corner of a called 12.000 acre tract described in a deed to Craig Duhon et ux, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8"iron rod with a yellow plastic cap stamped "RPLS 3963"set for reference bears South 65 degrees 09 minutes 20 seconds West, a distance of 39.51 feet;

THENCE South 00 degrees 10 minutes 53 seconds West, along the common line of last mentioned tracts, a distance of 679.81 feet to a point for corner near the base of a plastic fence post at the southeast corner of said 9.4769 acre tract, common to the northeast corner of Lot 1, Block A, First Christian Church, Disciples of Christ, an Addition to the City of Rockwall recorded in Cabinet E, Slide 361 (PRRCT), from which a 5/8"iron rod with a yellow plastic cap stamped "RPLS 3963"set for reference bears South 61 degrees 43 minutes 15 seconds West, a distance of 37.49 feet;

THENCE North 89 degrees 09 minutes 00 seconds West with the common line of said 9.4769 acre tract and said Lot 1, a distance of 625.70 feet to a point for corner at the common west corner thereof, and also being in the east line of said Ridge Road, from which a 3 1/4"TXDOT Aluminum Disk found for reference bears South 49 degrees 53 minutes 40 seconds West, a distance of 0.50 feet;

THENCE North 05 degrees 42 minutes 52 seconds East with the East Right-of-Way line of said Ridge Road, a distance of 14.11 feet to a 3 1/4"TXDOT Aluminum Disk found at an angle point thereof;

THENCE North 05 degrees 35 minutes 24 seconds East continuing with the East Right -of-way line of said Ridge Road, a distance of 701.50 feet to the POINT OF BEGINNING and containing 412,830 square feet or 9.477 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

RRDC, LTD., the undersigned owner of the land shown on this plat, and designated herein as WHISPER ROCK, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the WHISPER ROCK subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7. Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FOR: RRDC, LTD.
BY: RRDC-GP, LLC, its general partner

_____
BY: Scott Lewis, Manager

FOR: _____ (LIEN HOLDER)

_____
BY: NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Scott Lewis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____ , .

_____
Notary Public in and for the State of Texas
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____ , .

_____
Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, .

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



APPROVAL CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, .

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____ , .

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT

WHISPER ROCK
LOTS 1-28, BLOCK A

BEING

28 SINGLE FAMILY LOTS
2 COMMON AREA TRACTS
ZONED: PD-47
9.477 ACRES

SITUATED IN THE

EDWARD TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
RRDC, LTD.
900 HEATHLAND CROSSING
HEATH, TX 75032

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 426

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: DECEMBER 3, 2018 CASE: P2018-043 SHEET 2 OF 2

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Honorable Mayor and City Council**

CC: **Rick Crowley, City Manager**
Joey Boyd, Assistant City Manager
Mary Smith, Assistant City Manager

FROM: **Andy Hesser, Director of Parks and Recreation**

DATE: **December 12, 2018**

SUBJECT: ATHLETIC COMPLEX FEASIBILITY STUDY RECOMMENDATION

As you may recall, the Council approved $70,000 to conduct an athletic facility feasibility study in this year's budget. The City Manager appointed a three member committee to review the Requests for Proposals after public solicitation for proposals process.

The three member committee is comprised of local business owner Joe Wimpee, former Park Board Chairman Glenn Varner, and Carol Childress a local resident, former city official in various communities and park advocate.

A Request for Proposals was publically advertised. Three respondents submitted proposals and were reviewed and evaluated by the committee as compared to the advertised selection criteria and task orders.

In your packet is a very thorough report of their findings and their recommendation to Park Board to select the PROS Consulting proposal. Park Board concurred with their findings and voted unanimously to recommend to City Council to authorize the City Manager to negotiate a contract with PROS Consulting to provide an athletic field feasibility study.

Attached is the contract draft reviewed by the City Attorney and the subcommittee report. The contract draft includes a detailed list of tasks to be performed and contains the previous suggestions of Council and Park Board.

November 26, 2018

TO: Andy Hesser, Director of Parks and Recreation, City of Rockwall

FROM: Carol Childress, Glenn Varner, Joe Wimpee

RE: Citizens Advisory Panel Recommendation for Athletic Complex Feasibility Study

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Attached please find our report and recommendation to the City of Rockwall Parks and Recreation Board concerning an athletic complex feasibility study authorized by the City Council in the 2018-2019 budget.

The report briefly outlines the background and evaluation process we have used in reaching our unanimous recommendation that the proposal submitted by Pros Consulting of Indianapolis, IN clearly best meets the criteria and expectations of the Request for Proposal set forth by the City of Rockwall.

Attached to this memorandum are summaries of the evaluation criteria per the City of Rockwall's RFP and comments from references contacted concerning the professional skills, expertise and end work product of Pros Consulting.

We are hopeful that both the Park Board and the City Council will concur with our recommendation and would be pleased to discuss our recommendation with either or both entities.

Thank you for the leadership you have provided to the panel during this process and for the opportunity to serve the City of Rockwall.

City of Rockwall Athletic Complex Feasibility Study
Citizens Advisory Panel Recommendation

Background of the Request for Proposal

- The City of Rockwall Parks, Recreation and Open Space Master Plan is updated every five years and a larger rewrite is undertaken every ten years. In the adopted 2018-2019 budget, the City Council approved up to $70,000 in consulting fees and associated reimbursable costs for a study to assess our local athletic field needs including the feasibility of a new athletic complex.

- In April, 2018 the City of Rockwall issued a RFP for the purpose of obtaining a market needs assessment and financial analysis related to potentially new or remodeled sports facilities located in the city. The RFP also included the provision for a citizen input panel, along with appropriate city staff, to review each proposal and make a recommendation concerning the best proposal to the City of Rockwall Parks and Recreation Advisory Board. The Park Board, in turn, will recommend to the City Council the selection of a consulting firm to conduct the study.

- In May, 2018, the City received three proposals from the following firms:

  Pros Consulting, Indianapolis, IN
  Hunden Strategic Partners, Chicago, IL
  Victus Advisors, Park City, UT

- In October, the City Manager enlisted a three member advisory panel composed of Rockwall citizens Carol Childress, Glenn Varner, and Joe Wimpee.

- The advisory panel met on October 24 and November 5 with Andy Hesser, Director of the Rockwall Parks and Recreation department to review the proposals and reach a recommendation.

- Their recommendation will be presented to the City of Rockwall Parks and Recreation Advisory Board at their December 4, 2018, meeting.

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The Evaluation Process Adopted by the Citizen's Advisory Panel

- Andy Hesser provided the panel in advance of the October 24 meeting a copy of the RPF, copies of each of the three proposals, and a background document that provided context for the proposal and assignment of the panel.

- At the October 24 meeting, the panel eliminated the proposal by Victus Advisors believing it to be inadequate in meeting the expectations of the RFP, having an unrealistic timeframe for completing the study, and the lack of any real local park and recreation experience on the part of the firm's staff.

- The panel then made assignments for contacting references of the remaining two consulting firms, agreed on a common set of core questions to be asked of both firms, and set a date of November 5 to review their findings and make a recommendation.

- Reference contacts were:

  Carol Childress
  Pros Consulting: City of Dallas, TX, New Braunfels, TX,
  Hunden Strategic Partners: Collier County, FL

  Glenn Varner
  Pros Consulting: Sienna Plantation, TX, , West Chicago, IL
  Hunden Strategic Partners: Williamson County, TN

  Joe Wimpee
  Pros Consulting: Edwardsville, IL, Flower Mound, TX
  Hunden Strategic Partners: Grand Rapids, MI

- Common core questions asked of each reference are questions 1-4. Additional suggested follow-up questions are questions 5-9.

  1. How well did the firm communicate?

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2. Did you follow their recommendations or deviate from them and if so, why?

3. Did they hit their marks?…How did the implementation actually work out?

4. Would you use this consulting firm again?

5. Were their recommendations relevant and realistic to your context?

6. Were they honest in their assessments…Did they say no if that was the reality?

7. What did you not like about them?

8. Were there any surprises?

9. What should I have asked that I have not asked ? Is there something missing that we should know in considering this firm?

- At the November 5 meeting the panel reviewed the responses of all the references, evaluated the two proposals against the criteria outlined in the RFP, including the conflict of interest and ethics sections, and reached a unanimous conclusion and recommendation.

<u>Recommendation of the Citizen's Advisory Panel</u>

It is the unanimous recommendation of the Citizen's Advisory Panel that the firm of Pros Consulting of Indianapolis, IN with the firm of MHS as a sub-contractor, be selected to conduct a study to assess the City of Rockwall local athletic field needs including the feasibility of a new athletic complex.

We believe their proposal to be superior for a number of reasons, including the following:

- The outstanding professional leadership and experience in public local and regional parks and recreation of the consulting team.
- The depth and diversity of their project history across the nation and in Texas.
- The experience of their sub-contractor in local and regional design and construction unique to the Rockwall and North Texas areas.
- Their core identity and perspective of public parks and recreation rather than a sports economic development perspective.
- Their Community Values Model that is used to engage input from community leadership and stake holders.
- Their proven record in public sector financial planning and innovation.
- They meet or exceed the criteria of the RFP and can deliver what the City of Rockwall and the Rockwall Parks and Recreation Department need in terms of planning and trusted advice and counsel.
- They are the "better fit" of the two consulting firms in terms of matching the culture and values of the our community.

Attached to this memorandum are summaries of the evaluation criteria per the City of Rockwall's RFP and comments from references contacted concerning the professional skills, expertise and end work product of Pros Consulting.

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CITY OF ROCKWALL EVALUATION CRITERIA

REQUEST FOR PROPOSAL
FOR
ATHLETIC COMPLEX FEASIBILITY STUDY

RFP % Factor	Criteria	Victus	Hunden	Pros
20%	Examples of past experience For similar types of projects And scope of work	5%	10%	20%
10%	Firm personnel qualifications	5%	5%	10%
10%	Evidence of specific relevant Expertise and value to project	5%	5%	10%
20%	Proposed methodology and Resources of how applicant Proposes to complete the Scope of work including Timeline for completion	5%	10%	20%
15%	Historical success of client Implementation of Recommendations/references	5%	5%	15%
25%	*Proposed fee schedule	10%	10%	20%
TOTALS		**35%**	**45%**	**95%**

***Grading for Proposed Fees was not solely on lowest fee. The total cost, relative to timeline for completion, was considered.

REFERENCE CALL NOTES ON PROS CONSULTING
(MHS Sub-contractors)

Did you follow their recommendations or deviate from them, and if so, why?

Sienna Plantation, TX
Yes, actually more. We added more batting cages than they recommended.

West Chicago, IL
Yes, but it was totally opposite from what we thought going into this…but the data they provided substantiated their recommendation.

City of Dallas
We have a long relationship with Pros going back to the early 2000's. They have done a lot of strategic, comprehensive and land use planning for us rather than specific site based and design plans. In their work with us, there could be as many as 200-300 actionable items and it unlikely that we would have acted on every one, but in general, we are very pleased with their work and have followed their recommendations.

City of New Braunfels
We really have not deviated…we are on track to follow their recommendations. When we started, we were just doing the sports complex study. We had a bond election in 2013 that included money to purchase land for the future new sports complex. About 1/3 into the project with Mike's leadership being a former parks and rec director, we realized we needed to also evaluate some of our older facilities and the impact the ultimate new sports complex would have on them. It was a very good move and we added the athletic fields master plan to the project. It also changed our perspective on the new sports complex. It was a positive change and endorsed by our whole team of our staff, the city manager, city council and economic development foundation that helped pay for the study. It was a great suggestion by Pros and it made our sports complex study even better.

Did they hit their marks?…How did the implementation of their recommendations actually work out?

Sienna Plantation, TX
The implementation went very well. They helped us validate our growth concerns with their studies. They were very timely if not ahead of schedule.

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West Chicago, IL
Very well and they were right on schedule if not ahead of, they were very accurate and timely on their deliverables.

City of Dallas
Yes, they hit their marks. Their most recent plan was completed about two years ago and we have a 5-10 year implementation schedule for those recommendations and we are well on the way.

City of New Braunfels
We thought we would need between 100-150 acres. Based on the study, we determined we would need 100 acres to do what we thought was necessary. We have made a land purchase…worked with a local family who sold us the "family farm" and we were able to actually get 150 acres. 15 acres will be used by our economic development board for commercial ventures and the balance will be our sports complex and in addition a cross county and disc golf courses. We have a bond election coming up in 2019 to fund the construction dollars for the new complex.

How well did they communicate with you in the process of the doing the study?

Sienna Plantation, TX
Their communication was excellent with us as well as our user groups.

West Chicago, IL
Very professionally, always kept me apprised of the schedule and activities, and they did not cut any corners.

City of Dallas
The communication piece of their work product is excellent. The assigned project manager and I communicated regularly and then Leon Younger was also highly involved so their communications were excellent. Our project manager has since left the firm to be the director of parks and recreation in Dakota County, part of the Twin Cities area.

City of New Braunfels
Very well. Mike was the lead on our project out of Phoenix. He did a great job of staying in touch…actually spent some extra time with us. As a former local P&R Director, his insight was very helpful.

Were their recommendations relevant and realistic to your context?

City of Dallas
Oh yes, for sure. The most recent work product was a recreation system master plan and comprehensive plan update for the entire department. All of the actionable items were absolutely tailored to the specifics of City of Dallas. There was no "plug and play."

City of New Braunfels
Yes! We did not take the pie in the sky route…we focused on here's what we need now and how do we accomplish it.

Were they honest in their assessments…Did they say no if that was the reality?

Sienna Plantation, TX
I feel strongly that they would have said no if the study supported it.

West Chicago, IL
Yes, they said no to what we thought we would do.

City of Dallas
I do not remember a situation like that but knowing them as I do…I have worked with them a long time… I know that they would be willing to do that, in a diplomatic way of course.

City of Dallas
We were never in that situation. My relationship with Mike was such that he would say "Here's something we should talk about." We had frequent meetings with Mike, myself, our parks and rec staff, our city manager and assistant city manager and economic development board leadership.

Was there anything you did not like about them?

Sienna Plantation, TX
Not sure if it would have made any difference but it would have been nice if they were local or closer.

City of West Chicago, IL
I'm being a little nit-picky here but maybe having a client/vendor partnership instead of a client partnership.

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City of Dallas
Nothing really jumps out at me.

City of New Braunfels
No.

Were there any surprises?

Sienna Plantation, TX
I was surprised how well Pro's interacted with our user groups. They were very supportive and cooperative, (Initially, she was concerned up front how her user groups were going to interact with Pro's)

City of West Chicago, IL
Other than taking us in a different direction, no.

City of Dallas
Not that I recall. We were on a very tight time frame…they hit all their marks…I just do not recall any real surprises.

City of New Braunfels
No…no curve balls…everything was fairly straight forward. They had a very good rapport with our elected officials, Chamber of Commerce and our economic development foundation. The only exception might be the land design cost estimates which were done by their sub-contractor, Luck Design of Austin. At the time we did the study, we did not have a specific piece of property in mind and the property we ended up buying has some unanticipated slope and utility issues.

Would you use this consulting firm again?

Sienna Plantation, TX
Yes, very strongly.

City of West Chicago, IL
Absolutely.

City of Dallas
Oh, yes. They are a big fish in a small bowl. They are absolutely one of the top three firms in the nation who do this type of work and are highly respected.

City of New Braunfels
Absolutely yes. "Pros have their finger on the pulse in industry and have access to data from around the country." Mike was great to work with and we are very pleased.

Other Questions

What about their sub-contractor?

City of West Chicago, IL
He said he had a 20-year experience with Hitchcock and they were local. They worked very well together with Pro's as the lead.

AGREEMENT
For
PROFESSIONAL CONSULTING SERVICES
Between
The City of Rockwall and
PROS Consulting, Inc.

THIS AGREEMENT made as of _____, 2018 and between the City of Rockwall, a political subdivision of the State of Texas (hereinafter called OWNER) and PROS Consulting, Inc., an Indiana S-Corporation specializing in consulting services (hereinafter called CONSULTANT). This contract is for Professional Consulting Services for the *Athletic Complex Feasibility Study* (hereinafter called PROJECT) as described in EXHIBIT A.

Chapter I. Retention of Consultant

The OWNER agrees to retain the CONSULTANT and the CONSULTANT agrees to furnish consulting services in connection with the PROJECT as stated in Section II following, and for having rendered such services the OWNER agrees to pay to the CONSULTANT compensation as stated in Chapter V following.

Chapter II. Character and Extent of Services

The Professional Services to be rendered by Consultant shall be performed as described in EXHIBIT A. Changes to this Agreement may be accomplished by the issuance of a mutually approved written amendment hereto. Amendments may involve increases or decreases in the OWNER's requirements and compensation therefore. No effort shall be incurred by CONSULTANT or paid for by the OWNER beyond the agreed upon scope of work, amounts negotiated, or the associated period of performance without a formal written amendment executed between the Parties to this Agreement

Chapter III. Authorization of Services

No professional services of any nature shall be undertaken by the CONSULTANT under this agreement until he has received authorization from the OWNER.

Chapter IV. Period of Service

This AGREEMENT shall be effective upon execution by the OWNER and the CONSULTANT and shall remain in force until terminated under the provisions hereinafter provided in Chapter VII or the CONSULTANT completes the work as provided in Chapter IX or whichever occurs first.

Chapter V. The Consultants' Compensation

For and in consideration of the services to be rendered by the CONSULTANT, the OWNER shall pay, and the CONSULTANT shall receive the compensation hereinafter set forth for the Tasks as described in Exhibit A, Scope of Services. Compensation shall be an amount not to exceed $64,890 including expenses for tasks as presented in Exhibit A, Scope of Services. This amount includes baseline tasks and does not include the Optional Items. CONSULTANT shall submit monthly statements for services rendered paid within 30 days, based on percentage of major work elements completed as identified in the Scope contained in EXHIBIT A attached to and made part of this contract.

Chapter VI. Ownership of Documents

All work performed by the CONSULTANT pursuant to this agreement shall be deemed to be owned by the OWNER and, to the extent applicable, the CONSULTANT hereby conveys to the OWNER all right, title, and interest in and to the final work product. Work product means any and all plans, specifications, drawings, designs, models, ideas, reports, software programs and the object code, source code, reports and executables related thereto. Should this agreement be terminated, any and all work products and electronic files will be delivered to the OWNER upon completion of payment provided in Chapter V. All work product will be updated and delivered to the OWNER on a regular basis.

Chapter VII. Termination

Either Party may terminate this contract at any time with five (5) days notice, in writing, to other Party. If the contract is terminated by OWNER, as provided herein, CONSULTANT shall be compensated for actual work performed to the date of such notification. Upon delivery of such notice by the OWNER to the CONSULTANT, the CONSULTANT shall discontinue all services in connection with the performance of the AGREEMENT and shall proceed to cancel promptly all existing orders and contracts insofar as such orders or contracts are chargeable to the AGREEMENT. The CONSULTANT shall submit a statement of billing within 30 days of receipt of notice to terminate from OWNER, showing in detail the services performed under the AGREEMENT less such payments on account of the charges as have been previously made.

Chapter VIII. Successors and Assignments

OWNER and CONSULTANT each binds itself and its successors, agents, employees, and assigns to the other party of this contract and to the successors, agents, employees, and assigns of such other party in respect to all, covenants of this contract. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of any public body which may be in a party hereto. CONSULTANT shall not assign this agreement to the successors, agents, employees, and assigns without prior approval of the OWNER.

Chapter IX. Owner Indemnified

The CONSULTANT shall hold harmless, defend and indemnify the OWNER from all claims and liability due to activities of himself, his agents, or employees, performed under this contract and which results from a negligent act, error, or omission of the CONSULTANT or any person employed by the CONSULTANT. The CONSULTANT shall also save harmless the OWNER from any and all expenses, including attorney fees which might be incurred by the OWNER in litigation or otherwise resisting said claim or liabilities which might be imposed on the OWNER as the result of such activities by the CONSULTANT, his agents, or employees.

Chapter X. Professional Liability Insurance

CONSULTANT shall maintain, in force, during the period of this contract, Professional Liability Insurance (errors and omissions insurance) with limits as follows: Aggregate Limit of Liability- $300,000; Per Claim Limit of Liability - $300,000 Worker's Compensation to Statutory Limits. Simultaneously with execution of this contract, CONSULTANT shall furnish to OWNER, a certificate of insurance showing aforesaid coverage of CONSULTANT, as well as OWNER named as insured.

Chapter XI. Services by Owner

OWNER shall perform the following services related to PROJECT. Make available to CONSULTANT information and data pertinent to the assignment including previous reports and any other data relative thereto. Provide reasonable access to and make all provisions for CONSULTANT to enter upon public property as required for CONSULTANT to perform its services under this agreement. Furnish OWNER'S own legal, accounting, financial, and insurance counseling services as may be required for the PROJECT. Designate an individual to act as OWNER'S representative with respect to the services to be performed under this agreement. Said person shall have the authority to transmit instructions, receive information, interpret and define OWNER'S policies and decisions with respect the PROJECT, and other matters pertinent to the services covered by this agreement.

Chapter XII. Miscellaneous

A. For the purposes of this AGREEMENT, all written correspondence shall be directed to the addresses listed below:

OWNER:
Richard R. Crowley, City Manager
City of Rockwall
385 S. Goliad St.
Rockwall, TX 75087

CONSULTANT:
Leon Younger
President
PROS Consulting, Inc.
201 S. Capitol Avenue, Suite 505
Indianapolis, IN 46225

B. INDEPENDENT CONTRACTOR. CONSULTANT shall act in accordance with its own expertise, experience, manner, and methods and through its own duly authorized employees or agents and shall comply with all applicable laws, rules, and regulations governing the performance of Services. The parties recognize that CONSULTANT is an independent contractor and not an employee, agent, partner, joint venture affiliate, or legal representative of the OWNER. CONSULTANT at no time will hold itself out as an agent, subsidiary, or affiliate of the OWNER for any purpose, including reporting to any governmental authority, and shall have no authority to bind the OWNER to any obligation. The personnel performing the Services shall at all times be under CONSULTANT's exclusive direction and control and will be employees of CONSULTANT.

C. *ENTIRE AGREEMENT.* This Agreement and any Statement of Work hereto constitutes the entire Agreement between the OWNER and CONSULTANT and supersedes all previous agreements, whether oral or written. This Agreement will not be modified or amended except by a written document signed by the parties hereto. The formal solicitation documents used to create this award are hereby incorporated. If this Agreement and formal solicitation have conflicting provisions, the Agreement will take precedence.

D. TAXES. The OWNER is a political subdivision of the State of Texas, and as such, is a public tax-exempt organization. The OWNER is exempt from certain sales and use taxes with respect to the purchase price or rental price of all materials, supplies, equipment and consumables that are used by CONSULTANT in performance of the Agreement, and CONSULTANT shall not invoice or charge the OWNER for such taxes. CONSULTANT will be provided with a sales tax

exemption certificate upon request for such purchases or rentals.

E. PARTIES represents and warrant that they are authorized and qualified to conduct business in the State of Texas and the execution delivery and performance of this Agreement has been duly authorized and this Agreement constitutes the legal, valid and binding obligations of the PARTIES, enforceable against the PARTIES in accordance with its terms.

IN TESTIMONY of which this instrument is executed on behalf of the above named CONSULTANT, it has been executed on behalf of OWNER, on the day and year first above written.
Signed:

City of Rockwall By:	PROS CONSULTING, Inc. By:
Printed Name: Richard R. Crowley	Printed Name: Leon Younger
Title: City Manager	Title: President
Date:	Date:

Exhibit A

Proposed Approach

The City of Rockwall desires a planning project to obtain a market needs assessment and financial analysis related to potential new or remodeled sports facilities located in the City. Key stakeholder and user groups in Rockwall have identified a growing need for sporting event facilities in order to better serve residents; provide high quality venues to host regional and state sporting events, drawing outside dollars into the local economy; and identifying sporting event facilities that are found to be lacking, thus increasing the financial viability of recommended facilities.

The outcome will result in an *Athletic Complex Feasibility Study* that creates a realistic action plan and the study will be used to assist in securing the funding to build, operate, and maintain venues that would be financially viable for the City. The study will address the City's athletic needs in three categories, "diamond sports" such as baseball and softball; for "grass sports" such as soccer, football, and lacrosse, and "court sports" such as tennis and pickle ball. The Consulting Team will provide recommendations for existing facility improvements and/or non-site specific potential capital improvement projects and estimated costs associated with all improvements.

The Consulting Team has identified the three basic core strategies to be utilized for the project. The initial three core strategies defined are:

- **Objective Analysis** – A project of this nature must be founded in an objective approach that demonstrates to all interested and affected parties that the final outcome is based on good data, sound analysis, and valid assumptions. The highest standards of professional practice will be applied to this project along with total compliance of what the Request for Proposal requires to be accomplished.
- **Market Focus** – Careful consideration of the market position has to be first and foremost; a broad focus with an emphasis on staff and community input will identify opportunities in the market place desired by the community. This market focus should consider the available resources of the area along with ongoing initiatives, including:
    - Defining the market of potential users, market rates, level of capacity needed, identifying the amenities required to support users, and refining site requirements to enhance the user experience to make the selected site work financially for the City of Rockwall.
    - All marketing recommendations are strategically developed to support public need and operational success

  The Consulting Team is well versed in all facets of public athletic field facilities and will lead the City of Rockwall leadership staff through a planning process that will look at all opportunities for economic and financially viable operations.
- **Financial Sustainability and Economic Viability** – Exciting projects with visions of activity and vibrancy are great candidates for capital dollars, but inevitably, these projects have to be operated and maintained or their success wanes. Today more than ever, operational dollars are strained and becoming increasingly more difficult to generate. The financial performance of the proposed athletic facility improvements should be enhanced to responsibly generate revenue from the facility to sufficiently support operational

expenses at a responsible ratio to other realistic forms of financial support available. This will support the facility and operating objectives desired by the City of Rockwall.

By providing an objective analysis of the market and optimal management plan provided, these three strategies have the opportunity to create a viable and financially stable athletic facilities to meet the needs of the local and regional market. The Consulting Team will confirm these strategies and others through a market and feasibility study planning process utilized in all of our management planning endeavors.

Scope of Services

The following work tasks present a detailed comprehensive scope of services.

Task 1 - Project Management

This kick-off meeting should be attended by key management and staff members, and Consulting Team members to confirm project goals, objectives, and expectations that will help guide actions and decisions of The Consulting Team. Steps of this task include:

A. Kick-off Meeting – Conduct a meeting to present and discuss the following:

- **Outcome Expectations and Feasibility Factor Confirmation** – The project goals and objectives will be discussed in conjunction with project feasibility factors – what constitutes ultimate feasibility; detailed work plan will be reviewed and project schedule will be confirmed.
- **Communications** – Confirmation on lines of communication, points of contact, level of involvement by key management, and other related project management details.
- **Work Plan** – Review statement of project requirements and work plan

B. Data Collection – The Consulting Team will request, collect, log, and review potential data and information required in order to facilitate a thorough understanding of the project background.

Task 2 - Background Research

A. Field Inventory and Comprehensive Assessment – The Consulting Team will collect and log key data and information to facilitate dissemination and assimilation of information. This review will be in all areas of athletic facilities inventory and FULL ASSESSMENT of conditions. The initial analysis and site visits will incorporate a review of the athletic fields to evaluate design standards that in turn impact the level of service standards necessary to meet community needs. In addition to the City of Rockwall's athletic facilities, the consulting team will inventory and assess fields associated with Rockwall Independent School District, etc.

B. Field Utilization Analysis –The Consulting Team will analyze the carrying capacity of the current athletic facilities assets based on usage factors and best management practices by field type (e.g. engineered, non-engineered, synthetic, lighted, non-lighted, etc.). Utilizing this information, the Consulting Team will define the demand based on available information from the City. This analysis will document the current number of events and levels of play for each athletic facility. Lastly, recommendations will be prepared to maximize the use of fields, while

maintaining the City's desired condition standards.

Task 3 - Leadership, Stakeholder, and Community Input

The foundation of all projects should be built upon an inclusive community input process. This project's input process will be based on qualitative data gleaned from leadership, stakeholder, and focus group sessions. The Consulting Team will utilize contacts and relationships of the various partners to identify stakeholders, leaders, and focus group participants to gather input in order to gain consensus on key operational strategies and programs.

To affectively quantify the need, The Consulting Team believes deeply in creating an in-depth, efficient, open, and citizen-focused community process as part of all projects. A summary of the Community Input will be assimilated and discussed with the management upon completion of all input mediums. The primary approach for stakeholder input is detailed below.

A. **Key Leadership and Stakeholder Interviews** – The Consulting Team will perform interviews with key stakeholders to evaluate the vision for the athletic facilities in Rockwall; these interviews will occur within the first 30 days of the project. The community values, strengths and challenges, trends, and existing level of services provided will also be evaluated during this time. It is important to have one-on-one interviews or small groups with these key leaders to ascertain candid input.

B. **Focus Group Meetings –** The Consulting Team will work with the management team to identify all groups and key contact persons for each. The focus groups will identify vision, values, and key issues and provide insight into facility and program needs, operational issues, and opportunities. Examples include but are not limited to:

- Sports/special interest groups
- Economic Development Related Groups
- Sports Tourism Groups
- Key partners and other local providers
- Youth Sports League Players
- City and County Government Groups
- Chamber of Commerce

Task 4 - Market Analysis

A market analysis will be performed to define the target market and quantify the associated needs. Following quantification and definition of the market need, an analysis of the competition will be performed to project

potential market capture and assist in deriving the core service offerings of the studied facility. From this review, the Consulting Team will provide the core market program plan to guide athletic field improvements and development. The following steps will provide the basis for the Market Definition:

A. Demographic Analysis – The Consulting Team will complete a demographic trends analysis which is based on Census 2010 baseline data, 2018 reported data and projected populations. Demographic characteristics analyzed and reported on will include population, age and gender distribution, households, and income characteristics. This analysis will provide an understanding of the demographic environment for the following reasons:

- To understand the market areas which are potential served by the existing and proposed facilities
- To determine changes and assist in making proactive decisions to accommodate those shifts

B. Service Provider Analysis – The Consulting Team will analyze all major direct and indirect service providers. Direct and indirect service providers will be based on typical services/programs. This data will be utilized to compare against the activities and programs identified in the Market Definition. An inventory of comparable facilities will be performed on a local and regional basis to attempt to quantify market share. An analysis of competition will include: location, service offering, pricing, and attraction.

C. Market Definition – The Consulting Team will confirm the size of the market by age segment and race/ethnicity for the study area. Detailed demographic analysis will be compared to potential recreational activities to estimate potential participation per national and local trends, as documented in the Sports & Fitness Industry Association's (SFIA) 2018 Study of Sports, Fitness and Leisure Participation, as well as ESRI local market potential. This will help to determine the size of the activity market by age segment and frequency rates that can be applied to the facility. These figures will serve as the basis for participation and revenue projections of the athletic fields.

D. Visioning and Core Program – Utilizing the Stakeholder Input, Demographic Analysis, Service Provider Analysis, Market Definition, and current partner offerings the Consulting Team will identify the recommended core programs. This will include key activities and programs for both adult and youth participants as well as the potential size of the core program, and market positioning. This information will be presented in a Visioning Session with the appropriate participants to finalize a recommended program plan from which the concept, spatial analysis, and operational and finance plan will be created.

Task 5 - Levels of Service

The following deliverables will be included in the final task of the *Athletic Complex Feasibility Study* project.

A. Sports Fields Standards – The Consulting Team will establish customized level of service standards for athletic fields. The levels of service analysis will take into account the number of fields required to serve the current population and ten to twenty years out to support demographic projections. This will include the capacity level for sports program use as it applies to hours of operation for practices, leagues, tournaments, camps, clinics, and other program users.

2015 Inventory - Facilities				2015 Facility Standards			2025 Facility Standards		
	Recommended Service Levels			Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed		Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed	
OUTDOOR AMENITIES:									
Diamond, Baseball(Teen/Adult)	1.00	field per	15,000	Need Exists	4	Sites(s)	Need Exists	6	Sites(s)
Diamond, /Softball/Baseball(Youth)	1.00	field per	4,000	Need Exists	2	Sites(s)	Need Exists	7	Sites(s)
Diamond, Softball (Adult)	1.00	field per	15,000	Need Exists	2	Field(s)	Need Exists	4	Field(s)
Rectangle Fields (Soccer, Lacrosse, Rugby)	1.00	field per	5,000	Need Exists	5	Field(s)	Need Exists	10	Field(s)
Rectangle Fields Football (Youth)	1.00	field per	40,000	Meets Standard	-	Field(s)	Need Exists	0	Field(s)

B. Inventory and Service Area Mapping – The Consulting Team will develop inventory and equity mapping to identify service area analysis for athletic facilities. This includes mapping by sports field typology as applied to population density and geographic areas. A service area is defined as a circular area around a sports field whose radius encompasses the population associated with the appropriate facility standard for each sports field. Using the level of service standards and service areas provided by Consulting Team for each sports field type, a series of maps will be prepared.

Task 6 - Operational/Financial Plan and Economic Impact

The financial analysis translates market need, programs and space requirements into hard numbers that establish the baseline for decision-making. Specific tasks include:

A. Operational Standards – The Consulting Team will prepare operational standards for the athletic facilities. This task will include:

- Staffing Analysis – The Consulting Team will analyze current management practices and limitations to understand the operational situation. This analysis will provide support for a future organizational structure and staffing requirements, and ways to improve operational efficiencies, policy development, process improvements, system and technology improvements, and marketing/communication capabilities
- Operational Standards – The Consulting Team will establish operational standards and costs based on full operations. This will include hours of operation, maintenance standards, staffing levels needed, technology requirements and customer service requirements based on established and agreed upon outcomes. Where appropriate, personnel standards as dictated by all state and/or local codes and ordinances will also be determined based on the design and program of the facility. This task will require a workshop with key management and staff. Levels of service and operational costs for the facility will be finalized.

B. Management Strategy – The Consulting Team will evaluate management alternatives and opportunities. Management alternatives will be developed to guide decision-making by the City of Rockwall. This will include identification of potential partners by specific activity, funding parameters, and agreement guidelines to support formal agreements.

C. Financial Plan – The Consulting Team shall provide recommendations and estimated costs for existing facility improvements or non-site specific capital investment projects. Based on the operational and management plan and debt service, the Consulting Team will develop a detailed financial plan illustrating pricing strategy for each of the appropriate services as well as a five-year pro forma. The detail financial plan will include a space utilization summary based on detailed line item projections and detailed participation by program area, including:

- Expenditure detail
  - Detailed staffing by space/program area
  - Contractual costs, including but not limited to, utilities, maintenance and repair, insurance, office/license/dues, advertising and promotion
  - Maintenance cost associated with managing of the site
  - Commodity costs for program area and general facility requirements
  - Contract instructor/officiating costs
- Revenue and participation detail
  - General admission by month of year, by participant category and price point (youth, adult, weekday, weekend, etc.)
  - Program participation by session/meetings, by participant category (youth and adult)
  - Rental by space/program area by price point
  - Cost of proposed capital expenditures and how to pay for them
  - Tax rate impact

Pricing strategies will be based on a ten (10) step process which highlights the level of exclusivity received by the participant and the value of experience provided. The detailed financial plan will be developed within Microsoft Excel and will be included as a deliverable to provide management and staff the ability to affectively plan and budget for future years. In addition to the line item detail and summary schedules for revenues and expenditures, this model will provide a five-year pro forma and cash flow for budgetary purposes.

D. Economic Impact Analysis – The Consulting Team will assess the tourism economic impact of the athletic facilities. The economic data includes:

- Potential tourism impacts based on available data.
- The Consulting Team will work with the City of Rockwall to collect data and at locations to determine origin of users and visitors, length of stay, accommodations used, revenue spent by type of user at a system site or because of the system to determine total economic impact from an improved site. The methodology will be used to predict the future economic impacts in future years.
- The survey data will be used to estimate the jobs and economic impact that the sports complex generates for the City of Rockwall and the region.
- The economic impact multipliers for the area are the Regional Input-Output Modeling System (RIMS II) from the U.S. Department of Commerce - Bureau of Economic Analysis, Regional Economic Analysis Division, Analysis and Special Studies Branch.
- Economic multipliers will be applied to the estimated visitor spending to estimate the tourism economic impact.

Task 7 - Implementation Plan

A. Draft Report – The feasibility study/business plan will establish a definitive direction for the athletic facilities and management team. The plan should be one that generates energy and advocacy while providing confidence in the business practices required for success. The draft plan will include a implementation plan and will be developed and distributed to key management and staff. This will include all market analysis, program development, operational and financial plan.

B. Presentation of Findings and Recommendations – The Consulting Team will present the feasibility study/business plan findings, recommendations and implementation strategy with key City of Rockwall management. The Consulting Team CEO, Leon Younger shall be involved in final presentations to City Council and/or Park Board

C. Final Report – Following consensus on the development plan and recommendations, the Consulting Team will prepare the final report documenting all findings, analysis and recommendations to support implementation. This will include the goals and objectives along with the strategies and actions, including anticipated costs to develop, target market, programming plan, management / staffing plan, partnering / management plan, pricing strategies, funding recommendations, priorities/timelines and performance measurements.

OPTIONAL ITEMS

Electronic Survey – Also, the Consulting Team can create an online survey administered through www.surveymonkey.com. This survey will be promoted through the Department's website and promotional mediums to maximize outreach and response rates. These surveys will provide quantitative data and guidance in addition to the stakeholder and focus groups in regards to the recommendations for athletic facilities, usage, and pricing strategies.

Conceptual Design – If requested as an alternate, we will provide a conceptual design for a new sports facility or renovated sports facility, based on the feasibility study recommendations. Our scope of services for this alternate conceptual design is as follows:

- Create a digital base map of the tract of land using a survey provided to us by the Owner. We will add currently available topography, aerial and all features including surrounding properties.
- Based on the information from the feasibility study, prepare two preliminary "hand drawn" site plans for the tract to reflect the use types discussed. The site plans will include existing streets and elements, topography, key natural features, proposed roadways and amenities.
- Present the site plan to the Owner for review and comment.
- Prepare a final computer drafted site plan to reflect comments received. The final site plan will be delivered to the Owner in a digital form, as well as a printed hard copy.
- Prepare a preliminary opinion of probable cost for the elements included in the computer drafted site plan.

Timeline

The schedule below depicts the time to complete the tasks described in the scope of work, as well as highlighted areas to meet with the City of Rockwall on key meeting dates. Specific dates will be set during the kick-off meeting process. PROS is confident of our ability to meet the schedule and will consider any special requirements by the City in regards to scheduling.

	Month 1				Month 2				Month 3				Month 4				Month 5				Month 6				Month 7			
Week	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
City of Rockwall Athletic Complex Feasibility Study																												
Task 1 - Project Management																												
B. Data Collection																												
Task 2 - Background Research																												
A. Field Inventory and Comprehensive Assessment																												
B. Field Utilization Analysis																												
Task 3 - Leadership, Stakeholder, and Community Input																												
A. Key Leadership Interviews																												
B. Focus Group Meetings																												
Task 4 - Market Analysis																												
A. Demographic Analysis																												
B. Service Provider Analysis																												
C. Market Definition																												
D. Visioning and Core Program																												
Task 5 - Levels of Service																												
A. Sports Field Standards																												
B. Inventory and Service Area Mapping																												
Task 6 - Operational/Financial Plan and Economic Impact																												
A. Operational Standards																												
B. Management Strategy																												
C. Financial Plan																												
D. Economic Impact Analysis																												
Task 7 - Implementation Plan																												
A. Draft Report																												
B. Presentation of Findings and Recommendations																												
C. Final Report																												
Key Meeting Dates																												
Length of Task																												
Task Technical Work																												



Proposed Fee Schedule

The following fee breakdown is based on the project approach described in the Scope of Work for the *Outdoor Athletic Complex Feasibility Study*. The PROS Team has based this fee on our current understanding of the City's goal for the project. We would appreciate the opportunity to meet and discuss the project approach and fees to ensure they are consistent with the expectations of the City of Rockwall. This fee is a not-to-exceed amount and includes all costs, both direct and indirect, including any reimbursable expenses.

Task 1 – Project Management		
A. Kick-off Meeting	$	3,560
B. Data Collection	$	560
Subtotal Dollars	**$**	**4,120**
Task 2 – Background Research		
A. Field Inventory and Comprehensive Assessment	$	10,060
B. Field Utilization Analysis	$	4,330
Subtotal Dollars	**$**	**14,390**
Task 3 – Leadership, Stakeholder, and Community Input		
A. Key Leadership Interviews	$	3,420
B. Focus Group Meetings	$	2,170
Subtotal Dollars	**$**	**5,590**
Task 4 – Market Analysis		
A. Demographic Analysis	$	2,000
B. Service Provider Analysis	$	2,800
C. Market Definition	$	1,600
D. Visioning and Core Program	$	3,440
Subtotal Dollars	**$**	**9,840**
Task 5 – Levels of Service		
A. Sports Field Standards	$	3,700
B. Inventory and Service Area Mapping	$	3,200
Subtotal Dollars	**$**	**6,900**
Task 6 – Operational/Financial Plan and Economic Impact		
A. Operational Standards	$	2,830
B. Management Strategy	$	2,830
C. Financial Plan	$	4,070
D. Economic Impact Analysis	$	3,410
Subtotal Dollars	**$**	**13,140**
Task 7 - Implementation Plan		
A. Draft Report	$	3,250
B. Presentation of Findings and Recommendations	$	3,750
C. Final Report	$	3,910
Subtotal Dollars	**$**	**10,910**
TOTAL DOLLARS	**$**	**64,890**
ADDITIVE / OPTIONAL SERVICES		
Electronic Survey	$	1,600
Conceptual Design	$	9,875

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Honorable Mayor and City Council**

CC: **Rick Crowley, City Manager**
Joey Boyd, Assistant City Manager
Mary Smith, Assistant City Manager

FROM: **Andy Hesser, Director of Parks and Recreation**

DATE: **December 12, 2018**

SUBJECT: HARBOR NEIGHBORHOOD PARK CONCEPT PLAN

William Spencer with MHS Planning and Design will present the concept plan for a neighborhood park located in The Harbor area along the lake and is planned to serve the approximately 1,200 residential units that are being developed in the PD-32 area.

In consultation with the City's Planning Department, staff expects that the primary residents of this area will be young professionals and "empty nesters". This implies that the percentage of school aged children may be minimal as compared to typical single family home developments.

With this unique situation in mind, the park development plan attempts to design for these nearby residents in mind as well as a potential destination area for other local residents and potential visitors to The Harbor area. The approved budget for phase 1 development costs is $484,000 to be paid from Developer Fee contributions in accordance with the Mandatory Park Land Dedication Ordinance.

At the December 4th Park Board meeting, a public hearing was held to review and hear input regarding the concept plan. A summary of the input is included in your packet in the DRAFT Park Board minutes.

Park Board voted unanimously to recommend that Council approve the concept plan as submitted, with particular attention to addressing concerns raised by adjacent business owners regarding restrooms, parking and fencing to separate the park from the buildings.

ROCKWALL URBAN BEACH PARK

North

20' 0' 20' 40'

GRAPHIC SCALE

FUTURE PEDESTRIAL & MAINTENANCE ACESS

RESTROOM (PREFERRED LOCATION)

3' FENCE

FOOT WASH STATION & WATER FOUNTAIN

BOARDWALK

NINJA COURSE

SEATING NODE

EXISTING BUILDINGS

TRAIL CONNECTION TO PROPOSED TXDOT TRAIL

LANDSCAPE BUFFER

PROGRAM & OPEN PLAY SPACE

PLAY CUBES

8' WIDE CONCRETE TRAIL

YARD GAME LAWN AREA

BEACH AREA W/ LIGHTED VOLLEYBALL COURTS

RESTROOM LOCATION OPTION

EXISTING TREES

GRASSCRETE FOOD TRUCK PARKING AREA

SEATING NODES

12' WIDE CONCRETE TRAIL

BOLLARD LIGHTING

KAYAK LAUNCH

LAKE RAY HUBBARD

SUN BATHING DECK

DATE: 28 NOVEMBER 2018
CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION

MHS PLANNING & DESIGN, LLC
212 WEST NINTH STREET
TYLER, TEXAS 75701
PHONE: 903.597.6606
WWW.MHSPLANNING.COM

ROCKWALL PARKS & RECREATION
GO OUTSIDE AND PLAY
PLAYROCKWALL.COM

MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, December 4, 2018
6:00 PM

Call To Order

The meeting was called to order in the Council Chambers at 6:00pm by Park Board Chairman Ray Harton with the following Board Members present: Fran Webb, Charles Johnson, Kevin Johnson, Brandon Morris and Peggy Maurhoff. Larry Denny was absent. Also present were Director of Parks and Recreation, Andy Hesser and Administrative Secretary, Wendy Young, Recreation Superintendent, Andrew Ainsworth and Parks Superintendent.

Open Forum

Chairman Harton explained how Open Forum is conducted and asked if anyone in the audience would like to come forth and speak during this time. There being no one wishing to speak, Chairman Harton then closed the Open Forum.

Consent Agenda

1. P2018-035Discuss and consider the approval of a final plat for Lot 1, Block A, Alders at Rockwall Addition, being a 10.310-acre parcel of land generally located south of the intersection of T. L. Townsend Drive and Justin Road, and take any action necessary.
2. P2018-041Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance III, LLC. for the approval of a preliminary plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.
3. P2018-042Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a replat for Breezy Hill, Phase VIII containing 61 single-family residential lots on 27.822-acres of land located along the eastern side of Breezy Hill Lane, and take any action necessary.
4. P2018-043Discuss and consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a final plat for the Whisper Rock Subdivision containing 28 single-family lots on a 9.477-acre tract of land addressed as 3231 Ridge Road, and take any action necessary.
5. SP2018-037Discuss and consider a request by Russell Phillips of Sterling One for the approval of a site plan for a 265 unit, condo development (Harbor Hill) situated on a 7.58-acre tract of land located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.
6. SP2018-040Discuss and consider a request by J. C. La Foy & Associates on behalf of MCP Residential, LTD for the approval of an open space master plan for an age/restricted senior living community consisting of 46 single-family lots on a 15.826-acre tract of land located on the east side of S. Goliad Street [S. SH-205] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

Park Board Member K. Johnson moved to approve the entire consent agenda (1, 2, 3 4, 5 and 6). Park Board Member Webb seconded the motion which passed unanimously.

Consider approval of minutes from November 6, 2018 Park Board meeting and take any action necessary.

The minutes from the November 6, 2018 Park Board meeting were provided to the Board for their review. C. Johnson made a motion to approve the minutes, B. Morris seconded the motion which passed unanimously.

Discuss and consider Athletic Feasibility Study Request for Proposal recommendations presented by citizen review committee and take any action necessary.

Parks and Recreation Director Andy Hesser explained that as you may recall, the Council approved $70,000 to conduct an athletic facility feasibility study in this year's budget. The City Manager appointed a three member committee to review the Requests for Proposals after public solicitation for proposals process. The three member committee is comprised of local business owner Joe Wimpee, former Park Board Chairman Glenn Varner, and Carol Childress a local resident, former city official in various communities and park advocate. Joe Wimpee and Glenn Varner came forth and presented and discussed their findings. Glenn Varner explained that Pros Consulting was the best choice for Rockwall, they had more experience in what the City of Rockwall is looking for and they liked the fact that they partnered with MHS Planning & Design who has worked with Rockwall in the past. Board Member K. Johnson stated that the committee did a great job and thanked them for spending all the time on this project. Mr. Varner explained this company was, in the committee's opinion the best for this particular job. Mr. Wimpee explained that he has a passion for youth sports and athletics. He has been very displeased with our facility for a long time and not just from a selfish standpoint but an economic standpoint. The citizens will truly use this and benefit from this. Board Member C. Johnson made a motion to accept this athletic feasibility study by Pros Consulting and the committee's recommendation. Chairman Harton seconded the motion which passed unanimously.

Hold public hearing for a neighborhood park concept plan located in The Harbor takeline area within Park District 17 and take any action necessary.

MHS Planning and Design presented the concept plan for a neighborhood park located in The Harbor area along the lake and is planned to serve the approximately 1,200 residential units that are being developed in the PD-32 area. Chairman Harton then opened the public hearing asking if anyone would like to come forth and speak pertaining to this item.

Mark Kelldorf
203 E. I-30
Rockwall, TX 75032

Mr. Kelldorf came forth and generally expressed opposition to this park. He expressed concerns with this park. He provided various reasons why he's not for this park. He also

has concerns regarding the public coming into his business and using the restrooms. Trash would be an issue, parking, volleyball courts will be seasonal only, school kids loitering and vandalism. He stated he has to replace lights broken periodically. This park would block the view of sunset and sunrise. He suggested the city do a site line analysis. He said the pro of this park would be the trails that will be installed.

Ben Bassichis
201 E. I-30
Rockwall, TX 758032

Mr. Bassichis came forth and generally expressed opposition to this park. His concerns were the public coming in to his business and using the restrooms and this park would take away the views. He stated this is also a security risk and that maintenance would have to be done daily to this park to keep it looking nice. He also expressed various concerns about the kayak launch and how people would get kayaks at the launch location.

Ignacio Hirigoyen
202 Meadowdale Dr
Rockwall, TX 75087

Mr. Hirigoyen came forth and generally expressed opposition to this park. The main concern was the sand maintenance of the volleyball court.

There being no one else wishing to come forth and speak, the Chairman then closed the open forum. Board Member C. Johnson expressed that the wind blows from the south, the kayaks may have trouble getting in the water because of the wind. The sand will get blown from the south wind out of the volleyball court area. If anyone with little kids needs to use the restroom, it's closer to go to the business close by. He explained that he likes the concept design but not for this particular area. Board Member Maurhoff wanted to know if this would be equitable and also noted that there needs to be more shade over the seating areas as well as the restrooms being an issue. Board Member Morris generally expressed that he thought this park would only complement the adjacent businesses. After a brief discussion, Board Member K. Johnson made a motion to recommend approval of the plan with special attention given to restrooms, parking, adjacent property owners, accessing kayak launch. Chairman Harton seconded the motion which passed 6-0 (Denny absent).

Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 8:00 p.m.

PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL, TEXAS, this 3rd day of January 2019.

_____

Ray Harton, Park Board Chairman

ATTEST:

_____

Wendy Young, Administrative Secretary

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From: Jillian Gaines
To: Cole, Kristy
Subject: City Council Meeting
Date: Monday, December 03, 2018 1:11:11 PM

Mrs. Cole,
I would like to speak to Rockwall City Council on Monday, December 17 about the Water Issues I've been suffering from for nearly 2 years. I appreciate your help in the recent days in setting this up for me.

I will email you the photos, reports, and petition that I plan to show The City Council during my presentation at a later date.

Please let me know if you have any questions or concerns.
Thank you,
Jillian Gaines
1305 Clear Meadow Court
512.968.6295 cell

August 26, 2018
Report No. 118-830

Mr. Gail Wong
1315 Clear Meadow Court
Rockwall, Texas

Via E-Mail:

Re: Visual Foundation Evaluation
Residence @ 1315 Clear Meadow Court
Rockwall, Texas

Dear Mr. Wong:

In accordance to your authorization, the undersigned, Ralph B. Mansour, P.E., has performed a visual walk-through of the above-referenced residence. The evaluation was conducted on August 17, 2018.

It is our understanding that the area along the east side of the house is moist all year round (Photos 3, 4, 5 and 6), which imposes risk to your foundation system. Based on the visual observations, SEG concludes the following:

- The source of water is likely the street along the east side of the subdivision;
- The water is flowing towards the residence at 1305 Clear Meadow and consequently to your residence by overflowing above and through the retaining wall (Photo # 7) and by underground seepage;
- The residence at 1305 Clear Meadow installed a french drain system and a moisture barrier. Furthermore, the weep holes are dry (Photos # 6 and 7), that indicates that the above ground water is likely reduced or prevented;
- Despite the aforementioned remedial measures, the condition persists as illustrated by the moist water conditions along the east side of the residence and in the adjacent residence.

Based on the visual observations, your house foundation is currently performing as intended. However, the risk persists since long term moist conditions could lead to settlement. Therefore, SEG recommends the following:

Retain a civil engineer to investigate the water source and to develop a permanent solution to the water flow (above and underground) from the site boundary. This issue involves the entire subdivision and therefore is of concern to the homeowner association. In the meantime, you will need to protect your foundation from the excessive moisture.

We recommend that a perimeter drain be constructed between the wall and the direction of the anticipated groundwater flow along the east side of the house. The drain should consist of perforated, rigid plastic or metal pipe (at least 6 inches in diameter) installed at least 2 feet below the base of the wall. The drain line should provide positive gravity drainage or drain to a sump equipped with a pump. The drain line should be surrounded with at least 6 to 8 inches of free-draining, uniformly-graded granular material (uniformly-graded gravel with less than 5 percent

passing the No. 100 US sieve) that is encapsulated with a suitable filter fabric. We recommend that the filter fabric be woven and have a percent open area of about 40 percent.

We trust the information is sufficient to your present use. Please call if you have any questions.

Syntec Engineering Group, Inc.
Structure Inspection Services
Firm Registration No. F8610





Ralph B. Mansour, P.E. 8/25/18

Plate 1
Site Photos

	
Photo 1: Water flowing from the adjacent property to the east "i.e. 1305 Clear Meadow Court)	Photo 2: Mild slope towards the north at the back side of the house.
	
Photo 3: Moist soil at the northeast corner of the house	Photo 4: Weepholes appear to be dry suggesting below grade water source.

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Photo 5: View of the retaining wall to the east. The soil adjacent to the retaining wall was damp.



Photo 6: Again, moist soil adjacent to the retaining wall



Photo 7: View of the retaining wall of the adjacent property to the east.



Photo 8: There is a French drain system at the toe of the retaining wall. In addition, the ground was covered with moisture barrier

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Photo 9: Again, the weep holes are dry suggesting below ground water migration.	Photo 10:
Photo 11 :	Photo 12:

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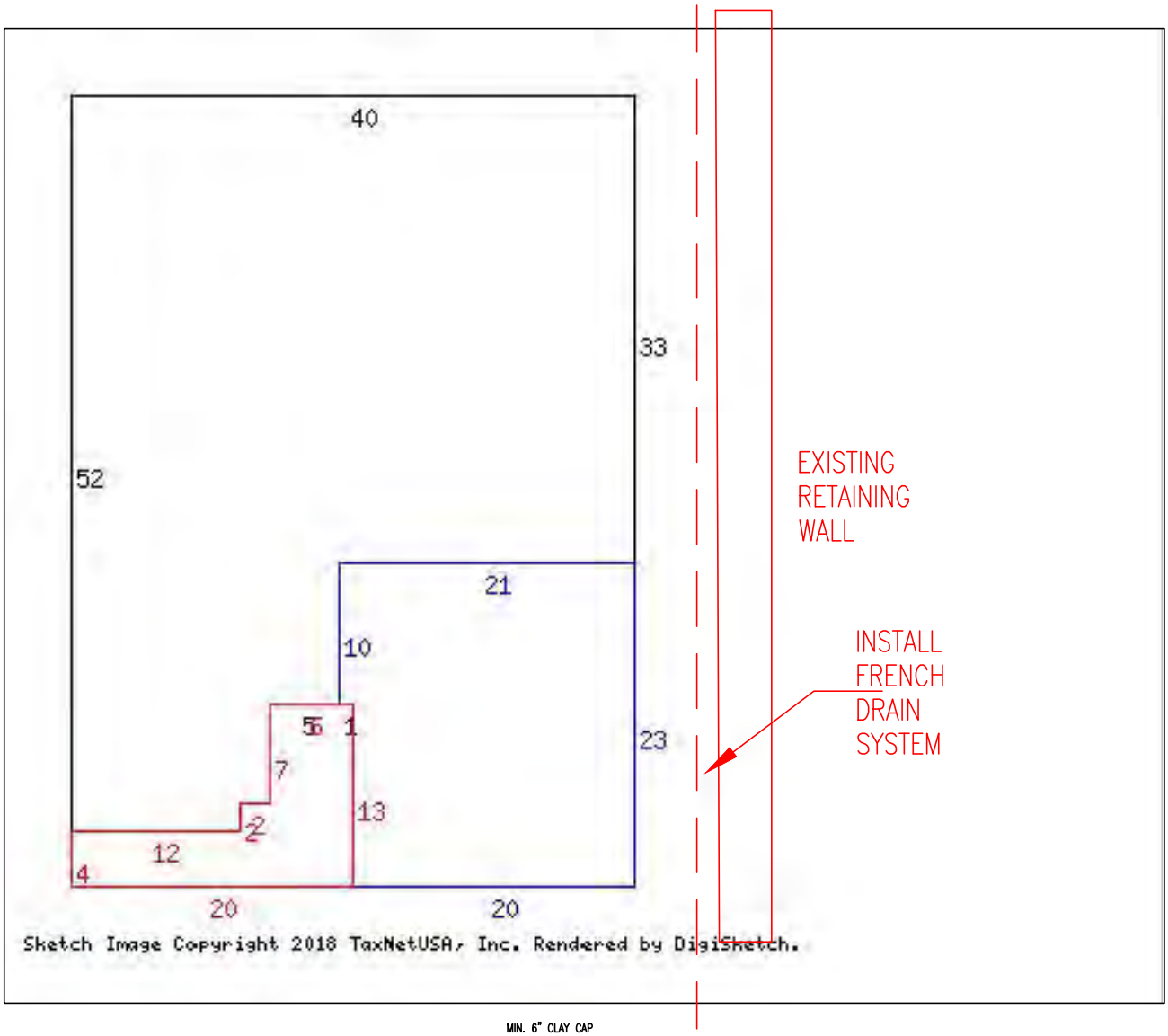
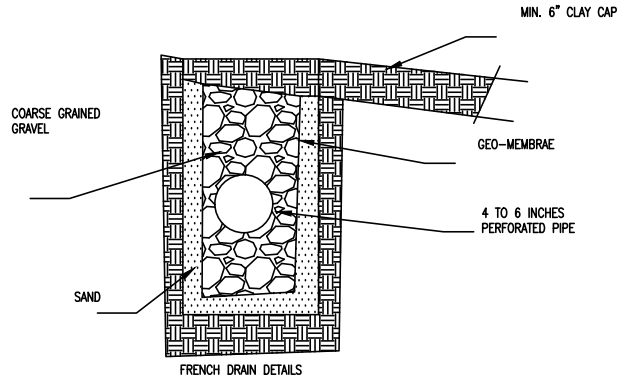
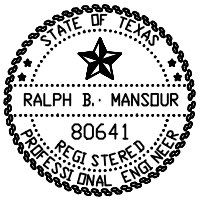




FRENCH DRAIN DETAILS



Ralph Mansour
8/17/18

SYNTEC ENGINEERING GROUP, INC 2639 WALNUT HILL LANE DALLAS, TX 75229 TEL (214) 329-1777 SEG#118-830	RESIDENCE @ 1315 CLEAR MEADOW COURT ROCKWALL, TEXAS	NOT TO SCALE 8/17/18

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Foundation Analysis Report

Report Date: August 3, 2018

Prepared For: Jillian Gaines

1305 Clear Meadow Court
Rockwall, TX 75087

Property Address: 1305 Clear Meadow Court
Rockwall, TX 75087

Report Number: 20180803-01

Prepared By: Highland Engineering Group, LLC
2807 Allen St.
#393
Dallas, TX 75204

Inspector: Matt Monroe

© 2018 Highland Engineering Group, LLC

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Highland Engineering Group
2807 Allen Street #393
Dallas, TX 75204

August 3, 2018

Jillian Gaines

1305 Clear Meadow Court
Rockwall, TX 75087

RE: Foundation Visual Survey
1305 Clear Meadow Court
Rockwall, TX 75087

Dear Ms. Gaines,

In accordance with your request, the above noted residence was visited on August 3, 2018 to determine the current condition of the foundation. Upon visual inspection, ground penetrating RADAR testing, and site survey, no foundation repairs are recommended at this time.

If the source of ground water that that you have described as saturating the property is identified and eliminated, I recommend that a followup elevation survey is completed on the residence at approximately 3 weeks after the water source has been eliminated. Altering soil moisture conditions below the foundation may cause variable foundation movement. This followup survey is intended to monitor movement, if any, that may result from changes in existing soil moisture conditions.

Please contact me if you have any questions concerning this report.

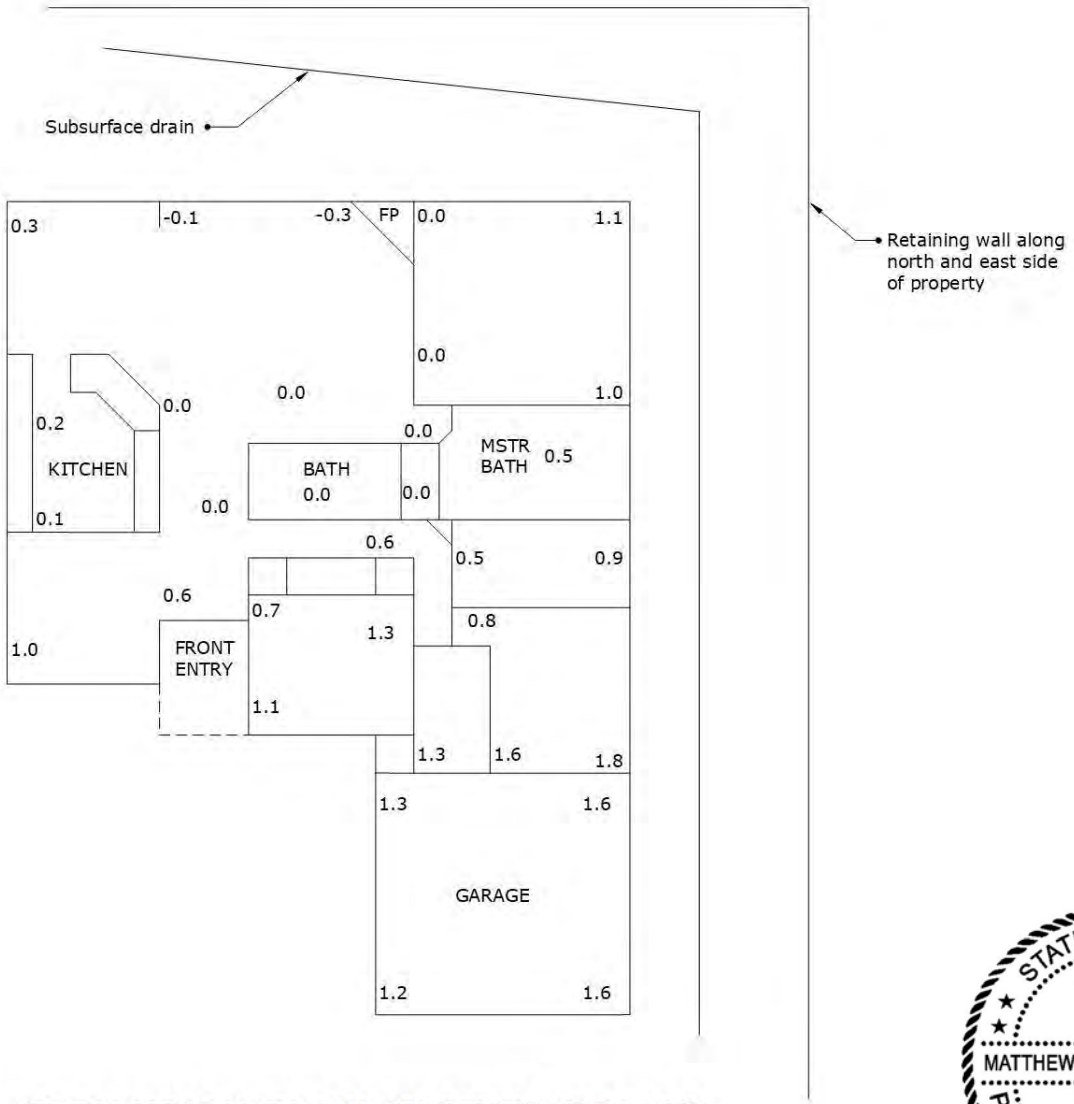
Sincerely,

Matthew S. Monroe, M. Eng., P.E.
Principal
214-908-0246



This confidential report is prepared exclusively for Jillian Gaines
© 2018 Highland Engineering Group, LLC

ELEVATION SURVEY



ELEVATION PLAN (NOT TO SCALE)

-Measurements in inches (tenths)



© 2018 Highland Engineering Group, LLC

SCOPE

An engineering inspection of the foundation of the subject property was conducted. The inspection was limited to a visual survey of the interior and exterior, an elevation survey using a Ziplevel, and ground penetrating RADAR survey of the interior floor. This is a level "B" report, as described by the Texas Board of Professional Engineers. Unless otherwise stated, no plans were reviewed, no soil samples were taken, no soil tests were performed, and no destructive or invasive procedures were employed.

INTRODUCTION

For purposes of discussion in this report, assume that the residence faces north. This is a single story, single family dwelling, built circa 2006 on a slab on grade foundation.

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OBSERVATIONS

During inspection evidence of minor foundation stress was seen. The standard indicators of foundation distress are brick and mortar cracks, sheetrock cracks over windows and doorframes, sloped floors, and jammed doors.

The house is located on a relatively flat lot. The front yard slopes down toward the street and retaining walls line the north and east side of the property.

Minor stress cracks were observed in the gypsum walls at the ceiling corners and vaulted ceilings.

Floors did not slope excessively.

Elevations surveys recorded 2 years prior to this inspection were made available for review. The slab did not appear to have shifted since these surveys were completed.

Doors were not out of alignment.

The homeowner noted that she could hear loud noises coming from the structure on various occasions.

An elevation survey was performed throughout the interior of the floor slab. A total delta of 1.4 inches was measured.

Ground penetrating RADAR (GPR) was used to identify reinforcing, slab thickness and voids under slabs. The slab appears to be over 4 inches thick and reinforced with post-tensioned cables.

Active soil was present around the perimeter of the structure in the form cracked clay soil.

Drains had been installed in the rear lawn to address water flowing toward the foundation perimeter from the higher elevations at the north and east side of the property.

The homeowner noted that the southeast corner of the driveway was continuously saturated and the water meters are constantly full of water. The water drains continuously drains down the street. The homeowner noted that the irrigation system for the planters to the north and east of the property had been turned off, and saturation of the driveway

This confidential report is prepared exclusively for Jillian Gaines
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had stopped shortly after this was done.

The house has roof gutters around the perimeter. There are no known leaks, but only plumbing tests by a qualified technician can confirm.

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CONCLUSIONS

I. The deflection of the foundation meets the generally accepted guideline of 1 inch vertical over 20 feet horizontal that is used for foundation repair and mortgage certification. There has also been minimal changes in elevations since the foundation was inspected by Structured Foundation Repair 2 years ago. Interior stresses are minor and consistent with standard foundation movement..

II. The age of the structure, combined with visible observations, indicates the foundation is providing adequate support for the structure at the time of this inspection. The foundation appears to be fundamentally stable and does not require repairs.

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RECOMMENDATIONS

I. Additional testing of the surrounding plumbing/irrigation systems by a licensed plumber and/or boring tests performed by a geotechnical engineer would be necessary to determine the source of the water at the driveway. It does not appear that this water source has impaired the foundation at this time.

II. As with any property, a follow up survey is recommended in 24 months to check on the long-term stability of the structure. The attached elevation plan shall be used as a reference to monitor future movement. A perfectly flat slab should not be expected when making final measurements.

III. Read the attached discussion on foundation maintenance to assist in limiting additional movement of the structure.

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DISCUSSION OF GENERAL FOUNDATION MAINTENANCE PRACTICE

It is not unusual to see a foundation in the DFW area move in response to moisture variations that normally attend seasonal changes. Heaving of a foundation that is induced by seasonal considerations usually occurs during the cool wet winter months. Heaving can lift the piers and grade beams that are supporting the house.

Settlement of a foundation that is induced by season considerations usually occurs during the hot dry summer months when the clay soils dry out to a depth of 10 to 15 feet. The drying (desiccation) occurs because of both surface evaporation and transpiration (water being removed from the soils by trees and shrubs). Settlement can also be caused by a loss of soil strength. Soil strength decreases as the water content of a soil increases. A general rule of soil strength is that wet soils are weak and dry soils are strong. It is possible that portions of a foundation that have previously not moved can experience settlement due to desiccation of the soil. If a portion of the foundation has been previously underpinned, those portions should not settle.

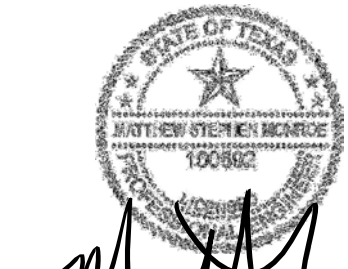
As soils dry, they shrink and consolidate. A foundation usually settles during the dry summer months, especially along the outer perimeter. Usually the winter months are wet so the expansive clay soils tend to swell and raise the foundation. If the soils get too wet soil strength will become too low to support the load of the house and the soils will deform and the house will settle.

Soil upheaval many times is caused by water being allowed to pond near a foundation. Excessively wet soils will lose their strength and cause a house to settle. This is why it is essential that the property owner ensure that the ground surface around the entire foundation be sloped to allow water to flow rapidly away from the foundation.

It is recommend that the ground surface be sloped at a rate of one inch per linear foot. The ground surface near the foundation should be sloped to drain away from the house at this rate for a distance of at least 6 to 8 feet. There should be no place around the perimeter of the house where water is allowed to pond near the foundation.

Sincerely

Matthew S. Monroe, M. Eng, P.E.



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TERMS, CONDITIONS & DISCLAIMERS

DISCLOSURE OF HIGHLY ACTIVE NATURE OF SOILS

Whereas it is known to knowledgeable professional engineers that the soils in this area are subject to movement due to expansion and/or contraction. The soil movement could possibly cause the foundation to move even after the repairs are completed as outlined in the above "Recommendations." Due to the highly active nature of soils in the area of this structure, additional movement of the soil may possible occur that may negatively impact the stability of the foundation.

NO WARRANTY IS EXPRESSED OR IMPLIED BY THIS ENGINEER AS TO THE PERFORMANCE OF THIS FOUNDATION OR THE REPAIRS THERETO. Proper maintenance of consistent soil conditions along the perimeter of this structure should reduce further problems after the recommendation listed herein have been completed. The client should be aware: however, if seasonal moisture variations, water leaks or erosion occurs, the stability of the foundation would be jeopardized.

DISCLAIMERS AND DISCLOSURE OF REPORT LIMITATIONS

This report is written for informational purposes only and is not intended to be a rigorous technical evaluation of the property. The opinions expressed in this report are based on information supplied by the client and/or and evaluation of current conditions observed at the time of this inspection. **THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THIS ENGINEERING REPORT. LIABILITY IS STRICTLY LIMITED TO THE FEE PAID FOR THIS REPORT.**

The information in this report supersedes any verbal comments, expressed or implied, made by Highland Engineering Group LLC, its principals, agents or employees (hereinafter "**HEG**").

I. knowledge of subsurface conditions without extensive geotechnical data derived from onsite drilling and testing of the recovered samples,
II. knowledge of cracks, vertical differential displacement of floors without uncovering of the floor by the client, and
III. any other element such as joists or beams and other structural members that are boxed or otherwise not readily available to **HEG** for viewing, and releases **HEG** from any liability attributable to such knowledge or conditions.

Any prescribed repair plan detailed by this report is based on observations of apparent performance of the facility at the time of the structural survey and the applicable criteria of "Coping With Expansive Foundation Soils". Compliance with any code or specification other than as expressly noted is specifically excluded.

This site survey and resulting recommendations are based on conditions as they now exist and DOES NOT IMPLY OR WARRANT THAT OTHER PROBLEMS

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AND OR AREAS MAY NOT BECOME MANIFEST IN THE FUTURE.

Unless otherwise indicated, this report was prepared expressly for the client and expressly for the purposes indicated by the client. Permission for use by any other person for any purpose, or by the client for different purpose is denied unless otherwise stated in writing by **HEG**.

HEG shall have no liability for acts or omissions by the contractor or his subcontractors performing work on this project, or the failure of the contractor to perform the work in accordance with the repair plan. **HEG** is not responsible for the construction means, methods, techniques, sequence or procedures or the precautions incidental thereto.

HEG expressly disclaims any warranty of fitness for a particular purpose and the client expressly disclaims that it has contracted for or received any warranty of fitness for a particular purpose with respect to this report. The report under this agreement is the opinion of **HEG** and there are no warranties that extend beyond the description on the face of this agreement.

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HERNDON/McFARLAND, INC.
INVESTIGATIVE PLUMBING

Office: (972) 960-9996
Email: info@hmcplumbing.com
P.O. Box 1541 Addison, Texas 75001-1541
Toll Free: (888) 333-9996

February 5, 2018

OUR JOB # HD33314

Wess Williams
State Farm Insurance

RE: Jillian Gaines
1305 Clear Meadow Court
Rockwall, Texas 75087
Claim # 43-2804-N94

STATIC TEST - SANITARY SEWER

A static test was performed on the sanitary sewer plumbing system at the above referenced residence. The scheduled test was on 02/02/2018. The test revealed no loss of water in a 30 minute period. The slab foundation is approximately 13 years old, with PVC piping in good condition. There is one exit from the structure, and a cleanout was available.

HYDROSTATIC TEST - DOMESTIC WATER

A hydrostatic test was performed on the domestic water system at the above referenced residence. The scheduled test was on 02/02/2018. The test revealed no loss of pressure (68 psi) in a 30 minute period. The visible copper piping is in good condition.

SHOWER PAN TEST

A shower pan test was performed on the shower stall in bathroom #2 (master bathroom) at the above referenced residence. The scheduled test was on 02/02/2018. The shower pan was filled with a 3" head and after a 20 minute period showed no loss of water.

TUB DRAIN TEST #1

A tub drain test was performed for the bathtub in bathroom #1 (hall bathroom) at the above referenced residence. The scheduled test was on 02/02/2018. The test revealed no loss of water when the tub was filled with a one inch column of water.

TUB DRAIN TEST #2

A tub drain test was performed for the bathtub in bathroom #2 (master bathroom) at the above referenced residence. The scheduled test was on 02/02/2018. The test revealed no loss of water when the tub was filled with a one inch column of water.

ABOVE GRADE INSPECTION

An above grade inspection was performed on the plumbing lines and fixtures at the above referenced residence on 02/02/2018. The inspection centered around the bathroom #2 (master bathroom), where the home owner was noticing a "sewer gas" smell. Our inspection revealed no plumbing related source for this smell. The day of our test we did not notice any odor. The home owner stated that the smell is usually more noticeable near the bathroom #2 (master bathroom) tub and shower. A smoke test may be necessary to investigate the source of the smell further. This could possibly reveal a sewer vent separation. No other leaks or issues were observed during the inspection. If needed, a smoke test cab be performed at the cost of $245.00.

If any further information is needed, please let us know.

W. Tom Witherspoon, PhD. P.E.
Consulting Engineer

2806 Singleton
Rowlett, Texas 75088
www.tomwitherspoon.com

(972)235-3267 Office
(214) 703-3126 FAX
tomw5@ix.netcom.com

October 23, 2018

Jillian Gaines
1305 Clear Meadow Court
Rockwall, Texas 75087

Re: Foundation inspection

Dear Jillian:

Pursuant to your requests, I inspected the foundation and drainage at your above referenced dwelling on October 23, 2018. This dwelling is a single story, wood framed with wood and brick veneer, reinforced concrete slab-on-grade foundation that for identification purposes faces south. The homeowner indicates this house was built in 2005.

OBSERVATIONS

"Interior"

The entry door to the master bedroom is out of square with its frame, sloping to the west. There is wall to ceiling and crown molding separation on the north wall, near the NE corner.

The entry door to the master bathroom is out of square with its frame, sloping to the west. There is wall to ceiling tape pull at the north wall above the tub. Inverted corner cracking shows at the SE corner. There is a north to south ceiling crack in the closet to the east of the entry door.

In the living room there is wall to ceiling separation at the entry vestibule to the master bedroom. There is north to south ceiling crack in the fur-down at the west corner of the fireplace.

At the kitchen there is an east to west patched ceiling crack above the south segment of the room. There is separation between cabinet and pantry in the kitchen with some movement in the cabinet at the north end of the east cabinets.

In the SW bedroom the double closet doors are out of square with their frame, sloping to the west.

At the garage there is a north to south patched ceiling crack near the midpoint of the room. There is a vertical crack above the south segment of the auto entry door.

"Exterior"

On the south side there is a grade beam wedge crack at the SE and SW corners of the garage. There is inward rotation of soffit trim at the SW corner of the SW bedroom and both corners of the dining room. There is standing water in the water meter metal enclosures, which the homeowner indicates stay fill of water year round.

At the west side there is a grade beam wedge crack at the SW corner of the dining room. There is a horizontal crack below the soldier brick outside the kitchen.

On the north side the gravity rock retaining wall has fractured at the west segment causing the wall to rotate inward an approximate 6".

At the east side a French drain/capillary drain has been installed, which the homeowner indicates was set between 1' and 2' below the surface, with discharge to the south. The homeowner provides photos that show water flows out from the south end of the center island of the east side roadway with subsurface water discharge through the retaining wall to the east side of this house. Gravel covers the surface on the east side because the homeowner indicates this side stays wet year round.

DISCUSSION

As evident from the floor elevation survey, the east side of this house is out of tolerance for localized deflection with what appears to be upheaval along the east perimeter. This anomaly correlates with upheaval on the east side, which is common when the perimeter stays wet over time in expansive clay soil, which is common for this city.

The homeowner indicates there are leaks in the irrigation lines at the east side street and the photos provided suggest this is likely correct. These photos show drier conditions when the supply lines for the irrigation system were cut off, which suggest the leaks are not a natural spring but a supply line leak.

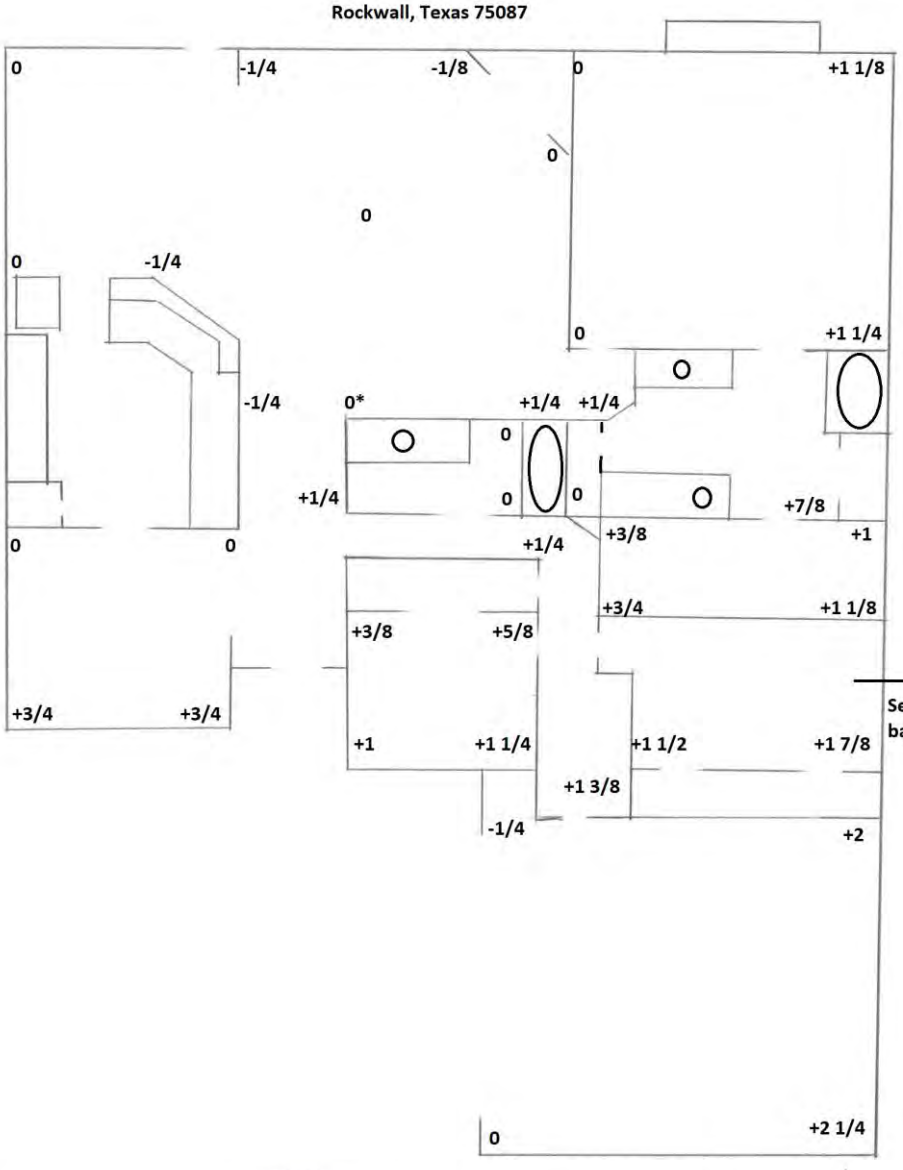
The most effective and permanent plan of repair would be to repair assumed irrigation leaks in the east side piping. This would eliminate east side water migration and would save the street from what appears to be constant erosion of soil beneath the street cause by the subsurface water discharge.

If, however, repair of the assumed leaks is not possible then the second best plan would be to install a moisture barrier along the east side to prevent water reaching the perimeter grade of the house. This barrier would start at a point at least 5' below the ground surface and slope down to the south at a 2% slope with discharge with the same gradient to the street at the front of this house.

If the moisture barrier is chosen then slab elevations should be measured every 6 months for a year to determine the final natural slab elevation topography. When the foundation has stayed at a reasonable position then cosmetic repairs can be implemented.

It is likely that when the water is stopped on the east side that the house will move significantly and cracking of walls and ceilings is probable.

1305 Clearmeadow Ct.
Rockwall, Texas 75087



See moisture barrier section



W. Tom Witherspoon, Ph.D., P.E.
Licensed Professional Engineer
State of Texas #44042
F-6644

October 23, 2018

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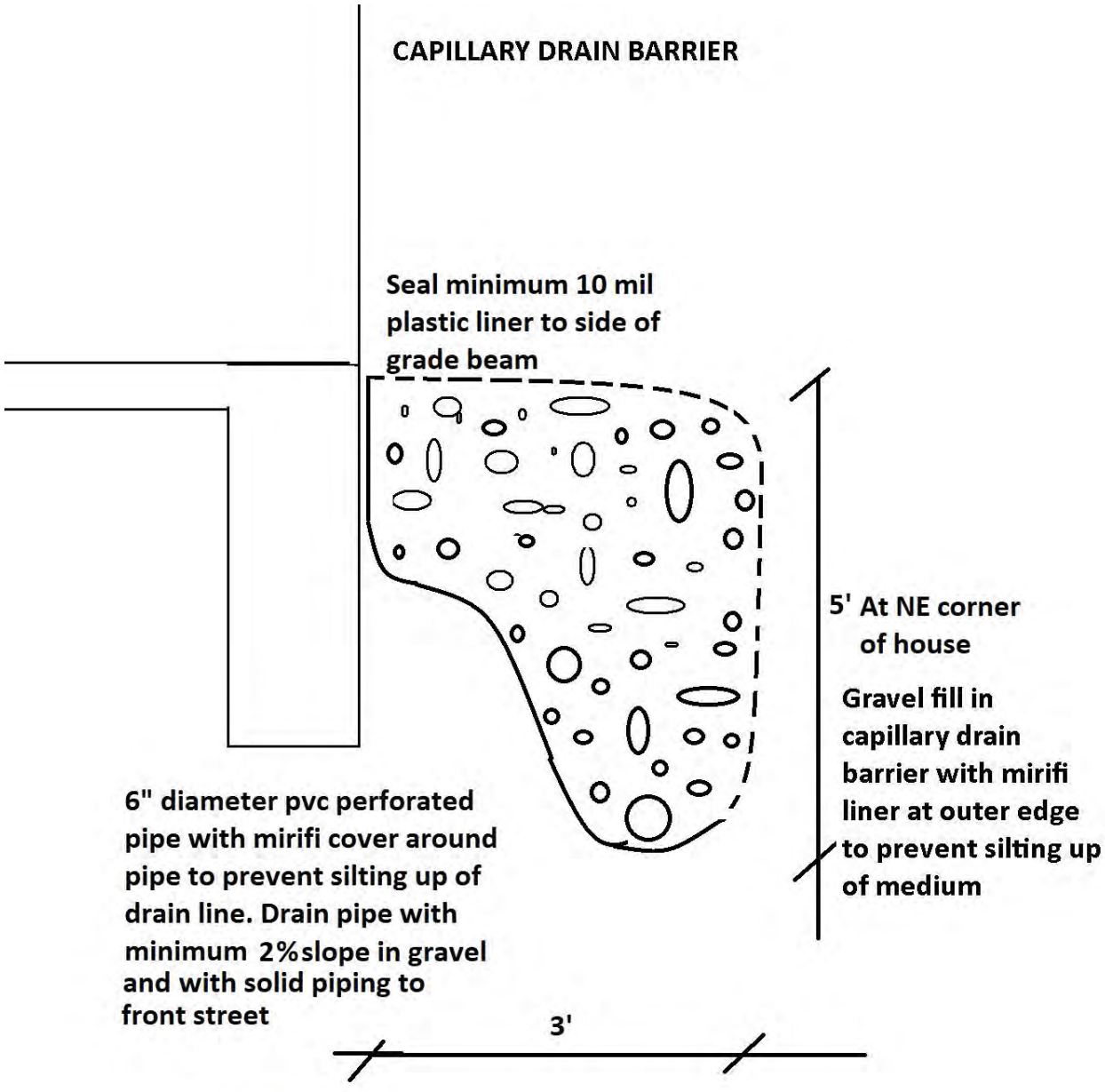

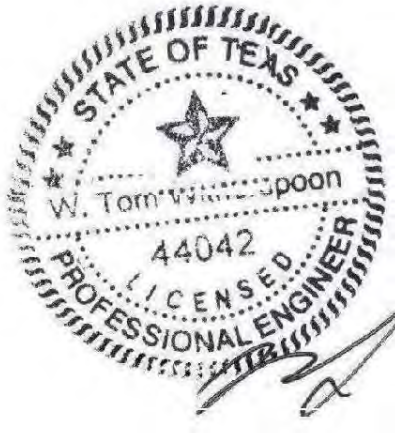

W. Tom Witherspoon, Ph.D., P.E.
Licensed Professional Engineer
State of Texas #44042
F-6644

October 23, 2018

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AGREEMENTS AND LIMITATIONS

The opinions expressed in this report are based upon information supplied by the owner and/or an evaluation of current conditions observed at the time of this inspection. This writer will not be responsible for (1) knowledge of subsurface conditions without extensive geotechnical data supplied by a competent soils engineer, (2) knowledge of any other element such as joists or beams or other structural members that are boxed in or otherwise not readily available to this writer for viewing.

Any prescribed repair plan detailed by this report is based on observations of apparent performance of the facility at the time of this structural survey. Compliance with any code or specification other than as expressly noted is specifically excluded. This site survey and resulting recommendations are based on conditions as they now exist and do not imply or warrant that other problems and/or areas may not become manifest in the future.

Unless otherwise indicated, this report was prepared expressly for the client involved and expressly for purposes indicated by the client. Permission for use by any other persons for any purpose, or by client for a different purpose is denied unless otherwise stated in writing by this letter.

This writer shall have no liability for acts or omissions by the contractor or his subcontractors performing work on this project, or the failure of the contractor to perform the work in accordance with repair documents. This writer is not responsible for the construction means, methods, techniques, sequence, or procedures or the precautions incidental there in.

Whereas it is known to knowledgeable Professional Engineers that soils in this area are conductive to movement, expansion and/or contraction. This soil movement could possibly cause the foundation to move, even after the repairs are completed as outlined in the recommendations. Although no warranty is expressed or implied as to the performance of this foundation, proper maintenance of consistent soil conditions along the perimeter of this structure should reduce further problems after the recommendations listed herein have been completed. The owner should be aware, however, that if water leaks or erosion continues, stability of the foundation would be compromised.

Sincerely,



W. Tom Witherspoon, Ph.D., P.E.
Licensed Professional Engineer
State of Texas #44042
F-6644

WTW/tw

October 23, 2018

Cole, Kristy

From: Jillian Gaines
Sent: Wednesday, December 12, 2018 6:17 PM
To: Cole, Kristy
Subject: Monroe Engineering report

Please attach this email with the Monroe Engineering Report is just sent you.

Matthew Monroe
to me

Jillian,

Please see my comments below to address your questions.

-I thought you said my home is basically floating on a water bubble. That my foundation is dependent on the water that is flooding my property below ground and if the water was to finally stop, my foundation/structure of my Home would crack. It would NOT settle evenly. **I said that it is possible that your home has groundwater flowing below it and changing this condition could cause variable movement. This is true for many homes in the DFW area, and some sites are more susceptible than others (even in the same neighborhood). It is difficult to say definitively without doing additional geotechnical testing, such as a boring test. I made this statement only to reiterate there is a possibility that correcting this possible condition could cause foundation movement. All I can say based on the information available is that your foundation is well within tolerance as I mentioned multiple times on site. Your elevation surveys from 2 years ago align with the elevations on my recent survey.**

-I thought you also said the amount of water in the manholes at the foot of my driveway was NOT normal. **I agree that it is not normal, but it doesn't appear to have impacted the foundation of your home. I, like every other engineer making foundation evaluations, doesn't open the water meter to review if they are full of water. It's not something we check due to the location from the residence. I stated multiple times on site that it's a good idea to determine the source of the water, but fortunately your foundation is in working order. I, like any other structural engineer, cannot determine the source of the water. A geotechnical engineer could possibly provide this information by drilling into the earth to analyse existing soil conditions. These companies typically only look at the earth (existing soil condition below), and don't evaluate the structure of the residence like our company. A trial and error approach of turning off water sources above your property could identify the source as well.**

I had the meeting with the City Manager the following day and told him all of this information. I told him to NOT stop the HOA water because my foundation will crack. I would be held liable if the foundation/structure of my home suffered. **Again, I said changing moisture contents in soils can cause foundation movement. It's not guaranteed, especially if your home is bearing directly on a solid material like bedrock. I can't know that information based on a visual inspection and taking slab measurements. I think it's great that your foundation is performing so well under these conditions. I recommended having a followup survey performed if you did find**

the source and turn it off. The followup survey would confirm that your home is not shifting to a change in moisture content of bearing soils.

I do not want the water on my property anymore. I'm sick and tired of the mold and mosquitoes. **I feel for you and I told you that it would bother me as well. A saturated yard and a driveway that is constantly wet is odd to me. This is why I recommended having a plumber or geotechnical survey performed to identify the source.**

I would like to reiterate that I currently have no problem with your home's foundation. I said this many times on site. I think it's great that your home is performing so well given these water conditions you described. However, I do highly recommend evaluating the foundation again if the water source is identified and turned off. I would hate to see your foundation shift due to changing water conditions that may have been there before construction.



Was not watering yard @ 11:30 am

(This is not a citation)

City of Rockwall
385. S. Goliad
Rockwall, TX 75087

We need your help to reduce water use during this time of limited supply.

Current Drought Stage:

Stage 1-Voluntary (Mild Water Shortage)

Stage 2-Mandatory (Moderate Water Shortage)

Stage 3-Mandatory (Severe Water Shortage)

Stage 4-Mandatory (Emergency Water Shortage)

Address: 1305 Clear meadow ct

Date of observance 7/30/18 **Time** AM/PM 11:30

Initials: _____

The following has been observed at this address:

- ○ Irrigating the sidewalk or roadway
- ○ Irrigation system leak (sprinkler head, water runoff)
- ✓ Irrigating during the hours of 10:00am and 6:00pm
- ○ Irrigating on a Saturday other than the Saturday designated by the last digit of your address. **(Stage 3 and above)** Your designated Saturday is:
- ○ Other: Please do not water between 10am-6pm and only twice a week Thank you

You can get more information about water conservation and drought conditions at www.rockwall.com or by calling 972-772-6435 or www.waterIQ.org.

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DALTON
STOP

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AHEAD





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AHEAD







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Shores





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Scanned Copy 11-24-2018
Original Can be mailed
GAILWONG

Petition

The Petition of the citizens in Rockwall, Texas is drawing attention to the water issues on Shores Blvd. near Dalton Rd. The water that is leaking from the public road must stop to prevent any more damage to The Shores community.

What has been proven thus far:

- Not a natural springs. If this was a natural spring the water would have never stopped once the HOA irrigation system was shut off.
- Damaging to the foundation and structural framing of homes in the area.
- Safety for the community is in jeopardy. Corrosion can be seen on the public road and sidewalk showing the damage caused by the water.
- Leak is coming from a supply line for the Irrigation System used by The Shores of Lake Ray Hubbard HOA.

The Petitioners are requesting the City of Rockwall and The Shores of Lake Ray Hubbard HOA to stop the water from leaking out of the center of Shores Blvd near Dalton Rd. This would eliminate the water migration on various properties that reside in The Shores community. It will also save the public road (Shores Blvd) from constant erosion of soil beneath the street caused by the subsurface water discharge.

Name	Address	Email address	Date	Signature
GAIL "GMZ WONG	1315 Clear Meadow Grapevine Court Rockwall	giftedg@att.net	11-24-2018	

Petition

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Name	Address	Email address	Date	Signature
Chris Parker	1325 Tanglevine Dr.	cbparker@yahoo	11-20-18	
Robert Fieldsmith	1310 Clearmeadow ct	robnatefield@me.com	11/20/18	
11/20 CORY BROWN	1375 CLEARMEADOW CT.	CC.BROWN626@SBCGLOBAL.NET		
Gene Sholtis	1420 Tanglevine	EsholtisJr@gmail.com	11/20/19	
DAVE NEECE	1390 TANGLEVINE	—	11-20-18	
Leonard Wacker	1340 Tanglevine	lennie.1340@gmail.com	11/20/18	
Alice Lester	1345 Tanglevine	lakelester@hotmail	11/20/18	
Linda A McCormick	1280 Grandview	reallindamac@gmail	11/20/2018	
Antonio N.	1295 Grandview Dr.	antonio.n.rivera@gmail.com	11:20:18	
Ryan M. Ewin	1275 Grandview Dr	rmcewin@yahoo.com	11/20/18	

Name	Address	Email address	Date	Signature
Jessica Rawls	1265 Grandview Dr	Jessica.rawls@yahoo.com	11-20-18	
RUDY BARRON	2860 EGANRIDGE	rudy-dfd-barron@yahoo.com	11-20-18	
DAN MATHEW	2730 Fern Valley	MATHEW121 @COMCAST.NET	11/20/18	
Paulette Johnson	2710 fern valley LN	Lette120@yahoo.com	11/20/18	
Ellen Morgan	2690 Fern Valley	ellenmorgan@yahoo.ca	11-20-18	
Gary Young	2665 Fern Valley	cawilhonsle@hotmail.com	11-20-18	
Shirley Grubbs	2855 Eganridge	Shirley-grubbs@sbcglobal.Net	11-20-18	
RON GRUBBS	2855 EGANRidge	BenRGrubbs@sbcglobal.Net	11-20-18	
Jason Glidewell	2845 Eganridge Ln.	Jason.Glidewell30@yahoo.com	11-20-18	
JAKE LAZZARO	2830 EGANRIDGE LN	JAKER32@AOL.COM	11-20-18	
Tim Langston	2330 Egan Ridge	tealangston@yahoo.com	11-20-18	
TIM MARSHALL	2825 EGANRIDGE LN	marshallcTimothy@gmail.com	11/20/18	
PAM WALTER	1335 TANGLEVINE	phwalt@ATT.NET	11/24/18	
Brian Sanders	1355 Clear meadow Ct.	bifibri73@Yahoo.com	11/24/18	
Brenda Gilmore	1315 Clear Meadow Ct	r-bledsoe@hotmail.com	11/20/18	
Jillian Baines	1305 Clear Meadow Court		11/20/18	
WES VANDERVER	1370 CLEARMEADOW CT	REAPER8483@GMAIL.COM	11/21/18	
Marybeth Miles	1365 Clearmeadow Ct	marybethmiles@yahoo.com	11/23/18	

Name	Address	Email address	Date	Signature
Leslie Dean	1365 Tanglevine	lesliedean1@verizon.net	11/27/18	Leslie Dean
Renata Collings	1175 Aberdeen Ln Rockwall, TX	Renata03@sbcglobal.net	11/27/18	Renata Collings
Dan Cousino	"	bro thereida@gmail.com	11/27/18	M. DC
Michelle Bobbett	1345 Clearmeadow Ct. Rockwall, TX	Michellebobbett@yahoo.com	11-30-18	M Bobbett
Gigi Hayes	1355 clearmeadow court	hayeslayton2@gmail.com	11/30/18	
Chrissy Samples	1360 Tanglevine	Chrissysamples@yahoo.com	11/30/18	
Adrian Scarr	1370 Tanglevine	hisplan79@aol.com	11/30/18	
JR McKenzie	2835 Eagleridge Ln	jrmckenzie@gmail.com	~~11/~~ 12/1/18	
Jennifer Rich	2740 Fern Valley Ln	Jennatalk12973@yahoo.com	12/1/18	
Leslie Poulson	2760 Fern Valley Lake	les2145e hotmail	12/1/2018	
Fernando Gonzalez	1285 Grandview	fernan@yahoo.com	12/1/2018	
DAN Bordelon	1440 - Tanglevine	dannyb1458@gmail.com	12/1/2018	
Brittany Darcangelo	1395 Tanglevine	brittany.darcangelo@gmail.com	12.1.18	
Tim Rodgers	1335 CLEARMEADOW CT.	TIMNRODGERS@GMAIL.com	12-1-18	
Anthony Cheek	1350 Clearmeadow ct	tockneecharlesta	12-2-18	
Luis Acevedo	2840 Eagleridge LN.	acevedo.luis@hotmail.com	12-2-18	
Nolan Merrill	2800 Eagleridge Ln	Nolan.Merrill@gmail.com	12-2-18	
Patricia Salenius	1325 Clearmeadow ct.	pas1492@sbcglobal.net	12/3/18	P. Salenius

Name	Address	Email address	Date	Signature
Kerrie Raymond	1330 Clearmeadow Ct	francheska4626@gmail.com	12/4/18	Kerrie Raymond
Kristie Hearne	1365 Clearmeadow Ct	hearne.kristie@gmail.com	12/4/18	Kristie Hearne
Hali Bauman	1355 Tanglewine Dr	halibauman@gmail.com	12/7/18	Hali Bauman

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Amy Williams, *Director of Public Works/City Engineer*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: December 17, 2018

SUBJECT: *Z2018-046*: Heritage Christian Academy SUP Ordinance

On November 19, 2018, the City Council continued the public hearing for *Case No. Z2018-046* for the purpose of allowing the applicant time to provide a plan concerning the temporary education buildings on the subject property. On December 11, 2018, Brad Helmer of Heritage Christian Academy (HCA) submitted a plan to staff laying out a timeline for the construction of a new building and the removal of the temporary educational buildings. In Mr. Helmer's plan, he has laid out several items that need to be accomplished in the next 180-days, which will be followed by a presentation to the City Council concerning the course of action HCA will take moving forward. In response to this proposal, staff has adjusted the SUP Ordinance to expire in June 2019 (*i.e. 180 days*). Based on the ordinance and HCA's presentation, the City Council will have the discretion to extend the ordinance for a two (2) year period, which should be a sufficient amount of time for the applicant to complete construction of the proposed educational building and remove the temporary education buildings. Should the City Council have any questions or further direction concerning this ordinance, staff and the applicant will be available at the ***December 17, 2018*** City Council meeting.

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December 11, 2018

To: Rockwall City Council

By: Brad Helmer, Heritage Christian Academy

Re: Temporary Classroom Buildings Phase Out Schedule Narrative

Please accept the following narrative in conjunction with the provided timeline (schedule) as Heritage Christian Academy's board-approved plan to phase out the 3 temporary classroom buildings located on our property at 1408 S. Goliad. We appreciate the Council's willingness to work with us as we commit to this plan. Additionally, as a 501(c)(3) nonprofit corporation, we must fundraise to support any and all initiatives. As tuition covers typically 80-85% of our operations budget, charitable giving is requisite and vital to our mission. Given this, undertaking a monumental task such as these infrastructure improvements, requires an immense amount of work and faith. We acknowledge and embrace this for our students' sake.

For the past 2 years, we have been in the process of developing and undertaking a capital campaign to build a gymnasium on our property. As the leadership of HCA, we feel that having this building will serve to increase enrollment and allow us to continue becoming even more excellent in fulfilling our mission. We retained the services of Mission Advancement (MAP), a capital campaign consultant company, to guide us through this process. The following timeline was developed in partnership with MAP to guide our efforts.

February, 2017 – December, 2017:

- Campaign Organization
- Leadership Enlistment
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- Large Donor Relationship Meetings (Top 10% discovered during Resource Mapping)
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- Large Donor Request for Donation Meeting (Top 10%)

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- Continue Work with Top 10%
- Begin Next 20% Donor Meetings with Requests for Donation
- Possible Public Appeal (After 80% of goal reached)

After January, 2020

- Continue Working Donor Base
- Begin Construction

In early October, 2018, it was brought to our attention that the plan and priority we are currently invested in was not in line with the priority expectation of the City regarding the Temporary Classroom Buildings on our property. We immediately met to begin discussions of how to continue working toward our vision of a

gymnasium and also satisfy a commitment that was made to the City Council by former administration. As evidenced in the provided schedule, the Board has developed a plan that will accomplish both.

We have begun reengaging our architect and general contractor to reevaluate the property to determine the most cost-efficient, and best use of space for adding classrooms into the plan along with a slightly modified gymnasium. As you might expect, while we are not starting completely over, we must duplicate some work that has already been done and paid for to date. Our general contractor feels that we will be able to complete the following items in no more than 180 days, with the goal of presenting to the City Council no later than June, 2019.

The following will need to be accomplished during the 180 days:

- Meetings with architect, engineers, contractors, etc. to share our needs and desires
- Architect finalizes preliminary site plan, floor plan and elevations
- Discussions with City of Rockwall for feasibility of plan
- GC to send out preliminary RFPs to determine new cost of construction
- Garner Board support and approval of new plan
- Prepare for presentation of new plan and more specific timeline to City Council

I, and the HCA Board, commit to offering quarterly updates to the City Council according to the dates on the attached schedule. God willing, donors will share our vision and support this process financially. Thank you in advance for understanding the challenges associated with having to fundraise for initiatives such as this.

The leadership of HCA still remains committed to building a gymnasium on our property. We are also committed, however, to honesty and transparency. Our commitment to the City Council of making classrooms the priority of our plan, and still staying true to our vision of having our own gymnasium will be a testament to this.

Sincerely,

Brad Helmer, Ed.D.
Head of School

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CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THREE (3) TEMPORARY EDUCATIONAL BUILDINGS ON A 6.64-ACRE PARCEL OF LAND ZONED MULTI-FAMILY 14 (MF-14) DISTRICT AND IDENTIFIED AS LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings, situated on a 6.64-acre tract of land, zoned Multi-Family 14 (MF-14) District, and being identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, addressed 1408 S. Goliad Street [SH-205], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] and Specific Use Permit (SUP) No. S-114 [*Ordinance No. 13-44*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No. 13-44; and

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing existing temporary educational buildings in a Multi-Family 14 (MF-14) District as stipulated by Article IV*, Permissible Uses,* and Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 3.9*, Multi-Family 14 (MF-14) District,* of Article V*, District Development Standards,* of the Unified

DRAFT 12.17.2018

Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a temporary educational building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The temporary educational buildings shall generally conform to the building elevations and site plan depicted in *Exhibit 'B'* of this ordinance.

2) The subject property shall not have more than three (3) temporary educational buildings;

3) The Specific Use Permit (SUP) shall be valid for a period of six (6) months from the date of approval. At which time the City Council shall review the Specific Use Permit to determine if a two (2) year extension is warranted in accordance with *Exhibits 'C' and 'D'* of this ordinance.

4) The temporary educational buildings are subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] will require compliance to the following:

1) Should the subject property fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC) [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

DRAFT ORDINANCE 2018

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JANUARY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

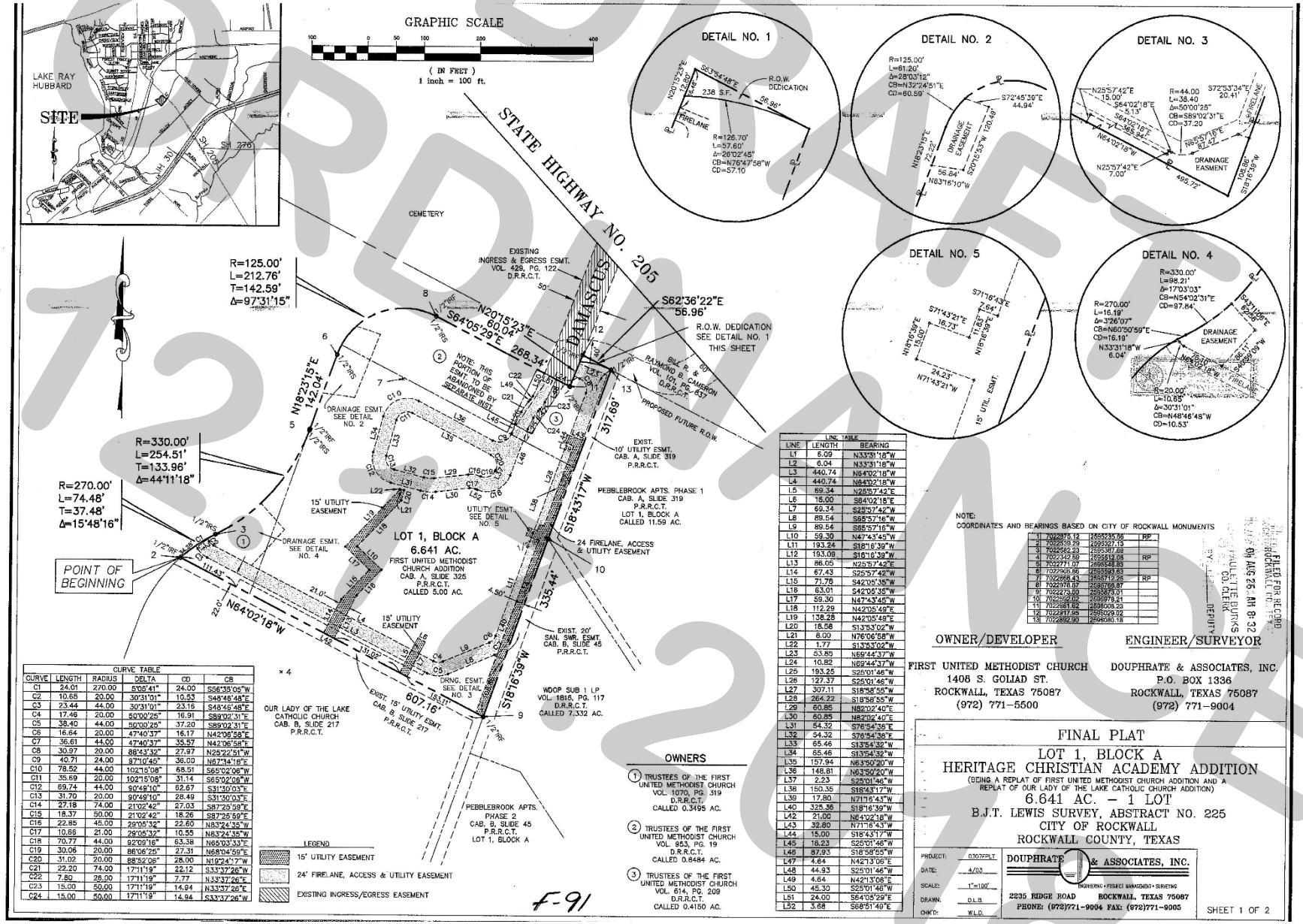
_____
Frank J. Garza, *City Attorney*

1st Reading: *December 17, 2018*

2nd Reading: *January 7, 2018*

DRAFT ORDINANCE 12.17.2018

DRAFT
ORDINANCE
12-18-2018
NOT



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CD	CB
C1	24.01	270.00	5°05'41"	24.00	S56°33'05"W
C2	10.65	20.00	30°31'01"	10.53	S48°48'48"E
C3	23.44	44.00	30°31'01"	23.16	S48°46'48"E
C4	17.46	20.00	50°00'25"	16.91	S89°02'31"E
C5	38.40	44.00	50°00'25"	37.20	S89°02'31"E
C6	16.64	20.00	47°40'37"	16.17	N42°06'58"E
C7	36.61	44.00	47°40'37"	35.57	N42°06'58"E
C8	30.97	20.00	88°43'32"	27.97	N25°22'51"W
C9	40.71	24.00	97°10'46"	36.00	N67°34'16"E
C10	78.52	44.00	102°15'08"	68.51	S65°02'06"W
C11	35.69	20.00	102°15'08"	31.14	S65°02'06"W
C12	69.74	44.00	90°49'10"	62.67	S31°30'03"E
C13	31.70	20.00	90°49'10"	28.49	S31°30'03"E
C14	27.18	74.00	21°02'42"	27.03	S87°25'59"E
C15	18.37	50.00	21°02'42"	18.26	S87°25'59"E
C16	22.85	45.00	29°05'32"	22.60	N83°24'38"W
C17	10.66	21.00	29°05'32"	10.55	N83°24'38"W
C18	70.77	44.00	92°09'16"	63.38	N65°03'33"E
C19	30.06	20.00	86°06'25"	27.31	N68°04'59"E
C20	31.02	20.00	88°52'06"	28.00	N19°24'17"W
C21	22.20	74.00	17°11'19"	22.12	S33°37'26"W
C22	7.80	26.00	17°11'19"	7.77	N33°37'26"E
C23	15.00	50.00	17°11'19"	14.94	N33°37'26"E
C24	15.00	50.00	17°11'19"	14.94	S33°37'26"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.09	N33°31'18"W
L2	6.04	N33°31'18"W
L3	440.74	N64°02'18"W
L4	440.74	N64°02'18"W
L5	69.34	N25°57'42"E
L6	15.00	S64°02'18"E
L7	69.14	S25°57'42"W
L8	89.54	S65°57'16"W
L9	89.54	S65°57'16"W
L10	59.30	N47°43'45"W
L11	193.24	S18°16'39"W
L12	193.09	S18°16'39"W
L13	86.05	N25°57'42"E
L14	67.43	S25°57'42"W
L15	71.76	S42°05'35"W
L16	63.01	S42°05'35"W
L17	59.30	N47°43'45"W
L18	112.29	N42°05'49"E
L19	138.28	N42°05'49"E
L20	18.58	S13°53'02"W
L21	8.00	N76°06'58"W
L22	1.77	S13°53'02"W
L23	53.85	N69°44'37"W
L24	10.82	N69°44'37"W
L25	193.25	S25°01'46"W
L26	127.37	S25°01'46"W
L27	307.11	S18°58'55"W
L28	264.22	S18°58'55"W
L29	60.85	N82°02'40"E
L30	60.85	N82°02'40"E
L31	54.32	S76°54'38"E
L32	54.32	S76°54'38"E
L33	65.46	S13°54'32"W
L34	65.46	S13°54'32"W
L35	157.94	N63°50'20"W
L36	148.81	N63°50'20"W
L37	2.23	S25°01'46"W
L38	150.35	S18°43'17"W
L39	17.80	N71°16'43"W
L40	325.36	S18°16'39"W
L42	21.00	N64°02'18"W
L43	32.60	N71°16'43"W
L44	15.00	S18°43'17"W
L45	18.23	S25°01'46"W
L46	87.93	S18°58'55"W
L47	4.64	N42°13'06"E
L48	44.93	S25°01'46"W
L49	4.64	N42°13'06"E
L50	45.30	S25°01'46"W
L51	24.00	S64°05'29"E
L52	3.68	S68°51'49"E

LEGEND
15' UTILITY EASEMENT
24' FIRELANE, ACCESS & UTILITY EASEMENT
EXISTING INGRESS/EGRESS EASEMENT

OWNERS
(1) TRUSTEES OF THE FIRST UNITED METHODIST CHURCH VOL. 1070, PG. 319 D.R.R.C.T. CALLED 0.3495 AC.
(2) TRUSTEES OF THE FIRST UNITED METHODIST CHURCH VOL. 953, PG. 19 D.R.R.C.T. CALLED 0.8484 AC.
(3) TRUSTEES OF THE FIRST UNITED METHODIST CHURCH VOL. 614, PG. 209 D.R.R.C.T. CALLED 0.4150 AC.

NOTE:
COORDINATES AND BEARINGS BASED ON CITY OF ROCKWALL MONUMENTS

1	7022975.12	2595235.66	RP
2	7022539.29	2595327.13	
3	7022562.23	2595367.69	
4	7022342.59	2595512.05	RP
5	7022771.07	2595548.89	
6	7022900.96	2595393.63	
7	7022868.43	2595712.25	RP
8	7022976.87	2595766.87	
9	7022275.80	2595879.01	
10	7022562.02	2595978.21	
11	7022961.62	2595006.23	
12	7022917.95	2595209.02	
13	7022892.90	2595080.18	

FILED FOR RECORD
ROCKWALL CO., TEXAS
09 AUG 25 AM 8:32
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

OWNER/DEVELOPER
FIRST UNITED METHODIST CHURCH
1408 S. GOLIAD ST.
ROCKWALL, TEXAS 75087
(972) 771-5500

ENGINEER/SURVEYOR
DOUPHRATE & ASSOCIATES, INC.
P.O. BOX 1336
ROCKWALL, TEXAS 75087
(972) 771-9004

FINAL PLAT
LOT 1, BLOCK A
HERITAGE CHRISTIAN ACADEMY ADDITION
(BEING A REPLAT OF FIRST UNITED METHODIST CHURCH ADDITION AND A REPLAT OF OUR LADY OF THE LAKE CATHOLIC CHURCH ADDITION)
6.641 AC. – 1 LOT
B.J.T. LEWIS SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 0307FPLT
DATE: 4/09
SCALE: 1"=100'
DRAWN: D.L.B.
CHK'D: W.L.D.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 1 OF 2

F-91

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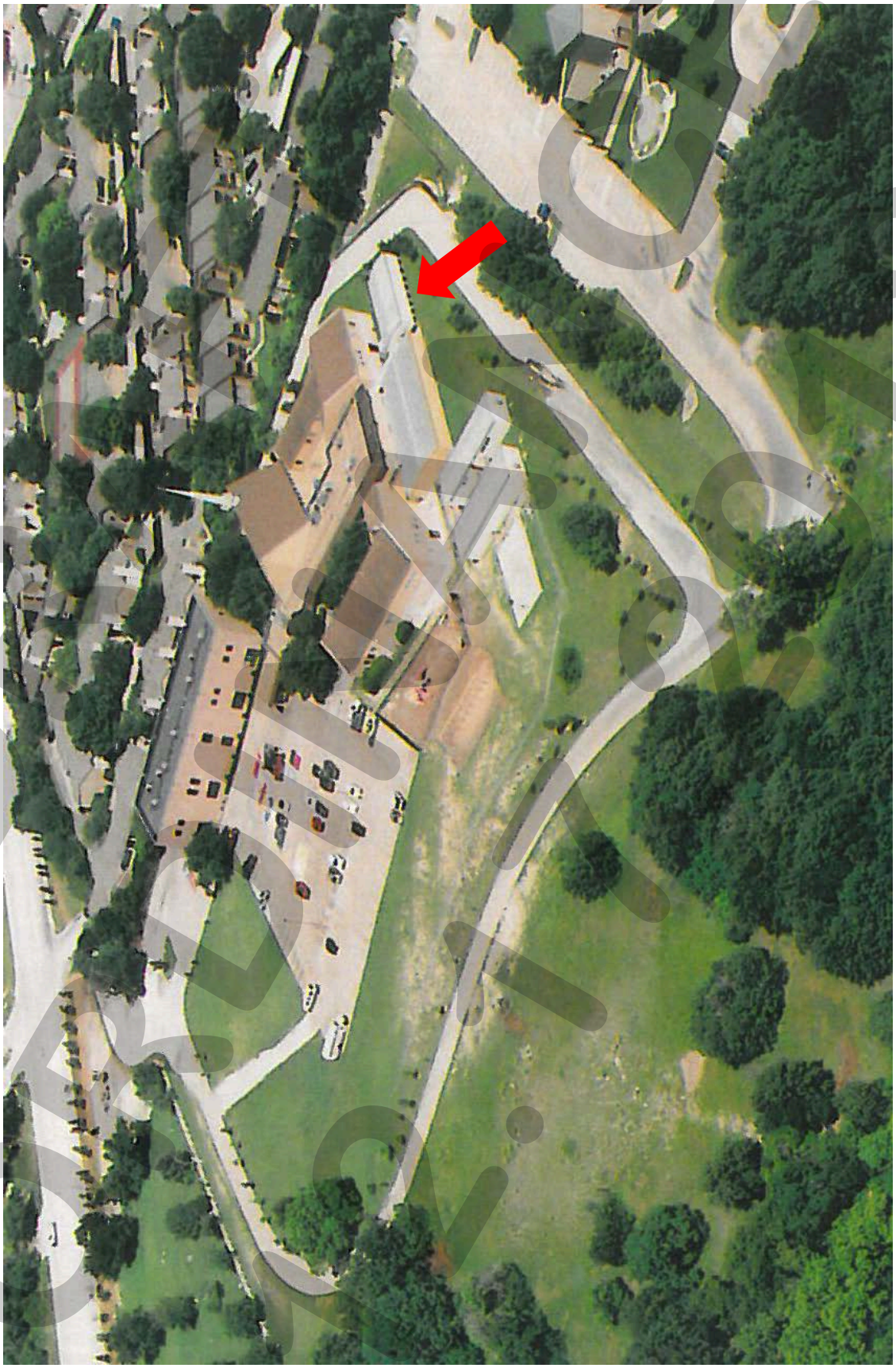

DRAFT 2018

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December 11, 2018

To: Rockwall City Council

By: Brad Helmer, Heritage Christian Academy

Re: Temporary Classroom Buildings Phase Out Schedule Narrative

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DRAFT
ORDINANCE
12.17.2018

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Sincerely,

Brad Helmer, Ed.D.
Head of School

DRAFT ORDINANCE 12.17.2018

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Temporary Classroom Buildings
Phase-Out Schedule

Date Proposed	Activity	Date Complete	Outcome
11/27/18	HCA Board Meeting to discuss plan for phase-out of temporary classroom buildings.	11/27/2018	Preliminary information presented to Board regarding planning and zoning committee concerns and city council concerns. Began discussions about slightly altering direction of capital campaign to include classrooms sooner.
11/29/18	HCA building committee meeting with architect and builder	11/29/2018	Began discussions about adding classrooms sooner into the plan we have already vetted. Subsequent meetings were discussed and the first will be set for 2nd week in January.
12/04/18	Board work session to narrow down phase-out plan	12/4/2018	Invited our General Contractor to have conversation with the Board regarding some options to maintain our focus on a gymnasium, but adding classrooms sooner. Consensus is to have architect and GC look at using the current plan's footprint to add classrooms.
12/10/18	Board meeting to finalize phase-out plan for presentation to Rockwall City Council on 12/17/18	12/10/2018	A brief history of HCA's capital initiatives was discussed and agreement was reached on a plan that is unanimously backed by the Board. (See attached narrative)
12/11/18	Submit plan to Korey Brooks, Sr. Planner, for subsequent presentation of plan to the Rockwall City Council prior to the 12/17/18 CC Meeting	12/11/2018	Documents submitted to Mr. Brooks for Council consideration.
12/11/18	With HCA Board approval, begin to speak with currently committed donors to update them on the revised plan and give opportunity to withdraw their donation, or give permission to use their donation toward the revised plan.		Conversations to take place this week 12/11-12/14.
12/17/18	Present phase-out schedule to Rockwall City Council	12/17/2018	
01/2019	2nd meeting with GC and architect to begin the feasibility study, redraw site plan, floor plans and elevation renderings. Meet with donors who have expressed interest in in-kind donations such as roofing, lanscaping, etc., as part of determining a new dollar amount for the capital campaign. HCA anticipates no more than 180 days to finalize for presentation to the City Council.	1/19 - 6/19	
6/3/2019	Update to City Council		
06/2019	Begin meeting with donors to show plans and accept commitments. Begin construction as soon as capital campaign commitments allow and with Board and City of Rockwall permit approval.		
9/2/2019	Quarterly Update to City Council		
12/2/2019	Quarterly Update to City Council		
3/2/2020	Quarterly Update to City Council		
6/8/2020	Quarterly Update to City Council		
9/7/2020	Quarterly Update to City Council		
12/7/2020	Quarterly Update to City Council		
3/8/2021	Quarterly Update to City Council		
6/7/2021	Quarterly Update to City Council		
9/6/2021	Quarterly Update to City Council		
12/6/2021	Quarterly Update to City Council		
3/7/2022	Quarterly Update to City Council		
6/6/2022	Quarterly Update to City Council		
9/5/2022	Quarterly Update to City Council		
12/5/2022	Quarterly Update to City Council		
	Immediate removal of temporary classrooms targeted for occupancy date of new classroom portion of the revised plan, possibly between 1/1/2021 and 6/1/2023 and dependent on approval from the City of Rockwall.		

DRAFT ONLY 12.17.18

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 12/17/2018

APPLICANT: Michael Worrell of *Rockwall Honda*

AGENDA ITEM: **Z2018-043**; *SUP Amendment for Rockwall Honda Motorcycle Dealership*

SUMMARY:

Hold a public hearing to discuss and consider a request by Michael Worrell of Rockwall Honda for the approval of an amendment to SUP No. S-76 (Ordinance No. 10-26) to allow changes to be made to an existing Motorcycle Dealership with Accessory Boat and Trailer Sales being a 1.152-acre parcel of land identified as Lot 6, Block A, Newman Center #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

BACKGROUND:

As you may recall, the applicant, Michael Worrell of Rockwall Honda had requested the approval of an amendment to SUP No. S-76 [*Ordinance No. 10-26*] for the purpose of allowing the addition of three (3) canopy shade structures on the site. On October 9, 2018, a motion was approved by the Planning and Zoning Commission to continue the public hearing to the October 30, 2018 meeting for the purpose of allowing the applicant time to address issues raised by the Planning and Zoning Commission and staff concerning the landscape buffer along IH-30 and the display area. With the necessary exhibits not being prepared and returned to staff in time for the scheduled public hearing on October 30, 2018, the applicant did not have the ability to request an additional postponement, as this would have exceeded the 30 day time limitation from the first public hearing date (*i.e. October 9, 2018*). With that being said, on October 30, 2018, the Planning and Zoning Commission unanimously approved a motion to accept the applicant's request to withdraw the case due to the applicants need for additional time to provide staff with the necessary exhibits for those concerns that had been raised regarding the landscape buffer along IH-30 and the display area.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Michael Worrell of Rockwall Honda, has provided staff with the necessary exhibits and is requesting approval of an amendment to SUP No. S-76 [*Ordinance No. 10-26*] for the purpose of allowing the addition of three (3) canopy shade structures on the site. The proposed shade structures will be located on the east side of the property and provide shade for the displayed vehicles. The applicant is also requesting to provide decomposed granite with a hard edge in order to contain the material -- *along IH-30* -- for the display areas, which are located on the east and south sides of the property (*see Exhibit 'C' of the draft ordinance*). These areas are currently grass surfaces and once constructed using the decomposed granite, will provide stability for the displayed vehicles. Additionally, the applicant is requesting to allow for the display area to be expanded within the ten (10) foot landscape buffer along East IH-30. It should be known that staff has met with the applicant regarding the landscaping of this display area and Mr. Worrell has agreed to provide potted trees and plantings within the display area along IH-30. The purpose of this type of landscape scheme is due to a 16-inch water main that

runs parallel within an existing 20-ft water easement located at the property line. This solution is to mimic the use of trees and other landscaping that would normally appear within the ten (10) foot landscape buffer, and has been included as a condition of approval.

If approved, the applicant will be required to submit a site plan and building permit for the decomposed granite and canopy shade structures. Contained in the attached packet is a copy of the applicant's letter, concept plan, survey, and draft ordinance. Approval of an SUP is discretionary for the City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the Value Place Hotel parking lot, which is zoned Commercial (C) District. Beyond the parking lot of the Value Place Hotel is Yellow Jacket Park, which is zoned General Retail (GR) District.

South: Directly south of the subject property is the Travel Centers of America (*i.e. TA*) and Exxon Mobil fuel center, which is located at the southwest corner of the intersection of IH-30 and SH-205. The property is zoned Commercial (C) District.

East: Directly east of the subject property is the Value Place Hotel. Beyond the Value Place Hotel is Whataburger. These properties are zoned Commercial (C) District.

West: Directly east of the subject property is Best Western Hotel. Beyond the Best Western Hotel is the Rockwall Ford Dealership. These properties are zoned Commercial (C) District.

NOTIFICATION:

On November 30, 2018, staff mailed 17 notices to property owners and residents within 500-feet of the *subject property*. Staff also emailed a notice to the Waterstone Homeowner's Association (*HOA's*), which is the only HOA located within 1,500-feet of the *subject property* participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Herald Banner as required by the UDC. At the time this case memo was drafted staff had not received any notices regarding the applicant's request.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request to amend SUP No. S-76 (*Ordinance No. 10-26*) to allow changes to be made for a *Motorcycle Dealership with Accessory Boat and Trailer Sales* use on the s*ubject property* then staff would recommend the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP draft ordinance and summarized as follows:

    a) The outside display of motorcycles and boats shall be limited to the areas depicted in *Exhibit 'B'* of this ordinance. The display areas may be constructed of decomposed granite and shall not be used for public parking spaces.

b) The sale of used boats and trailers is prohibited.

c) The subject property shall maintain a minimum of 15% landscaped area including a ten (10) foot landscape buffer along the front of the subject property adjacent to IH-30. In addition, the outside display areas may be counted against the 15% if they are constructed with decomposed granite or a similar hardscape material and incorporate trees and shrubs to soften the impact of the areas.

d) The outside storage of equipment, parts and/or inventory is prohibited; except inventory as depicted in Exhibit 'C' of the draft ordinance.

e) All work shall be performed within an enclosed building.

f) The installation of canopy/shade structures for this site shall be allowed only in the areas depicted in *Exhibit 'B' & Exhibit 'C'* of this ordinance. All canopy/shade structures shall be comparable in materials, color, and size.

g) The operation of this site shall conform to all federal, state and local standards and comply with the requirements of Section 3.2, *Compliance Standards*, of this ordinance.

2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan.

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On December 11, 2018, the Planning and Zoning Commission's motion to recommend approval to amend SUP No. S-76 (*Ordinance No. 10-26*) with staff conditions passed by a vote of 6 to 0 with Commissioner Moeller absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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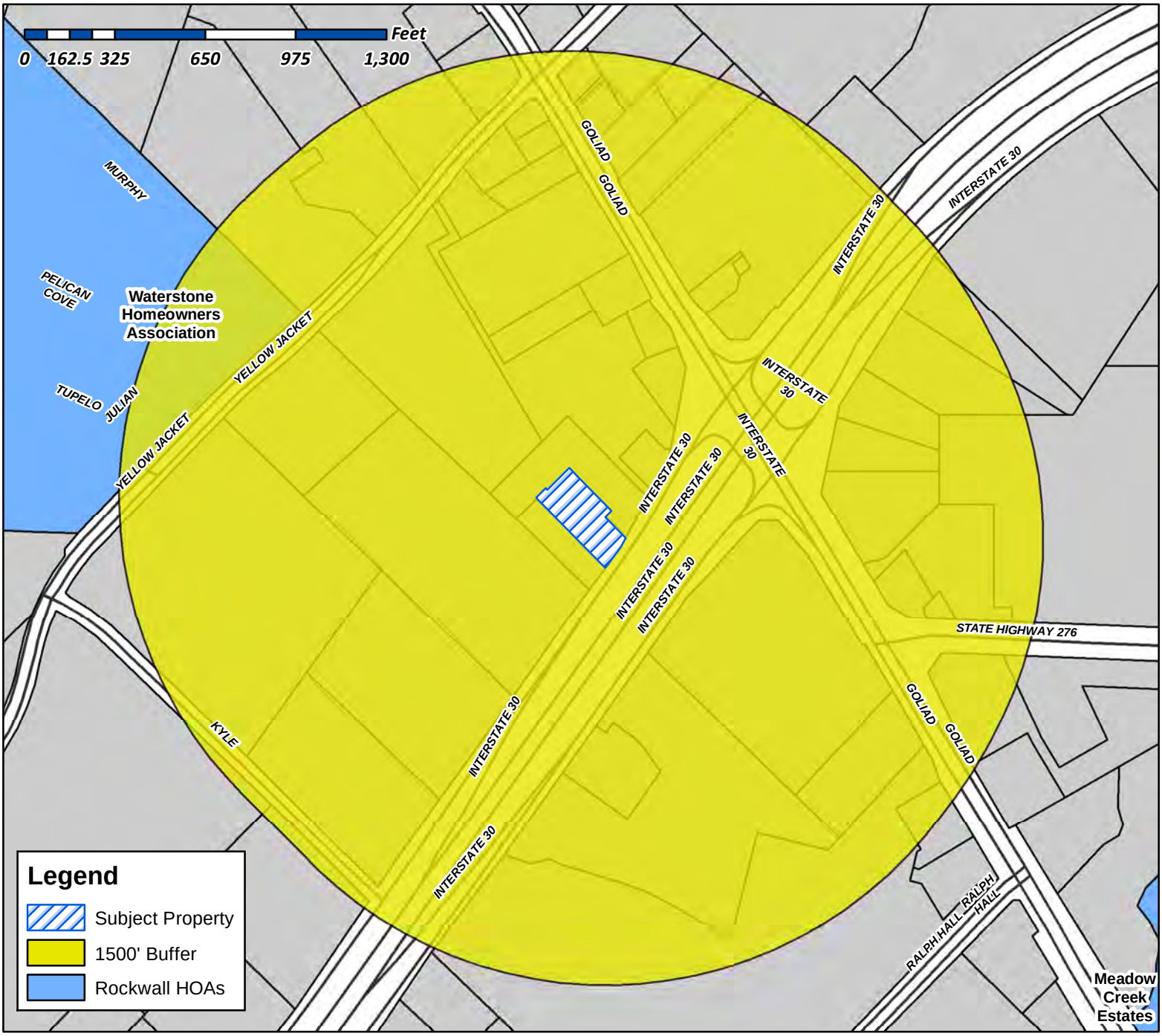
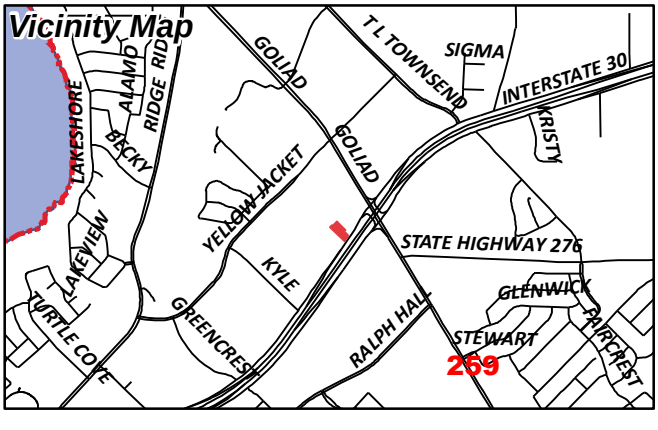


Case Number: Z2018-043
Case Name: SUP for Honda Rockwall
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1030 E. IH-30

Date Created: ***9/18/2018***

For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Friday, November 30, 2018 11:27 AM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey; Madubuike, Daniella
Subject: Neighborhood Noification Program: Notice of zoning request
Attachments: HOA Map (09.18.2018).pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***November 30, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 12/11/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 12/17/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2018-043- Hold a public hearing to discuss and consider a request by Michael Worrell of Rockwall Honda for the approval of an amendment to SUP No. S-76 (Ordinance No. 10-26) to allow changes to be made to an existing Motorcycle Dealership with Accessory Boat and Trailer Sales being a 1.152-acre parcel of land identified as Lot 6, Block A, Newman Center #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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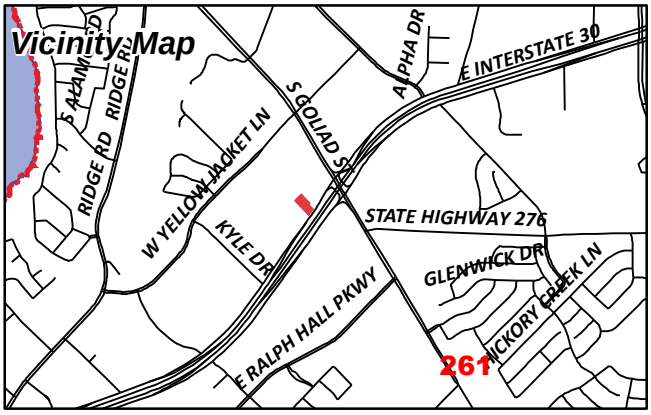
Case Number: Z2018-043
Case Name: SUP for Rockwall Honda
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1030 E. IH-30



Date Created: ***09/14/2018***
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1030 E I30
ROCKWALL, TX 75087

ROCKWALL HONDA REAL ESTATE LP
1030 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1040 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1070 I30
ROCKWALL, TX 75087

ROCKWALL CENTRAL SHOP/CNTR JV
16475 DALLAS PKWY STE 800
ADDISON, TX 75001

EXCEL ROCKWALL LLC
17140 BERNARDO CENTER DR STE 300
SAN DIEGO, CA 92128

CURRENT RESIDENT
2006 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2012 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2105 S GOLIAD
ROCKWALL, TX 75087

HPT TA PROPERTIES TR
24601 CENTER RIDGE RD STE 200
WESTLAKE, OH 44145

I30 AT 205 LLC
2600 E SOUTHLAKE BLVD STE 120-371
SOUTHLAKE, TX 76092

ALBRITTON JOHN A
3200 N TOWN EAST BLVD
MESQUITE, TX 75150

ROCK HOB LP
3305 BUCHANAN ST
WICHITA FALLS, TX 76308

QUIKTRIP CORPORATION
4705 SOUTH 129TH EAST AVE
TULSA, OK 74174

ROCKWALL LAND COMPANY LTD
800 GESSNER RD STE 500
HOUSTON, TX 77024

CURRENT RESIDENT
990 I30
ROCKWALL, TX 75087

JAGH HOTELS LP
996 EAST INTERSTATE 30
ROCKWALL, TX 75087

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To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-043: Amendment to SUP #S-76

Hold a public hearing to discuss and consider a request by Michael Worrell of Rockwall Honda for the approval of an amendment to SUP No. S-76 (Ordinance No. 10-26) to allow changes to be made to an existing Motorcycle Dealership with Accessory Boat and Trailer Sales being a 1.152-acre parcel of land identified as Lot 6, Block A, Newman Center #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/11/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 12/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-043: Amendment to SUP #S-76

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

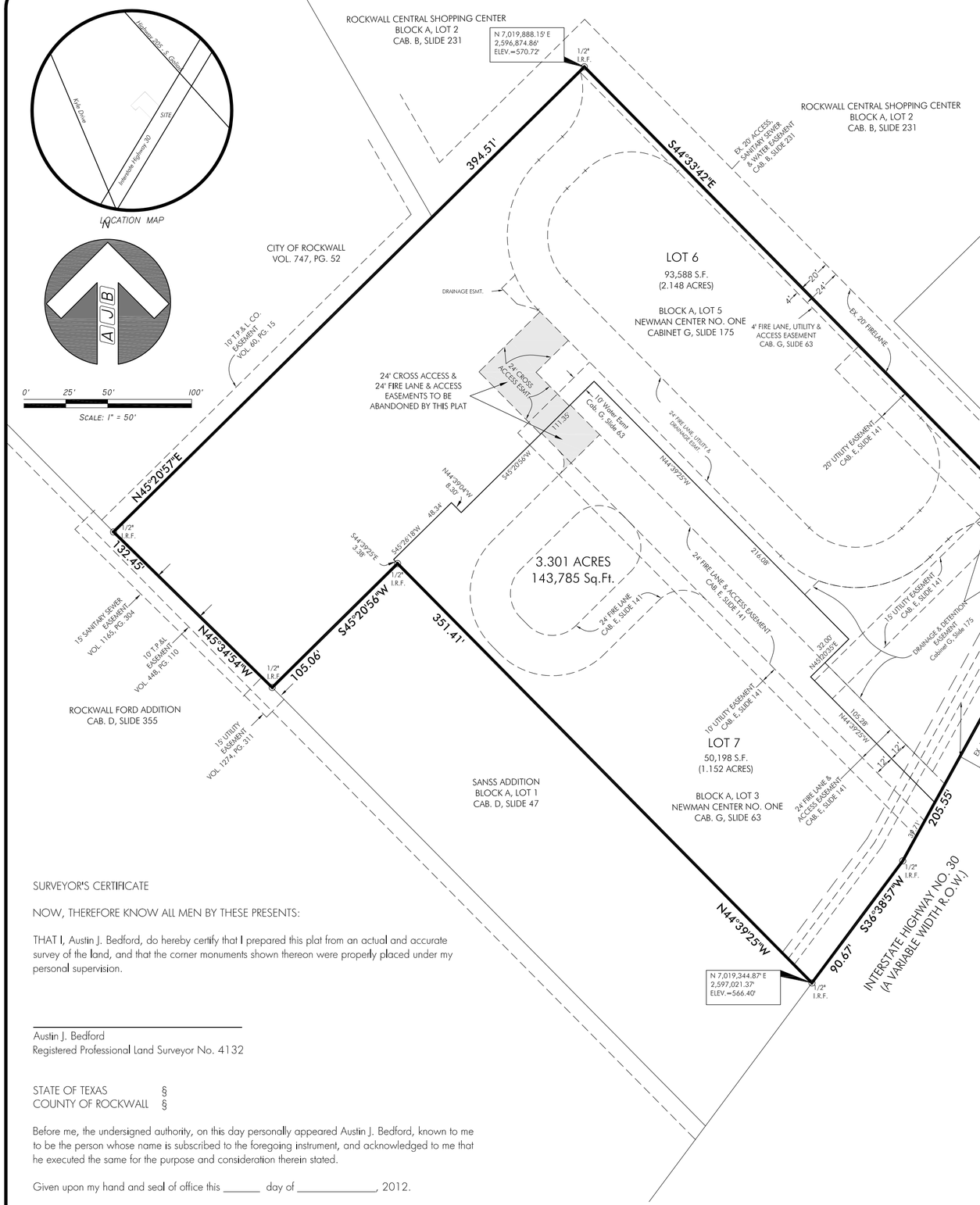
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



RECOMMENDED FOR FINAL APPROVAL

_____ _____

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2012.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2012.

_____ _____ _____

Mayor, City of Rockwall City Secretary City Engineer

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WE the undersigned owners of the land shown on this plat, and designated herein as the REPLAT OF NEWMAN ADDITION, LOTS 6 & 7, BLOCK A to the City of Rockwall, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. WE further certify that all other parties who have a mortgage or lien interest in the REPLAT OF NEWMAN ADDITION, LOTS 6 & 7, BLOCK A have been notified of this Replat

WE understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

WE further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

QUANAH HOSPITALITY PARTNERS, LP. ROCKWALL HONDA REAL ESTATE, L.P.

_____ _____

BY: _____ BY: _____

TITLE: _____ TITLE: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, of Rockwall Honda Real Estate, L.P., known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this_____ day of _____, 2012.

_____

Notary Public in and for the State of Texas

_____

Signature of Party With Mortgage or Lien Interest

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, of Quanah Hospitality Partners, LP., known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this_____ day of _____, 2012.

_____

Notary Public in and for the State of Texas

_____

Signature of Party With Mortgage or Lien Interest

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____

Austin J. Bedford
Registered Professional Land Surveyor No. 4132

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Austin J. Bedford, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2012.

_____

Notary Public in and for the State of Texas

NOTES:

BEARINGS ARE BASED ON THE NORTHEAST LINE OF NEWMAN CENTER ADDITION RECORDED IN CABINET E, SLIDE 141 OF THE PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0040L, DATED SEPTEMBER 26, 2008 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP THIS PROPERTY IS WITHIN FLOOD ZONE "X", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS QUANAH HOSPITALITY PARTNERS, LP. and ROCKWALL HONDA REAL ESTATE, L.P. being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 3.301 acre tract of land situated in the Joseph Cadle Survey, Abstract No. 65 in the City of Rockwall, Rockwall County, and being Lot 3 of the Newman Center Addition according to the plat recorded in Cabinet G, Slide 63 of the Plat Records of Rockwall, County Texas and being Lot 5 of the Newman Center Addition according to the plat recorded in Cabinet G, slide 172 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the east corner of said Lot 5 and being located in the northwest line of Interstate Highway No. 30 (variable width);

THENCE along said northwest line, SOUTH 28°45'45" WEST a distance of 205.55 feet to a ½ inch iron rod found for corner;

THENCE continuing with said north line, SOUTH 36°38'57" WEST a distance of 90.67 feet to a ½ inch iron rod found for the south corner of said Lot 3;

THENCE departing said northwest line, NORTH 44°39'25" WEST a distance of 351.41 feet to a ½ inch iron rod found for the west corner of said Lot 3;

THENCE SOUTH 45°20'56" WEST a distance of 105.06 feet to a ½ inch iron rod found for the westerly south corner of said Lot 5;

THENCE NORTH 45°34'54" WEST a distance of 132.45 feet to a ½ inch iron rod found for the west corner of said Lot 5;

THENCE NORTH 45°20'57" EAST a distance of 394.51 feet to a ½ inch iron rod found for the north corner of said Lot 5;

THENCE SOUTH 44°33'42" EAST a distance of 411.45 feet to the POINT OF BEGINNING;

CONTAINING 3.301 acres or 143,785 square feet of land more or less.

JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

REPLAT
NEWMAN CENTER ADDITION
LOTS 6 & 7, BLOCK A
3.301 ACRES - 2 LOTS ZONE C-COMERCIAL
BEING A REPLAT OF LOTS 3 & 5
BLOCK A - NEWMAN CENTER ADDITION

Owner: QUANAH HOSPITALITY PARTNERS, L.P.
16610 Dallas Parkway, Suite 1300
Dallas, Texas 75248 - 214.368.8780

Owner: ROCKWALL HONDA REAL ESTATE, LP
1030 Interstate Hwy. 30
ROCKWALL, TEXAS 75087 972-771-6686

Scale:	1" = 50'
Date:	January 17, 2012
Technician:	L. Spradling
Drawn By:	L. Spradling
Checked By:	A.J. Bedford
P.C.:	D. Cryer
File:	Rockwall Marine
Job. No.	533-004
GF No.	N/A

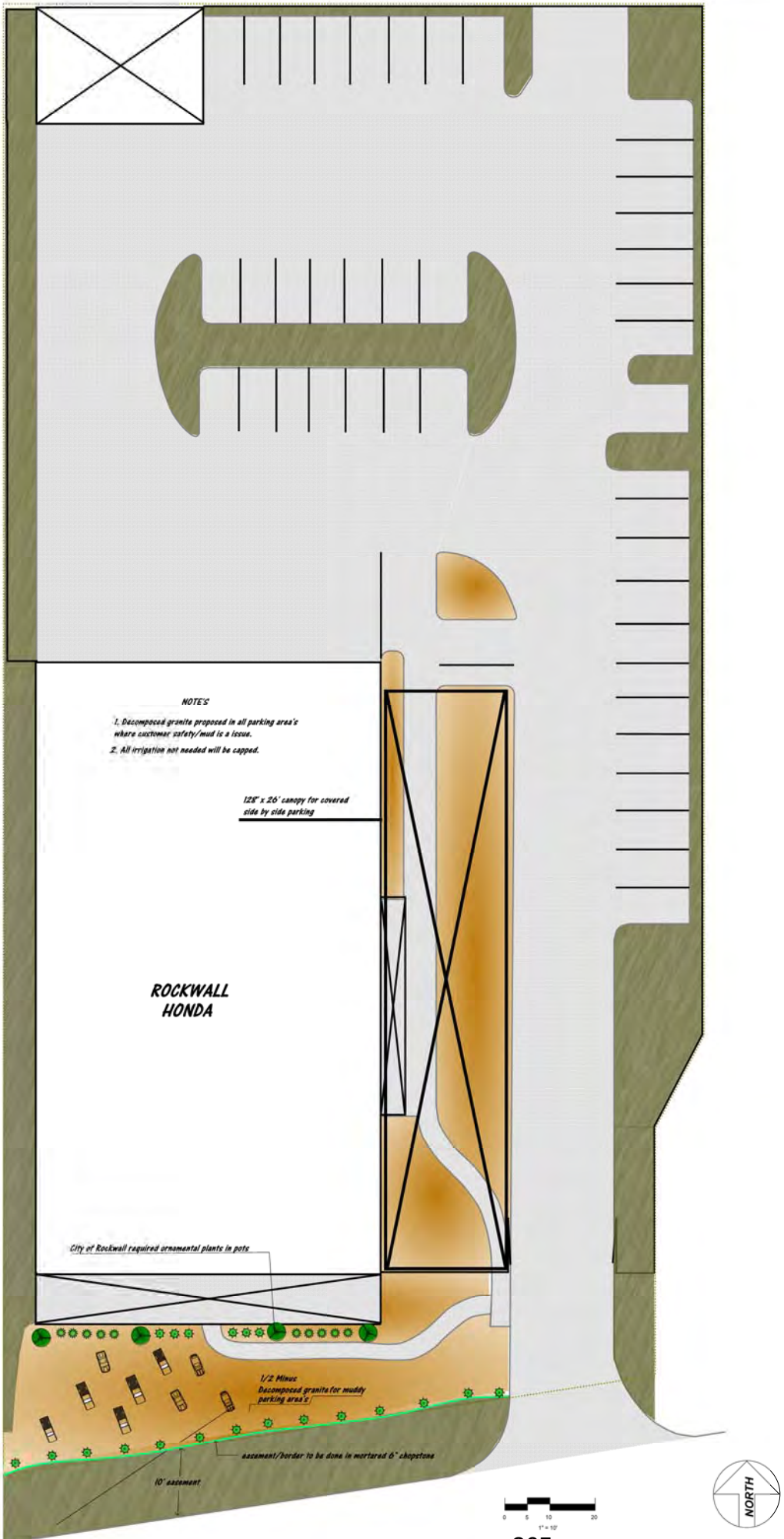
301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com

Sheet: 1 Of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

N:\ALL FILES\ROCKWALL HONDA\HONDA VALUE PLACE.dwg, 2/16/2012 4:06:25 PM, Adobe PDF

264



NORTH TEXAS LUXURY LAWNS
4820 BOYD BLVD STE C
ROWLETT TX 75088
972-412-6569

SHEET DESCRIPTION:
CONCEPTUAL LANDSCAPE DESIGN

PROJECT:
ROCKWALL HONDA
1030 E I 30
ROCKWALL TX 75087

REVISIONS:
None

DATE:
11/10/2018

JOB NUMBER:
4733

DRAWN BY:
BO FREEMAN

CHECKED BY:
BO FREEMAN

SCALE:
1" = 10'

SHEET:
1 of 1

265



rendering

Rockwall Honda Yamaha

con-oct-003-18 by: YH 10.04.18

USASHADE & Fabric Structures

USASHADE
& Fabric Structures®

Rockwall Honda Yamaha Covered Parking

6/13/2018

Proposal Prepared For:

Rocwall Honda Yamaha

1030 E Interstate 30, Rocwall, TX

AZ: 289388 CA: 989458 LA: 61718 NV:78724
NM: 383826 TN: 68712 DIR: 1000003533

USASHADE & Fabric Structures

Date: 6/13/2018

Proposal for USA SHADE & Fabric Structures

Project Information:				Sales Information:	
Purchaser:	Rockwall Honda Yamaha	Contact:	Tyler Rager	Sales Rep:	Andy Enright
Project Name:	Rockwall Honda Yamaha Covered Parking	Phone:		Phone:	214 477.6156
Quote No:		Email:	tr@rockwallhonda.com	Email:	andy@usa-shade.com
PO No:		Fax:		Fax:	

Billing Information:		Shipping Information:		Jobsite Information:	
Rocwall Honda Yamaha		JOB SITE		1030 E Interstate 30, Rocwall, TX	
1030 E Interstate 30, Rocwall, TX		0			
		0			
		0			
Contact:	Tyler Rager	Contact:		Contact:	Tyler Rager
Phone		Phone		Phone	
Fax:	tr@rockwallhonda.com	Fax:		Fax:	tr@rockwallhonda.com
Email:		Email:		Email:	

CORPORATE ADDRESS:
8505 Chancellor Row
Dallas, TX 75247-5519

REMITTANCE ADDRESS:
P.O. Box 204691
Dallas, TX 75230-4691

SOUTHERN CALIFORNIA:
1085 N. Main Street, Suite C
Orange, CA 92867

NORTHERN CALIFORNIA:
927 Enterprise Way, Suite A
Napa, CA 94558

ARIZONA:
2452 W. Birchwood Ave, Suite 112
Mesa, AZ 85202

LAS VEGAS:
6225 S. Valley View Blvd., Suite I
Las Vegas, NV 89118

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USASHADE
& Fabric Structures.

Structure Pricing

Structure 1

UNIT IMAGE	UNIT DETAILS			
	Unit Quantity:	1	Foundations By	USA SHADE
	Unit Type:	302_Full_Cantl_Hip_Joined	Grout Installation	Client Responsible
	Structure Size:	108'x18' - 12 Spaces	Base Attachment:	Recessed Base Plate
	Entry Height:	8'	Footing Type:	Drilled Pier
	No of Columns:	4	Anchor Bolts:	Included
	No of Fabric Tops:	3	Concrete Cutting:	Included
	Fabric Type:	Shadesure	Dirt Removal:	Included
	Fabric Color:	TBD	Surface Type:	Concrete
	Steel Finish:	Powder Coated	NOTES	
	Steel Color:	TBD	ice is full Turnkey and includes permit and p	
PRICE	Electrical Provisions:	N/A		
$52,821.25	Cable/HDW Finish:	Galvanized		
	Concept No:			

Structure 2

UNIT IMAGE	UNIT DETAILS			
	Unit Quantity:	1	Foundations By	USA SHADE
	Unit Type:	Hip Fabric Replacement	Grout Installation	Client Responsible
	Structure Size:	32'x20'	Base Attachment:	Recessed Base Plate
	Entry Height:	8'	Footing Type:	Drilled Pier
	No of Columns:	6	Anchor Bolts:	Included
	No of Fabric Tops:	2	Concrete Cutting:	Included
	Fabric Type:	Shadesure	Dirt Removal:	Included
	Fabric Color:	TBD	Surface Type:	Concrete
	Steel Finish:	Powder Coated	NOTES	
	Steel Color:	TBD		
PRICE	Electrical Provisions:	N/A		
$5,826.38	Cable/HDW Finish:			
	Concept No:			

USASHADE
& Fabric Structures.

Accessories/Miscelaneous			
QTY	ITEM	DETAILS	COST
TOTAL FOR ACCESS/MISC ITEMS:			

PRICINGTOTALS:	
Unit Total	See Above
Accessories/Miscellaneous	Included
Shipping/Handling	Included
SUBTOTAL	See Above
Sales Tax (%)	Included
Installation	Included
TOTAL PRICE	See Above

PAYMENT TERMS:	
(1) Upon execution of the Agreement (Deposit)	50
(2) Upon delivery of Unit(s)	
(3) Upon completion of assembly/installation	50
(4) Other (specify):	
NOTES:	

ENGINEERING REQUIREMENTS		NOTES
Building Code		
Wind Load		
Snow Load		
Drawing Size		
No. of Sealed Drawings		
Calculations Required		

INCLUSIONS / EXCLUSIONS					
INCLUDED	EXCLUDED	ENGINEERING REQUIREMENTS	INCLUDED	EXCLUDED	INSTALLATION - MISCELLANEOUS
☑	☐	Sealed Drawings & Calculations	☐	☑	Prevailing Wage / Certified Payroll
☑	☐	Permit Submittal	☐	☑	Union Wages
☑	☐	Permit Fee	☐	☑	Fencing
☑	☐	Anchor Bolts	☐	☑	Curb Repair
☐	☑	DSA Fee	☐	☑	Landscape Repair
☑	☐	Foundation Design & Engineering	☐	☑	Demolition (Existing Structures)
☐	☑	Special Inspection Fees	☐	☑	Payment and Performance Bonds

Construction Assumptions

1) The designated area for our structures will be accessible by drive-up for unloading of our trucks and equipment, including personnel man-lifts, forklifts, etc. Should a crane be required and direct access not available, additional costs for such will be submitted by a Change Order.

2) Our pricing is based on the ability to perform all of our work with clear, sequential, and continuous access without interruption during normal daytime working hours. We have assumed one mobilization for the installation of foundations, steel and fabric; if additional mobilizations are required, there will be an additional charge. We will require exclusive access to the area for our work during the construction process.

3) Our pricing does not include daily site delays accessing the work areas. USA SHADE will submit a Change Order for any delays caused by other trades which interfere or cause us to stop working.

4) Pricing assumes secure storage and adequate lay down area for our tools, equipment, and materials, within close proximity to the installation site will be provided, free of charge.

5) Our price assumes others to provide 200-amp, 110-volt electrical service and necessary potable water available within 100 feet of our work.

6) We will require site sanitary facilities and refuse containers by others within 200 feet of our work.

7) USA SHADE will leave its work and materials in a clean condition at the conclusion of our work.

8) Barricades and public security requirements are not included.

9) Unless specifically included in this proposal, this agreement does not include, and Company will not provide, services, labor, or materials for any of the following work: (a) removal and disposal of any materials containing asbestos or any hazardous materials as defined by the EPA; (b) moving Owner's property around the installation site; (c) repair or replacement of any Purchaser or Owner-supplied materials; or (d) repair of damage to existing surfaces that may occur when construction equipment and vehicles are being used in the normal course of construction.

10) Pricing for foundation design is based on drilled pier footings. In the event the geotechnical report requires an alternate configuration, any additional costs incurred will be submitted to the client by a Change Order.

11) Digging of our foundations will not be constrained by any existing concrete or utilities. USA SHADE will not be responsible for moving or repairing any underground utility lines such as electrical, telephone, gas, water, or sprinkler lines that may be encountered during installation.

12) Any additional costs incurred as a result of hard rock conditions requiring extra equipment, utility removal or repair, resulting in delay, will result in additional charges unless they are detailed on as-built site drawings provided to USA SHADE or marked on the ground and communicated to USA SHADE in writing prior to installation.

GENERAL TERMS & CONDITIONS AND WARRANTY

1) **Proposal:** The above proposal is valid for **30** days from the date first set forth above. After 30 days, we reserve the right to increase prices due to the rise in cost of raw materials, fuel, or other cost increases. When applicable, USA SHADE & Fabric Structures reserves the right to implement a surcharge for significant increases in raw materials, including, but not limited to; fuel, steel, and concrete. Due to the duration of time between proposals, contracts, and final installation, USA SHADE & Fabric Structures reserves the right to implement this surcharge, when applicable.

2) **Purchase:** By executing this proposal, or submitting a purchase order pursuant to this proposal (which shall incorporate the terms of this agreement specifically by reference) which is accepted by USA SHADE & Fabric Structures (the "Company"), the purchaser identified above ("you" or the "Purchaser") agrees to purchase Shade Structures brand shade structures ("Structures") and the services to be provided by the Company, as detailed in the "Structure Pricing" and "General Scope of Work" sections of this agreement, above, or in the relevant purchase order accepted by the Company, for use by Purchaser or for installation by Company or Purchaser on behalf of a third-party who will be the ultimate owner of the Structures (the ultimate owner of a Structure, whether Purchaser or a third-party, being the "Owner").

3) **Short Ship Claims:** Purchaser has 15 days from receipt of the structures to file a short ship report in writing to its sales representative. Company will not honor claims made after this time.

4) **Standard Exclusions:** Unless specifically included under the "General Scope of Work" section above, this agreement does not include, and Company will not provide, services, labor, or materials for any of the following work: (a) removal and disposal of any materials containing asbestos or any hazardous materials as defined by the EPA; (b) moving Owner's property around the installation site; (c) repair or replacement of any Purchaser or Owner-supplied materials; (d) repair of concealed underground utilities not located on prints supplied to Company by Owner during the bidding process, or physically staked out by Owner, and which are damaged during construction; or (e) repair of damage to existing surfaces that may occur when construction equipment and vehicles are being used in the normal course of construction.

5) **Bonding Guidelines:** If Purchaser will use or provide the Structures and Services for an Owner other than Purchaser (including, without limitation, as a subcontractor of Purchaser), Purchaser will include the following statement in Purchaser's contract with Owner:

> "The manufacturer's warranty for the Shade Structures brand shade structures is a separate document between USA SHADE & Fabric Structures and the ultimate owner of the Shade Structures brand shade structures, which will be provided to the ultimate owner at the time of completion of the installation and other services to be provided by USA SHADE & Fabric Structures. Due to surety requirements, any performance and/or payment bond will cover only the first year of the USA SHADE & Fabric Structures warranty."

6) **Insurance Requirements:** Company is not required to provide any insurance coverage in excess of Company's standard insurance. A copy of the Company's standard insurance is available for your review prior to acceptance of the Company's proposal.

7) **Payment:** Terms of payment are defined in the "Pricing Details" section and are specific to this contract. For purposes of this agreement, "Completion" is defined as being the point at which the Structure is suitable for its intended use, the issue of occupancy consent, or a final building department approval is issued, whichever occurs first. In any event where Completion cannot be effected due to delays or postponements caused by the Purchaser or Owner, final payment (less 10% retainage) is due within 30 days of the date when Completion was scheduled, had the delay not occurred. All payments must be made to Shade Structures, Inc., P.O. Box 204691, Dallas, TX 75320-4691. If the Purchaser or Owner fails or delays in making any scheduled milestone payments, the Company may suspend the fulfillment of its obligations hereunder until such payments are made, or Company may be relieved of its obligations hereunder if payment is more than 60 days past due. Company may use all remedies available to it under current laws including, but not limited to, filing of liens against the property and using a collection agency or the courts to secure the collection of the outstanding debt.

8) **Lien Releases:** Upon request by Owner, Company will issue appropriate partial lien releases as corresponding payments are received from Purchaser, but prior to receiving final payment from Purchaser or Owner. Company will provide a full release of liens upon receipt of final payment. In accordance with state laws, Company reserves the right to place a lien on the property if final payment has not been received 10 days prior to the filing deadline for liens.

9) **Site Plan Approval, Permit/s, Permit Fees, Plans, Engineering Drawings, and Surveying:** Site plan approval, permits, permit fees, plans, engineering drawings, and surveying are specifically excluded from this agreement and the Services unless specified under the "General Scope of Work". The Company does not in any way warrant or represent that a permit or site plan approval for construction will be obtained. Sealed engineered drawings that are required but not included in the "General Scope of Work" will result in an additional cost to Purchaser.

10) **Manufacturing & Delivery:** Manufacturing lead-time from Company's receipt of the "Notice To Proceed" is approximately 6 to 8 weeks for standard structures, and 8 to 12 weeks for custom structures. Delivery is approximately 1 week thereafter. Delivery of structures may be prior to or at start of assembly. Please note that these timelines do not include approval or permitting timeframes.

11) **Returned Product, Deposits, and/or Cancelled Order:** Within the first 45 days after shipment from our facility, all returned product(s) and cancelled orders are subject to a 50% restocking fee. No returns are available following this 45 day period. All deposits are non-refundable. All expenses incurred (engineering, site surveys, shipping, handling, etc.) are the responsibility of the Purchaser, up to notice of cancellation.

12) **Concealed Conditions:** "Concealed conditions" include, without limitation, water, gas, sprinkler, electrical and sewage lines, post tension cables, and steel rebar. This agreement is based solely on observations the Company was able to make either by visual inspection or by drawings and/or plans submitted by Owner at the time this agreement was bid. If additional Concealed Conditions are discovered once work has commenced, which were not visible at the time this proposal was bid, Company will stop work and indicate these unforeseen Concealed Conditions to Purchaser or Owner so that Purchaser and Company can execute a Change Order for any additional work. In any event, any damage caused by or to unforeseen Concealed Conditions is the sole responsibility of the Purchaser and Company shall not be held liable for any such damage. Soil conditions are assumed to be soil that does not contain any water, hard rock (such as limestone, caliche, etc.), rocks larger than 4 inches in diameter, or any other condition that will require additional labor, equipment and/or materials not specified by the Purchaser or Owner in the bidding process. Any condition requiring additional labor, equipment, and/or materials to complete the drilling or concrete operations will require a Change Order before Company will complete the process. Price quotes are based on a drilled pier footing. Any variation will incur additional charges (i.e. spread footings, concrete mat, sand, water, landfill, etc.). Costs for footing and installation do not include any allowance for extending below frost lines (the additional costs for which vary by geographical region).

13) **Changes in the Work:** During the course of this project, Purchaser may order changes in the work (both additions and deletions). The cost of these changes will be determined by the Company, and a Change Order form must be completed and signed by both the Purchaser and the Company, which will detail the "General Scope of the Change Order". Should any Change Order be essential to the completion of the project, and the Purchaser refuses to authorize such Change Order, then Company will be deemed to have performed its part of the project, and the project and services will be terminated. Upon such termination, Company will submit a final billing to Purchaser for payment, less a labor allowance for work not performed but including additional charges incurred due to the stoppage. No credit will be allowed for materials sold and supplied, which will remain the property of the Purchaser.

14) **Indemnification:** To the fullest extent permitted by law, Purchaser shall indemnify, defend, and hold harmless the Company and its consultants, agents, and employees or any of them from and against claims, damages, losses and expenses, including, but not limited to, attorneys' fees related to the installation of the Structure or performance of the services, provided that such claim, damage, loss, or expense is attributable to bodily injury to, sickness, disease, or death of a person, or to injury to or destruction of tangible property, but only to the extent caused by the negligent acts or omissions of the Purchaser or its agents, employees, or subcontractors, or anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in Section 15.

15) **Statement of Limited Warranty:**

- The structural integrity of all supplied steel is warranted for ten years.
- If assembly is provided by the Company, workmanship of the structure is covered for one year, including labor for the removal of any failed part, disassembly (if necessary), cost of shipping, and reassembly.
- All steel surface finishes are warranted for one year.
- Shadesure™, Colourshade® FR, eXtreme 32™, Commercial 95™, SaFRshade™, and Monotec 370™ fabrics all carry a ten year limited manufacturer's warranty against failure from significant fading, deterioration, breakdown, outdoor heat, cold, or discoloration. Should the fabric need to be replaced under the warranty, the Company will manufacture and ship a new replacement fabric at no charge for the first six years, thereafter pro-rated at 20% per year over the remaining four years. The following are exceptions to the preceding warranty terms:
    - Shadesure™ fabrics in Red, Yellow, Atomic Orange, Electric Purple, Zesty Lime, Cinnamon, Olive, and Mulberry carry a five year pro-rated
    - Fabric tops attached to Coolbrella™ structures carry a three year warranty;
    - Individual fabric tops measuring greater than 40' in length are covered by a non-prorated five year warranty;
    - Precontraint 502™ waterproof membrane is subject to an eight year pro-rated warranty.
- Sewing thread is warranted for ten years.

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General Limited Warranty Terms and Conditions

- These limited warranties are effective from the date of sale, or, if assembly is provided by the Company, upon receipt by Company from Purchaser of a completed and signed "Customer Checklist and Sign-off" form.
- In its sole discretion, the Company will repair and or/replace defective structures, products or workmanship, or refund that portion of the price related to the defective product, labor, or service rendered.
- The Company reserves the right, in cases where certain fabric colors have been discontinued, to offer the Purchaser or Owner a choice of available alternative colors to replace the warranted fabric. The Company does not guarantee that any particular color will be available for any period of time, and reserves the right to discontinue any color for any reason, without recourse by the Purchaser or Owner of the discontinued fabric color.
- Should the Purchaser or Owner sell the structures to another party, the warranty cannot be transferred to the new owner without a complete and thorough on-site inspection performed by a Company representative. Please contact the Company at warranty@usa-shade.com for more details.
- All warranty claims covering Company supplied structures, products, and services must be submitted by Purchaser or Owner in writing to the Company within thirty days from the date of discovery of the alleged defect and must include a detailed description and applicable photographs of the alleged defect or problem. Warranty claims should be submitted by email to warranty@usa-shade.com.
- Purchaser or Owner agrees that venue for any court action to enforce these limited warranties shall be in the City or County of Dallas in the State of Texas, USA.
- These limited warranties are void if:
  - the supplied structures, products, services and/or labor are not paid for in full;
  - the structures are not assembled in strict compliance with USA SHADE specifications;
  - any changes, modifications, additions, or attachments are made to the structures in any way, without prior written approval from the Company. Specifically, no signs, objects, fans, light fixtures, etc. may be hung from the structures, unless specifically engineered by the Company.
- These limited warranties do not cover defects and/or damages caused by:
  - normal wear and tear;
  - misuse, willful or intentional damage, vandalism, contact with chemicals, cuts and Acts of God (i.e. tornado, hurricane, micro/macros burst, earthquake, wildfires, etc.);
  - ice, snow or wind loads in excess of the designed load parameters engineered for the supplied structures;
  - use, maintenance, neglect, repair, and/or service inconsistent with the Company's written care and maintenance instructions, provided with the order.
- The limited warranties explicitly exclude:
  - workmanship related to assembly not provided by the Company or its agents;
  - fabric curtains, valances, and flat vertical panels;
  - fabric tops installed on structures that were not engineered and originally supplied by the Company.
- THE COMPANY SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, SPECIAL, LIQUIDATED, EXEMPLARY, OR PUNITIVE DAMAGES, OR ANY LOSS OF REVENUE, PROFIT, USE OR GOODWILL, WHETHER BASED UPON CONTRACT, TORT (INCLUDING NEGLIGENCE), OR ANY OTHER LEGAL THEORY, ARISING OUT OF A BREACH OF THIS WARRANTY OR IN CONNECTION WITH THE SALE, INSTALLATION, MAINTENANCE, USE, OPERATION OR REPAIR OF ANY PRODUCT OR SERVICE. IN NO EVENT WILL THE COMPANY BE LIABLE FOR ANY AMOUNT GREATER THAN THE PURCHASE PRICE FOR ANY PRODUCT OR SERVICE PROVIDED BY THE COMPANY.
- THE FOREGOING LIMITED WARRANTY IS THE SOLE AND EXCLUSIVE WARRANTY FOR THE COMPANY'S PRODUCTS AND SERVICES, AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, IN LAW OR IN FACT. SELLER SPECIFICALLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE OR PURPOSE, AND ANY IMPLIED WARRANTIES ARISING OUT OF COURSE OF DEALING OR PERFORMANCE OR TRADE USAGE. PURCHASER, BY ACCEPTANCE AND USE OF THIS LIMITED WARRANTY, WAIVES ANY RIGHTS IT WOULD OTHERWISE HAVE TO CLAIM OR ASSERT THAT THIS LIMITED WARRANTY FAILS OF ITS ESSENTIAL PURPOSE

Colourshade ® and eXtreme 32™ are registered trademarks of Multiknit Pty. Ltd.

Commercial 95™ and SaFRshade™ are registered trademarks of Gale Pacific USA Inc.

Monotec 370™ is a registered trademark of PRO-KNIT Industries Pty. Ltd.

Precontraint 502™ is a registered trademark of Serge Ferrari North America, Inc.

16) **Assembly/Installation:**

- Company will notify Purchaser of the scheduled assembly date. Owner agrees to have an owner representative meet the assembly crew at the job site on the scheduled assembly date to verify the exact location where the structure(s) is to be placed.
- Labor for the removal, assembly, and/or freight charges will only be covered by Company in instances where the structures supplied and installed by Company are determined by the Company to be defective. In all cases where structures are not installed by Company, all labor for the removal, assembly, and/or freight of the structures will be the Purchaser's responsibility.
- Installation prices are based on a single mobilization charge. If additional mobilizations are required, there will be additional charges.
- If the requested services require Company access to Owner's premises, Company will be provided access to the Owner's premises free and clear of debris, automobiles, or other interference Monday ~ Friday during the hours of 8:00am to 6:00pm, and Company will have access to water and electrical facilities during installation. Additional charges will apply if utilities are not easily accessible. Where applicable, all vehicles will be moved prior to Company's crew beginning any installation.
- Company will not be responsible for moving or repairing any underground utility lines such as electrical, telephone, gas, water, or sprinkler lines that may be encountered during installation.
- Any additional costs incurred as a result of hard rock conditions requiring extra equipment, utility removal or repair resulting in delay will result in additional charges unless they are detailed on as-built site drawings provided to Company or marked on the ground and communicated to Company in writing prior to fabrication and installation.

17) **Installation/Assembly on-site:** Where installation/assembly is part of the services, Purchaser must provide the Company with a detailed drawing prepared by or for the Owner showing exactly where the structures are to be assembled as well as detailing any obstacles or other impediments that may cause the assembly process to be more difficult. Any fixture(s), e.g., playground, pools, etc., that the structures are to be assembled over must also be detailed, along with their peak heights (if applicable).

18) **Site/Use Review by Purchaser:** Company relies on the Purchaser to determine that the structures ordered are appropriate and safe for the Owner's installation site and/or intended use. Company is not responsible for damages or injuries resulting from collisions by moving objects or persons with the structure post(s). Company can recommend, or supply at additional cost, padding for posts from a third party manufacturer.

19) **Preparatory Work:** Where installation/assembly is part of the services and in the event that the foundation or job site is not suitable or ready for assembly to begin on the scheduled day, a Delay of Order notification must be sent to Company at least 4 working days prior, in order to allow Company to reschedule the project. In the event that Company is not notified and incurs an expense in attempting to execute the assembly, a re-mobilization charge may be charged to Purchaser before Company will reschedule the assembly.

20) **Delegation: Subcontractors:** The services and the manufacturing and assembly of the structures may be performed by subcontractors under appropriate agreements with the Company.

21) **Force Majeure: Impracticability:** The Company shall not be charged with any loss or damage for failure or delay in delivering or assembling of the structures when such failure or delay is due to any cause beyond the control of the Company, due to compliance with governmental regulations or orders, or due to any Acts of God, strikes, lockouts, slowdowns, wars, or shortages in transportation, materials or labor.

22) **Dispute Resolution:** Any controversy or claim arising out of or related to this agreement must be settled by binding arbitration administered in Dallas, TX by a single arbitrator selected by the parties or by the American Arbitration Association, and conducted in accordance with the construction industry arbitration rules. Judgment upon the award may be entered in any court having jurisdiction thereof.

23) **Entire Agreement; No Reliance:** This agreement represents and contains the entire agreement between the parties. Prior discussion or verbal representations by the parties that are not contained in this agreement are not part of this agreement. Purchaser hereby acknowledges that it has not received or relied upon any statements or representations by Company or its agents which are not expressly stipulated herein, including without limitation any statements as to the structures, warranties, or services provided hereunder.

24) **No Third-Party Beneficiaries:** This agreement creates no third-party rights or obligations between Company and any other person, including any Owner who is not also a Purchaser. It is understood and agreed that the parties do not intend that any third party should be a beneficiary of this agreement.

25) **Governing Law:** The agreement will be construed and enforced in accordance with the laws of the State of Texas.

26) **Assignment:** Purchaser may not assign this agreement, by operation of law or otherwise, without the prior written consent of Company. The agreement shall be binding upon and insure to the benefit of the Company and the Purchaser, and their successors and permitted assigns.

Executed to be effective as of the date executed by the Company:

NOTE: FOR ANY PURCHASE EQUAL TO OR EXCEEDING $100,000.00 USD, NO WORK, OTHER THAN PRE-WORK, SHALL BE UNDERTAKEN WITHOUT A MUTUALLY ACCEPTABLE AND SIGNED CONSTRUCTION CONTRACT.

PURCHASER: Rockwall Honda Yamaha	**SELLER:** **USA SHADE & Fabric Structures**
Signature:	Signature: Andy Enright
By: (Print)	By: (Print) Andy Enright
Title:	Title: Regional Manager
Date:	Date: 6/13/18

NOTE: All purchase orders and contracts should be drafted in the name of Shade Structures, Inc.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND SPECIFIC USE PERMIT NO. S-76 [*ORDINANCE NO. 10-26*], WHICH ALLOWS FOR A MOTORCYCLE DEALERSHIP WITH ACCESSORY BOAT AND TRAILER SALES ON A 1.152-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK A, NEWMAN CENTER #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Michael Worrell of Rockwall Honda for the purpose of amending Specific Use Permit (SUP) No. S-76 [*Ordinance No. 10-26*], which allows for a *Motorcycle Dealership with Accessory Boat and Trailer Sales* on a 1.152-acre parcel of land identified as Lot 6, Block A, Newman Center #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located within the IH-30 Overlay (IH-30 OV) District, and more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Specific Use Permit (SUP) No. S-131 [*Ordinance No. 15-05*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the enactment of this Specific Use Permit (SUP) ordinance shall supersede all requirements stipulated in *Ordinance No. 10-26*;

SECTION 2. That Specific Use Permit (SUP) No. S-76 [*Ordinance No. 10-26*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant an amendment to Specific Use Permit (SUP) No. S-76 [*Ordinance No. 10-26*] allowing for a *Motorcycle Dealership with Accessory Boat and Trailer Sales* within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*;

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as stipulated by Section 2.1.8, *Auto and Marine-Related Use Conditions,* of Article IV, *Permissible Uses*; Section 4.1, *General Commercial District Standards*; Section 4.5, *Commercial (C) District*, of Article V, *District Development Standards*; Section 6.6, *IH-30 Overlay (IH-30 OV) District* of the Unified Development Code [*Ordinance No. 04-38*] as

DRAFT
ORDINANCE
4.2.18

heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following operational conditions and compliance standards:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an existing *Motorcycle Dealership with Accessory Boat and Trailer Sales* on the *subject property* and conformance to these operation conditions are required for continued operations:

1) The outside display of motorcycles and boats shall be limited to the areas depicted in *Exhibit 'C'* of this ordinance. The display areas may be constructed of decomposed granite and shall not be used for public parking spaces.

2) The sale of used boats and trailers is prohibited.

3) The subject property shall maintain a minimum of 15% landscaped area including ten (10) foot landscape buffer along the front of the subject property adjacent to IH-30. In addition, the outside display areas may be counted against the 15% if they are constructed with decomposed granite of a similar hardscape material and incorporate trees and shrubs to soften the impact of the areas.

4) The outside storage of equipment, parts and/or inventory is prohibited, except inventory as depicted in *Exhibit 'C'* of this ordinance.

5) All work shall be performed within an enclosed building.

6) The installation of canopy/shade structures for this site shall be allowed only in the areas depicted in *Exhibit 'C' & Exhibit 'D'* of this ordinance. All canopy/shade structures shall be comparable in materials, color, and size.

7) The operation of this site shall conform to all federal, state and local standards and comply with the requirements of Section 3.2, *Compliance Standards*, of this ordinance.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed

DRAFT ORDINANCE 12.17.2018

the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JANUARY, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

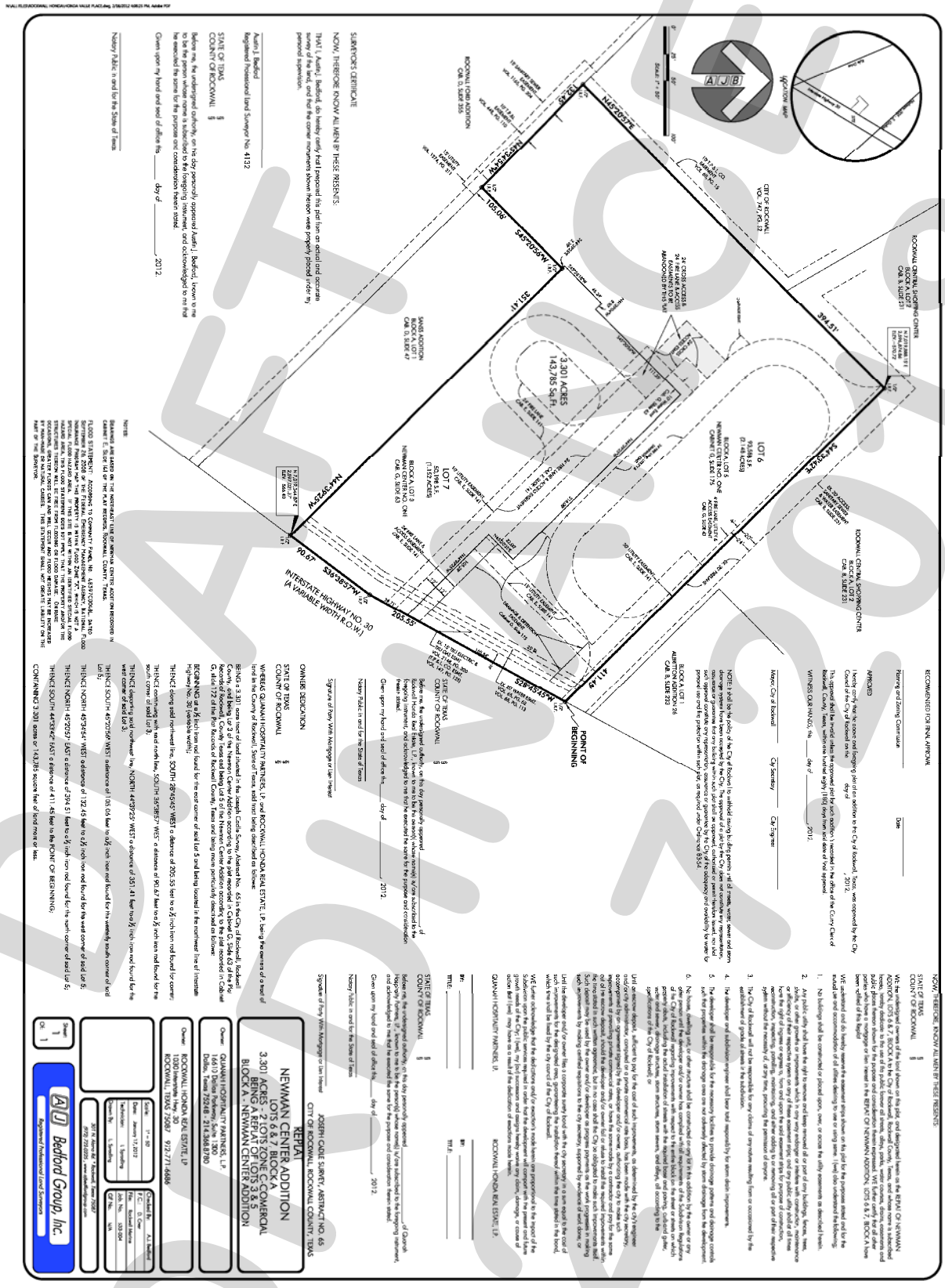
APPROVED AS TO FORM:

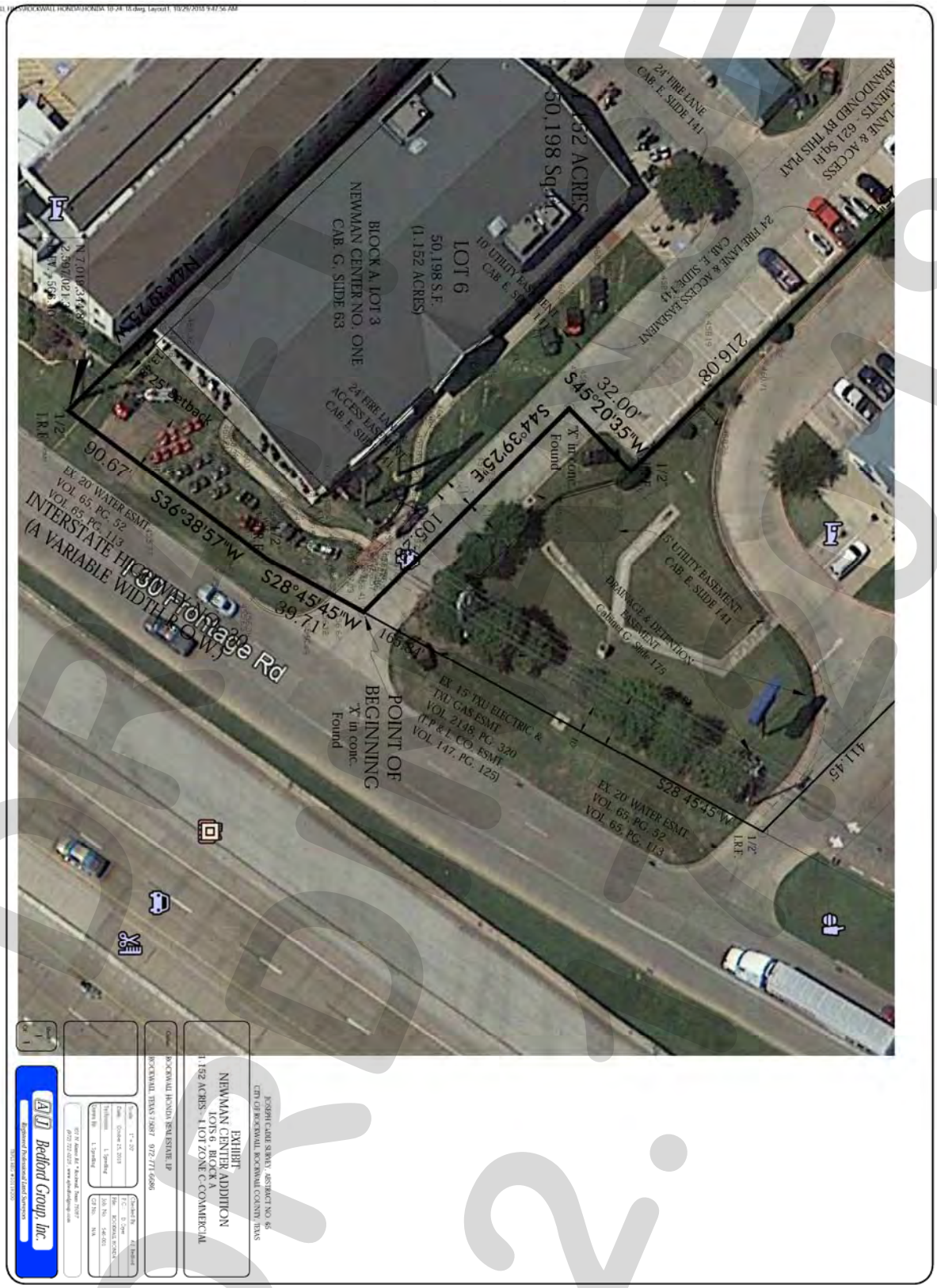
Frank J. Garza, *City Attorney*

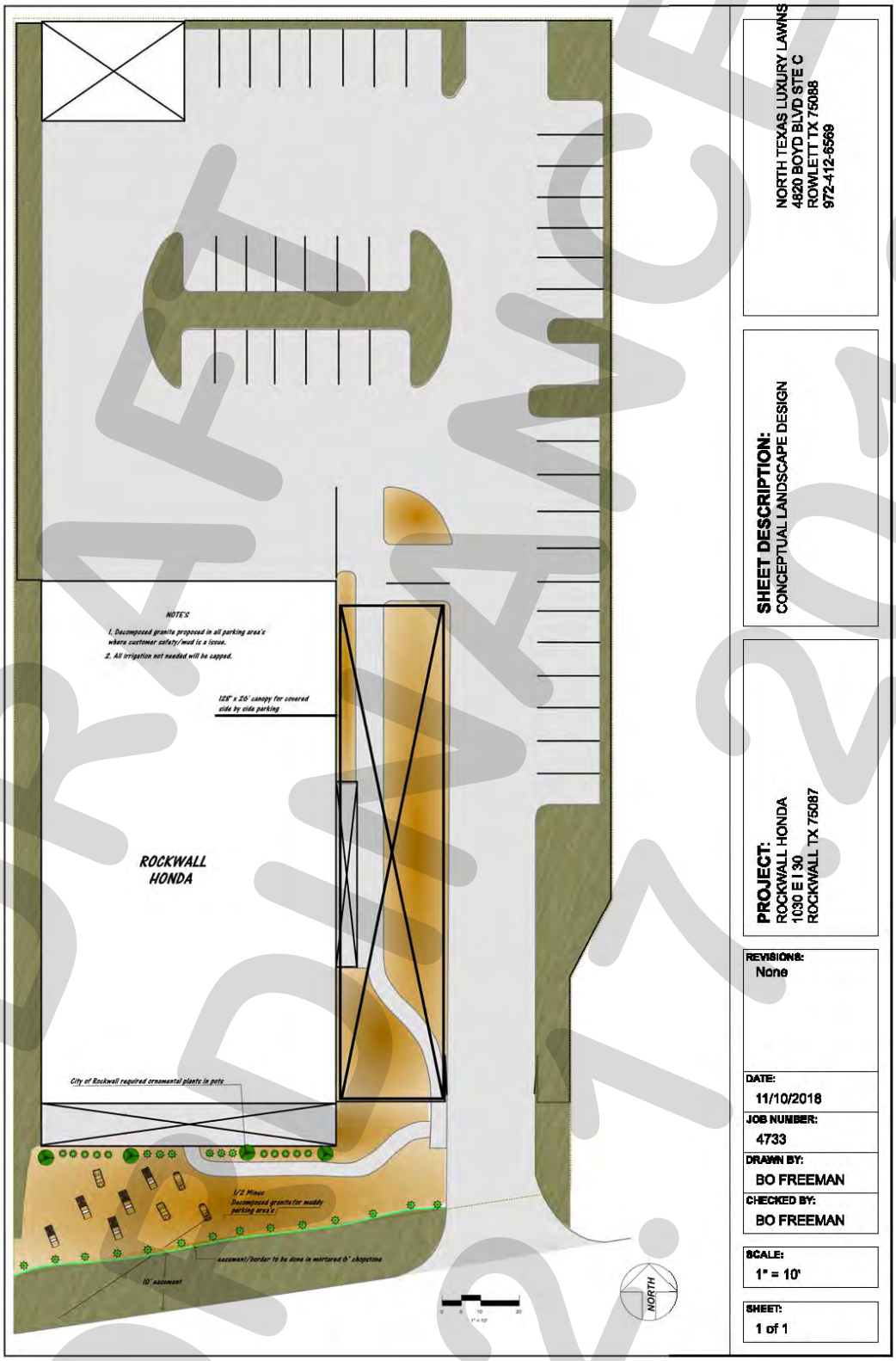
1st Reading: *December 17, 2018*

2nd Reading: *January 7, 2019*

DRAFT ORDINANCE 12.17.2018


3.301 ACRES
143,785 Sq.Ft.
LOT 6
(1.146 ACRES)
LOT 7
(1.157 ACRES)
POINT OF BEGINNING
INTERSTATE HIGHWAY NO. 30
(A VARIABLE WIDTH R.O.W.)
N47°52'45"W 394.51'
S42°07'15"W 411.49'
S36°38'57"W 205.55'
N45°21'03"W 351.41'
N42°20'57"E 360.08'
S47°20'57"E 394.51'
S42°07'15"W 411.49'
N47°52'45"W 205.55'
S36°38'57"W 90.67'
N45°21'03"W 351.41'
N42°20'57"E 105.06


LOT 6
50,198 S.F.
(1.152 ACRES)
BLOCK A, LOT 3
NEWMAN CENTER NO. ONE
CAB. G, SLIDE 63
24' FIRE LANE
CAB. E, SLIDE 141
24' FIRE LANE & ACCESS EASEMENT
CAB. E, SLIDE 141
10' UTILITY EASEMENT
CAB. E, SLIDE 141
15' UTILITY EASEMENT
CAB. E, SLIDE 141
DRAINAGE & DETENTION EASEMENT
Cabinet G, Slide 175
EX. 15' TXU ELECTRIC & TXU GAS ESMT. VOL. 2148, PG. 320 (TP & L CO. ESMT. VOL. 147, PG. 125)
EX. 20' WATER ESMT. VOL. 65, PG. 52 VOL. 65, PG. 113
N44°39'25"E 105.27'
S44°39'25"E
S45°20'35"W 32.00'
216.08'
S28°45'45"W 411.45'
S28°45'45"W 165.41'
S36°38'57"W 90.67'
S28°45'45"W 39.71'
N44°39'25"W
25' Setback
1/2" I.R.F.
"X" in conc. Found
POINT OF BEGINNING
30' Frontage Rd
INTERSTATE HIGHWAY 30
(A VARIABLE WIDTH R.O.W.)
EXHIBIT
NEWMAN CENTER ADDITION
LOTS 6, BLOCK A
1.152 ACRES - 4 LOT ZONE C COMMERCIAL
JOSEPH CABLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ROCKWALL HONDA REAL ESTATE, LP
ROCKWALL, TEXAS 75087 972.771.6686
Bedford Group, Inc.



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01.17.2018



DRAFT ORDINANCE 2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 12/17/2018

APPLICANT: Amanda Henry

AGENDA ITEM: **Z2018-048;** *SUP for an Accessory Building at 205 S. Clark Street.*

SUMMARY:

Hold a public hearing to discuss and consider a request by Amanda Henry for the approval of a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 0.253-acre tract of land identified as part of Lot 47B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 S. Clark Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a metal accessory building that does not meet the requirements stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) on a 0.253-acre tract of land. Currently, there is an existing metal accessory building in disrepair that is approximately the same size as the proposed accessory building and will be demolished in order to construct the new structure. According to the submitted site plan, the accessory building will be ~910 SF, 15-feet in height, and be situated to the rear of the primary structure roughly in the same location as the existing accessory building. The accessory building will be at least 20-feet from the side property lines and more than 60-feet from the front and rear property lines. According to the applicant, the current accessory building will be utilized as storage and will not be used for commercial land uses.

According to Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), no more than two (2) accessory buildings no larger than 225 SF each are permitted in a Single-Family 7 (SF-7) District, provided the exterior cladding contains materials found on the main structure. In this case, since the applicant is proposing to utilize metal and exceeds the maximum allowable size for accessory buildings in a Single-Family 7 (SF-7) District, a Specific Use Permit (SUP) is required. Staff should note the property located to the north of the subject property is located within the Historic District and approval of this request is a discretionary decision for the Planning and Zoning Commission and the City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a single-family home followed by E. Washington Street, which is identified as an M4U (*Major Collector, Four [4]-Lane, Undivided Roadway*) on the City's Master Thoroughfare Plan. Beyond this are several single-family homes and a school (*i.e. Dobbs Elementary School*), which is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are several single-family homes followed by Hartman Street, which is identified as a residential street on the City's Master Thoroughfare Plan. Beyond this is the boundary of the Historic District and several single-family homes. This area is zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is a large tract of vacant land followed by several single-family homes zoned Single-Family 7 (SF-7) District. Beyond this is a single-

family residential subdivision (*i.e. Park Place*) zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property are several single-family homes followed by the boundary of the Historic District. Beyond this are several historic structures followed by Tyler Street, which is identified as a residential street on the City's Master Thoroughfare Plan.

NOTIFICATION:

On November 30, 2018, staff mailed 69 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) email in favor of the request.

RECOMMENDATIONS:

Should the City Council choose the applicant's request, staff would offer the following conditions of approval:

1) The accessory building shall be subject to the following operational conditions, which are contained in the SUP ordinance:
    a) The accessory building shall generally conform to the building elevations and site plan depicted in *Exhibits 'B'* & *'C'* of the attached ordinance.
    b) The accessory building shall not exceed a maximum size of 910 SF;
    c) The existing accessory building situated toward the rear of the property shall be removed prior to the construction of the new accessory building;
    d) The subject property shall not have more than two (2) accessory buildings;
    e) The accessory building shall not exceed a maximum overall height of 15-feet;
    f) The accessory building shall not be operated as a commercial land use; and,
    g) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.
2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On December 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) passed by a vote of 5-1 with Commissioner Logan dissenting and Commissioner Moeller Absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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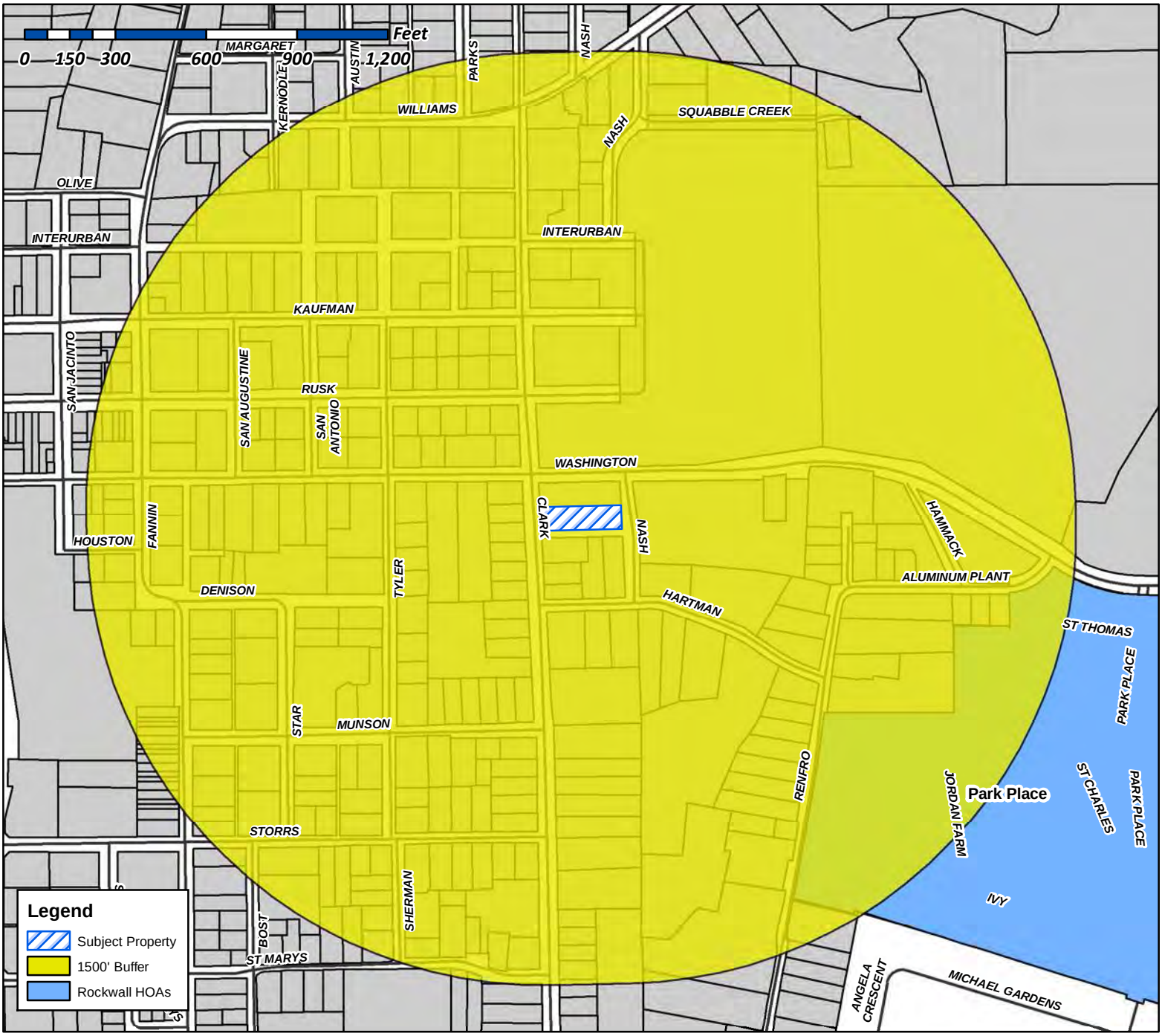
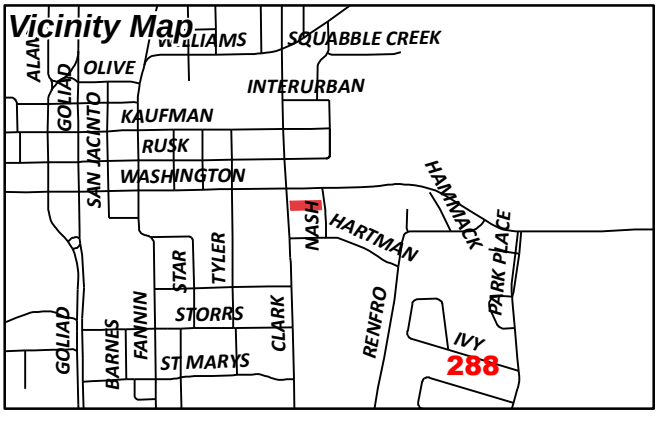


Case Number: Z2018-048
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family 7 (SF-7) District
Case Address: 205 S. Clark Street

Date Created: ***11/20/2018***

For Questions on this Case Call (972) 771-7745



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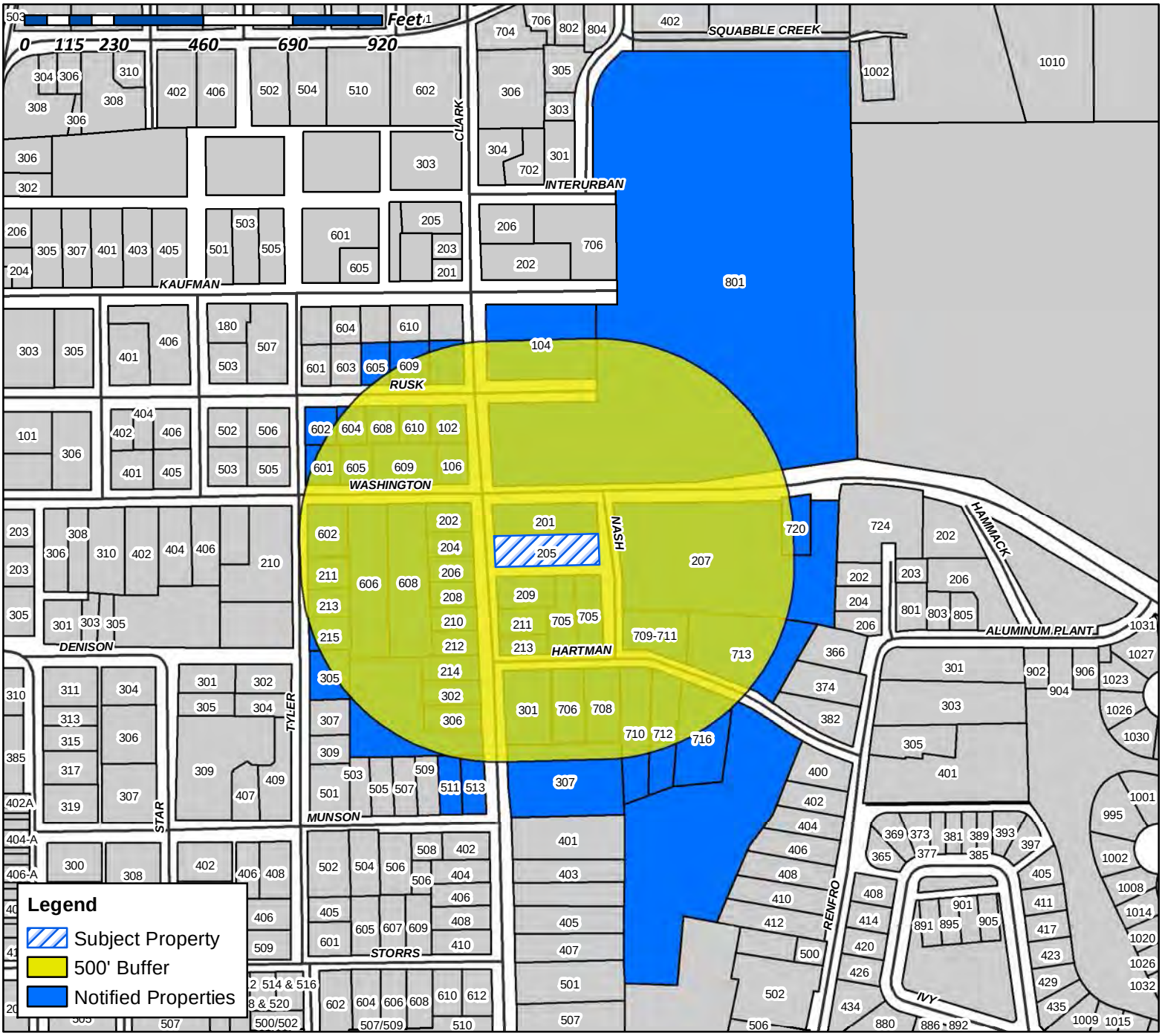
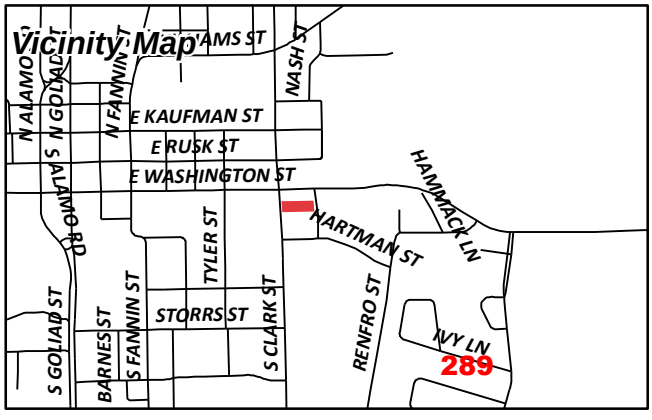


Case Number: Z2018-048
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family (SF-7) District
Case Address: 205 S. Clark Street



Date Created: 11/02/2018
For Questions on this Case Call (972) 771-7745

MASSEY GREGORY
102 S CLARK
ROCKWALL, TX 75087

GATES ROBERT V & CHRISTI C
104 S CLARK ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
113 S BERNICE DR
GARLAND, TX 75042

WIKTORCHIK ROBERT T
1515 N TOWN EAST BLVD STE 138-416
MESQUITE, TX 75150

RICH RONALD & LISA
202 S CLARK ST
ROCKWALL, TX 75087

HENRY AMANDA A
205 S CLARK
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD
PARTNERSHIP
210 GLENN AVE
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

SIMPSON MELISSA HUFFAKER
214 S CLARK ST
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

FLINCHUM RITA
305 TYLER ST
ROCKWALL, TX 75087

RIDDLE TYLER AND MEGAN L
307 S CLARK
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
309 GLENN AVE
ROCKWALL, TX 75087

MARKS EDWARD
356 N KRIDER RD
ROYSE CITY, TX 75189

KOCH JEAN
3720 MEDITERRANEAN
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

DEFRANCO JOHN SCOTT
5710 SOUTHERN CROSS DR
ROCKWALL, TX 75032

ROBINSON NELDA
602 E RUSK ST
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL
602 E WASHINGTON ST
ROCKWALL, TX 75087

HORNER ANDREA J
604 E. RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
605 E RUSK
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE
605 E WASHINGTON STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
606 E RUSK
ROCKWALL, TX 75087

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
607 E RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
608 E RUSK
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

JONES CLYDE AND CHRISTY
608 E WASHINGTON
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
609 E RUSK
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
610 E RUSK
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN
610 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
611 E RUSK
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

CURRENT RESIDENT
628 E RUSK
ROCKWALL, TX 75087

SHELTON HEATHER
708 HARTMAN ST
ROCKWALL, TX 75087

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RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L TOWNSEND STE 100
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE
8718 CLEARLAKE DR
ROWLETT, TX 75088

PROCTOR ROBERT
PO BOX 1297
ROCKWALL, TX 75087

FLORES JAMES AND
PATRICIA ORR FLORES
PO BOX 237
ROCKWALL, TX 75087

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City of Rockwall

October 27, 2018

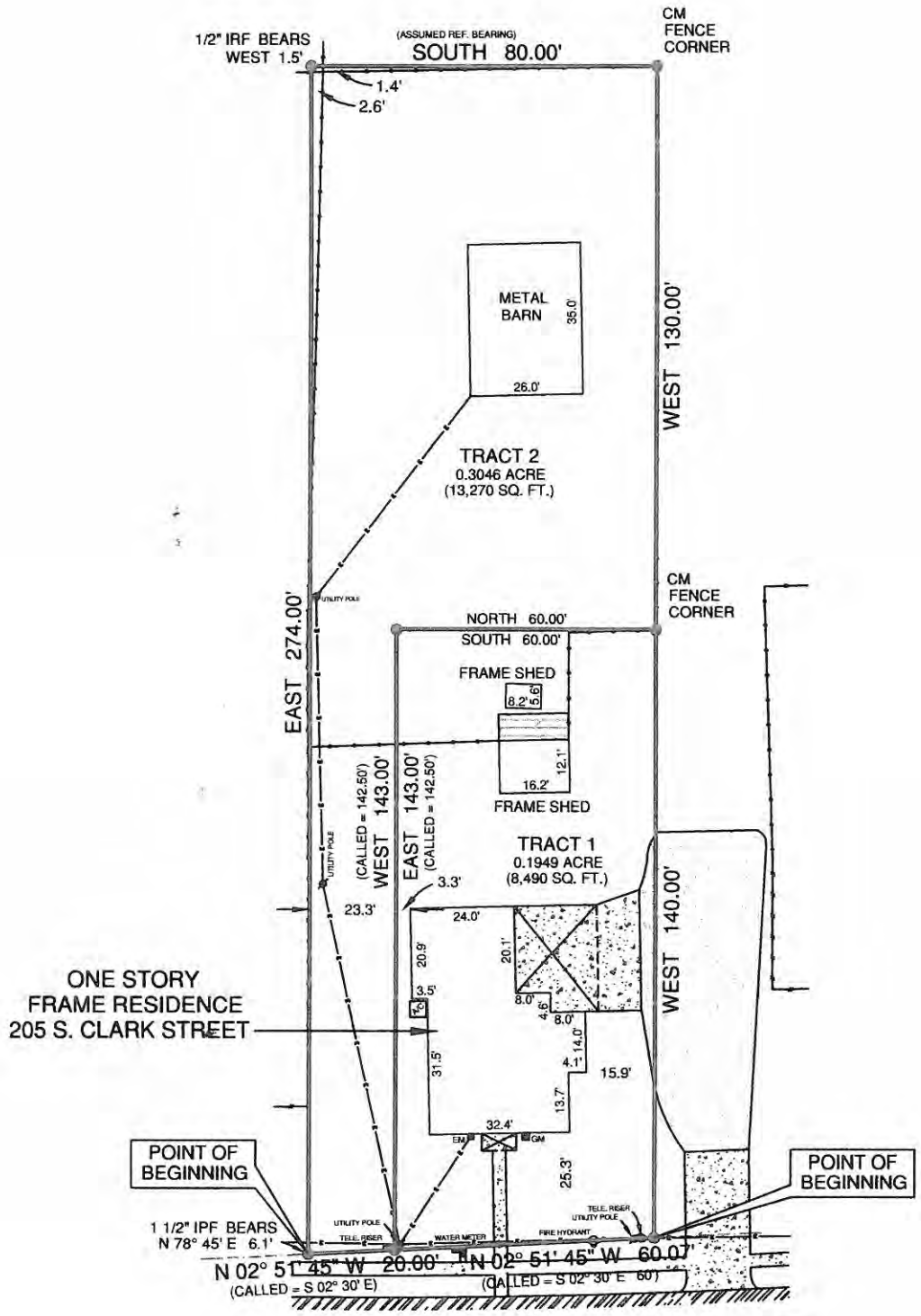
To whom it may concern,

I am writing on behalf of Mandy Henry who lives on Clark street. She is requesting to tear down a metal building in her back yard and build a structure there. I have seen the work Mandy has done on her home and have no doubt it will be well built and attractive. The current barn is a breeding ground for rats and will only improve the neighborhood if it's demoed. I own 5 houses within a stones throw from Mandy, and have taken care to an extreme to make them attractive and neat. I live in one of them and care immensely about the neighborhood! Please trust Mandy will do everything exceptionally, and permit her to move forward.

Thank you for your consideration.

Christy Jones

Christy Jones
608 E Washington
214 738 5180



S. CLARK STREET

LEGEND: GM = GAS METER
EM = ELECTRIC METER
WIRE FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
WOOD FENCE
ELECTRIC LINE
RAILROAD (WOOD) TIE =
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
CM = CONTROLLING MONUMENT
ASPHALT =
CONCRETE =
GRAVEL =
TILE =
WOOD =
BRICK =
STONE =

0' 20' 40' 80'

SCALE: 1"= 40'

LEGAL DESCRIPTION:
BEING TRACT 1 AND 2, BEING OUT OF BLOCK NUMBER FORTY SEVEN (47) IN THE B. F. BOYDSTUN SURVEY, METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

GF. NO.	14709-14-00674
BORROWER	AMANDA A. HENRY & VALERIE L. MARTIN
TECH	RLH
FIELD	AC

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES; LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008.

DATE: 10/17/14 JOB NO.: 14-05494
FIELD DATE: 10/14/14

STATE OF TEXAS
REGISTERED
RAUL DOMINGUEZ REYES
5390
PROFESSIONAL
LAND SURVEYOR

Raul D Reyes
REGISTERED PROFESSIONAL LAND SURVEYOR

205 S. CLARK STREET, ROCKWALL, TX 75087

NORTH AMERICAN TITLE COMPANY
Like Clockwork®



DATE:

ACCEPTED BY:

Premier Surveying LLC
5700 W. Plano Parkway, Suite 2700
Plano, Texas 75093
Office 972-612-3601
Fax 972-964-7021



295



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC) ON A 0.253-ACRE PARCEL OF LAND ZONED SINGLE-FAMILY 7 (SF-7) DISTRICT AND IDENTIFIED AS LOT 47B, B. F. BOYDSTUN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Amanda Henry for the approval of a Specific Use Permit (SUP) for the purpose of constructing an accessory building that does not meet the masonry requirements and exceeds the maximum size requirements as stipulated by the Unified Development Code (UDC), situated on a 0.253-acre parcel of land, zoned Single-Family 7 (SF-7) District, and being identified as Lot 47B, B. F. Boydstun Addition, City of Rockwall, Rockwall County, Texas, addressed 205 S. Clark Street, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the construction of a metal accessory building that does not conform to the minimum masonry requirements and exceeds the maximum size for accessory buildings in a Single-Family 7 (SF-7) District as stipulated by Article IV*, Permissible Uses,* and Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section

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PRELIMINARY DRAFT 2018

3.6, *Single-Family 7 (SF-7) District,* of Article V, *District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an accessory building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The accessory building shall generally conform to the building elevations and site plan depicted in *Exhibits 'B' & 'C'* of this ordinance.

2) The accessory building shall not exceed a maximum size of 910 SF;

3) The existing accessory building toward the rear of the property shall be removed prior to the construction of the new accessory building;

4) The subject property shall not have more than one (1) accessory building;

5) The accessory building shall not exceed a maximum overall height of 15-feet;

6) The accessory building shall not be operated as a commercial land use; and,

7) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] will require compliance to the following:

1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC) [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged

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DRAFT ORDINANCE 2018

invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JANUARY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

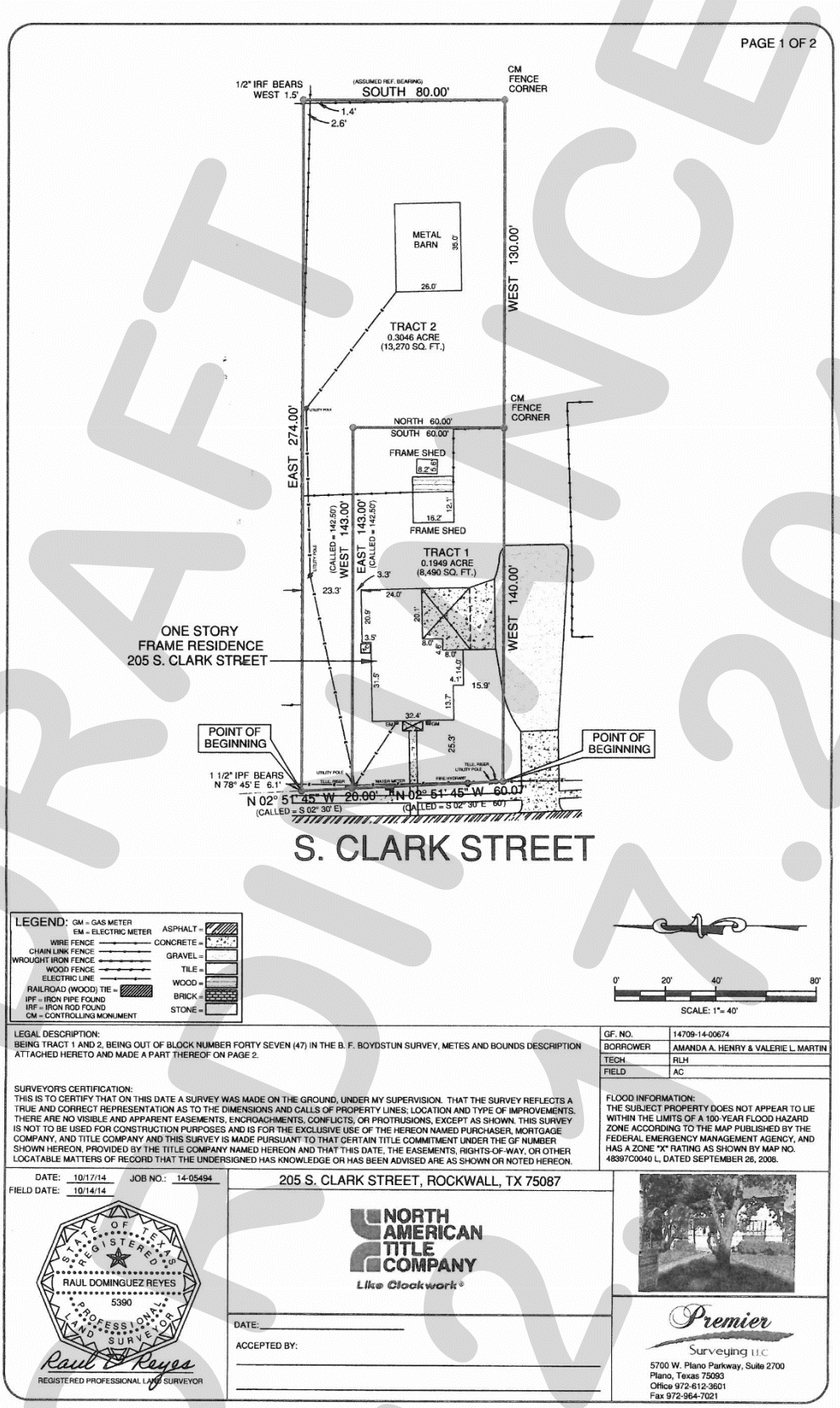
_____
Frank J. Garza, *City Attorney*

1st Reading: *December 17, 2018*

2nd Reading: *January 7, 2019*

DRAFT ORDINANCE 12.17.2018

Exhibit 'A':
Survey



LEGAL DESCRIPTION:
BEING TRACT 1 AND 2, BEING OUT OF BLOCK NUMBER FORTY SEVEN (47) IN THE B. F. BOYDSTUN SURVEY, METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

GF. NO.	14709-14-00674
BORROWER	AMANDA A. HENRY & VALERIE L. MARTIN
TECH.	RLH
FIELD	AC

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES; LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008.

DATE: 10/17/14 JOB NO.: 14-05494
FIELD DATE: 10/14/14

STATE OF TEXAS REGISTERED
RAUL DOMINGUEZ REYES
5390
PROFESSIONAL LAND SURVEYOR

Raul Reyes
REGISTERED PROFESSIONAL LAND SURVEYOR

205 S. CLARK STREET, ROCKWALL, TX 75087

NORTH AMERICAN TITLE COMPANY
Like Clockwork®

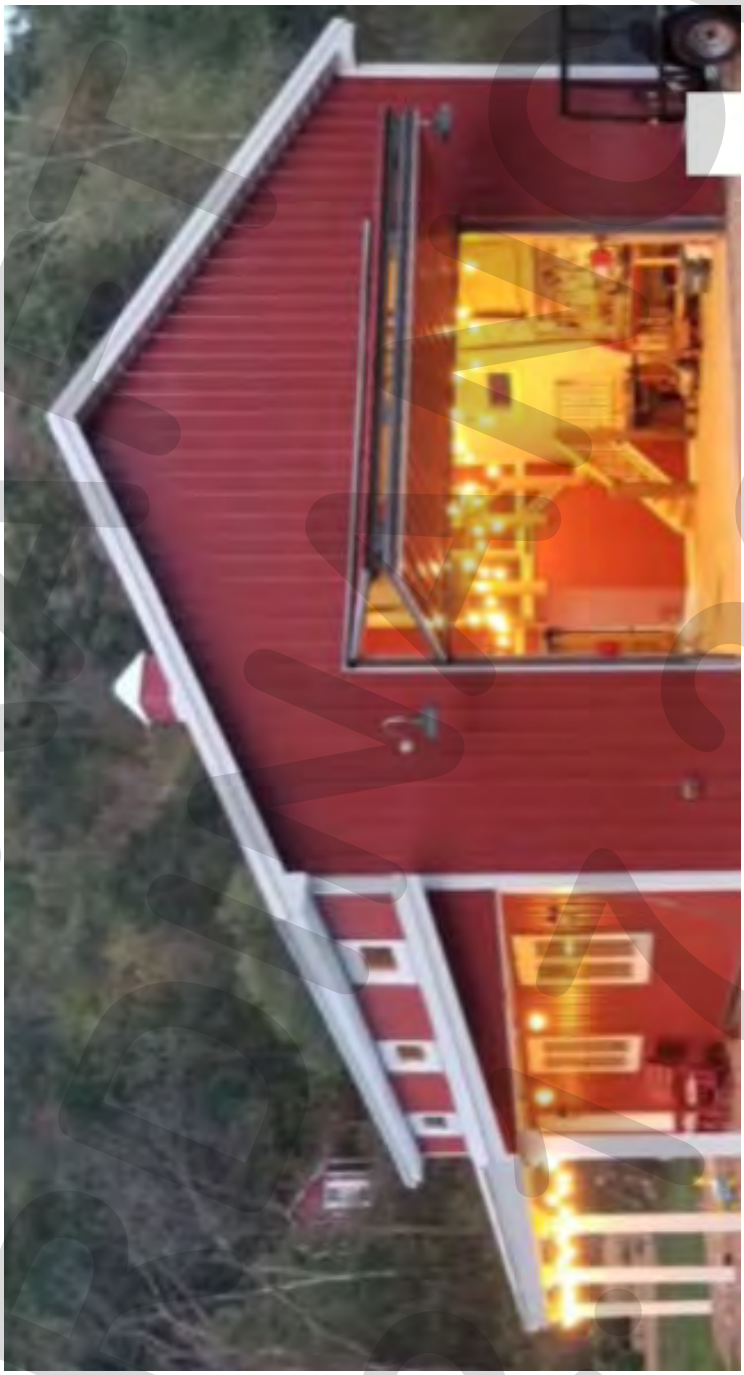
DATE:
ACCEPTED BY:

Premier Surveying LLC
5700 W. Plano Parkway, Suite 2700
Plano, Texas 75093
Office 972-612-3601
Fax 972-964-7021

DRAFT
09/17/2018

300

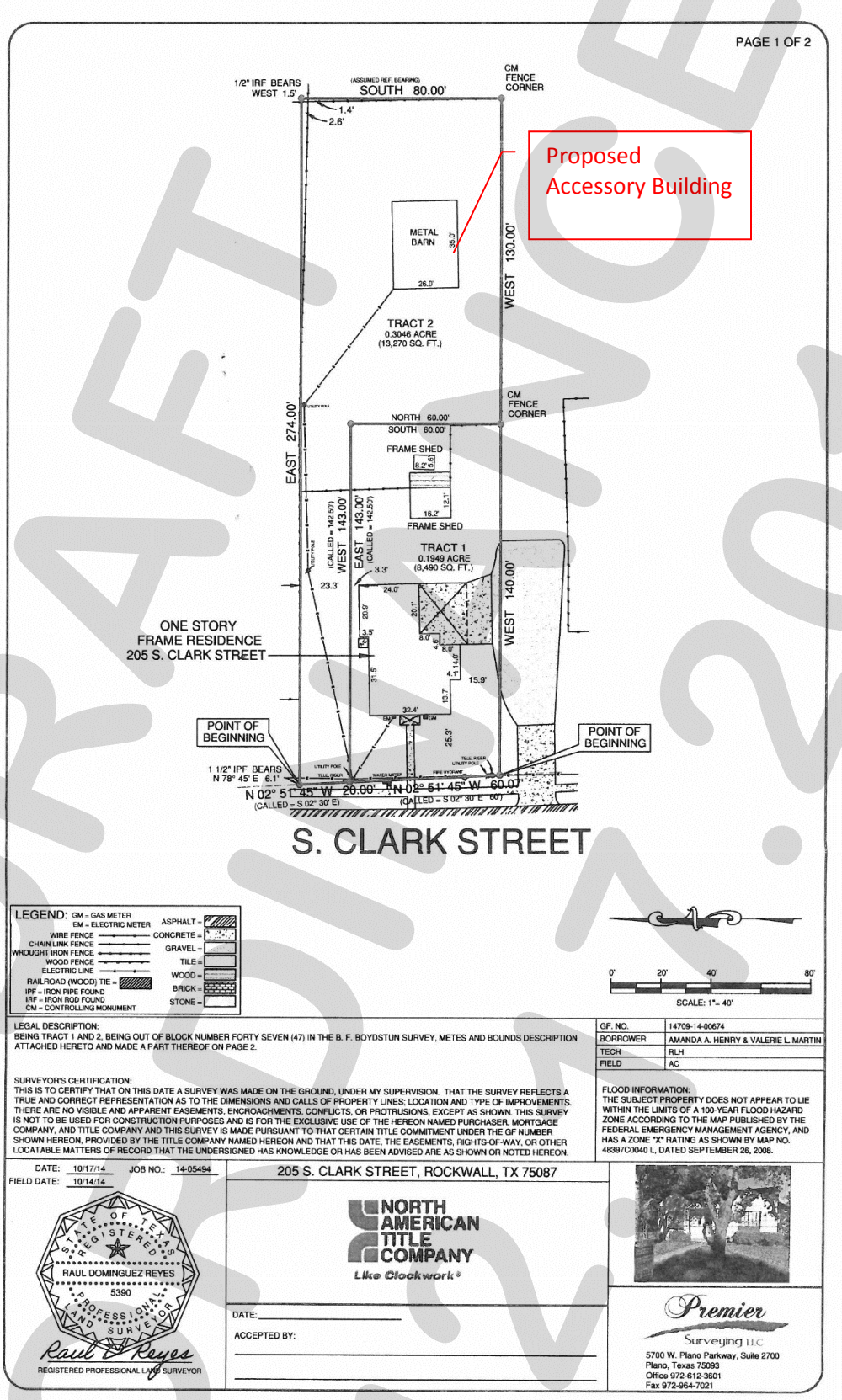
Exhibit 'B':
Building Elevations



DRAFT
DATE
12.2018

301

Exhibit 'C':
Site Plan



DRAFT 09.17.2018

302

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 12/17/2018

APPLICANT: Mike Peoples

AGENDA ITEM: **Z2018-049;** *SUP for an Animal Shelter at 1700 E. SH-66*

SUMMARY:

Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) for an *animal shelter* on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary.

BACKGROUND:

On October 24, 2018, the building inspections department proactively recognized a structure (*i.e. animal shelter*) being constructed without a permit on the *subject property*. The building inspections department then proceeded to confer with planning staff regarding the requirements for building a structure on the *subject property*. During this meeting, additional structures were found to exist based on aerial images dating back to the year 2013. These images depict two (2) structures that have been built without a permit. The aerial image indicates that one (1) of these structures lies within the designated 100-year flood plain. The other structure is a detached garage that has been enlarged on at least two (2) separate occasions. City records indicate that no permits were requested for the construction of either of these structures. Subsequently, a *Stop Work Order* was issued on October 25, 2018 for the *animal shelter* for the purpose of obtaining a building permit. Staff contacted Mr. Peoples and advised him that a Specific Use Permit (SUP) is also required in order to complete construction of the *animal shelter*. On November 6, 2018, Mr. Peoples applied for a building permit, and subsequently submitted an application for the SUP for the *animal shelter* use on November 19, 2018. The photos included with this case were taken from SH-66 by the building inspections department. It should be know that staff has made several requests for the applicant to provide photos of these structures and a survey that would locate the structures on this site. As of the date of this report, staff has not received either of these items.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Mike Peoples is requesting the approval of a Specific Use Permit (SUP) to allow for an *animal shelter* as stipulated by Article VI, *Permissible Uses*, of the Unified Development Code (UDC). The ~2,720 SF [*i.e. 40-ft x 68-ft*] metal structure stands approximately 15-feet in height and is situated north of the primary structure, adjacent to SH-66. The *animal shelter* is to be used for the purpose of providing shelter for the animals on the *subject property*. As was noted above, there are two (2) existing accessory buildings on the *subject property* that have been built without a permit and one (1) that lies within the designated 100-year flood plain. This structure is required to be demolished and has been added as a condition of approval of the SUP. The other structure is a detached garage that is being considered for a Specific Use Permit (SUP) concurrently with this request [*i.e. Case No. Z2018-053*].

According to *Section 2*, of Article V, *Agricultural* (AG) *District* of the *Unified Development Code* (UDC), farming and ranching-related activities and accessory uses on more than ten (10)-acres

approval of a Specific Use Permit (SUP). Approval of a SUP is discretionary for the City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is SH-66, which is a TXDOT 4D (*four [4] lane TXDOT Roadway*) on the City's Master Thoroughfare Plan. Beyond this are several tracts of land that are zone Agricultural (AG) District.

South: Directly south of the subject property are two (2) tracts of land zoned Agricultural (AG) District, with the south and east tract owned by the City of Rockwall and is known as the Regional Firearms Training Center.

East: Directly east of the subject property are several tracts of land that are zone Agricultural (AG) District and one property zoned Single-Family 1 (SF-1) District. The majority of these properties have single-family homes.

West: Directly west of the subject property is the City of Rockwall Municipal Airports runway and is zoned Agricultural (AG) District.

NOTIFICATION:

On November 30, 2018 staff mailed 33 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Rolling Meadows Homeowner's Association (HOA), which is the only HOA's/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this case memo was drafted staff had received three (3) notices in favor of and one (1) opposed to the applicant's request.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request, staff would offer the following conditions of approval:

1) The animal shelter shall be subject to the following operational conditions, which are contained in the SUP ordinance:

    a. The animal shelter structure shall generally conform to the elevations and site plan depicted in *Exhibits 'B'* & *'C'* of the draft ordinance;

    b. The animal shelter structure shall not exceed its current size of approximately 2,720 SF or an approximate height of 15-feet;

    c. The existing accessory building located within the flood plain of this property, as depicted in *Exhibit 'D'* of the draft ordinance, shall be removed prior to the release of the building permit and/or construction of the animal shelter structure;

    d. The animal shelter structure shall not be operated as a commercial land use;

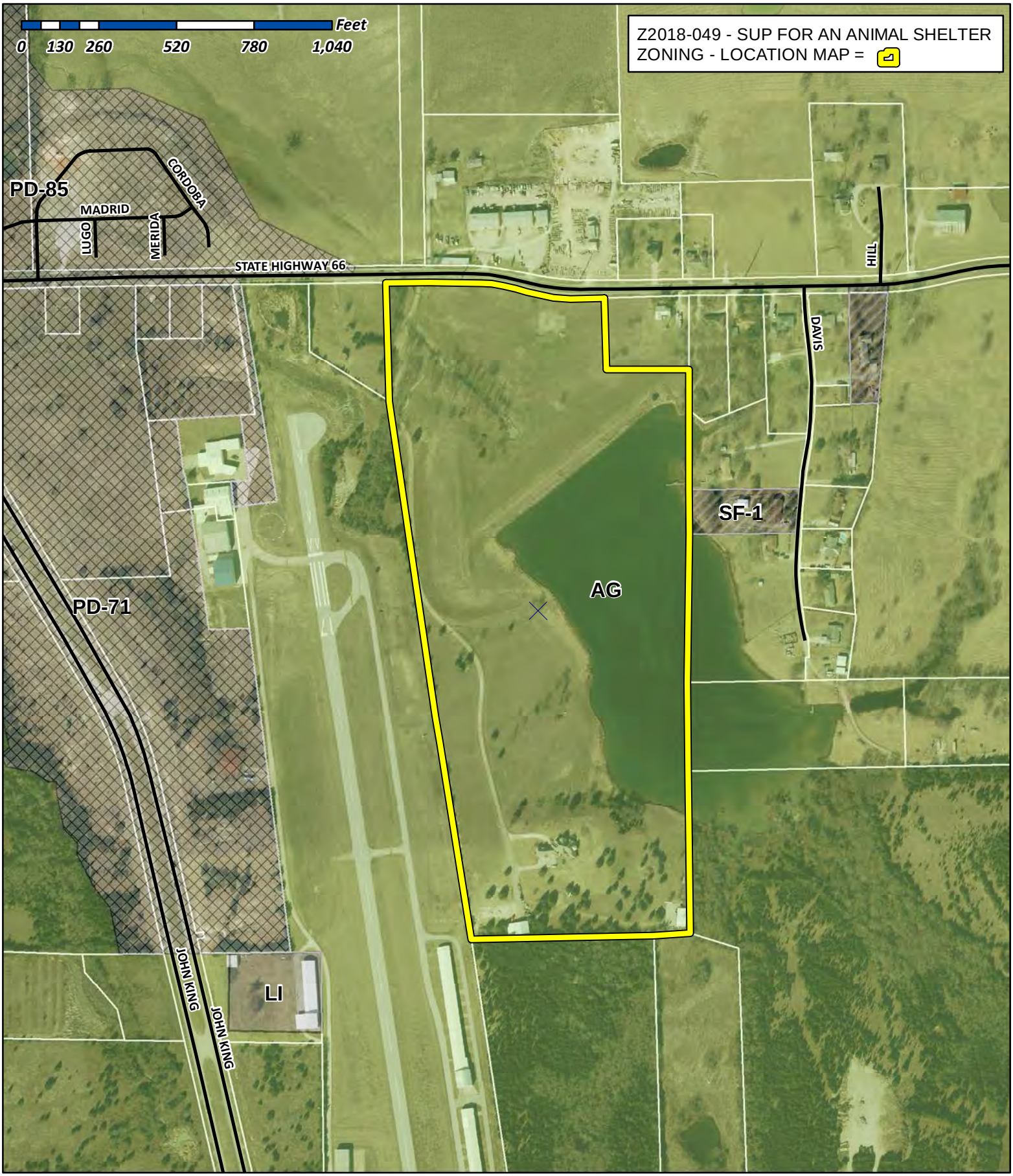
    e. A detention system is required for the addition of structures on the subject property per the Engineering Standards of Design; and,

    f. The animal shelter structure is subject to administrative review in the event that the *subject property* is sold, conveyed or altered in any manner.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On December 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the SUP to allow for an animal shelter on the subject property with staff conditions passed by a vote of 5 to 1 with Commissioner Chodun dissenting and Commissioner Moeller absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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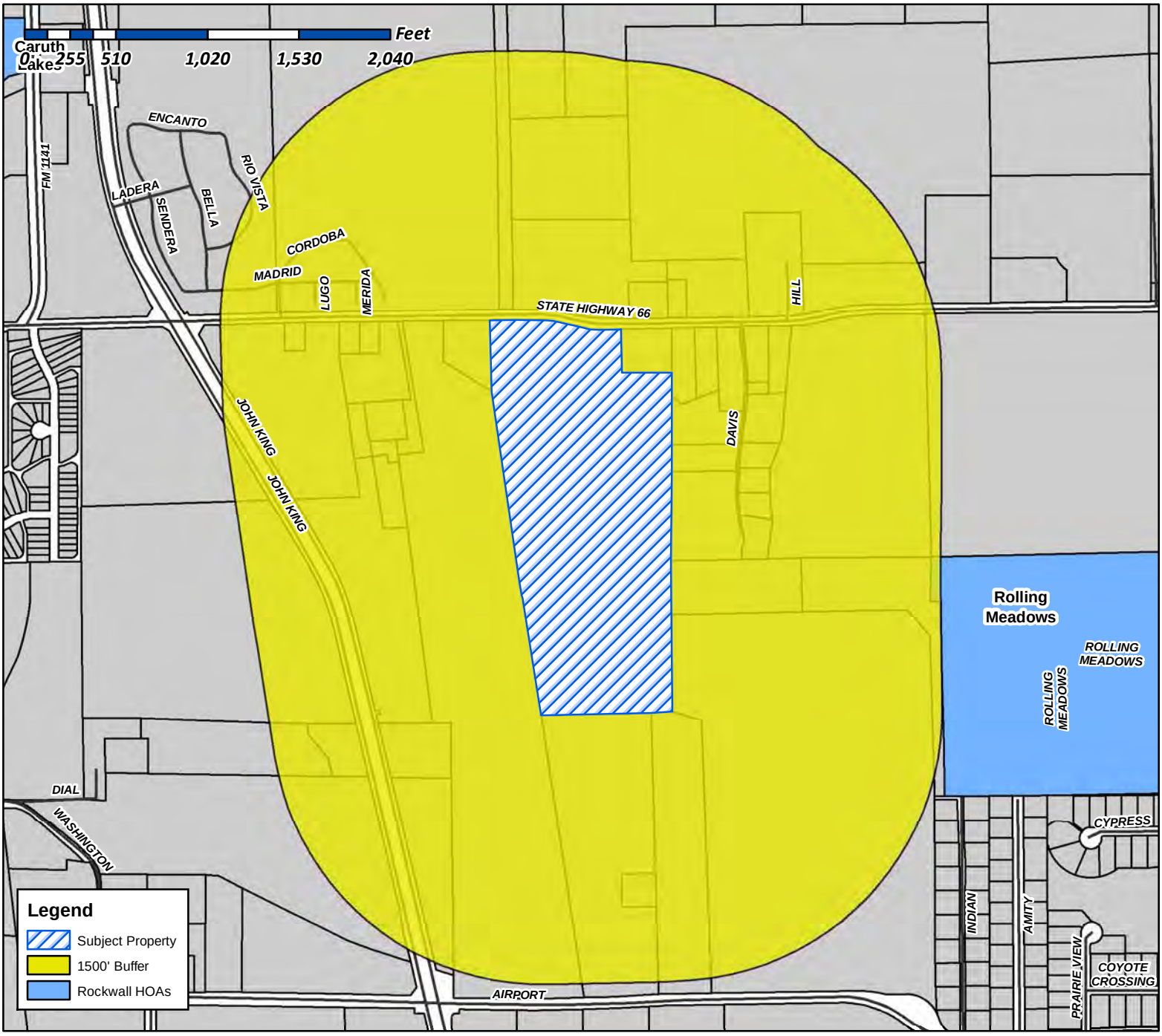
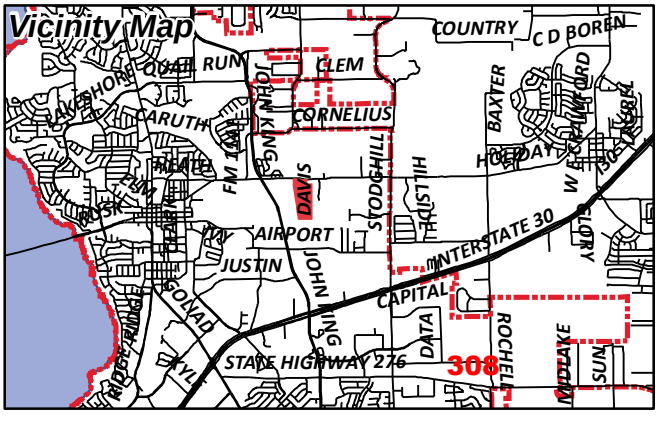
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2018-049
Case Name: SUP for an Animal Shelter
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1700 E. SH-66



Date Created: ***11/14/2018***
For Questions on this Case Call (972) 771-7745

Gonzales, David

From: Morales, Laura
Sent: Friday, November 30, 2018 12:34 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey; Madubuike, Daniella
Subject: Neighborhood Noification Program: Notice of zoning request
Attachments: HOA Notification Map (11.14.2018).pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***November 30, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 12/11/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 12/17/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2018-049- Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) for an *animal shelter* on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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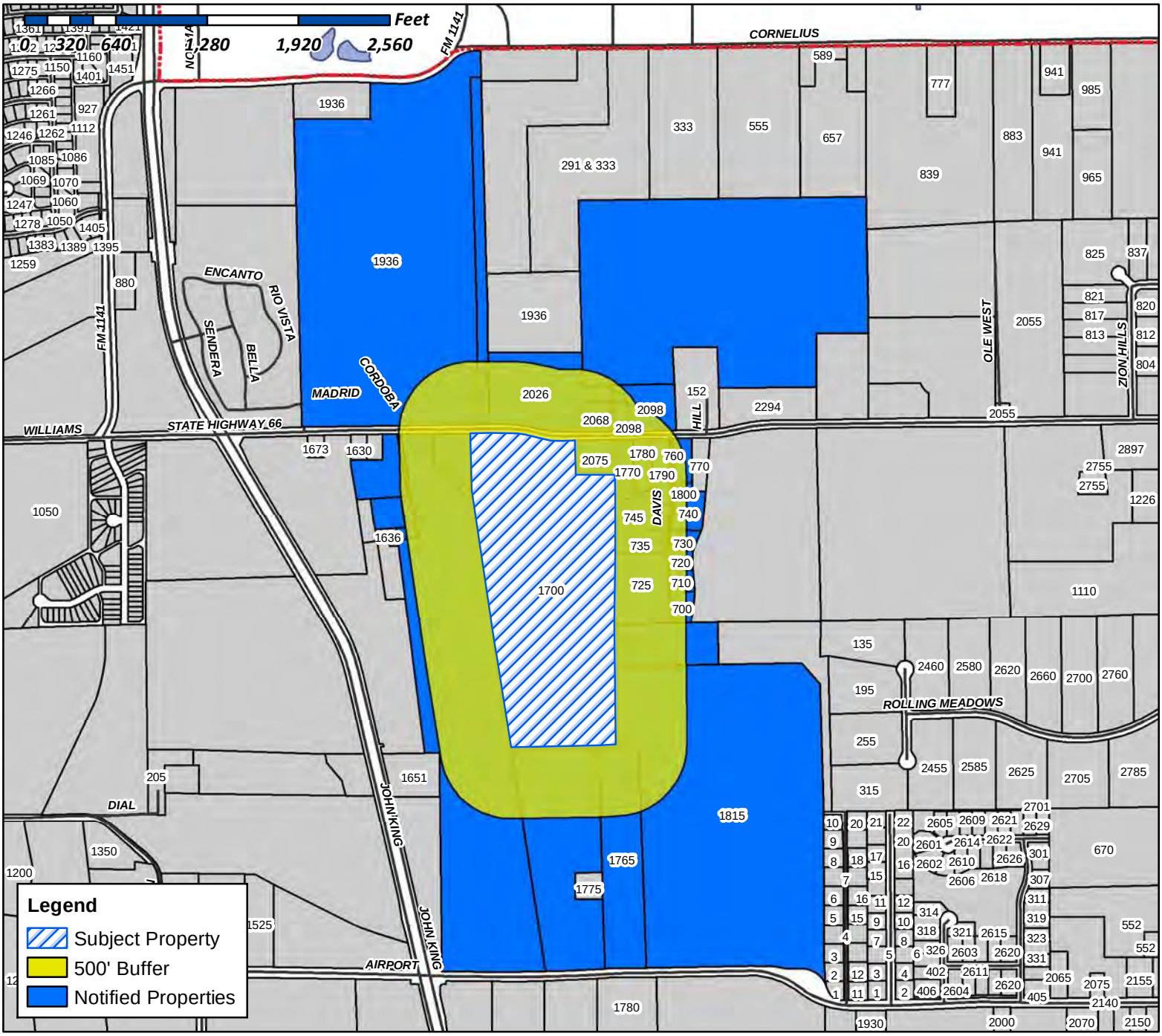
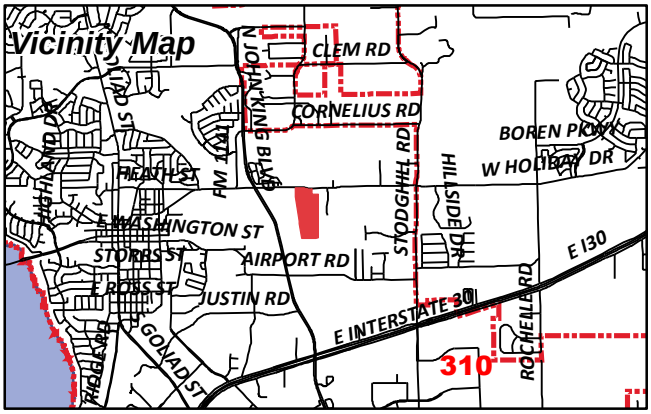


Case Number: Z2018-049
Case Name: SUP for an Animal Shelter
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1700 E. SH-66



Date Created: 11/14/2018
For Questions on this Case Call (972) 771-7745

PEOPLES MICHAEL L JR AND
SHERYL NEWMAN PEOPLES
1700 STATE HIGHWAY 66
ROCKWALL, TX 75087

CURRENT RESIDENT
1765 AIRPORT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1770 E HWY66
ROCKWALL, TX 75087

ATHEY JACK R
1780 AIRPORT RD
ROCKWALL, TX 75087

COLLIER MICHAEL & THERESA ROBBINS
& JUDY KAY COLLIER
1780 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1790 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1800 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1815 AIRPORT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1936 HWY 66
ROCKWALL, TX 75087

CURRENT RESIDENT
2026 HWY 66
ROCKWALL, TX 75087

EDWARDS VINCENT & RITA
2068 STATE HIGHWAY 66
ROCKWALL, TX 75087

CURRENT RESIDENT
2075 WILLIAMS
ROCKWALL, TX 75087

CURRENT RESIDENT
2098 HWY66
ROCKWALL, TX 75087

BROWNING CAROLYN ESTATE
RITA EDWARDS INDEPENDENT EXECUTOR
2098 S HWY 66
ROCKWALL, TX 75087

CLARK TROY AND JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

CUMMINGS JOHN & LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

RYAN WILLIAM K
330 VZ CR 2207
CANTON, TX 75103

DAVIS WILLIAM PAUL JR
510 TURTLE COVE BLVD 0
ROCKWALL, TX 75087

SELLERS DONYA BEATRICE
700 DAVIS DR
ROCKWALL, TX 75087

TOMLIN MICHAEL E JR & DONYA B
700 DAVIS DR
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
710 DAVIS DRIVE
ROCKWALL, TX 75087

MOCK BRUCE W & MARILYN J
720 DAVIS DR
ROCKWALL, TX 75087

MA MICHAEL D AND CAROLINE J G MOORE
725 DAVIS DR
ROCKWALL, TX 75087

DAILEY MARK L
730 DAVIS DR
ROCKWALL, TX 75087

BANUELOS SHERRI L
735 DAVIS DR
ROCKWALL, TX 75087

RINKEVICH JOSEPH W & MARY ANN C TRUSTEES
740 DAVIS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
745 DAVIS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
760 DAVIS DR
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
PO BOX 1119
ROCKWALL, TX 75087

311

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

PEOPLES MIKE L
PO BOX 41
ROCKWALL, TX 75087

RAINES SHERYL
PO BOX 412
ROCKWALL, TX 75087

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To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-049: SUP for an Animal Shelter

Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) for an animal shelter on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/11/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 12/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-049: SUP for an Animal Shelter

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:	
Address:	

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2018-049: SUP for an Animal Shelter

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

42.66 TRACT OF LAND

Name: Bill K. Ryan

Address: 330 VZ CR 2207 Canton, TX 75103

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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314

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-049: SUP for an Animal Shelter

Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) for an animal shelter on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary.

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Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Your comments must be received by **12/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-049: SUP for an Animal Shelter

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: MARK DAILEY

Address: 730 DAVIS DR. ROCKWALL, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-049: SUP for an Animal Shelter

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.



Name: Mike Peoples

Address: PO Box 41 Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-049: SUP for an Animal Shelter

Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) for an animal shelter on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 12/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-049: SUP for an Animal Shelter

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

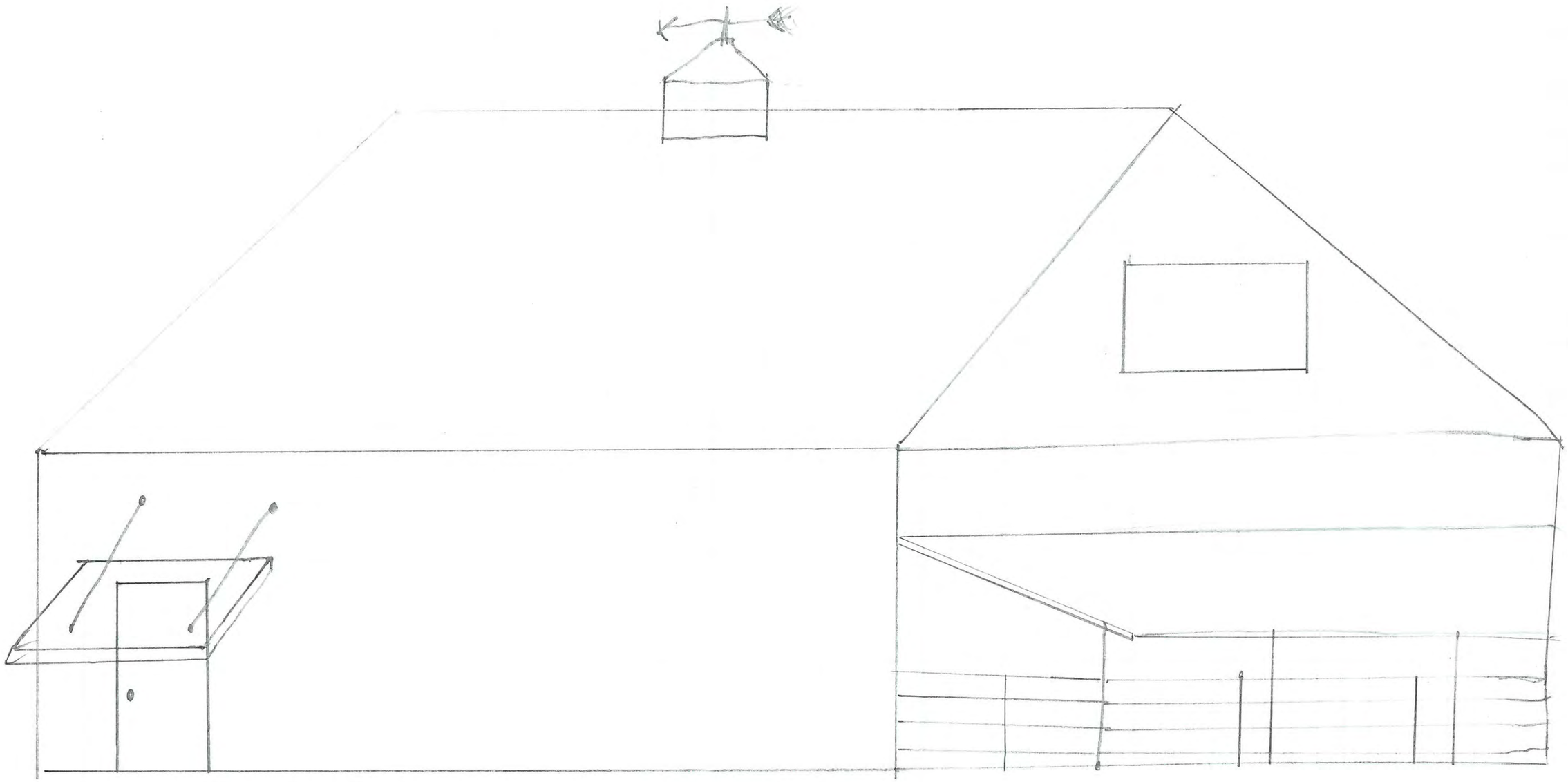
Smell

Name: Judy Collins

Address: 1780 Williams

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



Hwy 66 side North Facing Elevation

318



319



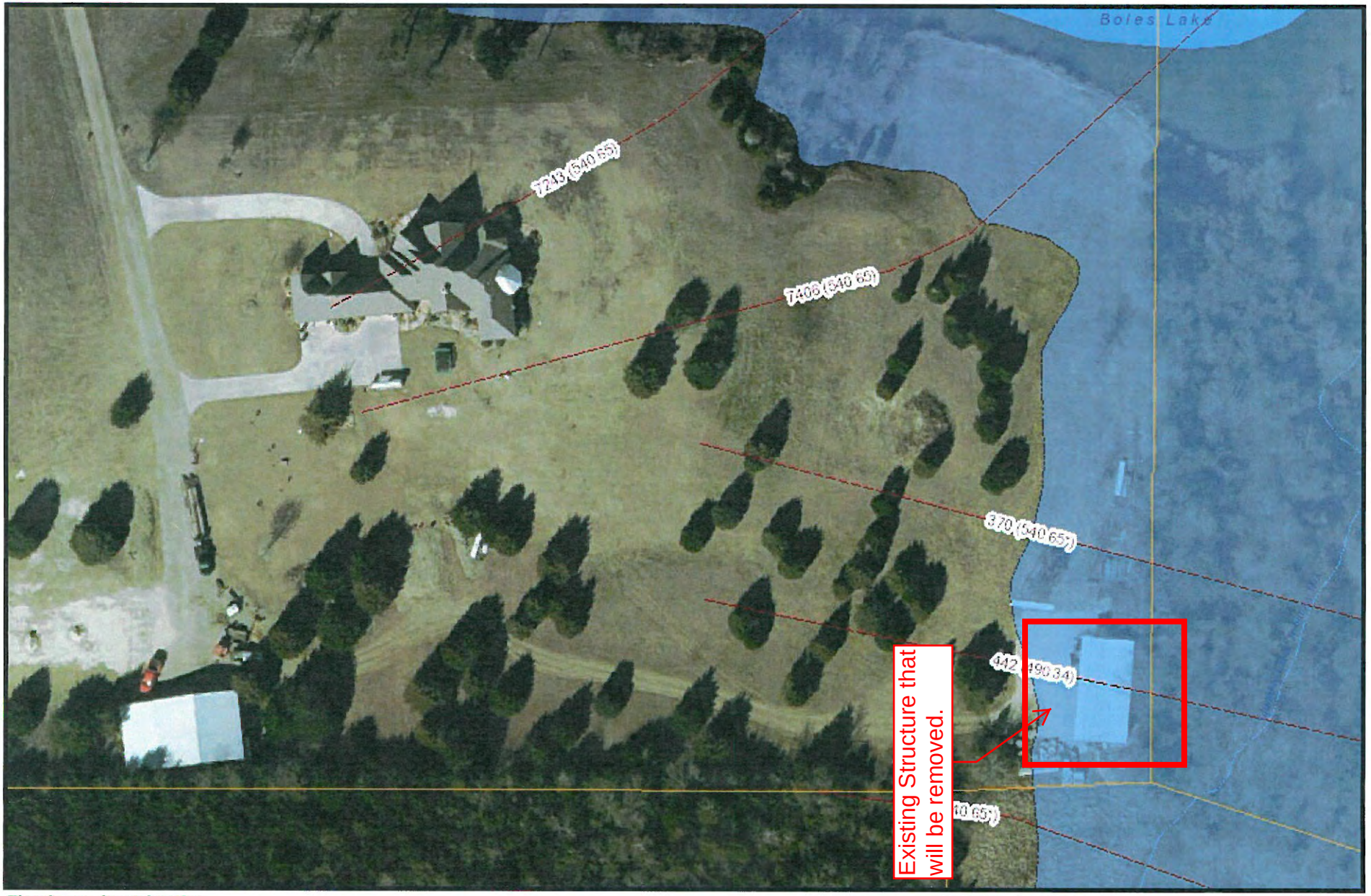
320



321



Web Map



Thank you for using the
City of Rockwall
GIS INTERACTIVE MAPPING SITE

10/25/2018, 3:44:54 PM 1:1,128
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0 0.01 0.02 mi

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

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CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ANIMAL SHELTER ON A 42.66-ACRE TRACT OF LAND ZONED AGRICULTURAL (AG) DISTRICT, IDENTIFIED AS TRACT 7 OF THE D. HARR SURVEY, ABSRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Mike Peoples for the approval of a Specific Use Permit (SUP) for the purpose of allowing a previously constructed animal shelter, situated on a 42.66-acre tract of land, zoned Agricultural (AG) District, and being identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, addressed 1700 E. SH-66, and being more specifically depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the construction of an animal shelter structure within an Agricultural (AG) District as stipulated by Article IV*, Permissible Uses,* and Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section *2.1, Agricultural (AG) District,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the following operational conditions and compliance standards:

EXHIBIT 'A' ORDINANCE NO. 19-XX

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an animal shelter, structure on the Subject Property and conformance to these requirements is necessary for continued operations:

1) The animal shelter structure shall generally conform to the elevations and site plan depicted in *Exhibits 'B'* & *'C'* of this ordinance;

2) The animal shelter structure shall not exceed its current size of approximately 2,720 SF or an approximate height of 15-feet;

3) The existing accessory building located within the flood plain of this property, as depicted in *Exhibit 'D'* of this ordinance, shall be removed prior to the release of the building permit and/or construction of the animal shelter structure;

4) The animal shelter structure shall not be operated as a commercial land use;

5) A detention system is required for the addition of structures on the subject property per the Engineering Standards of Design; and,

6) The animal shelter structure is subject to administrative review in the event that the S*ubject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] will require compliance to the following:

1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC) [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this

DRAFT ORDINANCE 2018

ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JANUARY, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *December 17, 2018*

2nd Reading: *January 7, 2019*

DRAFT ORDINANCE 12.17.2018

Exhibit 'A':
Legal Description and Property Location

Legal Description: Tract 7 of the D. Harr Survey, Abstract No. 102

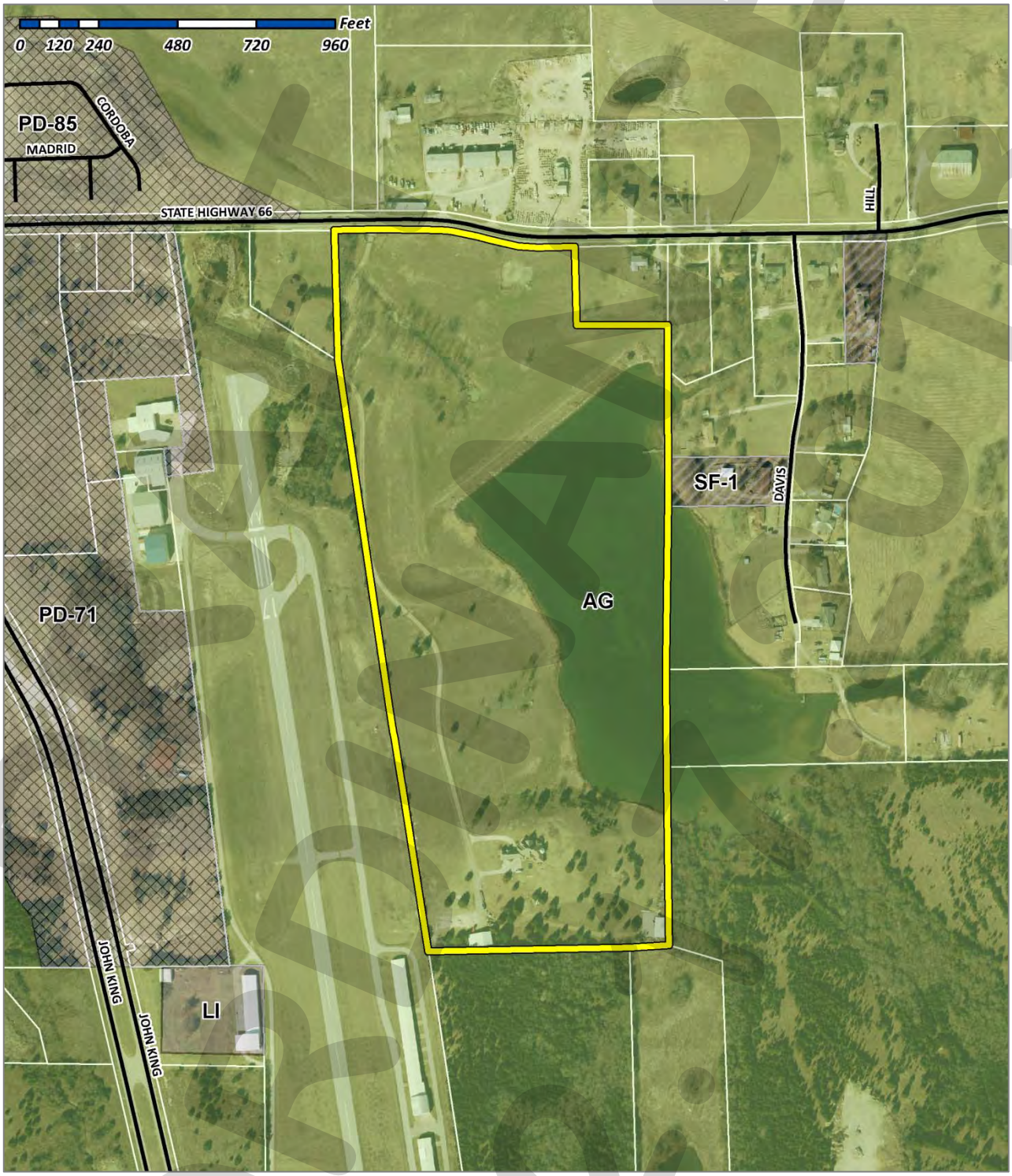
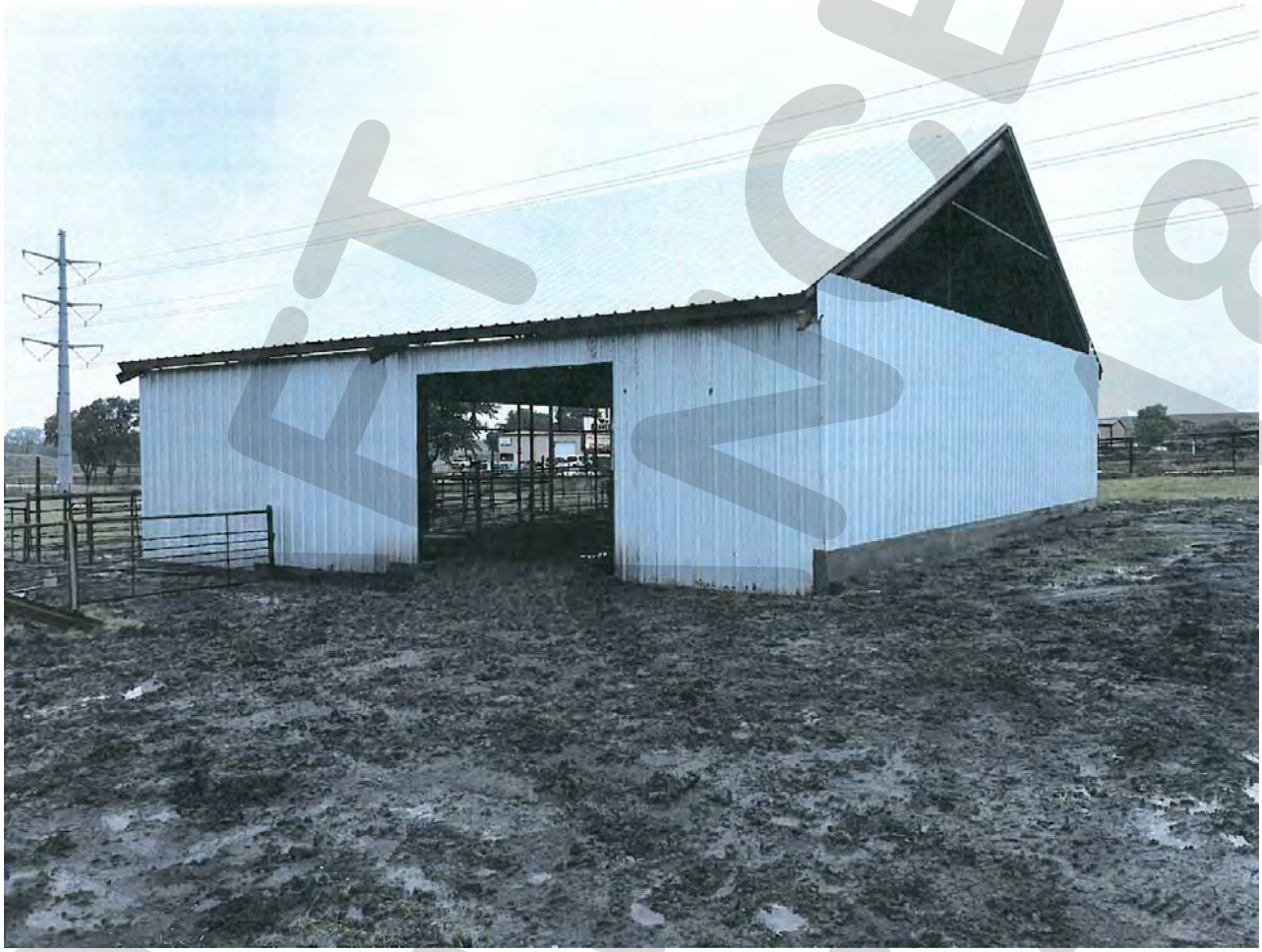


Exhibit 'B':
Animal Shelter – Elevations



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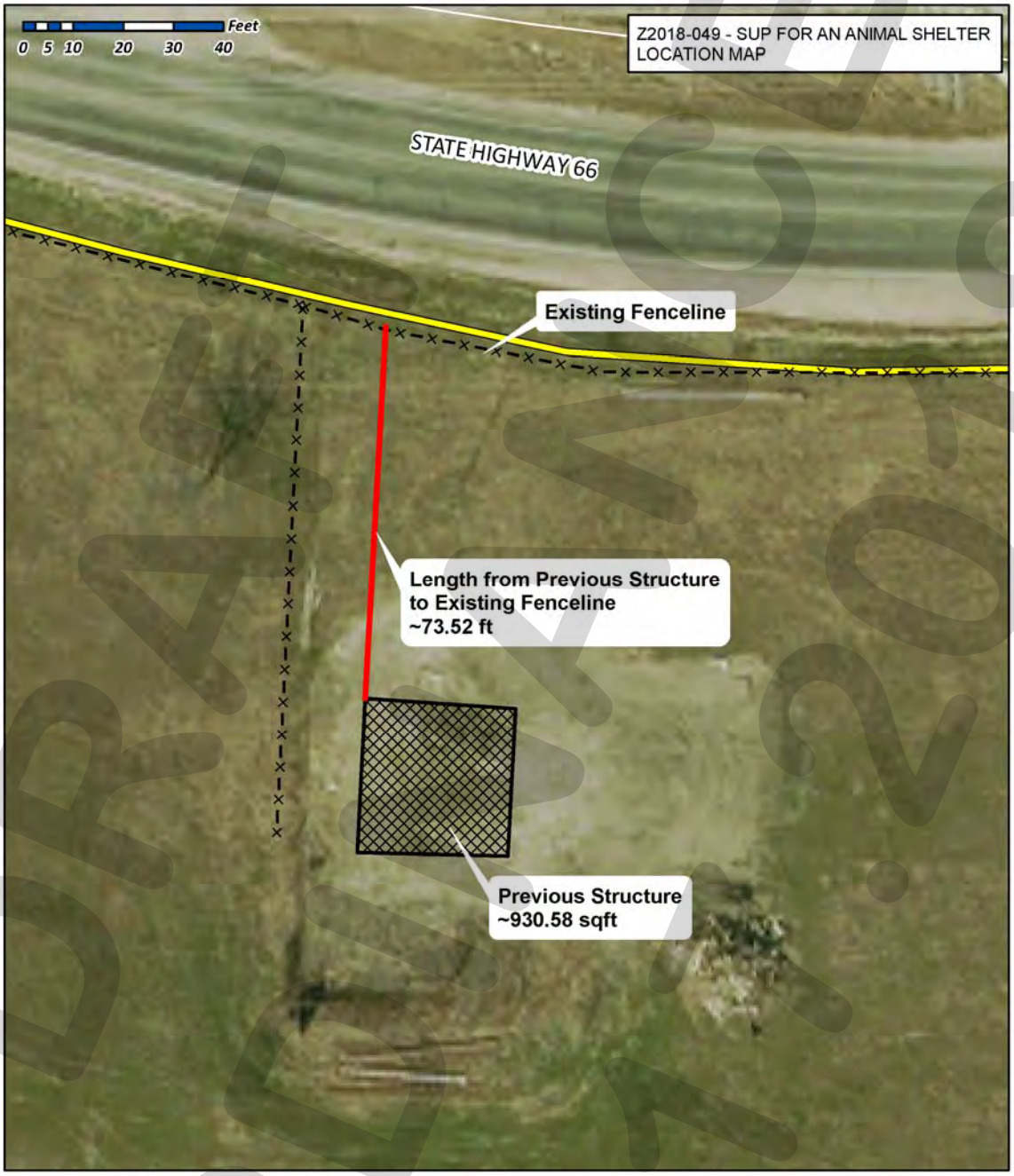
ORDINANCE
12.17.18

Exhibit 'C':
Site Plan



City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

DRAFT 12/4/2018

Exhibit 'D':
Accessory Building that will be Removed



DRAFT 12.10.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 12/17/2018

APPLICANT: David Rains

AGENDA ITEM: **Z2018-050;** *SUP for Covered Patio at 5808 Constellation Cir.*

SUMMARY:

Hold a public hearing to discuss and consider a request by David Rains for the approval of a Specific Use Permit (SUP) allowing a covered patio that exceeds the maximum requirements for property located within the Lake Ray Hubbard Takeline leased area that is adjacent to a parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single family land uses, addressed as 5808 Constellation Circle, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow a covered patio that exceeds the maximum requirements for properties in the Lake Ray Hubbard Takeline leased area. The subject property is adjacent to a parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 18, zoned Planned Development District 8 (PD-8) for single-family land uses, and addressed as 5808 Constellation Circle.

On February 13, 2018, the applicant entered into a residential sublease agreement, allowing development along the Lake Ray Hubbard Takeline. Section 6.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) was established to protect the water quality and supply, preserve the natural environment, and to enhance the quality of the Lake Ray Hubbard Takeline. With that being said, any development along the takeline must meet certain conditions stipulated in the takeline ordinance and the Lake Ray Hubbard Interlocal Agreement with the City of Dallas.

The applicant is proposing to construct an approximately 350 SF (*i.e. 35-feet by 10.5-feet*) covered patio in the leased area. The proposed patio cover will be constructed of materials matching the primary structure (*i.e. stucco and mission tile*) with regard to the posts and pitched roof. The covered patio will be located approximately two (2) feet outside of the property line and be 12-feet high. In this case, the proposed covered patio is in conformance with the view preservation and maximum height requirements as stipulated by the Unified Development Code (UDC); however, the takeline ordinance requires all patios to be constructed of water-resistant wood and/or native stone. Additionally, the Unified Development Code (UDC) requires that the structure be open on all sides, have vertical posts with rafters at the top (*i.e. pergola-style roof*), and have a maximum width of 12' x 20'. According to the submitted site plan, the structure will be open on all sides; however, the applicant is proposing to utilize stucco on the columns and a pitched roof with mission tiles. Since the width and size of the structure exceeds the maximum allowable requirements and will be constructed with materials not allowed by the takeline ordinance, a Specific Use Permit (SUP) is required. Staff should note, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several single-family residential homes within the Chandler's Landing Subdivision followed by two (2) multi-family residential subdivisions (*i.e. Signal Ridge, Phase 4 and Waters Edge at Lake Ray Hubbard Condominiums*). These areas are zoned Planned Development District 8 (PD-8), Planned Development District 15 (PD-15), and Planned Development District 22 (PD-22) for residential land uses. Beyond this is the Harbor Retail, which is zoned Planned Development District 7 (PD-7) for General Retail (GR) District land uses.

South: Directly south of the subject property are several phases of the Chandler's Landing Subdivision followed by the takeline and Lake Ray Hubbard, which are in the City of Dallas. This area is zoned Planned Development District 8 (PD-8) for single family land uses.

East: Directly east of the subject property are several phases of the Chandler's Landing Subdivision followed by Ridge Road, which is identified as an M4D (*Major Collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this a house of worship (*i.e. First Christian Disciples of Christ Church*), which is zoned Planned Development District 47 (PD-47) for single-family residential land uses.

West: Directly west of the subject property is the takeline, which delineates the city limits of Rockwall and is zoned Agricultural (AG) District. Beyond this is Lake Ray Hubbard, which are in the City of Dallas.

NOTIFICATION:

On November 30, 2018, staff mailed 60 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Chandler's Landing, Cutter Hill, Phases 1-4, the Match Point Townhomes, and The Cabanas at Chandler's Landing Homeowner's Associations (HOA's), which are the only HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received two (2) emails and four (4) notices in opposition, one (1) email and one (1) online Specific Use Permit Input Form in favor, and one (1) notice neutral concerning this case.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request, staff would offer the following conditions of approval:

1) The covered patio shall be subject to the following operational conditions, which are contained in the attached SUP ordinance:

    a) The covered patio shall generally conform to the building elevations and site plan depicted in *Exhibits 'B' & 'C'* of the attached ordinance.

    b) The covered patio shall not exceed a maximum size of 350 SF;

    c) The covered patio shall not exceed a maximum overall height of 12-feet;

    d) The covered patio shall not hinder the clear view zone of any adjacent neighbor's view;

e) The covered patio must comply with the erosion control standards set in the Interlocal Agreement and Lease;

f) Approval from the City of Dallas for the proposed covered patio may be required prior to the construction of the covered patio.

g) The covered patio shall not be used as a storage facility; and,

h) The covered patio is subject to administrative review in the event that the Subject Property is sold, conveyed or altered in any manner.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On December 11, 2018, the Planning and Zoning Commission's motion to recommend denial of the applicant's request for a Specific Use Permit (SUP) passed by a vote of 5-1 with Commissioner Womble dissenting and Commissioner Moeller absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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City of Rockwall

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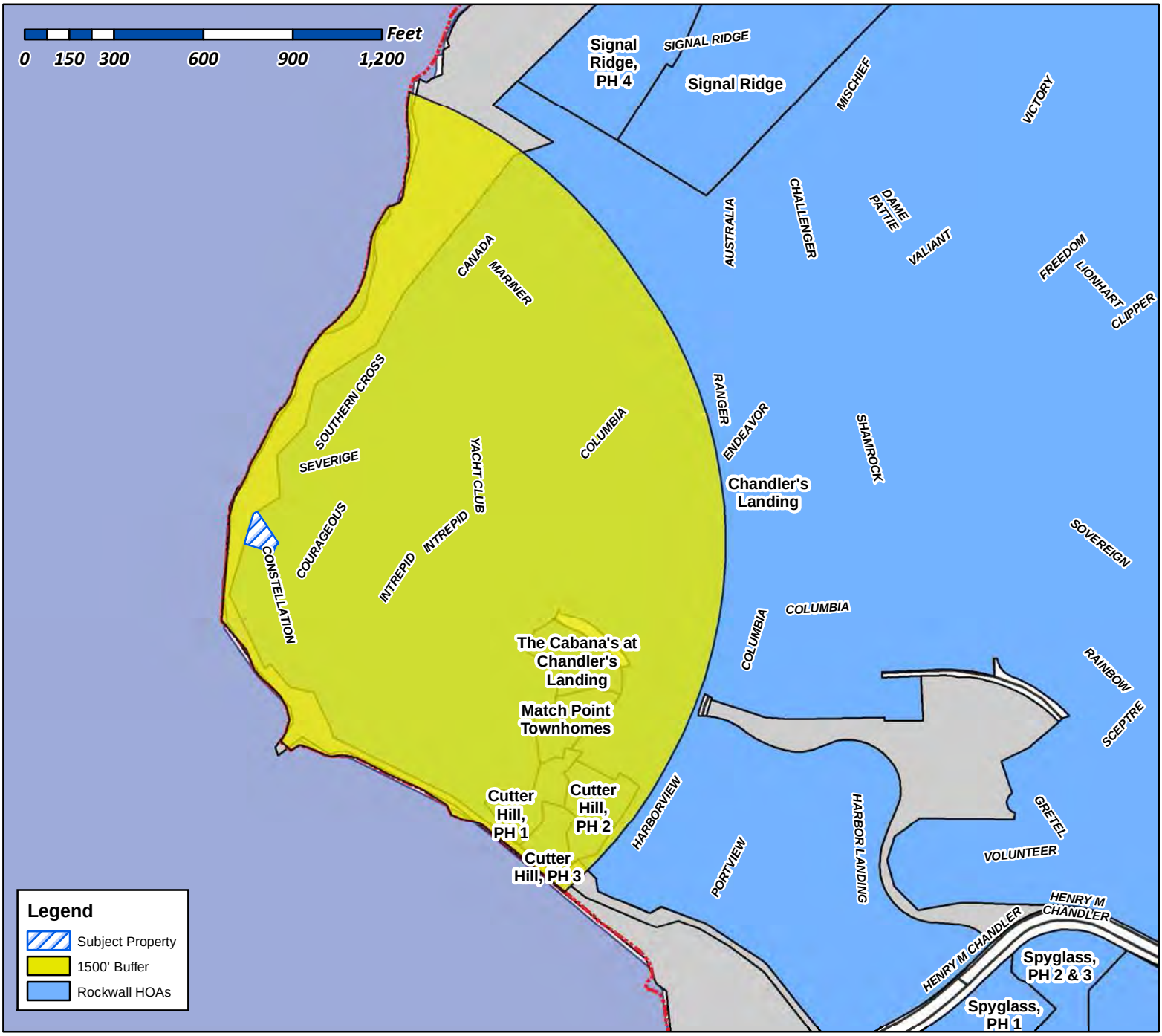
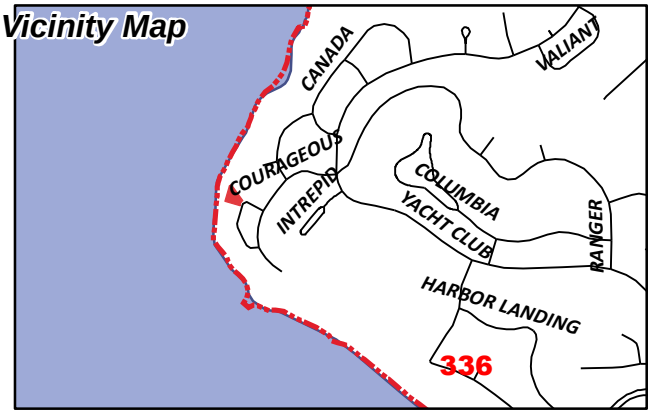


Case Number: Z2018-050
Case Name: SUP for a Covered Patio
Case Type: Zoning
Zoning: Planned Development 8 (PD-8) District
Case Address: 5808 Constellation Circle

Date Created: ***11/20/2018***
For Questions on this Case Call (972) 771-7745



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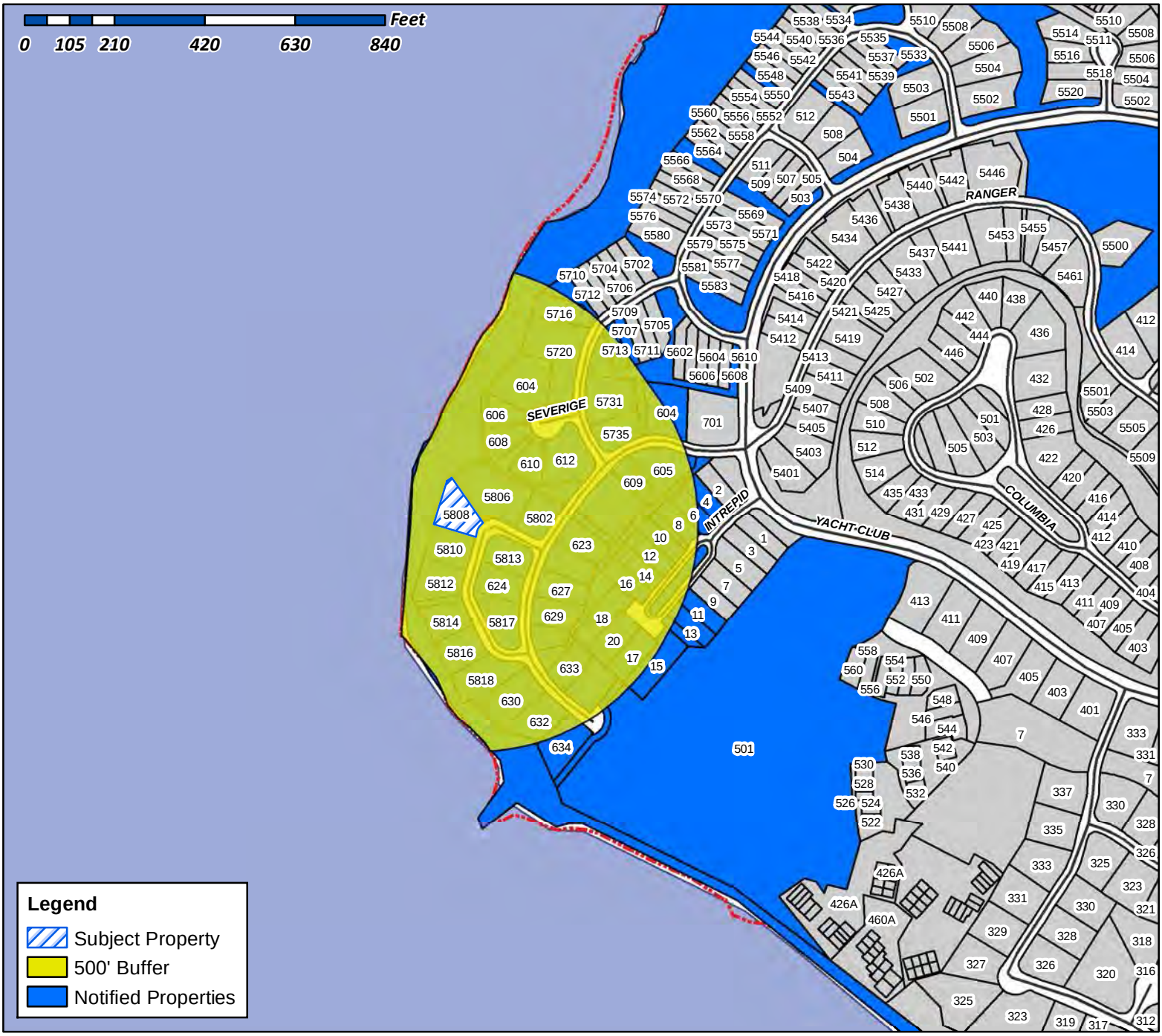

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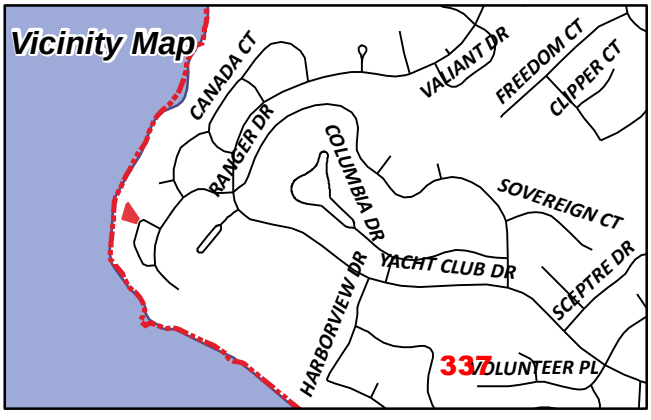

Date Created: 11/14/2018
For Questions on this Case Call (972) 771-7745

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

PATON FAMILY CHARITABLE TR
10 INTREPID CIR
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

BOWEN JAMES E AND
SANDRA ALVES VALADAO BOWEN
12 INTREPID CIRCLE
ROCKWALL, TX 75032

CURRENT RESIDENT
13 INTREPID CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
14 INTREPID CIR
ROCKWALL, TX 75032

GLENDINNING ANTHONY AND CHRISTI BOYD
15 INTREPID CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
16 INTREPID CIR
ROCKWALL, TX 75032

WILKE PATRICIA LYTLE
17 INTREPID CIR
ROCKWALL, TX 75032

JACKSON STEVEN J AND BARBARA A
18 INTEPRID CIR
ROCKWALL, TX 75032

BOOMER WARREN E & MARSHA GARRETT
BOOMER
TRUSTEES OF WARREN E BOOMER LIV TRUST
1912 KINGS PASS
HEATH, TX 75032

KOLLECK THOMAS A AND TAMARA DESIERTO
20 INTREPID CIR
ROCKWALL, TX 75032

RAINS DAVID & BILLIE
2500 DISCOVERY BLVD 0
ROCKWALL, TX 75032

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
501 YACHT CLUB DR
ROCKWALL, TX 75032

LAYENDECKER TIMOTHY P & SHAHLA
519 INTERSTATE 30 #629
ROCKWALL, TX 75087

LEMASTER MARK E & JILL A
5711 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

JENNISON JEROME R ETUX
5716 SOUTHERN CROSS DR
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5735 SOUTHERN CROSS DR
ROCKWALL, TX 75032

ALVARADO PAUL AND ELSA
5802 CONSTELLATION CIR
ROCKWALL, TX 75032

INMAN CAROL AND DANNY
5806 CONSTELLATION
ROCKWALL, TX 75032

CURRENT RESIDENT
5808 CONSTELLATION CIR
ROCKWALL, TX 75032

MARTIN JEFFREY & SUSAN KENNEDY
5810 CONSTELLATION CIR
ROCKWALL, TX 75032

SEALS SCOTT RYAN AND SHANNA LOUISE
5812 CONSTELLATION CIR
ROCKWALL, TX 75032

DEMAGGIO ANNEMIEKE W & ANTHONY J
5813 CONSTELLATION CIR
ROCKWALL, TX 75032

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM, TRUSTEE
5814 CONSTELLATION CIR
ROCKWALL, TX 75032

KYLE KAREN S
5816 CONSTELLATION CIR
ROCKWALL, TX 75032

338

DICKSTEIN JUSTIN
5817 CONSTELLATION CIR
ROCKWALL, TX 75032

PERLITZ S THAD & CYNTHIA A
5818 CONSTELLATION CIR
ROCKWALL, TX 75032

NEWMAN BARBARA ANN
5850 E LOVERS LN APT 118
DALLAS, TX 75206

HILE CARLA JANE
6 INTREPID CIR
ROCKWALL, TX 75032

MACROCOSM SERVICES & SOLUTIONS LLC
DBA SERENITY HOME BUILDERS
601 N GLENVILLE DR 0
RICHARDSON, TX 75081

CURRENT RESIDENT
604 COURAGEOUS DR
ROCKWALL, TX 75032

TONOLI KEITH M & ROSEMARY E
604 SEVERIGE CT
ROCKWALL, TX 75032

CURRENT RESIDENT
605 COURAGEOUS DR
ROCKWALL, TX 75032

LANGER RALPH ETUX
606 SEVERIGE CT
ROCKWALL, TX 75032

HILL KENYON B
608 SEVERIGE CT
ROCKWALL, TX 75032

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

HALLBACK ERIK & ANIKO
610 SEVERIGE CT
ROCKWALL, TX 75032

JOHNSON EARL & ERA WILLIAMS
612 SEVERIGE COURT
ROCKWALL, TX 75032

ATASHIRANG GHASSEM
623 COURAGEOUS DR
ROCKWALL, TX 75032

ATASHI TOWN HOMES LLC
623 COURAGEOUS DR
ROCKWALL, TX 75032

HUMES GEORGE D & MARY A
624 COURAGEOUS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
627 COURAGEOUS DR
ROCKWALL, TX 75032

JUAREZ JAIME L
629 COURAGEOUS DR
ROCKWALL, TX 75032

CRUTCHFIELD DAVID S & MARY W
630 COURAGEOUS DR
ROCKWALL, TX 75032

KOTAS ROBERT V & ILONA
6306 WINDCREST DR APT 2327
PLANO, TX 75024

MELTON STEVEN C & BEVERLY G
632 COURAGEOUS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
633 COURAGEOUS DR
ROCKWALL, TX 75032

PAWLEY RAYMOND W
634 COURAGEOUS DR
ROCKWALL, TX 75032

AMERSON PROPERTIES LLC
6505 ABRAMS DR
PLANO, TX 75074

CURRENT RESIDENT
8 INTREPID CIR
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376

339

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-050: SUP for 5808 Constellation Circle

Hold a public hearing to discuss and consider a request by David Rains for the approval of a Specific Use Permit (SUP) allowing a covered patio that exceeds the maximum requirements for property located within the Lake Ray Hubbard Takeline leased area that is adjacent to a parcel of land identified as Lot 12, Block A, Chandlers Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single family land uses, addressed as 5808 Constellation Circle, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 12/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-050: SUP for 5808 Constellation Circle

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below. Can it be repositioned?

See notes

Name: Carol & Danny Inman

Address: 5806 Constellation Circle Rockwall

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

We are actually the neighboring house that will be affected the most by this structure. From what we can tell by the plans, it is being placed approx 20' from the north side of his lot that adjoins our property line and not directly behind his house. Since we are on a curved part of our street and back up to another culdesac lot, our lot and take-line boundary that connects to him is distinctively different that any other one on our street. My office window is about 13 feet from there, so it will almost feel like it is part of my backyard. It is not directly behind his house, it is pushed way to the side of the property.

When you look at your property map where the arrowed line of sight views are, it really does not portray the actual layout of the house and the land. If we had faced the back of the house even with the property line, we would not have been looking at the lake, but almost straight across the neighbor's yard towards I-30. Also, due to the shape of the yard, we have a 20' setback on our northside of the lot and a 5' setback on the south. When sitting at my desk/office window and looking at the lake, you are looking at a point at least 20' into his property.

In conclusion, please review the lot layout carefully and what our sight line realisticly is. This is not something anyone would know, unless you stood on our back porch, especially since we sit at a little higher elevation than either house beside us. Maybe moving the structure to the south 10' might be an option.

Carol Inman
5806 Constellation Cir
972 768-4345

341

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Director of Planning & Zoning

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Case No. Z2018-050: SUP for 5808 Constellation Circle

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Name: Dale Rushing

Address: 5713 Southern Cross

<u>Tex. Loc. Gov. Code, Sec. 211.006 (d)</u> **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

online - did not Accept
case #

Zoning & Specific Use Permit Input Form

* Required

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on.

Z2018-050

Example: Z2018-001

Please place a check mark on the appropriate line below: *

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

DeVos Family Living Revocable Trust- MARTIN

Last Name *

DeVos, Trustee

Address *

627 Courageous

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

martinldevos@gmail.com

Phone Number

9155258200

Example: 972-771-7745

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (•) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other:

SUBMIT

This content is neither created nor endorsed by Google. Report Abuse - Terms of Service

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Director of Planning & Zoning

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Case No. Z2018-050: SUP for 5808 Constellation Circle

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

They paid a premium to live on the lake. Let them enjoy it as they see fit.

Name: Jennifer Blum aka: 2016 Blum Revocable Trust

Address: 5814 Constellation Circle

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Case No. Z2018-050: SUP for 5808 Constellation Circle

- Mailed 12/5/18 -

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Please Dont Block our view! NO! NO! NO! we oppose It will Block our Lakeview totally to the left. THE FENCE is AWful, it Blocks 3/4th. But we Paid for our view long Before these people moved in. Its not view Fair.

Name: Vince and Kenyon Hill

Address: 608 Sevenoaks Ct, Rockwall, TX 75032

Please Dont Allow this!!!

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

We have lived here in this house Since 2006

Korey, — 214-394-6547 my cell to disuss. Thankyou Kenyonhill@sbcglobal.net my email. Kenyon

346

PLEASE RETURN THE BELOW FORM

Case No. Z2018-050: SUP for 5808 Constellation Circle

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

LET'S NOT GET THIS KIND OF THING STARTED. ONCE PERMISSION IS GRANTED IN ONE CASE, YOU CAN'T DENY OTHERS. EVERYONE'S BEAUTIFUL VIEW WOULD BE OBSTRUCTED — JUST LEAVE A GOOD THING GOOD, FOR EVERYONE!

THANKS,

Name: MARK LEMASTER

Address: 5711 + 5712 SOUTHERN CROSS — CHANDLERS —

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From:	Planning
To:	Brooks, Korey
Subject:	FW: Case No. Z2018-050: SUP for 5808 Constellation Circle
Date:	Monday, December 10, 2018 3:08:02 PM

From: Rosemary Tonoli [redacted]
Sent: Monday, December 10, 2018 2:43 PM
To: Planning
Subject: Case No. Z2018-050: SUP for 5808 Constellation Circle

To: City of Rockwall Planning Department

With regard to the proposed SUP (case number noted on subject above) requesting to build a covered patio that would exceed maximum requirements, we are opposed.

While we hope all can enjoy lakeside living as best we would not want one neighbor's exception to hinder another's view. Nor would we want to start a precedent of interfering with the current beauty of the lake views.

Thank you for your understanding,

Keith and Rosemary Tonoli
604 Severige Court
Rockwall, TX 75032

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Rockwall Planning and Zoning Dept.
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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-050: SUP for 5808 Constellation Circle

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

APPROVAL OF THIS VARIANCE WOULD SET A PRECEDENT FOR FUTURE INTRUSIONS INTO THE TAKE LINE AREA OF ALL MANNER OF STRUCTURES.

Name: TOM CHESNA

Address: 5720 SOUTHERN CROSS - ROCKWALL.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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From:	susan martin
To:	Brooks, Korey
Subject:	Case No. Z2018-050: SUP for 5808 Constellation Circle
Date:	Wednesday, December 12, 2018 10:37:02 PM
Attachments:	To Rockwall City Council.docx

Hi Korey,

I have attached my letter to the City Council and I am also sending you 2 pictures to be included with my letter.
Thanks for the information and all your help.

Susan Martin

To Rockwall City Council, 12/12/2018

CaseNo.Z2018-050: SUP for 5808 Constellation Circle

My name is Susan Martin and I am unable to attend the City Council public hearing on 12/17/2018. I live next door at 5810 Constellation Circle. We have been there for 17 years, long before anything was allowed in/on the takeline property. For many years it was wide open space and unobstructed views in all directions.
Over time with growth, the City of Dallas along with the City of Rockwall made the decision to start leasing the takeline and the rules and restrictions changed. Fences and boat docks were then allowed which have affected the views and open space we once enjoyed. We were unaware that any type of structure could be built on the takeline and were surprised when we received the notice of public hearing for an SUP next door.

I attended the Planning and Zoning Commission meeting on 12/11/2018 and was very concerned at the hugh size of the structure that Mr. Rains was wanting to build. He seemed to think that because it was behind his house that it did not affect any of his neighbors. I have included pictures from my bedroom and porch of my view in Mr. Rains direction. You can see that a 16'x35' structure with a fixed roof would absolutely affect our views. On this particular part of the lake, we are all very close to the water and our homes are very close together.

After that meeting I requested the Lake Ray Hubbard Takeline Overlay to review the specifics on structures allowed to be built on the takeline. Of the two options, the pergola is the larger option at 12'x20' max with a max height of 12'. Mr. Rains was requesting a structure more than twice that size at 16'x35' with a roof.

An amendment to the current rules and regulations in the form of a SUP, regarding size and other specifications of takeline structures will obstruct our view even more. This not only affects our property value in a negative way but opens the door for more exceptions to the current regulations. The next person will ask for a little wider, taller, bigger structure to be approved. If this trend continues, there will be no more open space and our views will be only a tunnel straight out from our property.

After four of Mr. Rains immediate neighbors spoke, and questions were asked and answered. The Planning and Zoning Commission denied the SUP request. We are asking the City Council to also deny this request. We would like Mr. Rains to stay within the approved parameters of structures permitted to be built on the takeline. These rules were put in place to protect our shoreline and the people who live here.

Thank you for your consideration,

Susan & Jeff Martin
5810 Constellation Circle
Rockwall, TX 75032

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Scope of Work for SUP

Location: 5808 Constellation Circle (Chandlers Landing), Rockwall, TX

Request a special use permit on my leased take line property behind my personal residence. This request is for the covered patio portion only shown on the elevation plans as the concrete on both leased take line and the concrete on my residential property adjacent to the take line is already approved. below is already approved by the City Building Dept.

The specific measurements as per the attached plan is 35' length x 10'6" width and approx. 12' height to ridge line of roof. The area from the rear of the patio structure to the actual lake is at the outmost part approx. 40' and moves to 50' at the other corner.

EXHIBIT 1 shows the placement of the patio area in the leased take line area

EXHIBIT 2 shows the placement in reference to the existing house and patio areas

EXHIBIT 3 shows the actual structure which will be build upon approval of the SUP. As noted the structure will be made out of materials which are allowed within the leased take line with the exception of the clay tile (or appropriate like substitute) on the roof and stucco which will be applied around the columns. These materials are being used as to match the existing residential housing materials

It was my original desire to place this covered patio in the area directly next to my residence to extend the patio, however there is a 15' utility easement which will not allow any structures.

As we are on the lake, then we would like to have an area that is covered to enjoy the lake and still be protected from the Texas sun.

Exhibit 2

This drawing shows more detail in relationship to the new structure and the existing back of the house

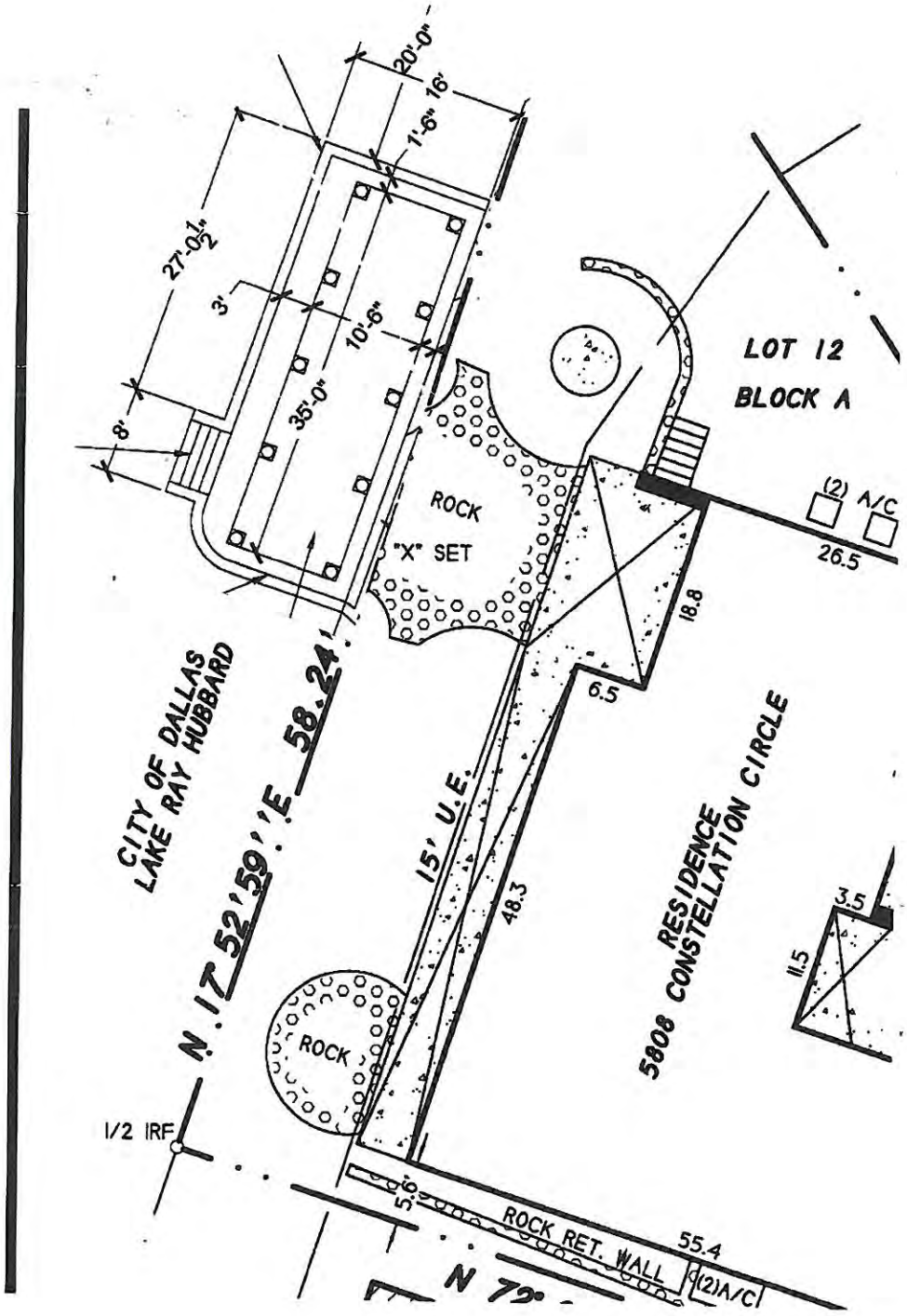
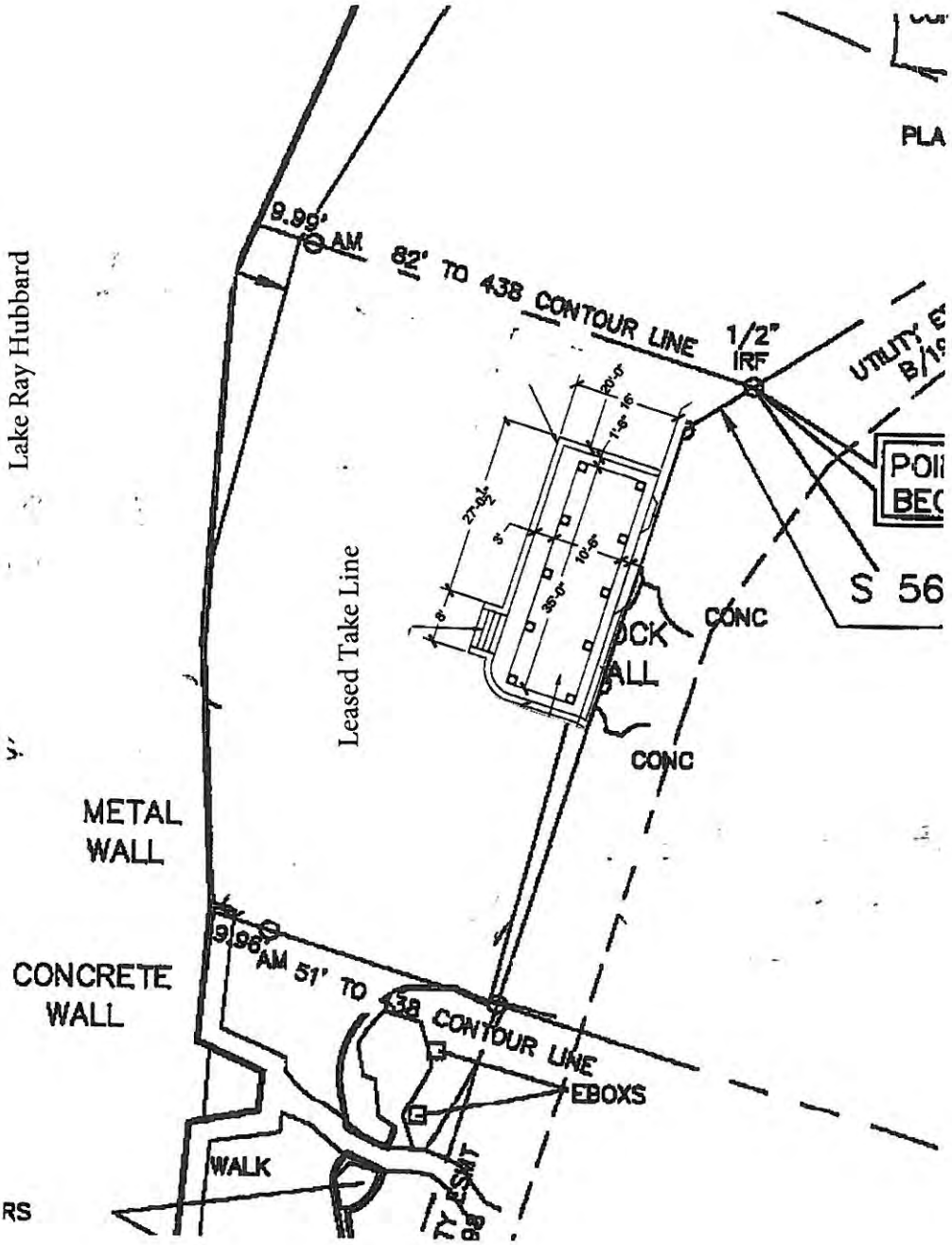
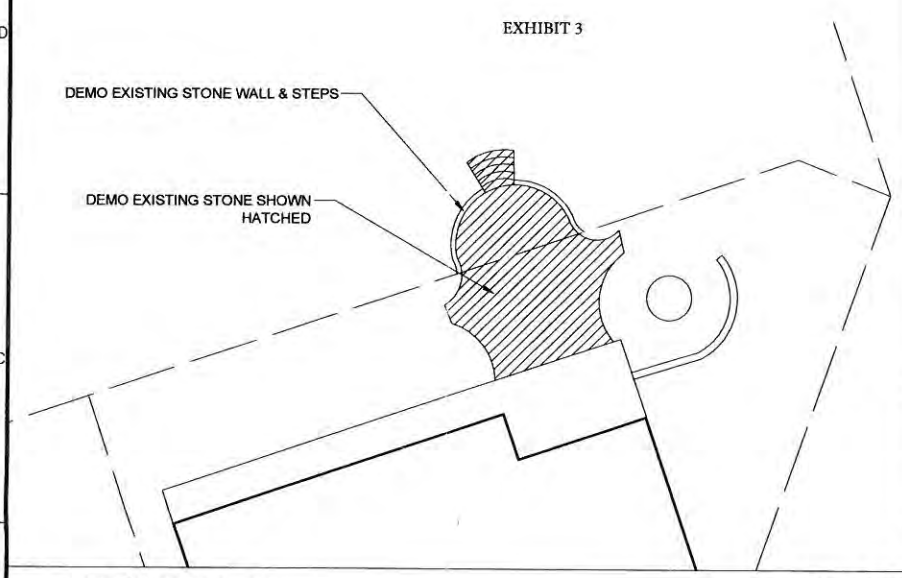


EXHIBIT 1

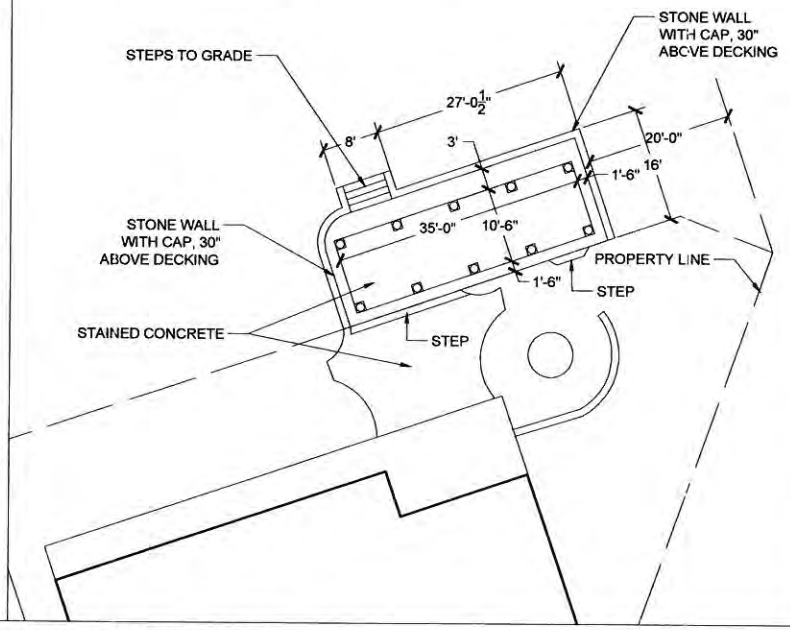


357

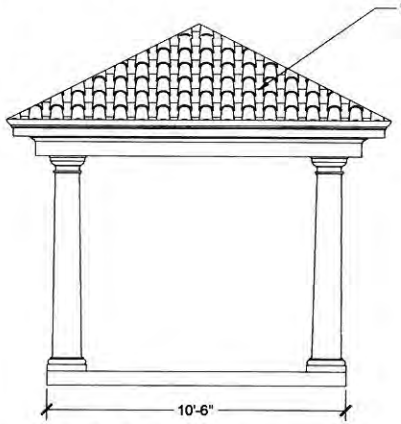
EXHIBIT 3



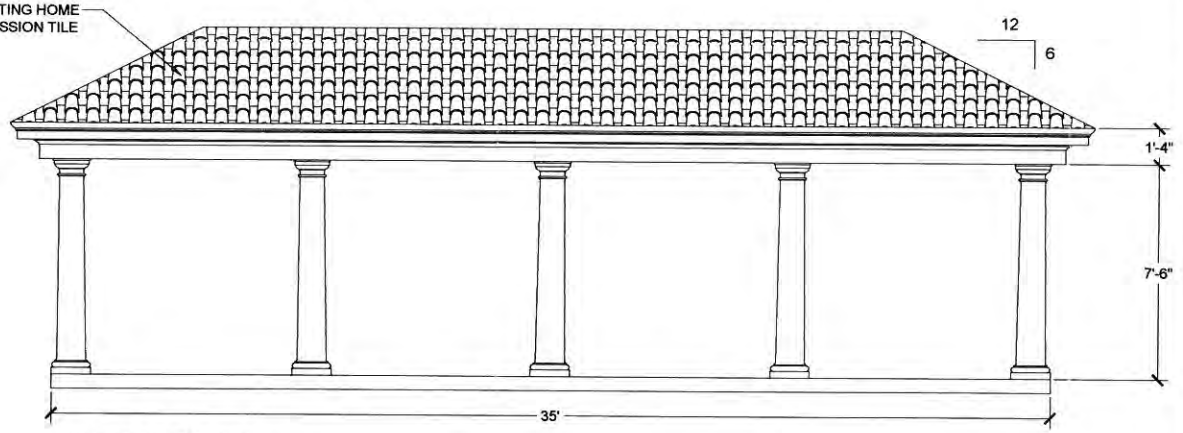
4-DEMOLITION PLAN
1/8" = 1'-0"



3-NEW DECKING WITH COVERED AREA
1/8" = 1'-0"



2-SOUTH ELEVATION
1/2" = 1'-0"



1-WEST ELEVATION
1/2" = 1'-0"

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STROHMEYER ARCHITECTS Inc.

Consultants:

FOR BIDDING & CONSTRUCTION

RAINS RESIDENCE
5808 CONSTELLATION
ROCKWALL, TEXAS
75032

Project Number:
Drawing Date: 10/1/18
Drawn:
Checked:
Scale:
ACAD File: Rains-102518.dwg
© 2018 Strohmeyer Architects, Inc.

Revisions:

Sheet Title:
PLAN / DETAILS

A1.1

359





360





361

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A COVERED PATIO THAT EXCEEDS THE MAXIMUM REQUIREMENTS FOR PROPERTY LOCATED WITHIN THE LAKE RAY HUBBARD TAKELINE AS STIPULATED IN THE CITY OF ROCKWALL CODE OF ORDINANCES ON A LEASED AREA THAT IS ADJACENT TO A PARCEL OF LAND ZONED PLANNED DEVELOPMENT DISTRICT 8 (PD-8) DISTRICT AND IDENTIFIED AS LOT 12, BLOCK A, CHANDLERS LANDING, PHASE 18, SECTION 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by David Rains for the approval of a Specific Use Permit (SUP) for the purpose of constructing a covered patio that exceeds the maximum requirements as stipulated by the Unified Development Code (UDC) for a leased area in the Lake Ray Hubbard Takeline adjacent to a parcel of land identified as Lot 12, Block A, Chandlers Landing Phase 18, Section 2 Addition, City of Rockwall, Rockwall County, Texas zoned Planned Development District 8 (PD-8) for single-family land uses, addressed 5808 Constellation Circle, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the construction of a covered patio that exceeds the maximum size, height and width requirements and utilizes stucco and a pitched roof system with clay tiles that does not conform to the allowed building materials as stipulated in the Unified Development Code (UDC) for property located within the Lake Ray Hubbard Takeline in a leased area in Planned Development District 8 (PD-8) District as stipulated by Subsection 6.15,

DRAFT 10.2.18

Lake Ray Hubbard Takeline Overlay (TL OV) District, of Section 6, *Overlay Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 1, *Land Use Schedule,* of Article IV*, Permissible Uses*, and Subsection 6.16, *Lake Ray Hubbard Takeline Overlay (TL OV)*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) *[Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a covered patio in the takeline adjacent to the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The covered patio shall generally conform to the building elevations and site plan depicted in *Exhibits 'B'* & *'C'* of this ordinance.

2) The covered patio shall not exceed a maximum size of 360 SF;

3) The covered patio shall not exceed a maximum overall height of 13-feet;

4) The covered patio shall not hinder the clear view zone of any adjacent neighbor's view;

5) The covered patio must comply with the erosion control standards set in the Interlocal Agreement and Lease;

6) Approval from the City of Dallas for the proposed covered patio may be required prior to the construction of the covered patio.

7) The covered patio shall not be used as a storage facility; and,

8) The covered patio is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] will require compliance to the following:

1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC) [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JANUARY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

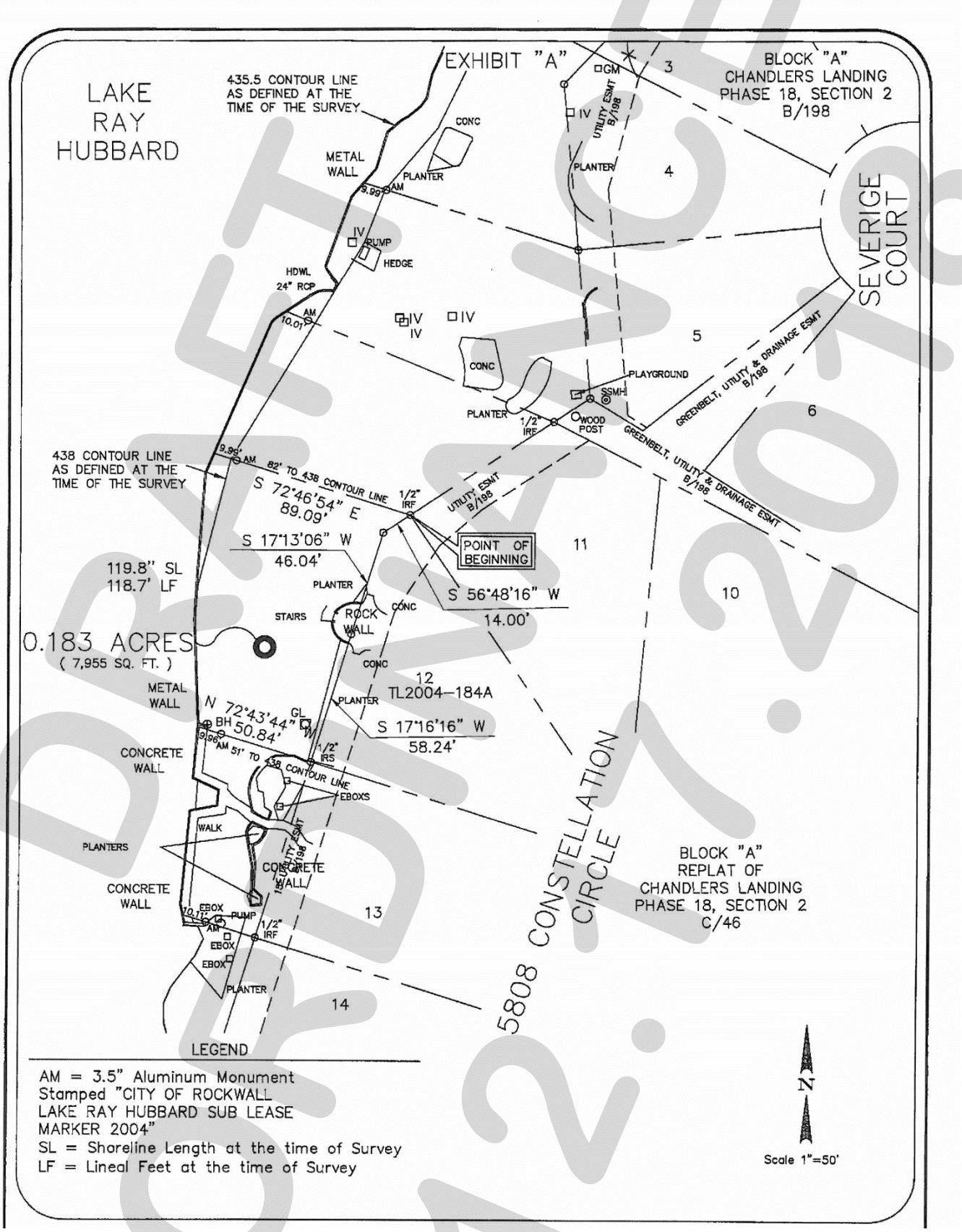
_____
Frank J. Garza, *City Attorney*

1st Reading: *December 17, 2018*

2nd Reading: *January 7, 2019*

DRAFT ORDINANCE 12.17.2018

Exhibit 'A':
Survey



DRAFT ORDINANCE 12.17.2018

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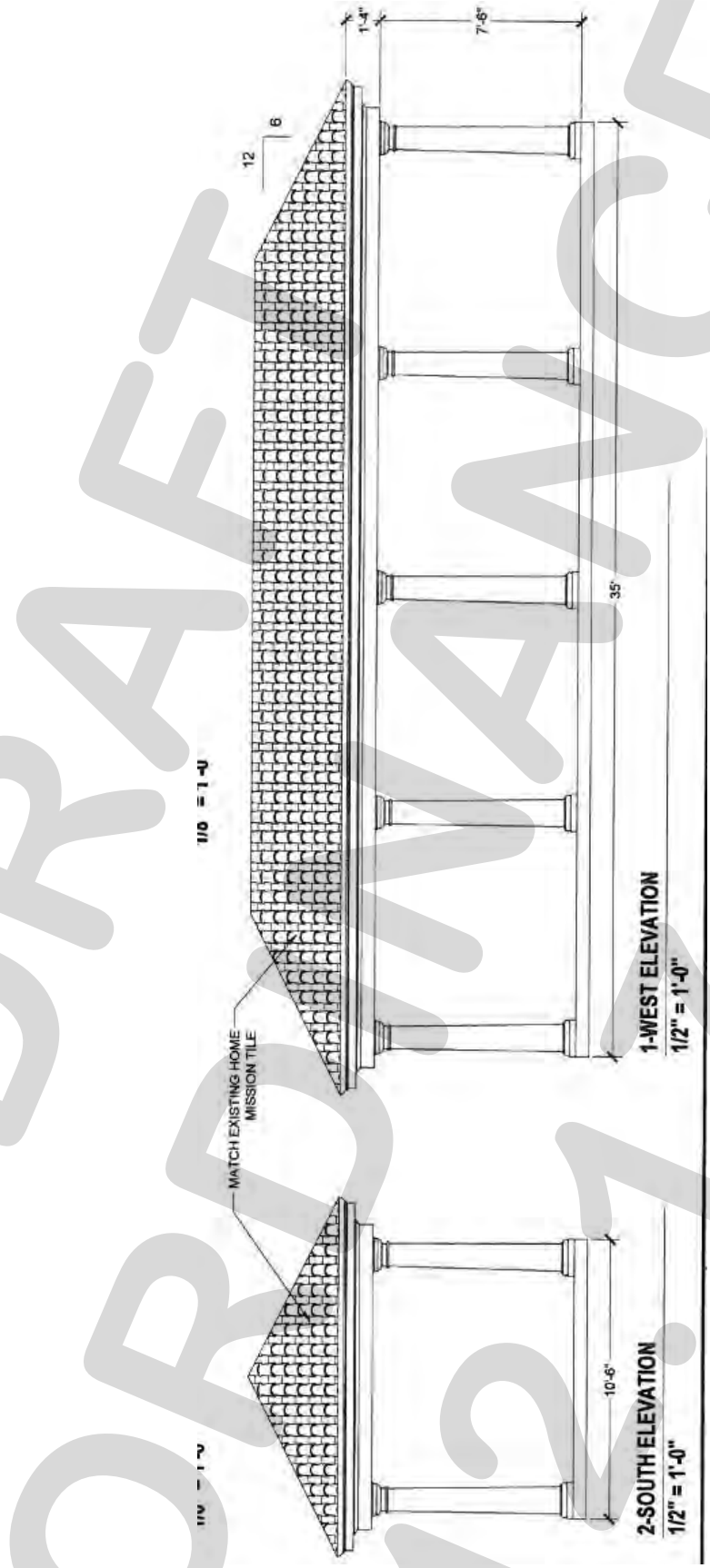
Exhibit 'B':
Building Elevations



DRAFT
ORDINANCE
12.17.2018

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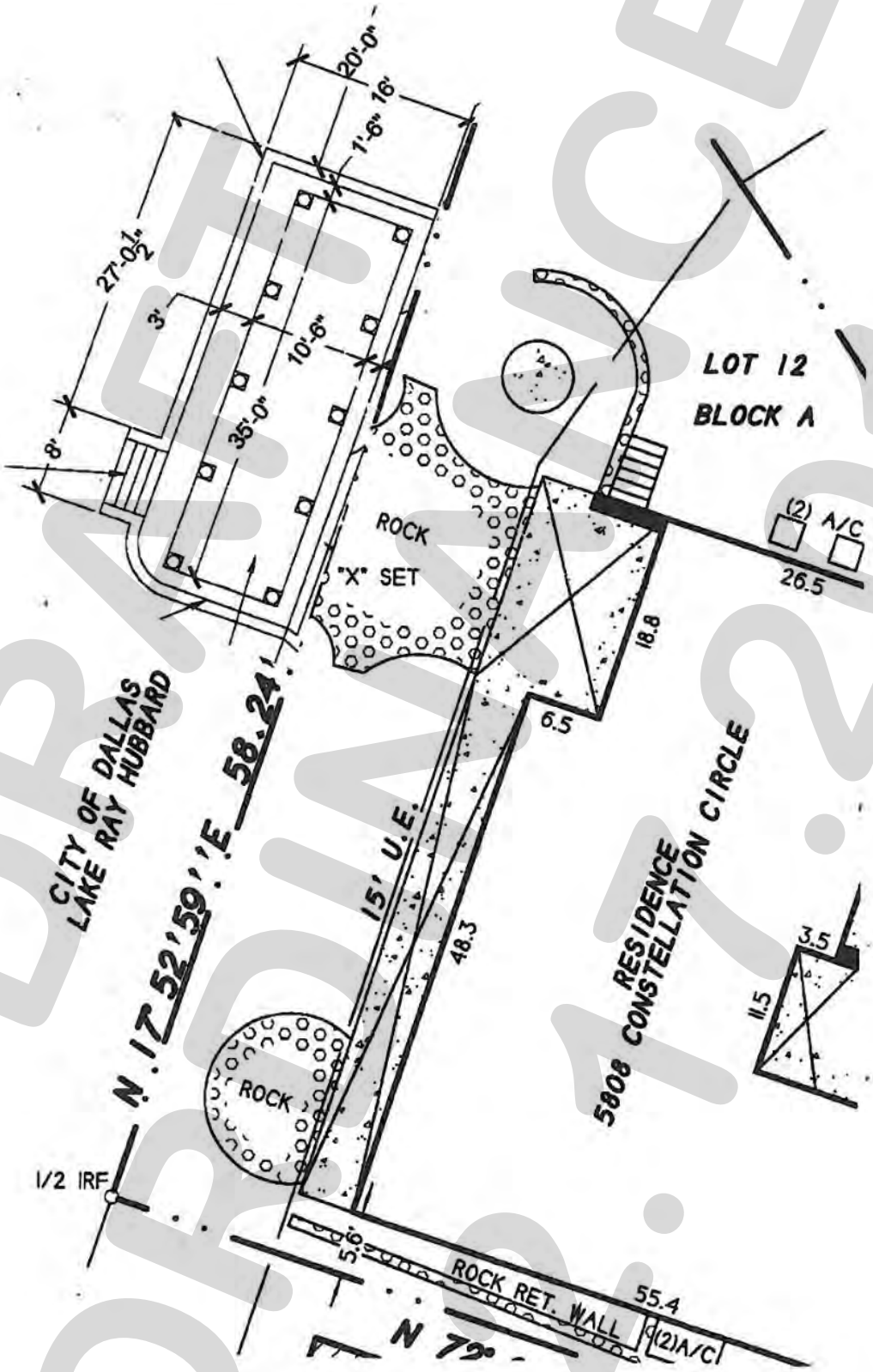
Exhibit 'C':
Site Plan



DRAFT ORDINANCE 12.17.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 12/17/2018

APPLICANT: Russell Phillips

AGENDA ITEM: **Z2018-052**; *SUP for Mini-Warehouse*

SUMMARY:

Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Rockwall Retail Investors, LLC for the approval of a Specific Use Permit (SUP) for a mini-warehouse facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

On October 16, 2017, the City Council approved a Specific Use Permit (SUP) for a mini-warehouse on the subject property. Since that approval, the applicant has not made and subsequent submittals and the Specific Use Permit (SUP) expired on November 6, 2018. In response to this expiration, the applicant has resubmit a request for a Specific Use Permit (SUP) to allow a 575-unit *mini-warehouse facility.* According to the concept plan, the subject property will be developed in two (2) phases. Phase 1 will have seven (7) buildings totaling 293 units ranging from 16 units to 121 units per building. Phase 2 will have 12 buildings totaling 282 units ranging from ten (10) units to 32 units per building. The proposed mini-warehouse will have perimeter building that utilizes masonry on all exterior facades visible from the street. The interior buildings will utilize metal and will not be visible from the street. Staff should note that most of the surrounding buildings are constructed of metal. *Building One* will include the leasing office and climate-controlled units that are accessible internally in the building. The remaining buildings will have drive-up units with roll-up doors, which will be oriented so the roll-up doors will not face Ranch Trail or Horizon Road. The applicant is proposing to utilize landscape screening for the mini-warehouse facility to limit the visibility of the facility from Ranch Trail and Horizon Road. Additionally, the northeast portion of the subject property is wooded and will be preserved to provide landscape screening for adjacent properties.

According to Section 1.1, *Land Use and Building*s, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a mini-warehouse facility is permitted in a Commercial (C) District by Specific Use Permit (SUP), which is a discretionary decision for the Planning and Zoning Commission and the City Council. Should this request be approved, the applicant will be required to submit a site plan, landscape plan, photometric plan, and building elevations to the Architectural Review Board and the Planning and Zoning Commission. Attached is a concept plan and building elevations, and conformance to these plans is a requirement of the draft ordinance.

Section 2.1.10, *Wholesale, Distribution, and Storage*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) details the specific land use requirements for a *Mini-Warehouse Facility*. The following is a summary of the applicant's proposal and its compliance to these land use requirements:

Code Requirement	*Proposed Plan*	*Compliance*
The maximum site area shall not exceed five (5) acres.	7.489-Acres	*Not In Conformance*
The maximum number of storage units shall not exceed 125 units per acre.	575 total units.	In Conformance[1]
The maximum height shall not exceed one (1) story, except for the residential unit which shall be less that 36-feet.	The proposed buildings are one (1) story.	In Conformance
The minimum number of parking spaces required is two (2). Parking requirement is three (3) spaces plus one (1) per 100 units.	Nine (9) parking spaces are required and 16 parking spaces are provided.	In Conformance
No direct access from FM740, SH205, SH66, SH276, FM3097, FM552, FM549 or John King Boulevard.	The site does not have direct access from any roadway and is only accessible via Ranch Trail.	In Conformance
Overhead doors shall not face adjacent streets.	The buildings are not visible from any adjacent streets or roadways.	In Conformance
All exterior walls facing the front, side and rear property lines shall be 100% brick construction.	All exterior walls facing the street will incorporate brick.	In Conformance
The front, side and rear building setback areas shall incorporate clustered landscaping.	The Concept Landscape Plan provided shows clustered landscaping along the perimeter of the facility.	In Conformance
Gates shall be incorporated limiting access to the facility.	Wrought iron gates are being proposed.	In Conformance
Screening fences shall be wrought iron or masonry.	Landscape screening and wrought Iron fencing are shown on the site plan.	In Conformance
Concrete shall be used for all paving.	All future paving will be concrete.	In Conformance
Roof shall have a minimum roof pitch of 1:3 and be constructed with metal standing seam.	The leasing office is the only building visible from the street and will have a minimum roof pitch of 1:3, however the remaining buildings will not.	*Not In Conformance*
Lighting standards shall be limited to a maximum of 20-feet in height.	Will be handled at the time of site plan submittal on the Photometric Plan. The SUP Ordinance include this requirement under the Operational Conditions.	Photometric Plan (Site Plan)
A single residential unit not exceeding 1,600 SF in size is permitted.	There will be no residential unit.	In Conformance
Outside Storage shall be prohibited.	The site will not have outside storage.	In Conformance

Note: At 5-acres a maximum of 625 units are permitted.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property are commercial structures. Beyond this is vacant land adjacent to County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

South: Directly south of the subject property are commercial structures. Beyond this is vacant land that is adjacent to FM-3097, which is identified as a *M4D (Major Collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan. This area is zoned Commercial (C) District.

East: Directly east of the subject property is a large, vacant tract of land that is zoned Agricultural (AG) District. Beyond this is a single-family residential subdivision, which is zoned Single-Family Estates 1.5 (SFE-1.5) District.

West: Directly west of the subject property is Ranch Trail, which is identified as a *Minor Collector*. Beyond this are commercial structures, that are zoned Commercial (C) District.

NOTIFICATION:

On November 30, 2018, staff sent 29 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice in favor and one (1) notice in opposition of the request.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request for a Specific Use Permit (SUP), the following conditions of approval should be adopted with this case:

1. The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

    a) The development shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of the attached Specific Use Permit (SUP).

    b) The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of the attached ordinance.

    c) The maximum number of storage units provided shall not exceed 575 units for the facility.

    d) The residential unit/caretaker's quarters shall not exceed 1,600 square feet.

    e) The residential unit/caretaker's quarters shall not be greater than 36 feet in height.

    f) No outside storage of any kind shall be allowed (including, but not limited to the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles).

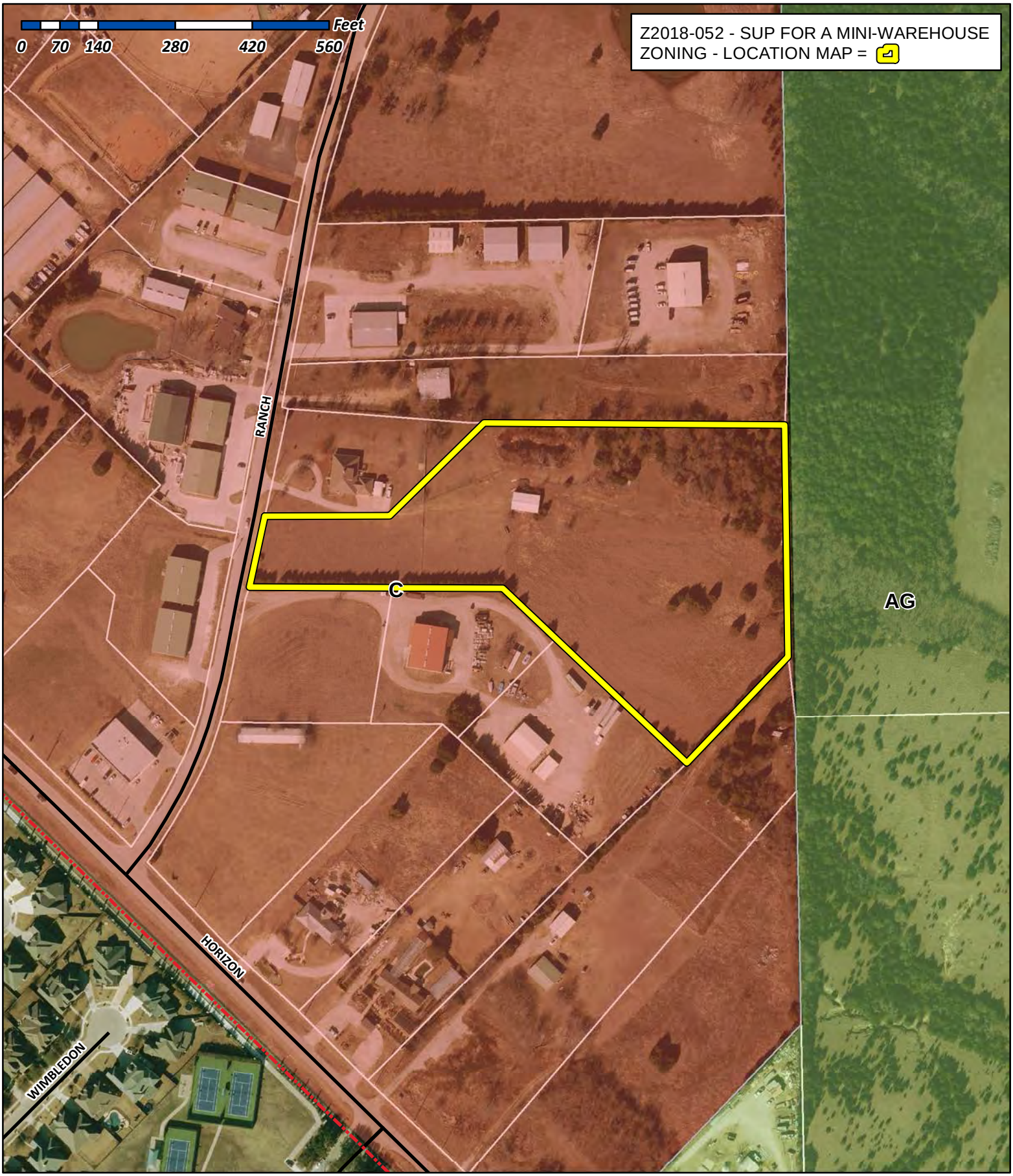
    g) Businesses shall not be allowed to operate within individual storage units.

    h) The commercial operation of rental trucks and trailers shall be prohibited

2. Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On December 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the applicant's request for a Specific Use Permit (SUP) passed by a vote of 6-0 with Commissioner Moeller absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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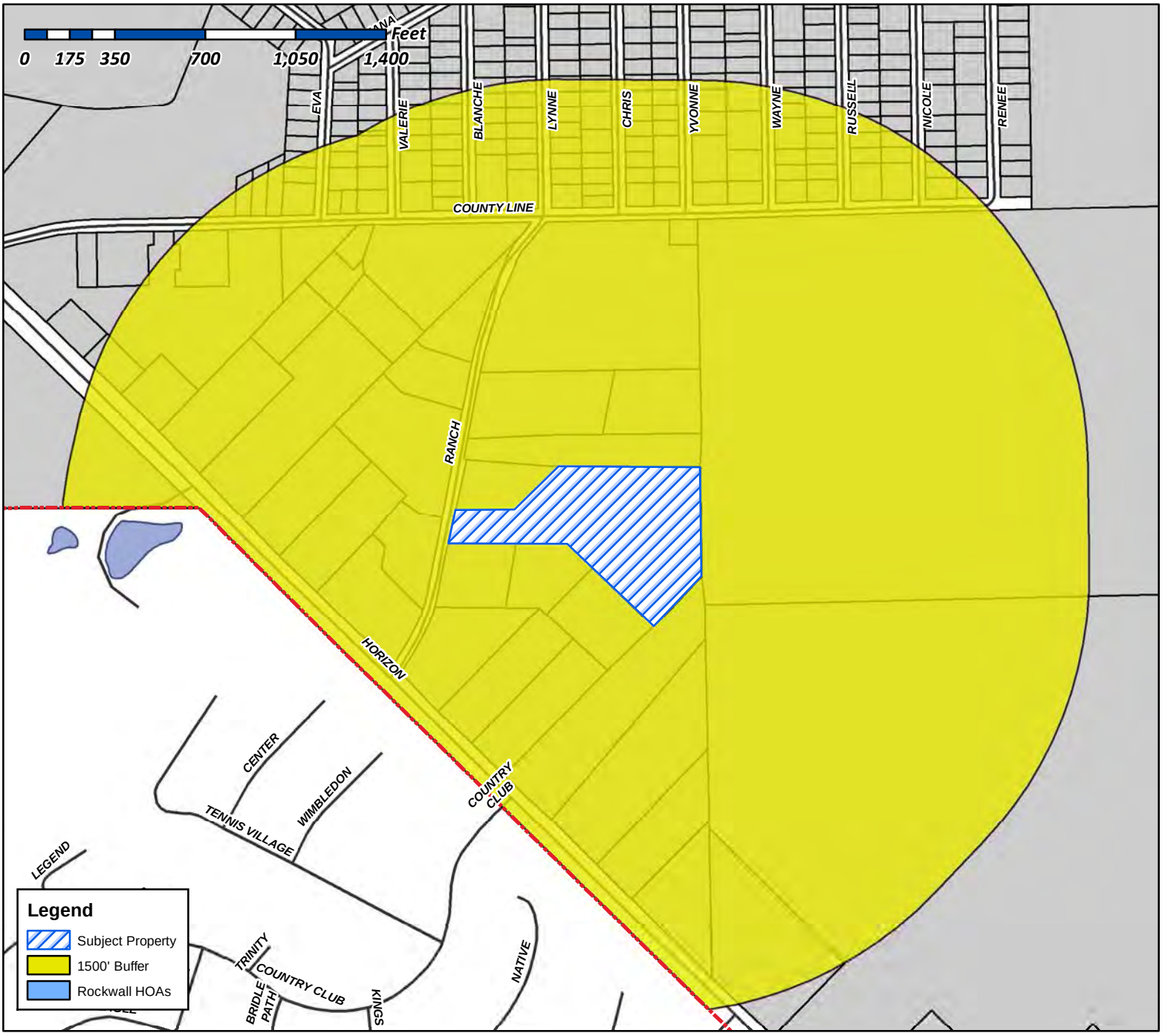
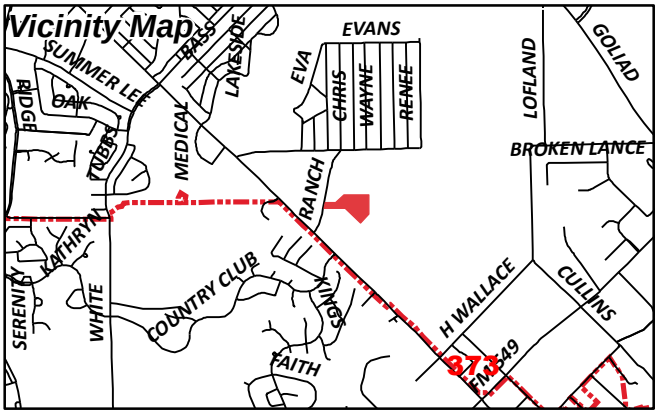


Case Number: Z2018-052
Case Name: SUP for Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) Distirct
Case Address: 259 Ranch Trail



Date Created: ***11/20/2018***
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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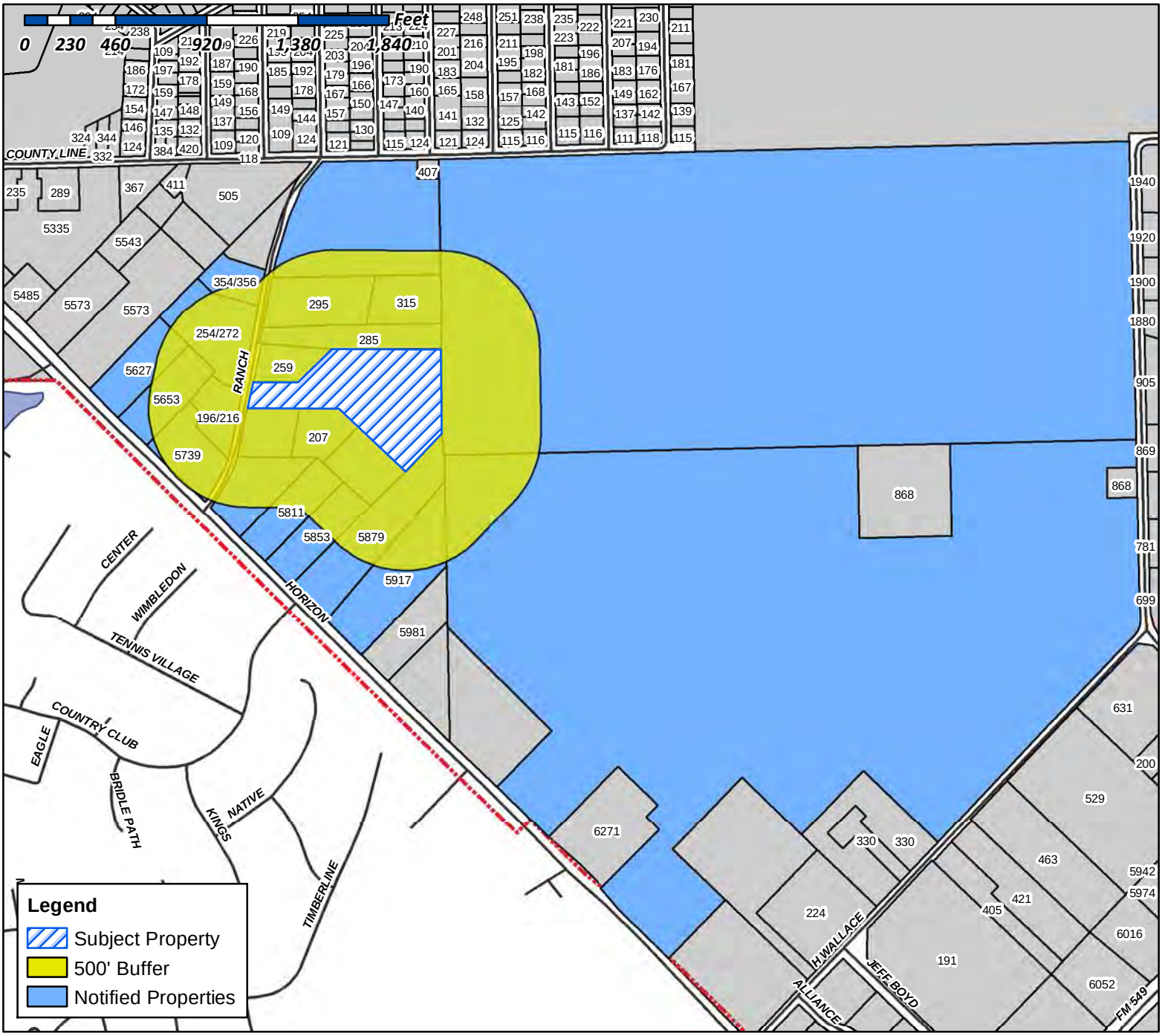

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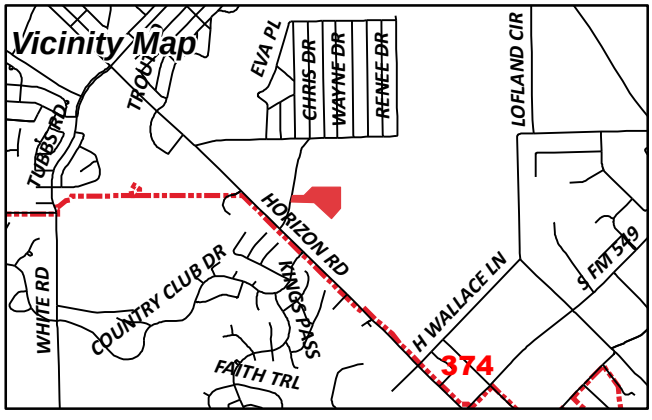

Date Created: 11/20/2018
For Questions on this Case Call (972) 771-7745

JTS ALLIANCE, INC
16 MEADOWLAKE DR
HEATH, TX 75032

LAVIOLETTE JANICE &
DANNY LEE LUMMUS
1625 N WHISTLING STRAITS AVE #402
FAYETTEVILLE, AR 72704

CURRENT RESIDENT
196/216 RANCH TRL
ROCKWALL, TX 75032

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

RIDGE POINTE HORIZON LP
2255 RIDGE RD #208
ROCKWALL, TX 75087

PATRIOT PAWS SERVICE DOGS
LORI STEVENS
254 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
254/272 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
259 RANCH TRAIL
ROCKWALL, TX 75032

ROCKWALL RETAIL INVESTORS LLC
2701 SUNSET RIDGE DR #607
ROCKWALL, TX 75032

CURRENT RESIDENT
285 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
295 RANCH TRAIL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
34 LAKEWAY DR
HEATH, TX 75032

AGARWAL ASHWANI K & RACHNA
3435 ASBURY ST
DALLAS, TX 75205

KUMAR ATUL
3435 ASHBURY ST
DALLAS, TX 75205

CURRENT RESIDENT
354/356 RANCH TRL
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
420 LYNNE DR
ROCKWALL, TX 75032

TRUMAN HEIGHTS LLC
4714 PARKWOOD DR
ROCKWALL, TX 75032

ALONZO JOSE O
5627 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5653 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5739 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5811 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5853 FM3097
ROCKWALL, TX 75032

MCCOY SHIREE DAY
5879 FM 3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5917 FM3097
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

JERRY KISICK CUSTOM HOMES INC
PROFIT SHARING TRUST
6505 W PARK BLVD 0
PLANO, TX 75093

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-052: SUP for a Mini-Warehouse

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

1. There are mini storage facility less than 300 yrds away
2. There is a glut of mini storage facilities in the City of Rockwall & Rockwall County
3. Large concentration of mini warehouse, increase traffic in area, increase Runoff

Name: Rockwall Epic Ventures, LLC by John C McKinney - President

Address: 285, 295, 315 Ranch Trail, Rockwall, Tx 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-052: SUP for a Mini-Warehouse

Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Rockwall Retail Investors, LLC for the approval of a Specific Use Permit (SUP) for a mini-warehouse facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 12/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-052: SUP for a Mini-Warehouse

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: RUSSELL PHILLIPS

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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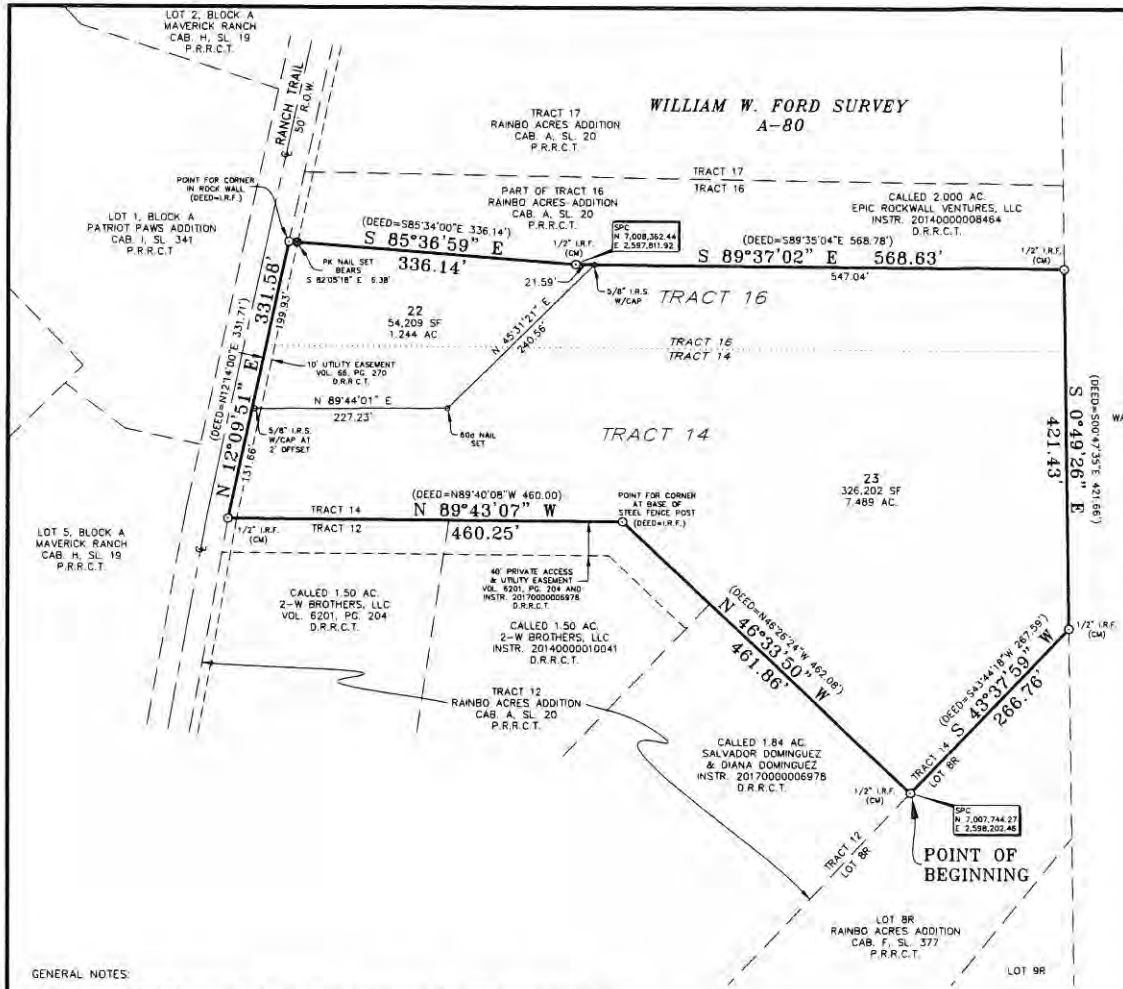
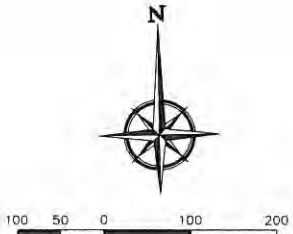
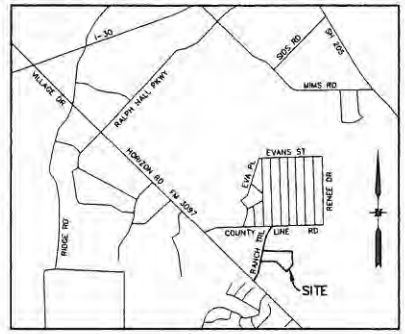






VICINITY MAP
N.T.S.

LEGEND	
5/8" I.R.S. W/CAP	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

1. Bearings and Grid Coordinates as shown hereon are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF). Fixed to City of Rockwall Monument #5
2. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
3. Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
4. This Replat is for conveyance purposes only and not for the development of the subject property.
5. A Conveyance Plat is a record of property approved by the City for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issues nor permanent public utility service proved until a Final Plat or Replat is approved, filed for record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a pration of this property by metes and bounds, except as shown on an approved, filed and accepted Conveyance Plat, Final Plat or Replat is a violation of City Ordinance and State Law.
6. DEED= is a reference to the deed calls set forth in deed to Kenneth E. McMullen and Sandra A. McMullen recorded in Volume 692, Page 280, D.R.R.C.T.
7. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

OWNER/DEVELOPER
KENNETH & SANDRA McMULLEN
259 RANCH TRAIL
ROCKWALL, TX 75032
(972) 722-3666

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 428

REPLAT

RAINBO ACRES
TRACT 22 & TRACT 23

BEING

8.733 ACRES
2 LOTS

SITUATED IN THE

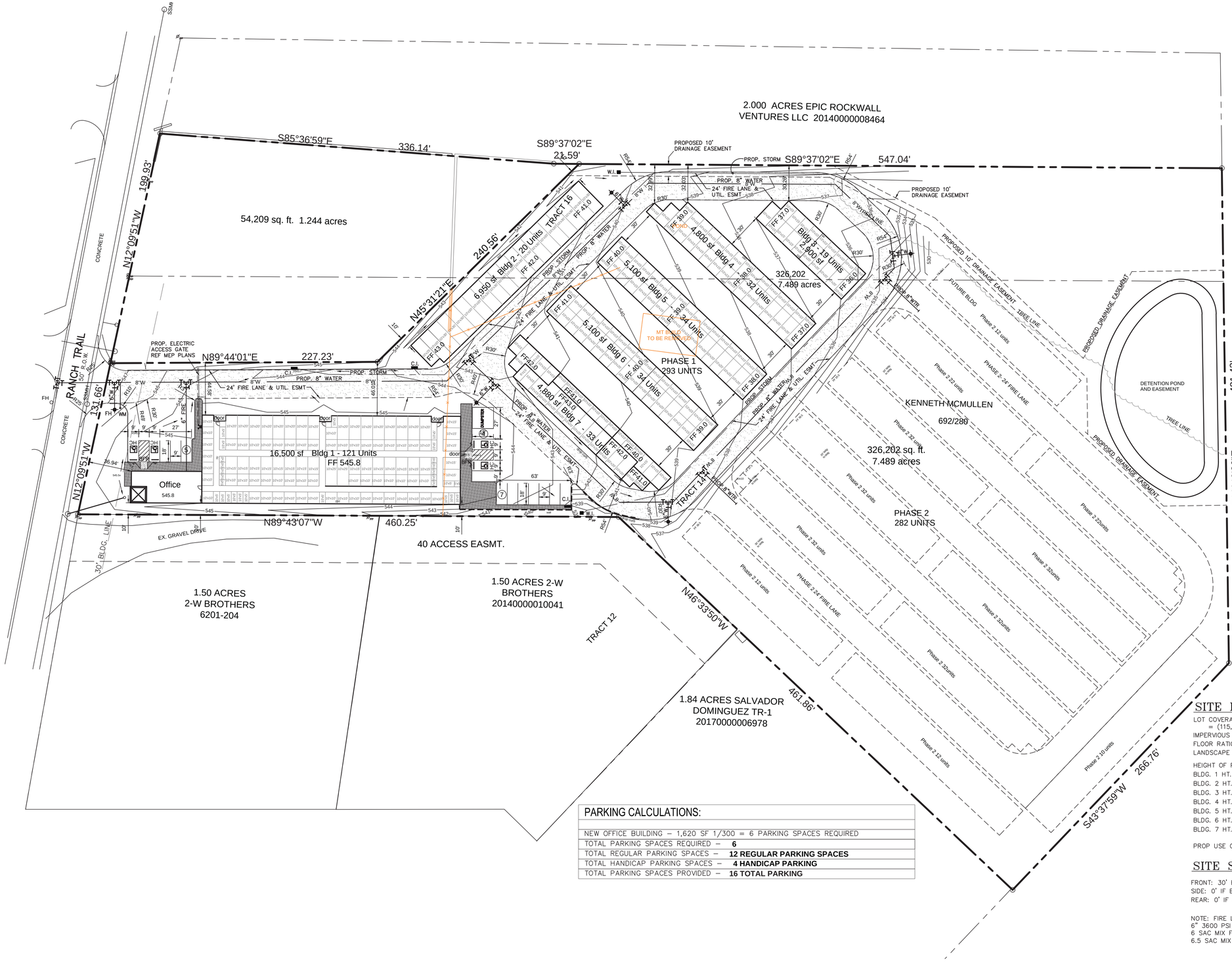
WILLIAM W. FORD SURVEY, A-20
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

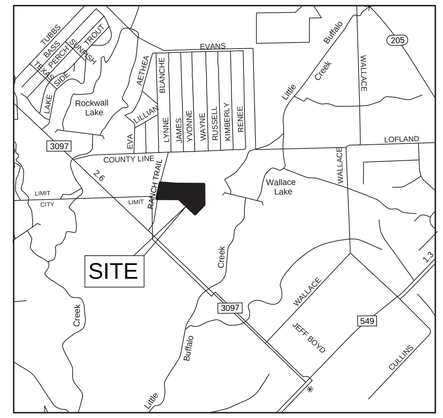
DATE: DECEMBER 5, 2017 CASE NUMBER P2017-030 SHEET 1 OF 2

05211\DWG\5211 Replat.dwg

378







1.84 ACRES WALLACE
LAND PARTNERS 2017/7(

PARKING LEGEND

STANDARD SINGLE PARKING STALL (9'x18')

HANDICAP PARKING STALL (9'x18')

BACK OF CURB

BACK OF CURB

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE
6 SAC MIX FOR MACHINE PLACED
6.5 SAC MIX FOR HAND PLACED

PARKING CALCULATIONS:

NEW OFFICE BUILDING – 1,620 SF 1/300 = 6 PARKING SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED – **6**
TOTAL REGULAR PARKING SPACES – **12 REGULAR PARKING SPACES**
TOTAL HANDICAP PARKING SPACES – **4 HANDICAP PARKING**
TOTAL PARKING SPACES PROVIDED – **16 TOTAL PARKING**

SITE INFORMATION

LOT COVERAGE (MAX 35.5%)
= (115,742 +210,460)/326,202 = 1.8%
IMPERVIOUS AREA (MAX 90%) = 115,742/326,202 = 35.5%
FLOOR RATIO (4:1 MAX) = **.*%
LANDSCAPE AREA = 210,460/326,202 = 64.5%

HEIGHT OF PROP STRUCTURES:
BLDG. 1 HT. 9'–6" TO 10'–9" MAX
BLDG. 2 HT. 8'–6" TO 9'–6" MAX
BLDG. 3 HT. 8'–6" TO 9'–0" MAX
BLDG. 4 HT. 8'–6" TO 9'–0" MAX
BLDG. 5 HT. 8'–6" TO 9'–0" MAX
BLDG. 6 HT. 8'–6" TO 9'–0" MAX
BLDG. 7 HT. 8'–6" TO 9'–0" MAX

PROP USE OF STRUCTURES: MINI PUBLIC STORAGE WAREHOUSES

SITE SETBACK PER 'C' ZONING

FRONT: 30' BUILDING LINE SETBACK
SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
REAR: 0' IF ABUTTING NON–RESIDENTIAL WITH FIREWALL

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF
6" 3600 PSI CONCRETE
6 SAC MIX FOR MACHINE PLACED
6.5 SAC MIX FOR HAND PLACED

LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
GW	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
EM	ELECTRIC METER
ICV	IRRIGATION CONTROL VALVE
B	BOLLARD
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
XFR	ELECTRIC TRANSFORMER
MB	MAILBOX
WV	WATER VALVE
EBX	ELECTRIC BOX
FOM	FIBER OPTIC CABLE MARKER
A/C	AIR CONDITIONER UNIT
ES	ELECTRIC SWITCH
HW	HEADWALL
TS	TRAFFIC SIGN
WF	WATER FAUCET
FH	FIRE HYDRANT
FOV	FIBER OPTIC VAULT
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
P.R.R.C.T.	PLAT RECORDS ROCKWALL CO. TX.
D.R.R.C.T.	DEEDS RECORDS ROCKWALL CO. TX.
	EDGE OF ASPHALT
–x–	WIRE FENCE
–E–	OVERHEAD ELECTRIC LINE
PFH	PROPOSED FIRE HYDRANT
	CLEAN–OUT
FDC	FIRE DEPARTMENT CONNECTION
	ABANDONED WATER/SEWER LINES REMOVE OVERHEAD DOWNGUY

OWNER/DEVELOPER

ROCKWALL RETAIL INVESTORS, LLC
521 MORAINE WAY
HEATH, TX 75032
Telephone: 469.446.7734

"Case No. SP2018–***"

BENCHMARKS: CITY OF ROCKWALL , TEXAS – CONTROL MONUMENTATION

ROCKWALL MONUMENT "RESET #1 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR NORTHWEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.
N: 7011544.252; E: 2590135.160; ELEVATION: 567.704
BASED ON NAD–83 TX, STATE PLANE, NORTH CENTRAL ZONE.

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: BILL	DATE: NOVEMBER 14, 2018
CHECKED: TW	DATE:
PROJECT NO.: 5211	
DWG FILE NAME:	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.

STATE OF TEXAS
TODD D. WINTERS
87085
REGISTERED PROFESSIONAL ENGINEER

SITE PLAN
WE STORE TEXAS - PHASE 1& 2 - 575 UNITS
TRACT 23 OF RAINBOW ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 04 OF 17

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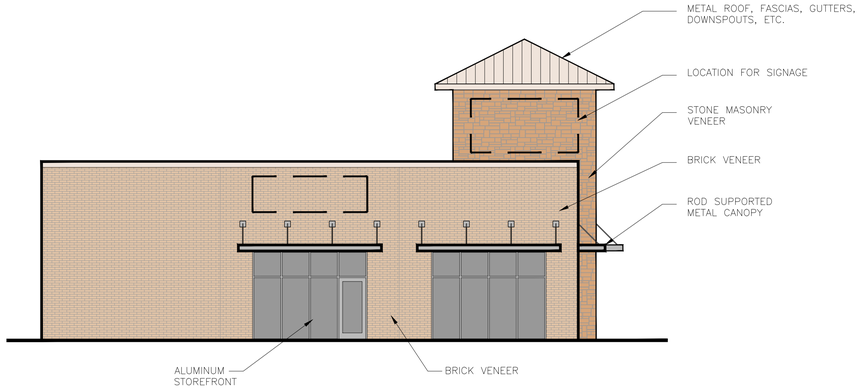
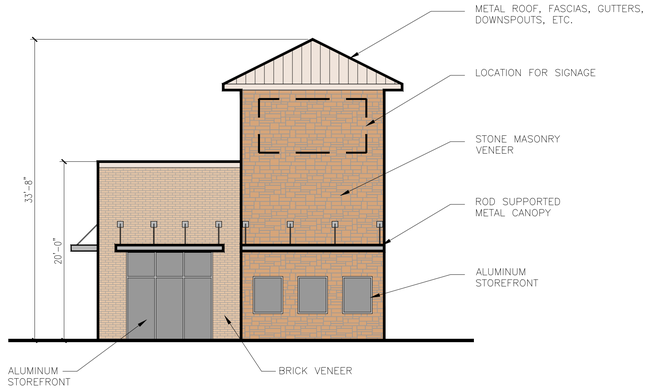
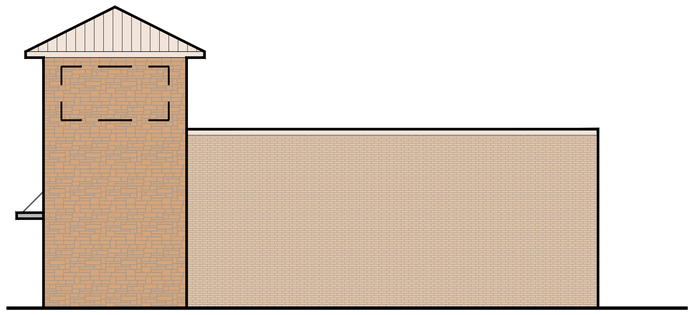


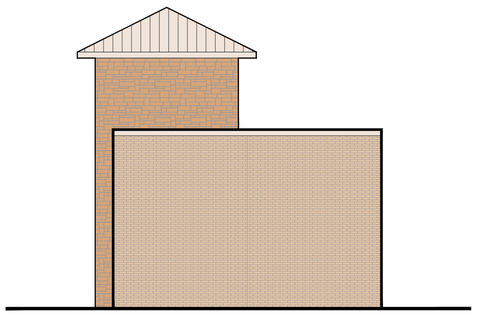
C2 LEASE OFFICE - NORTH ELEVATION (SIDE) SCALE: 1/8" = 1'-0"



C4 LEASE OFFICE - WEST ELEVATION (FRONT) SCALE: 1/8" = 1'-0"



A2 LEASE OFFICE - SOUTH ELEVATION (SIDE) SCALE: 1/8" = 1'-0"



A4 LEASE OFFICE - EAST ELEVATION (REAR) SCALE: 1/8" = 1'-0"

REVISIONS:

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RONALD G. BROWN
REGISTERED ARCHITECT
TEXAS NO. 14293

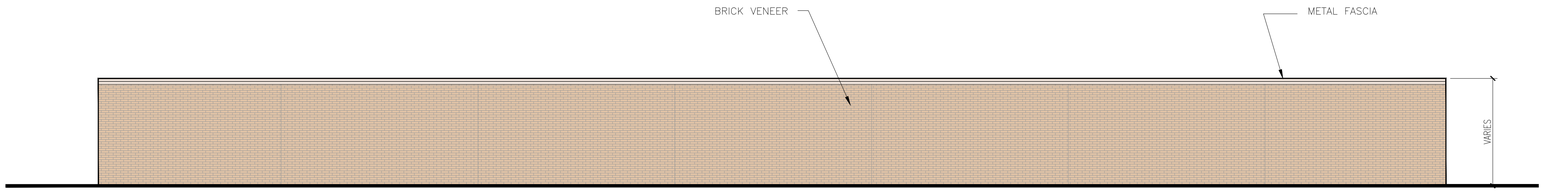
PRIZM ARCHITECTS INTERNATIONAL LTD., INC.
ARCHITECTS DESIGNERS PLANNERS
580 DECKER DRIVE, SUITE 170 IRVING, TEXAS 75062
(972) 714-0420, FAX (972) 714-0282

MINI-WAREHOUSE COMPLEX
RANCH TRAIL
ROCKWALL, TEXAS

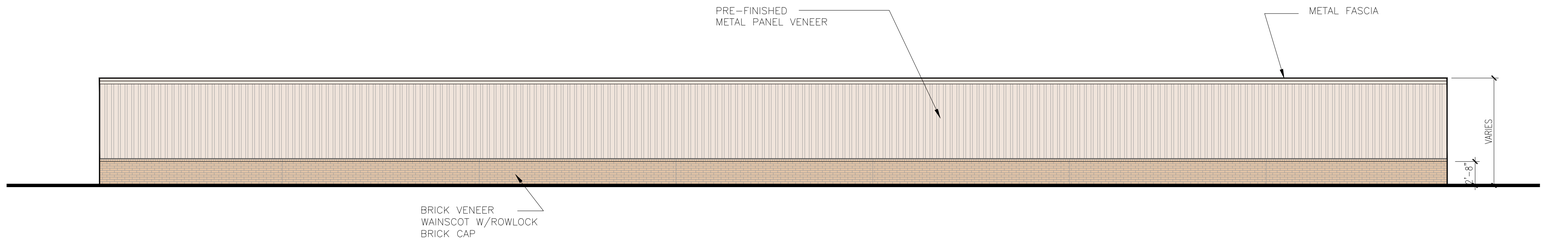
PROJECT NO.:	0.013.0817
ISSUE DATE:	10/03/2017

PROPOSED ELEVATIONS
LEASE OFFICE

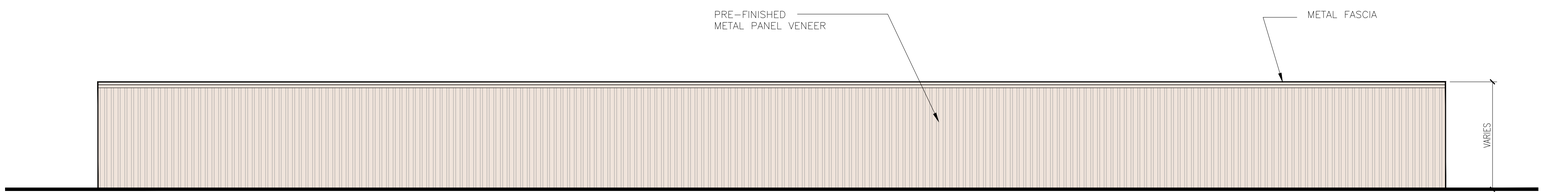
SHEET NO.:
SUP-2



D2 EXTERIOR ELEVATION - FEATURE PERIMETER BUILDINGS FACING STREET — **SCALE: 1/8" = 1'-0"**



C2 EXTERIOR ELEVATION - SECONDARY BUILDINGS — **SCALE: 1/8" = 1'-0"**



C2 EXTERIOR ELEVATION - TYPICAL PERIMETER BUILDINGS — **SCALE: 1/8" = 1'-0"**

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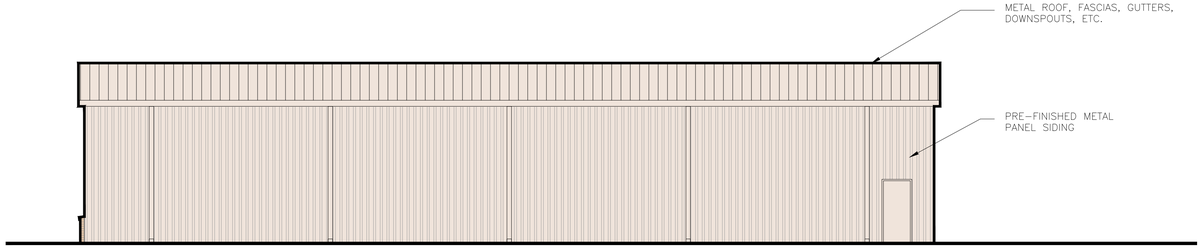
MINI-WAREHOUSE COMPLEX
RANCH TRAIL
ROCKWALL, TEXAS

PROJECT NO.:	0.013.0817
ISSUE DATE:	10/03/2017

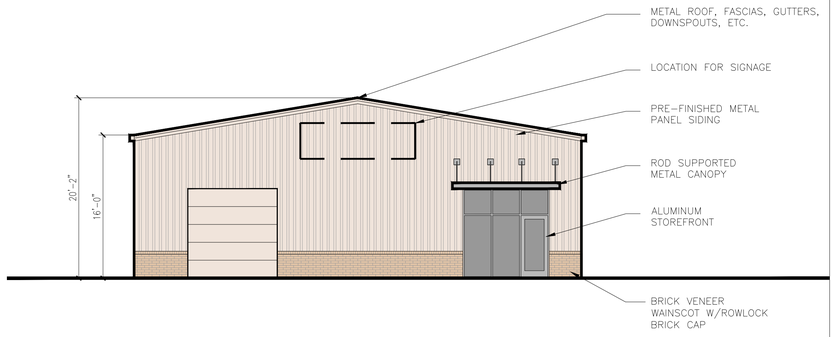
PROPOSED ELEVATIONS
MINI-WAREHOUSE
PERIMETER BUILDINGS

SHEET NO.:
SUP-3

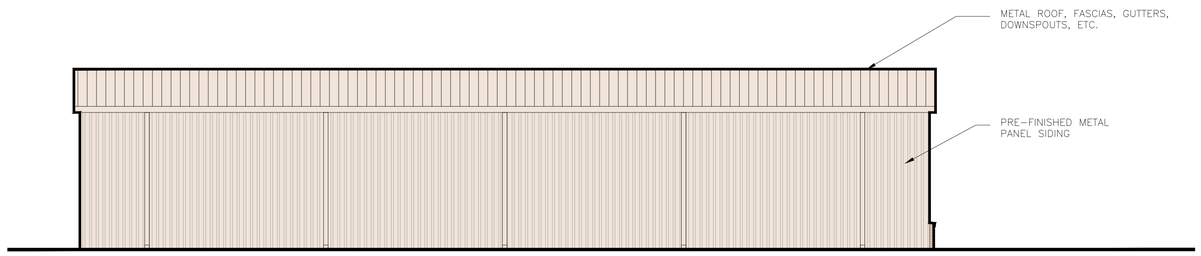
381



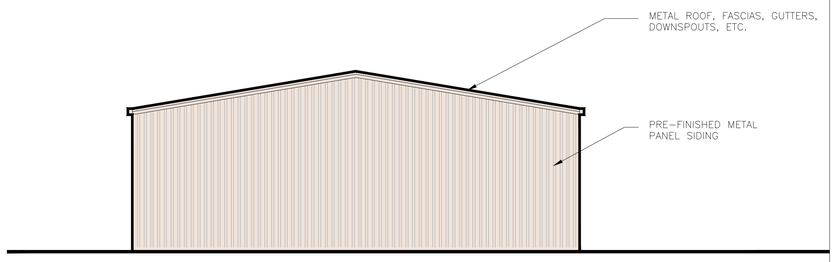
C1 WAREHOUSE - SOUTH ELEVATION (SIDE) SCALE: 1/8" = 1'-0"



C4 WAREHOUSE - WEST ELEVATION (FRONT) SCALE: 1/8" = 1'-0"



A1 WAREHOUSE - NORTH ELEVATION (SIDE) SCALE: 1/8" = 1'-0"



A4 WAREHOUSE - EAST ELEVATION (REAR) SCALE: 1/8" = 1'-0"

REVISIONS:

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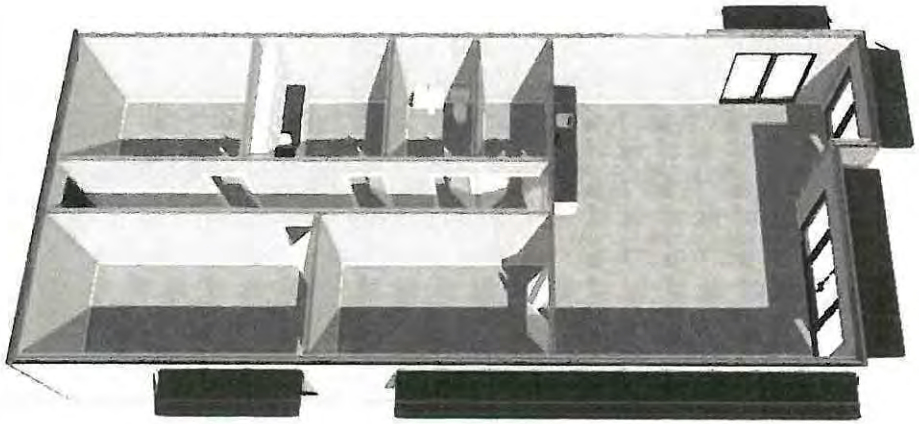
(972) 714-0420, FAX (972) 714-0282

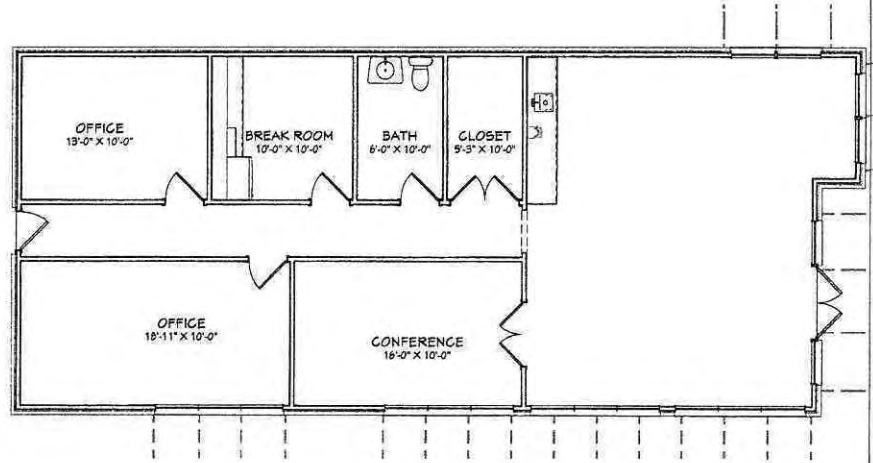
MINI-WAREHOUSE COMPLEX
RANCH TRAIL
ROCKWALL, TEXAS

PROJECT NO.:	0.013.0817
ISSUE DATE:	10/03/2017

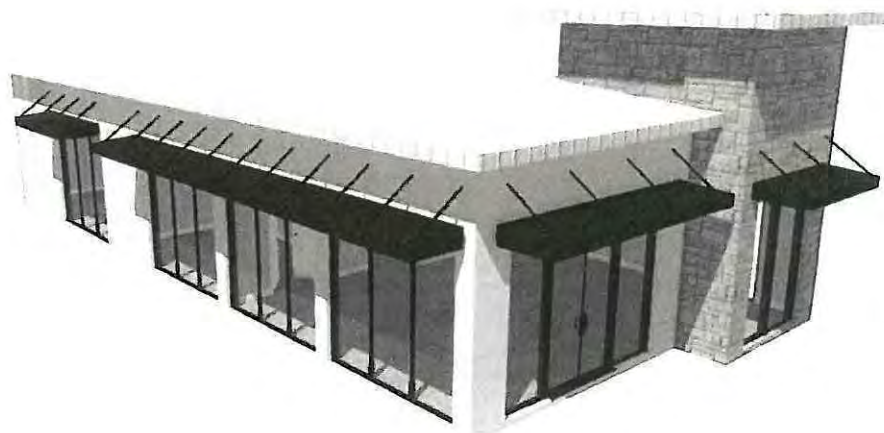
CONCEPTUAL ELEVATIONS
WAREHOUSE BUILDING

SHEET NO.:
SUP-4









LOT: 1912
SUBDIVISION:
HIDE-A-WAY
LAKE
ADDRESS:
CITY, STATE:
COUNTY:

OFFICE FOR:
WE STORE TEXAS

DATE:
8/3/18

SCALE:

SHEET:
1

383

ARCHIMATRIX
Design · Planning · Build
214-837-0241
ARCHIMATRIX.ORG

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT, ON A 7.489-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 23, RAINBO ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Russell Phillips for the approval of a Specific Use Permit (SUP) to allow for a *Mini-Warehouse Facility* in a Commercial (C) District on a 7.489-acre parcel of land being described as Lot 23, Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Mini-Warehouse* within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Subsection 2.1.10, Wholesale, Distribution, and Storage,* of *Section 2*, *Use Standards*, of *Article IV, Permissible Uses, and Subsection 4.5, Commercial (C) District,* of *Section 4*, *Commercial District,* of *Article V*, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended and as may be amended in the future, and shall be subject to the following operational conditions:

DRAFT ORDINANCE 12-2018

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the operation of a *mini-warehouse* facility on the subject property, and conformance to these operations is required for continued operation:

1) The development shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.

2) The building elevations shall generally conform to the Concept Building Elevations depicted in *Exhibit 'C'* of this ordinance.

3) The maximum number of storage units provided shall not exceed 293 units for the facility.

4) The residential unit as an accessory to the permitted use shall not exceed 1,600 square feet.

5) The residential unit may exceed one story, but shall not be greater than 36 feet in height.

6) No outside storage of any kind shall be allowed (including the outside storage of boats, recreational vehicles, trailers, and motor or self-propelled vehicles).

7) Businesses shall not be allowed to operate within individual storage units.

8) The commercial operation of rental trucks and trailers shall be prohibited.

9) The developer shall maintain the treeline at the south, east, and north property lines.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of

DRAFT ORDINANCE 1.2018

any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JANUARY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

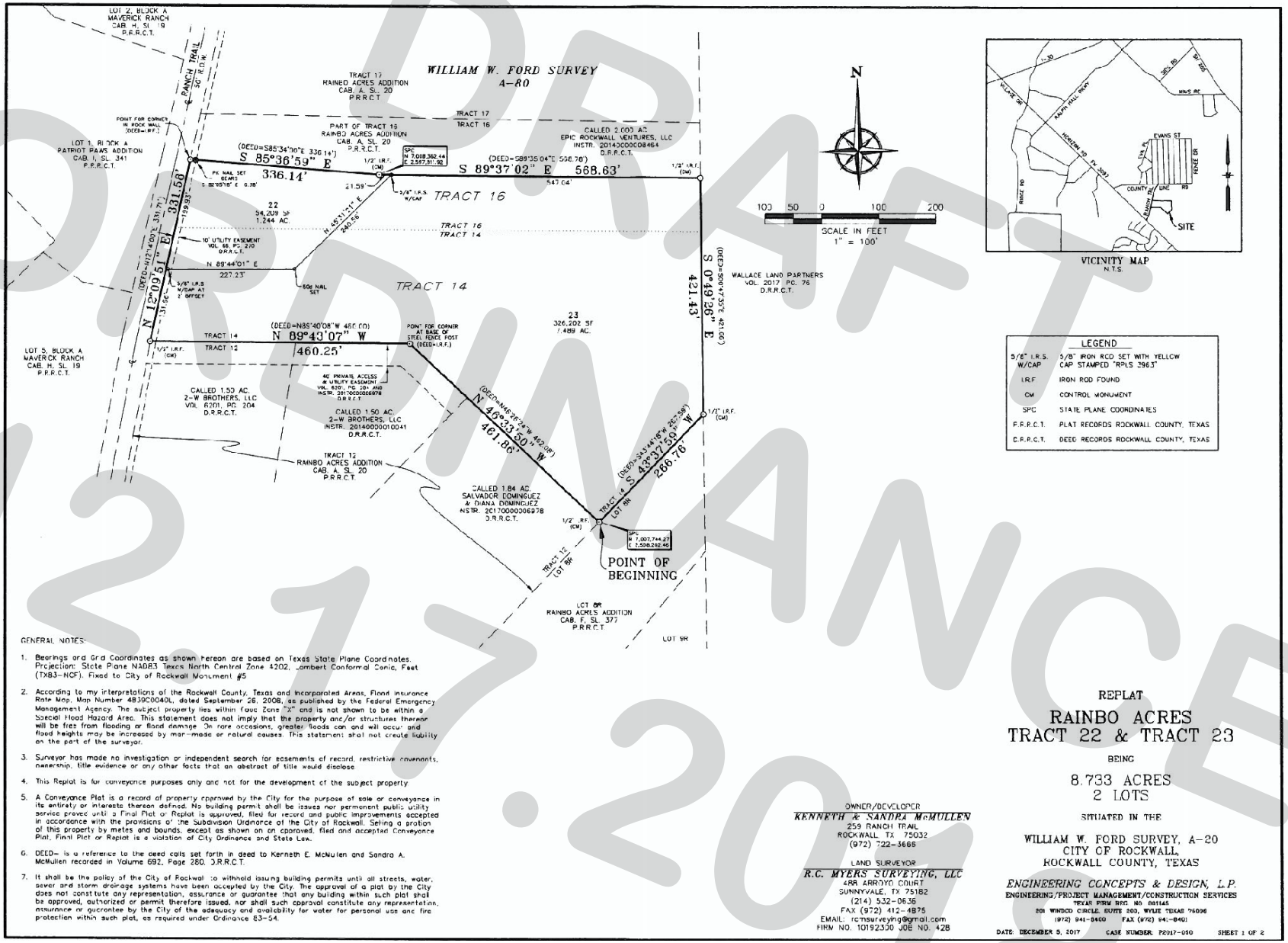
_____
Frank J. Garza, *City Attorney*

1st Reading: *December 17, 2018*

2nd Reading: *January 7, 2019*

DRAFT ORDINANCE 12.17.2018

DRAFT ORDINANCE 12.17.2018



LEGEND	
5/8" I.R.S. W/CAP	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
C.M.	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

1. Bearings and Grid Coordinates as shown hereon are based on Texas State Plane Coordinates, Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF). Fixed to City of Rockwall Monument #5
2. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency, The subject property lies within Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
3. Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
4. This Replat is for conveyance purposes only and not for the development of the subject property.
5. A Conveyance Plat is a record of property approved by the City for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issues nor permanent public utility service proved until a Final Plat or Replat is approved, filed for record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted Conveyance Plat, Final Plat or Replat is a violation of City Ordinance and State Law.
6. DEED- is a reference to the deed calls set forth in deed to Kenneth E. McMullen and Sandra A. McMullen recorded in Volume 692, Page 280, D.R.R.C.T.
7. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

OWNER/DEVELOPER
KENNETH & SANDRA McMULLEN
259 RANCH TRAIL
ROCKWALL, TX 75032
(972) 722-3665

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 428

REPLAT

RAINBO ACRES
TRACT 22 & TRACT 23

BEING

8.733 ACRES
2 LOTS

SITUATED IN THE

WILLIAM W. FORD SURVEY, A-20
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 205, WYLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: DECEMBER 5, 2017 CASE NUMBER: P2017-050 SHEET 1 OF 2

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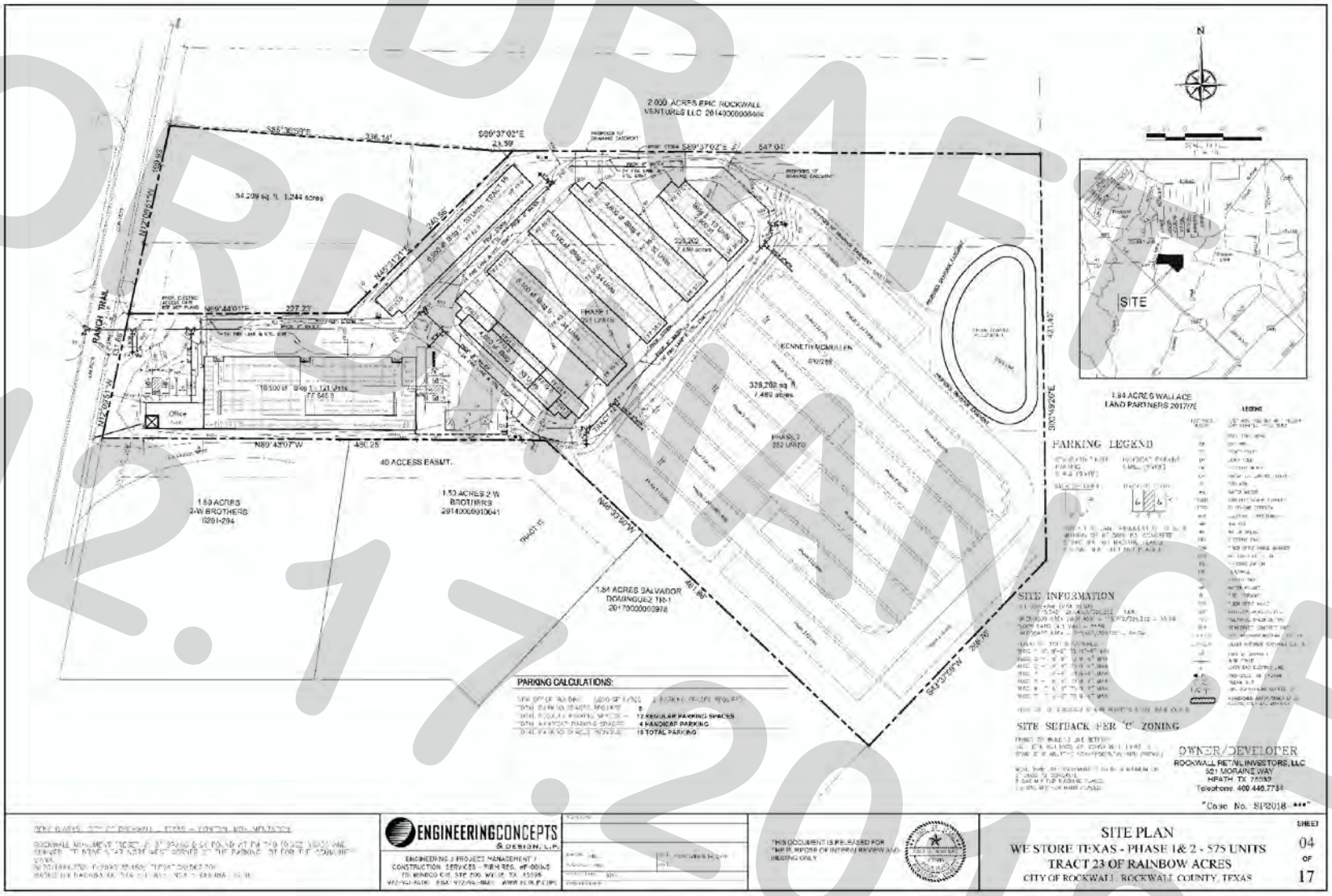

DRAFT ORDINANCE 12.17.2018

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DRAFT
ORDINANCE
12.17.2018

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ORDINANCE
12.17.2018

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ORDINANCE
12.17.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 12/17/2018

APPLICANT: Mike Peoples

AGENDA ITEM: **Z2018-053;** *SUP for a Detached Garage at 1700 E. SH-66*

SUMMARY:

Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) for a detached garage that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary.

BACKGROUND:

On October 24, 2018, the building inspections department proactively recognized a structure (*i.e. animal shelter*) being constructed without a permit on the *subject property*. The building inspections department then proceeded to confer with planning staff regarding the requirements for building a structure on the *subject property*. During this meeting, additional structures were found to exist based on aerial images dating back to the year 2013 (*i.e. detached garage*). These images depict two (2) structures that have been built without a permit. The aerial image indicates that one (1) of these structures lies within the designated 100-year flood plain. The other structure is a *detached garage* that has been enlarged on at least two (2) separate occasions (*i.e. aerial images indicate December 2015 & September 2017*). City records indicate that no permits were requested for the construction of either of these structures. Subsequently, a *Stop Work Order* was issued on October 25, 2018 for the *animal shelter* for the purpose of obtaining a building permit. Staff contacted Mr. Peoples and advised him that a Specific Use Permit (SUP) and a building permit is required for the *detached garage* and animal shelter. On November 6, 2018, Mr. Peoples applied for a building permit for the animal shelter; however, he did not make an application for permit or SUP for the detached garage. After several attempts to contact Mr. Peoples, an application for the building permit and SUP for the detached garage were submitted on November 19, 2018. The photos included with this case were taken from the City of Rockwall Municipal Airport property by the Building Inspections Department. It should be know that staff has made several requests for the applicant to provide photos of these structures and a survey that would locate the structures on this site. As of the date of this report, staff has not received either of these items.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Mike Peoples is requesting the approval of a Specific Use Permit (SUP) to allow for a detached garage that does not meet the requirements stipulated by Article VI, *Permissible Uses*, of the Unified Development Code (UDC). The ~2,500 SF [*i.e. 50-ft x 50-ft*] structure stands approximately 16-feet in height and is situated southwest of the primary structure, adjacent to the City of Rockwall Municipal Airport. The *detached garage* was built without a permit in 2013, and has increase in size by two (2) times structures according to aerial images (*see Exhibit 'B' of the draft ordinance).* These additions appear to have taken place in the years 2015 & 2017. This has created one (1) large structure, of which the exact measurements are not known. With this being said, there are a total of three (3) structures that have been built

concurrently with this request [*i.e. Z2018-049*]. The other structure lies within the designated 100-year flood plain. This structure is required to be demolished and has been added as a condition of approval of the SUP for the third structure (*i.e. the detached garage*).

Although *Section 2*, of Article V, *Agricultural* (AG) *District* of the *Unified Development Code* (UDC), allows for an accessory use (*i.e. detached garage*) to be a permitted with a main use *(i.e. single-family home*) on more than ten (10)-acres within an *Agricultural* (AG) *District*, *Section 2.1.2*, of Article IV, *Permissible Uses*, of the UDC, allows for one (1) detached garage that does not exceed 900 SF in area or 15 feet in height provided the exterior cladding contains the same materials as is found on the main structure. In this case, the detached garage appears to be a metal structure (*see attached photos*). Accessory buildings (*i.e. detached garage*) not meeting these standards shall require approval of an SUP. The existing detached garage does not meet the material or size requirements as stipulated by the UDC. Approval of a SUP is discretionary for the City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is SH-66, which is a TXDOT 4D (*four [4] lane TXDOT Roadway*) on the City's Master Thoroughfare Plan. Beyond this are several tracts of land that are zoned Agricultural (AG) District.

South: Directly south of the subject property are two (2) tracts of land zoned Agricultural (AG) District, with the south and east tract owned by the City of Rockwall and is known as the Regional Firearms Training Center.

East: Directly east of the subject property are several tracts of land that are zone Agricultural (AG) District and one (1) property zoned Single-Family 1 (SF-1) District. The majority of these properties have single-family homes.

West: Directly west of the subject property is the City of Rockwall Municipal Airports runway and is zoned Agricultural (AG) District.

NOTIFICATION:

On November 30, 2018 staff mailed 33 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Rolling Meadows Homeowner's Association (HOA), which is the only HOA's/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this case memo was drafted staff had received three (3) notices in favor of and one (1) opposed to the applicant's request.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request, staff would offer the following conditions of approval:

1) The detached garage shall be subject to the following operational conditions, which are contained in the SUP ordinance:

    a. The detached garage shall generally conform to the elevations and site plan depicted in *Exhibits 'B'* & *'C'* of the draft ordinance;

    b. The detached garage shall not exceed its current size of an estimated 2,500 SF or an estimated height of 16-feet;

c. The existing accessory building located within the flood plain of this property, as depicted in *Exhibit 'D'* of the draft ordinance, shall be removed prior to the release of the building permit and/or the completion of the construction of the animal shelter structure;

d. The detached garage shall not be operated as a commercial land use;

e. A detention system is required for the addition of structures on the subject property per the Engineering Standards of Design; and,

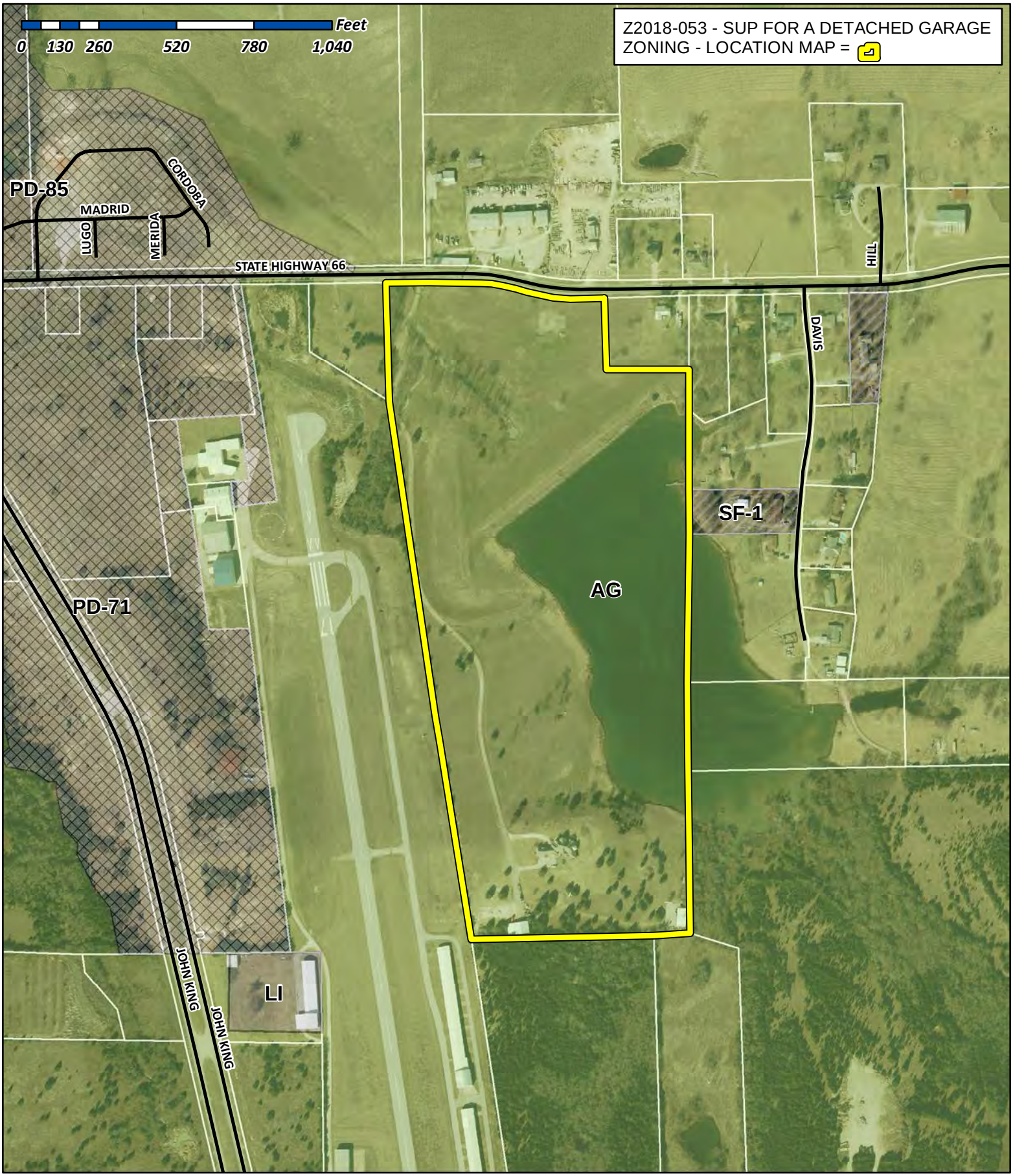
f. The detached garage is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On December 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the SUP to allow for a detached garage on the subject property with staff conditions passed by a vote of 6 to 0 with Commissioner Moeller absent.

395



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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City of Rockwall

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385 S. Goliad Street
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(P): (972) 771-7745
(W): www.rockwall.com

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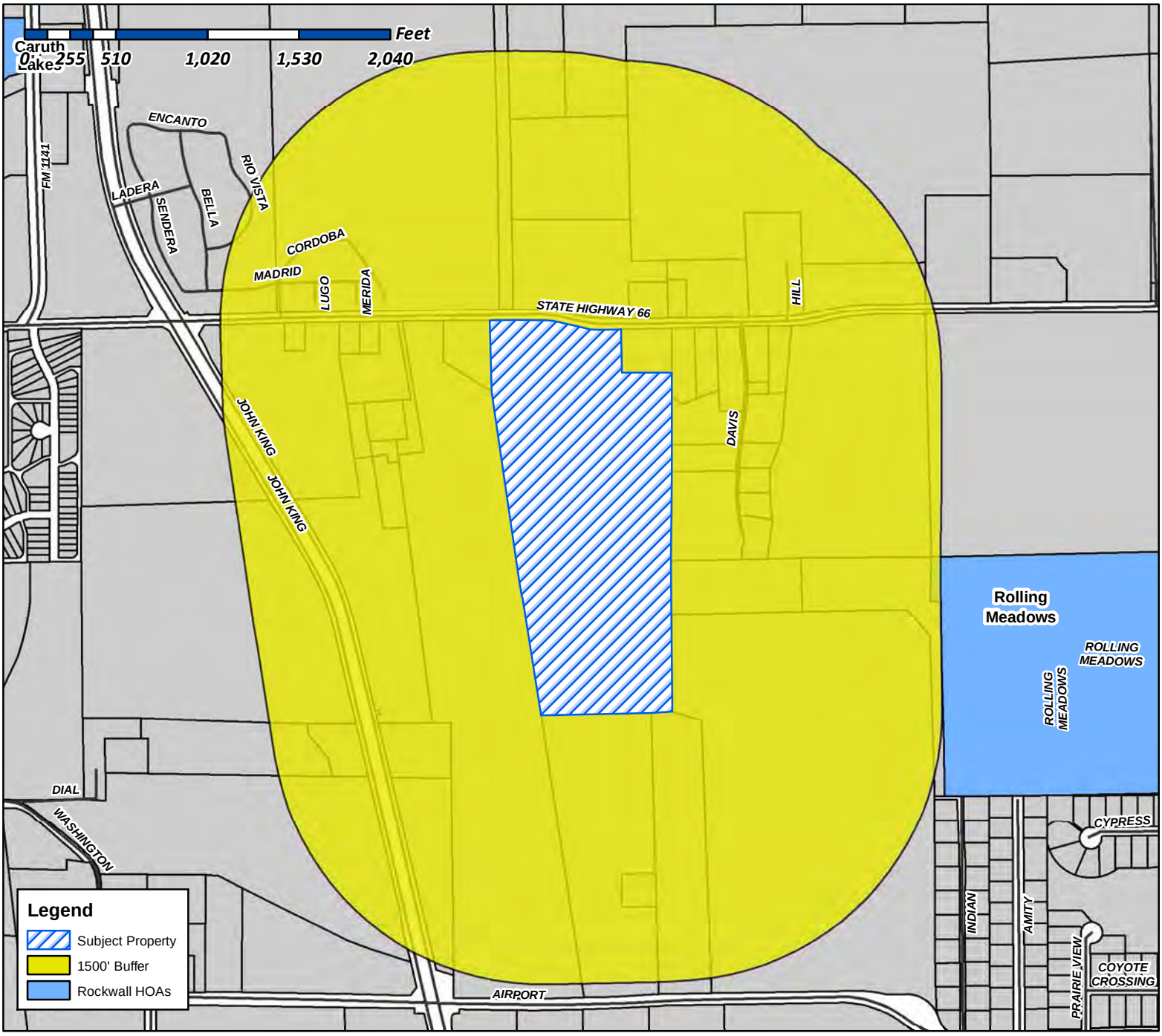
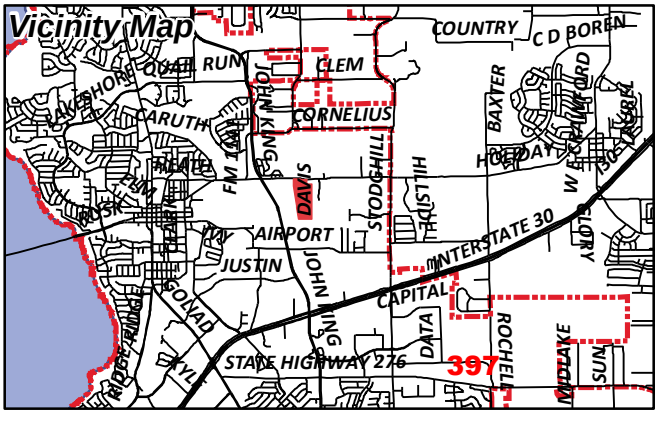


Case Number: Z2018-053
Case Name: SUP for a Detached Garage
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1700 E. SH-66

Date Created: *11/20/2018*
For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Friday, November 30, 2018 12:21 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey; Madubuike, Daniella
Subject: Neighborhood Noification Program: Notice of zoning request
Attachments: HOA Map (11.20.2018).pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***November 30, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 12/11/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 12/17/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2018-053- Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) for a detached garage that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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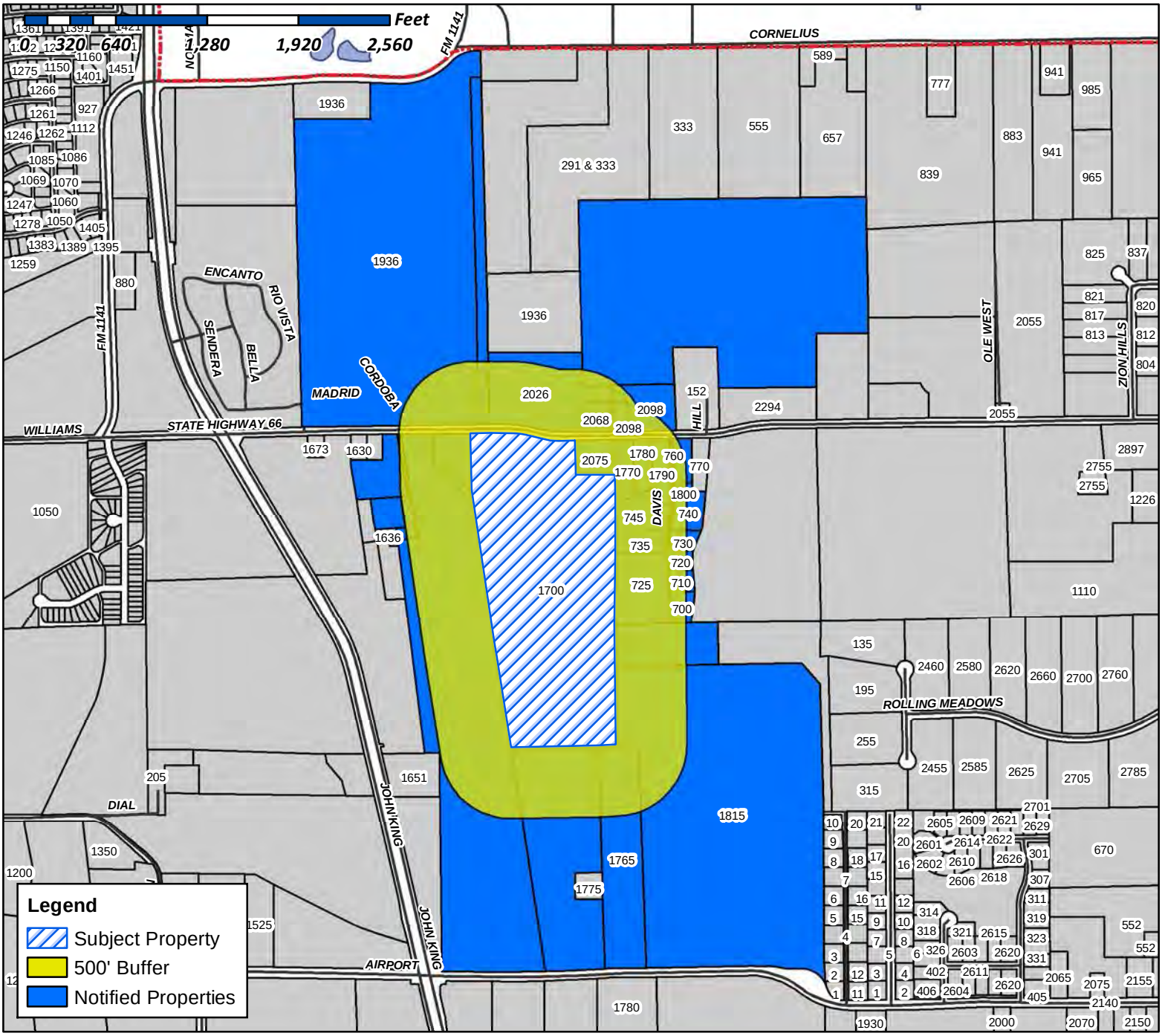

Case Number: Z2018-053
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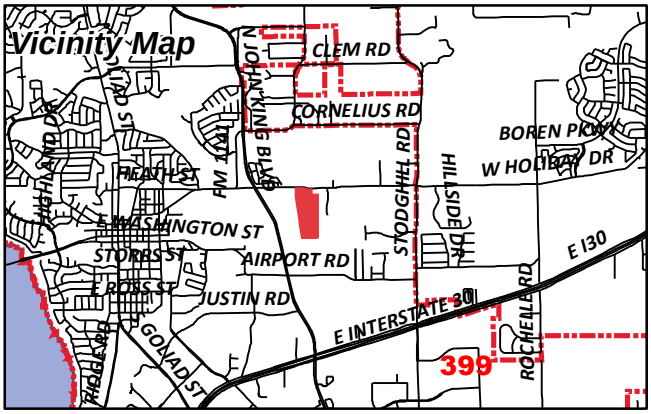

Date Created: ***11/14/2018***
For Questions on this Case Call (972) 771-7745

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-053: SUP for a Detached Garage

Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) for a detached garage that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/11/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 12/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-053: SUP for a Detached Garage

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PEOPLES MICHAEL L JR AND
SHERYL NEWMAN PEOPLES
1700 STATE HIGHWAY 66
ROCKWALL, TX 75087

CURRENT RESIDENT
1765 AIRPORT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1770 E HWY66
ROCKWALL, TX 75087

ATHEY JACK R
1780 AIRPORT RD
ROCKWALL, TX 75087

COLLIER MICHAEL & THERESA ROBBINS
& JUDY KAY COLLIER
1780 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1790 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1800 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1815 AIRPORT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1936 HWY 66
ROCKWALL, TX 75087

CURRENT RESIDENT
2026 HWY 66
ROCKWALL, TX 75087

EDWARDS VINCENT & RITA
2068 STATE HIGHWAY 66
ROCKWALL, TX 75087

CURRENT RESIDENT
2075 WILLIAMS
ROCKWALL, TX 75087

CURRENT RESIDENT
2098 HWY66
ROCKWALL, TX 75087

BROWNING CAROLYN ESTATE
RITA EDWARDS INDEPENDENT EXECUTOR
2098 S HWY 66
ROCKWALL, TX 75087

CLARK TROY AND JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

CUMMINGS JOHN & LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

RYAN WILLIAM K
330 VZ CR 2207
CANTON, TX 75103

DAVIS WILLIAM PAUL JR
510 TURTLE COVE BLVD 0
ROCKWALL, TX 75087

SELLERS DONYA BEATRICE
700 DAVIS DR
ROCKWALL, TX 75087

TOMLIN MICHAEL E JR & DONYA B
700 DAVIS DR
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
710 DAVIS DRIVE
ROCKWALL, TX 75087

MOCK BRUCE W & MARILYN J
720 DAVIS DR
ROCKWALL, TX 75087

MA MICHAEL D AND CAROLINE J G MOORE
725 DAVIS DR
ROCKWALL, TX 75087

DAILEY MARK L
730 DAVIS DR
ROCKWALL, TX 75087

BANUELOS SHERRI L
735 DAVIS DR
ROCKWALL, TX 75087

RINKEVICH JOSEPH W & MARY ANN C TRUSTEES
740 DAVIS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
745 DAVIS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
760 DAVIS DR
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
PO BOX 1119
ROCKWALL, TX 75087

401

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

PEOPLES MIKE L
PO BOX 41
ROCKWALL, TX 75087

RAINES SHERYL
PO BOX 412
ROCKWALL, TX 75087

402

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-053: SUP for a Detached Garage

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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-053: SUP for a Detached Garage

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Name: Jack Athey

Address: [redacted]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Case No. Z2018-053: SUP for a Detached Garage

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

42.66 TRACT OF LAND

Name: Bill L. Lyan

Address: 530 V2 CR 2207 CANTON, TX 75103

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404

404

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-053: SUP for a Detached Garage

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: MARK DAILEY

Address: 730 DAVIS DR ROCKWALL, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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PLEASE RETURN THE BELOW FORM

406

Case No. Z2018-053: SUP for a Detached Garage

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Mike Peoples

Address: PO Box 41 Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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406

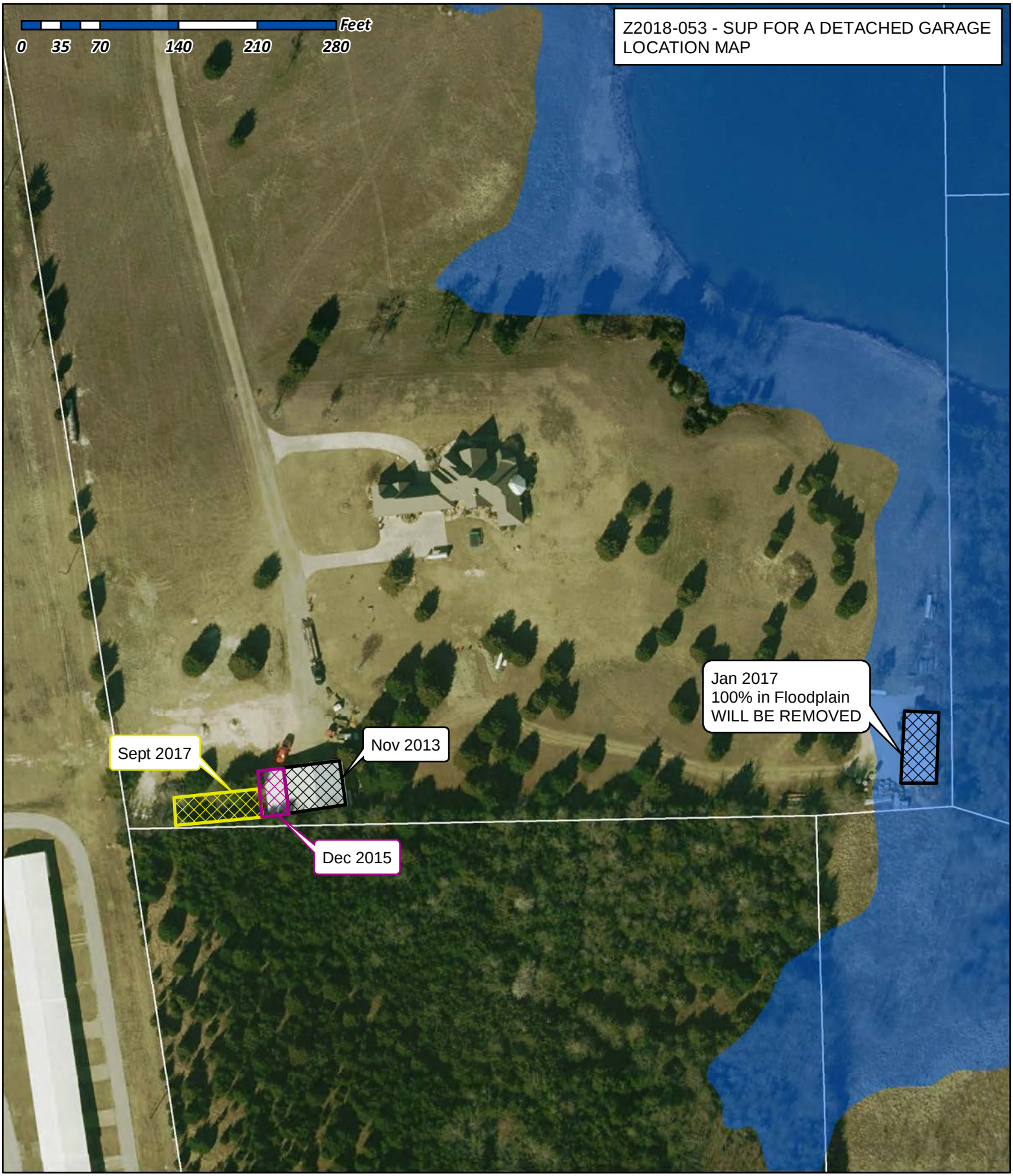


407



408





City of Rockwall

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CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A DETACHED GARAGE THAT DOES NOT MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC), ON A 42.66-ACRE TRACT OF LAND ZONED AGRICULTURAL (AG) DISTRICT, IDENTIFIED AS TRACT 7 OF THE D. HARR SURVEY, ABSRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Mike Peoples for the approval of a Specific Use Permit (SUP) for the purpose of allowing a previously constructed detached garage that does not meet the requirements of the Unified Development Code (UDC), situated on a 42.66-acre tract of land, zoned Agricultural (AG) District, and being identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, addressed 1700 East SH-66, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the Subject Property and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the construction of a detached garage that does not conform to the minimum masonry requirements and exceeds the maximum size requirements for an accessory building in an Agricultural (AG) District as stipulated by Article IV, *Permissible Uses,* and Article V, *District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section *2.1, Agricultural (AG) District,* of Article V, *District Development Standards,* of the Unified

PRELIMINARY ORDINANCE 2018

Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the following operational conditions and compliance standards:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a detached garage on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The detached garage shall generally conform to the elevations and site plan depicted in *Exhibits 'B'* & *'C'* of this ordinance;

2) The detached garage shall not exceed its current size of an estimated 2,500 SF or an estimated height of 16-feet;

3) The existing accessory building located within the flood plain of this property, as depicted in *Exhibit 'D'* of this ordinance, shall be removed prior to the release of the building permit and/or the completion of the construction of the animal shelter structure;

4) The detached garage shall not be operated as a commercial land use;

5) A detention system is required for the addition of structures on the subject property per the Engineering Standards of Design; and,

6) The detached garage is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] will require compliance to the following:

1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC) [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged

DRAFT ORDINANCE 4.17.2018

invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JANUARY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

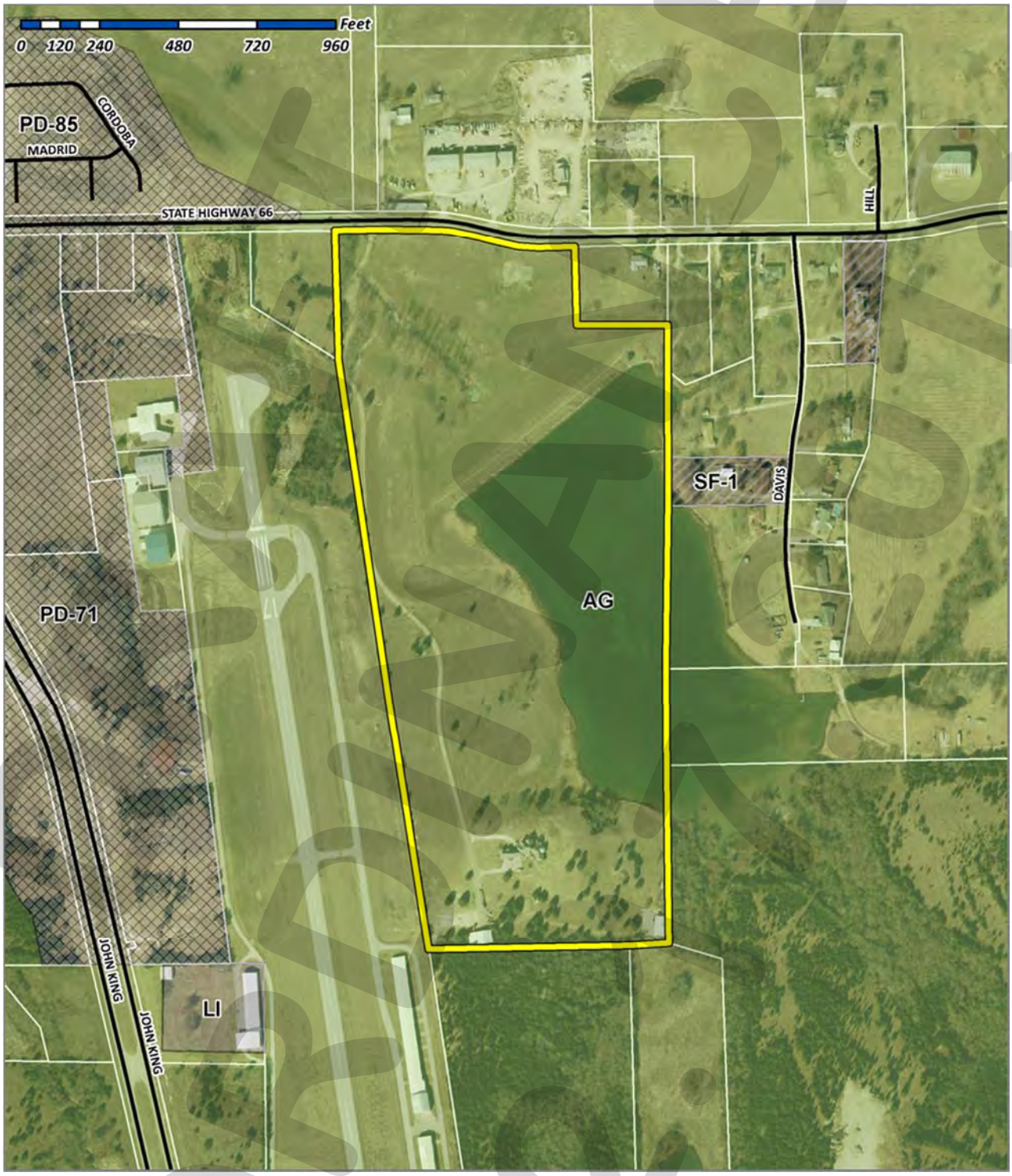
1st Reading: *December 17, 2018*

2nd Reading: *January 7, 2019*

DRAFT ORDINANCE 12.17.2018

Exhibit 'A':
Legal Description and Property Location

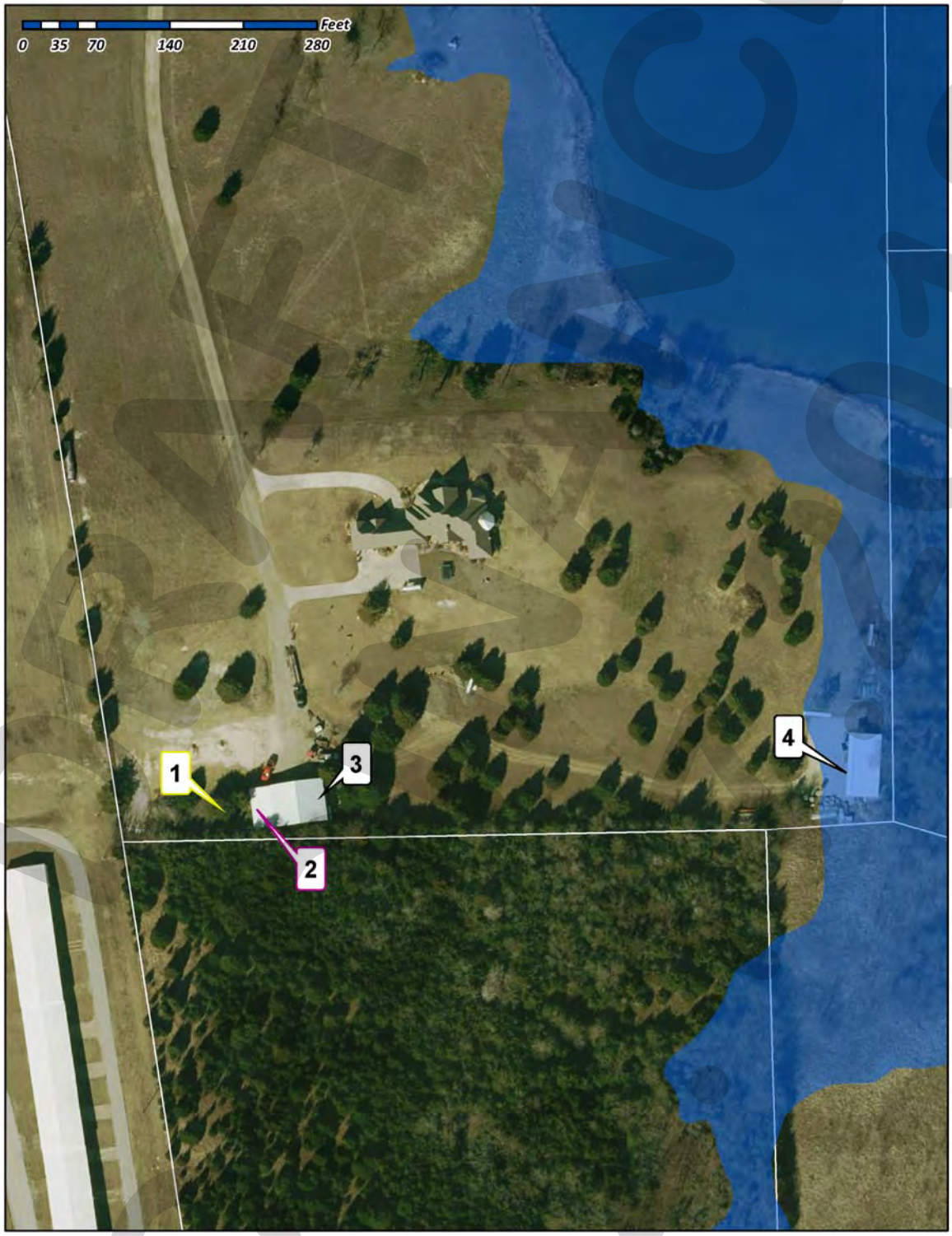
Legal Description: Tract 7 of the D. Harr Survey, Abstract No. 102



ORDINANCE

Exhibit 'B':
Building Locations

1. *Exiting Structure attached to Detached Garage*
2. *Existing Structure attached to Detached Garage*
3. *Detached Garage*
4. *Existing Structure Located within Designated 100-year Flood Plain*



DRAFT 10/16/2018

Exhibit 'C':
Detached Garage - Elevation



DRAFT ORDINANCE 12.17.18

Exhibit 'D':
Accessory Building that will be Removed



DRAFT 12.4.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 12/17/2018

APPLICANT: Andrew Bennett of *BOKA Powell*

AGENDA ITEM: **Z2018-054**; *SUP for an Office Building within the Scenic Overlay District*

SUMMARY:

Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) for an office building that will exceed 36-feet in height within the Scenic Overlay (SOV) District on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Andrew Bennett, is requesting the approval of a Specific Use Permit (SUP) to allow an office building that will exceed 36-feet in height within the Scenic Overlay (SOV) District on a 9.7-acre tract of land. The *subject property* is located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard and is zoned Commercial (C) District. The proposed 80,000 SF office building will be comprised of three (3) stories of office space and a single-story of parking that will be located below grade. The office building will reach an overall height of 60-feet; however, the building will be located approximately 156-feet from the right-of-way of Ridge Road and due to the slope of the property the finished floor of the building will be set approximately five (5) to seven (7) feet below the surface of Ridge Road. This means that the first floor of the office building may not be visible from Ridge Road. According to the *Special Use Standards* located in *Section 6.8*, Scenic Overlay (SOV) District, of *Article V,* of the *Unified Development Code* (UDC), any structure over 36-feet in height requires a Specific Use Permit (SUP). Should the applicants request be approved, staff has included a condition of approval allowing the structure to have an overall height of four (4) stories, not to exceed 60-feet.

Granting a Specific Use Permit (SUP) remains a discretionary act of the City Council. If approved, the applicant will be required to submit a site plan. Contained in the attached packet is a copy of the applicant's letter, a concept plan, a line of sight study, several conceptual renderings of the proposed office building, and a draft ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land. Situated on two (2) of the parcels are multi-tenant office buildings, known as the Rockwall Executive Addition, which is zoned Commercial (C) District. The other two (2) adjacent parcels are vacant.

South: Directly south of the subject property are two (2) parcels of land (*i.e. 2.427-acres and 0.752-acres*), one (1) which is occupied by a medical facility (*i.e. Lake Pointe Health Science Center*) and the other is vacant. Both of these parcels are zoned Commercial (C) District. Beyond this is La Jolla Pointe Drive, which is identified as a *Minor*

Collector (*i.e. 60-foot right-of-way, four [4] lane, undivided roadway*) on the City's *Master Thoroughfare Plan*.

East: Directly east of the subject property is Ridge Road [*FM-740*], which is identified as a M4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) parcels of land containing 7.68-acres and 1.20-acres (*i.e. Rockwall Towne Center and Culvers Restaurant*) and zoned Commercial (C) District.

West: Directly west of the subject property is Planned Development District 2 (PD-2), which was established by *Ordinance No. 73-33* on September 4, 1973. This is known as Turtle Cove Subdivision.

NOTIFICATION:

On November 30, 2018, staff mailed 107 notices to property owners and residents within 500-feet of the *subject property*. Staff also emailed a notice to the Turtle Cove and Lakeside Village Homeowner's Associations (*HOA's*), which are the only HOA's located within 1,500-feet of the *subject property* participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. At the time this case memo was drafted staff has received one (1) notice in favor of, three (3) notices opposed to, and one (1) email opposed to the applicant's request.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request for a Specific Use Permit (SUP) to allow a *structure that exceeds 36-feet in height* on the s*ubject property* then staff would recommend the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance that are as follows:

   (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the draft ordinance; and,

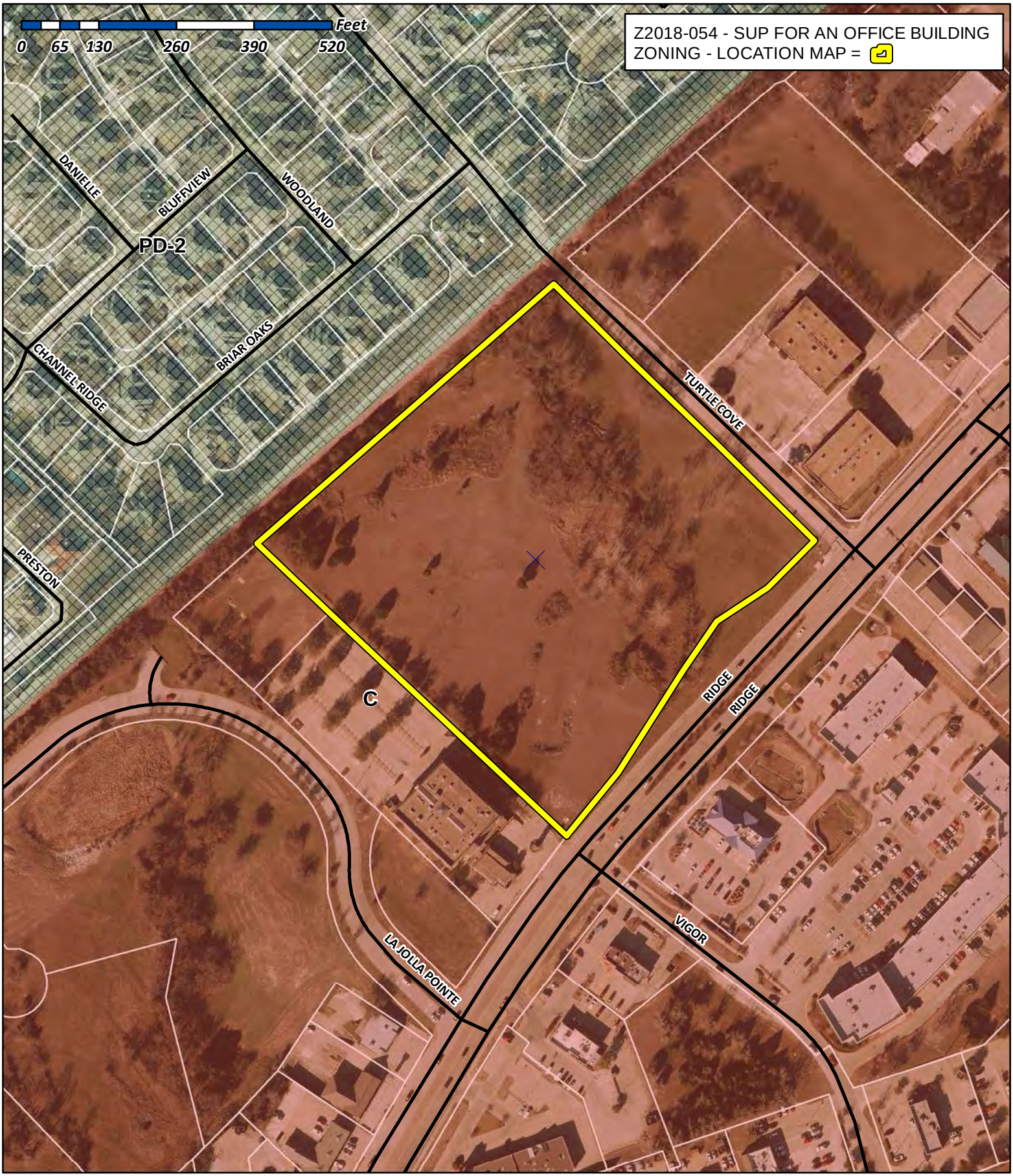
   (b) The maximum overall height of the building shall not exceed four (4) stories or 60-feet, as depicted in *Exhibit 'C'* of the draft ordinance.

2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan.

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On December 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the SUP to allow an office building to exceed 36-ft in height within the Scenic Overlay (SOV) District with staff conditions passed by a vote of 6 to 0 with Commissioner Moeller absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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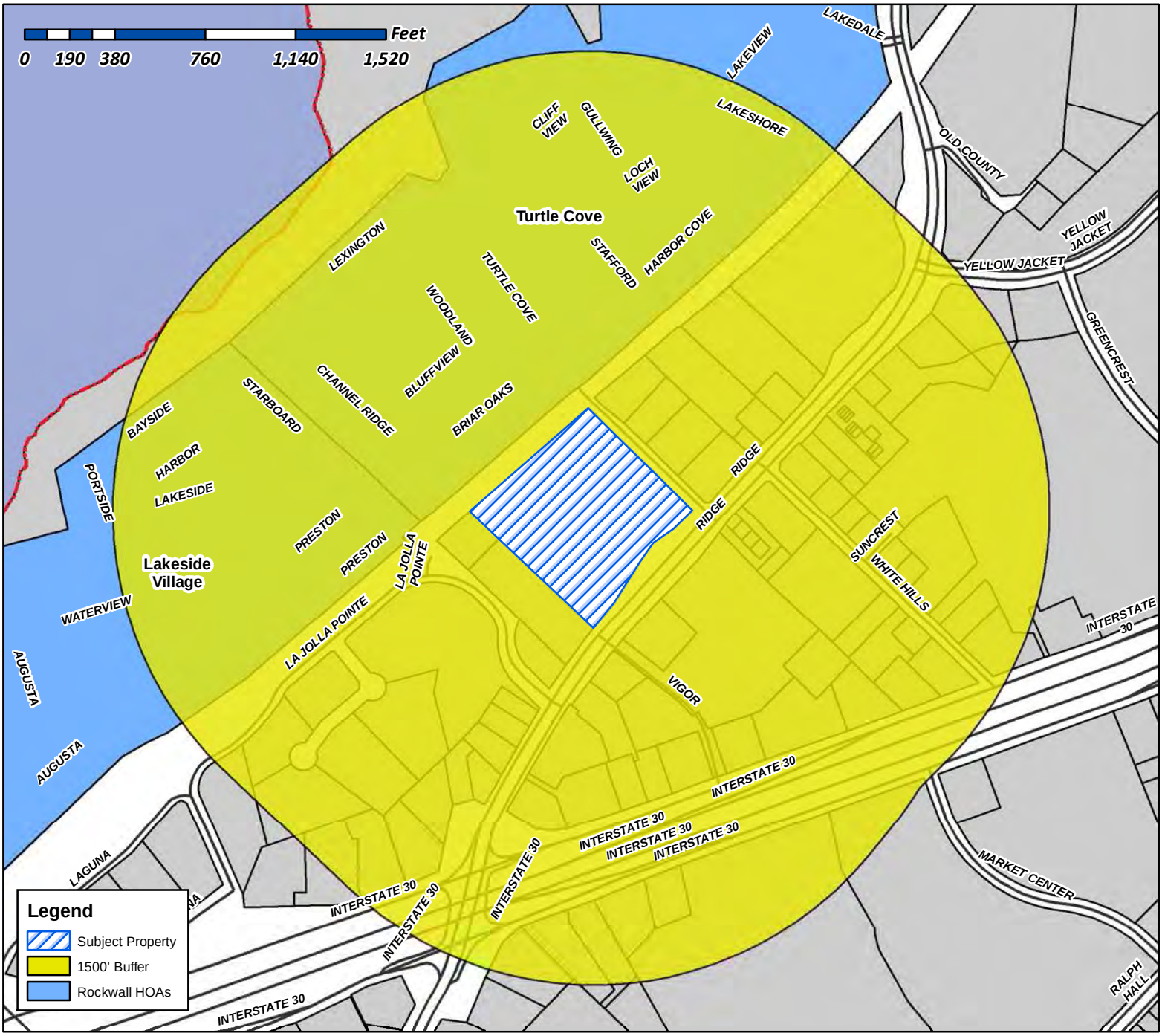
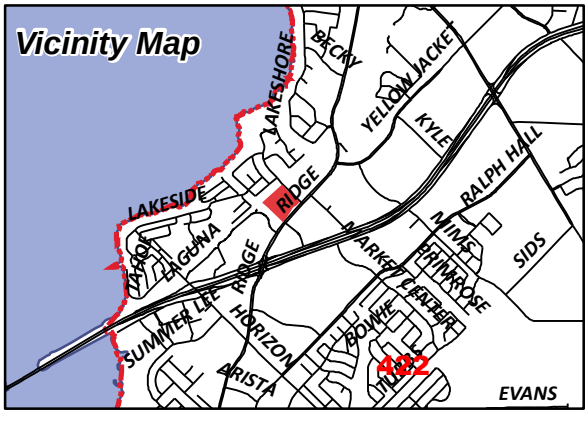


Case Number: Z2018-054
Case Name: SUP for an Office Building
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: SWC of Ridge Road and Turtle Cove Blvd.



Date Created: ***11/20/2018***
For Questions on this Case Call (972) 771-7745

Gonzales, David

From: Morales, Laura
Sent: Friday, November 30, 2018 12:28 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey; Madubuike, Daniella
Subject: Neighborhood Noification Program: Notice of zoning request
Attachments: PON Map (11.20.2018).pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***November 30, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 12/11/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 12/17/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2018-054- Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) for an office building that will exceed 36-feet in height within the Scenic Overlay (SOV) District on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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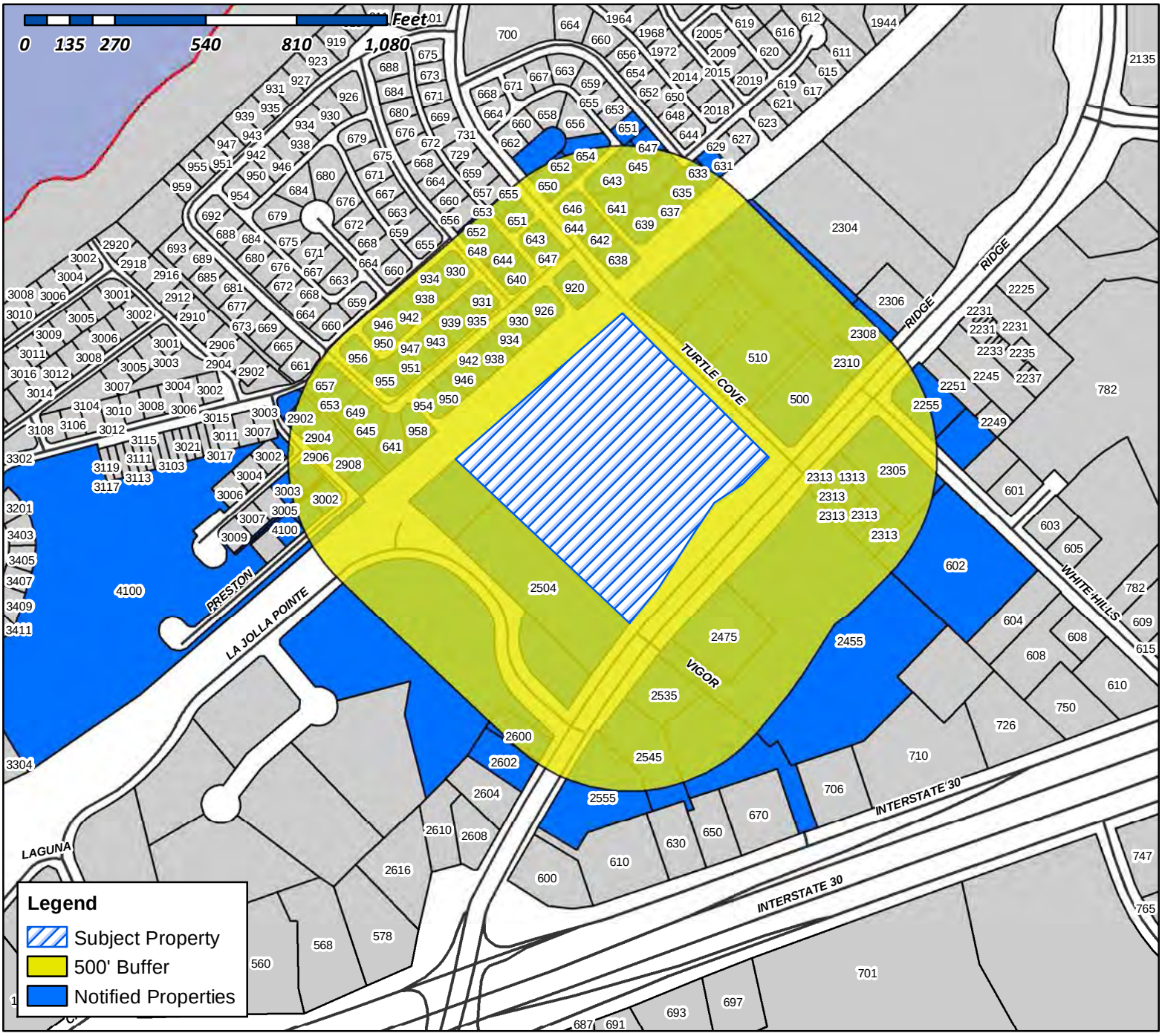

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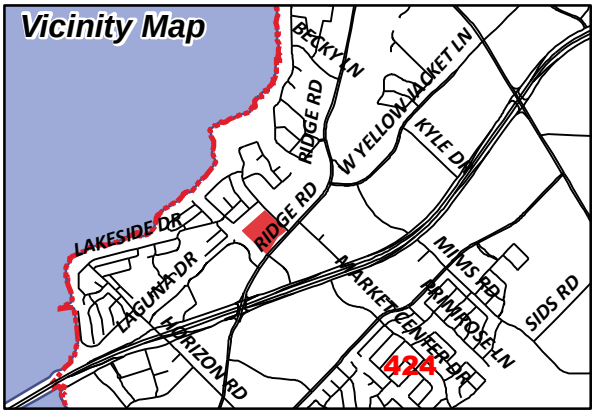

Date Created: 11/20/2018
For Questions on this Case Call (972) 771-7745

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height

Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) for an office building that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.70-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/11/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 12/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

SPARKS ROBERT D & TANA J
1000 SPARKS DR
FATE, TX 75087

AZZOUZI MOHAMED EL
1000 W SPRING VALLEY RD APT #238
RICHARDSON, TX 75080

BOLD LLC
121 WYLER DR
DAKOTA, IL 61018

CURRENT RESIDENT
1313 RIDGE RD
ROCKWALL, TX 75032

VANDERSLICE ROBERT
1408 S LAKESHORE DR
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 RIDGE RD SUITE 333
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 RIDGE RD SUITE 333
ROCKWALL, TX 75087

MANGRIN CORPORATION
2255 RIDGE ROAD #208
ROCKWALL, TX 75087

HUDSPETH WARD
2304 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2305 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2308 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2310 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2313 RIDGE RD
ROCKWALL, TX 75032

GLOBAL ADVANCE INC
2313 RIDGE ROAD SUITE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2475 RIDGE RD
ROCKWALL, TX 75032

BROOKS RICHARD L DR
2504 RIDGE RD STE 107
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75032

HANKINS NORMA A AND
2571 VIVROUX RANCH RD
SEGUIN, TX 78155

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75032

LINDEMAN JULIE A & BOBBY L
2902 PRESTON TRL
ROCKWALL, TX 75087

MARLEY KELLEE AND CLAYTON D
2904 PRESTON TRAIL
ROCKWALL, TX 75087

CURRENT RESIDENT
2906 PRESTON TR
ROCKWALL, TX 75032

CURRENT RESIDENT
2908 PRESTON TR
ROCKWALL, TX 75032

EHLERT GORDON W & LINDA K
3001 PRESTON CT
ROCKWALL, TX 75087

CURRENT RESIDENT
3002 PRESTON TR
ROCKWALL, TX 75032

STURCH GARY D & CANDACE F
3003 PRESTON CT
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC INC
3102 OAK LAWN AVE SUITE 202
DALLAS, TX 75219

ALLEN KIM L & LINDA
3510 LAKESIDE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75032

LAKESIDE VILLAGE H O ASSOC
4100 VILLAGE DR
ROCKWALL, TX 75087

ROBERTS JAMES F
4112 VILLAGE DR
ROCKWALL, TX 75087

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

CURRENT RESIDENT
500 TURTLE COVE BLVD
ROCKWALL, TX 75032

PSB INDEMNITY FAMILY LTD PTRN
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

CURRENT RESIDENT
602 WHITE HILLS DR
ROCKWALL, TX 75032

COIT RIDGE PROPERTIES LLC
6031 SHERRY LN SUITE C
DALLAS, TX 75225

DELAY MANAGEMENT TRUST DELORES
631 HARBOR COVE DRIVE
ROCKWALL, TX 75087

BARROW KYLE
633 HARBOR COVE DR
ROCKWALL, TX 75087

ALFORD JIM AND BARBARA
635 STAFFORD CIR
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T
637 STAFFORD CIR
ROCKWALL, TX 75087

BOWMAN SCOTT & TAMARA L
638 TURTLE COVE BOULEVARD
ROCKWALL, TX 75087

HAYS DANNY & JOAN
639 STAFFORD CIR
ROCKWALL, TX 75087

ELLIS BETTY J
640 WOODLAND WAY
ROCKWALL, TX 75087

ZASTROW BRADLEY L & SANDRA D
641 CHANNEL RIDGE DR
ROCKWALL, TX 75087

GOODWIN HEATHER
641 STAFFORD CIR
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE
642 TURTLE COVE BLVD
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ
643 STAFFORD CIR
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

TARVER KIRK & JULIA
644 TURTLE COVE BLVD
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K
644 WOODLAND WAY
ROCKWALL, TX 75087

JOHNSTON LISA P & MARK
645 CHANNEL RIDGE DR
ROCKWALL, TX 75087

GALLI THOMAS J
645 STAFFORD CIR
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA
646 TURTLE COVE BLVD
ROCKWALL, TX 75087

FISH WADE W
647 STAFFORD CIR
ROCKWALL, TX 75087

MOORE KELLI M
647 TURTLE COVE BLVD
ROCKWALL, TX 75087

TOLLESON MATTHEW AND AMY
648 WOODLAND WAY
ROCKWALL, TX 75087

SVRCEK JOSEPH T
649 CHANNEL RIDGE DR
ROCKWALL, TX 75087

KATT WILLIAM CHARLES
650 TURTLE COVE BLVD
ROCKWALL, TX 75087

THORSEN LINDY N
651 STAFFORD CIR
ROCKWALL, TX 75087

LOFLAND SHERRIE
651 TURTLE COVE
ROCKWALL, TX 75087

MICKISH FAMILY LIVING TRUST
652 TURTLE COVE BLVD
ROCKWALL, TX 75087

SINGH PARAMJIT W
652 WOODLAND WAY
ROCKWALL, TX 75087

MCCOY RAYMOND & BELVA
653 CHANNEL RIDGE DR
ROCKWALL, TX 75087

SCOTT PHILLIP AND BETHANY
653 TURTLE COVE BLVD
ROCKWALL, TX 75087

CLAY DEBBRA S
654 TURTLE COVE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
657 CHANNEL RIDGE DR
ROCKWALL, TX 75032

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

CONFIDENTIAL
920 BRIAR OAK DR
ROCKWALL, TX 75087

FLOETER JOHN AND SHIRLEY
926 BRIAR OAKS DR
ROCKWALL, TX 75087

MAJORS WENDELL LEE AND SHIRLEY JEAN
930 BLUFFVIEW DR
ROCKWALL, TX 75087

WILLIAMS PAULA
930 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

ANDERSEN SANDRA
931 BRIAR OAK DRIVE
ROCKWALL, TX 75087

RAMPY SONDRA
934 BLUFFVIEW DR
ROCKWALL, TX 75087

COOPER JEFFREY BOONE
934 BRIAR OAK DR
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER
935 BRIAR OAK DR
ROCKWALL, TX 75087

MCKINNEY LEONARD L & MARLENE D
938 BLUFFVIEW DR
ROCKWALL, TX 75087

WEIN DAVID C AND CHRISTINE
938 BRIAR OAKS DR
ROCKWALL, TX 75087

MEEK SALLY C
939 BRIAR OAK DR
ROCKWALL, TX 75087

DAVIS LYNN R
942 BLUFFVIEW DR
ROCKWALL, TX 75087

PRICE BRIAN & SHANNON
942 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

PULLIN STEPHEN M & KENDRA K
943 BRIAR OAK DR
ROCKWALL, TX 75087

KIRBY JOY F REV TRUST
946 BLUFFVIEW DR
ROCKWALL, TX 75087

KIRK JEFFREY S
946 BRIAR OAK DR
ROCKWALL, TX 75087

MORENO ROBERT JR AND SHERRI
947 BRIAR OAKS DR
ROCKWALL, TX 75087

HEWITT PHONCILLE
950 BLUFFVIEW DR
ROCKWALL, TX 75087

SANDERS JOE D & JOLINDA
950 BRIAR OAK DR
ROCKWALL, TX 75087

EMMERSON PAULA KAY REVOCABLE TRUST
951 BRIAR OAKS
ROCKWALL, TX 75087

MUNIZ SYLVIA D
954 BRIAR OAK DR
ROCKWALL, TX 75087

GERRALD SCOTT W & JUDY A
955 BRIAR OAK DR
ROCKWALL, TX 75087

PYKE RONALD A & JANE L
956 BLUFFVIEW DR
ROCKWALL, TX 75087

DEEN LAUREN
958 BRIAR OAK DR
ROCKWALL, TX 75087

JAGH HOSPITALITY LP
996 E I-30
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC
C/O TURTLE COVE HOA 3102 OAK LAWN AVE
SUITE #202
DALLAS, TX 75219

DAIKER PARTNERS LTD.
PO BOX 1059
ROCKWALL, TX 75087

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

ROCKWALL OCEANHILL LLC
PO BOX 1295
ROCKWALL, TX 75087

FIRST PRESBYTERIAN CHURCH
PO BOX 692
ROCKWALL, TX 75087

GLOBAL ADVANCE INC
PO BOX 742077
DALLAS, TX 75374

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Gonzales, David

From: Planning
Sent: Wednesday, December 12, 2018 8:41 AM
To: Gonzales, David
Subject: FW: Please consider
Attachments: PZ Zoning Dec 2018.pdf

From: Steve Mak [redacted]
Sent: Tuesday, December 11, 2018 6:03 PM
To: Planning
Subject: Please consider

I was not able to make the public hearing for the scenic overlay on the property off of Ridge and Laguna from the attachment. It is imperative that the city consider the overwhelming consequences of overpopulation an apartment or condo building would cause. Traffic patterns are incredibly difficult already and this could be a disaster for residents in the area. In addition, this land is at the center of what could be a great community park that would increase property values in the area and bring the community together. An apartment or another office building will ruin one of the last beautiful areas that Rockwall has overlooking the lake. Please DO NOT approve a zoning change for this La Jolla, Laguna area. It would be a infrastructural disaster.
Steven Makulinski
Lakeside Village Resident

---------- Forwarded message ---------
From: **Lakekside Village Homeowners' Association** [redacted]
Date: Thu, Dec 6, 2018 at 4:14 PM
Subject: CORRECTION: P & Z Zoning Change Notice
To:

On Tuesday, December 5, 2018 a P & Z Notice was sent out notifying resident of a future P&Z Opening Meeting. The 1st page of that notice is incorrect. **Please disregard and replace with this attachment!**

Attached is the **correct** Rockwall Neighborhood Notification of this public hearing to be held on December 11 to discuss a zoning change that lies within 1,500 ft of LVHA property. The Rockwall City Council will also hold a public hearing on December 17.

A brief summary of the project as well as dates, times and location of the Public Hearings are detailed in the attachment.

Also, the last two pages of December's Village Voice should be replaced with this attachment.

Thank you!

Lakeside Village Office

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height

Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) for an office building that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.70-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 12/17/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

I believe that the 36' requirement in the scenic overlay should be adhered to. Also, I am concerned about water run off and flooding from so much concrete on that property.

Name: Sally Meek

Address: 939 Briar Oak Dr. Rockwall Tx 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE [illegible]

Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.



Name: Yolanda Sanders

Address: 950 Briar Oaks Dr.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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432

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Exceeds Height

Name: Paul Davis

Address: 510 Turtle Cove Blvd Ste 200 Rockwall TX

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-054: SUP for an Office Building Exceeding 36-ft. in Height

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Exceeds Heights

Name: PAUL DAVIS

Address: 510 Turtle Cove #200 Rockwall

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

BOKA Powell

Chris W. Barnes
John E. Orfield
R. Andrew Bennett
Donald R. Powell

8070 Park Lane
Suite 300
Dallas, Texas 75231
Tel 972.701.9000
Fax 972.991.3008
www.bokapowell.com

architecture
interiors
planning
graphics
strategy

November 19, 2018

Mr. Ryan Miller, AICP
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

Re: Request for SUP for Discretionary Variance for Proposed Office Building on Ridge Road site

Dear Ryan:

Thank you again for meeting with our development team earlier today and educating us on the zoning process in Rockwall.

Our subject site is 9.699 acres at the northwest corner of Ridge Road and Turtle Cove Boulevard and is zoned C- Commercial in the Scenic Overlay. It has a current height restriction of thirty-six (36) feet. In order to meet our client's needs, we are planning a 80,000 SF class A office building that is proposed to be three (3) stories over one story of covered parking. That proposed structure conceptually is shown to be sixty (60) feet in height including all architectural design elements. Therefore, we are requesting a variance on the height from thirty-six (36) feet to sixty (60) feet. Please keep in mind that the building will be at least 150' off of Ridge Road and due to the aggressive sloping of the site will likely have its first office floor five (5) to seven (7) feet below the street. Much of the building parapet, perhaps sixty percent (60%) or more, will be in the forty-five (45) to forty-seven (47) feet range and the sixty (60) feet areas will be limited to accented design elements and mechanical screens.

A conceptual section is shown in the conceptual planning package that will be submitted with the Development Application requesting the SUP.

Thanks for your consideration and do not hesitate to contact me if you should need further information.

Sincerely,

BOKA Powell, LLC



R. Andrew Building, AIA
Principal
abennett@bokapowell.com

Dallas
Fort Worth
Austin

182 SURFACE
PARKING SPACES

3 LEVEL OFFICE
BUILDING
80K GSF
249 TOTAL SPACES

67 COVERED
PARKING SPACES

90'-0"

30'-0"

174'-6 1/2"

112'-1"

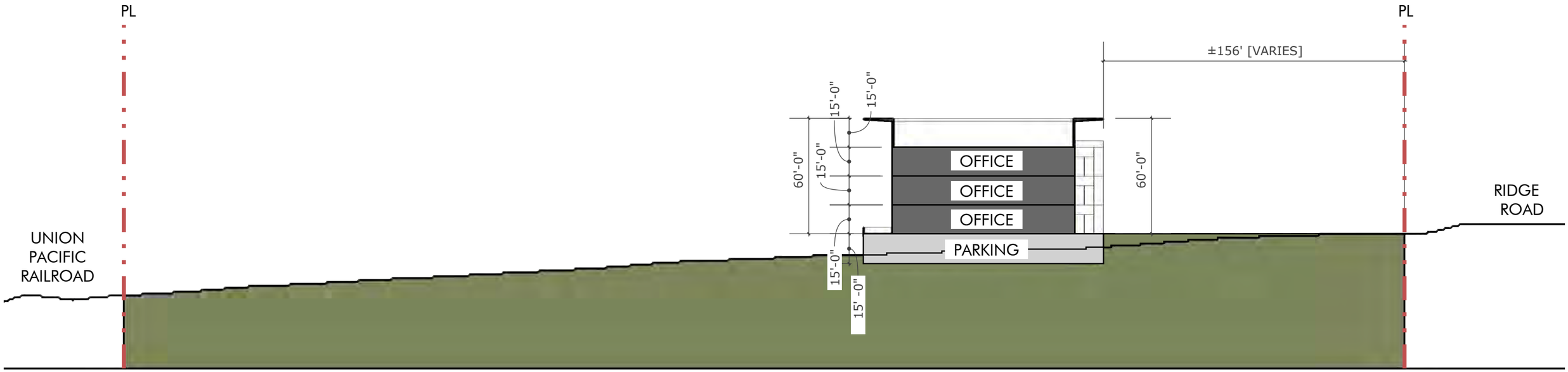
LAGUNA DR

TURTLE COVE BLVD

RIDGE RD

1
P.3

36' ALLOWABLE HEIGHT
REQUEST FOR DISCRETIONARY
VARIANCE TO ALLOW 24'
ADDITIONAL FEET FOR 60' FEET
ALLOWABLE HEIGHT
(NET HEIGHT GAIN 19')



NOTE: FINISH FLOOR OF
OFFICE WILL BE APPROXIMATELY
5'-7' FEET BELOW ADJACENT
RIDGE ROAD ELEVATION AT
MIDDLE OF SITE






SEDI











CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FT IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT IN A COMMERCIAL (C) DISTRICT, ON A 9.70-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACT 15 OF THE E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Andrew Bennitt of BODA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 36-feet in height within the *Scenic Overlay (SOV) District* on an 9.70-acre tract of land, identified as Tract 15 of the E.P.G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, situated within the *Scenic Overlay (SOV) District,* generally located at the southwestern corner of the intersection of Ridge Road [*FM-740*] and Turtle Cove Boulevard, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a structure that exceeds 36-feet in height within the *Scenic Overlay (SOV) District* as stipulated by *Section 4.5, Commercial (C) District* and *Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District* and *Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional

DRAFT ORDINANCE 2018

following additions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an office building that exceeds 36-feet in height on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,

2) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet, as depicted in *Exhibit 'C'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 8. That this ordinance shall take effect immediately from and after its passage;

DRAFT ORDINANCE 12.17.18

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JANUARY, 2019.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *December 17, 2018*

2nd Reading: *January 7, 2019*

DRAFT ORDINANCE 12.17.2018

All that certain lot, tract or parcel of land situated in the E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from James W. Reese to LGI Properties. LTD, dated July 1, 2003 and being recorded in Volume 3075, Page 146 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT brass disk monument found for corner at the intersection of the southwest right-of-way line of Turtle Cove Drive, a 60 foot right-of-way, with the northwest right-of-way line of Ridge Road F.M. 740, a variable width right-of-way per Volume 1582, Page 317 of the Real Property Records of Rockwall County, Texas, and being at the east corner of the above cited tract of land;

THENCE in a southwesterly direction along the northwest right-of-way line of Ridge Road F.M. 740 as follows:

S. 45 deg. 59 min. 50 sec. W. a distance of 113.22 feet to a TXDOT brass disk monument found for corner;
S. 57 deg. 34 min. 20 sec. W. a distance of 103.07 feet to a TXDOT brass disk monument found for corner;
S. 35 deg. 01 min. 32 sec. W. a distance of 101.12 feet to a TXDOT brass disk monument found for corner;
S. 33 deg. 32 min. 12 sec. W. a distance of 204.12 feet to a TXDOT brass disk monument found for corner;
S. 40 deg. 08 min. 27 sec. W. a distance of 136.97 feet to a TXDOT brass disk monument found for corner at the south corner of said Reese to LGI Properties tract and being in the northeast boundary line of Lot 1, Block A,

LAKE POINT HEATH AND SCIENCE CENTER ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 216 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 31 min. 12 sec. W. a distance of 711.59 feet to a 3/8" iron rod found for corner at the west corner of said Reese to LGI Properties tract and being in the southeast right-of-way line of the Union Pacific Railroad, a 100 foot right-of-way;

THENCE N. 49 deg. 42 min. 29 sec. E. along said railroad right-of-way, a distance of 658.84 feet to a 1/2" iron rod found for corner in the southwest right-of-way line of Turtle Cove Drive;

THENCE S. 44 deg. 58 min. 41 sec. E. along said right-of-way line, a distance of 612.21 feet to the *POINT OF BEGINNING* and containing 422,730 square feet or 9.70 acres of land.

DRAFT ORDINANCE 12.17.2018

442

BOKA Powell

Concept Site Plan
Scale: 1"=100'

Office Building

11.19.2018

2

DRAFT
10-15-2018

BOKA Powell | Concept Site Section (Scale: 1"=50') | Office Building | 11.19.2018 | 3

DRAFT ORDINANCE 12.17.2018

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445

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 12/17/2018

APPLICANT: Matt Moore of *Claymoore Engineering*

AGENDA ITEM: **SP2018-039;** *Site Plan for Lime Media*

SUMMARY:

Discuss and consider a request by Matt Moore of Claymoore Engineering on behalf of Phil Wagner of Rockwall Economic Development Corporation (REDC) for the approval of variances and an exception in conjunction with an approved site plan for an industrial building on a 3.634-acre parcel of land identified as Lot 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northwest corner of the intersection of Technology Way and Observation Trail, and take any action necessary.

PURPOSE AND BACKGROUND INFORMATION:

The applicant is requesting approval of variances to the Unified Development Code (UDC) as outlined in this report. The request is in conjunction with an approved site plan and would allow for the construction of an approximately 35,525 SF manufacturing/office [*i.e. Lime Media*] facility within the REDC Technology Park. The proposed facility will be situated on a 3.634-acre parcel of land identified as a Lot 3, Block E, Rockwall Technology Park Addition. The site is located at the northwest corner of the intersection of Technology Way and Observation Trail, north of Discovery Boulevard, and is zoned Light Industrial (LI) District. The subject property is located within the FM-549 Overlay (FM-549 OV) District and required to meet these standards.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a manufacturing/office facility is a permitted *by-right* use in a Light Industrial (LI) District. The subject property proposes two (2) ingress and egress access points, one (1) along Technology Way and one (1) along Observation Trail, and meets the distance requirements from existing driveway approaches per the Engineering Standards of Design Manual.

With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for properties located within the Light Industrial (LI) District and the FM-549 Overlay (FM-549 OV) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*3.634-Acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*x>308-Feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x>380-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>80-Feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet + ½ H* [1]	*x>170-Feet; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Maximum Building Height	*120-Ft* [2]	*41'8"; In Conformance*
Max Building/Lot Coverage	*60%*	*~43.6%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Minimum Number of Parking Spaces	*72*	*99 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% Each Facade*	*x<20%; Variance Required*
Minimum Landscaping Percentage	*10%*	*x>10%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X<90%; In Conformance*

VARIANCE REQUESTS:

The applicant is requesting variances to the FM-549 Overlay (FM-549 OV) District and the Unified Development Code (UDC) for the sections outlined below. It should be noted that a variance requests to the FM-549 OV requires passage by a ¾ majority vote of those City Council members present, whereas a variance request to the UDC requires approval of a simple majority vote. The request is as follows:

The variance requests are as follows:

1) Section 5.1.A.1, of Article V, of the UDC requires exterior walls to consist of 90 percent masonry materials on walls which are visible from a public street or open space. Exceptions to this requirement, including the allowance for concrete tilt-up wall construction, may be permitted on a case by case basis by the council upon submission and approval of elevation drawings. The applicant is requesting a variance for the purpose of utilizing concrete tilt-up wall construction for this facility. [*Simple Majority*]

2) Section 6.13.C.1, of Article. V, of the UDC requires a minimum of 20% natural (*or quarried*) stone on all facades. The proposed building elevations do not meet this standard for the north (3.9%) and west (16.9%) facing elevations. The applicant is requesting to allow the north and west facing facades to not meet this standard by allowing the building elevations as submitted. [*3/4 Majority Vote*]

3) Section 6.13.C.1.b, of Article V, of the UDC requires that the use of secondary materials be less than 10% on any facade. The proposed building elevations exceed this standard for the following elevations: south (19.8%), east (29.6%), and west (25.6%) facing elevations. The applicant is requesting to allow the south, east, and west facing facades to exceed this standard by allowing the building elevations as submitted. [*3/4 Majority Vote*]

4) Sections 6.13.C.5, of Article V, of the UDC requires that all commercial buildings be architecturally finished on all four (4) sides with the same materials, detailing, and features. The north facing elevation does not meet the articulation standards by creating a flat plane facade that exceeds four (4) times the walls height without an articulated element (*i.e. bump-out or recess*) for the north facing elevation. The applicant is requesting to allow the north facing elevation to not meet this standard by allowing the building elevations as submitted. [*3/4 Majority Vote*]

Requests for the variances as outlined above are considered discretionary decisions for the City Council.

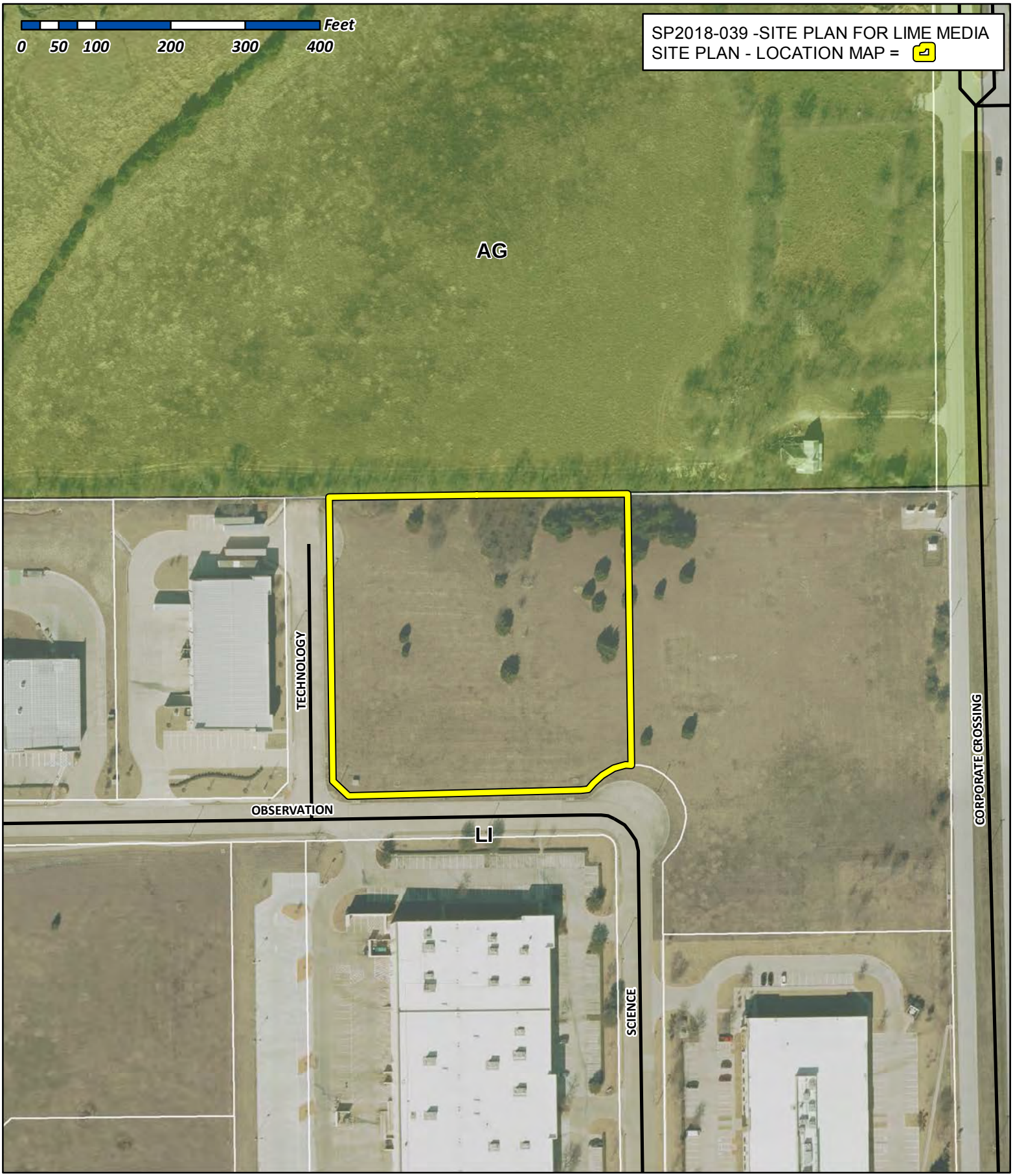
ARCHITECTURAL REVIEW BOARD:

On November 27, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the rear (*i.e. north facing façade*) elevation took place due to its flat plane (*i.e. no bump-outs or recesses*); however, the board agreed that since the façade faces a 44-acre vacant tract of land, and the landscape plan

includes additional trees for screening, this would not be seen by the general public. Additionally, the board agreed with the variances being requested and made a motion to recommend approval of the building elevations as presented. The motion to recommend approval passed by a vote of 6 to 0 with Board Member Wacker absent.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On December 11, 2018, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and ARB recommendations passed by a vote of 6 to 0 with Commissioner Moeller absent. Additionally, the motion included a recommendation of approval of the variances requested as outlined in staff's report.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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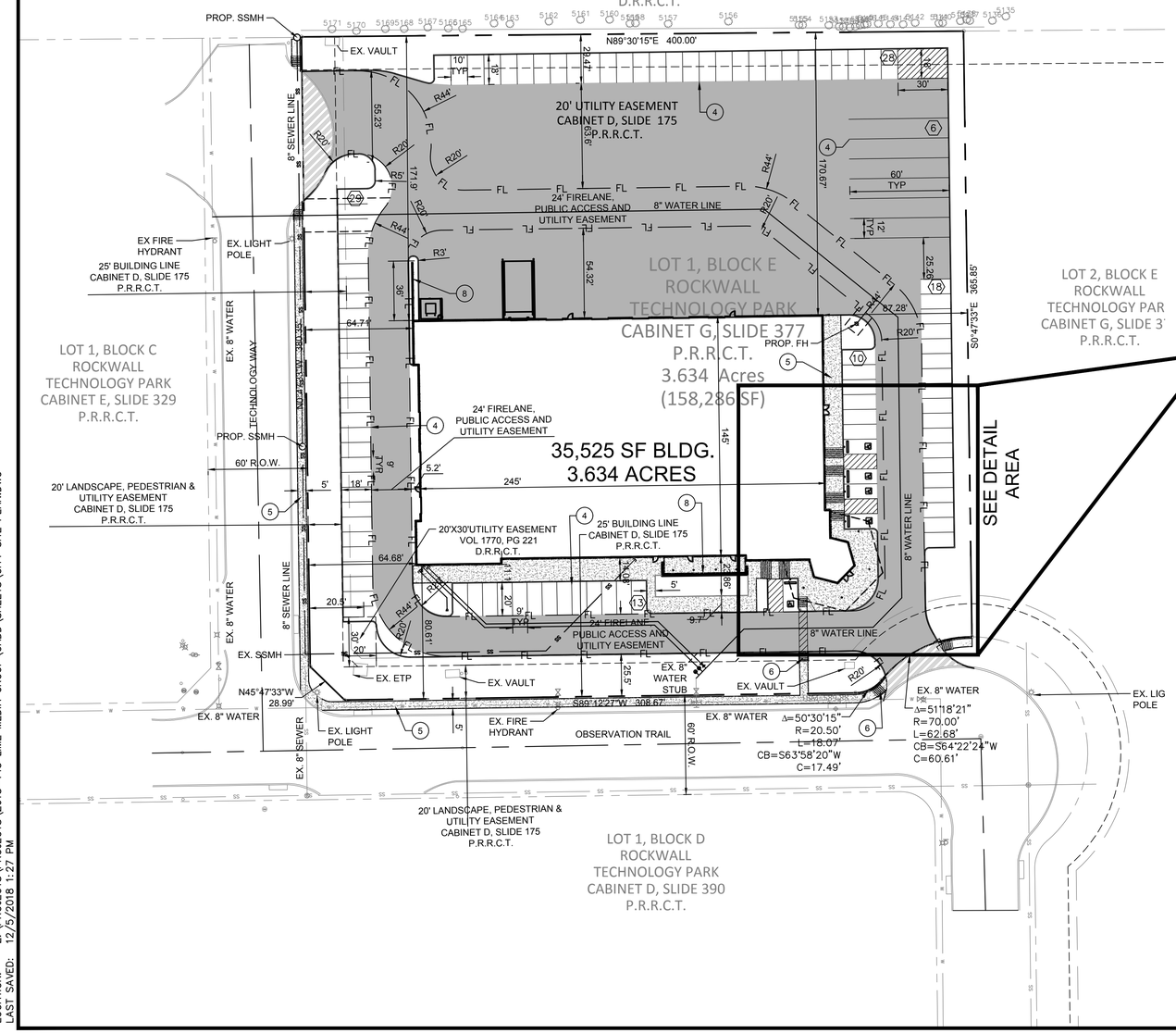
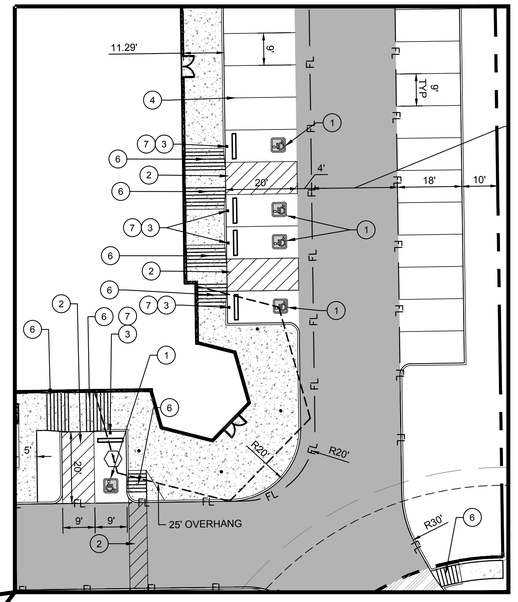
PARKING TABLE	
PARKING REQUIREMENTS	1 PER 500 SF OR .75 PER EMPLOYEE (50 EMPLOYEES)
PARKING REQUIRED	72 SPACES
PARKING PROVIDED	99 SPACES (5 ADA)
TRUCK PARKING	6 SPACES

SITE DATA TABLE	
SITE AREA	3.634 ACRES 158,286 SF
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	INDUSTRIAL
BUILDING SIZE	35,525 SF
LOT COVERAGE	82.4 %
FLOOR TO AREA RATIO	0.22 : 1
BUILDING HEIGHT	1 STORY

NOTES:

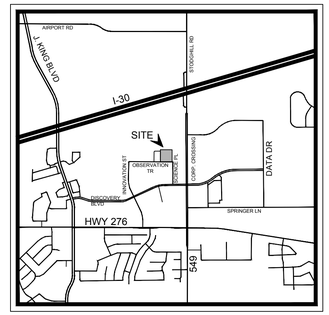
1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. WHERE SECURITY GATES ARE INSTALLED ACROSS FIRE LANE, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION.
3. THE SECURITY GATES AND THE EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITHE THE REQUIREMENTS OF ASTM F 2200.





DETAIL AREA
SCALE 1:20





VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
	5" STANDARD DUTY CONCRETE
	HEAVY DUTY (6" CONCRETE)
	PROPOSED CONCRETE SIDEWALK
	PUBLIC PAVEMENT PER ROCKWALL STD.
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE
4	PARKING COUNT

CONSTRUCTION SCHEDULE	
1	HANDICAP SYMBOL
2	PAVEMENT STRIPING
3	HANDICAP SIGN
4	4" PARKING STALL STRIPING
5	SIDEWALK
6	HANDICAP RAMPS
7	CURB STOP
8	SCREENING WALL

LIME MEDIA
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:
ROCKWALL TECHNOLY PARK,
BLOCK 3, LOT 1.
3.634 ACRES (REPLAT 2010)

OWNER:
ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CASE NUMBER
SP2018-039

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOORENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer DREW DONOSKY
P.E. No. 125651 Date 12/05/2018

LIME MEDIA
TECHNOLOGY PARK
2700 OBSERVATION TRL
ROCKWALL, TX

No.	DATE	REVISION	BY

CITY SITE PLAN

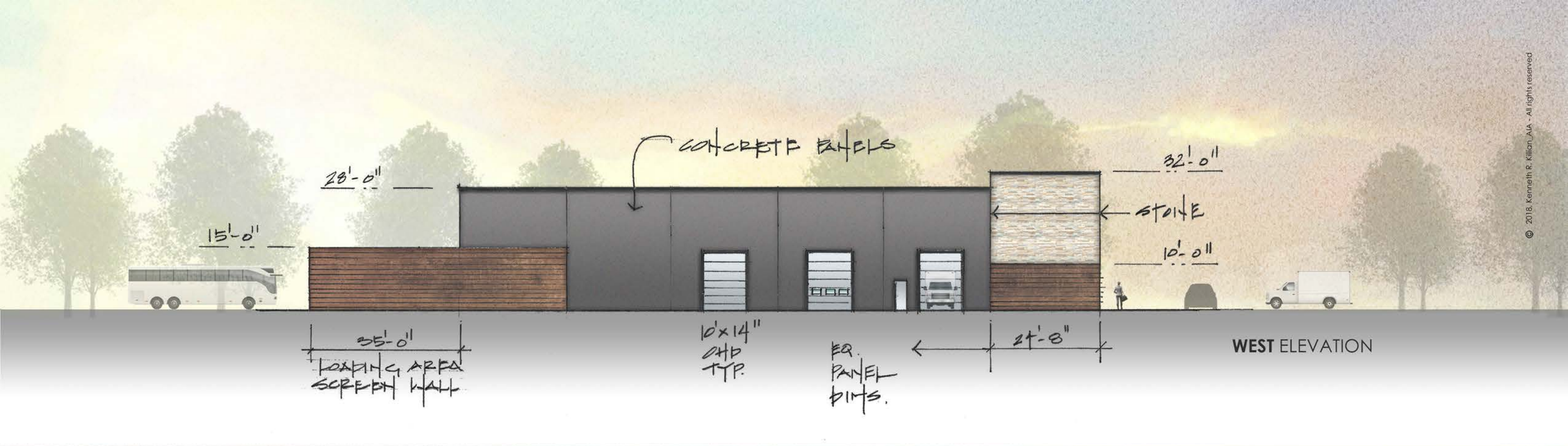
DESIGN:	LRR
DRAWN:	LRR
CHECKED:	ASD
DATE:	11/16/2018

SHEET
SP-1

File No. 2018-143

PLOTTED BY: DREW DONOSKY
PLOT DATE: 12/5/2018 3:00 PM
LOCATION: Z:\PROJECTS\PROJECTS\2018-143 LIME MEDIA GROUP\CADD\SHEETS\CITY SITE PLAN.DWG
LAST SAVED: 12/5/2018 1:27 PM

450



WEST ELEVATION



EAST ELEVATION

LIME MEDIA GROUP _ **ROCKWALL**, TX _ CONCEPT **ELEVATIONS** 02

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE _ **1" = 16'** @ 11"x17" FORMAT

0 16 32 64

06 _ NOVEMBER _ 2018

KILLIAN
STUDIO OF ARCHITECTURE
WWW.KENKILLIAN.COM
TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM
10670 N. CENTRAL EXPWY. | SUITE 600
DALLAS, TX 75231

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NORTH ELEVATION

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SCALE _ **1" = 16'** @ 11"x17" FORMAT

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TILT-WALL **CONCRETE** w
TEXTURED **PAINT FINISH**

STONE

HEXAGON ENTRY FEATURE

COVERED | SCREENED **PATIO AREA**



PAC-CLAD **"WEATHERED STEEL"** _
Pre-finished metal panels -
Flush panel system (not shown)



PROPOSED **PATIO SCREEN** _
Not shown for clarity



METAL MESH SCREEN



AIR-FOIL TRELLIS **SUNSCREEN**

LIME MEDIA GROUP _ **ROCKWALL**, TX _ CONCEPT **SOUTH ELEVATION** 01

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SCALE _ **1" = 16'** @ 11"x17" FORMAT

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 12/17/2018

APPLICANT: Russell Phillips; *Sterling One*

AGENDA ITEM: **SP2018-037**; *Harbor Hill Condominiums*

SUMMARY:

Discuss and consider a request by Russell Phillips of Sterling One for the approval of waivers and variances in conjunction with an approved site plan for a 265 unit, condo development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict of PD-32, located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

BACKGROUND:

On March 10, 2015, the Planning and Zoning Commission approved a site plan for a 265-unit condominium building [*Case No. SP2015-004*] on a 7.58-acre tract of land. Subsequently, the City Council approved waivers to the building height requirements and variances to the material requirements on March 16, 2015. Following these approvals, the applicant submitted civil engineering plans to the Engineering Department on June 23, 2016. Staff reviewed this submittal and returned the plans to the applicant on July 11, 2016. The applicant made subsequent submittals on September 20, 2016 and January 30, 2017, with staff returning those submittals with comments on October 5, 2016 and February 14, 2017. The last action taken on this case is considered to be February 14, 2017. Based on the inactivity on the civil plans for a period of one (1) year the engineering submittal automatically expired on February 14, 2018 in accordance with Section 1.2, *Standards of Design*, of Chapter 1, *General Requirements*, of the *Engineering Standards of Design and Construction* manual.

Due to the expiration of the civil engineering plans, the Planning and Zoning Department expired the site plan based on the requirements of Section 2.5.A, *Site Plan Expiration*, of Article IX, *Zoning Related Applications*, of the Unified Development Code (UDC). This sections states that, "(i)f development of a lot or tract with an approved site plan has not been completed within two [*2*] years, or more with an extension, of its final approval, the site plan shall be deemed to have expired and a new review and approval of a site plan for development of the property shall be undertaken, and this new approval shall be required before a building permit is issued for development." Staff notified the applicant of the expired site plan in person and by email on October 30, 2018.

In response to the expiration of the original site plan, the applicant resubmitted the site plan on November 16, 2018 with minor changes. Staff should note that Section 2.5.A, *Site Plan Expiration*, of Article IX, *Zoning Related Applications*, of the UDC goes on to state that the, "…review and approval [*of the new site plan submittal*] shall be evaluated according to the standards of this Unified Development Code, taking into account all changes to this Unified Development Code which have occurred subsequent to the prior site plan approval." The submitted site plan shows the layout of the ~502,855 SF condominium building that will be

located on the southeast side of Summer Lee Drive, southwest of the intersection of Summer Lee Drive and Glen Hill Way.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the subject property is located within the *Interior Subdistrict*, which allows *Urban Residential (Condominium Units Only)* as a *by-right* land use. Based on the approved site plan, the proposed development is in conformance with the majority of the requirements stipulated by *Ordinance No. 17-22*, *Resolution No. 10-40*, and the UDC with the exception of the items listed in the *Variance/Waivers/Exceptions* section of this case memo. A summary of the applicable requirements for this case are as follows:

Ordinance Provisions	*Interior Subdistrict Standards*	*Conformance to the Standards*
Setback Distance from ROW (Summer Lee Drive)	*10-Feet*	*31'-8"; In Conformance*
Building Form	*30% Building Façade Fronting Summer Lee Drive at 20-Feet*	*Minimum: 31'-8"; Average: x>32'; Wavier Requested*
Ground Floor Land Uses	*Office, Senior Living and/or Residential*	*Residential; In Conformance*
Upper Floor Land Uses	*Office, Senior Living and/or Residential*	*Residential; In Conformance*
Maximum Building Height	*5-Stories or 75-Feet*	*5-Stories or ~77'-4" to 81'-8"; Waiver Requested*
First Floor Minimum Commercial Height	*15-Feet*	*x≤10'-6"; Waiver Requested*
Encroachments to Street	*5-Feet*	*0-Feet; In Conformance*
Surface Parking Setbacks from ROW	*10-Feet*	*3'-2"; Waiver Requested*
Maximum Surface Parking Requirement	*10% Surface Parking*	*x<10%; In Conformance*
Minimum Number of Pedestrian Ways	*1 Per Block Face*	*1; In Conformance*
Minimum Masonry Percentage	*90%*	*x<90%; Variance Requested*
Minimum Stone Requirement	*20% Each Façade*	*x<20%; Variance Requested*
Minimum Landscaping Percentage	*N/A; Need to Incorporate All Street Elements*	*Need a Streetscape Plan*
Maximum Lot Coverage	*60%*	*x<60%; In Conformance*

As part of the approved site plan, the applicant will be required to construct Glen Hill Way from the northern property line (*i.e. adjacent to the Harbor Urban Condominium project*) to the southwest property line (*i.e. adjacent to the Glen Hill Cemetery and Cemetery Road*). This also requires a revision to the *Streetscape Plan* contained in *Ordinance No. 17-22*, which depicts a roadway running from Summer Lee Drive along the southern property line and connecting to Glen Hill Way. This alignment was originally approved with the original site plan case in 2015 [*Case No. SP2015-004*]; however, since that site plan has expired, when the site plan was approved the *Streetscape Plan* was effectively amended to show this new alignment. The construction of Glen Hill Way was added as a condition of approval for the site plan case.

VARIANCES/WAIVERS/EXCEPTIONS:

Based on the applicant's submittal staff has identified the following variances to the requirements of the Unified Development Code (UDC):

1) *Building Material Variances*.

   a) *Stone Requirements.* According to Section 6.8, *Scenic Overlay (SOV) District*, of the UDC each exterior wall should incorporate a minimum of 20% natural or quarried stone. In this case, the applicant's building elevations indicate the use of *Eldorado Stone Veneer*, which is a simulated manufactured stone product replicating natural ledge

stone. The use of this simulated stone product was approved by the Planning and Zoning Commission on ***December 11, 2018***. Staff should also point out that the north, east and south building elevations fail to provide 20% stone. These elevations incorporate the following percentages of stone: (1) north building elevation contains 19.44%, (2) the east building elevation contains 17.63%, and (3) the south building elevation only contains 17.63%. *This variance will require a ¾-majority vote of all City Council members present.*

b) *Masonry Material Requirements.* According to Section 6.8, *Scenic Overlay (SOV) District*, of the UDC exterior walls should be constructed utilizing a minimum of 90% masonry materials with a maximum of 50% of the building's exterior façade being permitted to be a cementitous material (*e.g. Hardy Plank, stucco, or similar material*). In this case, the applicant is proposing to use between 72.86% and 82.37% stucco (*i.e. the west elevation at 72.86%, the north elevation at 80.56%, the east elevation at 82.37%, and the south elevation at 80.51%*). *This variance will require a ¾-majority vote of all City Council members present.*

According to the Unified Development Code (UDC), the approval of any variances is discretionary to the City Council pending a recommendation from the Planning and Zoning Commission. Staff should point out that the variances relating to materials have been granted to other buildings within the Harbor District; however, variances are to be considered on a *case-by-case* basis by the City Council.

According to *Ordinance No. 17-22*, "(i)n order to provide flexibility and create high quality projects, an applicant for development within the PD District [*PD*-32] may request a waiver of the following District or Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict." Based on the applicant's submittal, staff has identified the following waivers to the requirements of *Ordinance No. 17-22*:

1) *Building Form and Placement Requirements*.

i. *Building Form.* According to the *Interior Subdistrict* all buildings must have a minimum of 30% of the length of its façade fronting on Summer Lee Drive located on the 20-foot building setback line. Staff requested the applicant show conformance to this information on the site plan; however, this information was not submitted with the revisions. Based on staff's estimates the building is not in conformance with this requirement and will require a waiver.

ii. *Build-To-Lines and Building Setbacks.* According to the *Interior Subdistrict* all buildings should be setback a minimum of five (5) feet from the Summer Lee Drive right-of-way line, but have an average setback of 20-feet. In this case, the proposed condominium building does meet the minimum setback, but is exceeding the average setback by more than 22-feet. The applicant is requesting a waiver to this requirement.

iii. *1st Floor Height.* According to the *Interior Subdistrict* all buildings should incorporate a first floor that is built to a commercial height with a minimum height of 15-feet. The proposed building incorporates a ~10'-6" first floor height. The applicant is requesting a waiver to this requirement.

iv. *Building Height*. According to the *Interior Subdistrict* all buildings are permitted to be a maximum height of five (5) stories or 75-feet. Based on the building elevations submitted by the applicant staff estimates the building to have a total building height between 77'-4" and 81'-8". The applicant is requesting a wavier to this requirement.

2) *Parking Requirements*.

i. *Surface Parking Setback.* According to the *Interior Subdistrict* all surface parking should be setback a minimum of ten (10) feet from the right-of-way line. The site plan shows that the parking is setback an estimated 3'-2" from the right-of-way line. The applicant is requesting a waiver to this requirement.

3) *Streetscape Plan*

i. Streetscape Plan. According to Planned Development District 32 (PD-32) a streetscape plan showing elements contained in *Exhibit 'C-4'* of *Ordinance No. 17-22* shall be provided with the site plan. In this case, the applicant has not submitted a streetscape plan showing the provision of any street furnishings or enhanced paving. The landscape plan submitted by the applicant does show a tree-planting plan for Glen Hill Way, but fails to show a detail for street furniture or tree leave-outs. In addition, the lighting plan does not show the pedestrian scale street standards or the locations where these standards will be provided. *Staff included this as a condition of approval for the site plan case.*

With regard to granting waivers, *Ordinance No. 17-22* states that "… (w)aivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission … [and] In order to approve a waiver, the City Council must find that the waiver:

1) Meets the general intent of the PD District or Subdistrict in which the property is located; and,
2) Will result in an improved project which will be an attractive contribution to the PD District or Subdistrict; and,
3) Will not prevent the implementation of the intent of this PD District."

In this case, the proposed project does appear to meet the general intent of the *Interior Subdistrict*; however, granting any waivers to the requirements of *Ordinance No. 17-22* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff should point out, with the majority of the *Interior Subdistrict* being built out; the approval of this project would not prevent the implementation or intent of this Planned Development District. *The waivers for this case require a simple majority vote for approval.*

Based on the City Council's recent action, a Traffic Impact Analysis (TIA) is required for all development projects in the Harbor District (*i.e. Planned Development District 32 [PD-32]*). In this case, the applicant is requesting that the City Council consider waiving the TIA requirement. According to the applicant's letter, the purpose of this request is due to the fact that they are not requesting any additional units from the originally approved site plan. Section 2.3, *PD Site Plans*, of Article X, *Planned Development Regulations*, of the UDC states that the City Council can require a TIA "(i)f no development plan has been required and approved by the Council …" In this case, no PD Development Plan was approved for the proposed development. The waiver of any request for a TIA is at the discretion of the City Council.

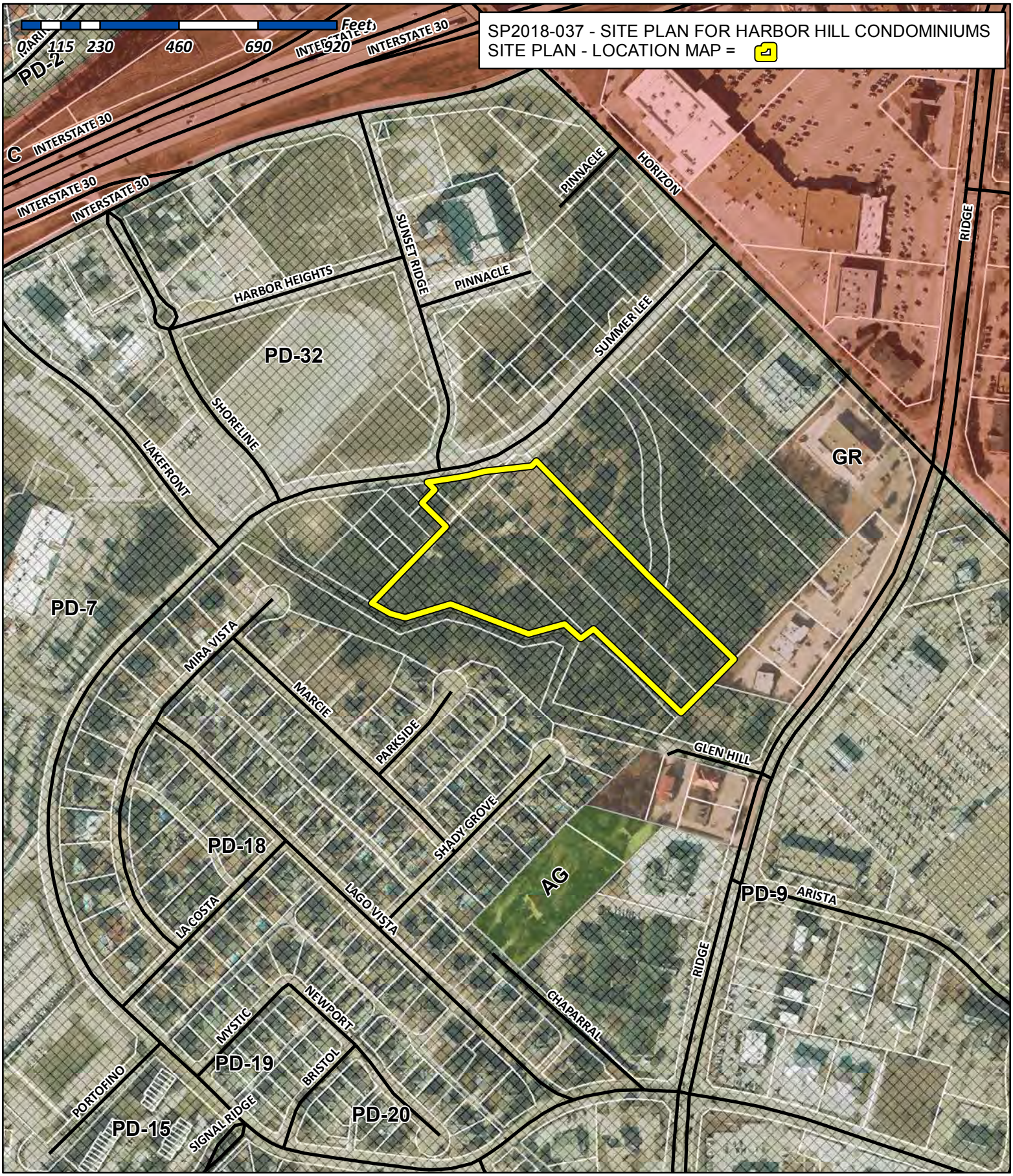
ARCHITECTURAL REVIEW BOARD (ARB):

On November 27, 2018, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB did not state any specific issues with the building elevations; however, the board did request that the applicant submit a color rendering and materials sample board for their review. On December 11, 2018, the ARB reviewed the revised building elevations, material samples, and color rendering and approved a motion to recommend approval of the case pending [1] the building elevations are amended to match the color

scheme in the color rendering, and [2] the arched windows on the third floor are removed. The motion was approved by a vote of 4-0, with Board Members Tovar, Neill, and Mitchell absent.

PLANNING AND ZONING COMMISSION:

On December 11, 2018, the Planning and Zoning Commission made a motion to approve the site plan with all staff and ARB recommendations and recommend approval of all variances and waivers requested by the applicant to the City Council. The motion was approved by a vote of 6-0, with Commissioner Moeller absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

462

2701 Sunset Ridge Drive
Suite 607
Rockwall, Texas 75032
November 29, 2018

City of Rockwall
Attn: Ryan Miller
Director of Planning
385 South Goliad
Rockwall, Texas 75032

Dear Ryan,

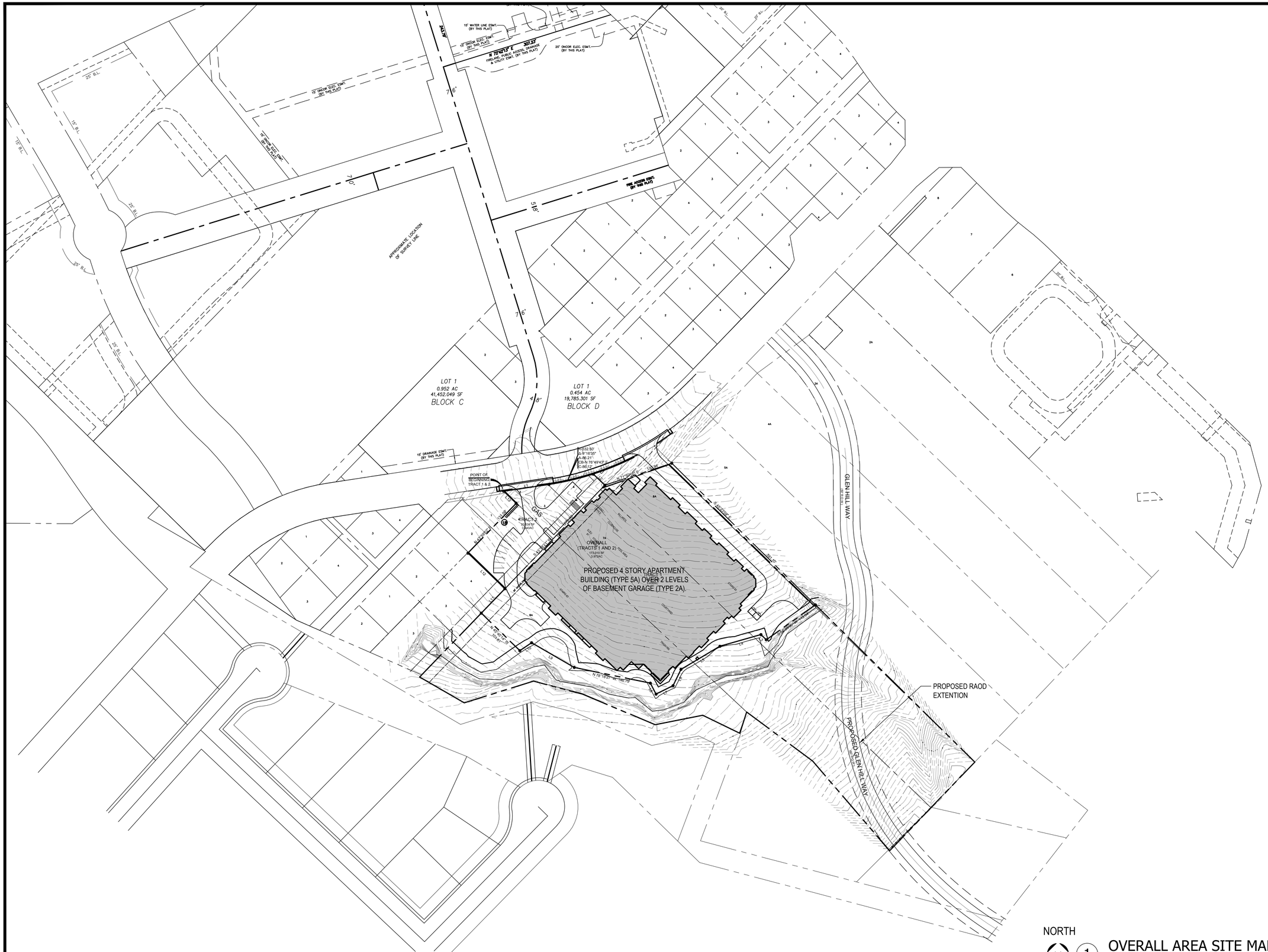
I would like to thank you for guiding us through the process of site plan approval for Harbor Hill. The meeting with the City this past Wednesday was extremely productive and I believe we can get all changes made and back to you by the December 4th deadline. In our meeting, you had mentioned we may have to do a Traffic Impact Analysis for the site. I respectfully ask that we are granted a waiver on this one item for the following reasons:

1. The project was designed by the City for the current number of units and uses for PD-32. The roads and infrastructure were already engineered for the total design as well. If we were adding units to the overall PD-32 number then I would understand that the new units were not taken into consideration thus a TIA would be needed.
2. Per the City layout for PD-32, we are building the road through our site that will eventually tie into Ridge Road thus expanding the current roadways to help with traffic.

I am happy to visit at any time regarding this issue and we appreciate your consideration.

Best Regards,

Russell Phillips
Harbor Lake Pointe Investors, LLC



NORTH

1 OVERALL AREA SITE MAP

SCALE: 1:80

DBA ARCHITECTS
111 S. KENTUCKY SUITE 210 McKINNEY, TEXAS 75069 469.600.4068

REGISTERED ARCHITECT
LESLIE BRYAN MOORE
12525

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HARBOR HILL
2400 SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

OVERALL AREA SITE MAP

Issue Dates:

HUD INVITATION 03-05-2018
ISSUED FOR PRICING 08-16-2018
ISSUED FOR REVIEW 10-01-2018
HUD INVITATION 10-12-2018
ISSUED FOR DEVELOPMENT REVIEW 11-16-2018
DEVELOPMENT REVIEW REVISIONS 12-04-2018

Scale:

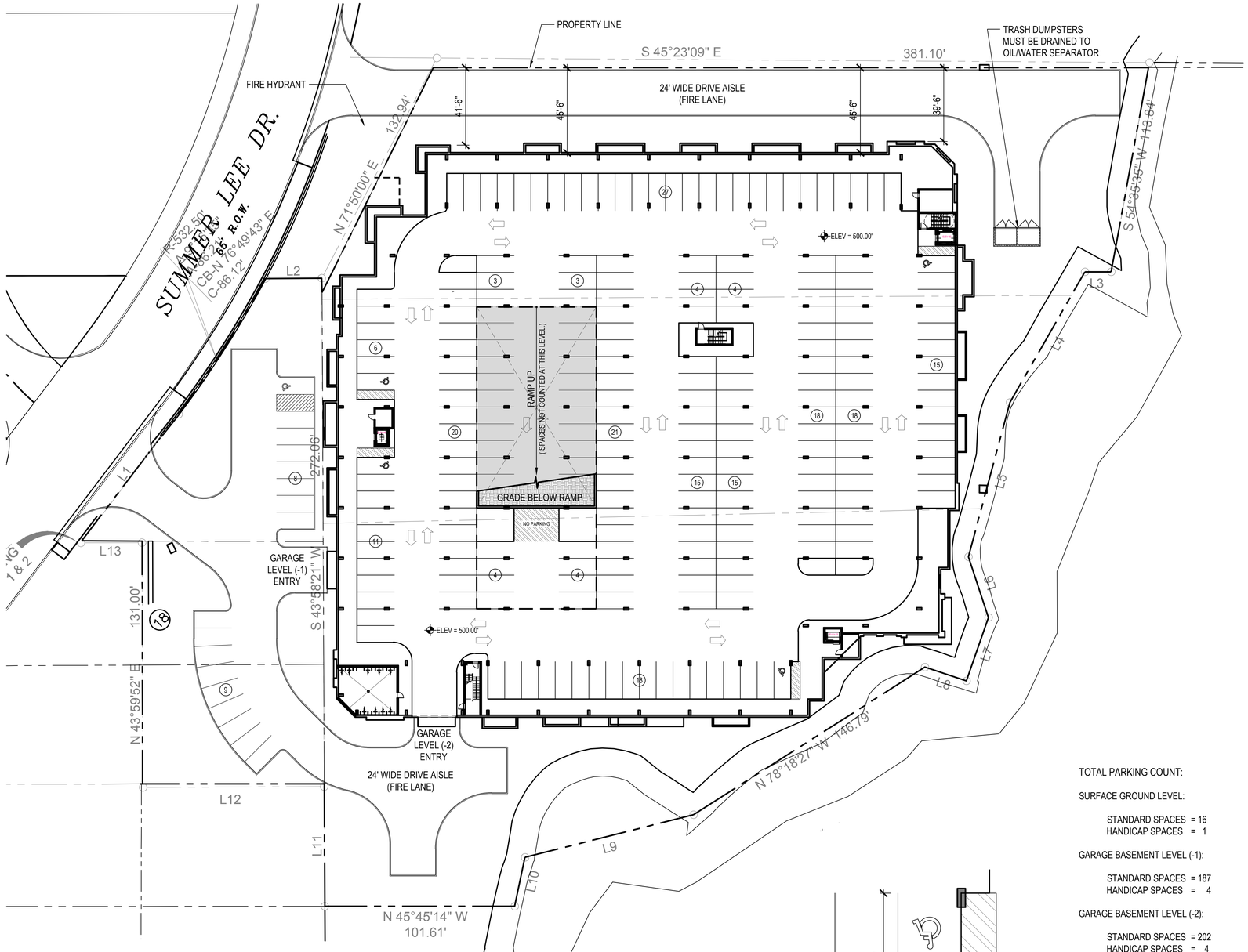
Drawn By: RGM

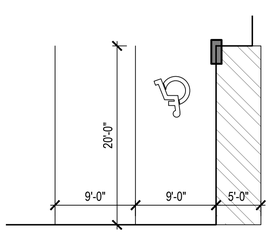
Checked by: BM

Sheet
A200

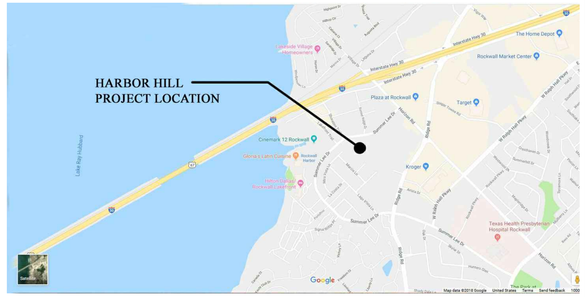
Project No.
SP2018-037

DEVELOPMENT REVIEW - REVISIONS: 12-04-18





TYP. PARKING SPACE DIMENSIONS



Harbor Hill					DBA Architects		
BLDG. TABULATIONS					09/26/18		
UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTALS	GROUP TOTALS	GROUP %
E1	4	4	4	4	16		
E1-Alt 1	3	3	3	3	12		
						28	11%
A1	3	3	4	3	13		
A1-Alt 1	1	2	1	2	6		
A1-Alt 2	1	1	1	1	4		
A2	2	2	2	2	8		
A2-Alt 1	2	2	2	2	8		
A3	1	1	1	1	4		
A3-Alt 1	2	2	2	2	8		
A4	0	3	4	4	11		
A4-Alt 1	1	1	1	1	4		
A5	9	9	9	9	36		
A6	1	1	1	1	4		
A7	1	1	1	1	4	110	42%
B1	2	2	2	2	8		
B1-Alt 1	4	4	4	4	16		
B1-Alt 2	0	0	1	1	2		
B2	7	7	8	8	30		
B2-Alt 1	4	4	4	4	16		
B2-Alt 2	1	1	1	1	4		
B3	6	6	6	6	24		
B3-Alt 1	0	0	0	0	0		
B3-Alt 2	1	1	1	1	4		
B4	1	1	1	0	3		
B4-Alt 1	1	1	1	1	4		
B5	1	1	1	1	4		
B6	2	2	2	2	8		
						123	46%
C1	0	0	0	0	0		
C2	1	1	1	1	4		
						4	2%
TOTALS	62	66	69	68	265	265	100%

COMMON AREAS		
1ST FLOOR COMMON AREA:		7,568
LEASING:	2,357	
CLUBHOUSE:	1,676	
FITNESS:	2,748	
2ND FLOOR COMMON AREA:		1,863
BUSINESS CENTER:	605	
INTERNET CAFÉ:	1,258	
4TH FLOOR ROOF PLAZA:		1,151
TOTALS		10,582

OVERALL BUILDING SQUARE FOOTAGES		
GARAGE		193,166
LOWER LEVEL	96,539	
UPPER LEVEL	96,627	
LEVEL 1		77,352
LEVEL 2		77,419
LEVEL 3		77,459
LEVEL 4		77,459
TOTAL		502,855

TOTAL PARKING COUNT:

SURFACE GROUND LEVEL:

STANDARD SPACES = 16
HANDICAP SPACES = 1

GARAGE BASEMENT LEVEL (-1):

STANDARD SPACES = 187
HANDICAP SPACES = 4

GARAGE BASEMENT LEVEL (-2):

STANDARD SPACES = 202
HANDICAP SPACES = 4

TOTAL STANDARD PARKING = 405
TOTAL HANDICAP PARKING = 5

TOTAL PARKING SPACES = 410

LINE	BEARING	DISTANCE
L1	N 81°28'02" E	86.50'
L2	S 46°08'17" E	30.14'
L3	N 45°45'14" W	14.04'
L4	S 74°06'26" W	80.60'
L5	S 59°17'11" W	85.54'
L6	S 25°51'46" W	34.19'
L7	S 63°27'09" W	35.91'
L8	N 27°26'18" W	23.40'
L9	N 59°56'19" W	92.98'
L10	S 56°07'51" W	26.76'
L11	N 43°58'21" E	64.01'
L12	N 46°00'51" W	96.85'
L13	N 46°00'51" W	32.72'

NORTH

1 ARCHITECTURAL SITE PLAN - GARAGE LEVEL (-2)

SCALE: 1:30

DBA ARCHITECTS
111 S. KENTUCKY SUITE 210 McKINNEY, TEXAS 75069 469.800.4366

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HARBOR HILL
2400 SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

Issue Dates:

HUD INVITATION 03-05-2018
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Checked by: BM

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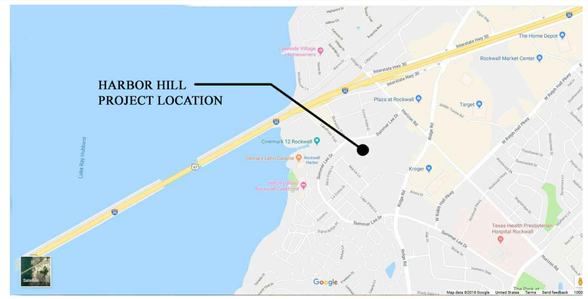
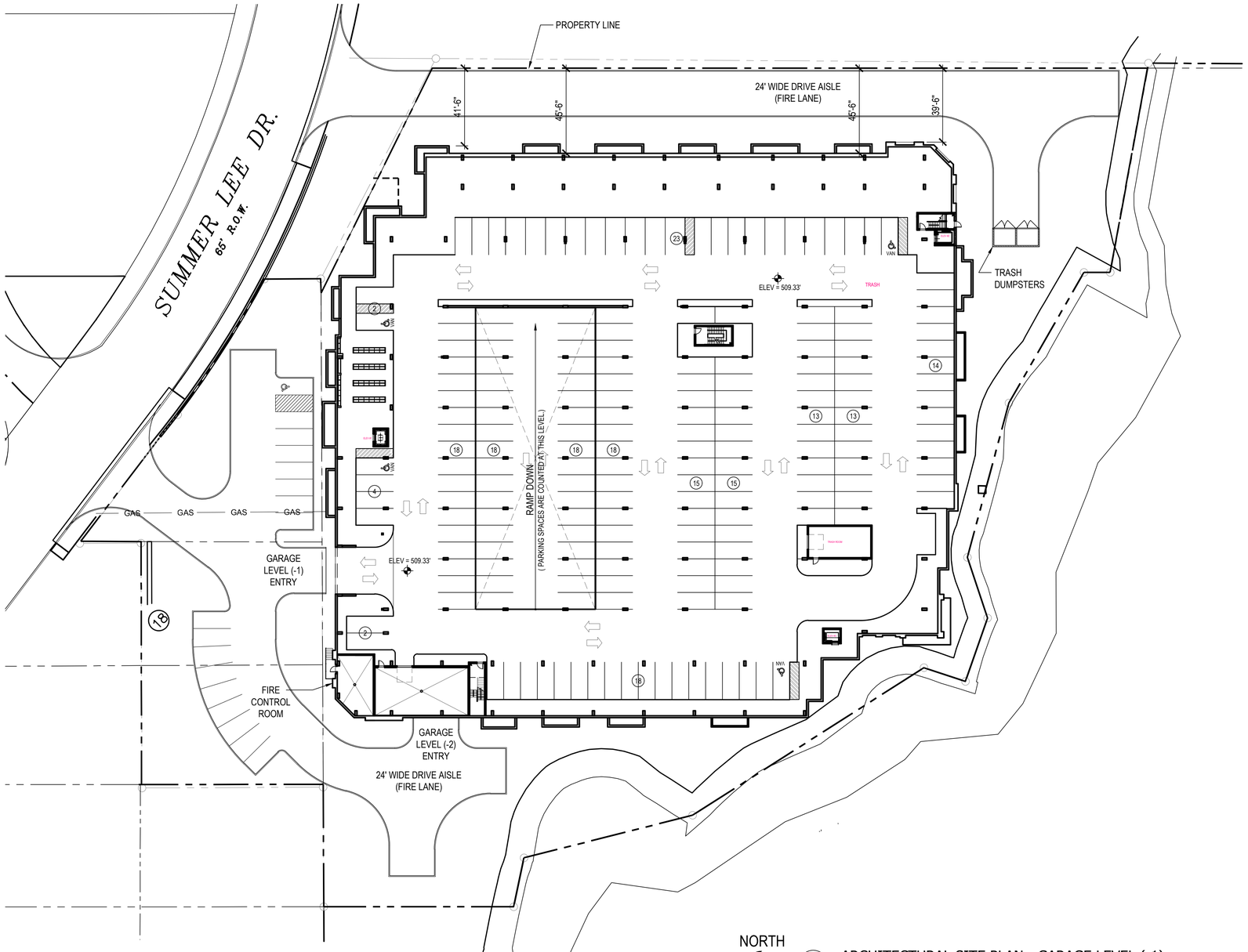
A201

Project No.
SP2018-037

DEVELOPMENT REVIEW - REVISIONS: 12-04-18

465





NORTH

1 ARCHITECTURAL SITE PLAN - GARAGE LEVEL (-1)

SCALE: 1:30

DBA ARCHITECTS
111 S. KENTUCKY SUITE 210 McKINNEY, TEXAS 75069 469-800-4068

REGISTERED ARCHITECT
LESLIE BRYAN MOORE
12525
STATE OF TEXAS

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HARBOR HILL
2400 SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

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DEVELOPMENT REVIEW REVISIONS 12-04-2018

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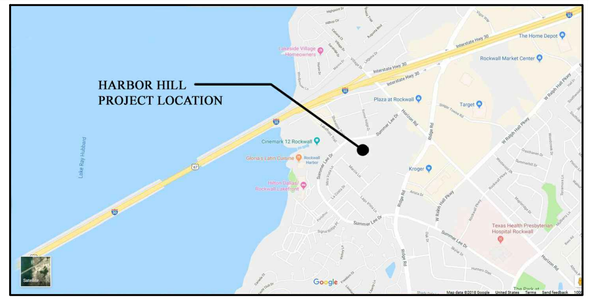
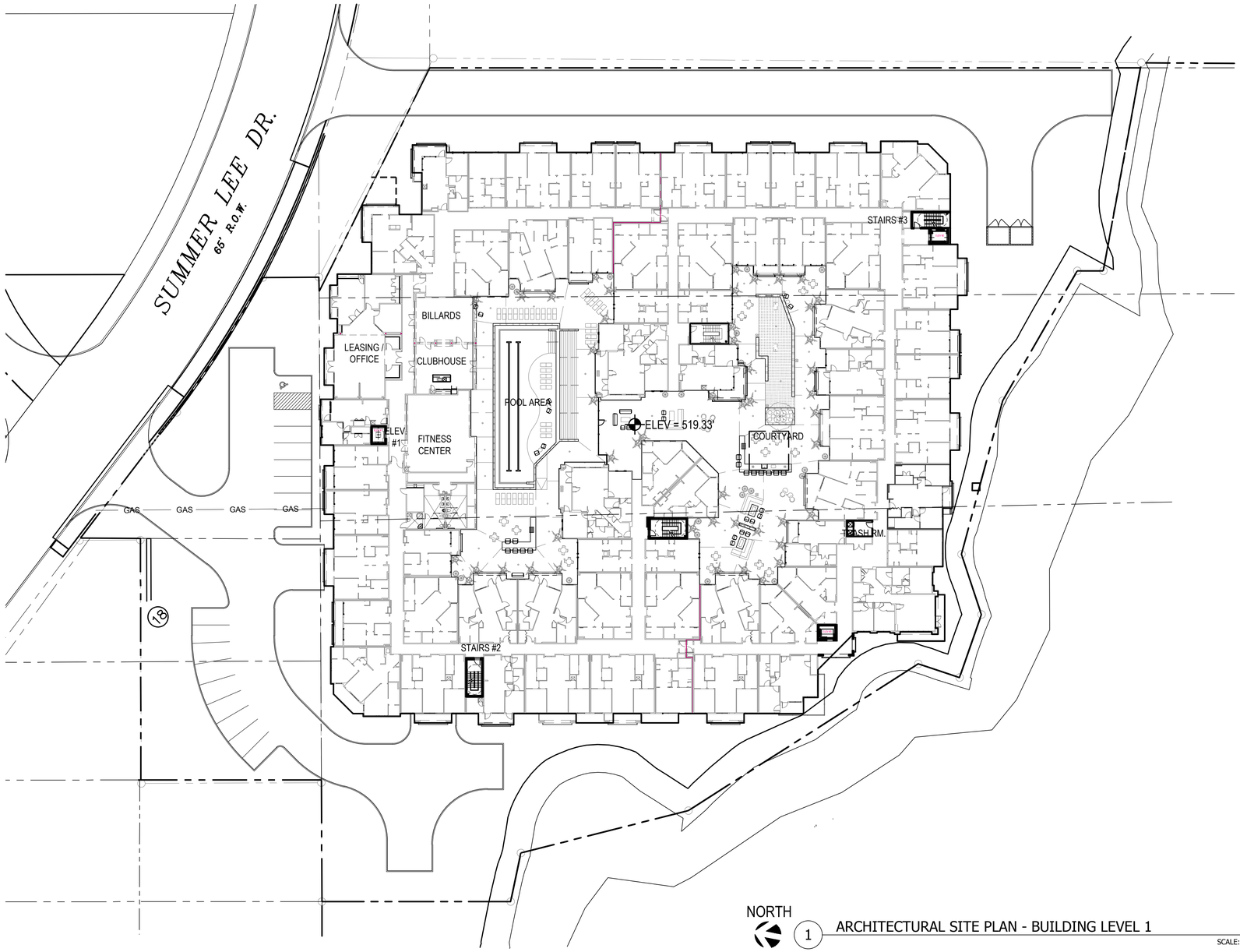
Sheet
A202

Project No.
SP2018-037

DEVELOPMENT REVIEW - REVISIONS: 12-04-18

466





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REGISTERED ARCHITECT
LESLIE BRYAN MOORE
12525
STATE OF TEXAS

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HARBOR HILL
2400 SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

ARCHITECTURAL SITE PLAN
BUILDING LEVEL 1

Issue Dates:
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ISSUED FOR PRICING 08-16-2018
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HUD INVITATION 10-12-2018
ISSUED FOR DEVELOPMENT REVIEW 11-16-2018
DEVELOPMENT REVIEW REVISIONS 12-04-2018

Scale:
Drawn By: RGM
Checked by: BM

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A203

Project No.
SP2018-037

DEVELOPMENT REVIEW - REVISIONS: 12-04-18

467

EXTERIOR COLORS



CONCRETE ROOF TILE:
BORAL - TEJAS ESPANA -
BRAZOS BLEND

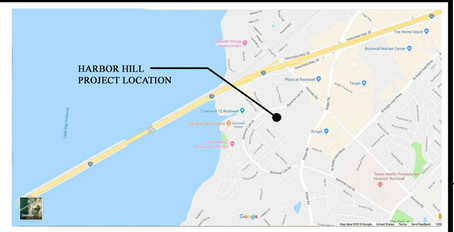


EXTERIOR STONE VENEER:
ELDORADO STONE -
MOUNTAIN LEDGE

3 COAT STUCCO SYSTEM:
COLOR #1: BEHR - EGGSHELL - MS33
(TYP. AT ALL HORIZONTAL BANDING.)

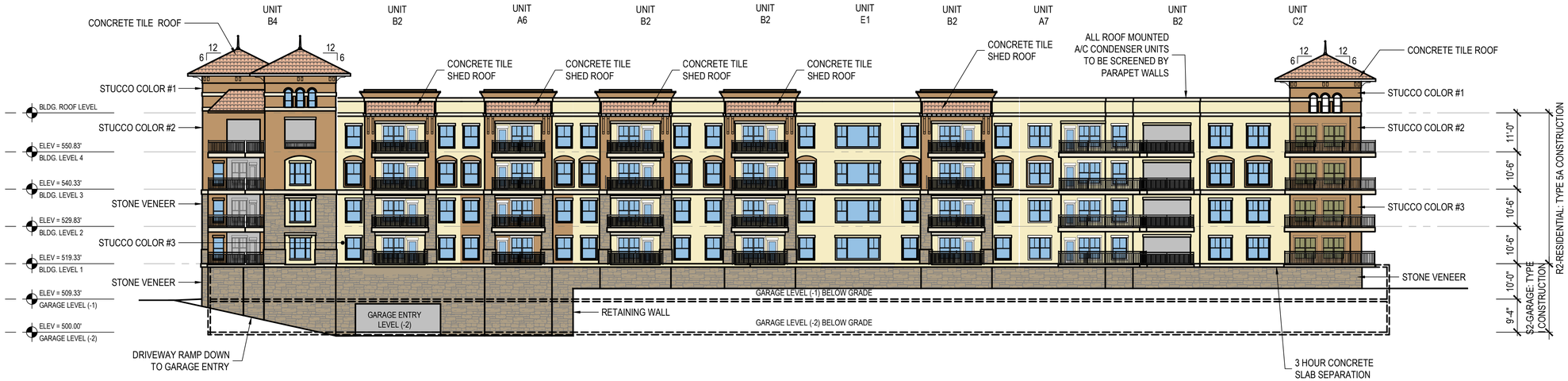
3 COAT STUCCO SYSTEM:
COLOR #2 : BEHR - VANILLA - MS-34
(TYP. AT MAJOR FIELD AREA,
BACK WALLS.)

3 COAT STUCCO SYSTEM:
COLOR #3: BEHR - CANYONLAND - MS-37
(TYP. ALL ALL MINOR FIELD AREAS,
COLUMNS & RECESSED WINDOWS.)



WEST ELEVATION EXTERIOR MATERIAL FOOTAGES:

TOTAL SURFACE SQUARE FOOTAGE	=	15,038
AREA OF STUCCO MATERIAL	=	10,957
AREA OF STONE ON BUILDING FASCADE	=	1,096
AREA OF STONE ON EXPOSED GARAGE	=	2,985

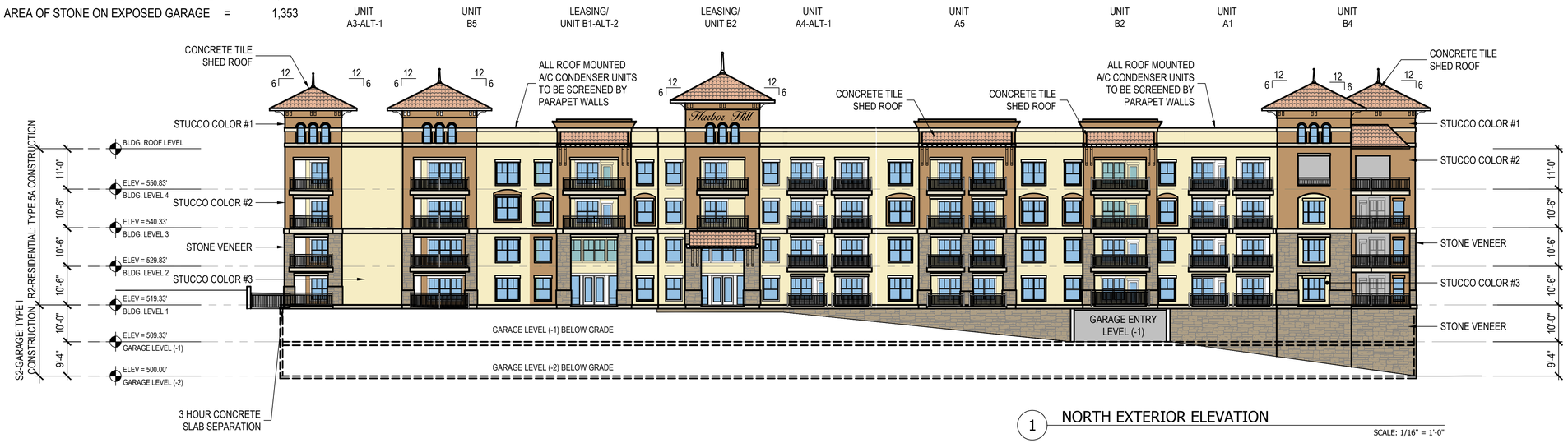


2 WEST EXTERIOR ELEVATION (LAKE SIDE)

SCALE: 1/16" = 1'-0"

NORTH ELEVATION EXTERIOR MATERIAL FOOTAGES:

TOTAL SURFACE SQUARE FOOTAGE	=	13,140
AREA OF STUCCO MATERIAL	=	10,585
AREA OF STONE ON BUILDING FASCADE	=	1,202
AREA OF STONE ON EXPOSED GARAGE	=	1,353



1 NORTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

DBA ARCHITECTS
111 S. KENTUCKY SUITE 210 McKINNEY, TEXAS 75069 469.800.4355

REGISTERED ARCHITECT LESLIE BRYAN MOORE 12525 STATE OF TEXAS

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HARBOR HILL
2400 SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

EXTERIOR ELEVATION
NORTH & WEST VIEWS

Issue Dates:

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HUD INVITATION 10-12-2018
ISSUED FOR DEVELOPMENT REVIEW 11-16-2018
DEVELOPMENT REVIEW REVISIONS 12-04-2018

Scale:

Drawn By: RGM

Checked by: BM

Sheet
A501

Project No.
SP2018-037

DEVELOPMENT REVIEW - REVISIONS: 12-04-18

468

EXTERIOR COLORS



CONCRETE ROOF TILE:
BORAL - TEJAS ESPANA -
BRAZOS BLEND

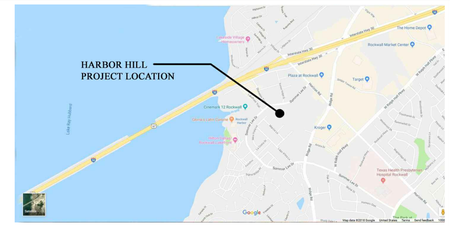


EXTERIOR STONE VENEER:
ELDORADO STONE -
MOUNTAIN LEDGE

3 COAT STUCCO SYSTEM:
COLOR #1: BEHR - EGGSHELL - MS33
(TYP. AT ALL HORIZONTAL BANDING.)

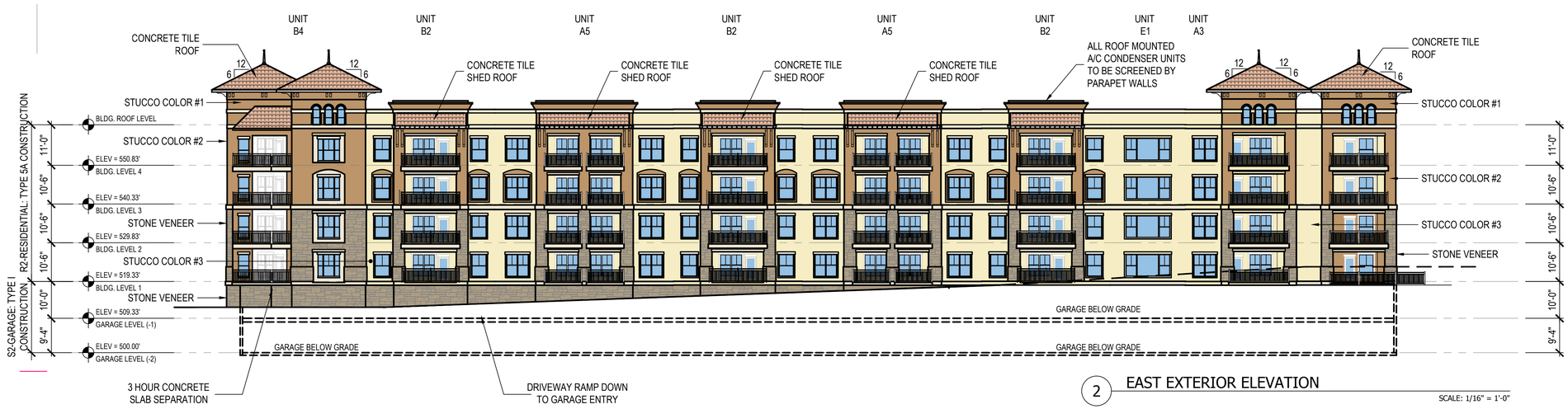
3 COAT STUCCO SYSTEM:
COLOR #2 : BEHR - VANILLA - MS-34
(TYP. AT MAJOR FIELD AREA,
BACK WALLS.)

3 COAT STUCCO SYSTEM:
COLOR #3: BEHR - CANYONLAND - MS-37
(TYP. ALL ALL MINOR FIELD AREAS,
COLUMNS & RECESSED WINDOWS.)



EAST ELEVATION EXTERIOR MATERIAL FOOTAGES:

TOTAL SURFACE SQUARE FOOTAGE	=	12,387
AREA OF STUCCO MATERIAL	=	10,203
AREA OF STONE ON BUILDING FASCADE	=	1,433
AREA OF STONE ON EXPOSED GARAGE	=	751

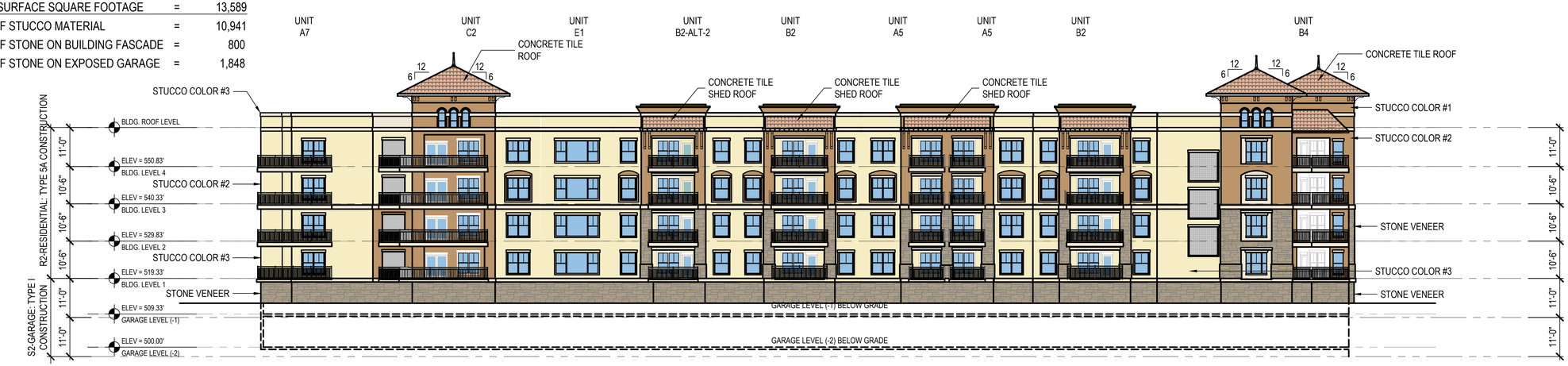


2 EAST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

SOUTH ELEVATION EXTERIOR MATERIAL FOOTAGES:

TOTAL SURFACE SQUARE FOOTAGE	=	13,589
AREA OF STUCCO MATERIAL	=	10,941
AREA OF STONE ON BUILDING FASCADE	=	800
AREA OF STONE ON EXPOSED GARAGE	=	1,848



1 SOUTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

DBA ARCHITECTS
111 S. KENTUCKY SUITE 210 McKINNEY, TEXAS 75069 469.800.4369

REGISTERED ARCHITECT
LESLIE BRYAN MOORE
12525
STATE OF TEXAS

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HARBOR HILL
2400 SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

EXTERIOR ELEVATION
EXTERIOR PERIMETER

Issue Dates:

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HUD INVITATION 10-12-2018
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DEVELOPMENT REVIEW REVISIONS 12-04-2018

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Checked by: BM

Sheet
A502

Project No.
SP2018-037

DEVELOPMENT REVIEW - REVISIONS: 12-04-18

EXTERIOR COLORS



CONCRETE ROOF TILE:
BORAL - TEJAS ESPANA -
BRAZOS BLEND



EXTERIOR STONE VENEER:
ELDORADO STONE -
MOUNTAIN LEDGE

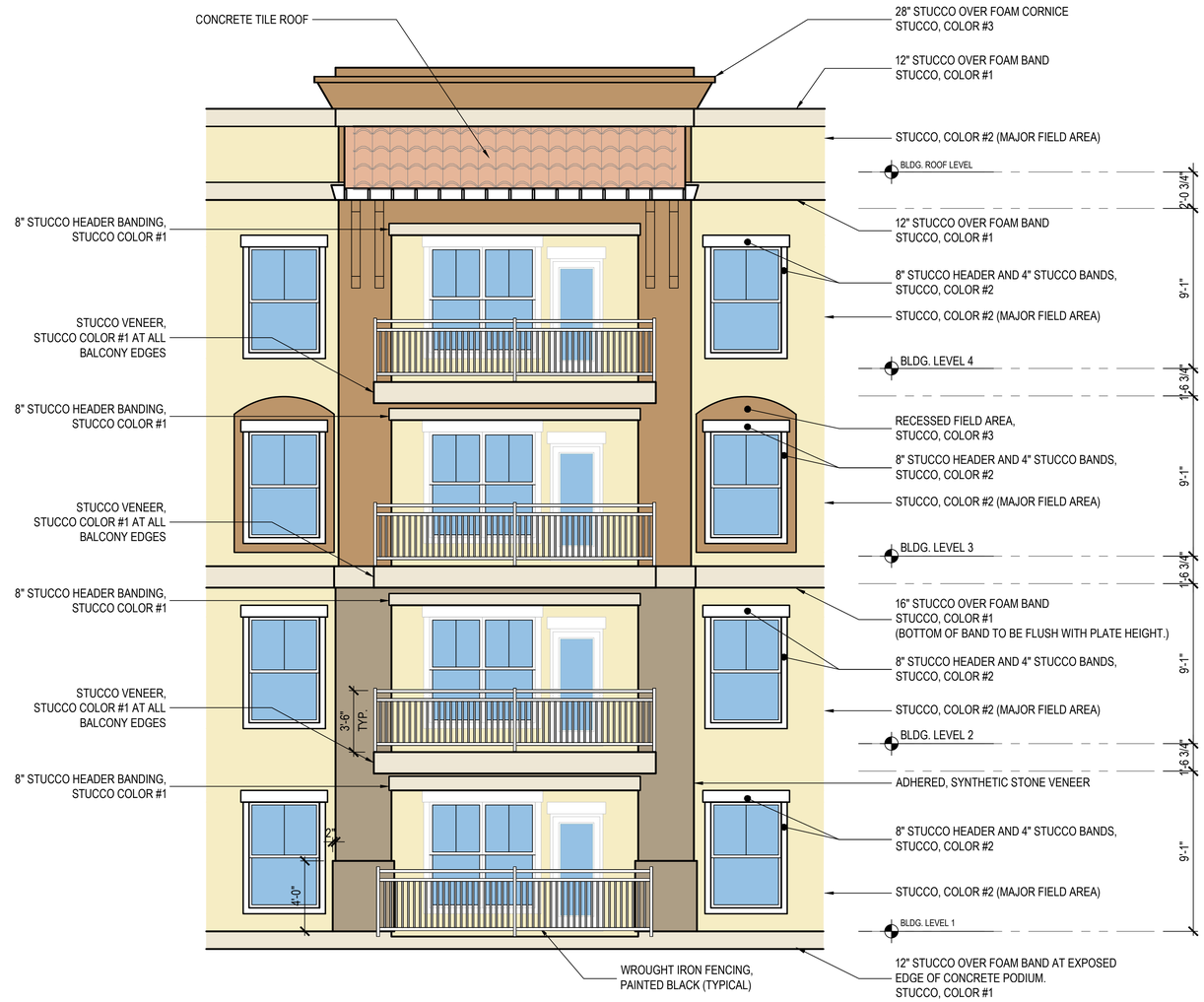
3 COAT STUCCO SYSTEM:
COLOR #1: BEHR - EGGSHELL - MS33
(TYP. AT ALL HORIZONTAL BANDING.)

3 COAT STUCCO SYSTEM:
COLOR #2 : BEHR - VANILLA - MS-34
(TYP. AT MAJOR FIELD AREA,
BACK WALLS.)

3 COAT STUCCO SYSTEM:
COLOR #3: BEHR - CANYONLAND - MS-37
(TYP. ALL ALL MINOR FIELD AREAS,
COLUMNS & RECESSED WINDOWS.)

NOTES:

- ALL STUCCO TO BE A 3 COAT STUCCO SYSTEM.



1 TYPICAL APPLICATION OF MATERIALS

SCALE: 1/4" = 1'-0"

DBA ARCHITECTS
111 S. KENTUCKY SUITE 210 McKINNEY, TEXAS 75069 469.800.4456

REGISTERED ARCHITECT
LESLIE BRYAN MOORE
12525

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HARBOR HILL
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ROCKWALL, TEXAS 75032

EXTERIOR ELEVATION
MATERIAL LEGEND

Issue Dates:

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Scale:

Drawn By: RGM

Checked by: BM

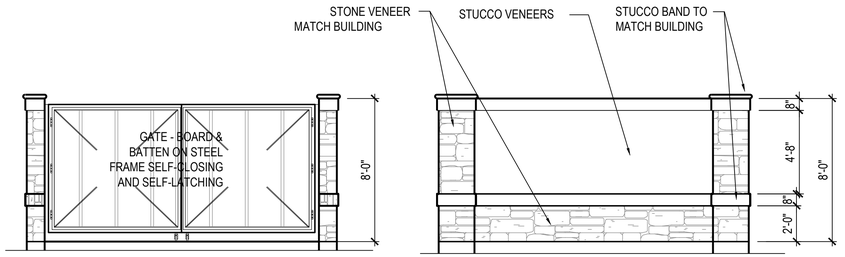
Sheet
A500

Project No.
SP2018-037

DEVELOPMENT REVIEW - REVISIONS: 12-04-18

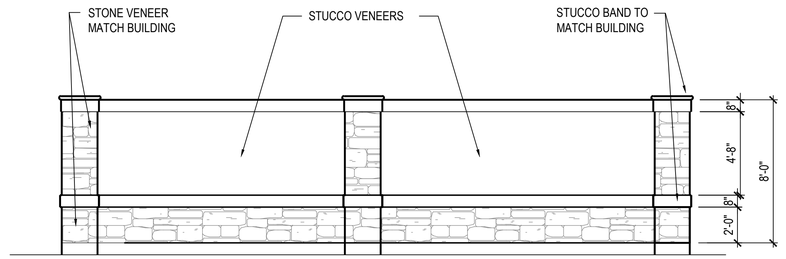
470


Harbor Hill

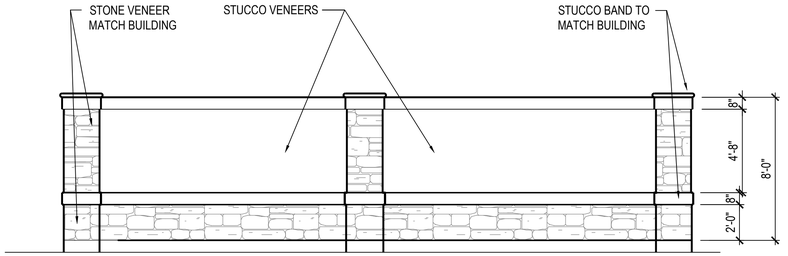


5 COMPARTOR FRONT ELEVATION
SCALE : 1/4" = 1'-0"

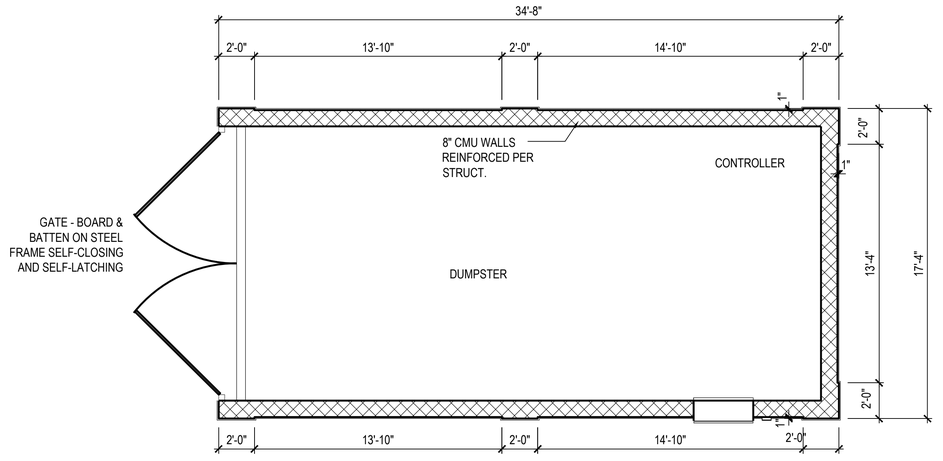
4 DUMPSTER BACK ELEVATION
SCALE : 1/4" = 1'-0"



3 COMPARTOR LEFT SIDE ELEVATION
SCALE : 1/4" = 1'-0"



2 DUMPSTER RIGHT SIDE ELEVATION
SCALE : 1/4" = 1'-0"



1 DUMPSTER PLAN
SCALE : 1/4" = 1'-0"

DBA ARCHITECTS
111 S. KENTUCKY SUITE 210 McKINNEY, TEXAS 75069 866.800.4262

REGISTERED ARCHITECT
LESLIE BRYAN MOORE
12525
STATE OF TEXAS

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TRASH DUMPSTER ENCLOSURE

Issue Dates:

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03-05-2018

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10-01-2018

HUD INVITATION
10-12-2018

ISSUED FOR
DEVELOPMENT REVIEW
11-16-2018

DEVELOPMENT REVIEW
REVISIONS
12-04-2018

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A900

Project No.
SP2018-037

DEVELOPMENT REVIEW - REVISIONS: 12-04-18

472

LANDSCAPE REQUIREMENTS

THIS PLAN MEETS OR EXCEEDS THE FOLLOWING STANDARDS:

PD-32 HARBOR DISTRICT
INTERIOR SUBDISTRICT

LOT INFO

TOTAL SITE AREA: 3.97 AC (173,010 S.F.)
TOTAL DEVELOPED AREA: 3.97.6 AC (173,010 S.F.)
TOTAL IMPERVIOUS SURFACE: 123,980 S.F. (72%)
TOTAL PERVIOUS SURFACE: 49,030 S.F. (28%)

LANDSCAPE PERCENTAGE

REQUIRED: 25% LANDSCAPE PERCENTAGE
173,010 S.F. X 25% = 43,252 S.F. (0.99 AC)
PROVIDED: 49,030 S.F. (28%)

PARKING LOT LANDSCAPE

REQUIRED: (1) TREE PER 8 SURFACE PARKING SPOTS
17 SURFACE PARKING / 8 = 2.1 TREES
PROVIDED: (4) TREES

PARKING GARAGES

REQUIRED: A MINIMUM OF 25% OF EXPOSED GARAGE FACADE MUST BE SCREENED WITH VINES ON A GREENSCREEN OR CABLE TYPE SYSTEM
PROVIDED: 25%+ EXPOSED GARAGE FACADE SCREENED WITH VINES

STREET FRONTAGE

REQUIRED: 8' SIDEWALK WITH 5' X 10' TREE LEAVE-OUTS 30' O.C. SUMMER LEE DR. TO USE CEDAR ELM TREES ALONG R.O.W.
PROVIDED: (4) TREES IN 5' X 10' TREE LEAVEOUTS

IRRIGATION NOTES

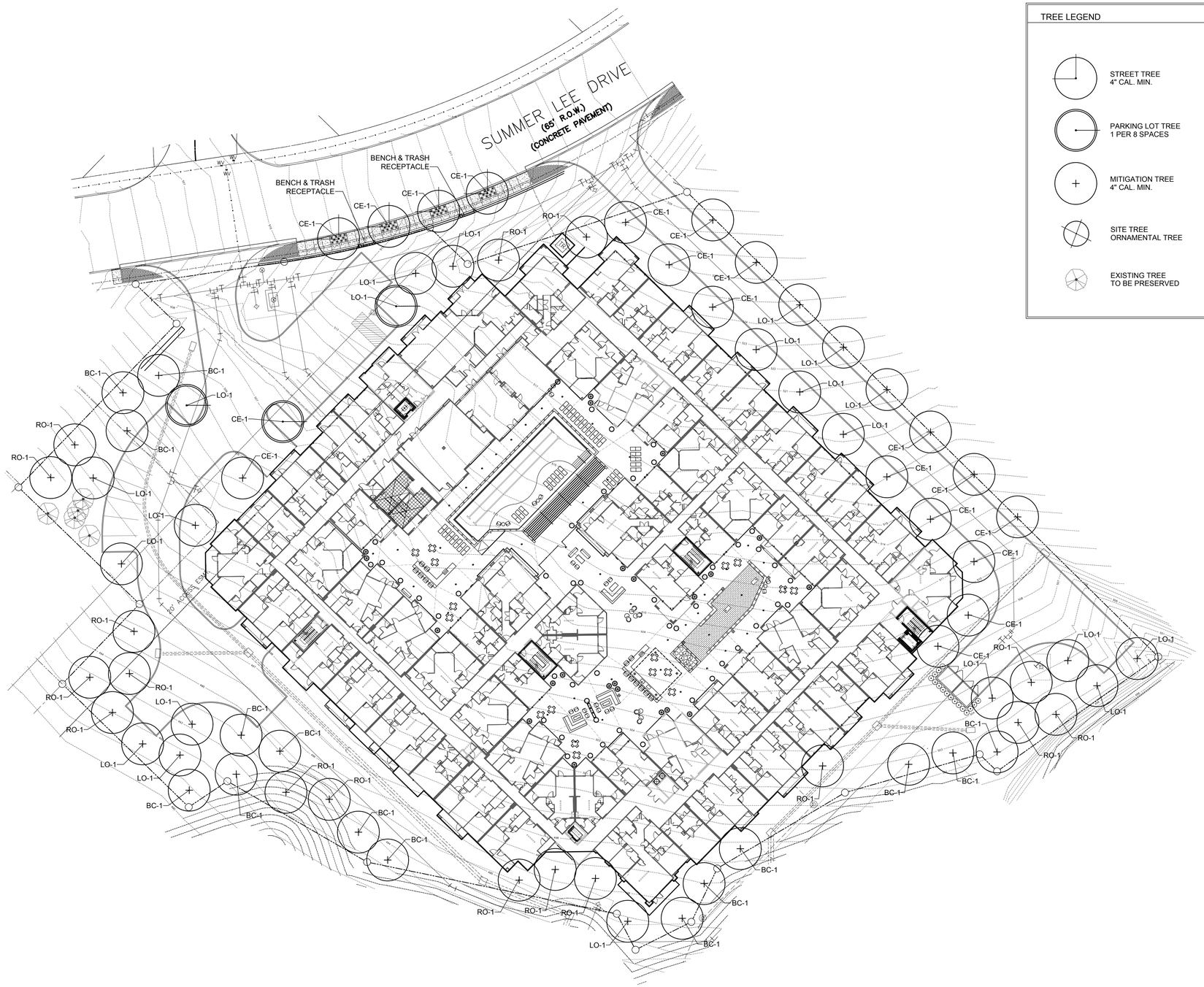
THE OWNER SHALL BE RESPONSIBLE FOR THE HEALTH AND VITALITY OF PLANT MATERIAL THROUGH IRRIGATION OF ALL LANDSCAPED AREAS, TURF AND PLANT MATERIALS, AND SHALL:

1. PROVIDE A MOISTURE LEVEL IN AN AMOUNT AND FREQUENCY ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS ON A PERMANENT BASIS.
2. BE IN PLACE AND OPERATIONAL AT THE TIME OF THE LANDSCAPE INSPECTION FOR CERTIFICATE OF OCCUPANCY.
3. BE MAINTAINED AND KEPT OPERATIONAL AT ALL TIMES TO PROVIDE FOR EFFICIENT WATER DISTRIBUTION.

COMPLIANCE WITH STATE LAW. ALL IRRIGATION SYSTEMS SHALL COMPLY WITH THE IRRIGATION CODE OF CHAPTER 10, ARTICLE XVI OF THE CITY OF ROCKWALL CODE OF ORDINANCES, AND ALL APPLICABLE STATE LAWS, AS MAY BE AMENDED.

GENERAL NOTES

NO TREES WITHIN 5' OF UTILITIES.



TREE LEGEND

- STREET TREE 4" CAL. MIN.
- PARKING LOT TREE 1 PER 8 SPACES
- MITIGATION TREE 4" CAL. MIN.
- SITE TREE ORNAMENTAL TREE
- EXISTING TREE TO BE PRESERVED

PLANT LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
		SHADE TREES			
BC	15	Taxodium distichum	Bald Cypress	4"-4.5" Cal.	16-18' Ht.
LO	21	Quercus virginiana	Live Oak	4"-4.5" Cal.	14'-16' Ht.
CE	19	Ulmus crassifolia	Cedar Elm	4"-4.5" Cal.	12-14' Ht.
RO	17	Quercus shumardii	Red Oak	4"-4.5" Cal.	14'-16' Ht.

1 LANDSCAPE PLAN

SCALE: 1" = 30'-0"

0 30 60

GRAPHIC SCALE IN FEET

N

ISSUES:

1 11-15-18 ISSUE FOR PERMIT

REVISIONS:

1 12-04-18 PER CITY COMMENTS

CLIENT:

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REGISTERED LANDSCAPE ARCHITECT
BRIAN H. BIL
2485
STATE OF TEXAS
12-04-18

ISSUE FOR PERMIT

HARBOR HILL LUXURY RESIDENCES

ROCKWALL, TEXAS

JOB NUMBER: DBA-1601

LANDSCAPE PLAN

LP0.01

LANDSCAPE REQUIREMENTS

THIS PLAN MEETS OR EXCEEDS THE FOLLOWING STANDARDS:

PD-32 HARBOR DISTRICT
INTERIOR SUBDISTRICT

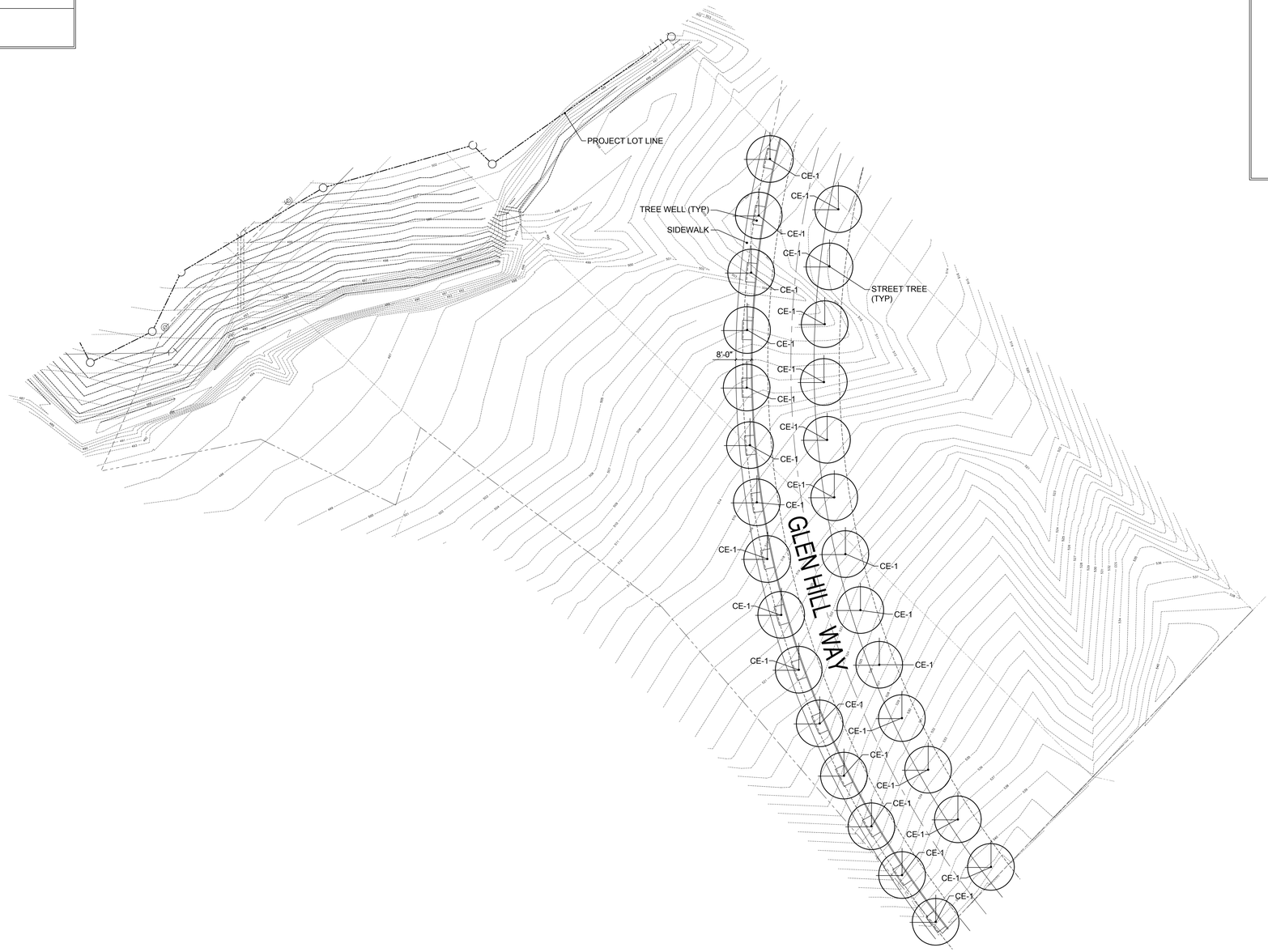
STREET FRONTAGE

REQUIRED: 8' SIDEWALK WITH 5' X 10' TREE LEAVE-OUTS 30' O.C.
TREES 30' O.C. ADJACENT SIDE OF R.O.W.
GLEN HILL WAY TO USE CEDAR ELM TREES ALONG R.O.W.

PROVIDED: (15) TREES IN 5' X 10' TREE LEAVEOUTS
(13) TREES ADJACENT SIDE OF R.O.W.

GENERAL NOTES

NO TREES WITHIN 5' OF UTILITIES.



TREE LEGEND

- STREET TREE 4" CAL. MIN.
- PARKING LOT TREE 1 PER 8 SPACES
- MITIGATION TREE 4" CAL. MIN.
- SITE TREE ORNAMENTAL TREE
- EXISTING TREE TO BE PRESERVED

PLANT LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
		SHADE TREES			
BC	00	Taxodium distichum	Bald Cypress	4"-4.5" Cal.	16-18' Ht.
LO	00	Quercus virginiana	Live Oak	4"-4.5" Cal.	14'-16' Ht.
CE	28	Ulmus crassifolia	Cedar Elm	4"-4.5" Cal.	12-14' Ht.
RO	00	Quercus shumardii	Red Oak	4"-4.5" Cal.	14'-16' Ht.

1 LANDSCAPE PLAN

SCALE: 1" = 30'-0"

0 30 60

GRAPHIC SCALE IN FEET

N

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2485
STATE OF TEXAS
12-04-18

ISSUE FOR PERMIT

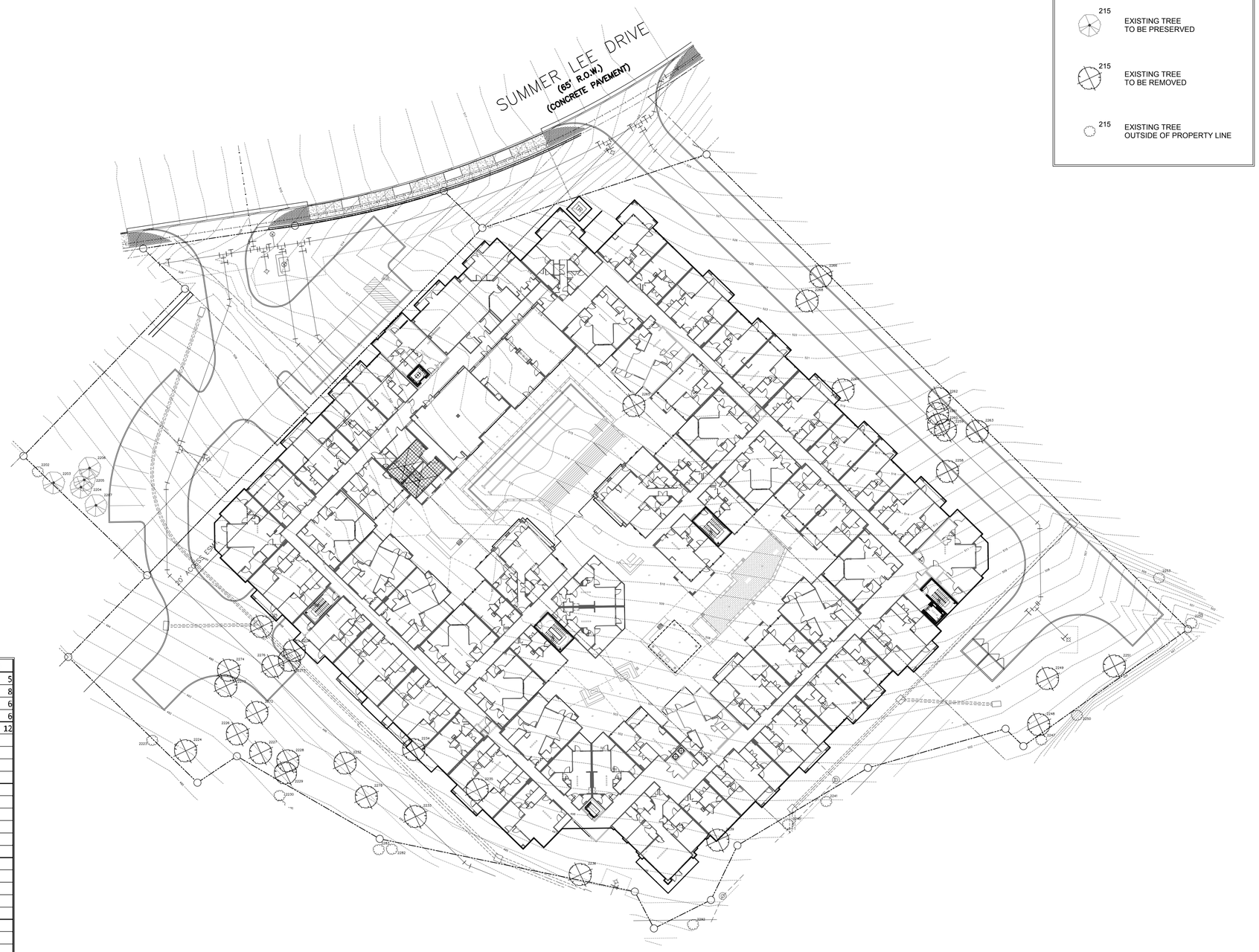
HARBOR HILL LUXURY RESIDENCES

ROCKWALL, TEXAS

JOB NUMBER: DBA-1601

LANDSCAPE PLAN

LP0.02



TREE LEGEND

215 EXISTING TREE TO BE PRESERVED

215 EXISTING TREE TO BE REMOVED

215 EXISTING TREE OUTSIDE OF PROPERTY LINE

TREE MITIGATION CALCULATIONS

TREE PRESERVATION

TOTAL INCHES ON SITE:	499 INCHES
TOTAL INCHES TO BE REMOVED:	462 INCHES
TOTAL INCHES TO BE PRESERVED:	37 INCHES
TOTAL PRESERVATION CREDITS:	0 INCHES
USABLE CREDITS (MAX 20% OF MITIGATION):	(0 INCHES)

TREE MITIGATION

REQUIRED: 367 INCHES TO BE MITIGATED
PROVIDED: (65) 4" CANOPY TREES = 260 INCHES PROVIDED
REMAINING INCHES TO BE PLANTED ON SITE OR PAID TO THE TREE FUND

GENERAL NOTES

NO TREES WITHIN 5' OF UTILITIES.

TREE TAG #	DIAMETER (in)	TREE TYPE	SAVE/REMOVE	INCHES MITIGATED	INCHES SAVED
203	5	Elm	S		5
204	8	Elm	S		8
205	6	Elm	S		6
206	6	Elm	S		6
207	12	Cedar	S		12
224	12	Cedar	R	6	
226	18	Pecan	R	18	
227	24	Pecan	R	24	
228	18	Pecan	R	18	
229	12	Cedar	R	6	
232	20	Pecan	R	20	
233	16	Cedar	R	8	
234	20	Cedar	R	10	
235	20	Pecan	R	20	
236	12	Cedar	R	6	
239	16	Oak	R	16	
248	12	Pecan	R	12	
249	12	Cedar	R	6	
251	16	Pecan	R	16	
258	20	Cedar	R	10	
259	18	Cedar	R	9	
260	18	Cedar	R	9	
261	12	Cedar	R	6	
262	24	Cedar	R	12	
263	30	Cedar	R	60	
265	12	Cedar	R	6	
266	12	Cedar	R	6	
267	12	Cedar	R	6	
268	12	Cedar	R	6	
272	14	Cedar	R	7	
273	8	Oak	R	8	
274	10	Oak	R	10	
275	12	Cedar	R	6	
276	6	Oak	R	6	
277	4	Oak	R	4	
278	6	Oak	R	6	
279	4	Oak	R	4	
		TOTAL:		367	37

1 TREE SURVEY/MITIGATION
SCALE: 1" = 30'-0"

0 30 60
GRAPHIC SCALE IN FEET

N

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12-04-18

ISSUE FOR PERMIT

HARBOR HILL LUXURY RESIDENCES

ROCKWALL, TEXAS

JOB NUMBER: DBA-1601

TREE SURVEY/ MITIGATION

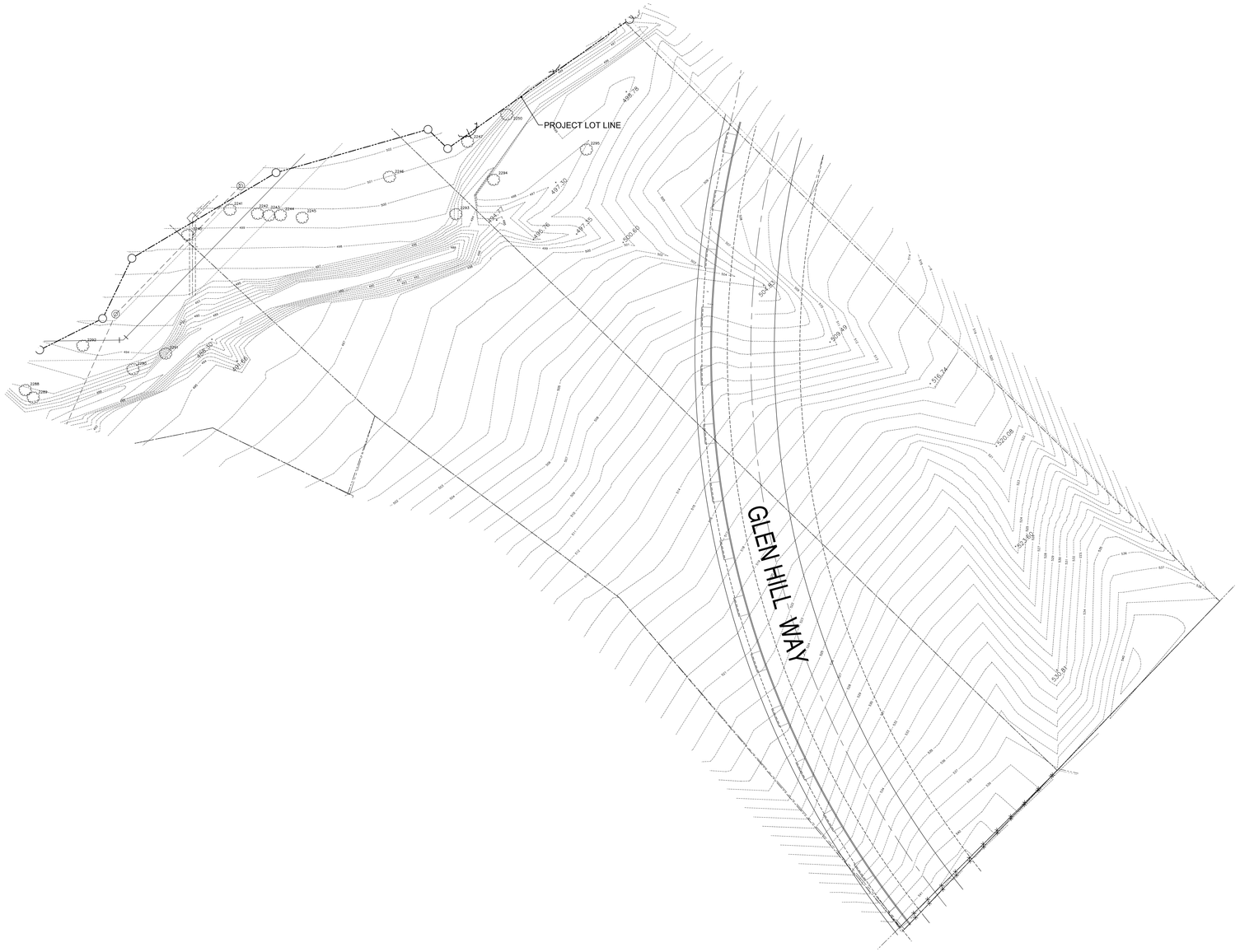
LP0.03

TREE LEGEND

215 EXISTING TREE TO BE PRESERVED

215 EXISTING TREE TO BE REMOVED

215 EXISTING TREE OUTSIDE OF PROPERTY LINE



1 TREE SURVEY/MITIGATION

SCALE: 1" = 30'-0"

0 30 60

GRAPHIC SCALE IN FEET

N

ISSUES:
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STATE OF TEXAS
12-04-18

ISSUE FOR PERMIT

HARBOR HILL LUXURY RESIDENCES

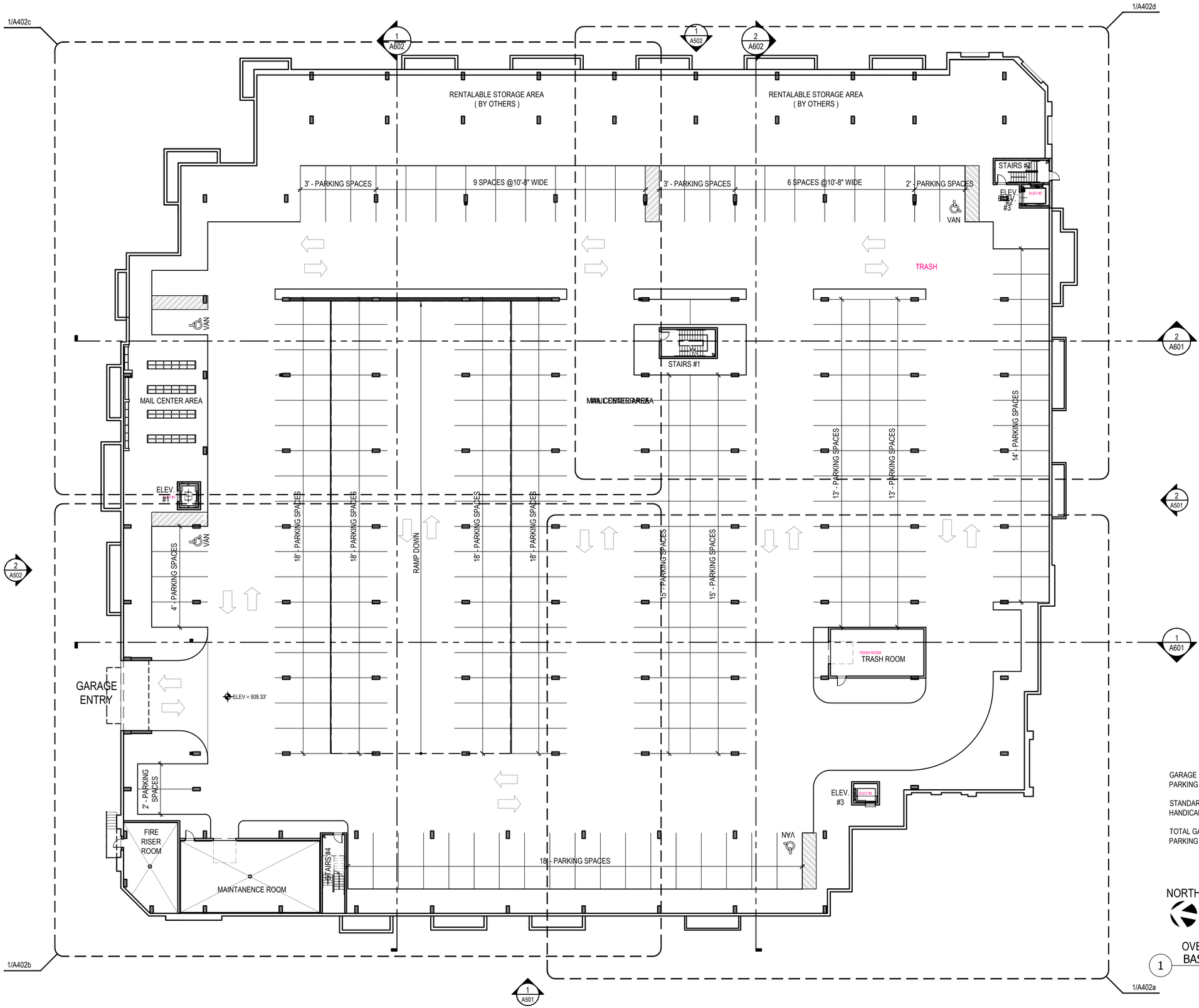
ROCKWALL, TEXAS

JOB NUMBER: DBA-1601

TREE SURVEY/ MITIGATION

LP0.04

476



DBA ARCHITECTS
111 S. KENTUCKY SUITE 210 McKINNEY, TEXAS 75069 469.600.4456

REGISTERED ARCHITECT
LESLIE BRYAN MOORE
12525

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HARBOR HILL
2400 SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

OVERALL GARAGE PLAN
BASEMENT LEVEL (-1)

Issue Dates:
HUD INVITATION 03-05-2018
ISSUED FOR PRICING 08-16-2018
ISSUED FOR REVIEW 10-01-2018
HUD INVITATION 10-12-2018
ISSUED FOR DEVELOPMENT REVIEW 11-16-2018
DEVELOPMENT REVIEW REVISIONS 12-04-2018

Scale:
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Checked by: BM

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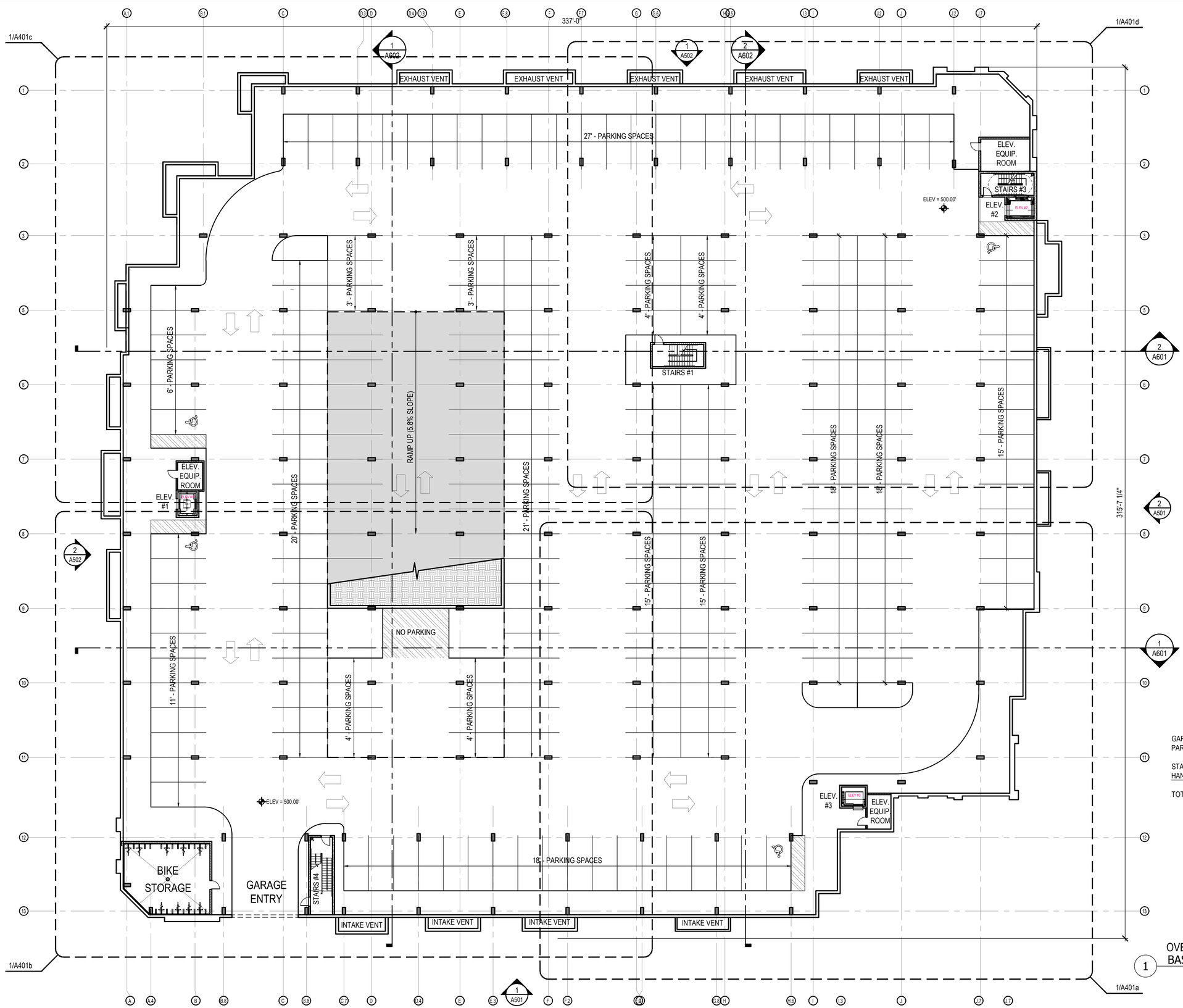
A402

Project No.
SP2018-037

DEVELOPMENT REVIEW - REVISIONS: 12-04-18



GARAGE BASEMENT LEVEL (-2)
PARKING CALCULATIONS:

STANDARD SPACES = 202
HANDICAP SPACES = 4

TOTAL GARAGE PARKING SPACES = 206 SPACES

NORTH

1 OVERALL GARAGE PLAN
BASEMENT LEVEL (-2)
SCALE: 1/16" = 1'-0"

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HARBOR HILL
2400 SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

OVERALL GARAGE PLAN
BASEMENT LEVEL (-2)

Issue Dates:
HUD INVITATION 03-05-2018
ISSUED FOR PRICING 08-16-2018
ISSUED FOR REVIEW 10-01-2018
HUD INVITATION 10-12-2018
ISSUED FOR DEVELOPMENT REVIEW 11-16-2018
DEVELOPMENT REVIEW REVISIONS 12-04-2018

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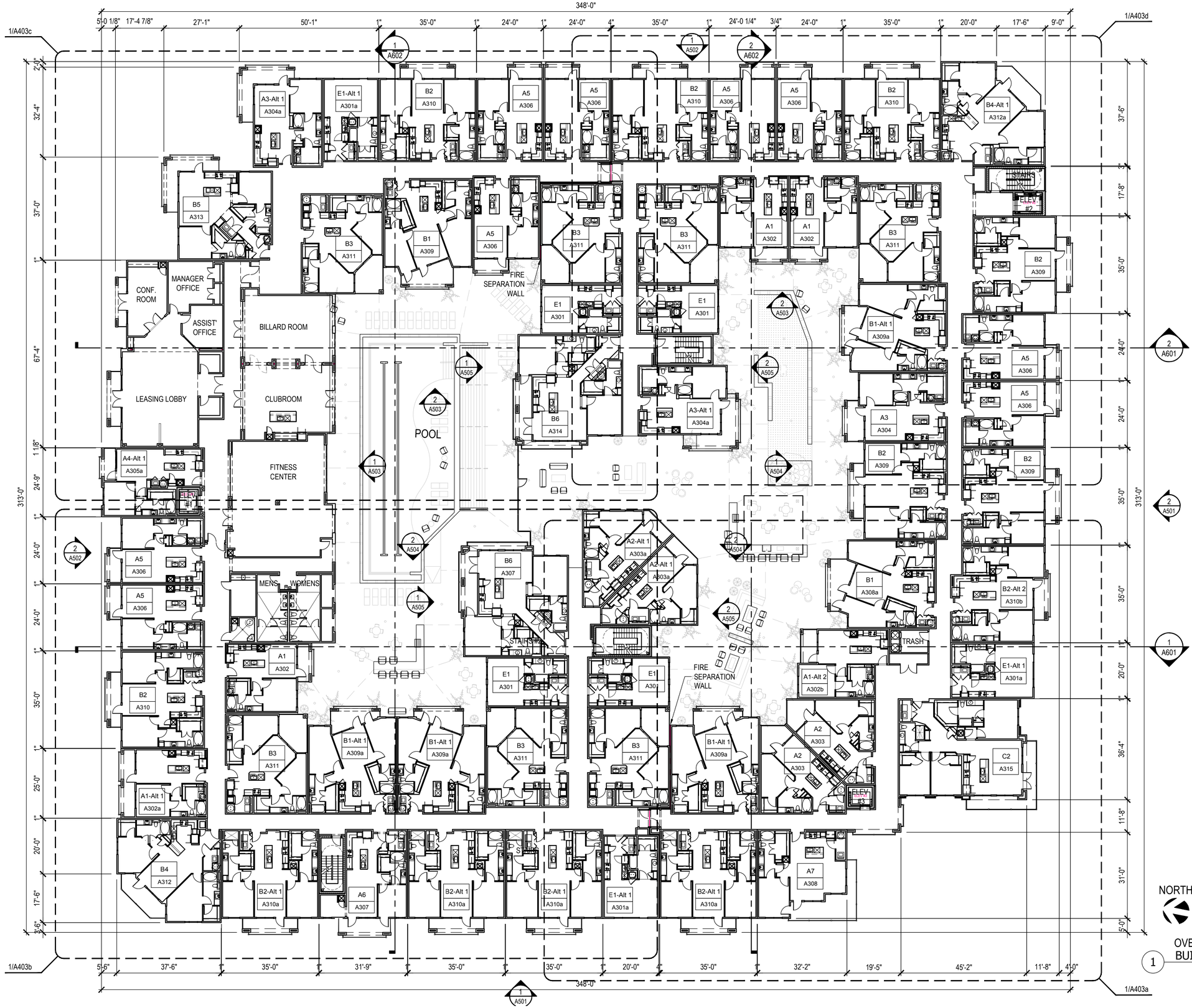
Project No.
SP2018-037

DEVELOPMENT REVIEW - REVISIONS: 12-04-18

478



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REGISTERED ARCHITECT
LESLIE BRYAN MOORE
12525
STATE OF TEXAS

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HARBOR HILL
2400 SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

OVERALL BUILDING PLAN
BUILDING LEVEL 1

Issue Dates:
HUD INVITATION 03-05-2018
ISSUED FOR PRICING 08-16-2018
ISSUED FOR REVIEW 10-01-2018
HUD INVITATION 10-12-2018
ISSUED FOR DEVELOPMENT REVIEW 11-16-2018
DEVELOPMENT REVIEW REVISIONS 12-04-2018

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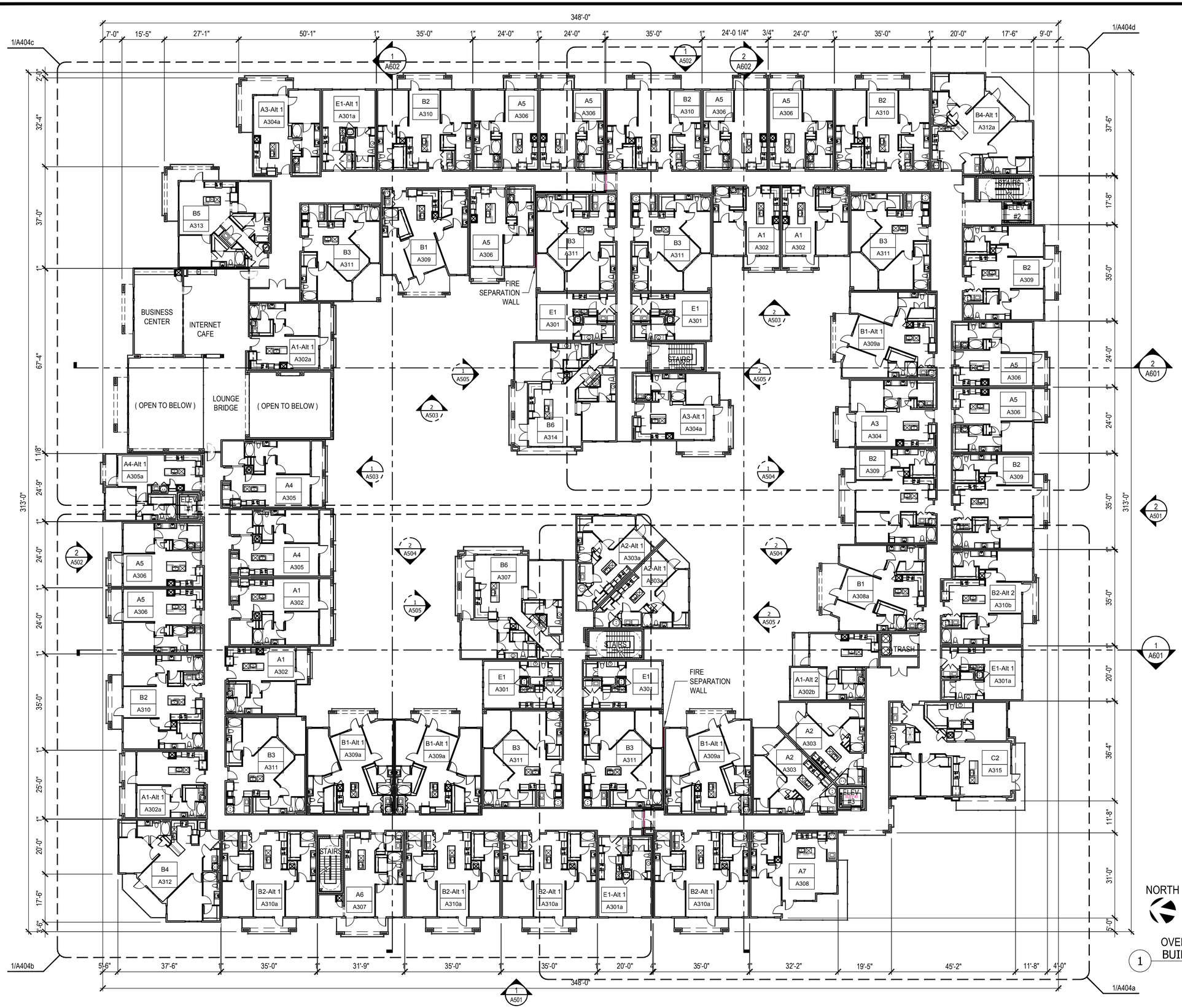
Project No.
SP2018-037

DEVELOPMENT REVIEW - REVISIONS: 12-04-18



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REGISTERED ARCHITECT
LESLIE BRYAN MOORE
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STATE OF TEXAS

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HARBOR HILL
2400 SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

OVERALL BUILDING PLAN
BUILDING LEVEL 2

Issue Dates:
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ISSUED FOR PRICING 08-16-2018
ISSUED FOR REVIEW 10-01-2018
HUD INVITATION 10-12-2018
ISSUED FOR DEVELOPMENT REVIEW 11-16-2018
DEVELOPMENT REVIEW REVISIONS 12-04-2018

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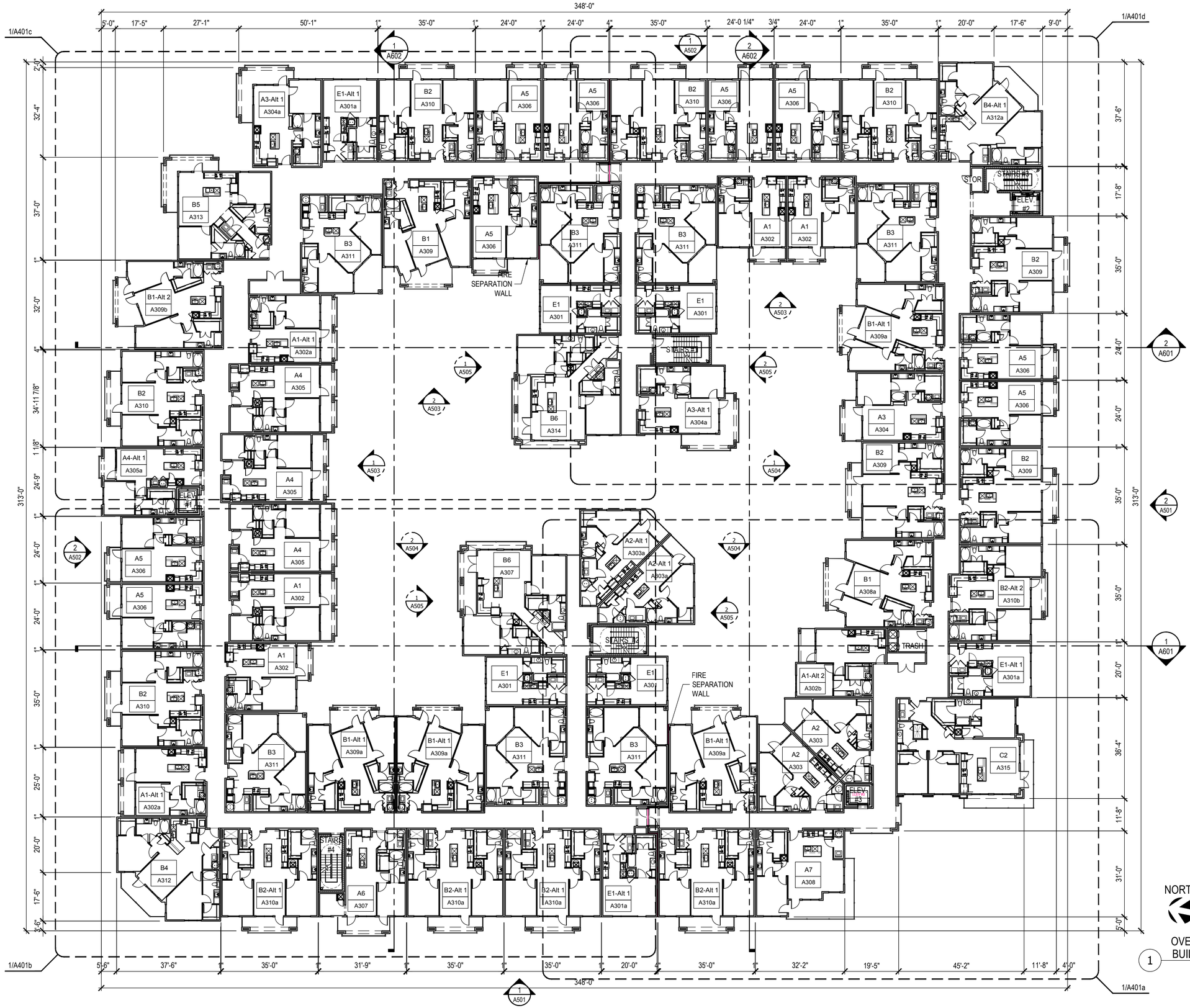
Project No.
SP2018-037

DEVELOPMENT REVIEW - REVISIONS: 12-04-18



1 OVERALL BUILDING PLAN
BUILDING LEVEL 3
SCALE: 1/16" = 1'-0"

DBA ARCHITECTS
111 S. KENTUCKY SUITE 210 McKINNEY, TEXAS 75069 469.600.4456

REGISTERED ARCHITECT
LESLIE BRYAN MOORE
12525

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HARBOR HILL
2400 SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

OVERALL BUILDING PLAN
BUILDING LEVEL 3

Issue Dates:
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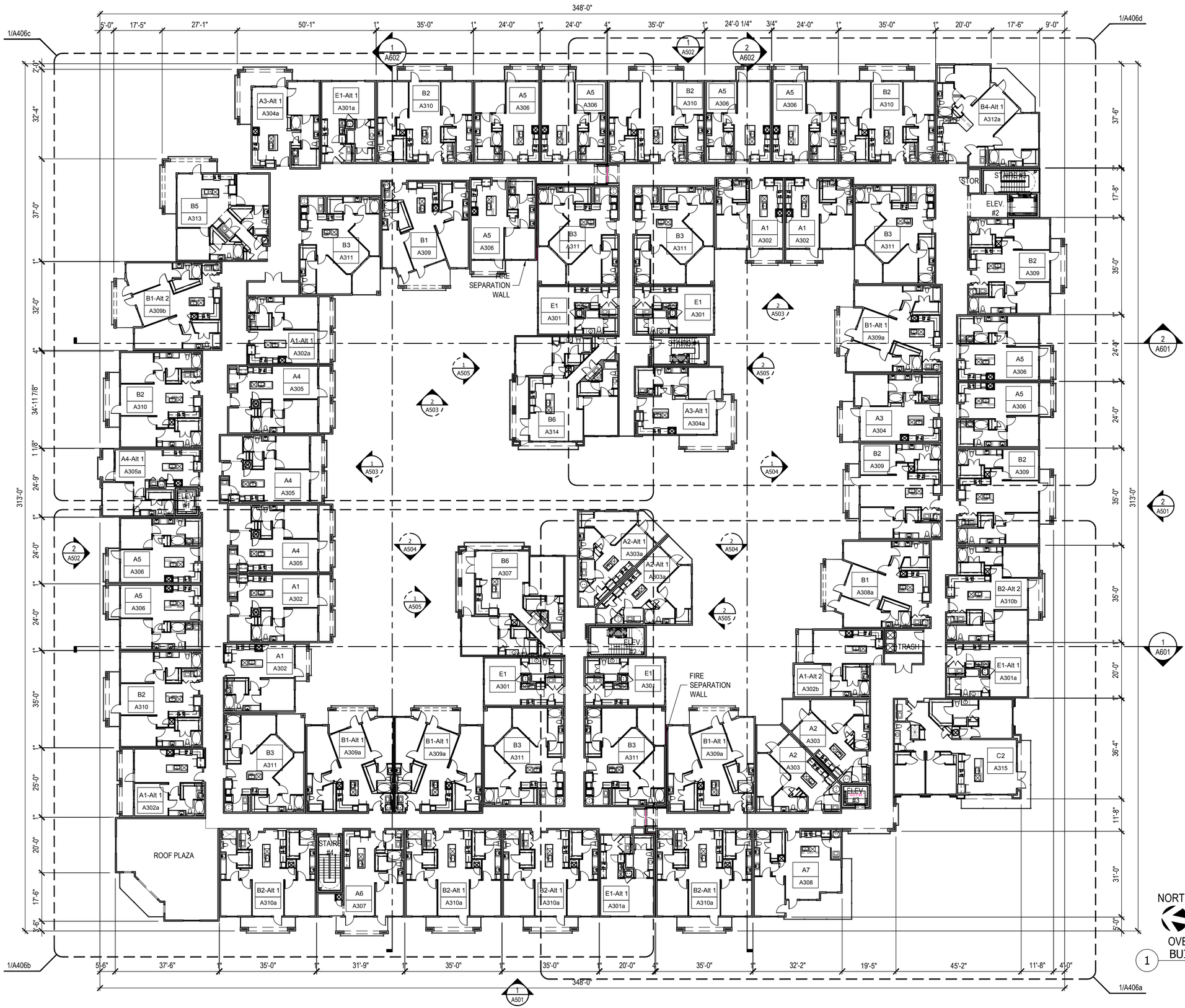

DBA ARCHITECTS
111 S. KENTUCKY SUITE 210 McKINNEY, TEXAS 75069 469-800-4456

REGISTERED ARCHITECT
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STATE OF TEXAS

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HARBOR HILL
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OVERALL BUILDING PLAN
BUILDING LEVEL 4

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DEVELOPMENT REVIEW REVISIONS 12-04-2018

Scale:
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SP2018-037

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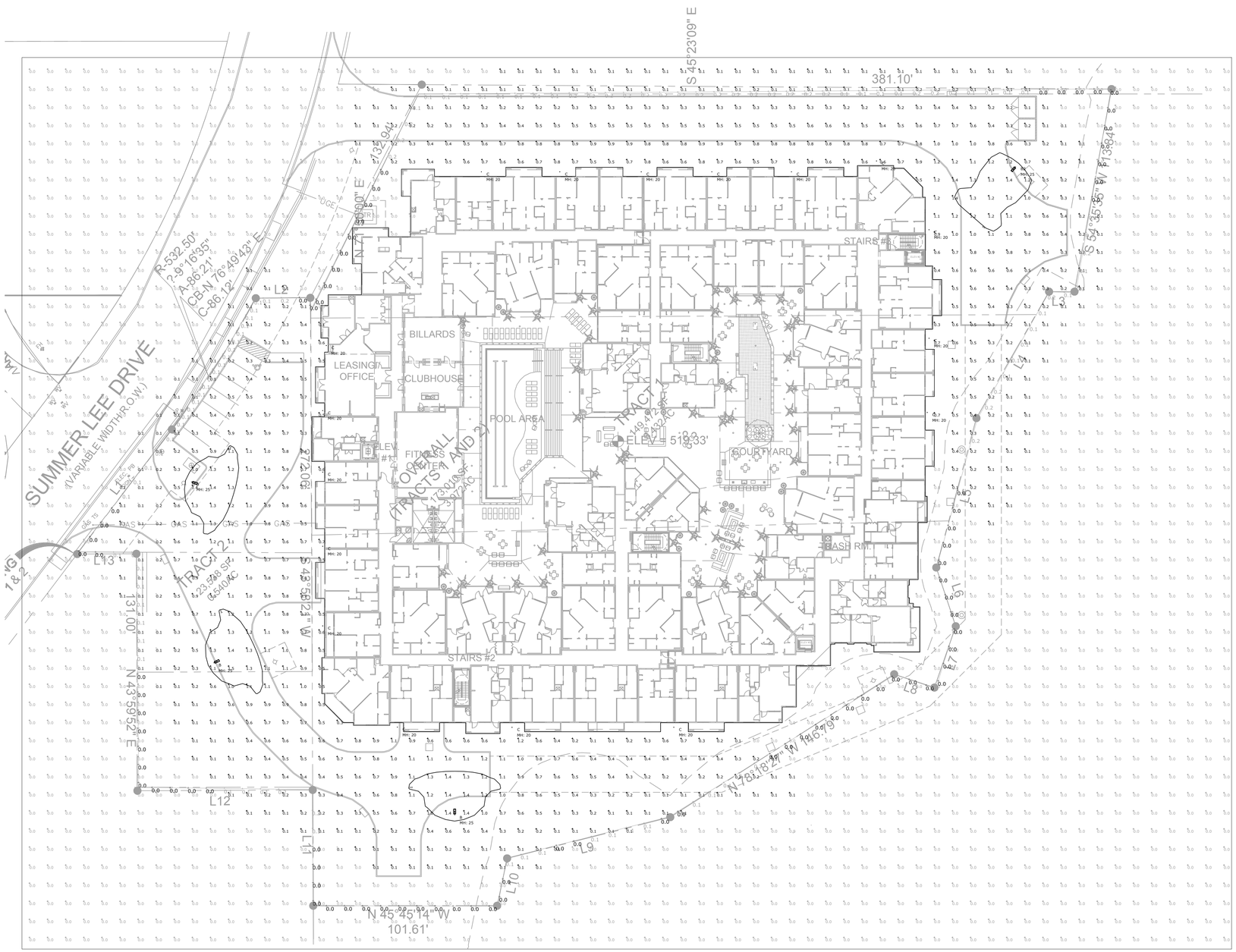


Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	B2	1	LITHONIA_DSX1 LED P1 40K TFTM MVOLT MOUNT HS FINISH	5436	54	1.000	1.000	1.000
	B	3	LITHONIA_DSX1 LED P1 40K T3M MVOLT MOUNT HS FINISH	5481	54	1.000	1.000	1.000
	C	17	SPRING CITY_ALMLCH LE040 VOLT X2 40 CR3 FINISH	3986	40	1.000	0.500	0.500

MEP GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO INTERNATIONAL, STATE AND LOCAL CODES AND ORDINANCES CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
2. CONTRACTORS TO CONFIRM ALL SPECIFICATIONS HEREIN WITH ACTUAL EQUIPMENT IN FIELD PRIOR TO INSTALLATION.
3. REVIEW PLAN SHEET "MEP0 - MEP NOTES" PRIOR TO PERMITTING, BIDDING AND CONSTRUCTION.
4. THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.
5. SEE CIVIL AND ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL FIXTURES AND STRUCTURES.
6. SEE ARCHITECTURAL FINISH OUT SCHEDULES FOR SPECIFIC MODELS, COLORS AND DESIGN NOT DEFINED HEREIN.
7. WITH OWNER APPROVAL, CONTRACTOR MAY CHANGE SPECIFIED EQUIPMENT BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.
8. CONTRACTOR TO CONTACT AME ENGINEERING, INC. AT 817-653-4122 PRIOR TO ANY SIGNIFICANT DESIGN REVISIONS.
9. DETAILS LABELED "TYPICAL" ON THE DRAWINGS SHALL APPLY TO ALL SITUATION OCCURRING ON THE PROJECT THAT ARE OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER OF RECORD.

TEXAS FIRM F-16469
AME Engineering, Inc.
mail@ameengineer.com | ofc 817-653-4122 | fax 817-754-6615
3825 W Green Oaks Blvd Suite 200, Arlington TX 76016-2700

STATE OF TEXAS
JESSICA J. KILGORE
106106
LICENSED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Jessica J. Kilgore, P.E. 106106 on NOVEMBER 15, 2018.

HARBOR HILL

2400 SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

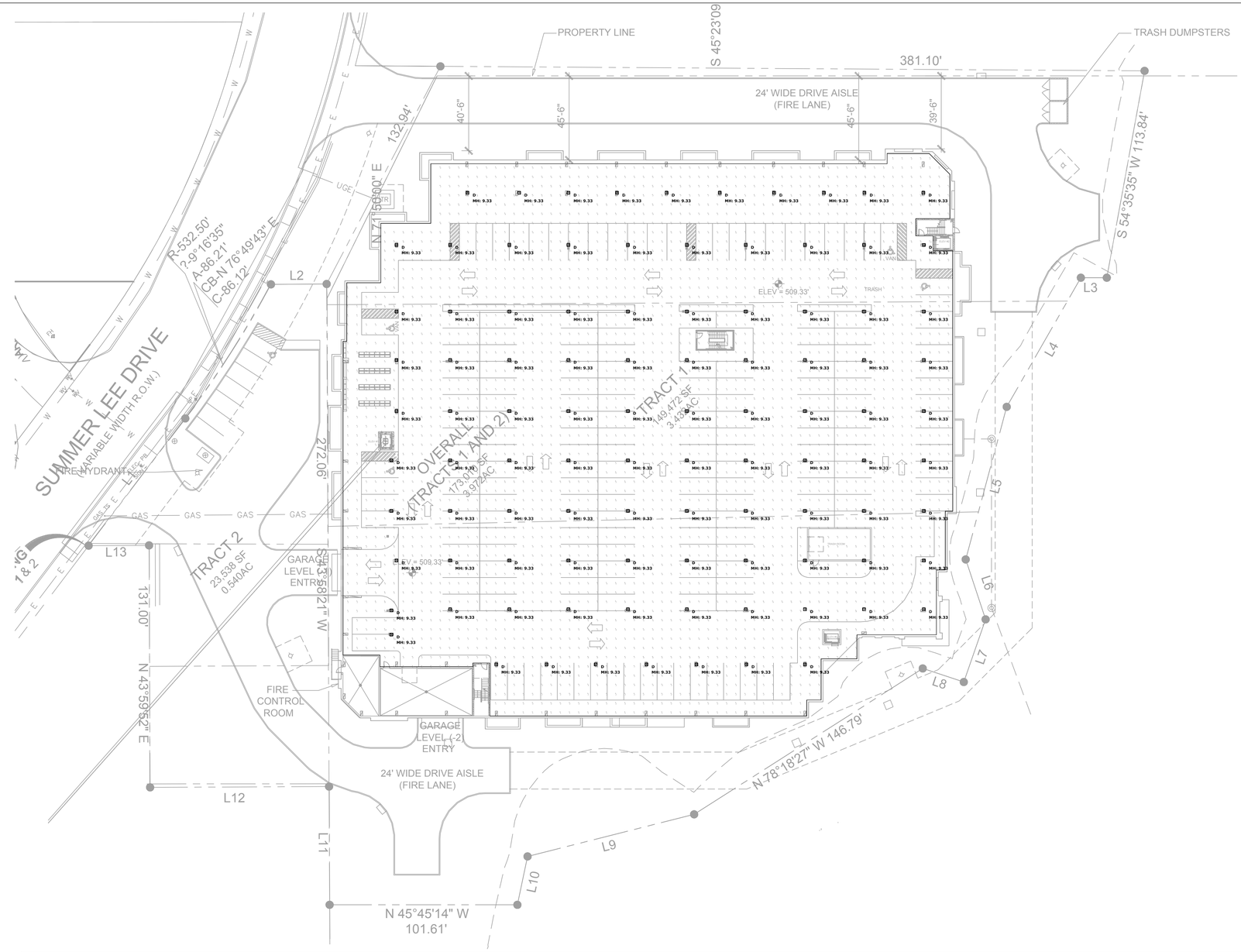
CONTACT NAME	DBA ARCHITECTS
CONTACT COMPANY	DBA ARCHITECTS
CONTACT PHONE	888-900-4905
ISSUES	
SHEET REVISIONS	
PRINTED	11/15/2018 4:46 PM
DESIGNED	CRC
CHECKED	JJK
IBC	2015
IECC	2014
NEC	2015
SCALE	1"=30'

SITE PHOTOMETRIC LIGHTING PLAN

E1.1

PROJECT 1400

483



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
⊡	D	98	XELEUM_XB PG 14 40W 40K U Y 65 MOUNT	5385	39.9	1.000	0.855	1.000

MEP GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO INTERNATIONAL, STATE AND LOCAL CODES AND ORDINANCES CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
2. CONTRACTORS TO CONFIRM ALL SPECIFICATIONS HEREIN WITH ACTUAL EQUIPMENT IN FIELD PRIOR TO INSTALLATION.
3. REVIEW PLAN SHEET "MEP0 - MEP NOTES" PRIOR TO PERMITTING, BIDDING AND CONSTRUCTION.
4. THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.
5. SEE CIVIL AND ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL FIXTURES AND STRUCTURES.
6. SEE ARCHITECTURAL FINISH OUT SCHEDULES FOR SPECIFIC MODELS, COLORS AND DESIGN NOT DEFINED HEREIN.
7. WITH OWNER APPROVAL, CONTRACTOR MAY CHANGE SPECIFIED EQUIPMENT BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.
8. CONTRACTOR TO CONTACT AME ENGINEERING, INC. AT 817-653-4122 PRIOR TO ANY SIGNIFICANT DESIGN REVISIONS.
9. DETAILS LABELED "TYPICAL" ON THE DRAWINGS SHALL APPLY TO ALL SITUATION OCCURRING ON THE PROJECT THAT ARE OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER OF RECORD.

TEXAS FIRM F-16469
AME Engineering, Inc.
mail@ameengineer.com | ofc 817-653-4122 | fax 817-754-6615
3825 W Green Oaks Blvd Suite 200, Arlington TX 76016-2700

STATE OF TEXAS
JESSICA J. KILGORE
106106
LICENSED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Jessica J. Kilgore, P.E. 106106 on NOVEMBER 15, 2018.

HARBOR HILL

2400 SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

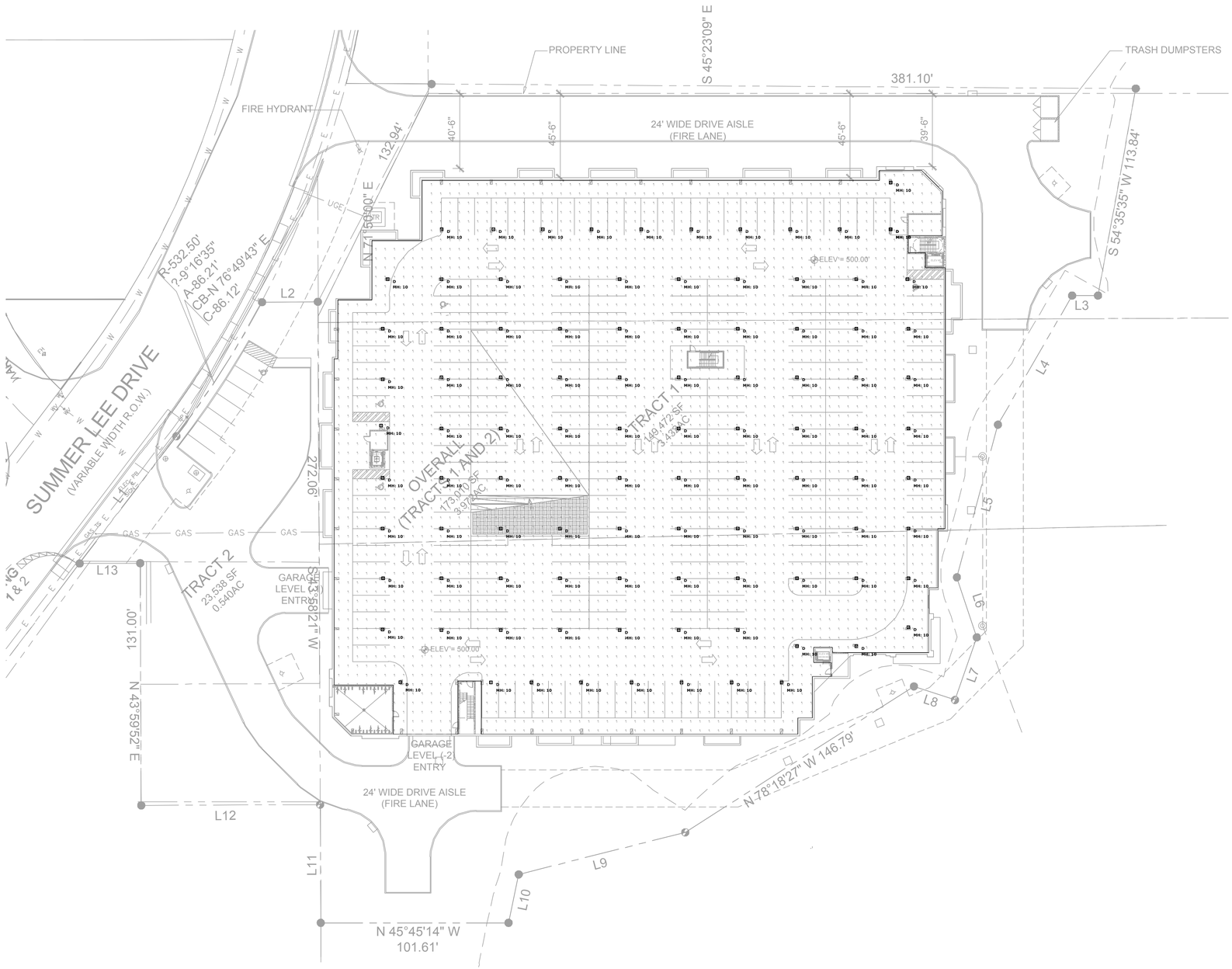
CONTACT NAME	DBA ARCHITECTS
CONTACT COMPANY	DBA ARCHITECTS
CONTACT PHONE	888-900-4905
ISSUES	
SHEET REVISIONS	
PRINTED	11/15/2018 4:47 PM
DESIGNED	CRC
CHECKED	JJK
IBC	2015
IECC	2014
NEC	2015
SCALE	1"=30'

LEVEL: -1 GARAGE PHOTOMETRIC LIGHTING PLAN

E1.2

PROJECT 1400

484



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HARBOR HILL

2400 SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CONTACT NAME	DBA ARCHITECTS
CONTACT COMPANY	DBA ARCHITECTS
CONTACT PHONE	888-900-4905
ISSUES	
SHEET REVISIONS	
PRINTED	11/15/2018 4:47 PM
DESIGNED	CRC
CHECKED	JJK
IBC	2015
IECC	2014
NEC	2015
SCALE	1"=30'

LEVEL: -2 GARAGE PHOTOMETRIC LIGHTING PLAN

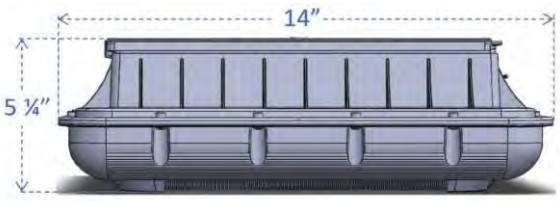
E1.3

PROJECT 1400

Phaeton Series LED Square Garage Fixture

Applications

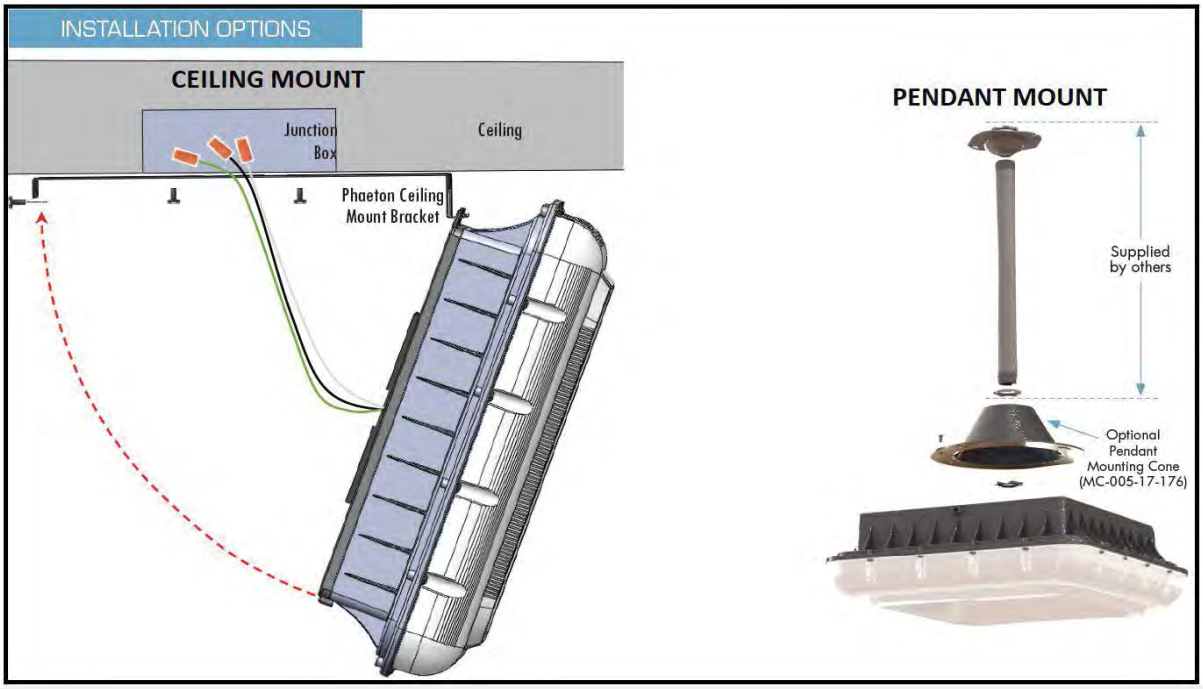
- Garages
- Tunnels
- Canopy Areas
- Entrances to Buildings
- Covered Roadways



Fixture Weight = 10 ½ lbs.
Packaged Weight = 12 lbs.
Packaged Dimensions = 18" X 18" X 9 ¼"

ORDERING INFORMATION

PART NUMBER	MAX POWER	COLOR TEMP	LUMEN OUTPUT
XBPG14-4040UY65CANC	40 W	4000° K	5,385 lm
XBPG14-4050UY65CANC		5000° K	5,481 lm
XBPG14-7540UY65CANC	75 W	4000° K	10,079 lm
XBPG14-7550UY65CANC		5000° K	10,379 lm
XBPG14-4040UY65CANC	40 W	4000° K	5,385 lm
XBPG14-4050UY65CANC		5000° K	5,481 lm
XBPG14-7540UY65CANC	75 W	4000° K	10,079 lm
XBPG14-7550UY65CANC		5000° K	10,379 lm



DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 6000K CCT and 3000K CCT. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed. The house side shield is designed to seamlessly integrate with the SL2, SL3, SL4 or AFL optics.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard with 0-10V dimming. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. For wall mounting, specify wall mount bracket option. 3G vibration rated.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.



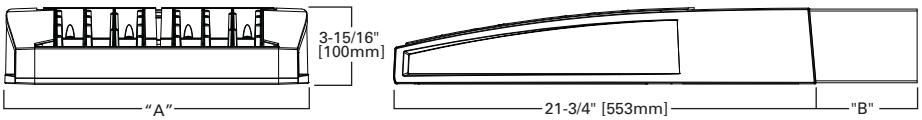
GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

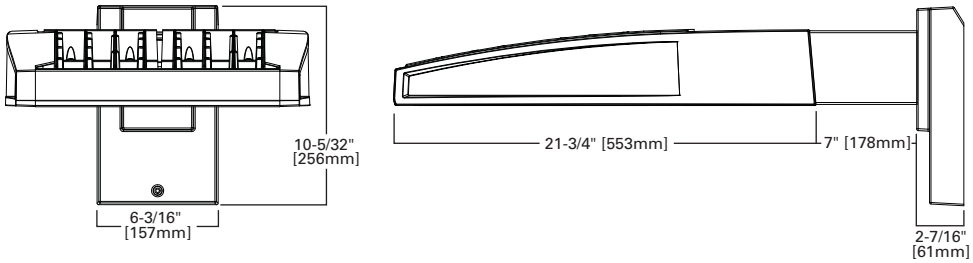
AREA/SITE LUMINAIRE

DIMENSIONS

POLE MOUNT



WALL MOUNT



DIMENSION DATA

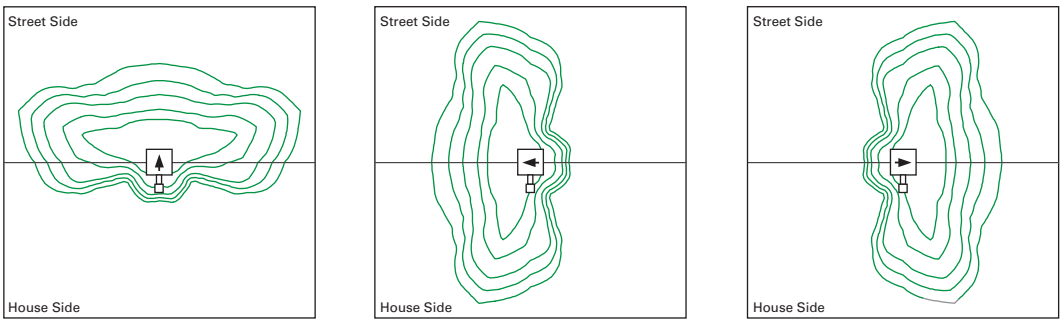
Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
ARRA Compliant
IP66 Rated

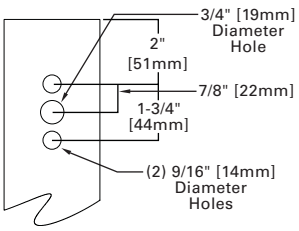
ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

OPTIC ORIENTATION



Standard | **Optics Rotated Left @ 90°** [L90] | **Optics Rotated Right @ 90°** [R90]

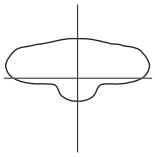
DRILLING PATTERN



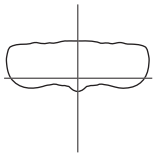
OPTICAL DISTRIBUTIONS

Asymmetric Area Distributions

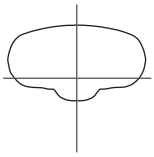
T2 (Type II)



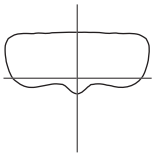
SL2 (Type II with Spill Control)



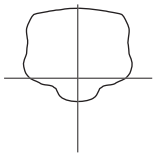
T3 (Type III)



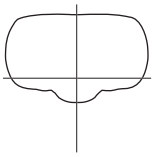
SL3 (Type II with Spill Control)



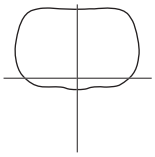
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

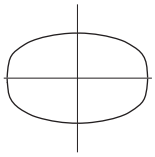


SL4 (Type IV with Spill Control)

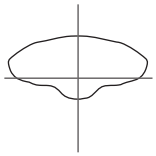


Asymmetric Roadway Distributions

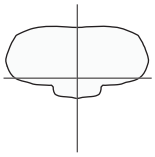
RW (Rectangular Wide Type I)



T2R (Type II Roadway)

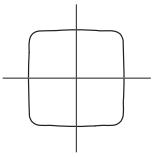


T3R (Type III Roadway)

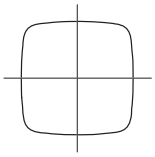


Symmertric Distributions

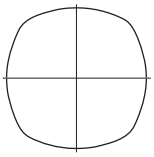
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

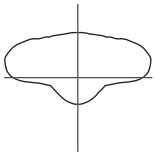


5WQ (Type V Square Wide)

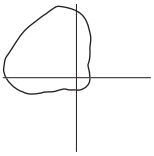


Specialized Distributions

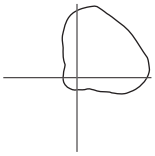
AFL (Automotive Frontline)



SLL (90° Spill Light Eliminator Left)



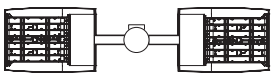
SLR (90° Spill Light Eliminator Right)



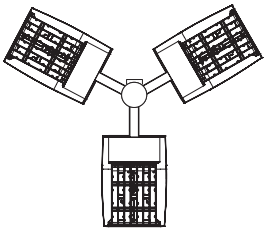
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AE-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)

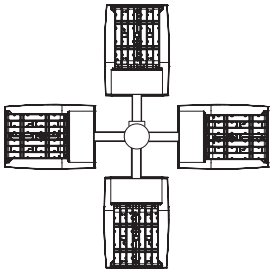
2 @ 180°



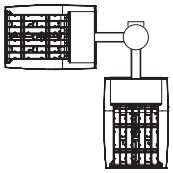
Triple[1]



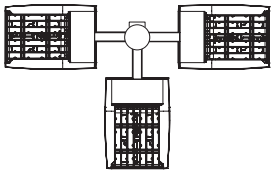
4 @ 90°



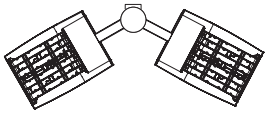
2 @ 90°



Triple[2]



2 @ 120°



NOMINAL POWER AND LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		1A	1A	1A	1A	1A	1A	1A	1A	1A	1A
Nominal Power (Watts)		56	107	157	213	264	315	370	421	475	528
Input Current @ 120V (A)		0.47	0.90	1.31	1.79	2.21	2.64	3.09	3.51	3.96	4.41
Input Current @ 208V (A)		0.28	0.51	0.74	1.02	1.25	1.48	1.76	1.99	2.22	2.50
Input Current @ 240V (A)		0.25	0.45	0.65	0.90	1.10	1.30	1.55	1.75	1.95	2.20
Input Current @ 277V (A)		0.23	0.41	0.59	0.82	1.00	1.18	1.41	1.59	1.77	2.00
Optics											
T2	Lumens	5,272	10,303	15,373	20,313	25,168	30,118	35,618	40,357	45,018	49,842
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T2R	Lumens	5,597	10,938	16,321	21,565	26,719	31,974	37,813	42,844	47,792	52,914
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5
T3	Lumens	5,374	10,501	15,669	20,704	25,652	30,697	36,303	41,134	45,884	50,802
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	Lumens	5,493	10,735	16,017	21,164	26,222	31,379	37,110	42,048	46,904	51,930
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	Lumens	5,405	10,562	15,760	20,824	25,801	30,875	36,514	41,372	46,150	51,096
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	Lumens	5,335	10,426	15,556	20,555	25,468	30,476	36,042	40,838	45,554	50,436
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	Lumens	5,263	10,285	15,347	20,278	25,124	30,066	35,556	40,288	44,940	49,756
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL3	Lumens	5,373	10,500	15,667	20,701	25,649	30,693	36,298	41,128	45,878	50,794
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	Lumens	5,105	9,976	14,886	19,669	24,370	29,163	34,488	39,078	43,591	48,262
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	Lumens	5,542	10,830	16,160	21,352	26,455	31,658	37,439	42,421	47,320	52,392
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
5MQ	Lumens	5,644	11,029	16,457	21,745	26,942	32,241	38,128	43,202	48,191	53,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
5WQ	Lumens	5,659	11,059	16,501	21,803	27,014	32,327	38,230	43,317	48,320	53,498
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,722	9,227	13,767	18,191	22,539	26,971	31,897	36,141	40,315	44,635
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	Lumens	5,492	10,732	16,014	21,159	26,216	31,372	37,101	42,038	46,893	51,918
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
AFL	Lumens	5,512	10,771	16,072	21,236	26,311	31,486	37,236	42,191	47,063	52,107
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4

* Nominal data for 4000K CCT.

NOMINAL POWER AND LUMENS (700MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA
Nominal Power (Watts)		38	72	105	138	176	210	243	276	314	348
Input Current @ 120V (A)		0.32	0.59	0.86	1.14	1.45	1.72	2	2.28	2.58	2.86
Input Current @ 208V (A)		0.21	0.36	0.51	0.67	0.87	1.02	1.18	1.34	1.53	1.69
Input Current @ 240V (A)		0.19	0.32	0.45	0.59	0.77	0.90	1.04	1.18	1.35	1.49
Input Current @ 277V (A)		0.20	0.29	0.40	0.51	0.69	0.80	0.91	1.02	1.20	1.31
Optics											
T2	Lumens	3,854	7,531	11,237	14,847	18,395	22,013	26,033	29,497	32,904	36,430
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	Lumens	4,091	7,995	11,929	15,762	19,529	23,370	27,638	31,316	34,932	38,676
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	Lumens	3,928	7,676	11,453	15,133	18,750	22,437	26,534	30,065	33,537	37,132
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3R	Lumens	4,015	7,846	11,707	15,469	19,166	22,936	27,124	30,733	34,283	37,957
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	Lumens	3,951	7,720	11,519	15,221	18,858	22,567	26,688	30,240	33,732	37,347
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	Lumens	3,900	7,620	11,370	15,024	18,615	22,276	26,343	29,849	33,296	36,864
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	Lumens	3,847	7,518	11,217	14,821	18,364	21,975	25,988	29,447	32,847	36,368
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL3	Lumens	3,927	7,675	11,451	15,131	18,747	22,434	26,531	30,061	33,533	37,126
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	Lumens	3,731	7,292	10,880	14,376	17,812	21,315	25,208	28,562	31,861	35,275
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5
5NQ	Lumens	4,051	7,916	11,811	15,606	19,336	23,139	27,365	31,006	34,587	38,294
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	Lumens	4,125	8,062	12,029	15,894	19,692	23,565	27,869	31,577	35,224	38,999
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5WQ	Lumens	4,136	8,083	12,061	15,936	19,745	23,628	27,943	31,661	35,318	39,103
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	Lumens	3,451	6,744	10,063	13,296	16,474	19,714	23,314	26,416	29,467	32,625
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	Lumens	4,014	7,844	11,704	15,465	19,162	22,930	27,118	30,726	34,274	37,948
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	Lumens	4,029	7,873	11,747	15,522	19,231	23,014	27,216	30,838	34,399	38,086
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 4000K CCT.

NOMINAL POWER AND LUMENS (530MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA
Nominal Power (Watts)		30	54	80	105	130	159	184	209	234	259
Input Current @ 120V (A)		0.25	0.45	0.66	0.86	1.07	1.32	1.52	1.72	1.93	2.14
Input Current @ 208V (A)		0.17	0.28	0.39	0.51	0.63	0.78	0.9	1.02	1.14	1.26
Input Current @ 240V (A)		0.17	0.25	0.35	0.45	0.55	0.70	0.80	0.90	1.00	1.10
Input Current @ 277V (A)		0.19	0.24	0.32	0.40	0.49	0.64	0.72	0.80	0.89	0.98
Optics											
T2	Lumens	3,079	6,017	8,978	11,862	14,697	17,588	20,800	23,567	26,289	29,106
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4
T2R	Lumens	3,269	6,388	9,531	12,593	15,603	18,672	22,082	25,020	27,909	30,900
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
T3	Lumens	3,138	6,133	9,150	12,091	14,980	17,926	21,200	24,021	26,795	29,667
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3R	Lumens	3,208	6,269	9,354	12,359	15,313	18,325	21,671	24,555	27,390	30,326
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T4FT	Lumens	3,156	6,168	9,203	12,161	15,067	18,030	21,323	24,160	26,950	29,839
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T4W	Lumens	3,116	6,088	9,084	12,004	14,872	17,797	21,047	23,848	26,602	29,453
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL2	Lumens	3,074	6,006	8,962	11,842	14,672	17,558	20,764	23,527	26,244	29,056
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL3	Lumens	3,138	6,132	9,149	12,089	14,978	17,924	21,197	24,018	26,791	29,662
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL4	Lumens	2,981	5,826	8,693	11,486	14,231	17,030	20,140	22,820	25,456	28,184
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5
5NQ	Lumens	3,236	6,324	9,437	12,469	15,449	18,487	21,863	24,773	27,634	30,595
	BUG Rating	B1-U0-G0	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2
5MQ	Lumens	3,296	6,441	9,610	12,698	15,733	18,828	22,266	25,229	28,142	31,158
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5WQ	Lumens	3,305	6,458	9,636	12,732	15,775	18,878	22,325	25,296	28,217	31,241
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
SLL/SLR	Lumens	2,757	5,388	8,040	10,623	13,162	15,751	18,627	21,105	23,543	26,066
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4
RW	Lumens	3,207	6,267	9,351	12,356	15,309	18,320	21,666	24,549	27,384	30,319
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3
AFL	Lumens	3,219	6,290	9,385	12,401	15,365	18,387	21,745	24,638	27,484	30,429
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3

* Nominal data for 4000K CCT.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C	> 90%	> 170,000

ORDERING INFORMATION

Sample Number: GLEON-AE-04-LED-E1-T3-GM-700

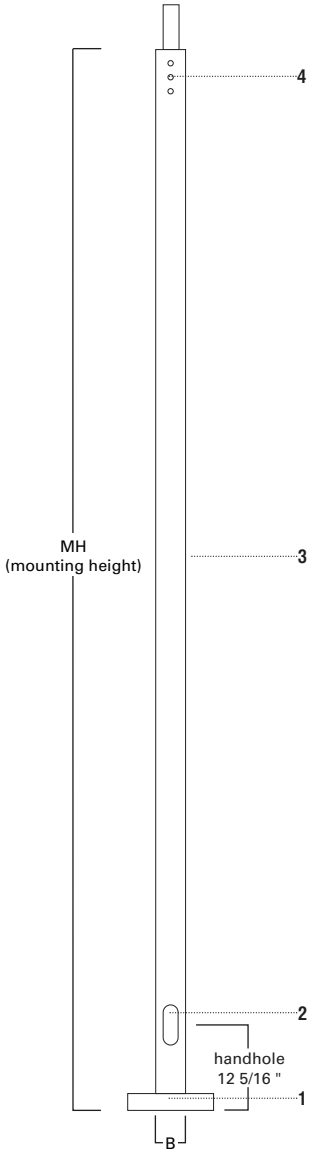
Product Family	Light Engine	Number of Light Squares [1]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AE**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 **06**=6 **07**=7 **08**=8 **09**=9 **10**=10	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [2] **480**=480V [2]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [3] **MA**=Mast Arm Adapter [4] **WM**=Wall Mount

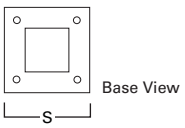
Options (Add as Suffix)	**Accessories** (Order Separately)
2L=Two Circuits [5, 6] **7030**=70 CRI 3000K [7] **7060**=70 CRI 6000K [7] **530**=Drive Current Factory Set to 530mA [8] **700**=Drive Current Factory Set to 700mA [8] **P**=Button Type Photocontrol (120, 208, 240 or 277V) **R**=NEMA Twistlock Photocontrol Receptacle **HA**=50°C High Ambient [6] **MS/DIM-L08**=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [9, 10, 11, 12] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [9, 10, 11, 12] **MS/DIM-L40**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [9, 10, 11, 12] **MS/X-L08**=Bi-Level Motion Sensor, Maximum 8' Mounting Height [11, 12, 13, 14] **MS/X-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [10, 11, 14] **MS/X-L40**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [10, 11, 14] **DIMRF-LW**=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [13] **DIMRF-LN**=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [13] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **MT**=Factory Installed Mesh Top **TH**=Tool-less Door Hardware **LCF**=Light Square Trim Plate Painted to Match Housing **HSS**=Factory Installed House Side Shield [15]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [16] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares **LS/HSS**=Field Installed House Side Shield [15, 17]

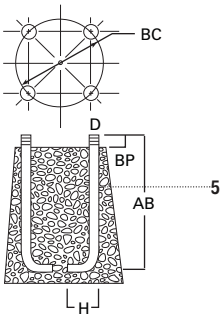
Notes:
1. Standard 4000K CCT and minimum 70 CRI.
2. LumaWatt Wireless Sensors not currently available for 347V or 480V applications.
3. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
4. Factory installed.
5. Only available in 5-10 Light Squares.
6. Not available with LumaWatt wireless sensors.
7. Use dedicated IES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
8. 1 Amp standard. Use dedicated IES files for 530mA and 700mA when performing layouts. These files are published on the Navion luminaire product page on the website.
9. Must specify dimming driver. Consult factory for more information.
10. 120V or 277V 60Hz and 230V 50Hz only. Replace E1 with specific voltage. Consult factory for availability in 347V and 480V.
11. The FSIR-100 accessory is required to adjust parameters.
12. Not available with HA option.
13. LumaWatt wireless sensors are factory installed only requiring network components RF-EM1, RF-GW1 and RF-ROUT1 in appropriate quantities. See www.cooperlighting.com for LumaWatt application information.
14. Sensor mounted externally. Available in 2, 3, 4, or 6 Light Square configurations. Replace "X" with number of Light Squares in low output mode. For ON/OFF operation, replace "X" with "0". Maximum two Light Squares in low output mode. Not available with dimming driver. No terminal block with bi-level operation.
15. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
16. This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your Eaton's Cooper Lighting business representative for additional details.
17. One required for each Light Square.

SSS SQUARE STRAIGHT STEEL

10'—39' MOUNTING HEIGHT







SPECIFICATION FEATURES

1 · · · ASTM Grade steel base plate with ASTM A366 base cover.

2 · · · Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole.

3 · · · ASTM A500 grade "B" steel shaft. Shot blasted and painted with polyester powder coat.

4 · · · Drilled or Tenon (specify).

5 · · · Anchor bolt per ASTM A576 with (2) nuts, (2) flat washer, and (1) lock washer. Nuts, washers and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.

FOUR BOLT ANCHORAGE [See ordering information]

BC=Bolt Circle
BP=Bolt Projection
AB=Bolt Dimensions
D=Bolt Diameter
H=Bolt Dimensions

FINISH COLORS [See ordering information]

F=Dark Bronze
G=Galvanized
V=Grey
W=White
Y=Black

WARNING: THE USE OF UNAUTHORIZED ACCESSORIES SUCH AS BANNERS, SIGNS OR PENNANTS FOR WHICH THE POLE WAS NOT DESIGNED FOR VOIDS THE COOPER LIGHTING WARRANTY AND MAY RESULT IN POLE FAILURE CAUSING SERIOUS INJURY OR PROPERTY DAMAGE. COOPER LIGHTING'S POLE WARRANTY IS ALSO VOIDED IF LUMINAIRE IS NOT INSTALLED AT TIME OF POLE INSTALLATION.

ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

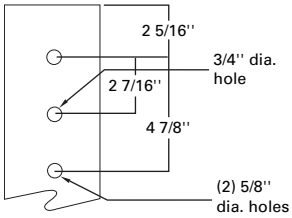
Square	Straight	Steel	Shaft [3] Size	Wall Thickness	Mounting Height (ft.)	Base Type	Finish	Fixture Mounting & Type	No. & Location of Arms	Arm Lengths	Accessories (Ground Lug)
S	**S**	**S**	**5**	**A**	**20**	**S**	**F**	**M**	**1**	**X**	**G**

Mtg. Height	Catalog [1,2] Number	Wall Thickness	Base Square (In.)	Bolt Circle Dia. (In.)	Bolt Proj. (In.)	Shaft Size (In.)	Anchor Bolt Dia. &. Length (In.)	Net. Wt. (Lbs.)	EPA (Sq. Ft.) [4] At Pole Top				EPA (Sq. Ft.) [4] 2' Above Pole Top				Load—Include Bracket (Lbs.) Max. Fixture
MH			**S**	**BC**	**BP**	**B**	**AB**		**70**	**80**	**90**	**100**	**70**	**80**	**90**	**100**	
10	SSS4A10SF	.120	10 1/2	11.0	4 1/2	4	3/4 x 25 x 3	96	39.8	29.9	23.2	18.4	33.0	24.8	19.3	15.3	150
15	SSS4A15SF	.120	10 1/2	11.0	4 1/2	4	3/4 x 25 x 3	133	19.6	14.4	10.8	8.2	17.2	12.7	9.5	7.3	150
20	SSS4A20SF	.120	10 1/2	11.0	4 1/2	4	3/4 x 25 x 3	152	12.9	9.1	6.5	4.6	11.7	8.2	5.9	4.2	200
25	SSS4A25SF	.120	10 1/2	11.0	4 1/2	4	3/4 x 25 x 3	208	8.7	5.6	3.6	2.1	8.0	5.2	3.3	2.0	200
20	SSS5A20SF	.120	10 1/2	11.0	4 1/2	5	3/4 x 25 x 3	202	21.9	15.7	11.6	8.5	19.9	14.3	10.5	7.7	200
25	SSS5A25SF	.120	10 1/2	11.0	4 1/2	5	3/4 x 25 x 3	248	15.5	10.5	7.2	4.8	14.3	9.8	6.6	4.4	200
30	SSS5A30SF	.120	10 1/2	11.0	4 1/2	5	3/4 x 25 x 3	293	8.2	4.6	2.1	--	7.7	4.3	2.0	--	300
35	SSS5M35SF	.188	10 1/2	11.0	4 1/2	5	3/4 x 25 x 3	480	11.8	7.1	3.8	1.5	11.1	6.6	3.6	1.4	300
25	SSS6A25SF	.120	12 1/2	12.5	5	6	1 x 36 x 4	295	24.1	16.8	12.0	8.5	22.2	15.6	11.1	7.8	200
30	SSS6A30SF	.120	12 1/2	12.5	5	6	1 x 36 x 4	347	14.0	8.7	5.0	2.5	13.1	8.2	4.7	2.3	300
30	SSS6M30SF	.188	12 1/2	12.5	5	6	1 x 36 x 4	505	26.4	18.1	12.5	8.4	24.7	16.9	11.6	7.9	300
35	SSS6M35SF	.188	12 1/2	12.5	5	6	1 x 36 x 4	584	19.7	12.7	7.9	4.4	18.6	12.0	7.5	4.2	300
35	SSS6X35SF	.250	12 1/2	12.5	5	6	1 x 36 x 4	696	28.9	19.7	13.4	8.9	8.7	18.6	12.7	8.4	300
39	SSS6M39SF	.188	12 1/2	12.5	5	6	1 x 36 x 4	647	15.4	9.1	4.8	1.8	14.6	8.7	4.6	1.7	300
39	SSS6X39SF	.250	12 1/2	12.5	5	6	1 x 36 x 4	822	23.5	15.4	9.8	5.7	22.4	14.6	9.3	5.4	300

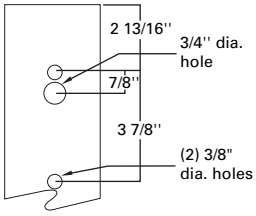
NOTES: 1 Catalog number includes pole with anchor bolts with double nuts (BEFORE INSTALLING ANCHOR BOLTS MAKE SURE PROPER ANCHOR BOLT TEMPLATE IS OBTAINED FROM COOPER LIGHTING).
2 Tenon size or machining for rectangular arms must be specified. Hand hole is located 180° from single arm.
3 Shaft size, base plate, anchor bolts and projections may vary slightly—all dimensions nominal.
4 EPA's based on shaft properties with wind normal to flat. EPA's calculated using base wind velocity as indicated plus 30% gust factor.

DRILLING PATTERN

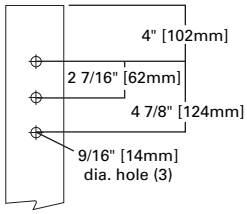
Type "M" [RCL, Landau, Galleria and Vision]



Type "E" [Concourse III]



Type "Z" [Credenza and Cirrus]



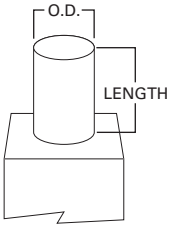
MACHINING FOR RECTANGULAR ARMS [Add as suffix]

Designation Letter & Number	Designation Letter & Number	Designation Letter & Number	Quantity & Location
M1	E1	Z1	Single
M2	E2	Z2	2 @ 180°
M3	E3	Z3	3 @ 120°
M4	E4	Z4	4 @ 90°
M5	E5	Z5	2 @ 90°
M6	E6	Z6	3 @ 90°
M7	E7	Z7	2 @ 120°

NOTES: Refer to Fixture Drilling Options on page 160.

MOUNTING OPTIONS [Add as suffix]

Fixed Tenon



Designation Number	O.D. (In.)	Length (In.)
1	2 3/8	3 1/2
2	2 3/8	4
3	3 1/2	5
9	3	4

ACCESSORIES

A=1/2" tapped hub [1]
B=3/4" tapped hub [1]
C=Convenience outlet [2]
G=Grounding lug (max. wire #8 AWG)
H=Additional hand hole and cover—
12" below pole top—90° from hand hole.

NOTES: 1 Location is 3' above base–90° from hand hole.
2 Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only.

NOTE: Specifications and dimensions subject to change without notice.

DESCRIPTION

The TopTier™ parking garage, canopy and low-bay luminaire is an innovative solution that delivers an unparalleled combination of performance and visual comfort. The patented WaveStream™ optical technology blocks the line of sight from the LED light sources to the observer, while extracting the maximum amount of light on task. This approach results in a high level of uniformity and vertical footcandles that enhances safety in the application environment. The TopTier luminaire is UL/cUL listed for wet locations, IP66 and 3G vibration rated.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
One-piece, low copper die-cast aluminum housing provides a clean and symmetric housing. Formed aluminum top is sloped to prevent bird nesting. Metal electrical tray allows for easy electrical access for field servicing.

Optics
Unique optical distributions are accomplished using various combinations of reflective backing plates and WaveStream optical technology. The optical Waveguide is manufactured using precision injection molded acrylic. The optics contain features that form a repeatable and redundant pattern to direct light in a precisely prescribed distribution. For the ultimate level of glare control and visual comfort, specify the SG option which adds a Solite® glass lens that works in combination with the Waveguide lens and reflective backing plate. Offered standard in 4000K (+/- 275K) CCT, optional 3000K and 6000K. Minimum 70 CRI.

Electrical
LED driver(s) are mounted to metal electrical tray for optimal thermal performance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard with 0-10V dimming driver(s), specify 5LTD for Fifth Light DALI driver(s) Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. Greater than 90% lumen maintenance expected at 60,000 hours, based off LM-80 test data and TM-21. Suitable for ambient temperature applications from -40°C (-40°F) to 40°C (104°F). For 50°C (122°F) applications, specify the HA high ambient option. IP66 rated against the ingress of dust and water.

Mounting
Standard fixture mounts to a square or octagonal 4" surface or recessed j-box via heavy-gauge quick mount bracket. With the addition of a field supplied wet location j-box, the luminaire can be pendant mounted to a rigid or free swinging pendant. Optional mounting methods include trunnion mount and wall mount.

Finish
Housing finished in white Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include black, bronze, grey, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.



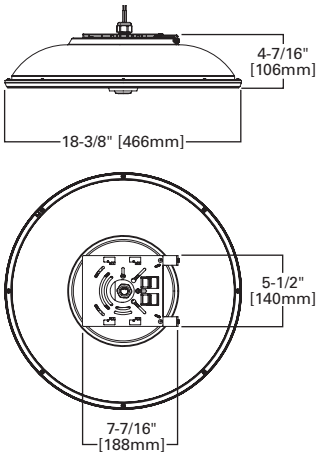
TT TOPTIER LED

Solid State LED

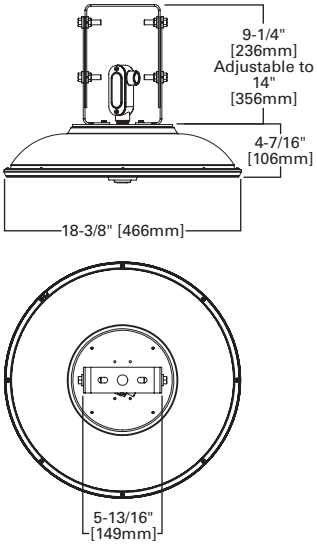
PARKING GARAGE/ CANOPY/ LOW-BAY LUMINAIRE

DIMENSIONS

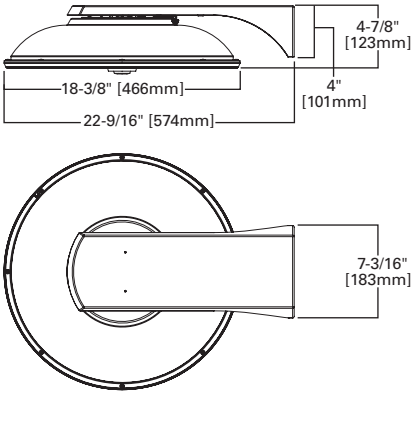
SURFACE OR PENDANT MOUNT



TRUNNION MOUNT



WALL MOUNT



powered by fifthlight technology

DLC QPL LISTED

CERTIFICATION DATA
UL/cUL Wet Location Listed
3G Vibration Rated
LM79 / LM80 Compliant
IP66 Rated
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA
Approximate Net Weight:
16 lbs. (7.2 kgs.)

POWER AND LUMENS

Lumen Package			**B1**	**B2**	**B3**	**B4**	**B5**	**B6**
Power (Wattage)			28	34	45	58	77	108
Current @ 120V (A)			0.63	0.31	0.41	0.52	0.69	0.95
Current @ 277V (A)			0.13	0.14	0.19	0.24	0.30	0.41
3000K CCT	Lumens	CQ Concentrated	2,933	3,631	4,613	5,518	7,272	9,438
	Lumens per Watt		105	107	103	95	94	87
	BUG Rating		B1-U0-G1	B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1
	Lumens	MQ Medium	2,890	3,577	4,545	5,436	7,165	9,298
	Lumens per Watt		103	105	101	94	93	86
	BUG Rating		B2-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2
	Lumens	WQ Wide	2,670	3,305	4,199	5,022	6,619	8,590
	Lumens per Watt		95	97	93	87	86	80
	BUG Rating		B2-U0-G1	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3
4000K CCT	Lumens	CQ Concentrated	3,334	4,133	5,581	7,198	8,730	11,138
	Lumens per Watt		119	122	124	124	113	103
	BUG Rating		B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens	MQ Medium	3,285	4,072	5,498	7,091	8,601	10,973
	Lumens per Watt		117	120	122	122	112	102
	BUG Rating		B2-U0-G1	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3
	Lumens	WQ Wide	3,035	3,762	5,079	6,551	7,946	10,137
	Lumens per Watt		108	111	113	113	103	94
	BUG Rating		B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
6000K CCT	Lumens	CQ Concentrated	3,390	4,104	5,701	7,157	8,672	11,369
	Lumens per Watt		121	121	127	123	113	105
	BUG Rating		B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens	MQ Medium	3,339	4,043	5,617	7,051	8,544	11,201
	Lumens per Watt		119	119	125	122	111	104
	BUG Rating		B2-U0-G1	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3
	Lumens	WQ Wide	3,085	3,735	5,189	6,514	7,893	10,348
	Lumens per Watt		110	110	115	112	103	96
	BUG Rating		B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3

NOTE: Nominal data. For configurations that include glass or occupancy sensor options refer to the specific IES files for lumen output data.

LUMEN MAINTENANCE

Ambient Temperature	Lumen Maintenance				
	25,000 Hours	50,000 Hours	60,000 Hours TM-21 Rating	100,000 Hours	Theoretical L70 (Hours) Per TM-21 Data
B1 Lumen Package					
25°C	> 96%	> 95%	> 95%	> 93%	> 500,000
40°C	> 96%	> 94%	> 94%	> 93%	> 500,000
50°C	> 95%	> 94%	> 93%	> 93%	> 400,000
B2 Lumen Package					
25°C	> 96%	> 95%	> 95%	> 93%	> 500,000
40°C	> 95%	> 94%	> 93%	> 91%	> 500,000
50°C	> 95%	> 93%	> 92%	> 90%	> 400,000
B3 Lumen Package					
25°C	> 96%	> 93%	> 93%	> 89%	> 300,000
40°C	> 95%	> 91%	> 90%	> 85%	> 240,000
50°C	> 95%	> 90%	> 89%	> 83%	> 200,000
B4 Lumen Package					
25°C	> 96%	> 95%	> 95%	> 93%	> 500,000
40°C	> 95%	> 92%	> 92%	> 88%	> 300,000
50°C	> 94%	> 91%	> 90%	> 85%	> 250,000
B5 Lumen Package					
25°C	> 96%	> 93%	> 92%	> 88%	> 300,000
40°C	> 94%	> 90%	> 89%	> 83%	> 200,000
B6 Lumen Package					
25°C	> 95%	> 92%	> 90%	> 86%	> 250,000
40°C	> 95%	> 92%	> 91%	> 86%	> 250,000

ORDERING INFORMATION

Sample Number: TT-B2-LED-E1-WQ-AP

Product Family [1]	**Lumen Package**	**Lamp Type**	**Voltage**	**Distribution**	**Mounting**	**Color**
TT=TopTier	**B1**=Nominal 3,000 Lumens **B2**=Nominal 4,000 Lumens **B3**=Nominal 5,000 Lumens **B4**=Nominal 7,000 Lumensc **B5**=Nominal 9,000 Lumens [2, 3, 4] **B6**=Nominal 11,000 Lumens [2, 3, 4]	**LED**=Solid State Light Emitting Diodes	**E1**=Electrical (120-277V) [5] **347**=347V **480**=480V [6]	**CQ**=Concentrated **MQ**=Medium **WQ**=Wide	**[BLANK]**=Surface or Pendant Mount **TMB**=Trunnion Mount with Connection Box **WM**=Wall Mount	**[BLANK]**=White **AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic

Options (Add as Suffix)	**Accessories** (Order Separately)
7060=70 CRI / 6000K [7] **8030**=80 CRI / 3000K [7] **30L**=Extra Long 30" Wires [8] **HA**=50°C High Ambient [2, 9] **CG**=Clear Glass [10] **SG**=Solite® Glass [11] **TR**=Tamper Resistant Hardware **X**=Driver Surge Protection Only **5LTD**=Fifth Light DALI Driver(s) [5, 7, 8, 12, 13] **IBP**=Integral Battery Pack (Specify 120V or 277V. Must Specify Voltage) [3, 9] **ICP**=Integral Cold Weather Battery Pack (Specify 120V or 277V. Must Specify Voltage) [4, 9] **MSP/DIM-L12**=Mini Dimming Occupancy Sensor (8' - 12' Mounting) [14] **MSP/DIM-L30**=Mini Dimming Occupancy Sensor (12' - 30' Mounting) [14] **DOS**=Dimming Occupancy Sensor (8' - 20' Mounting) [15] **DIMRF-LW**=LumaWatt Wireless Sensor, Wide Lens (8' - 16' Mounting) [16] **DIMRF-LN**=LumaWatt Wireless Sensor, Narrow Lens (16' - 40' Mounting) [16]	**FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [15] **MA1252**=10kV Circuit Module Replacement

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. The B5 and B6 lumen packages are not available with the HA high ambient option.
3. The IBP option is only available in 120V or 277V, must specify voltage. 0°C minimum, 25°C maximum ambient temperature. Not available with B6 lumen package.
4. The ICP oaption is only available in 120V or 277V, must specify voltage. -20°C minimum, 25°C maximum ambient temperature. Not available with B6 lumen package.
5. Replace E1 with specific voltage when selecting the 5LTD option (120, 208, 240 or 277V).
6. Not to be used with un-grounded systems.
7. Extended lead times apply.
8. Not available with WM or TMB mounting options.
9. The 5LTD, IBP and ICP options are not available with dimming (DIM, DOS, DIMRF-LN or DIMRF-LW) or the HA high ambient option.
10. CG clear glass option only available with MQ and WQ distributions.
11. SG (Solite® glass) – Included as standard with the CQ distribution. Only available with WQ distribution.
12. Not available in combination with the IBP and ICP options.
13. Multiply published IES files by .95 when 5LTD is used with the B5 or B6 lumen package.
14. Available to order in April 2015.
15. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your Eaton's Cooper Lighting business representative for more information.
16. DIMRF-LN and DIMRF-LW are not available in 347 or 480V.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Amy Williams, *Director of Public Works/City Engineer*

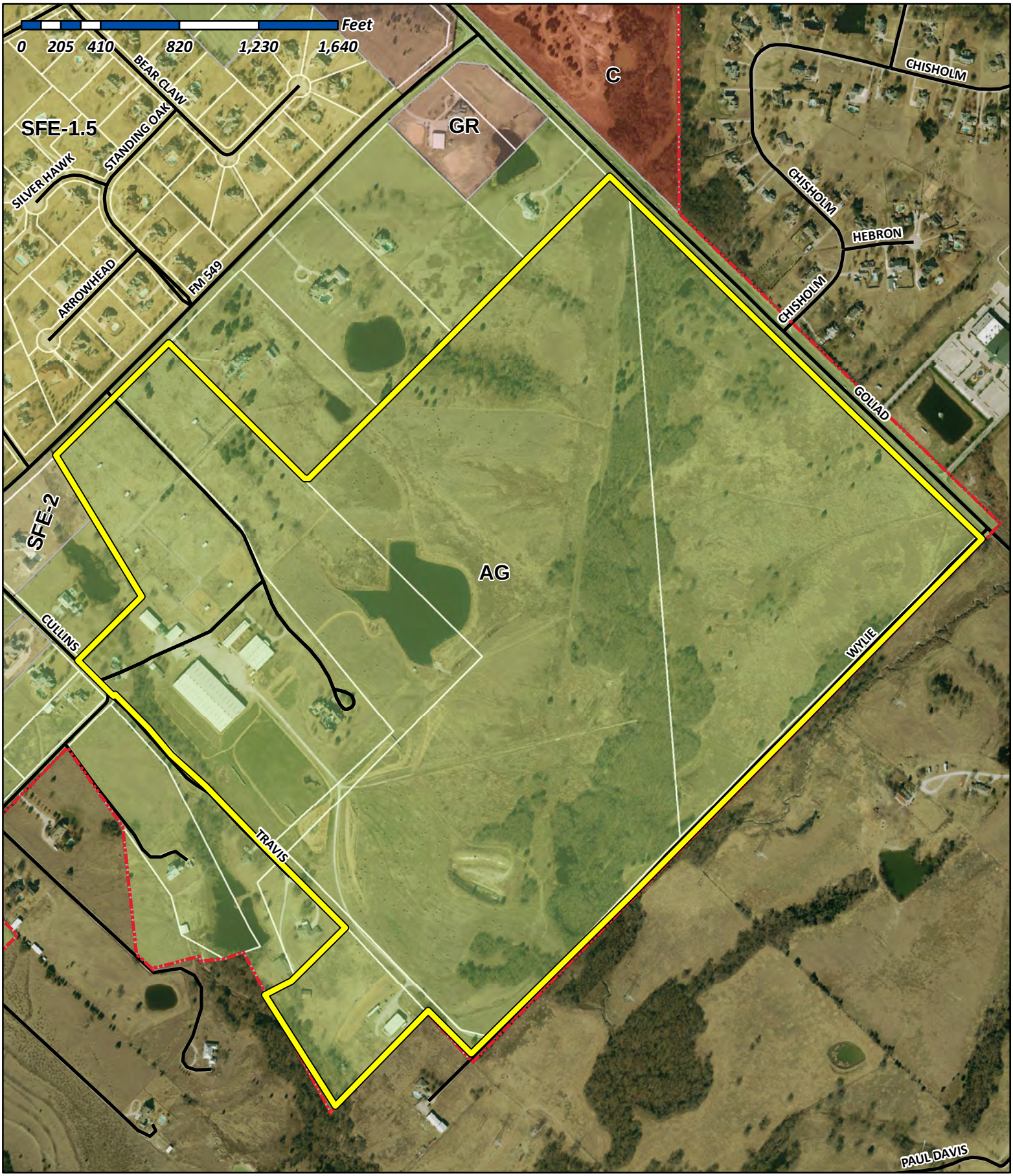
FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: December 17, 2018

SUBJECT: Request for a PID for Heritage Park

On October 1, 2018, the City Council held a work session with Kent Donahue of Donahue Development Corporation to discuss the potential of establishing a Public Improvement District (PID) in conjunction with a proposed residential subdivision. The proposed PID and residential subdivision would be on a 264.61-acre tract of land (*i.e. Tracts 17-13 [50.00-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.3-acres], and 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80*), which is currently zoned Agricultural (AG) District and located at the northwest corner of the intersection of Wylie Lane and S. Goliad Street [*SH-205*] (*see attached location map*). Based on the work session, the applicant has submitted a petition for the creation of a PID, a legal description of the property, and a Resolution that would set a public hearing to consider the petition on *Monday, January 21, 2019*.

The applicant is requesting direction from the City Council concerning [*1*] if the City Council would be open to a PID on the subject property, or [*2*] if the development should be pursued without the use of the PID. Staff should note that the City Council is not approving the applicant's Resolution and that an additional Resolution may need to be considered by the City Council, depending on the review by staff and the City Attorney. Staff should also point out that regardless of the City Council's direction to the applicant, a zoning case would need to be filed for the subdivision, and that the City Council's direction at the meeting on *December 17, 2018* does not constitute approval of any zoning request/application (*i.e. the City Council would retain discretion with regard to the proposed zoning case regardless of the direction concerning the PID*). Should the City Council have any questions, the applicant, staff and the City Attorney will be available at the *December 17, 2018* City Council meeting.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

THE STATE OF TEXAS §
§
CITY OF ROCKWALL §

TO: THE HONORABLE MAYOR AND COUNCIL OF ROCKWALL

This petition (the "Petition") is submitted and filed with the City Secretary of the City of Rockwall, Texas (the "City"), by ROCKWALL HIGHGATE LTD., a Texas limited partnership (the "Owner"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), requesting that the City create a public improvement district (the "District") to include property owned by the Owner and located within the corporate limits of the City (the "Property"), more particularly described in ***Exhibit A*** and depicted in ***Exhibit B***. In support of this Petition, the Owner presents the following:

Section 1. General Nature of the Authorized Improvements. The purposes of the District include the design, acquisition, and construction of public improvement projects authorized by §372.003(b) of the Act that are necessary for development of the Property, which public improvements will include, but not be limited to: (i) roadway improvements; storm drainage improvements; water and wastewater system improvements; right-of-way acquisitions related to such improvements; parks, open space and landscaping improvements; and, other similar improvement projects; (ii) payment of expenses incurred in the establishment, administration and operation of the District; and, (iii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property (collectively, the "Authorized Improvements"). These Authorized Improvements shall promote the interests of the City and confer a special benefit on the Property.

Section 2. Estimated Cost of the Authorized Improvements. The Owner estimates that the total costs to design, acquire, and construct the Authorized Improvements is $17,000,000.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Section 4. Proposed Method of Assessment. The City shall levy an assessment on each lot within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full at any time (including accrued and unpaid interest) or may be paid in annual installments (including interest and debt). The annual installments must be paid in amounts necessary to meet annual costs for the Authorized Improvements and must continue for a period necessary to retire the indebtedness on the Authorized Improvements.

Section 5. Proposed Apportionment of Cost between the District and the City. The City shall not be obligated to provide any funds to finance the Authorized Improvements. The cost of the Authorized Improvements will be paid from the assessments and from other sources of funds, if any, available to the Owner.

Section 6. Management of the District. The Owner proposes that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. Owner Requests Establishment of the District. The persons signing this Petition request the establishment of the District.

Section 8. Advisory Board. The Owner proposes that the District be established and managed without the creation of an advisory body.

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is hereby filed with the City Secretary of the City in support of the creation of the District by the City Council as herein provided. The undersigned request that the City Council grant its consent as above stated.

RESPECTFULLY SUBMITTED, on this the 11th day of December, 2018.

OWNER:

ROCKWALL HIGHGATE LTD.,
a Texas limited partnership

By: _____

Name: James L. Parks

Title: Managing Partner

Exhibit A
Metes and Bounds Description of the Property

LEGAL DESCRIPTION (OVERALL)

BEING a 264.61 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 31 Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner;

THENCE South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1147.99 feet, to the southwest corner of said called 43.30 acre tract,;

THENCE North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.56 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73 feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88 feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74 feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls:

North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06 feet, to a point for corner;

North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14 feet, to a point for corner;

North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23 feet, to a point for corner;

North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69 feet, to a point for corner;

South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69 feet, to a point for corner;

North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 467.61 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, along said South right-of-way line, a distance of 121.99 feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing along said South right-of-way line, a distance of 703.71 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 995.00 feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Barrick tract, a distance of 524.11 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 539.08 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.09 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.32 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1121.18 feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing along said East right-of-way line, a distance of 951.25 feet, to the POINT OF BEGINNING, and containing 264.61 acres of land, more or less.

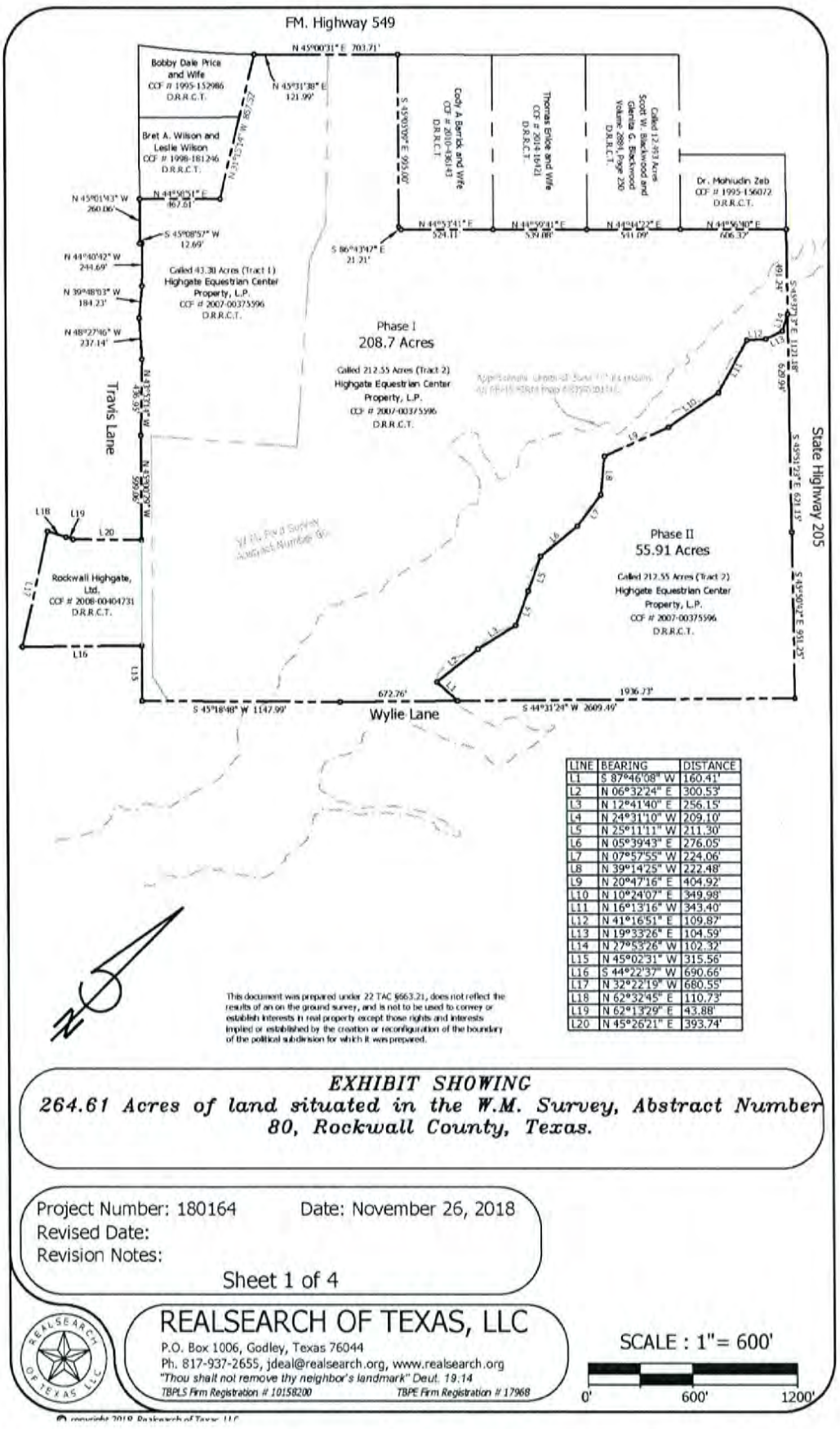
This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Project Number: 180164 Date: November 26, 2018
Revised Date:
Revision Notes:

Sheet 2 of 4

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

Exhibit B
Depiction of the Property



LINE	BEARING	DISTANCE
L1	S 87°46'08" W	160.41'
L2	N 06°32'24" E	300.53'
L3	N 12°41'40" E	256.15'
L4	N 24°31'10" W	209.10'
L5	N 25°11'11" W	211.30'
L6	N 05°39'43" E	276.05'
L7	N 07°57'55" W	224.06'
L8	N 39°14'25" W	222.48'
L9	N 20°47'16" E	404.92'
L10	N 10°24'07" E	349.98'
L11	N 16°13'16" W	343.40'
L12	N 41°16'51" E	109.87'
L13	N 19°33'26" E	104.59'
L14	N 27°53'26" W	102.32'
L15	N 45°02'31" W	315.56'
L16	S 44°22'37" W	690.66'
L17	N 32°22'19" W	680.55'
L18	N 62°32'45" E	110.73'
L19	N 62°13'29" E	43.88'
L20	N 45°26'21" E	393.74'

EXHIBIT SHOWING
264.61 Acres of land situated in the W.M. Survey, Abstract Number 80, Rockwall County, Texas.

Project Number: 180164 Date: November 26, 2018
Revised Date:
Revision Notes:
Sheet 1 of 4

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 *TBPE Firm Registration # 17968*

SCALE : 1"= 600'
0' 600' 1200'

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CITY OF ROCKWALL, TEXAS
RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ACCEPTING FOR FILING A LANDOWNER PETITION REQUESTING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT; CALLING A PUBLIC HEARING TO CONSIDER THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT; AUTHORIZING AND DIRECTING THAT NOTICES OF THE PUBLIC HEARING BE GIVEN AS REQUIRED BY LAW; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, Chapter 372, Texas Local Government Code, as amended (the "Act"), authorizes the City of Rockwall, Texas (the "City") to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, a landowner petition, a copy of which is attached as Exhibit A (the "Petition"), was filed with the City Secretary requesting the creation of the "Heritage Park Public Improvement District" (the "District") in accordance with the Act; and

WHEREAS, the City Council has determined that it is in the best interest of the City to accept the Petition and to call a public hearing (the "Public Hearing") at which the City Council will consider the adequacy of the Petition and hear public testimony regarding the feasibility and advisability of creating the proposed District.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THAT:

SECTION 1. The recitals set forth in the WHEREAS clauses of this Resolution are true and correct and are incorporated as part of this Resolution.

SECTION 2. City staff has reviewed the Petition and determined that the same complies with the requirements of the Act and the filing of the Petition is accepted.

SECTION 3. The City Council calls the Public Hearing to consider the adequacy of the Petition and to hear public testimony on the feasibility and advisability of creating the proposed District to be held beginning at or after 6:00 P.M. on Monday, January 21, 2019 in the City Council Chambers located at 385 S. Goliad, Rockwall, Texas. Attached hereto as Exhibit B is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and speak on the creation of the District.

SECTION 4. The Public Hearing may be adjourned from time to time.

SECTION 5. The City Secretary is hereby authorized and directed to give all notices of the Public Hearing as required by law, including notices required by the Texas Open Meetings Act and by the Act.

SECTION 6. Upon the closing of the Public Hearing, the City Council may consider the adoption of a resolution creating the proposed District or may defer the adoption of such a resolution for up to six months.

SECTION 7. This Resolution shall become effective immediately from and after it is passed and approved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 17TH DAY OF DECEMBER, 2018.

CITY OF ROCKWALL, TEXAS

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, Assistant to City Manager / City Secretary

\

Exhibit A to Resolution

[Landowner Petition]

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Exhibit B to Resolution

NOTICE OF PUBLIC HEARING REGARDING
THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended, notice is hereby given that the City Council of the City of Rockwall, Texas (the "City"), will hold a public hearing to accept public comments and discuss the petition (the "Petition"), filed by Rockwall Highgate Ltd., a Texas limited partnership (the "Petitioner"), requesting that the City create the Heritage Park Public Improvement District (the "District") to include property owned by the Petitioner located entirely within the corporate limits of the City.

Time and Place of Public Hearing. The public hearing will be held at or after 6:00 p.m., Monday, January 21, 2019 at the City Council chambers located at 385 S. Goliad, Rockwall, Texas.

General Nature of the Proposed Authorized Improvements. The purposes of the District include the design, acquisition, and construction of public improvement projects authorized by §372.003(b) of the Act that are necessary for development of the Property, which public improvements will include, but not be limited to: (i) roadway improvements; storm drainage improvements; water and wastewater system improvements; right-of-way acquisitions related to such improvements; parks, open space and landscaping improvements; and, other similar improvement projects; (ii) payment of expenses incurred in the establishment, administration and operation of the District; and, (iii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property (collectively, the "Authorized Improvements"). These Authorized Improvements shall promote the interests of the City and confer a special benefit on the Property.

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, which may include bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is $17,000,000.

Proposed District Boundaries. The District is proposed to include approximately 264.61 acres of land generally located (i) north of Wylie Lane, (ii) south of FM Highway 549, (iii) east of Travis Lane, and (iv) west of State Highway 205; and, as more particularly described by a metes and bounds description available at the City Secretary's office in the City Hall located at 385 S. Goliad Street, Rockwall, Texas and available for public inspection during regular business hours.

Proposed Method of Assessment. The City shall levy an assessment on each lot within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full at any time (including accrued and unpaid interest) or may be paid in annual installments (including interest and debt). The installments must be paid in amounts necessary to meet annual costs for the Authorized Improvements and must continue for a period necessary to retire the indebtedness on the Authorized Improvements.

Proposed Apportionment of Cost between the District and the City. The City will not be obligated to provide any funds to finance the Authorized Improvements. The cost of the Authorized Improvements will be paid from the assessments and from other sources of funds, if any, available to the Owner.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Amy Williams, Director of Public Works/City Engineer**

DATE: **December 4, 2018**

SUBJECT: **Facility Agreement Waiver for Rockwall Senior Community Lift Station**

On January 9, 2007, the City of Rockwall entered into a facilities agreement with Rockwall Senior Community, L.P. for the construction of a private lift station for the Evergreen Development. In this agreement, the City agreed to collect a pro-rata per acreage for any development utilizing the private lift station that Rockwall Senior Community installed for the Evergreen Development. The pro-rata amount to be collected is $11,968.87 per acre for the 18.9755 acres of the remaining undeveloped land.

In 2017, The Standard MCP, LTD. submitted a subdivision plan (The Standard-Rockwall Addition) on 15.836 acres of the undeveloped land, which will require an additional lift station. The Standard subdivision's lift station will serve the existing Evergreen Development and replace the private Rockwall Senior Community Lift Station. Per the facilities agreement, The Standard MCP will be required to pay a pro-rata in the amount of $189,539.02 for the lift station that will be abandoned. The owner of proposed development has submitted a Waiver of Facility Agreement from Rockwall Senior Community to waive the pro-rata for their lift station.

The Applicant is requesting the City Council consider approving the Waiver of Facilities Agreement for the The Standard MCP and allow the City Manager to execute the agreement.

AJW:ajw

Attachments

Cc:
Mary Smith, Assistant City Manager
File

510

STATE OF TEXAS)

COUNTY OF ROCKWALL)

CITY OF ROCKWALL)

FACILITY AGREEMENT

This Agreement is entered into on the 9th day of January, 2007 by and between the City of Rockwall, Texas ("City") and Rockwall Senior Community, L.P., a Texas limited partnership ('Developer").

WITNESSETH:

Section 1. That in consideration of the construction of:

(i) the Evergreen at Rockwall Sanitary Sewer Lift Station ("Lift Station"), together with force main, underground sanitary sewer line(s) and related facilities (collectively, the "Sanitary Facility"), with more capacity than required for their development as part of the Evergreen at Rockwall Development located in Rockwall, Texas (the "Development"); and

(ii) the force main sewer lines and appurtenances located outside the Development (the "Off-Site Sanitary Sewer Line") required to connect the Lift Station to existing sanitary sewer lines operated by the City;

(iii) the 12-inch waterline along SH-205 along Lot 1 and Lot 2, Block A and the section along SH-205 from Justin to Lot 1.

The parties agree as follows:

Developer agrees to the following:

a. Developer will construct the Sanitary Facility and the Off-Site Sanitary Sewer Line, and related facilities. The lines, wet well and pumps are designed for the ultimate sewer flows.

b. The system design's flow is anticipated to be sufficient to provide capacity for the remainder of Eastshore, a platted planned development which includes the Development, consisting of Lot 1-7, Block A, being 25.5504 acres out of the B.J.T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas ("Eastshore"), which remainder is approximately 19 acres in size.

c. Developer shall fund the initial construction costs for the Sanitary Facility and the Off-Site Sanitary Sewer Line and related facilities.

d. Developer will fund and construct the 12-waterline along SH-205, from Justin to the entry into the Development.

Section 2. The City agrees to the following:

a. Collect pro-rata payments from future developments within Eastshore that connect to the sanitary sewer lift station or sewer lines that convey wastewater to the lift station. The pro-rata amount to be collected will be $11,968.87 per acre, for future developments out of the approximately 18.9755 acre remainder of Eastshore (up to $227,115.29). The pro-rata payment will be collected prior to issuance of site civil construction approval.

b. Collect pro-rata payments from Lots 1 (153.78 feet frontage) and 2 (218.09 feet frontage), Block A for the waterline along SH-205. The pro-rata will be based on the lots front footage. Lot 1 will include the section from Justin Rd., to Lot 1 (225.63 feet). The pro-rata amount to be collected will be $60.66 per linear foot (up to $36,243.26). The pro-rata payment will be collected prior to issuance of the site civil construction approval.

c. Distribute funds as collected to Developer within 30 days of receipt.

Section 3. Nothing contained herein shall be considered as a waiver of the provisions of the City's Comprehensive Zoning Ordinance and subdivision regulations as the case may be.

Section 4. Severability Clause. If any section or provisions of this Ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the Ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 5. This agreement will expire fifteen (15) years from date of execution or when remaining of the pro-rata amount is collected from the entirety of the remaining portion of Eastshore (whichever occurs first).

Section 6. Venue for this agreement shall be in Rockwall County, Texas.

Section 7. Notice of this Agreement shall be in writing and addressed to the following:

City of Rockwall
385 S. Goliad
Rockwall, Texas 75087
Attn.: City Manager

Rockwall Senior Community, L.P.
10405 East Northwest Hwy.
Suite 100
Dallas, TX 75238
Attn: Liam Mulvaney

With a copy to:
Churchill Residential, Inc.
5605 North MacArthur Boulevard
Suite 580
Irving, Texas 75038
Attn.: Brad Forslund, President

Section 8. Eastshore Joint Venture, a Texas joint venture, joins in this Agreement for the limited purpose of evidencing its agreement to the terms hereof, to the extent that any of the proposed improvements are to be constructed in easements located on land owned by Eastshore Joint Venture.

[Signatures on Next Page]

SIGNED ON THE DATE FIRST ABOVE WRITTEN.

CITY OF ROCKWALL

By: _____
City Manager

DEVELOPER

ROCKWALL SENIOR COMMUNITY, L.P.

BY: LifeNet-Rockwall GP, L.L.C.,. a Texas limited liability company, its General Partner

By: LifeNet Community Behavioral Healthcare, a Texas nonprofit corporation, its sole Member

By: _____
Liam Mulvaney, President/CEO

JOINDER BY:

EASTSHORE JOINT VENTURE

By: _____
Andrew Nagurney, Jr.
Managing Joint Venturer

ACKNOWLEDGEMENTS

STATE OF TEXAS)

COUNTY OF ROCKWALL)

CITY OF ROCKWALL)

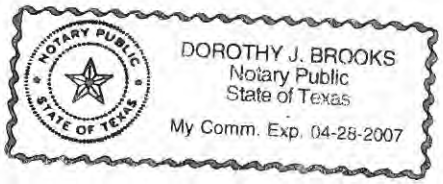
BEFORE ME, the undersigned authority, on this day Personally appeared, Julie Couch, City of Rockwall City Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the foregoing Agreement for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said City of Rockwall,

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th day of January, 2007.

Dorothy J. Brooks

Notary Public in and for the State of Texas

My Commission Expires:
04-28-07
(seal)



STATE OF TEXAS)

COUNTY OF ROCKWALL)

CITY OF ROCKWALL)

BEFORE ME, the undersigned authority, on this day Personally appeared Liam Mulvaney, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing Agreement for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said ROCKWALL SENIOR COMMUNITY, L.P., a Texas limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd day of January, 2007.

Notary Public in and for the State of Texas

My Commission Expires:
8/8/10
(seal)

JANET D. HUNT
Notary Public, State of Texas
My Commission Expires
August 08, 2010

STATE OF TEXAS)

COUNTY OF ROCKWALL)

CITY OF ROCKWALL)

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Nagurney, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing Agreement for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said EASTSHORE JOINT VENTURE a Texas joint venture.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th day of Jan, ~~2006~~. 2007

Donna Perry
Notary Public in and for the State of Texas

My Commission Expires:
1/14/10
(seal)

DONNA R. PERRY
Notary Public, State of Texas
My Commission Expires
January 14, 2010

EXHIBIT A

Off-site Sanitary Sewer

Off-site sanitary sewer construction cost= $222,402.00

Associated Items (insurance, bonds, general cond., contractor's fees)= $41,814.00 x 61.6% of project cost= $25,757.42

Engineering Fee= $57,650.00

TOTAL COST= $305,809.42

Total acres in development= 25.5504 acres

Pro-rata per acre= $305,809.42/25.5504 acres= $11,968.87/acre

Evergreen portion= 6.5749 acres x $11,968.87= $78,994.12

Pro-rata due from remaining tracts= $227,115.29

SH-205 Waterline

SH-205 waterline construction cost= $32,480.00

Associated Items (insurance, bonds, general cond., contractor's fees)= $41,814.00 x 9.0 % of project cost= $3763.26

TOTAL COST= $36,243.26

Total linear feet on SH-205= 597.50 linear feet

Pro-rata per linear foot= $36,243.26/597.50 linear feet= $60.66/linear feet

November 29, 2018

WAIVER OF FACILITY AGREEMENT

City of Rockwall
385 S. Goliad
Rockwall, Texas 75087

Re: Facility Agreement dated January 9, 2007 (the "Facility Agreement"), executed by and among Rockwall Senior Community, L.P., a Texas limited partnership (the "Partnership"), the City of Rockwall, Texas (the "City), and Eastshore Joint Venture, a Texas Joint Venture ("Eastshore")

Ladies and Gentlemen:

Pursuant to the above-referenced Facility Agreement, the City is required to collect pro-rata payments (the "Pro-Rata Fees") from any owner of real property within the subdivision known as Eastshore, according to the map or plat thereof recorded in Cabinet G, Slide 87, in the Plat Records of Rockwall County, Texas (the "Subdivision"), who connects to the sanitary sewer lift station (the "Existing Lift Station"), sewer lines and/or waterline constructed by the Partnership under and pursuant to the Facility Agreement, and then deliver such Pro-Rata Fees to the Partnership, all as more particularly provided in the Facility Agreement. Once the Partnership receives the Pro-Rata Fees, the Partnership then remits to Eastshore its pro rata share of the Pro-Rata Fees pursuant to a separate written agreement between the two parties.

As of the date hereof, The Standard MCP, Ltd. ("MCP") is the owner of those certain tracts of land within the Subdivision, as more particularly described in Exhibit A attached hereto and made a part hereof (collectively, the "MCP Tract"). In connection with the intended development of the MCP Tract, the City is requiring that MCP construct and install a new sanitary sewer lift station, underground sanitary sewer line(s) and related facilities and equipment (the "New Lift Station"), all to be located on the MCP Tract, for the benefit of the MCP Tract and the remainder of the Subdivision.

In consideration of MCP constructing the New Lift Station, at MCP's sole cost and expense, the Partnership and Eastshore each hereby WAIVE the provisions of the Facility Agreement requiring the City to collect from MCP, and pay to the Partnership, the Pro-Rata Fees, and the City, by its joinder hereof, agrees not to collect the Pro-Rata Fees from MCP. Notwithstanding the foregoing, however, in the event MCP does not construct the New Lift Station and, instead, connects into and utilizes the Existing Lift Station in connection with MCP's development of the MCP Tract, then MCP shall pay the Pro-Rata Fees as and when required under the Facility Agreement; provided, however, the parties acknowledge that MCP may utilize the gravity lines and force main of the Existing Lift Station in connection with the construction and operation of the New Lift Station, and such use shall not obligate MCP to pay the Pro-Rata Fees pursuant to foregoing provision.

The foregoing waiver is binding upon the Partnership and its successors and assigns, and inures to the benefit of the City and MCP, and their respective successors and assigns.

This letter may be executed in one or more counterparts, as may be convenient or desired, each such counterpart being identical and all such counterparts, taken together or collectively, as the case may be, constituting one and the same agreement.

Thank you for your attention to this matter, and please do not hesitate to contact the undersigned should you have any questions or concerns.

Sincerely,

ROCKWALL SENIOR COMMUNITY, L.P.,
a Texas limited partnership

By: LifeNet-Rockwall GP, L.L.C., a Texas limited liability company, its General Partner

By: LifeNet Community Behavioral Healthcare, a Texas nonprofit corporation, its sole Member

By: Gary Keep
Gary Keep, President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 3rd day of December, 2018 by Gary Keep, President of LifeNet Community Behavorial Healthcare, a Texas nonprofit corporation, the sole member of LifeNet Rockwall GP, L.L.C., a Texas limited liability company, the sole General Partner of ROCKWALL SENIOR COMMUNITY, L.P., a Texas limited partnership, on behalf of said limited partnership.

REBECCA VILLANUEVA NOTARY PUBLIC STATE OF TEXAS ID 125648673 EXP. 04-07-2022

Rebecca Villanueva
Notary Public, State of Texas

[Signature Pages Continue on the Following Page]

EASTSHORE JOINT VENTURE,
a Texas joint venture

By: _____
Andrew Nagurney, Jr.,
Managing Joint Venturer

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 4th day of Dec., 2018 by Andrew Nagurney, Jr., Managing Joint Venturer of EASTSHORE JOINT VENTURE, a Texas joint venture, on behalf of said joint venture.

_____
Notary Public, State of Texas

DONNA R PERRY
Notary ID #5156591
My Commission Expires
January 24, 2022

AGREED AND ACCEPTED:

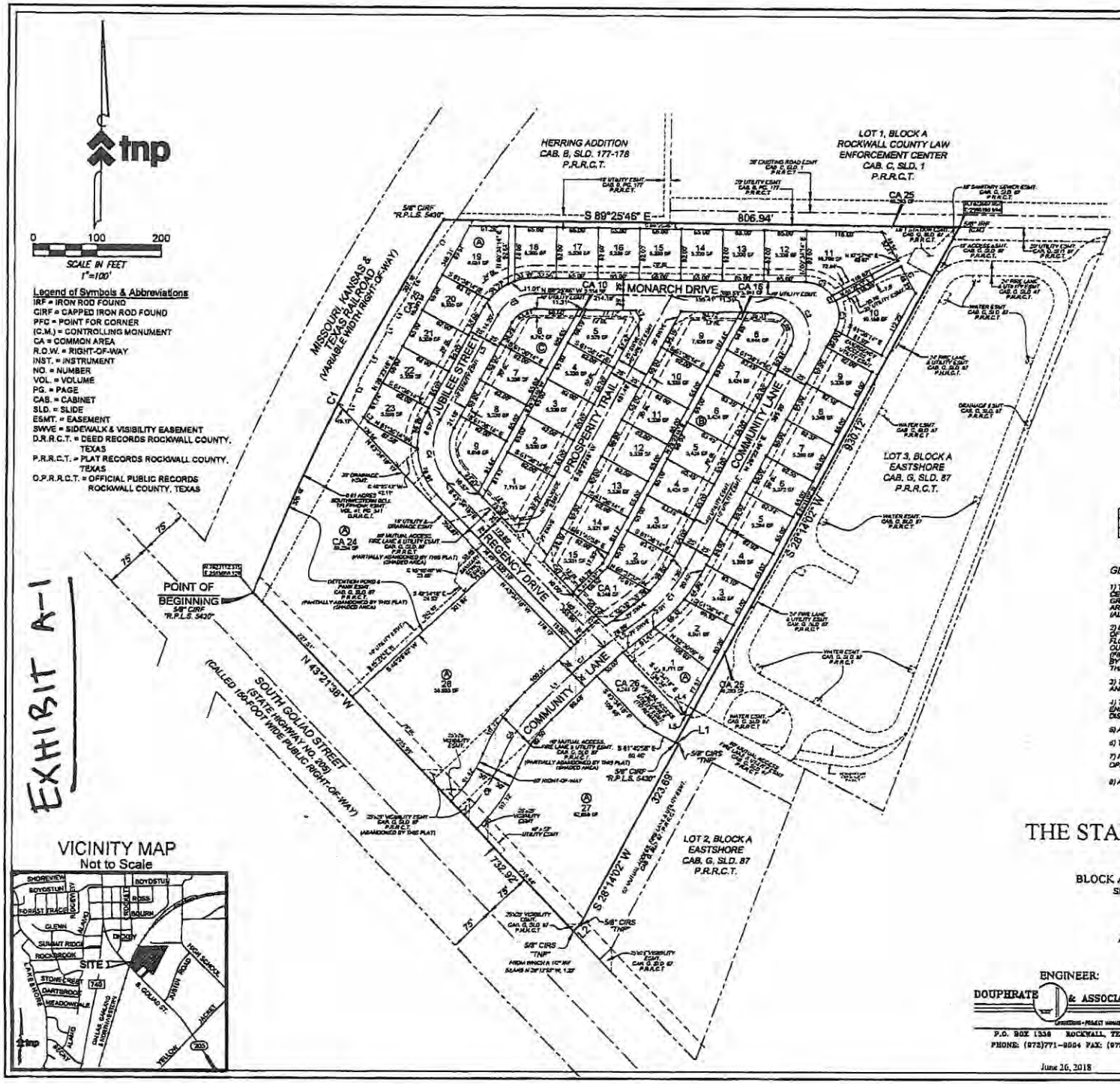
THE CITY OF ROCKWALL, TEXAS

By: _____
Name: _____
Title: City Manager

EXHIBIT A

Legal Description of the MCP Tract

Lots 1 thru 23, CA24, CA25 and CA26, Block A; Lots CA1 and 2 thru 15, Block B and Lots 1 thru 9, Block C of THE STANDARD-ROCKWALL ADDITION, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in cc# 20180000021038, Real Property Records, Rockwall County, Texas.



tnp

Legend of Symbols & Abbreviations
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
PFC = POINT FOR CORNER
(C.M.) = CONTROLLING MONUMENT
CA = COMMON AREA
R.O.W. = RIGHT-OF-WAY
INST. = INSTRUMENT
NO. = NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
SLD. = SLIDE
ESMT. = EASEMENT
SWVE = SIDEWALK & VISIBILITY EASEMENT
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

EXHIBIT A-1

VICINITY MAP
Not to Scale

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 61°45'58" E	5.09'
L2	S 45°57'51" W	15.08'

BOUNDARY CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	869.38'	3569.82'	10°38'51"	N 28°31'22" E	867.41'

CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°36'55" E	85.96'
L2	N 51°55'39" E	105.43'
L3	S 28°23'46" W	189.43'

CENTERLINE CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	102.58'	250.00'	23°31'53"	N 40°09'42" E	101.86'
C2	123.39'	60.00'	117°49'31"	N 30°31'00" W	102.77'
C3	70.53'	65.00'	62°10'29"	S 59°29'00" W	67.12'
C4	106.77'	85.00'	71°58'04"	S 07°35'16" E	99.88'
C5	105.11'	250.00'	24°05'23"	S 33°34'14" W	104.34'
C6	104.57'	250.00'	23°58'00"	S 33°30'33" W	103.81'
C7	27.54'	250.00'	6°18'45"	N 48°46'17" E	27.53'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°24'44" W	12.75'
L2	N 30°31'00" W	15.49'
L3	N 43°34'18" W	10.32'
L4	N 81°10'18" E	6.25'
L5	N 86°48'47" W	14.79'

LOT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	48.51'	53.00'	52°26'35"	S 63°17'13" E	46.84'
C2	10.09'	53.00'	10°50'33"	S 31°38'39" E	10.01'
C3	48.42'	53.00'	52°20'43"	S 00°03'01" E	46.75'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°48'41" E	27.77'
L2	N 18°51'50" E	30.33'
L3	N 28°54'09" E	70.55'
L4	N 15°00'13" E	14.51'
L5	N 32°24'46" E	48.15'
L6	N 28°17'51" E	69.74'
L7	N 34°21'45" E	83.21'

EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.97'	185.00'	23°31'38"	N 73°13'01" E	75.43'

523

523

GENERAL NOTES:

1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202). GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND REFERENCED TO THE CITY OF ROCKWALL MONUMENT NETWORK. ALL DISTANCES SHOWN ARE REPORTED AS SURFACE DISTANCE WITH A COMBINED SCALE FACTOR OF 0.99986250350. (ALL COORDINATES SHOWN ARE GRID COORDINATES)

2) BY GRAPHIC SCALE ONLY NO PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE A OF THE SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), BUT DOES APPEAR TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5) ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.

6) THE PORTION OF THE EASEMENT SHOWN SHADED IS TO BE PARTIALLY ABANDONED BY THIS PLAT.

7) PROPERTY OWNER/HOA IS RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL OPEN SPACE, DRAINAGE, DETENTION, COMMON AREA, AND PARK EASEMENTS OR LOTS.

8) ALL STREETS ARE DEDICATED AS CITY RIGHT-OF-WAY.

FINAL PLAT
THE STANDARD-ROCKWALL ADDITION

BEING 46 SINGLE FAMILY LOTS
ON 15.826 ACRES
BLOCK A, LOTS 1-28, BLOCK B, LOTS 1-15 & BLOCK C, LOTS 1-9
SITUATED IN THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255

BEING A REPLAT OF
THE EASTSHORE ADDITION
LOTS 4, 5, 6 & 7, BLOCK A
AS RECORDED IN CABINET G, SLIDE 87 OF THE P.R.R.C.T
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER:
DOUPHRATE & ASSOCIATES, INC.
P.O. BOX 1338 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

OWNER:
EAST SHORE JOINT VENTURE
5499 Glen Lakes, Suite 110
Dallas, Texas 75231
(214) 369-9066

tnp
SURVEYOR:
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
(214) 461-9867
Contact: Jay Madden, R.P.L.S.
TBPLS Registration No. 10194381

Project No. mm17-1887
Case No. P2018-019
Sheet 1 of 2

June 26, 2018 1"=100'

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

I the undersigned owner of the land shown on this plat, and designated herein as THE STANDARD-ROCKWALL ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage and detention easements.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

EAST SHORE JOINT VENTURE

_____
Representative:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, East Shore Joint Venture being the owner of a tract of land out of the B.J.T. Lewis Survey, Abstract No. 255, in the City of Rockwall, Rockwall County, Texas, Being all of a Lot 4, Lot 5, Lot 6 and Lot 7, Block A of the Final Plat of Eastshore, an addition to The City of Rockwall as recorded in Cabinet G, Slide 87 of the Plat Records of Rockwall County, Texas., and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped"R.P.L.S. 5430" found at the intersection of the northeast right-of-way line of South Goliad Street (also known as State Highway No. 205, a called 150-foot wide public right-of-way) and the southeast right-of-way line of a Missouri, Kansas, and Texas Railroad (M.K. and T. R.R., a variable width right-of-way) for the southwest corner of said Lot 7, and the beginning of a non-tangent curve to the right;

THENCE leaving the northeast right-of-way line of South Goliad Street and with the southeast right-of-way line of the M.K. and T. R.R., Northeasterly, with the curve to the right, having a radius of 3569.62 feet, a central angle of 10 degrees 38 minutes 51 seconds, an arc length of 663.36 feet, a chord bearing of North 26 degrees 31 minutes 22 seconds East, a distance of 662.41 feet to a 5/8-inch iron rod with cap stamped"R.P.L.S. 5430" found for the northwest corner of said Lot 7;

THENCE leaving the southeast right-of-way line of the M.K. and T. R.R and with the north lines of said Lot 7/Lot 5 and the south line of HERRING ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 177 and 178 of the Plat Records of Rockwall County, Texas, South 89 degrees 25 minutes 46 seconds East, passing the southwest corner of HERRING ADDITION at a distance of 23.47 feet and continuing a total a distance of 808.94 feet to a 5/8 inch iron rod found for corner at the northeast corner of said Lot 5, same being the northwest corner of Lot 3 of said Eastshore Addition;

THENCE South 28 degrees 14 minutes 02 seconds West along the common line of said Lot 3 and said Lot 5, a distance of 930.12 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at a southwest corner of said Lot 3 and lying on the north line of said Lot 4;

THENCE South 61 degrees 45 minutes 58 seconds East along the common line of said Lot 4 and said Lot 3, a distance of 5.09 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Lot 4;

THENCE South 28 degrees 14 minutes 02 seconds West continuing along the common line of said Lot 4 and said Lot 3, a distance of 323.69 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 45 degrees 57 minutes 51 seconds West continuing along the common line of said Lot 4 and said Lot 3, a distance of 15.08 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of said Lot 4 lying on the northeast right-of-way line of said South Goliad Street and from which a 1/2 inch iron rod found for reference bears North 28 degrees 13 minutes 58 seconds West a distance of 1.33 feet;

THENCE North 43 degrees 21 minutes 38 seconds West along the northeast right-of-way line of said South Goliad Street, a distance of 732.92 feet to the POINT OF BEGINNING containing 689,385 square feet, or 15.826 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 2018

BRIAN J. MADDOX, R.P.L.S. NO. 5430

_____ _____
Planning & Zoning Commission, Chairman *Date*

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the ____ day of _____, 2018.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

Witness our hands this the ____ day of _____, 2018.

_____ _____ _____
Mayor, City of Rockwall *City Secretary* *City Engineer*

524

524

FINAL PLAT
THE STANDARD-ROCKWALL ADDITION

BEING 46 SINGLE FAMILY LOTS
ON 15.826 ACRES
BLOCK A, LOTS 1-28, BLOCK B, LOTS 1-15 & BLOCK C, LOTS 1-9
SITUATED IN THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255

BEING A REPLAT OF
THE EASTSHORE ADDITION
LOTS 4, 5, 6 & 7, BLOCK A
AS RECORDED IN CABINET G, SLIDE 87 OF THE P.R.R.C.T
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER:
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
P.O. BOX 1338 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9003

OWNER:
EAST SHORE JOINT VENTURE
5499 Glen Lakes, Suite 110
Dallas, Texas 75231
(214) 369-9066

SURVEYOR:
TEAGUE NALL AND PERKINS, INC.
825 Waters Creek Blvd., Suite M300
Allen, Texas 75013
(214) 461-9857
Contact: Jay Maddox , R.P.L.S.
TBPLS Registration No. 10194381

June 26, 2018 | 1"=100' | Project No. mam17-1887 | Case No. P2018-019 | Sheet 2 of 2

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525

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **December 14, 2018**

SUBJECT: **Republic Waste Request for Rate Increase**

The solid waste contract with Republic Waste sets periodic points in the contract term for an increase to the collection rates. The increase for 2018 is 3% on all residential and commercial collection rates. In addition, Republic is proposing an additional 70cent increase in the residential rate to help address changes in the recycled materials market.

Rick Bernas met with staff to discuss the potential for a cart only – subscription model for recycling but is unable to offer that option without a contract extension due to the cost to purchase the recycling polycarts. If Council desires to pursue a contract extension then we can continue those discussions. The current contract expires in 2020.

The accompanying resolution if adopted by the City Council will set the new rates to be effective 1/1/19.

The new residential rate in the proposal reflects an increase of $1.23 per month.

Rick Bernas will be here to represent Republic Waste if the Council has any questions regarding this matter.

CITY OF ROCKWALL, TEXAS

RESOLUTION #18-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FIXING THE COLLECTION RATE TO BE CHARGED FOR GARBAGE COLLECTION SERVICES FURNISHED BY THE CITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 34. Solid Waste, Article I. In General, Sec. 34-5 Collection Charges, of the City of Rockwall Code of Ordinances provides that the rates for garbage service within the city shall be established from time to time by city council resolution; and

WHEREAS, the City Council finds that, due to increasing costs, it is necessary to increase the rates charged for garbage collection services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the following monthly rates are hereby established and adopted and shall be collected for garbage collection services billed by the City:

Residential Rates	
Twice per week collection **Twice per month brush/bulky** **Once per week recycle collection**	$15.74
Polycart Rental	$3.96 per month
Household Hazardous Waste collection	$.70 per month (retained by City for HHW Day)

Commercial Rates	
Twice per week hand collection	$16.96

	1X	2X	3X	4X	5X	6X	Extra
2 yard	$ 81.34	$150.48	n/a	n/a	n/a	n/a	$ 45.89
3 yard	$ 91.63	$169.49	n/a	n/a	n/a	n/a	$ 50.89
4 yard	$114.54	$211.88	$294.97	n/a	n/a	n/a	$ 56.54
6 yard	$137.44	$254.28	$353.58	$438.02	n/a	n/a	$ 66.88
8 yard	$171.81	$317.85	$442.08	$547.48	$637.17	$713.38	$ 79.16

Roll Off		***Compactors***	
20 yard	$477.85	**30 yard compactor**	$535.76
30 yard	$502.46	**35 yard compactor**	$577.77
40 yard	$521.28	**42 yard compactor**	$577.77
Del / Exc	$166.53		
Daily rental	$ 4.36		

Rentals range from $1.00 to $600.00 per month (determined by age, type, size of compactor). Installation is not included.

Rates include street use fees as described in the contract.

SECTION 2. That these rates and charges shall become effective and be in full force and effect starting January 1, 2019.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 17th DAY OF DECEMBER, 2018.

APPROVED:

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Cole, City Secretary

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley, City Manager**

FROM: **Mary Smith, Assistant City Manager**

DATE: **December 14, 2018**

SUBJECT: **Water / Wastewater Rates**

Following the worksession discussion in late September regarding water and wastewater rates, the consultant made one last modification to the rates he proposes. He was asked to look at a scenario which could assist to cushion the impact of the rate increase on customers who use lower volumes of water – often our fixed income residents. The accompanying brief PowerPoint presentation reviews the two scenarios previously submitted and adds a scenario IIA which holds the base rate flat as well as the first tier rates for 2019. If scenario IIA is adopted it makes the increase about $1.00 per month less for most ratepayers.

In summary
Scenario I – raises rates and maintains the current rate structure with the conservation rate kicking in at 12,000 gallons
Scenario II – adds an additional rate tier so the conservation increase comes at 16,000 gallons.
Scenario IIA – keeps the additional tier and does not increase the water base rate or lowest tier rate in year 1 of the plan.

Mr. Jackson will review this scenario with Council in worksession on Monday. Scenario IIA does result in a projected $80,000 less in revenue over the year but Mr. Jackson will explain that there is sufficient contingencies built into the rate plan to accommodate this change if it is adopted.

Rates are adopted by Resolution – scenarios I and IIA are included in the Council packet and labeled accordingly for Council's consideration.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FIXING THE RATE TO BE CHARGED FOR WATER AND WASTEWATER SERVICES FURNISHED BY THE CITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 44, Article III, Section 44-74, of the City of Rockwall Code of Ordinances provides that rates and charges for water and wastewater services and the procedures relative to the collection thereof shall from time to time be set by resolution of the City Council; and

WHEREAS, the City Council finds that, due to increasing costs, it is necessary to increase the rates charged for water and wastewater services.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THAT:

SECTION 1. The following monthly rates are hereby established and shall be collected for water and wastewater services billed by the City:

	Meter size		Water Rates		Wastewater Rates
Monthly Minimum Bills:					
Residential:	0.75	$	24.99	$	22.75
	1.00		29.33		26.57
	1.50		34.06		30.87
	2.00		42.97		38.92
Non-residential:	0.75	$	26.54	$	22.75
	1.00		29.33		26.57
	1.50		34.06		30.87
	2.00		42.97		38.92
	3.00		60.92		50.19
	4.00		78.76		64.95
	6.00		96.58		79.65
Irrigation Meters:	0.75	$	26.54	$	N/A
	1.00		29.33		N/A
	1.50		34.06		N/A
	2.00		42.97		N/A
	3.00		60.92		N/A
	4.00		78.76		N/A
	6.00		96.58		N/A
Rate per TH Gallons - Water:	Residential 2,001-12,000 gallons	$	3.81	$	N/A
	Residential over 12,000 gallons		6.68		N/A
	Irrigation over 2,000 gallons		6.68		N/A

Scenario I

Non-residential over 2,000 gallons	5.73	N/A
Wholesale Contract Rate	4.22	N/A
Rate per TH Gallons - Wastewater:	N/A	3.97

SECTION 2. Calculation of monthly volume charge for wastewater. The monthly volume charge for residential customers for wastewater service shall be calculated each year based on the average monthly water usage during the previous winter months, consisting of December, January, and February. Where no previous winter average is available, the Director of Finance shall estimate a volume to be used for this monthly charge. The monthly volume charge will be recalculated in March of each year.

SECTION 3. An initial deposit shall be required of all customers requesting utility service. Letters of good credit will not be accepted in lieu of a deposit. Required deposits shall be as follows:

Residential Meter Deposit	seventy five dollars ($75.00) per meter
Commercial Meter Deposit	one hundred dollars ($100.00) per meter
Irrigation Meter Deposit	one hundred dollars ($100.00) per meter

SECTION 4. The residential meter deposit shall be refunded to the customer's account after a 36 month period of prompt payments. The customer's account history shall not reflect any late payments, disconnection of service or non-sufficient funds items received by the City, during this period. The 36 month period shall be calculated on a rolling calendar basis.

SECTION 5. Service is subject to disconnection if any amount of a bill is delinquent after the due date of the following month's bill. In addition to payment of the total amount of the bill for which service has been disconnected, a reconnection fee of twenty-five dollars ($25.00) shall be charged to reestablish service. If a customer is disconnected for non-payment or payment by non-sufficient funds, a deposit shall be assessed prior to reconnection of services, if a deposit is not currently on file. If reconnection is requested after normal business hours, an additional after hours service charge of forty dollars ($40.00) shall also be charged. If a technician has been dispatched, all of the above charges shall be due regardless of whether or not service has actually been terminated.

SECTION 6. Builders requiring water service during construction shall be required to place a service deposit of twenty- five dollars ($25.00) per residential construction site, and thirty-five dollars ($35.00) per commercial construction site.

SECTION 7. In the event of receipt of any payment, which is later deemed to be uncollectible by the City's depository, the customer shall be charged an administrative fee of thirty-five dollars ($35.00) per occurrence.

SECTION 8. These rates and charges shall become effective and be in full force and effect beginning January 1, 2019.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 17th DAY OF DECEMBER, 2018.

APPROVED:

Scenario I

_____

ATTEST: **Jim Pruitt, Mayor**

_____

Kristy Cole, City Secretary

Scenario I

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FIXING THE RATE TO BE CHARGED FOR WATER AND WASTEWATER SERVICES FURNISHED BY THE CITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 44, Article III, Section 44-74, of the City of Rockwall Code of Ordinances provides that rates and charges for water and wastewater services and the procedures relative to the collection thereof shall from time to time be set by resolution of the City Council; and

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	2.00		42.97		N/A
	3.00		60.92		N/A
	4.00		78.76		N/A
	6.00		96.58		N/A
Rate per TH Gallons - Water:	Residential 2,001-8,000 gallons	$	3.81	$	N/A
	Residential 8,001-16,000 gallons		4.79		
	Residential over 16,000 gallons		6.68		N/A
	Irrigation over 2,000 gallons		6.68		N/A

Scenario IIA

Non-residential over 2,000 gallons	5.73	N/A
Wholesale Contract Rate	4.22	N/A
Rate per TH Gallons - Wastewater:	N/A	3.97

SECTION 2. Calculation of monthly volume charge for wastewater. The monthly volume charge for residential customers for wastewater service shall be calculated each year based on the average monthly water usage during the previous winter months, consisting of December, January, and February. Where no previous winter average is available, the Director of Finance shall estimate a volume to be used for this monthly charge. The monthly volume charge will be recalculated in March of each year.

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SECTION 8. These rates and charges shall become effective and be in full force and effect beginning January 1, 2019.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 17th DAY OF DECEMBER, 2018.

APPROVED:

Scenario IA

_____

ATTEST: **Jim Pruitt, Mayor**

_____

Kristy Cole, City Secretary

Scenario IIA

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **City Council**

FROM: **Joey Boyd, Director of Internal Operations**

DATE: **December 11, 2018**

SUBJECT: **TCAP Board of Director Election Ballot**

The City of Rockwall has been a member of the Texas Coalition for Affordable Power for purchase of its retail energy since the beginning of electric deregulation. Texas Coalition for Affordable Power ("TCAP") is a non-profit political subdivision corporation established by the 2010 merger of Cities Aggregation Power Project, Inc. ("CAPP") and South Texas Aggregation Project, Inc. ("STAP"), both created in 2001 to aggregate members' power needs in order to negotiate better electric prices for their members.

TCAP is run entirely by its members. TCAP's 15-person Board of Directors, consisting solely of member city employees, is elected by its members to govern the organization. Board membership is structured to ensure that both large and small members are represented and the Board of Directors meets once per month throughout the state. The Board's guiding purpose and objective is to pursue low cost power options for members while maintaining price stability with minimal risk that could impact the annual city budgets of members. Its secondary objective is to advocate market reforms that enhance competition for the benefit of all consumers.

The City of Rockwall is being asked to cast a ballot for eight positions from the thirteen candidates. Attached is a brief biography of each nominee for your review and consideration. The City might want to consider casting votes for cities in its geographical area or those which are comparable to Rockwall. Rockwall is in the medium consumption category, ranking 33rd out of 161 members in total kilowatt hours. Ballots are due on or before Monday, December 31, 2018.

2019/2020 TCAP Board Ballot

BALLOT – 2019/2020 TCAP BOARD OF DIRECTORS

Instructions for Voting:

Only one ballot per member city/entity. *The member representative is entitled to cast eight for the eight positions to be filled. PLEASE BE SURE THAT NO MORE THAN EIGHT CANDIDATES HAVE BEEN CHECKED!* ***Ballots with more than eight cast votes will be rejected.*** *No more than one vote may be cast for the same nominee. Places 1, 3, and 5 will be filled by the three candidates in the high consumption (HC) category receiving the most votes. Places 7 and 9 will be filled by the candidate in the medium consumption (MC) category receiving the most votes. Place 11 will be filled by the candidate in the low consumption (LC) category receiving the most votes. Places 13 and 15 will be filled by the two candidates receiving the most votes but who were not elected to a particular consumption category. The exception to this rule is the requirement in TCAP Bylaws that stipulates the board of directors include at least one member from each of the four ERCOT zones (North, South, West, and Houston). Nominees who are incumbents (I) are noted on the ballot.*

(Vote for eight)

Names were randomly drawn for ballot order

☐ **Kevin Carruth, Rockport – LC (I)**	☐ **Gabriel Gonzalez, Harlingen - HC**
☐ **Gilbert P. Reyna, Jr., Victoria- HC (I)**	☐ **Michael Holder, Kaufman - LC**
☐ **Richard Summerlin, Duncanville – MC (I)**	☐ **Wendle Medford, Forney - LC**
☐ **Mark Dempsey, Grand Prairie - HC**	☐ **Rhett Clark, CPA, Burleson - MC**
☐ **Clifford Howard, Lewisville - HC (I)**	☐ **Jonathan Phillips, Trophy Club - LC**
☐ **Walter Middleton, Brownwood – MC (I)**	☐ **Michael Marrero, Odessa - HC (I)**
☐ **Chris Steubing, Sugar Land – HC (I)**	

Please complete and return by **5 p.m. C.S.T., Monday, December 31, 2018** to:
Margaret Somereve, TCAP Secretary
15455 Dallas Parkway, Suite 600
Addison, TX 75001
or msomereve@tcaptx.com
You may also submit in person by 10:00 a.m. at the January 11, 2019 TCAP Meeting

Submitted by (MUST BE COMPLETED):

_____
Printed Name

_____
Signature

_____
Member City/Entity:

2019/2020 TCAP Board Biographies

(alphabetical order)



Kevin Carruth, City of Rockport

Lubbock native Kevin Carruth has over 25 years of experience in local government and has served as Rockport's City Manager for the last five years. In the previous 20 years he also served as City Manager in the Texas cities of Brownwood, Daingerfield, Hillsboro, Paris, and Prosper. Prior to entering city management, he was the Senior Program Analyst and Emergency Management Coordinator for Harris County Housing & Community Development Agency for over five years and served as an elected official on the Board of Directors for Ft. Bend Municipal Utility District No. 41 in Sugar Land for over two years.

Kevin earned a BA from Texas Tech University in Political Science and English and a MA from the University of Houston in Public Administration. He is also one of 83 active International City/County Management Association Credentialed Managers in Texas and has served on several Texas Municipal League and Texas City Management Association (TCMA) committees, including those responsible for ethics and legislative policies. He currently serves on the TCMA Board of Directors and was appointed to the TCAP Board in January 2018.

His path to law school and a career in the Foreign Service took a detour in graduate school when he followed his girlfriend to Houston. He has been married to his girlfriend Shawn for 26 years and they are the proud parents of 16-year-old Spencer and 12-year-old Kaitlyn. All members of the family are active in church, community, and school activities.



Rhett Clark, CPA, City of Burleson

Rhett Clark is the Finance Director for the City of Burleson, Texas. Rhett has served as the Finance Director since 2007, where he oversees the financial operations of the City including accounting, budgeting, treasury, payroll and purchasing. Additionally, Rhett serves as the City representative for franchise utility issues. Rhett has been the City's representative for electricity issues since the formation of CAPP. Rhett earned a bachelor's of business administration in accounting from Texas A&M University. He has several certifications, including a Certified Public Accountant in the state of Texas, Certified Government Finance Officer by the GFOAT, and Certified Public Manager from Texas State University.



Mark Dempsey, City of Grand Prairie

Mark Dempsey is a Deputy City Attorney for the City of Grand Prairie. Prior to joining the City in 2017, he served as an assistant and deputy city attorney for the City of Garland for almost 30 years, having been extensively involved with electric utility and regulatory matters in connection with providing legal services to Garland's municipally owned electric utility.

Mark's current duties include providing legal counsel during meetings of the Planning and Zoning Commission and Board of Adjustment, as well as proving legal advice and services to the City and its departments on various matters including utility and regulatory matters, zoning and land use, municipal and environmental law, eminent domain, telecommunications, purchasing, civil service, open records, contracts, right of way management, and related matters.

2019/2020 TCAP Board Biographies

(alphabetical order)



Gabriel Gonzalez, City of Harlingen

Gabriel Gonzalez is a graduate of The University of Texas at Austin with a BA degree in Economics. He served was a board member on TCAP for three years from 2014-2016. Prior to that he served as a board member on STAP before the organization merged into TCAP. He has been with the City of Harlingen as Assistant City Manager for 17 years and prior to coming to Harlingen, he served as City Manager for the City of San Benito for 3 years. He was with San Benito for a total of 8 years serving as Community Development Director for 4 years, Assistant City Manager for 1 year and eventually City Manager. Prior to that, he worked for the City of Brownsville for 6 years.



Michael Holder, City of Kaufman

Michael has 30 years of municipal government experience. Most of his career was spent in Law Enforcement, retiring from the Dallas Police Department with 20 years of service. Mr. Holder then became the Chief of Police in Kaufman, Texas for 3 years before being appointed the Chief of Police in Colleyville, Texas. After 4 years as the Chief in Colleyville, he served as an Assistant City Manager/Director of Public Safety/Chief of Police for 2 years. Michael came back to Kaufman and is currently serving as the Assistant City Manager.

Michael has a Bachelor's Degree in Human Relations and Business from Amberton University, and has graduated from several management institutes including the Senior Management Institute for Police, Institute for Law Enforcement Administration Management College and am a Fellow of the TML Leadership Institute.

Michel is a member of the Kaufman Lion's Club and serves as an Elder at the Kaufman Church of Christ. He is married with 3 grown children and 5 grandchildren!



Clifford Howard, City of Lewisville

Clifford Howard is the Fiscal Services Manager for the City of Lewisville and has served the City's Finance Department in multiple capacities in his over 30 years of service. Clifford's area of expertise is utility rate studies, utility collection and billing services, as well as banking and investments.

For the past 16 years, Clifford has served on the Dallas Water Utility Cost of Service rate subcommittee. Prior to being elected to the Texas Coalition for Affordable Power Board (TCAP) he served TCAP on their Technology committee. He is an active member of the Government Finance Officers Association, Government Finance Officers Association of Texas, and Government Treasurers' Organization of Texas.

Clifford is a graduate of Midwestern State University in Wichita Falls and holds a Bachelor's degree in Accounting.

2019/2020 TCAP Board Biographies

(alphabetical order)



Michael Marrero, City of Odessa

Michael Marrero is the City Manager for the City of Odessa. He has been with the City of Odessa since 1995. Mr. Marrero was named City Manager in May 2018. Prior to his current role as City Manager, he served as Deputy City Manager, Assistant City Manager and Community Development Director. As City Manager, Mr. Marrero is responsible for all municipal functions for the City of Odessa. Mr. Marrero reports to a seven-member city council, and he serves as the chief executive officer for the municipal organization, providing direction to approximately 1,000 city employees across several departments and divisions.

Michael received his B.A. from the University of Texas Permian Basin in Political Science and has also received a Masters in Public Administration from Sul Ross State University. Mr. Marrero has been involved with several local not for profit organizations in Odessa and is also a member of the International City Manager's Association and the Texas City Manager's Association.



Wendle Medford, City of Forney

Mr. Medford began his municipal career in 1998, serving in a variety of leadership roles with the City of Hurst, City of Dallas, and the City of Murphy. He also worked in the financial services industry for Edward Jones and Company. He earned a Bachelor of Business Administration degree from LeTourneau University and attained a Master of Public Administration from the University of Texas at Arlington. He has completed requirements for a Texas Certified Public Manager designation from the William P. Hobby Center for Public Service from Texas State University.

Wendle specialized in Information Management during a 13-year career in the US Air Force, earning Distinguished Graduate honors in advanced training courses. He is also pursuing designation as a Credentialed Mediator. Medford has served on various leadership development, total quality management (TQM) and customer service advisory teams during both military and civilian careers. He is a former advisory board member of the Remington College IT program and served as a member of the Dallas Interface Technology Advisory Council.

Wendle also holds a Certificate in Public Budgeting and Financial Management from the University of Texas at Arlington and is a Certified Government Chief Information Officer from the University of North Carolina. He is a member of the Texas City Manager's Association, and the International City Manager's Association. In addition, Medford is a graduate of Leadership North Texas.



Walter Middleton, City of Brownwood

Walter Middleton is currently the Director of Finance for the City of Brownwood, a position he has held for 18 years. Walter is a Certified Public Accountant and Certified Government Finance Officer. He is also a member of the Government Finance Officers Association of Texas, including serving on the legislative committee for two years and has been a member of TCAP/CAPP since its inception in 2002. He is currently serving as treasurer for the organization.

Walter has been key in evaluation and decision-making mode for Brownwood's power needs since then. He is interested in rural municipal issues, particularly as it relates to the City's efforts to manage its budgets and provide services to its citizens while faced with myriad challenges, one of the greatest of which is dealing with unfunded federal and state mandates.

2019/2020 TCAP Board Biographies

(alphabetical order)



Jonathan Phillips, Town of Trophy Club

Jonathan Phillips began his career in municipal government over 15 years ago with the City of Fort Worth. Phillips has also served the cities of Lewisville, Keller, Roswell, NM and currently the Town of Trophy Club, TX. In Trophy Club, he serves as Director of Administrative and Financial Services where he directs major functions of municipal government and provides leadership to multiple departments and division heads, including Human Resources, Communication, Finance, Information Services, Municipal Court, and Administration. Phillips experience includes serving as Interim City Manager, overseeing Special Projects as well as franchise utilities for electric, gas, telephone, and cable within the city limits. While in Keller, Phillips was elected to the TCAP Board of Directors for two terms.

Phillips holds a bachelor's degree from the University of North Texas, a master's degree in business administration from The University of Texas at Arlington and a Certificate of Government Finance from Texas Tech University. Currently, he is working on the final track of the Certified Public Manager Program.

Jonathan and his wife DeAnna are the proud parents of a son, Anderson, and they love to travel, try new food and restaurants and enjoy the outdoors.



Gilbert P. Reyna, Jr., City of Victoria

Graduating Cum Laude from the University of Houston in Houston with a Bachelor of Accounting Degree, I obtained my Certified Public Accountant certificate in September 1988, 2 years after completing college.

In 1986 I began employment with the accounting firm, Harrison, Waldrop & Uherek (HWU), an accounting firm which consists of 15-19 professionals, serving as an Audit Manager, in charge of several large government entities, private and public enterprises. I remained with HWU until January 1995 when I was hired as the Assistant Director of Finance for the City of Victoria. One year later, I was appointed as the City of Victoria Director of Finance; also serving as the treasurer of the Victoria Sales Tax Development Corporation and remaining in both capacities to date. For the period March, 2009 until October, 2009 I acted as interim representative to ERCOT.

I was a board member of STAP representing the City of Victoria from March, 2009 until the end of 2010, at which time I was elected to the TCAP board. I have served on the board of TCAP for the terms of January, 2011 through December, 2018

2019/2020 TCAP Board Biographies

(alphabetical order)



Chris Steubing, City of Sugar Land

Chris Steubing, PE, CFM, is a professional engineer with 22 years of city, county and private-sector experience in the field of engineering and construction project management. He was named an assistant city manager in 2017 where he oversees the departments of Engineering, Public Works, Environmental and Neighborhood Services, IT and Permits and Inspections along with the City's Asset Management program. Prior to this, he served as Sugar Land's city engineer since 2006, providing oversight of plat and plan reviews for new developments and construction of civil infrastructure improvements. He has also managed the development and implementation of the city's capital improvement program, including planning, design and construction of all construction projects, and provided leadership for floodplain management and administration, thoroughfare planning and land acquisition.

He provided leadership and oversight for the design and construction of the Smart Financial Centre at Sugar Land, the largest capital improvement project in the City's history, and has provided leadership on projects to develop plans and programs to establish and strengthen relationships and protocols with the city's drainage and transportation partners.

Prior to Sugar Land, Steubing spent the first 10 years of his career in the Dallas/Fort Worth area in leadership positions with Denton County, the cities of Decatur and Colleyville and Racetrac Petroleum.

He received a bachelor's degree in civil engineering from Texas A&M University in 1996, earned a Texas professional engineering license in 2002 and completed the LBJ School of Public Affairs Public Executive Institute in April 2016. He is a member of the Texas Board of Professional Engineers, the American Society of Civil Engineers, the Texas Society of Professional Engineers, the Texas Floodplain Management Association, the American Public Works Association and the Construction Managers Association of America.

He and his wife, Darla, have been married for more than 22 years and have three children.



Richard Summerlin, CPA, CGFO

Richard graduated from UT-Arlington in 1982 with a BBA Accounting Degree and is a CPA, and a CGFO (Certified Government Finance Officer). Richard started his career in public accounting as an auditor at KPMG in Ft. Worth and worked as a Controller in the private sector for 7 years. He started his public career with the City of Dallas where he served for 15 years in the City Controller's Office.

He has worked for the City of Duncanville for 11 years and is currently the Finance Director overseeing the City's Accounting, Budget, Utility Billing, Purchasing, and Municipal Court. For the last 11 consecutive years, the City of Duncanville has received the GFOA Excellence in Financial Reporting Award. Richard is a member of the UT-Arlington Accounting Alumni Group, the KPMG Alumni Group, and an active member in GFOAT. He serves on the Dallas Water Rate Study Sub-Committee, representing the City of Duncanville as a customer city, as well as on the TRA Advisory Board for the Central and Ten Mile Creek Plants.

Richard also serves on the TRA Advisory Board for Joe Pool Lake, the ONCOR and ATMOS Cities Steering Committee, and the Board of Directors of the Arlington Vineyard Church.

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AGENDA

COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC), PLANNING AND ZONING COMMISSION & CITY COUNCIL WORK SESSION MEETING

City Hall, 385 South Goliad, Rockwall, Texas
Foyer/Main Entry of City Hall
October 8, 2018
6:00 PM

CALL TO ORDER (6:00 PM)

WORK SESSION

(1) ***Work Session Concerning the DRAFT Comprehensive Plan Update for the OURHometown Vision 2040 Comprehensive Plan.*** The CPAC Chairman, Vice Chairman and Committee members will update the City Council and Planning and Zoning Commission on the DRAFT Comprehensive Plan, and answer any questions.

ADJOURNMENT

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 5th day of October, 2018, by 5:00 PM, and remained so posted for at least 24 continuous hours preceding the scheduled time of said meeting in accordance with *Resolution No. 16-17*.

City of Rockwall
The New Horizon

"Our Hometown Vision 2040" Comprehensive Plan
OPEN HOUSE

Monday, November 12, 2018
6:00 p.m. - 8:00 p.m.
Rockwall City Hall Council Chambers
385 S. Goliad St.
Rockwall, TX 75087

NOTICE OF QUORUM OF THE ROCKWALL
CITY COUNCIL
ARCHITECTURAL REVIEW BOARD
COMPREHENSIVE PLAN ADVISORY COMMITTEE
PARK BOARD
PLANNING & ZONING COMMISSION
AND POSSIBLY OTHER CITY BOARDS / COMMISSIONS

All interested citizens and area residents are invited to attend this "Open House" event. City Planning and Zoning Department staff will be available to answer questions from the general public concerning the draft "OURHometown Vision 2040 Comprehensive Plan." For more information concerning the proposed comp plan update, please visit the project website via the bottom of the city's homepage at www.rockwall.com. In addition to the current website content, a copy of the draft plan, accompanying maps, charts and associated descriptive materials will be available at the open house. Then on Tuesday, November 13, the Planning and Zoning Commission will hold a public hearing and take action on the plan. The proposed plan is anticipated to go to the City Council on November 19 for public hearing and December 3 for adoption. Comments and inquiries may be directed to the City of Rockwall Planning and Zoning Department in person or by calling (972) 771-7745. Citizens who are unable to attend the event are invited to provide feedback about the draft update via the "Contact Us" section of the project's website.

A quorum of members of the Rockwall City Council and aforementioned city boards and commissions may be in attendance at this event; however, neither collective deliberation of city business nor formal action on the part of any of the abovenamed groups is contemplated. In addition, no minutes will be prepared related to this event.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this notice was posted at City Hall, in a place readily accessible to the general public at all times, on the 9th day of Nov., 2018, at 2:15 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said event.

_____ _____
Kristy Cole, City Secretary/Assistant to the City Mgr. Date Removed

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Agenda 6

Hold a work session to consider potential capital improvement projects associated with future bond election.

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- Airport Phases_Cost Estimates 32
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Rockwall Citizens on Patrol Appreciation Day

- RCPAAA/COP Proclamation 44
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Consider approval of the minutes from the January 2, 2017 regular city council meeting, and take any action necessary.

- 01/02 cc mtg mins 46
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Consider approval of an ordinance amending the Code of Ordinances in Chapter 4, Alcoholic Beverages, Article II. Permits, Sections 4-23 and 4-25 to provide for a fee schedule in accordance with current fees prescribed by the TX Alcoholic Beverage Commission and to repeal the local Biennial Administrative Processing Fee, and take any action necessary. (2nd Reading)

- Ordinance_2nd Reading 58
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P2017-066 - Consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a preliminary plat for the Whisper Rock Subdivision containing 28 single-family lots on a 9.477-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3231 Ridge Road, and take any action necessary.

- P2017-066 61
- Blank Page 70

P2017-068 - Consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W. Ladera, LLC for the approval of a preliminary plat for Lot 1, Block A, Ladera Rockwall being a 28.011-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

- P2017-068 71

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P2017-070 - Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Robert S. Whittle for the approval of a final plat for the Highlands Subdivision containing 46 single-family residential lots on a 11.655-acre tract of land identified as Tract 2 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located at the northwest corner of the intersection of SH-66 and FM-1141, and take any action necessary.

P2017-070 88

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Appointment with Doug Galloway of Cooper General Contractors to discuss and consider a request to change Article IV, Permissible Uses, of the Unified Development Code to allow the "Brewery or Distillery (Excluding Brew Pubs)" land use through a Specific Use Permit (SUP) in the Downtown (DT) District, and take any action necessary.

Memorandum 95

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Appointment with Jacob Boan with Suntex Marinas to discuss and consider a request to sublease regarding the Chandlers Landing Marina, and take any action necessary.

Memo re Chandlers Landing Suntex Consent to Sublease 113

Cover Letter Chandlers Landing Marina Consent to Sublease Jan 2018 114

2018-1-1 Chandler's Landing Consent to Sublease. 115

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P2017-046 - Hold a public hearing to discuss and consider a request Theresa Briones for the approval of a replat for Lots 1 & 2, Block A, Briones Addition being a 0.25-acre parcel of land identified as portion of Block 7 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 905 N. Alamo Street, and take any action necessary.

P2017-046 178

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Z2017-052 - Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of an ordinance for a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary (1st Reading). [Postponed to Monday, Feb. 5, 2018]

Z2017-052 190

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Z2017-065 - Hold a public hearing to discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of an ordinance for a Specific Use Permit (SUP) for a restaurant with a drive-through or drive-in on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary (1st Reading).

Z2017-065 192

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Z2017-066 - Hold a public hearing to discuss and consider a request by Trent Hyde for the approval of an ordinance for a Specific Use Permit (SUP) to allow for a detached garage that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Road, and take any action necessary (1st Reading).

Z2017-066 212

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Z2017-067 - Hold a public hearing to discuss and consider a request by Katherine Crane for the approval of an ordinance for a zoning change from a Single Family 10 (SF-10) District to a Residential-Office (RO) District for a 0.210-acre parcel of land identified as Lot 17, Block 14, Highwood Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 302 W. Kaufman Street, and take any action necessary (1st Reading).

Z2017-067 239

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P2017-067 - Hold a public hearing to discuss and consider a request by Blake Sudduth of R-Delta Engineers, Inc. on behalf of Peter Muhl of Rockwall Habitat for Humanity for the approval of a replat for Lots 1 & 2, Block A, Lamar Street Habitat No. 1 Addition being a 0.22-acre parcel of land identified as Lot I, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 801 Lamar Street, and take any action necessary.

P2017-067 256

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Discuss and consider a request by Natalee Davenport appealing a decision by the Historic Preservation Advisory Board (HPAB) concerning the denial of a Certificate of Appropriateness (COA) for a Medium Contributing property, being a 0.24-acre parcel of land identified as a portion of Lot 1 of the Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 902 N. Goliad Street, and take any action necessary.

Memorandum 265

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SP2017-041 - Discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a variance to the parking requirements and an exception to the material requirements in conjunction with an approved site plan for an addition to an existing facility on an 18.875-acre tract of land identified as Lots 1, 2 & 3, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary.

SP2017-041 298

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SP2017-042 - Discuss and consider a request by Bob Leimberg of Clayco Construction on behalf of Alan Yu of Lollicup USA, Inc. for the approval of exceptions and variances in conjunction with an approved site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

SP2017-042 313

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Discuss and consider authorizing the City Manager to negotiate a Guaranteed Maximum Price contract addendum with Dean Construction for the SH 66 Boat Ramp improvements not to exceed $468,150 to be funded by matching grant from Texas Parks and Wildlife Department, and take any action necessary.

Memo 330

Budget 331
Construction documents 332
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Discuss and consider authorizing the City Manager to negotiate a contract with Bellingham Marine, Inc. for The Harbor boat dock repairs in the amount of $359,394.62, to be funded from the general fund and reimbursed by insurance claim funds, and take any action necessary.
Memo 345
Agreement 346
Exhibit A - Quote 352
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Discuss and consider (re)appointments to the city's Main Street Advisory Board, and take any action necessary.
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AGENDA
ROCKWALL CITY COUNCIL
Tuesday, January 16, 2018
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

p.11 **1.** Hold a work session to consider potential capital improvement projects associated with future bond election.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding (re)appointment of city council subcommittees and board liaisons - Fire Dept. Pension Board - pursuant to Section §551.074 (Personnel Matters).

2. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).

3. Discussion regarding legal review of deed records pertaining to public access on Breezy Hill Lane pursuant to Section §551.071 (Attorney/Client Consultation)

4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to §Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Tuesday, January 16, 2018
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER TOWNSEND

VIII. PROCLAMATIONS / AWARDS

p.44 **1.** Rockwall Citizens on Patrol Appreciation Day

IX. OPEN FORUM

X. CONSENT AGENDA

p.46 **1.** Consider approval of the minutes from the January 2, 2017 regular city council meeting, and take any action necessary.

p.58 **2.** Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 4, Alcoholic Beverages, Article II. Permits, Sections 4-23 and 4-25 to provide for a fee schedule in accordance with current fees prescribed by the TX Alcoholic Beverage Commission and to repeal the local Biennial Administrative Processing Fee, and take any action necessary. **(2nd Reading)**

p.61 **3.** **P2017-066** - Consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a preliminary plat for the Whisper Rock Subdivision containing 28 single-family lots on a 9.477-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3231 Ridge Road, and take any action necessary.

p.71 **4.** **P2017-068** - Consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W. Ladera, LLC for the approval of a preliminary plat for Lot 1, Block A, Ladera Rockwall being a 28.011-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

p.88 **5.** **P2017-070** - Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Robert S. Whittle for the approval of a final plat for the Highlands Subdivision containing 46 single-family residential lots on a 11.655-acre tract of land identified as Tract 2 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located at the northwest corner of the intersection of SH-66 and FM-1141, and take any action necessary.

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

2. Appointment with the Historic Preservation Advisory Board (HPAB) Chairman to discuss and answer any questions regarding cases on the agenda and related issues, and take any action necessary.

p.95 3. Appointment with Doug Galloway of Cooper General Contractors to discuss and consider a request to change Article IV, Permissible Uses, of the Unified Development Code to allow the "Brewery or Distillery (Excluding Brew Pubs)" land use through a Specific Use Permit (SUP) in the Downtown (DT) District, and take any action necessary.

p.113 4. Appointment with Jacob Boan with Suntex Marinas to discuss and consider a request to sublease regarding the Chandlers Landing Marina, and take any action necessary.

XII. PUBLIC HEARING ITEMS

p.178 1. **P2017-046** - Hold a public hearing to discuss and consider a request Theresa Briones for the approval of a replat for Lots 1 & 2, Block A, Briones Addition being a 0.25-acre parcel of land identified as portion of Block 7 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 905 N. Alamo Street, and take any action necessary.

p.190 *2.* **Z2017-052** - Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary **(1st Reading).** ***[Postponed to Monday, Feb. 5, 2018]***

p.192 3. **Z2017-065** - Hold a public hearing to discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) for a restaurant with a drive-through or drive-in on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary **(1st Reading).**

p.212 **4.** **Z2017-066** - Hold a public hearing to discuss and consider a request by Trent Hyde for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow for a detached garage that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Road, and take any action necessary **(1st Reading).**

p.239 **5.** **Z2017-067** - Hold a public hearing to discuss and consider a request by Katherine Crane for the approval of an **ordinance** for a zoning change from a Single Family 10 (SF-10) District to a Residential-Office (RO) District for a 0.210-acre parcel of land identified as Lot 17, Block 14, Highwood Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 302 W. Kaufman Street, and take any action necessary **(1st Reading).**

p.256 **6.** **P2017-067** - Hold a public hearing to discuss and consider a request by Blake Sudduth of R-Delta Engineers, Inc. on behalf of Peter Muhl of Rockwall Habitat for Humanity for the approval of a replat for Lots 1 & 2, Block A, Lamar Street Habitat No. 1 Addition being a 0.22-acre parcel of land identified as Lot I, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 801 Lamar Street, and take any action necessary.

XIII. ACTION ITEMS

p.265 **1.** Discuss and consider a request by Natalee Davenport appealing a decision by the Historic Preservation Advisory Board (HPAB) concerning the denial of a Certificate of Appropriateness (COA) for a Medium Contributing property, being a 0.24-acre parcel of land identified as a portion of Lot 1 of the Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 902 N. Goliad Street, and take any action necessary.

p.298 **2.** **SP2017-041** - Discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a variance to the parking requirements and an exception to the material requirements in conjunction with an approved site plan for an addition to an existing facility on an 18.875-acre tract of land identified as Lots 1, 2 & 3, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary.

p.313 **3.** **SP2017-042** - Discuss and consider a request by Bob Leimberg of Clayco Construction on behalf of Alan Yu of Lollicup USA, Inc. for the approval of exceptions and variances in conjunction with an approved site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

p.330 **4.** Discuss and consider authorizing the City Manager to negotiate a Guaranteed Maximum Price contract addendum with Dean Construction for the SH 66 Boat Ramp improvements not to exceed $468,150 to be funded by matching grant from Texas Parks and Wildlife Department, and take any action necessary.

p.345 **5.** Discuss and consider authorizing the City Manager to negotiate a contract with Bellingham Marine, Inc. for The Harbor boat dock repairs in the amount of $359,394.62, to be funded from the general fund and reimbursed by insurance claim funds, and take any action necessary.

p.359 **6.** Discuss and consider (re)appointments to the city's Main Street Advisory Board, and take any action necessary.

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding (re)appointment of city council subcommittees and board liaisons - Fire Dept. Pension Board - pursuant to Section §551.074 (Personnel Matters).
2. Discussion regarding possible sale of real property / land in PD-32 pursuant to Section §551.072 (Real Property).
3. Discussion regarding legal review of deed records pertaining to public access on Breezy Hill Lane pursuant to Section §551.071 (Attorney/Client Consultation)
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.086 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 12th day of January, 2017 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Cole, City Secretary Date Removed

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Mayor and Council**

FROM: **Rick Crowley, City Manager**

DATE: **January 12, 2018**

RE: **CIP Work Session**

The purpose of Tuesday's CIP work session is to allow the Council an opportunity to continue discussions pertaining to possibly calling a bond election to put forth a Capital Improvement Program (CIP) to voters for consideration. Possible CIP projects for inclusion in a bond election, should one be called, include those related to streets, alleys and drainage; general drainage; parks; and the municipal airport.

Additional information pertaining to the parks and airport has been included in your January 16th meeting packet for review. Further information pertaining to other cities' tax rates will be provided by Mrs. Smith prior to the next CIP work session, which is scheduled for Monday, January 22.

As far as the timeline associated with calling a bond election to be held on the next uniform election date, which is Saturday, May 5, the first day that the Council may adopt an ordinance calling the election is February 5 (a regular city council meeting date), and the last day it may do so is Friday, February 16. If the Council is not quite ready to call a bond election on February 5, a special city council meeting may be called to do so between then and February 16.

Questions the Council will need to consider, along with your other discussions, for the Tues., 01/16 meeting include the following:

1. Did you receive enough information on Parks and the Airport to make decisions needed during the upcoming January 22nd work session?
2. What time would you like the Monday, January 22 meeting to begin?

Questions the Council will need to consider for the Mon., Jan., 01/22 work session include the following:

1. Which of the following categories of projects will be included as bond election propositions:
   - Streets, alleys and drainage
   - General drainage
   - Parks
   - Airport
2. How will the propositions be framed on the ballot?
3. How many propositions will be put forth for each category?
4. What will the direction (construction timeline) be for this Capital Improvement Program?
5. Will the Council assemble or appoint a CIP Committee (citizens)?
6. Is the Council comfortable with the potential impact that a passage of one or all of the selected bond election propositions may have on both the tax rate and water/sewer rates?

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Brad Griggs, Assistant City Manager**

FROM: **Andy Hesser, Parks and Recreation Director**

DATE: **January 10, 2018**

SUBJECT: **ATHLETIC FIELD OPTIONS PRESENTATION**

At the December 18th Council meeting, Park Board Chairman Bassett briefed the Council during an appointment request regarding a Park Board recommendation to include two park projects for consideration on the upcoming bond election. The projects discussed were to complete neighborhood park build-out for a total of $1,750,000 and to develop the southern portion of the Lakeside Park in the amount of $8,250,000.

During the discussion, Council posed several questions to Park Board and staff related to athletic fields and requested a follow up. The attached presentation attempts to address those questions specifically regarding athletic field needs.

To summarize, the questions asked were about current RBSL program participation and revenue, field capacity, tournaments, grass infields, renovation options for existing facilities and explore possible costs of future construction of athletic fields. Staff will be available to answer any questions regarding the presentation and other proposed projects.

2017 RBSL Operations

$178,036 – League revenue

+ $32,276 - Tournament/clinic revenue

$210,312 – Gross revenue

- $130,301 - Expenses

$80,011 – Net revenue

13

2017 League Registration

- 1921 total participants for spring, summer & fall seasons
- 40% residents
- 60% non-residents
- $41,320 collected in non-resident fee (dollars above the resident discount fee)

14

Additional Revenue

- $15,659 concession stand revenue
- $12,000 Lake Pointe Sports field rental contract
  - LPC is allowed to use 3 fields at Yellowjacket and 2 fields at Myers Park, after the RBSL team needs are fulfilled.
  - Contract expires at the end of 2018 season.

15

Tournament Summary

- 2 City tournaments hosted 48 teams
- 2 Scheduled tournaments were rained out
- 4 Regional partnership tournaments hosted 166 teams

✓ 2018 is scheduled to host 5 City operated tournaments

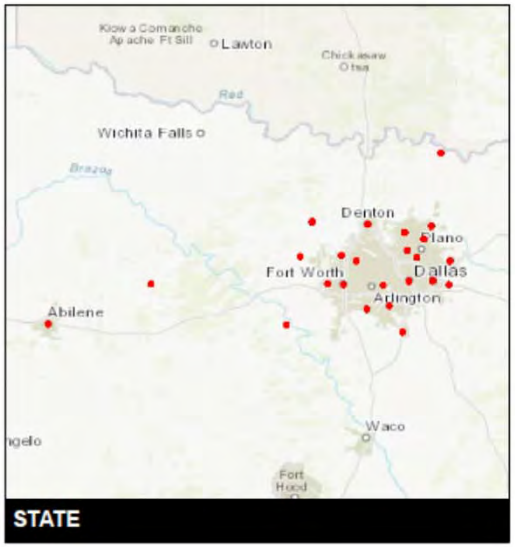
16



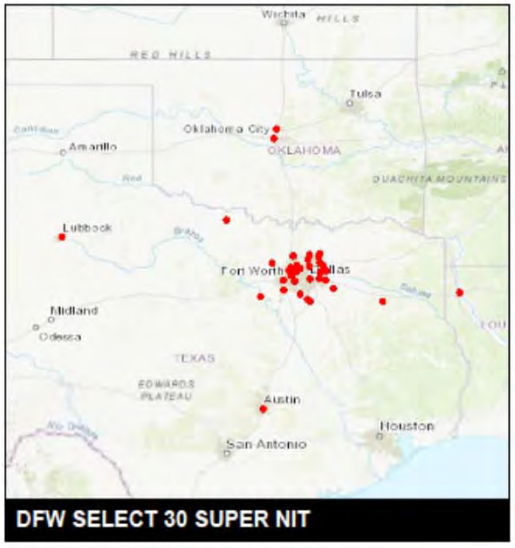
BACK THE BLUE



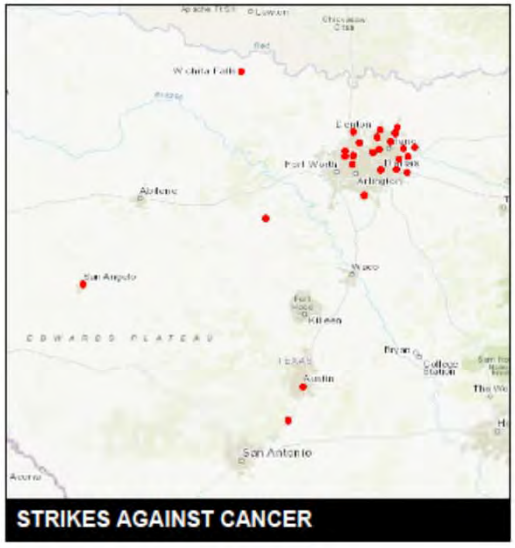
SLIDING INTO SPRING



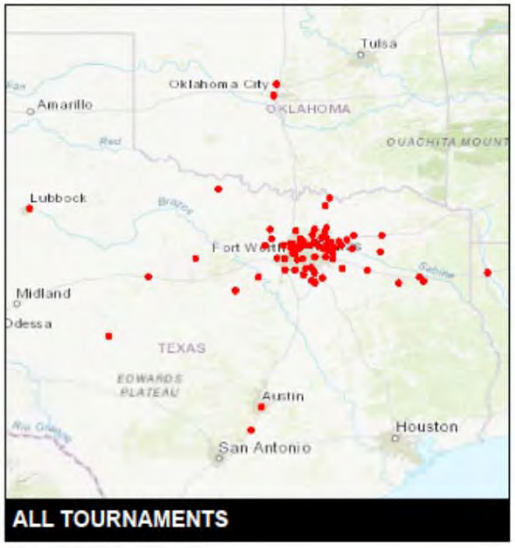
STATE



DFW SELECT 30 SUPER NIT



STRIKES AGAINST CANCER



ALL TOURNAMENTS

City of Rockwall
Geographic Information Systems
385 S Goliad St
Rockwall, TX 75087
P. 972.771.7745 F. 972.771.7748
www.rockwall.com/gis

0 15 30 60 Miles
1 inch = 39 miles

Tournament Team Locations

17

City of Grapevine Case Study

- **National Service Research (NSR)** completed a comprehensive research study for the City of Grapevine, Texas to measure the economic impact of a baseball tournament at Oak Grove Park that comprised 82 teams from across the Southwest part of the United States July 5-9, 2010. The survey provided primary information in which to conduct the economic impact study. The study focused on:
- Expenditure impacts such as food, retail, transportation and entertainment. The survey collected information on the average daily per person expenditure for each category and 2% of these expenditures are returned to the City of Grapevine and represents direct benefits to the City. Transportation impacts such as rental cars and fuel do not provide sales tax return to the City of Grapevine and therefore were excluded from those calculations.
- Hotel expenditures - 6% of these expenditures are returned to the City which directly benefits the City of Grapevine.
- In order to complete this study effort, National Service Research worked with Grapevine park staff on the survey document. NSR sent trained interviewers to Oak Grove Park on July 7. Interviewers queried 300 attendees who live outside of Grapevine at the baseball tournament between the hours of 9am to 9pm. The margin of error of the 300 sample size at a 95% confidence level is plus or minus 5.8%.

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Summary of Key Findings

- Total Attendance - 14,000 (2,000 daily)
- 97% of tournament visitors were from outside of Grapevine
- Day visitors came to the tournament for an average of 5.1 days

- 16.7% stayed in a hotel in Grapevine
- Overnight visitors stayed an average of 5.6 nights and 6.3 days
- Average number of Grapevine hotel rooms per traveling party per night 1.7
- Average daily hotel room expenditure in Grapevine was $85.72/night

- Average food/drink expenditures per person per day $34.23
- Average retail expenditures per person per day $21.91
- Average entertainment/recreation expenditures per person per day $14.95
- Total expenditures per person per day $71.09

- DIRECT IMPACTS:
  - Sales tax returned to the City of Grapevine: $ 14,080
  - Hotel tax returned to the City of Grapevine: $ 16,380
  - **TOTAL** $ **30,460**
- Economic Impact of daily expenditures ($704,000 x 3): $ 2,100,000
- Economic Impact of Grapevine hotel expenditures ($273,000 X 3): $ 819,000
- **Total economic impact** **$ 2,919,000**

Source: National Service Research , Baseball Tournament Personal Interviews. July 2010

Analysis of Existing Facilities

- Tuttle Athletic Complex
  - 14 acres of irrigated multi-purpose fields
  - 6 lighted fields
  - 2 unlighted fields
- Yellowjacket Fields
  - 3 fields irrigated and unlighted
- Myers Park Fields
  - 2 fields unirrigated and unlighted

Analysis of Existing Facilities

Estimated team capacity: determined by maximum number of teams that can play at any given facility. Typical spring season attendance is about 85 to 95 teams

- Assumes current field conditions; each team gets one weekly practice; depends on age group distribution.
  - Tuttle: 120 teams
  - Myers: practice only at this time
  - Yellowjacket: 30 teams

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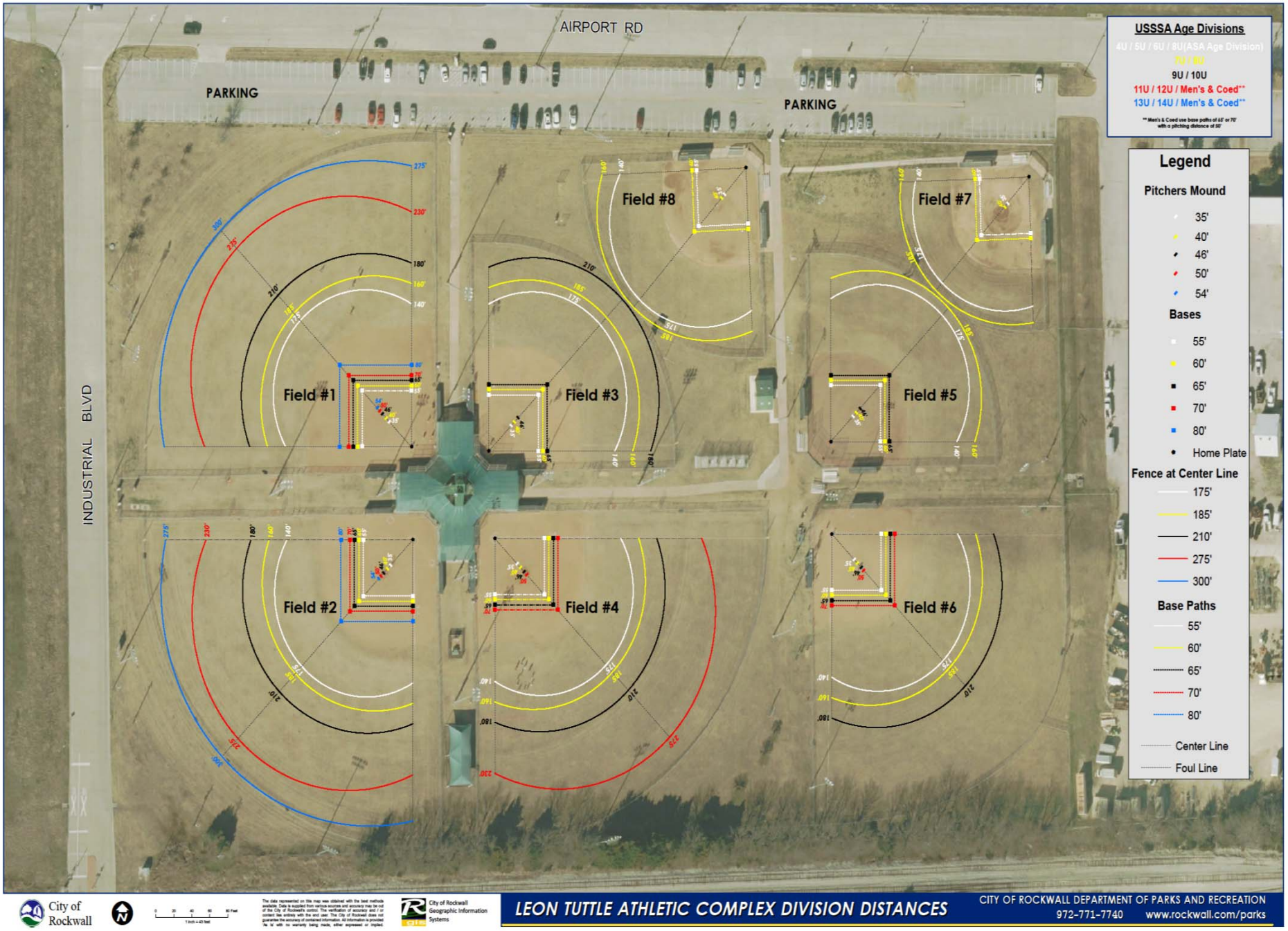
Analysis of Existing Facilities

- **Estimated total capacity if lights are added:**
  - Tuttle: 140 teams by lighting fields 7 & 8
  - Myers: 30 teams by lighting fields 1 & 2
  - Yellowjacket: 50 teams by lighting fields 1, 2 & 3
- **Approximately 30% increase in field capacity**
- Fields are multi-purpose in order to accommodate a wide range of age groups. Each field has multiple base anchor distances, pitching mound locations and temporary fencing as illustrated by the *following slide*.

22


AIRPORT RD
PARKING
PARKING
INDUSTRIAL BLVD
Field #1
Field #2
Field #3
Field #4
Field #5
Field #6
Field #7
Field #8
USSSA Age Divisions
4U / 5U / 6U / 8U(ASA Age Division)
7U / 8U
9U / 10U
11U / 12U / Men's & Coed**
13U / 14U / Men's & Coed**
** Men's & Coed use base paths of 65' or 70' with a pitching distance of 50'
Legend
Pitchers Mound
35'
40'
46'
50'
54'
Bases
55'
60'
65'
70'
80'
Home Plate
Fence at Center Line
175'
185'
210'
275'
300'
Base Paths
55'
60'
65'
70'
80'
Center Line
Foul Line
City of Rockwall
City of Rockwall Geographic Information Systems
LEON TUTTLE ATHLETIC COMPLEX DIVISION DISTANCES
CITY OF ROCKWALL DEPARTMENT OF PARKS AND RECREATION
972-771-7740 www.rockwall.com/parks

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Options to Accommodate Future Growth Needs

- Tuttle
  - $310,000 to light fields 7 & 8
- Myers
  - $367,000 to light fields 1 & 2
  - $380,000 to renovate both fields to game quality
  - $54,200 to install new fence on renovated fields
  - $38,540 to irrigate both fields
  - $839,740 Total renovation cost for game/tournament quality
- Yellowjacket
  - $480,000 to add lighting to 3 fields
  - $100,000 to add parking lot on east side

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Options to Accommodate Future Growth Needs

- Continued:
  - Estimate to add grass infields to existing fields:
    - $50,000 to $100,000 per infield depending on size
    - One additional full time staff to absorb additional maintenance of grass edges, irrigation and increased time for infield grooming.
    - Could potentially reduce over all capacity due to fewer age groups that can be accommodated in a given week.

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Options to Accommodate Future Growth Needs

In the event that it is determined that a new athletic complex is the preferred direction, staff reviewed construction estimates for a $15 million athletic complex in Mt. Pleasant Texas. The project was designed and estimated by MHS Planning and Design in 2016.

It is on 142 acres and includes the potential for 10 baseball fields, 12 soccer fields, some trail and other amenities.

The cost estimates do NOT include land acquisition and the water and sewer utilities are City installed.

The project is designed to be very budget friendly with minimal features. However, some items may not conform to Rockwall design/building standards such as paving and utilities.

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TRAIL
270'
100 CARS
100'
200'
170'
125 CARS
220' x 350'
150' x 240'
110 CARS
SOCCER FIELD
R. RECONG
3 AC POND
SPECIAL EVENTS
PARK ROAD
200 CARS
HWY 271 BUS.
CREEK
PARK BOUNDARY
150 CARS
PLAZA
TRAIL
LARGE OAKS TO REMAIN.
40
SMALL CREEK
CR. 1314
PRELIMINARY SPORTS COMPLEX LAYOUT
MOUNT PLEASANT, TEXAS
DRAWN: HNR
CHECKED: MHS
DATE: JUNE 2017
SCALE: AS SHOWN
JOB NO: 14-008
1 OF 1
MHS
PLANNING & DESIGN, LLC
242 West Ninth Street
Tyler, Texas 75701
903-597-6606
903-597-0517 Fax
TBPE No. F-14571
300' 0' 300' 600'
GRAPHIC SCALE

27

Mt. Pleasant Sports Complex
Overall Complex Summary

Description	Design and Construction Cost	Funding Sources
Option 1 (See Exhibit and Summary Below)	$4,600,000.00	TPWD = $500,000; City of MP = $4,100,000
Option 2 (See Exhibit and Summary Below)	$6,990,000.00	TPWD = $500,000; City of MP = $6,490,000
East Baseball Pod	$2,850,000.00	
Secondary Soccer Complex	$1,750,000.00	
West Baseball Pod	$2,900,000.00	
OVERALL PROJECT COST	$14,490,000.00	

Description	Cost after 5 Years (5%/YR)	Cost after 10 Years (5%/YR)
East Baseball Pod	$3,990,000.00	$4,702,500.00
Secondary Soccer Complex	$2,450,000.00	$2,887,500.00
West Baseball Pod	$4,060,000.00	$4,785,000.00

ELEMENTS IN OPTION 1:

4 - 220' x 330' Soccer Fields (One Lighted)

4 - 150' x 240' Soccer Fields (One Lighted)

420 Parking Spaces

1,850 LF of Entry Roadway

Restroom/Concession Stand

Sprayground

Playground

Pavilion

0.75 Mile Concrete Trail

0.4 Mile Nature Trail

ELEMENTS IN OPTION 2:

4 - 220' x 330' Soccer Fields (All Lighted)

4 - 150' x 240' Soccer Fields (All Lighted)

480 Parking Spaces

4,250 LF of Entry Roadway

Restroom/Concession Stand

Sprayground*

Playground*

Pavilion*

1.2 Mile Concrete Trail

1.2 Mile Nature Trail

Pond with Fountain

*Located at Pond Area

Estimated Maintenance Costs for New Athletic Complex

- Maintenance costs associated with 8 new fields
- $510,000 for first year includes:
  - Initial equipment and vehicle purchase
  - 4 maintenance staff
  - Supplies and small tools
  - Chemicals and utilities
- $350,000 Ongoing annual maintenance and staff costs:
  - 4 maintenance staff
  - Supplies and small tools
  - Chemicals and utilities

  - May also require an additional full time recreation staff depending on type of fields and program expectations.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

FROM: **Joey Boyd, Director of Internal Operations**

DATE: **January 10, 2018**

SUBJECT: **Airport Development Plan CIP Cost Estimates**

The Airport Advisory Board discussed and approved a resolution on Monday, January 23, 2017 recommending that the City Council consider adding the local matching funds necessary to make the improvements identified in the Airport Development Plan to the next City CIP bond election. The City Council formally accepted the resolution on February 20, 2017.

At the time that the Airport Development Plan study was completed in December 2012, cost estimates for the improvements identified in the plan totaled more than $16 million. Most of the improvements identified in the study are eligible for funding through either State or Federal grant programs at a 90/10 percent cost sharing, with 10% being the local match by the City.

Attached for review and reference are the resolution previously accepted by the City Council and Chapter 5: Phased Development and Capital Improvement Plan from the Airport Development Plan. The estimates are using 2013 construction costs.

In 2009, the City Council authorized $600,000 to purchase land adjacent to the airport for future expansion.

CITY OF ROCKWALL, TEXAS
AIRPORT ADVISORY BOARD
RESOLUTION 17-01 AA

A RESOLUTION OF THE AIRPORT ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS RECOMMENDING THAT CERTAIN AIRPORT IMPROVMENTS AT THE RALPH M. HALL / ROCKWALL MUNICIPAL AIRPORT BE INCORPORATED INTO THE CITY'S CAPITAL IMPROVEMENT PLAN AND THAT SAID IMPROVEMENTS BE CONSIDERED FOR INCLUSION ON A FUTURE BOND ELECTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2016, the Rockwall City Council established an Airport Advisory Board to make recommendations regarding both short-term and long-term strategic planning for the airport; and

WHEREAS, the Airport Advisory Board believes the airport is important to local and regional businesses and provides a positive impact to economic development; and

WHEREAS, the City of Rockwall and the Rockwall Economic Development Corporation previously performed an Airport Development Plan study resulting in the need for new construction of the runway, taxiways, airport terminal, new hangars, and a fuel island to bring the airport up to current standards; and

WHEREAS, the Rockwall City Council establishes a Capital Improvement Plan for the City, periodically presenting proposed capital improvements on a general election ballot when it deems such efforts to be in the best interest of the City, including considerations for the health, welfare, safety, and / or quality of life of its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE AIRPORT ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS THAT:

Section 1. The Airport Advisory Board recommends that the City Council consider adding the local matching funds necessary to participate in the State of Texas Airport Capital Improvement Program to the next City of Rockwall bond election.

Section 2. The City Council is asked to direct staff to develop cost estimates and an implementation timeline associated with consideration of certain airport improvements as part of the City's capital improvement program planning process.

Section 3. This resolution shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE AIRPORT ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, on this the 23rd day of January, 2017.

Dwight Royall

Dwight Royall, Chairman

ATTEST:

Joey Boyd

Joey Boyd, Director of Internal Operations



CHAPTER FIVE: PHASED DEVELOPMENT AND CAPITAL IMPROVEMENT PLAN

FUNDING SOURCES AND OPTIONS

Funding for general aviation airports is typically available from federal, state, and local sources. At the Ralph M. Hall Municipal Airport in Rockwall, Texas, a combination of funding sources, in addition to private financing, will be required during the short and long-term planning periods to implement the proposed airport development program. The Airport is recognized in the Federal Aviation Administration's (FAA) *National Plan of Integrated Airport Systems* (NPIAS) and is included in the most recent *Texas Airport System Plan Update (2010)* qualifying the airport for state and federal airport funding.

FEDERAL AVIATION ADMINISTRATION AIRPORT FUNDING PROGRAM

In Texas, federal airport entitlement, discretionary, and improvement program grants for general aviation and reliever airports are administered through the Texas Department of Transportation (TxDOT), Aviation Division as part of the FAA's State Block Grant Program. The *Airport Improvement Program* (AIP) provides federal planning and development grants to public-use airports included in the NPIAS. The Federal *Airport and Airways Trust Fund* is the source of all AIP funds. These funds are collected through aviation user-generated taxes (airline passenger tax, aircraft parts and fuel), and appropriated by Congress for eligible airport planning, design, construction, and improvement projects. The current system of federal airport funds is distributed by formula and discretion in accordance with provisions contained in the Airport and Airway Improvement Act of 1982, as amended. FAA Order 5100.38C, *AIP Handbook*, provides guidance and describes polices and administrative procedures for funding AIP projects.

The funding mechanism for the AIP requires authorization from Congress. On February 14, 2012, a re-authorization bill was signed into law funding the FAA and its programs annually through 2015 at the sum of $3.35 Billion per year. This new bill provides the capability for airports to initiate long-term planning and ends the five year battle of 23 short-term extensions since September 2007. Under AIP, the national priority system is used to distribute state-apportionment improvement funds in accordance with FAA provisions (population and land size).

As a Block Grant State since 1996, the TxDOT, Aviation Division channels the distribution of AIP funding to general aviation and reliever airports within Texas in accordance with the degree of need. TxDOT also assumes administrative responsibilities related to the distribution of AIP funds, with letters of interest, grant assurances, planning reviews, and other regulatory requirements relating to airport projects conducted under state control. The AIP funds for eligible airport development projects are funded at 90 percent federal and 10 percent local. Approximately $19.3 million was appropriated in 2011 through AIP funding and an additional $10.5 million through discretionary means for airport improvements in the State of Texas.

As a part of the *Wendell H. Ford Aviation Investment and Reform Act for the 21st Century* (AIR 21), general aviation airports listed in the NPIAS are authorized to receive non-primary airport entitlement (NPE) funds. Because Rockwall's airport is listed in the 2013-2017 NPIAS, the airport qualifies for this funding source. The airport could receive NPE funds equal to one fifth of the five-year cost estimate for airport improvements as listed in the NPIAS, to a maximum of $150,000 per year. Approximately $26.4 Million was appropriated to various airports across the state in 2011. These funds typically have a life span of 3 to 4 years and can be banked and rolled over from year to year in order to achieve large project funding without large outlays on behalf of the local airport sponsor.

FAA FACILITIES AND EQUIPMENT (F & E) FUNDING PROGRAM

Within the FAA's Airways Facilities Division, money is available through the Facilities and Equipment Fund (F&E) to purchase and/or install navigational aids (NAVAIDs), visual approach aids, approach lighting systems, and other air safety related technical equipment, which includes Air Traffic Control Towers (ATCT). Each F&E development project is evaluated independently through a cost/benefit analysis to determine funding eligibility and priority ranking.

STATE OF TEXAS FUNDING AND PROGRAMMING

In addition to the FAA's AIP, TxDOT also administers state funded programs for airport planning, maintenance, and construction projects. The funding is derived from a portion of the motor vehicle title and registration fees as part of the State Highway Fund (Fund #6). Each fiscal year's airport program funding level is appropriated by the state's general appropriations bill as part of the TxDOT budget. The most recent Texas AIP was funded at approximately $15.6 million. The state-local cost sharing for most projects under this program is set at 90 percent state and 10 percent local. Revenue generating projects like fuel facilities and other projects like weather stations can be funded at a 75 percent state and 25 percent local. Other projects like terminal buildings, routine maintenance projects, and small capital improvement program items can be funded under a 50-50 funding basis.

TxDOT provides airport maintenance grant assistance under the Routine Airport Maintenance Program (RAMP), intended to match local funds on a 50 percent basis for "lower-cost" airfield and terminal area improvement projects. Airfield items (runway crack seal, patching, herbicide, etc.) tend to carry a higher priority than terminal area items (entrance road paving, fencing, lighting, etc.), with determination of eligibility of specific items made by TxDOT. The State of Texas will match up to $50,000 for a total of $100,000 annually per airport, with the local sponsor responsible for costs in excess of this annual amount. Under RAMP, local governments are permitted to issue their own contracts for the scope of services by means of a standard one-page application form submitted to TxDOT. If the TxDOT District Office (Dallas) is unable to assist in the requested service, the local government may be approved to contract-out for services; however, the local contract will require TxDOT approval for scope and cost. In-kind force accounts are not acceptable for matching funds on RAMP projects. TxDOT typically issues multiple RAMP contracts for goods and services in combination with similar projects at other nearby airports.

In addition to RAMP, other grant programs and their eligibility requirements offered by Texas include:

- **Automated Weather Observation System (AWOS)**
  - 75/25 cost share (estimated cost $140,000)
  - Letter of interest

- **Terminal Building Program**
  - Airport property publicly owned or leased by public entity for at least 20 years
  - Airport must have airport manager or designated person on site on regular basis
  - Airport must have aviation fuel available for sale to flying public
  - 50/50 cost share for design and construction up to $1,000,000
  - 50/50 cost share for vehicle parking and entrance road up to $100,000
  - 90/10 cost share for aircraft parking apron in addition to the building grant amount
  - Letter of interest

- **Hangar Program**
  - 90/10 cost share
  - NPE only/state funding secondary if NPE is exhausted (case by case basis)
  - Capped at $600,000 for structures only, no cap for pavement
  - Airside needs must be met
  - Justification for additional hangar space required
  - Approved ALP designating location
  - Hangar lease and rate schedule in place
  - Adoption of Airport Minimum Standards if not already in place

- Letter of interest

✈ **Fuel Facility Development**

- 75/25 cost share (NPE funding only)
- Installation of new systems owned and controlled by airport sponsor only (above ground storage tank, dispensing system, and card reader for self-serve 100LL)
- Airside needs must be met
- Approved ALP designating location
- Adoption of Airport Minimum Standards if not already in place
- Evidence of compliance with environmental regulations, which includes a Storm Water Pollution Prevention Plan and Spill Prevention Control and Countermeasure Plan. Both plans eligible for RAMP grants
- Letter of interest

LOCAL AIRPORT FUNDING

The local funding requirement for eligible federal or state-funded capital improvement projects normally totals 10 percent of the project development cost. However, as seen above, some airport projects still require a 25 to 50 percent match of the project specific development cost. AIP funding for general aviation airport improvements, even with the multiple federal and state programs, will place greater emphasis on the need for routine pavement maintenance and a continued financial commitment from the local airport sponsor in the future.

PRIVATE (THIRD PARTY) AIRPORT FINANCING

Rockwall's airport has received little or no private-sector money to facilitate airfield development. General aviation airports serving both business and personal aircraft often rely heavily on private sector financing for non-eligible improvement projects. These types of projects, which serve an individual need, have a business-related public benefit, or are beyond the financial resources of the airport sponsor or TxDOT. Private financing can range from a single monetary up-front payment for new hangar development to total financing of new airport structures, property, and facilities to routine maintenance.

Bank loans are considered short-term financing and are typically used at general aviation airports for hangar development and less capital-intensive terminal area improvements. Build-and-lease-back agreements can be used for hangar development either as a pledge to support bond issues or against mortgages on facilities constructed for a particular tenant. Ground-lease rates are nominal to reflect outstanding debt risk to the investor. The major disadvantages to ground leases are higher interest rates, and the non-assignable or restricted leasehold, which remains conditionally unsecured by the financing institution.

PHASED DEVELOPMENT AND PROJECT COST ESTIMATES

PHASED DEVELOPMENT PLAN

The phased development plan is the formulation of an orderly series of improvements intended to yield a safe, efficient, and attractive public facility in a timely and economical manner. A list of capital improvement projects has been assembled from the facility requirements and is based on the preferred airport development alternative selected by the City and an airport committee comprised of City Council members and Rockwall Economic Development Corporation (REDC) board members. This project list, along with the Capital Improvement Program (CIP), upon acceptance by the airport sponsor and TxDOT can be continuously updated by the sponsor and TxDOT.

The following guidelines have been employed in formulating the Phased Development Plan and CIP for Ralph M. Hall Municipal Airport:

- Overall, the development plan has been structured to provide flexibility to meet short and long-range goals. Therefore, individual projects should not be considered as a single improvement but as part of a series of projects that arrive at the ultimate development concept

- The development plan does not represent an obligation of local funds, nor does it require a funding commitment without justification of demand levels by the City of Rockwall, the REDC, TxDOT, or the FAA

- The expressed desire, intent, and ability of the City to achieve airport land use compatibility, coupled with favorable community and business support of the airport, remains an important funding consideration.

Each project is associated with a priority and phase separated by year. This CIP and Phased Development Plan described below and depicted in **Table 5-1** through 5**-3** and on **Figure 5-1** encompass three development and funding phases: Phase I (0-5 years), Phase II (6-10 years), and Phase III (11-20 years).

PHASE I INCLUDES THE FOLLOWING PROJECTS:

- Airfield Improvements
  - A4: Design and construct 25 foot wide partial parallel taxiway offset 225 feet from runway centerline
  - A9: Design and reconstruct Runway 17/35 removing line-of-sight issue, widening to 60 feet, and runway safety area improvement on north end

- A10: Airfield electrical improvements – new electrical vault, runway lights, airport rotating beacon, lighted windsock and new segmented circle

- Landside Improvements
  - A1: Property acquisition – 19 acres for terminal redevelopment
  - A2: Design and construct replacement shade "T" type hangars and associated taxilanes on airport's east side
  - A3: Remove existing hangars and terminal building on Airport's east side
  - A5: Design and construction new aircraft parking apron
  - A6: Remove and replace AvGAS fuel storage and delivery system
  - A7: Design and construct new entrance road, auto parking, and security fencing
  - A8: Design and construct new terminal building
  - A11: Design and construct new 100' x 100' common/box hangar
  - A12: Design and construct new 10 unit nested T-hangar
  - A13: Design and construct new 10 unit nested T-hangar
  - A14: Design and construct new 80' x 80' common/box hangar

PHASE II INCLUDES THE FOLLOWING PROJECTS:

- Airfield Improvements
  - B1: Install visual approach lighting aids (PAPIs and REILs) to both ends of Runway 17/35
  - B4: Relocate AWOS
  - B5: Design and construction parallel taxiway extension north to Runway 17 end
  - B6: Design and install medium intensity taxiway lights (MITL) along taxiway extension

- Landside Improvements
  - B2: Design and construct apron expansion
  - B3: Design and construct new 80' x 80' common/box hangar

PHASE III INCLUDES THE FOLLOWING PROJECTS:

- Landside Improvements
  - C1 and C2: Design and construct 60' x 60' common/box hangars and associated taxilane and ramp areas
  - C3: Design and construct 60'x 40' common/box hangars and associated taxilane and ramp areas
  - C4: Design and construct 80' x 40' common/box hangar and associated taxilane and ramp area

PROJECT COST ESTIMATES

Opinions of probable costs for individual projects are based on unconstrained funding and have been prepared for improvements identified to meet facility requirements. Since these probable costs are based on current year dollars, they are intended for planning purposes only and should not be used or construed as construction cost estimates. Formalized opinions of probable costs will be developed as part of each project's scoping process during the design and engineering. It is important to note that market demand, not occurrence within a specific time frame, will drive facility need. Additionally, the project list is flexible and evolving. For example, if a project is slated for year three of the Phasing Plan, this does not mean it needs to occur during this time. Project importance changes over time which may allow certain items to move up or down in the priority order.

TABLE 5-1
PHASE I (0-5 YEARS) DEVELOPMENT COSTS
RALPH M. HALL MUNICIPAL AIRPORT

	Project Type	Local Funding	State/Federal Funding	Total Cost	TXDOT Program Source
A1	Acquire Land Adjacent to and East of the Airport (approx. 19 acres)	$179,000	$1,611,000	$1,790,000	AIP
A2	Construct two New 10-unit Shade T-Hangars (northern units) and Associated Taxilane	$114,000	$1,026,000	$1,140,000	AIP/Hangar Program
A3	Remove existing hangars and structures on east-side of airport	$20,000	$180,000	$200,000	AIP/Hangar Program
A4	Construct 25' Parallel Taxiway 225' from Runway Centerline with airport signs and centerline striping (From the AWOS to the Runway 35 End)	$75,000	$675,000	$750,000	AIP
A5	Construct new Terminal Area Apron (400' x 200')	$76,000	$684,000	$760,000	AIP
A6	Remove and Replace underground AvGAS Fuel Storage Tank with Above Ground 12,000 Gallon Tank and 24-Hour Credit System	$87,500	$262,500	$350,000	AIP/Fuel Program
A7	Construct New Airport Entrance Road, Auto Parking, and Security Fence	$48,000	$432,000	$480,000	AIP
A8	Construct new Terminal Building (approx. 3,000 ft^2)	$225,000	$225,000	$450,000	Terminal Program
A9	Reconstruct, Widen, and Re-stripe Runway 17/35. (Width will increase 15' and Reconstruction will correct Line of Sight Deficiency)	$204,000	$1,836,000	$2,040,000	AIP
A10	Install LED MIRL on Reconstructed Runway and Upgrade Electrical Vault, Rotating Beacon, and Lighted Windsock and Segmented Circle	$94,000	$846,000	$940,000	AIP
A11	Construct 100' x 100' Box Hangar	$75,000	$675,000	$750,000	AIP/Hangar Program
A12	Construct New 10-unit Nested T-Hangar with Bi-Fold Doors (southern unit) and Associated Taxilane	$66,000	$594,000	$660,000	AIP/Hangar Program
A13	Construct New 10-unit Nested T-Hangar with Bi-Fold Doors (center unit) and Associated Taxilane	$70,000	$630,000	$700,000	AIP/Hangar Program
A14	Construct 80' x 80' Box Hangar and Associated Taxilane/Ramp	$37,500	$337,500	$375,000	Hangar Program
	PHASE I TOTAL	**$1,371,000**	**$10,014,000**	**$11,385,000**	

TABLE 5-2
PHASE II (6-10 YEARS) DEVELOPMENT COSTS
RALPH M. HALL MUNICIPAL AIRPORT

	Project Type	Local Funding	State/Federal Funding	Total Cost	TXDOT Program Source
B1	Install PAPI-4 and REILs to serve each Runway End	$54,000	$486,000	$540,000	AIP
B2	Expand Apron North	$51,000	$459,000	$510,000	AIP
B3	Construct one 80 x 80 Box Hangar and Associated Taxilane/Ramp	$91,000	$819,000	$910,000	Hangar Program
B4	Relocate AWOS	$10,000	$30,000	$40,000	AWOS
B5	Extend parallel taxiway north to Runway 17 end	$45,000	$405,000	$450,000	AIP
B6	Install medium intensity taxiway lights (MITL) along full length of parallel taxiway	$20,000	$180,000	$200,000	AIP
	PHASE II TOTAL	**$291,000**	**$2,559,000**	**$2,850,000**	

TABLE 5-3
PHASE III (11-20 YEARS) DEVELOPMENT COSTS
RALPH M. HALL MUNICIPAL AIRPORT

	Project Type	Local Funding	State/Federal Funding	Total Cost	TXDOT Program Source
C1	Construct three 60’ x 60’ Box Hangars and Associated Taxilane/Ramp	$150,000	$550,000	$700,000	Hangar Program
C2	Construct two 60’ x 40’ Box Hangars and Associated Taxilane/Ramp	$90,000	$420,000	$510,000	Hangar Program
C3	Construct one 60 x 40 Box Hangar and Associated Taxilane/Ramp	$50,000	$210,000	$260,000	Hangar Program
C4	Construct one 80 x 40 Box Hangar and Associated Taxilane/Ramp	$70,000	$315,000	$385,000	Hangar Program
	PHASE III TOTAL	**$360,000**	**$1,495,000**	**$1,855,000**	
	TOTAL	**$2,022,000**	**$14,068,000**	**$16,090,000**	

Source: Costs reflect current 2013 dollars and should be used for planning purposes only. Engineering/design and construction costs are inclusive.

* If airport owned, hangars are funded at a 90%/10% cost share through NPE up to $600,000. The Airport Sponsor is responsible for 100% of the remaining balance. If privately owned, 100% of the cost is private or third party funding.

Other likely future projects for the airport over the course of the long-term development include:

TABLE 5-4
LONG-TERM PROJECTS
ROCKWALL MUNICIPAL AIRPORT

Project Type	TXDOT Grant Program
Rehabilitate Runway 17/35 (3,373' x 60')	AIP
Rehabilitate Parallel Taxiway and Connectors (3,373' x 25')	AIP
Rehabilitate Terminal Apron (600' x 200')	AIP
Rehabilitate Airport Entrance Road	AIP
Rehabilitate or Upgrade Airport Beacon	AIP
Install Above-ground Jet-A fuel Tank (12,000 gallons, as demand warrants)	Fuel Program
Install fencing and controlled access gates around new terminal areas east and west	AIP
Institute Airport Minimum Standards and Rules and Regulations.	AIP
Update Airport Master Plan	AIP
Update Height Hazard Zoning Map and associated ordinance to coincide with runway changes	AIP

To supplement the information provided by the project list and project development cost estimates, a Phasing Plan graphic has been prepared. This graphic, represented in **Figure 5-1**, indicates the suggested phasing for improvements for both short-term and long-term projects throughout the next 10-years. It is set up as a color coded system to easily identify projects as they are listed and itemized in **Tables 5-1, 5-2,** and **5-3**.

FIGURE 5-1
PHASED DEVELOPMENT PLAN

LEGEND
- Phase I
- Phase II
- Phase III

NOT DEPICTED ON PLAN
- A3 - Remove existing hangars and structures on east side of airport
- A10 - Install LED MIRL on Reconstructed Runway and Upgrade Electrical Vault, Rotating Beacon, and Lighted Windsock and Segmented Circle
- B1 - Install PAPI-4 and REIL's to serve each Runway End
- B6 - Install medium intensity taxiway lights (MITL) along full length of parallel taxiway

A1 A2 A2 A12 A13 C1 C2 C2 C1 C3 C4 A7 A7 C1 B3 B7 A6 A11 A8 A14 B2 A5 B5 A4 A4 A9/A10 17 35 WW WW

RUNWAY 17-35 • 3,373'x45' (E) - 3,373'x60' (U)

B4

NORTH

SCALE: 1"=300'
0' 300' 600'

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Rockwall, Texas

Proclamation

Whereas, the Rockwall Police Department's Citizen Police Academy Alumni Association/Rockwall Citizens on Patrol (RCPAAA/RCOP) program brings citizens and local law enforcement together in a cooperative effort to help make our city safer; and

Whereas, program participants are volunteers who either live or work in the city and have successfully completed the Citizens Police Academy as well as additional training known as the "Citizens Police Academy;" and

Whereas, program participants take part in a defensive driving course, class room training, and scenario-based training in order to be actively involved in the program; and

Whereas, the RCPAAA/RCOP program is a valuable asset to our community, with more than forty active members who typically, on average, donate between 5000 to 5,500 hours each year; and

Whereas, in 2017 Rockwall's RCPAAA/RCOP volunteers went above and beyond, collectively giving 6,169 volunteer hours, resulting in a $204,000.00 cost savings to the city.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **January 16, 2018** as:

ROCKWALL CITIZENS POLICE ACADEMY ALUMNI APPRECIATION DAY

in the City of Rockwall and urge all citizens to applaud these generous volunteers for the positive impact each one of them has on our community.

In Witness Whereof, I hereby affix my official hand and seal this 16th day of January, 2018.

Jim Pruitt, Mayor

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MINUTES
ROCKWALL CITY COUNCIL
Tuesday, January 02, 2018
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Councilmember Kevin Fowler called the meeting to order at 4:00 p.m. Present were City Council Members Kevin Fowler, Mike Townsend, Bennie Daniels and Dennis Lewis. Councilmember Dana Macalik joined the meeting at 4:02 p.m. Also present were City Manager Rick Crowley and the city's legal counsel, Patrick Lindner. Mayor Jim Pruitt, Mayor Pro Tem John Hohenshelt, and City Attorney Frank Garza were all absent from the meeting.

II. WORK SESSION

1. Hold a work session to consider potential capital improvement projects associated with future bond election.

Assistant City Manager/Finance Director, Mary Smith, and City Engineer, Amy Williams, came forth and briefed the Council on needs and estimated (current day) costs associated with capital improvement projects related to streets and water/sewer.

Councilmember Fowler suggested that staff and council schedule a special city council meeting sometime during this month in order to discuss the possibility of calling a bond election pertaining to these (and potentially park-related) projects. Mrs. Smith clarified that Council has all of January and up until February 11 to call a bond election. She explained that February 5 falls on a regular city council meeting date, if the Council would like to call it then; however, a special meeting may also be called if the Council is not ready by the February 5 date. Mrs. Smith also indicated that, at the request of Mayor Pro Tem Hohenshelt, she has pulled tax rates for other Metroplex cities, and she continues to work on assimilating this information. The Council generally seemed agreeable to review said tax rate-related information prior to any specially scheduled work session in January. The Council took no action pertaining to this agenda item.

At 4:10 p.m., Councilmember Fowler read the below listed discussion items into the record before recessing the public meeting to go into Executive Session.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible sale or lease of real property / land in the vicinity of Heath Street and Fannin Street pursuant to Section §551.072 (Real Property).
2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas

Municipal Water District (NTMWD) regarding water rates pursuant to Section 551.071 (Consultation with Attorney).

IV. Adjourn Executive Session

Council adjourned from Executive Session at 4:52 p.m.

V. Reconvene Public Meeting (6:00 p.m.)

Councilmember Fowler reconvened the public meeting at 6:00 p.m. with five of the seven council members being present (Pruitt and Hohenshelt were absent).

VI. Take Any Action as a Result of Executive Session

Councilmember Townsend moved to authorize the city manager to extend the terms of the contract for the land sale/lease of real property/land in the vicinity of Heath Street and Fannin Street. Councilmember Lewis seconded the motion, which passed by a vote of 4 ayes, 1 abstention (Macalik) and 2 absences (Pruitt and Hohenshelt).

VII. Invocation and Pledge of Allegiance – Councilmember Macalik

Councilmember Macalik delivered the invocation and led the Pledge of Allegiance.

VIII. Open Forum

Councilmember Fowler, who was chairing the meeting in the absence of the mayor and mayor pro tem, explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed Open Forum.

IX. Consent Agenda

1. Consider approval of the minutes from the December 18, 2017 regular city council meeting, and take any action necessary

2. **Z2017-054** - Consider a City initiated zoning request for the approval of an **ordinance** amending Article IX, Tree Preservation, of the Unified Development Code [Ordinance No. 04-38] for the purpose of making general corrections and clarifications to the code, and take any action necessary **(2nd Reading).**

3. **Z2017-056** - Consider a City initiated zoning request for the approval of an **ordinance** amending Section 6.2, Public Hearing Postponement, Recess and Continuations, of Article II, Authority and Administrative Procedures, of the Unified Development Code [Ordinance No. 04-38] for the purpose of amending the time period for postponing or continuing a public hearing, and take any action necessary **(2nd Reading).**

4. **Z2017-057** - Consider a City initiated zoning request for the approval of an **ordinance** amending Section 2.1.11, Utilities, Communications and Transportation, of Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of changing the antenna standards to allow replacement telecommunications towers in excess of 125-feet by Specific Use Permit (SUP), and take any action necessary **(2nd Reading).**

5. **Z2017-058** - Consider a City initiated zoning request for the approval of an **ordinance** amending Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of creating a land use and use standards for the Food Truck/Trailer land use, and take any action necessary **(2nd Reading).**

6. **Z2017-060** - Consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of an **ordinance** for a zoning change from Agricultural (AG) District to a Heavy Commercial (HC) District for a 3.227-acre parcel of land identified as Lot 3, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of Mims Road and Sids Road, and take any action necessary **(2nd Reading).**

7. **Z2017-061** - Consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of an **ordinance** amending Specific Use Permit (SUP) No. 174 (S-174) [Ordinance No. 17-45] being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary **(2nd Reading).**

8. **Z2017-062** - Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company for the approval of an **ordinance** for a Specific Use Permit (SUP) for a hotel on a 2.166-acre parcel of land identified as Lot 2A of the Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located southwest of the intersection of Summer Lee Drive and Horizon Road [FM-3097], and take any action necessary **(2nd Reading).**

9. **P2017-069** - Consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a amending plat for Phase 1 of the Somerset Park Subdivision, containing 152 single-family residential lots on a 56.247-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Blocks 1-12, of the Somerset Park Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

10. **P2017-071** - Consider a request by Jeremy Upton for the approval of a final plat for Lot 1, Block A, Epton Addition being a 4.95-acre tract of land identified as Tracts 18 & 19 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2075 Airport Road, and take any action necessary.

11. **P2017-072** - Consider a request by James Zaferis on behalf of Pete Koulos of Astrocheif Texas LLC (DBA Pegasus Food) for the approval of a replat for Lot 6, Block C, Rockwall Technology Park being a 8.482-acre parcel of land identified as Lot 5, Block C, Rockwall Technology Park, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1635 Innovation Drive, and take any action necessary.

12. **P2017-073** - Consider a city initiated request for the approval of a final plat for Lots 1, 2 & 3, Block A, Fannin Addition being a 4.01-acre tract of land identified as a portion of Lot AA, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Fannin Street south of the intersection of Fannin Street and Heath Street, and take any action necessary.

13. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 4, Alcoholic Beverages, Article II. Permits, Sections 4-23 and 4-25 to provide for a fee

schedule in accordance with current fees prescribed by the TX Alcoholic Beverage Commission and to repeal the local Biennial Administrative Processing Fee, and take any action necessary. **(1st Reading)**

Councilmember Townsend pulled item #12, as indication was given that Councilmember Macalik will need to recuse herself from said item. Councilmember Lewis then moved to approve the remaining Consent Agenda items (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 13). Councilmember Townsend seconded the motion. The ordinances were then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IX, *TREE PRESERVATION* FOR THE PURPOSE OF MAKING GENERAL CORRECTIONS AND CLARIFICATIONS TO THE CODE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6.2, *PUBLIC HEARING POSTPONEMENT, RECESS AND CONTINUATIONS*, OF ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES* FOR THE PURPOSE OF AMENDING THE TIME PERIOD FOR POSTPONING OR CONTINUING A PUBLIC HEARING; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SUBSECTION 2.1.11, *UTILITIES, COMMUNICATIONS AND TRANSPORTATION*, OF SECTION 2, *USE STANDARDS*, OF ARTICLE IV, *PERMISSIBLE USES* FOR THE PURPOSE OF CHANGING THE ANTENNA STANDARDS TO ALLOW REPLACEMENT TELECOMMUNICATIONS TOWERS IN EXCESS OF 125-FEET BY SPECIFIC USE PERMIT (SUP); PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 1, *LAND USE SCHEDULE*, AND SECTION 2, *USE STANDARDS*, OF ARTICLE IV,

***PERMISSIBLE USES*; FOR THE PURPOSE OF CREATING A LAND USE AND ASSOCIATED USE STANDARDS FOR THE FOOD TRUCK/TRAILER LAND USE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

CITY OF ROCKWALL
ORDINANCE NO. 18-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR A 3.227-ACRE TRACT OF LAND IDENTIFIED AS LOT 3, BLOCK A, RAYBURN COUNTRY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* AND DEPICTED IN EXHIBIT '*B*' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-06
SPECIFIC USE PERMIT NO. S-181

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MUSIC STUDIO IN PLANNED DEVEOPMENT DISTRICT 60 (PD-60), ON A 0.747-ACRE PORTION OF A LARGER 2.49-ACRE PARCEL OF LAND BEING IDENTIFIED AS A PORTION OF LOT 9, BLOCK A, FLAGSTONE CORNERS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

CITY OF ROCKWALL
ORDINANCE NO. 18-07
SPECIFIC USE PERMIT NO. S-182

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP AND PLANNED DEVELOPMENT DISTRICT 32 [*ORDINANCE NO. 17-22*] TO ADOPT A SPECIFIC USE PERMIT (SUP) FOR A HOTEL WITHIN THE INTERIOR AND RESIDENTIAL SUBDISTRICTS OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) ON A 2.166-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2A OF THE ISSAC BROWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 18-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING CHAPTER 4, ALCOHOLIC BEVERAGES, ARTICLE II. PERMITS, SEC. 4-23 AND SEC. 4-25 TO PROVIDE FOR A FEE SCHEDULE IN ACCORDANCE WITH CURRENT FEES PRESCRIBED BY THE TEXAS ALCOHOLIC BEVERAGE COMMISSION; REPEAL OF BIENNIAL ADMINISTRATIVE PROCESSING FEE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 in favor with 2 absent (Pruitt and Hohenshelt).

Councilmember Macalik recused herself from Consent Agenda item #12. Councilmember Townsend then moved to approve Consent Agenda item #12. Councilmember Lewis seconded the motion, which passed by a vote of 4 ayes, 1 abstention (Macalik) and 2 absences (Pruitt and Hohenshelt).

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Mr. Ryan Miller, Planning Director, indicated that Mr. Lyons was not able to be present this evening. So, this item was not addressed by Council.

2. Appointment with Park Board Chairman Brad Bassett to hear Park Board recommendation(s) regarding potential capital improvement projects associated with future bond program and take any action necessary.

Brad Bassett, Chairman of the city's Park Board, came forth and shared that the Park Board has some recommendations for inclusion in a future bond election. He explained that the Board is recommending putting forth to the voters about $1.75 million dollars to finish out about seven neighborhood parks. Secondly, the Park Board is recommending including about $8.25 million for the development of Phase I of a lakeside park (he explained that the location of the park as a whole starts approximately at The Shores Park and goes up north to the city limit line). Councilmember Townsend asked how many phases may be involved in developing this lakeside park and approximately how much it might cost to develop the entire park. Assistant City Manager Brad Griggs generally indicated that these things have not been studied in depth since about eleven years ago. Councilmember Lewis pointed out that Alma Williams Park, up north, will have to be developed at some point in time. Also, he knows that a community park on the south end of the city will need to be developed at some point too. Lewis generally expressed that he wonders why more baseball athletic fields are not being more seriously considered as a recommendation by the Park Board at this point in time. Mr. Bassett indicated that there is a belief that some of the existing ball fields may be able to be improved and/or expanded at Tuttle Field for perhaps about $15 million (although, he indicated that this dollar figure is strictly a guess at this point). Councilmember Townsend provided brief comments about the potential for existing fields (at Yellowjacket and Tuttle) to be expanded and/or better utilized by the addition of lighting. Councilmember Fowler shared with Mr. Bassett that the Council will be scheduling a special work session meeting some time in the coming weeks to further discuss potential bond election-related capital improvement projects (CIP).

Councilmember Lewis expressed a desire for staff to evaluate how much money it might cost to (1) improve the current fields and (2) construct a brand new, separate complex. Mr. Griggs indicated that staff will work on these figures. Also, staff will work to identify how much revenue is currently generated from field use.

No formal action was taken by Council concerning this agenda item at this time.

XI. PUBLIC HEARING ITEMS

1. **Z2017-059** - Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an **ordinance** amending Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary **(1st Reading)** ***[Postponed to February 5, 2017].***

Councilmember Fowler announced that the applicant has requested to postpone this item. So, it will be addressed at the February 5 city council meeting. No discussion or action took place at this time.

XII. ACTION ITEMS

1. **Z2017-063** - Discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an **ordinance** amending Planned Development District 82 (PD-82) for the purpose incorporating an additional 98.341-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 179.831-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary **(2nd Reading).**

Mr. Miller, Planning Director, explained that this item did not receive a unanimous vote of approval at the last city council meeting. So, it has been placed as an Action Item for discussion this evening. Councilmember Lewis moved to approve Z2017-063. Councilmember Macalik seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 82 (PD-82) [*ORDINANCE NO. 16-43*], AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE PLANNED DEVELOPMENT DISTRICT TO INCORPORATE A 98.341-ACRE TRACT OF LAND INTO THE EXISTING 81.49-ACRE TRACT OF LAND, CREATING A 179.831-ACRE PLANNED DEVELOPMENT DISTRICT IDENTIFIED AS PLANNED

DEVELOPMENT DISTRICT 82 (PD-82) AND BEING TRACT 3, TRACT 8 AND TRACT 16, OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 4 in favor, 1 against (Townsend), and 2 absent (Pruitt and Hohenshelt).

2. **Z2017-064** - Discuss and consider a request by Robert Rash for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a detached garage that does not meeting the minimum masonry requirements on a 1.144-acre parcel of land identified as Lot 8, Block A, Grady Rash Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 4 Soapberry Lane, and take any action necessary **(2nd Reading).**

Mr. Miller explained that this item did not receive a unanimous vote of approval at the last city council meeting. So, it has been placed as an Action Item for discussion this evening.

Councilmember Fowler moved to approve Z2017-064. Councilmember Townsend seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 18-09
SPECIFIC USE PERMIT NO. S-183

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS, ON A 1.144-ACRE TRACT OF LAND ZONED SINGLE-FAMILY 10 (SF-10) DISTRICT AND IDENTIFIED AS LOT 8, BLOCK A, GRADY RASH SUBDIVISION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 3 in favor, 2 against (Macalik and Daniels), and 2 absent (Pruitt and Hohenshelt).

3. **SP2017-040** - Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of variances in conjunction with an approved site plan for a gas station and strip retail center on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

Mr. Miller, Planning Director, provided brief background information concerning this agenda item.

Regarding the variance pertaining to the four-sided architecture, Councilmember Daniels moved to deny this variance request. Councilmember Townsend seconded the motion, which passed by a vote of 4 in favor, 1 against (Fowler) and 2 absences (Pruitt and Hohenshelt).

Regarding the second variance request pertaining to not meeting the 20% natural stone requirement, Councilmember Townsend moved to approve this request. Councilmember Lewis seconded the motion, which passed by a vote of 5 in favor with 2 absences (Pruitt and Hohenshelt).

Regarding not meeting the vertical and horizontal articulation requirements, Councilmember Townsend moved to approve said variance request. Councilmember Lewis seconded the motion, which passed by a vote of 4 ayes, 1 against (Daniels) and 2 absences (Pruitt and Hohenshelt).

Councilmember Daniels moved to deny the variance pertaining to the vertical wall in the detention pond/system. Councilmember Macalik seconded the motion. After brief comments, the motion to deny passed by a vote of 4 ayes, 1 against (Fowler) and 2 absences (Hohenshelt and Pruitt).

4. **MIS2017-017** - Discuss and consider a special request by Steven J. Goldberg of Cogent Realty Advisors, LLC for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of a single-family home on a 0.0172-acre tract of land identified as a portion of Lot 53 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the northwest corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

Planning Director Ryan Miller provided brief background information pertaining to this agenda item. The applicant is requesting waivers related to construction of a single-family home. The first variance is related to the front yard setback requirements (lowering the setback from 20' down to 10'). Also, the applicant is seeking a waiver on the lot depth from 100' to 49' 6". The other waiver is related to the rear yard setback from 10' down to 6'. Also, the applicant seeks a waiver to allow for a flat front entry garage. The city's Planning & Zoning Commission has reviewed these waiver requests, and the Commission has recommended approval of all four waiver requests.

Following brief questions and answers, Councilmember Townsend moved to approve MIS2017-017. Councilmember Daniels seconded the motion, which passed by a vote of 5 in favor with 2 absences (Pruitt and Hohenshelt).

5. **MIS2017-018** - Discuss and consider a request by Peter Muhl of Rockwall Habitat for Humanity for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of two (2) single-family homes on a 0.22-acre parcel of land identified as Lot I, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay

(SRO) District, addressed as 801 Lamar Street, and take any action necessary.

Planning Director Ryan Miller provided brief comments pertaining to this agenda item. The applicant is requesting to subdivide the property, leaving the existing single-family home on the northern portion and constructing a new single-family home on the southern portion. A waiver is being sought to the minimum lot size, reducing it from 5,000 sq. feet to 4,435 sq. feet for lot 2. Also, the applicant is seeking a waiver to the lot depth, reducing it from 100' down to 75' for both lots. These are located in the Southside Residential Overlay District, so the Council may approve certain waivers at the request of the applicant. The Planning & Zoning Commission has reviewed these requests and recommended approval of these waivers.

Following brief, additional comments, Councilmember Macalik moved to approve MIS2017-018. Councilmember Daniels seconded the motion, which passed by a vote of 5 in favor with 2 absences (Pruitt and Hohenshelt).

6. Discuss and consider annual designation of the city's newspaper of record as required by the City Charter, and take any action necessary.

Councilmember Townsend moved to (re)designate the Herald Banner as the newspaper of record. Councilmember Lewis seconded the motion, which passed by a vote of 5 ayes with 2 absences (Pruitt and Hohenshelt).

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports
Building Inspections Monthly Report - November 2017
Fire Department Monthly Report - November 2017
Fire Marshal Monthly Report - November 2017
GIS Division Monthly Report - November 2017
Harbor PD Monthly Report - November 2017
Internal Operations Department Monthly Report - November 2017
Police Department Monthly Report - November 2017
Rockwall Animal Adoption Center Monthly Report - November 2017
STAR Transit First Quarter Report for FY 2018
STAR Transit Monthly Report – November 2017

2. City Manager's Report

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding possible sale or lease of real property / land in the vicinity of Heath Street and Fannin Street pursuant to Section §551.072 (Real Property).

2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas

Municipal Water District (NTMWD) regarding water rates pursuant to Section 551.071 (Consultation with Attorney).

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not reconvene in Executive Session following the close of the public meeting agenda. (See action taken above, at the start of the 6:00 p.m. meeting).

XVI. ADJOURNMENT

Councilmember Fowler adjourned the meeting at 6:52 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 16th DAY OF JANUARY, 2018.

_____

Jim Pruitt, Mayor

ATTEST:

_____

Kristy Cole, City Secretary

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CITY OF ROCKWALL

ORDINANCE NO. 18-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING CHAPTER 4, ALCOHOLIC BEVERAGES, ARTICLE II. PERMITS, SEC. 4-23 AND SEC. 4-25 TO PROVIDE FOR A FEE SCHEDULE IN ACCORDANCE WITH CURRENT FEES PRESCRIBED BY THE TEXAS ALCOHOLIC BEVERAGE COMMISSION; REPEAL OF BIENNIAL ADMINISTRATIVE PROCESSING FEE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, since the City of Rockwall's original adoption of the schedule and fees associated with local Alcoholic Beverage Permits (Ord. 07-55), the City Council of the City of Rockwall amended Ordinance07-55 in July 2013 (Ord. 13-18) to amend its local regulations to mirror the State's fee and licensing schedule and update the City's fee schedule, and

WHEREAS, the City Council of the City of Rockwall in the exercise of its legislative discretion now believes it to be in the best interest of the City and its alcoholic beverage permit holders to amend its local regulations to mirror the State's fee and licensing schedule and to repeal the Biennial Administrative Processing Fee.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That Sections 4-23 and 4-25 of Chapter 4. Alcoholic Beverages, Article II. Permits of the Code of Ordinances are hereby amended and shall read as follows:

Sec. 4-23. - Required; biennial fee required and expiration of local permit.

(a) It shall be unlawful for any person to manufacture, distill, brew, import, transport, store for purposes of sale, distribute or sell any beer, wine or other alcoholic beverage within the city without having first paid a biennial city fee equal to one-half of the state fee (not including the state surcharge) required by the Texas Alcoholic Beverage Commission (TABC) of every person that may be issued any permit or license or renew such permit or license by the state for the manufacture, distilling, brewing, importing, transporting, storing, distributing, or sale of any beer or wine. The City will charge one half of the amount of the State's fee for each permit as the local permit fee.

(b) The fee contained in subsection (a) of this section shall be paid to the city secretary biennially, except that the city shall not assess a local permit fee for a mixed beverage permit during the three-year period following the state's issuance of said permit. The city secretary shall issue a receipt for the permit fee(s) and keep a record of the same in the city secretary's office in accordance with state prescribed local record retention schedules. Any and all applicable local fees shall be paid to the City Secretary

biennially with the local permit expiring one day before the expiration date of the permit holder's State TABC license. All fees are nonrefundable.

Sec. 4-25. – Repealed.

Section 2. If any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance, or application thereof to any persons or circumstances, is held invalid or unconstitutional by a court of competent jurisdiction such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remain portion of this Ordinance despite such invalidity which remaining portions shall remain in full force and effect.

Section 3. That this ordinance shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 16th DAY OF JANUARY, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

1st Reading: 01/02/2018

2nd Reading: 01/16/2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/16/2018

APPLICANT: Matt Atkins *of Engineering Concepts*

AGENDA ITEM: **P2017-066**; *Preliminary Plat for the Whisper Rock Subdivision*

SUMMARY:

Discuss and consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a preliminary plat for the Whisper Rock Subdivision containing 28 single-family lots on a 9.477-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3231 Ridge Road, and take any action necessary.

PRELIMINARY PLAT INFORMATION:

☑ The purpose of the applicant's submittal is to *preliminary plat* the *Whisper Rock Subdivision*. The *Whisper Rock Subdivision* is a master planned community that will be composed of 28 single-family residential lots on an approximately 9.477-acre tract of land. The planned development will consist of a minimum of 10,000 SF single-family residential lots. These lots will meet the SF-10 standards -- *as required by Planned Development District 47* (*PD-47*) -- as depicted in the *Lot Dimensional Requirements* table below. A summary of the proposed density and dimensional requirements is as follows:

Lot Dimensional Requirements:

Lot Type (see Preliminary Plat)	***A***
Minimum Lot Width [1] & [3]	80'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Front Yard Setback [2]	25'
Minimum Side Yard Setback	6'
Minimum Masonry Construction	80%
Minimum Length of Driveway Pavement	20'
Maximum Height	36'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF)	3,000 SF
Maximum Lot Coverage	45%

General Notes:

[1]: The minimum lot width shall be measured at the Front Yard Building Setback.

[2]: The location of the Front Yard Building Setback as measured from the front property line.

[3]: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.

☑ The purpose of the *preliminary plat* is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with the comprehensive plan, the Unified Development Code, the thoroughfare plan, and the requirements of the subdivision ordinance. The proposed preliminary plat meets the intent and stated purpose for development of the site. In addition, the proposed preliminary plat generally conforms to the concept plan approved with Planned Development District 47 (PD-47) [*Ordinance No. 99-17*], which was approved by the City Council on June 7, 1999.

☑ On January 3, 2018, the Parks Board reviewed the proposed preliminary plat associated with *Park District No. 16* and made a recommendation to approve the plat with the following conditions:

1) Any turn lane cuts in the FM-740 medians must be coordinated with the Park Department. Additionally, any damage to the existing irrigation systems will be required to be replaced and repaired to ensure that it remains in good working order.
2) Cash-in-lieu of land fees are required in the amount of $37,716.00 [*i.e. 28 Lots @ $1347.00 per lot*] are due at the time of final plat.
3) Pro-rata equipment fees are required in the amount of $50,428.00 [*i.e. 28 Lots @ $1,801.00 per lot*] are due at the time of final plat.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *preliminary plats* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this *preliminary plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

If the City Council chooses to approve the *preliminary plat* for the *Whisper Rock Subdivision* staff would recommend the following conditions of approval:

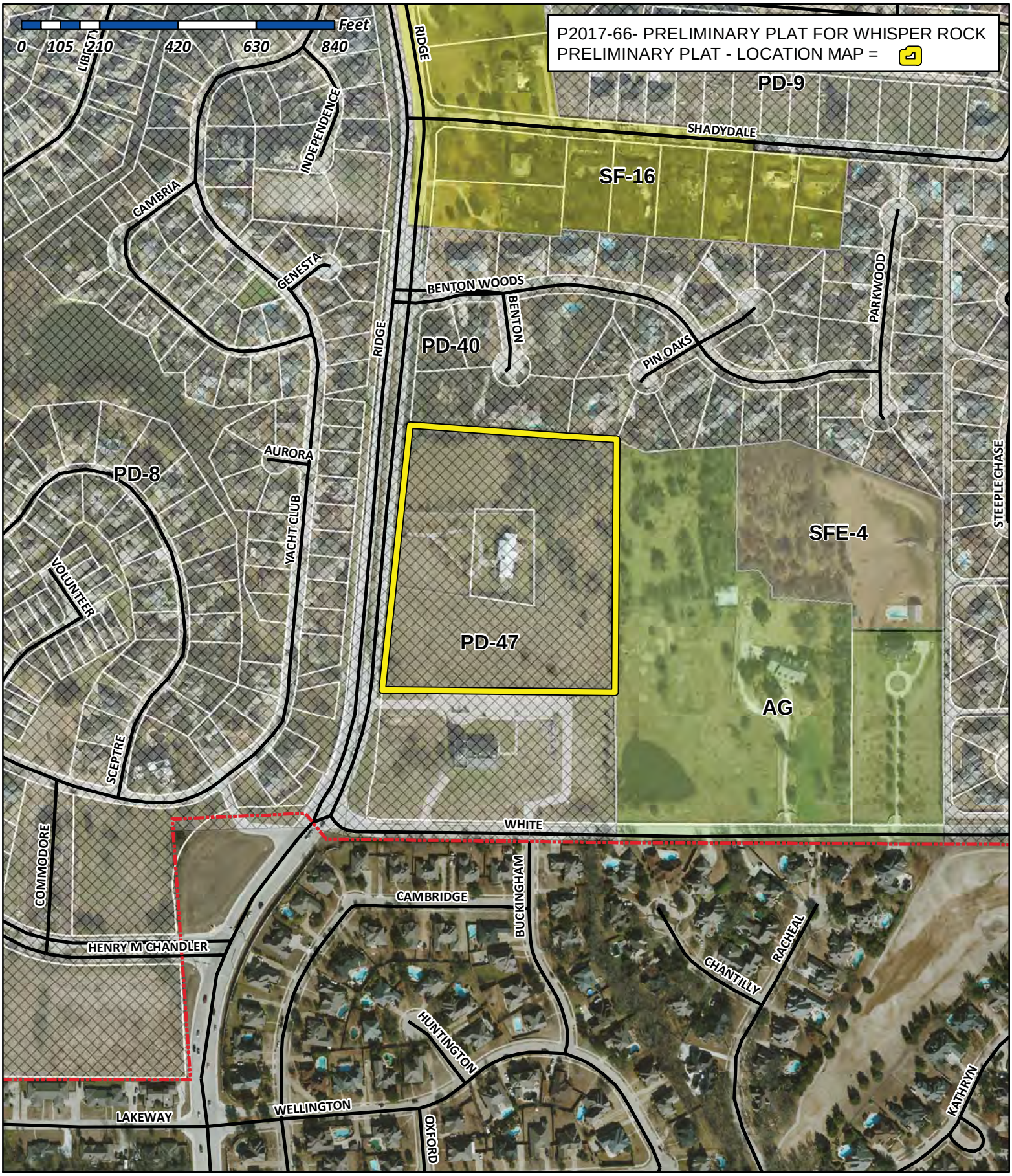
1) The *preliminary plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) The applicant shall adhere to the recommendations made by the Parks Board; and,

3) Any construction resulting from the approval of this *preliminary plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On January 9, 2018, the Planning and Zoning Commission's motion to recommend approval of the plat with staff conditions passed by a vote of 6 to 0 with Commissioner Fishman absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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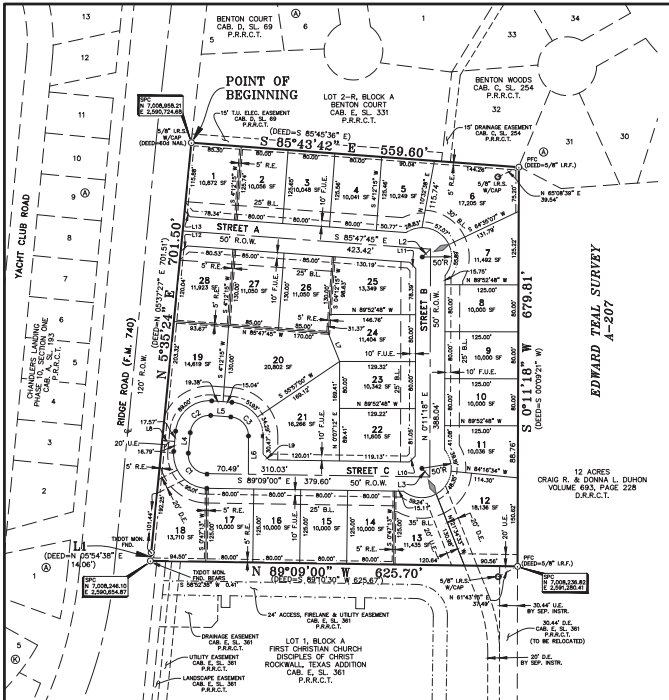

POINT OF BEGINNING
BENTON COURT
CAB. D, SL. 69
P.R.R.C.T.
LOT 2-R, BLOCK A
BENTON COURT
CAB. E, SL. 331
P.R.R.C.T.
BENTON WOODS
CAB. C, SL. 254
P.R.R.C.T.
S 85°43'42" E 559.60'
(DEED=S 85°45'36" E)
STREET A
50' R.O.W.
S 85°47'45" E 423.42'
STREET B
50' R.O.W.
STREET C
50' R.O.W.
S 89°09'00" E 379.60'
N 89°09'00" W 625.70'
(DEED=N 89°10'30" W 625.67')
N 5°35'24" E 701.50'
(DEED=N 05°37'27" E 701.51')
S 0°11'18" W 679.81'
(DEED=S 00°09'21" W)
RIDGE ROAD (F.M. 740)
120' R.O.W.
YACHT CLUB ROAD
CHANDLERS LANDING PHASE 1D, SECTION ONE CAB. H, SL. 183 P.R.R.C.T.
EDWARD TEAL SURVEY A-207
12 ACRES
CRAIG R. & DONNA L. DUHON
VOLUME 693, PAGE 228
D.R.R.C.T.
LOT 1, BLOCK A
FIRST CHRISTIAN CHURCH
DISCIPLES OF CHRIST
ROCKWALL, TEXAS ADDITION
CAB. E, SL. 361
P.R.R.C.T.
TXDOT MON. FND.
TXDOT MON. FND. BRASS
24' ACCESS, FIRELANE & UTILITY EASEMENT CAB. E, SL. 361 P.R.R.C.T.
DRAINAGE EASEMENT CAB. E, SL. 361 P.R.R.C.T.
UTILITY EASEMENT CAB. E, SL. 361 P.R.R.C.T.
LANDSCAPE EASEMENT CAB. E, SL. 361 P.R.R.C.T.
15' T.U. ELEC. EASEMENT CAB. D, SL. 69 P.R.R.C.T.
15' DRAINAGE EASEMENT CAB. C, SL. 254 P.R.R.C.T.
30.44' U.E. BY SEP. INSTR.
30.44' U.E. CAB. E, SL. 361 P.R.R.C.T. (TO BE RELOCATED)
20' U.E. BY SEP. INSTR.
SPC N 7,008,968.21 E 2,590,724.65
SPC N 7,008,246.05 E 2,590,654.97
SPC N 7,008,236.82 E 2,591,280.41
PFC (DEED=5/8" I.R.F.)
5/8" I.R.S. W/CAP
N 67°08'39" E 39.54'
N 61°43'16" E 37.49'
1 10,872 SF
2 10,056 SF
3 10,046 SF
4 10,041 SF
5 10,249 SF
6 17,205 SF
7 11,422 SF
8 10,000 SF
9 10,000 SF
10 10,000 SF
11 10,038 SF
12 18,136 SF
13 11,435 SF
14 10,000 SF
15 10,000 SF
16 10,000 SF
17 10,000 SF
18 13,710 SF
19 14,619 SF
20 20,802 SF
21 16,266 SF
22 11,605 SF
23 10,342 SF
24 11,404 SF
25 13,349 SF
26 11,050 SF
27 11,050 SF
28 11,033 SF
L1 (DEED=N 05°54'38" E 14.06')
L2 (DEED=N 85°45'36" W 423.42')
L3 (DEED=S 89°10'30" E 379.60')
L4 (DEED=N 05°54'38" E 14.06')
L5 (DEED=N 05°54'38" E 14.06')
L6 (DEED=N 05°54'38" E 14.06')
L7 (DEED=N 05°54'38" E 14.06')
L8 (DEED=N 05°54'38" E 14.06')
L9 (DEED=N 05°54'38" E 14.06')
L10 (DEED=N 05°54'38" E 14.06')
L11 (DEED=N 05°54'38" E 14.06')
L12 (DEED=N 05°54'38" E 14.06')
L13 (DEED=N 05°54'38" E 14.06')
C1 (DEED=R=25.00', L=39.27')
C2 (DEED=R=25.00', L=39.27')
C3 (DEED=R=25.00', L=39.27')
C4 (DEED=R=25.00', L=39.27')
C5 (DEED=R=25.00', L=39.27')
C6 (DEED=R=25.00', L=39.27')
C7 (DEED=R=25.00', L=39.27')
C8 (DEED=R=25.00', L=39.27')
C9 (DEED=R=25.00', L=39.27')
C10 (DEED=R=25.00', L=39.27')
C11 (DEED=R=25.00', L=39.27')
C12 (DEED=R=25.00', L=39.27')
C13 (DEED=R=25.00', L=39.27')

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS GEORGE AND JULIA ROLAND, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a a 9.477 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of a called 9.4769 acre tract of land described in a deed to George R. Roland, and Julia M. Roland, Trustees of the George and Julia Roland Living Trust recorded in Volume 6642, Page 192, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 5/8"iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

THENCE South 85 degrees 43 minutes 42 seconds East along the north line thereof and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69, and Benton Woods, an Addition to the City of Rockwall recorded in Cabinet C, Slide 254, all recorded in the Plat Records of Rockwall County, Texas (PRRCT), for a total distance of 559.60 feet to a point for corner near the base of a steel fence post at the northeast corner of said 9.4769 acre tract, common to the southwest corner of a called 12.000 acre tract described in a deed to Craig Duhon et ux, recorded in Volume 893, Page 228, (DRRCT), from which a 5/8"iron rod with a yellow plastic cap stamped "RPLS 3963" set for reference bears South 65 degrees 09 minutes 20 seconds West, a distance of 39.51 feet;

THENCE South 00 degrees 11 minutes 18 seconds West, along the common line of last mentioned tracts, a distance of 679.81 feet to a point for corner near the base of a plastic fence post at the southeast corner of said 9.4769 acre tract, common to the northeast corner of Lot 1, Block A, First Christian Church, Disciples of Christ, an Addition to the City of Rockwall recorded in Cabinet E, Slide 361 (PRRCT), from which a 5/8"iron rod with a yellow plastic cap stamped "RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a distance of 37.49 feet;

THENCE North 89 degrees 09 minutes 00 seconds West with the common line of said 9.4769 acre tract and said Lot 1, a distance of 625.70 feet to a point for corner at the common west corner thereof, and also being in the east line of said Ridge Road, from which a 3 1/4"TXDOT Aluminum Disk found for reference bears South 49 degrees 53 minutes 40 seconds West, a distance of 0.50 feet;

THENCE North 06 degrees 03 minutes 52 seconds East with the East Right-of-Way line of said Ridge Road, a distance of 14.12 feet to a 3 1/4"TXDOT Aluminum Disk found at an angle point thereof;

THENCE North 05 degrees 35 minutes 24 seconds East continuing with the East Right -of-way line of said Ridge Road, a distance of 701.50 feet to the POINT OF BEGINNING and containing 412,801 square feet or 9.477 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
WE, GEORGE AND JULIA ROLAND I, the undersigned owners of the land shown on this plat, and designated herein as the ROLAND FARMS, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROLAND FARMS subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7. Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

_____
BY: GEORGE ROLAND (OWNER)

_____
BY: JULIA ROLAND (OWNER)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared George Roland and Julia Roland, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas
My Commission Expires:

FOR: _____ (LIEN HOLDER)

_____
BY: NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2018.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This Preliminary Plat is released on December 14, 2017 for review by the City and other parties for comments and progression to an approved Preliminary Plat.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2018.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2018.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2018.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

PRELIMINARY PLAT

WHISPER ROCK

LOTS 1-28, BLOCK A

BEING

28 SINGLE FAMILY LOTS
ZONED: PD-47
9.477 ACRES

SITUATED IN THE

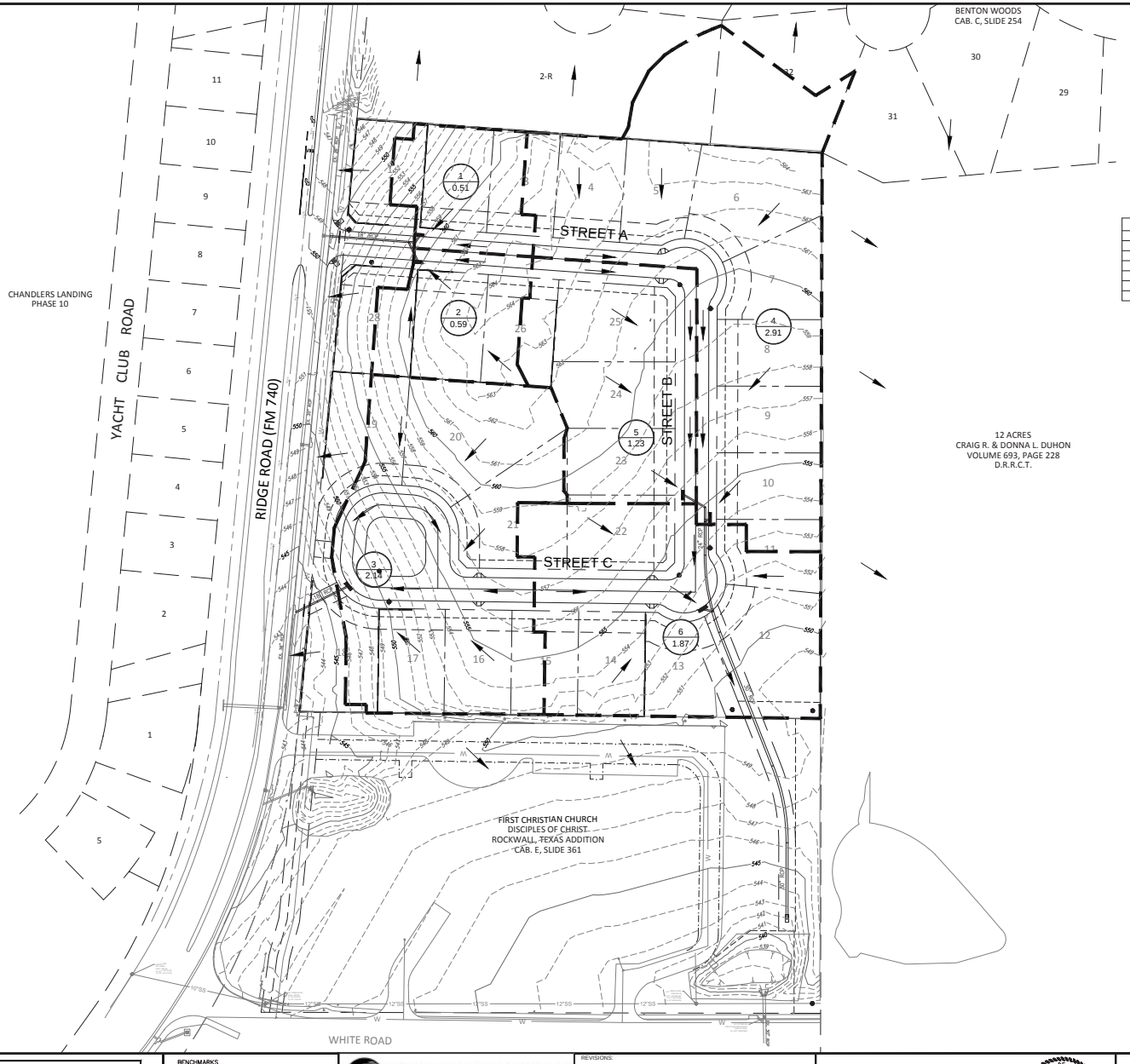
EDWARD TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
GEORGE AND JULIA ROLAND
3231 RIDGE ROAD
ROCKWALL, TX 75032

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: romsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 426

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JANUARY 2, 2018 CASE: P2017-066



DEVELOPED DRAINAGE AREA CALCULATIONS

DA	ACRES	C	TC	I100	Q100	DESCRIPTION
1	0.51	0.50	10	9.8	2.50	PROP. 10' CURB INLET
2	0.59	0.50	10	9.8	2.89	PROP. 10' CURB INLET
3	2.14	0.50	10	9.8	10.49	PROP. 10' CURB INLET
4	2.91	0.50	10	9.8	14.26	PROP. 15' CURB INLET
5	1.23	0.50	10	9.8	6.03	PROP. 10' CURB INLET
6	1.87	0.50	10	9.8	9.16	PROP. 10' CURB INLET

Case No. P2017-066

CAUTION! EXISTING UTILITIES
CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARKS

BM = MONUMENT RESET #1
32± LF WEST OF FM 740 & SUMMER LEE DRIVE INTERSECTION, SOUTH SIDE OF SUMMER LEE DRIVE.
ELEV=567.704

BM = MONUMENT R014
375± LF WEST OF RIDGE ROAD & HENRY M CHANDLER DRIVE INSTERSECTION, ON NORTH SIDE OF HENRY M. CHANDLER DRIVE
ELEV=561.017

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

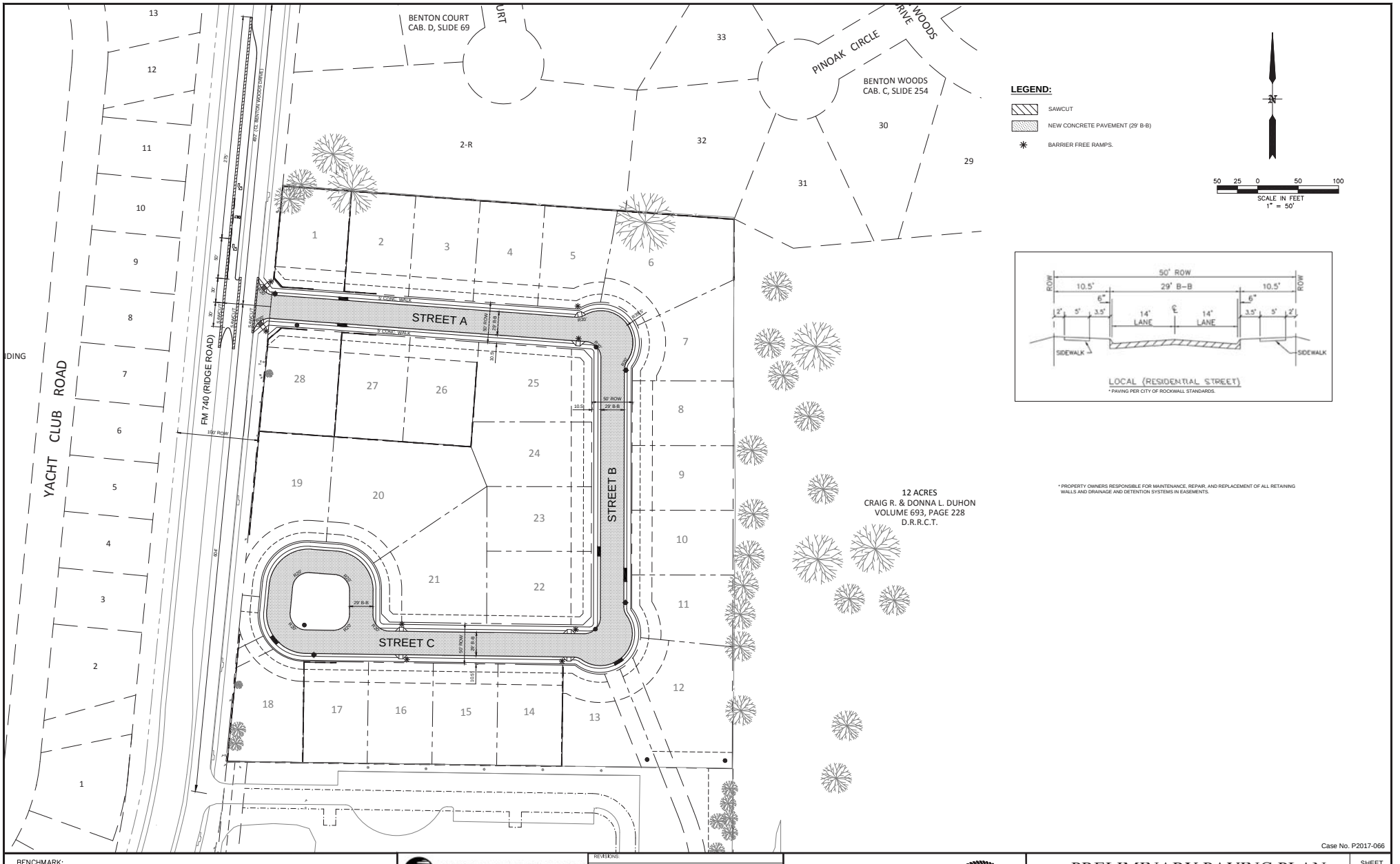
DRAWN: JD DATE:
CHECKED: M.A. DATE: JANUARY, 2018
PROJECT NO.: 02114
DWG FILE NAME: 2114 PRE-DA MAP.DWG

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.

STATE OF TEXAS
MATT ATKINS
93968
REGISTERED PROFESSIONAL ENGINEER
01/03/2018

PRELIMINARY DRAINAGE AREA MAP
WHISPER ROCK
CITY OF ROCKWALL
ROCKWALL COUNTY

SHEET 66 OF



Case No. P2017-066

BENCHMARK:
"X" CUT IN CURB 23'± SOUTH OF EAST DRIVE APPROACH OF EXISTING RAYBURN COUNTRY ELECTRIC BUILDING.

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS

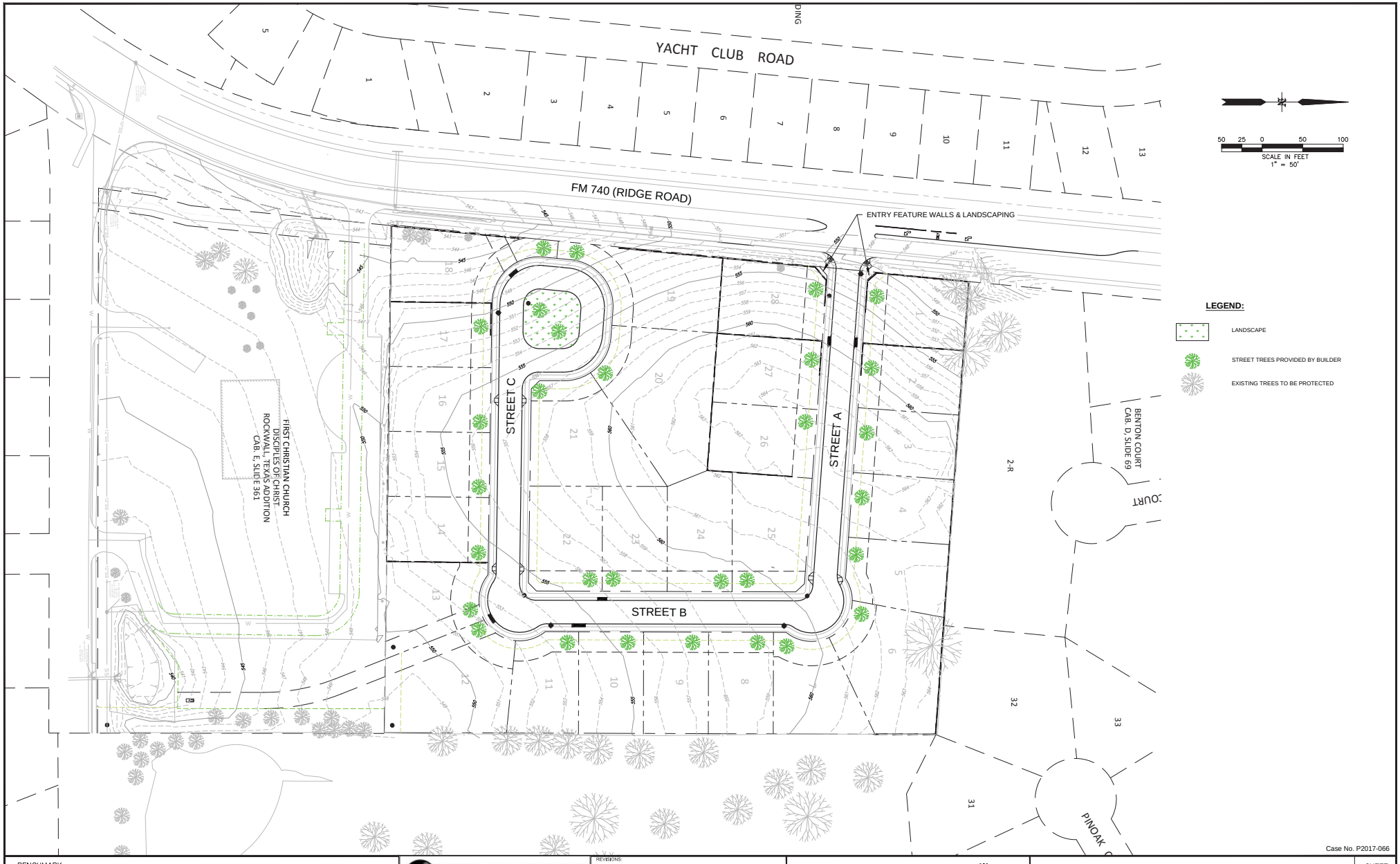
DRAWN: JIM	DATE: JANUARY, 2018
CHECKED: TW	DATE:
PROJECT NO.: 3551	
DWG FILE NAME:	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.

STATE OF TEXAS MATT ATKINS 93968 REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY PAVING PLAN
WHISPER ROCK
CITY OF ROCKWALL
ROCKWALL COUNTY

SHEET 67 OF



Case No. P2017-066

BENCHMARK:
"X" CUT IN CURB 23'± SOUTH OF EAST DRIVE APPROACH
OF EXISTING RAYBURN COUNTRY ELECTRIC BUILDING.

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

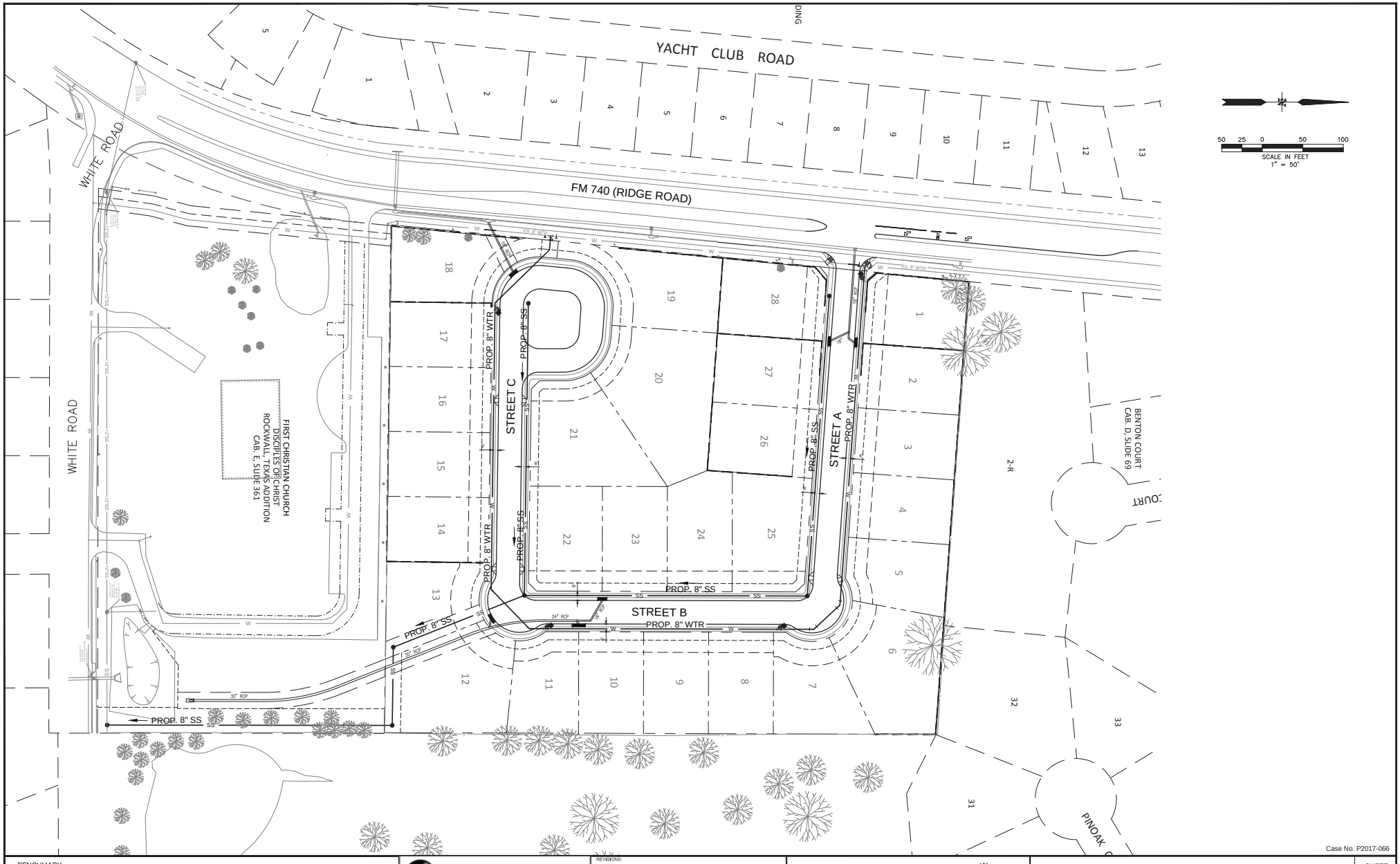
REVISIONS:	
DRAWN: JIM	DATE: JANUARY, 2018
CHECKED: TW	DATE:
PROJECT NO.: 3551	
DWG FILE NAME:	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.

MATT ATKINS 93968 REGISTERED LANDSCAPE ARCHITECT

TREESCAPE & LANDSCAPE PLAN
WHISPER ROCK
CITY OF ROCKWALL
ROCKWALL COUNTY

SHEET 68 OF



Case No. P2017-066

BENCHMARK:
"X" CUT IN CURB 23'± SOUTH OF EAST DRIVE APPROACH
OF EXISTING RAYBURN COUNTRY ELECTRIC BUILDING.

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: JIM DATE: JANUARY, 2018
CHECKED: TW DATE:
PROJECT NO.: 3551
DWG FILE NAME:

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THE PURPOSE OF INTERIM REVIEW AND BIDDING
ONLY.

MATT ATKINS
93968
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

PRELIMINARY UTILITY PLAN
WHISPER ROCK
CITY OF ROCKWALL
ROCKWALL COUNTY

SHEET
69
OF

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/16/2018

APPLICANT: Michael Duval *of G & A Consultants*

AGENDA ITEM: **P2017-068**; *Preliminary Plat for the Ladera Rockwall Subdivision*

SUMMARY:

Discuss and consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W. Ladera, LLC for the approval of a preliminary plat for Lot 1, Block A, Ladera Rockwall being a 28.011-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

PRELIMINARY PLAT INFORMATION:

☑ The purpose of the applicant's submittal is to *preliminary plat* the *Ladera Rockwall Subdivision*. The *Ladera Rockwall Subdivision* is a master planned community that will be composed of 84 single-family residential homes on an approximately 28.011-acre tract of land being a single lot. The proposed subdivision will be constructed in one (1) phase. The development will consist of five (5) artificial lot sizes as indicated in the *Unit Composition and Layout, Density and Dimensional, and Internal Artificial Lot Requirement* tables below. The development will be setup in a condominium regime in accordance with *Chapter 38* of the *Texas Property Code*. Additionally, the development will consist of approximately 10.64-acres of open space (*or ~38% of total land area*). A summary of the proposed density and dimensional requirements is as follows:

Unit Composition and Layout.

Unit Type	*Unit Dimensions*	*Minimum Unit Size (SF)*	*Dwelling Units (#)*	*Dwelling Units*
1	*44.5' x 80'*	*1,600 SF*	*13*	*15.48%*
2 & 3	*42' x 77'*	*1,600 SF*	*50*	*59.52%*
4	*54' x 60'*	*1,600 SF*	*14*	*16.67%*
5	*64' x 50'*	*2,100 SF*	*7*	*08.33%*
		Total Units:	*84*	

Lot Dimensional Requirements.

Minimum Lot Width	*1,500'*
Minimum Lot Depth	*490'*
Minimum Lot Area	*28.0-Acres*
Minimum Setback Adjacent to John King Boulevard	*95'*
Minimum Setback Adjacent to SH-66	*20'*
Minimum Setback Adjacent to the Eastern & Northern Property Lines	*10'*

Internal Artificial Lot Requirements.

Minimum Setback from a Private Street [1] [2] [3]	*15'*
Minimum Side Yard Distance Between Units	*6'*
Minimum Side Yard Setback from a Private Street [1] [2]	*10'*
Minimum Rear Yard Distance Between Units	*20'*
Maximum Height	*35'*

General Notes: [1]*: This setback shall be measured from the back of curb.*
[2]*: Variances of up to five (5) feet may be granted by the Director of Planning and Zoning on a case-by-case basis for artificial lots on curve-linear streets.*
[3]*:The minimum length of a driveway shall be 20-feet as measured from the edge of the approach to the garage door.*

☑ The purpose of the *preliminary plat* is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with the comprehensive plan, the Unified Development Code, the thoroughfare plan, and the requirements of the subdivision ordinance. The proposed preliminary plat meets the intent and stated purpose for development of the site. In addition, the proposed preliminary plat generally conforms to the concept plan approved with Planned Development District 85 (PD-85), which was approved by the City Council on October 16, 2017 under *Case No. Z2017-040* [*Ordinance No. 17-55*].

☑ On January 3, 2018, the Parks Board reviewed the proposed preliminary plat associated with *Park District No. 8* and made a recommendation to approve the plat with the following conditions:

1) According to trail master plan, an eight (8) foot concrete trail is required along east side of John King Boulevard for the entire length of the property's boundary.
2) Cash-in-lieu of land fees are required in the amount of $32,928.00 [*i.e. 84 Lots @ $392.00 per lot*] and are due at the time of final plat.
3) Pro-rata equipment fees are required in the amount of $43,932.00 [*i.e. 84 Lots @ $523.00 per lot*] and are due at the time of final plat.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *preliminary plats* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this *preliminary plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

If the City Council chooses to approve the *preliminary plat* for the *Ladera Rockwall Subdivision* staff would recommend the following conditions of approval:

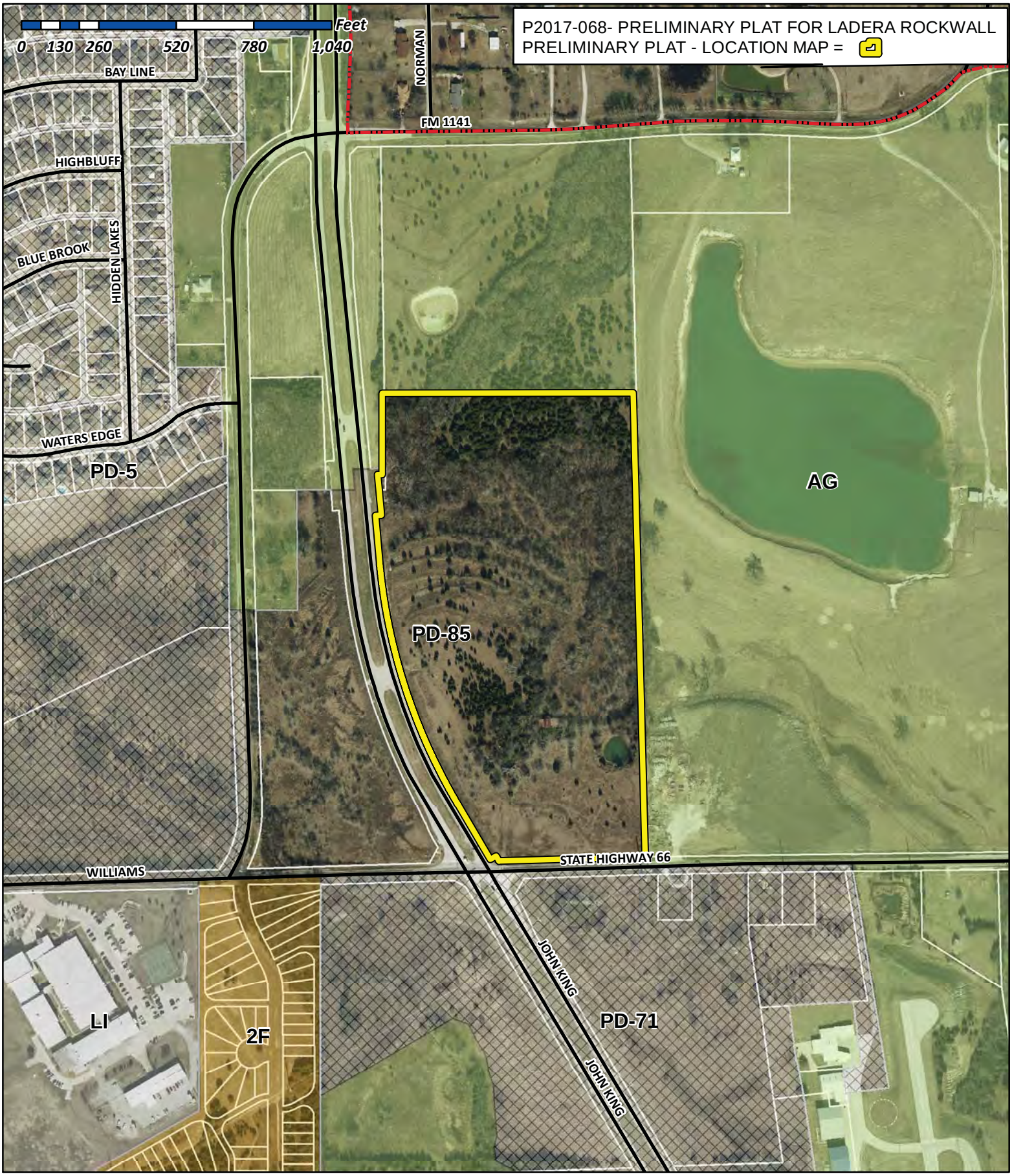
1) The *preliminary plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) The applicant shall adhere to the recommendations made by the Parks Board; and,

3) Any construction resulting from the approval of this *preliminary plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On January 9, 2018, the Planning and Zoning Commission's motion to recommend approval of the plat with staff conditions passed by a vote of 6 to 0 with Commissioner Fishman absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

December 15, 2017

Mr. Ryan Miller
Director of Planning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Ladera Rockwall – Preliminary Plat Application Letter of Intent
G&A Job Number: 17191

Mr. Miller,

Please accept this letter, on behalf of Integrity Group, as an explanation of the proposed application. We are submitting a Preliminary Plat application for review and approval on approximately 28 acres on the eastern edge Rockwall. The property is generally located along John King Blvd, directly north of Highway 66 and east of 1141.

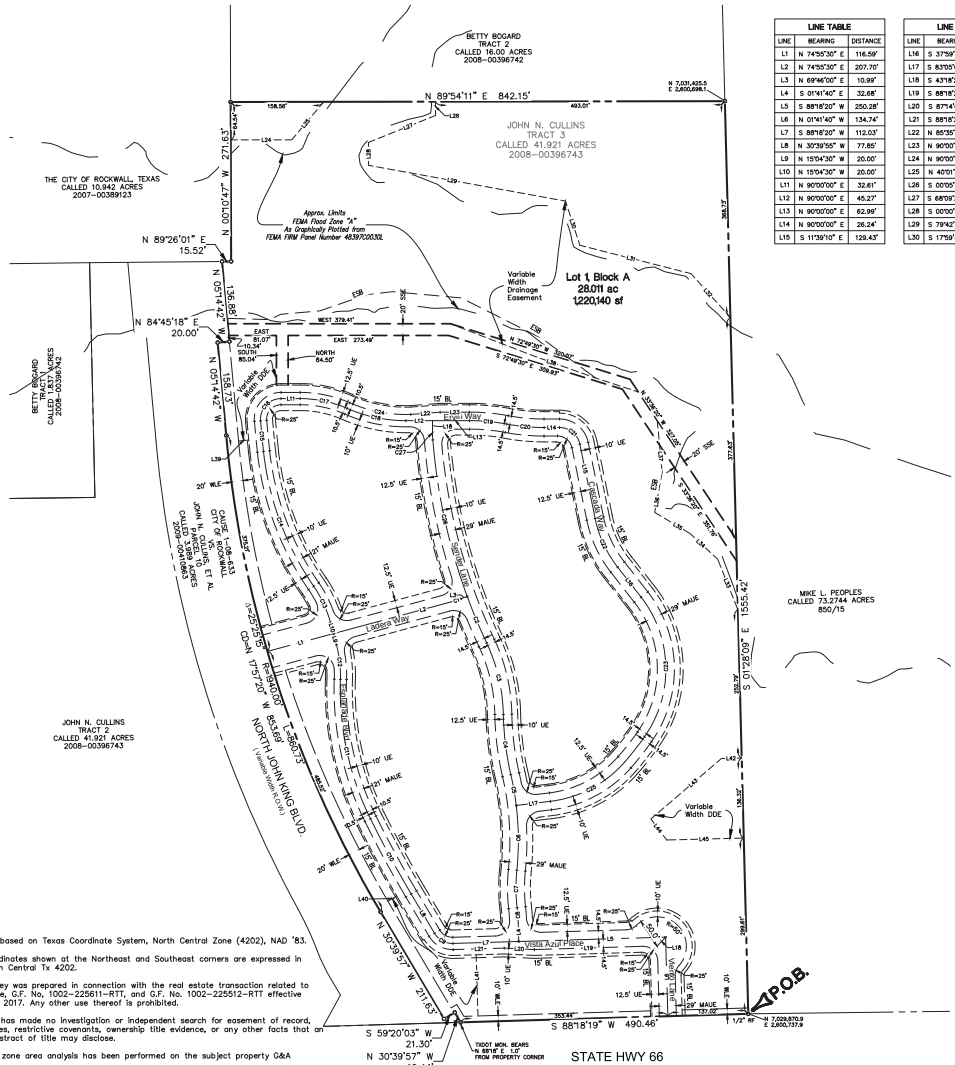
Ladera Rockwall will be completed in one phase, and with this submittal we show the offsite utilities that will be required.

We are also conducting a flood study to determine the effects of the improvements to John King Blvd, and this flood line will be depicted once completed.

Sincerely,

Michael Duval, E.I.T.

cc. Mr. John Delin, Integrity Group, LLC
Mr. Robert J. Dollak, Jr., P.E., G&A Consultants, LLC



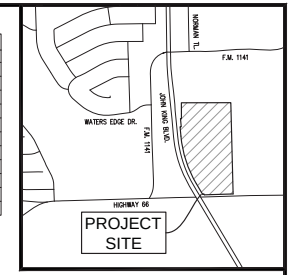
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°55'30" E	116.59'
L2	N 74°55'30" E	207.70'
L3	N 69°46'00" E	10.99'
L4	S 01°41'40" E	32.68'
L5	S 88°18'20" W	250.28'
L6	N 01°41'40" W	134.74'
L7	S 88°18'20" W	112.03'
L8	N 30°39'57" W	77.85'
L9	N 15°04'36" W	20.00'
L10	N 15°04'36" W	20.00'
L11	N 90°00'00" E	32.61'
L12	N 90°00'00" E	45.27'
L13	N 90°00'00" E	62.99'
L14	N 90°00'00" E	26.24'
L15	S 11°39'10" E	129.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	S 37°59'40" E	64.63'
L17	S 83°05'06" W	58.72'
L18	S 43°18'20" W	21.21'
L19	S 88°18'20" W	184.57'
L20	S 87°14'00" E	51.43'
L21	S 88°18'20" W	86.98'
L22	N 85°35'40" E	50.16'
L23	N 90°00'00" E	49.86'
L24	N 90°00'00" E	103.94'
L25	N 40°01'10" E	84.62'
L26	S 00°05'49" E	23.54'
L27	S 68°09'25" W	123.26'
L28	S 00°00'00" E	39.04'
L29	S 79°42'45" E	341.31'
L30	S 17°59'40" E	79.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S 75°41'50" E	195.47'
L32	S 41°54'50" E	100.50'
L33	N 21°48'55" W	92.83'
L34	N 47°10'42" W	64.65'
L35	N 59°12'12" W	69.77'
L36	N 10°39'48" E	69.16'
L37	N 05°25'14" W	89.11'
L38	N 70°23'23" W	111.15'
L39	N 84°34'45" E	17.50'
L40	N 59°37'10" E	17.50'
L41	N 01°41'40" W	104.24'
L42	S 88°31'51" W	34.63'
L43	S 49°26'00" W	158.25'
L44	S 37°10'45" E	44.97'
L45	N 88°31'51" E	131.19'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'
C2	1000.00'	4°55'30"	85.96'	S 22°41'45" E, 85.93'
C3	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C4	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C5	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C6	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C7	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C8	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C9	35.50'	61°01'45"	37.81'	S 61°10'47" E, 36.05'
C10	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'
C11	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C12	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
C13	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C14	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C15	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C16	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C17	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C18	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C19	350.00'	10°23'46"	63.91'	N 84°46'07" W, 63.82'
C20	350.00'	10°23'46"	63.91'	S 84°46'07" E, 63.82'
C21	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C22	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C23	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C24	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C25	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C26	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'



LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. Peoples, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS We, RW Ladera, LLC, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Preliminary Plat designating the same as Ladera Rockwall, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 2018.

_____
John Delin, Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared Pat O'Brien, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

_____
Notary Public

My commission expires the _____ day of _____, 2018.



100 0 100 200 300 Feet
SCALE: 1"=100'

Recommended for Preliminary Approval

_____ _____
Chairman, Planning & Zoning Commission Date

Approved for preparation of Final Plat

_____ _____
Mayor, City of Rockwall, Texas Date

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 1/5/18

_____
W. Thad Murley III
Texas Registration No. 5802

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.

2. The coordinates shown at the Northeast and Southeast corners are expressed in NAD83 North Central Tx 4202.

3. This survey was prepared in connection with the real estate transaction related to Republic Title, G.F. No, 1002-225611-RTT, and G.F. No. 1002-225512-RTT effective October 25, 2017. Any other use thereof is prohibited.

4. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

5. No flood zone area analysis has been performed on the subject property G&A Consultants.

6. All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.

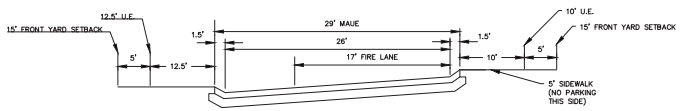
7. Refer to Typical Street Section for fire lane information.

8. HOA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.

9. HOA is to maintain flood plain/ drainage easement.

L E G E N D

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
MAE	=	MUTUAL ACCESS EASEMENT
MAUE	=	MUTUAL ACCESS & UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
LS	=	LANDSCAPE
DDE	=	DRAINAGE & DETENTION EASEMENT
ESB	=	EROSION HAZADROUS SETBACK



TYPICAL STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK

PRELIMINARY PLAT
Lot 1, Block A
LADERA ROCKWALL
28.011 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

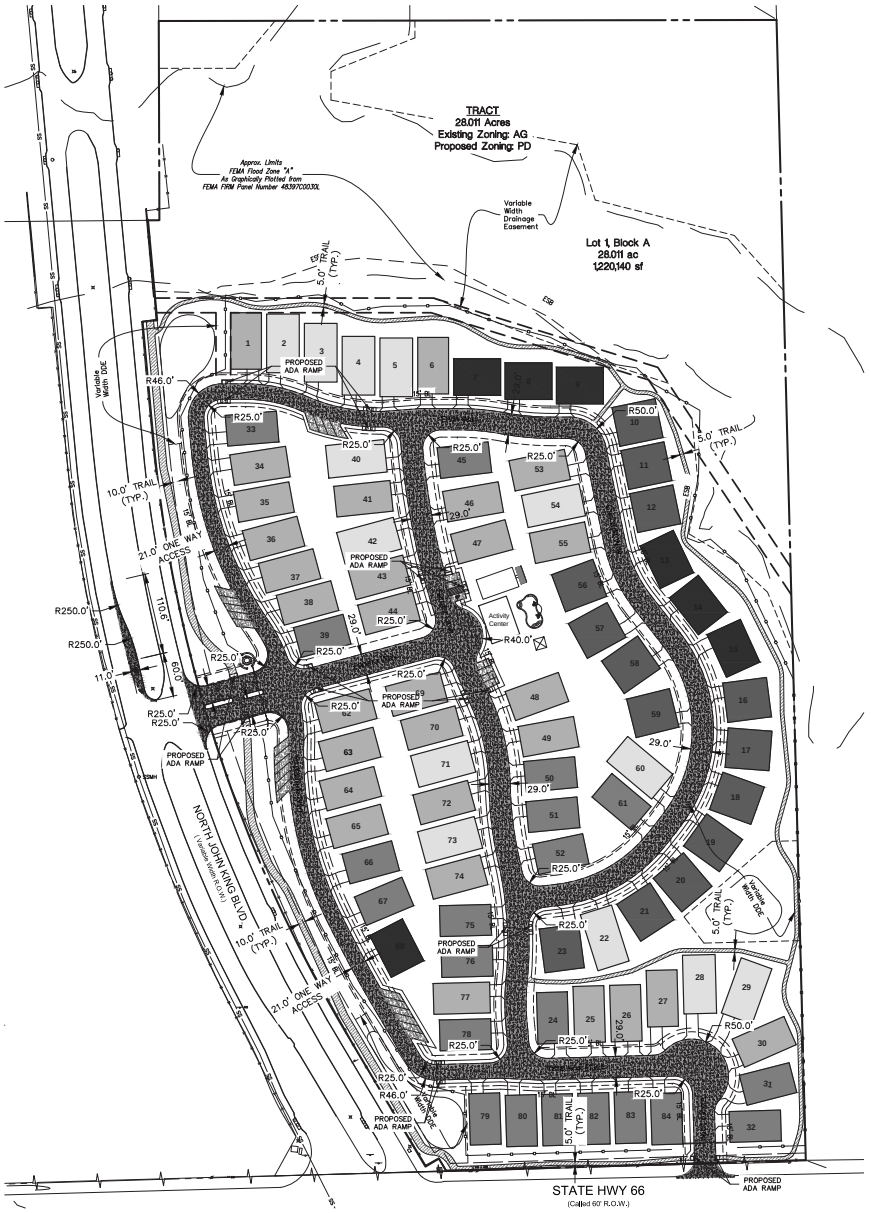
SURVEYING · CIVIL ENGINEERING · PLANNING
CONSULTANTS, LLC
LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

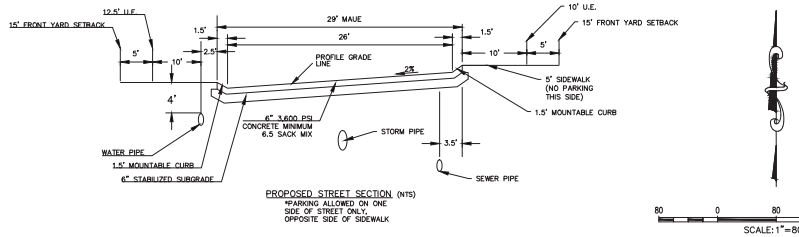
DRAWN BY: CC DATE: 12/14/2017 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
301 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.2018
Contact: John Delin

Case No. P2017-068

76





PROPOSED STREET SECTION (NTS)
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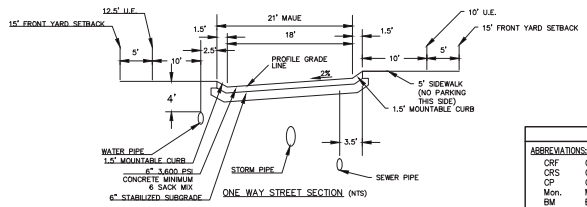
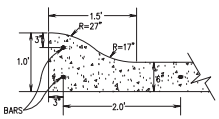


ONE WAY STREET SECTION (NTS)



MOUNTABLE CURB & GUTTER

GENERAL NOTES

1. LADERA ROCKWALL SHALL BE COMPLETED IN ONE PHASE.
2. THE LADERA HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL YARDS, OPEN SPACE, AND LANDSCAPE.
3. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. ALL PARKING SPOTS ARE 9' WIDE AND 20' DEPTH UNLESS OTHERWISE NOTED.

L E G E N D

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		

LINES & SYMBOLS:

Existing:		Proposed:
500 501	Contours	500
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
XLP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	

PAVING SPECIFICATIONS:

5' MULTI USE TRAIL:
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY. MINIMUM 6.5 SACK MIX.

PARKING SECTION:
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY DENSITY. MINIMUM 6.5 SACK MIX.

STREET SECTION:
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE OR APPROVED EQUAL DENSITY. MINIMUM 6.5 SACK MIX

R.O.W./TURN LANE:
9" 5,000 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 8" LIME STABILIZED SUBGRADE OR APPROVED EQUAL DENSITY. MINIMUM 7.5 SACK MIX

SITE SUMMARY

MINIMUM DWELLING UNIT SIZE:	1,600 SF
MINIMUM OPEN SPACE:	38%
MAXIMUM LOT DENSITY:	3.2 DU/Acre
MAXIMUM HEIGHT:	35'

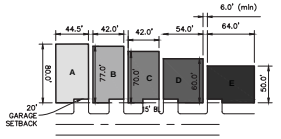
SETBACKS

FRONT:	15'
SIDE:	6' BETWEEN UNITS
REAR:	20' BETWEEN UNITS

UNIT SUMMARY

UNIT TYPE	# UNITS
- A	13
- B	29
- C	21
- D	14
- E	7
TOTAL	84

* Excludes 50% of total Flood Plain Area
** Unit breakdown subject to change based on homeowner preference
*** Total units may increase but not more than maximum density allows.



OWNER/DEVELOPER
RW LADERA, LLC.
301 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.421.2328
Contact: John Dolan

Case No. P2017-068

CONSULTANTS, LLC
Land Planning • Development • Project Management
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.0112 • F: 940.240.1038
TBPLS Firm No. 10047700
TBPE Firm No. 1766

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
28.011 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY SITE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAR, JR., P.E. #86898
DATE 1/3/2018

Drawn By: AM
Date: 12/15/2017
Scale: 1"=80'
Revisions:
01/03/2018

17191

P2

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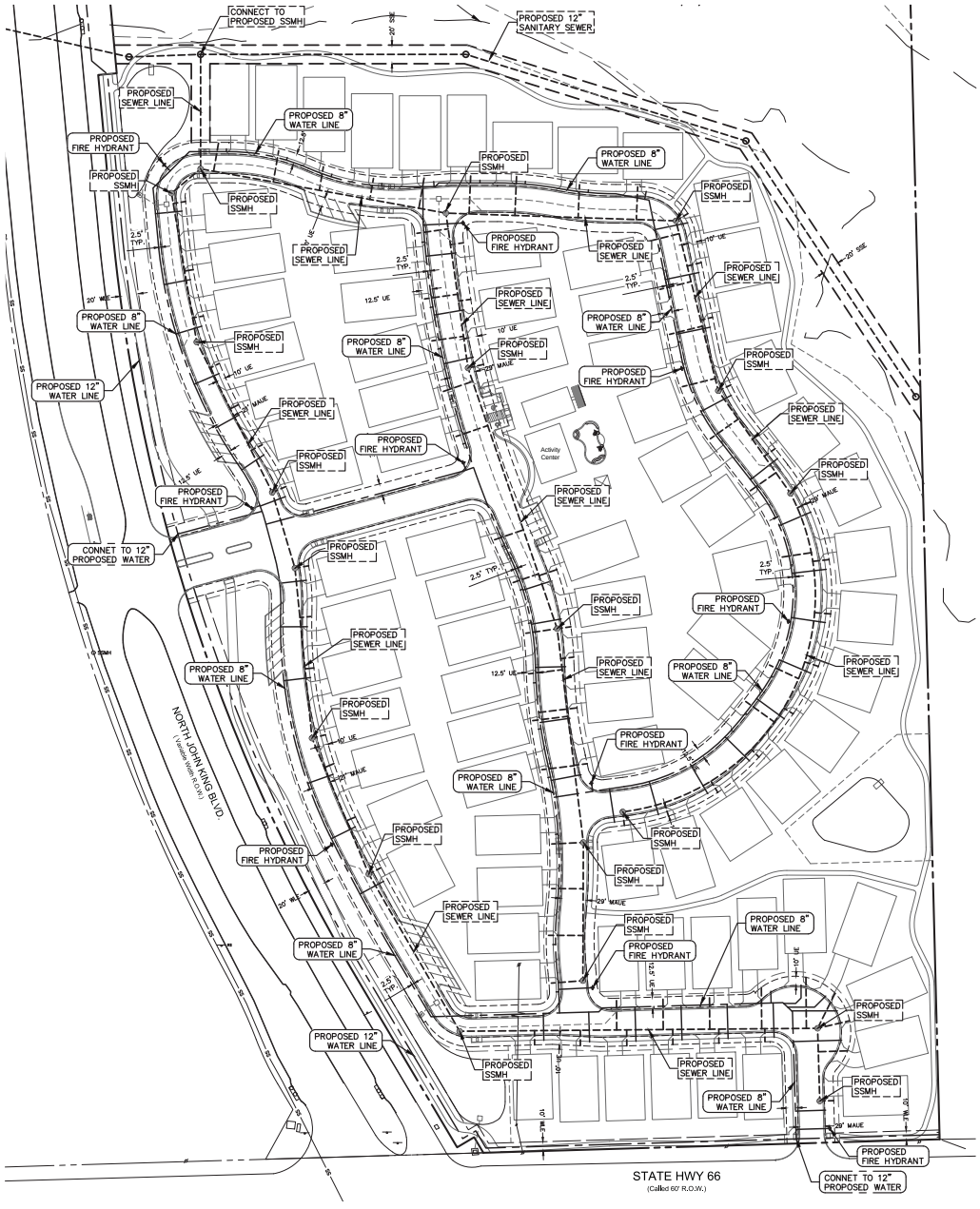
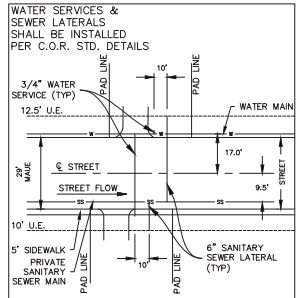
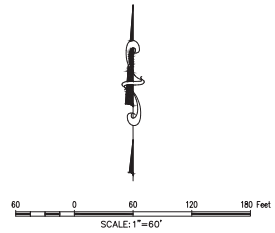




TYPICAL WATER & SANITARY SEWER MAIN LAYOUT & WATER SERVICE & SANITARY SEWER LATERAL LAYOUT DETAIL
N.T.S.



LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
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TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
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BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grade		

LINES & SYMBOLS:

Existing:		Proposed:
500 501	Contours	500 505
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
OW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	

OWNER/DEVELOPER
RW LADERA, LLC.
301 W. BYRON NELSON BLVD. STE. 124
ROANOKE, TX 76262
Ph. 817.491-2378
Contact: John Dyer

Case No. P2017-068

G&A CONSULTANTS, LLC
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.1212 • Fax 972.436.1209
144 Old Town Blvd. Unit 124 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1029
TBPLS Firm No. 10047700 TBPE Firm No. 1798

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
28.071 Acres
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY WATER & SANITARY SEWER PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 1/3/2018

Drawn By: AM
Date: 12/15/2017
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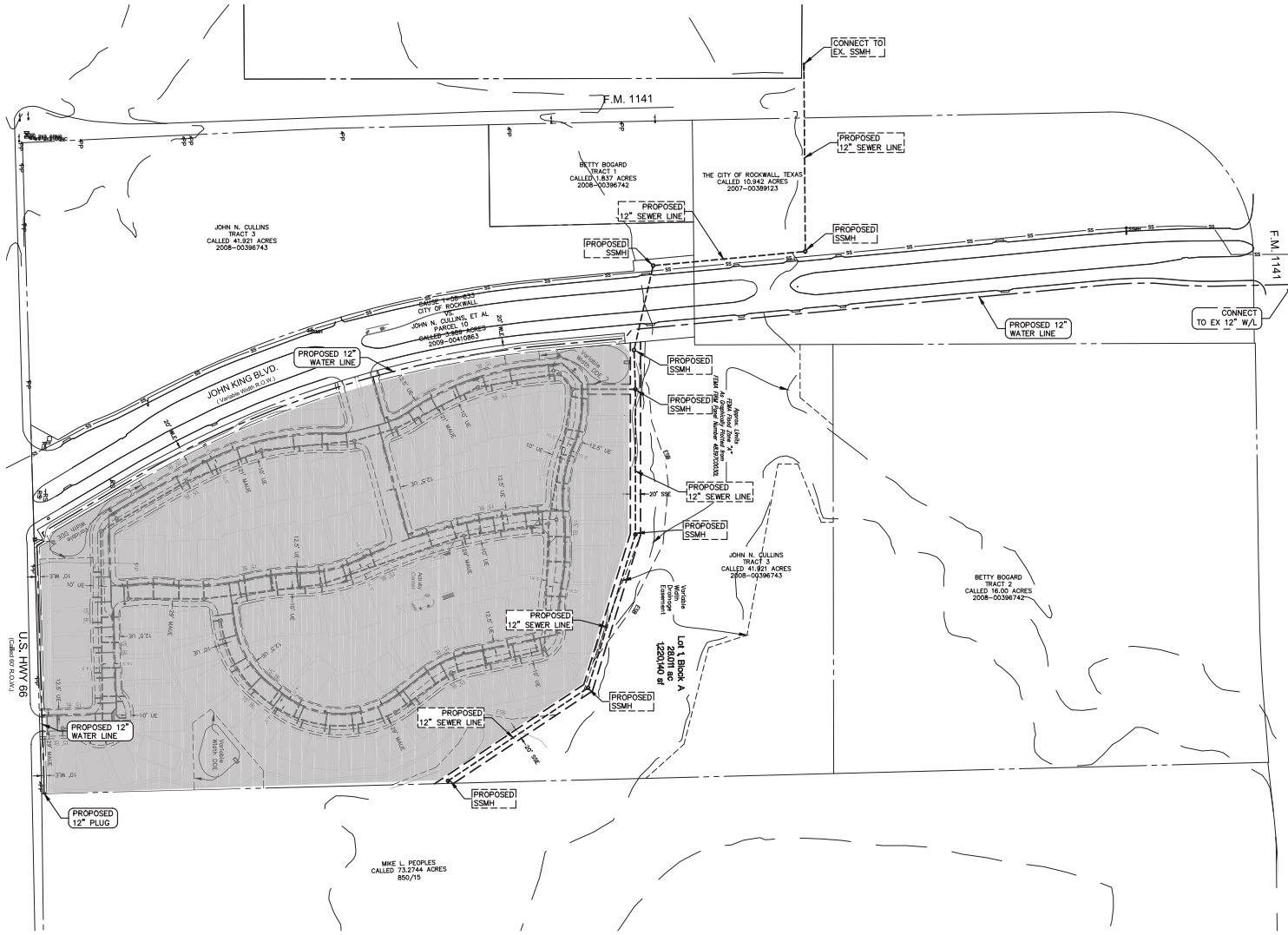
Revisions:
01/03/2018

17191

P3



LEGEND

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TG	Grade at Top of Grate		

LINES & SYMBOLS:

Existing:		Proposed:
500 501	Contours	500 5000
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	

OWNER/DEVELOPER
RW LADERA, LLC.
901 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.203.0332
Contact: John Dietz

Case No. P2017-068

GA CONSULTANTS, LLC
111 Hillside Drive • Lewisville, TX 75067
P 972.436.3722 • F 972.436.9735
144 Old Town Blvd. 1019 • San Antonio, TX 78216
P 210.340.1010 • F 210.340.1012
TBPE Firm No. 1798 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
28.01± Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY OFFSITE UTILITY PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
GA CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 1/3/2018

Drawn By: AM
Date: 12/15/2017
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Revisions:
01/03/2018

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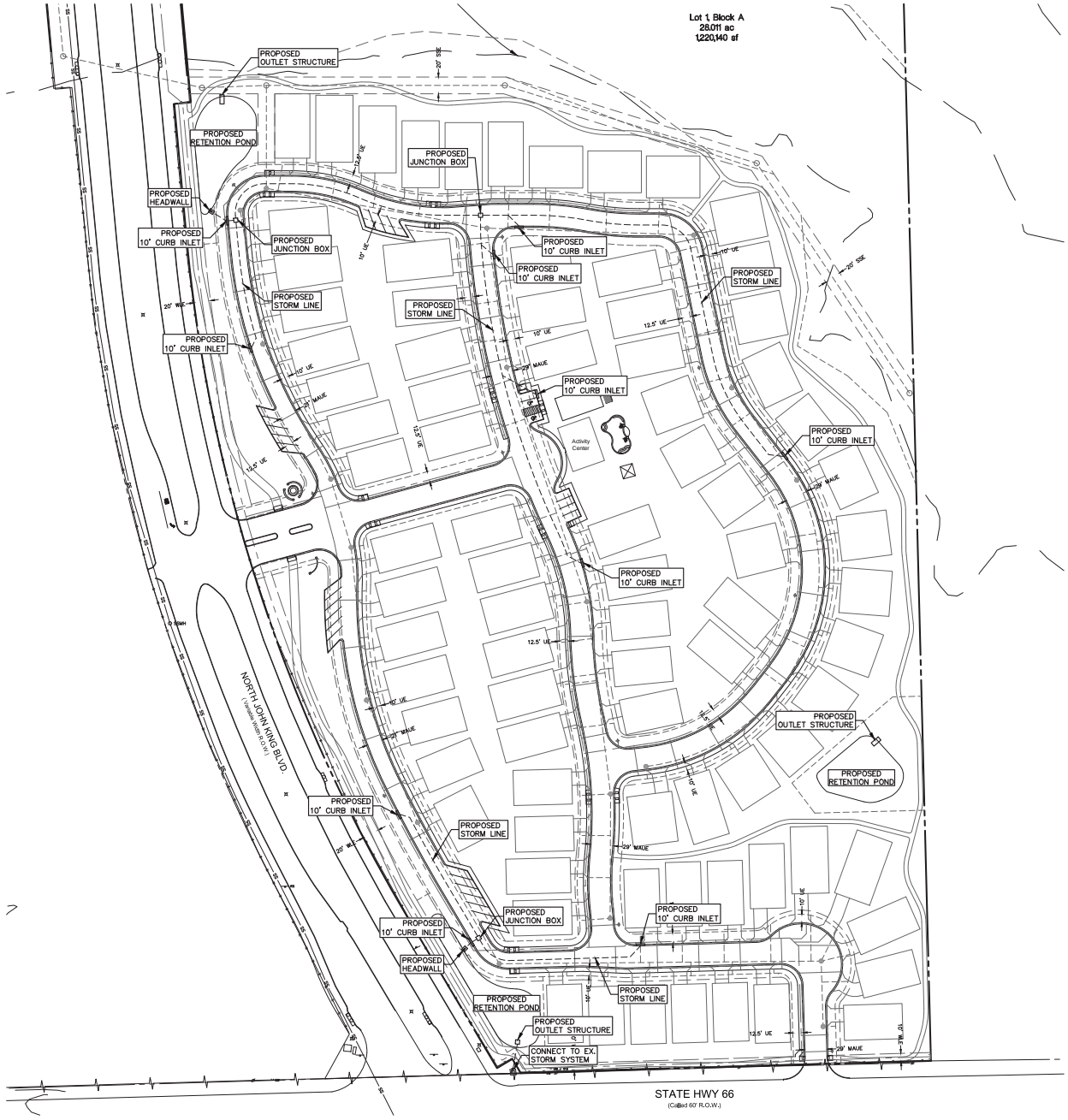

60 0 60 120 180 Feet

SCALE: 1"=60'

LEGEND

ABBREVIATIONS:

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TG	Grade at Top of Grade		

LINES & SYMBOLS:

Existing:		Proposed:
500 501	Contours	500 505
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
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SS	Sanitary Sewer	
	Storm Sewer	
E	Overhead Power	E
E	Buried Power	E
G	Gas Line	G
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WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
XLP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.8800
Contact: John Dean

Case No. P2017-068

G&A CONSULTANTS, LLC
ENGINEERING SURVEYING PLANNING
LAND DEVELOPMENT LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste. 2 • Argyle, TX 76226
P: 940.240.1021 • F: 940.240.1026
TBPE Firm No. 1798 TBPLS Firm No. 10017700

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
28.011 Acres
In the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY STORM SEWER PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 1/3/2018

Drawn By: AM
Date: 12/15/2017
Scale: 1"=60'
Revisions:
01/03/2018

17191

P5

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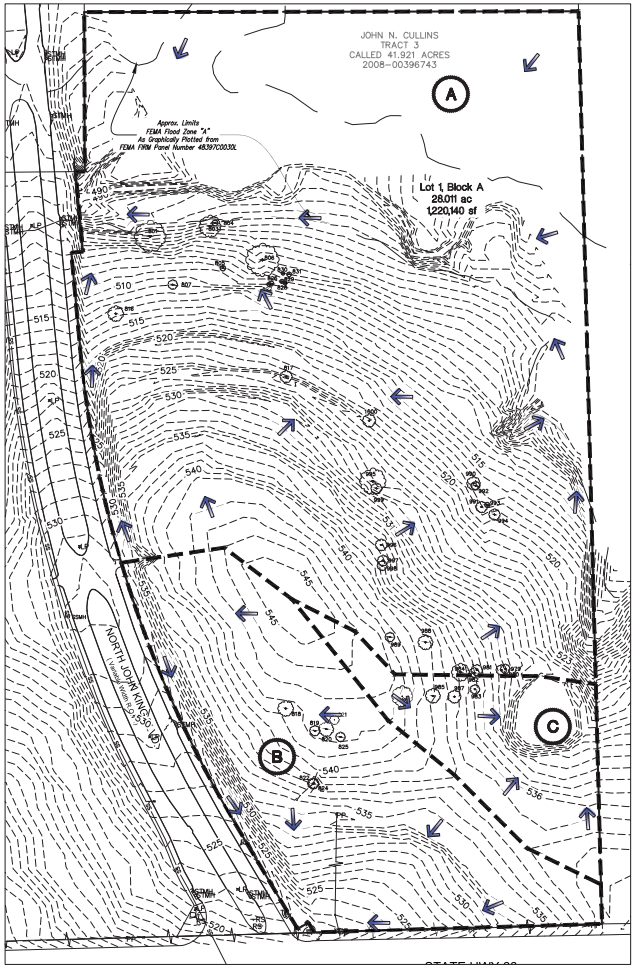
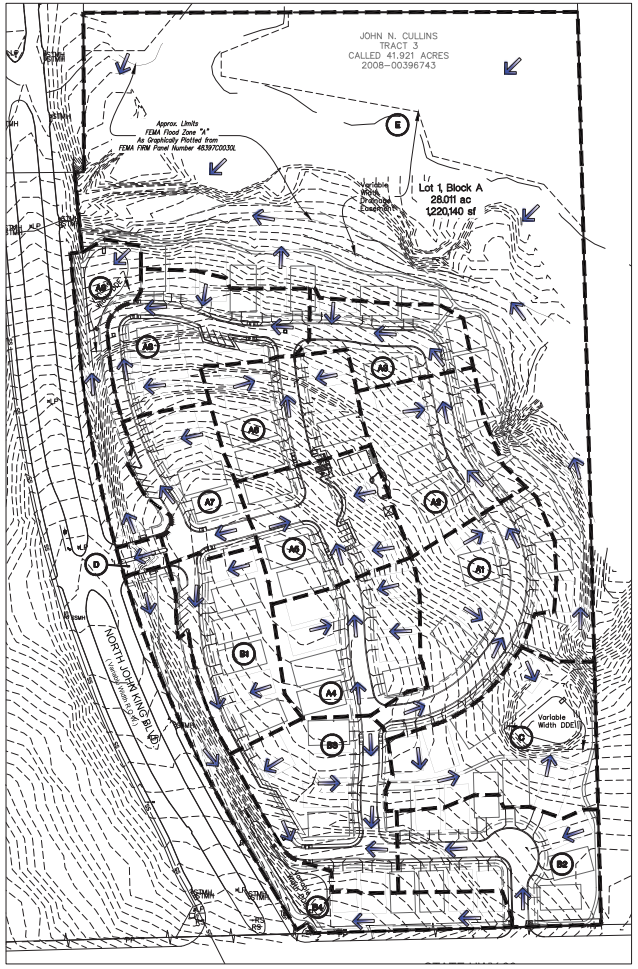
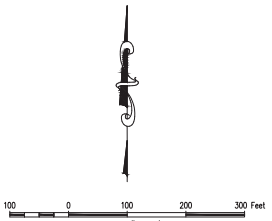


EXSITING DRAINAGE AREA MAP
SCALE 1"=100'

EXISTNG DRAINAGE AREA																
Area	Acreage	C	C*A	TC	I2	I5	I10	I25	I50	I100	Q5	Q10	Q25	Q50	Q100	Comments
A	20.28	0.40	8.11	15	4.50	5.50	6.50	7.50	8.10	9.00	44.62	52.73	60.84	65.71	73.01	Sheet flows to existing floodplain
B	5.66	0.40	2.26	15	4.50	5.50	6.50	7.50	8.10	9.00	12.45	14.72	16.98	18.34	20.38	Sheet flows to existing grate inlet
C	2.08	0.40	0.83	15	4.50	5.50	6.50	7.50	8.10	9.00	4.58	5.41	6.24	6.74	7.49	Sheet flows to existing pond
Totals	28.02										61.64	72.85	84.06	90.78	100.9	



PROPOSED DRAINAGE AREA MAP
SCALE 1"=100'



GENERAL NOTES

1. ALL EXISTING STRUCTURES AND PAVEMENT TO BE REMOVED PRIOR TO CONSTRUCTION.

PROPOSED DRAINAGE AREA											Q=C*A*I					
Area	Acreage	C	C*A	TC	I2	I5	I10	I25	I50	I100	Q5	Q10	Q25	Q50	Q100	Comments
A1	1.57	0.70	1.10	10	5.30	6.10	7.10	8.30	9.00	9.80	6.70	7.80	9.12	9.89	10.77	Sheet flows to storm system to detention pond
A2	1.23	0.70	0.86	10	5.30	6.10	7.10	8.30	9.00	9.80	5.25	6.11	7.15	7.75	8.44	Sheet flows to storm system to detention pond
A3	0.74	0.70	0.52	10	5.30	6.10	7.10	8.30	9.00	9.80	3.16	3.68	4.30	4.66	5.08	Sheet flows to storm system to detention pond
A4	1.22	0.70	0.85	10	5.30	6.10	7.10	8.30	9.00	9.80	5.21	6.06	7.09	7.69	8.37	Sheet flows to storm system to detention pond
A5	1.17	0.70	0.82	10	5.30	6.10	7.10	8.30	9.00	9.80	5.00	5.81	6.80	7.37	8.03	Sheet flows to storm system to detention pond
A6	1.05	0.70	0.74	10	5.30	6.10	7.10	8.30	9.00	9.80	4.48	5.22	6.10	6.62	7.20	Sheet flows to storm system to detention pond
A7	0.88	0.70	0.62	10	5.30	6.10	7.10	8.30	9.00	9.80	3.76	4.37	5.11	5.54	6.04	Sheet flows to storm system to detention pond
A8	1.33	0.70	0.93	10	5.30	6.10	7.10	8.30	9.00	9.80	5.68	6.61	7.73	8.38	9.12	Sheet flows to storm system to detention pond
A9	0.86	0.70	0.60	10	5.30	6.10	7.10	8.30	9.00	9.80	3.67	4.27	5.00	5.42	5.90	Sheet flows to detention pond
B1	1.10	0.70	0.77	10	5.30	6.10	7.10	8.30	9.00	9.80	4.70	5.47	6.39	6.93	7.55	Sheet flows to storm system to detention pond
B2	1.35	0.70	0.95	10	5.30	6.10	7.10	8.30	9.00	9.80	5.76	6.71	7.84	8.51	9.26	Sheet flows to storm system to detention pond
B3	1.39	0.70	0.97	10	5.30	6.10	7.10	8.30	9.00	9.80	5.94	6.91	8.08	8.76	9.54	Sheet flows to storm system to detention pond
B4	1.40	0.70	0.98	10	5.30	6.10	7.10	8.30	9.00	9.80	5.98	6.96	8.13	8.82	9.60	Sheet flows to detention pond
C	1.62	0.70	1.13	10	5.30	6.10	7.10	8.30	9.00	9.80	6.92	8.05	9.41	10.21	11.11	Sheet flows to detention pond
D	0.09	0.90	0.08	10	5.30	6.10	7.10	8.30	9.00	9.80	0.49	0.58	0.67	0.73	0.79	Sheet flows to John King Blvd.
E	11.02	0.40	4.41	10	5.30	6.10	7.10	8.30	9.00	9.80	26.89	31.30	36.59	39.67	43.20	Sheet flows to existing floodplain
Totals	28.02										99.59	115.91	135.51	146.93	159.99	

OWNER/DEVELOPER
RW LADERA, LLC.
301 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 972-463-2301
Contact: John Delle

Case No. P2017-068

CONSULTANTS, LLC
111 Hillside Drive • Lewisville, TX 75057
P: 940.240.1012 • F: 940.240.1028
144 Old Town Blvd. • Suite 210 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 3798 TBPLS Firm No. 10017700

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
28.0ñ Acres
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY DRAINAGE AREA MAPS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 1/3/2018

Drawn By: AM
Date: 12/15/2017
Scale: 1"=100'
Revisions:
01/03/2018

17191

P6

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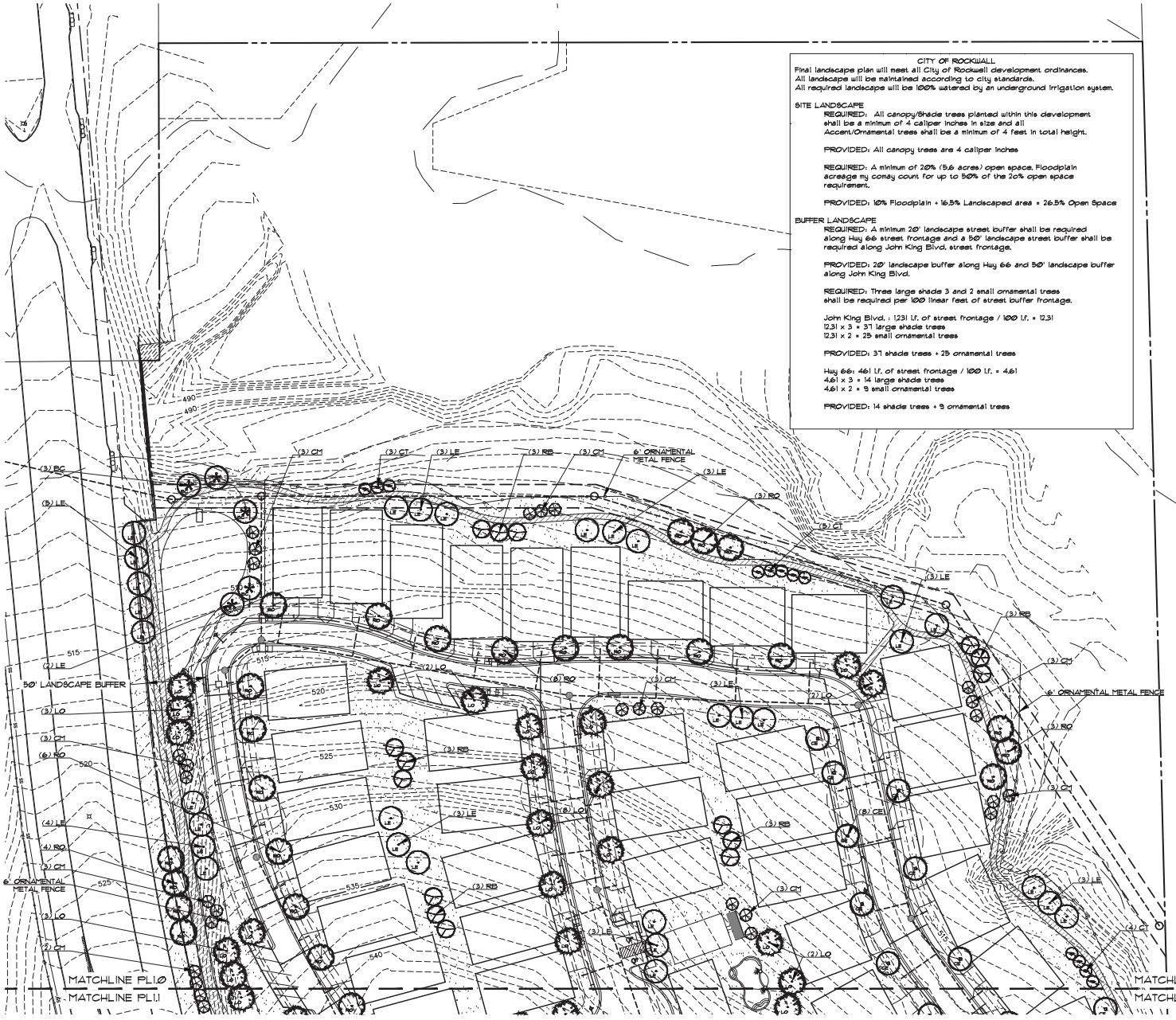

ENGINEERING CIVIL MANAGEMENT PLANNING
CONSULTANTS, LLC
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P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX. 76226
P: 940.240.1012 • F: 940.240.1038
TBPE Firm No. 3766 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
LADERA ROCKWALL
Lot 1, Block A
28.01± Acres
In the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 1/5/2018
RON STEWART 791 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

Drawn By: VC
Date: 12/15/2017
Scale: 1"=40'
Revisions:
01/03/2018

17191

PL1.0

OWNER/DEVELOPER
RW LADERA, LLC.
901 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.[redacted]82
Contact: J[redacted]

Case No. P2017-068

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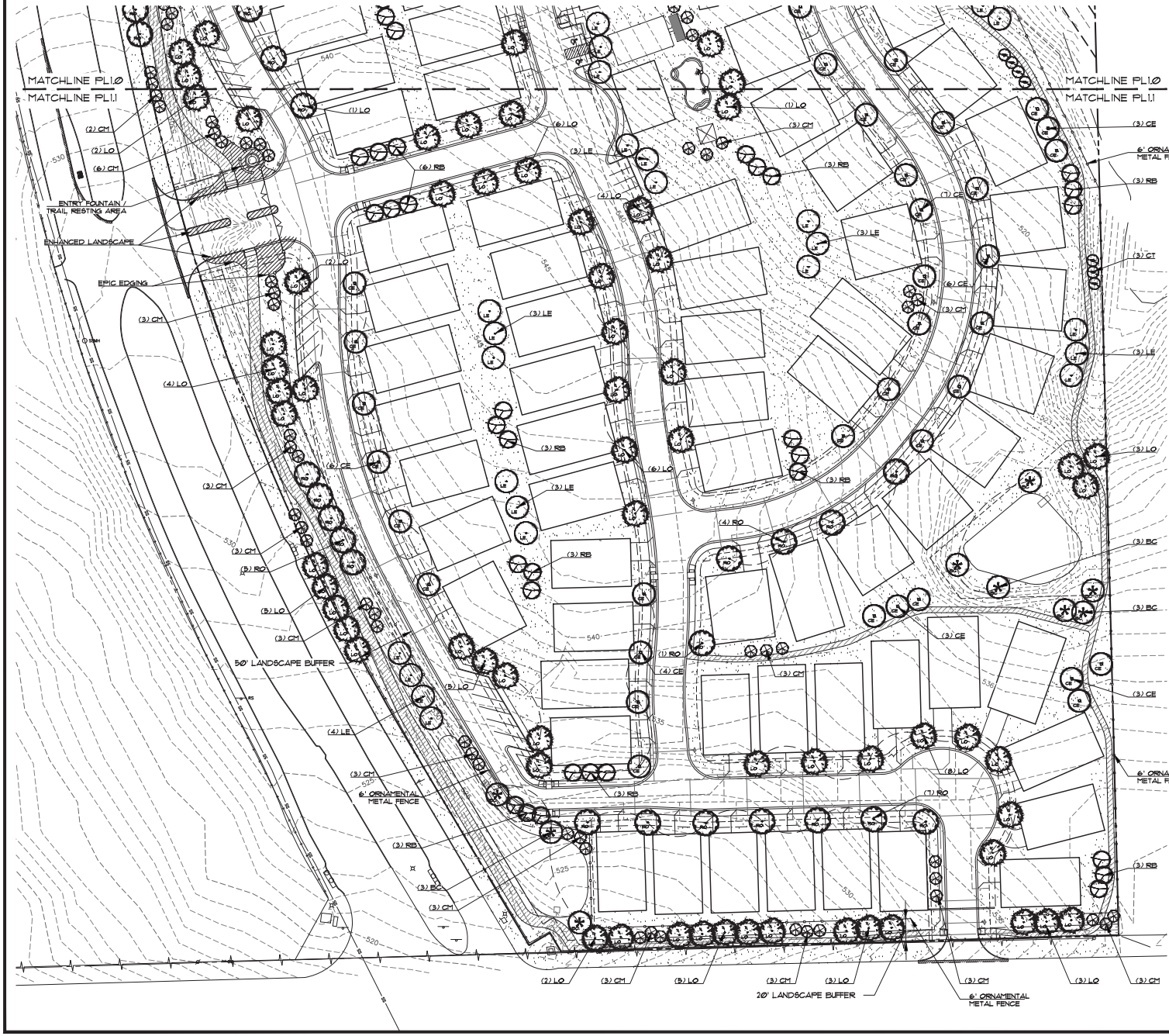

NORTH

40 0 40 80 120 Feet

SCALE: 1" = 40'

LEGEND

- (LO) LIVE OAK — Quercus virginiana
- (RO) RED OAK — Quercus shumardi
- (LE) LACEBARK ELM — Ulmus parvifolia
- (CE) CEDAR ELM — Ulmus crassifolia
- (BC) BALD CYPRESS — Taxodium distichum
- (RB) RED BUD — Cercis canadensis
- (CM) CRAPEMYRTLE — Lagerstroemia indica
- (CT) CHASTETREE — Vitex agnus-castus
- ENHANCED LANDSCAPE
- BERMUDA SOD

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 1/3/2018
RON STEWART 791 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

OWNER/DEVELOPER
RW LADERA, LLC
901 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.0900
Contact: John Dees

Case No. P2017-068

CONSULTANTS, LLC
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144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1022 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

LADERA ROCKWALL

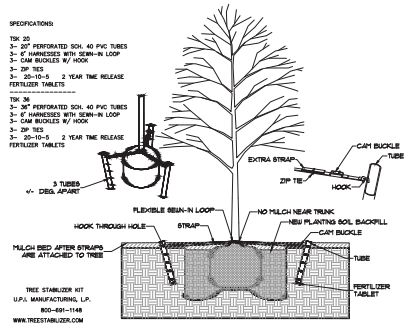
LADERA ROCKWALL
LADERA ROCKWALL
Lot 1, Block A
28.01± Acres
Zoning: PD
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLAN

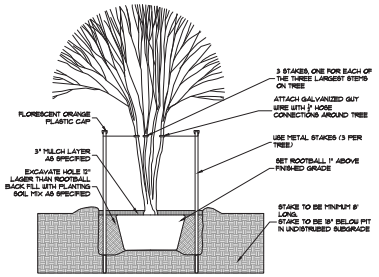
Drawn By: vc
Date: 12/15/2017
Scale: 1" = 40'
Revisions:
01/03/2018

17191

PL1.1

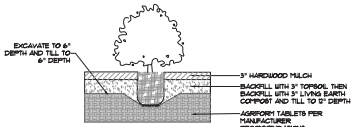


1. TREE STAKING
NOT TO SCALE

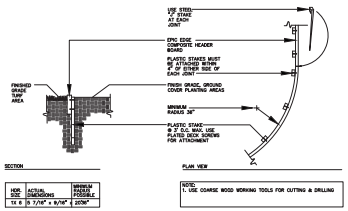


NOTE: ALL THORNLESS MESQUITE TREES TO BE STAKED AS ORNAMENTAL OR MULTI TRUNK TREES.

2. ORNAMENTAL TREE STAKING
NOT TO SCALE

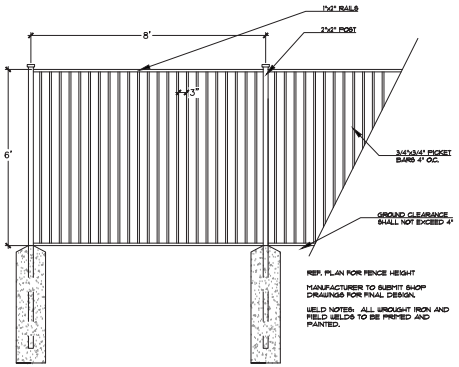


3. SHRUB DETAIL
NOT TO SCALE



EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 124 EAST TURNER RD., LODI CA 95240
URL ADDRESS: www.epicplastics.com

4. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
NOT TO SCALE



5. ORNAMENTAL METAL FENCE
1/2"=1'

LANDSCAPE NOTES:
1) Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
2) Contractor is responsible for verifying location of all underground utilities prior to construction.
3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
5) Landscape edging shall be located as noted on plan.
6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
8) A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
9) All plant material shall be maintained in a healthy and growing condition,and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
10) Landscape areas shall be kept free of trash, litter and weeds.
11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
12) Irrigation Controller to have a Rain and Freeze Stat.
13) All landscape is to be greater than 8 feet from all underground utilities.
14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
79	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
42	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
49	LACEBARK ELM	Ulmus parvifolia	3" cal.	10'-12'	Per Plan	Single Trunk
40	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	Per Plan	Single Trunk
14	BALD CYPRESS	Taxodium distichum	3" cal.	10'-12'	Per Plan	Single Trunk
45	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Full
76	CRAPEMYRTLE	Lagerstroemia indica	30gal.	7'-8'	Per Plan	Full
15	CHASTE TREE	Vitex agnus-castus	30gal.	7'-8'	Per Plan	Full

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 1/3/2018
REGISTERED LANDSCAPE ARCHITECT 791 RON STEWART STATE OF TEXAS

OWNER/DEVELOPER
RW LADERA, LLC.
901 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX
Ph. 817.4[illegible]84
Contact: John Delin

Case No. P2017-068

NORTH
40 0 40 80 120 Feet
SCALE: 1"=40'

LANDSCAPE ARCHITECTURE PLANNING
CONSULTANTS, LLC
111 Hillside Drive • Lewisville, TX 75067
P: 972.436.9712 • F: 972.436.3715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.464.0112 • F: 940.464.0113
TBPE Firm No. 1791 TBPLS Firm No. 1004700

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
28.01 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE DETAILS

Drawn By: VC
Date: 12/15/2017
Scale: 1"=40'
Revisions:
01/03/2018

17191

PL1.2

File: J:\2017\17191\Drawings\Master Plan\SP 17191 SP1.3
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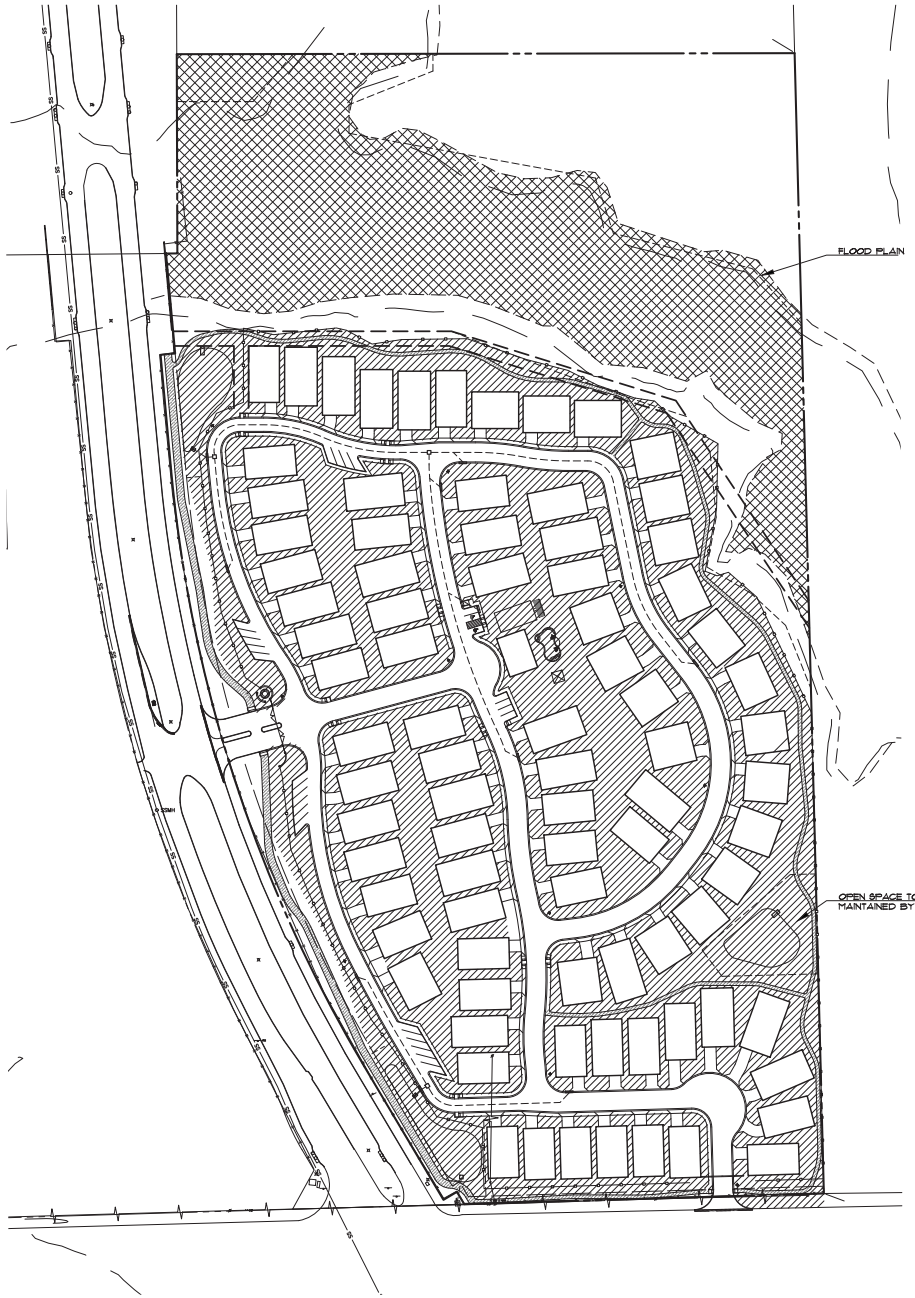

LEGEND

▨	OPEN SPACE (TO BE MAINTAINED BY HOA)
▩	FLOOD PLAIN (7.8 acres)

OPEN SPACE ORDINANCE
CITY OF ROCKWALL

REQUIRED: A minimum of 20% open space. Floodplain acreage my co may count for up to 50% of the 20% open space requirement.

28 acres total area x 0.2 = 5.6 acres open space
5.6 acres open space x 0.5 = 2.8 acres flood plain

PROVIDED: 2.8 acres Floodplain (10%) + 7.1 acres Landscaped area (27%) = 10.6 acres (37%) Open Space

NORTH

80 0 80 160 240 Feet

SCALE: 1"=80'

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW, AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. RON STEWART LANDSCAPE ARCHITECT DATED 1/3/2018

RONALD E. STEWART 2791 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

OWNER/DEVELOPER
RW LADERA, LLC.
501 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3555
Contact: Jane Dixon

Case No. P2017-068

LANDSCAPE ARCHITECTURE PLANNING
CONSULTANTS, LLC
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144 Old Town Blvd. North, Ste. 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1039
TBPE Firm No. 3798 TBPLS Firm No. 10077700

LADERA ROCKWALL

LADERA ROCKWALL
LADERA ROCKWALL
Lot 1, Block A
210.17 Acres
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

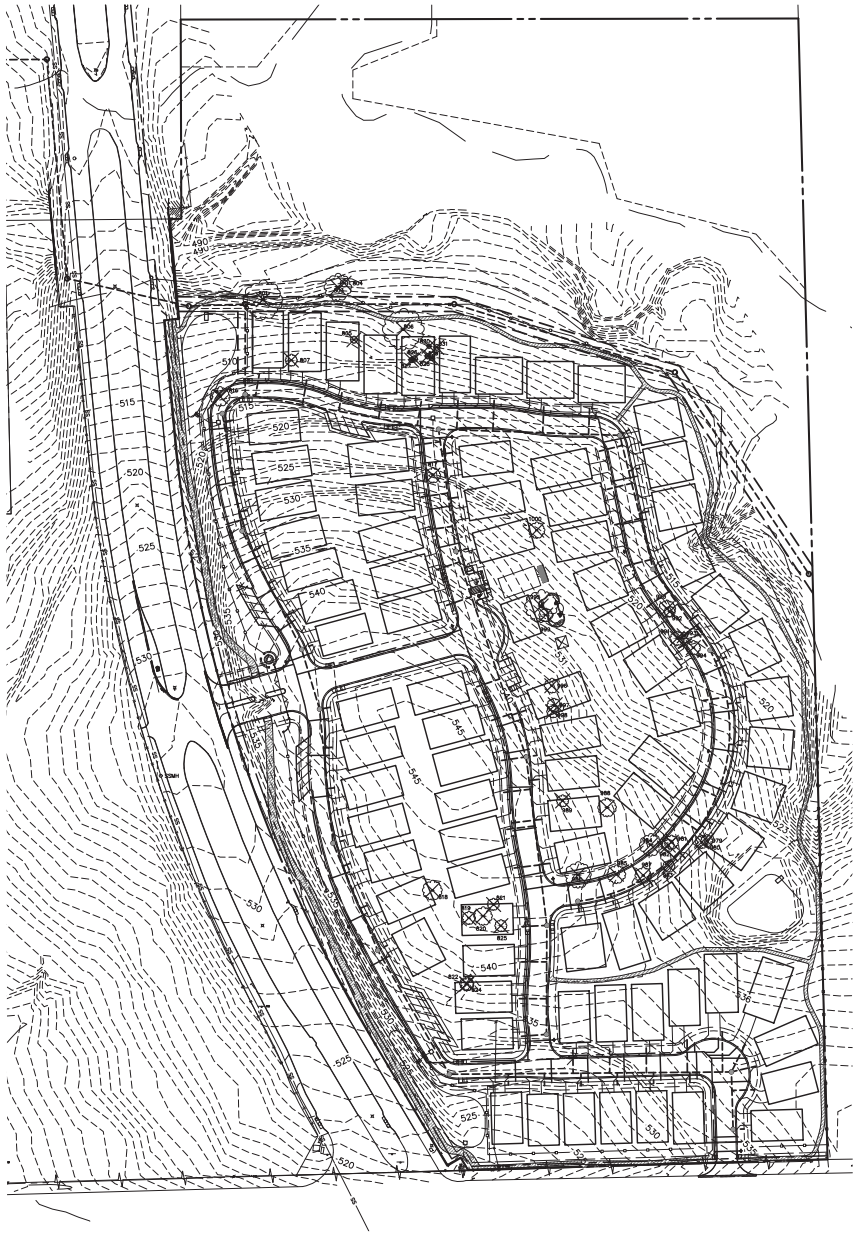
PRELIMINARY OPEN SPACE PLAN

Drawn By: VC
Date: 12/15/2017
Scale: 1"=80'
Revisions:
01/03/2018

17191

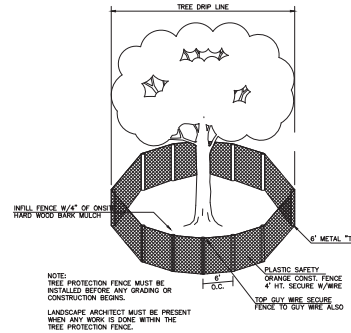
PL2.0

Rev. 1: 12/21/2017 @ 08:47:17 AM by Victor Vasquez (AutoCAD SECURITY: 0 (RW))
Rev. 2: 12/22/2017 @ 08:46:19 AM by Victor Vasquez (AutoCAD SECURITY: 0 (RW))



LEGEND

- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- TREE PROTECTION FENCING (TPF)



NORTH

80 0 80 160 240 Feet

SCALE: 1"=80'

TREE CHART

TREE #	CALIPER (")	COMMON NAME	*BOTANICAL NAME*	PROTECTED	REMOVED	MITIGATION
801	36	PECAN	*Carya illinoinensis*	Yes	Yes	72
803	25	PECAN	*Carya illinoinensis*	Yes	Yes	25
804	7	PECAN	*Carya illinoinensis*	Yes	Yes	7
805	6.5	PECAN	*Carya illinoinensis*	Yes	Yes	6.5
806	38	PECAN	*Carya illinoinensis*	Yes	Yes	76
807	11	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.5
816	18	HACKBERRY	*Celtis occidentalis*	Yes	Yes	9
817	14	CEDAR	*Juniperus virginiana*	Yes	Yes	7
818	18	CEDAR	*Juniperus virginiana*	Yes	Yes	9
819	12	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6
820	17	CEDAR	*Juniperus virginiana*	Yes	Yes	8.5
821	11	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.5
822	13, 13	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.5
824	11.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.75
825	11	CATALPA	*Catalpa bignonioides*	Yes	Yes	11
826	6	SILVER MAPLE	*Acer saccharinum*	Yes	Yes	6
827	5	SILVER MAPLE	*Acer saccharinum*	Yes	Yes	5
828	4.5	BUR OAK	*Quercus macrocarpa*	Yes	Yes	4.5
829	8	PECAN	*Carya illinoinensis*	Yes	Yes	8
830	4	PECAN	*Carya illinoinensis*	Yes	Yes	4
831	5.5	PECAN	*Carya illinoinensis*	Yes	Yes	5.5
979	11	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.5
980	12	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6
981	13	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.5
982	11.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.75
983	11	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.5
984	20.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	10.25
985	17	HACKBERRY	*Celtis occidentalis*	Yes	Yes	8.5
986	24	HACKBERRY	*Celtis occidentalis*	Yes	Yes	12
987	15	HACKBERRY	*Celtis occidentalis*	Yes	Yes	7.5
988	17	HACKBERRY	*Celtis occidentalis*	Yes	Yes	8.5
989	11	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.5
990	15.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	7.75
991	13	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.5
992	10	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	10
993	6	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	6
994	13	AMERICAN ELM	*Ulmus americana*	Yes	Yes	13
995	30	HACKBERRY	*Celtis occidentalis*	Yes	Yes	15
996	13.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.75
997	12.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.25
998	11.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.75
999	12.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.25
1000	15	HACKBERRY	*Celtis occidentalis*	Yes	Yes	7.5
					MITIGATION INCHES:	465.5
					MITIGATION PROVIDED:	909
					TOTAL MITIGATION:	-443.5

* REFERENCE PL1.2 FOR TREE COUNT TOTALS TOWARDS MITIGATION.

TREE PROTECTION

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE
1) Comply with applicable Federal, state, county and local regulations governing landscape work.
2) employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS
1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures

C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the the number of inches of trunk diameter.
2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.

E. PRE-CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society of Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
(i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
(ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
(iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
(iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
4) No more than 20 percent of live foliage shall be removed from any tree.
5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.

F. TREE REMOVAL
1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION
1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlines.
2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed with "T" stakes and orange web fence material
4) All trees to be preserved shall have 4 inches of hardwood mulch applied within the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

OWNER/DEVELOPER
RW LADERA, LLC.
301 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TEXAS
Ph. 817.430.7500
Contact: Jeff Dell

Case No. P2017-068

LANDSCAPE ARCHITECTURE PLANNING
CONSULTANTS, LLC
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.464.0400 • F: 940.464.0401
TBPE Firm No. 3199 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
LADERA ROCKWALL
Lot 1, Block A
283.01 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
RANDY L. STEWART LANDSCAPE ARCHITECT
REGISTERED
791
STATE OF TEXAS
RON STEWART
DATED 1/5/2018

Drawn By: VC
Date: 12/15/2017
Scale: 1" = 80'
Revisions:
01/03/2018

17191

PT1.0

File: Z:\2017\17191\Drawings\Public Plot\PT 3REVISIONS PT 13.
Plotted: 1/3/2018 8:03 AM, by Michael Durell Saved: 1/3/2018 8:01 AM, by Michael Durell

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87

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/16/2018

APPLICANT: Cameron Slown of *FC Cuny Corporation*

AGENDA ITEM: **P2017-070;** *Final Plat for The Highlands Addition*

SUMMARY:

Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Robert S. Whittle for the approval of a final plat for the Highlands Subdivision containing 46 single-family residential lots on a 11.655-acre tract of land identified as Tract 2 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located at the northwest corner of the intersection of SH-66 and FM-1141, and take any action necessary.

FINAL PLAT INFORMATION:

- ☑ The applicant is requesting approval of a final plat of 42 single-family residential lots on a 11.6550-acre tract of land for the construction of *Phase I* of *The Highlands Subdivision*. This phase will consist of a minimum of 5,000 sq. ft. single-family residential lots (i.e. 50' X 90') with a minimum of 1,000 sq. ft. homes. The subject property is zoned Planned Development District 5 (PD-5) [*Ordinance No. 96-25*], which designates the subject property for Zero Lot Line (ZL-5) District land uses.

- ☑ The preliminary plat was approved on May 15, 2017 [*Case No. P2017-021*] for 53 single-family residential lots on a 13.376-acre tract of land. Subsequently, the applicant requested to amend the preliminary plat by not including a 1.721-acre portion of land containing 11 lots. The requested amendment was approved administratively on October 12, 2017. The proposed final plat conforms to the approved preliminary plat.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ On January 3, 2018, the Parks Board reviewed the proposed final plat associated with *Park District No. 9* and made a recommendation to approve the plat with the following conditions:

    1) The Trail Master Plan requires an eight (8) foot concrete trail be constructed along the west side of FM-1141 and the south side of SH-66 for the entire length of the property boundary.

    2) Lots 4 & 46 should be labeled as "Open Space and Pedestrian Access to be Maintained by the HOA".

3) Cash-in-lieu of land fees are required in the amount of $11,051.00 [i.e. 42 Lots @ $257.00 per lot] and are due at the time of final plat.

4) Pro-rata equipment fees are required in the amount of $14,749.00 [i.e. 42 Lots @ $343.00 per lot] and are due at the time of final plat.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the City Council chooses to approve the final plat for *The Highlands Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the filing of the plat;

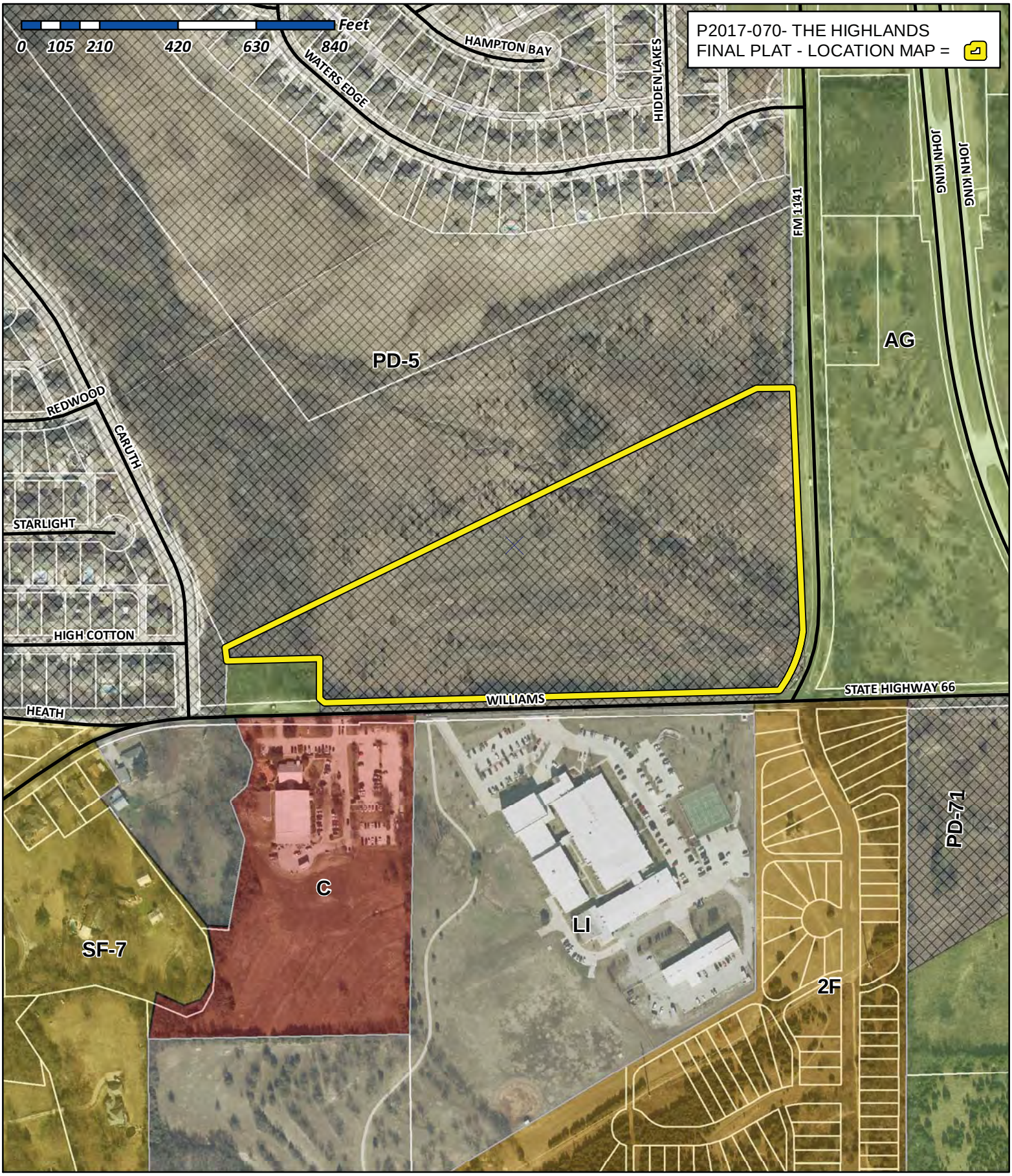
2) The final plat shall conform to the recommendations made by the Parks Board;

3) A six (6) foot sidewalk and stairs shall be required on Lot 4, connecting the sidewalk along Olympic Drive to the proposed trail system and neighborhood park; and,

4) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On January 9, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 6 to 0 with Commissioner Fishman absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

90

N

100' 50' 0 100' 200'

SCALE IN FEET
1" = 100'

FINISHED PAD ELEVATION CHART	
LOT NUMBER	MIN. F.P. ELEVATION
1	502.7
2	501.4
3	498.9
5	501.3
6	501.5
7	501.8
8	501.8
9	501.7
10	501.2
11	500.7
12	500.2
13	499.7
14	499.2
15	498.7
17	498.3
18	500.4
19	502.3
20	503.6
21	504.9
22	506.2
23	507.3
24	508.2
25	508.8
26	510.1
27	510.1

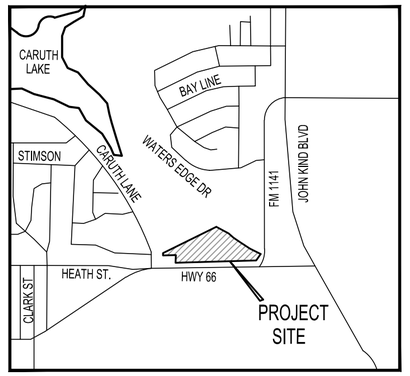
NOTE:

PROPERTY OWNER/HOA IS RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACEMENT OF ALL SYSTEMS IN THE OPEN SPACE AND DETENTION AND DRAINAGE EASEMENTS.

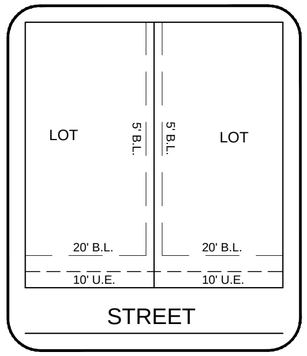
CITY MONUMENT NOTE

THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

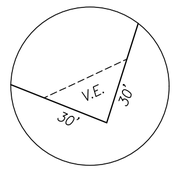
OPEN SPACE AREA PROVIDED
69,599 S.F. (1.60 ACRES)
1.60/11.464 = 13.96% OF TOTAL SITE



VICINITY MAP
NOT TO SCALE



TYPICAL LOT DETAIL
NOT TO SCALE



VISIBILITY EASEMENT DETAIL
NOT TO SCALE

M.B. JONES SURVEY
ABSTRACT 122
CITY OF ROCKWALL
VOL. 2770, PG. 151
D.R.R.C.T.

REMAINDER
ROBERT S. WHITTLE
VOL. 694, PG. 47
D.R.R.C.T.

FM 1141
(CALLED 80' R.O.W.)

OLYMPIC DRIVE
(50' R.O.W.)

MARATHON CT.
(50' R.O.W.)

STATE HIGHWAY 66
(CALLED 60' R.O.W.)

CARUTH LANE
(65' R.O.W.)
CABINET D, SLIDE 29
P.R.R.C.T.

CARUTH LAKE PHASE 5
CABINET D, SLIDE 29
P.R.R.C.T.

LOT 8-A COMMON AREA & DRAINAGE EASEMENT

TRACT 1
STATE OF TEXAS
VOL. 30, PG. 569
D.R.R.C.T.

TRACT 2
STATE OF TEXAS
VOL. 30, PG. 569
D.R.R.C.T.

LOT 46 IS TO BE DEDICATED TO THE CITY OF ROCKWALL.

APPROXIMATE LOCATION OF 50' LONE STAR GAS EASEMENT VOL. 52, PG. 302, D.R.R.C.T. PARTIALLY RELEASED VOL. 107, PG. 475 D.R.R.C.T.

APPROXIMATE LOCATION 100 YR. FLOOD PLAIN PER CITY OF ROCKWALL FLOODPLAIN MAPS

APPROXIMATE LOCATION 100 YR. FLOOD PLAIN PER CITY OF ROCKWALL FLOODPLAIN MAPS

20' NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT VOL. 569, PG. 195 VOL. 663, PG. 237 D.R.R.C.T.

30' NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT VOL. 43, PG. 197 D.R.R.C.T.

10' EROSION HAZARD BUFFER

DETENTION & DRAINAGE ESMT.

OPEN SPACE 9,053 SF

OPEN SPACE 19,434 SF

OPEN SPACE 5,892 SF

OPEN SPACE 35,220 SF

RADIUS 57.50'

952.58'

1271.19'

499.56'

466.58'

340.51'

203.03'

195.43'

NORTHING 7029919.50
EASTING 2599355.70

NORTHING 7029793.190
EASTING 2598023.870

RIGHT OF WAY AREA DEDICATED
27,380.65 S.F. (0.63 ACRES)

POINT OF BEGINNING
WOOD R.O.W. MARKER. FOUND (C.M.)

BRASS T.X.D.O.T. MON. FND.

CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°38'04" W	59.18'
L2	S 67°33'56" E	128.15'
L3	S 52°17'20" E	57.71'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 53°45'42" E	98.17'
L2	S 53°45'42" E	51.40'
L3	S 09°15'48" E	30.32'
L4	S 01°38'05" E	25.00'
L5	S 13°03'38" E	41.86'
L6	S 13°03'38" E	14.43'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.50'	14°29'53"	15.31'	N 41°43'59" E	15.27'
C2	60.50'	40°51'15"	43.14'	N 69°24'33" E	42.23'
C3	60.50'	39°16'01"	41.46'	S 70°31'49" E	40.66'
C4	60.50'	50°41'09"	53.52'	S 25°33'15" E	51.79'
C5	25.00'	87°43'43"	38.28'	N 72°13'43" W	34.65'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	66°32'29"	116.14'	N 30°38'10" E	109.72'
C2	50.00'	87°43'43"	76.56'	S 72°13'43" E	69.30'
C3	250.00'	39°12'04"	171.05'	S 47°57'54" E	167.73'
C4	250.00'	15°16'36"	66.66'	S 59°55'38" E	66.46'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°49'40" E	119.82'
L2	N 00°29'21" E	38.78'
L3	S 75°35'32" E	36.67'
L4	S 70°44'53" E	23.70'
L5	S 64°23'19" E	42.50'
L6	S 53°34'24" E	55.15'
L7	S 57°41'22" E	27.87'
L8	S 49°39'42" E	15.75'
L9	S 31°25'54" E	34.22'
L10	S 42°38'26" E	50.32'
L11	S 65°53'28" E	47.55'
L12	S 71°43'44" E	51.72'
L13	S 67°27'21" E	50.86'
L14	S 64°12'13" E	50.41'
L15	S 59°26'38" E	50.16'
L16	S 55°43'58" E	49.82'
L17	S 57°12'14" E	105.87'
L18	S 53°42'27" E	52.76'
L19	S 46°28'44" E	31.15'
L20	S 34°50'00" E	33.21'
L21	S 55°48'59" E	20.00'
L22	S 34°11'01" W	108.85'

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM of 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
2. ALL CORNERS ARE 5/8" IRON RODS WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THE PROPERTY SHOWN HEREON BY GRAPHIC SCALE IS LOCATED IN ZONE "X" WHICH IS NOT A FLOOD HAZARD AREA AND ZONE "A" NO BASE FLOOD ELEVATION DETERMINED ACCORDING TO MAP NO. 48397C0030 L AND 48397C0040 L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Legend of Symbols & Abbreviations

(C.M.) = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
(TYP) = TYPICAL
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
A.E. = ACCESS EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
E.A.E. = EMERGENCY ACCESS EASEMENT
V.S.E. = VISIBILITY SITE EASEMENT
SF = SQUARE FEET
VOL. = VOLUME
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY TEXAS

FINAL PLAT

THE HIGHLANDS

BLOCK A, LOTS 1-46
42 RESIDENTIAL LOTS AND 4 COMMON AREAS
11.464 ACRES

SITUATED IN THE
M.B. JONES SURVEY, ABSTRACT NO. 122
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Engineer:
F.C. CUNY CORP.
#2 Horizon Court, Suite
100 Heath, Texas 75032
(469) 402-7700

Surveyor:
MADDOX SURVEYING & MAPPING INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm Reg. No. 10013200

Owner:
ROBERT S. WHITTLE
P.O. BOX 2109
Rockwall, Texas 75087

CASE NO. P2017-070

MSM Project No. 17-1762 1-3-2018 SHEET 1 OF 2

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as THE HIGHLANDS to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in THE HIGHLANDS addition have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwalls West regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Robert S. Whittle

_____
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert S. Whittle, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of

_____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS Robert S. Whittle is the owner of a tract of land located in the M.B. Jones Survey, Abstract No. 122, Rockwall County, Texas, and being a portion of a tract of land described by deed to Robert S. Whittle recorded in Volume 694, Page 47 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a Wood R.O.W. marker found at the intersection of the north line of State Highway 66, (a called 60' R.O.W.) and the west line of F.M. 1141, (a called 80' R.O.W.);

THENCE South 88 degrees 21 minutes 55 seconds West, along the north line of said State Highway 66, a distance of 1271.19 feet to a 5/8 inch iron rod found for the southeast corner of a tract of land described by deed to the State of Texas (called Tract 1 for right-of-way purposes) recorded in Volume 30, Page 569 of the Deed Records of Rockwall County, Texas;

THENCE North 02 degrees 49 minutes 40 seconds East, along said State of Texas tract, a distance of 119.82 feet to a 5/8 inch iron rod found for the northeast corner of said State of Texas tract (called Tract 2 for Roadside Park purposes);

THENCE South 88 degrees 25 minutes 41 seconds West, along the north line of said Tract 2, a distance of 203.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430 set for corner lying on the east line of Lot 8-A, Common Area and Drainage Easement shown on Caruth Lake Phase 5, an addition to the City of Rockwall recorded in Cabinet D, Slide 29 of the Plat Records of Rockwall County, Texas;

THENCE North 00 degrees 29 minutes 21 seconds East, along the east line of said Lot 8-A, a distance of 38.78 feet to a 5/8 inch iron rod found for the south corner of tract of land described by deed to the City of Rockwall recorded in Volume 2770, Page 151 of the Deed Records of Rockwall County, Texas;

THENCE North 63 degrees 54 minutes 25 seconds East, along the southeast line of said City of Rockwall tract, a distance of 952.58 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

THENCE departing the southeast line of said City of Rockwall tract and through the interior of said Whittle tract the following courses and distances;

South 75 degrees 35 minutes 32 seconds East, a distance of 22.29 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 70 degrees 44 minutes 53 seconds East, a distance of 27.78 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 64 degrees 23 minutes 19 seconds East, a distance of 44.01 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 53 degrees 34 minutes 24 seconds East, a distance of 56.57 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 57 degrees 49 minutes 01 seconds East, a distance of 27.38 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 49 degrees 39 minutes 42 seconds East, a distance of 18.09 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 31 degrees 07 minutes 46 seconds East, a distance of 33.96 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 42 degrees 38 minutes 26 seconds East, a distance of 49.05 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 66 degrees 20 minutes 25 seconds East, a distance of 46.25 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 71 degrees 57 minutes 43 seconds East, a distance of 51.77 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 67 degrees 14 minutes 43 seconds East, a distance of 50.82 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 64 degrees 06 minutes 26 seconds East, a distance of 50.39 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 59 degrees 21 minutes 50 seconds East, a distance of 50.05 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 55 degrees 43 minutes 58 seconds East, a distance of 50.01 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 57 degrees 12 minutes 14 seconds East, a distance of 111.06 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 53 degrees 20 minutes 36 seconds East, a distance of 48.73 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 46 degrees 28 minutes 44 seconds East, a distance of 37.54 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 32 degrees 58 minutes 31 seconds East, a distance of 25.68 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 67 degrees 23 minutes 26 seconds East, a distance of 20.42 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner lying on the aforementioned west line of F.M. 1141;

THENCE South 34 degrees 11 minutes 01 seconds West along the west line of said F.M. 1141, a distance of 123.80 feet to the POINT OF BEGINNING containing 507,711 square Feet, or 11.655 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2018.

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of THE HIGHLANDS, an addition to the City of Rockwall, Texas, was

approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2018.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

FINAL PLAT
THE HIGHLANDS
BLOCK A, LOTS 1-46
42 RESIDENTIAL LOTS AND 4 COMMON AREAS
11.464 ACRES

SITUATED IN THE
M.B. JONES SURVEY, ABSTRACT NO. 122
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Engineer:
F.C. CUNY CORP.
#2 Horizon Court, Suite
100 Heath, Texas 75032
(469) 402-7700

Surveyor:
MADDOX SURVEYING & MAPPING INC
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm Reg. No. 10013200

Owner:
ROBERT S. WHITTLE
P.O. BOX 2109
Rockwall, Texas 75087

CASE NO. P2017-070

MSM Project No. 17-1762 1-3-2018 SHEET 2 OF 2

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N

100' 50' 0 100' 200'

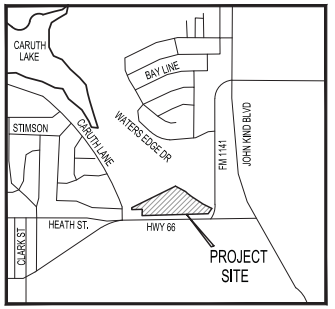
SCALE IN FEET
1" = 100'

Legend of Symbols & Abbreviations

(C.M.) = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
(TYP) = TYPICAL
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
E.A.E. = EMERGENCY ACCESS EASEMENT
V.S.E. = VISIBILITY SITE EASEMENT
SF = SQUARE FEET
VOL. = VOLUME
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY TEXAS
= TREES TO BE PROTECTED DURING CONSTRUCTION
= TREES TO BE REMOVED DURING CONSTRUCTION

CITY MONUMENT NOTE

THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

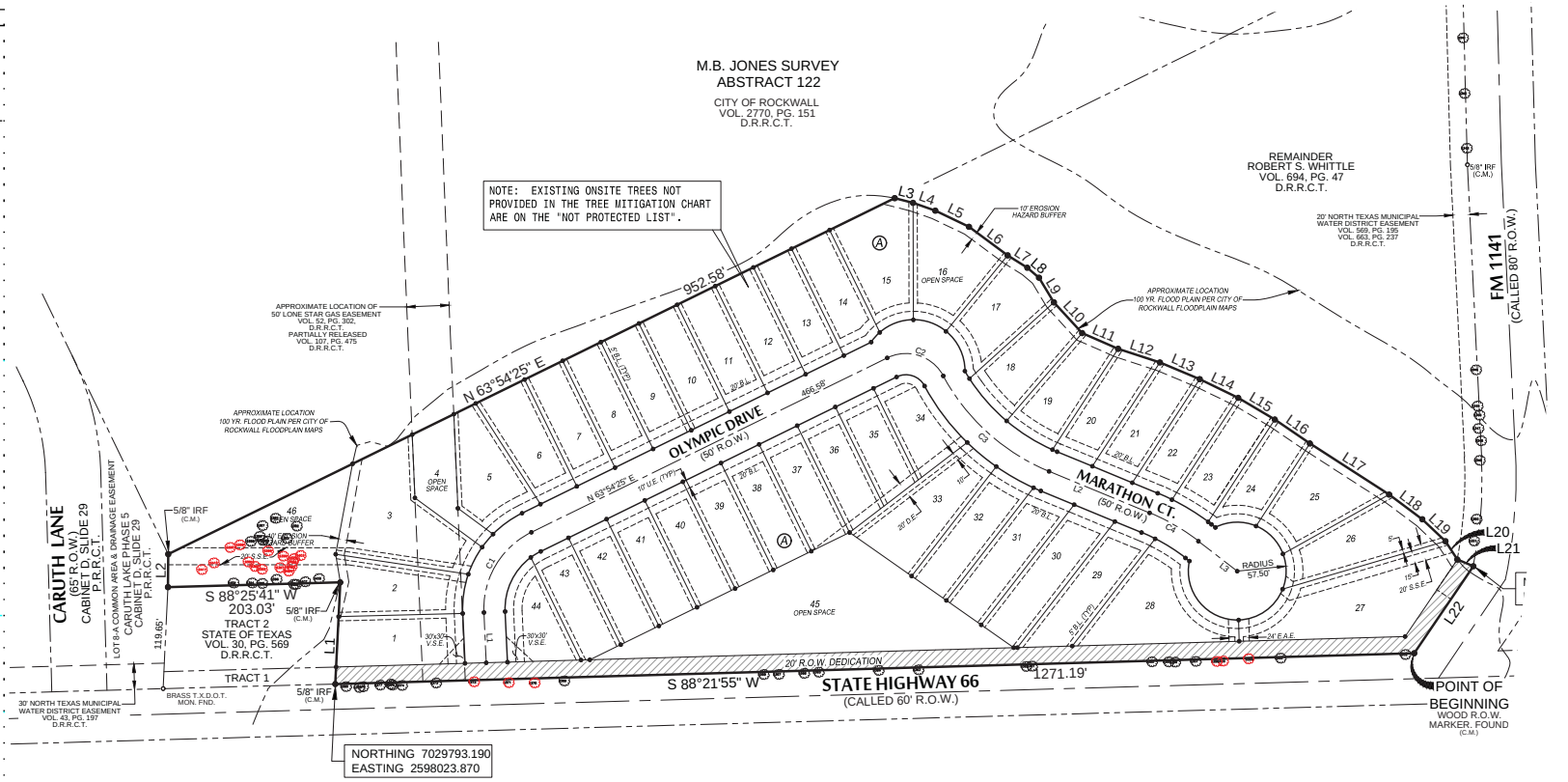


VICINITY MAP
NOT TO SCALE

TREE VEGETATION CHART *

Tag#	Diameter	Type	TO BE REMOVED?	REPLACEMENT DIA.
#5341	5	CEDAR ELM	NO	0
#5342	4	CEDAR ELM	NO	0
#5343	6	CEDAR ELM	NO	0
#5344	12	HACKBERRY	NO	0
#5345	24	HACKBERRY	NO	0
#5346	20	HACKBERRY	NO	0
#5347	12	HACKBERRY	NO	0
#5348	16	HACKBERRY	NO	0
#5349	14	HACKBERRY	NO	0
#5350	12	HACKBERRY	NO	0
#5351	6	CEDAR ELM	NO	0
#5352	16	HACKBERRY	NO	0
#5353	20	HACKBERRY	NO	0
#5354	18	HACKBERRY	YES	9
#5355	18	HACKBERRY	YES	9
#5356	14	HACKBERRY	YES	7
#5357	17	HACKBERRY	NO	0
#5358	20	HACKBERRY	NO	0
#5359	12	HACKBERRY	NO	0
#5360	12	HACKBERRY	NO	0
#5361	16	HACKBERRY	NO	0
#5362	12	CEDAR ELM	NO	0
#5363	24	HACKBERRY	NO	0
#5364	12	HACKBERRY	NO	0
#5365	10	CEDAR ELM	NO	0
#5366	14	CEDAR ELM	NO	0
#5367	24	OAK	NO	0
#5368	12	HACKBERRY	NO	0
#5369	16	OAK	NO	0
#5370	8	OAK	YES	8
#5371	6	CEDAR ELM	YES	6
#5372	8	CEDAR ELM	YES	8
#5373	10	CEDAR ELM	NO	0
#5374	16	OAK	NO	0
#5375	16	OAK	NO	0
#5376	6	OAK	NO	0
#5377	14	OAK	NO	0
#5378	12	HACKBERRY	NO	0
#5379	17	HACKBERRY	NO	0
#5380	17	OAK	NO	0
#5381	24	OAK	NO	0
#5382	12	CEDAR ELM	NO	0
#5383	30	ELM	NO	0
#5384	4	ELM	NO	0
#5385	6	ELM	NO	0
#5386	8	ELM	NO	0
#5387	16	ELM	NO	0
#5388	10	ELM	NO	0
#5389	8	ELM	YES	8
#5390	16	ELM	YES	16
#5391	8	ELM	YES	8
#5392	6	ELM	YES	6
#5393	14	ELM	YES	14
#5394	14	ELM	NO	0
#5395	20	ELM	NO	0
#5396	18	ELM	NO	0
#5397	18	ELM	YES	18
#5398	12	ELM	YES	12
#5399	6	ELM	YES	6
#5400	6	ELM	YES	6
#5401	6	ELM	YES	6
#5402	6	ELM	YES	6
#5403	6	ELM	YES	6
#5404	6	ELM	YES	6
#5405	10	ELM	NO	0
#5406	16	ELM	NO	0
#5407	16	ELM	NO	0
#5408	38	ELM	NO	0
#5409	14	ELM	NO	0
#5410	12	ELM	YES	12
#5411	12	ELM	YES	12
TOTAL CAL. PER INCHES TO BE REPLACED =				180

* NOTE: ONSITE TREES NOT PROVIDED IN THE TREE MITIGATION CHART ARE ON THE "NOT PROTECTED LIST".



TREE MITIGATION NOTE

1. THERE WILL BE A MINIMUM OF TWO, THREE INCH (3") CALIPER TREES PLANTED PER LOT ON LOTS 1-45. ALL TREES PLANTED ARE TO BE FROM THE LIST OF CANOPY AND ACCENT TREES PROVIDED IN ARTICLE 9, SECTION 7.D OF THE CITY OF ROCKWALL UNIFIED LAND DEVELOPMENT CODE.

TREE MITIGATION COMPARISON CHART

CALIPER INCHES OF TREES TO BE REMOVED	CALIPER INCHES OF TREES TO BE PLANTED
189	270

TREESCAPE PLAN

THE HIGHLANDS

BLOCK A, LOTS 1-46
42 RESIDENTIAL LOTS AND 4 COMMON AREAS
11.655 ACRES

SITUATED IN THE
M.B. JONES SURVEY, ABSTRACT NO. 122
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Engineer:
F.C. CUNY CORP.
#2 Horizon Court, Suite
100 Heath, Texas 75032
(469) 402-7700

Surveyor:
MADDOX SURVEYING & MAPPING INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm Reg. No. 10013900

Owner:
ROBERT S. WHITTLE
P.O. BOX 2109
Rockwall, Texas 75087

MSM Project No. 17-1762 12-13-2017 SHEET 1 OF 1

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: January 16, 2018

SUBJECT: Appointment with Doug Galloway for a Change to the *Permissible Use Charts*

Mr. Galloway of Cooper General Contractors on behalf of Cory and Eva Cannon is requesting that the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) be amended to allow the *Brewery or Distillery (Excluding Brew Pubs)* land use by Specific Use Permit (SUP) within the Downtown (DT) District. Currently, the *Brewery or Distillery (Excluding Brew Pub)* land use is only permitted *by-right* in the Light Industrial (LI) and Heavy Industrial (HI) Districts. The purpose of these designations is that -- *until recently* -- a brewery or distillery was viewed as a manufacturing or industrial type of use; however, in 2013 the *Texas Alcoholic Beverage Commission (TABC)* passed amendments designed to loosen the restrictions on *microbreweries* or *craft-breweries*. The applicant is requesting the changes to the UDC to allow for the submission of a Specific Use Permit (SUP) application requesting a *microbrewery/craft-brewery* on the property located on the west side of S. Goliad Street at the southern couplet of S. Goliad Street and S. Alamo Road. Should the City Council choose to direct staff to make changes to the ordinance, staff would proceed based on the following schedule:

Planning and Zoning Work Session: January 30, 2018
Planning and Zoning Public Hearing: February 13, 2018
City Council Public Hearing/First Reading: February 19, 2018
City Council Second Reading: March 5, 2018

In the attached packet staff has placed a copy of the applicant's request and presentation. Should the City Council have any questions, staff and the applicant will be available at the meeting on January 16, 2018.

Date: 1/7/18

RE: Request To Change The Downtown Ordinance

Mr. Miller,

On behalf of Cory and Eva Cannon we would like to formally request a audience to amend the Downtown Ordinance to allow breweries, through a site specific SUP.

The attached PDF outlines why we feel this would be a great fit for downtown, bringing additional tourism and guests downtown.

Sincerely,

Doug Galloway - Director of Brand Services
Cooper General Contractors
2560 Technology Dr. Ste 100
Plano, Tx 75074
Main - (972) 245-7960
Direct - (469) 249-9279



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WELCOME TO SIREN ROCK

DESTINATION BREWERY & TAPROOM

Siren Rock Brewing Company is a 13k sqft custom-designed destination brewery & tasting room being planned on 1.16 acres in the Historic Downtown District of Rockwall, Texas. This will be a *brewery version* of a Napa Valley winery, offering tastings, tours, and special events.

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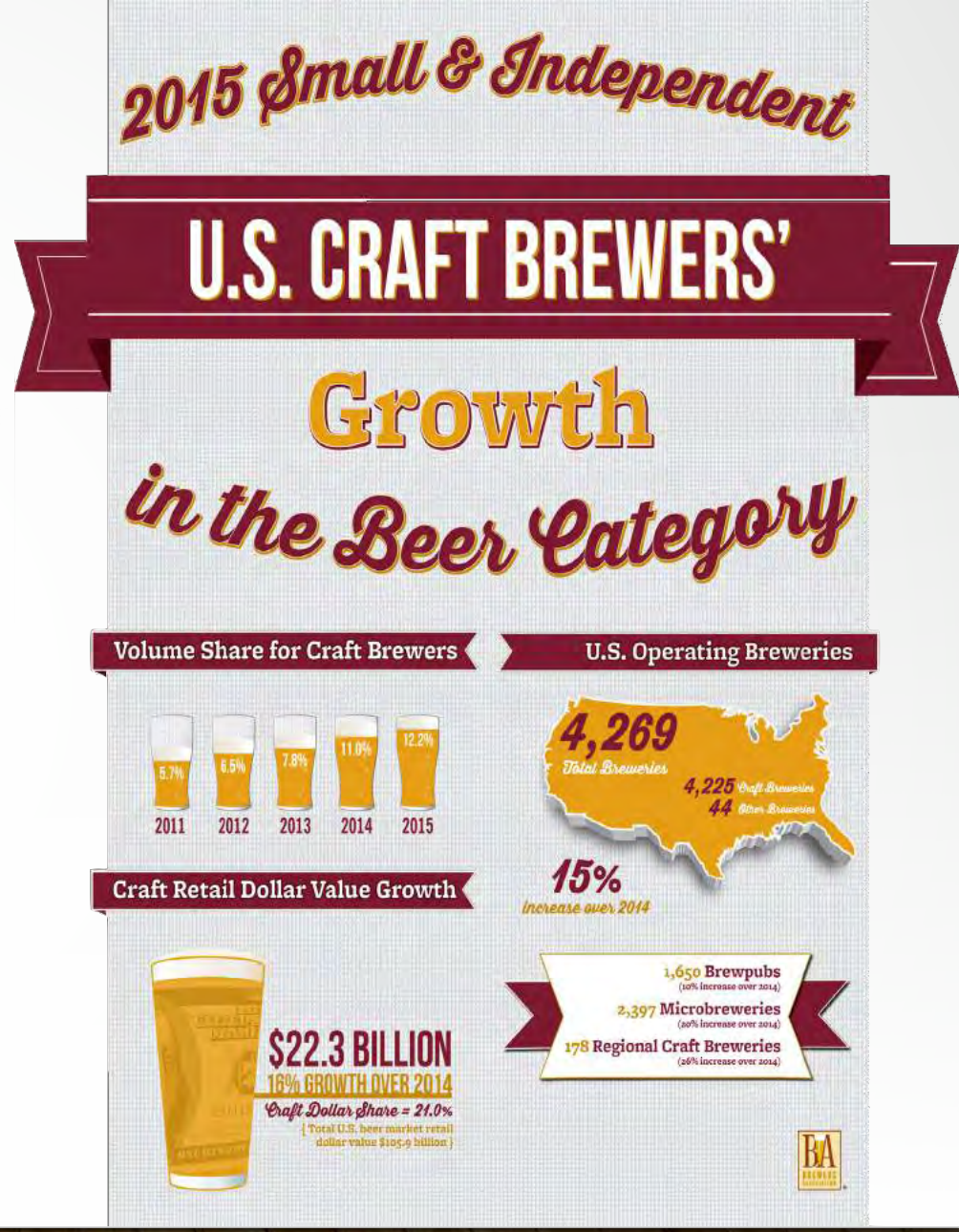
MARKET ANALYSIS

CRAFT BEER INDUSTRY

Craft beer is one of the fastest growing industries in the U.S., contributing $55.7 billion to the economy in 2014. As the industry continues to expand, more and more municipalities and states are trying to turn it into a means to spur growth.



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MARKET ANALYSIS

BREWERIES IN THE COMMUNITY

Today, craft beer drinkers are incredibly diverse, spanning age groups, genders, and race, and about 80% of Americans live within 5-10 miles of a brewery.



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MARKET ANALYSIS

LOCAVORES.

Consumers are looking for locally-made products with more personality. Breweries offer an alternative to a typical bar scene offering a sense of belonging and community, with a bright, fun, family-friendly environment.



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MARKET ANALYSIS

COMMUNITY PRIDE & TOURISM

In the right location, breweries serve as community hubs, gathering places, and sources of local identity and pride. Additionally, successful breweries are a huge draw for tourism, with recent data showing that 1.6% of craft-beer drinkers take 10-plus trips annually to breweries more than two hours from their home.



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SIREN ROCK STORY

WHO IS SIREN ROCK?

Siren Rock was designed to enhance the local environment of Rockwall's downtown district, to be an inviting, community brewery, and reflect a message of unwavering commitment to quality both in product and life.



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SIREN ROCK STORY

WHY DOWNTOWN ROCKWALL?

As a destination brewery, Siren Rock will draw people into Rockwall's downtown district, enhance aesthetics and appearances, as well as have a major impact on local market growth and retail shopping.



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SIREN ROCK STORY

COMMUNITY EVENTS AND DOWNTOWN FESTIVALS.

As part of the Downtown District, we can be more involved with neighboring business, sponsor charity and community events and festivals, as well as to make a full destination of the area for patrons who visit and shop there.



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SIREN ROCK LOCATION

GREAT WALKABILITY

Our target location off 205 near downtown has the potential for great walkability from the square, and we believe Siren Rock can become another landmark for the city.



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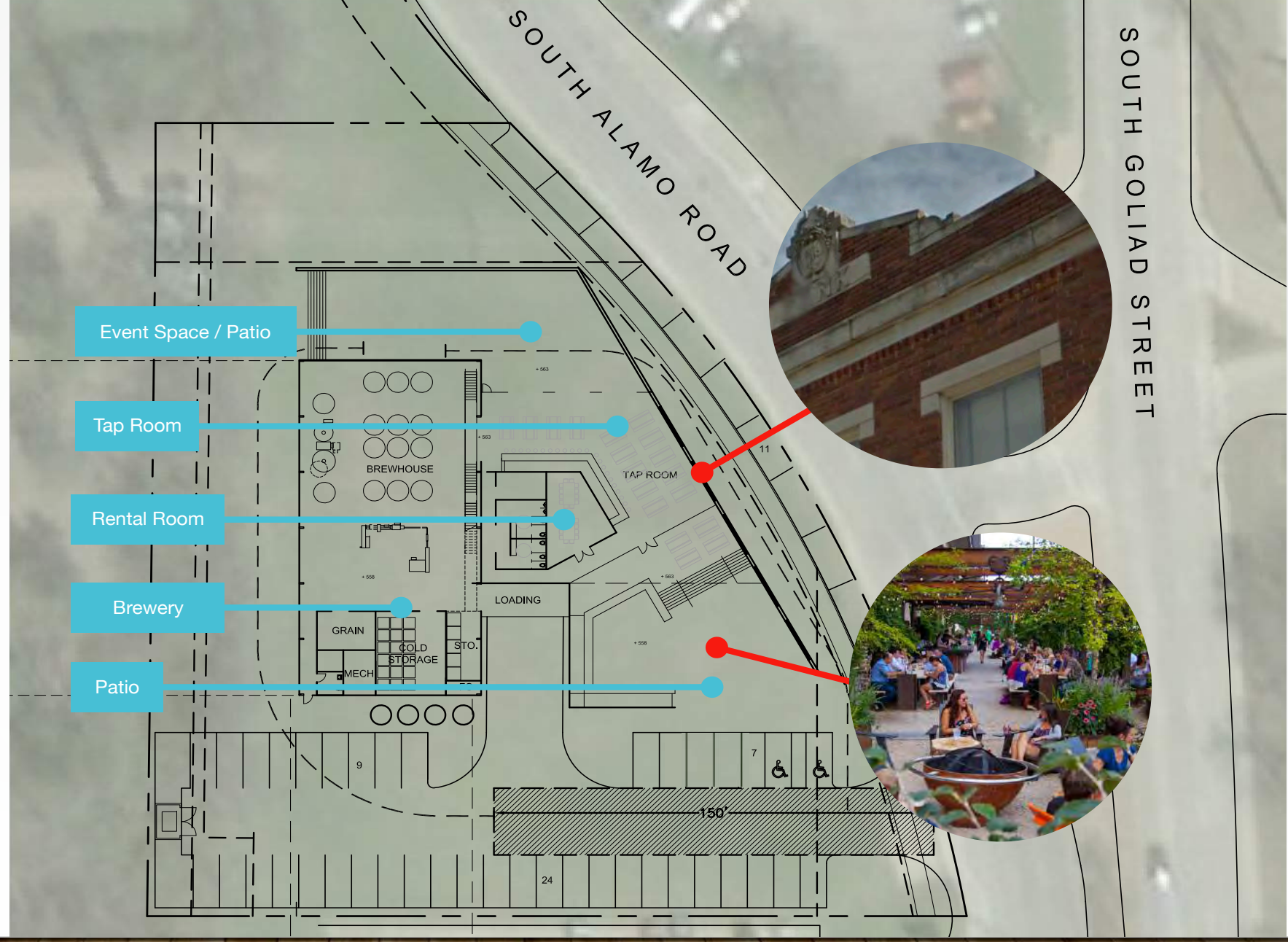
SITE MAP


SOUTH ALAMO ROAD
SOUTH GOLIAD STREET
Event Space / Patio
Tap Room
Rental Room
Brewery
Patio
BREWHOUSE
TAP ROOM
LOADING
GRAIN
COLD STORAGE
STO.
MECH
11
9
7
150'
24

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SIREN ROCK TAPROOM

FAMILY-FRIENDLY BREWERY

Our design will invite customers into a relaxed, family-friendly, social environment. The Siren Rock Taproom will be modern, well lit and full of character, and inviting and relaxing enough to want to bring your kids or dogs, play some games, and relax with friends.



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SIREN ROCK TAPROOM

HOURS OF OPERATION

It is important to note that Siren Rock is not a bar or late-night establishment. While brewery production will happen during the day, our tap room will be open from 4pm-9pm Wed-Friday, and 12-9 on Saturday and Sunday.



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SIREN ROCK BREWING COMPANY

ALLURING. ENCHANTING. IRRESISTIBLE.

"We have an unwavering commitment to quality, both in product and life. Our mission is to create an exciting environment that will lure you in with exceptional craft beer and inspire you to relax, indulge a little, and enjoy good company."

Cory & Eva Cannon, Founders

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THANK YOU.



Let's Have a Beer

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rick Crowley – City Manager**

FROM: **Brad Griggs – Assistant City Manager**

DATE: **January 10, 2018**

SUBJECT: **Suntex Request for Consent to Sublease**

Jacob Boan with Suntex Marinas submitted a request for Consent to Sublease at Chandlers Landing Marina. Mr. Boan states that the sublessor is an affiliated entity of Ray Hubbbard SMI OpCo, LLC and the marina, ship store, fuel station and boat rental operations will continue as they are currently operating. The reason behind the request is so the new entity can operate as a REIT or Real Estate Investment Trust.

Contingent on Council approval, the City Attorney has reviewed the submitted documentation and the applicant is agreeable to the City Attorney's comments.

Staff will be available at the meeting to answer any questions.

January 1, 2018

City of Rockwall
385 S Goliad
Rockwall, TX 75087

RE: Chandlers Landing Marina at Lake Ray Hubbard, in Dallas, Kaufman, Collin and Rockwall Counties, Texas (the "Marina") as granted by the City of Rockwall (the "Lessor") by a series of assignments originating from the Concession Agreement dated August 28, 1986 (as amended and assigned, the "Concession Agreement") provided certain lands and rights for the construction, operation and maintenance of the Marina and which Marina is currently operated by Ray Hubbard SMI, LLC ("Propco").

To whom it may concern:

In connection with becoming eligible to be taxable as a real estate investment trust (a "REIT"), Propco desires to sublease to affiliated entity Ray Hubbard SMI OpCo, LLC ("Opco") a portion of the Marina covering the ship store, fuel station, and boat rental operations (collectively the "Sublet Premises") in order to enable Propco to operate in such a manner that its income and assets will satisfy the REIT income and asset tests of Section 856(c)(2), (c)(3) and (c)(4) of the Internal Revenue Code of 1986, as amended (the "Code"). Propco and Opco are both under the common control of Suntex Marina Investors, LLC. The proposed Facilities Lease Agreement (the "Opco Lease") between Propco and Opco and the Lessor's Consent are enclosed herein for review and approval.

Should you have any questions or concerns please do not hesitate to contact us.

Sincerely,

Jacob Boan

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CONSENT OF LESSOR

This CONSENT OF LESSOR (this "Consent") is made and entered into to be effective as of the ____ day of _____, 2018 between the City of Rockwall, a Texas municipal corporation ("Lessor"), for the benefit of RAY HUBBARD SMI, LLC, a Delaware limited liability company ("Lessee"), and RAY HUBBARD SMI OpCo, LLC, a Delaware limited liability company ("Affiliated Sublessee").

RECITALS

A. The City of Dallas ("Dallas") is the owner of that certain reservoir located in Dallas, Kaufman, Collin and Rockwall Counties, Texas and commonly known as Lake Ray Hubbard, together with certain portions of the shoreline adjacent to the water surface (collectively, the "Lake");

B. As part of the ongoing development and management plan for the Lake, Dallas entered into a Concession Agreement dated as of August 14, 1972 with Clarke-Frates Corporation for the development and operation of a public marina at the Lake ultimately to be known as Chandler's Landing Marina (the "Original Agreement");

C. Dallas subsequently assigned its interest as landlord in the Original Agreement to Lessor by agreement dated November 4, 1974;

D. The Original Agreement was amended and restated pursuant to that certain Concession Agreement dated as of August 28, 1986 between Rockwall and Lessor's predecessor-in-interest and recorded in Volume 284, Page 2 in the real property records of Rockwall County, Texas (as amended and assigned to Lessee, the "Concession Agreement");

E. The Concession Agreement was assigned to Lessee effective April 15, 2016, by Suntex RHCL Marina, LLC pursuant to that certain Assignment and Assumption of Concession Agreement attached hereto as Exhibit A which was approved by Lessor at the Regular City Council Meeting on September 19, 2016 (the "Meeting") as evidenced in the minutes to the Meeting;

F. Lessee and Affiliated Sublessee desire to execute a Facilities Lease Agreement dated to be effective as of January 1, 2018 (the "Sublease") pursuant to which Lessee shall sublease to Affiliated Sublessee a certain portion of the Marina (the "Subleased Premises") more particularly described in the Sublease for use by Affiliated Sublessee to conduct boat rental, ship store and fuel service operations.

G. The parties hereto desire to enter into this Agreement for the purpose of evidencing the consent of Lessor to the Sublease and to evidence other agreements among the parties in respect of the Sublease, as hereinafter set forth.

NOW, THEREFORE, in consideration of the premises, the sum of Ten Dollars

($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge and confessed, the parties hereto hereby agree as follows:

1. Consent to Sublease. Lessor hereby consents to the Sublease on the following terms and conditions:

(a) Lessee shall remain fully liable for the performance of all the obligations of the "Lessee" under the Concession Agreement.

(b) The use and occupancy of the Subleased Premises by Affiliated Sublessee shall be subject to all of the terms and conditions of the Concession Agreement.

(c) No further assignment of the Concession Agreement or subletting of the Marina that requires the consent of Lessor under the terms of the Concession Agreement shall be made without the prior written consent of Lessor except that Lessee shall be permitted to modify the rent paid by Affiliated Sublessee to Lessee under the Sublease without the prior written consent of Lessor so long as all gross receipts derived from the operations on the Marina continue to be included in the calculation of percentage rent paid under the Concession Agreement subject to the avoidance of duplication in the calculation as set forth in Section 2 below.

(d) Affiliated Sublessee shall be required to obtain Lessor's consent to any action or matter with respect to which Lessee is required to obtain Lessor's consent under the Concession Agreement.

(e) Lessor shall not be responsible or liable for the performance by Lessee of Lessee's obligations under the Concession Agreement.

2. Gross Receipts. Under the terms of the Concession Agreement, the rent payable to Lessor is based upon a percentage of the gross receipts derived from the Marina. Notwithstanding anything to the contrary set forth in the Concession Agreement or this Consent, in calculating the gross receipts upon which such percentage rent is based, gross receipts received by both Lessee and Affiliated Sublessee shall be included; however, in order to avoid duplication, the rent paid by Affiliated Sublessee to Lessee under the Sublease shall not be included in gross receipts and thus will have no effect on the amount of rent payable to Lessor under the Concession Agreement. Affiliated Sublessee specifically agrees to comply with all obligations set forth in the Concession Agreement regarding keeping financial records and making its financial records available to representatives of Lessor for inspection or audit.

3. No Modification. Nothing in this Consent amends the Concession Agreement except to the extent expressly stated herein.

4. Governing Law. This Consent shall be governed by and construed in accordance with the laws of the State of Texas applicable to contracts made and performed in such State.

5. Successors and Assigns. This Consent shall be binding on and inure to the benefit of the successors and assigns of the parties hereto.

6. Headings. The section headings hereof are inserted for convenience of reference only and shall in no way alter, amend, define or be used in the construction or interpretation of the text of such section.

7. Construction. Whenever the context hereof so requires, reference to the singular shall include the plural and likewise, the plural shall include the singular; words denoting gender shall be construed to mean the masculine, feminine or neuter, as appropriate; and specific enumeration shall not exclude the general, but shall be construed as cumulative of the general recitation.

8. Severability. If any clause or provision of this Agreement is or should ever be held to be illegal, invalid or unenforceable under any present or future law applicable to the terms hereof, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and that in lieu of each such clause or provision of this Amendment that is illegal, invalid or unenforceable, such clause or provision shall be judicially construed and interpreted to be as similar in substance and content to such illegal, invalid or unenforceable clause or provision, as the context thereof would reasonably suggest, so as to thereafter be legal, valid and enforceable.

9. Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall constitute an original instrument, but all of which shall constitute one and the same agreement.

EXECUTED as of the date and year first above written.

LESSOR:

CITY OF ROCKWALL

By:_____
Name:_____
Title:_____

LESSEE:

RAY HUBBARD SMI, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

AFFILIATED SUBLESSEE:

RAY HUBBARD SMI OPCO, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

FACILITIES LEASE AGREEMENT

FOR CHANDLERS LANDING MARINA

DATED AS OF

JANUARY 1, 2018

BETWEEN

RAY HUBBARD SMI, LLC,
a Delaware limited liability company

AS LESSOR

AND

RAY HUBBARD SMI OPCO, LLC,
a Delaware limited liability company,

AS LESSEE

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2.1 Definitions 2
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Appendix A - Definitions

FACILITIES LEASE AGREEMENT

This **FACILITIES LEASE AGREEMENT** (hereinafter called **"Lease"**), made as of the 1st day of January, 2018 (the **"Effective Date"**), by and between RAY HUBBARD SMI, LLC, a Delaware limited liability company (hereinafter called **"Lessor"**), and RAY HUBBARD SMI OPCO, LLC, a Delaware limited liability company (hereinafter called **"Lessee"**), provides as follows.

W I T N E S S E T H:

Lessor has a leasehold interest under the Master Lease (as defined below) in the Leased Property (as defined below) and desires to lease to Lessee, and Lessee desires to lease from Lessor, the Leased Property on the terms set forth herein.

NOW, THEREFORE, Lessor and Lessee, intending to be legally bound, agree that Lessor, in consideration of the payment of rent by Lessee to Lessor, the covenants and agreements to be performed by Lessee, and upon the terms and conditions hereinafter stated, does hereby rent and lease unto Lessee, and Lessee does hereby rent and lease from Lessor, the Leased Property (as defined below).

Article I.

1.1 **Leased Property.** The Leased Property (herein so called) is comprised of Lessor's right, title and interest (whether fee or leasehold) in and to the following:

(a) a designated portion of the parcel or parcels of real property leased under the Master Lease and described or depicted in their entirety on Exhibit A-1 attached hereto with the applicable subleased portion thereof specifically depicted on the shaded area of the diagram attached hereto as Exhibit A-2 (as specifically depicted the "**Land**");

(b) all buildings, structures, fixtures and other improvements of every kind including, but not limited to, alleyways, driveways, drive aisles, access areas, connecting tunnels, sidewalks, utility pipes, conduits and lines (on-site and offsite), parking areas, parking rights and roadways appurtenant to such buildings and structures presently situated upon the Land (collectively, the **"Leased Improvements"**); and

(c) all easements, rights and appurtenances relating to the Land and the Leased Improvements.

THE LEASED PROPERTY IS DEMISED IN ITS PRESENT CONDITION WITHOUT REPRESENTATION OR WARRANTY (EXPRESSED OR IMPLIED) BY LESSOR AND SUBJECT TO ALL THE RIGHTS OF PARTIES IN POSSESSION, AND TO THE EXISTING STATE OF TITLE INCLUDING ALL COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER MATTERS OF RECORD INCLUDING ALL APPLICABLE LEGAL REQUIREMENTS, THE LIEN OF FINANCING INSTRUMENTS, MORTGAGES, DEEDS OF TRUST AND SECURITY DEEDS, AND INCLUDING OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN INSPECTION OF THE LEASED PROPERTY OR BY AN ACCURATE SURVEY THEREOF.

1.2 **Term.** The term of the Lease (the **"Term"**) is set forth on Exhibit B attached hereto.

Article II.

2.1 **Definitions.** For all purposes of this Lease, except as otherwise expressly provided or unless the context otherwise requires, the terms defined in this Article have the meanings assigned to them in Appendix A.

Article III.

3.1 **Rent.** Lessee will pay, without offset or deduction, to Lessor in lawful money of the United States of America which shall be legal tender for the payment of public and private debts, in immediately available funds, at Lessor's address set forth in Article XXXII hereof or at such other place or to such other Person, as Lessor from time to time may designate in a Notice, all Base Rent, Percentage Rent and Additional Charges, during the Term, as follows:

(a) Base Rent: Lessee shall pay a monthly sum in the amounts set forth on Exhibit C-1 hereto as the **"Base Rent"** for the Leased Property, payable in advance in equal, consecutive monthly installments, on or before the first day of each calendar month during the Term; *provided, however*, that the first and last monthly payments of Base Rent shall be prorated daily as to any partial month;

(b) Percentage Rent: If applicable, Lessee shall pay percentage rent (**"Percentage Rent"**) in accordance with the terms and conditions of the Master Lease;

(c) Master Lease Expenses. If the Leased Property (or any portion thereof) is subject to a Master Lease, Lessee shall pay to Lessor any payments required to be made by Lessor under the Master Lease to the extent that such payments are attributable to the Leased Premises, including, without limitation, any percentage rent based on gross receipts from the Leased Premises (the "**Ground Lease Expenses**");

(d) Additional Charges. In addition to the Base Rent, Percentage Rent, and Ground Lease Expenses (if applicable) (i) Lessee also will pay and discharge as and when due and payable all other amounts, liabilities, obligations and Impositions that Lessee assumes or agrees to pay under this Lease, including any and all common area and maintenance expenses associated with the Leased Property in accordance with Lessee's Allocable Share (as applicable) and (ii) in the event of any failure on the part of Lessee to pay any of those items referred to in the preceding clause (i), Lessee also will promptly pay and discharge every fine, penalty, interest and cost that may be added for non-payment or late payment of such items (the items referred to in the foregoing clauses (i) and (ii) being additional rent hereunder and being referred to herein collectively as the **"Additional Charges"**). Lessor shall have all legal, equitable and contractual rights, powers and remedies provided either in this Lease or by statute or otherwise in the case of non-payment of the Additional Charges as in the case of non-payment of the Base Rent. If any installment of Base Rent, Percentage Rent or Additional Charges (but only as to those Additional Charges that are payable directly to Lessor) shall not be paid on its due date (with respect to regular payments of Base Rent and Percentage Rent) or within ten (10) days after receipt

of written notice thereof (with respect to any Additional Charges), Lessee will pay Lessor on demand, as Additional Charges, a late charge (to the extent permitted by law) computed at the Overdue Rate on the amount of such installment, from the due date of such installment to the date of payment thereof. To the extent that Lessee pays any Additional Charges to Lessor pursuant to any requirement of this Lease, Lessee shall be relieved of its obligation to pay such Additional Charges to the entity to which they would otherwise be due and Lessor shall pay same from monies received from Lessee;

(e) Notwithstanding the foregoing, it is acknowledged by Lessor and Lessee that Lessor shall continue to be obligated to pay percentage rent to the Master Lessor on all adjusted gross sales and revenues earned by Lessee or Lessor on the Leased Property as required under the Master Lease irrespective of the amount of Rent collected by Lessor under this Lease; provided, however, that in order to avoid duplication, the Rent paid by Lessee to Lessor under this Lease shall not be included in gross receipts and thus will have no effect on the amount of rent payable to Master Lessor under the Master Lease. Lessee specifically agrees to comply with all obligations set forth in the Master Lease regarding keeping financial records and making its financial records available to representatives of the Master Lessor for inspection or audit.

3.2 **Rent Payable Without Deduction.** The Rent shall be paid so that this Lease shall yield to Lessor the full amount of the installments of Base Rent, Percentage Rent and Additional Charges throughout the Term, as applicable, and all as more fully set forth in Article V, but subject to any other provisions of this Lease that expressly provide for adjustment or abatement of Rent or other charges to be paid or performed by Lessor.

3.3 **Books and Records.** Lessee shall keep full and adequate books of account and other records reflecting the results of operation of the Leased Property on an accrual basis, all in accordance with generally accepted accounting principles to the extent applicable and the obligations of Lessee under this Lease. The books of account and all other records relating to or reflecting the operation of the Leased Property shall be kept either at Lessee's executive offices for at least four (4) years and shall be available to Lessor and its representatives and its auditors or accountants, at all reasonable times for copying, examination, audit, inspection, and transcription. In addition, Lessee shall comply with any requirements under the Master Lease relating to financial records and accounting to the full extent that such requirements apply to the Leased Property or the business conducted by Lessee on the Leased Property.

3.4 **Confirmation of Percentage Rent.**

(a) Officer's Certificate. If this Lease requires that Percentage Rent be paid, Lessee shall submit to Lessor, concurrently with each payment of Percentage Rent, an Officer's Certificate (herein so called) setting forth the calculation of such payment of Percentage Rent.

(b) Records Supporting Percentage Rent. If this Lease requires the payment of Percentage Rent, Lessee shall utilize, or cause to be utilized, an accounting system for the Leased Property in accordance with generally accepted accounting principles, that will accurately record all data necessary to compute Percentage Rent, and Lessee shall retain,

for at least four (4) years after the expiration of each Fiscal Year, reasonably adequate records conforming to such accounting system showing all data necessary to compute Percentage Rent for the applicable Fiscal Years. Lessor, at its expense (except as provided herein below), shall have the right from time to time by its accountants or representatives to audit the information that formed the basis for the data set forth in any Officer's Certificate provided during the preceding four (4) Fiscal Years under Section 3.4(a) and, in connection with such audits, to examine all Lessee's records (including supporting data and sales and excise tax returns) reasonably required to verify Percentage Rent (and for no other purpose), subject to any prohibitions or limitations on disclosure of any such data under Legal Requirements. If any such audit discloses a deficiency in the payment of Percentage Rent, and either Lessee agrees with the result of such audit or the matter is otherwise determined or compromised, Lessee shall forthwith pay to Lessor the amount of the deficiency, as finally agreed or determined, together with interest at the Overdue Rate from the date when said payment should have been made to the date of payment thereof; *provided, however*, that as to any audit that is commenced more than one (1) year after the date Percentage Rent for any Fiscal Year is reported by Lessee to Lessor, the deficiency, if any, with respect to such Percentage Rent shall bear interest at the Overdue Rate only from the date such determination of deficiency is made unless such deficiency is the result of gross negligence or willful misconduct on the part of Lessee, in which case interest at the Overdue Rate will accrue from the date such payment should have been made to the date of payment thereof. If any such audit discloses that the Percentage Rent actually due from Lessee for any Fiscal Year exceeds that reported by Lessee by more than four percent (4%), Lessee shall pay the cost of such audit and examination. Any proprietary information obtained by Lessor pursuant to the provisions of this Section shall be treated as confidential, except that such information may be used, subject to appropriate confidentiality safeguards, in any litigation between the parties and except further that Lessor may disclose such information to prospective lenders. The obligations of Lessor and Lessee contained in this Section shall survive the expiration or earlier termination of this Lease.

3.5 **Capital Projects.** The selection of all design professionals and contractors for capital projects performed on the Leased Property shall be subject to the approval of Lessor.

Article IV.

4.1 **Payment of Impositions.** Subject to Article XII relating to permitted contests (a) Lessee will pay, or cause to be paid, either Lessee's Allocable Share of or all Impositions (including Capital Impositions), as applicable, before any fine, penalty, interest or cost may be added for non-payment, such payments to be made directly to the taxing or other authorities where feasible, and will promptly furnish to Lessor copies of official receipts or other satisfactory proof evidencing such payments and (b) Lessee's obligation to pay such Impositions shall be deemed absolutely fixed upon the date such Impositions become a lien upon the Leased Property or any part thereof. If any such Imposition may, at the option of the taxpayer, lawfully be paid in installments (whether or not interest shall accrue on the unpaid balance of such Imposition), Lessee may exercise the option to pay the same (and any accrued interest on the unpaid balance of such Imposition) in installments and in such event, shall pay such installments during the Term (subject to Lessee's right of contest pursuant to the provisions of Article XII) as the same respectively

become due and before any fine, penalty, premium, further interest or cost may be added thereto. Lessor, at its expense, shall, to the extent required or permitted by applicable law, prepare and file all tax returns in respect of Lessor's net income, gross receipts, sales and use, single business, transaction privilege, rent, ad valorem, and taxes on its capital stock, and Lessee, at its expense, shall, to the extent required or permitted by applicable laws and regulations, prepare and file all other tax returns and reports in respect of any Imposition as may be required by governmental authorities. If any refund shall be due from any taxing authority in respect of any Imposition paid by Lessee, the same shall be paid over to or retained by Lessee if no Event of Default shall have occurred hereunder and be continuing. If an Event of Default shall have occurred and be continuing, any such refund shall be paid over to or retained by Lessor. Any such funds retained by Lessor due to an Event of Default shall be applied as provided in Article XVI. Lessor and Lessee shall, upon request of the other, provide such data as is maintained by the party to whom the request is made with respect to the Leased Property as may be necessary to prepare any required returns and reports. Lessee shall file all personal property tax returns in such jurisdictions where it is legally required to so file. Lessor, to the extent it possesses the same, and Lessee, to the extent it possesses the same, will provide the other party, upon request, with cost and depreciation records necessary for filing returns for any property classified as personal property. Where Lessor is legally required to file personal property tax returns, Lessee shall provide Lessor with copies of assessment Notices in sufficient time for Lessor to file a protest. Notwithstanding anything to the contrary contained herein, if Lessor so elects in its sole discretion, it may directly pay either Lessee's Allocable Share of or all Impositions (including Capital Impositions), as applicable, before any fine, penalty, interest or cost may be added for non-payment and then seek reimbursement thereafter from Lessee.

4.2 **Notice of Impositions.** Lessor shall give prompt Notice to Lessee of all Impositions payable by Lessee hereunder of which Lessor at any time has knowledge, provided that Lessor's failure to give any such Notice shall in no way diminish Lessee's obligations hereunder to pay such Impositions, but such failure shall obviate any default hereunder for a reasonable time after Lessee receives Notice of any Imposition which it is obligated to pay during the first taxing period applicable thereto.

4.3 **Adjustment of Impositions.** Impositions payable by Lessee imposed in respect of the tax-fiscal period during which the Term terminates shall be adjusted and prorated between Lessor and Lessee, whether or not such Imposition is imposed before or after such termination, and Lessee's obligation to pay its prorated share thereof after termination shall survive such termination.

4.4 **Utility Charges.** Lessee will be solely responsible for obtaining and maintaining utility services to the Leased Property and will pay or cause to be paid all charges for electricity, gas, oil, water, sewer and other utilities used in the Leased Property during the Term and shall, as Additional Charges, pay to Lessor Lessee's Allocable Share of such costs to the extent such charges are billed to or paid by Lessor.

4.5 **Insurance Premiums.** To the extent provided in Section 13.1, Lessee will pay or cause to be paid in a timely manner all premiums for the insurance coverages required to be maintained by Lessee under Articles VIII and XIII and shall, as Additional Charges, pay to Lessor Lessee's Allocable Share of such costs to the extent such charges are billed to or paid by Lessor.

Article V.

5.1 **No Termination, Abatement, etc.** Except as otherwise specifically provided in this Lease, Lessee, to the extent permitted by law, shall remain bound by this Lease in accordance with its terms and shall neither take any action without the written consent of Lessor to modify, surrender or terminate the same, nor seek nor be entitled to any abatement, deduction, defendant or reduction of the Rent, or setoff against the Rent, nor shall the obligations of Lessee be otherwise affected by reason of (a) any damage to, or destruction of, the Leased Property or any portion thereof from whatever cause or any Taking of the Leased Property or any portion thereof, (b) any claim which Lessee has or might have against Lessor by reason of any default or breach of any warranty by Lessor under this Lease or any other agreement between Lessor and Lessee, or to which Lessor and Lessee are parties, (c) any bankruptcy, insolvency, reorganization, composition, readjustment, liquidation, dissolution, winding up or other proceedings affecting Lessor or any assignee or transferee of Lessor, or (d) for any other cause whether similar or dissimilar to any of the foregoing other than a discharge of Lessee from any such obligations as a matter of law. Except in the event of a constructive eviction of Lessee from the Leased Property for any reason other than an Event of Default, Lessee hereby specifically waives all rights, arising from any occurrence whatsoever, which may now or hereafter be conferred upon it by law to (1) modify, surrender or terminate this Lease or quit or surrender the Leased Property or any portion thereof, or (2) entitle Lessee to any abatement, reduction, suspension or defendant of the Rent or other sums payable by Lessee hereunder, except as otherwise specifically provided in this Lease. The obligations of Lessee hereunder shall be separate and independent covenants and agreements and the Rent and all other sums payable by Lessee hereunder shall continue to be payable in all events unless the obligations to pay the same shall be terminated pursuant to the express provisions of this Lease or by termination of this Lease other than by reason of an Event of Default.

5.2 **Abatement Procedures.** In the event of a partial Taking of the Leased Property as described in Section 15.4, the Lease shall not terminate with respect to the affected Leased Property, but the Base Rent shall be abated in the manner and to the extent that is fair, just and equitable to both Lessee and Lessor, taking into consideration, among other relevant factors, the number of usable units, the amount of square footage, or the revenues affected by such partial Taking.

Article VI.

6.1 **Ownership of the Leased Property.** Lessee acknowledges that the Leased Property (including improvements or alterations incorporated into the Leased Property after the Effective Date) is the property of Lessor either in fee or by leasehold interest and that Lessee has only the right to the possession and use of the Leased Property upon the terms and conditions of this Lease.

6.2 **Lessee's Personal Property.** Lessee will acquire, own, maintain and replace, at Lessee's cost and expense, throughout the Term such Inventory as is required to operate the Leased Property in the manner contemplated by this Lease. Lessee may (and shall as provided herein below), at its expense, install, affix or assemble or place on any parcels of the Land or in any of the Leased Improvements, any items of personal property (including Inventory) owned by Lessee. Lessee shall provide Lessor with an accurate list of all such items of Lessee's personal property

(collectively, including Inventory, the **"Lessee's Personal Property"**) on an annual basis beginning with the first anniversary of the Effective Date (and on each anniversary thereafter) and upon expiration or termination of this Lease. Lessee may, subject to the first sentence of this Section 6.2 and the conditions set forth below, remove any of Lessee's Personal Property set forth on such list at any time during the Term or upon the expiration or any prior termination of the Term. All of Lessee's Personal Property, other than Inventory, not removed by Lessee within sixty (60) days following the expiration or earlier termination of the Term shall be considered abandoned by Lessee and may be appropriated, sold, destroyed or otherwise disposed of by Lessor without first giving Notice thereof to Lessee, without any payment to Lessee and without any obligation to account therefor. Lessee will, at its expense, restore the Leased Property to the condition required by Section 9.1 (d), including repair of all damage to the Leased Property caused by the removal of Lessee's Personal Property, whether effected by Lessee or Lessor. Notwithstanding anything to the contrary contained herein, Inventory may be appropriated, sold, destroyed or otherwise disposed of by Lessor at any time by Lessor following the expiration or earlier termination of the Term but only after three (3) Business Days' prior notice is delivered to Lessee.

Upon the expiration or earlier termination of the Term, Lessor shall have the option to purchase all (but not less than all) of Lessee's Personal Property on hand at the Leased Property at the time of such expiration or termination for a sale price (payable in cash on the expiration date of this Lease) equal to the fair market value thereof (or cost, in the case of Inventory).

Except as hereinafter set forth, Lessee may make such financing arrangements, title retention agreements, leases or other agreements with respect to Lessee's Personal Property as is customary and commercially reasonable provided that Lessee first advises Lessor of any such arrangement and such arrangement expressly provides that in the event of Lessee's default thereunder, Lessor (or its designee) may assume Lessee's obligations and rights under such arrangement.

6.3 **Lessor's Lien.** To the fullest extent permitted by applicable law, Lessor is granted a lien and security interest on all Lessee's Personal Property now or hereinafter placed in or upon the Leased Property, and such lien and security interest shall remain attached to such Lessee's Personal Property until payment in full of all Rent and satisfaction of all of Lessee's obligations hereunder that are outstanding on such date; *provided, however*, Lessor shall subordinate its lien and security interest to that of any non-Affiliate of Lessee which finances such Lessee's Personal Property or any non-Affiliate conditional seller of such Lessee's Personal Property, the terms and conditions of such subordination to be satisfactory to Lessor in the exercise of reasonable discretion. Lessee shall, upon the request of Lessor, execute such financing statements or other documents or instruments reasonably requested by Lessor to perfect the lien and security interests herein granted.

Article VII.

7.1 **Leased Property.** Lessee acknowledges receipt and delivery of possession of the Leased Property as of the Commencement Date and that Lessee has examined and otherwise has knowledge of the condition of the Leased Property and has found the same to be satisfactory for its purposes hereunder. Lessee is leasing the Leased Property "as is" in its present condition.

Lessee waives any claim or action against Lessor in respect of the condition of the Leased Property. EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED HEREIN TO THE CONTRARY, LESSOR MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IN RESPECT OF THE LEASED PROPERTY, OR ANY PART THEREOF, EITHER AS TO ITS FITNESS FOR USE, DESIGN OR CONDITION FOR ANY PARTICULAR USE OR PURPOSE OR OTHERWISE, AS TO THE QUALITY OF THE MATERIAL OR WORKMANSHIP THEREIN, LATENT OR PATENT, IT BEING AGREED THAT LESSEE TAKES THE LEASED PROPERTY SUBJECT TO ALL SUCH RISKS. LESSEE ACKNOWLEDGES THAT THE LEASED PROPERTY HAS BEEN INSPECTED BY LESSEE AND IS SATISFACTORY TO IT.

7.2 **Use of the Leased Property.**

(a) Lessee covenants that it will (with Lessor's commercially reasonable cooperation to the extent necessary and required) proceed with all due diligence and will exercise its commercially reasonable efforts to obtain and to maintain all approvals needed to use and operate the Leased Property under applicable local, state and federal law.

(b) Lessee shall use, or cause to be used, the Leased Property only for such uses outlined on Exhibit B, and for such other uses as may be necessary or incidental to such use or such other use as otherwise approved by Lessor (collectively, the **"Permitted Uses"**). Lessee shall not use the Leased Property or any portion thereof for any other use without the prior written consent of Lessor, which consent may be granted, denied or conditioned in Lessor's sole and absolute discretion. No use shall be made or permitted to be made of the Leased Property, and no acts shall be done, which will cause the cancellation or increase the premium of any insurance policy covering the Leased Property or any part thereof (unless another adequate policy satisfactory to Lessor is available and Lessee pays any premium increase), nor shall Lessee sell or permit to be kept, used or sold in or about the Leased Property any article which may be prohibited by law or fire underwriter's regulations. Lessee shall, at its sole cost, comply with all of the requirements pertaining to the Leased Property of any insurance board, association, organization or company necessary for the maintenance of insurance, as herein provided, and covering the Leased Property and Lessee's Personal Property.

(c) Lessee covenants and agrees that during the Term it will (1) operate continuously the Leased Property for the Permitted Uses subject to Unavoidable Occurrences, (2) maintain appropriate certifications and licenses for such use, subject to Unavoidable Occurrences and (3) seek to maximize the Gross Revenues generated therefrom consistent with sound business practices and Lessee's concurrent goal of maximizing its net operating income therefrom subject to Unavoidable Occurrences.

(d) Lessee shall neither suffer nor permit the Leased Property or any portion thereof to be used in such a manner as (1) materially impairs Lessor's title thereto or to any portion thereof, or (2) reasonably makes possible a claim or claims of adverse usage or adverse possession by the public, as such, or of implied dedication of the Leased Property or any portion thereof, except as necessary in the ordinary and prudent operation of the Leased Property.

Article VIII.

8.1 **Compliance with Legal and Insurance Requirements, etc.** Lessee, at its expense, will promptly (a) comply with all applicable Legal Requirements and Insurance Requirements in respect of the use, operation, maintenance, repair and restoration of the Leased Property, and (b) procure, maintain and comply with all appropriate licenses and other authorizations required for any use of the Leased Property and Lessee's Personal Property then being made, and for the proper operation and maintenance of the Leased Property or any part thereof.

8.2 **Legal Requirement Covenants.** Lessee covenants and agrees that Lessee shall not use the Leased Property and Lessee's Personal Property for any unlawful purpose, and that Lessee shall use commercially reasonable efforts to avoid any unlawful use of the Leased Property by others. Lessee shall acquire and maintain all appropriate licenses, certifications, permits and other authorizations and approvals needed to operate the Leased Property in its customary manner for the Permitted Uses, and any other lawful use conducted on the Leased Property as may be permitted from time to time hereunder, subject to unavoidable circumstances. Lessee further covenants and agrees that Lessee's use of the Leased Property and maintenance, alteration, and operation of the same, and all parts thereof, shall at all times conform to all Legal Requirements, unless the same are finally determined by a court of competent jurisdiction to be unlawful (and Lessee shall use reasonable efforts to cause all such sub-tenants, invitees or others to so comply with all Legal Requirements). Lessee may, however, upon prior Notice to Lessor, contest the legality or applicability of any such Legal Requirement or any licensure or certification decision if Lessee maintains such action in good faith, with due diligence, without prejudice to Lessor's rights hereunder, and at Lessee's sole expense. If by the terms of any such Legal Requirement compliance therewith pending the prosecution of any such proceeding may legally be delayed without the incurrence of any lien, charge or liability of any kind against the Leased Property or Lessee's leasehold interest therein and without subjecting Lessee or Lessor to any liability, civil or criminal, for failure so to comply therewith, Lessee may delay compliance therewith until the final determination of such proceeding.

8.3 **Environmental Covenants.** Lessor and Lessee (in addition to, and not in diminution of, Lessee's covenants and undertakings in Sections 8.1 and 8.2 hereof) covenant and agree as follows:

(a) Lessee agrees to give Lessor prompt written Notice of (1) all Environmental Liabilities when known; (2) all pending, threatened or anticipated Proceedings when known, and all Notices, demands, requests or investigations, relating to any Environmental Liability or relating to the issuance, revocation or change in any Environmental Authorization required for operation of the Leased Property; and (3) all Releases at, on, in, under or in any way affecting the Leased Property when known, or any Release known by Lessee at, on, in or under any property adjacent to the Leased Property.

(b) Lessee hereby agrees to defend, indemnify and save harmless any and all Lessor Indemnified Parties from and against any and all Environmental Liabilities except to the extent caused by the gross negligence or willful misconduct of Lessor.

(c) If any Proceeding is brought against any Indemnified Party in respect of an Environmental Liability with respect to which such Indemnified Party may claim indemnification under this Section, the Indemnifying Party, upon request, shall at its sole expense resist and defend such Proceeding, or cause the same to be resisted and defended by counsel designated by the Indemnified Party and approved by the Indemnifying Party, which approval shall not be unreasonably withheld; *provided, however*, that such approval shall not be required in the case of defense by counsel designated by any insurance company undertaking such defense pursuant to any applicable policy of insurance. Each Indemnified Party shall have the right to employ separate counsel in any such Proceeding and to participate in the defense thereof, but the fees and expenses of such counsel will be at the sole expense of such Indemnified Party unless such counsel has been approved by the Indemnifying Party, which approval shall not be unreasonably withheld. The Indemnifying Party shall not be liable for any settlement of any such Proceeding made without its consent, which shall not be unreasonably withheld, but if settled with the consent of the Indemnifying Party, or if settled without its consent (if its consent shall be unreasonably withheld), or if there be a final, non-appealable judgment for an adversary party in any such Proceeding, the Indemnifying Party shall indemnify and hold harmless the Indemnified Parties from and against any liabilities incurred by such Indemnified Parties by reason of such settlement or judgment.

(d) If at any time any Indemnified Party has reason to believe circumstances exist which could reasonably result in an Environmental Liability, upon reasonable prior written notice to Lessee stating such Indemnified Party's basis for such belief, an Indemnified Party shall be given immediate access to the Leased Property (including, but not limited to, the right to enter upon, investigate, drill wells, take soil borings, excavate, monitor, test, cap and use available land for the testing of remedial technologies), Lessee's employees, and to all relevant documents and records regarding the matter as to which a responsibility, liability or obligation is asserted or which is the subject of any Proceeding; provided that such access may be conditioned or restricted as may be reasonably necessary to ensure compliance with law and the safety of personnel and facilities. All Indemnified Parties requesting such immediate access and cooperation shall endeavor to coordinate such efforts to result in as minimal interruption of the operation of the Leased Property as practicable.

(e) The indemnification rights and obligations provided for in this Article VIII shall be in addition to any indemnification rights and obligations provided for elsewhere in this Lease.

(f) The indemnification rights and obligations provided for in this Article VIII shall survive the termination of this Lease.

Article IX.

9.1 **Absolute Net: Maintenance and Repair.**

(a) Lessor and Lessee acknowledge and agree that both parties intend that this Lease shall be and constitute what is generally referred to in the real estate industry as a

"absolute net" lease, such that, except as otherwise set forth herein, Lessee shall be obligated hereunder to pay all costs and expenses incurred with respect to, and associated with, the Leased Property and the business operated thereon and therein, including, without limitation, all taxes and assessments, utility charges, insurance costs, maintenance costs and repair, replacement and restoration expenses (all as more particularly herein provided) together with any and all other assessments, charges, costs and expenses of any kind or nature whatsoever related to, or associated with, the Leased Property and the business operated thereon and therein; *provided, however*, that Lessor shall nonetheless be obligated to pay any debt service on any mortgage encumbering Lessor's interest in the Leased Property, audit expenses and Lessor's personal income taxes with respect to the rents received by Lessor under this Lease. Except as expressly hereinabove provided, Lessor shall bear no cost or expense of any type or nature with respect to, or associated with, the Leased Property.

(b) Subject to Sections 3.5, 9.l(e), 14.2 and 15.4 below, Lessee shall, at Lessee's sole cost and expense, keep and maintain the Leased Property, including, without limitation, the roof, foundation, all floors, floor coverings, windows, glass, plate glass, ceilings, skylights, walls, doors, electrical and lighting equipment, plumbing and fixtures, sprinkler systems, heating, ventilating, and air conditioning systems, parking areas, driveways, walkways, parking lots, loading dock areas and doors, rail spur areas, fences, signs, lawns and landscaping in all respects in good repair and in a clean and safe condition. Lessee's maintenance and repair obligations include all necessary and appropriate repairs (including Capital Expenditures) thereto of every kind and nature, whether interior or exterior, ordinary or extraordinary, foreseen or unforeseen. Lessee shall obtain and maintain in effect maintenance contracts throughout the Term with reputable service firms on all serviceable systems and assets included with the fixtures which constitute a portion of the Leased Property, unless such services can be competently provided by Lessee's employees, in which event such services may be provided by Lessee's employees. All repairs shall, to the extent reasonably achievable, be at least equivalent in quality to the original work. Lessee will not take or omit to take any action, the taking or omission of which might materially impair the value or the usefulness of the Leased Property or any part thereof for the Permitted Uses. Except as expressly set forth elsewhere in this Lease, Lessee hereby waives, to the extent permitted by law, the right to make repairs at the expense of Lessor pursuant to any law in effect at the time of the execution of this Lease or hereafter enacted. Lessor shall have the right to give, record and post, as appropriate, Notices of non-responsibility under any mechanic's lien laws now or hereafter existing. Notwithstanding anything to the contrary contained herein, Lessor shall be permitted upon thirty (30) days prior written notice to Lessee (except no notice shall be required in the event of Emergency Repairs) to assume the repair obligations of Lessee and invoice the Lessee for the costs incurred by Lessor or in the event the repairs cover more than the Leased Property then invoice the Lessee for the Allocable Share of the costs incurred by Lessor.

(c) Nothing contained in this Lease and no action or inaction by Lessor shall be construed, without Lessor's prior written consent, as (1) constituting the request of Lessor, expressed or implied, to any contractor, subcontractor, laborer, materialman or vendor to or for the performance of any labor or services or the furnishing of any materials or other

property for the construction, alteration, addition, repair or demolition of or to the Leased Property or any part thereof, or (2) giving Lessee any right, power or permission to contract for or permit the performance of any labor or services or the furnishing of any materials or other property in such fashion as would permit the making of any claim against Lessor in respect thereof or to make any agreement that may create, or in any way be the basis for any right, title, interest, lien, claim or other encumbrance upon the estate of Lessor in the Leased Property, or any portion thereof.

(d) Lessee will, upon the expiration or prior termination of the Term, vacate and surrender the Leased Property to Lessor in substantially the condition in which the Leased Property was originally received from Lessor, except as repaired, rebuilt, restored, altered or added to as permitted or required by the provisions of this Lease and except for ordinary wear and tear (subject to the obligation of Lessee to maintain the Leased Property in accordance with Section 9.1(b) above during the entire Term of the Lease), or damage by casualty or Condemnation (subject to the obligations of Lessee to restore or repair as set forth in the Lease).

(e) Lessee shall be responsible for all existing fuel storage tanks and lines located on the Leased Property, including any maintenance, labor, and costs to keep current with federal, state, local and other guidelines. Lessee shall provide annually to Lessor all documentation that the fuel storage tanks have been maintained and are in compliance with all laws and requirements of the underground storage tanks division of the applicable jurisdiction and any other regulatory authorities.

9.2 **Encroachments, Restrictions, etc.** If, as a result of any act or omission on the part of Lessee, any of the Leased Improvements, at any time, (i) materially encroach upon any property, street or right-of-way adjacent to the Leased Property, or (ii) violate the agreements or conditions contained in any lawful restrictive covenant or other agreement affecting the Leased Property, or any part thereof, or (iii) impair the rights of others under any easement or right-of-way to which the Leased Property is subject as a result of any act or omission on the part of Lessee, then promptly upon the request of Lessor or at the behest of any person affected by any such encroachment, violation or impairment, Lessee shall, at its expense, subject to its right to contest the existence of any encroachment, violation or impairment and in such case, in the event of an adverse final determination, either (a) obtain valid and effective waivers or settlements of all claims, liabilities and damages resulting from each such encroachment, violation or impairment, whether the same shall affect Lessor or Lessee or (b) make such changes in the Leased Improvements, and take such other actions, as Lessee in the good faith exercise of its judgment deems reasonably practicable to remove such encroachment, and to end such violation or impairment, including, if necessary, the alteration of any of the Leased Improvements, and in any event take all such actions as may be necessary in order to be able to continue the operation of the Leased Improvements for its intended use substantially in the manner and to the extent the Leased Improvements were operated prior to the assertion of such violation, impairment or encroachment. Any such alteration shall be made in conformity with the applicable requirements of Article X. Lessee's obligations under this Section 9.2 shall be in addition to and shall in no way discharge or diminish any obligation of any insurer under any policy of title or other insurance held by Lessor.

Article X.

10.1 **Alterations.** After receiving approval of Lessor (except no approvals are needed for Emergency Repairs that do not exceed ten thousand dollars ($10,000)), which approval shall not be unreasonably withheld and which approval may be evidenced by Lessor's approval of the Capital Budget, Lessee shall have the right to make such material additions, modifications or improvements to the Leased Property from time to time as Lessee deems desirable for its permitted uses and purposes, provided that non-material additions, modifications and improvements will not require such consent if funds are available for such non-material items pursuant to the applicable Annual Budget and no such action significantly alters the character or purposes or significantly detracts from the value or operating efficiency thereof and will not significantly impair the revenue-producing capability of the Leased Property (other than during the period such work is being performed) or adversely affect the ability of Lessee to com ply with the provisions of this Lease. The cost of such additions, modifications or improvements to the Leased Property shall be paid by Lessee, and all such additions, modifications and improvements shall, without payment by Lessor at any time, be included under the terms of this Lease and upon expiration or earlier termination of this Lease shall pass to and become the property of Lessor.

10.2 **Salvage.** All materials which are scrapped or removed in connection with the making of repairs required by Articles IX or X shall be or become the property of Lessor or Lessee depending on which party is paying for or providing the financing for such work.

Article XI.

11.1 **Liens.** Subject to the provision of Article XII relating to permitted contests, Lessee will not directly or indirectly create or allow to remain and will promptly discharge at its expense any lien, encumbrance, attachment, title retention agreement or claim upon the Leased Property or any attachment, levy, claim or encumbrance in respect of the Rent, not including, however, (a) this Lease, (b) the matters, if any, included as exceptions in the title policy insuring Lessor's interest in the Leased Property, (c) restrictions, liens and other encumbrances which are consented to in writing by Lessor or any easements granted pursuant to the provisions of Section 7.3 of this Lease, (d) liens for those taxes upon Lessor which Lessee is not required to pay hereunder, (e) liens for Impositions or for sums resulting from noncompliance with Legal Requirements so long as (1) the same are not yet payable or are payable without the addition of any fine or penalty or (2) such liens are in the process of being contested as permitted by Article XII, (f) liens of mechanics, laborers, materialmen, suppliers or vendors for sums either disputed or not yet due provided that (1) the payment of such sums shall not be postponed under any related contract for more than sixty (60) days after the completion of the action giving rise to such lien and such reserve or other appropriate provisions as shall be required by law or generally accepted accounting principles shall have been made therefor or (2) any such liens are in the process of being contested as permitted by Article XII hereof, and (g) liens resulting from the acts or omissions of Lessor, except to the extent that Lessor undertook work to cure a default or otherwise satisfy an obligation of Lessee hereunder.

Article XII.

12.1 **Permitted Contests.** Lessee shall have the right to contest the amount or validity of any Imposition to be paid by Lessee or any Legal Requirement or Insurance Requirement or

any lien, attachment, levy, encumbrance, charge or claim (**"Claims"**) not otherwise permitted by Article XI, by appropriate legal proceedings in good faith and with due diligence (but this shall not be deemed or construed in any way to relieve, modify or extend Lessee's covenants to pay or its covenants to cause to be paid any such charges at the time and in the manner provided in this Article), on condition, however, that such legal proceedings shall not operate to relieve Lessee from its obligations hereunder and shall not cause the sale or risk the loss of any portion of the Leased Property, or any part thereof, or cause Lessor or Lessee to be in default under any mortgage, deed of trust, security deed or other agreement encumbering the Leased Property or any interest therein. Upon the request of Lessor, Lessee shall either (a) provide a bond or other assurance reasonably satisfactory to Lessor that all Claims which may be assessed against the Leased Property together with interest and penalties, if any, thereon will be paid, or (b) deposit within the time otherwise required for payment with a bank or trust company as trustee upon terms reasonably satisfactory to Lessor, as security for the payment of such Claims, money in an amount sufficient to pay the same, together with interest and penalties in connection therewith, as to all Claims which may be assessed against or become a Claim on the Leased Property, or any part thereof, in said legal proceedings. Lessee shall furnish Lessor and any lender of Lessor with reasonable evidence of such deposit within five days of the same. Lessor agrees to join in any such proceedings if the same be required to legally prosecute such contest of the validity of such Claims; *provided, however*, that Lessor shall not thereby be subjected to any liability for the payment of any costs or expenses in connection with any proceedings brought by Lessee; and Lessee covenants to indemnify and save harmless Lessor from any such costs or expenses. Lessee shall be entitled to any refund of any Claims and such charges and penalties or interest thereon which have been paid by Lessee or paid by Lessor and for which Lessor has been fully reimbursed. In the event that Lessee fails to pay any Claims when due or to provide the security therefor as provided in this paragraph and to diligently prosecute any contest of the same, Lessor may, upon ten days advance Notice to Lessee, pay such charges together with any interest and penalties and the same shall be repayable by Lessee to Lessor as Additional Charges at the next Payment Date provided for in this Lease; *provided, however*, that should Lessor reasonably determine that the giving of such Notice would risk loss to the Leased Property or cause damage to Lessor, then Lessor shall give such Notice as is practical under the circumstances. Lessor reserves the right to contest any of the Claims at its expense not pursued by Lessee. Lessor and Lessee agree to cooperate in coordinating the contest of any Claims.

Article XIII.

13.1 **Insurance Requirements.** During the Term, Lessee agrees at all times to keep the Leased Property, and all property located in or on the Leased Property, including Lessee's Personal Property, insured with the following kinds and amounts of insurance (except to the extent that Lessor approves insurance coverage that deviates from the following or in the event Lessee is an Affiliate of Lessor and Lessor elects in writing to carry the coverage as the primary insured with the Lessee being only an insured or additional insured under the Lessor's respective policy):

(a) Property including Flood, Named Storm and Earthquake: Insurance against loss or damage by fire, casualty and other hazards as now are or subsequently may be covered by an "all risk" policy or a policy covering "special" causes of loss, with such endorsements as Lessor or any holder of a mortgage or security deed encumbering the Leased Property (a "Mortgagee") may from time to time reasonably require and which are

customarily required by institutional lenders of similar properties similarly situated, including, without limitation, building ordinance law, lightning, windstorm, civil commotion, hail, riot, strike, water damage, sprinkler leakage, collapse, malicious mischief, explosion, smoke, aircraft, vehicles, boats/watercraft, vandalism, falling objects and weight of snow, ice or sleet, builders risk/installation floater for ongoing projects or ground up construction and if applicable earthquake, earthquake sprinkler leakage, named storm, flood (for locations in a 100 year flood zone) and covering the Leased Property in an amount equal to 100% of the full insurable replacement value of the Leased Property (exclusive of footings and foundations below the lowest basement floor) without deduction for depreciation or co-insurance clause except as indicated below. The determination of the replacement cost amount shall be adjusted annually to comply with the requirements of the insurer issuing the coverage or, at Lessor's (or a Mortgagee's) election, by reference to such indexes, appraisals or information as Lessor (or a Mortgagee) determines in its reasonable discretion, and, unless the insurance required by this paragraph shall be effected by blanket policies in accordance with the requirements of this Lease. Each policy shall, subject to Lessor's (or a Mortgagee's) approval, contain replacement cost coverage, without deduction for depreciation with exception (with Lessor's written approval) of scheduled property (equipment), docks and piers, and shall provide for deductibles in such amounts as Lessor (or a Mortgagee) may permit in its sole discretion;

(b) Business Interruption Insurance: providing in the event of damage or destruction of the Leased Property an amount sufficient to sustain Lessee for a period of not less than one (1) year and not subject to coinsurance for: (i) the net profit that would have been realized had Lessee's business continued; and (ii) such fixed charges and expenses as must necessarily continue during a total or partial suspension of business to the extent to which they would have been incurred had no business interruption occurred, including, but not limited to, interest on indebtedness of Lessee, salaries of executives and other employees under contract, charges under non-cancelable contracts, charges for advertising, legal or other professional services, taxes and rents, insurance premiums, and depreciation; and

(c) Boiler and Machinery: If the Leased Property contains steam boilers, steam pipes, steam engines, steam turbines or other high pressure vessels, insurance covering the major components of the central heating, air conditioning and ventilating systems, boilers, other pressure vessels, high pressure piping and machinery, elevators and escalators, if any, and other similar equipment installed in the Leased Improvements, in an amount equal to one hundred percent (100%) of the full replacement cost and not subject to coinsurance, of the Leased Improvements, which policies shall insure against physical damage to and loss of occupancy and use of the Leased Improvements arising out of an accident or breakdown covered thereunder;

(d) Crime Coverage: Limit of at least $1,000,000 per claim.

(e) Loss Payee: Lessor and any Mortgagee shall be included as loss payee for subsections (a), (b), (c), and (d).

(f) Commercial General liability Marine Operators Legal Liability and Protection and Indemnity insurance under a policy containing "Broad Form CGL" coverage (or a policy which otherwise incorporates the language of such endorsement), which policy shall name Lessor as an additional insured party and which shall include, without limitation, coverage against claims for personal injury, bodily injury, death and property damage liability with respect to the Leased Property and the operations related thereto, whether on or off the Leased Property, and the following coverages: Employee as Additional Insured, Completed Operations; Broad Form Contractual Liability, Personal Injury and Advertising Injury Protection, Medical Payment (with a minimum limit of $5,000 per person), all of which shall be in such amounts as Lessor may from time to time reasonably require, but not less than One Million and No/100 Dollars ($1,000,000.00) per occurrence, One Million and No/100 Dollars ($1,000,000.00) per Leased Property, and an annual aggregate limit of Two Million and No/100 Dollars ($2,000,000.00). If such policy shall cover more than one Leased Property, such limits shall apply on a "per location" basis, subject to the annual aggregate limit of Two Million and No/100 Dollars ($2,000,000.00). Such liability policy shall delete the contractual exclusion under the personal injury coverage, if possible.

(g) Liquor Liability: if any alcoholic beverages shall be sold, manufactured or distributed in the Leased Property, liquor liability coverage, all of which shall be in such amounts as Lessor may from time to time reasonably require, but not less than One Million and No/100 Dollars ($1,000,000.00) per occurrence, One Million and No/100 Dollars ($1,000,000.00) per Leased Property, and a policy aggregate limit of Two Million and No/100 Dollars ($2,000,000.00).

(h) Auto Liability: Owned, hired and non-owned automobile coverage (including rented and leased vehicles), with a $1,000,000 bodily injury and property damage combined single limit.

(i) Pollution Liability: (if applicable) Coverage limits of at least $1,000,000 each incident. Such coverage shall include premises legal liability and coverage for underground storage tanks and above ground storage tanks on the Leased Property.

(j) Sections (f), (g), (h), (i), and (o) shall include Lessor and Mortgagee as additional insureds, be primary and noncontributory and shall not contain cross liability exclusion. If available, shall include the following endorsements: Notice of Accident, Knowledge of Occurrence, and Unintentional Error and Omission.

(k) Hull and Machinery: Full replacement cost for Hull and Machinery.

(l) Workers' Compensation and Employers Liability: Workers' Compensation coverage with statutory limits and Employers Liability with limits of $1,000,000.

(m) In addition to the insurance described above, Lessee shall maintain such additional insurance as may be reasonably required from time to time by Lessor or any Mortgagee and shall further at all times maintain.

(n) Umbrella Liability: Lessee will also maintain an "Umbrella" liability policy in addition to and sitting above and excess to the Commercial General Liability, Liquor Liability, Marine Operators Legal Liability, Auto Liability and Employers Liability with limits not less than Five Million and No/100 Dollars ($5,000,000.00).

13.2 **Waiver of Subrogation.** All insurance policies carried by Lessee shall expressly waive any right of subrogation on the part of the insurer against Lessor. Lessee agrees that Lessee's policies will include such waiver clause or endorsement.

13.3 **Form Satisfactory, etc.** All of the policies of insurance referred to in this Article XIII shall be written in a form, with deductibles reasonably satisfactory to Lessor. Lessee shall pay or cause to be paid all of the premiums and any deductibles relating to insurance coverage required per Section 13.1 and deliver certificates thereof to Lessor within thirty (30) days of their effective date and annually thereafter. In the event of the failure of Lessee either to effect such insurance as herein called for or to pay the premiums therefore, or to deliver such certificates thereof to Lessor at the times required, Lessor shall be entitled, but shall have no obligation, to effect such insurance and pay the premiums therefore, and Lessee shall reimburse Lessor for any premium or premiums paid by Lessor for the coverage required under this Section upon written demand therefore, and Lessee's failure to repay the same within 30 days after Notice of such failure from Lessor shall constitute an Event of Default within the meaning of Section 16.1. Each insurer mentioned in this Article XIII shall agree, by endorsement to the policy or policies issued by it, that it will give to Lessor at least 30 days written notice before the coverage under such policy or policies in question shall be materially reduced, allowed to expire or cancelled.

13.4 **Increase in Limits.** In the event that a Lessor or Mortgagee shall at any time reasonably determine the limits and/or retentions of the coverages outlined in Section 13.1 then carried to be insufficient, Lessee shall thereafter carry the insurance with increased limits and/or retentions until further change pursuant to the provisions of this Section.

13.5 **Blanket Policy.** Notwithstanding anything to the contrary contained in this Article XIII, Lessee may bring the insurance provided for herein within the coverage of a so-called blanket policy or policies of insurance carried and maintained by Lessee; *provided, however*, that the coverage afforded to Lessor and Lessee will not be reduced or diminished or otherwise be different from that which would exist under a separate policy of insurance, and provided further that the requirements of this Article XIII are otherwise satisfied.

13.6 **Separate Insurance.** Lessee shall not on Lessee's own initiative or pursuant to the request or requirement of any third party, take out separate insurance or increase the amount of any then-existing insurance by securing an additional policy or additional policies on the Leased Property, unless all parties having an insurable interest in the subject matter of the insurance, including in all cases Lessor, are included therein as additional insureds, and the loss is payable under separate additional insurance in the same manner as losses are payable under this Lease. Lessee shall immediately notify Lessor in writing that Lessee has obtained any such separate insurance or of the increasing of any of the amounts of the then existing insurance.

13.7 **Reports on Insurance Claims.** Lessee shall promptly investigate and make a complete and timely written report to the appropriate insurance company as to all accidents. Claims

for damage relating to the ownership, operation, and maintenance of the Leased Property, any damage or destruction to the Leased Property and the estimated cost of repair thereof shall be prepared by Lessee. Lessee shall prepare any and all reports required by any insurance company as required under the terms of the insurance policy involved, and a final copy of such report shall be furnished to Lessor. Lessee shall be authorized to execute proofs of such loss, in the aggregate amount of $50,000 or less (subject however to restrictions or requirements set forth pursuant to the Mortgage Loan), with respect to any single casualty or other event.

Article XIV.

14.1 **Insurance Proceeds.** Except to the extent otherwise required in the policies of insurance required hereunder, all proceeds payable by reason of any loss or damage to the Leased Property, or any portion thereof, and insured under any policy of insurance required by Article XIII of this Lease shall be paid to Lessor and held in trust by Lessor or Mortgagee if so required in an interest-bearing account, shall be made available for reconstruction or repair, as the case may be, of any damage to or destruction of the Leased Property, or any portion thereof, and, shall be paid out by Lessor from time to time for the reasonable costs of such reconstruction or repair upon satisfaction of reasonable terms and conditions specified by Lessor. Any excess proceeds of insurance remaining after the completion of the restoration or reconstruction to the Leased Property shall be paid to Lessor. Determination of all salvage resulting from any property covered by insurance shall be made by Lessor. Notwithstanding anything herein to the contrary, in the event of any inconsistency between the provisions of this Lease and the provisions of any mortgage encumbering Lessor's interest in the Leased Property regarding the handling and use of proceeds payable by reason of any loss or damage to the Leased Property, the provisions of the mortgage shall control.

14.2 **Reconstruction in the Event of Damage or Destruction Covered by Insurance.** If the Leased Property is totally or partially destroyed, Lessee shall, with all reasonable diligence, to the extent that proceeds from the insurance required by this Lease are available (subject to the provisions of any Mortgage encumbering the Leased Property) for such purpose, repair or replace the damaged or destroyed portion of the Leased Property to substantially the same condition as existed previously.

14.3 **Lessee's Personal Property.** All insurance proceeds payable by reason of any loss of or damage to any of Lessee's Personal Property and any business interruption insurance shall be paid to Lessee; *provided, however,* no such payments shall diminish or reduce the insurance payments otherwise payable to or for the benefit of Lessor hereunder.

14.4 **No Abatement of Rent.** Any damage or destruction due to casualty notwithstanding, this Lease shall remain in full force and effect, and Lessee's obligation to make rental payments and to pay all other charges required by this Lease shall not be abated, fully or partially, as a result such damage or destruction.

14.5 **Waiver.** Lessee hereby waives any statutory rights of termination that may arise by reason of any damage or destruction of the Leased Property that Lessor is obligated to restore or may restore under any of the provisions of this Lease.

Article XV.

15.1 **Parties' Rights and Obligations.** If, during the Term, there is any Condemnation of all or any part of the Leased Property or any interest in this Lease, the rights and obligations of Lessor and Lessee shall be determined by this Article XV.

15.2 **Total Taking.** If title to the fee of the whole of the Leased Property or Lessor's leasehold interest in the Leased Property is condemned by any Condemnor, this Lease shall cease and terminate as of the Date of Taking by the Condemnor with respect to the Leased Property. If title to the fee of less than the whole of the Leased Property or Lessor's leasehold interest in a part of the Leased Property is so taken or condemned, which nevertheless renders the Leased Property Unsuitable for its Previous Use or Uneconomic for its Previous Use as reasonably determined by Lessor, Lessee and Lessor shall each have the option, by notice to the other, at any time prior to the Date of Taking, to terminate this Lease as of the Date of Taking. Upon such date, if such Notice has been given, this Lease shall thereupon cease and terminate with respect to the Leased Property. All Base Rent, Percentage Rent and Additional Charges paid or payable by Lessee hereunder with respect to the Leased Property shall be apportioned as of the Date of Taking, and Lessee shall promptly pay Lessor such amounts.

15.3 **Allocation of Award.** The total Award made in connection with a Total Taking, or a partial Taking that results in a termination of this Lease with respect to the Leased Property, or for loss of Rent, or for Lessor's loss of business beyond the Term, shall be solely the property of and payable to Lessor. Any Award made for loss of Lessee's business during the remaining Term, if any, or for the taking of Lessee's Personal Property or for removal and relocation expenses of Lessee in any such proceedings shall be the sole property of and payable to Lessee. Any other Award not separately allocated to Lessor or Lessee shall be equitably apportioned between Lessor and Lessee in proportion to the then fair market value of the leasehold estate of Lessee hereunder and the then fair market value of the Leased Property.

15.4 **Partial Taking.** If title to less than the whole of the Leased Property is condemned, and the Leased Property is still suitable for its previous use and not Uneconomic for its Previous Use as reasonably determined by Lessor, or if Lessee or Lessor is entitled but neither elects to terminate this Lease with respect to the Leased Property as provided in Section 15.2, Lessor at its cost shall with all reasonable dispatch restore the untaken portion of any Leased Improvements so that the Leased Improvements constitute a complete architectural unit of the same general character and condition (as nearly as may be possible under the circumstances) as the Leased Improvements existing immediately prior to the Condemnation.

15.5 **Temporary Taking.** If the whole or any part of the Leased Property or of Lessee's interest under this Lease is condemned by any Condemnor for its temporary use or occupancy, which for purposes hereof shall mean two (2) weeks or less, this Lease shall not terminate by reason thereof, and Lessee shall continue to pay, in the manner and at the terms herein specified, the full amounts of Base Rent and Additional Charges with respect to such Leased Property. In addition, Lessee shall pay, to the extent required by the Master Lease, Percentage Rent at a rate equal to the average Percentage Rent during the last three preceding Fiscal Years (or if three Fiscal Years shall not have elapsed, the average during the preceding Fiscal Years). Except only to the extent that Lessee may be prevented from so doing pursuant to the terms of the order of the

Condemnor, Lessee shall continue to perform and observe all of the other terms, covenants, conditions and obligations hereof on the part of Lessee to be performed and observed, as though such Condemnation had not occurred. In the event of any Condemnation as in this Section 15.5 described, the entire amount of any Award made for such Condemnation allocable to the Term of this Lease, whether paid by way of damages, rent or otherwise, shall be paid to Lessor. Lessor covenants that upon the termination of any such period of temporary use or occupancy it will, at its sole cost and expense, restore the Leased Property as nearly as may be reasonably possible to the condition in which the same was immediately prior to such Condemnation, unless such period of temporary use or occupancy extends beyond the expiration of the Term, in which case Lessor shall not be required to make such restoration.

Article XVI.

16.1 **Events of Default.** If any one or more of the following events (individually, an **"Event of Default"**) occurs:

(a) if Lessee fails to make payment of any portion of the Base Rent, Percentage Rent (as applicable) or Additional Charges (as applicable) within ten (10) days after receipt of written notice that the same is due and payable (*provided, however*, that Lessor shall not be required to provide such notice with respect to more than one (1) payment of Base Rent or Percentage Rent during any twelve (12) month period during the term hereof, and after such notice, it shall be an Event of Default if Lessee fails to make payment of such amounts within ten (10) days after the applicable due date); or

(b) if Lessee fails to observe or perform any other term, covenant or condition of this Lease and such failure is not cured by Lessee within a period of thirty (30) days after receipt by such party of Notice thereof from Lessor, unless such failure cannot with due diligence be cured within a period of thirty (30) days, in which case it shall not be deemed an Event of Default if Lessee proceeds promptly and with due diligence to cure the failure and diligently completes the curing thereof; *provided, however*, in no event shall such cure period extend beyond 90 days after such Notice (provided that no Event of Default shall be deemed to have occurred pursuant to this subsection (b) to the extent that Lessee's failure to observe or perform any term, covenant or condition of this Lease is caused by Lessor's failure to fulfill its obligations under this Lease or an Unavoidable Occurrence); or

(c) if Lessee shall file a petition in bankruptcy or reorganization for an arrangement pursuant to any federal or state bankruptcy law or any similar federal or state law, or shall be adjudicated a bankrupt or shall make an assignment for the benefit of creditors or shall admit in writing its inability to pay its debts generally as they become due, or if a petition or answer proposing the adjudication of Lessee as a bankrupt or its reorganization pursuant to any federal or state bankruptcy law or any similar federal or state law shall be filed in any court and Lessee shall be adjudicated a bankrupt and such adjudication shall not be vacated or set aside or stayed within sixty (60) days after the entry of an order in respect thereof, or if a receiver of Lessee of the whole or substantially all of the assets of Lessee shall be appointed in any proceedings brought by Lessee or if any such

receiver, trustee or liquidator shall be appointed in any proceeding brought against Lessee shall not be vacated or set aside or stayed within sixty (60) days after such appointment; or

(d) if Lessee is liquidated or dissolved, or begins proceedings toward such liquidation or dissolution, or, if Lessee or Lessor in any manner, permits the sale or divestiture of substantially all of its assets; or

(e) if the estate or interest of Lessee in the Leased Property or any part thereof is voluntarily or involuntarily transferred, assigned, conveyed, levied upon or attached in any proceeding (unless Lessee is contesting such lien or attachment in good faith in accordance with this Lease); or

(f) if, except as a result of damage, destruction, renovation or a partial or complete Condemnation or otherwise with Lessor's prior written approval, Lessee voluntarily ceases operations on the Leased Property for a period in excess of thirty (30) consecutive (and not in the aggregate) days; or

(g) if Lessee fails to satisfy the REIT Requirements set forth in Section 19.1, or breaches any representations, warranties, or covenants set forth in Section 19.2 or 19.3.

Then, and in any such event and provided such Event of Default by the defaulting party is continuing, the non-defaulting party may exercise one or more remedies available to it herein or at law or in equity, including but not limited to its right to terminate this Lease giving Lessee not less than ten (10) days' prior written notice of such termination (or, with respect to a default set forth in Section 16.1(g), immediately upon delivery of written notice of such termination), provided that such non-defaulting party is not itself in default under this Lease.

If litigation is commenced with respect to any alleged default under this Lease, the prevailing party in such litigation shall receive, in addition to its damages incurred, such sum as the court shall determine as its reasonable attorneys' fees, and all costs and expenses incurred in connection therewith.

16.2 **Surrender.** If an Event of Default occurs for other than by reason of an Unavoidable Occurrence (and the event giving rise to such Event of Default has not been cured within the curative period relating thereto as set forth in Section 16.1) and is continuing, whether or not this Lease has been terminated pursuant to Section 16.1, Lessee shall, if requested by Lessor so to do, immediately surrender and assign to Lessor or Lessor's designee the Leased Property including, without limitation, any and all books, records, files, licenses, perm its and keys relating thereto, and quit the same and Lessor may enter upon and repossess the Leased Property summary proceedings, ejectment or otherwise, and may remove Lessee and all other persons and any and all personal property from the Leased Property, subject to rights of any residents of the Leased Property and to any requirement of law. Lessee hereby waives any and all requirements of applicable laws for service of notice to re-enter the Leased Property. Lessor shall be under no obligation to, but may if it so chooses, relet the Leased Property or otherwise mitigate Lessor's damages.

16.3 **Damages.**

(a) Neither (i) the termination of this Lease, (ii) the repossession of the Leased Property, (iii) the failure of Lessor to relet the Leased Property, nor (iv) the reletting of all or any portion thereof, shall relieve Lessee of its liability and obligations hereunder, all of which shall survive any such termination, repossession or reletting. In the event of any such termination, Lessee shall forthwith pay to Lessor all Rent due and payable with respect to the Leased Property to and including the date of such termination.

(b) Lessee shall forthwith pay to Lessor, at Lessor's option, as and for liquidated and agreed current damages for Lessee's default, either:

(1) Without termination of Lessee's right to possession of the Leased Property, each installment of Rent (including Percentage Rent as determined below if applicable) and other sums payable by Lessee to Lessor under the Lease as the same becomes due and payable, which Rent and other sums shall bear interest at the Overdue Rate, and Lessor may enforce, by action or otherwise, any other term or covenant of this Lease; or

(2) The unpaid Rent which had accrued at the time of termination, repossession or reletting.

16.4 **Waiver.** If this Lease is terminated pursuant to Section 16.1, Lessee waives, to the extent permitted by applicable law, (a) any right to a trial by jury in the event of summary proceedings to enforce the remedies set forth in this Article XVI, and (b) the benefit of any laws now or hereafter in force exempting property from liability for rent or for debt.

16.5 **Application of Funds.** Any payments received by Lessor under any of the provisions of this Lease during the existence or continuance of any Event of Default shall be applied to Lessee's obligations in the order that Lessor may determine or as may be prescribed by the laws of the State.

Article XVII.

17.1 **Lessor's Right to Cure Lessee's Default.** If Lessee fails to make any payment or to perform any act required to be made or performed under this Lease, and fails to cure the same within the relevant time periods provided in Section 16.1, Lessor, without waiving or releasing any obligation of Lessee, and without waiving or releasing any obligation or default, may (but shall be under no obligation to) at any time thereafter make such payment or perform such act for the account and at the expense of Lessee, and may, to the extent permitted by law, enter upon the Leased Property for such purpose and take all such action thereon as, in Lessor's opinion, may be necessary or appropriate therefor. No such entry shall be deemed an eviction of Lessee. All sums so paid by Lessor and all costs and expenses (including, without limitation, reasonable attorneys' fees and expenses, in each case to the extent permitted by law) so incurred, together with a late charge thereon (to the extent permitted by law) at the Overdue Rate from the date on which such sums or expenses are paid or incurred by Lessors, shall be paid by Lessee to Lessor on demand. The obligations of Lessee and rights of Lessor contained in this Article shall survive the expiration or earlier termination of this Lease.

Article XVIII.

18.1 **Master Lease Provisions.** The provisions of this Section 18.1 shall be applicable if the Leased Property (or any portion thereof) is subject to a Master Lease. This Lease is subordinate to the terms, conditions and provisions of the Master Lease (a copy of which has been provided to Lessee). Lessee agrees to keep, observe, perform and be bound by all of Lessor's obligations under the Master Lease that are applicable to the Leased Property (unless otherwise expressly provided in this Lease), and Lessee shall take no action that would constitute a default under the Master Lease. Except as otherwise provided herein, all of the terms and provisions of the Master Lease which are applicable to or binding upon Lessor as tenant/lessee thereunder, shall also be applicable to or binding upon Lessee in the same manner as if such terms and provisions had been set forth in full herein. All provisions of the Master Lease which inure to the benefit of the ground lessor therein, shall inure to the benefit of and be enforceable by Lessor herein as against Lessee. Lessor shall not be required to perform any obligations of the ground lessor under the Master Lease. Lessor shall not be in default hereunder and shall have no liability to Lessee in connection with any default by ground lessor under the Master Lease. Lessee hereby acknowledges and agrees that the only services or other rights that Lessee is entitled to under this Lease are those to which Lessor is entitled under the Master Lease, and Lessee hereby agrees that Lessee will look solely to ground lessor under the Master Lease for all such services and other rights. If any conflict exists between this this Lease and the Master Lease, the Master Lease shall govern and control.

Article XIX.

19.1 **REIT Requirements.**

(a) Lessee understands that, in order for Suntex Marina Investors LLC ("**SMI**"), either itself or as the operating partnership in conjunction with a to be formed entity (individually or collectively the "**SUNTEX REIT**"), which holds a direct or indirect ownership interest in the Lessor to be eligible to be taxable as a "real estate investment trust" (a "**REIT**") pursuant to Code Section 856, the following requirements (the "**REIT Requirements**") must be satisfied:

(1) Personal Property Limitation. Anything contained in this Lease to the contrary notwithstanding, the average of the fair market values of the items of personal property that are leased to Lessee under this Lease at the beginning and at the end of any Fiscal Year shall not exceed fifteen percent (15%) of the average of the aggregate fair market values of the Leased Property at the beginning and at the end of such Fiscal Year (the **"Personal Property Limitation"**). If Lessor reasonably anticipates that the Personal Property Limitation will be exceeded with respect to the Leased Property for any Fiscal Year, Lessor shall notify Lessee, and Lessee shall either (i) purchase at fair market value any personal property anticipated to be in excess of the Personal Property Limitation (**"Excess Personal Property"**) either from Lessor or a third party or (ii) lease the Excess Personal Property from a third party, all in the discretion of Lessee. In either case, Lessee's Rent obligation shall be equitably adjusted in a manner mutually acceptable to both Lessor and Lessee. Notwithstanding anything to the contrary set forth above, Lessee shall not be responsible in any way for determining whether Lessee has

exceeded or will exceed the Personal Property Limitation and shall not be liable to Lessor or any of its shareholders in the event that the Personal Property Limitation is exceeded, as long as Lessee meets its obligation to acquire or lease any Excess Personal Property as provided above. This Section 19.1 is intended to ensure that the Rent qualifies as "rents from real property," within the meaning of Section 856(d) of the Code, or any similar or successor provisions thereto, and shall be interpreted in a manner consistent with such intent.

(2) Sublease Rent Limitation. Anything contained in this Lease to the contrary notwithstanding, Lessee shall not sublet the Leased Property on any basis such that the rental or other amounts to be paid by the sublessee thereunder would be based, in whole or in part, on either (a) the net income or profits derived by the business activities of the sublessee, or (b) any other formula such that any portion of the Rent would fail to qualify as "rents from real property" within the meaning of Section 856(d) of the Code, or any similar or successor provision thereto.

(b) Lessee agrees, and agrees to use its best efforts to cause its Affiliates, to use its best efforts to permit the REIT Requirements to be satisfied and to cooperate in good faith with SUNTEX REIT and Lessor to ensure that the REIT Requirements are satisfied. Lessee agrees, and agrees to use reasonable efforts to cause its Affiliates, upon request by SUNTEX REIT, and, where appropriate, at SUNTEX REIT's expense, to take reasonable action necessary to ensure compliance with the REIT Requirements. Immediately after becoming aware that the REIT Requirements are not, or will not be, satisfied, Lessee shall notify, or use reasonable efforts to cause its Affiliates to notify, SUNTEX REIT of such non-compliance.

(c) If Lessee retains a manager to manage the Leased Property (a "**Property Manager**"), such Property Manager, as well as the property management agreement between Lessee and the Property Manager (the "**Property Management Agreement**") will be subject to the approval of Lessor, which approval may be given or withheld in Lessor's sole and absolute discretion. In such event, Lessee will, at all times during the Term, cause the Leased Property to be operated and managed in a manner that will comply with all REIT Requirements. Lessee may not amend, modify, or terminate the Property Management Agreement in any respect or change the Property Manager without the prior written consent of Lessor, which may be given or withheld in Lessor's sole and absolute discretion. Lessee shall also provide Lessor with copies of any amendments or modifications to the Property Management Agreement which are entered into from time to time or any other Property Management Agreement (which shall be subject to the approval of Lessor as stated above).

(d) Notwithstanding anything to the contrary in this Agreement, in the event that counsel or independent accountants for SUNTEX REIT, determine that there exists a material risk that the receipt of any Rent by Lessor during a taxable year hereunder would generate income not described in Sections 856(c)(2)(A)-(H) and 856(c)(3)(A)-(I) of the Code (such income, "Non-Qualifying Income") and thereby create a material risk that SUNTEX REIT would have Non-Qualifying Income for the applicable year in an amount in excess of 4.5% of gross income for such year (any amount so in excess, the "Excess

Non-Qualifying Income"), the amount of Rent paid to Lessor pursuant to Section 3.1 of this Agreement in such tax year shall not exceed the maximum amount that can be paid to Lessor in such year without causing SUNTEX REIT to have Excess Non-Qualifying Income for such year. If the amount of Rent paid for any tax year under the preceding sentence is less than the amount of Rent which would otherwise be paid to Lessor pursuant to Section 3.1 of this Agreement (the "Deferred Rent Amount"), then: Lessor shall not be entitled to any such amount, unless and until Lessor delivers to Lessee, at the sole option of Lessor, (i) an opinion of such Lessor's tax counsel to the effect that such amount, if and to the extent paid, should not constitute Excess Non-Qualifying Income, (ii) a letter from the independent accountants of such Lessor indicating the maximum amount that should be payable at that time to Lessor without causing SUNTEX REIT to have Excess Non-Qualifying Income for any relevant taxable year, in which case Lessor shall be paid such maximum amount or (iii) a private letter ruling issued by the IRS to such SUNTEX REIT indicating that the receipt of any Deferred Rent Amount hereunder will not cause SUNTEX REIT to fail to meet the requirements imposed on REITs pursuant to Sections 856 through and including 860 of the Code. The obligations of Lessee to pay any Deferred Rent Amount which is not paid as a result of this provision shall terminate five years from the original date such amount would have been paid without regard to this provision and Lessor shall have no further right to receive any such amount.

Article XX.

20.1 **Holding Over.** If Lessee for any reason remains in possession of the Leased Property after the expiration or earlier termination of the Term, such possession shall be as a tenant at sufferance during which time Lessee shall pay as rental each month one hundred fifty percent (150%) of the aggregate of (a) one-twelfth ($1/12^{th}$) of the aggregate Base Rent and Percentage Rent payable with respect to the last Fiscal Year of the Term with respect to such Leased Property, (b) all Additional Charges accruing during the applicable month and (c) all other sums, if any, payable by Lessee under this Lease with respect to the Leased Property. During such period, Lessee shall be obligated to perform and observe all of the terms, covenants and conditions of this Lease, but shall have no rights hereunder other than the right, to the extent given by law to tenancies at sufferance, to continue its occupancy and use of the Leased Property. Nothing contained herein shall constitute the consent, express or implied, of Lessor to the holding over of Lessee after the expiration or earlier termination of this Lease.

Article XXI.

21.1 **Abatement of Rent.** Except in the event of a constructive eviction of Lessee from the Leased Property for any reason other than an Event of Default or as expressly provided in this Lease, Lessee shall not be entitled to any abatement of Rent.

Article XXII.

22.1 **Indemnification.** Notwithstanding the existence of any insurance, and without regard to the policy limits of any such insurance or self-insurance, Lessee will protect, indemnify, hold harmless and defend Lessor from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including, without limitation, reasonable attorneys'

fees and expenses), to the extent permitted by law, imposed upon or incurred by or asserted against Lessor Indemnified Parties by reason of any failure of Lessee or any of its agents, employees or invitees to perform any obligations under this Lease or by reason of their respective gross negligence or willful misconduct. Any amounts that become payable under this Section shall be paid within ten (10) days after liability therefor on the part of the Indemnifying Party is determined by litigation or otherwise, and if not timely paid, shall bear a late charge (to the extent permitted by law) at the Overdue Rate from the date of such determination to the date of payment. An Indemnifying Party, at its expense, shall contest, resist and defend any such claim, action or proceeding asserted or instituted against the Indemnified Party. The Indemnified Party, at its expense, shall be entitled to participate in any such claim, action, or proceeding, and the Indemnifying Party may not compromise or otherwise dispose of the same without the consent of the Indemnified Party, which may not be unreasonably withheld. Nothing herein shall be construed as indemnifying a Lessor Indemnified Party against its own grossly negligent acts or omissions or willful misconduct.

Article XXIII.

23.1 **Subletting and Assignment.** Lessee may not assign or sublet all or any portion of this Lease or the Leased Property without the written consent of Lessor, which consent may be withheld in Lessor's sole discretion. In the case of a subletting, the sublessee shall comply with the provisions of Section 23.2, and in the case of an assignment, the assignee shall assume in writing and agree to keep and perform all of the terms of this Lease on the part of Lessee to be kept and performed and shall be, and become, jointly and severally liable with Lessee for the performance thereof. In case of either an assignment or subletting made during the Term, Lessee shall remain primarily liable, as principal rather than as surety, for the prompt payment of the Rent and for the performance and observance of all of the covenants and conditions to be performed by Lessee hereunder. An original counterpart of each such sublease and assignment and assumption, duly executed by Lessee and such sublessee or assignee, as the case may be, in form and substance satisfactory to Lessor, shall be delivered promptly to Lessor. In addition to the foregoing requirements, if the Leased Property (or any portion thereof) is subject to a Master Lease, any assignment or subletting by Lessee must be performed in strict compliance with the terms of such Master Lease.

23.2 **Subordination and Attornment.** Lessee shall insert in each sublease permitted under Section 23.1 that is entered into subsequent to the Effective Date provisions to the effect that (a) such sublease is subject and subordinate to all of the terms and provisions of this Lease and to the rights of Lessor hereunder (if Lessor executes a non-disturbance agreement with respect thereto), (b) if this Lease terminates before the expiration of such sublease, the sublessee thereunder will, at Lessor's option, attorn to Lessor (or to any subsequent lessee of all or any portion of the Leased Property) and waive any right the sublessee may have to terminate the sublease or to surrender possession thereunder as a result of the termination of this Lease, and (c) if the sublessee receives a written Notice from Lessor or Lessor's assignees, if any, stating that an uncured Event of Default exists under this Lease, the sublessee shall thereafter be obligated to pay all rentals accruing under said sublease directly to the party giving such Notice, or as such party may direct. All rentals received from the sublessee by Lessor or Lessor's assignees, if any, as the case may be, shall be credited against the amounts owing by Lessee under this Lease.

Article XXIV.

24.1 **Officer's Certificates; Financing Statements; Lessor's Estoppel Certificates and Covenants.**

(a) At any time and from time to time upon not less than ten (10) days' Notice by Lessor, Lessee will furnish to Lessor or to any person designated by Lessor an estoppel certificate certifying that this Lease is unmodified and in full force and effect (or that this Lease is in full force and effect as modified and setting forth the modifications), the date to which the Rent has been paid, whether to the knowledge of Lessee there is any existing default or Event of Default hereunder by Lessor or Lessee, and such other information as may be reasonably requested by Lessor. Any such certificate furnished pursuant to this Section may be relied upon by Lessor, any lender and any prospective purchaser of the Leased Property.

(b) Upon the request of Lessor, Lessee will furnish the following statements to Lessor:

(1) with reasonable promptness, such information respecting the financial condition and affairs of Lessee including financial statements, as Lessor may reasonably request from time to time; and

(2) the most recent Consolidated Financials of Lessee within forty-five (45) days after each quarter of any Fiscal Year (or, in the case of the final quarter in any Fiscal Year, the most recent Consolidated Financials of Lessee within ninety (90) days).

(c) At any time and from time to time upon not less than ten (10) days' Notice by Lessee, Lessor will furnish to Lessee or to any person designated by Lessee an estoppel certificate certifying that this Lease is unmodified and in full force and effect (or that this Lease is in full force and effect as modified and setting forth the modifications), the date to which Rent has been paid, whether to the knowledge of Lessor there is any existing default or Event of Default on Lessee's part hereunder, and such other information as may be reasonably requested by Lessee.

Article XXV.

25.1 **Lessor's Right to Inspect.** Lessee shall permit Lessor and its authorized representatives as frequently as reasonably requested by Lessor to inspect the Leased Property and Lessee's accounts and records pertaining thereto and make copies thereof, during usual business hours upon reasonable advance Notice. Lessor shall provide at least twenty-four (24) hours' Notice to Lessee prior to such inspection, except in the event of an emergency.

Article XXVI.

26.1 **No Waiver.** No failure by Lessor or Lessee to insist upon the strict performance of any term hereof or to exercise any right, power or remedy consequent upon a breach thereof, and no acceptance of full or partial payment of Rent during the continuance of any such breach,

shall constitute a waiver of any such breach or of any such term. To the extent permitted by law, no waiver of any breach shall affect or alter this Lease, which shall continue in full force and effect with respect to any other then existing or subsequent breach.

Article XXVII.

27.1 **Remedies Cumulative.** To the extent permitted by law, each legal, equitable or contractual right, power and remedy of Lessor or now or hereafter provided either in this Lease or by statute or otherwise shall be cumulative and concurrent and shall be in addition to every other right, power and remedy, and the exercise or beginning of the exercise by Lessor of any one or more of such rights, powers and remedies shall not preclude the simultaneous or subsequent exercise by Lessor of any or all of such other rights, powers and remedies.

Article XXVIII.

28.1 **Acceptance of Surrender.** No surrender to Lessor of this Lease or of the Leased Property or any part thereof, or of any interest therein, shall be valid or effective unless agreed to and accepted in writing by Lessor, and no act by Lessor or any representative or agent of Lessor, other than such a written acceptance by Lessor, shall constitute an acceptance of any such surrender.

Article XXIX.

29.1 **No Merger of Title.** There shall be no merger of this Lease or of the leasehold estate created hereby by reason of the fact that the same person or entity may acquire, own or hold, directly or indirectly: (a) this Lease or the leasehold estate created hereby or any interest in this Lease or such leasehold estate and (b) the fee estate in the Leased Property.

Article XXX.

30.1 **Conveyance by Lessor.** If Lessor or any successor owner of the Leased Property conveys the Leased Property in accordance with the terms hereof other than as security for a debt, and the grantee or transferee of the Leased Property expressly assumes all obligations of Lessor hereunder arising or accruing from and after the date of such conveyance or transfer, Lessor or such successor owner, as the case may be, shall thereupon be released from all future liabilities and obligations of Lessor under this Lease arising or accruing from and after the date of such conveyance or other transfer as to the Leased Property and all such future liabilities and obligations shall thereupon be binding upon the new owner.

30.2 **Mortgages and Subordination.** This Lease and Lessee's interest hereunder shall at all times be subject and subordinate to the lien and security title of any deeds to secure debt, deeds of trust, mortgages, or other interests heretofore or hereafter granted by Lessor or which otherwise encumber or affect the Leased Property and to any and all advances to be made thereunder and to all renewals, modifications, consolidations, replacements, substitutions, and extensions thereof (all of which are herein called the **"Mortgage"**); *provided, however*, that with respect to any Mortgage hereinafter granted, such subordination is conditioned upon delivery to Lessee of a non-disturbance agreement which provides that Lessee shall not be disturbed in its possession of the Leased Property hereunder following a foreclosure of such Mortgage and that

the holder of such Mortgage or the purchaser at a foreclosure sale shall perform all obligations of Lessor under this Lease. In confirmation of such subordination, however, Lessee shall, at Lessor's request, promptly execute, acknowledge and deliver any instrument which may be required to evidence subordination to any Mortgage and to the holder thereof. In the event of Lessee's failure to deliver such subordination and if the Mortgage does not change any term of the Lease, Lessor may, in addition to any other remedies for breach of covenant hereunder, execute, acknowledge, and deliver the instrument as the agent or attorney-in-fact of Lessee, and Lessee hereby irrevocably constitutes Lessor its attorney-in-fact for such purpose, Lessee acknowledging that the appointment is coupled with an interest and is irrevocable. Lessee hereby waives and releases any claim it might have against Lessor or any other party for any actions lawfully taken by the holder of any Mortgage.

Article XXXI.

31.1 **Quiet Enjoyment.** So long as Lessee pays all Rent as the same becomes due and complies with all of the terms of this Lease and performs its obligations hereunder, in each case within the applicable grace periods, if any, Lessee shall peaceably and quietly have, hold and enjoy the Leased Property for the Term hereof, free of any claim or other action by Lessor or anyone claiming by, through or under Lessor, but subject to all liens and encumbrances subject to which the Leased Property was conveyed to Lessor or hereafter consented to by Lessee or provided for herein.

Article XXXII.

32.1 **Notices.** All notices, demands, requests, consents, approvals and other communications ("**Notice**" or "**Notices**") hereunder shall be in writing and (i) personally served or, (ii) mailed by registered or certified mail, return receipt requested and postage prepaid or, (iii) sent by trackable overnight nationally recognized courier service, next Business Day delivery or, (iv) via facsimile (provided (i), (ii) or (iii) are also utilized), and addressed as follows:

If to Lessor:

RAY HUBBARD SMI, LLC
17330 Preston Road, Suite 220A
Dallas, Texas 75252
Attn: Bryan Redmond

If to Lessee:

RAY HUBBARD SMI OpCo, LLC
17330 Preston Road, Suite 220A
Dallas, Texas 75252
Attn: Bryan Redmond

Personally delivered Notice shall be effective upon receipt, Notice given by mail shall be complete at the time of deposit in the U.S. Mail system, Notice given by trackable overnight nationally recognized courier service, next Business Day delivery shall be complete at the time of deposit

with such courier service, and Notice given by facsimile shall be complete at the time evidenced by the printed verification thereof, provided one of the other methods is also utilized, but any prescribed period of Notice and any right or duty to do any act or make any response within any prescribed period or on a date certain after the service of such Notice given by mail shall be extended five days.

Article XXXIII.

33.1 **Lessor May Grant Liens.** Without the consent of Lessee, Lessor may, from time to time, directly or indirectly, create or otherwise cause to exist any lien, encumbrance or title retention agreement (**"Encumbrance"**) upon the Leased Property, including specifically, without limitation, one or more Encumbrances that secure financing or refinancing.

Article XXXIV.

34.1 **Miscellaneous.** Anything contained in this Lease to the contrary notwithstanding, all claims against, and liabilities of, Lessee or Lessor arising prior to any date of termination of this Lease shall survive such termination for a period or one (1) year, and any claim or action in connection therewith shall be filed within said one (1) year period or be deemed finally and irrevocably waived, released and relinquished thenceforth. If any term or provision of this Lease or any application thereof is invalid or unenforceable, the remainder of this Lease and any other application of such term or provisions shall not be affected thereby. If any late charges or any interest rate provided for in any provision of this Lease are based upon a rate in excess of the maxim um rate permitted by applicable law, the parties agree that such charges shall be fixed at the maximum permissible rate. Neither this Lease nor any provision hereof may be changed, waived, discharged or terminated except by a written instrument signed by Lessor and Lessee. All the terms and provisions of this Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The headings in this Lease are for convenience of reference only and shall not limit or otherwise affect the meaning hereof. This Lease shall be governed by and construed in accordance with the laws of the State, but not including its conflicts of law rules.

34.2 **Transition Procedures.** Upon the expiration or termination of the Term, for whatever reason, Lessor and Lessee shall do the following (and the provisions of this Section 34.2 shall survive the expiration or termination of this Lease until they have been fully performed) and, in general, shall cooperate in good faith to effect an orderly transition of the management and/or lease of the Leased Property.

(a) Transfer of Licenses. Upon the expiration or earlier termination of the Term, Lessee shall use commercially reasonable efforts (i) to transfer to Lessor or Lessor's nominee all licenses, operating permits and other governmental authorizations and all contracts, including contracts with governmental or quasi-governmental entities, that may be necessary for the operation of the Leased Property (collectively, **"Licenses"**), or (ii) if such transfer is prohibited by law or Lessor otherwise elects, to cooperate with Lessor or Lessor's nominee in connection with the processing by Lessor or Lessor's nominee of any applications for, all Licenses; provided, in either case, that the costs and expenses of any

such transfer or the processing of any such application shall be paid by Lessor or Lessor's nominee.

(b) Leases and Concessions. Lessee shall assign to Lessor or Lessor's nominee simultaneously with the termination of this Lease, and Lessee shall cooperate with the assignee in the assignment or termination of all leases and concession agreements in effect with respect to the Leased Property then in Lessee's name.

(c) Books and Records. All books and records for the Leased Property kept by Lessee shall be delivered promptly to Lessor or Lessor's nominee, simultaneously with the termination of this Lease, but such books and records shall thereafter be available to Lessee at all reasonable times for inspection, audit, examination, and transcription for a period of one (1) year and Lessee may retain (on a confidential basis) copies or computer records thereof.

(d) Final Financial Statements. Lessor and Lessee shall cooperate in the preparation of final financial statements and the final reconciliation with respect to management fees, Leased Property expenses, and any other costs related to the use and operation of the Leased Property, which shall be calculated by Lessee within three (3) months after termination of this Lease (such reconciliation to be completed at Lessee's expense).

(e) Interim Management Arrangement. So as to avoid any disruption or delay of any services at the Leased Property, Lessee shall, upon the request of the successor lessee or operator of the Leased Property, enter into an interim management arrangement with such successor in form and substance reasonably acceptable to Lessee, which shall lawfully permit the successor tenant or operator to continue to operate the Leased Property or activities of the Leased Property under Lessee's (or any Property Manager's) license or permit until the completion of the transfer and issuance of a replacement license or permit, not to exceed one hundred twenty (120) days.

(f) Subleases. Lessee shall assign its interest in any subleases to Lessor or a successor lessee, as directed by Lessor.

34.3 **Waiver of Presentment, etc.** Lessee waives all presentments, demands for payment and for performance, notices of non-performance, protests, notices of protest, notices of dishonor, and notices of acceptance and waives all notices of the existence, creation, or incurring of new or additional obligations, except as expressly granted herein.

34.4 **Limitation of Liability.** The obligations of Lessor and Lessee under this Lease do not constitute personal obligations of their respective individual partners, members, directors, officers, shareholders, trustees or beneficiaries, and neither party shall seek recourse against the other party's partners, members, directors, officers, shareholders, trustees or beneficiaries (whether directly or by virtue of pursuing a note receivable from (or other claim by Lessor or Lessee against) such partners, members, directors, officers, shareholders, trustees or beneficiaries), or any of their personal assets for satisfaction of any liability with respect to this Lease. The provisions of this Section are not designed to relieve either party from the performance of any of their obligations

hereunder, but rather to limit such party's liability in the case of the recovery of a judgment against it, as aforesaid; nor shall any of the provisions of this Section be deemed to limit or otherwise affect a party's right to obtain injunctive relief or specific performance or availability of any other right or remedy which may be accorded such party by law or the Lease. Notwithstanding the foregoing provisions of this Section 34.4 to the contrary, Lessor may pursue a claim against the partners, members, directors, officers, shareholders, trustees or beneficiaries of Lessee to the extent that Lessee distributes Gross Revenue to any or all of such parties at such time as Rent is due and owing to Lessor or Lessee otherwise misappropriates or misapplies Gross Revenues in a manner contrary to the terms and conditions of this Lease; provided however, that any such claim shall be limited to the amount that is so distributed, misappropriated or misapplied.

Article XXXV.

35.1 **Memorandum of Lease.** Lessor and Lessee shall promptly upon the request of either enter into short form memoranda of both the existence and termination of this Lease, as and when applicable, in form suitable for recording under the laws of the State in which reference to this Lease, and all options contained herein, shall be made. The party requesting any such memorandum of this Lease shall pay all costs and expenses of recording such memorandum, including any real estate excise transfer or sales tax that may be due and payable in conjunction with recording any such memorandum. The provisions of this paragraph shall survive termination of the Lease.

Article XXXVI.

36.1 **Option to Renew.** Lessee shall have the right to extend the Term as set forth on Exhibit B.

36.2 **Fair Market Rent.** For the purposes of this Article, **"Fair Market Rent"** shall mean the Base Rent, on a so called "triple net" basis, that would be paid by a willing tenant, not compelled to lease, and accepted by a willing landlord, not compelled to lease, for the Leased Property as of the commencement date of the applicable Renewal Term. At the written request of Lessee made at any time within the last Lease Year of the Term or any Renewal Term, Lessor shall notify Lessee of its determination of Fair Market Rent. If Lessee disagrees with the Fair Market Rent as determined by Lessor, Lessee shall promptly notify Lessor of same and Lessee and Lessor shall negotiate in good faith the appropriate amount of Fair Market Rent for the applicable Renewal Term.

36.3 **Conditions.** At Lessor's option, which may be exercised in its sole discretion, Lessee may exercise its option to renew hereunder, and an exercise thereof shall be only effective, if at the time of Lessee's exercise of the option and on the commencement date of the applicable Renewal Term, this Lease is in full force and effect and there are no events or circumstances which, with the giving of notice or the passage of time, or both, could constitute a default by Lessee under this Lease, and inasmuch as this option is intended only for the benefit of the original Lessee named in this Lease, the entire Leased Property are occupied by the original Lessee named herein and the Lessee has neither assigned this Lease nor sublet any portion of the Leased Property.

[Signature Page Follows.]

IN WITNESS WHEREOF, the parties have executed this Lease under seal by their duly authorized officers as of the date first above written.

LESSOR:

RAY HUBBARD SMI, LLC
a Delaware limited liability company

By: _____
Name: John D. Powers, Jr.
Title: President

LESSEE:

RAY HUBBARD SMI OPCO, LLC,
a Delaware limited liability company

By: _____
Name: John D. Powers, Jr.
Title: President

EXHIBIT A-1

LEGAL DESCRIPTION OF ALL LAND OWNED OR LEASED BY LESSOR

[metes and bounds to be attached]

SUNTEX MARINAS MAPS



Original Date: September 1, 2016	Modified:
Project: Marina Maps	Modified:
Prepared For: Suntex Marinas	Modified:
	Modified:

Barrett O'Neill
Project Engineer
(913) 707 - 6051
boneill@suntex.com

Suntex Marinas
17330 Preston Rd. Suite 220 A
Dallas, TX 75252
(972) 789-1400

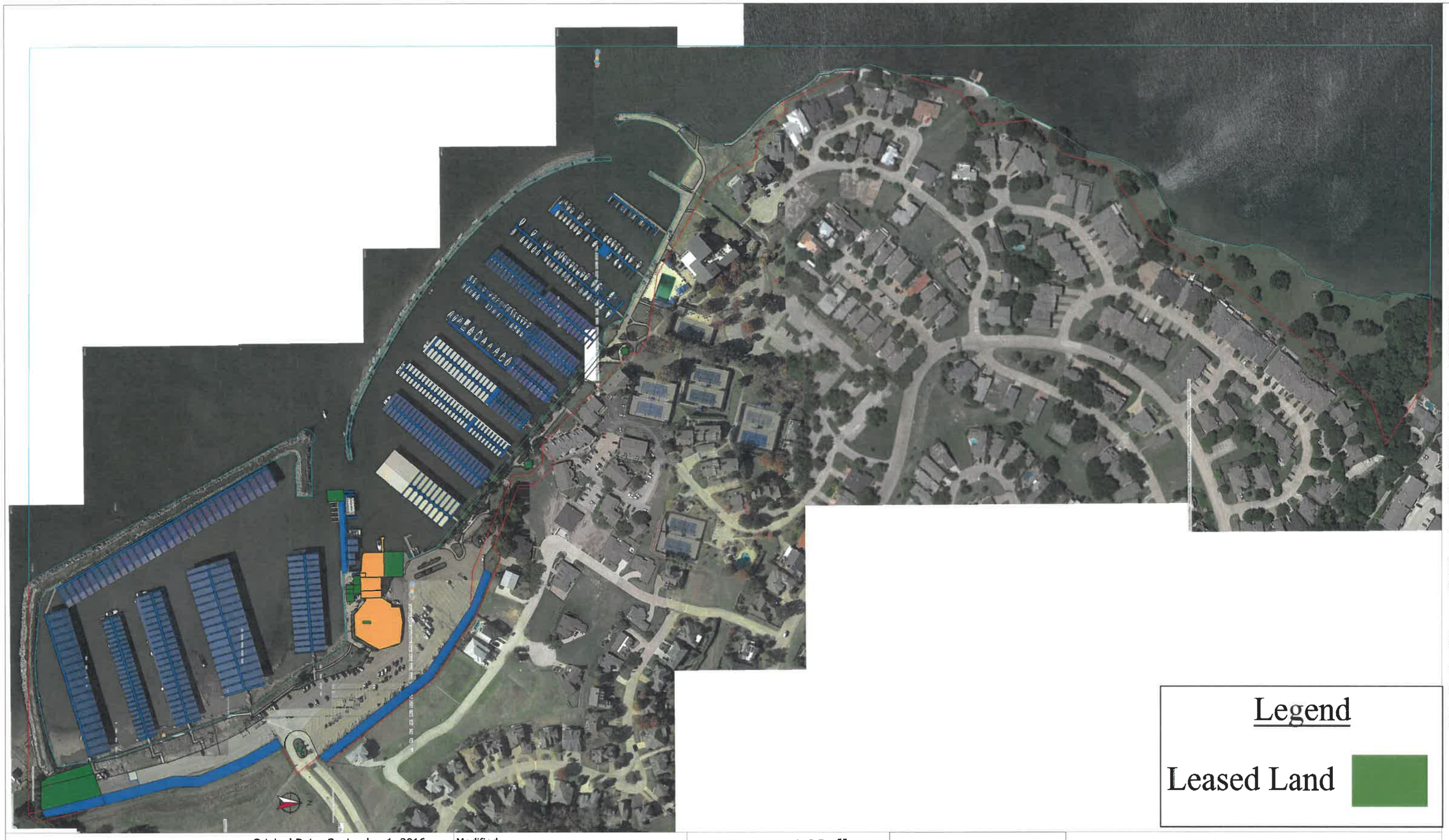
Chandlers Landing

EXHIBIT A-2

DEPICTION OF LEASED LAND

[attach drawing showing location of leased space on the property]

SUNTEX MARINAS MAPS



Legend

Leased Land

Suntex	Original Date: September 1, 2016	Modified:	Barrett O'Neill Project Engineer (913) 707 - 6051 boneill@suntex.com	Suntex Marinas 17330 Preston Rd. Suite 220 A Dallas, TX 75252 (972) 789-1400
Marinas	Project: Marina Maps	Modified:		*Chandlers Landing Exhibit*
	Prepared For: Suntex Marinas	Modified:		
		Modified:		

EXHIBIT B

CERTAIN KEY TERMS

Term. Term of the Lease shall be two (2) years from and after the Commencement Date. Lessee shall have the right to extend the term for four (4) terms of two (2) years each (each, a **"Renewal Term"**) but only to the extent permitted under the Master Lease, if applicable. Such right shall be exercised by Lessee by giving written notice to Lessor at least six (6) months prior to the expiration date of the Term or a longer period of notice if required by the Master Lease.

The first **"Lease Year"** shall be the period from the Commencement Date to the last day of the twelfth (12th) full calendar month following the calendar month in which the Commencement Date occurs. Thereafter, each consecutive twelve (12) calendar month period shall constitute one (1) Lease Year. Notwithstanding anything contained herein to the contrary, if the Commencement Date occurs on the first (1st) day of a calendar month, the first Lease Year shall be twelve (12) full calendar months.

Permitted Uses: Restaurant Facility; Clubhouse; Ship/Merchandise Store; Fuel Service Station/Fueling Docks; Service Center/Boat Repair Facility; Parts Warehouse; Concierge Services, Boat Rental Facility; Office Space; Retail Space; Banquet/Event Space; Fitness Facility; Houseboats; Other (specify): None

Allocable Share: ___%

EXHIBIT C-1

BASE RENT

Base Rent – $8,165 month

Month			Month		
1	$	-----	37	$	-----
2	$	-----	38	$	-----
3	$	-----	39	$	-----
4	$	-----	40	$	-----
5	$	-----	41	$	-----
6	$	-----	42	$	-----
7	$	-----	43	$	-----
8	$	-----	44	$	-----
9	$	-----	45	$	-----
10	$	-----	46	$	-----
11	$	-----	47	$	-----
12	$	-----	48	$	-----
13	$	-----	49	$	-----
14	$	-----	50	$	-----
15	$	-----	51	$	-----
16	$	-----	52	$	-----
17	$	-----	53	$	-----
18	$	-----	54	$	-----
19	$	-----	55	$	-----
20	$	-----	56	$	-----
21	$	-----	57	$	-----
22	$	-----	58	$	-----
23	$	-----	59	$	-----
24	$	-----	60	$	-----
25	$	-----			
26	$	-----			
27	$	-----			
28	$	-----			
29	$	-----			
30	$	-----			
31	$	-----			
32	$	-----			
33	$	-----			
34	$	-----			
35	$	-----			
36	$	-----			

EXHIBIT C-2

PERCENTAGE RENT

IF APPLICABLE:

Lessee shall pay Lessor Percentage Rent as required under this Lease or as otherwise required in accordance with the terms and conditions of the Master Lease, provided, however, in order to avoid duplication, the Rent paid by Lessee to Lessor under this Lease shall not be included in gross receipts and thus will have no effect on the amount of percentage rent payable to Master Lessor under the Master Lease.

IF PERCENTAGE RENT IS NOT APPLICABLE, CHECK HERE: __X___:

If checked, any references in the Lease to "Percentage Rent" (including payments of such amounts and delivery of materials evidencing calculation of such amount) are hereby deemed deleted.

APPENDIX A

DEFINITIONS

For all purposes of this Lease, except as otherwise expressly provided or unless the context otherwise requires, (a) the terms defined in this Appendix A have the meanings assigned to them in this Appendix A and include the plural as well as the singular, (b) all accounting terms not otherwise defined herein have the meanings assigned to them in accordance with generally accepted accounting principles as are at the time applicable, (c) all references in this Lease to designated "Articles," "Sections" and other subdivisions are to the designated Articles, Sections and other subdivisions of this Lease and (d) the words "herein," "hereof" and "hereunder" and other words of similar import refer to this Lease as a whole and not to any particular Article, Section or other subdivision.

Additional Charges. As defined in Section 3.3.

Affiliate. As used in this Lease, the term **"Affiliate"** of a person shall mean (a) any person that, directly or indirectly, controls or is controlled by or is under common control with such person, (b) any other person that owns, beneficially, directly or indirectly, ten percent (10%) or more of the outstanding capital stock, shares or equity interests of such person or (c) any officer, director, employee, partner or trustee of such person or any person controlling, controlled by or under common control with such person (excluding trustees and persons serving in similar capacities who are not otherwise an Affiliate of such person). The term **"person"** means and includes individuals, corporations, general and limited partnerships, stock companies or associations, joint ventures, associations, companies, trusts, banks, trust companies, land trusts, business trusts, or other entities and governments and agencies and political subdivisions thereof. For the purposes of this definition, **"control"** (including the correlative meanings of the terms **"controlled by"** and **"under common control with"**), as used with respect to any person, shall mean the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of such person, through the ownership of voting securities, partnership interests or other equity interests.

Annual Budget. As used in this Lease, the term **"Annual Budget"** shall mean an operating and capital budget prepared by or for Lessee and delivered to Lessor in accordance with Section 3.5.

Award. All compensation, sums or anything of value awarded, paid or received on a total or partial Condemnation.

Base Rate. The prime rate of interest announced publicly by Citibank, N.A., in New York, New York, from time to time. If no such rate is announced or becomes discontinued, then such rate as is published in The Wall Street Journal as the prime rate from time to time.

Base Rent. As defined in Section 3.1(a).

Business Day. Each Monday, Tuesday, Wednesday, Thursday and Friday that is not a day on which the Federal Reserve Bank of Dallas is closed.

Capital Expenditures. As used in this Lease, the term **"Capital Expenditures"** shall mean expenditures for capital improvements to the Leased Property and replacement or refurbishing of the Improvements, Furniture, Fixtures and Equipment and of other equipment and systems that constitute portions of the Leased Property in connection with the Permitted Uses, and the cost of all approvals, licenses, permits and other authorizations necessary to complete such improvements, replacements and refurbishings, all as designated as capital improvements by and determined in accordance with generally accepted accounting principles.

Capital Impositions. Taxes, assessments or similar charges imposed upon or levied against the Leased Property for the costs of public improvements, including, without limitation, roads, sidewalks, public lighting fixtures, utility lines, storm sewers, drainage facilities and similar improvements.

CERCLA. The Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended.

Claims. As defined in Section 12.1

Code. The Internal Revenue Code of 1986, as amended.

Commencement Date. The Effective Date.

Condemnation. A Taking resulting from (1) the exercise of any governmental power, whether by legal proceedings or otherwise, by a Condemnor, and (2) a voluntary sale or transfer by Lessor to any Condemnor, either under threat of condemnation or while legal proceedings for condemnation are pending.

Condemnor. Any public or quasi-public authority, or private corporation or individual, having the power of Condemnation.

Consolidated Financials. For any Fiscal Year or other accounting period for Lessee and its consolidated subsidiaries, statements of earnings and retained earnings and cash flow and for the period from the beginning of the respective Fiscal Year to the end of such period and the related balance sheet as at the end of such period, all in reasonable detail and setting forth in comparative form the corresponding figures for the corresponding period in the preceding Fiscal Year, and prepared in accordance with generally accepted accounting principles as applied to Lessee and certified by Lessee's Chief Financial Officer.

Date of Taking. The date the Condemnor has the right to possession of the property being condemned.

Encumbrance. As defined in Article XXXIII.

Environmental Authority. Any department, agency or other body or component of any Government that exercises any form of jurisdiction or authority over Lessor, Lessee or the Leased Property under any Environmental Law.

Environmental Authorization. Any license, permit, order, approval, consent, notice, registration, filing or other form of permission or authorization required under any Environmental Law.

Environmental Laws. All applicable federal, state, local and foreign laws and regulations relating to the environment (including without limitation, ambient air, surface water, ground water, land surface or subsurface strata), including without limitation laws and regulations relating to emissions, discharges, Releases or threatened Releases of Hazardous Materials or otherwise relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport or handling of Hazardous Materials and laws relating to health or safety. Environmental Laws include but are not limited to CERCLA, FIFRA, RCRA, SARA, OSHA and TSCA.

Environmental Liabilities. Any and all obligations to pay the amount of any judgment or settlement, the cost of complying with any settlement, judgment or order for injunctive or other equitable relief, the cost of compliance or corrective action in response to any notice, demand or request from an Environmental Authority, the amount of any civil penalty or criminal fine, and any court costs and reasonable amounts for attorney's fees, fees for witnesses and experts, and costs of investigation and preparation for defense of any claim or any Proceeding, regardless of whether such Proceeding is threatened, pending or completed, that may be or have been asserted against or imposed upon Lessor, Lessee, any Predecessor, the Leased Property or any property used therein and arising out of:

(a) Failure of Lessee to comply at any time with all Environmental Laws;

(b) Presence of any Hazardous Materials in excess of allowable limits under any Environmental Laws on, in, under, at or in any way affecting the Leased Property;

(c) A Release at any time of any Hazardous Materials on, in, at, under or in any way affecting the Leased Property;

(d) Identification by an Environmental Authority of Lessee, Lessor or any Predecessor as a potentially responsible party under CERCLA or under any Environmental Law similar to CERCLA;

(e) Presence at any time of any above-ground and/or underground storage tanks, as defined in RCRA or in any applicable Environmental Law on, in, at or under the Leased Property or any adjacent site or facility; or

(f) Any and all claims for injury or damage to persons or property arising out of exposure to Hazardous Materials originating or located at the Leased Property, or resulting from operation thereof or any adjoining property.

Event of Default. As defined in Section 16.1.

FIFRA. The Federal Insecticide, Fungicide, and Rodenticide Act, as amended.

Fiscal Year. The 12-month period from January 1 to December 31.

Furniture, Fixtures and Equipment. For purposes of this Lease, the terms "Furniture, Fixtures and Equipment" shall mean collectively all furniture, wall coverings, fixtures and equipment and systems located at, or used in connection with, the Leased Property, together with all replacements therefor and additions thereto, including, without limitation, (i) all equipment and systems required for the operation of fuel docks, boat service centers and related repair facilities, kitchens and laundry facilities, (ii) office equipment, (iii) dining room wagons, materials handling equipment, cleaning and engineering equipment, (iv) telephone and computerized accounting systems, and (v) vehicles including boats and watercraft of any kind.

Government. The United States of America, any state, district or territory thereof, any foreign nation, any state, district, department, territory or other political division thereof, or any political subdivision of any of the foregoing.

Gross Revenues. means, in connection with any period, all operating revenue received or accrued for the benefit of Lessee and arising from the operation of the Leased Property (or any portion thereof) attributable to such period, calculated on an accrual basis and determined in accordance with GAAP or as defined whether named as "gross receipts" or "gross revenue" under the Master Lease, if applicable.

Hazardous Materials. Hazardous Materials shall mean and include:

(a) Solid, gaseous, or liquid wastes (including hazardous wastes), hazardous air pollutants, hazardous substances, hazardous materials, regulated substances, restricted hazardous wastes, hazardous chemical substances, mixtures, toxic substances, pollutants or contaminants or terms of similar import as such terms are defined in any Environmental Law as such definition may change from time to time;

(b) Any substance or material which now or in the future is known to constitute a threat to health, safety, property or the environment or which has been or in the future is determined by an Environmental Authority to pose a risk of injury to health, safety, property or the environment or exposure to which is prohibited, limited or regulated by any Environmental Law or any Environmental Authority, including all of those materials, wastes and substances designated now or in the future as hazardous or toxic by any Environmental Authority; and

(c) Any petroleum, or petroleum products or byproducts, radioactive materials, polychlorinated biphenols, asbestos, whether friable or non-friable, and urea formaldehyde foam insulation or radon gas.

Impositions. Collectively, all taxes (including, without limitation, all ad valorem, sales and use, single business, gross receipts, transaction privilege, rent or similar taxes as the same relate to or are imposed upon Lessee or its business conducted upon the Leased Property and all real estate or ad valorem property taxes and inventory and personal property taxes and similar charges on or relating to the Leased Property and the Facility), assessments (including, without

limitation, all assessments under private covenants and for public improvements or benefit, whether or not commenced or completed prior to the date hereof and whether or not to be completed within the Term), water, sewer or other rents and charges, excises, tax inspection, authorization and similar fees and all other governmental charges, in each case whether general or special, ordinary or extraordinary, or foreseen or unforeseen, of every character in respect of the Leased Property or the business conducted thereon by Lessee (including all interest and penalties thereon caused by any failure in payment by Lessee), which at any time prior to, during or with respect to the Term hereof may be assessed or imposed on or with respect to or be a lien upon (a) Lessor's interest in the Leased Property, (b) the Leased Property, or any part thereof or any rent therefrom or any estate, right, title or interest therein, or (c) any occupancy, operation, use or possession of, or sales from, or activity conducted on or in connection with the Leased Property, or the leasing or use of the Leased Property or any part thereof by Lessee. Nothing contained in this definition of Impositions shall be construed to require Lessee to pay (1) any tax based on net income (whether denominated as a franchise or capital stock or other tax) imposed on Lessor or any other person, or (2) any net revenue tax of Lessor or any other person, or (3) any tax imposed with respect to the sale, exchange or other disposition by Lessor of the Leased Property or the proceeds thereof, or (4) any single business, gross receipts (other than a tax on any rent received by Lessor from Lessee), transaction, privilege or similar taxes as the same relate to or are imposed upon Lessor.

Indemnified Party. Any Lessor Indemnified Party.

Indemnifying Party. Any party obligated to indemnify an Indemnified Party pursuant to Section 8.3 or Article XXII.

Insurance Requirements. All terms of any insurance policy required by this Lease and all requirements of the issuer of any such policy.

Inventory. All merchandise utilized by Lessee in connection with the operation of the Leased Improvement as a Facility, including, without limitation, food, beverage, fuel, linens and other non-depreciable personal property.

Land. As defined in Article I.

Lease. This Facilities Lease Agreement.

Leased Improvement, Leased Property. Each as defined in Article I.

Legal Requirements. All federal, state, county, municipal and other governmental statutes, laws, rules, orders, regulations, ordinances, judgments, decrees and injunctions affecting either the Leased Property or the maintenance, construction, use or alteration thereof (whether by Lessee or under Lessee's control), whether or not hereafter enacted and in force, including (a) all laws, rules or regulations pertaining to the environment, occupational health and safety and public health, safety or welfare, and (b) any laws, rules or regulations that may (1) require repairs, modifications or alterations in or to the Leased Property or (2) in any way adversely affect the use and enjoyment thereof; and all permits, licenses and authorizations and regulations relating thereto and all covenants, agreements, restrictions and encumbrances contained in any instruments, either

of record or known to Lessee (other than encumbrances created by Lessor without the consent of Lessee), at any time in force affecting the Leased Property.

Lender. The holder of any loan secured by Lessor's interest in the Leased Property.

Lessee. The Lessee designated on this Lease and its respective permitted successors and assigns.

Lessee's Personal Property. As defined in Section 6.2.

Lessor. The Lessor designated on this Lease and its respective successors and assigns.

Lessor Indemnified Party. Lessor, any Affiliate of Lessor, any other Person against whom any claim for indemnification may be asserted hereunder as a result of a direct or indirect ownership interest (including a stockholder's, partnership or membership interest) in Lessor, the officers, directors, partners, members, stockholders, employees, agents and representatives of Lessor, and the respective heirs, personal representatives, successors and assigns of any such officer, director, partner, member, stockholder, employee, agent or representative.

Master Lease. If applicable that certain ground lease, license or concession contract by and between Lessor as lessee and the applicable governmental agency as fee interest owner or land lessor ("**Master Lessor**") covering the Leased Land and, to the extent further applicable, any overlease between Master Lessor and the fee interest owner which covers the Leased Land.

Mortgage Loan. Any loan secured by Lessor's interest in the Leased Property.

Notice. A notice given pursuant to Article XXXII.

Officer' s Certificate. A certificate of Lessee reasonably acceptable to Lessor, signed by an authorized signatory of Lessee, or any other person whose power and authority to act has been authorized by delegation in writing by such authorized signatory.

OSHA. The Occupational Health and Safety Act, as amended.

Overdue Rate. On any date, a rate equal to the Base Rate plus 5% per annum, but in no event greater than the maxim um rate then permitted under applicable law.

Payment Date. Any due date for the payment of any installment of Base Rent.

Percentage Rent. As defined in Section 3.1(b).

Permitted Uses. As defined in Section 7.2(b).

Person. Any Government, natural person, corporation, general or limited partnership, limited liability company, stock company or association, joint venture, association, company, trust, bank, trust company, land trust, business trust, or other entity.

Predecessor. Any Person whose liabilities arising under any Environmental Law have or may have been retained or assumed by Lessee, either contractually or by operation of law, relating to the Leased Property.

Proceeding. Any judicial action, suit or proceeding (whether civil or criminal), any administrative proceeding (whether formal or informal), any investigation by a governmental authority or entity (including a grand jury), and any arbitration, mediation or other non-judicial process for dispute resolution.

RCRA. The Resource Conservation and Recovery Act, as amended.

Release or Releases. A **"Release"** as defined in CERCLA or in any Environmental Law, unless such Release has been properly authorized and permitted in writing by all applicable Environmental Authorities or is allowed by such Environmental Law without authorizations or permits.

Rent. Collectively, the Base Rent, Percentage Rent and Additional Charges.

SARA. The Superfund Amendments and Reauthorization Act of 1986, as amended.

State. The State or Commonwealth of the United States in which the Leased Property is located.

Subsidiaries. Persons in which a party owns, directly or indirectly, more than 50% of the voting stock or control, as applicable (individually, a **"Subsidiary"**).

SUNTEX REIT as defined in Section 19.1(a).

Taking. A taking or voluntary conveyance during the Term of all or part of the Leased Property, or any interest therein or right accruing thereto or use thereof, as the result of, or in settlement of, any Condemnation or other eminent domain proceeding affecting the Leased Property whether or not the same shall have actually been commenced.

Term. As defined in Section 1.2.

TSCA. The Toxic Substances Control Act, as amended.

Unavoidable Occurrence. If Lessee is unable to timely fulfill its obligations under this lease due to: (i) strikes or lockouts affecting the general vicinity in which the Leased Property is located, (ii) delays in the delivery of materials or disruption of shipping, (iii) wars, riots, or civil insurrection, (iv) changes (occurring after the date hereof) in laws, codes and regulations (but not based on the failure, within the reasonable control of Lessee, to comply with laws, codes, or regulations and documents of record presently in effect), (v) fire or other casualty not caused by Lessee or any Affiliate of Lessee, (vi) lawsuits, injunctions and moratoriums beyond Lessee's reasonable control (but not based on the failure, within the reasonable control of Lessee, to comply with laws, codes, or regulators and documents of record presently in effect), (vii) weather or (viii) drought.

Uneconomic for Previous Use. A state or condition of the Leased Property such that, in the good faith judgment of Lessee or Lessor, as applicable, reasonably exercised and evidenced by the resolution of the board of directors or other governing body of the respective entity, the Leased Property cannot be operated on a commercially practicable basis for its previous use, taking into account, among other relevant factors, the number of usable units and projected revenues, such that Lessee shall complete the cessation of operations from the Leased Property.

Unsuitable for Previous Use. A state or condition of the Leased Property such that, in the good faith judgment of Lessee or Lessor, as applicable, reasonably exercised and evidenced by the resolution of the board of directors or other governing body of the respective entity, due to casualty damage or loss through Condemnation, the Leased Property cannot function as a Leased Property consistent with standards applicable to a well maintained and operated marina facility.

CONSENT OF LESSOR

This CONSENT OF LESSOR (this "Consent") is made and entered into to be effective as of the ____ day of _____, 2018 between the City of Rockwall, a Texas municipal corporation ("Lessor"), for the benefit of RAY HUBBARD SMI, LLC, a Delaware limited liability company ("Lessee"), and RAY HUBBARD SMI OpCo, LLC, a Delaware limited liability company ("Affiliated Sublessee").

RECITALS

A. The City of Dallas ("Dallas") is the owner of that certain reservoir located in Dallas, Kaufman, Collin and Rockwall Counties, Texas and commonly known as Lake Ray Hubbard, together with certain portions of the shoreline adjacent to the water surface (collectively, the "Lake");

B. As part of the ongoing development and management plan for the Lake, Dallas entered into a Concession Agreement dated as of August 14, 1972 with Clarke-Frates Corporation for the development and operation of a public marina at the Lake ultimately to be known as Chandler's Landing Marina (the "Original Agreement");

C. Dallas subsequently assigned its interest as landlord in the Original Agreement to Lessor by agreement dated November 4, 1974;

D. The Original Agreement was amended and restated pursuant to that certain Concession Agreement dated as of August 28, 1986 between Rockwall and Lessor's predecessor-in-interest and recorded in Volume 284, Page 2 in the real property records of Rockwall County, Texas (as amended and assigned to Lessee, the "Concession Agreement");

E. The Concession Agreement was assigned to Lessee effective April 15, 2016, by Suntex RHCL Marina, LLC pursuant to that certain Assignment and Assumption of Concession Agreement attached hereto as Exhibit A which was approved by Lessor at the Regular City Council Meeting on September 19, 2016 (the "Meeting") as evidenced in the minutes to the Meeting;

F. Lessee and Affiliated Sublessee desire to execute a Facilities Lease Agreement dated to be effective as of January 1, 2018 (the "Sublease") pursuant to which Lessee shall sublease to Affiliated Sublessee a certain portion of the Marina (the "Subleased Premises") more particularly described in the Sublease for use by Affiliated Sublessee to conduct boat rental, ship store and fuel service operations.

G. The parties hereto desire to enter into this Agreement for the purpose of evidencing the consent of Lessor to the Sublease and to evidence other agreements among the parties in respect of the Sublease, as hereinafter set forth.

NOW, THEREFORE, in consideration of the premises, the sum of Ten Dollars

($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge and confessed, the parties hereto hereby agree as follows:

1. Consent to Sublease. Lessor hereby consents to the Sublease on the following terms and conditions:

(a) Lessee shall remain fully liable for the performance of all the obligations of the "Lessee" under the Concession Agreement. The Lessor's consent is not to be interpreted or construed as consent to any future assignment of the Concession Agreement from Assignee to any other person or entity

(b) The use and occupancy of the Subleased Premises by Affiliated Sublessee shall be subject to all of the terms and conditions of the Concession Agreement.

(c) No further assignment of the Concession Agreement or subletting of the Marina that requires the consent of Lessor under the terms of the Concession Agreement shall be made without the prior written consent of Lessor except that Lessee shall be permitted to modify the rent paid by Affiliated Sublessee to Lessee under the Sublease without the prior written consent of Lessor so long as all gross receipts derived from the operations on the Marina continue to be included in the calculation of percentage rent paid under the Concession Agreement subject to the avoidance of duplication in the calculation as set forth in Section 2 below.

(d) Affiliated Sublessee shall be required to obtain Lessor's consent to any action or matter with respect to which Lessee is required to obtain Lessor's consent under the Concession Agreement.

(e) Lessor shall not be responsible or liable for the performance by Lessee of Lessee's obligations under the Concession Agreement.

2. Gross Receipts. Under the terms of the Concession Agreement, the rent payable to Lessor is based upon a percentage of the gross receipts derived from the Marina. Notwithstanding anything to the contrary set forth in the Concession Agreement or this Consent, in calculating the gross receipts upon which such percentage rent is based, gross receipts received by both Lessee and Affiliated Sublessee shall be included; however, in order to avoid duplication, the rent paid by Affiliated Sublessee to Lessee under the Sublease shall not be included in gross receipts and thus will have no effect on the amount of rent payable to Lessor under the Concession Agreement. Affiliated Sublessee specifically agrees to comply with all obligations set forth in the Concession Agreement regarding keeping financial records and making its financial records available to representatives of Lessor for inspection or audit.

3. No Modification. Nothing in this Consent amends the Concession Agreement except to the extent expressly stated herein. The Lessor's consent is not to be interpreted or construed as release of Lessee of any of the obligations of Lessee under the

Concession Agreement which arose before the effective date of the Sublease including those obligations which arose before the date of the Sublease and are meant to survive the term of the Concession Agreement.

4. Governing Law. This Consent shall be governed by and construed in accordance with the laws of the State of Texas applicable to contracts made and performed in such State.

5. Successors and Assigns. This Consent shall be binding on and inure to the benefit of the successors and assigns of the parties hereto.

6. Headings. The section headings hereof are inserted for convenience of reference only and shall in no way alter, amend, define or be used in the construction or interpretation of the text of such section.

7. Construction. Whenever the context hereof so requires, reference to the singular shall include the plural and likewise, the plural shall include the singular; words denoting gender shall be construed to mean the masculine, feminine or neuter, as appropriate; and specific enumeration shall not exclude the general, but shall be construed as cumulative of the general recitation.

8. Severability. If any clause or provision of this Agreement is or should ever be held to be illegal, invalid or unenforceable under any present or future law applicable to the terms hereof, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and that in lieu of each such clause or provision of this Amendment that is illegal, invalid or unenforceable, such clause or provision shall be judicially construed and interpreted to be as similar in substance and content to such illegal, invalid or unenforceable clause or provision, as the context thereof would reasonably suggest, so as to thereafter be legal, valid and enforceable.

9. Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall constitute an original instrument, but all of which shall constitute one and the same agreement.

EXECUTED as of the date and year first above written.

LESSOR:

CITY OF ROCKWALL

By:_____
Name:_____
Title:_____

LESSEE:

RAY HUBBARD SMI, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

AFFILIATED SUBLESSEE:

RAY HUBBARD SMI OPCO, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/16/2018

APPLICANT: Theresa Briones

AGENDA ITEM: **P2017-046**; *Lots 1 & 2, Block A, Briones Addition*

SUMMARY:

Hold a public hearing to discuss and consider a request Theresa Briones for the approval of a replat for Lots 1 & 2, Block A, Briones Addition being a 0.25-acre parcel of land identified as a portion of Block 7 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 905 N. Alamo Street, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat plat a 0.25-acre tract of land [*i.e. a portion of Block 7, Garner Addition]* into two (2) parcels [*i.e. Lots 1 & 2 Block A, Briones Addition*] for the purpose of subdividing one (1) lot into two (2) lots for the construction of two (2) single-family homes.

- ☑ On November 9, 2017, the Board of Adjustments approved a variance [*Order No. BOA 2017-5-V*] to the minimum lot frontage and minimum lot size requirements as stipulated in the Unified Development Code (UDC) for properties located in a Single-Family 10 (SF-10) District.

- ☑ On September 6, 2017, the Park Board reviewed the replat and made a recommendation to approve the plat with the following condition:

    1) The developer is to pay cash in lieu of land fees of $483 at the time of final plat.

- ☑ Per the *Texas Local Government Code*, a residential replat that increases the number of lots in an established residential subdivision requires a public hearing [*TLGC §212.015*].

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

NOTIFICATIONS:

On December 28, 2017, staff sent 20 notices to property owners and occupants within 200-feet of the subject property and are within the residential subdivision. Staff as received one (1) notice in favor of this request.

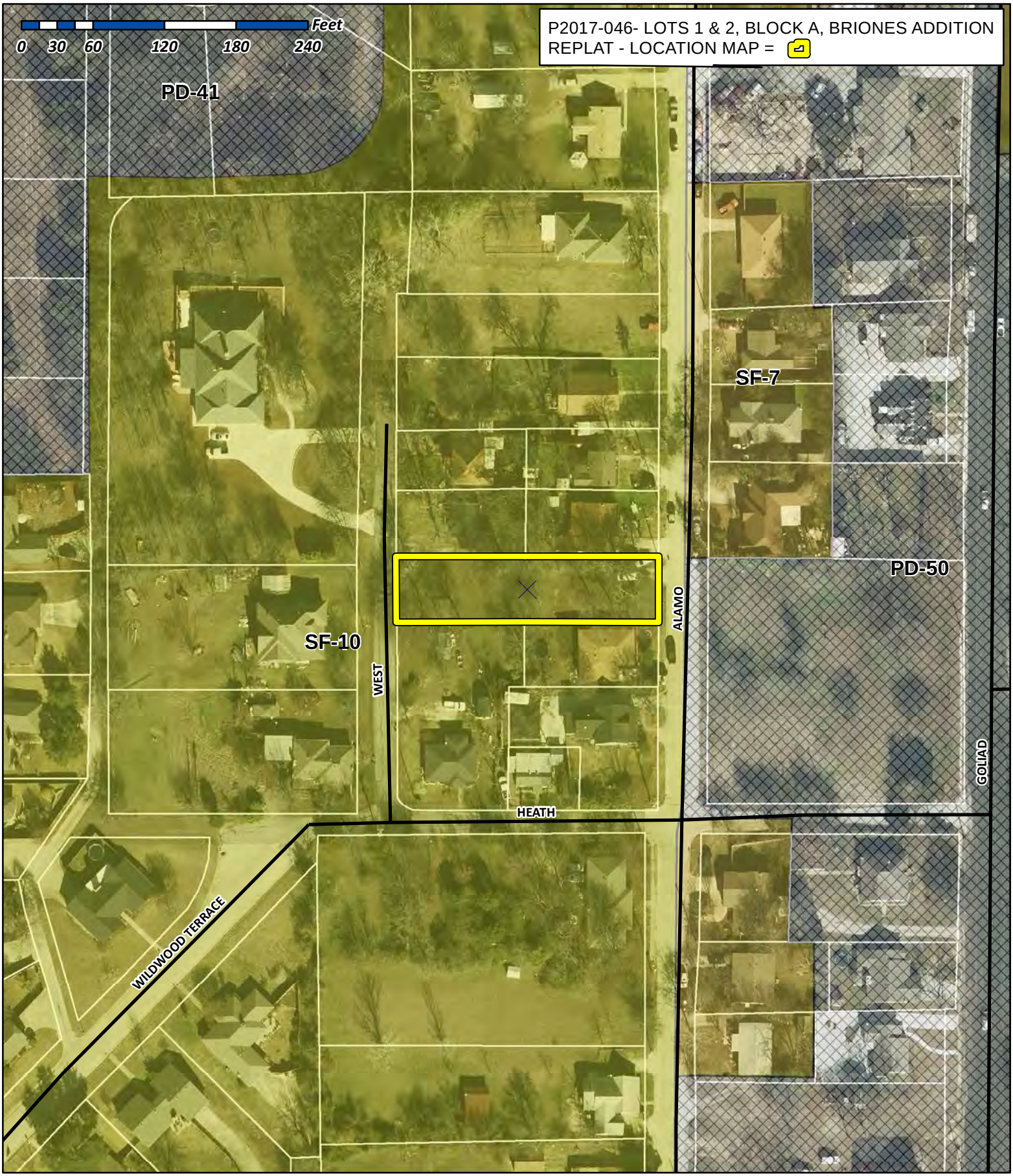
RECOMMENDATIONS:

Should the City Council chose to approve the *replat* for *Lot 1, Block A, Briones Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On January 9, 2018 the Planning and Zoning Commission's motion to recommend approval of the replat with staff recommendations passed by a vote of 7-0.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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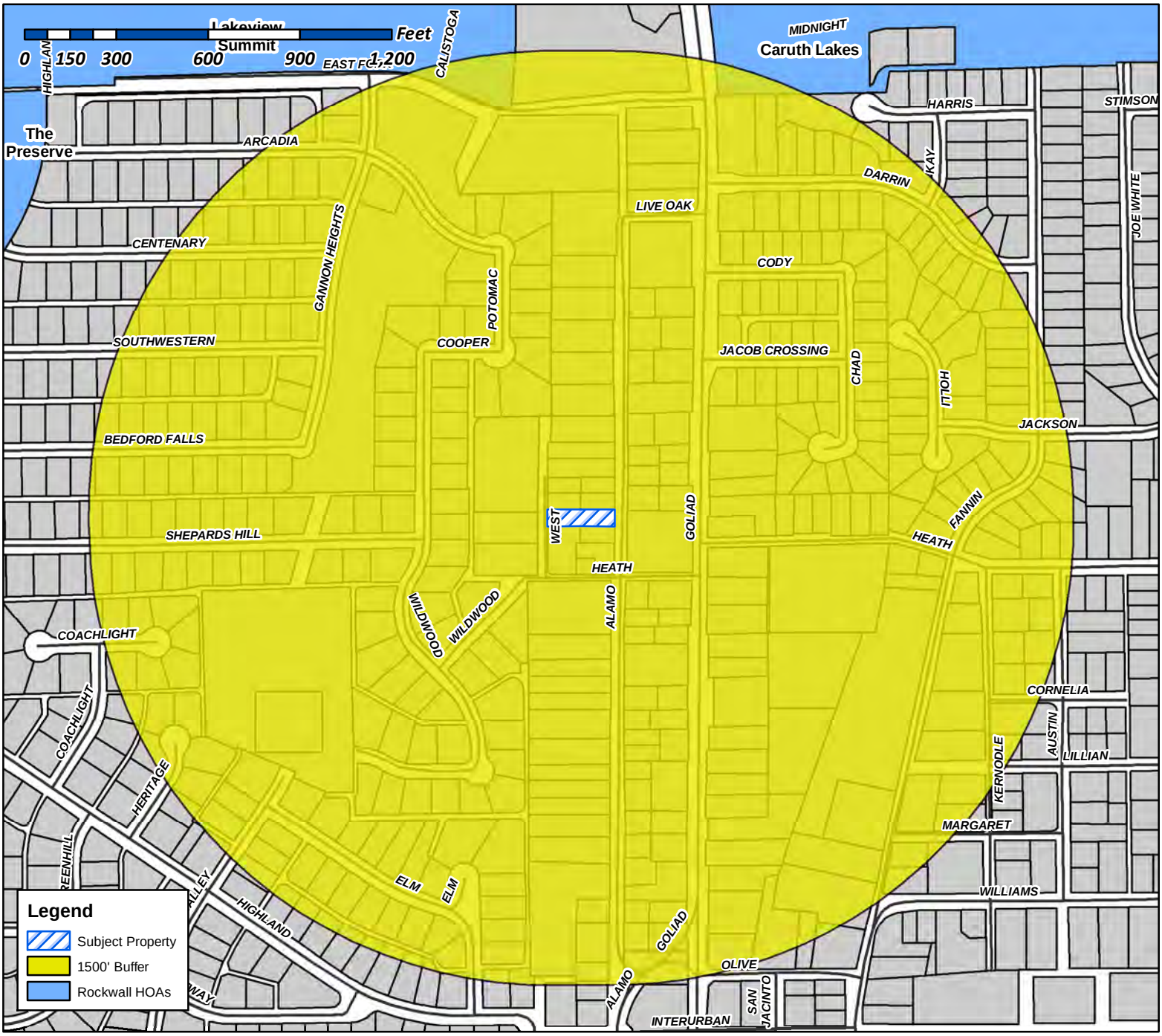
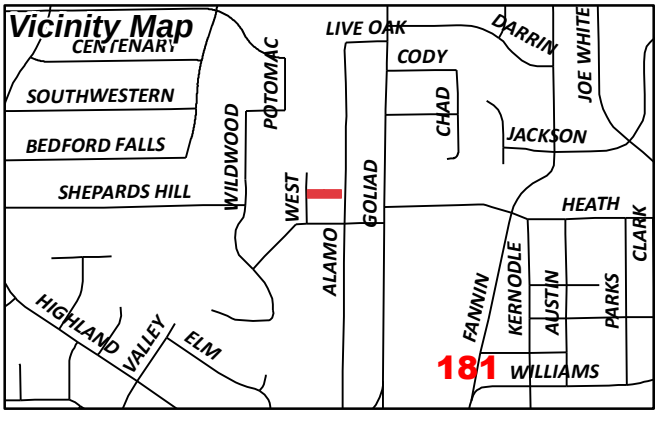


Case Number: P2017-046
Case Name: Replat for 905 N. Alamo Street
Case Type: Replat
Zoning: SF-10
Case Address: 905 N. Alamo Street



Date Created: 12/28/2017
For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Thursday, December 28, 2017 3:54:18 PM
Attachments:	PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was also published in the Rockwall Herald Banner ***December 22, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 1/9/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Tuesday, 1/16/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **P2017-046- Hold a public hearing to discuss and consider a request Theresa Briones for the approval of a replat for Lots 1 & 2, Block A, Briones Addition being a 0.25-acre parcel of land identified as portion of Block 7 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 905 N. Alamo Street, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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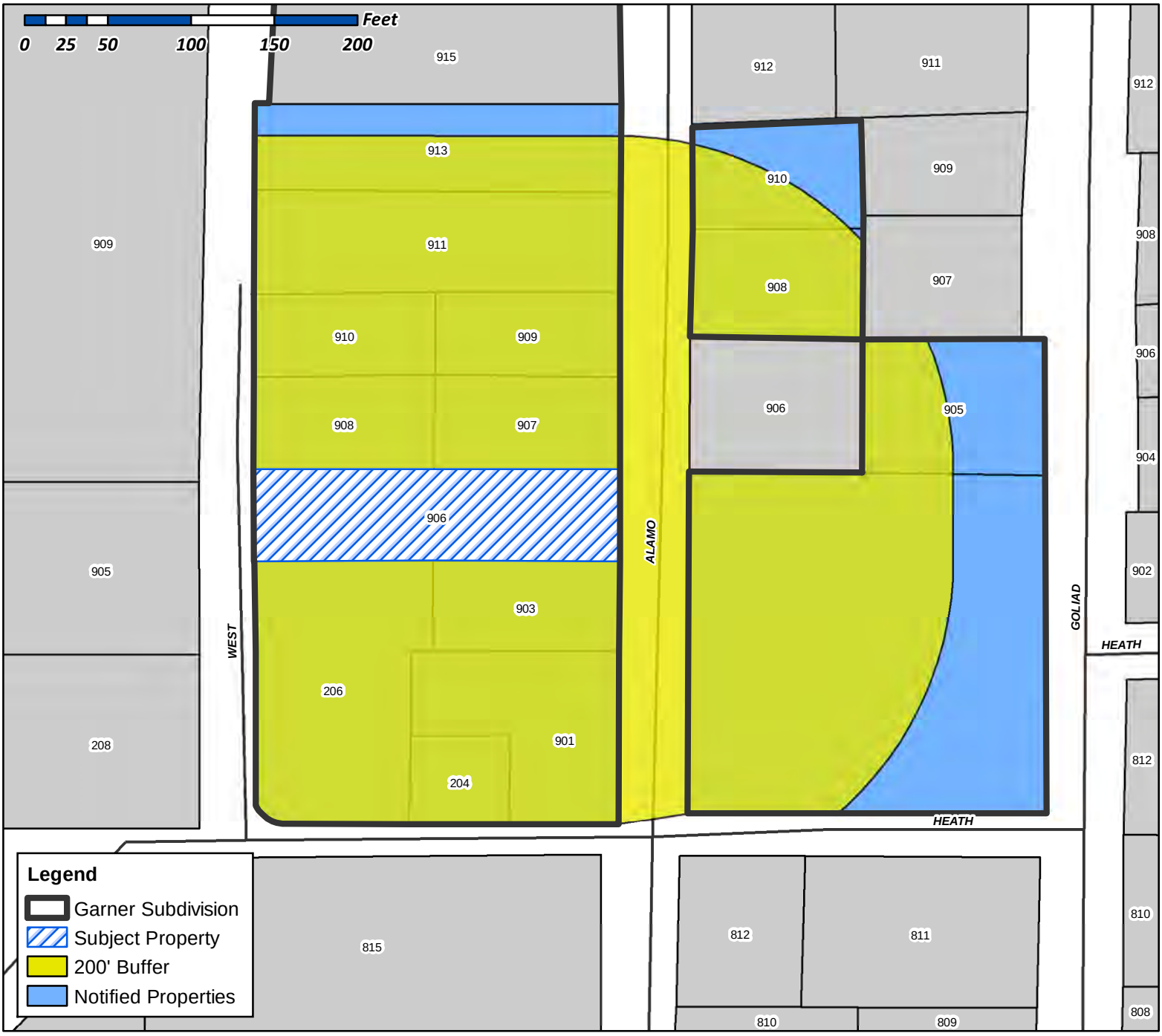
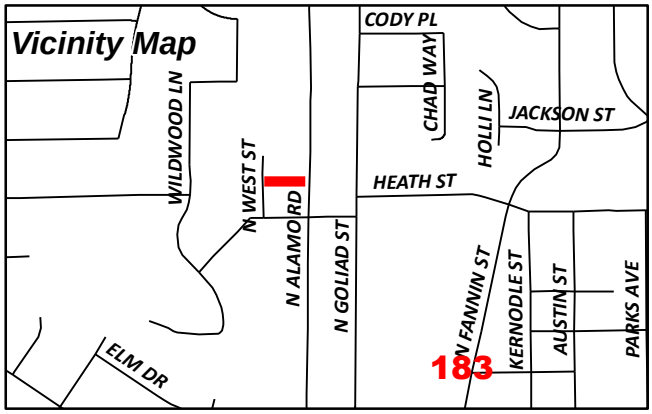


Case Number: P2017-046
Case Name: Lots 1&2, Block A, Briones Addition
Case Type: Replat
Zoning: SF-10
Case Address: 905 N. Alamo Street



Date Created: 1/2/2018
For Questions on this Case Call (972) 771-7745

COOPER JAMES A & MICHELLE R
PO BOX 492
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

OWENS TERRIE LEIGH WELLS & MONROE LEE JR
204 WAGON TRL
ROCKWALL, TX 75032

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
113 WAITS CIR
GARLAND, TX 75043

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

HARRIS JAMES SCOTT &
907 N ALAMO
ROCKWALL, TX 75087

AGUADO MARIA
903 N ALAMO RD
ROCKWALL, TX 75087

PIERCE CAROLYN GREEN
908 N ALAMO RD
ROCKWALL, TX 75087

WILLIAMS ALEX RAY &
906 N ALAMO RD
ROCKWALL, TX 75087

FALLS DAVID C & TERRI L
3608 LAKESIDE DR
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

CURRENT RESIDENT
901 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
204 W HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
906 N WEST ST
ROCKWALL, TX 75087

CURRENT RESIDENT
905 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
913 N ALAMO
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

CORRECTED NOTICE

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. P2017-046: Lots 1&2, Block A, Briones Addition

Hold a public hearing to discuss and consider a request Theresa Briones for the approval of a replat for Lots 1 & 2, Block A, Briones Addition being a 0.25-acre parcel of land identified as portion of Block 7 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 905 N. Alamo Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 1/9/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Tuesday, 1/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **1/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. P2017-046: Lots 1&2, Block A, Briones Addition

Please place a check mark on the appropriate line below:

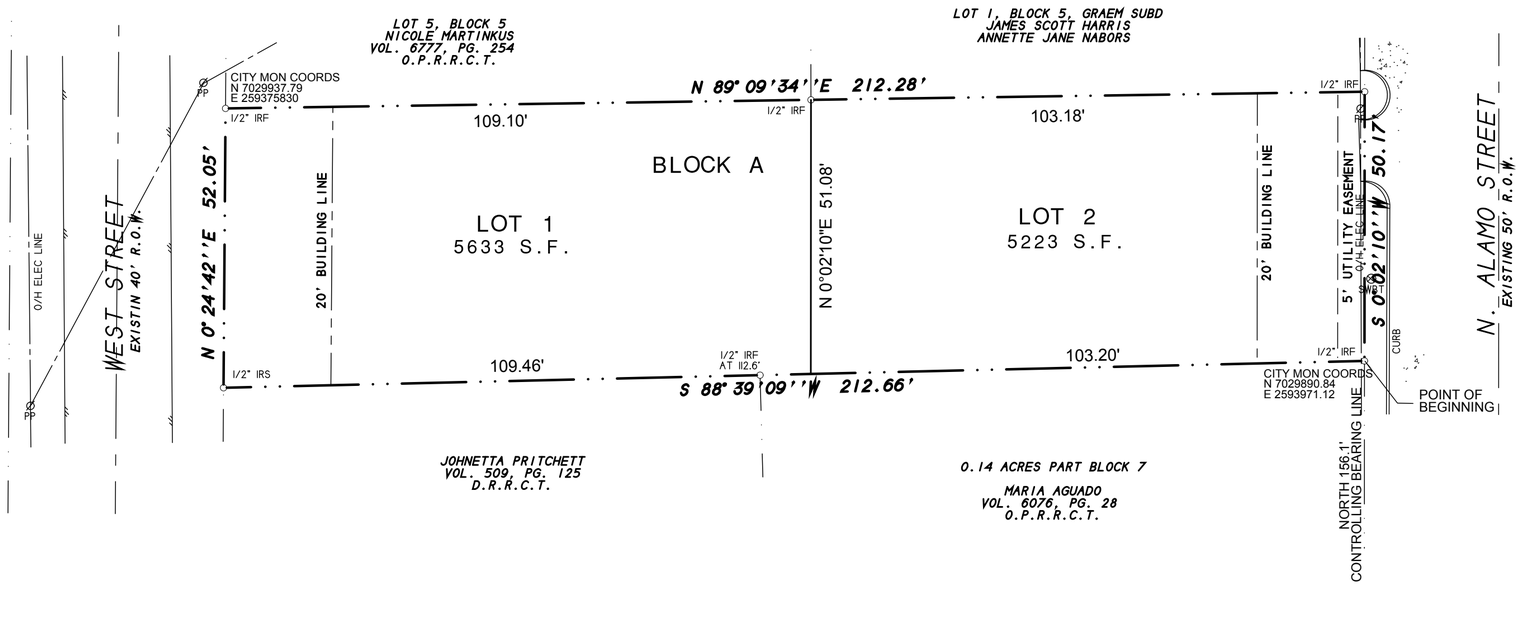
☒ I am in favor of the request for the reasons listed below.

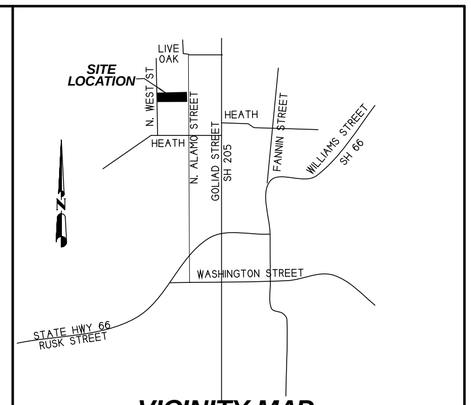
☐ I am opposed to the request for the reasons listed below.

Name: Way Family Mgt. LLC

Address: 8441 S. FM 549 Heath, Tx 75032

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE





VICINITY MAP
N.T.S.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: STATE PLACE COORDINATES BASED ON ROCKWALL MONUMENT SYSTEM.

FINAL PLAT

BRIONES ADDITION
LOTS 1 AND 2, BLOCK A

10,856 S.F. OR 0.25 ACRES
BEING A REPLAT OF
PART OF BLOCK 7
GARNER ADDITION

A PART OF THE J.H.B. JONES
SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
RONALD & THERESA BRIONES
906 N. WEST STREET
ROCKWALL, TEXAS 75087

SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 6, 2017
SCALE 1" = 20' FILE # 20150249-RP
CLIENT BRIONES

CITY CASE NO P2017-

186

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Ronald Briones and Theresa Briones, BEING THE OWNER OF A TRACT OF land in the J.H.B. JONES SURVEY, ABSTRACT NO. 124, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.H.B. JONES SURVEY, ABSTRACT NO. 124, City of Rockwall, Rockwall County, Texas, and being a part of Block 7, Garner Addition, an Addition to the City of Rockwall, Texas, and being described in a Warranty deed from WWSW Properties, LLC to Ronald Briones and Theresa Briones, dated November 7, 2014 and being recorded in Document number 20140000016289 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way line of N. Alamo Street 50' R.O.W. said point being at the southeast corner of said tract, said point being NORTH, 156.1 feet from the intersection of said right-of-way line with the north right-of-way line of Heath Street, and also being the northeast corner of a tract of land as described in a Warranty deed to Maria Aguado, as recorded in Volume 6076, Page 28 of the Official Public Records of Rockwall County, Texas;

THENCE S. 88 deg. 39 min. 09 sec. W. along the south line of said tract, passing a 1/2" iron rod found at 112.60 feet and continuing for a total distance of 212.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the east right-of-way line fo West Street and at the southwest corner of said tract of land and at the northwest corner of a tract of land as described in a Deed to Johnetta Pritchett, as recorded in Volume 509, Page 125 of the Real Property Records of Rockwall County, Texas;

THENCE N. 00 deg. 24 min. 42 sec. E. along the east line of said West Street, a distance of 52.05 feet to a 1/2" iron rod found for corner at the southwest corner of a tract of land as described in a Deed to Nicole Martinkus, as recorded in Volume 6777, Page 254, of the Official Public Records of Rockwall County, Texas;

THENCE N. 89 deg. 09 min. 34 sec. E. along the south line of said Martinkus tract, at 103.10 feet pass a 1/2" iron rod found at the southeast corner of said and continuing for a total distance of 212.28 feet to a 1/2" iron rod found for corner in the west right-of-way line of N. Alamo Street;

THENCE S.00 deg. 02 min. 10 sec. W. along said right-of-way line, a distance of 50.17 feet to the POINT OF BEGINNING and containing 10,856 square feet or 0.25 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as BRIONES ADDITION, LOTS 1 AND 2, BLOCK A, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in BRIONES ADDITION, LOTS 1 AND 2, BLOCK A, have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

_____
Ronald Briones

_____
Theresa Briones

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ronald Briones, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Theresa Briones, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal useand fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of BRIONES ADDITION, LOTS 1 AND 2, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ , _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

BRIONES ADDITION
LOTS 1 AND 2, BLOCK A

10,856 S.F. OR 0.25 ACRES
BEING A REPLAT OF
PART OF BLOCK 7
GARNER ADDITION

A PART OF THE J.H.B. JONES
SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
RONALD & THERESA BRIONES
906 N. WEST STREET
ROCKWALL, TEXAS 75087

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 6, 2017
SCALE 1" = 20' FILE # 20150249-RP
CLIENT BRIONES

CITY CASE NO P2017-

187

ORDER OF THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS

ORDER NO. BOA 2017-5-V

WHEREAS, the Board of Adjustment held a public hearing on the 9th day of November, 2017, to consider the application of Ronald and Theresa Briones, as owner for the tract of land described below, for a variance from the zoning, which requires a minimum 80' lot frontage and 10,000sf lot size and

WHEREAS, the applicant requested a variance from the said zoning to reduce the lot frontage from 80 feet to 50 feet and reduce the lot size from 10,000sf to 5000sf in order to subdivide the lot on Part 7, at 905 West St and

WHEREAS, after due consideration and discussion it appears that the granting of such a variance would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the zoning, be and in the same is hereby granted so as to subdivide on said lot with a 50 foot lot frontage and 5000sf lot size.

Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 9th day of November, 2017.

ATTEST:

Vicky Morton
Secretary

APPROVED:

Chairman

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Ryan Miller, *Director of Planning and Zoning*

FROM: David Gonzales, *Senior Planner*

DATE: January 16, 2018

SUBJECT: Z2017-052; *Zoning Change (AG, C, & HC to PD) for the Enclave*

At the Planning and Zoning Commission meeting on January 9, 2018, the Planning and Zoning Commission conducted a public hearing for the proposed Planned Development [*Case No. Z2017-052*]. At this meeting, the applicant provided a *Traffic Impact Analysis* (TIA) for the proposed development; however, the Planning and Zoning Commission recognized that the report was missing appendices. Additionally, the Commission had a concern with the TIA being conducted during the holiday season and questioned the results. The Planning and Zoning Commission made a motion to table the case requesting a subsequent TIA to be performed. The motion passed by a vote of 6 to 1 with Commissioner Chodun dissenting. The applicant agreed with this motion and should have the report ready for the January 30, 2018 Planning and Zoning Commission meeting. With this being said, the Planning and Zoning Commission will hold a subsequent public hearing on *Tuesday, January 30, 2018,* moving the City Council public hearing to *Monday, February 5, 2018.*

According to Section 6.2, *Public Hearing Postponements, Recess, and Continuations*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), a public hearing may be postponed by announcing the postponement at the time of the public hearing and indicating the time and place the new hearing is scheduled to begin. The announcement of a postponement or continuation shall be sufficient notice and no additional notice shall be required.

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/09/2018

APPLICANT: Randy Eardley, P.E.; *Weir & Associates*

AGENDA ITEM: **Z2017-065**; *Chick-Fil-A*

SUMMARY:

Hold a public hearing to discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) for a restaurant with a drive-through or drive-in on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting approval of a Specific Use Permit (SUP) for a *restaurant, 2,000 SF or more, w/ drive-through* [*i.e. Chick-Fil-A*]. The proposed restaurant is ~2,200 SF and situated on a 0.656-acre tract of land [*i.e. Lots 1 & 2, Block A, Billy Peoples #1 Addition*], is zoned General Retail (GR) District, and is addressed as 1902 & 2000 S. Goliad Street [SH-205].

On December 12, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-037*] a restaurant with a drive-through on the subject property. Subsequently, the City Council approved variances associated with the approved site plan on December 18, 2017. After the approval of the submitted site plan, staff recognized that the subject property was located in a General Retail (GR) District and would require a Specific Use Permit (SUP) for a restaurant greater than 2,000 SF with a drive-through facility. Staff should note that although the approval of a Specific Use Permit (SUP) is discretionary to the Planning and Zoning Commission and the City Council, there currently exists several other restaurants with drive-throughs [*e.g. Taco Casa, Braums, and Chicken Express*] located adjacent to the subject property and that are zoned General Retail (GR) District.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: North of the subject property is Yellow Jacket Lane, which is identified as an M4-D (*major collector, 4-lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) restaurants with drive-throughs [*i.e. Braums and Chicken Express*]. This area is zoned General Retail (GR) District.

South: South of the subject property is a restaurant [*i.e. Luigi's*]. Beyond this is a parking lot for a shopping center and a restaurant with a drive-through. This area is zoned General Retail (GR) District.

East: East of the subject property is Goliad Street [SH-205], which is identified as a P6D (*principal arterial, 6-lane, divided highway)* on the City's Master Thoroughfare Plan.

Beyond this is a retail strip center with several retail business as well as a florist [*i.e. Sabrina's Flowers*]. This area is zoned Commercial (C) District.

West: West of the subject property is an office building [*i.e. Texas Department of Family and Protective Services*]. Beyond this is a car wash [*i.e. Auto Clean*]. This area is zoned General Retail (GR) District.

NOTIFICATION:

On December 28, 2017, staff sent 39 notices to property owners and residents within 500-feet of the subject property. Additionally, staff notified the Waterstone Homeowner's Association which is the only Neighborhood Associations/HOA's located within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff has not received any notices concerning this case.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) The restaurant shall generally conform to the concept plan shown in *Exhibit 'B*' and the concept building elevations shown in *Exhibit 'C'* of the attached ordinance.

3) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On January 9, 2018, the Planning and Commission's motion to recommend approval of the Specific Use Permit (SUP) with staff recommendations passed by a vote of 7-0.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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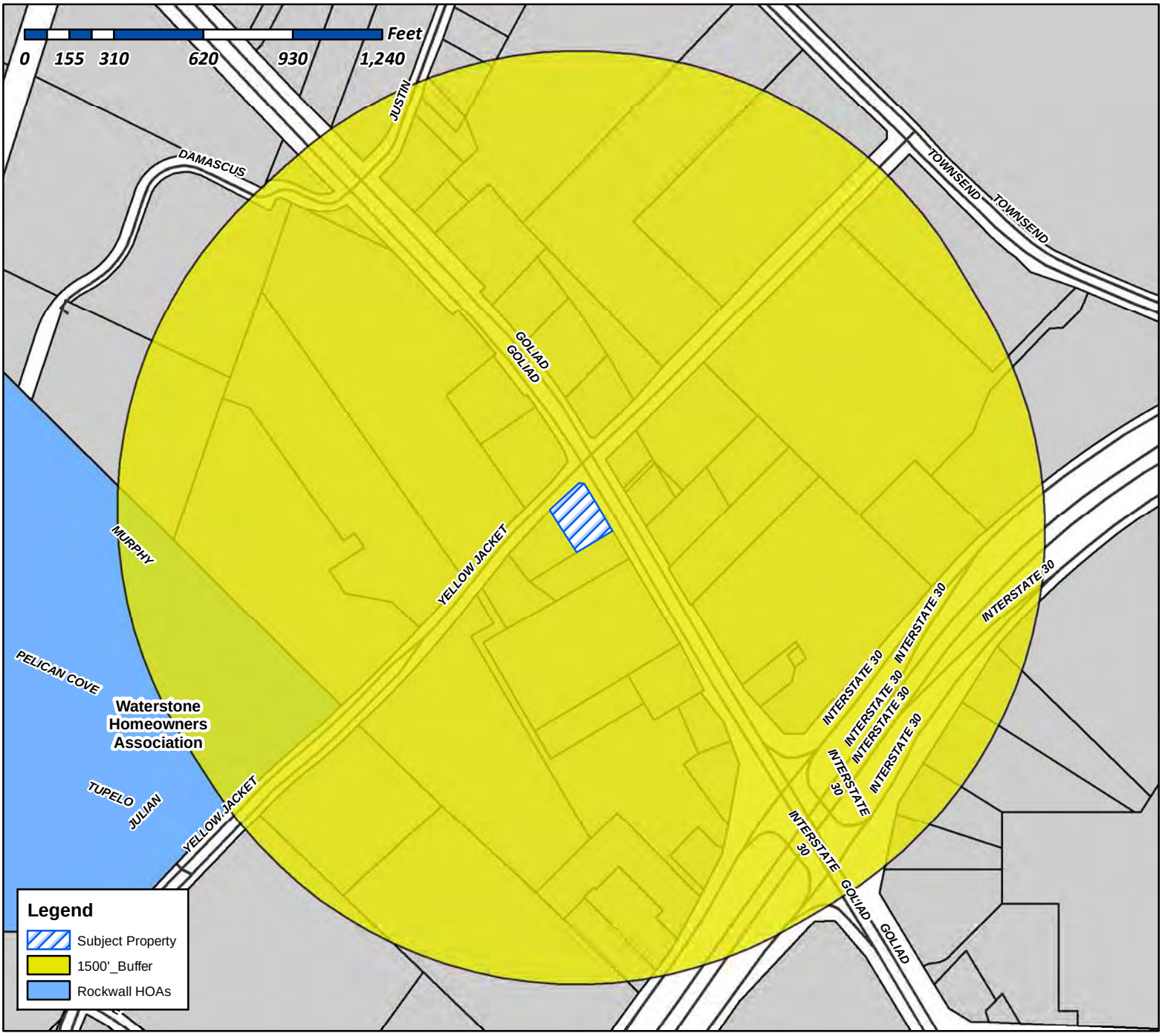
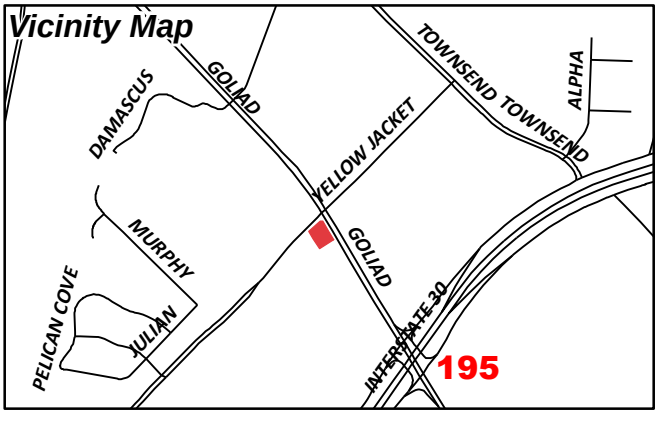


Case Number: Z2017-065
Case Name: SUP for Chick-Fil-A
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 1902 & 2000 S. Goliad Street



Date Created: 12/18/2017
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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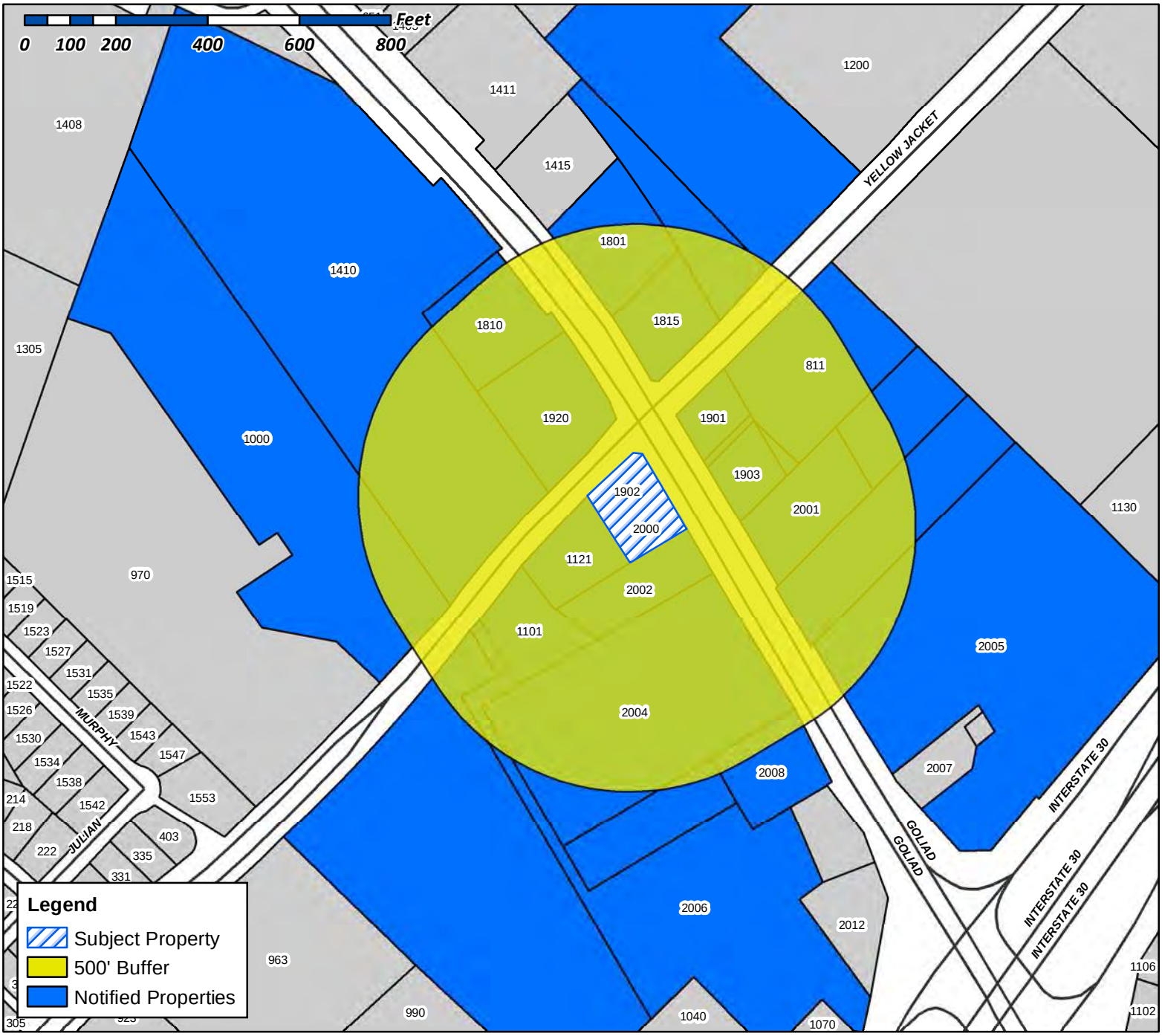
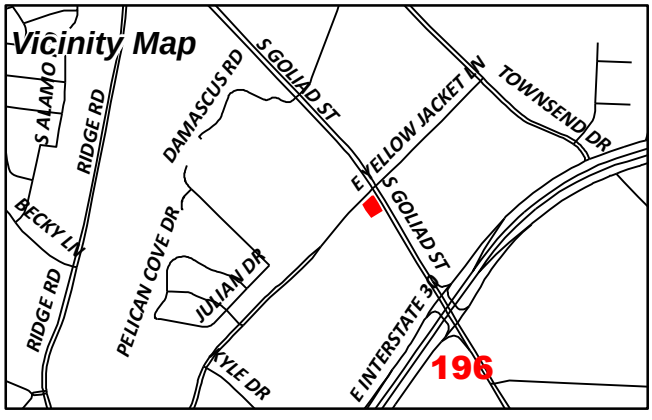


Case Number: Z2017-065
Case Name: SUP for Chick-Fil-A
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 1902 & 2000 South Goliad Street



Date Created: 12/18/2017
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1000 YELLOW JACKET LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 YELLOW JACKET LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1121 YELLOW JACKET LN
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH
FINANCE OFFICE
1200 E YELLOW JACKET LN
ROCKWALL, TX 75087

B5HP ROCKWALL LLC
1300 E HWY 199
SPRINGTOWN, TX 76082

WDC PEBBLEBROOK APARTMENTS LLC
13400 BISHOP'S LANE SUITE 270
BROOKFIELD, WI 53005

CURRENT RESIDENT
1410 S GOLIAD
ROCKWALL, TX 75087

SMAJLI ISMET & DYLDYL
1422 MURPHY DR
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS
1610 SHORES BLVD
ROCKWALL, TX 75087

ROCKWALL CENTRAL S/C II LTD
16475 DALLAS PARKWAY SUITE 800
ADDISON, TX 75001

CURRENT RESIDENT
1801 S GOLIAD
ROCKWALL, TX 75087

LONE STAR CHICKEN LP
1810 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1815 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1901 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1902 S GOLIAD
ROCKWALL, TX 75087

UHLIG JANET KAY &
JEFFERY DAVID JOLLEY
1903 S GOLIAD ST
ROCKWALL, TX 75087

UHLIG JANET KAY &
JEFFERY DAVID JOLLEY
1903 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1920 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2000 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL VET CLINIC
C/O JOE LOFTIS
2001 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
2002 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2005 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2006 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2008 S GOLIAD
ROCKWALL, TX 75087

LANDLOW LLC
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

COOPER RESIDENTIAL LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

RETAIL BUILDERS INC
3000 NE 63RD ST
OKLAHOMA CITY, OK 73121

RACETRAC PETROLEUM INC
3225 CUMBERLAND BLVD SE STE 100
ATLANTA, GA 30339

ROCK HOB LP
3305 BUCHANAN ST
WICHITA FALLS, TX 76308

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ROCK HOB LP
3305 BUCHANAN ST
WICHITA FALLS, TX 76308

WDOP SUB I LP
C/O THE MILESTONE GROUP LLC
5429 LBJ FREEWAY SUITE 800
DALLAS, TX 75240

JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

RHOADS RHOADS AND COX
6905 ELLSWORTH AVE
DALLAS, TX 75214

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

CURRENT RESIDENT
811 YELLOW JACKET
ROCKWALL, TX 75087

E Z MART #77
PO BOX 1426
TEXARKANA, TX 75504

ROCKWALL ICE CREAM HOLDINGS LLC
PO BOX 852
WAXAHACHIE, TX 75168

BOOMPA LTD
PO BOX 999
ROCKWALL, TX 75087

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VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT

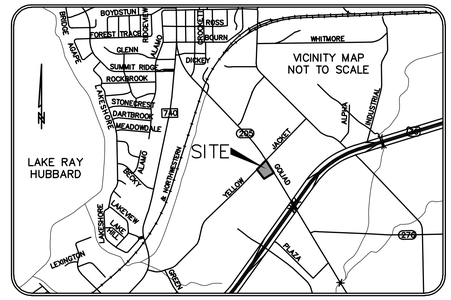
ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±17.9' SOUTHEAST OF POWER POLE AND ±29.5 SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.

ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLIAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLIAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE
ELEVATION = 575.46'

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



*** L E G E N D ***

AC	AIR CONDITIONER
BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTMH	GREASE TRAP MANHOLE
GTS	GAS TEST STATION
GUY	GUY WIRE
GAS MW	GAS MONITOR WELL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL W/CONDUIT AND TRANSFORMER
RR TIE RW	RAIL ROAD TIE RETAINING WALL
SDMH	STORM DRAIN MANHOLE
SN	SIGN
SNT	UNDERGROUND TELEPHONE SIGN
SNG	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
580.97 TC	TOP OF CURB SPOT SHOT
580.47 G	GUTTER SPOT SHOT
X	TOPOGRAPHIC SPOT SHOT

0 20 40 60
SCALE: 1"= 20'

ALTA/NSPS LAND TITLE SURVEY

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

LOTS 1 AND 2, BLOCK A
BILLY PEOPLES ADDITION No. 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET TITLE
ALTA/NSPS LAND TITLE SURVEY

☐Preliminary
☐80% Submittal
☐For Construction

Job No. : 17142
Store : #04222
Date : 11/15/2017
Drawn By : MTJ
Checked By: GAM

Sheet
CA-1.1

PRINTED: 11/15/2017 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/15/2017 9:32 AM SAVED BY: MATTHEWJ FILE: ALTA-SURVEY-17142.DWG

FIELD NOTES

TRACT 1:
BEING A TRACT OF LAND LOCATED IN THE J. CADLE SURVEY, ABSTRACT No. 65, ROCKWALL COUNTY, TEXAS, ALL OF LOT 1 AND A PORTION OF 2, BILLY PEOPLE'S ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 277, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST LINE OF WEST YELLOWJACKET LANE, (A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE WEST CORNER OF SAID LOT 2;

THENCE N 45°05'27" E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST YELLOWJACKET LANE AND THE NORTHWEST LINE OF SAID LOT 2, A DISTANCE OF 138.69 FEET TO A POINT, BEING THE WEST END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST YELLOWJACKET LANE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH GOLIAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 83°00'35" E, ALONG SAID RIGHT-OF-WAY CLIP, A DISTANCE OF 19.59 FEET TO A POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLIAD STREET, AND THE NORTHEAST LINE OF SAID LOT 2, SAID POINT BEING THE EAST END OF SAID RIGHT-OF-WAY CLIP;

THENCE S 30°50'38" E, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLIAD STREET AND THE NORTHEAST LINE OF SAID LOT 2, AT A DISTANCE OF 94.11 FEET, PASSING THE EAST CORNER OF SAID LOT 2 AND THE NORTH CORNER OF SAID LOT 1, CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 1, IN ALL A TOTAL DISTANCE OF 194.11 FEET TO A POINT BEING THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF LOT 2, LORETTA ANDERSON ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET C, SLIDE 153, P.R.R.C.T.;

THENCE S 59°08'10" W, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLIAD STREET, ALONG THE SOUTHEAST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF SAID LOT 2 LORETTA ANDERSON ADDITION, A DISTANCE OF 150.00 FEET TO A POINT, BEING THE SOUTH CORNER OF SAID LOT 1 AND THE EAST CORNER OF LOT 1R MUCKLEROY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET D, SLIDE 185, P.R.R.C.T.;

THENCE N 30°50'38" W, DEPARTING THE NORTHWEST LINE OF SAID LOT 2 LORETTA ANDERSON ADDITION, ALONG THE SOUTHWEST LINE OF SAID LOT 1 AND THE NORTHEAST LINE OF SAID LOT 1R, AT A DISTANCE OF 100.00 FEET, PASSING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF SAID LOT 2, BLOCK A, CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT 2, BLOCK A, AT A DISTANCE OF 167.31 FEET, PASSING AN "X" CUT FOUND BEING THE NORTH CORNER OF SAID LOT 1R, CONTINUING IN ALL A TOTAL DISTANCE OF 172.47 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.658 ACRES (28,662 SQUARE FEET) OF LAND, MORE OR LESS.

TITLE NOTES

THIS SURVEY WAS PREPARED WITH BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF. No. 4715001926, EFFECTIVE DATE SEPTEMBER 6, 2017, ISSUED DATE SEPTEMBER 19, 2017.

10d. THE 25' BUILDING SETBACK LINE SHOWN ON THE PLAT RECORDED IN CAB. A, SL. 277, P.R.R.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.

10e. THE UNIDENTIFIED 10'X10' EASEMENT SHOWN ON THE PLAT RECORDED IN CAB. A, SL. 277, P.R.R.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.

10f. THE EASEMENT RECORDED IN VOL. 65, PG. 50, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT.

10g. THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN THE DEED RECORDED IN VOL. 46, PG. 41, D.R.R.C.T.

SURVEYOR'S NOTES

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0040L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN."

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATORS, VISIBLE IMPROVEMENTS AND/OR EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED OR DESIGNATED THE UNDERGROUND UTILITIES.

4. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

5. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF. No. 4715001926, EFFECTIVE DATE SEPTEMBER 6, 2017, ISSUED DATE SEPTEMBER 19, 2017.

6. THE SUBJECT TRACT CONTAINS STRIPED PARKING SPACES, HOWEVER, AT THE TIME OF THE SURVEY, MANY STRIPES HAVE BECOME TOO OLD AND/OR DESTROYED AND FOR AN ACCURATE COUNT.

7. ACCORDING TO DEVELOPMENT INVESTIGATION REPORT PREPARED FOR CHICK-FIL-A, INC., PREPARED BY SITE DEVELOPMENT, INC., PROJECT No. 04222, DATED OCTOBER, 10, 2017, THE SUBJECT TRACT IS ZONED "GR", GENERAL RETAIL, WITH STATE HIGHWAY 205 OVERLAY. SEE ZONING TABLE SHOWN HEREON.

8. ALL MATTERS SHOWN ON RECORDED PLAT PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.

9. AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

10. AT THE TIME OF THE SURVEY, SURVEYOR WAS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

11. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

12. THE SUBJECT TRACT HAS ACCESS TO SOUTH GOLIAD STREET ALONG THE SOUTHEAST LINE AND EAST YELLOWJACKET LANE ALONG THE NORTH LINE.

13. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $2,000,000 TO BE IN EFFECT THROUGHOUT CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

14. THE SQUARE FOOTAGE OF THE BUILDING IS BASED ON THE EXTERIOR DIMENSIONS AS MEASURED AT GROUND LEVEL.

ZONING INFORMATION:
THE SUBJECT TRACT IS CURRENTLY ZONED "GR"
GENERAL RETAIL, WITH STATE HIGHWAY 205 OVERLAY

ADJACENT PROPERTIES ARE ZONED:

Front (NW):	GR	W Yellow Jacket Lane
Left Side (NE):	GR	S Goliad Street
Right Side (SW):	GR	Commercial
Rear (SE):	GR	Restaurant

MINIMUM LOT WIDTH IS N/A
MINIMUM LOT DEPTH IS N/A
MAXIMUM FLOOR AREA N/A.
MAXIMUM BUILDING HEIGHT IS 30 FEET.

BUILDING SETBACKS ARE:

Front: (W Yellow Jacket Ln)	15'
Front: (S Goliad Street)	25' (per SH 205 Overlay)
Right Side: (Commercial)	0'
Rear: (Restaurant)	0'

LANDSCAPE SETBACKS ARE:

Front: (W Yellow Jacket Ln)	10'
Left Side: (S Goliad Street)	20'
Right Side: (Commercial)	0'
Rear: (Restaurant)	0'

THE PARKING FORMULA FOR MINIMUM REQUIREMENTS:
one (1) space per each 100 square feet of gross floor area.

POLE SIGNS ARE NOT PERMITTED

CITY AND UTILITY PROVIDERS
(SET NOTE 7)

1) PLANNING DEPARTMENT
City of Rockwall Planning & Zoning Department
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Mr. Ryan Miller
Phone: 972-772-6441

2) ZONING DEPARTMENT
City of Rockwall Planning & Zoning Department
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Mr. Ryan Miller
Phone: 972-772-6441

3) SIGNS
City of Rockwall Building Department
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Mr. John Ankrum
Phone: 972-772-6774

4) BUILDING DEPARTMENT
City of Rockwall Building Department
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Mr. John Ankrum
Phone: 972-772-6774

5) FIRE MARSHAL
City of Rockwall Fire Department
Address: 101 East Quail Run, Rockwall, TX 75087
Contact: Ms. Ariana Hargrove (Chief Fire Marshal)
Phone: 972-771-7774

6) PLUMBING
City of Rockwall Building Department
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Mr. John Ankrum
Phone: 972-772-6774

7) HEALTH DEPARTMENT
KBK Food Safety Systems
Address: Address not required
Contact: Ms. Kelly Kirkpatrick
Phone: 214.202.1202

8) TRAFFIC ENGINEERING
City of Rockwall Public Works
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Ms. Amy Williams
Phone: 972-771-7746

9) SITE UTILITIES

i) SANITARY SEWER
City of Rockwall Public Works
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Ms. Amy Williams
Phone: 972-771-7746

ii) WATER
City of Rockwall Public Works
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Ms. Amy Williams
Phone: 972-771-7746

iii) STORM DRAINAGE
City of Rockwall Public Works
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Ms. Amy Williams
Phone: 972-771-7746

iv) EROSION CONTROL
City of Rockwall Public Works
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Ms. Amy Williams
Phone: 972-771-7746

v) GAS UTILITY
Atmos Energy
Address: No address needed
Contact: Ms. Dinah Wood
Phone: 972-485-6277

vi) ELECTRIC
Oncor
Address: 1545 High Point Drive, Mesquite, TX 75149
Contact: Mr. Jason Escamilla
Phone: 972-216-8956

vii) TELEPHONE
ATT (Telephone)
Address: 2702 Wesley Street, Greenville, TX 75401
Contact: Mr. Chris Holmes
Phone: 903-457-2303

10) LANDLORD/DEVELOPER
Dynamic Development
Address: 1725 21 st Street, Santa Monica, CA 90404
Contact: Mr. Dan Porter
Phone: 940-218-6684

SURVEYOR'S STATEMENT

TO CHICK-FIL-A, INC, A GEORGIA CORPORATION, JEY INVESTMENTS, E Z MART #77, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF TEXAS, AND WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b1), 8, 9, 11, 13, 16, 17, 20, AND 21 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETE ON OCTOBER 19TH, 2017.

DATE OF PLAT OR MAP: _____

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF GREGG A.E. MADSEN, RPLS. NO. 5798 ON OCTOBER 10, 2017. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

_____
GREGG A.E. MADSEN, R.P.L.S.
STATE OF TEXAS No. 5798
E-MAIL: GreggM@WierAssociates.com

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ALTA/NSPS
LAND TITLE SURVEY

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

LOTS 1 AND 2, BLOCK A
BILLY PEOPLES ADDITION No. 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET TITLE
ALTA/NSPS LAND TITLE SURVEY

☐Preliminary
☐80% Submittal
☐For Construction

Job No. : 17142
Store : #04222
Date : 11/15/2017
Drawn By : MTJ
Checked By: GAM

Sheet
CA-1.2

PRINTED: 11/15/2017 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/15/2017 9:32 AM SAVED BY: MATTHEWJ FILE: ALTA-SURVEY-17142.DWG

SITE DATA	
SITE ADDRESS	2000 S. GOLIAD STREET, ROCKWALL, TX 75087
ZONING/EXISTING LAND USE	Commercial (C) District W/ SH 205 Overlay (SH205 OV) District
PROPOSED USE	Fast Food Restaurant, Drive-Thru Only
LOT AREA	0.656 Acres 28,562 Sq. Ft.
PROPOSED R.O.W. DEDICATION	706 Sq. Ft.±
TOTAL BUILDING AREA	2,173 Sq. Ft.±
LOT COVERAGE (AFTER R.O.W. DEDICATION)	8%
PERVIOUS AREA	5,636 Sq. Ft.± (20%)
IMPERVIOUS AREA	22,220 Sq. Ft.± (80%)
TOTAL PARKING REQUIRED	9 (1 stall/250 sf)
TOTAL PARKING PROVIDED	15
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	2

NOTE: THE EXISTING SITE HAS 2 EXISTING AND VACANT BUILDINGS, ASSOCIATED PAVEMENT, UTILITIES, AND ANCILLARY FEATURES WHICH ARE INTENDED TO BE DEMOLISHED AND CLEARED.

CAUTION ! !

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

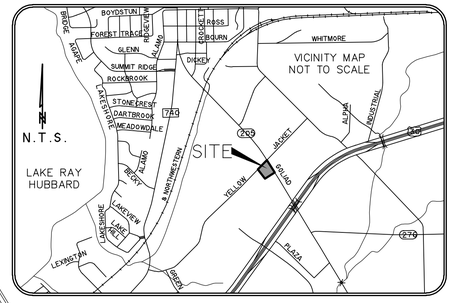
NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
9. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
10. BUILDING IS PARALLEL & PERPENDICULAR TO SOUTH & WEST PROPERTY LINES.

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

SITE LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED FIRE LANE
- 5' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT, MIN. 6.5 SACK MIX
- 6' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT, MIN 6.5 SACK MIX
- 7' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT, MIN 6.5 SACK MIX
- 10' - 3,600 PSI CONCRETE PAVEMENT, MIN 6.5 SACK MIX, #4 BARS AT 18" OCEW; 6' LIME STABILIZED SUBGRADE (MIN 27 LBS/SY)
- 10' CONTINUOUSLY REINFORCED CONCRETE PAVEMENT PER TXDOT STANDARDS OVER 4" ASPHALT CONCRETE PAVEMENT; 14' LIME STABILIZED SUBGRADE (WITH 7% LIME) (TO MATCH EX SH205 SECTION)
- W — PROPOSED 12" OR SMALLER WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- SS — PROPOSED 12" OR SMALLER SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- SD — PROPOSED STORM SEWER
- GI — PROPOSED GRATE INLET
- CI — PROPOSED CURB INLET
- HANDICAP-ACCESSIBLE PARKING STALL
- BFR — BARRIER FREE RAMP
- SDJB — STORM DRAIN JUNCTION BOX
- LIGHT POLE



VICINITY MAP
N.T.S.

LAYOUT NOTES

1	ENCLOSED STORAGE
2	12'x10' DUMPSTER ENCLOSURES
3	OIL & GRIT SEPARATOR
4	GREASE TRAP
5	ORDER POINT & MENU BOARD
6	COLUMN & FOOTING (TYPICAL)
7	RAISED CURB
8	CLEARANCE BAR
9	DRIVE-THRU WINDOW
10	MEAL DELIVERY CANOPY
11	DRIVE-THRU CANOPY
12	PROPOSED DOMESTIC METER
13	PROPOSED IRRIGATION METER
14	PROPOSED MONUMENT SIGN
15	PROPOSED FIRE HYDRANT
16	DRIVE-THRU PAVEMENT STRIPING
17	CURB NOTCH (TYPICAL)
18	PAVEMENT STRIPING
19	WALK-UP WINDOW
20	FLAGPOLE

TOPOGRAPHIC LEGEND

BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL W/CONDUIT AND TRANSFORMER
SDMH	STORM DRAIN MANHOLE
SN	SIGN
SNT	UNDERGROUND TELEPHONE SIGN
SNG	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT

ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±17.9' SOUTHEAST OF POWER POLE AND ±29.5 SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.

ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLIAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLIAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE
ELEVATION = 575.46'

SITE PLAN
CHICK-FIL-A #04222

2000 S. GOLIAD STREET
SW CORNER OF YELLOW JACKET & GOLIAD
LOT 1 & LOT 2, BLOCK A
BILLY PEOPLES ADDITION No. 1
CITY OF ROCKWALL, TEXAS
CASE # SP2017-037

SUBMITTAL DATE: 12/5/2017

OWNER (NORTH):
EZ MART #77
PO BOX 1426
TEXARKANA, TX 75501

DEVELOPER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS

OWNER (SOUTH):
JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

SCALE: 1" = 20'

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION. BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Randal Eardley, PE Texas Registration No. 104957 On Date Shown Below.

LOT 1 & LOT 2, BLOCK A
BILLY PEOPLES ADDITION
YELLOW JACKET LN. & GOLIAD ST.
ROCKWALL, TEXAS
STORE# 04222

STORE
SERIES
GEN3-LONG-DTO

SHEET TITLE
SITE PLAN

☐For Permit
☐For Bid
☐For Construction

Job No. : 17142
Store : #04222
Date : 12/4/2017
Drawn By : RRW
Checked By: PNA

Sheet
C-2

PRINTED: 12/4/2017 STB FILE: WIER-PAVING.STB LAST SAVED: 12/4/2017 2:14 PM SAVED BY: PRIYAA FILE: SITE PLAN 17142.DWG

EXTERIOR FINISH SCHEDULE

BR-1	**BRICK #1 (MODULAR SIZE)** ACME BRICK COLOR- DRIFTWOOD VELOUR MORTAR: QUIKRETE 10H LIGHT BUFF	PT-7	**EXTERIOR PAINT REFUSE ENCLOSURE** SHERWIN WILLIAMS, #SW2807 "ROOKWOOD (MEDIUM BROWN)" SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN FINISH ON WALLS
EC-1	**PARAPET WALL COPING** DURDLAST/ EXCEPTIONAL METALS COLOR TO MATCH MP-1 COLOR - ED680 - CUSTOM	PT-9	**EXTERIOR PAINT MISCELLANEOUS METALS** SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLASS FINISH
NP-1	**NICHIHA PANEL** ILLUMINATION - FIBER CEMENT PANEL W/ METALLIC FINISH COLOR- RED ED640- CUS	PT-10	**EXTERIOR PAINT MISCELLANEOUS METALS** SHERWIN WILLIAMS, #SW7075 "WEB GRAY" SEMI-GLOSS ON METAL CHANNEL AND POST
NP-2	**NICHIHA PANEL** VINTAGE WOOD- FIBER CEMENT PANEL W/ WOOD FINISH COLOR- BARK	ST-1	**STOREFRONT** YKK - YES 45 (YES 45 FS AT INTERIOR PLAY AREA LOCATIONS) COLOR - DARK BRONZE (MATTE)
SN-1	**STONE VENEER** SALADO LIMESTONE SONOMA- COLOR: CARAMEL		



1 FRONT ELEVATION
NTS

MATERIALS:		
BRICK	30 SQFT	6%
STONE	282 SQFT	48%
FIBER CEMENT PANEL	271 SQFT	46%
FACADE NET SQFT	583 SQFT	100%



2 DRIVE-THRU ELEVATION
NTS

MATERIALS:		
BRICK	607 SQFT	37%
STONE	438 SQFT	27%
FIBER CEMENT PANEL	585 SQFT	36%
FACADE NET SQFT	1630 SQFT	100%

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

Seal

REGISTERED ARCHITECT GREGORY I. DASSEY 13282 STATE OF TEXAS

12-07-17

MAYSE & ASSOCIATES, INC.
Architecture • Planning • Construction Management
14850 Quorum Dr. Suite 201
Dallas, Texas 75254
Phone: (972) 386-0338 Fax: (972) 386-0339

STORE
Yellow Jacket & Goliad

Rockwall, TX

SHEET TITLE
EXTERIOR ELEVATIONS

VERSION:
ISSUE DATE:

Job No. : 17151
Store : 04222
Date : 12-07-17
Drawn By : BN
Checked By: _____

Sheet
A-2.1

EXTERIOR FINISH SCHEDULE

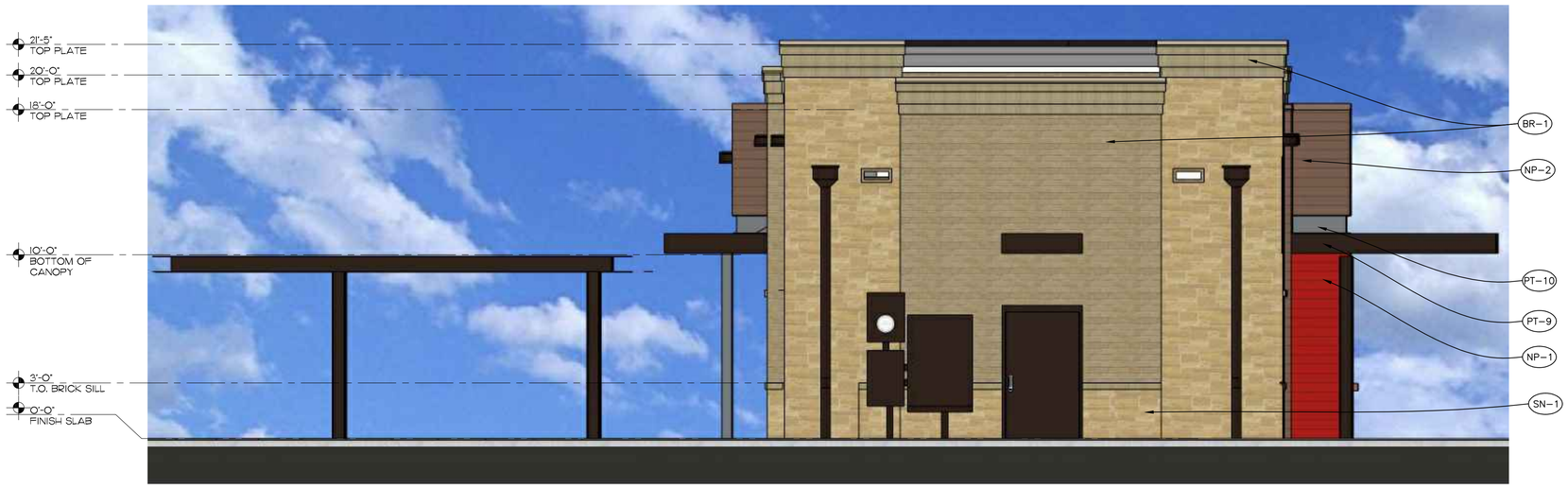
BR-1	**BRICK #1 (MODULAR SIZE)** ACME BRICK COLOR- DRIFTWOOD VELOUR MORTAR: QUIKRETE 10H LIGHT BUFF	PT-7	**EXTERIOR PAINT REFUSE ENCLOSURE** SHERWIN WILLIAMS, #SW2807 "ROOKWOOD (MEDIUM BROWN)" SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN FINISH ON WALLS
EC-1	**PARAPET WALL COPING** DURDLAST/ EXCEPTIONAL METALS COLOR TO MATCH MP-1 COLOR - ED680 - CUSTOM	PT-9	**EXTERIOR PAINT MISCELLANEOUS METALS** SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLASS FINISH
NP-1	**NICHIHA PANEL** ILLUMINATION - FIBER CEMENT PANEL W/ METALLIC FINISH COLOR- RED ED640- CUS	PT-10	**EXTERIOR PAINT MISCELLANEOUS METALS** SHERWIN WILLIAMS, #SW7075 "WEB GRAY" SEMI-GLOSS ON METAL CHANNEL AND POST
NP-2	**NICHIHA PANEL** VINTAGE WOOD- FIBER CEMENT PANEL W/ WOOD FINISH COLOR- BARK	ST-1	**STOREFRONT** YKK - YES 45 (YES 45 FS AT INTERIOR PLAY AREA LOCATIONS) COLOR - DARK BRONZE (MATTE)
SN-1	**STONE VENEER** SALADO LIMESTONE SONOMA- COLOR: CARAMEL		



1 SIDE ELEVATION

NTS

MATERIALS:		
BRICK	847 SQFT	53%
STONE	487 SQFT	31%
FIBER CEMENT PANEL	258 SQFT	16%
FACADE NET SQFT	1592 SQFT	100%



2 REAR ELEVATION

NTS

MATERIALS:		
BRICK	308 SQFT	54%
STONE	262 SQFT	46%
FIBER CEMENT PANEL	0 SQFT	0%
FACADE NET SQFT	570 SQFT	100%

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

Seal

REGISTERED ARCHITECT GREGORY L. DASSINGER 13282 STATE OF TEXAS

12-07-17

MAYSE & ASSOCIATES, INC.
Architecture • Planning • Construction Management
14850 Quorum Dr. Suite 201
Dallas, Texas 75254
Phone: (972) 386-0038 Fax: (972) 386-0039

STORE
Yellow Jacket & Goliad

Rockwall, TX

SHEET TITLE
EXTERIOR ELEVATIONS

VERSION:
ISSUE DATE:

Job No. : 17151
Store : 04222
Date : 12-07-17
Drawn By : BN
Checked By:

Sheet
A-2.2

CITY OF ROCKWALL

ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE-THROUGH IN A GENERAL RETAIL (GR) DISTRICT, ON A 0.656-ACRE TRACT OF LAND BEING IDENTIFIED AS LOTS 1 & 2, BLOCK A, BILLY PEOPLES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Randy Eardlet, P.E. of Wier & Associates, Inc. on behalf of Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) to allow for a *restaurant, 2,000 SF or more with a drive-through,* in a General Retail (GR) District on a 0.656-acre tract of land being described as a Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *restaurant, 2,000 SF or more with a drive-through* as stipulated by Section 1, *Land Use Schedule* of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Subsection *4.4, General Retail (GR) District,* Section 4*, Commercial Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *restaurant, 2,000 SF or more with a drive-*

DRAFT ORDINANCE 03.06.2018

through on the *Subject Property* and conformance to these stipulations is required for continued operations:

1) The restaurant shall generally conform to the concept plan shown in *Exhibit 'B'* and the concept building elevations shown in *Exhibit 'C'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF FEBRUARY, 2018.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

DRAFT ORDINANCE 03.05.18

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *January 16, 2018*

2nd Reading: *February 5, 2018*

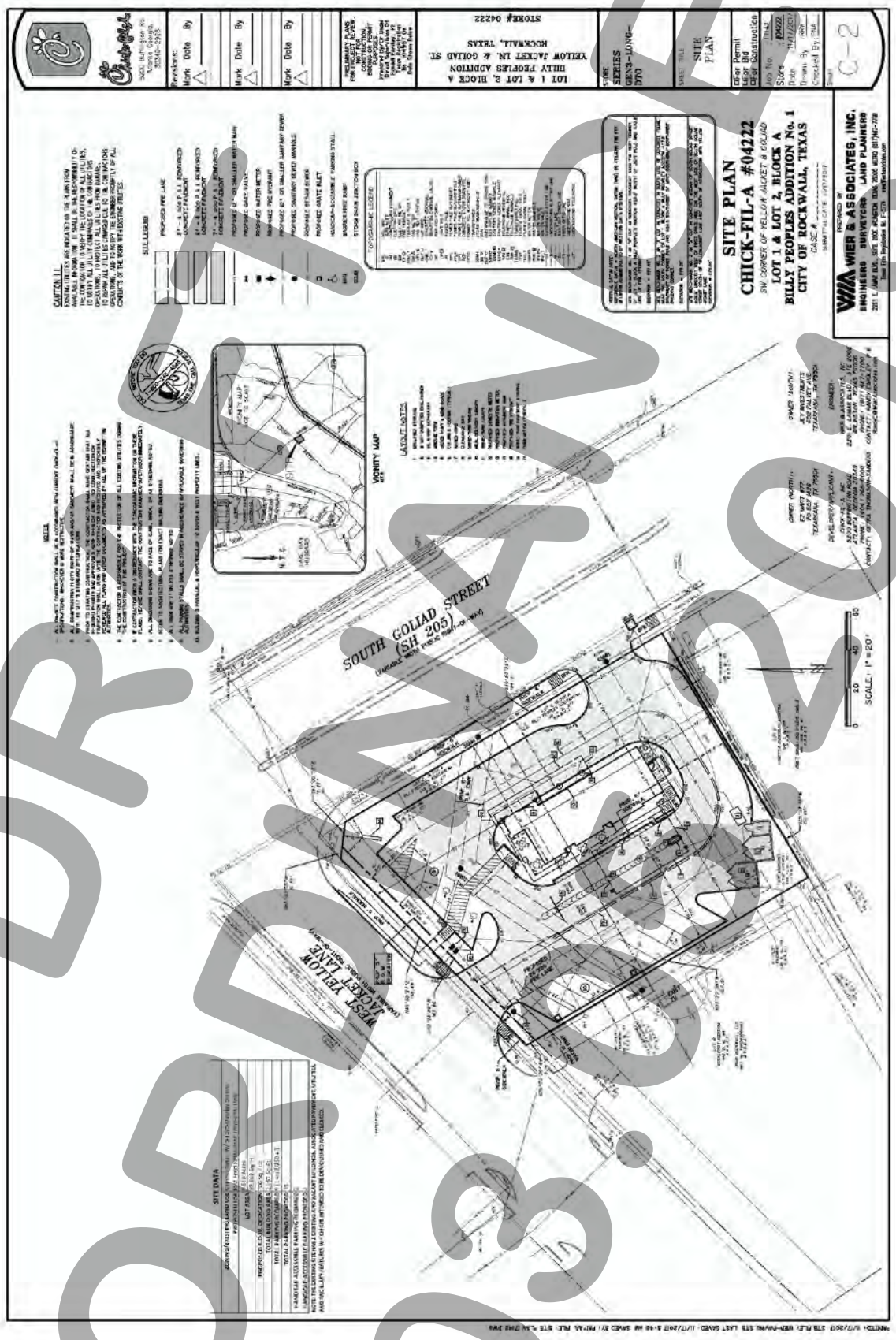
DRAFT
ORDINANCE
03.05.2018

Exhibit 'A':
Survey



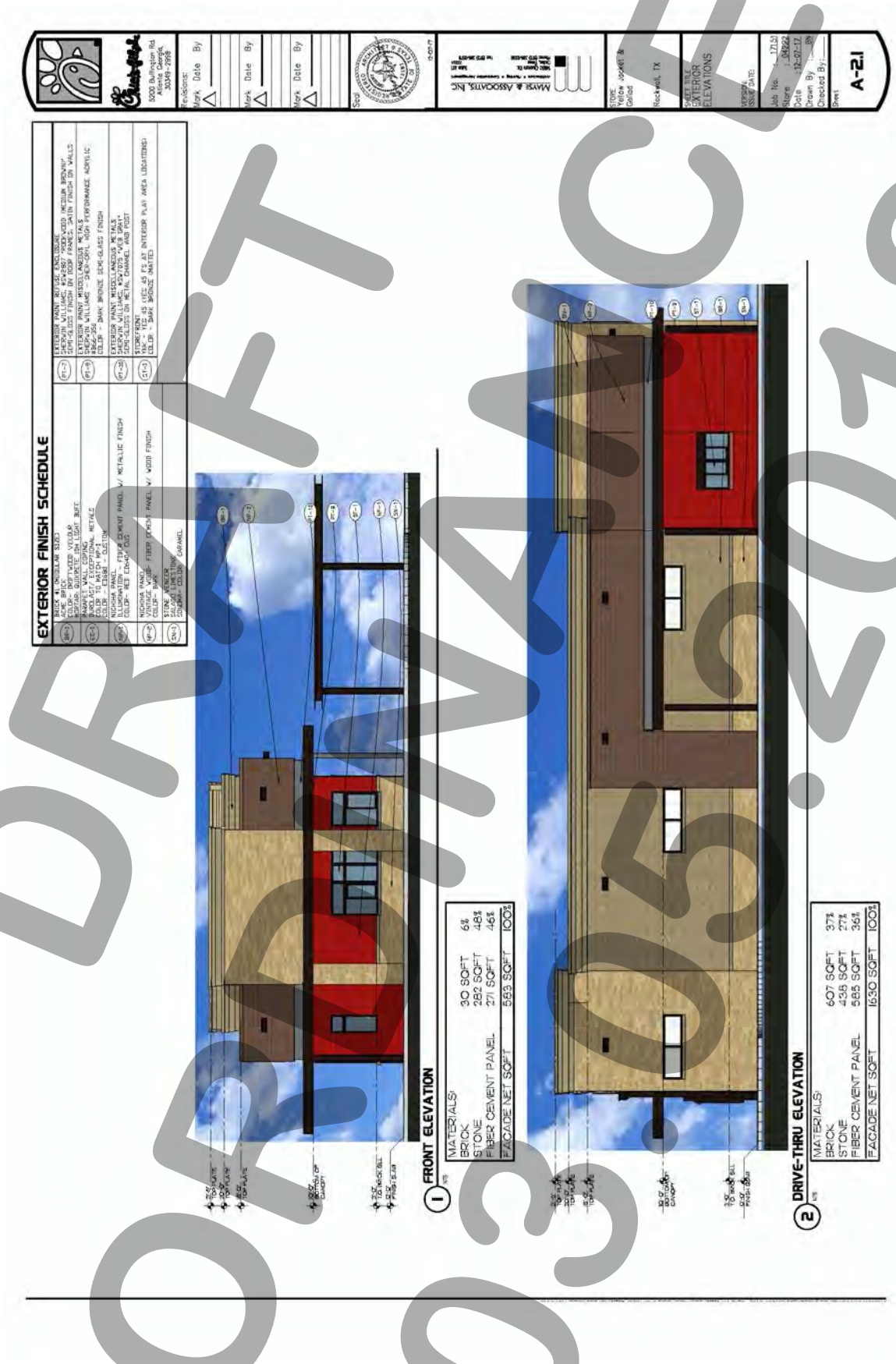
DRAFT ORDINANCE 03.05.2018

Exhibit 'B':
Concept Plan



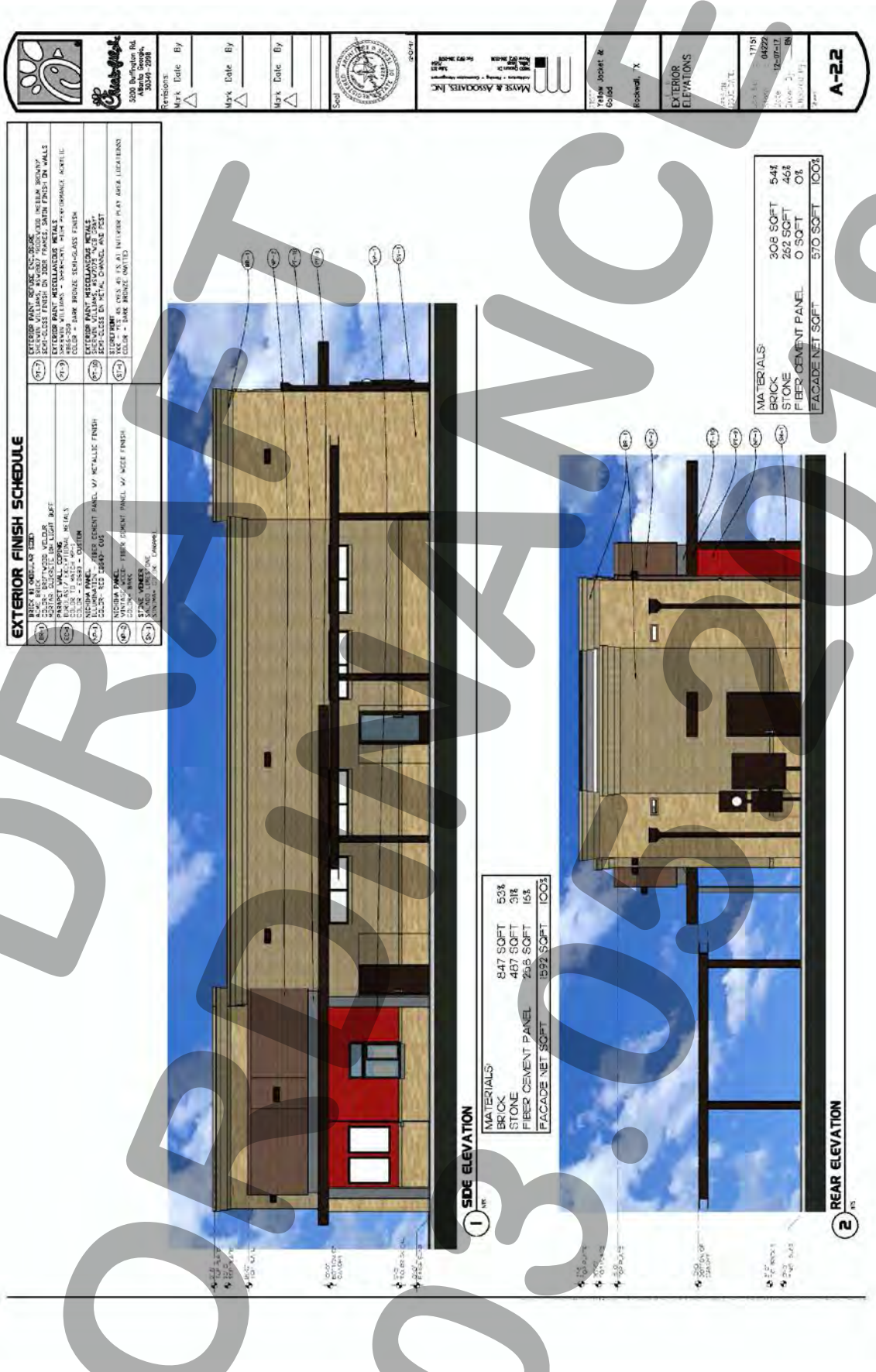
DRAFT
ORDINANCE
03.05.2018

Exhibit 'C':
Concept Building Elevations



DRAFT
03.05.2018

Exhibit 'C':
Concept Building Elevations



DRAFT 03.05.18

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211

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/09/2018

APPLICANT: Trent Hyde

AGENDA ITEM: **Z2017-066;** 218 W. Quail Run Road (*SUP*)

SUMMARY:

Hold a public hearing to discuss and consider a request by Trent Hyde for the approval of a Specific Use Permit (SUP) to allow for a detached garage that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Road, and take any action necessary.

PURPOSE AND BACKGROUND INFORMATION

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow a *detached garage* that does not meet the minimum requirements stipulated in Article VI, *Permissible Uses*, of the Unified Development Code (UDC). The subject property is a 0.830-acre tract of land zoned Single-Family 10 (SF-10) District and addressed as 218, W. Quail Run Road.

In October 2017, the applicant submitted a request for a Specific Use Permit (SUP) for a metal accessory building. On October 17, 2017, the City Council's motion to approve the Specific Use Permit (SUP) failed. Since that time, the applicant made changes to the request and submitted a *Change of Request* to the Planning and Zoning Commission. On October 24, 2017, the Planning and Zoning Commission approved the *Change of Request* to allow the applicant to submit an application for a Specific Use Permit to allow a 700 SF detached garage that would be clad with Hardie Board (or similar cementaceous material). Since that time, the applicant contacted the manufacturer of the metal building [*i.e. Mueller*] and was informed that the metal building could not be clad with Hardie Board due to the structural design of the building. Since the applicant was not able to clad the building with Hardie Board, the applicant revised the exterior of the detached garage to incorporate a three (3)-foot stone wainscot. The request being different from the approved *Change of Request* was taken to the Planning and Zoning Commission to allow them to review the Change of Request. On November 28, 2017, the Planning and Zoning Commission approved the *Change of Request* to allow a detached garage that did not meet the minimum requirements of the Unified Development Code (UDC).

The applicant has since submitted an application for a Specific Use Permit (SUP) proposing to construct an ~720 SF detached garage. The proposed metal detached garage will have a three (3)-foot masonry/stone wainscot around the building with a concrete foundation, a driveway and roll-up doors. The proposed detached garage will be located behind the main structure ~11-feet from the side property line and ~70-feet from the rear property line.

According Subsection 3.1.C, *General Residential District*, of Section 3, *Residential Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), properties within a residential district are permitted a detached garage up to 900 SF. In addition, the UDC states that a detached garage shall be clad with the same materials that are found on the primary structure. In this case, since the applicant is proposing to clad the detached garage with metal and stone, and will require a Specific Use Permit (SUP). The approval of this

Specific Use Permit (SUP) is a discretionary decision for the Planning and Zoning Commission and City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows.

North: Directly north of the subject property is a single-family residential subdivision [*i.e. The Random Oaks art the Shores*] that is zoned Planned Development District 3 (PD-3) for single-family residential land uses. Beyond this is Ridge Road West which is identified as a *Minor Collector.*

South: Directly south of the subject property is a large vacant tract of land zoned Planned Development District 65 (PD-65) for General Retail (GR) District Land Uses. . Beyond this is a single-family residential subdivision [*i.e. Lakeview Summit*]. This area is zoned Planned Development District 29 (PD-29).

East: Directly east of the subject property is a single-family home followed by a vacant tract of land. These areas are zoned Single-Family 10 (SF-10) District. Beyond this is a daycare facility [*i.e. Children's Lighthouse*]. This area is zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses.

West: Directly west of the subject property are several single-family homes that are zoned Single-Family 10 (SF-10) District. Beyond this is vacant tract of land zoned Planned Development 65 (PD-65) for General Retail (GR) and Single-Family 10 (SF-10) District land uses.

NOTIFICATION:

On December 28, 2017, staff mailed 43 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Shores/Ray Hubbard, Stone Creek and Quail Run Valley Homeowner's Associations (HOA's) which are the only HOA's and/or Neighborhood Organizations within 1,500-feet of the subject property and participating in the notification program. Additionally, staff posted a sign on the subject property as required by the UDC. Staff has received seven (7) notices in favor of this request and one (1) notice in opposition of this request.

RECOMMENDATIONS:

Should the City Council choose to approve the Specific Use Permit (SUP) request, staff would offer the following conditions of approval:

1) The detached garage shall generally conform to the site plan depicted in Exhibit 'B' and building elevations depicted in Exhibit 'C' of this ordinance.
    a) The detached garage shall not exceed a maximum size of 900 SF.
    b) The detached garage shall not exceed a maximum overall height of 15-feet.
    c) The subject property shall have no more than two (2) accessory buildings.
    d) The detached garage is subject to administrative review in the event that the Subject Property is sold, conveyed or altered in any manner.
2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On January 9, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) with staff recommendations passed by a vote of 6-1 with Commissioner Logan dissenting.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

214

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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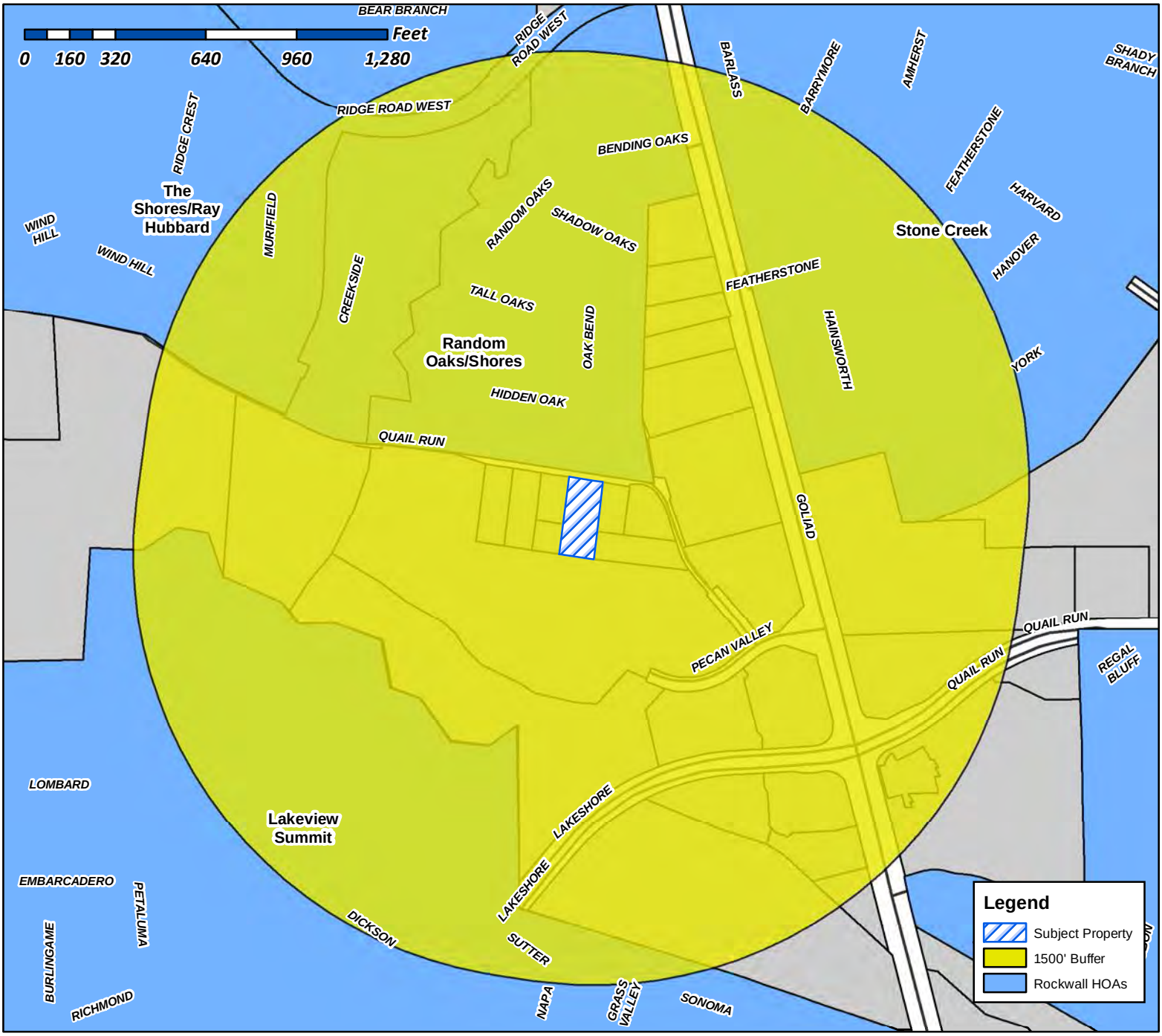
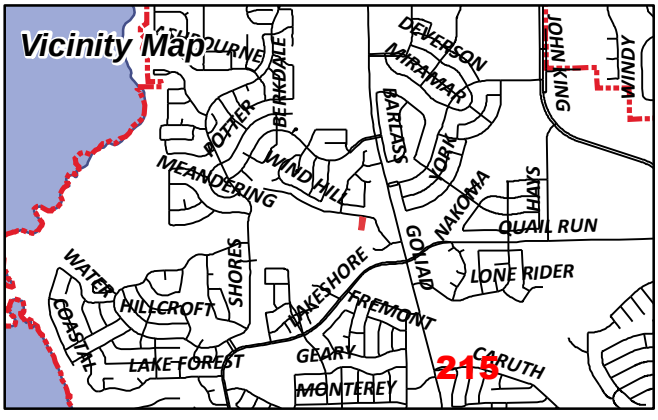


Case Number: Z2017-066
Case Name: SUP for 218 W. Quail Run Road
Case Type: SUP
Zoning: SF-10
Case Address: 218 W. Quail Run Road



Date Created: 12/19/2017
For Questions on this Case Call (972) 771-7745

From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Thursday, December 28, 2017 3:04:48 PM
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was also published in the Rockwall Herald Banner ***December 22, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 1/9/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Tuesday, 1/16/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-066- Hold a public hearing to discuss and consider a request by Trent Hyde for the approval of a Specific Use Permit (SUP) to allow for a detached garage that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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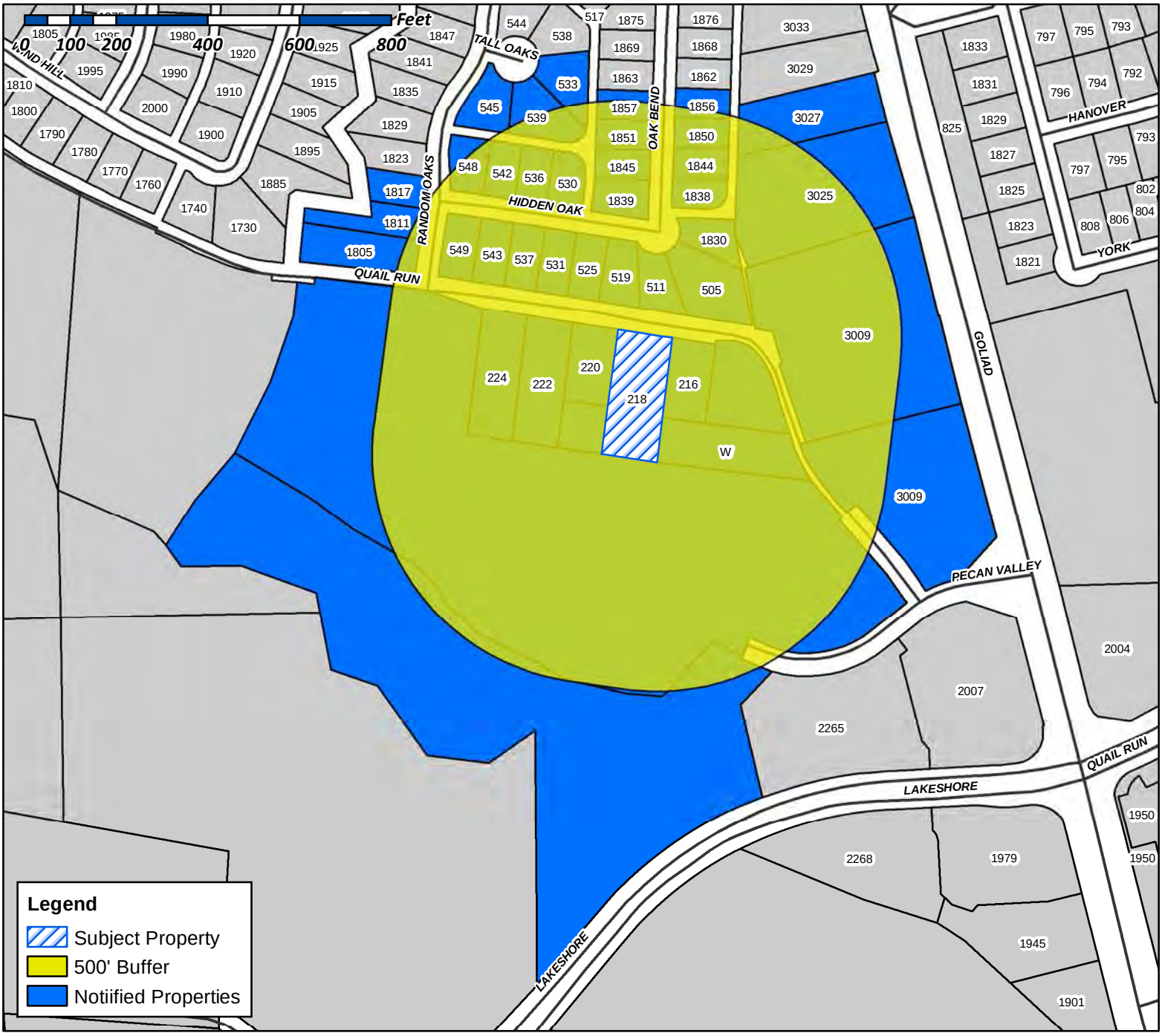
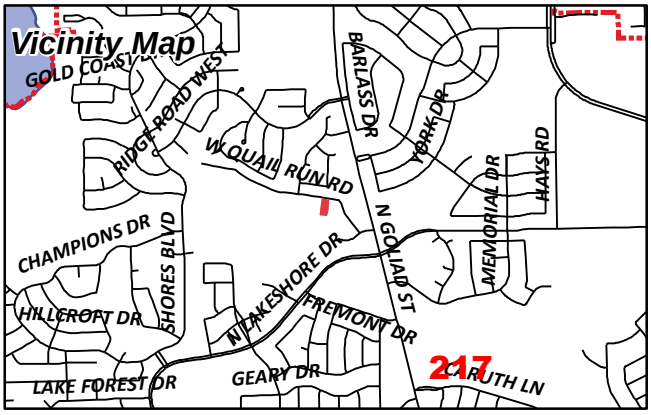


Case Number: Z2017-066
Case Name: SUP for 218 W. Quail Run Road
Case Type: SUP
Zoning: SF-10
Case Address: 218 W. Quail Run Road



Date Created: 12/19/2017
For Questions on this Case Call (972) 771-7745

PRETIUM SFR HOLDING LLC
C/O PRETIUM MORTGAGE CREDIT MANAGEMENT
120 SOUTH SIXTH STREET SUITE 2100
MINNEAPOLIS, MN 55402

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

REDMOND BRIAN AND NICOLE
1475 PLUMMER DR
ROCKWALL, TX 75087

WRIGHT MELINDA M
1805 RANDOM OAKS DR
ROCKWALL, TX 75087

ULSRUD TAREN A & JASON ULSRUD
1811 RANDOM OAKS DR
ROCKWALL, TX 75087

MARINO ADRIAN AND JEANNIE
1817 RANDOM OAKS DR
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

MONTGOMERY BARRY A AND MARY R
1838 OAK BEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1839 OAK BEND DR
ROCKWALL, TX 75087

MULLET STEPHEN PAUL
1844 OAK BEND DR
ROCKWALL, TX 75087

RAKOW DONALD E JR & RHONDA
1845 OAK BEND DR
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA
1850 OAK BEND DRIVE
ROCKWALL, TX 75087

DOYLE BRYAN RONALD AND SABINE
1851 OAK BEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1856 OAK BEND DR
ROCKWALL, TX 75087

RILEY JORI
1857 OAK BEND DR
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A
218 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

CANADA CECILIA A
222 W QUAIL RUN RD
ROCKWALL, TX 75087

OEXMAN ALVIN H ET UX
224 W QUAIL RUN RD
ROCKWALL, TX 75087

KHATER CHARLES J
2368 E FM 552
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

JASMAN JAMES BLAKE
511 HIDDEN OAK LN
ROCKWALL, TX 75087

MURRAY NANCY J
519 HIDDEN OAK LN
ROCKWALL, TX 75087

FITZGERALD GLORIA J MCWHIRTER & DON
525 HIDDEN OAK LANE
ROCKWALL, TX 75087

218

JUAREZ CORAL AND JOSE A
530 HIDDEN OAK LN
ROCKWALL, TX 75087

HANKINS ANGELA &
MICHAEL ELDON WHIPPLE
531 HIDDEN OAK LN
ROCKWALL, TX 75087

THIRION MARK P & ELIZABETH
533 TALL OAKS PL
ROCKWALL, TX 75087

SAPUTA DUANE & MONICA
536 HIDDEN OAK LN
ROCKWALL, TX 75087

COLE MARK A
537 HIDDEN OAK LN
ROCKWALL, TX 75087

WALN IRMA SUE
REVOCABLE LIVING TRUST
539 TALL OAKS PL
ROCKWALL, TX 75087

HAYES MELANIE S
542 HIDDEN OAK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
543 HIDDEN OAK LN
ROCKWALL, TX 75087

VASQUEZ GLORIA
545 TALL OAKS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
548 HIDDEN OAK LN
ROCKWALL, TX 75087

GURSS JACK AND TAMERA
549 HIDDEN OAK LN
ROCKWALL, TX 75087

GOLIAD REAL ESTATE LLC
7700 EASTER AVENUE SUITE 705
DALLAS, TX 75209

JENKINS BENJAMIN M & ANGELA K
P O BOX 2172
ROCKWALL, TX 75087

219

PLEASE RETURN THE BELOW FORM

Case No. Z2017-066: SUP for 218 W. Quail Run Road

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

I live next door and I don't see it being an eyesore or blocking a view. I think they will use good judgment. they are caring neighbors

Name: LANTY + FRAN DEAN

Address: 216 W. Quail Run Rd. Rockwall, TX. 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2017-066: SUP for 218 W. Quail Run Road

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

This works for us!
Y.

Name: Lanty Dean

Address: 216 W. Quail Run Rd.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Lanty W. Dean

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745• [F] (972) 771-7748

221

PLEASE RETURN THE BELOW FORM

Case No. Z2017-066: SUP for 218 W. Quail Run Road

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

As I stated in a similar letter, I do not favor relaxing minimum standards within city limits. Am opposed to storage of large equipment in residential neighborhoods.

Name: Melinda WRIGHT

Address: 805 Random Oaks Dr.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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☐ I am opposed to the request for the reasons listed below.

Name: GARY GORDON

Address: 222 W. QUAIL RUN

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Please place a check mark on the appropriate line below:

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☐ I am opposed to the request for the reasons listed below.

Name: Trent Hyde

Address: 218 W. Quail Run Rd

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Case No. Z2017-066: SUP for 218 W. Quail Run Road

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Michael Hunter

Address: 220 W. Quail Run Dr., Rockwall TX

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Cecilia Gordon

Address: 222 W. QUAIL RUN

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Case No. Z2017-066: SUP for 218 W. Quail Run Road

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Alvin Chapman

Address: 324 W QUAIL RUN RD

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Trent Hyde
218 West Quail Run
Rockwall, TX 75087
214-924-9061 / 972-771-2292

September 13, 2017

To Whom It May Concern:

I, Trent Hyde, the property owner at 218 West Quail Run Road in Rockwall, Texas, is requesting permits to build a 700 square foot outdoor metal building to be used for additional storage at my residence.

Being that my property is almost an acre in size, I would like to construct this permanent building in my residential backyard.

Please provide your approval at your earliest convenience.

Thank you!

Trent Hyde

Trent Hyde



OPTIONAL ITEMS:

- Roll-up doors
- Windows
- Ridge vents
- Insulation
- Walk doors
- Additional colors

229







STANDARD SERIES KITS

Raising the bar for quality, flexibility and ease of assembly.

When considering quality and value, our Standard Series Kits are the finest pre-designed steel buildings you can buy. They're built of heavy-duty, 26-gauge commercial grade steel and set the standard for ease of assembly and flexibility. Whether you need a workshop, garage, barn or large storage space, you can't go wrong with the Standard Series. Available in six sizes, they can be assembled with bolts and screws – no welding required.

AVAILABLE SIZES

WORKSHOP
24' x 24' x 10' –
One 10' x 7'4" framed opening

GARAGE
24' x 30' x 11' –
One 16' x 8' framed opening

BIG WORKSHOP
30' x 40' x 12' –
One 10' x 10' framed opening

SMALL BARN
30' x 50' x 12' –
One 12' x 10' framed opening

BIG BARN
40' x 50' x 14' –
One 12' x 12' framed opening

BIG BARN XL
40' x 60' x 16' –
Two 14' x 14' framed openings

Note: Please check local building codes before ordering

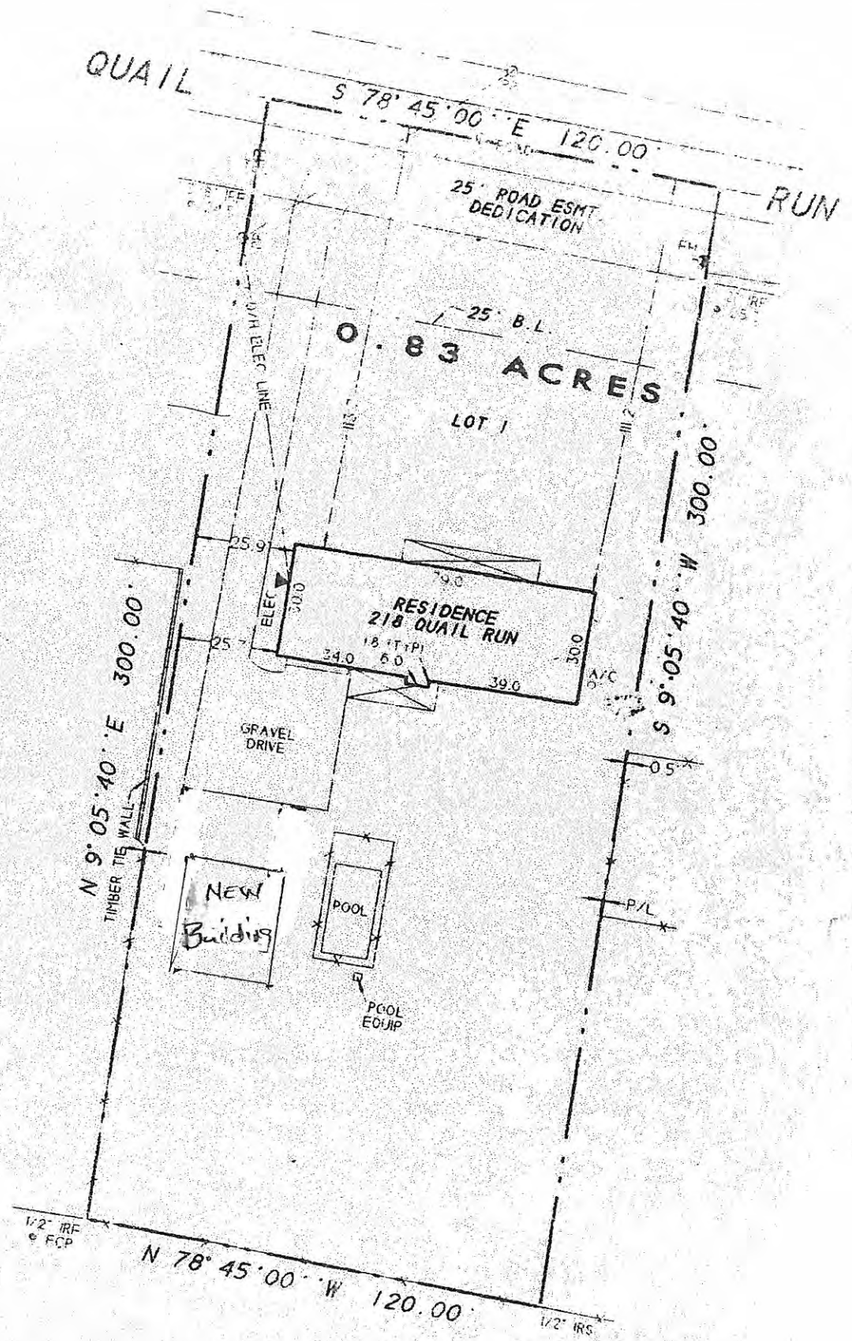
EACH KIT INCLUDES:

- Bolt-together frame
- Coldform end walls
- 26-gauge Galvalume roof with 20-year limited warranty
- 26-gauge colored walls with 30-year limited warranty (white, tan, light stone, light gray)
- Basic trim package
- Anchor bolt plans and erection drawings

LOAD OPTIONS AVAILABLE:

- Utility 20/10/115 mph frame load (IBC 12)
- Basic 20/20/140 mph frame load (IBC 12)
- TWI 20/10/120 mph frame load (IBC 06)
- Snow 20/30/130 mph frame load (IBC 12)
- Premium 20/10/150 mph frame load (IBC 12)

<< Roof: White; Walls: Charcoal; Trim: White; Roll-up Door: White; Top Left - Roof: Burnished Slate; Walls: Light Stone; Trim: Burnished Slate; Roll-up Door: Burnished Slate; Top Right - Roof: White; Walls: Rustic Red; Trim: White; Roll-up Door: White



DESCRIPTION

BEING LOT 1, of the WILSON ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet A, Slide 275, of the Plat Records of Rockwall County, Texas.

NOTES

1) According to F.E.M.A Flood Insurance Rate Map, Community Panel No. 480543 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100 - year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat of the property surveyed for HERITAGE TITLE COMPANY, GREAT WESTERN FINANCIAL, and TRENT & DEBRA HYDE at 218 QUAIL RUN, ROCKWALL, Texas, is true and correct, there are no visible or apparent encroachments, protrusions or conflicts from adjoining owners or easements (other than shown) and the same was surveyed by me on the ground the 10th day of February, 1999.

Harold D. Fetty III R.P.L.S. No. 5034

STATE OF TEXAS REGISTERED HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

SURVEY DATE 2.10.999
SCALE 1" = 40' FILE # 990225
CLIENT HYDE GF # 13039

ROCKWALL SURVEYING COMPANY, INC.
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5448

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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A DETACHED GARAGE THAT DOES NOT MEET THE MINIMUM REQUIREMENTS, ON A 0.830-ACRE TRACT OF LAND ZONED SINGLE-FAMILY 10 (SF-10) DISTRICT AND IDENTIFIED AS THE WILSON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Trent Hyde for the approval for a Specific Use Permit (SUP) for the purpose of constructing a detached that does not meet the minimum masonry requirements as stipulated by the Unified Development Code (UDC), situated on 0.830-acre tract of land, zoned Single-Family 10 (SF-10) District, and being identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, addressed as 218 West Quail Run Road, and being more specifically depicted in *Exhibit 'A'*, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal detached garage that does not conform to the minimum masonry requirements and maximum size requirements for detached garages in a Single-Family 10 (SF-10) District as stipulated by Subsection *2.1.2, Residential and Lodging Use Conditions,* of Section 2, *Use Standards*, of Article IV*, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 3.4*, Single-Family 10 (SF-10) District,* of Section 3*, Residential Districts*, of Article V*, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the following operational conditions:

DRAFT 08.29.18

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the construction of a detached garage on the subject property, and conformance to these operations is required for continued operation:

1) The detached garage shall generally conform to the site plan depicted in *Exhibit 'B'* and building elevations depicted in *Exhibit 'C'* of this ordinance.

2) The detached garage shall not exceed a maximum size of 900 SF.

3) The detached garage shall not exceed a maximum overall height of 15-feet.

4) The subject property shall have no more than two (2) accessory buildings.

5) The detached garage is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF FEBRUARY, 2018.

DRAFT ORDINANCE 03.08.18

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *January 16, 2018*

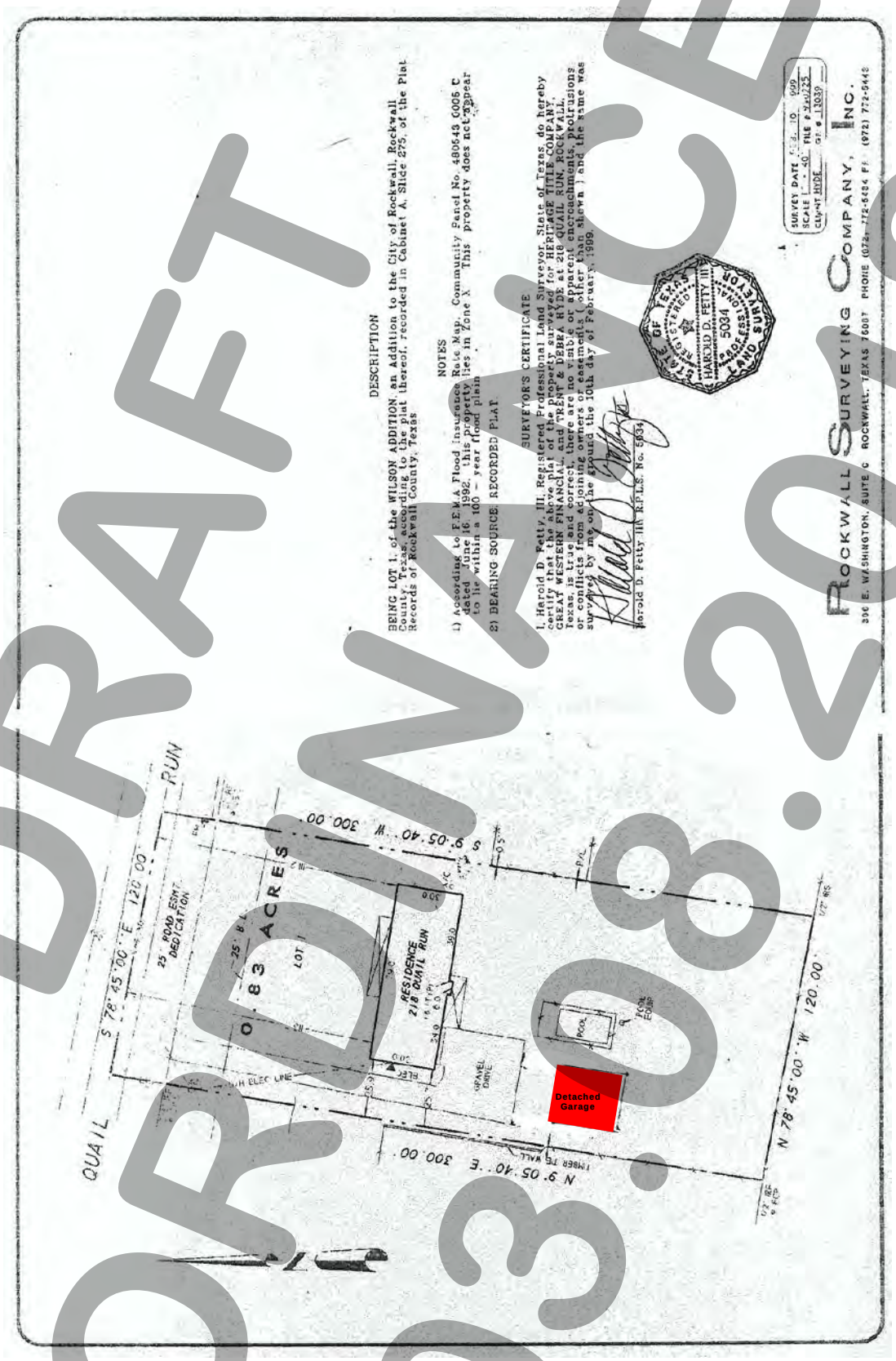
2nd Reading: *February 5, 2018*

DRAFT ORDINANCE 03.08.2018

Exhibit 'A':
Survey



Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 03.08.2018

Exhibit 'C':
Concept Building Elevations



DRAFT ORDINANCE 03.08.2018

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CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/09/2018

APPLICANT: Katherine Crane

AGENDA ITEM: **Z2017-067**; Zoning Change (*SF-10 to RO)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Katherine Crane for the approval of a zoning change from a Single Family 10 (SF-10) District to a Residential-Office (RO) District for a 0.210-acre parcel of land identified as Lot 17, Block 14, Highwood Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 302 W. Kaufman Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The subject property is a 0.210-acre parcel of land identified as a Lot 17, Block 14, Highwood Addition, City of Rockwall, Rockwall County, Texas. The applicant is requesting to rezone the property from a Single-Family 10 (SF-10) District to a Residential-Office (RO) District for the purpose of operating her counseling office from her residence. According to the applicant, she see approximately 3-5 clients per week. Additionally, the applicant has stated that her driveway can accommodate four (4) cars and does not foresee parking being an issue; however, if the zoning change is approved, the property will need to adhere to all of the parking requirements for an office land use [*i.e. 1 space per 300 SF of office area*]. According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) the office and single-family land uses are permitted in a Residential-Office (RO) District. In addition, the Residential-Office (RO) District does allow for '"live/work" arrangements to allow flexibility for transitioning structures. According to Subsection 4.2, *Residential-Office*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code, a Residential-Office (RO) District is intended to allow low-intensity office uses providing professional, medical, and other office services to residents in adjacent neighborhoods. Staff should note that the subject property is currently adjacent to two (2) converted residential structures [*i.e. Rainbows End and Steeli Beans*] on the south and east property lines. Both of these structures are within the Downtown (DT) District.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property is a single-family residential home. Beyond this is Highland Drive which is identified as a *minor collector* on the City's Master Thoroughfare Plan. This area is zoned Single Family 10 (SF-10) District.

South: Directly south of the subject property is Kaufman Street. Beyond this is a single-family home that has been converted into a daycare [*i.e. Rainbows End*]. This area is zoned Downtown (DT) District.

East: Directly east of the subject property is Tyler Street. Beyond this is a single-family home that has been converted into a boutique [*i.e. Steeli Beans*]. This area is zoned Downtown (DT) District.

West: Directly west of the subject property is a single-family home. Beyond this are additional single-family homes. This area is zoned Single-Family 10 (SF-10) District.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Medium Density Residential* land uses, which is defined as single-family developments with 2-3 units per acre. The applicant's request is not in conformance with the Future Land Use Map and require the designation to change to a *Commercial* designation. With this being said, staff has added a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use for the subject property from a *Medium Density Residential* designation to a *Commercial* designation.

NOTIFICATION:

On December 28, 2017, staff sent 102 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Stonebridge Meadows and Bent Tree Condos Homeowner's Associations (HOA's) which are the only HOA's/Neighborhood Associations within 1,500 feet. Additionally, staff posted a sign on the subject property as required by the UDC. Staff has received one (1) notice in favor of this request.

RECOMMENDATIONS:

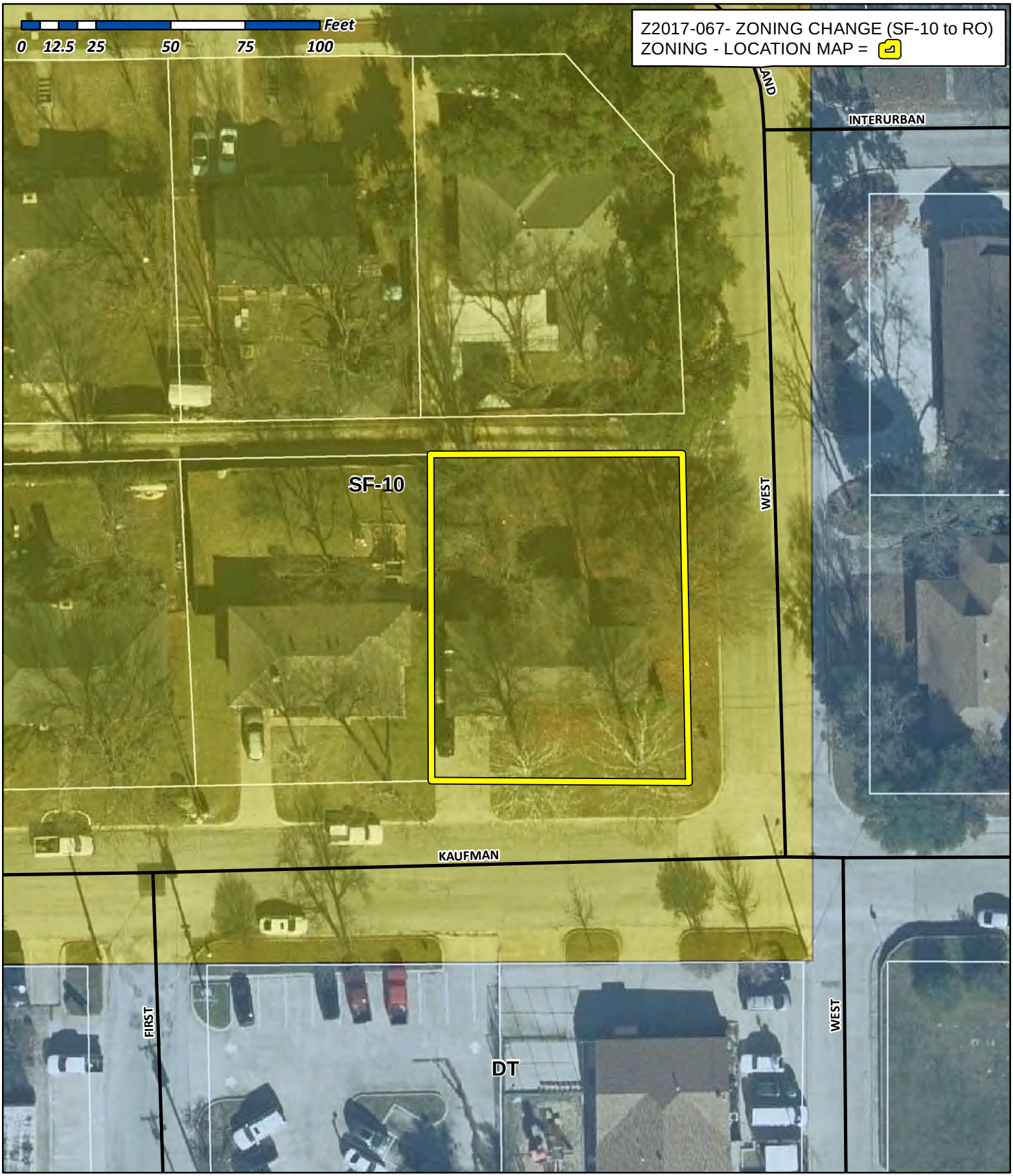
Should the City Council choose to recommend approval of the applicant's request to change the zoning of the subject property from a Single-Family 10 (SF-10) District to a Residential-Office (RO) District then staff would propose the following conditions of approval:

1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the southern portion of the *subject property* from a *Medium Density Residential* designation to a *Commercial* designation; and,

2) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On January 9th, 2017, the Planning and Zoning Commission's motion to recommend denial of the zoning change passed by a vote of 7-0. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(i)f such change [zoning change] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths [¾] of all eligible members of the Council."



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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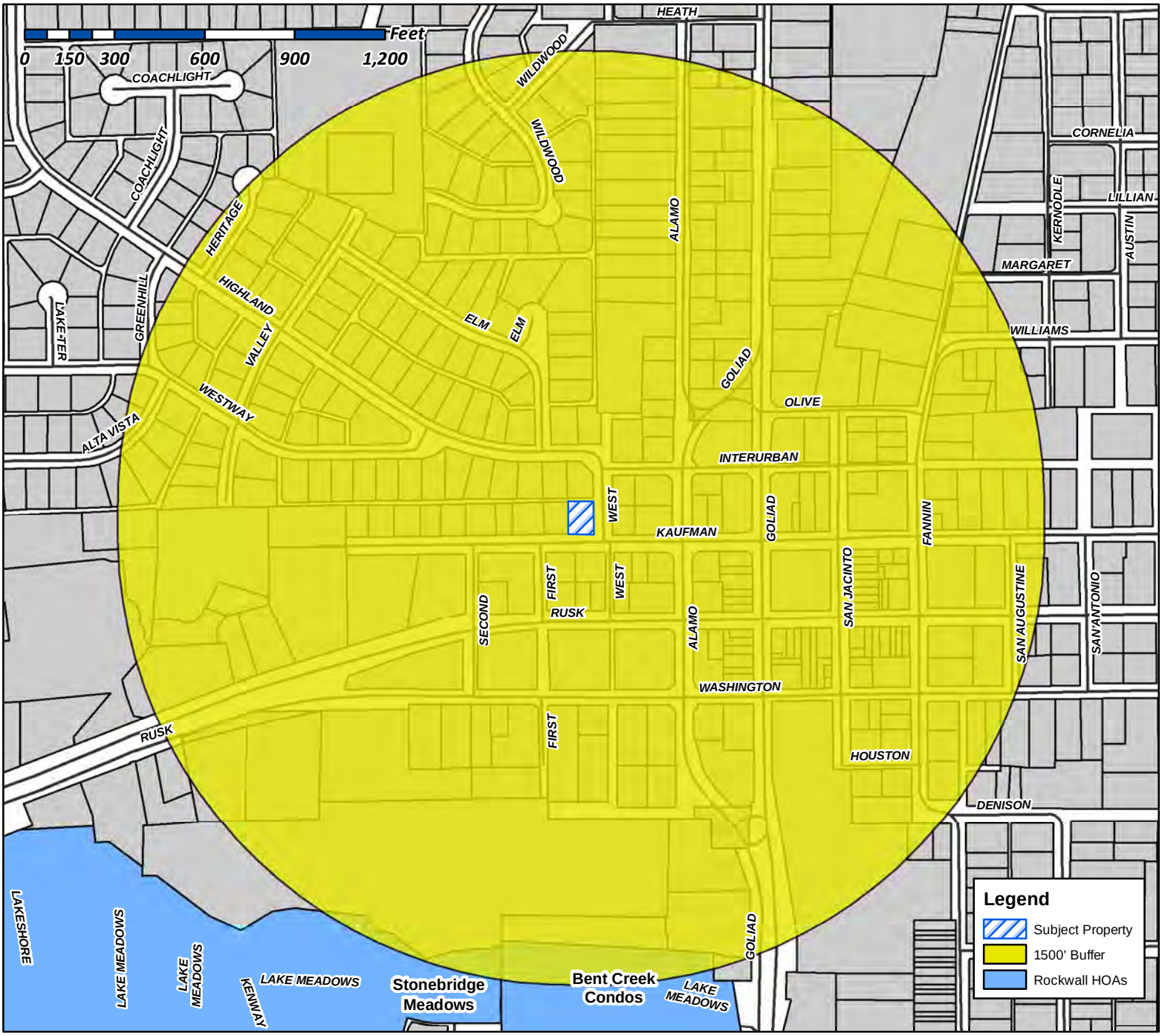
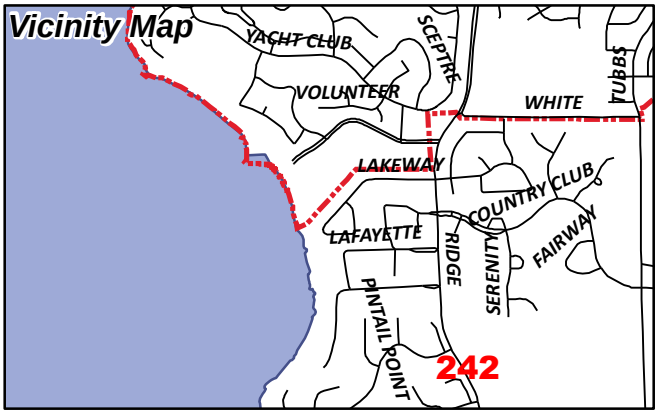


Case Number: Z2017-067
Case Name: Zoning Change (SF-10 to RO)
Case Type: Zoning
Zoning: SF-10 District
Case Address: 302 W. Kaufman Street



Date Created: 12/19/2017
For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Thursday, December 28, 2017 3:05:55 PM
Attachments:	PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was also published in the Rockwall Herald Banner ***December 22, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 1/9/2018 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Tuesday, 1/16/2018 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-067- Hold a public hearing to discuss and consider a request by Katherine Crane for the approval of a zoning change from a Single Family 10 (SF-10) District to a Residential-Office (RO) District for a 0.210-acre parcel of land identified as Lot 17, Block 14, Highwood Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 302 W. Kaufman Street, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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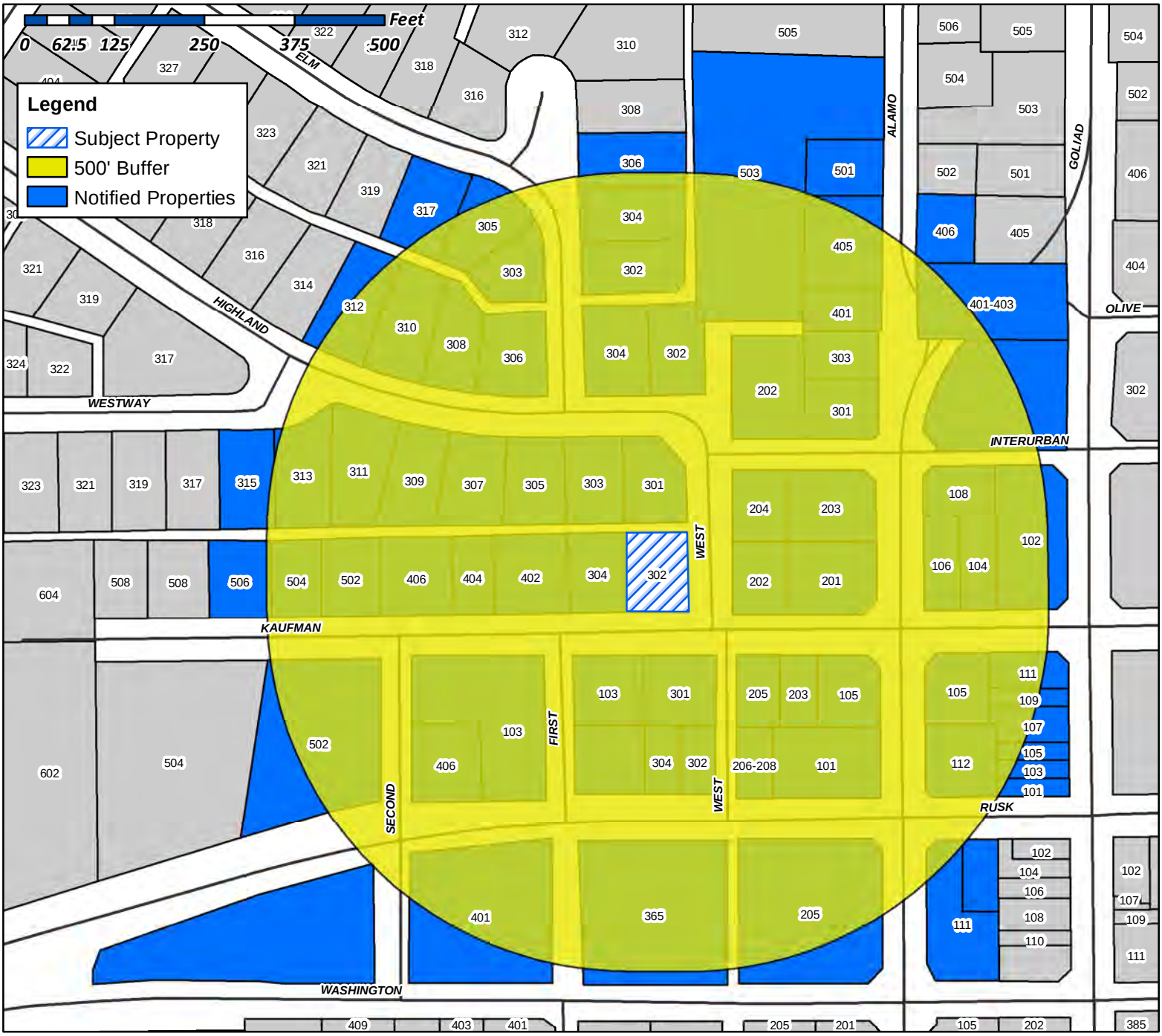

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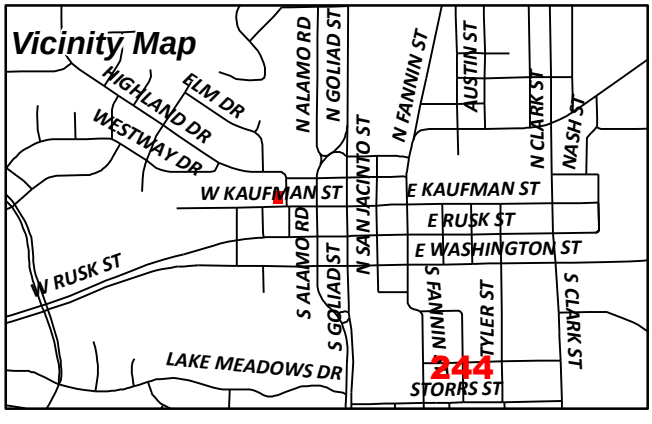

Date Created: 12/19/2017
For Questions on this Case Call (972) 771-7745

HEATH H N
101 N ALAMO RD
ROCKWALL, TX 75087

SPARKS ROBERT & TANA
103 N 1ST ST
ROCKWALL, TX 75087

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

SKY 101 N GOLIAD SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SWIERCINSKY MICHAEL P AND
RDT ENTERPRISES INC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 103 N GOLIAD SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

WHITFIELD JAMES H & SHARON L
1235 ISLEMERE DR
ROCKWALL, TX 75087

SWGERTY AUTO GROUP LLC
1417 FOURTH ST
GRAHAM, TX 76450

CANO OSCAR & NANCY
1445 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

WALSER JERRY B & DEBBIE K
1450 ASHBOURNE DR
ROCKWALL, TX 75087

WEDDLE TRUST
JOHN C WEDDLE AND PAULETTE S WEDDLE
TRUSTEES
1601 S ALAMO RD
ROCKWALL, TX 75087

BEN & BETTY HOLDINGS LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

105 N ALAMO LLC
1660 E FM 550
ROCKWALL, TX 75032

CGC GROUP INC
1690 LAKE FOREST DR
ROCKWALL, TX 75087

SEYMORE INVESTMENTS LLC
205 RUSH CREEK DRIVE
HEATH, TX 75032

RAYWAY PROPERTIES LLC
3 GRANITE RIDGE
ROCKWALL, TX 75032

SMITH WENDY
301 HIGHLAND DR
ROCKWALL, TX 75087

BEDFORD AUSTIN J & TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

REILLY KELSEY AND DAVID
302 ELM DRIVE
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
ROCKWALL, TX 75087

ANDERSON DEREK S & JENNIFER L
303 ELM DR
ROCKWALL, TX 75087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND
303 N ALAMO RD
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

FOUSE DORIS BURNS
305 ELM DR
ROCKWALL, TX 75087

WHITE RUNELLE
305 HIGHLAND
ROCKWALL, TX 75087

CURRENT RESIDENT
306 HIGHLAND DR
ROCKWALL, TX 75087

BELL MARY NELL
306 ELM DR
ROCKWALL, TX 75087

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

245

CURRENT RESIDENT
307 HIGHLAND DR
ROCKWALL, 75087

KLEPPER LINDA C (POLLARD)
307 HIGHLAND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
308 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
309 HIGHLAND DR
ROCKWALL, 75087

GRACE CLINE LIFE ESTATE
MARK CLINE
309 HIGHLAND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
310 HIGHLAND DR
ROCKWALL, 75087

DAVIS ANGELA
310 HIGHLAND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
311 HIGHLAND DR
ROCKWALL, 75087

PEOPLES JOHN P
311 HIGHLAND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
312 HIGHLAND DR
ROCKWALL, 75087

UNION BANK & TRUST CO
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD
REV TRUST
312 CENTRAL AVE SE SUITE 508
MINNEAPOLIS, MN 55414

GARRETT GERRY B
312 HIGHLAND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
313 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
314 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
315 HIGHLAND DR
ROCKWALL, 75087

HARVEY JAMES
315 WESTWAY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
316 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
317 HIGHLAND DR
ROCKWALL, 75087

FURGUSON RANDY & ANGELA &
DEBORAH HALE
317 ELM DR
ROCKWALL, TX 75087

CURRENT RESIDENT
318 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
319 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
320 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
321 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
322 HIGHLAND DR
ROCKWALL, 75087

HOWERTON BARBARA D
322 SHEPARDS HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
323 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
324 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
325 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
326 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
327 HIGHLAND DR
ROCKWALL, 75087

246

CURRENT RESIDENT
328 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
329 HIGHLAND DR
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330 HIGHLAND DR
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340 HIGHLAND DR
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341 HIGHLAND DR
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CURRENT RESIDENT
342 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
343 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
344 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
345 HIGHLAND DR
ROCKWALL, 75087

HEALDAN GROUP INC
3460 MARRON RD SUITE 103-144
OCEANSIDE, CA 92056

HARGIS JESSICA
3916 THORNDALE
ROCKWALL, TX 75087

PARKS PAIGE E
402 W KAUFMAN ST STE 100
ROCKWALL, TX 75087

KOVAR RACHAEL A
404 WEST KAUFMAN STREET
ROCKWALL, TX 75087

PICKETT GINA
406 W KAUFMAN ST
ROCKWALL, TX 75087

ALLEN ROBERT G DDS
406 W RUSK ST
ROCKWALL, TX 75087

4 ROSES ENTERPRISES LLC AND
TIMOTHY M & STACY M ROSE
436 WYNDEMERE BLVD
HEATH, TX 75032

NALLS MILDRED
502 W KAUFMAN ST
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

CRISP TOYIA M
504 WEST KAUFMAN ST
ROCKWALL, TX 75087

ALSOBROOK DAVID
505 CARRIAGE TRL
ROCKWALL, TX 75087

ASHLEY JUDY KAY
506 W KAUFMAN ST
ROCKWALL, TX 75087

247

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M
544 LAUREL LN
FATE, TX 75087

WAY FAMILY TRUST
8441 S FM ROAD 549
ROCKWALL, TX 75032

KILLION OLIN R
8709 DALROCK RD
ROWLETT, TX 75089

KILLION OLIN R & AGATHA
8709 DALROCK RD
ROWLETT, TX 75089

KILLION OLIN R
8709 DALROCK RD
ROWLETT, TX 75089

ROCKWALL TRINITY REAL ESTATE LLC
9 EAST SHORE BLVD
HEATH, TX 75032

STATE HIGHWAY DEPT
I 30 RT 3 L L LOFLAND
ROCKWALL, TX 75087

ROCKWALL COUNTY HELPING HANDS INC
P O BOX 375
ROCKWALL, TX 75087

K'S ADVERTISING DALLAS INC THE
PO BOX 1238
ROCKWALL, TX 75087

PIRTLE DAVID ETUX
PO BOX 1569
ROCKWALL, TX 75087

ROAN-NUNN MABEL PEGGY ESTATE
PO BOX 276
EMORY, TX 75440

248

PLEASE RETURN THE BELOW FORM

Case No. Z2017-067: Zoning Change for 302 W. Kaufman Street

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

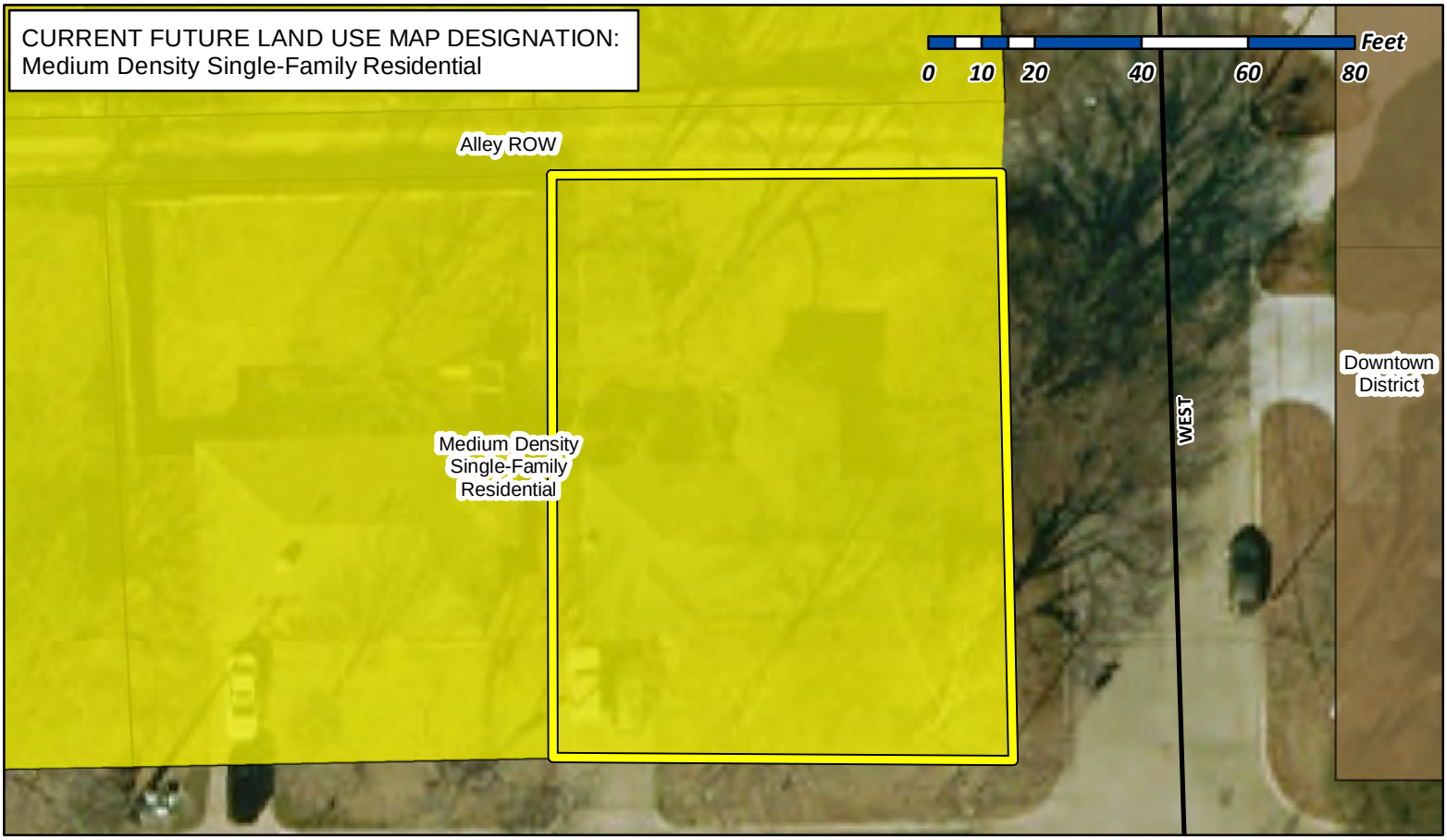
☐ I am opposed to the request for the reasons listed below.

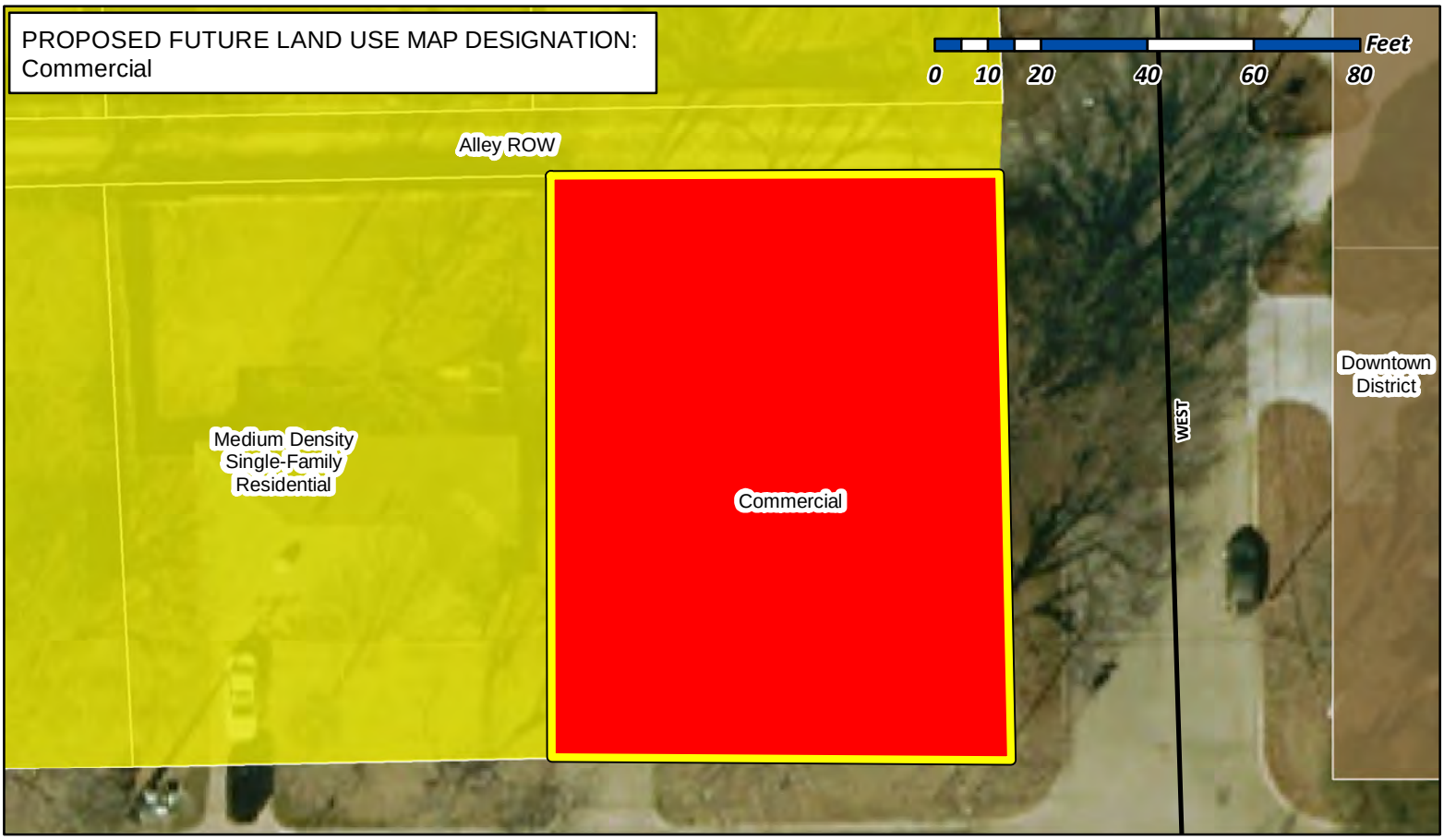
Name: Bill & Jan Wo Family Trust

Address: 2461 S. FM. 549 Heath TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



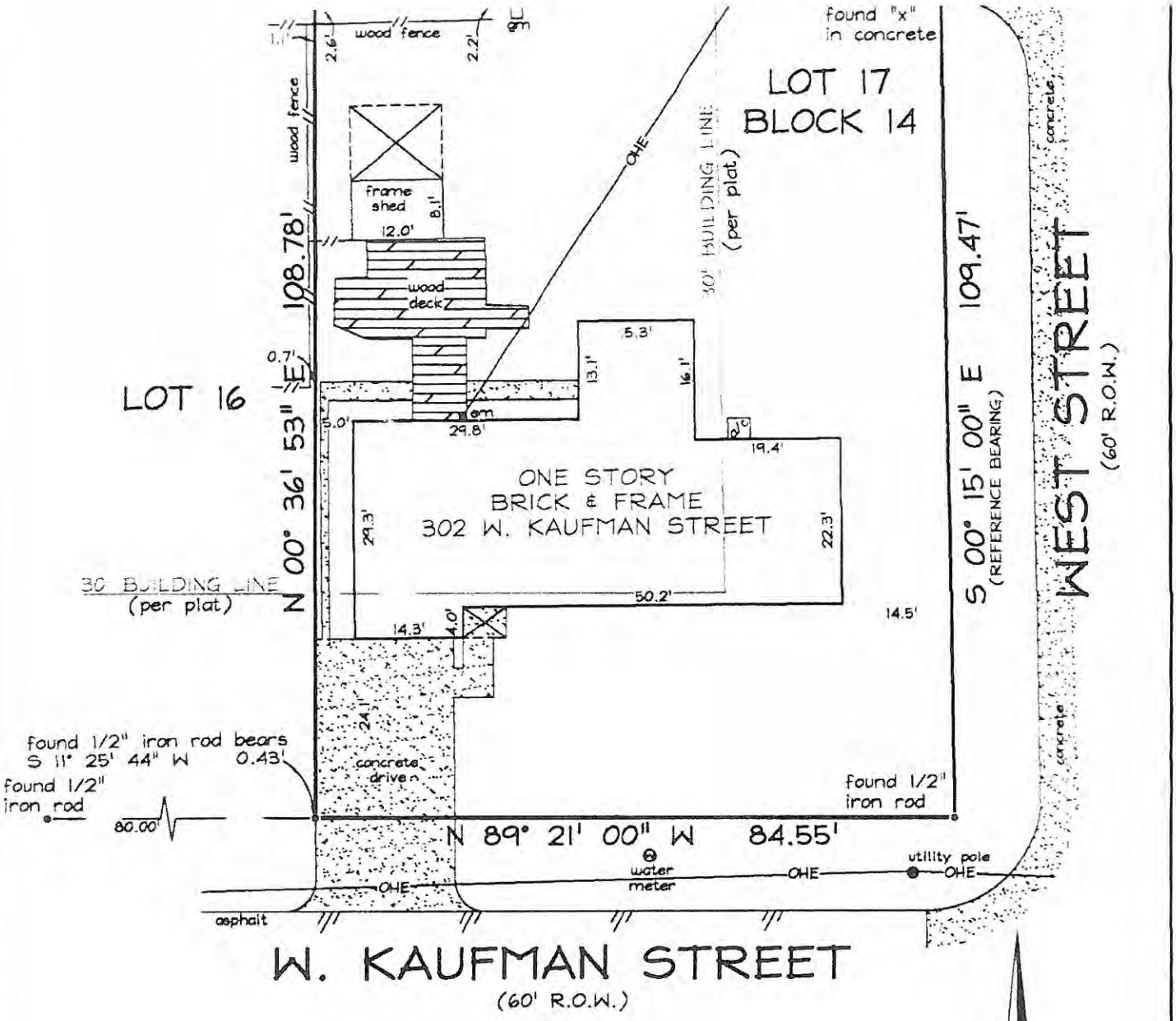


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

250



NOTES:
BEARINGS ARE BASED ON PLAT.
THIS SURVEY IS NOT AFFECTED BY THE FOLLOWING:
(10b)-EASEMENT, VOL. 69, PG. 514, R.P.R.R.C.T.
(10c)-EASEMENT, VOL. 71, PG. 433, R.P.R.R.C.T.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.
HOUSE EXTENDS BEYOND SOUTHERLY AND EASTERLY 30' BUILDING LINES AS SHOWN ABOVE.

0 10 15 20 30 40
SCALE IN FEET

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 302 W. KAUFMAN STREET, and Being Lot 17, Block 14, of HIGHWOOD ADDITION, FIRST SECTION, an Addition to the City of Rockwall, ROCKWALL County, Texas, according to the map or plat thereof recorded in Volume 50, Page 618, of the Plat Records of ROCKWALL County, Texas.

There are no visible conflicts or protrusions, except as shown.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48113C0265 J, dated AUGUST 23, 2001. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

ACCEPTED BY: **DATE:** _____

STATE OF TEXAS REGISTERED

251

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM A SINGLE-FAMILY 10 (SF-10) DISTRICT TO A RESIDENTIAL-OFFICE (RO) DISTRICT FOR A 0.210-ACRE PARCEL OF LAND IDENTIFIED AS LOT 17, BLOCK 14, HIGHWOOD ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DEPICTED IN EXHIBIT *'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Katherine Crane for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from a Single-Family 10 (SF-10) District to a Residential-Office (RO) District for a 0.210-acre parcel of land identified as Lot 17, Block 14, Highwood Addition, City of Rockwall, Rockwall County, Texas, and more specifically depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Single-Family 10 (SF-10) District to a Residential-Office (RO) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Residential Office (RO) District* as stipulated by Subsection 4.2*, Residential-Office District,* of Section 4*, Commercial Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

DRAFT ORDINANCE 04-08-18

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 5TH DAY OF FEBRUARY, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

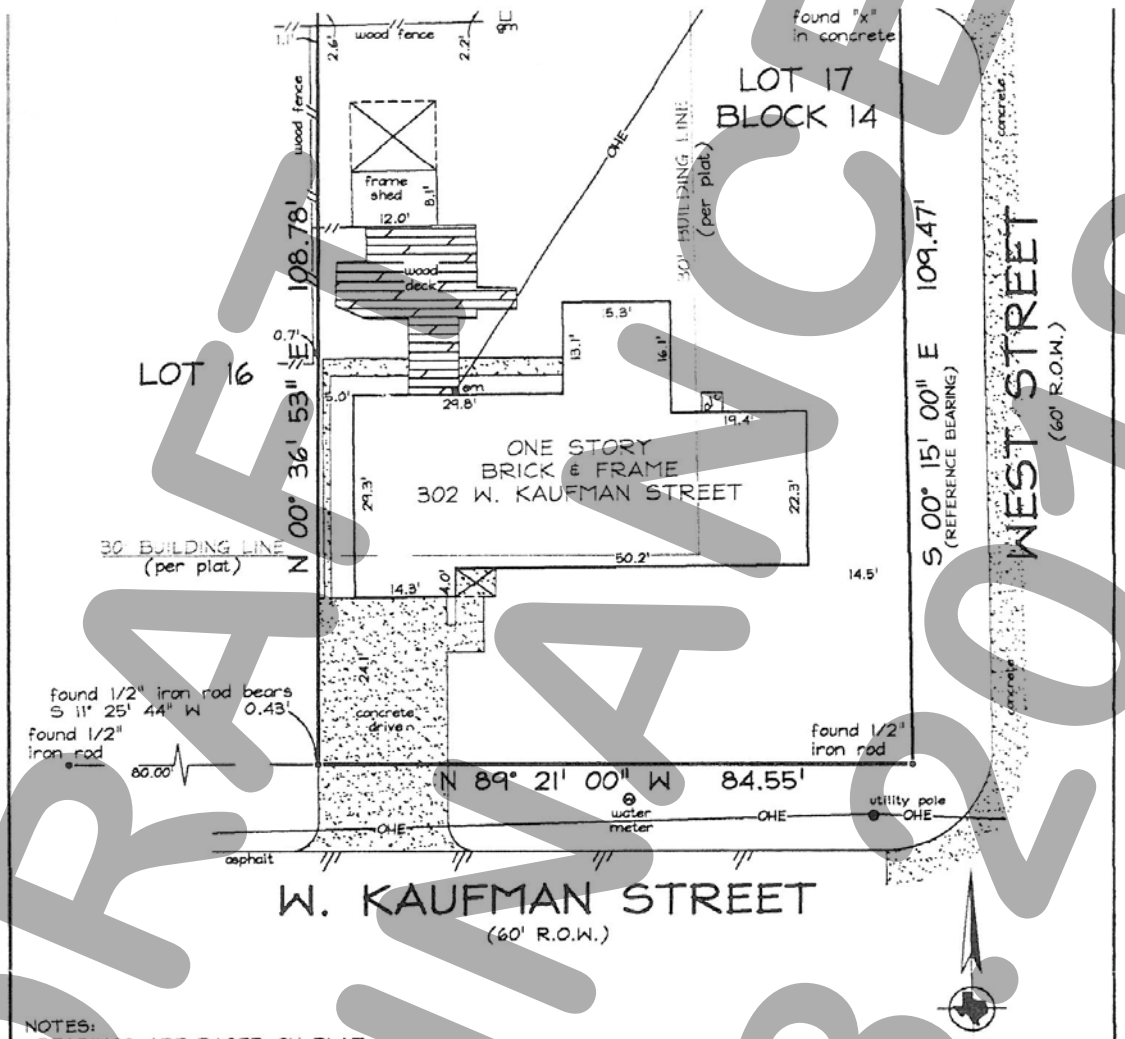
_____
Frank J. Garza, *City Attorney*

1st Reading: *January 16, 2018*

2nd Reading: *February 5, 2018*

DRAFT ORDINANCE 02.08.2018

Exhibit 'A'
Survey



NOTES:
BEARINGS ARE BASED ON PLAT.
THIS SURVEY IS NOT AFFECTED BY THE FOLLOWING:
(10b)-EASEMENT, VOL. 69, PG. 514, R.P.R.R.C.T.
(10c)-EASEMENT, VOL. 71, PG. 433, R.P.R.R.C.T.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.
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ACCEPTED BY: DATE: _____

STATE OF TEXAS REGISTERED

DRAFT 02.08.2018

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255

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/16/2018

APPLICANT: Blake Sudduth; *R-Delta Engineers, Inc.*

AGENDA ITEM: **P2017-067;** *Lots 1 & 2, Block A, Lamar Street Habitat No. 1 Addition*

SUMMARY:

Hold a public hearing to discuss and consider a request by Blake Sudduth of R-Delta Engineers, Inc. on behalf of Peter Muhl of Rockwall Habitat for Humanity for the approval of a replat for Lots 1 & 2, Block A, Lamar Street Habitat No. 1 Addition being a 0.22-acre parcel of land identified as Lot I, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 801 Lamar Street, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 0.22-acre parcel of land [*i.e. Lot I, Block 112, B. F. Boydston Addition*] into two (2) parcels of land [*Lots 1 & 2 Block A, Lamar Street Habitat No. 1 Addition*] for the purpose of subdividing one (1) lot into two (2) lots fin order to construct a single-family home on Lot 2.

- ☑ On January 2, 2018, the City Council approved a special request [*Case No. MIS2017-018*] to allow a deviation from the minimum lot depth for Lots 1 & 2 and the minimum lot size for Lot 2.

- ☑ On January 3, 2018, the Park Board reviewed the replat and made a recommendation to approve the replat with the following condition:

    1) The developer is to pay cash-in-lieu of land fees of $386.00 and pro-rata equipment fees of $512.00 for Lot 2 for a total of $902.00 due at time of final plat.

- ☑ Per the *Texas Local Government Code*, a residential replat that increases the number of lots in an established residential subdivision requires a public hearing [*TLGC §212.015*].

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

NOTIFICATION:

On December 28, 2017, staff mailed 11 notices to property owners and residents within 200-feet of the subject property and are within the residential subdivision. Staff has received one (1) notice in favor of this request.

RECOMMENDATIONS:

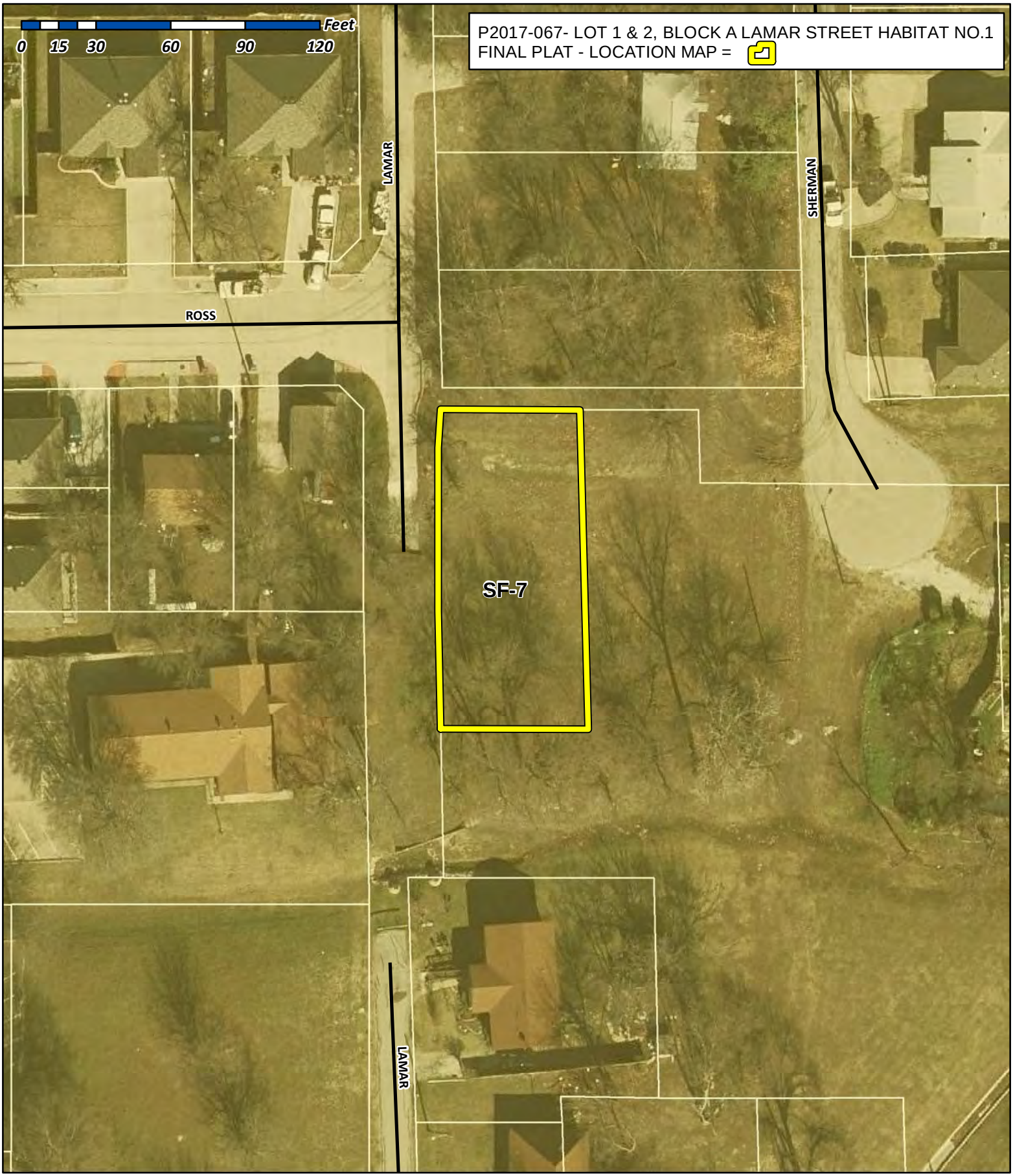
Should the City Council choose to approve the *replat* for *Lots 1 & 2, Block A, Lamar Street Habitat No. 1 Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On January 9, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff recommendations passed by a vote of 7-0.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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258

City of Rockwall

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385 S. Goliad Street
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(P): (972) 771-7745
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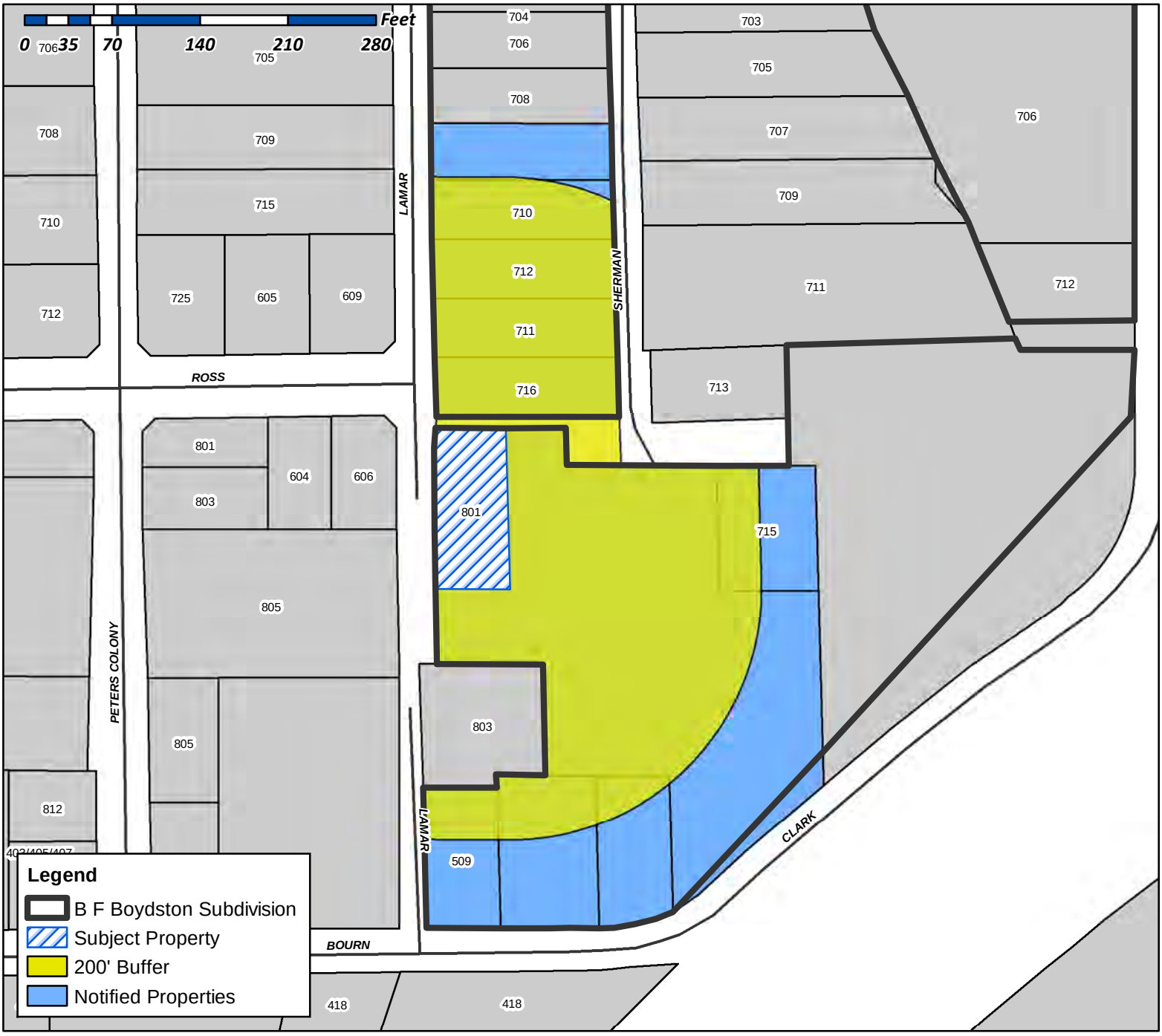
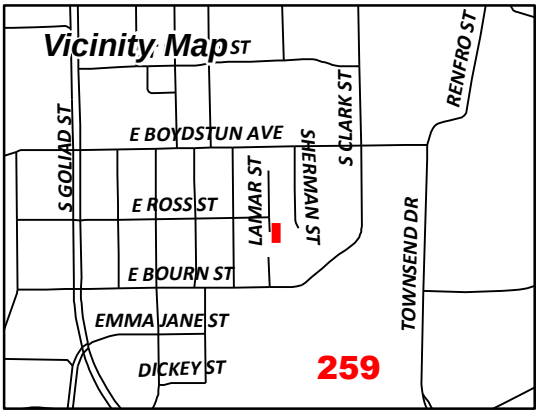


Case Number: P2017-067
Case Name: Lots1&2, Block A, Lamar Street Habitat No. 1
Case Type: Replat
Zoning: SF-7 District
Case Address: 801 Lamar Street



Date Created: 1/2/2018
For Questions on this Case Call (972) 771-7745

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

STRANGE EMERSON JR
1521 NOVEL CT
GARLAND, TX 75040

BUFFINGTON LEE SAMUEL ETAL
509 E BOURN ST
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
711 LAMAR
ROCKWALL, 75087

CURRENT RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

GARRETT MAMIE W
C/O TONY ELLIS
712 HAWTHORN DR
CEDAR HILL, TX 75104

CURRENT RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
716 SHERMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
801 LAMAR
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. P2017-067: Lots 1&2, Block A, Lamar Street Habitat No. 1

Hold a public hearing to discuss and consider a request by Blake Sudduth of R-Delta Engineers, Inc. on behalf of Peter Muhl of Rockwall Habitat for Humanity for the approval of a replat for Lots 1 & 2, Block A, Lamar Street Habitat No. 1 Addition being a 0.22-acre parcel of land identified as Lot I, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 801 Lamar Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 1/9/2018 at 6:00 p.m.,** and the City Council will hold a public hearing on **Tuesday 1/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **1/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. P2017-067: Lots 1&2, Block A, Lamar Street Habitat No. 1

Please place a check mark on the appropriate line below:

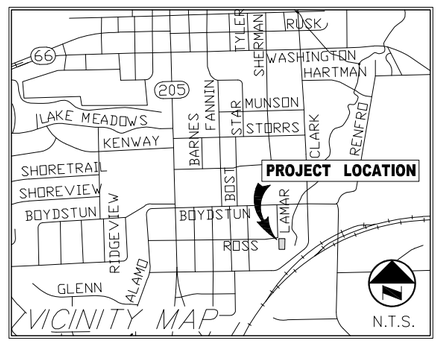
☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



ROSS STREET
(50' RIGHT-OF-WAY)
(CAB. Q, SL. 100)

NOTE:

IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) NORTH CENTRAL ZONE (4202) (NAD 1983, CORS 96, EPOCH 2002)

THE CONVERGENCE/MAPPING ANGLE AT THE P.O.B. IS 01°06'53" WITH A COMBINED FACTOR OF 0.9998538864

RDS – 5/8-INCH STEEL ROD WITH ORANGE CAP STAMPED "R-DELTA ENGINEERS" SET

XF – "X" SCRIBED IN CONCRETE FOUND

CSRF – STEEL ROD WITH YELLOW CAP STAMPED "RPLS 5034" FOUND

SRF – STEEL ROD FOUND

ROCKWALL HABITAT FOR HUMANITY
CC# 20080000403715

P.O.B.
X. 2,595,528.24
Y. 7,024,839.66

N 88°58'25"W
75.00'

1/2-INCH CSRF
EB

1/2-INCH SRF

SDMH
XF
WVL
FH
18" HACK
WVL
6" HACK
AC
9" HACK
GM
OCO
EM
TEMP METER POLE
8" HACK
10" HACK
18" HACK
16" HACK
16" HACK

130.00'
71.73'
69.97'

LOT 1
BLOCK 1
5312-SF

13" HACK
WM

CALLED 0.22 ACRES
ROCKWALL HABITAT FOR HUMANITY
CC# 20090000421452

LOT 1, BLOCK C

LAMAR STREET
(20' RIGHT-OF-WAY)
(CAB. Q, SL. 100)

N 89°40'58"E 74.98'

RDS
RDS

SANGER BROS' ADDITION
CAB. Q, SL. 100

N 00°19'02"W
58.27'

130.00'
S 00°19'02"E
60.03'

LOT 2
BLOCK 1
4435-SF

18" ELM
12" HACK
12" HACK

1/2-INCH SRF

LOT 2, BLOCK C

1/2-INCH CSRF
N 88°58'25"W
75.00'
1/2-INCH CSRF
X. 2,595,603.94
Y. 7,024,708.33

ROCKWALL HABITAT FOR HUMANITY
CC# 20170000008236

GN
CONVERGENCE ANGLE
01° 06' 53"

0 5' 10' 20'
GRAPHIC SCALE IN FEET
SCALE: 1" = 10'

MINOR PLAT
of
LOT 1 AND 2, BLOCK 1
LAMAR STREET HABITAT No. 1
0.22 ACRES
SITUATED IN THE
N. M. BALLARD SURVEY – ABSTRACT NO. 48,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

R-DELTA ENGINEERS, INC.
ENGINEERS, LAND PLANNERS AND LAND SURVEYORS
618 MAIN STREET, GARLAND, TEXAS 75040 TEL. (972) 494-5031 On the Web at WWW.RDELTA.COM

DRAWN BY:	CHECKED BY:	SCALE:	DATE:	
WAL	WCT	1"=10'	DEC 2017	2384 PLAT.dwg

262

OWNER'S CERTIFICATE

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL HABITAT FOR HUMANITY, TEXAS, is the owner of a 0.22–acre tract of land situated within the City of Rockwall, in the N. M. Ballard Survey, Abstract No. 48, Rockwall County, Texas, and being all of the called 0.22–acre tract of land described in the Cash Warranty Deed executed on the 25th day of August, 2009, from Mary Madgelene Price, Individually and as Independent Executrix of the Estate of Ronnie Fulton Price Deceased, and accepted by Rockwall Habitat for Humanity, and filed under County Clerk File Number 20090000421452, in the County of Rockwall, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete on the easterly line of Lamar Street (20–foot right–of–way) dedicated in the Sanger Bros' Addition and recorded in Cabinet Q, at Page 100 of the Deed Records of Rockwall County, Texas, at the northwest corner of said Rockwall Habitat of Humanity Tract and at the southwest corner of a 0.14–acre tract land as described in a General Warranty Deed from Paul Ray Dabney to Rockwall Habitat for Humanity, dated August 15, 2008 and being recorded in County Clerk File Number 20080000403715, in the County of Rockwall, Texas, said "X" having coordinates of:
X= 2,595,528.24
Y= 7,024,839.66;

THENCE N 88°58'25"W with the common line between the said 0.14–acre tract and the said 0.22–acre tract a distance of 75.00 feet to a 1/2–inch steel rod with yellow cap stamped "RPLS 5034" found marking the northeast corner of said 0.22–acre tract;

THENCE S 00°19'02"E a distance of 130.00 feet to a 1/2–inch steel rod with yellow cap stamped "RPLS 5034" found marking the southeast corner of said 0.22–acre tract;

THENCE N 88°58'25"W a distance of 75.00 feet to a 1/2–inch steel rod with yellow cap stamped "RPLS 5034" found on the easterly right–of–way line of aforementioned Lamar Street;

THENCE N 00°19'02"W with the the said easterly right–of–way line of said Lamar Street for a distance of 130.00 feet to the PLACE OF BEGINNING and containing 0.22 acres of land.

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as the LAMAR STREET HABITAT No. 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have mortgage or lien interest in the LAMAR STREET HABITAT No. 1 subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accomidation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or paced upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of these easement strips; and any public utility shall at all times have the right of ingress and egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I,my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

EXECUTED this the _____ day of _____, 2016.

_____ _____

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2017.

_____
Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That I Wayne C. Terry, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly places under my personal supervision.

_____
Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184

APPROVED

I hereby certify that the above and forgoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

_____ _____
Director of Planning & Zoning City Engineer

ZONING: SF–7

OWNER: ROCKWALL HABITAT OF HUMANITY
357 East Tripp Rd.
Sunnyvale, TX 75182

MINOR PLAT
of
LOT 1 AND 2, BLOCK 1
LAMAR STREET HABITAT No. 1
0.22 ACRES
SITUATED IN THE
N. M. BALLARD SURVEY – ABSTRACT NO. 48,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 of 2

R-DELTA ENGINEERS, INC.
ENGINEERS, LAND PLANNERS AND LAND SURVEYORS
618 MAIN STREET, GARLAND, TEXAS 75040 TEL. (972) 494–5031 On the Web at WWW.RDELTA.COM

DRAWN BY:	CHECKED BY:	SCALE:	DATE:	
WAL	WCT	1"=10'	DEC 2017	2384 PLAT.dwg

263

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264

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: January 16, 2018

SUBJECT: *COA Appeal for 902 N. Goliad Street*

On December 21, 2017, the Historic Preservation Advisory Board (HPAB) denied a request by Natalee Davenport for a Certificate of Appropriateness (COA) by a vote of 4-0, with Board Members Odom, Bowlin and Clark absent. As part of the motion, the HPAB stated that the proposed single pane glass windows and deck were not in keeping with the historic nature of the property, and did not conform to the *Historic Preservation Guidelines* contained in Appendix D of the Unified Development Code (UDC). In response to this finding, the applicant submitted a request to appeal the HPAB's decision to the City Council. According Section 6.2, *Historic Overlay (HO) District*, of Article V, *District Development Standards*, of the UDC, if a COA is denied by the HPAB "…the applicant may appeal to the City Council by filing a written notice with the Historic Preservation Officer within ten (10) business days after the decision of the board. In considering an appeal, *the sole issue before the City Council shall be whether the board erred in its decision*. The City Council shall consider the same standards and evidence that was considered in making the decision. Appeal to the City Council constitutes the final administrative remedy." In the attached packet, staff has included a copy of the applicant's appeal letter, a copy of the unapproved minutes from the meeting (*i.e. these minutes will be placed on the consent agenda at the next HPAB meeting for approval*), and a copy of the packet provided to the HPAB.

History of Improvements by the Applicant

Originally, the applicant submitted and was approved a COA on August 17, 2017 allowing the following modifications to the home: [*1*] adjust the windows in the front of the home and provide an awning over these windows, [*2*] install black ADA compliant handrails on the side of the home, [*3*] install a horizontal, wood fence adjacent to the southern property line, [*4*] provide a board-and-batten look to the outside of the property, and [*5*] account for changes made to the home by the previous homeowners (*i.e. installation of vinyl windows*). These improvements/modifications were made to the property under the original building permit, which was issued in 2016 as part of the conversion of the structure from a residential to a commercial property (*i.e. BLD2016-3214*). In early December of 2017, the applicant started to construct a deck and make various other improvements to the house that were not covered under the original building permit or COA case. Staff contacted the applicant and explained that the scope of the proposed work would require approval by the HPAB and Building Inspections Department. In response to this, the applicant submitted an application requesting a COA and proposing the following improvements: [*1*] 15' x 15' wood deck (*the applicant later corrected the request as a 1,041 SF or ~18' 6" x 48' 9"*), [*2*] miscellaneous improvements to the rear of the property. The miscellaneous improvements were defined in the meeting by the applicant as

follows: [*1*] a sliding or spring loaded window facing onto the deck (*this is indicated by the plywood in the attached pictures*), and [*2*] remove the four (4) pane glass and replace it with single pane glass on all windows. As stated above the HPAB denied this request on December 21, 2017, and the applicant submitted for appeal on January 3, 2018.

Action Required by the City Council

Should the City Council find that the HPAB erred in its decision the applicant will be permitted to keep the improvements as is and will be required to submit a building permit to the Building Inspections Department. Should the City Council find that the HPAB acted within its purview, the applicant would be required to remove the improvements from the property and will be prohibited from submitting a COA application -- *requesting the same changes to the property* -- for a period of one (1) year from the date of the City Council's decision unless [*1*] the City Council denies the request without prejudice or [*2*] the HPAB waives the time period due to a change in circumstances.

Miller, Ryan

To: Brooks, Korey
Subject: RE: 902 N. Goliad

From: Natalee Davenport [mailto:ndavenport@servicefirstmtg.com]
Sent: Wednesday, January 03, 2018 12:28 PM
To: Brooks, Korey <kbrooks@rockwall.com>
Cc: david@smithandlee.com
Subject: 902 N. Goliad

Hello Korey.

Please accept this email as my request to attend the City Council meeting on Jan 16th to appeal the HPAB decision on my property. Could you please also confirm that the meeting is on the 16th, as it is MLK Day. Also, what time is the meeting?

Thank you!

Natalee Davenport
Branch Manager
NMLS: #187097
902 N. Goliad Road
Rockwall, TX 75087

ndavenport@servicefirstmtg.com
Office: 972-578-9000 x 202
Cell: 972-523-3564
Fax: 214-220-6106

ServiceFirstMtg.com



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MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 21, 2017
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman Nichols at 6:00 p.m. Board members present were Mike Mishler, and Maurice Thompson and Carolyn Francisco. Board members Dick Clark, Jay Odom, Beverly Bowlin were absent from the meeting. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, and Planner Korey Brooks.

II. CONSENT AGENDA

1. Approval of Minutes for the November 16th, *2017* Historic Preservation Advisory Board meeting.

Board member Francisco made a motion to approve the consent agenda. Board member Francisco seconded the motion which passed by a vote of 4-0 with Board members Clark, Bolwin and Odom absent.

III. PUBLIC HEARING ITEMS

2. H2017-017

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) allowing for changes for a medium-contributing property, being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that in August of this year the Board approved a Certificate of Appropriateness to allow for modifications to the home which included painting the home white, adding railing, a wood fence, and porch overhangs to the structure. Since that time the applicant has started construction of a deck towards the rear of the home without first seeking approval for a COA however once staff was made aware the applicant was notified and let her know she would need to seek approval for a COA in order to continue with the construction of the deck. Last month a case for the COA was brought before the Board, however the applicant was unable to attend the meeting and the Board then made a motion to table the case to allow the applicant to present the case and answer questions for the Board.

Mr. Brooks advised the Board that the applicant was present and available for questions as well as staff.

Chairman Nichols opened up the public hearing and asked the applicants to come forward and speak.

Natalee Davenport
1640 Coastal Drive
Rockwall, TX

Kristy Kirk
946 Briar Oaks Drive
Rockwall, TX

Ms. Kirk came forwarded and stated they are looking to do the addition of a deck and adding horizontal railing around the deck at a height of 42 inches and towards the back of the house off the back door add stairs down. They are proposing to paint the floor of the deck and all of the railing grey and underneath where it currently is lattice work they are proposing to do board and batten instead and that will be white. Ms. Kirk went on to state that the house has already been painted white and the awning has been added in the front over the set of three windows. They are also proposing to remove the front exterior windows and replace with four pane windows that had been approved as well as adding a single pane window where the front door had been. Ms. Davenport added that they are requesting to have no pane windows instead of the four pane windows.

Chairman Nichols asked which windows they were seeking to remove and would they match throughout the house or only in the front. Ms. Kirk stated they want to replace the front windows with single pane and for the time being it will only be the ones in the front of the house. Ms. Kirk provided a pictures that showed the side of the house where they are proposing to place the window which will open to the deck and will serve as a bar area for gatherings they host. Ms. Kirk went on to say that the window will actually be two long windows on hydraulics that would open up to the deck. Chairman Nichols asked if that long window would be single pane. Ms. Kirk stated it would be two single pane windows.

Chairman Nichols asked if the wood fence would serve as railing for the deck. Ms. Kirk stated it that was correct it would be the railing. Chairman Nichols noted that from the depiction that was being shown of the fence looked like to be of similar style as the one the Board had approved but appeared that instead of now being on ground level it was on the deck level. Ms. Davenport stated it was the same as what had been approved and it would be at the deck level.

Chairman Nichols asked concerning the request to construct awnings to the front of the home, were they looking to add additional awnings to the ones that are already in place. Ms. Kirk stated they were not adding any additional ones; it is for the ones that have already been placed.

Board member Francisco asked about the size of the deck, since what had been approved was a 15x15 size deck and what they have started to build is very outside of that boundary. Mr. Brooks stated that he was informed it was 12x24 however in looking at the picture of the started construction the longest portion is 48 feet and 9 inches long and approximately 30 feet wide. Chairman Nichols noted that was over 1,000 feet of depth, Mr. Brooks indicated it was 1,041 square feet. Ms. Kirk stated that what ended up happening in the beginning of their planning and working out designs the deck was not initially planned to be that big, but because of the slope of the yard it would have ended up being wasted space and to make it easier to access and utilize the space they went ahead and decided to extend it.

Chairman Nichols asked concerning their last request to change the siding to board and batten. Mr. Brooks explained that that request has already been approved by the Board, the COA being requested at this time is for the deck, and the applicant also added the request for the use of single pane windows and for the addition of the side window.

Chairman Nichols asked if there would be anything to enclose the bottom of the deck and where would the stairwell be located. Ms. Kirk stated they would enclose it using board and batten to mimic the side of the home and the stairs would go out towards the parking lot, she provided a picture that showed where the existing stairs are currently.

Board member Thompson expressed feeling that the more things that are added such as single pane windows make it more modern and less historic looking.

Mr. Brooks added that since the request to use single pane windows as well as the addition of the side window were not included with the original request, when a motion is made those two requests would have to be included along with the size of the deck.

Chairman Nichols asked if there was anyone who wished to speak concerning the item to come forward and do so, there being no one indicating such Chairman Nichols closed the public hearing and brought the item back to the Commission for discussion or action.

Board member Francisco expressed concern over the size of the deck.

Board member Thompson also expressed concern over the size of the deck noting that its size is very out of scope with the house and with that addition it appears that the house no longer has a historic look.

Chairman Nichols noted that the Board has rescinded the status of the home due to the fact that previous owners did a substantial amount of work on the home without seeking any approval from the Historical Board and therefore the house has lost some of the historic look it once had.

Board member Thompson added his feeling is that in doing additions such as single pane windows, a large deck, a large sliding window, is not keeping with the historic feel it did once have since those have a much more modern look to them and approving these additions only continuous to modernize the home.

Board member Mishler asked what the contributing status of the home was since having rescinded the Landmark status. Chairman Nichols stated it was now a Medium Contributing property. Mr. Brooks noted that the property is currently a Medium Contributing property as of the survey that was recently completed over the summer, however during the next survey the property will be looked at and that status may change.

Planning Director, Ryan Miller, added that the Board also has the ability to change status if they feel that it is no longer a Medium Contributing property and that could be added in their motion to change the status to Low Contributing or Non Contributing. Chairman Nichols expressed not wanting to change the status of the property with a survey having recently been completed and the outcome was designating the home as Medium Contributing.

Board member Mishler made a motion to approve the change in the deck size, along with the addition of the side window but without the change to a single pane window. Due to no second to that motion, the motion on the floor died. Chairman Nichols made a motion to deny H2017-017 due to the single pane windows are not in keeping with the historic nature of the property and the size of the deck overpowers the homes presence in the lot. Board member Thompson seconded the motion which passed by a vote of 4-0 with Board members Odom, Bowlin and Clark absent.

IV. DISCUSSION ITEMS

3. Update from Historic Preservation Officer (HPO) regarding historic projects.

Planning Director, Ryan Miller, stated that there are no current projects to update the Board on.

Chairman Nichols asked if there was any update concerning the demolition of the pump house. Mr. Miller stated currently there is not, staff has contacted the applicant and they are working thru the demolition process; however staff will provide additional information at the next scheduled meeting.

V. ADJOURNMENT

Chairman Nichols adjourned the meeting at 6:24 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____DAY OF _____ 2017.

_____

DANIEL NICHOLS, CHAIRMAN

ATTEST: LAURA MORALES, PLANNING COORDINATOR

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Historic Preservation Advisory Board [HPAB]

FROM: Korey Brooks

CC: Ryan Miller, Director of Planning and Zoning

DATE: December 21, 2017

SUBJECT: H2017-017; *902 N. Goliad-Spafford House*

On August 17, 2017, the Historic Preservation Advisory Board [HPAB] approved a Certificate of Appropriateness (COA) [*Case No. H2017-012*] to allow modifications made to the exterior of the house that were completed by a previous owner without a Certificate of Appropriateness (COA). In addition, the applicant proposed to make the following modifications to the home:

1. Match the windows on the side of the home to the front of the home and to paint the windows black.
2. To install ADA hand rails.
3. To install a wooden fence as shown in the exhibit provided.
4. To construct awnings, similar to the exhibit provided, on the front of the home.
5. To change the siding to board and batten as shown in the exhibit provided.

Since that time, the applicant started construction of a deck without seeking approval from the Historic Preservation Advisory Board [HPAB]. When staff was made aware of the construction of the deck, the applicant was notified that an approved Certificate of Appropriateness (COA) would be required to continue construction of the deck. On November 16, 2017, the applicant submitted a request for the approval of a Certificate of Appropriateness (COA) for the purpose of constructing an ~12' x 25' wood deck toward the rear of the home. At the time the case was presented, the applicant was unavailable to answer questions therefore the Historic Preservation Advisory Board [HPAB] made a motion to postpone the case until the applicant was available. Attached are pictures submitted by the applicant depicting current condition of the house, the proposed changes, and the Case Memo from the November 16, 2017 Historic Preservation Advisory Board [HPAB] meeting.

CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) CASE MEMO

AGENDA DATE: 11/16/2017

APPLICANTS: Natalee Davenport

AGENDA ITEM: **H2017-017;** COA for *902 N. Goliad Street*

SUMMARY:

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) allowing for changes for a medium-contributing property, being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting the approval of a Certificate of Appropriateness (COA) for the purpose of constructing a 15' x 15' wood deck toward the rear of the home. This property is identified as a medium-contributing property. On September 27, 2016, the Planning and Zoning Commission approved a site plan [*Case No. SP2016-018*] for the purpose of converting a single-family home into an office building. On August 17, 2017, the Historic Preservation Advisory Board (HPAB) approved a COA [*Case No. H2017-012*] to allow modifications to the exterior of the home that were completed by a previous owner without a (COA). In addition, the COA also allowed the following modifications to the home:

1. Match the windows on the side of the home to the front of the home and to paint the windows black.
2. To install ADA hand rails.
3. To install a wooden fence as shown in the exhibit provided.
4. To construct awnings, similar to the exhibit provided, on the front of the home.
5. To change the siding to board and batten as shown in the exhibit provided.

At that time, the applicant stated that additional modifications were desired, however, she would apply for a COA once she decided what the additional modifications would include. Since the approval of the COA, the applicant has started construction on a deck to the rear of the office building without seeking approval from the Historic Preservation Advisory Board (HPAB). Staff have been provided with a site plan, pictures of the existing construction, and example pictures of how the deck will look once finished, which were included in the attached packet.

According to Section 6.2.G, *Standards of Approval*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) states that the Historic Preservation Advisory Board (HPAB) must approve an application for a (COA) if it determines that the application will not adversely affect the character of the site, and the proposed work is consistent with the regulations contained in the Unified Development Code (UDC). In addition, Section III, *Building Standards,* of Appendix D, *Historic Preservation Guidelines,* of the Unified Development Code (UDC):

- *New Additions.* All new additions should recognize and maintain the established historic home site orientation, and side and front setbacks within the block face and be visually compatible with and maintain the established rhythm and setback spacing. *The applicant will be in compliance with the setbacks for this district.*

- *New Structures.* New Structures should be building to maintain an elevation with a pier-and-beam appearance. *The constructed deck is pier-and-beam construction.*

- *Materials.* The existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material. *The applicant is not proposing to make any additional changes to the façade besides the replacement of windows.*

- *Replacement Materials*. When the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type. *The applicant is proposing to match the columns of the deck with the replacement columns on the front of the home.*

- *Construction.* Materials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures. Additionally, all building columns should be of a style and materials of the period and style of the building. *The railings and columns will be of a farmhouse style.*

- *Roofs*. The roof shape, form, and design, materials, colors, overhang, and slope shall be consistent with the style and period of the architecture of the buildings within the district. *The applicant is not proposing to add a roof to this deck.*

In this case, the applicant's request is generally in conformance with all the guidelines for renovations and expansions of single-family homes within the City's historic district. In addition, the proposed structure does generally incorporate similar design elements as adjacent properties and approval of the request does not appear to impair the historical integrity of the subject property. Staff should note that many of the improvements have already been completed.

RECOMMENDATIONS:

Should the Historic Preservation Advisory Board (HPAB) approve the Certificate of Appropriateness (COA), staff would recommend the following conditions of approval:

1) Any construction or building necessary to complete this *Certificate of Appropriateness (COA)* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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276



277



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280



281

Service First Mortgage

902 N. Goliad,

Rockwall, TX 75087

282

Front Exterior

Painting entire house white

Replace existing windows with single pane windows across front of house.



Example of windows



Metal roof awning over first floor windows

Adding metal to front porch roof



283

Kitchen Window





- This will be a large open window that will open up to the deck.

284

Sign Ideas

285

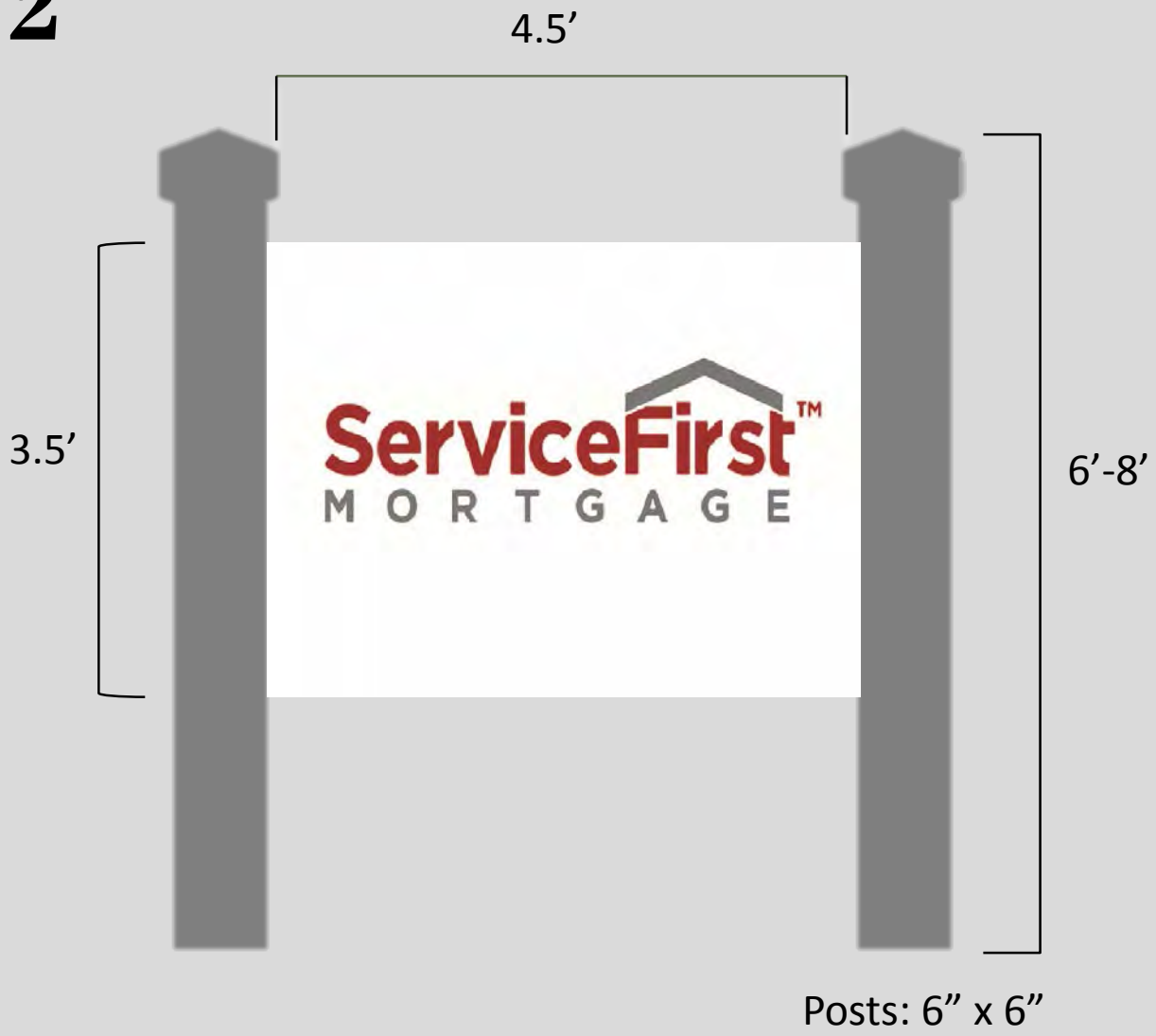
Sign Idea 1



Posts: 6” x 6”

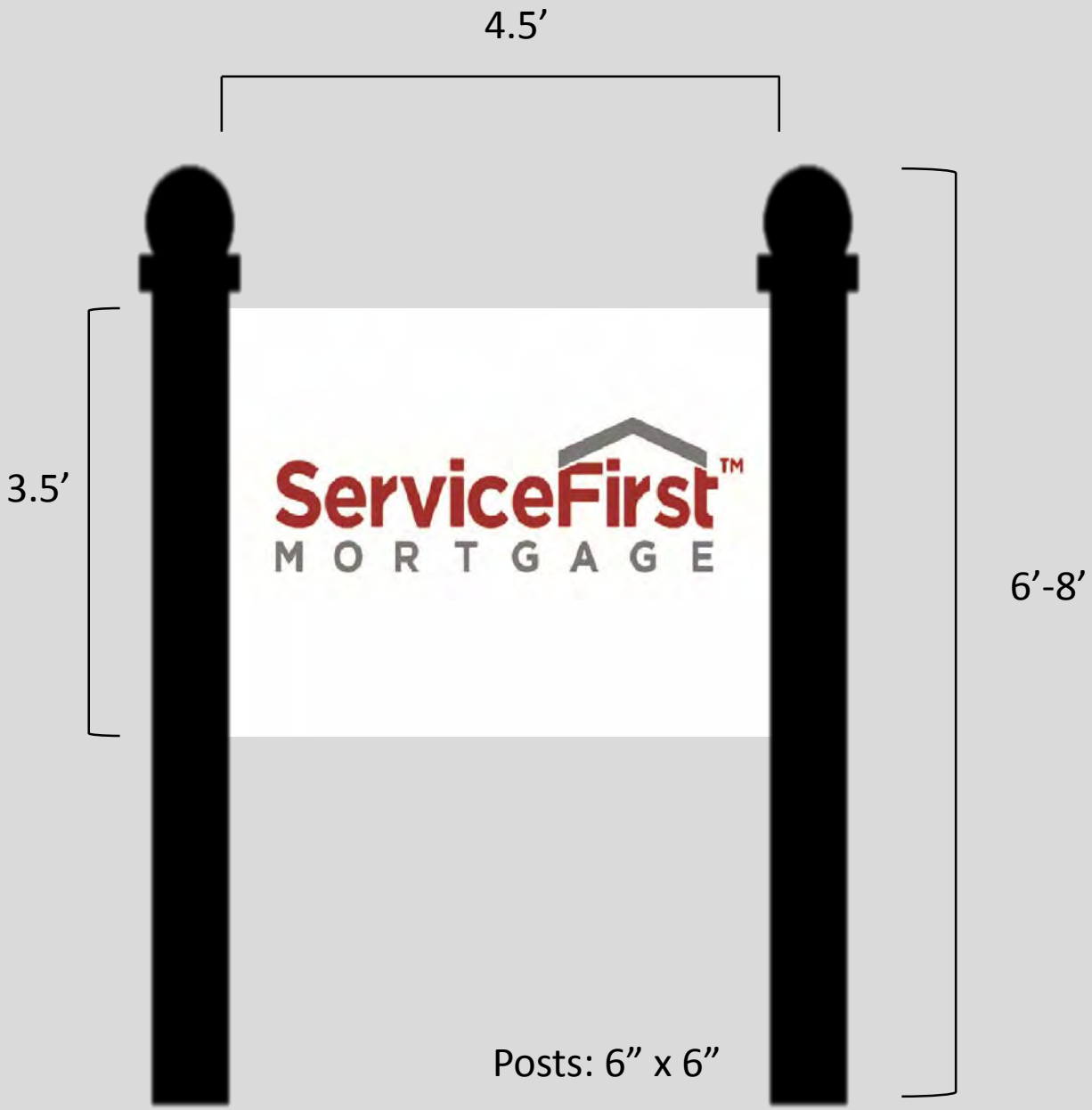
286

Sign Idea 2



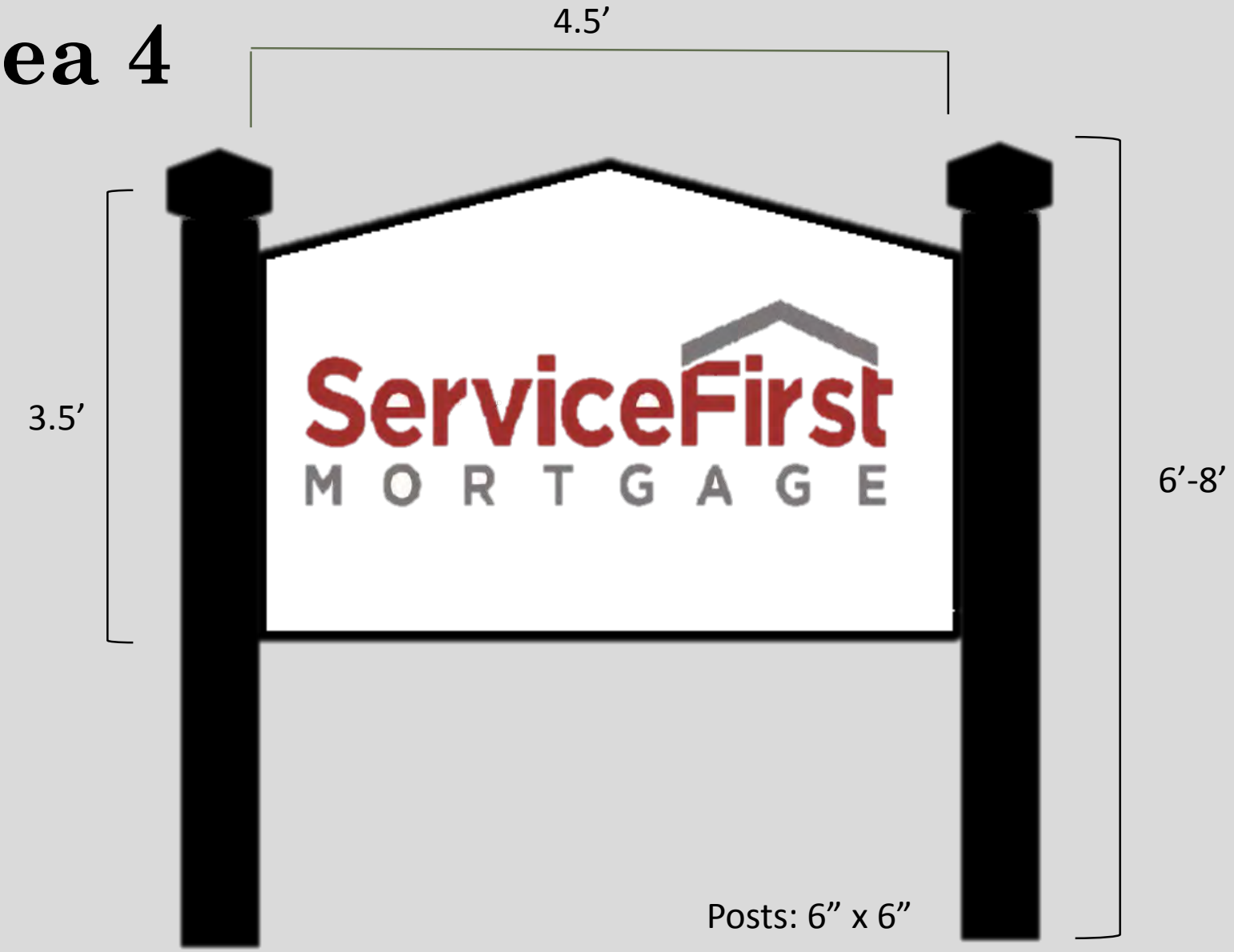
287

Sign Idea 3



288

Sign Idea 4



289

Sign Example:

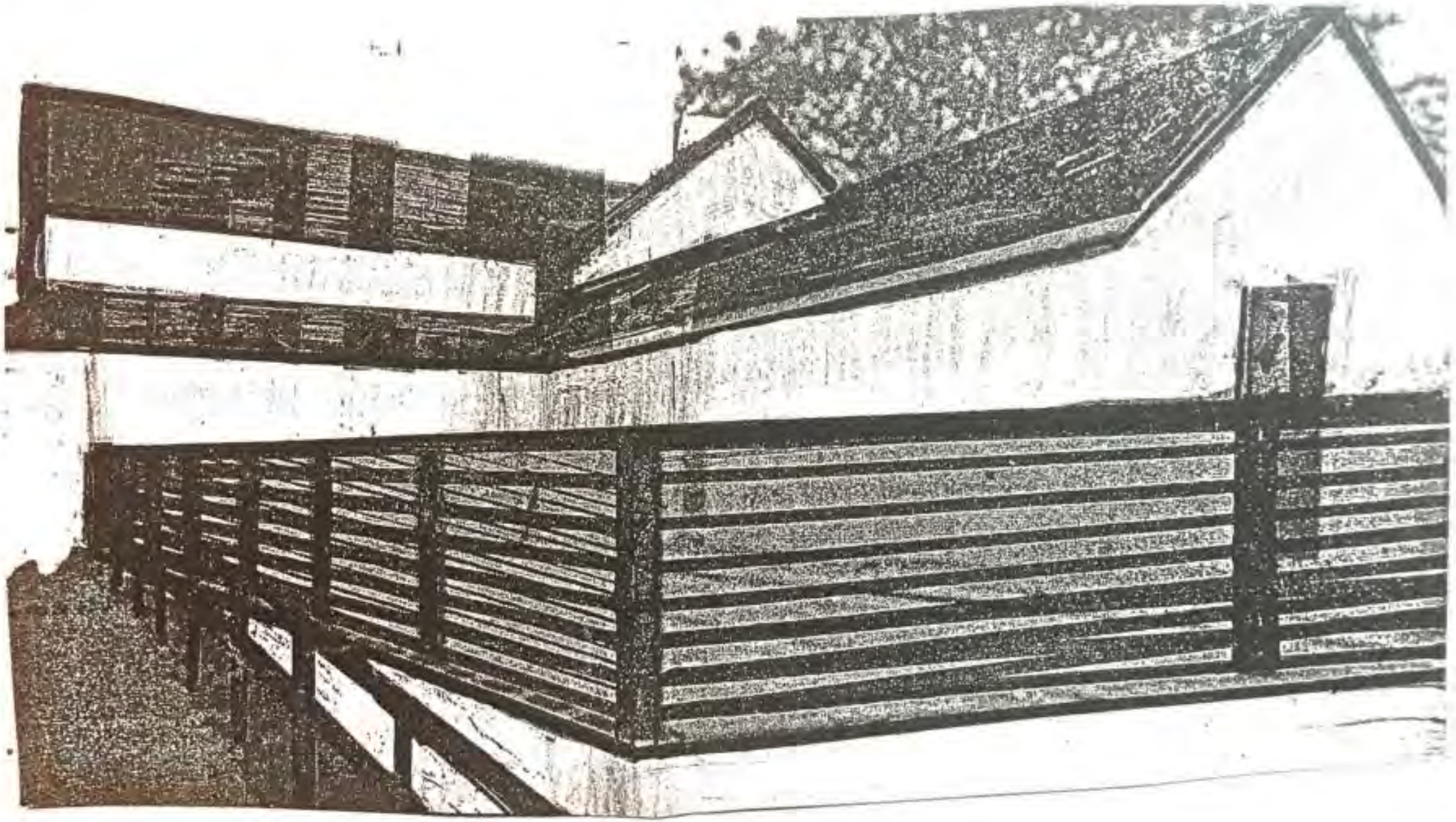




290

Deck Plans

291



292



293

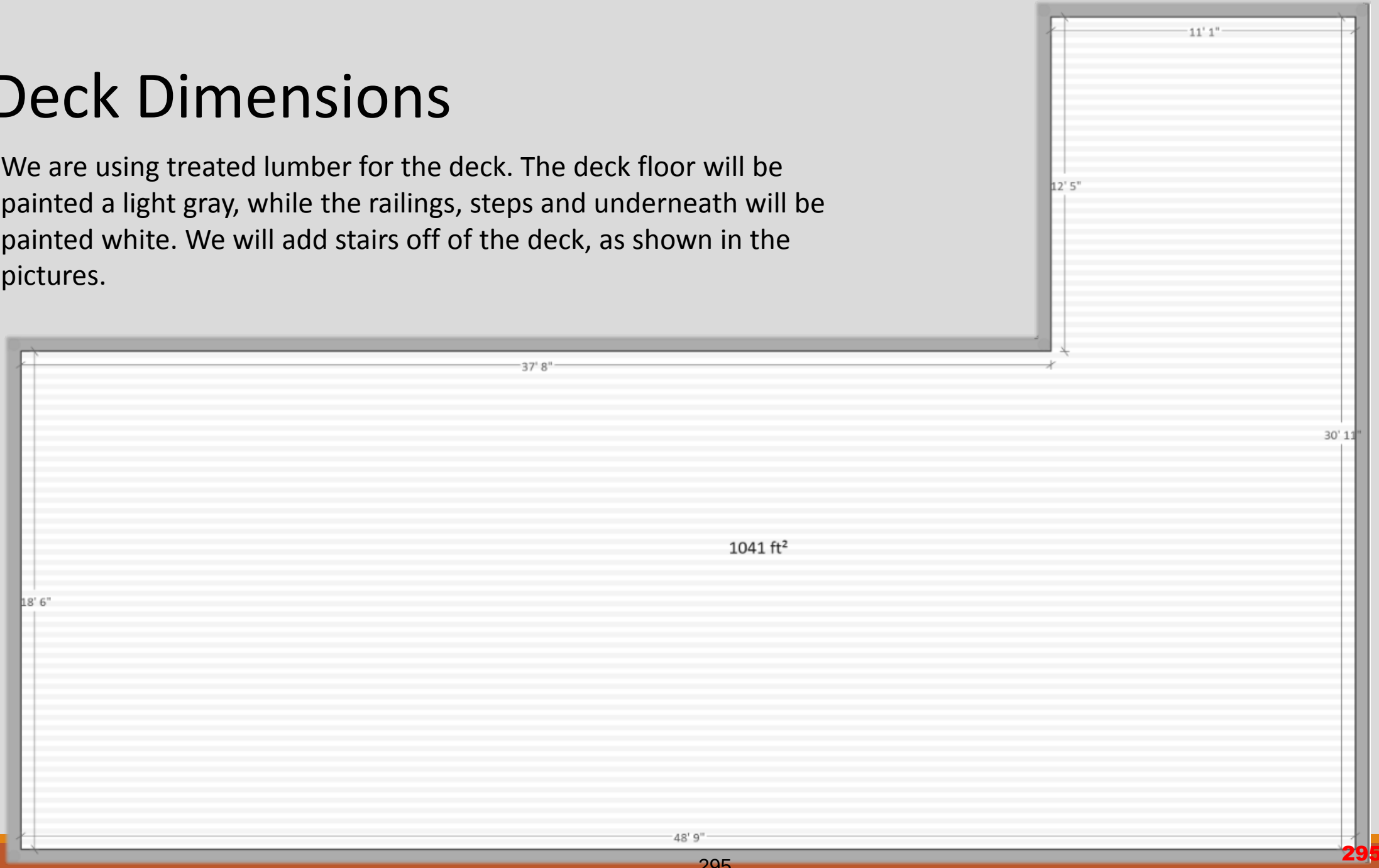




294

Deck Dimensions

We are using treated lumber for the deck. The deck floor will be painted a light gray, while the railings, steps and underneath will be painted white. We will add stairs off of the deck, as shown in the pictures.



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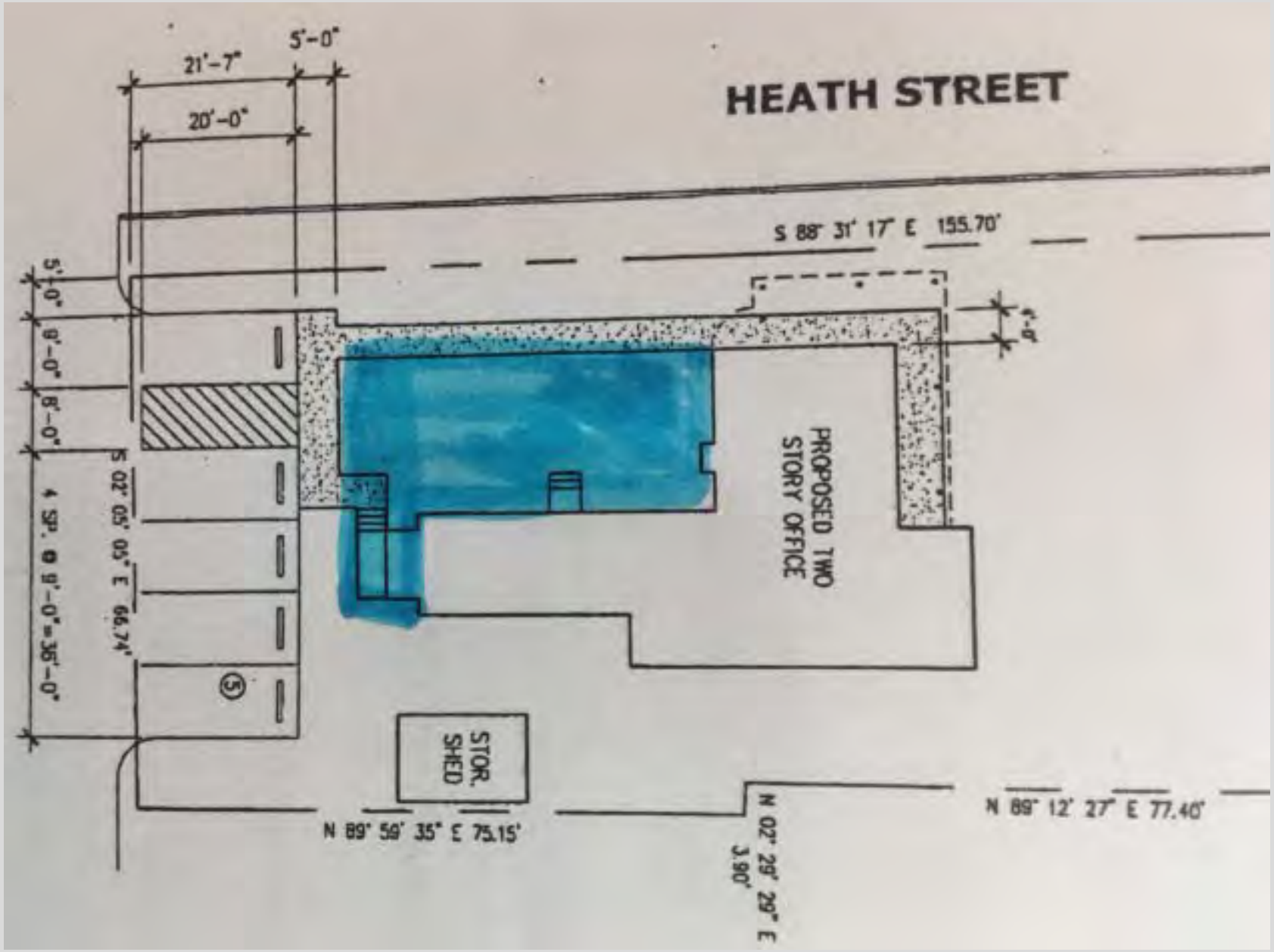
HEATH STREET
21'-7"
5'-0"
20'-0"
S 88° 31' 17" E 155.70'
PROPOSED TWO STORY OFFICE
STOR. SHED
N 89° 59' 35" E 75.15'
N 02° 29' 29" E 3.90'
N 89° 12' 27" E 77.40'
S 02° 05' 05" E 66.74'
5'-0"
9'-0"
8'-0"
4 SP. @ 9'-0" = 36'-0"
6'-0"

296

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297

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/16/2018

APPLICANT: David Naylor; *Rayburn County Electric Cooperative*

AGENDA ITEM: **SP2017-041;** *Expansion of the Existing Facilities*

SUMMARY:

Discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a variance to the parking requirements and an exception to the material requirements in conjunction with an approved site plan for an addition to an existing facility on an 18.875-acre tract of land identified as Lots 1, 2 & 3, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of variances to the Unified Development Code (UDC) as outlined in this report. The request is in conjunction with an approved site plan and would allow for the construction of a 12,729 SF office building and a 27,020 SF warehouse for the purpose of expanding an existing utility facility. The proposed office building and warehouse will be situated behind the existing 15,300 SF office building. The property is an 18.875-acre tract of land identified as Lots 1, 2, & 3, Block A, Rayburn Country Addition and a portion of Tracts 3-13 of the W. H. Barnes Survey, Abstract No. 26. The property is addressed as 950 & 980 Sids Road, and is zoned and *Heavy Commercial* (HC) *District*.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1*, Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), an office building and warehouse are permitted by right uses in a *Heavy Commercial* (HC) *District*. The *subject property* has two (2) existing ingress and egress access points, both located along the southern portion of Sids Road. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for properties located within the *Heavy Commercial* (HC) *District.* A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*x=18.875-Acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x>125-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-Feet; In Conformance*
Minimum Rear Yard Setback	*15-Feet*	*x>15-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*x=10-Foot; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*[1]	*x<60 Ft; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Max Building/Lot Coverage	*60%*	*x=6.7%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Minimum Number of Parking Spaces	*127*	*65 Provided; Not In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*x< 20%; Not In Conformance Variance Required*
Minimum Landscaping Percentage	*10%*	*X=72.9%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*x=27.2%; In Conformance*

NOTES: 1 Maximum building height: 240 feet. Any structure over 36 feet shall require a specific use permit.

VARIANCE REQUESTS:

The applicant is requesting variances to the Unified Development Code (UDC) for the sections outlined below. As a note, approval by a simple majority vote of City Council members present is required for a variance to the standards of the UDC. The requests are as follows:

1) Sec. 6.5.B. Table 3, of Art. VI, of the UDC requires a minimum parking standard of one (1) parking space for each 300 SF of the gross building area for an office use and one (1) parking space for each 1,000 SF of gross building area for a warehouse use. The applicant is providing 65 parking spaces. The remainder [*i.e. 62 parking spaces*] are indicated on the site plan as future parking spaces; however, this will require the approval of a variance to the standards as prescribed in the UDC. This variance will require a simple majority vote of the City Council for approval. **[*Simple Majority Vote*]**

2) Sec. 4.1.A.1, of Art. V, of the UDC requires exterior walls to consist of 90 percent masonry materials and be constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g., stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior. The applicant is using a combination of fiber cement board and tilt-up wall construction for both buildings in excess of 50% on the following elevations: a) Office Building – south elevation (66.7%) & east elevation (67.1%) and b) Warehouse Building – north (59.2%), south (82.4%), east (79%), and west (54%). Exceptions to this requirement may be permitted on a case-by-case basis by the council upon submission and approval of elevation drawings. This variance will require a simple majority vote of the City Council for approval.
[*Simple Majority Vote*]

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On December 26, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB was generally accepting of the elevations, but requested the applicant provide a materials sample board for review. The ARB will provide a recommendation to the Planning and Zoning Commission during their next meeting on January 9, 2018.

On January 9, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations and made a motion to recommend approval of the building elevations which passed by a vote of 4 to 0 with Board Members Meyrat, Neill, and Dayman were absent.

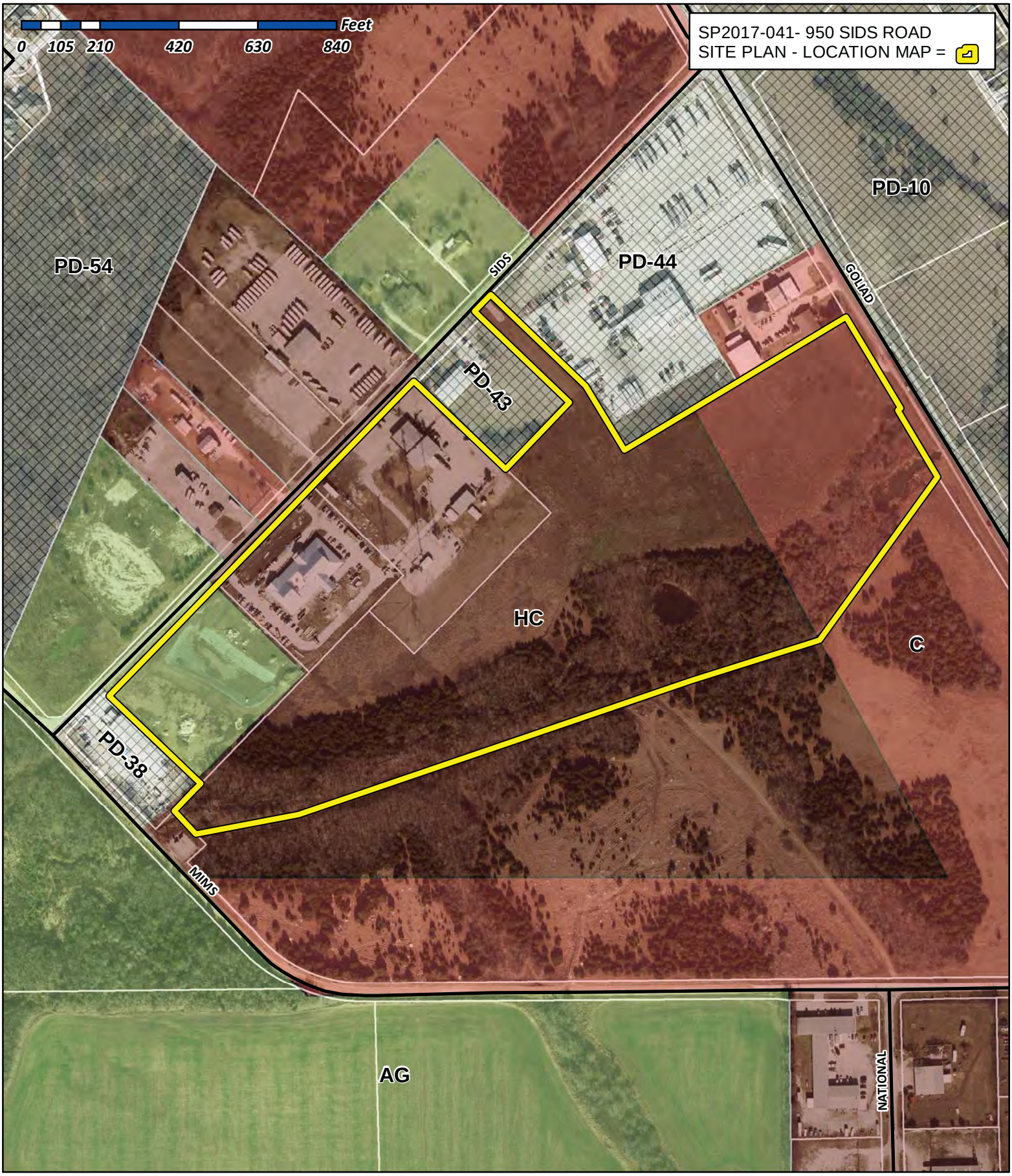
RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

300

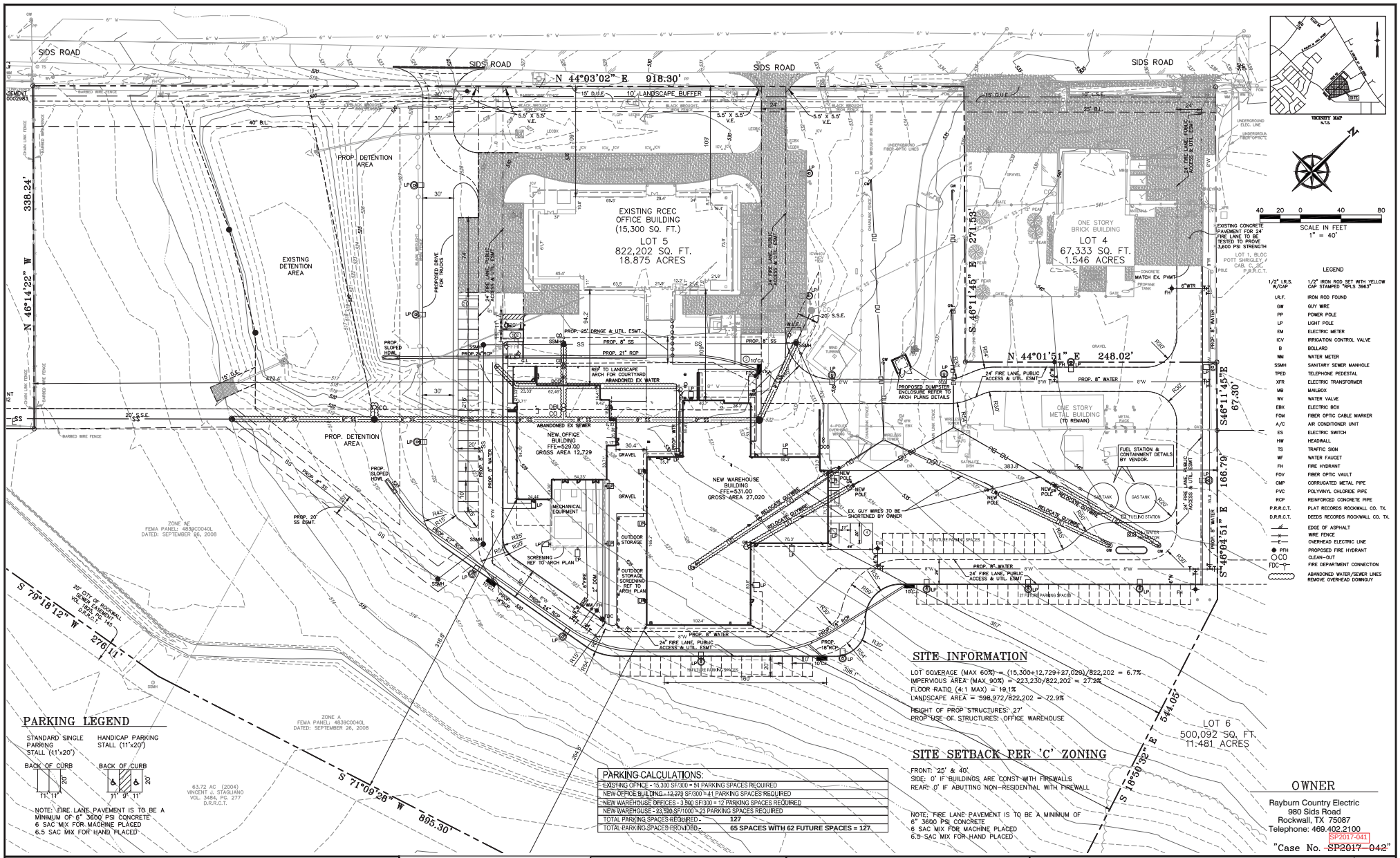


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

301



BENCHMARK:
"X" CUT IN CURB 23'± SOUTH OF EAST DRIVE APPROACH OF EXISTING RAYBURN COUNTRY ELECTRIC BUILDING.

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-00114.5
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: TONY DATE: JAN. 3, 2018
CHECKED: TW DATE:
PROJECT NO.: 3560
DWG FILE NAME:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.

TODD D. WINTTERS 87084 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS

SITE PLAN
RAYBURN ELECTRIC COOP. PHASE 2
LOT 5, BLK 1 RAYBURN COUNTRY ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 04 OF 16

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	SIZE/COND.	REMARKS
JE	9	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL	SINGLE, STRAIGHT LEADER, MATCHING 8' HEIGHT, MINIMUM
LN	5	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	30 GAL	MULTI-TRUNK, FULL, MATCHING
QM	2	QUERCUS MUEHLENBERGII CHINKAPIN OAK	B & B	3" CAL. SINGLE, STRAIGHT LEADER, MATCHING
QV2	13	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	EXISTING	TRANSPLANTED TREE
SA2	6	SOPHORA AFFINIS EVE'S NECKLACE	30 GAL	SINGLE LEADER, STRAIGHT, FULL CANOPY, MATCHING
TP	15	TAXODIUM ASCENDENS 'PRAIRIE SENTINEL' POND CYPRESS	EXISTING	TRANSPLANTED TREE

SHRUBS	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
IN	12	ILEX VOMITORIA 'NANA' DWARF YAUPON	5 GAL	36" o.c.	FULL, MATCHING
MYP	71	MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE	3 GAL	48" o.c.	FULL, MATCHING

GRASSES	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
PV	36	PANICUM VIRGATUM SWITCH GRASS	3 GAL	48" o.c.	FULL, MATCHING

PERENNIALS	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
AI	9	ASCLEPIAS INCARNATA SWAMP MILKWEED	3 GAL	48" o.c.	FULL, MATCHING
CV	8	COREOPSIS VERTICILLATA 'MOONBEAM' THREADLEAF COREOPSIS	3 GAL	24" o.c.	FULL, MATCHING
LN2	16	LANTANA MONTEVIDENSIS 'NEW GOLD' TRAILING LANTANA	3 GAL	36" o.c.	FULL, MATCHING
RD	22	ROSMARINUS OFFICINALIS ' BLUE SPRIES' ROSEMARY	3 GAL	36" o.c.	FULL, MATCHING
RH	13	RUDBECKIA HIRTA BLACK-EYED SUSAN	3 GAL	36" o.c.	FULL, MATCHING
SM2	26	SALVIA FARINACEA MEALY BLUE SAGE	3 GAL	30" o.c.	FULL, MATCHING

SHRUB AREAS	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
CD4	49	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" o.c.	FULL, MATCHING
NP2	716	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	1 GAL	12" o.c.	FULL, MATCHING

GROUND COVERS	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
CD	12,454 SF	CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
EFC	1,296	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	4"POT	18" o.c.	FULL, MATCHING
SS4	1,752 SF	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

LANDSCAPE REQUIREMENTS TABLE

SITE DATA - CITY OF ROCKWALL (OFFICE)

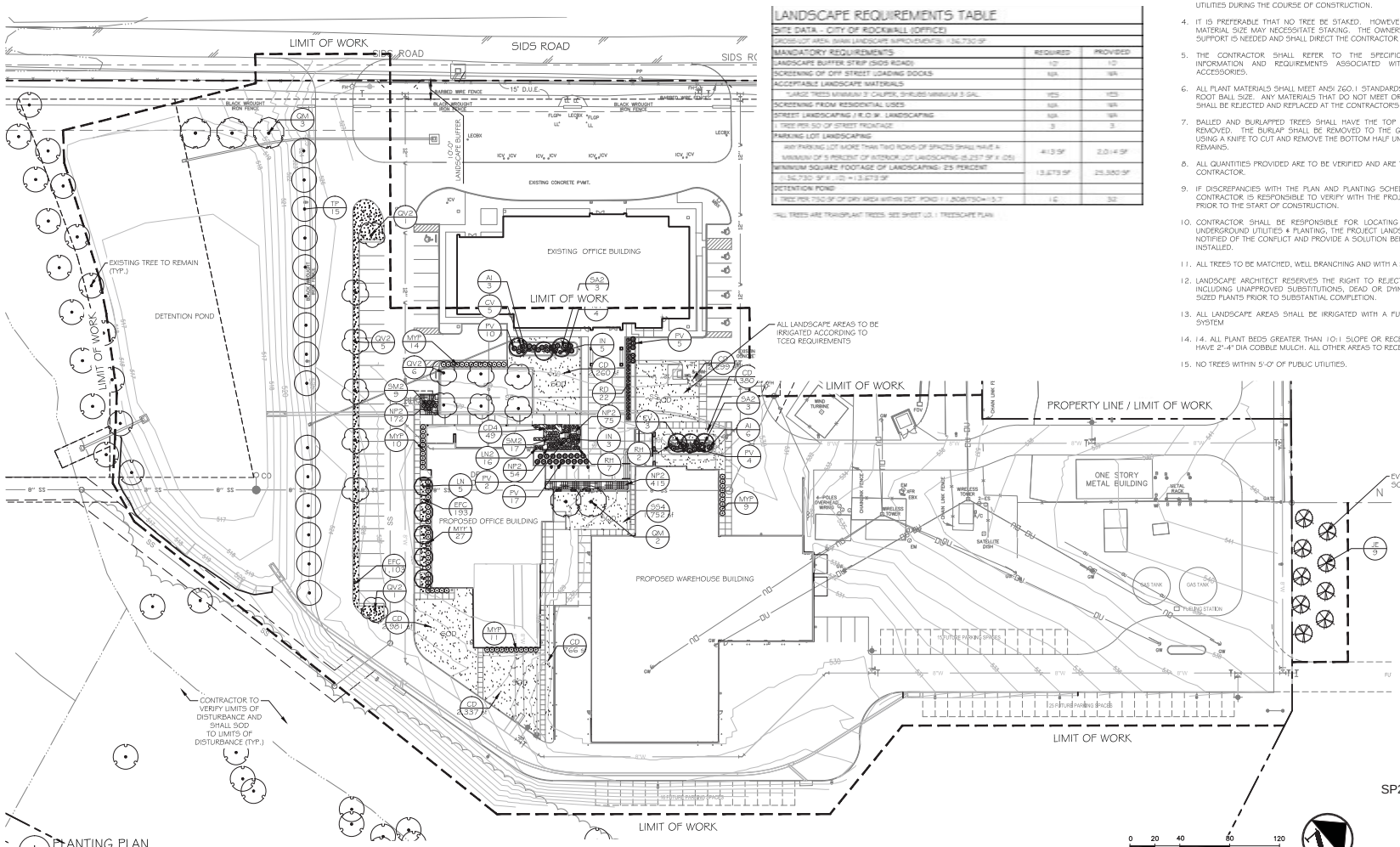
GROSS LOT AREA (FOR LANDSCAPE IMPROVEMENTS) = 36,730 SF

MANDATORY REQUIREMENTS	REQUIRED	PROVIDED
LANDSCAPE BUFFER STRIP (SIDS ROAD)	10'	10'
SCREENING OF OFF STREET LOADING DOCKS	N/A	N/A
ACCEPTABLE LANDSCAPE MATERIALS		
"LARGE TREES MINIMUM 3" CALIPER, SHRUBS MINIMUM 3 GAL.	YES	YES
SCREENING FROM RESIDENTIAL USES	N/A	N/A
STREET LANDSCAPING / R.O.W. LANDSCAPING	N/A	N/A
1 TREE PER 50' OF STREET FRONTAGE	3	3
PARKING LOT LANDSCAPING		
ANY PARKING LOT MORE THAN TWO ROWS OF SPACES SHALL HAVE A MINIMUM OF 5 PERCENT OF INTERIOR LOT LANDSCAPING (6,237 SF X 0.05)	312 SF	2,014 SF
MINIMUM SQUARE FOOTAGE OF LANDSCAPING: 25 PERCENT (36,730 SF X .10) = 3,673 SF	13,673 SF	29,380 SF
DETENTION POND		
1 TREE PER 750 SF OF DRY AREA WITHIN DET. POND (1,808'50=1.3.7	16	32

*ALL TREES ARE TRANSPLANT TREES, SEE SHEET L2.1 TREESCAPE PLAN

PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
6. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
7. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP 2/3 OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
8. ALL QUANTITIES PROVIDED ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. IF DISCREPANCIES WITH THE PLAN AND PLANTING SCHEDULE SHOULD OCCUR, THE CONTRACTOR IS RESPONSIBLE TO VERIFY WITH THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY CONFLICTS BETWEEN UNDERGROUND UTILITIES & PLANTING. THE PROJECT LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF THE CONFLICT AND PROVIDE A SOLUTION BEFORE PLANTING MATERIAL IS INSTALLED.
11. ALL TREES TO BE MATCHED, WELL BRANCHING AND WITH A STRONG CENTRAL LEADER.
12. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT UNSATISFACTORY PLANTS INCLUDING UNAPPROVED SUBSTITUTIONS, DEAD OR DYING PLANTS, AND/OR UNDER SIZED PLANTS PRIOR TO SUBSTANTIAL COMPLETION.
13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM
14. 14. ALL PLANT BEDS GREATER THAN 10:1 SLOPE OR RECEIVING SHEET DRAINAGE, TO HAVE 2"-4" DIA COBBLE MULCH. ALL OTHER AREAS TO RECEIVE CEDAR MULCH.
15. NO TREES WITHIN 5'-0" OF PUBLIC UTILITIES.



1 PLANTING PLAN
1" = 30'-0"

HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-3240

LANDSCAPE ARCHITECT
PACHECO KOCH
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231

STRUCTURAL ENGINEER
BROCKETTE DAVIS DRAKE
4144 NORTH CENTRAL EXPY SUITE 1100
DALLAS, TX 75204

MEP ENGINEERS
DUNHAM ASSOCIATES INC.
50 SOUTH SIXTH STREET / SUITE 1100
MINNEAPOLIS, MINNESOTA 55402

TELECOM / AV
TELIOS
149 PAYNE STREET
DALLAS, TX 75207

Rayburn Electric COOPERATIVE

OWNER
RAYBURN ELECTRIC COOPERATIVE
PO BOX 37
ROCKWALL, TX 75087

CIVIL ENGINEER
ENGINEERING CONCEPTS AND DESIGN, L.P.
201 WINDCO CIRCLE, STE.200
WYLIE, TEXAS 75098

SECURITY
KELLTECH SYSTEMS
2810 CANTON STREET
DALLAS, TEXAS 75226

KEY PLAN

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21353

DATE
4 DECEMBER, 2017

ISSUE
90% CD SET

SHEET TITLE
PLANTING PLAN

SHEET NO.
L3.1

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LEGEND

- TREES PROVIDED IN SURVEY AS OF 9/14/2017 (TREES TO REMAIN)
- TAXODIUM DISTICHUM POND CYPRESS ±3" - TO BE TRANSPLANTED SEE SHEET L3.1 FOR LOCATIONS
- QUERCUS VIRGINIANA LIVE OAK ±3" - TO BE TRANSPLANTED SEE SHEET L3.1 FOR LOCATIONS
- TREE PROTECTION FENCING SEE THIS SHEET FOR DETAILS

TREE PRESERVATION GENERAL NOTES

1. PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE: THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE SUBJECT TO THE REQUIREMENTS OF THE CITY ORDINANCE.

   A. MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

   B. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

   C. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

   D. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF CLEARING UNDERBRUSH, ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

   E. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE CONSTRUCTION METHODS ARE APPROVED BY THE LANDSCAPE ADMINISTRATOR.

   F. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIALS THAT MAY REASONABLY BE EXPECTED TO KILL A TREE SHALL BE PLACED WITHIN THE LIMITS OF CRITICAL ROOT ZONE OF A PROTECTED TREE EXCEPT AS OTHERWISE ALLOWED IN THE CITY ORDINANCE.

2. PROHIBITED ACTIVITIES IN DRIP-LINE: NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT THE SPECIFIC APPROVAL OF THE LANDSCAPE ADMINISTRATOR.

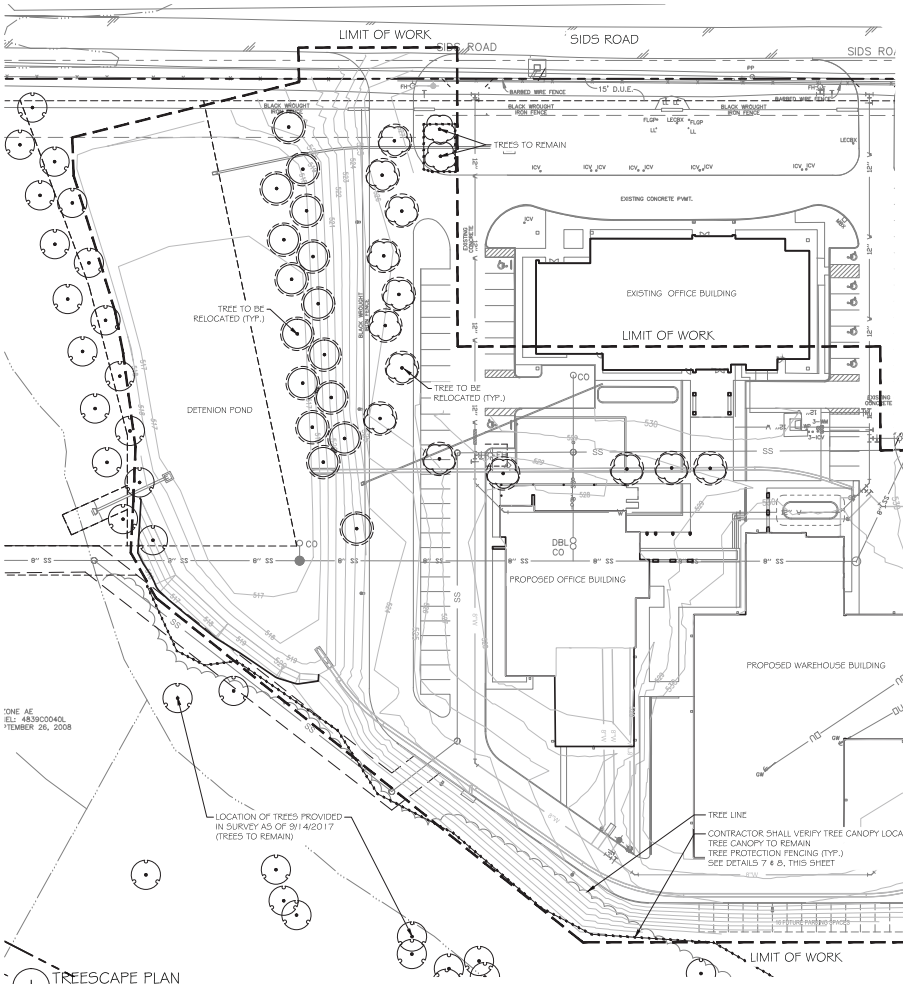
3. PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING WITHOUT LIMITATION RESIDENTIAL, COMMERCIAL, AND MUNICIPAL/PUBLIC DOMAIN PROJECTS).

   A. PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

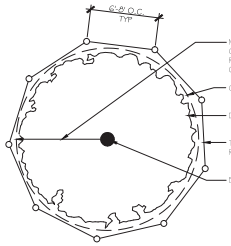
   B. TREES TO BE REMOVED SHOULD BE REMOVED FROM THE SITE IN A MANNER TO AVOID INJURY TO REMAINING TREES, INCLUDING THE REMOVAL OF STUMPS AND/OR ROOT SYSTEMS. HEAVY EQUIPMENT SHALL NOT ENCROACH ON THE ROOT SYSTEMS OF TREES TO BE RETAINED OR OTHER TREES OF HIGH VALUE. IF NECESSARY, TREES SHOULD BE REMOVED MANUALLY WITH CHAIN SAWS, AND STUMPS SHOULD BE GROUND OUT INSTEAD OF USING HEAVY EQUIPMENT.

   C. WHERE EXCAVATIONS ARE PERFORMED WITHIN THE ROOT ZONE OF TREES, TRENCHING SHOULD BE PERFORMED MANUALLY, OR BY USING A VIBRATORY PLOW, DIRECTIONAL BORER, OR BY AIR SPADING. BACKHOES SHALL NOT BE USED TO RIP ROOTS AT CONSIDERABLE DISTANCES FROM THE POINT OF EXCAVATION. WHEN TRENCHING OR MODIFICATION OF THE ROOT ZONE ENCROACHES HEAVILY ONTO ESTABLISHED TREES, A ROOT PRUNING METHOD SHOULD BE EMPLOYED WHERE THE ROOTS ARE EXPOSED AND TRIMMED WITH PROPER PRUNING TOOLS SEVERAL INCHES TO THE SIDE OF THE TRENCH BORDERING THE TRUNK OF THE AFFECTED TREE. TEARING OF ROOTS IS TO BE AVOIDED. SUPPLEMENTAL IRRIGATION SHALL START IF NEEDED. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH TO THE SOIL AND SEALED USING LAC BALSAM. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE (I.E. WITHIN THE SAME WORKDAY). IF ROOTS ARE NOT BACKFILLED WITHIN THIS TIME, THEY SHALL BE COVERED WITH ORGANIC MATERIAL SUCH AS COMPOSTED MULCH TO A DEPTH OF 4 INCHES, WHICH WILL REDUCE TEMPERATURE AND MINIMIZE WATER LOSS DUE TO EVAPORATION.

4. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO TREES THAT ARE TO REMAIN. CONTRACTOR TO INSTALL NEW TREE OF EQUIVALENT SIZE IF DAMAGED DURING CONSTRUCTION.

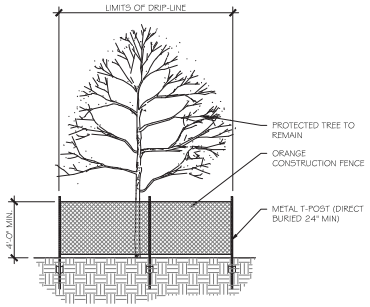


1 TREESCAPE PLAN
1" = 40'-0"



NOTE: TREE PROTECTION FENCING SHALL BE PLACED AT OR BEYOND THE DRIP LINE OR CRITICAL ROOT ZONE, WHICHEVER IS GREATER.

1 TREE PROTECTION FENCING - PLAN VIEW
N.T.S



2 TREE PROTECTION FENCING
3/4" = 1'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

INTERIM REVIEW

SP2017-042

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HKS

ARCHITECT
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350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

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OWNER
RAYBURN ELECTRIC COOPERATIVE
PO BOX 37
ROCKWALL, TX 75087

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201 WINDCO CIRCLE, STE. 200
WYLIE, TEXAS 75098

SECURITY
KELLTECH SYSTEMS
2810 CANTON STREET
DALLAS, TEXAS 75226

KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
21353

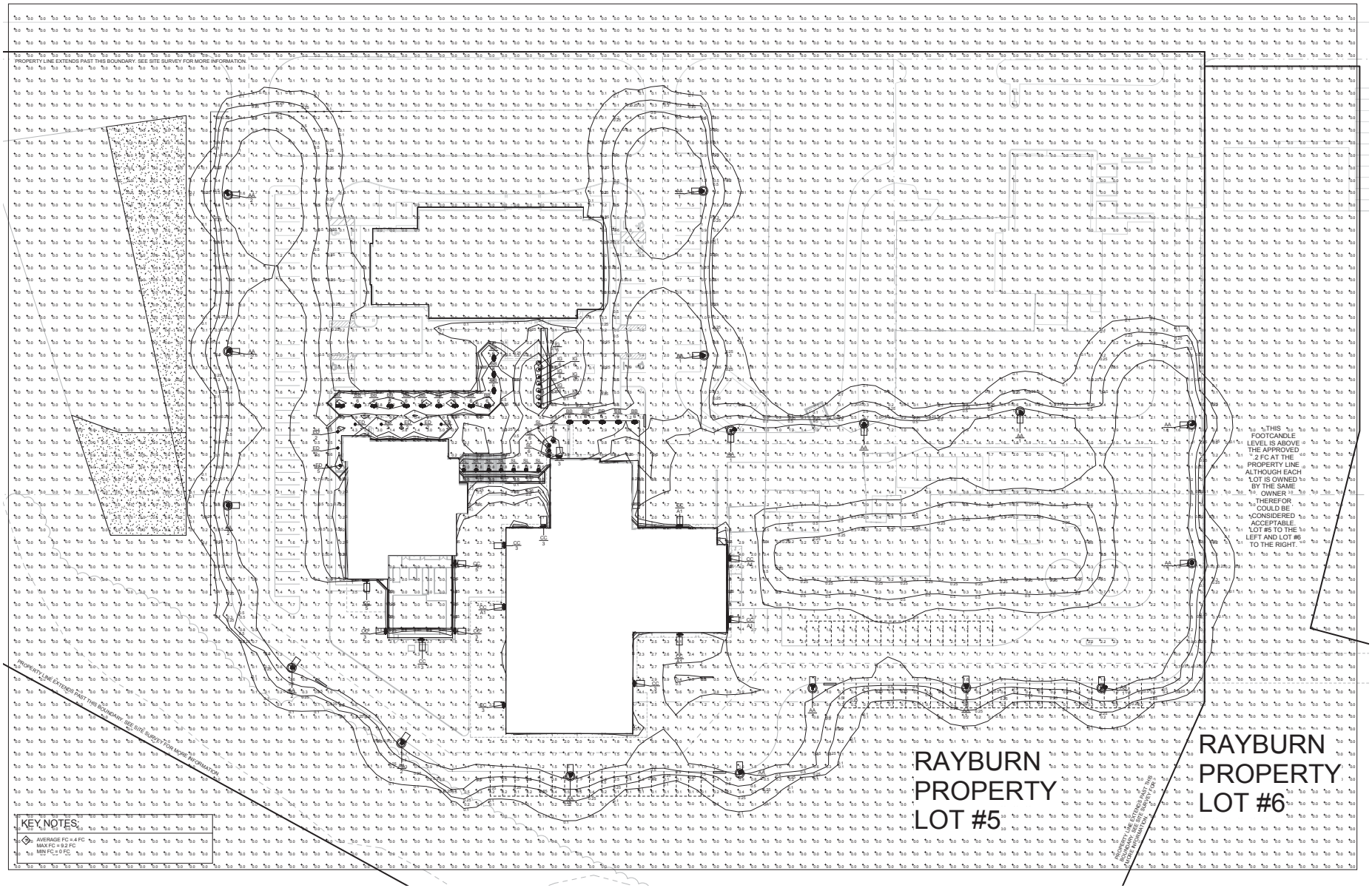
DATE
4 DECEMBER, 2017

ISSUE
90% CD SET

SHEET TITLE
TREESCAPE PLAN

SHEET NO.
L0.1

304



1 SITE ELECTRICAL - LIGHTING FOOT CANDELS
1" = 30'-0"

FIXTURE LETTER	FIXTURE STYLE	VOLTAGE	MOUNTING	LAMPS TYPE	LAMPS COLOR	BALLAST/ DRIVER	FIXTURE MAX VA	CONTROL MEDIA (LENS, LOUVER, ETC.)	MANUFACTURER'S SERIES NUMBER	FIXTURE DESCRIPTION	POLE DESCRIPTION: POLE LENGTH	POLE SHAPE	POLE MATERIAL	POLE COLOR/ FINISH	FIXTURE MOUNTING	SUPPORTS CCTV CAMERA (EPA RATING)	SUPPORTS FLAG OR BANNER (EPA RATING)	INTEGRAL DUPLEX RECEPTACLE	VIBRATION DAMPERS	BASE DESCRIPTION: FOUNDATION	BASE HEIGHT ABOVE GRADE	BASE DEPTH BELOW GRADE	BASE DIAMETER	VERTICAL REBARS	REBAR TIES	NOTES
AA	POLE MOUNT LIGHT - SINGLE HEAD	277V	POLE	LED 12882 MIN/LUM	4000 K	-	134	PRECISION MOLDED ACRYLIC FORWARD THROW LENS WITH HOUSE SIDE SHIELD. FULL CUT OFF	LITHONIA CSX1 LED 60C OR APPROVED EQUAL	FULL CUT OFF POLE MOUNTED SITE LIGHT. BROWN.	30'	SQUARE	STEEL	BROWN	BOLTED	NO	NO	NO	NO	-	-	-	-	-	-	1
BB	ROUND BOLLARD	277V	GROUND	LED 800 MIN/LUM	4000 K	-	16	ASYMETRIC OPTIC, 360 DEGREE	LITHONIA KBD8 LED 12C OR APPROVED EQUAL	350mA DRIVER, FULL CUT OFF BOLLARD MOUNTED FIXTURE, BROWN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
CC	BUILDING MOUNT LIGHT	277V	BUILDING	LED 4300 MIN/LUM	4000 K	-	36	TYPE 2 SHORT OPTIC	LITHONIA DSXW2 LED 20C, EATON LUMERE 303-W1-LED OR APPROVED EQUAL	350 Ma DRIVER, FULL CUT OFF BUILDING MOUNTED FIXTURE, BROWN.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ED	6" DIAMETER RECESSED DOWNLIGHT	277V	RECESSED	LED 700 MIN/LUM	4000 K	-	11	WEATHER PROOF TRIM	PRESCOLITE #LF6 SERIES; ATLANTIC #LED6 SERIES; WILLIAMS #L60 SERIES	6" DOWNLIGHT, DAMP LOCATION, IC RATED WITH WEATHER PROOF TRIM															
IG	ROUND INGRADE FIXTURE	277V	RECESSED CONCRETE WALK WAY	LED 400 MIN/LUM	4000 K	-	10	FLAT CLEAR LENS, ANTI-SLIP, WIDE FLOOD	HYDREL PDX7 OR APPROVED EQUAL	OUTDOOR LED ROUND INGRADE FIXTURE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SL	ROUND STEP LIGHT	277V	RECESSED IN WALL	LED 400 MIN/LUM	4000 K	-	10	POLYCARBONITE LENS	LITHONIA OLSR OR APPROVED EQUAL	OUTDOOR LED ROUND STEP LIGHT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

SP 2017-042

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REC Rayburn Electric COOPERATIVE

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KELLTECH SYSTEMS
2810 CANTON STREET
DALLAS, TEXAS 75226

20 DECEMBER 2017

JAY BOHNOW 102353 LICENSED PROFESSIONAL ENGINEER

Firm License No. F-1115

KEY PLAN

REVISION NO	DESCRIPTION	DATE

HKS PROJECT NUMBER
21353

DATE
20 DECEMBER 2017

ISSUE
ISSUED FOR PERMIT

SHEET TITLE
SITE PLAN - LIGHTING PHOTOMETRICS

SHEET NO.
E1.31

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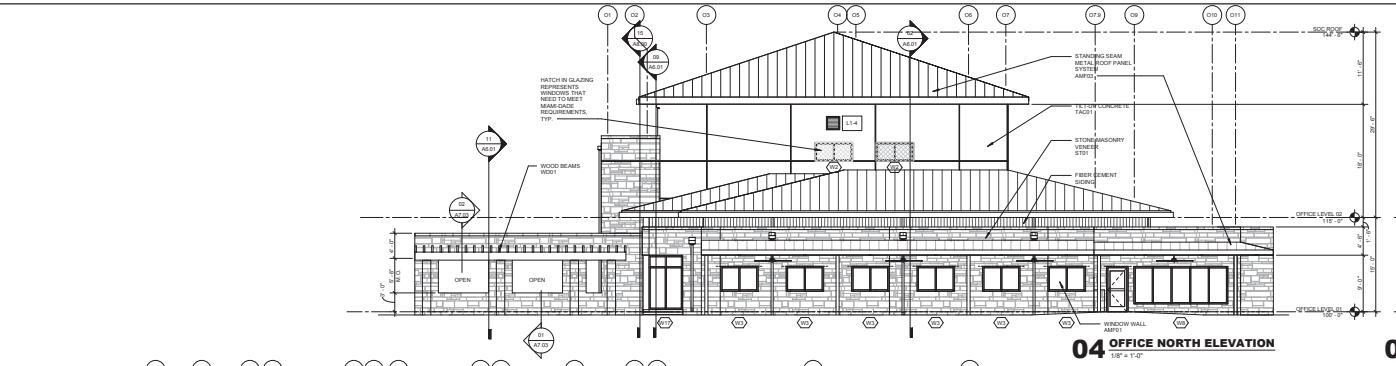
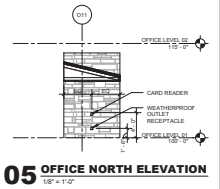
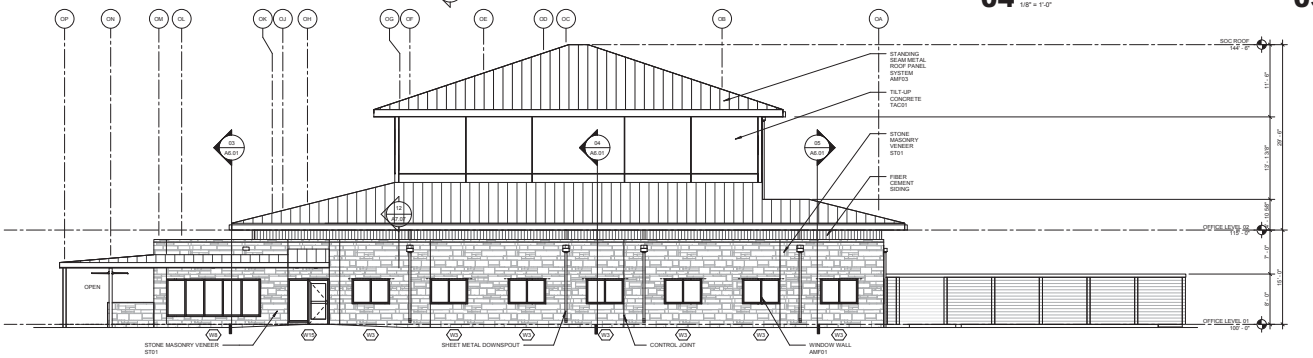
305



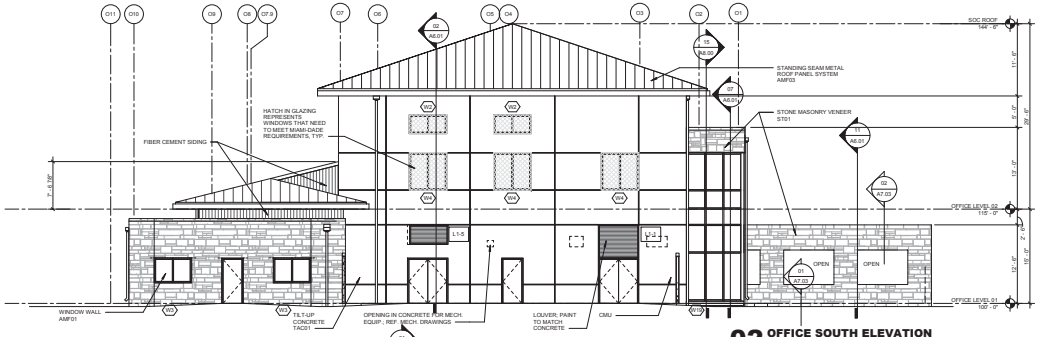
04 OFFICE NORTH ELEVATION
1/8" = 1'-0"



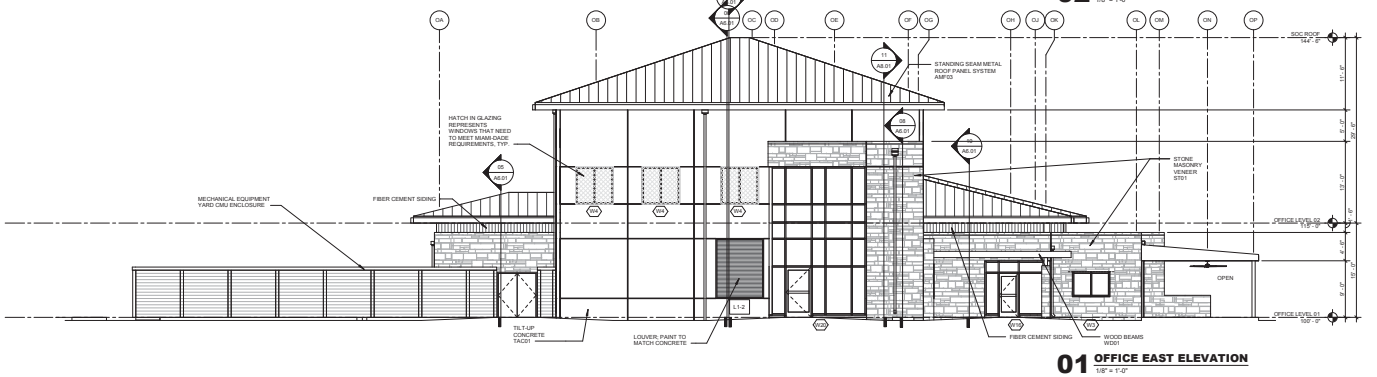
05 OFFICE NORTH ELEVATION
1/8" = 1'-0"



03 OFFICE WEST ELEVATION
1/8" = 1'-0"



02 OFFICE SOUTH ELEVATION
1/8" = 1'-0"



01 OFFICE EAST ELEVATION
1/8" = 1'-0"

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Rayburn Electric Cooperative

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2810 CANTON STREET
DALLAS, TEXAS 75226

KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
21353

DATE
20 DECEMBER 2017

ISSUE
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SHEET TITLE
OFFICE ELEVATIONS

SHEET NO.
A5.01

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306

OFFICE ELEVATION MATERIAL CALCULATIONS

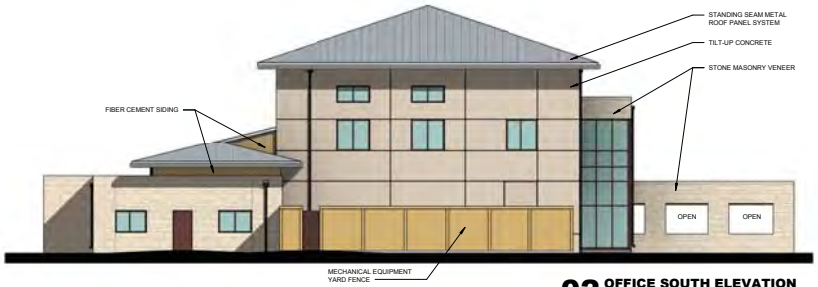
	MATERIAL:	AMOUNT (SF):	% REQUIRED:	% PROVIDED:
NORTH:				
	CONCRETE	619	N/A	30.2
	FIBER CEMENT (WOOD)	116	N/A	5.7
	WOOD	50	N/A	2.4
	STONE	1264	90	61.7
	TOTAL:	2049		100
WEST:				
	CONCRETE	637	N/A	26.4
	FIBER CEMENT (WOOD)	516	N/A	21.4
	WOOD	0	N/A	0.0
	STONE	1259	90	52.2
	TOTAL:	2412		100
SOUTH:				
	CONCRETE	1234	N/A	48.8
	FIBER CEMENT (WOOD)	453	N/A	17.9
	WOOD	0	N/A	0.0
	STONE	843	90	33.3
	TOTAL:	2530		100
EAST:				
	CONCRETE	1069	N/A	44.8
	FIBER CEMENT (WOOD)	532	N/A	22.3
	WOOD	22	N/A	0.9
	STONE	765	90	32.0
	TOTAL:	2388		100



04 OFFICE NORTH ELEVATION
3/32" = 1'-0"



03 OFFICE WEST ELEVATION
3/32" = 1'-0"



02 OFFICE SOUTH ELEVATION
3/32" = 1'-0"



01 OFFICE EAST ELEVATION
3/32" = 1'-0"

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RayburnElectric COOPERATIVE

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SECURITY
KELLTECH SYSTEMS
2810 CANTON STREET
DALLAS, TEXAS 75226

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
21353

DATE
15 DECEMBER 2017

ISSUE
P & Z SUBMITTAL

SHEET TITLE
OFFICE ELEVATIONS

SHEET NO.
PA5.01

PLOT DATE:
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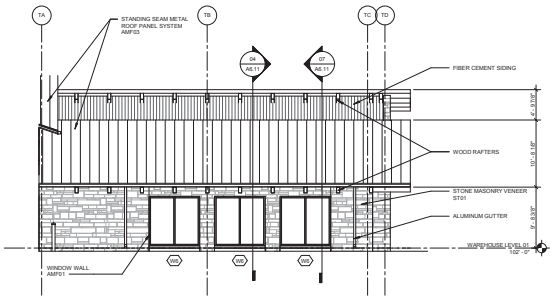
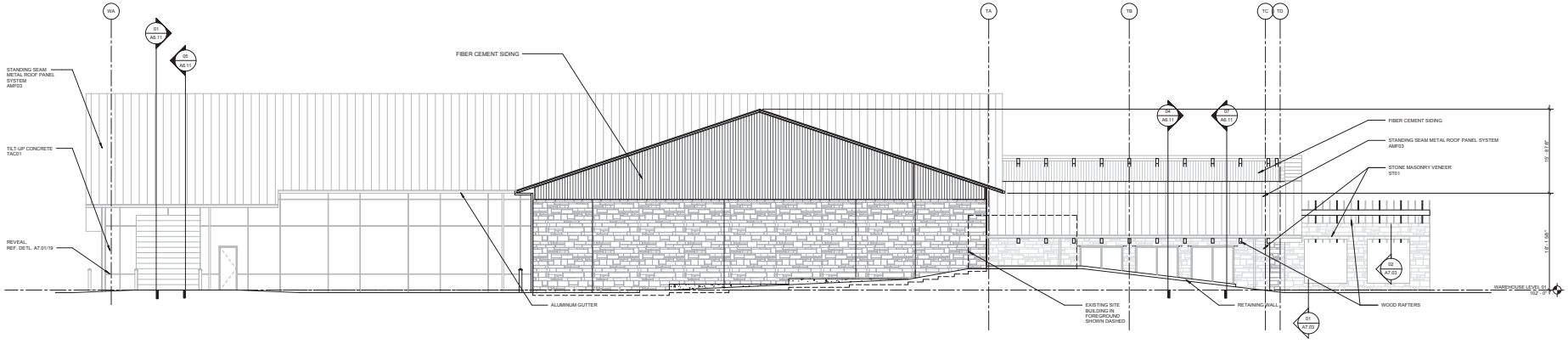
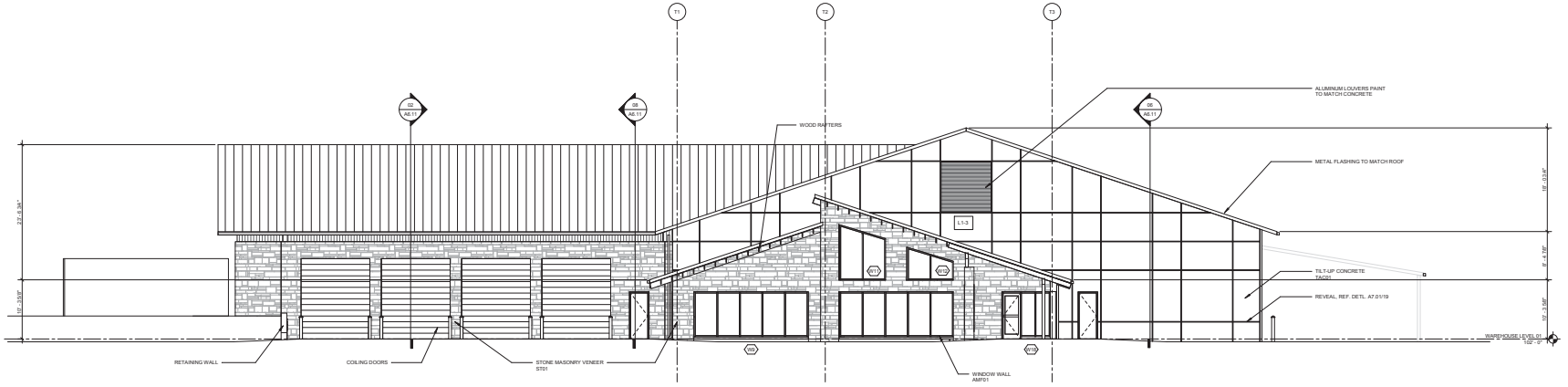
307



03 WAREHOUSE EAST ELEVATION
1/8" = 1'-0"



02 WAREHOUSE EAST ELEVATION
1/8" = 1'-0"



01 WAREHOUSE NORTH ELEVATION
1/8" = 1'-0"

ARCHITECT
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BROCKETTE DAVIS DRAKE
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2810 CANTON STREET
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KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
21353

DATE
20 DECEMBER 2017

ISSUE
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SHEET TITLE
WAREHOUSE ELEVATIONS

SHEET NO.
A5.11

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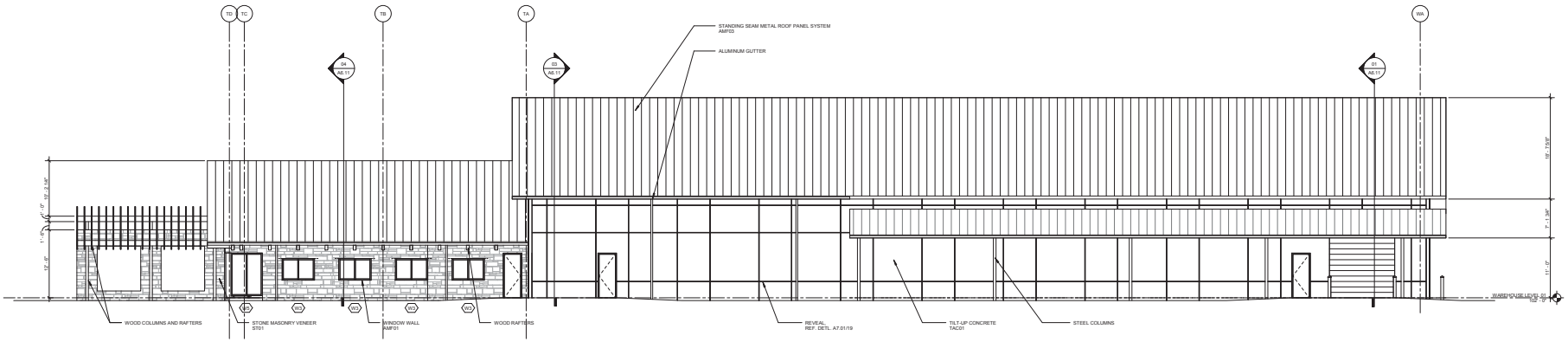
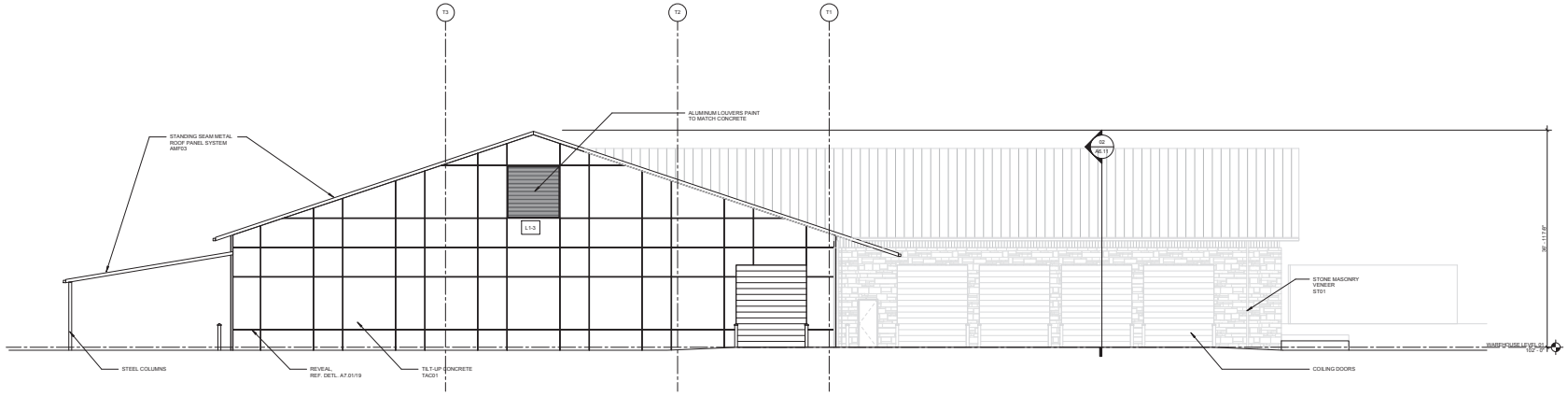
308



02 WAREHOUSE WEST ELEVATION
1/8" = 1'-0"



01 WAREHOUSE SOUTH ELEVATION
1/8" = 1'-0"

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DALLAS, TEXAS 75226

KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
21353

DATE
20 DECEMBER 2017

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SHEET TITLE
WAREHOUSE ELEVATIONS

SHEET NO.
A5.12

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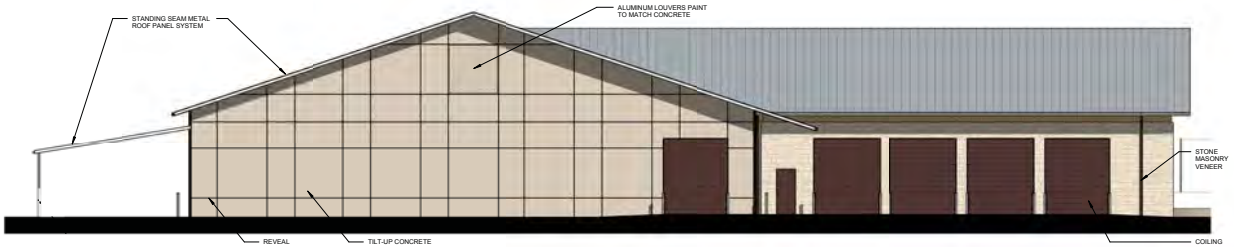
WAREHOUSE ELEVATION MATERIAL CALCULATIONS

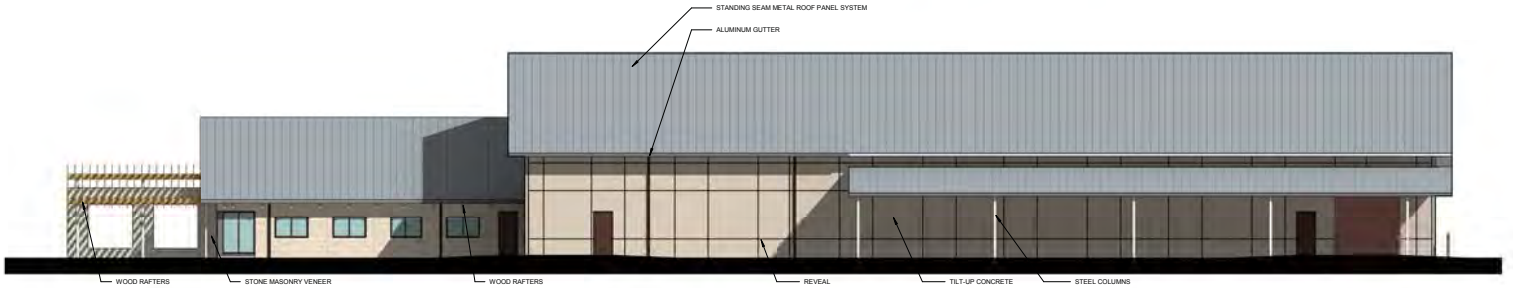
	MATERIAL:	AMOUNT (SF):	% REQUIRED:	% PROVIDED:
NORTH:				
	CONCRETE	1551	N/A	56.3
	FIBER CEMENT (WOOD)	81	N/A	2.9
	WOOD	19	N/A	0.7
	STONE	1105	90	40.1
	TOTAL:	2756		100
SOUTH:				
	CONCRETE	2585	N/A	79.8
	FIBER CEMENT (WOOD)	84	N/A	2.6
	WOOD	0	N/A	0.0
	STONE	571	90	17.6
	TOTAL:	3240		100
WEST:				
	CONCRETE	2253	N/A	79.0
	FIBER CEMENT (WOOD)	0	N/A	0.0
	WOOD	78	N/A	2.7
	STONE	520	90	18.2
	TOTAL:	2851		100
EAST:				
	CONCRETE	1185	N/A	29.8
	FIBER CEMENT (WOOD)	962	N/A	24.2
	WOOD	49	N/A	1.2
	STONE	1777	90	44.7
	TOTAL:	3973		100



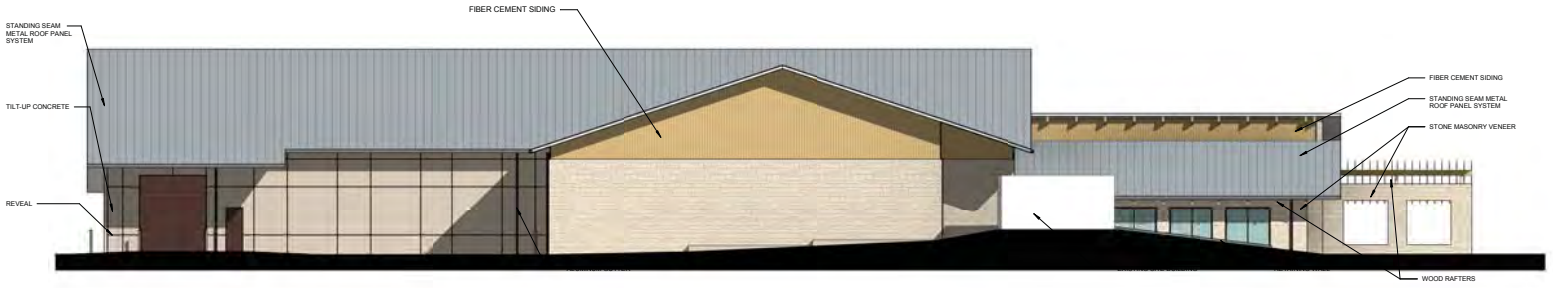
04 WAREHOUSE NORTH ELEVATION
3/32" = 1'-0"



03 WAREHOUSE SOUTH ELEVATION
3/32" = 1'-0"



02 WAREHOUSE WEST ELEVATION
3/32" = 1'-0"



01 WAREHOUSE EAST ELEVATION
3/32" = 1'-0"

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REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
21353

DATE
15 DECEMBER 2017

ISSUE
P & Z SUBMITTAL

SHEET TITLE
WAREHOUSE ELEVATIONS

SHEET NO.
PA5.11

310









PLOT DATE:
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TEMPLATE VERSION - 2017.0.0.0

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ARCHITECT
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REVISION
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HKS PROJECT NUMBER
21353
DATE

ISSUE

SHEET TITLE
PERSPECTIVES

SHEET NO.
A5.20

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311

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312

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 01/16/2018

APPLICANT: Bob Leimberg, *Clayco Construction*

AGENDA ITEM: **SP2017-042;** *Site Plan for Lollicup USA, Inc.*

SUMMARY:

Discuss and consider a request by Bob Leimberg of Clayco Construction on behalf of Alan Yu of Lollicup USA, Inc. for the approval of exceptions and variances in conjunction with an approved site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of variances to the Unified Development Code (UDC) as outlined in this report. The request is in conjunction with an approved site plan and would allow for the construction of an approximately 650,000 SF warehouse/manufacturing [i.e. Lollicup USA] facility within the REDC Technology Park. The proposed warehouse/manufacturing facility will be situated on a 34.23- acre tract of land identified as a portion of Lot 1, Block A, Rockwall Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125. The site is located east of Corporate Crossing, between Capital Boulevard and Discovery Boulevard, is within the FM-549 Overlay (SH-276 OV) District, and is zoned Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, Land Use Schedule, of Article IV, Permissible Uses, of the Unified Development Code (UDC), a warehouse is a permitted by right use in a Light Industrial (LI) District. With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for properties located within the FM-549 (FM-549 OV) District, and Light Industrial (LI) zoning district. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*34.23-Acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x>125-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-Feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet + ½ H* [1]	*x>20-Feet; In Conformance*
Minimum Side Yard Setback	*0-Feet + ½ H* [1]	*x>200-Feet; In Conformance*
Maximum Building Height	*120-Ft* [2]	*41'8"; In Conformance*
Max Building/Lot Coverage	*60%*	*~43.6%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Minimum Number of Parking Spaces	*1,300*	*206 Provided; Variance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Stone Requirement (SH205 OV)	*20% Each Facade*	*X<20%; Variance*
Minimum Landscaping Percentage	*10%*	*x=26%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*x=74%; In Conformance*

VARIANCE REQUESTS:

The applicant is requesting variances to the Unified Development Code (UDC) for the sections outlined below. It should be noted that a variance request to the FM-549 Overlay (FM-549 OV) Overlay District requires passage by a ¾ majority vote of those City Council members present, while a simple majority vote is required for a variance to the standards of the UDC. The requests are as follows:

1) Section 6.13, C.1, FM-549 OV, of the UDC requires a minimum of 20% natural (or quarried) stone on all facades. The proposed building elevations do not indicate the use of stone on south, east and west facades. A variance to the FM-549 OV would allow for the building elevations to not meet the stone requirement as depicted on the elevations and requires approval of a 3/4 majority vote of the City Council members present.

2) Section 6.13.4, FM-549 OV, of the UDC requires all building more than 100,000 SF to be designed with no less than seven (7) architectural elements per the overlay district standards. The applicant is requesting a variance to allow the buildings design to not meet this requirement. A variance to the FM-549 OV to allow for the building design to not incorporate the minimum seven (7) architectural elements requires approval of a 3/4 majority vote of the City Council members present.

3) Section 6.13.7, FM-549 OV, of the UDC requires loading and service areas facing FM- 549 to include additional screening with a minimum ten (10)-ft. solid screening wall to minimize the views of the loading docks and spaces from any public rights-of-way. The applicant is requesting a variance to allow for the use of landscape screening (i.e. Eastern Red Cedars) along the west side of the property rather that the ten (10)-ft. solid screening wall. It should be noted that a remaining/undeveloped piece of land exists between FM-549 and the proposed facility and once developed could further impair visibility of the loading docks. A variance to the FM-549 OV to allow for the use of landscape screening requires approval of a 3/4 majority vote of the City Council.

4) Section 6.5, Table 3, of Article VI, Parking and Loading Standards of the UDC and based on the proposed site plan the development of a 650,000 SF warehouse/manufacturing facility has a maximum parking requirement of 1,300 parking spaces (i.e. 1/1,000 SF of warehouse or 1/500 SF of manufacturing – whichever is greater). Currently, the site plan indicates 206 parking spaces to be provided; however, the applicant has stated that the facility will use less parking than is required based on the maximum number of employees that will be on site. A variance to the parking requirement requires a simple majority vote by the City Council for approval.

5) Section 5.1.A.1, of Art. V, of the UDC requires exterior walls to consist of 90 percent masonry materials on walls which are visible from a public street or open space. Exceptions to this requirement, including allowing for the use of concrete tilt-up walls may be permitted on a case-by-case basis by the council upon submission and approval of elevation drawings. The applicant is requesting a variance for the purpose of utilizing 100% concrete tilt-up wall construction. A variance to allow for the use of tilt-up wall construction requires a approval of a simple majority vote by the City Council.

6) Sections 5.1.C.a & 5.1.C .b of the UDC requires a buildings design to provide vertical and horizontal articulation on all facades. The applicant is request to allow for the building design to

not meet the intent of these requirements for the south, east and west facades. A variance to allow for the building design to not meet the intent vertical and horizontal articulation requires approval of a simple majority vote by the City Council.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On December 26, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB was concerned with the lack of articulation for the north and south elevations, since these elevations are being visible from the rights-of-ways of Capital Blvd & Discovery Blvd. The ARB also requested the applicant provide stone on the primary (north facing) elevation and to provide samples of the paint to be used on the exterior of the building.

On January 9, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations and requested the applicant provide additional stone to the north elevation along the northwest corner of the area (*i.e. office area*). Additionally, the ARB requested the applicant provide landscaping along the southern boundary to better screen this area from Discovery Blvd. The ARB made a motion to recommend approval of the building elevations with these conditions, which passed by a vote of 4 to 0 with Board Members Meyrat, Neill, and Dayman absent.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On January 9, 2018, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and ARB recommendations passed by a vote of 7 to 0. Additionally, the motion included a recommendation of approval of the variances requested as outlined in staff's report.

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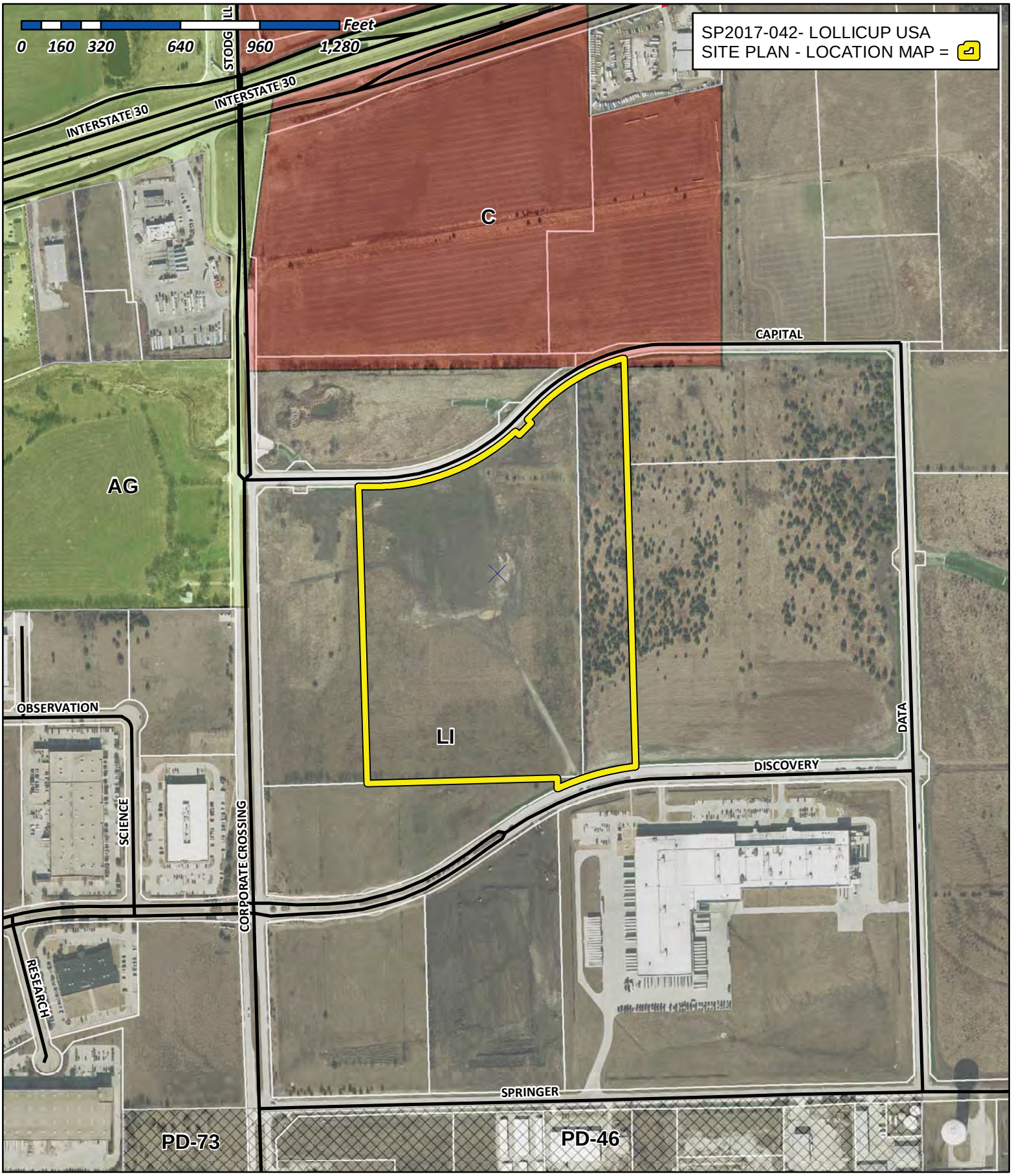

City of Rockwall

Planning & Zoning Department
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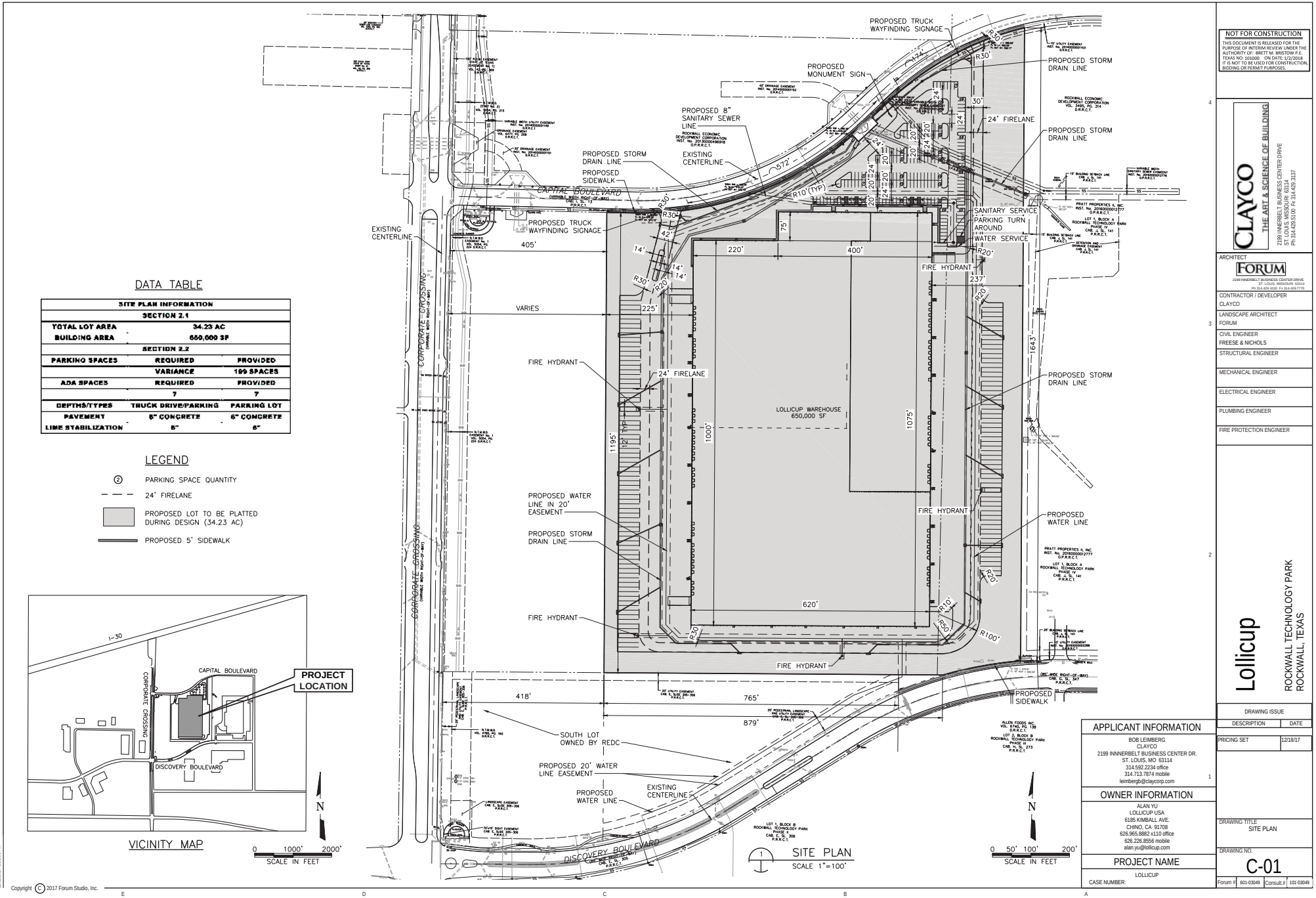

DATA TABLE

SITE PLAN INFORMATION		
SECTION 2.1		
TOTAL LOT AREA	34.23 AC	
BUILDING AREA	650,000 SF	
SECTION 2.2		
PARKING SPACES	REQUIRED	PROVIDED
	VARIANCE	199 SPACES
ADA SPACES	REQUIRED	PROVIDED
	7	7
DEPTHS/TYPES	TRUCK DRIVE/PARKING	PARKING LOT
PAVEMENT	6" CONCRETE	6" CONCRETE
LIME STABILIZATION	8"	8"

LEGEND

- (2) PARKING SPACE QUANTITY
- 24' FIRELANE
- PROPOSED LOT TO BE PLATTED DURING DESIGN (34.23 AC)
- PROPOSED 5' SIDEWALK

VICINITY MAP

0 1000' 2000'
SCALE IN FEET

SITE PLAN
SCALE 1"=100'

0 50' 100' 200'
SCALE IN FEET

NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF: BRETT M. BRISTOW P.E. TEXAS NO: 101000 ON DATE: 1/2/2018 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

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PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

Lollicup

ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

DRAWING ISSUE	
DESCRIPTION	DATE
PRICING SET	12/18/17

DRAWING TITLE
SITE PLAN

DRAWING NO.
C-01

Forum # 601-03049 Consult.# 101-03049

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PROJECT NAME

LOLLICUP

CASE NUMBER:

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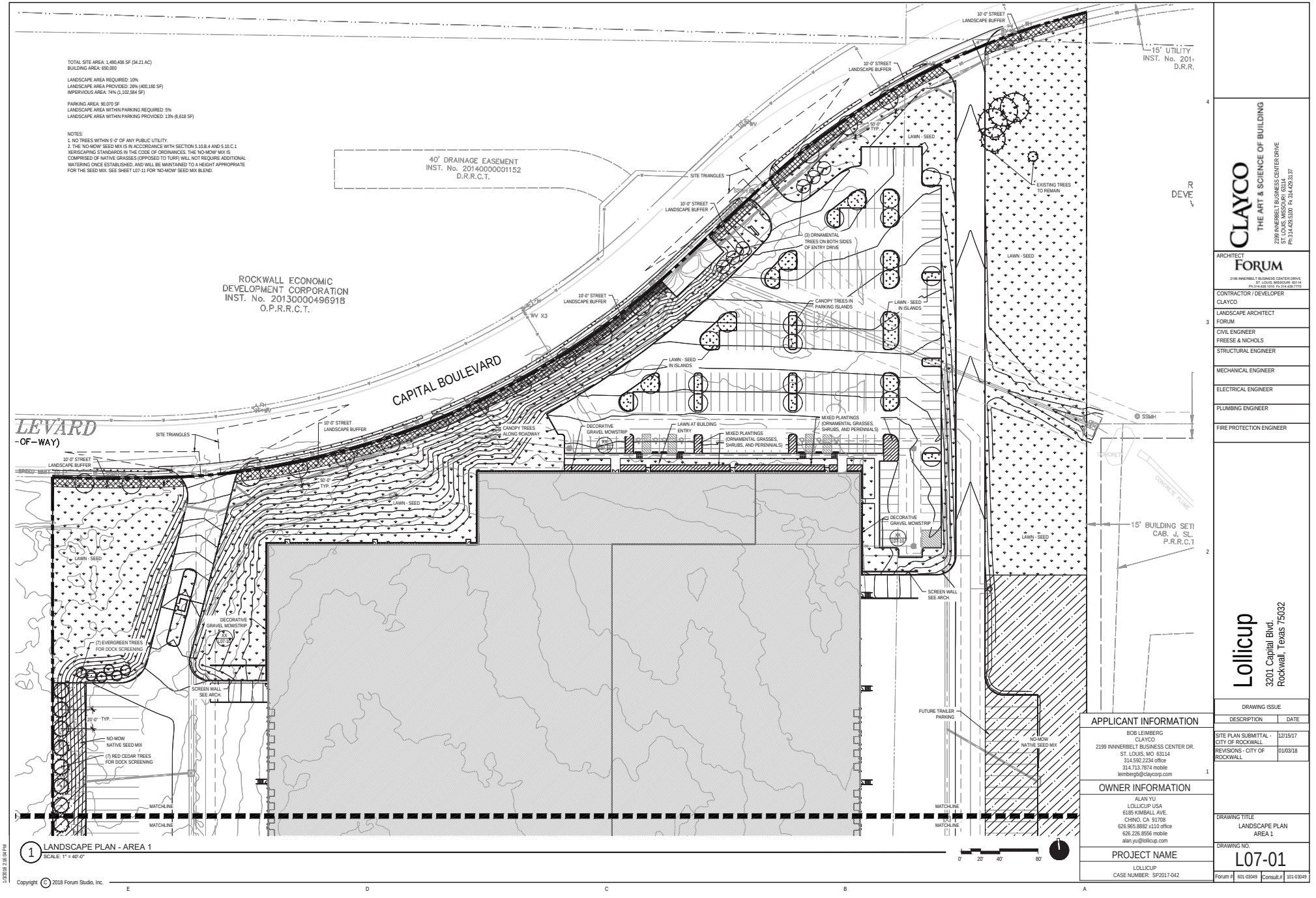
317



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DRAWING ISSUE	
DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17
REVISIONS - CITY OF ROCKWALL	01/03/18

DRAWING TITLE
LANDSCAPE PLAN
AREA 1

DRAWING NO.
L07-01

Forum # 601-03049 Consult.# 101-03049

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PROJECT NAME
LOLLICUP
CASE NUMBER: SP2017-042

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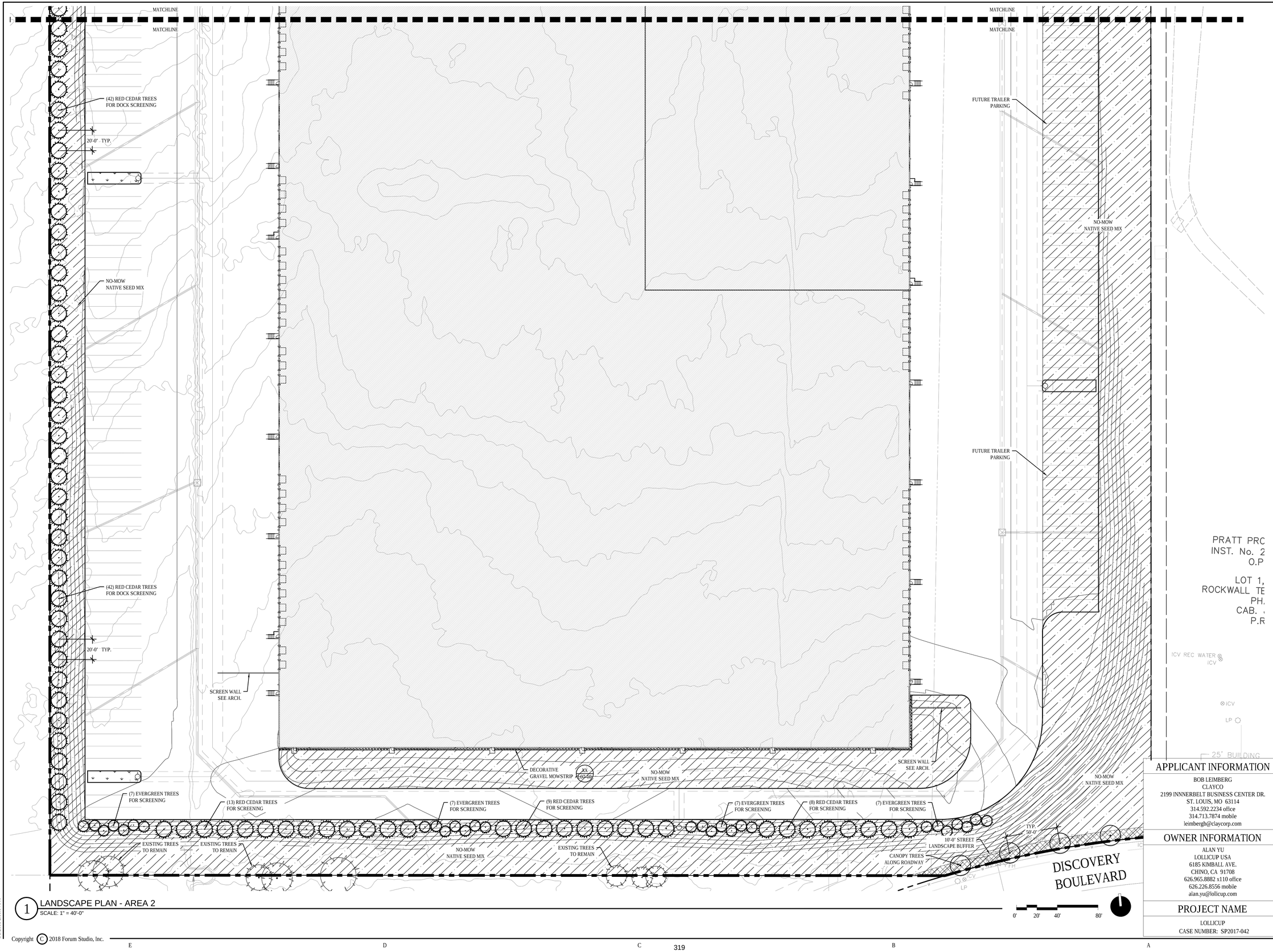
318



1 LANDSCAPE PLAN - AREA 2
SCALE: 1" = 40'-0"

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PROJECT NAME

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CASE NUMBER: SP2017-042

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DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17
REVISIONS - CITY OF ROCKWALL	01/03/18
REVISIONS - P & Z	01/11/18

DRAWING TITLE
LANDSCAPE PLAN
AREA 2

DRAWING NO.
L07-02

Forum # 601-03049 Consult.# 101-03049

NO-MOW NATIVE SEED MIX

SHORT MEADOW MIX	% by weight
Schizachyrium scoparium	Little Bluestem
Panicum virgatm	Switchgrass
Sporobolus compositus	Tall Dropseed
Tridens flavus	Purple Top
Boteloua curtipendula	Side Oats Grama
Baptisia australis	Blue False Indigo
Dalea purpurea	Purple Prairie Clover
Rudbeckia hirta	Black-eyed Susan
Coreopsis lanceolata	Lance Leaved Coreopsis
Cassia fasciculata	Partridge Pea
Dalea candida	White Prairie Clover
Eryngium yuccifolium	Rattlesnake Master
Heliopsis helianthoides	False Sunflower
Liatris spicata	Spiked Blazing Star
Monarda fistulosa	Bergamot
Parthenium integrifolium	Wild Quinine
Ratibida pinnata	Greyheaded Coneflower
Solidago rigida	Rigid Goldenrod
Aster laevis	Smooth Aster
Gaillardia pulchella	Indian Blanket
Solidago nemoralis	Gray Goldenrod

LAWN SEED MIX

FULL SUN - PART SUN

NATIVE TURF BLEND

BUFFALO GRASS

BLUE GRAMA

CURLY MESQUITE

PLANT SCHEDULE

DECIDUOUS TREES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
AC RU	-	Acer rubrum	October Glory	Red Maple	3" Cal.	B & B	45'+	D3 / L07-10	Tree Wrap Required
AC SA	-	Acer saccharum	Caddo	Sugar Maple	3" Cal.	B & B	30'-35'+	D3 / L07-10	Tree Wrap Required
CA IL	-	Carya illinoinensis		Pecan	3" Cal.	B & B	45'+	D3 / L07-10	
FR TE	-	Fraxinus texensis		Texas Ash	3" Cal.	B & B	45'+	D3 / L07-10	
QU B	-	Quercus buckleyi		Texas Red Oak	3" Cal.	B & B	45'+	D3 / L07-10	
QU FA	-	Quercus falcata		Southern Red Oak	3" Cal.	B & B	45'+	D3 / L07-10	
QU MA	-	Quercus macrocarpa		Bur Oak	3" Cal.	B & B	45'+	D3 / L07-10	
QU MU	-	Quercus muehlenbergii		Chinquapin Oak	3" Cal.	B & B	45'+	D3 / L07-10	
QU VI	-	Quercus virginiana		Live Oak	3" Cal.	B & B	45'+	D3 / L07-10	
RH LA	-	Rhus lanceolata		Flameleaf Sumac	3" Cal.	B & B	45'+	D3 / L07-10	
TA DI	-	Taxodium distichum		Bald Cypress	10-12' Ht.	B & B	45'+	D3 / L07-10	
UL PA	-	Ulmus parvifolia	Emer II ALLEE	Lacebark Elm	3" Cal.	B & B	45'+	D3 / L07-10	
UL CR	-	Ulmus crassifolia		Cedar Elm	3" Cal.	B & B	45'+	D3 / L07-10	

DECIDUOUS UNDERSTORY TREES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
AC TR	-	Acer truncatum		Shantung Maple	3" Cal.	B & B	25' - 35'	D3 / L07-10	
CE CA	-	Cercis canadensis		Eastern Redbud	3" Cal.	B & B	20' - 30'	D3 / L07-10	
CH LI	-	Chilopsis Linearis		Desert-Willow	8-10' Ht.	B & B	15' - 20'	D3 / L07-10	
CR MO	-	Crataegus mollis		Downy Hawthorn	3" Cal.	B & B	20'-30"	D3 / L07-10	
IL DE	-	Ilex decidua		Possumhaw Holly	6-8' Ht.	B & B	10'-12'	D3 / L07-10	Multi-stem
IL VO	-	Ilex vomitoria		Yapon Holly	6-8' Ht.	B & B	10'-20'	D3 / L07-10	Multi-stem
MA GR	-	Magnolia grandiflora	Little Gem	Large-flowered Magnolia	8-10' Ht.	B & B	15' - 20'	D3 / L07-10	
SO AF	-	Sophora affinis		Eve's Necklace	3" Cal.	B & B	15'-35'	D3 / L07-10	
UN SP	-	Ungnadia speciosa		Mexican Buckeye	8-10' Ht.	B & B	15'-30'	D3 / L07-10	Multi-stem

EVERGREEN TREES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
CU LE	-	Cupressyparis leylandii		Leyland Cypress	8' Ht. / 2" Cal.	B & B	45'+	D2 / L07-10	
JU VI	-	Juniperus virginiana	Canaertii	Eastern Red Cedar	8' Ht. / 2" Cal.	B & B	45'+	D2 / L07-10	
PI EL	-	Pinus eldarica		Afghan Pine	8' Ht. / 2" Cal.	B & B	45'+	D2 / L07-10	

EVERGREEN SHRUBS

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
bu ja	-	Buxus japonica		Japanese Boxwood	24" Ht.	Container	36" O.C.		
il co	-	Ilex comuta	Burfordii Nana	Dwarf Buford Holly	24" Ht.	Container	36" O.C.		
ju ch	-	Juniperus chinensis	Grey Owl	Juniper	24" Ht.	Container	36" O.C.		

DECIDUOUS SHRUBS

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
ch ja	-	Chaenomeles japonica		Japanese Quince	18" Ht.	Container	48" O.C.		
ro of	-	Rosmarinus officianalis		Rosemary	24" Ht.	Container	36" O.C.		
it vi	-	Itea virginica	Little Henry	Virginia Sweetspire	18" Ht.	Container	30" O.C.		
ma tr	-	Mahonia trifoliolata		Agarita	18" Ht.	Container	48" O.C.		
pa la	-	Pavonia lasiopetala		Mexican Oregano	24" Ht.	Container	36" O.C.		
po lo	-	Poliomentha longiflora		Mexican Oregano	24" Ht.	Container	36" O.C.		
ra in	-	Raphiolepis indica		Indian Hawthorn	24" Ht.	Container	48" O.C.		

ORNAMENTAL GRASSES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
pa	-	Panicum virgatum	Shenandoah	Prairie Dropseed	1 GAL	Container	36" O.C.		
pe	-	Pennisetum alopercuroides	Hameln	Fountain Grass	1 GAL	Container	24" O.C.		
sp	-	Sporobolus heterolepis		Prairie Dropseed	1 GAL	Container	24" O.C.		

HERBACEOUS PERENNIALS & GROUNDCOVERS

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
ca	-	Callirhoe involucrata		Winecups	1 Quart	Container	24" O.C.		
cb	-	Calyclophus berlandieri ssp. pinifolius		Sundrops	1 Quart	Container	24" O.C.		
ep	-	Engelmannia peristenea		Cutleaf Daisy	1 Quart	Container	18" O.C.		
gl	-	Glandularia bipinnatifida		Purple Prairie Verbena	1 Quart	Container	18" O.C.		
li	-	Liatris mucronata		Blazing Star	1 Quart	Container	18" O.C.		
me	-	Melampodium leucanthum		Blackfoot Daisy	1 Quart	Container	18" O.C.		
oe	-	Oenothera speciosa		Pink Evening Primrose	1 Quart	Container	18" O.C.		
pc	-	Penstemon cobaea		Foxglove Penstemon	1 Quart	Container	18" O.C.		
sa	-	Salvia farinacea		Mealy Blue Sage	1 Quart	Container	18" O.C.		
th	-	Thelesperma filifolium		Stiff Greenthread	1 Quart	Container	18" O.C.		
we	-	Wedelia texana		Zexmenia	1 Quart	Container	18" O.C.		

MULCHING NOTES:
ALL STAND ALONE DECIDUOUS AND EVERGREEN TREES TO RECEIVE TRIPLE GROUND HARDWOOD MULCH.
ALL MIXED PLANTING BEDS TO RECEIVE LEAF MULCH.
REFER TO DETAILS FOR MULCH DEPTH.

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PROJECT NAME

LOLLICUP
CASE NUMBER: SP2017-042

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ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

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Rockwall, Texas 75032

DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17
REVISIONS - CITY OF ROCKWALL	01/03/18

DRAWING TITLE
LANDSCAPE SCHEDULE

DRAWING NO.
L07-11

Forum # 601-03049 Consult.# 101-03049

1/3/2018 2:16:04 PM

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TREES TO BE REMOVED

TREE ID	COMMON NAME	CALIPER REMOVED (INCH)	REPLACEMENT CALIPER (INCH)
#1	HACKBERRY	13	6.5
#7	HACKBERRY	12	6
#8	HACKBERRY	11	5.5
#9	HACKBERRY	11	5.5
#10	HACKBERRY	12	6
#11	HACKBERRY	15	7.5
#12	HACKBERRY	11	5.5
#13	HACKBERRY	11	5.5
#14	HACKBERRY	12	6
#15	HACKBERRY	13	6.5
#16	HACKBERRY	20 (1x12", 2x8")	10
#17	HACKBERRY	13	6.5
#18	HACKBERRY	11	5.5
#19	HACKBERRY	11	5.5
#20	HACKBERRY	11	5.5
#21	HACKBERRY	12	6
#22	HACKBERRY	11	5.5
#23	HACKBERRY	15	7.5
#24	HACKBERRY	12	6
#25	HACKBERRY	11	5.5
#26	RED CEDAR	11	5.5
#27	HACKBERRY	11	5.5
#28***	AMERICAN ELM	10	10
#29	HACKBERRY	11	5.5
#30	HACKBERRY	11	5.5
#31	HACKBERRY	11	5.5
#32	RED CEDAR	11	5.5
#34	HACKBERRY	18	9
#35	HACKBERRY	11	5.5
#36	BOIS D'ARC	34 (1x22", 2x12")	0
#37	RED CEDAR	11	5.5
#38	RED CEDAR	11	5.5
#39	HACKBERRY	13	6.5
#40	HACKBERRY	16.5 (1x6", 1x7", 1x9")	8.5
#41	BOIS D'ARC	15	15
#42	HACKBERRY	11	5.5
#43	HACKBERRY	16.5 (2x11")	8.5
#44	HACKBERRY	24	12
#45	HACKBERRY	11	5.5
#54	RED CEDAR	11	5.5
	TOTAL:	502"	259.5"

*** FEATURE TREE

TREES TO REMAIN AND BE PROTECTED

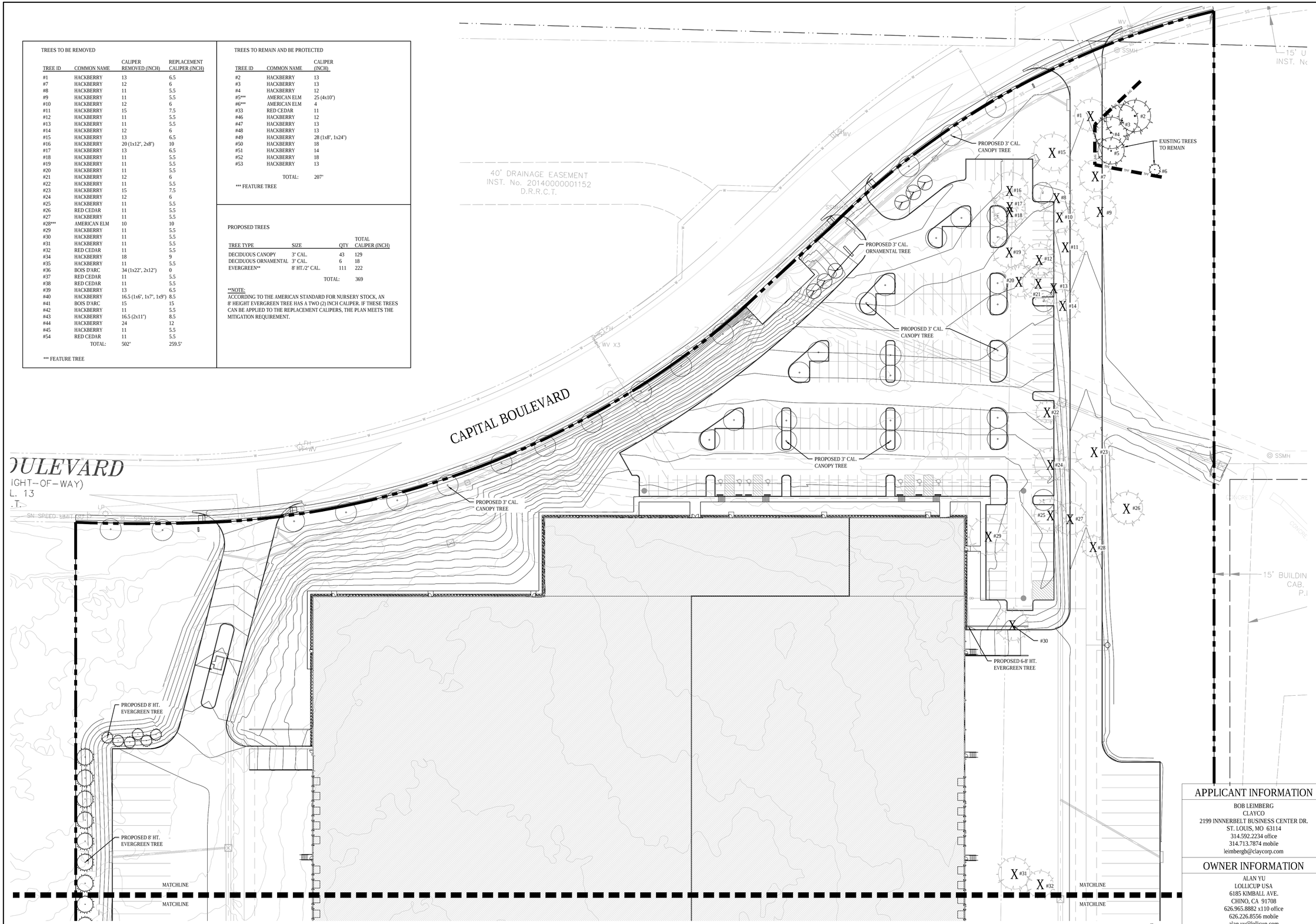
TREE ID	COMMON NAME	CALIPER (INCH)
#2	HACKBERRY	13
#3	HACKBERRY	13
#4	HACKBERRY	12
#5***	AMERICAN ELM	25 (4x10")
#6***	AMERICAN ELM	4
#33	RED CEDAR	11
#46	HACKBERRY	12
#47	HACKBERRY	13
#48	HACKBERRY	13
#49	HACKBERRY	28 (1x8", 1x24")
#50	HACKBERRY	18
#51	HACKBERRY	14
#52	HACKBERRY	18
#53	HACKBERRY	13
	TOTAL:	207"

*** FEATURE TREE

PROPOSED TREES

TREE TYPE	SIZE	QTY	TOTAL CALIPER (INCH)
DECIDUOUS CANOPY	3" CAL.	43	129
DECIDUOUS ORNAMENTAL	3" CAL.	6	18
EVERGREEN**	8' HT./2" CAL.	111	222
	TOTAL:		369

**NOTE:
ACCORDING TO THE AMERICAN STANDARD FOR NURSERY STOCK, AN 8' HEIGHT EVERGREEN TREE HAS A TWO (2) INCH CALIPER. IF THESE TREES CAN BE APPLIED TO THE REPLACEMENT CALIPERS, THE PLAN MEETS THE MITIGATION REQUIREMENT.



1 TREESCAPE PLAN - AREA 1
SCALE: 1" = 40'-0"

0' 20' 40' 80'

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PROJECT NAME

LOLLICUP
CASE NUMBER: SP2017-042

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CLAYCO

LANDSCAPE ARCHITECT
FORUM

CIVIL ENGINEER
FREESE & NICHOLS

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

Lollicup
3201 Capital Blvd.
Rockwall, Texas 75032

DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17
REVISIONS - CITY OF ROCKWALL	01/03/18
REVISIONS - P & Z	01/11/18

DRAWING TITLE
TREESCAPE PLAN
AREA 1

DRAWING NO.
L01-01

Forum # 601-03049 Consult.# 101-03049

1/3/2018 2:16:04 PM

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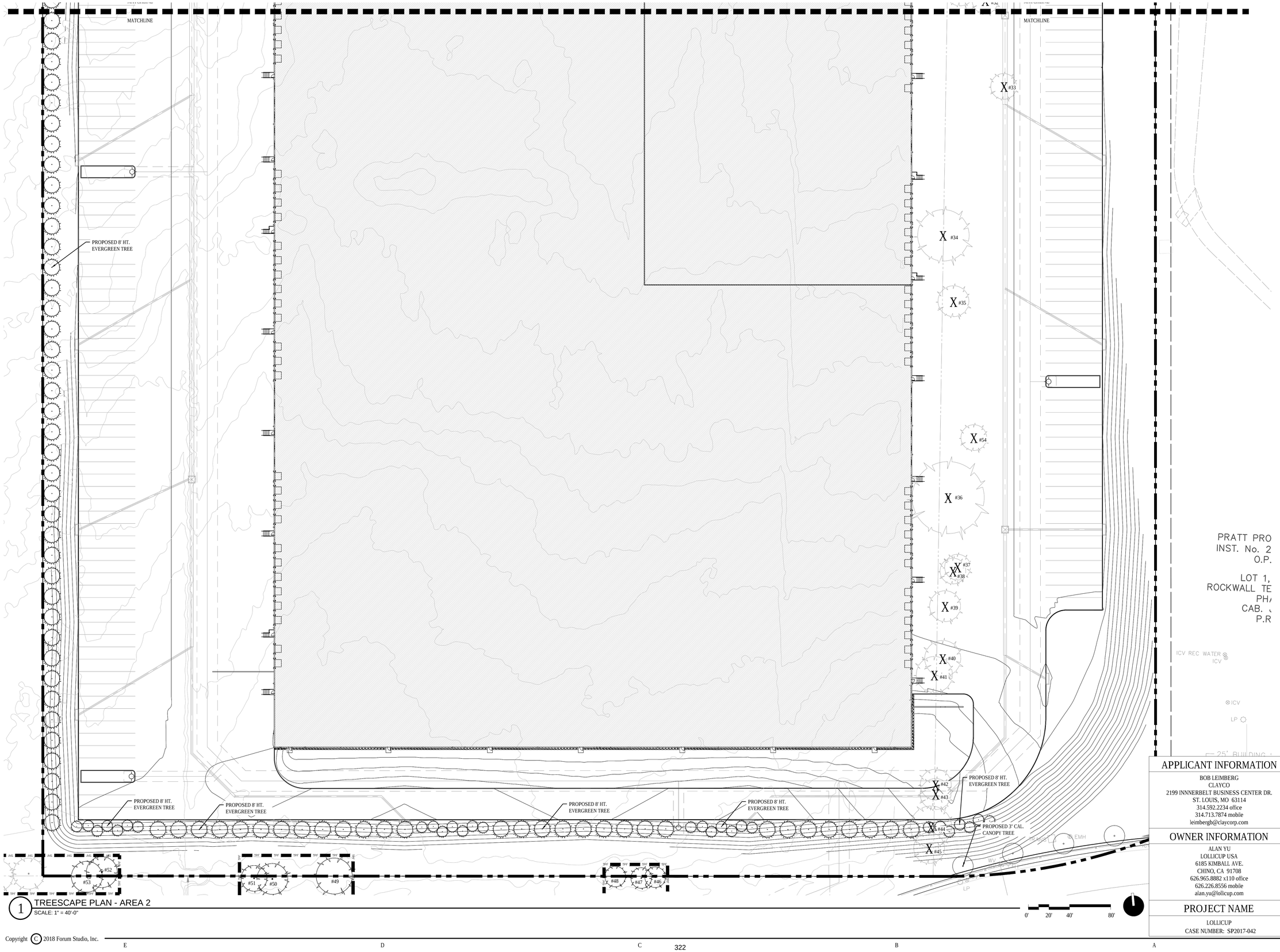

1 TREESCAPE PLAN - AREA 2
SCALE: 1" = 40'-0"

1/5/2018 2:16:04 PM

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FIRE PROTECTION ENGINEER

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3201 Capital Blvd.
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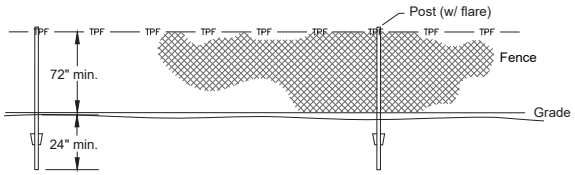
DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17
REVISIONS - CITY OF ROCKWALL	01/03/18
REVISIONS - P & Z	01/11/18

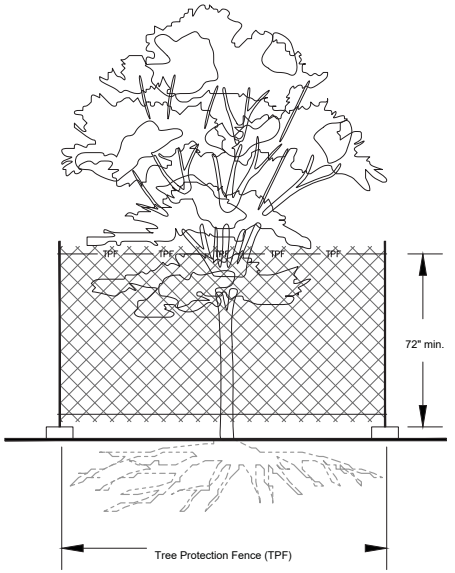
DRAWING TITLE
TREESCAPE PLAN
AREA 2

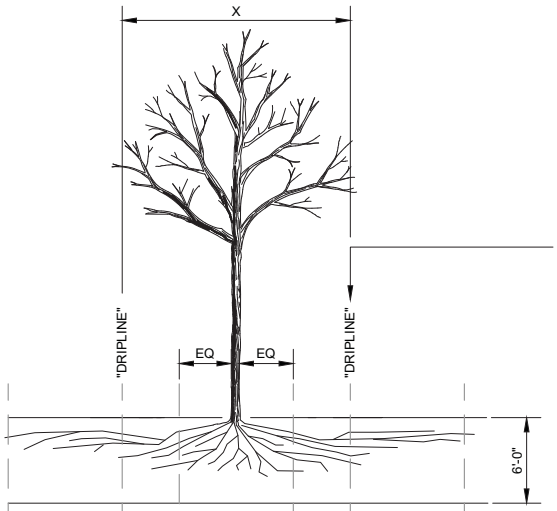
DRAWING NO.
L01-02

Forum # 601-03049 Consult.# 101-03049



TREE PROTECTION FENCE
N.T.S.





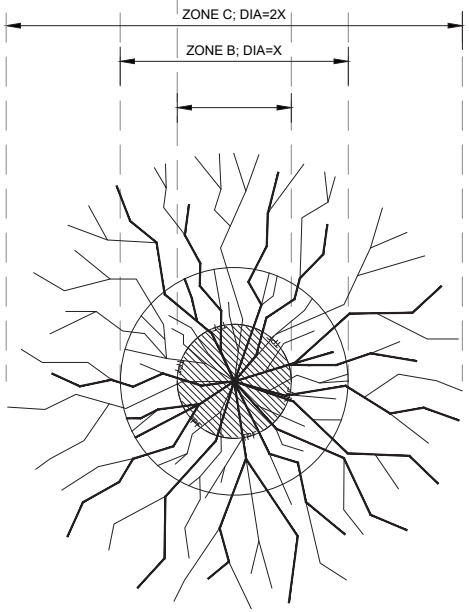
ELEVATION

FENCING/ROOT PROTECTION

- Fencing to be provided and maintained as specified per plan
- Engineer's approval required for use/access within zone b. permission for use/access requires surface protection for all unfenced, unpaved surfaces within zone b

* SURFACE PROTECTION MEASURES

1. Mulch layer, 6"-8"depth
2. 3/4"plywood
3. Steel plates



PLAN VIEW

TRENCHING / EXCAVATION

ZONE A (CRITICAL ROOT ZONE)

1. No disturbance allowed without site-specific inspection and approval of methods to minimize root damage
2. Severance of roots larger than 2" diameter requires engineer's approval
3. Tunneling required to install lines 3'-0" below grade or deeper

ZONE B (DRIPLINE)

Operation of heavy equipment and/or stockpiling of materials subject to engineers approval. Surface protection* measures required trenching allowed as follows:

- Excavation by hand or with hand-driven trencher may be required
- Limit trench width. do not disturb Zone A maintain 2/3 or more of Zone B in undisturbed condition
- Tunneling may be required for trenches deeper than 3'-0"

ZONE C (FEEDER ROOT ZONE)

Operation of heavy equipment and/or stockpiling of materials subject to engineers approval. Surface protection* measures may be required trenching with heavy equipment allowed as follows:

- Minimize trench width
- Maintain 2/3 or more of Zone C in undisturbed condition

TREE PROTECTION NOTES:

1 Critical Root Zone is the minimum area of a tree's root zone that should be protected. It is calculated by multiplying the tree's diameter (in inches) by 1.5 to determine the radius of the protected area. (i.e. Tree Protection fencing should be located in a circle around the tree at the radius shown.)

2 Structural Critical Root Distance is the minimum distance that any root severance can occur. Severing roots any closer will greatly increase the chance of catastrophic tree failure due to loss of supporting roots. The distance is based on Coder, K. 1996. Construction Damage Assessments: Trees and Sites. University of Georgia, October, 1996. (Tool #8).

3 Action Item includes any required tree protection action to be taken including the following:

- **OK** - Tree is adequate distance away from construction activity that no protection measures are required.
- **TBR** - To Be Removed
- **Fence xx** - Construction fencing will be installed prior to any grading or construction activity. See the map version of the Tree Protection Plan for specific location. The xx refers to radius minimum and maximum distance from tree to fence. The fence will delineate an area that is considered the "Tree Protection Zone". While fence is in place there should be no grading, equipment access, material storage, or root disturbance of any kind within the "Tree Protection Zone" delineated by the fencing. Fencing will be 72" tall chain-link fence that is adequately supported without sagging. Fencing will remain in place for the duration of the grading associated with the installation of new stormwater pipe. It can only be moved to permit the installation of new soil near and around trees as indicated and only with permission of City Arborist.
- **Mulch -** Apply an 8-10 inch deep layer of wood chips around the tree at a radius equal to the "Critical Root Zone Radius". Do not pile up wood chips at the tree's base. Mulch only needs to be applied where equipment traffic is required that will impact the the tree's critical root zone. Mulch layer will reduce soil compaction and rutting. An additional layer of 3/4" plywood, plastic, or rubberized material may be needed on top of mulch to reduce compaction. Remove chips after project completion without damaging the original grade and without damaging roots that may be present underneath.

NOTES:

Tree Protection During Construction

A three- to six-foot high temporary fence shall be placed at dripline of tree to be saved, or a distance of 15' from the trunk, whichever is greater. The fence shall completely encircle the tree(s) or as shown on plans. Install fence posts using pier blocks if appropriate. Avoid driving posts or stakes into major roots. Fencing may extend beyond dripline or 15' if plan design allows. Owner may permit alternative fencing methods if site prohibits installation of pier blocks (steep slopes, soft soils, etc.).

Treatment of Roots Exposed During Construction
For roots over 1" in diameter damaged during construction; make a clean, straight cut to remove damaged portion of root. all exposed roots shall be temporarily covered with damp burlap to prevent drying, and covered with soil as soon as possible. Work within protection fence shall be done manually. No excavation, stockpiling of materials, vehicular traffic, or storage of equipment or machinery shall be allowed within the limit of the fencing.

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PROJECT NAME
LOLLICUP
CASE NUMBER: SP2017-042

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FIRE PROTECTION ENGINEER

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DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17
REVISIONS - CITY OF ROCKWALL	01/03/18

DRAWING TITLE
TREE PROTECTION DETAILS

DRAWING NO.
L01-03

Forum # 601-03049 Consult.# 101-03049

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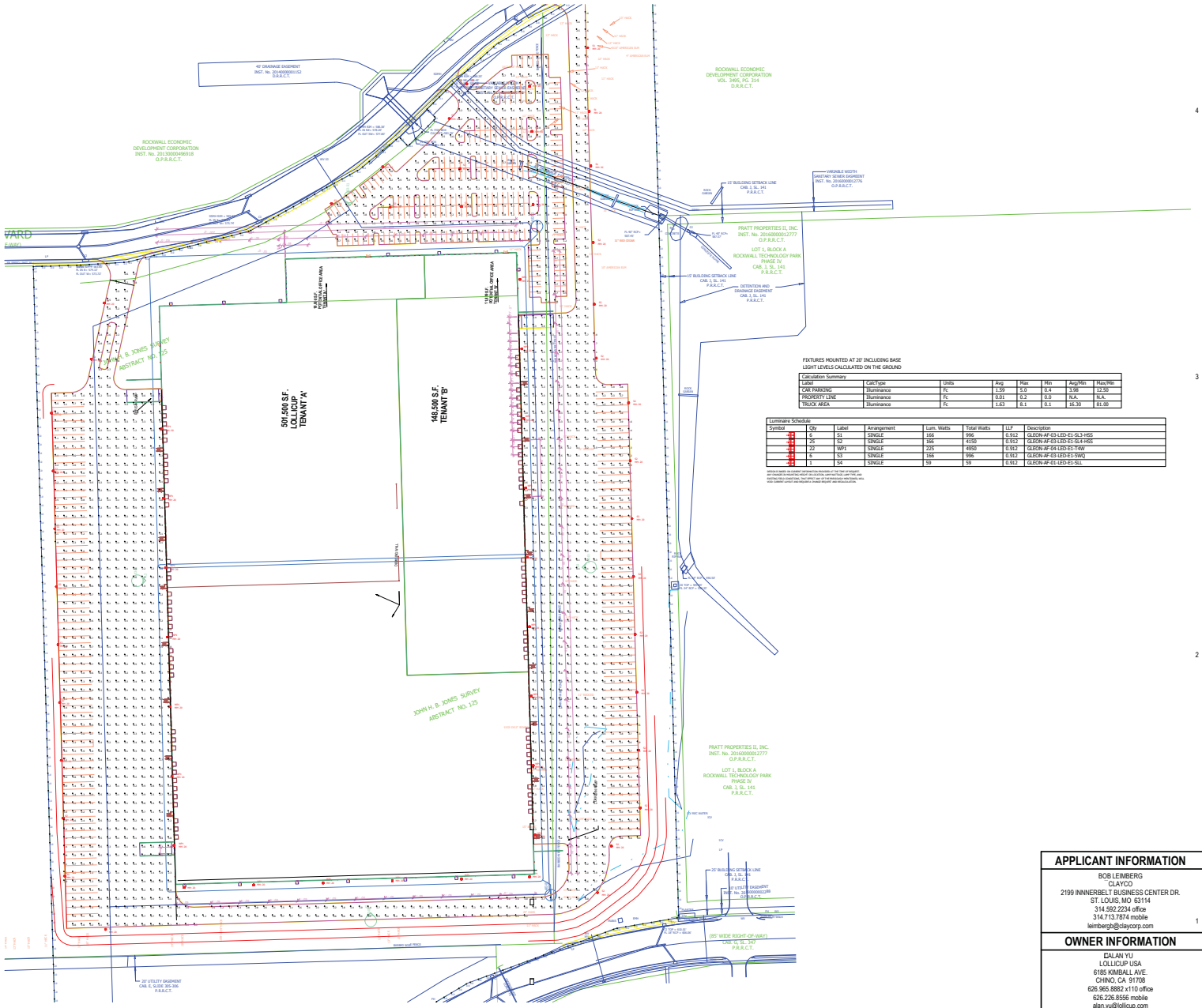

FIXTURES MOUNTED AT 20' INCLUDING BASE
LIGHT LEVELS CALCULATED ON THE GROUND

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CAR PARKING	Illuminance	Fc	1.59	5.0	0.4	3.98	12.50
PROPERTY LINE	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.
TRUCK AREA	Illuminance	Fc	1.63	8.1	0.1	16.30	81.00

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
	6	S1	SINGLE	166	996	0.912	GLEON-AF-03-LED-E1-SL3-HSS
	25	S2	SINGLE	166	4150	0.912	GLEON-AF-03-LED-E1-SL4-HSS
	22	WP1	SINGLE	225	4950	0.912	GLEON-AF-04-LED-E1-T4W
	6	S3	SINGLE	166	996	0.912	GLEON-AF-03-LED-E1-SWQ
	1	S4	SINGLE	59	59	0.912	GLEON-AF-01-LED-E1-SLL

LEGEND

SITE PLAN INFORMATION		
SECTION 2.1		
TOTAL LOT AREA	34.23 AC	
BUILDING AREA	650,000 SF	
SECTION 2.2		
PARKING SPACES	REQUIRED	PROVIDED
	VARIANCE	215 SPACES
ADA SPACES	REQUIRED	PROVIDED
	7	7
PAVEMENT DEPTH	TRUCK DRIVE/PARKING	PARKING LOT
	8" CONCRETE	6" CONCRETE
LIME STABILIZATION	6"	6"

A1 PL1-01 PHOTOMETRIC AND LIGHTING PLAN
1" = 80'-0"
0' 40' 80' 160'

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DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17
REVISIONS - CITY OF ROCKWALL	01/03/18

DRAWING TITLE
PHOTOMETRIC AND LIGHTING PLAN

DRAWING NO.
PL1-01

Forum # 601-03049 Consult.#

1/4/2018 10:23:39 AM

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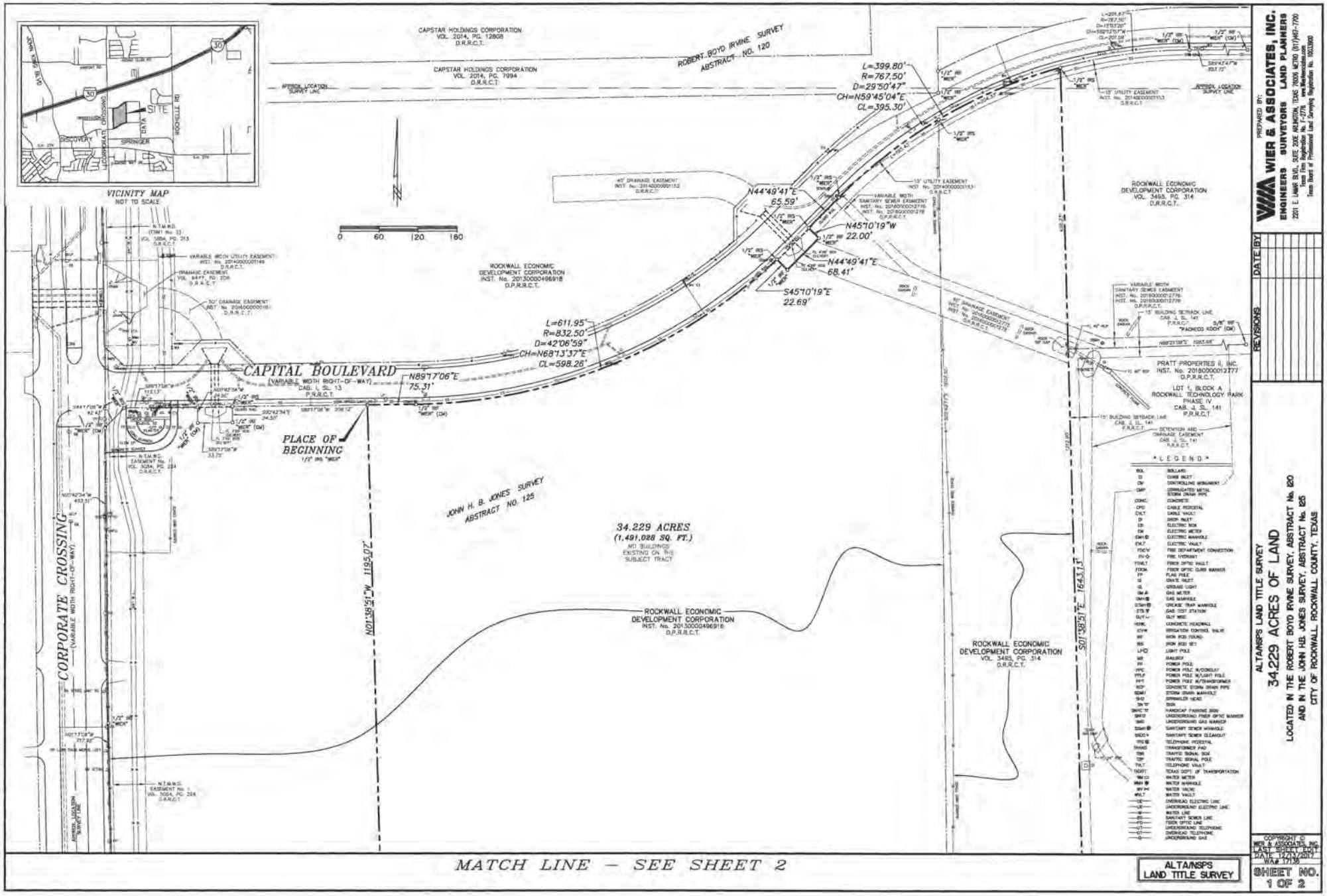
VICINITY MAP
NOT TO SCALE
SITE
DISCOVERY
SPRINGER
ROCHELLE RD
CAPSTAR HOLDINGS CORPORATION
VOL. 2014, PG. 12808
D.R.R.C.T.
CAPSTAR HOLDINGS CORPORATION
VOL. 2014, PG. 7994
D.R.R.C.T.
ROBERT BOYD IRVINE SURVEY
ABSTRACT NO. 120
APPROX. LOCATION SURVEY LINE
L=399.80'
R=767.50'
D=29°50'47"
CH=N59°45'04"E
CL=395.30'
N44°49'41"E
65.59'
N45°10'19"W
22.00'
N44°49'41"E
68.41'
S45°10'19"E
22.69'
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
INST. No. 20130000496918
D.P.R.R.C.T.
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
VOL. 3493, PG. 314
D.R.R.C.T.
L=611.95'
R=832.50'
D=42°06'59"
CH=N68°13'37"E
CL=598.26'
CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
CAB. J, SL. 13
P.R.R.C.T.
N89°17'06"E
75.31'
PLACE OF BEGINNING
1/2" IRS "WEST"
CORPORATE CROSSING
(VARIABLE WIDTH RIGHT-OF-WAY)
JOHN H. B. JONES SURVEY
ABSTRACT NO. 125
34.229 ACRES
(1,491,028 SQ. FT.)
NO BUILDINGS
EXISTING ON THE
SUBJECT TRACT
N01°39'51"W 1195.02'
S01°38'51"E 1643.13'
PRATT PROPERTIES II, INC.
INST. No. 20180000012777
D.P.R.R.C.T.
LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
CAB. J, SL. 141
P.R.R.C.T.
15' BUILDING SETBACK LINE
CAB. J, SL. 141
P.R.R.C.T.
DETENTION AND DRAINAGE EASEMENT
CAB. J, SL. 141
P.R.R.C.T.
15' UTILITY EASEMENT
INST. No. 20140000001153
D.R.R.C.T.
40' DRAINAGE EASEMENT
INST. No. 20140000001152
D.R.R.C.T.
VARIABLE WIDTH SANITARY SEWER EASEMENT
INST. No. 20180000012776
INST. No. 20180300012778
D.P.R.R.C.T.
30' DRAINAGE EASEMENT
INST. No. 20140000000161
D.R.R.C.T.
VARIABLE WIDTH UTILITY EASEMENT
INST. No. 20140000000149
D.R.R.C.T.
DRAINAGE EASEMENT
VOL. 6477, PG. 208
D.R.R.C.T.
N.T.M.W.D.
(TSMT No. 3)
VOL. 10894, PG. 213
D.R.R.C.T.
N.T.M.W.D.
EASEMENT No. 1
VOL. 5054, PG. 224
D.R.R.C.T.
N.T.M.W.D.
EASEMENT No. 2
VOL. 5054, PG. 224
D.R.R.C.T.
APPROX. LOCATION SURVEY LINE
0 60 120 180
* LEGEND *
BOL. BOLLARD
CI CURB INLET
CM CONTROLLING MONUMENT
CMP CORRUGATED METAL STORM DRAIN PIPE
CONC. CONCRETE
CPED CABLE PEDESTAL
CVLT. CABLE VAULT
DI DROP INLET
EB ELECTRIC BOX
EM ELECTRIC METER
EMH ELECTRIC MANHOLE
EVLT. ELECTRIC VAULT
FDCV FIRE DEPARTMENT CONNECTION
FH FIRE HYDRANT
FOVLT. FIBER OPTIC VAULT
FOMH FIBER OPTIC GLASS MARKER
FP FLAG POLE
G GRATE INLET
GL GREASE LIGHT
GM GAS METER
GMH GAS MANHOLE
GTMH GREASE TRAP MANHOLE
GTS GAS TEST STATION
GUY GUY WIRE
HDWL CONCRETE HEADWALL
ICVH IRRIGATION CONTROL VALVE
IRF IRON ROD FOUND
IRS IRON ROD SET
LPD LIGHT POLE
MB MAILBOX
PP POWER POLE
PPC POWER POLE W/CONDUIT
PPLP POWER POLE W/LIGHT POLE
PPT POWER POLE W/TRANSFORMER
SCP CONCRETE STORM DRAIN PIPE
SDMH STORM DRAIN MANHOLE
SHD SPRINKLER HEAD
SN SIGN
SNHC HANDICAP PARKING SIGN
SNFO UNDERGROUND FIBER OPTIC MARKER
SNG UNDERGROUND GAS MARKER
SSMH SANITARY SEWER MANHOLE
SSCO SANITARY SEWER CLEANOUT
TPED TELEPHONE PEDESTAL
TRANS TRANSFORMER PAD
TSB TRAFFIC SIGNAL BOX
TSP TRAFFIC SIGNAL POLE
TVLT TELEPHONE VAULT
TXDOT TEXAS DEPT. OF TRANSPORTATION
WM WATER METER
WMH WATER MANHOLE
WV WATER VALVE
WVLT WATER VAULT
OHE OVERHEAD ELECTRIC LINE
UE UNDERGROUND ELECTRIC LINE
W WATER LINE
SS SANITARY SEWER LINE
FO FIBER OPTIC LINE
UT UNDERGROUND TELEPHONE
OHT OVERHEAD TELEPHONE
G UNDERGROUND GAS
MATCH LINE — SEE SHEET 2
ALTA/NSPS LAND TITLE SURVEY
SHEET NO. 1 OF 2
PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com
Texas Dept of Professional Land Surveying Registration No. 100236-00
REVISIONS DATE BY
ALTA/NSPS LAND TITLE SURVEY
34.229 ACRES OF LAND
LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120
AND IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 125
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
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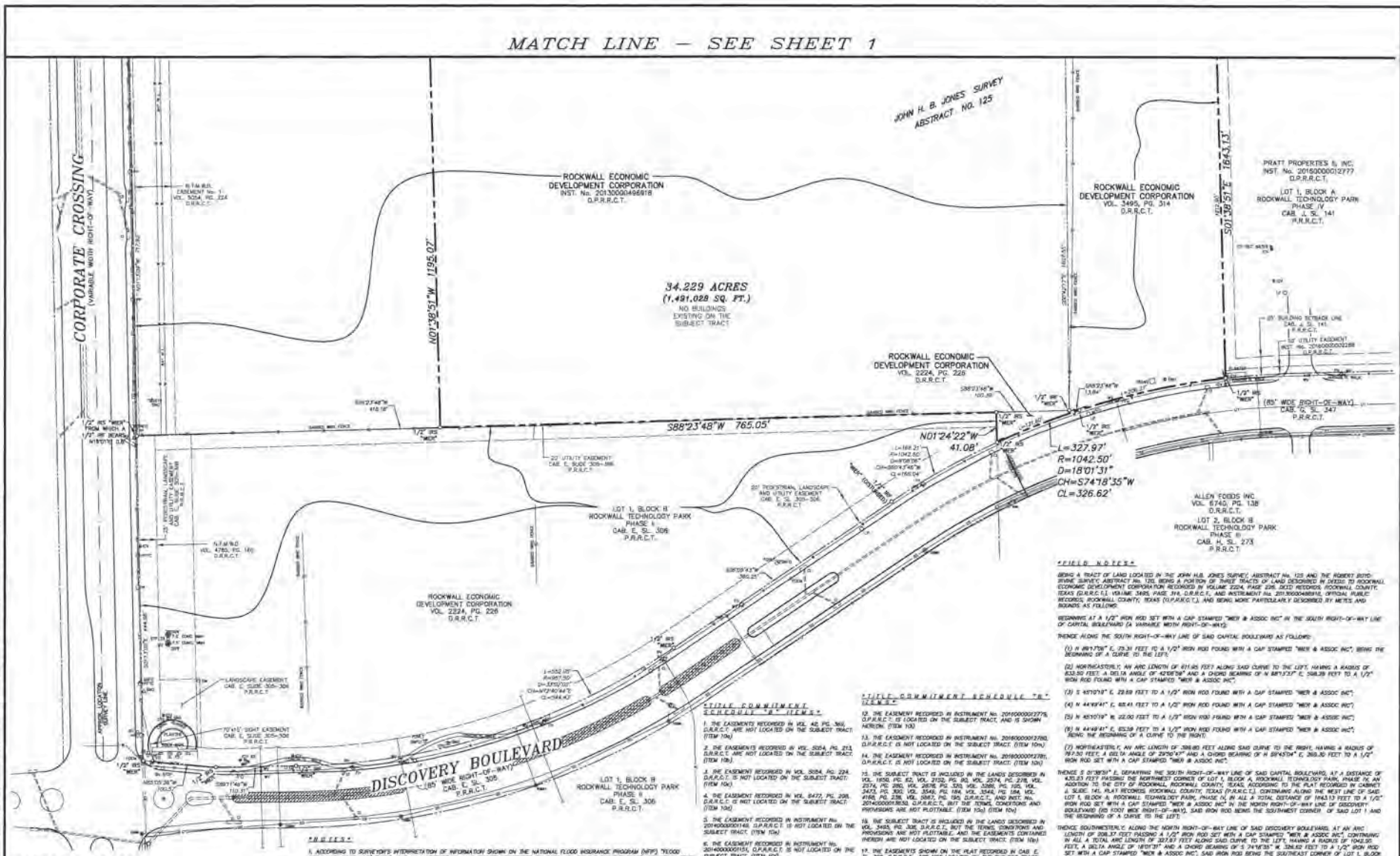
LAST REVISED DATE
DATE: 12/13/2017
WA# 17139
PRINTED: 12/13/2017 STB FILE: WIER-SURVEY.STB LAST SAVED: 12/13/2017 4:55 PM SAVED BY: MATTHEW FILE: ALTA-LOLUOP-17139.DWG

325



SURVEYOR'S STATEMENT

TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, A TEXAS NON-PROFIT CORPORATION, GLOBAL WELLS INVESTMENT GROUP LLC, A TEXAS LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY, AND RANGER TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF TEXAS, AND WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 7a, 7b.1, 8, 9, 10, 11, 13, & 14 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETE ON OCTOBER 18TH, 2017

DATE OF PLAT OR MAP: 12/13/17

AARON L. KENNEFFICK, R.P.L.S.
STATE OF TEXAS No. 6373
E-MAIL: Aaron.L@WierAssociates.com

STATE OF TEXAS — REGISTERED — AARON L. KENNEFFICK — 6373 — PROFESSIONAL — LAND SURVEYOR

NOTES

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0054L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X". "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, DITCHES, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATIONS. VISIBLE IMPROVEMENTS AND/OR EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED OR DESIGNATED THE UNDERGROUND UTILITIES.

4. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTN NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

5. THIS SURVEY WAS PREPARED WITH BENEFIT OF A CURRENT COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY RANGER TITLE COMPANY, GF. No. R1716516, EFFECTIVE DATE NOVEMBER 20, 2017, ISSUE DATE NOVEMBER 29, 2017.

6. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.

TITLE COMMITMENT SCHEDULE "B" ITEMS

1. THE EASEMENTS RECORDED IN VOL. 42, PG. 360, D.R.R.C.T. ARE NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10a)

2. THE EASEMENTS RECORDED IN VOL. 3264, PG. 213, D.R.R.C.T. ARE NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10b)

3. THE EASEMENT RECORDED IN VOL. 3264, PG. 224, D.R.R.C.T. IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10c)

4. THE EASEMENT RECORDED IN VOL. 6472, PG. 298, D.R.R.C.T. IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10d)

5. THE EASEMENT RECORDED IN INSTRUMENT No. 20140000001149, O.P.R.R.C.T. IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10e)

6. THE EASEMENT RECORDED IN INSTRUMENT No. 20140000001151, O.P.R.R.C.T. IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10f)

7. THE EASEMENT RECORDED IN INSTRUMENT No. 20140000001152, O.P.R.R.C.T. IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10g)

8. THE EASEMENT RECORDED IN INSTRUMENT No. 20140000001153, O.P.R.R.C.T. IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON. (ITEM 10h)

9. THE EASEMENT RECORDED IN INSTRUMENT No. 20160000002775, O.P.R.R.C.T. IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON. (ITEM 10i)

10. THE EASEMENT RECORDED IN INSTRUMENT No. 20160000002776, O.P.R.R.C.T. IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON. (ITEM 10j)

11. THE EASEMENT RECORDED IN INSTRUMENT No. 20160000002778, O.P.R.R.C.T. IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON. (ITEM 10k)

TITLE COMMITMENT SCHEDULE "B" ITEMS

12. THE EASEMENT RECORDED IN INSTRUMENT No. 20150000012775, O.P.R.R.C.T. IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON. (ITEM 10l)

13. THE EASEMENT RECORDED IN INSTRUMENT No. 20160000012780, O.P.R.R.C.T. IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10m)

14. THE EASEMENT RECORDED IN INSTRUMENT No. 20160000012781, O.P.R.R.C.T. IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10n)

15. THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED IN VOL. 1650, PG. 62, VOL. 2102, PG. 163, VOL. 2574, PG. 218, VOL. 2574, PG. 280, VOL. 2676, PG. 320, VOL. 3288, PG. 105, VOL. 3423, PG. 300, VOL. 3549, PG. 184, VOL. 3549, PG. 194, VOL. 4186, PG. 238, VOL. 3847, PG. 195, D.R.R.C.T., AND INST. No. 20140000018050, O.P.R.R.C.T., BUT THE TERMS, CONDITIONS AND PROVISIONS ARE NOT PLOTTABLE. (ITEM 10o) (ITEM 10o)

16. THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED IN VOL. 3495, PG. 308, D.R.R.C.T., BUT THE TERMS, CONDITIONS AND PROVISIONS ARE NOT PLOTTABLE. AND THE EASEMENTS CONTAINED HEREIN ARE NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10p)

17. THE EASEMENTS SHOWN ON THE PLAT RECORDED IN CAB. E, SL. 305, P.R.R.C.T., ARE NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10q)

18. THE EASEMENT RECORDED IN VOL. 33, PG. 78, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10r)

19. THE EASEMENT RECORDED IN VOL. 44, PG. 93, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10s)

20. THE EASEMENT RECORDED IN VOL. 75, PG. 388, D.R.R.C.T., AND AMENDED VOL. 3609, PG. 258, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10t)

21. THE EASEMENT RECORDED IN VOL. 4765, PG. 188, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10u)

22. THE SUBJECT TRACT IS NOT INCLUDED IN THE LANDS DESCRIBED IN THE DEED RECORDED IN VOL. 47, PG. 366, D.R.R.C.T. (ITEM 10w)

23. A PORTION OF THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED IN THE DEED RECORDED IN VOL. 2224, PG. 226, D.R.R.C.T. (ITEM 10x)

FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD-IRVINE SURVEY, ABSTRACT No. 120, BEING A PORTION OF THREE TRACTS OF LAND DESCRIBED IN DEEDS TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION RECORDED IN VOLUME 2224, PAGE 226, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), VOLUME 3495, PAGE 314, D.R.R.C.T., AND INSTRUMENT No. 20130000496618, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD AS FOLLOWS:

(1) N 88°17'06" E, 23.31 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;

(2) NORTHEASTERLY, AN ARC LENGTH OF 611.65 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 833.50 FEET, A DELTA ANGLE OF 42°04'09" AND A CHORD BEARING OF N 88°19'33" E, 598.28 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(3) S 45°10'18" E, 22.69 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(4) N 44°49'41" E, 60.41 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(5) N 45°10'19" W, 22.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(6) N 44°49'41" E, 63.39 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(7) NORTHEASTERLY, AN ARC LENGTH OF 398.60 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 787.50 FEET, A DELTA ANGLE OF 29°00'47" AND A CHORD BEARING OF N 59°45'04" E, 269.30 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 01°39'51" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD, AT A DISTANCE OF 435.85 FEET PASSING THE NORTHWEST CORNER OF LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET J, SLIDE 141, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), CONTINUING ALONG THE WEST LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV, IN ALL A TOTAL DISTANCE OF 1643.13 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (85 FOOT WIDE RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD, AT AN ARC LENGTH OF 308.37 FEET PASSING A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", CONTINUING IN ALL A TOTAL ARC LENGTH OF 327.97 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 18°01'31" AND A CHORD BEARING OF S 74°18'35" W, 326.62 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 306, P.R.R.C.T.;

THENCE N 01°24'22" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 41.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II;

THENCE S 88°23'48" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 765.05 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 01°39'51" W, DEPARTING THE NORTH LINE OF SAID LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 1195.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 34.229 ACRES (1,491,028 SQUARE FEET) OF LAND, MORE OR LESS.

ALTA/NSPS LAND TITLE SURVEY

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 (817)467-7700
Texas Firm Registration No. 1-1278 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 100323-00

REVISIONS	DATE	BY

ALTA/NSPS LAND TITLE SURVEY
34.229 ACRES OF LAND
LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120
AND IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 125
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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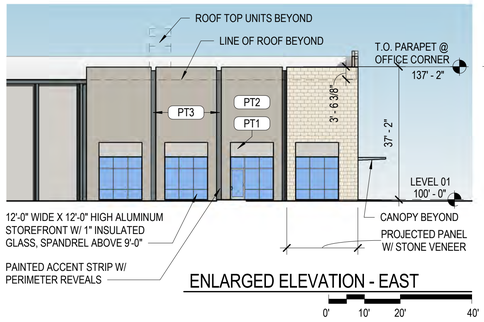
LAST SHEET EDIT: 12/13/2017
W.A.I. 17126

SHEET NO. 2 OF 2

ALTA/NSPS LAND TITLE SURVEY

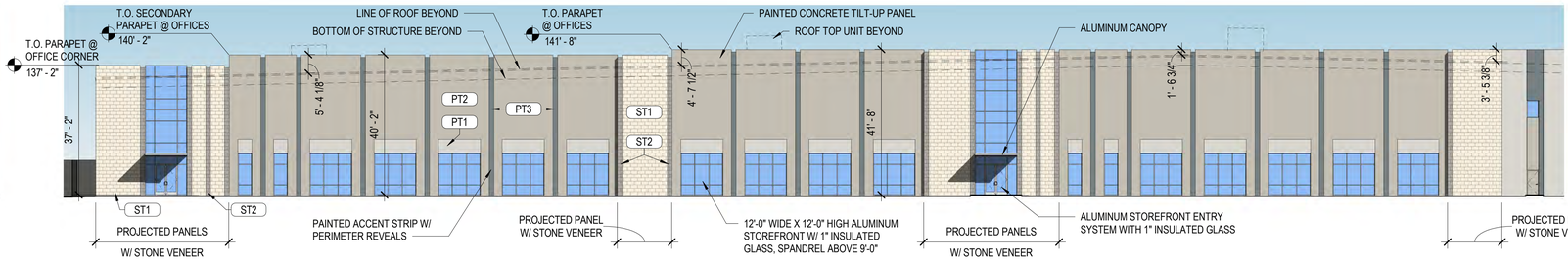
PRINTED: 12/13/2017 5TB FILE: WIER-SURVEY.STB LAST SAVED: 12/13/2017 4:55 PM SAVED BY: MATTHEWJ FILE: ALTA-LOLLIQUP-17126.DWG

326



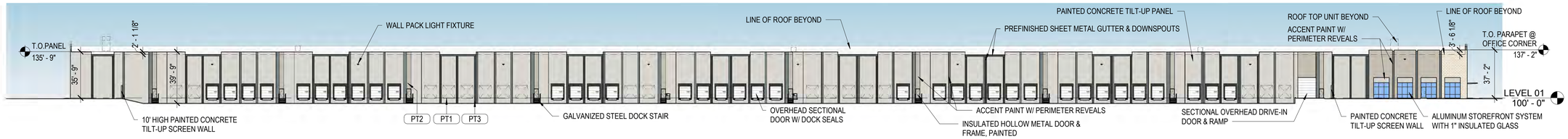
ENLARGED ELEVATION - EAST

0' 10' 20' 40'



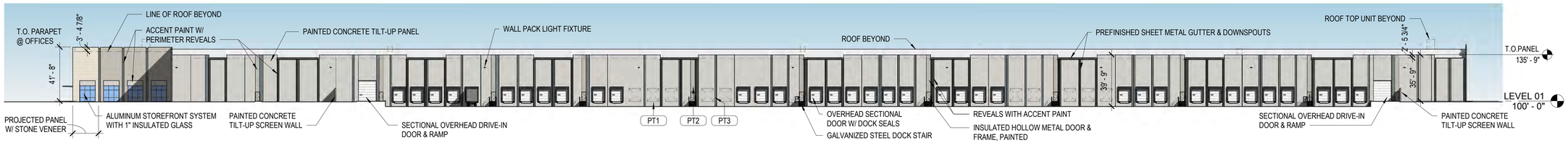
ENLARGED ELEVATION - NORTH

0' 10' 20' 40'



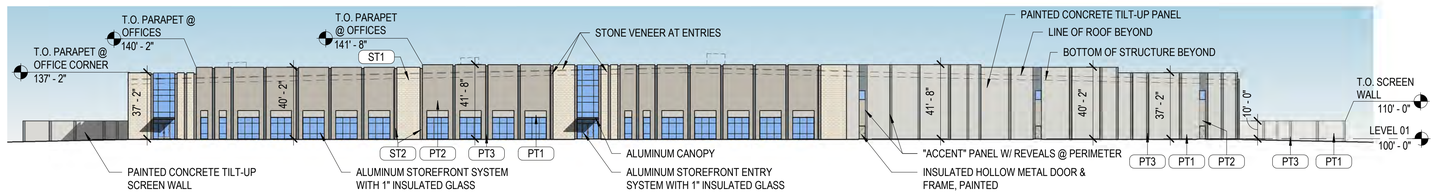
ELEVATION - EAST

0' 20' 40' 80'



ELEVATION - WEST

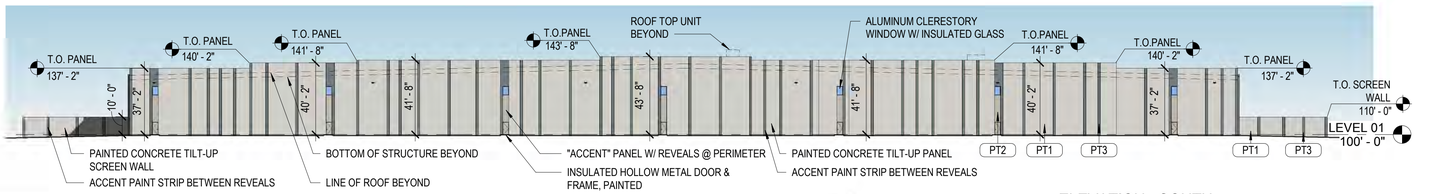
0' 20' 40' 80'



ELEVATION - NORTH

FRONTS CAPITAL BLVD.

0' 20' 40' 80'



ELEVATION - SOUTH

FACES DISCOVERY BLVD. (DOES NOT DIRECTLY FRONT DISCOVERY)

0' 20' 40' 80'

BUILDING MATERIAL QUANTITIES

EAST ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	88	36,448
STOREFRONT SYSTEMS	2	576
STONE	1	596
OVERHEAD DOORS	8	3,464
HOLLOW METAL DOORS & FRAMES	1	336
TOTAL FACADE	100	41,420

WEST ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	88	36,225
STOREFRONT SYSTEMS	2	576
STONE	2	685
OVERHEAD DOORS	8	3,464
HOLLOW METAL DOORS & FRAMES	< 1	336
TOTAL FACADE	100	41,286

NORTH ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	73	18,843
STOREFRONT SYSTEMS	12	3,158
STONE	14	3,818
HOLLOW METAL DOORS & FRAMES	1	72
TOTAL FACADE	100	25,891

SCREEN WALL EAST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	543

SCREEN WALL WEST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	658

SOUTH ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	99	24,933
CLERESTORY	<1	81
HOLLOW METAL DOORS & FRAMES	<1	168
TOTAL FACADE	100	25,182

SCREEN WALL EAST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	543

SCREEN WALL WEST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	658

ROOF

45 MIL WHITE TPO OVER RIGID INSULATION

BUILDING MATERIALS

EXTERIOR WALLS
TILT-UP CONCRETE PANELS: SITE CAST, REINFORCED, UN-INSULATED CONCRETE TILT-UP PANELS - PAINTED

ROOFING
45-MIL SINGLE PLY MECHANICALLY FASTENED TPO OVER R-20 ROOF INSULATION. COLOR: WHITE

SHEET METAL
"KYNAR" FINISHED ALUMINUM SHEET METAL GUTTERS & DOWNSPOUTS. MANUFACTURER: UNACLAD OR EQUAL, COLOR: SLATE GRAY

CANOPY
CLEAR ANODIZED ALUMINUM CANOPY AT MAIN OFFICE ENTRANCES

HOLLOW METAL DOORS & FRAMES
18 GAUGE, 1 3/4" THICK FLUSH PANELS, INSULATED, PAINTED.

OVERHEAD DOORS
9'x10' MANUALLY OPERATED VERTICAL LIFT INSULATED SECTIONAL DOCK DOORS. COLOR: WHITE

14'x16' ELECTRICALLY OPERATED SECTIONAL DRIVE-IN DOORS. COLOR: WHITE

STOREFRONT SYSTEMS
2" WIDE x 4 1/2" DEEP ALUMINUM FRAMED STOREFRONT SYSTEM WITH 1" INSULATED GLASS. COLOR: CLEAR ANODIZED

PAINT
SMOOTH TEXTURED 2-COAT ELASTOMERIC SYSTEM ON TILT-UP PANELS
PT1: SW 7648 BIG CHILL (OVERALL COLOR)
PT2: SW 7037 BALANCED BEIGE (ACCENT, OFFICE AREA WALLS, HOLLOW METAL DOORS)
PT3: SW 7673 PEWTER CAST (ACCENT)

STONE VENEER
THIN APPLIED STONE VENEER
EL DORADO STONE - SIERRA CUT OR EQUAL
ST1: MONUMENT
ST2: ZENITH GREY

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1/11/2018 11:28:09 AM

APPLICANT INFORMATION

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626.226.8556 mobile
alan.yu@lollicup.com

PROJECT NAME

LOLLICUP
CASE NUMBER: SP2017-042

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ARCHITECT
FORUM
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CONTRACTOR / DEVELOPER
CLAYCO

LANDSCAPE ARCHITECT
FORUM

CIVIL ENGINEER
FREESE & NICHOLS

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

Lollicup
3201 Capital Blvd.
Rockwall, Texas 75032

DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17
REVISIONS - CITY OF ROCKWALL	01/09/18
P & Z REVISIONS	01/11/18

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.
+A3-01

Forum # 601-03049 Consult.# 101-03049



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THE ART & SCIENCE OF BUILDING

LOLLICUP® USA, INC.

LOLLICUP Rockwall, TX
RENDERING 01.11.2018

FORUM

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Brad Griggs, Assistant City Manager**

FROM: **Andy Hesser, Parks and Recreation Director**

DATE: **January 10, 2018**

SUBJECT: **SH 66 BOAT RAMP IMPROVEMENTS**

In September of 2015, Council authorized the funding and participation in a Texas Parks and Wildlife Department (TPWD) Boating Access Grant by resolution. The grant reimburses 75% of total project costs while the city provides the other 25%

In November of 2017, Council authorized the City Manager to execute a Construction Manager at Risk (CMAR) contract with Dean Construction for the construction of SH 66 Boat Ramp improvements. As part of that contract, Dean Construction worked with MHS Planning & Design to provide pre-construction services to aid with constructability and feasibility. Once that is complete, Dean Construction solicited public bids for the individual trades and project components in order to produce a Guaranteed Maximum Price (GMP).

The bids will be opened on Friday, January 12th. Dean Construction will prepare the GMP and provide to staff for input and review. Staff will present the final GMP at the Council meeting.

The budget for the project is as follows:

$56,175	Design Costs
$468,150	Construction Costs (the target for the GMP)
$524,325	Total Project Costs

$393,243.75	Grant funds 75%
$131,081.25	City Match 25$
$524,325	Total Project Funds

EXHIBIT "A"

TEXAS PARKS & WILDLIFE

SPORT FISH RESTORATION

BUDGET SUMMARY
BOATING ACCESS PROGRAM

PROJECT NAME:

HWY 66 Boat Ramp Expansion

1.		**PROFESSIONAL SERVICES**			**$ 56,175.00**	*
	A.	Design Fees	$	5,000.00		
	B.	Civil Engineering	$	46,175.00		
	C.	Corps Permit	$	5,000.00		
	D.		$	-		
	E.		$	-		
2.		**CONSTRUCTION**			**$ 468,150.00**	
	A.	Site Preparation	$	87,800.00		
	B.	Dredging & Excavation	$	55,800.00		
	C.	Boat Ramp	$	182,500.00		
	D.	Launch Pier	$	38,300.00		
	E.	Remodel Existing Launch Pier	$	19,000.00		
	F.	Project Signs	$	3,000.00		
	G.	Parking Areas	$	73,750.00		
	H.	Light at Ramp & Electrical	$	8,000.00		
	I.					
	J.					
	K.					
	L.		$	-		
	M.		$	-		
		TOTAL PROJECT:			**$ 524,325.00**	
		GRANT REQUEST (75%)			**$ 393,243.75**	**
		SPONSOR MATCH (25%)			**$ 131,081.25**	

* The amount requested for professional services cannot exceed 12% of the total for Construction

** The grant request cannot exceed $500,000.00

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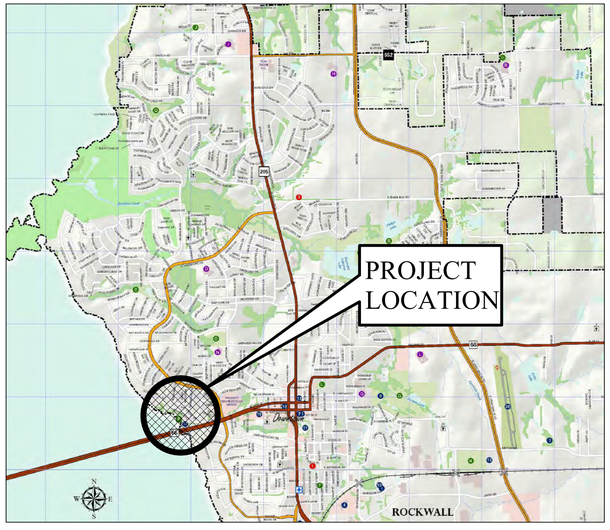
HIGHWAY 66 BOAT RAMP
CONSTRUCTION PLANS
CITY OF ROCKWALL, TEXAS
TPWD PROJECT #F-280-B-1
ROCKWALL COUNTY
DECEMBER 2017

***** NOTICE TO CONTRACTORS *****

THE CONTRACTOR SHALL NOTIFY THE CONSULTANT IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND CONSULTANT IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND CONSULTANT IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. CONSULTANT AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY CONSULTANT AND OWNER.

LOCATION



STATE OF TEXAS
WILLIAM H. SPENCER
107759
LICENSED PROFESSIONAL ENGINEER
12-5-17

MHS
PLANNING & DESIGN, LLC

***** STOP! CALL BEFORE YOU DIG! *****

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

TITLE	SHEET NO.
COVER SHEET	1
SITE PLAN	2
SURVEY & DEMO	3
EROSION CONTROL PLAN	4
SWPPP NOTES	5
GRADING PLAN	6
PAVING AND HORIZONTAL CONTROL PLAN	7
PAVING DETAILS	8
STRIPING & SIGNAGE DETAILS	9
LAUNCH PIER DETAILS	10
LANDSCAPE & IRRIGATION PLAN	11
MISCELLANEOUS DETAILS	12
ELECTRICAL	E1
STRUCTURAL	S1-S2

REVISIONS:

212 West Ninth Street
Tyler, Texas 75701
903-597-6606
903-597-0517 Fax
TBPE No. F-14571

MHS
PLANNING & DESIGN, LLC

CONSTRUCTION PLANS
HIGHWAY 66 BOAT RAMP
CITY OF ROCKWALL, TEXAS

DRAWN: HNR
CHECKED: MHS
DATE: NOV 2017
SCALE: AS SHOWN
JOB NO.: 16-018

1 OF 12

332

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF ROCKWALL PLANS AND SPECIFICATIONS AND THE NCTCOG 4TH EDITION AS AMENDED BY CITY OF ROCKWALL, EXCEPT AS NOTED HEREIN AND APPROVED BY THE CITY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH.
3. THE LOCATION OF ALL UTILITIES LOCATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS OR PROVIDED BY CORWIN ENGINEERING, INC. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
4. EROSION CONTROL SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION.
5. ALL PROPOSED GRADES IN LANDSCAPE AREAS ARE FINISHED GRADE ELEVATIONS. CONTRACTOR TO ALLOW FOR SEEDING OR SODDING OF THESE AREAS.
6. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONTRACT DOCUMENTS, TECHNICAL SPECIFICATIONS, OR CITY STANDARDS FOR THE PROJECT UNLESS OTHERWISE INDICATED IN THIS PLAN SET.
7. DURING CONSTRUCTION OF THESE PUBLIC IMPROVEMENTS, ANY DEVIATION FROM THESE SPECIFICATIONS WILL REQUIRE APPROVAL FROM THE OWNER OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE THAT ARE MADE DURING THE BIDDING PROCESS WILL HAVE NO BEARING ON THE DECISION.
8. ALL FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THE PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
10. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATIONS, BOTH DURING AND AFTER CONSTRUCTION.
11. BACKFILL FOR UTILITY LINES SHOULD BE CAREFULLY PLACED SO THAT THEY WILL BE STABLE. WHERE UTILITY LINES PASS THROUGH THE CONCRETE PAVEMENT, THE TOP 6" SHOULD BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHOULD BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
12. IF ROCK IS ENCOUNTERED IN THE TRENCH, ROCK SPOILS SHALL NOT BE USED IN THE UPPER 1.5' OF THE TRENCH.
13. CONTRACTOR SHALL REVIEW THE CITY OF ROCKWALL NOISE ORDINANCE AND SHALL APPLY NOISE ABATEMENT MEASURES IF NECESSARY.
14. ALL SIDEWALK AND CROSSWALK SLOPES SHALL CONFORM TO ADA REQUIREMENTS AS FOLLOWS:
    1:20 LONGITUDINAL (ALONG THE WALK) MAX
    1:50 TRAVERSE (ALONG THE WALK) MAX
15. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PER THE GEOTECHNICAL INVESTIGATION GP 16-2194 BY D&S ENGINEERING LABS LLC (JAN.2017) AND ALL FILL SHALL BE COMPACTED TO 95% STANDARD DENSITY USING A SHEEPS FOOT ROLLER..

REFERENCE BENCHMARK:

THE BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, BENCHMARKS AND LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, TREES AND IMPROVEMENTS WERE PROVIDED BY THOMPSON AND ASSOCIATES, INC.

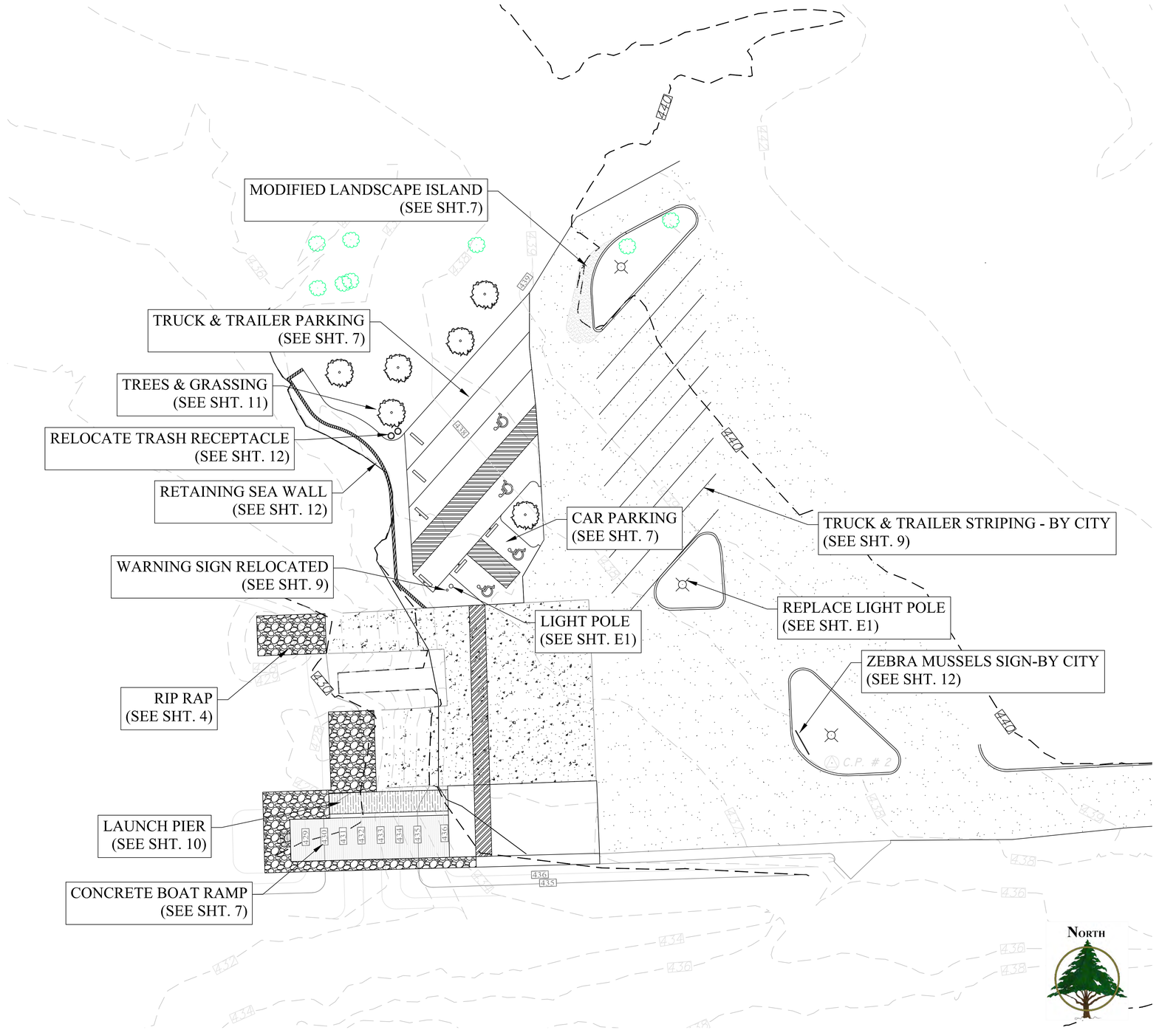
CP # 1: A 1/2" Iron Rod Set with yellow cap stamped "Thompson & Assoc." near the entrance into the Highway 66 Boat Ramp from State Highway No. 66. Located 15.7 feet northeast from the north back of curb of the entrance to Highway 66 Boat Ramp and being located 86.4 feet southeast from a power pole.X = 2,590,882.87; Y = 7,027,049.54; ELEVATION = 450.90 feet.

CP # 2: A 1/2" Iron Rod Set with yellow cap stamped "Thompson & Assoc." in the most southwest island in the parking lot of the Highway 66 Boat Ramp. Located 3.3 feet north of the south back of curb of said island. X = 2,590,242.14; Y = 7,027,035.92; ELEVATION = 438.37 feet.

TBM # 1 A railroad spike set in the south side of a power pole located near the southwest corner of lot 31 of the Northshore Phase 4 subdivision. ELEVATION = 443.94 feet.

CAUTION!!!
EXISTING UTILITIES

EXISTING UTILITIES, OVERHEAD AND UNDERGROUND, INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



REVISIONS:

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STATE OF TEXAS
WILLIAM H. SPENCER
107759
LICENSED
PROFESSIONAL ENGINEER
12-5-17

MHS
PLANNING & DESIGN, LLC

SITE PLAN
HIGHWAY 66 BOAT RAMP
CITY OF ROCKWALL, TEXAS

DRAWN:	HNR
CHECKED:	MHS
DATE:	NOV 2017
SCALE:	AS SHOWN
JOB NO.:	16-018

2 OF 12

Limited Scope Topographic Survey

Highway 66 Boat Ramp & Park

Mial B. Jones Abstract No. 121

City of Rockwall, Rockwall County, Texas

Client: MHS Planning & Design, LLC

0 40 80 120

1"=40'

REMOVE AND DISPOSE OF 65 LF OF EXISTING CURB AND GUTTER

REMOVE AND DISPOSE OF 5,000 SF OF EXISTING GRAVEL - IF NECESSARY

REMOVE AND RELOCATE EX. TRASH CAN'S (SEE SITE PLAN)

REMOVE AND RELOCATE EX. SIGNAGE (SEE SITE PLAN)

REMOVE AND REPLACE EX. LIGHT POLE (SEE ELECTRIC)

REMOVE AND DISPOSE OF EX. CONCRETE BAG WALL

REMOVE AND DISPOSE OF 1,713 SF OF EXISTING CONCRETE

REMOVE EXISTING HANDICAP STRIPING, WHEEL STOPS AND SIGNAGE

Lake Ray Hubbard

State Highway No. 66

N.A.D. 1983
+01°06'23"
Grid North
True North

Legend

○	1/2" Iron Rod Found	▣	Pad Mounted Transformer
●	1/2" Iron Rod Set With Cap	▫	Telephone Pedestal
○ 3/8	3/8" Iron Rod Found	⊓	Sign
○ IPF	3/4" Iron Pipe Found	♿	Handicapped Parking
(C.M.)	Control Monument	⊕	Fire Hydrant
OHP	Aboveground Power Line	⋈	Irrigation Control Valve
-//-	Chain Link Fence	⊞	Water Meter
-X-	Barbed Wire Fence	☼	Light Pole
-o-	Wood Fence	⌀	Utility Pole
W	Water Line	T	Telephone Box
S	Sewer Line	SMH	Sanitary Sewer Manhole
T	AT&T Communications Line	D	Storm Sewer Manhole
C	Cable Line		
G	Gas Pipeline		

TREE TABLE

Tree No.	Size	Type
1	14"	Elm
2	18"	Elm
3	14"	Elm
4	16"	Elm
5	12"	Hackberry
6	50"	Cottonwood
7	14"	Cottonwood
8	4"	Crepe Myrtle
9	6"	Crepe Myrtle
10	18"	Willow
11	10"	Pecan
12	24"	Twin Elm
13	4"	Magnolia
14	6"	Magnolia
15	6"	Magnolia
16	6"	Magnolia
17	6"	Magnolia
18	2"	Magnolia
19	3"	Magnolia
20	6"	Magnolia
21	6"	Magnolia

*This plat is prepared for the use of **MHS Planning & Design, LLC**. The use of this plat for any other reason is **EXPRESSLY PROHIBITED**.*

BASIS OF BEARING: *horizontal and vertical positions were derived from NGS-OPUS processed Static GPS observations on or near the project site - and referenced to CORS base stations TXGE, ZFW1 and TXDE, Texas State Plane Coordinate System, North American Datum of 1983, (2011) Texas North Central Zone (4202), U.S Survey Feet. Vertical positions (Elevations) are referenced to the North American Vertical Datum of 1988, (GEOID 12B), U.S. Survey Feet. All bearings & coordinates shown hereon are GRID rotated to the Texas State Plane Coordinate System. To Adjust bearings to True North rotate by the Convergence Angle of +1°06'23". The Distances and Acreage shown are SURFACE. To adjust to GRID, multiply by the scale factor of 0.999874888.*

There may be aboveground and underground utilities on or near the project area. It is the contractor's responsibility to verify the location of all utilities PRIOR to any digging, grading, or trenching.

This survey was prepared without the benefit of a commitment for title insurance and/ or title report, there maybe additional easements and encumbrances affecting the tract shown hereon. A easement and/or title search was not apart of this survey, all documents referenced hereon were obtained by the surveyor or provided to the surveyor by client and/or others.

This plat is prepared for the purposes of a Limited Scope Topographic Survey of the areas as agreed upon between Thompson & Associates, Inc. and MHS Planning & Design, LLC. No boundary lines and monuments have been identified and establish on the ground except those noted hereon. This plat should not in any way be used as a boundary survey.

Flood Plain Statement: According to FIRM Map Panel No. 48397C0040L, dated September 26, 2008, portions of subject tract appears to lie within Zones "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood, Zone "AE" - Floodway Areas and Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain. The extents of each zone(s) and the floodway(s) are shown hereon and derived from FEMA's National Flood Hazard Layer shape file data for Gregg County, Texas which can be downloaded from the Map Service Center web site at https://msc.fema.gov/.

PROJECT HORIZONTAL & VERTICAL CONTROL POINTS:

CP # 1: **A 1/2" Iron Rod Set with yellow cap stamped "Thompson & Assoc." near the entrance into the Highway 66 Boat Ramp from State Highway No. 66. Located 15.7 feet northeast from the north back of curb of the entrance to Highway 66 Boat Ramp and being located 86.4 feet southeast from a power pole.X = 2,590,882.87; Y = 7,027,049.54; ELEVATION = 450.90 feet.**

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TBM # 1 **A railroad spike set in the south side of a power pole located near the southwest corner of lot 31 of the Northshore Phase 4 subdivision. ELEVATION = 443.94 feet.**

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To the best of my knowledge this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 6, Condition II (Topographic Survey), compiled from an on the actual on the ground survey preformed under my direct supervision during the month of July, 2017. This plat is valid only if signed in blue ink with an accompanying RPLS Seal.
Plat Date: July 26, 2017.
Revised: August 7, 2017
(MHS Title Block Layout)
Revised: December 5, 2017
(Issued for Plan Set)

STATE OF TEXAS · REGISTERED · STEVEN J. FREEMAN, II · 6339 · PROFESSIONAL · LAND SURVEYOR

FB 434/18-19; 454/16
FBD 7/24/2017
Job No. 17-9172 TOPO

STEVEN J. FREEMAN, II
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6339

THOMPSON & ASSOCIATES, INC
REGISTERED PROFESSIONAL ENGINEERS
T.B.P.E. FIRM NO. F-115
REGISTERED PROFESSIONAL LAND SURVEYORS
T.B.P.L.S. FIRM NO. 10001100
MAILING: P.O. BOX 132479, TYLER, TEXAS 75713-2479
1528 N.W. LOOP 323, TYLER, TEXAS 75702
VOICE (903) 593-0128, FAX (903) 593-0129
Email: tasurveying@suddenlink.net

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212 West Ninth Street
Tyler, Texas 75701
903-597-6606
903-597-0517 Fax
TBPE No. F-14571

STATE OF TEXAS · WILLIAM H. SPENCER · 107759 · LICENSED PROFESSIONAL ENGINEER · 12-5-17

MHS PLANNING & DESIGN, LLC

SURVEY AND DEMO PLAN

HIGHWAY 66 BOAT RAMP & PARK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DRAWN: WHS
CHECKED: MHS
DATE: NOV 2017
SCALE: AS SHOWN
JOB NO.: 16-018

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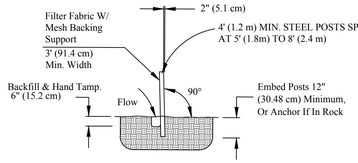
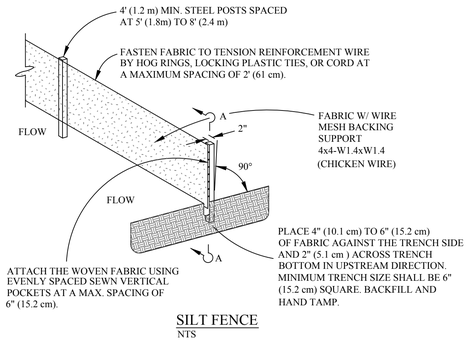
GENERAL NOTES

1. THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED ON THE PLANS. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR SODDING BERMUDA GRASS IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1ST TO AUGUST 31ST). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCH TIME AS THE PERMANENT PLANTING CAN BE MADE.
2. PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE SHALL BE INSTALLED AT THE LOCATION(S) SHOWN.
3. THE LOCATION OF ALL UTILITIES LOCATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS OR PROVIDED BY THOMPSON AND ASSOCIATES, INC. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
4. EROSION CONTROL SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION.
5. AS INLETS ARE COMPLETED, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED.
6. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONTRACT DOCUMENTS, TECHNICAL SPECIFICATIONS, OR CITY STANDARDS FOR THE PROJECT UNLESS OTHERWISE INDICATED IN THIS PLAN SET.
7. AT COMPLETION OF THE PAVING AND FINAL GRADING, THE DISTURBED AREA(S) SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS.
8. SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL REVEGETATION HAS BEEN COMPLETED.
9. DISTURBED AREAS THAT ARE SEEDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RE-SEEDED OR RE-SODDED, IF NECESSARY.
10. THERE IS TO BE ONE CONCRETE WASH-OUT PIT LOCATED ON THE SITE. THE LOCATION OF THIS WASH-OUT PIT IS TO BE DETERMINED BY THE CONTRACTOR AND CONFIRMED WITH MHS PLANNING AND DESIGN. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY DISPOSE OF ALL EXCESS CONCRETE MATERIAL.
11. THE CONTRACTOR WILL BE REQUIRED TO FILE A NOTICE OF INTENT (NOI) PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MONITOR SITE EROSION THROUGHOUT THE CONSTRUCTION PROCESS. ONCE THE PROJECT IS COMPLETED, THE CONTRACTOR SHALL FILE THE REQUIRED NOTICE OF TERMINATION (NOT) WITH THE EPA.



SECTION A-A
NTS



SILT FENCE
NTS

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REFERENCE BENCHMARK:

THE BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, BENCHMARKS AND LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, TREES AND IMPROVEMENTS WERE PROVIDED BY THOMPSON AND ASSOCIATES, INC.

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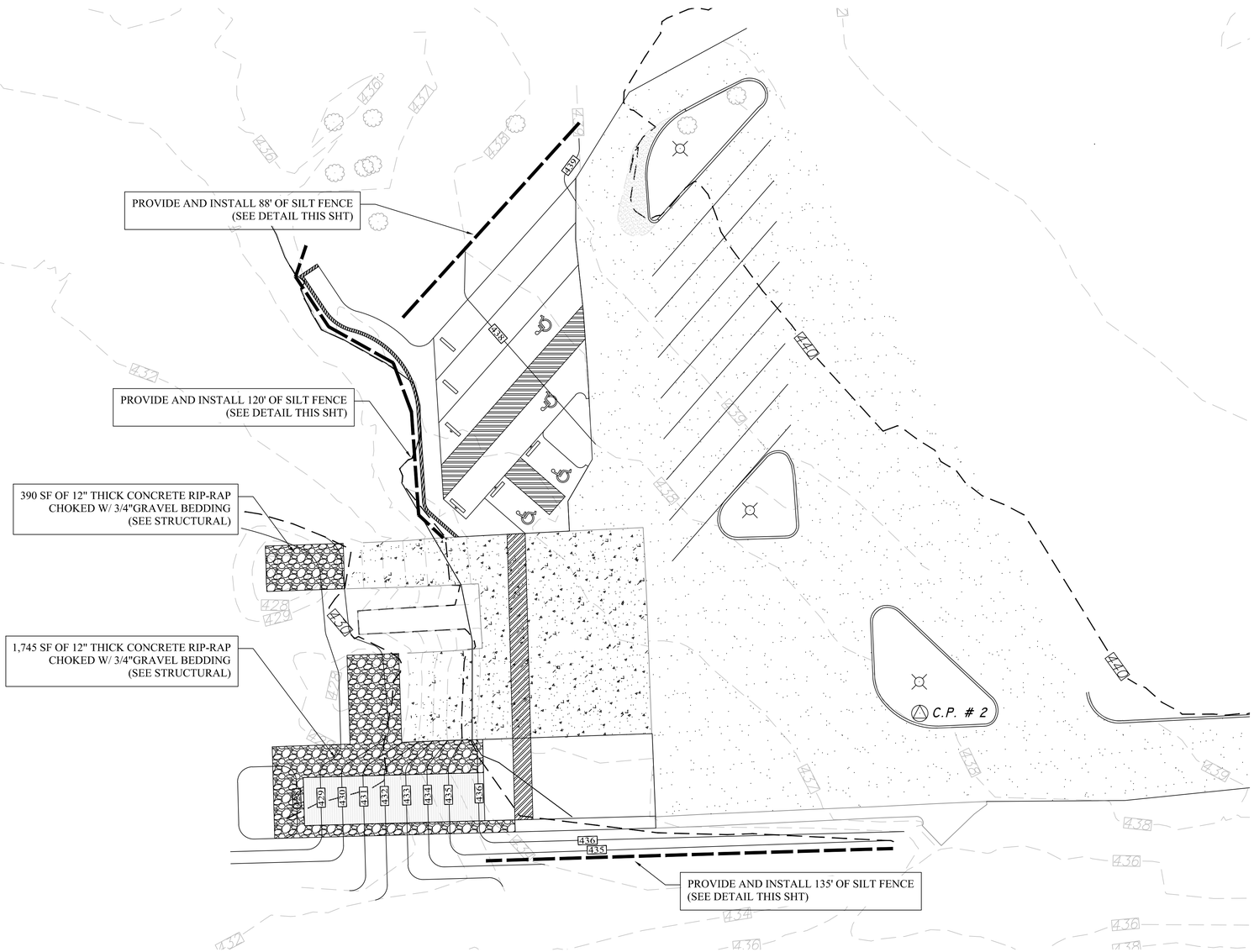

NORTH

20' 0' 20' 40'

GRAPHIC SCALE

REVISIONS:

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Tyler, Texas 75701
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903-597-0517 Fax
TBPE No. F-14571

STATE OF TEXAS
WILLIAM H. SPENCER
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LICENSED
PROFESSIONAL ENGINEER
12-5-17

MHS
PLANNING & DESIGN, LLC

EROSION CONTROL PLAN
HIGHWAY 66 BOAT RAMP
CITY OF ROCKWALL, TEXAS

DRAWN: HNR
CHECKED: MHS
DATE: NOV 2017
SCALE: AS SHOWN
JOB NO.: 16-018

4 OF 12

335

SANDBLASTING WASTE MANAGEMENT

DESCRIPTION

The objective of the management program is to minimize the potential of storm water quality degradation from sandblasting activities at construction sites. The key issues in this program are prudent handling and storage of sandblast media, dust suppression, and proper collection and disposal of spent media. It is not the intent of this program to outline all of the worker safety issues pertinent to this practice. Safety issues should be addressed by construction safety programs as well as local, state, and and federal regulation. utilized at sites in which Sandblasting waste is present.

INSTALLATION/APPLICATION CRITERIA

Since the media consists of fine abrasive granules, it can be easily transported by running water. Sandblasting activities typically create a significant dust problem which must be contained and collected to prevent off-site migration problem which must be contained and collected to to prevent off-site migration or fines.

Operational Procedures

Use only inert, non-degradable sandblast media.
Use appropriate equipment for the job, do not over-blast.
Wherever possible, blast in a downward direction.
Install a wind sock or other wind direction instrument.
Cease blasting activities in high winds or if wind direction could transport grit to drainage facilities.
Install dust shielding around sandblasting areas.
Collect and dispose of all spent sandblast grit, use dust containment fabrics and dust collection hoppers and barrels.
Non-hazardous sandblast grit may be disposed in permitted construction debris landfills or permitted sanitary landfills.
If sandblast media cannot be fully contained, construct sediment traps downstream from blasting area where appropriate.
Use sand fencing where appropriate in areas where blast media cannot be fully contained.
If necessary, install misting equipment to remove sandblast grit from the air – prevent runoff from misting operations from entering drainage systems.
Use vacuum grit collection systems where possible.
Keep records of sandblasting materials, procedures, and weather conditions on a daily basis.
Take all reasonable precautions to ensure that sandblasting grit is contained and kept away from drainage structures.

Educational Issues

Educate all on-site employees of potential dangers to humans and the environment from sandblast grit.
Instruct all on-site employees of the potential hazardous nature of sandblast grit and possible symptoms of overexposure to sandblast grit.
Instruct operators of sandblasting equipment on safety procedures and personal protection equipment.
Instruct operators on proper procedures regarding storage, handling, and containment of sandblast grit.
Instruct operators to recognize unfavorable weather conditions regarding sandblasting activities.
Instruct operators and supervisors on current local, state, and federal federal regulations regarding fugitive dust and hazardous waste from sandblast grit.
Have weekly meetings with operators to discuss and reinforce proper operational procedures.
Establish a continuing education program to indoctrinate new employees.

Material Handling Recommendations

Sandblast media should always be stored under cover away from drainage structures.
Ensure that stored media or grit is not subject to transport by wind.
Ensure that all sandblasting equipment as well as storage containers comply with local, state, and federal regulations.
Refer to Hazardous Waste BMP fact sheet if sandblast grit is known or or suspected to contain hazardous components.
Capture and treat runoff which comes into contact with sandblasting material or waste.
Foreman and/or construction supervisor should monitor all sandblasting activities and safety procedures.

Quality Assurance

Educate, and if necessary, discipline workers who violate procedures.
Take all reasonable precautions to ensure that sandblast grit is not transported off-site or into drainage facilities.

Requirements

Education and awareness program for all employees regarding control of sandblasting and potential dangers to humans and the environment.
Operator and supervisor education program for those directly involved in sandblasting activities – instructions on material handling, proper equipment operation, personal protective equipment, fugitive dust control, record keeping and reporting, fugitive dust control, record keeping and reporting.
Proper sandblast equipment for the job.
Site-specific fugitive dust control and containment equipment.
Site-specific fugitive dust control procedure.
Compliance by supervisors and workers.

Costs

Minimal cost for training and monitoring.
Potential for significant cost for containment procedures on large jobs.
Potential for significant costs associated with cleanup, correction and remediation if containment occurs.

LIMITATIONS

Site specific solutions to sandblasting problems may be required.
Sandblasting operations on structures known to contain hazardous materials require special procedures not specifically outlined above including professional hazardous waste specialists.
Where hazardous materials are known or suspected, a site assessment and remediation plan may be necessary.
This management program is one part of a comprehensive construction site waste management program.

HAZARDOUS WASTE MANAGEMENT

DESCRIPTION

The hazardous waste management BMP addresses the problem of storm water Polluted with hazardous waste through spills or other forms of contact. The Objective of the Management Program is to minimize the potential of Storm water contamination from common construction site hazardous wastes Through appropriate recognition, handling, storage, and disposal practices.

It is not the intent of this Management Program to supersede or replace normal site assessment and remediation procedures. Significant spills and/or contamination warrant immediate response by trained professionals.
Suspected job-site contamination should be immediately reported to regulatory Authorities and protective actions taken. The General Permit requires reporting Of significant spills to the National Response Center (NRC) at (800)424-8802.

PRIMARY USE

These management practices along with applicable OSHA and EPA guidelines Should be incorporated at all construction sites which use or generate Hazardous wastes. Many wastes such as fuel, oil, grease, fertilizer, and pesticide Are present at most construction sites.

INSTALLATION, APPLICATION AND DISPOSAL CRITERIA

The hazardous waste management techniques presented here are based on Proper recognition, handling, and disposal practices by construction workers And supervisors. Key elements of the management program are education, Proper disposal practices, as well as provisions for safe storage and disposal. Following are lists describing the targeted materials and recommended procedures:

Targeted Hazardous Waste Materials

Paints
Solvents
Stains
Wood preservatives
Cutting oils
Greases
Roofing tar
Pesticides
Fuel and lube oils
Lead based paints (Demolition)

Storage Procedures

Wherever possible, minimize use of hazardous materials.
Minimize generation of hazardous wastes on the job-site.
Segregate potentially hazardous waste from non-hazardous Construction site debris.
Designate a foreman or supervisor to oversee hazardous materials Handling procedures.
Keep liquid or semi-liquid hazardous waste in appropriate containers (closed drums or similar) and under cover.
Other enclosed trash container that limits contact with rain and.
Store waste materials away from drainage ditches, swales, and catch basins.
Use containment berms in fueling and maintenance areas and where the potential for spills is high.
Ensure that adequate hazardous waste storage volume is available.
Ensure that hazardous waste collection containers are conveniently located.
Do not allow potentially hazardous waste materials to accumulate on the ground.
Enforce Hazardous waste handling and storage procedures.
Clearly mark on all hazardous waste containers which materials are acceptable for the container.

Disposal Procedures

Regularly schedule hazardous waste removal to minimize on-site storage.
Use only reputable, licensed hazardous waste haulers.

Education

Instruct workers in identification of hazardous waste
Educate workers of potential dangers to humans and the environment from hazardous wastes
Instruct workers on safety procedures for common construction site hazardous wastes
Educate all workers on hazardous waste storage and disposal procedures
Have regular meetings to discuss and reinforce identification, handling and disposal procedures (incorporate in regular safety seminars).
Establish a continuing education program to indoctrinate new employees

Quality Assurance

Foreman and/or construction supervisor shall monitor on-site hazardous waste storage and disposal procedures.
Educate, and if necessary, discipline workers who violate procedures.
Ensure that the hazardous waste disposal contractor is reputable and licensed.

Requirements

Job-site waste handling and disposal education and awareness program
Commitment by management to implement hazardous waste management practices.
Compliance by workers.
Sufficient and appropriate hazardous waste storage containers.
Timely removal of stored hazardous waste materials.

Costs

Possible modest cost impact for additional hazardous storage containers.
Small cost impact far training and monitoring
Potential cost impact for hazardous waste collection and disposal by licensed hauler – actual cost depends
on type of material and volume.

LIMITATIONS

This practice is not intended to address site-assessments and pre-existing contamination.
Major contamination, large spills and other serious hazardous waste incidents require immediate response from specialists.
Demolition activities and potential pre-existing materials, such as asbestos, are not addressed by this program. Site specific information on plans is necessary.
Contaminated soils are not addressed.
One part of a comprehensive construction site waste management program.

SOLID WASTE MANAGEMENT

DESCRIPTION

Large volumes of solid waste are often generated at construction sites including: packaging, pallets, wood waste, concrete waste, soil, electrical wiring, cuttings, and a variety of other rnaterials. The solid waste management practice lists techniques to minimize the potential of storm water contamination from solid waste through appropriate storage and disposal practices.

PRIMARY USE

These practices should be a part of all construction practices. By limiting the trash and debris on site, storm water quality is improved along with reduced clean up requirements at the completion of the project.

APPLICATIONS

The solid waste management practice for construction sites is based on proper storage and disposal practices by construction workers and supervisors. Key elements of the program are education and modification of improper disposal habits. Cooperation and vigilance is required on the part of supervisors and workers to ensure that the recommendations and procedures are followed.
Following are lists describing the targeted materials and recommended procedures:

Targeted Solid Waste Materials

Paper and cardboard containers
Plastic packaging
Styrofoam packing and forms
Insulation materials (non-hazardous)
Wood pallets
Wood cuttings
Pipe and electrical cuttings
Concrete, brick, and mortar waste
Shingle cuttings and waste
Roofing tar
Steel (cuttings, nails, rust residue)
Gypsum board cuttings and waste
Sheathing cuttings and waste
Miscellaneous cutting and waste
Food waste
Demolition waste

Storage Procedures

Wherever possible, minimize production of solid waste materials.
Designate a foreman or supervisor to oversee and enforce proper solid waste procedures.
Instruct construction workers in proper solid waste procedures.
Segregate potentially hazardous waste from non-hazardous construction site debris.
Keep solid waste materials under cover in either a closed dumpster or other enclosed trash container that limits contact with rain and runoff.
Store waste materials away from drainage ditches, swales and catch basins.
Do not allow trash containers to overflow.
Do not allow waste materials to accumulate on the ground.
Prohibit littering by workers and visitors.
Police site daily for litter and debris.
Enforce solid waste handling and storage procedures.

Disposal Procedures

If feasible, segregate recyclable wastes from non-recyclable waste materials and dispose of properly.
General construction debris may be hauled to a licensed construction debris landfill (typically less expensive than a sanitary landfill).
Use waste facilities approved by local jurisdiction.
Runoff which comes into contact with unprotected waste shall be directed into structural treatment such as silt fence to remove debris.

Education

Educate all workers on solid waste storage and disposal procedures.
Instruct workers in identification of solid waste and hazardous waste.
Have regular meetings to discuss and reinforce disposal procedures (incorporate in regular safety seminars).
Clearly mark on all solid waste containers which materials are acceptable.

Quality Control

Foreman and/or construction supervisor shall monitor on-site solid waste storage and disposal procedures.
Discipline workers who repeatedly violate procedures.

Requirements

Jobsite waste handling and disposal education and awareness program
Commitment by management to implement and enforce Solid Waste Management Program.
Compliance by workers.
Sufficient and appropriate waste storage containers.
Timely removal of stored solid waste materials.
Possible modest cost impact for additional waste storage containers.
Small cost impact for training and monitoring
Minimal overall cost impact.

LIMITATIONS

Only addresses non-hazardous solid waste.
One part of a comprehensive construction site management program.

CONCRETE WASTE MANAGEMENT

DESCRIPTION

Concrete waste at construction sites comes in two forms; 1) excess fresh concrete mix including truck and equipment washing, and 2) concrete dust and concrete debris resulting from demolition. Both forms have the potential to impact water quality through storm water runoff contact with the waste.

PRIMARY USE

Concrete waste is present at most construction sites. This BMP should be utilized at sites in which concrete waste is present

APPLICATIONS

A number of water quality parameters can be affected by introduction of concrete – especially fresh concrete. Concrete affects the pH of runoff, causing significant chemical changes in water bodies and harming aquatic life.
Suspended solids in the form of both cement and aggregate dust are also
Generated from both fresh and demolished concrete waste:

Current Unacceptable Waste Concrete Disposal Practices

Dumping in vacant areas on the job-site
Illicit dumping off-jobsite
Dumping into ditches or drainage facilities

Recommended Disposal Practices

Avoid unacceptable dumping practices listed above.
Develop predetermined, safe concrete disposal areas
Provide a washout area with a minimum of 6 cubic feet of containment area volume for every 10 cubic yards of concrete poured.
Never dump waste concrete illicitly or without property owners knowledge and consent.
Treat runoff from storage area through the use of structural controls as required.

Education

Drivers and equipment operators should be instructed on proper disposal and equipment washing practices (see above).
Supervisors must be made aware of the potential environmental consequences of improperly handling concrete waste.

Enforcement

The construction site manager or foreman must ensure that employees and pre-mix companies follow proper procedures for concrete disposal and equipment washing.
Employees violating disposal or equipment cleaning directives must be reeducated or disciplined if necessary.

Demolition Practices

Monitor weather and wind direction to ensure concrete dust is not entering drainage structures and surface waters.
Where appropriate, construct sediment traps or other types of sediment detention devices downstream of demolition activities.

Requirements

Use predetermined disposal for waste concrete.
Prohibit dumping waste concrete anywhere but predetermined areas.
Assign predetermined truck and equipment washing areas.
Educate drivers and operators on proper disposal and equipment cleaning procedures.

Costs

Minimal cost impact for training and monitoring.
Concrete disposal cost depends on availability and distance to suitable disposal areas.
Additional costs involved in equipment washing could be significant.

LIMITATIONS

This concrete waste management program is one part of a comprehensive construction
site management program.

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STATE OF TEXAS
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LICENSED
PROFESSIONAL ENGINEER
12-5-17

MHS
PLANNING & DESIGN, LLC

SWPPP NOTES
HIGHWAY 66 BOAT RAMP
CITY OF ROCKWALL, TEXAS

DRAWN: HNR
CHECKED: MHS
DATE: NOV 2017
SCALE: AS SHOWN
JOB NO.: 16-018

5 OF 12

336

REFERENCE BENCHMARK:

THE BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, BENCHMARKS AND LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, TREES AND IMPROVEMENTS WERE PROVIDED BY THOMPSON AND ASSOCIATES, INC.

CP # 1: A 1/2" Iron Rod Set with yellow cap stamped "Thompson & Assoc." near the entrance into the Highway 66 Boat Ramp from State Highway No. 66. Located 15.7 feet northeast from the north back of curb of the entrance to Highway 66 Boat Ramp and being located 86.4 feet southeast from a power pole.X = 2,590,882.87; Y = 7,027,049.54; ELEVATION = 450.90 feet.

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TBM # 1 A railroad spike set in the south side of a power pole located near the southwest corner of lot 31 of the Northshore Phase 4 subdivision. ELEVATION = 443.94 feet.

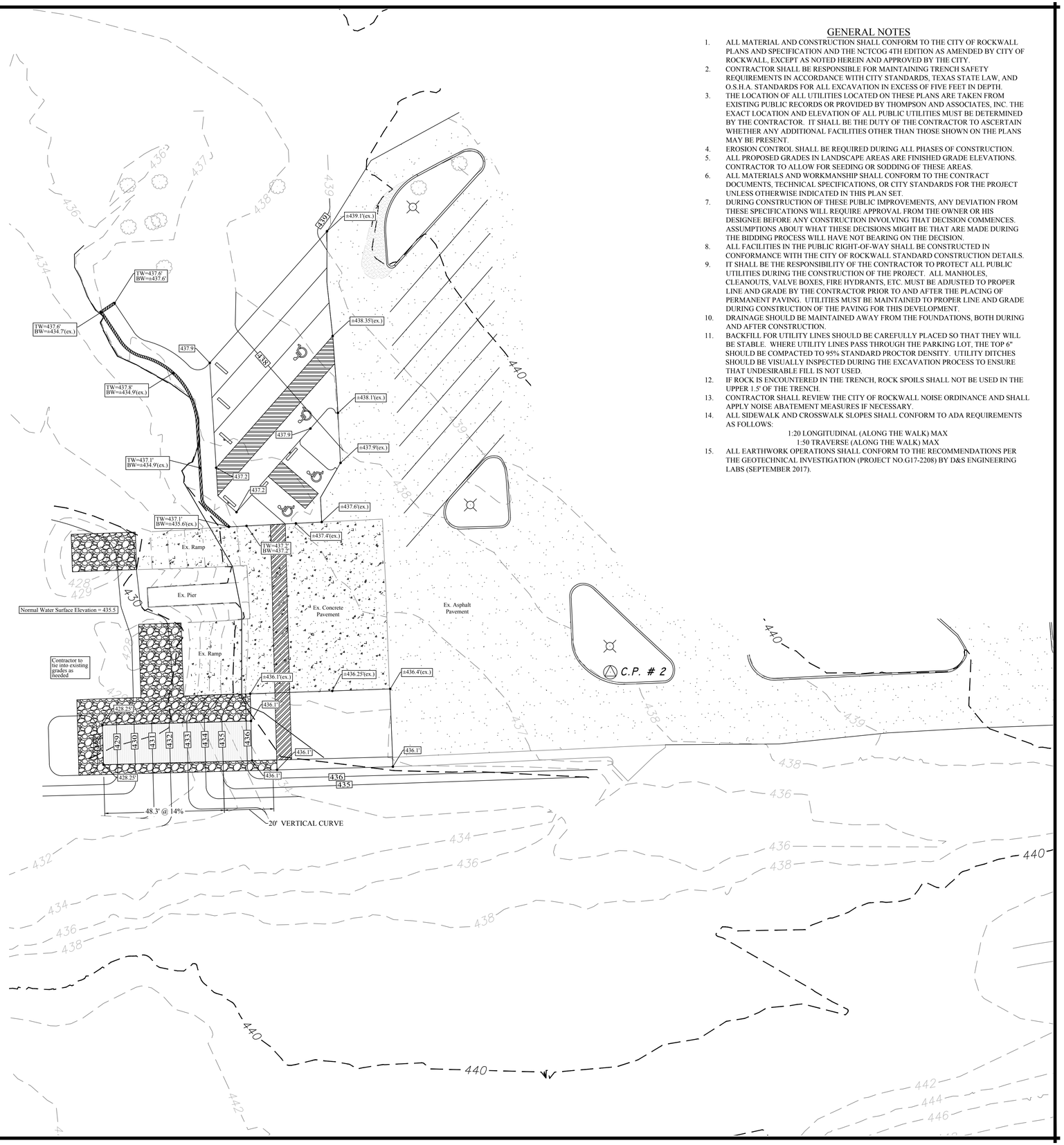
CAUTION!!!
EXISTING UTILITIES

EXISTING UTILITIES, OVERHEAD AND UNDERGROUND, INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

NORTH

20' 0' 20' 40'

GRAPHIC SCALE
1" = 20'



LEGEND

- 525.8' — PROPOSED SPOT ELEVATION
- 528 — PROPOSED CONTOUR
- 535 — EXISTING CONTOUR
- ±528.2'(ex.) — EXISTING SPOT ELEVATION
- DIRECTION OF FLOW
- CURB AND GUTTER
- NO CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- TW — TOP OF WALL
- BW — BOTTOM OF WALL

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107759
LICENSED
PROFESSIONAL ENGINEER
12-5-17

MHS
PLANNING & DESIGN, LLC

GRADING PLAN
HIGHWAY 66 BOAT RAMP
CITY OF ROCKWALL, TEXAS

DRAWN: WHS
CHECKED: MHS
DATE: NOV 2017
SCALE: AS SHOWN
JOB NO.: 16-018

6 OF 12

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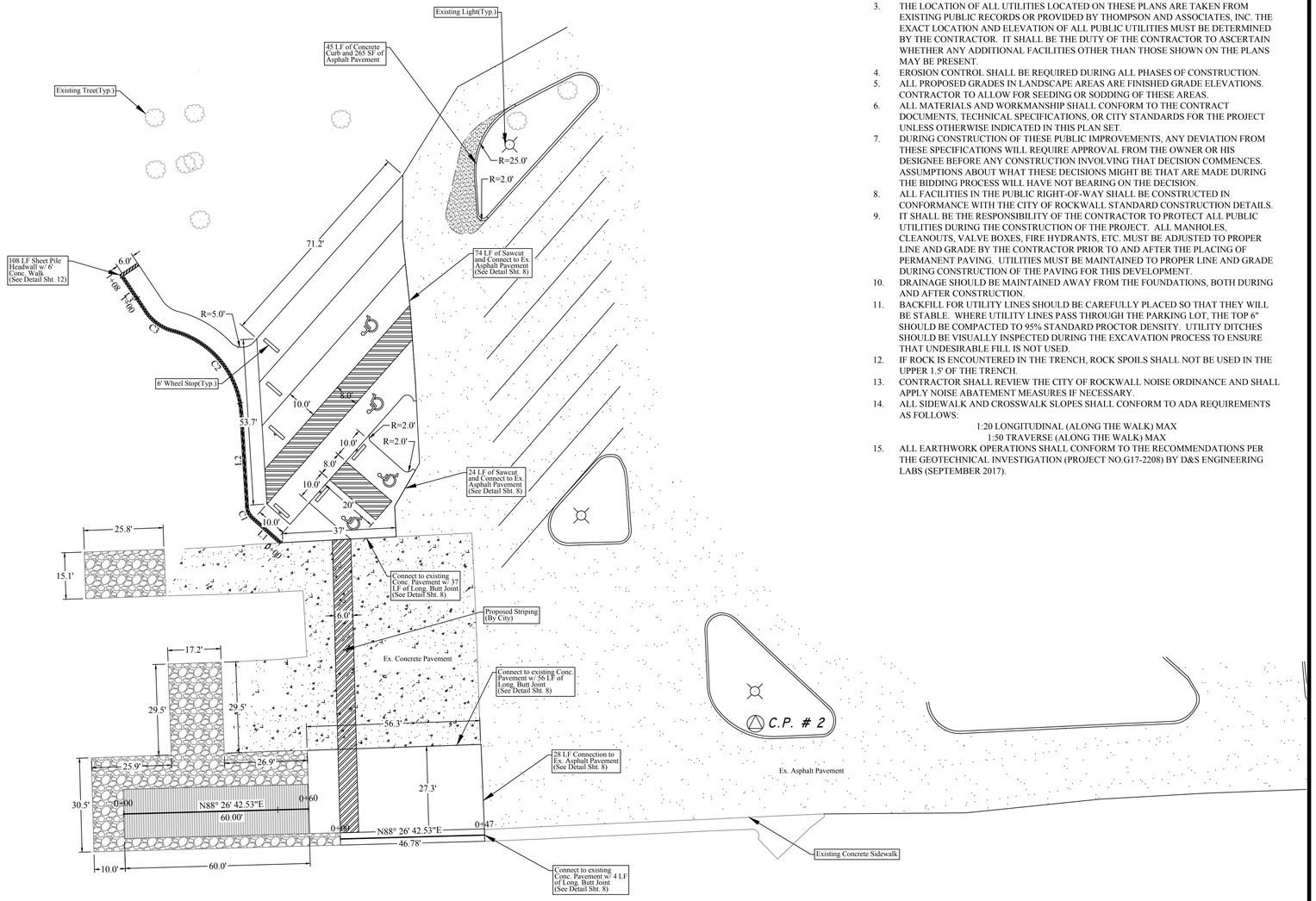

LEGEND

- 6" - 3600 PSI CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W OVER 6" SUBGRADE W/ 6% LIME STABILIZATION (SEE DETAIL SHT. 8 - MIN 6.5 SACK MIX)
- 6" - 4000 PSI CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W OVER 8" AGGREGATE BASE (SEE STRUCTURAL - MIN 6.5 SACK MIX))
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- NO CURB
- EJ — EXPANSION JOINT
- CURB

Alignment			
Number	Radius	Length	Line/Chord Direction
L1		12.07	N48° 31' 24.95"W
C1	5.50	4.32	N26° 01' 24.95"W
L2		30.02	N3° 31' 24.95"W
C2	29.50	37.29	N39° 14' 53.32"W
C3	15.50	11.29	N54° 35' 41.24"W
L3		13.50	N33° 43' 42.33"W

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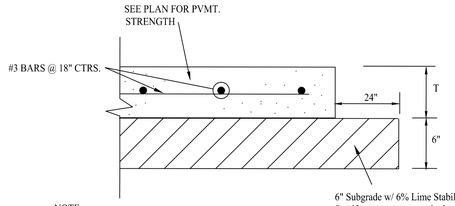
7 OF 12

338

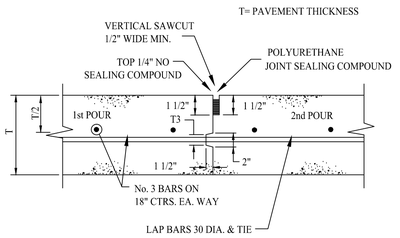


NOTE

REFER TO GEOTECHNICAL EXPLORATION FOR FILL COMPACTION REQUIREMENTS, PAVEMENT INSTALLATION, AND ALL EARTHWORK OPERATIONS.

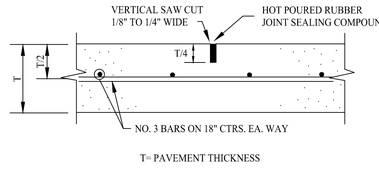
T= PAVEMENT THICKNESS

PAVEMENT SECTION W/O CURB
N.T.S.



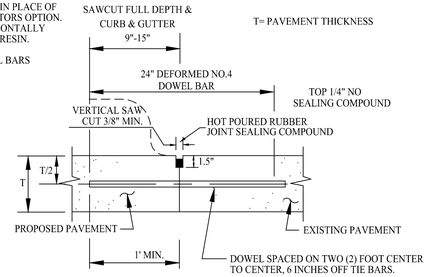
CONSTRUCTION JOINT
N.T.S.

NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG AND COATED IN EPOXY RESIN. DRILL HOLES SHALL BE 3/4" AND BLOWN CLEAN.
4. DRILLED BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.



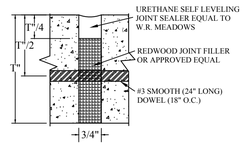
T= PAVEMENT THICKNESS

SAWED DUMMY (CONTROL) JOINT
N.T.S. MAXIMUM SPACING IS 15' CTRS. (TYP.)

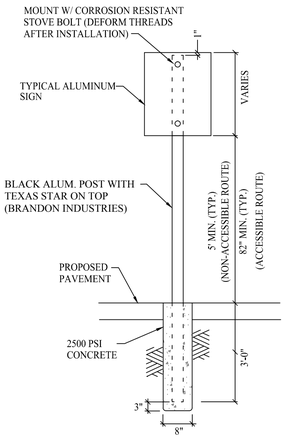


NOTE:
DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

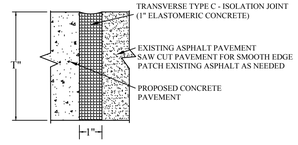
LONGITUDINAL BUTT JOINT
N.T.S.



EXPANSION JOINT DETAIL
48' SPACING - TRAILS
60' SPACING - PAVEMENT
N.T.S.



TYPICAL SIGNAGE MOUNTING DETAIL
N.T.S.



ASPHALT PAVEMENT CONNECTION DETAIL
N.T.S.



COLORS:
LETTERS AND BORDER - GREEN
SYMBOL ON BLUE BACKGROUND
SIGN BACKGROUND - WHITE

NOTES:
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2. INSTALL WHERE INDICATED ON PLANS.
3. VAN-ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.

TYPICAL SIGNAGE DETAIL
TYPE I
N.T.S.



COLORS:
LETTERS AND BORDER - GREEN
SYMBOL ON BLUE BACKGROUND
SIGN BACKGROUND - WHITE

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2. INSTALL WHERE INDICATED ON PLANS.
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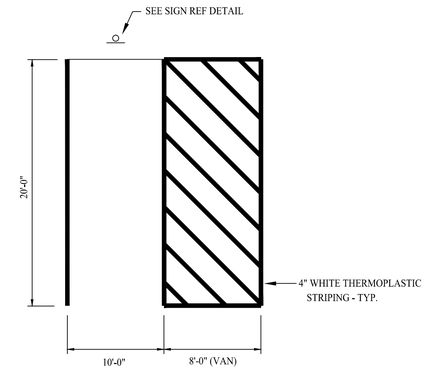
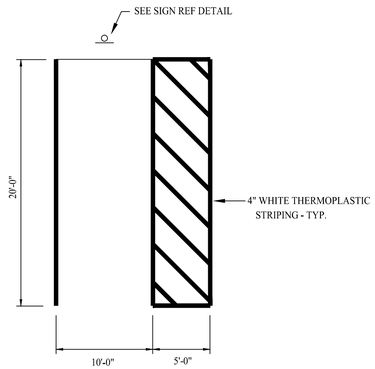
TYPICAL SIGNAGE DETAIL
TYPE II
N.T.S.



HANDICAP STRIPING DETAIL (VAN)
N.T.S.



HANDICAP STRIPING DETAIL
N.T.S.

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Tyler, Texas 75701
903-597-6606
903-597-0517 Fax
TBPE No. F-14571

STATE OF TEXAS
WILLIAM H. SPENCER
107759
LICENSED PROFESSIONAL ENGINEER
12-5-17

MHS
PLANNING & DESIGN, LLC

REVISIONS:

PAVING DETAIL
HIGHWAY 66 BOAT RAMP
CITY OF ROCKWALL, TEXAS

DRAWN:	WHS
CHECKED:	MHS
DATE:	NOV 2017
SCALE:	N/A
JOB NO.:	16-018

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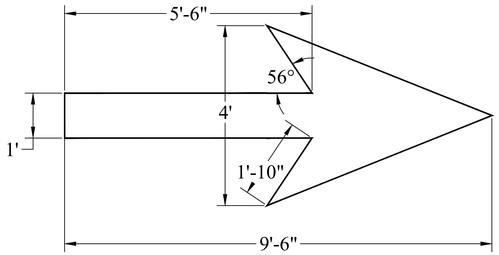

ARROW DETAIL
NTS

REFERENCE BENCHMARK:

THE BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, BENCHMARKS AND LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, TREES AND IMPROVEMENTS WERE PROVIDED BY THOMPSON AND ASSOCIATES, INC.

CP # 1: A 1/2" Iron Rod Set with yellow cap stamped "Thompson & Assoc." near the entrance into the Highway 66 Boat Ramp from State Highway No. 66. Located 15.7 feet northeast from the north back of curb of the entrance to Highway 66 Boat Ramp and being located 86.4 feet southeast from a power pole.X = 2,590,882.87; Y = 7,027,049.54; ELEVATION = 450.90 feet.

CP # 2: A 1/2" Iron Rod Set with yellow cap stamped "Thompson & Assoc." in the most southwest island in the parking lot of the Highway 66 Boat Ramp. Located 3.3 feet north of the south back of curb of said island. X = 2,590,242.14; Y = 7,027,035.92; ELEVATION = 438.37 feet.

TBM # 1 A railroad spike set in the south side of a power pole located near the southwest corner of lot 31 of the Northshore Phase 4 subdivision. ELEVATION = 443.94 feet.

ONE-WAY SIGN (OWS)
7 REQD NTS
SEE SHT. 8 FOR TYPICAL SIGNAGE MOUNTING DETAIL

STRIPING PLAN

20' 0' 20' 40'
GRAPHIC SCALE

PAINT TO BE 4" WHITE THERMOPLASTIC STRIPING - TYP

ALL STRIPING TO BE PERFORMED BY CITY FORCES

NORTH

REVISIONS:

212 West Ninth Street
Tyler, Texas 75701
903-597-6606
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STATE OF TEXAS
WILLIAM H. SPENCER
107759
LICENSED
PROFESSIONAL ENGINEER
12-5-17

MHS PLANNING & DESIGN, LLC

STRIPING & SIGNAGE PLAN
HIGHWAY 66 BOAT RAMP
CITY OF ROCKWALL, TEXAS

DRAWN:	HNR
CHECKED:	MHS
DATE:	NOV 2017
SCALE:	AS SHOWN
JOB NO.:	16-018

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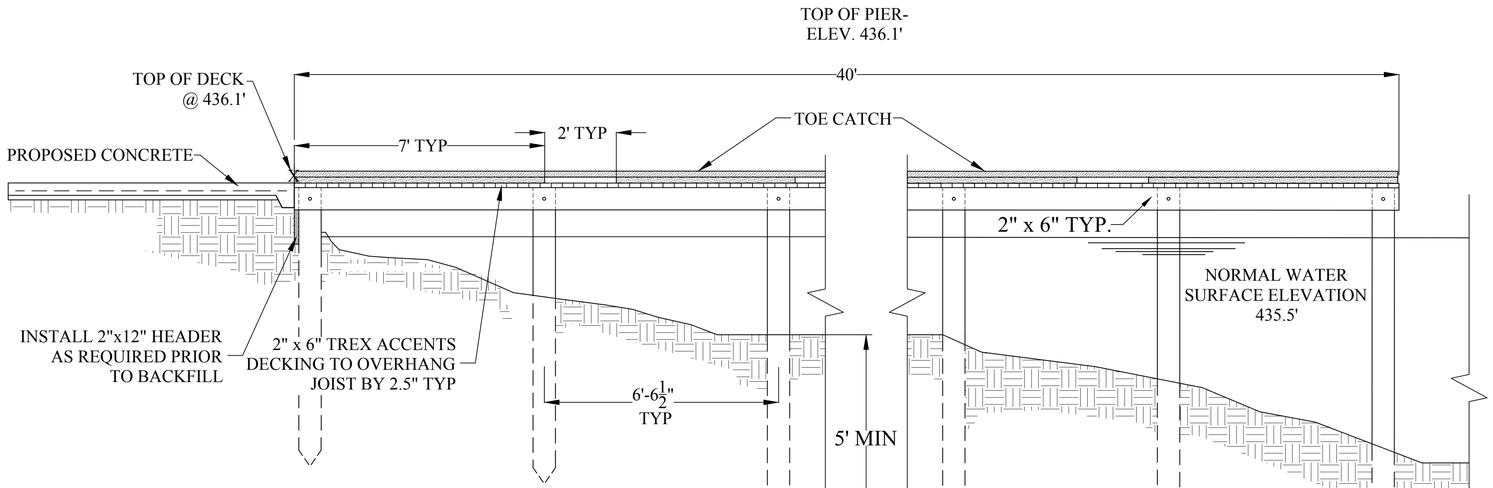
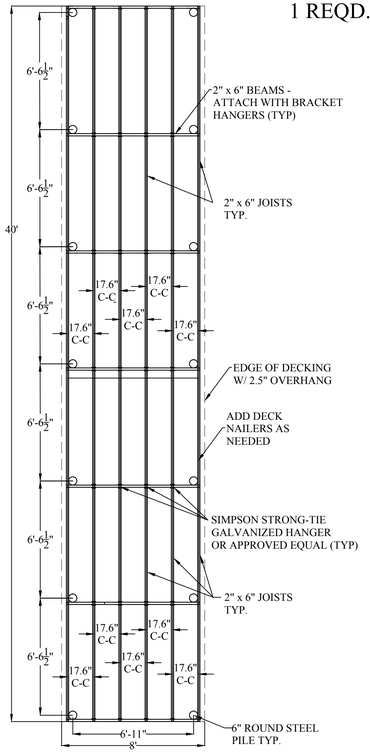


8'x40' LAUNCH PIER - SIDE ELEVATION

1 REQD. SCALE: 1"=2'

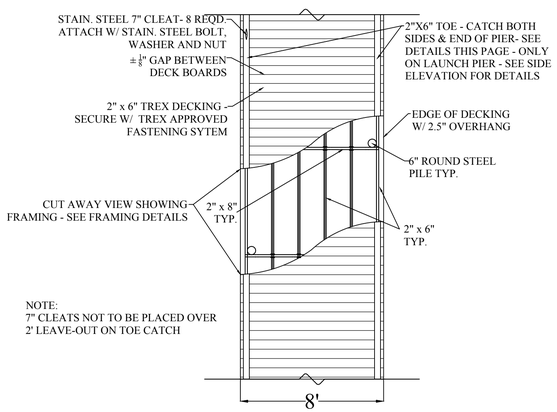
DRIVE PILES UNTIL REFUSAL - 5' MIN

ADD ALT. - CONCRETE WRAPPED PIER
(SEE DETAIL THIS SHT.)



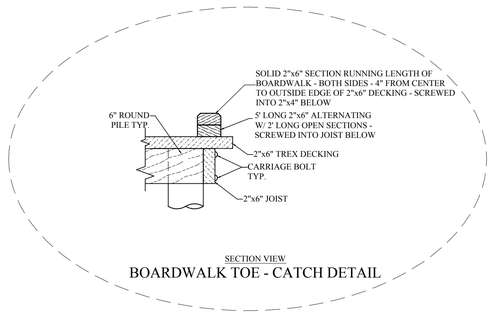
LAUNCH PIER FRAMING DETAIL

1 REQD. SCALE: 1"=4'



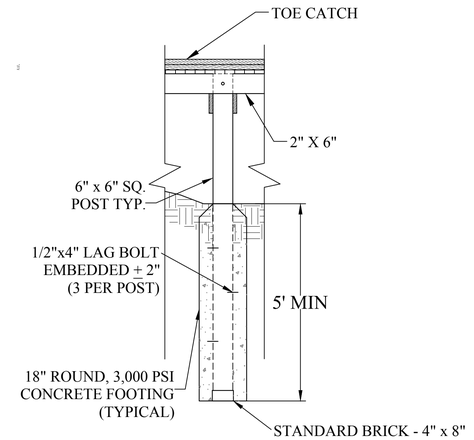
LAUNCH PIER DECKING DETAIL

1 REQD. SCALE: 1"=4'



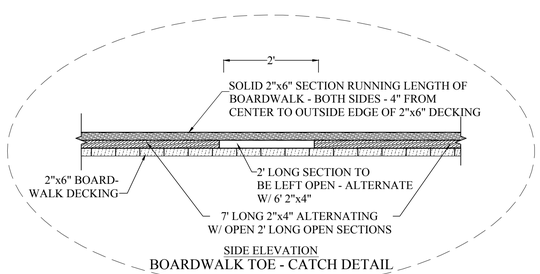
BOARDWALK TOE - CATCH DETAIL

NOTE: TOE-CATCH AT END OF COURTESY DOCKS TO BE 6" FROM CENTER TO OUTSIDE EDGE OF 2" x 6" DECKING.



CONCRETE FOOTER DETAIL

ADD ALTERNATE NTS



BOARDWALK TOE - CATCH DETAIL

NOTE: TOE-CATCH AT END OF COURTESY DOCKS TO BE 6" FROM CENTER TO OUTSIDE EDGE OF 2" x 6" DECKING.

NOTE: ALL LUMBER TO BE PRESSURE TREATED #1 GRADE OR BETTER EXCEPT DECK BOARDS & TOE CATCH WHICH ARE TO BE TREX ACCENTS - COLOR BY OWNER FROM STANDARDS. ALL HARDWARE TO BE STAINLESS STEEL OR GALVANIZED ALUMINUM BUT NOT BOTH - EXCEPT FOR TREX APPROVED FASTENING SYSTEM. ATTACH CLEATS WITH STAINLESS STEEL BOLT, WASHER AND NUT.

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STATE OF TEXAS
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MHS
PLANNING & DESIGN, LLC

LAUNCH PIER DETAILS
HIGHWAY 66 BOAT RAMP
CITY OF ROCKWALL, TEXAS

DRAWN: HNR
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DATE: NOV 2017
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JOB NO.: 16-018

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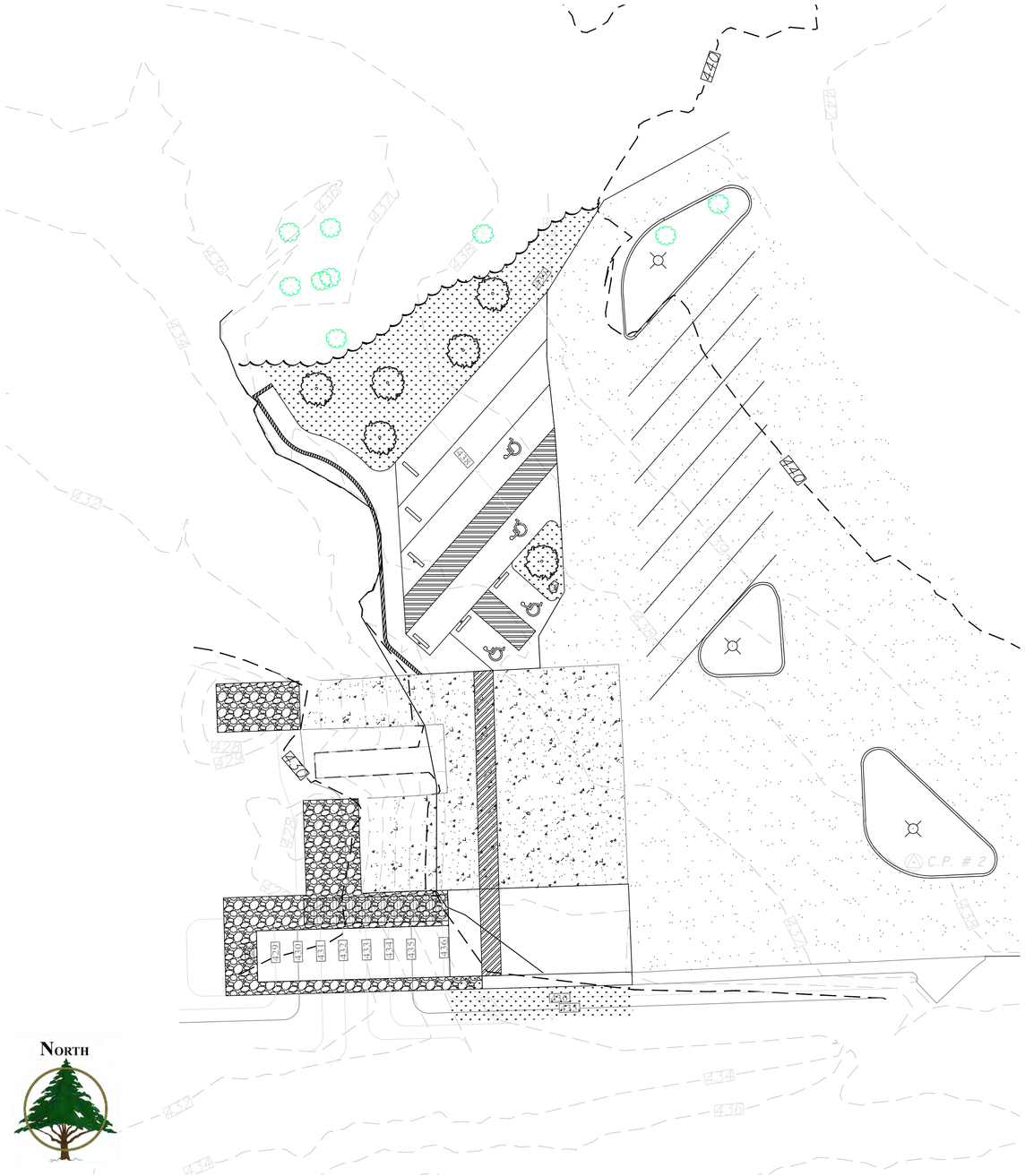
NOTE: **1.) REFER TO TECHNICAL SPECIFICATIONS SECTION XXX FOR GRASS SEEDING SPECIFICATIONS.**

2.) TYPICAL BOULDER SIZE:
3'6" WIDE
3'6" TALL
3'0" DEEP
BURY BOULDER MIN. 4" IN NATIVE SOIL



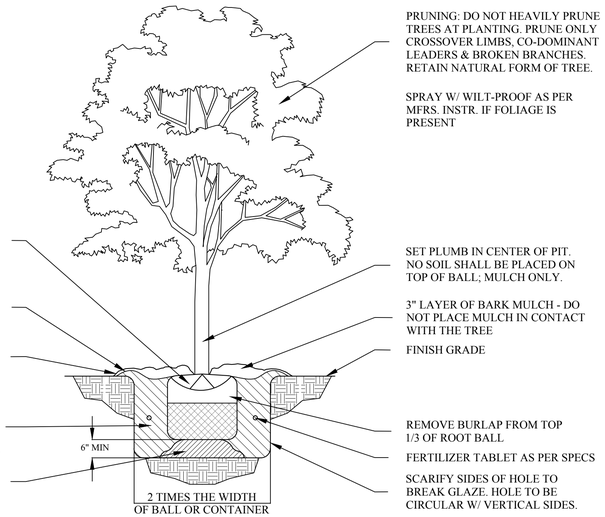
NORTH

20' 0' 20' 40'

GRAPHIC SCALE

LEGEND

		QUANTITY
	COMMON BERMUDA SOD	3,540 SQ. FT.
	SHUMMARD RED OAK - 3" CAL.	6
	BOULDER	1



TREE PLANTING DETAIL

NOT TO SCALE

IRRIGATION NOTE:

IRRIGATION SYSTEM EXISTS ON-SITE. MISCELLANEOUS IRRIGATION HEADS IN PARKING LOT ISLANDS TO BE REPLACED WITH THE SAME TYPE, SIZE AND STYLE HEAD ON EXISTING SITE.

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LICENSED PROFESSIONAL ENGINEER
12-5-17

MHS
PLANNING & DESIGN, LLC

LANDSCAPE PLAN
HIGHWAY 66 BOAT RAMP
CITY OF ROCKWALL, TEXAS

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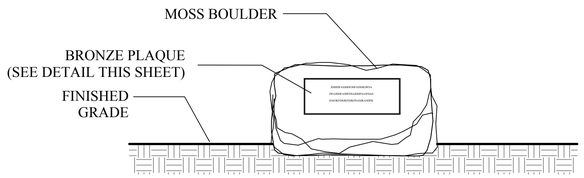


BOULDER FOR BRONZE PLAQUE

LOCATION TO BE STAKE AND APPROVED BY CONSULTANT

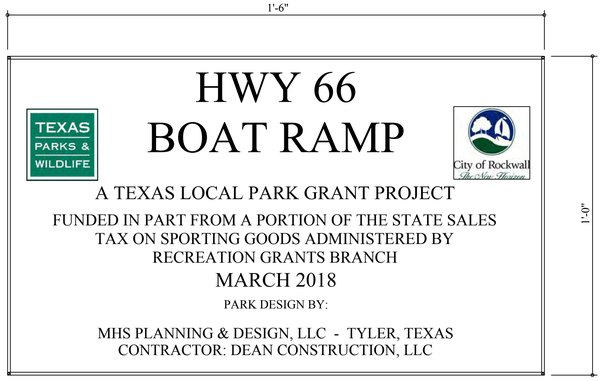
NOTE: 30" L x 24" D x 24" H BOULDER W/ FLAT SURFACE
LARGE ENOUGH TO MOUNT BRONZE PLAQUE.
SANDBLAST AREA FOR PLAQUE TO ½" DEEP RECESS
AND MOUNT PER MANUFACTURERS INSTRUCTIONS.

*** NOTICE TO CONTRACTORS ***

THE CONTRACTOR SHALL NOTIFY THE CONSULTANT IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND CONSULTANT IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND CONSULTANT IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. CONSULTANT AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY CONSULTANT AND OWNER.

*** STOP! CALL BEFORE YOU DIG! ***

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.



PERMANENT BRONZE PLAQUE

BY OWNER NOT TO SCALE

PLAQUE SPECIFICATIONS

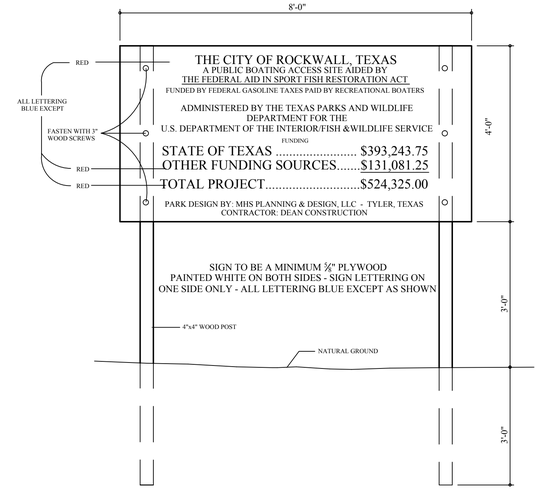
BRONZE TABLET SHALL BE AS MANUFACTURED BY THE SOUTHWELL COMPANY, P.O. BOX 299, SAN ANTONIO, TEXAS 78291-0299, OR APPROVED EQUAL. PLAQUE TO BE CAST OF VIRGIN INGOTS (85-5-5-5 STD U.S. BRONZE ALLOY.) CASTING SHALL BE FREE OF PITS AND GAS HOLES AND ALL LETTERS SHALL BE SHARP AND HAND TOOLED. BORDER AND FACES OF RAISED LETTERS ARE TO BE SATIN FINISH AND BACKGROUND IS TO BE LEATHERETTE TEXTURE.

BACKGROUND SHALL BE OXIDIZED, PLAQUE SHALL BE CHEMICALLY CLEANED, AND TWO COATS OF CLEAR ACRYLIC LACQUER SHALL BE SPRAYED ON COMPLETED PLAQUE.

TABLET IS TO BE OF SIZE SHOWN ON PLANS WITH A DOUBLE LINE BORDER DESIGN. LETTER STYLE SHALL BE CLASSIC.

MOUNTING ATTACHMENTS FOR TABLET ON CONCRETE SHALL BE FURNISHED.

CONTRACTOR SHALL FURNISH CONSULTANT WITH RUBBING OF ACTUAL PATTERN FOR APPROVAL PRIOR TO CASTING.

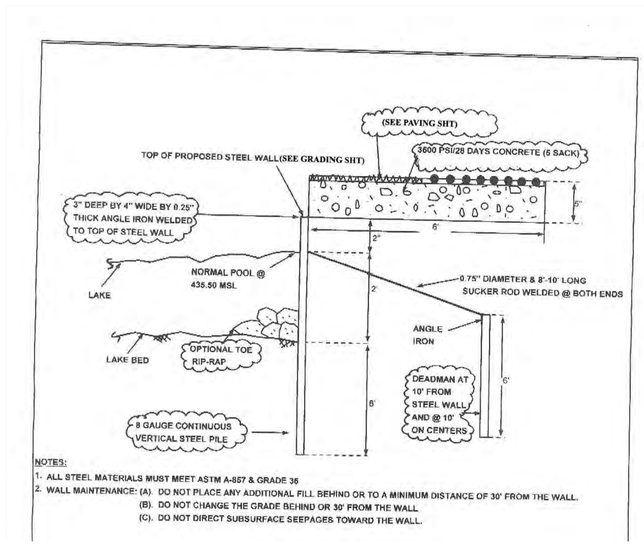


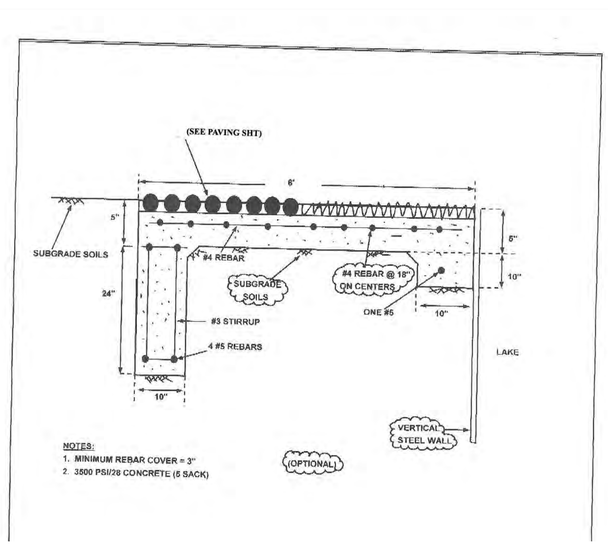
TEMPORARY CONSTRUCTION SIGN

ONE REQ. N.T.S.

LOCATION TO BE STAKE AND APPROVED BY CONSULTANT

CONTRACTOR TO PROVIDE STAMPED DRAWINGS OF ENGINEERED WALL FOR REVIEW AND APPROVAL BY THE CITY AND CONSULTANT PRIOR TO CONSTRUCTION.





SEAWALL DETAILS

NOT TO SCALE

SEAWALL DETAILS FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

CONTRACTOR TO STAKE SEAWALL ON GROUND TO BE APPROVED BY THE CITY & THE CONSULTANT PRIOR TO CONSTRUCTION.

REVISIONS:

212 West Ninth Street
Tyler, Texas 75701
903-597-6606
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STATE OF TEXAS
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LICENSED
PROFESSIONAL ENGINEER
12-5-17

MHS
PLANNING & DESIGN, LLC

MISCELLANEOUS DETAILS
HIGHWAY 66 BOAT RAMP
CITY OF ROCKWALL, TEXAS

DRAWN: HNR
CHECKED: MHS
DATE: NOV 2017
SCALE: AS SHOWN
JOB NO.: 16-018

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Brad Griggs, Assistant City Manager**

FROM: **Andy Hesser, Parks and Recreation Director**

DATE: **January 10, 2018**

SUBJECT: **HARBOR BOAT DOCK REPAIRS**

In 2017, The Harbor Boat Docks sustained significant damage from a westerly wind storm. Staff made an immediate assessment of the situation. Temporary repairs were made in order to make the docks safe, however it was determined that significant damage had occurred to the wooden, concrete and metal components. Subsequently an insurance claim was filed with our insurance carrier with Texas Municipal League (TML).

A repair estimate was provided by Bellingham Marine Incorporated, who is the original designer and builder of the boat docks, in the amount of $359,394.62. At the request of TML, the City provided two additional quotes from marine contractors. Bellingham Marine was the lowest quote. A payment of approximately $250,000 has been received from TML to initiate the supply order. The rest will be paid upon successful completion of the project. It will take six to 8 weeks to fabricate the supplies and approximately 30 to 45 days to make the repairs, contingent on weather and water levels.

The City Attorney has reviewed the attached agreement. Contingent on the approval of Bellingham Marine, staff requests that Council consider authorizing the City Manager to negotiate a contract with Bellingham Marine Incorporated.

STATE OF TEXAS '
CITY OF ROCKWALL '
COUNTY OF ROCKWALL '

CONTRACT FOR HARBOR MARINA REPAIRS AND MAINTENANCE

THIS CONTRACT is made and entered into this ____**day of January 2018**, by and between the City of Rockwall 385 South Goliad, Rockwall, Texas, hereinafter referred to as "CITY", and **Bellingham Marine,** 1813 Dennis St.; Jacksonville, FL. 32204, hereinafter referred to as "Contractor".

I. DESCRIPTION OF WORK AND COSTS

That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed in Rockwall County, Texas, by the City of Rockwall and Contractor, and under the conditions, and specifications expressed in this Contract, the Contractor hereby agrees to commence and complete the services as described below:

City dock repairs ("the "Facility"), work specifically described in letter dated May 22, 2017 from Bryce Fisher, hereinafter Exhibit A

for the bid sum of **$359,394.62** (Three Hundred Fifty-Nine Thousand, Three Hundred Ninety-Four Dollars, and Sixty-Two Cents).

City hereby grants to Contractor and Contractor's agents, representatives, and contractors the right to enter upon the Property at any time after the Effective Date for the purpose of completing the work on the facility and City shall provide Contractor with access over and across any other portions of real property as reasonably necessary to complete the work.

Contractor's own proper cost and expense to furnish all materials, supplies, machinery, equipment, tools, supervisors, labor, insurance, and other accessories and services necessary to complete the said work on facility in accordance with the proposal conditions and prices stated herein. All parts, components, and supplies supplied hereunder to maintain the facility shall be furnished by Contractor on an exchange basis, and the removed parts and/or components shall become the property of Contractor upon removal. Any parts, components, equipment, or supplies supplied by Contractor hereunder may, at Contractor's option, be either new or reconditioned, but in any case, they shall meet or exceed the specifications for the replaced part, component, equipment, or supply

II. WORK ORDER

The Contractor hereby agrees to commence work under this Contract on a date to be specified in a written Work Order issued by the CITY and to fully complete all work hereunder within ___days from the date the Work Order is issued.

III. PAYMENT

The City agrees to pay to the Contractor, in current funds for the performance of the Contract in accordance with the letter dated May 22, 2017, hereinafter Exhibit A. An initial payment of thirty percent (30%) deposit will be paid upon the issuance of the Work Order and the remainder, upon completion and acceptance of the job by the CITY.

Maintenance services performed and Maintenance materials supplied outside the scope of Article 1 herein may only be performed and supplied, respectively, by mutual written agreement. Maintenance services excluded from this Agreement will be billed at the rate of $150.00 per man hour. Maintenance materials will be billed at cost plus 20%.

IV. REPRESENTATION

Both the Contractor and the City represent that they have full capacity and authority to grant all rights and assume all obligations they have granted and assumed under this Agreement.

V. INDEPENDENT CONTRACTOR

By the execution of this Agreement, the CITY OF ROCKWALL and Contractor do not change the independent contractor status of Contractor. No term or provision of this Contract or any act of Contractor in the performance of this Contract may be construed as making Contractor the agent or representative of the CITY OF ROCKWALL.

VI. WARRANTY

The Parties agree that the Warranty for the work and materials shall be in accordance with Section 3.13 of the letter dated May 22, 2017, hereinafter Exhibit A.

VII.INDEMNITY

THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS AND DEFEND THE CITY OF ROCKWALL AND CITY OF ROCKWALL, ITS OFFICERS, AGENTS AND EMPLOYEES, FROM AND AGAINST LIABILITY FOR ANY AND ALL CLAIMS, LIENS, SUITS, DEMANDS, AND/OR ACTIONS FOR DAMAGES, INJURIES TO PERSONS (INCLUDING DEATH), PROPERTY DAMAGE (INCLUDING LOSS OF USE), AND EXPENSES, INCLUDING COURT COSTS AND ATTORNEYS' FEES AND OTHER REASONABLE COSTS ARISING OUT OF OR RESULTING FROM CONTRACTORS WORK AND/OR ACTIVITIES CONDUCTED IN CONNECTION WITH OR INCIDENTAL TO THIS CONTRACT AND FROM ANY LIABILITY ARISING OUT OF OR RESULTING FROM THE INTENTIONAL ACTS OR NEGLIGENCE, INCLUDING ALL SUCH CAUSES OF ACTION BASED UPON COMMON, CONSTITUTIONAL, OR STATUTORY LAW, OR BASED IN WHOLE OR IN PART UPON THE NEGLIGENT OR INTENTIONAL ACTS OR OMISSIONS OF CONTRACTOR, INCLUDING BUT NOT LIMITED TO ITS OFFICERS, AGENTS, EMPLOYEES, SUBCONTRACTORS, LICENSEES, INVITEES, AND/OR OTHER PERSONS.

CONTRACTOR FURTHER AGREES THAT IT SHALL AT ALL TIMES EXERCISE REASONABLE PRECAUTIONS ON BEHALF OF, AND BE SOLELY RESPONSIBLE FOR THE SAFETY OF ITS OFFICERS, AGENTS, EMPLOYEES, SUBCONTRACTORS, LICENSEES, INVITEES AND/OR OTHER PERSONS, AS WELL AS THEIR PROPERTY, IN THE VICINITY WHERE THE DEMOLITION IS TAKING PLACE. IT IS EXPRESSLY

UNDERSTOOD AND AGREED THAT CITY OF ROCKWALL SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE NEGLIGENCE OF CONTRACTOR, INCLUDING BUT NOT LIMITED TO ITS OFFICERS, AGENTS, EMPLOYEES, SUBCONTRACTORS, LICENSEES, INVITEES, AND/OR OTHER PERSONS. IT IS FURTHER AGREED WITH RESPECT TO THE ABOVE INDEMNITY, THAT THE CITY OF ROCKWALL AND THE CONTRACTOR WILL PROVIDE TO EACH OTHER, PROMPT AND TIMELY NOTICE OF ANY EVENT COVERED WHICH IN ANY WAY, DIRECTLY OR INDIRECTLY, CONTINENTLY OR OTHERWISE, AFFECTS OR MIGHT AFFECT THE CONTRACTOR OR CITY OF ROCKWALL, AND CITY OF ROCKWALL SHALL HAVE THE RIGHT TO COMPROMISE AND DEFEND THE SAME TO THE EXTENT OF ITS OWN INTERESTS.

VIII. NOTICE

Unless otherwise provided herein, any notice, tender, or delivery to be given hereunder by either party to the other, must be in writing and may be given by personal delivery or by registered or certified mail, postage prepaid, return receipt requested, and shall be deemed received as of actual receipt or 3 days from mailing. Mailed notices shall be addressed as set forth below, but each party may change his or her address by written notice in accordance with this paragraph.

IF TO CITY OF ROCKWALL: Attention: Rick Crowley
City Manager
385 S. Goliad, Rockwall, TX 75087

IF TO CONTRACTOR: Attention: Bryce Fisher
Bellingham Marine
1813 Dennis St.; Jacksonville FL. 32204

IX. INSURANCE

A. AMOUNTS OF INSURANCE. Contractor agrees to provide and to maintain the following types and amounts of insurance, for the term of this Contract:

B.

TYPE	MINIMUM AMOUNT
1. Workers Compensation Employer's Liability	Statutory $100,000 per occurrence
2. Commercial (Public) Liability, including but not limited to: a. Premises/Operations b. Independent Contractors c. Personal Injury d. Products/Completed Operations e. Contractual Liability (insuring above indemnity provisions)	Bodily Injury: $500,000 per person $1,000,000 per occurrence and Property Damage: $500,000 per occurrence or Combined Single Limit for Bodily Injury and Property Damage (or equivalent): $1,000,000 per occurrence

The preceding amounts notwithstanding, CITY OF ROCKWALL reserves the right to increase the minimum required insurance to be effective thirty (30) days after notice is sent to the address herein. The Contractor may not pass through to the CITY OF ROCKWALL all costs for obtaining the increase in the insurance coverage.

B. OTHER INSURANCE REQUIREMENTS. Contractor understands that it is its sole responsibility to provide to the CITY OF ROCKWALL the required Certificate of Insurance and that failure to timely comply with the requirements of this article shall be a cause for termination of this Contract.

Insurance required herein shall be issued by a company or companies of sound and adequate financial responsibility and authorized to do business in the State of Texas. All policies shall be subject to examination and approval by the City of Rockwall City Attorney's office for their adequacy as to form, content, form of protection, and providing company.

Insurance required by this Contract for the CITY OF ROCKWALL as additional insured shall be primary insurance and not contributing with any other insurance available to the CITY OF ROCKWALL under any third party liability policy.

Contractor further agrees that with respect to the above-required insurance, the CITY OF ROCKWALL shall:

1. Be named as additional insured/or an insured, as their interest may appear.

2. Be provided with a waiver of subrogation in favor of the CITY OF ROCKWALL.

3. Be provided with 30 days advance written notice of cancellation or material change.

4. Prior to execution of this Agreement, be provided through to CITY OF ROCKWALL, with either their original Certificate of Insurance or their insurance policy evidencing the above requirements. Thereafter, new certificates or copies of the policies shall be furnished prior to the expiration date of any prior certificate.

5. Sub-Contractors Workers Compensation - The Contractor must obtain, from all the subcontractors working on the project, written certification that the subcontractors are providing Workers' Compensation insurance to their employees. The Contractor must then provide copies of this certification to the CITY OF ROCKWALL.

6. The Contractor must provide a certificate of coverage to the CITY prior to being awarded the contract.

7. If the coverage period shown on the contractor's current certificate of coverage ends during the duration of the project, the contractor must, prior to the end of the coverage period, file a new certificate of coverage with the CITY showing that coverage has been extended.

8. The contractor shall retain all required certificates of coverage for the duration of the project and for one year thereafter.

9. The contractor shall notify the CITY in writing by certified mail or personal delivery, within 24 hours after the contractor knew or should have know, of any change that materially affects the provision of coverage of any person providing services on the project.

10. By signing this contract or providing or causing to be provided a certificate of coverage, the contractor is representing to the CITY OF ROCKWALL that all employees of the contractor who will provide services on the project will be covered by workers' compensation coverage for the duration of the project, that the coverage will be based on proper reporting of classification codes and payroll amounts. Providing false or misleading information may subject the contractor to administrative penalties, criminal penalties, civil penalties or other civil actions.

11. The contractor's failure to comply with any of these provisions is a breach of contract by the contractor which entitles the CITY OF ROCKWALL to declare the contract void if the contractor does not remedy the breach within ten days after receipt of notice of breach from the CITY OF ROCKWALL.

X. TERMINATION

Contractor and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Contractor as provided herein, Contractor will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion.

XI. ENTIRE AGREEMENT/AMENDMENT OR MODIFICATION OF AGREEMENT

This agreement and non-deleted provisions of Exhibit A contain the entire understanding between the parties relating to the option herein granted. Any prior oral representations or modifications concerning this agreement shall be of no force and effect. Any conflicting provisions between the

This agreement may be changed or modified only with the written consent of the Contractor and of the governing Board of the CITY OF ROCKWALL. Such modification may be requested by either party, but shall not, in any event, be effective unless and until approved by the CITY OF ROCKWALL. This agreement may not be transferred or assigned.

XII. DISPUTE RESOLUTION

Any dispute or difference between the Parties arising during the term of this Contract, out of or in connection with this Agreement shall be referred for resolution to the senior management of the Parties. Any such dispute or difference which has not been resolved as aforesaid within twenty (20) calendar days from the date the dispute or difference is first so referred for resolution, may, if the Parties are unable to resolve the matter through another form of alternative dispute resolution and both Parties agree, be referred to mediation.

XII. GOVERNING LAW

The validity of this Contract and any of its terms or provisions, as well as the rights and duties of the parties, shall be governed by the laws of the State of Texas, and any venue for any action concerning this Contract shall be in Rockwall County, Texas.

XIV. SEVERABILITY

The provisions of this agreement are savable and, in the event any word, phrase, sentence, paragraph, section or other provision of this agreement, or the application thereof to any person or circumstance, should ever be determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable for any reason, the remainder of this agreement shall remain in full force and effect and the application thereof to any other person or circumstance shall not be affected thereby. The parties to this agreement to accomplish the parties original intent as nearly as possible shall rewrite the invalid, illegal or unenforceable provision.

XV. ATTORNEY'S FEES

In the event of any controversy, claim, or dispute between the parties hereto, arising out of or relating to this agreement or the breach thereof, the prevailing party shall be entitled, in addition to such other relief as may be granted, to a reasonable sum as and for attorney's fees in such litigation, which shall be determined by the court in such litigation or in a separate action brought for that purpose.

IN WITNESS WHEREOF, the CITY OF ROCKWALL and the Contractor have executed this Contract, on the day and year first above written, in two (2) counterparts, each of which shall be deemed an original.

CITY OF ROCKWALL

By: _____
Rick Crowlley, City Manager

ATTEST:

_____
Kristy Cole, City Secretary

BELLINGHAM MARINE, CONTRACTOR

By: _____

Title: _____
Its Authorized Representative

Florida Floats, Inc. 1813 Dennis Street (904) 358-3362
dba Bellingham Marine Jacksonville, FL 32204 FAX (904) 354-4818
www.bellingham-marine.com

EXHIBIT A

Unifloat® Repair, Supply and Installation Proposal

May 22, 2017

Mr. Joey Brown
City Of Rockwall
108 E. Washington St
Rockwall, TX 75087

Re: Rockwall Harbor Marina Damage Estimate

Dear Mr. Brown,

Thank you for the opportunity to present our quotation for the Repair of the City Docks. The purpose of this written proposal is to present our offer to perform the work identified in this proposal.

Our quoted price is Three Hundred Fifty-Nine Thousand, Three Hundred Ninety-Four Dollars, and Sixty-Two Cents. ($359,394.62).

Prices quoted herein are contingent upon BMI's receipt and review of all published plans, specifications, addenda, and/or other reports issued in reference to the project.

F.O.B.: Rockwall, TX

Due to natural shrinkage that occurs with the treated wood waler system, it is important that the thru-rods of the

To ensure proper future maintenance, Bellingham Marine will instruct two of the Buyer's representatives in rod tightening techniques during the course of this work.

1. The following items are included in our proposal:
   - 1.1 CONCRETE UNIFLOATS® - which, when assembled in the water will replace damaged floats for the Repair of Existing Marina for City Of Rockwall, TX
     - 1.1.1 Quantity 6 – 11' x 10' x 48" Attenuator Floats
     - 1.1.2 Quantity 3 – 4' x 30' x 40" Finger Floats
   - 1.2 FABRICATED WOOD WALER SYSTEM - all walers to be Southern Yellow Pine, No. 1.
     - 1.2.1 Quantity 300' – SYP Coverboard 2"x8"
     - 1.2.2 Quantity 1320' – SYP Coverboard 2"x10"
     - 1.2.3 Quantity 2120' – SYP Waler 3"x10"
     - 1.2.4 Quantity 660' – SYP Waler 4"x10"
     - 1.2.5 Quantity 240' – GluLam 3"x17.875"
     - 1.2.6 Quantity 320' – GluLam 5"x17.875"

Initials _____/_____ 1
Buyer *BMI*

1.3 GALVANIZED STEEL WELDMENTS –

1.3.1 Quantity 11 – 4'x6' Galvanized Tri-Frame

1.3.2 Quantity 1 – 4'x4' Galvanized Tri-Frame

1.3.3 Quantity 1 – Internal Pile Guide Galvanized

1.3.4 Quantity 8 – Bent Beam Angled Waler Supports

1.4 GALVANIZED STEEL HARDWARE - includes all necessary thru-rods with 3/4" diameter rolled threads, nuts, washers, bolts and nails.

1.5 VINYL FENDERING – Premier Materials Model 5005A or equal, dark gray in color. Continuous/patterned at all berthing areas. = 1804'

1.6 CORNER BUMPERS. = 42

1.7 SUBASSEMBLED LENGTHS CONVENIENT FOR SHIPPING. Finger assemblies will be shipped fully assembled. Walkway floats will arrive in 40' sections. Fuel platform floats will be shipped as single float units. Finger end pile guides will be fully assembled. Triangle frames will be shipped loose with ledger attached (except with polymer covers). Cover boards will be shipped separately in bundles. Triangle frame covers are drilled, but fascias are not.

1.8 Cleats will be installed only on fingers. Connection rods, triangle frame covers and triangle frame facias will be shipped separately in bundles. Any accessory such as side pile guides may be shipped loose for loading convenience.

1.9 ASSEMBLY AND INSTALLATION OF CONCRETE UNIFLOATS® INCLUDING:

1. Walers
2. Weldments
3. Cleats
4. Polymer filler slabs
5. Coverboards

1.10 BUILDERS RISK – Deductibles shall be for the Buyer's account.

2. All items and quantities not specifically included in Section 1 above are *specifically excluded from this proposal*. Excluded items include, but are not limited to, the following:

2.1 SHORESIDE WORK – (our work commences at Repair of existing marina).

2.2 PILING.

2.3 PILE DRIVING.

2.4 ASSEMBLY AND INSTALLATION OF:

1. Pedestrian ramp or shoreside approaches and hardware
2. Plumbing or electrical utilities, conduit, attachment devices and fixtures

2.5 INSTALLATION OF ELECTRICAL SYSTEM.

2.6 INSTALLATION OF MECHANICAL SYSTEM.

2.7 INSTALLATION OF FIRE SUPPRESSION SYSTEM.

2.8 PEDESTRIAN GANGWAY RAMPS.

2.9 CLEAT OR CLEAT ATTACHMENT HARDWARE.

2.10 BULL RAILS.

2.11 LOCKER BOXES.

2.12 PERMITS AND LICENSES.

2.13 SOILS TESTING OR ENGINEERING.

2.14 TURBIDITY MONITORING.

2.15 PILE DESIGN AND OTHER PROJECT ENGINEERING (other than shop drawings included in Section 1 above).

3. Other provisions:

3.1 FREEBOARD: The concrete Unifloats® included in this proposal are calculated to maintain a freeboard of existing, plus or minus 1.

3.2 DESIGN CRITERIA: Bellingham Marine (BMI) has based its proposal upon information and design criteria furnished by Buyer, which includes site conditions relative to wind and wave exposure. Based upon this information, BMI is proposing a system warranted for a one foot wave environment as described in the enclosed Warranty paragraph.

3.3 INFORMATION FURNISHED BY BUYER: BMI has based this proposal upon information furnished by Buyer (if provided) and BMI has the right to rely upon the accuracy of that information. If information furnished by Buyer is incorrect and impacts the project schedule or cost to complete the work, BMI will be entitled to an adjustment in the contract amount, time for completion, or both.

3.4 CONCEALED OR UNKNOWN CONDITIONS: In preparing this proposal, BMI has assumed there are no concealed conditions (subsurface or otherwise) or unknown physical conditions which will adversely impact BMI's performance of the work. If such conditions are encountered, BMI will be entitled to an adjustment in the contract amount, time for completion, or both.

3.5 SITE ACCESS: All loading and offloading is to be accomplished at the site in a mutually agreed upon location adjacent to the harbor and furnished at no cost by Buyer. An additional onsite area will be furnished under the same conditions for a storage container, parking and a small office trailer.

3.6 UTILITIES: Provisions will be made for utilities to be run internally through the float system using 3 each, 4" diameter PVC raceways and 1 each, 17" x 30" junction box approximately every 40'. Additional boxes and tubes, if required, can be supplied at an additional cost.

3.7 SCHEDULE: Project completion will occur within 21 weeks after receipt of approved shop drawings, based on our current production schedule and subject to the general conditions of BMI's standard agreement for construction. Production of concrete Unifloats® cannot commence prior to receipt of approved shop drawings.

3.8 PRICE VALIDITY: Prices are valid for firm orders placed within a period of thirty (30) days after quotation and are subject to reconfirmation thereafter.

3.9 PAYMENT TERMS: 30% percent deposit, balance due in accordance with BMI's standard agreement. Deposit shall not be subject to retention. Deposit amount shall be applied against the final invoice(s) on the project. Method of payment to be approved by BMI's credit department prior to start of production. Interest will be charged on past due accounts at 18% per annum, or at the highest non-usurious commercial rate allowable by state law or provided by state statute, whichever is less. If BMI is required to employ an attorney to collect any amount due as a result of the default of Buyer, the Buyer shall pay all costs of collection, including reasonable attorney's fees and court costs.

Payment is not subject to retention.

Payment of retainage is not contingent upon Buyer's completion of project or receipt of retainage from owner.

Prior to commencement of project, Buyer shall provide evidence of financing satisfactory to BMI.

It is BMI's standard credit policy to send our customers notices compliant with state or federal laws about rights to lien property or bonds in the event of non-payment. This is a routine notice and is not a reflection on your credit worthiness.

3.10 PAYMENT TERMS: Net cash ten (10) days from receipt of invoice and in accordance with BMI's standard agreement. Method of payment to be approved by BMI's credit department prior to start of production. Interest will be charged on past due accounts at 18% per annum, or at the highest non-usurious commercial rate allowable by state law or provided by state statute, whichever is less. If BMI is required to employ an attorney to collect any amount due as a result of the default of Buyer, the Buyer shall pay all costs of collection, including reasonable attorney's fees and court costs.

Payment is not subject to retention.

Payment of retainage is not contingent upon Buyer's completion of project or receipt of retainage from owner.

Prior to commencement of project, Buyer shall provide evidence of financing satisfactory to BMI.

It is BMI's standard credit policy to send our customers notices compliant with state or federal laws about rights to lien property or bonds in the event of non-payment. This is a routine notice and is not a reflection on your credit worthiness.

3.11 ENGINEERING/CODES/RESPONSIBILITY: BMI does not warrant any components to meet specific local building ordinances or codes. It is the responsibility of the Buyer to secure necessary governmental approvals. Buyer hereby indemnifies BMI against any and all loss, damage, liability, claims, demands or causes of action arising out of or connected in any way with any act or omission on the part of the Buyer, or with inadequate, improper or erroneous design, plans, specifications, engineering, or information furnished BMI by Buyer including, without limitation, liability for patent or trade secret infringement claims.

3.12 BACKCHARGES: Backcharges for corrective work performed by Buyer or its representative will not be honored without BMI's prior written acceptance. BMI at all times retains the right to perform corrective work on its own behalf.

3.13 WARRANTY: BMI warrants that the individual concrete Unifloat® modules will be free of defects in materials and workmanship for a period of five (5) years from date of shipment, and that all other dock components (including, but not limited to, walers, weldments, filler slabs, hardware, and fiberglass components) will be free of defects in materials and workmanship for a period of one (1) year from the date of shipment. If within the warranty period the materials are found to be defective, the Buyer must provide written notice of such defects within ten (10) days from the date the defects are discovered. Buyer's sole and exclusive remedy for defective materials and workmanship is limited to the repair or replacement of the defective item by BMI. BMI is not liable for consequential or incidental damages resulting from such defects. BMI hereby disclaims any and all implied warranties, including but not limited to warranties of merchantability or fitness for a particular purpose.

The Unifloat® system is intended for protected installations such as exist behind a permanent, fixed breakwater or floating concrete wave attenuator furnished by BMI. Damage resulting from exposure of the Unifloat® system to wave heights exceeding twelve (12) inches is specifically excluded from this warranty. Damage to the Unifloat® system resulting from the Buyer's failure to provide and maintain anchoring for the system which meets or exceeds the design pile working load capacity requirements identified in BMI's shop drawings is specifically excluded from this warranty. BMI's warranty also excludes coverage for any loss, liability, damage or defect caused by abuse, misuse, accident, neglect, improper or insufficient maintenance, or to any equipment or products which have been repaired or altered by any person not authorized by BMI.

In the event any bonds are provided for this project, the bonded duration of this warranty shall be one (1) year.

~~3.14 INDEMNIFICATION: The Buyer shall assume all liability, including but not limited to liability for injury to person or property, economic loss, and business interruption, for claims arising from the actual use of any equipment, products, or materials furnished by BMI, and agrees to indemnify and hold harmless BMI from any and all claims, demands, actions, or suits arising from the use of such products, materials, or equipment, including reasonable attorney's fees and costs.~~

~~Notwithstanding anything herein to the contrary, BMI's cumulative liability to Buyer will under no circumstances exceed the total amount paid to BMI. In any case BMI WILL NOT BE RESPONSIBLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES OF ANY KIND, OR FOR LOSS, DAMAGES, OR EXPENSE DIRECTLY, OR INDIRECTLY, ARISING FROM THE USE OF ANY PRODUCTS OR ANY INABILITY TO USE THEM, EITHER SEPARATELY OR IN COMBINATION WITH ANY OTHER EQUIPMENT OR MATERIAL OR FROM ANY OTHER CAUSE.~~

3.15 NON-UNION CONTRACTOR: BMI is a non-union contractor and its quotation is expressly conditioned on Buyer's agreement that BMI will not be required to become signatory to any union agreement in connection with the project. Language to the contrary in any purchase order or subcontract will not be accepted by BMI.

3.16 CAUTION: Float systems are unstable when placed in water prior to assembly in their final intended configuration. Modules or subassemblies should be handled with care during installation and should never be stood or walked upon prior to finished assembly.

3.17 WARNING: BMI has been notified by its wood preservers that the chemicals used in the wood treatment process are known to cause cancer.

~~3.18 CLAIMS Definition: A claim is a demand or assertion by one of the parties seeking, as a matter of right, adjustment or interpretation of contract terms, payment or money, extension of time or other relief with respect to the terms of the contract. The term "Claim" also includes other disputes and matters in question between the Buyer and BMI arising out of or relating to the contract including, but not limited to, Claims against officers, directors, employees or consultants of a party for matters arising out of or relating to the Work under the contract. Claims must be made by written notice. The responsibility to substantiate a Claim shall rest with the party making the Claim.~~

~~Time Limits on Claims. Claims by either party must be made within twenty-one (21) days after occurrence of the event giving rise to such Claim or within twenty-one (21) days after the claimant first recognizes the condition giving rise to the Claim, whichever is later. Claims must be made by written notice. An additional Claim made after the initial Claim has been resolved by Change Order will not be considered unless submitted in a timely manner.~~

~~3.19 DISPUTES~~

~~Arbitration. Controversies, disputes or claims in an amount up to and including $250,000 arising out of, in connection with, or in relation to the interpretation, performance or breach of this Proposal, including any claim based on contract, tort, or statute shall be referred to final and binding arbitration administered by and in accordance with the then existing Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon any arbitration award may be entered by any state or federal court having jurisdiction thereof. The prevailing party in any such arbitration shall be entitled to an award of reasonable attorney's fees and costs. Arbitration shall be heard and determined by a single arbitrator, the location of the arbitration hearings shall be Minneapolis, Minnesota, USA.~~

~~In the event a dispute between the parties is referred to arbitration, as soon as practical after selection of the arbitrator, the arbitrator or his/her designated representative shall determine a reasonable estimate of anticipated fees and costs of the arbitrator and render a statement to each party setting forth that party's pro rata share of said fees and costs. Thereafter, each shall, within ten (10) days of receipt of said statement, deposit said sum with the arbitrator. Failure of any party to make such a deposit shall result in the forfeiture by the non-depositing party of the right to prosecute or defend the claim which is the subject of the arbitration, which shall not otherwise serve to abate, stay or suspend the arbitration proceedings.~~

~~Unless otherwise agreed in writing or otherwise provided herein, the BMI shall carry on the Work and maintain its progress during any dispute resolution proceedings, and the Buyer shall continue to make payments to the BMI in accordance with the contract documents.~~

Litigation. Controversies, disputes, or claims in excess of $250,000 arising out of, in connection with, or in relation to the interpretation, performance or breach of this Proposal, including any claim based on contract, tort, or statute shall be resolved in a court of competent jurisdiction in the venue agreed to herein. The presiding judge shall determine which is the prevailing party and shall include in the award that party's reasonable attorneys' fees and costs. The laws and venue of proceedings shall be the place of the Project.

~~Mediation. In the case of either arbitration or litigation, the parties agree that mediation shall be a condition precedent to any arbitration hearings or trial. The parties hereby stipulate that the arbitrator or judge shall include in any scheduling order deadlines for: (a) the appointment of a mediator; and (b) the mediation. In the event the parties are unable to agree on a mediator by the required deadline, the arbitrator or judge shall appoint a mediator. The arbitrator or judge may, at their discretion, ask for input from the parties with respect to the appointment of a mediator. The location of the mediation shall be established by the mediator.~~

The laws of the place of the Project, including that state's choice of law rules, shall apply to all proceedings.

~~3.20 Notwithstanding any other provision of this Proposal, BMI and the Buyer waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Proposal. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with this Proposal and/or to any claims or disputes arising out of or related to this Proposal.~~

~~3.21 CONTRACT DOCUMENTS: The Contract Documents, in addition to this proposal, will include BMI's standard agreement for construction.~~

~~In the event Buyer's acceptance of this proposal includes terms additional to or different from this proposal, Buyer's acceptance is nevertheless effective, and the terms of this proposal control. Notification of objection to all such additional or different terms is hereby given.~~

We hope this proposal contains sufficient detail to permit your fullest evaluation. Please feel free to contact us at any time for further information.

Sincerely,

Bryce Fisher

Florida Floats, Inc.
dba Bellingham Marine ("BMI")

_____

_____

Initials _____/_____
Buyer *BMI*

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Honorable Mayor and City Council**

FROM: **Kristy Cole, City Secretary / Assistant to the City Manager**

DATE: **January 12, 2018**

RE: **Reappointments to city's Main Street Advisory Board (MSAB)**

The following MSAB board members have terms that expire this month (January 2018). Each has indicated a desire for the Council to consider reappointing them to continue serving on the Main Street Board. They are:

- Terry Gregory
- Claudette Hatfield
- Evan Matteson
- Daniel Nichols

Councilmember Dana Macalik currently serves as the liaison to the city's MSAB. Should the Council move to reappoint these four board members, their new terms will expire in January of the year 2020.

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